
30 Reasons

To Love

Minto30Roe



No.1 Fabulous condominium living at Yonge & Eglinton.

Minto30Roe is too good to be true. This is a lifestyle for the young, and young at heart. For ballers. Hipsters. Fashionistas. Fist pumpers and gym rats. This is a lifestyle smack in the middle of Toronto's most vibrant neighbourhood, built by the city's top shelf developer. Jaw-dropping architecture. Unbelievable public spaces. There are so many reasons to call this place home.



No.2

A low fat, no foam latte on every corner.





No.3
Architecture that's
a testament to your
rockin' style.

Architectural staircase leads from the 30 Lounge to the Movement Haus.



No.5

Gosling, Clooney, Jolie. All on the big screen in 30 seconds, 15 if you run.

No.4

We have everything you really really really want... zigzag ah.

This awesome building rises 34 stories above Roehampton, standing as tall and solid as Superman (but without that embarrassing cape). The glass tower and street-friendly podium, which house 397 exquisite units, are examples of the signature glamorous architecture by **Wallman Architects**. For over three decades, Rudy Wallman and his team have been the visionaries behind ground-breaking urban projects that have set new standards for contemporary design in Toronto. At Minto30Roe, they've done it again.

Your friends are going to be insanely jealous when they hear that your new place is kitted out with every awesome amenity that you could ever need or want. While they're abandoning another workout because, "the gym is too far," you'll be working on your six-pack in the high-performance Movement Haus fitness space. While they're cutting their guest list because of lack of space, you'll be entertaining 60 of your closest friends in the party room. While they're trying to cook a T-bone on their George Foreman, you'll be grilling up a storm at the four-season outdoor BBQ. Everything you want is within reach at Minto30Roe.



The 30 Lounge



No.7

The Yonge subway
is a hop, skip and a
jump from your
front door.



No.6

Developed by Minto, creating
inspiring places for over 55 years.

Minto is a family-owned and operated business. In the past 55 years, we've grown from our early roots as a homebuilder into a fully-integrated real estate development, construction and management company with operations in Toronto, Ottawa and Florida.

Our portfolio and experience is the best in the business, ranging from high-rise condos, custom detached homes, master-planned communities and luxury hotels, to rental communities, furnished suites, offices and retail spaces. We've worked hard to make the Minto name synonymous with unsurpassed quality, integrity, value and a commitment to client satisfaction because we want you to be happy with the home you buy.





No.8
It's not just a
condominium,
it's a lifestyle.

Life at Minto30Roe is about more than just a condo. It's about making new friends. Getting to know your neighbours. Enjoying everything Yonge and Eglinton has to offer. Working out in the same place you take a break. Relishing indoor comfort and outdoor activity. Living life with maximum impact.

No.9

Work on your pipes without ever leaving home.

Movement Haus, the state-of-the-art fitness space at Minto30Roe will blow you away. If you've been indulging in some extra calories, this is where you're going to burn them off. If you have a six-pack, this is going to be your new favourite space, guaranteed.

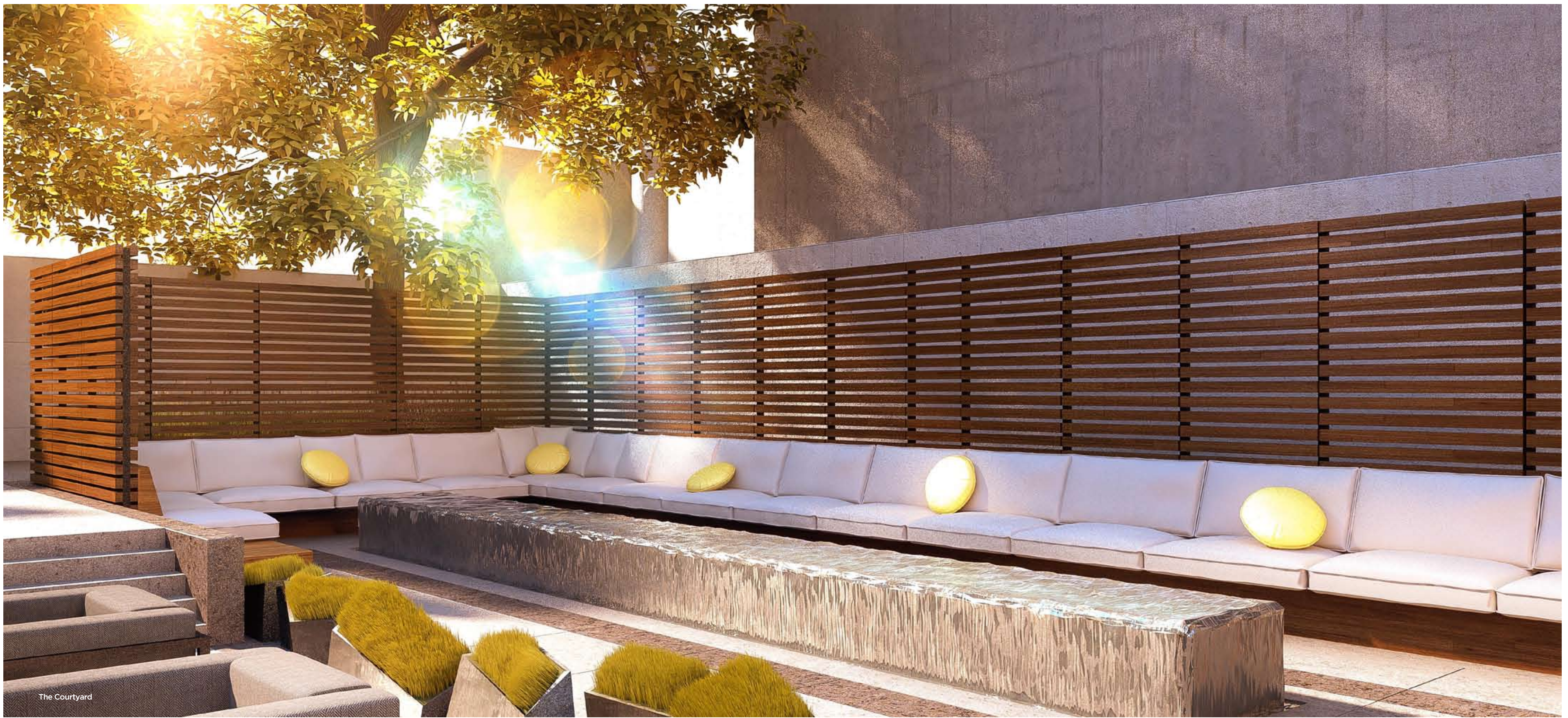
Movement Haus is not your typical condo fitness space. If you're expecting fluorescent lighting, motivational stock images on the wall and a random collection of equipment, prepare to be shocked and awed.

Movement Haus is designed and managed by **Benchmark**, one of the city's leading fitness and training providers. The space includes three designated training rooms - one for spinning, one for strength training and cardio and one for yoga, Pilates, TRX and GRAVITY. The equipment mix has been selected for optimum training, using the same machines featured in top tier gyms across North America.

Break a sweat. Push your limits. And if you want to shift your training into high gear, Benchmark will offer in-house classes and personal training on an à la carte basis. Spinning classes, yoga, Pilates, Kinesis training, GRAVITY incline resistance training and TRX suspension training, taught by certified instructors, all a short elevator ride from your couch. No more excuses.

To learn more, check out benchmarkgroup.ca





No.10 An outdoor oasis for your quiet enjoyment.

Who says that when you move into a condo you have to give up a back yard? With an insanely luxurious design from internationally-recognized landscape architect **Ferris + Associates Inc.**, your friends will be green with envy over your outdoor space. This team's experience with landscape architecture, urban design and site development on residential, institutional, commercial, international, academic and master-planning projects, is evident in this outdoor oasis. A banquette and water feature stretch on as far as the eye can see, offering up a tempting spot for an afternoon hangout with friends or cocktail hour on a warm summer night.



No.11 Challenge friends and neighbours to a game of HORSE in your back yard.

No.12 The ultimate barbeque throwdown, anytime of year.

Minto30Roe continues to raise the bar on outdoor indulgence with a breathtaking setup for four seasons entertaining. Barbeques, outdoor dining areas and fireside lounges are the perfect backdrop to your social scene and a great perch to cheer on friends working on their slam dunk.



The Courtyard with BBQ and picnic areas.

No.13 Rainwater collection helps the environment and your utility bills.



Minto is an industry leader in innovative and sustainable urban development. Not just because it helps the Earth, but because it helps our clients too. In 2006 we made a commitment to target LEED® certification for every one of our new developments and since then, we've been recognized with numerous environmental awards including the largest LEED® Canada Gold building in Toronto, for MintoMidtown at Yonge and Eglinton. We were OHBA Green Builder of the Year three times, in 2008, 2010 and 2011, and today we have 9 new buildings registered with LEED® Canada.

No.14

Inspired interiors by II BY IV Design.

Founded in 1990 by Dan Menchions and Keith Rushbrook, **II BY IV Design** is based in Toronto, Canada and recently opened a satellite studio in New York City. This boutique firm of 32 very talented and passionate people, turns out work that demonstrates an expert interpretation of current and emerging consumer lifestyles, attitudes, and expectations, applied to the design of hospitality, residential, retail, commercial and special-purpose interiors.

Take one look at their inspired designs for Minto30Roe and it's not hard to see why they've been honoured with more than 240 awards for interior design. These are spaces that address form and function, spaces that create memorable experiences for residents and guests, from the 24-hour concierge to the glamorous lobby. Energy radiates with the use of colour, geometric shapes and reflective surfaces, pushing the envelope on contemporary design.





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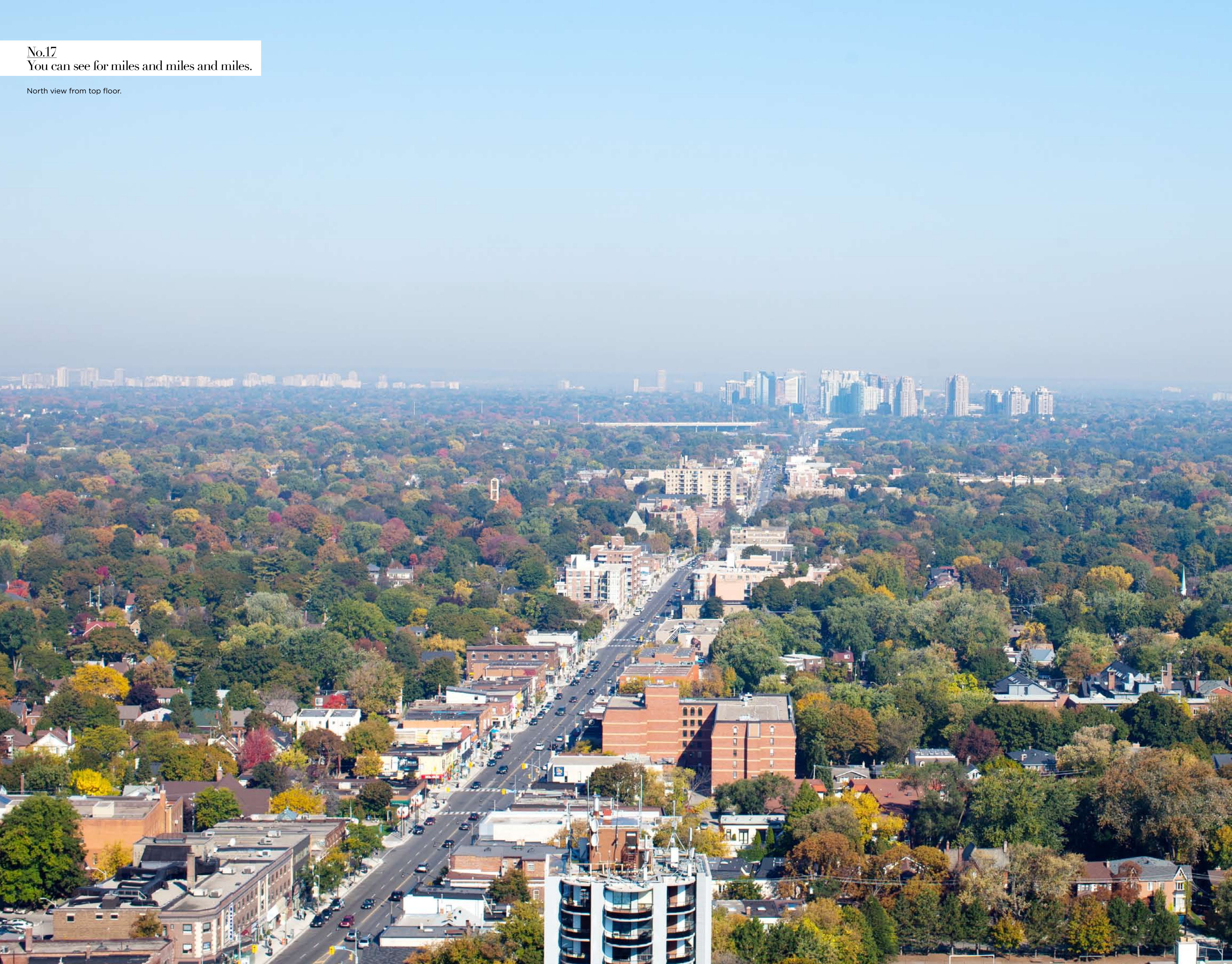
No.16

Afterhours and round the
clock shopping from band-aids
to blush.



No.17
You can see for miles and miles and miles.

North view from top floor.





Minto30Roe Entrance

No.18
Brilliant design in a
great neighbourhood.

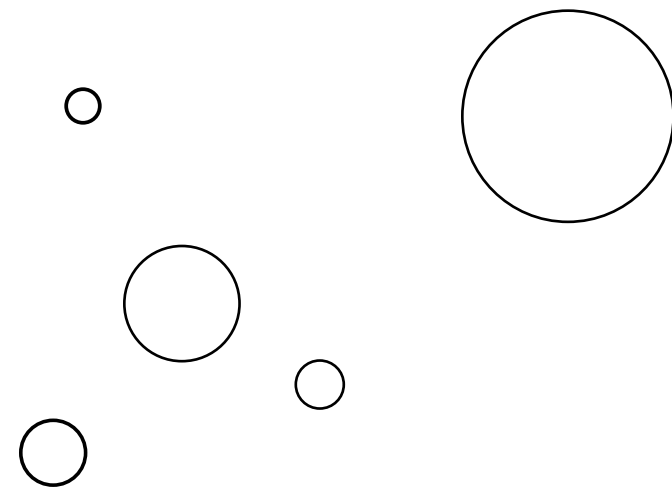


No.19
A 30-minute
blowout is only
5 minutes
away.



No.20

A guaranteed hangover cure
awaits with a greasy breakfast
and morning Caesar.



No.21

Delicious red velvet or
frosted vanilla on your
walk home.

Yonge and Eglinton has everything you could possibly want. Good eats, sweet treats and all the services and conveniences that make managing your life a breeze. Need a 24 hour Shoppers Drug Mart? It's covered. Need a relaxing movie night? We've got that too. Big names, small businesses, local gems. Parks, arenas, playgrounds. This is a neighbourhood that delivers the total package.

No.22

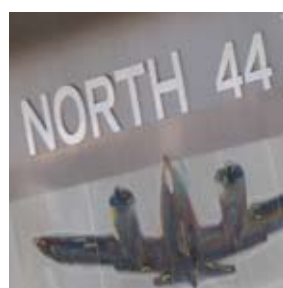
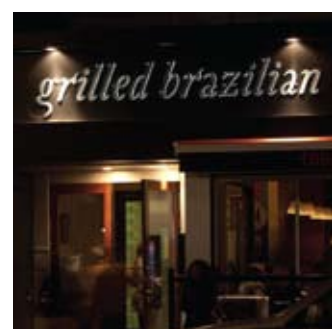
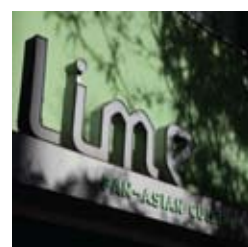
A selection of sizes and layouts to suit everyone.

S M I N K L

No.23

Hassle-free parking
for your pedals.
Just lock and go.

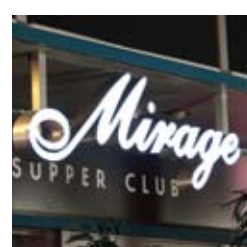
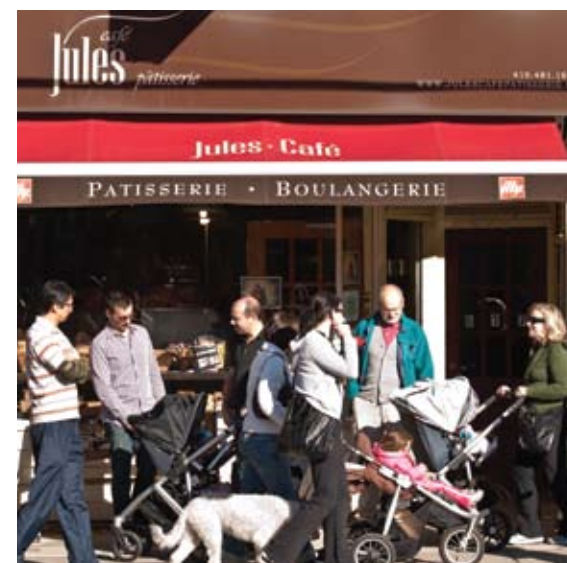




No.24

Discover a car-free, carefree world.

As part of our commitment to a healthier, more liveable Toronto, Minto30Roe offers convenient bike storage. Two wheels will get you almost anywhere from this central location, without the headaches of traffic and parking tickets. And for those times when your end destination is a little further out, the Yonge subway is practically outside your front door. By bike or foot, you have the world at your doorstep.



3rd Floor outdoor gardens

No.25

Exceptional quality, design and construction from Minto. Spaces for every activity.

No.26

ENERGYSTAR[®] appliances show the Earth some love.





No.27
With Caesarstone counter tops,
ceramic tile backsplashes and
stainless steel appliances, who
cares if your soufflé flops?



No.29

Retail therapy, so close to home.



No.30

Features and finishes
that belong in a
design magazine.

STANDARD FEATURES AND FINISHES

Spacious open concept suites with spectacular finishes including European-inspired cabinetry, Caesarstone counters, laminate flooring. ENERGY STAR® appliances and environmentally friendly features helping you to live a healthier life.

3RD FLOOR TO PH35

Luxurious Living and Sleeping Area Features

- 9'-0" ceiling heights on floors 3 ,to PH (Levels 3 to 34) from unfinished floor to unfinished ceiling, except as required for M&E or special architectural features.
- Stipple ceiling finish throughout and smooth ceiling in bathrooms and where ceilings are dropped.
- Individually controlled 2-pipe fan coil system providing in suite heating or cooling.
- One heat recovery ventilation (HRV) unit per suite specially designed for high rise condominiums to provide filtered fresh air as well as capture and reuse energy from the exhaust air stream.
- Choice of engineered laminate flooring with environmentally friendly acoustic underlay in living room, dining room, kitchen and den / study areas from builder's standard selection.
- Architecturally designed 4" baseboards.
- White flat panel sliding closet doors (as per plan).
- Contemporary slab interior doors with brushed nickel finish lever hardware and privacy sets in bathrooms or contemporary sliding glazed partitions (as per plan).
- Environmentally friendly Minto white latex paint throughout. Flat finish to walls, eggshell finish to bathroom walls and semi-gloss to doors and trim.
- White shelving in all closets including linen shelves (as per plan).
- Capped ceiling outlet in dining area (as per plan).
- Laundry rooms located within bathrooms receive porcelain tile flooring to match bathroom flooring; Laundry rooms combined with entry closet in foyer areas receive laminate flooring to match foyer flooring; all other laundry areas receive white ceramic tile flooring (as per plan).
- Stacked energy and water saving front loading 24" white washer and dryer vented to exterior.

Gourmet Kitchen

- Contemporary sleek modern Euro-Style designs with designer selected cabinet finishes from builder's standard selection.
- Choice of designer selected Caesarstone countertops from builder's standard selection.
- Choice of designer selected ceramic tile backsplash from builder's standard selection.
- Choice of engineered laminate flooring with environmentally friendly underlay from builder's standard selection, as per plan.
- Stainless Steel appliances: ENERGY STAR® rated 30" bottom-mount refrigerator; ENERGY STAR® rated 24" dishwasher; smooth-top slide-in range; and convenient over-the-range built-in microwave with vented fan.
- Undermount stainless steel sink (as per plan) and single lever faucet with convenient pullout spray.
- Designer selected ceiling mounted LED light fixture.

Electrical and Communications

- Telephone, cable and high speed internet access capability in living room, den and bedrooms with modern communications wiring.
- Personally coded, suite intrusion alarm system with suite door contact and programmable keypad connected directly to the concierge.
- Decora-style light switches and plates.
- A master 'All-off' switch located at the suite entrance to power off all in-suite hard-wired lights, appliances connected to 'green' plugs, as well as ventilation, bathroom exhaust, and transfer fans on interior bedrooms.

Bedrooms

- Choice of designer selected engineered laminate flooring with environmentally friendly acoustic underlay from builder's standard selection.
- Space saving double hanging clothes rod and linen shelving in portion of master closet, as per plan.

TYPICAL SUITES

Master Ensuite or Main Bathroom in Suites with one Bath only

- Choice of designer selected porcelain tile flooring from builder's standard selection.
- Choice of designer selected Caesarstone countertop and undermount washbasin from builder's standard selection.
- Mirror and wall sconce above vanity.
- Contemporary European Style cabinetry from builder's standard selection.
- Deep soaker tub and/or walk-in shower (as per plan) with choice of designer selected ceramic tile surround from builder's standard selection.
- Frameless fixed glass shower divider for walk-in showers (as per plan).
- Pressure balanced faucet for tub and shower.
- Designer selected chrome finish low-flow faucets.
- Single button 3 litre flush, ultra high efficiency white toilet.
- Designer selected chrome finish towel bar, paper holder and robe hook.
- Fan vented to exterior, controlled by a switch with a humidistat; or, if connected to the heat recovery ventilator (HRV), two-speed exhaust fan vented to exterior while transferring heat energy to the HRV. High speed setting user controlled by a wall switch.

Second Bathrooms in all Two-Bedroom Suites

- Choice of designer selected contemporary porcelain tile flooring from builder's standard selection.
- Contemporary European Style Cabinetry from builder's standard selection.
- Deep soaker tub with choice of designer selected ceramic tile tub surround from builder's standard selection.
- Designer selected Caesarstone countertop with washbasin.
- Mirror and wall sconce above vanity.
- Designer selected chrome finish low-flow faucets.
- Single button 3 litre flush, ultra high efficiency white toilet.
- Designer selected chrome finish towel bar, paper holder and robe hook.
- Fan vented to exterior, controlled by a switch with a humidistat; or, if connected to the heat recovery ventilator (HRV), two-speed exhaust fan vented to exterior while transferring heat energy to the HRV. High speed setting user controlled by a wall switch.

The Vendor reserves the right, with respect to any aspect of construction, finishing or equipment, to make substitutes and changes to the information contained herein without notices; so long as in the Vendor's sole and unreviewable discretion any substituted materials and/or changes are of at least comparable quality.

Floors and specific finishes will depend on Vendor's packages as selected. The Purchaser upon request by the Vendor shall meet with the Vendor or its representative and shall select certain colours and materials from Vendor's finish packages.

Without in any way limiting the generality of Paragraph 11(a) of the Agreement, the Vendor shall not be responsible for shade differences occurring from different dye lots or characteristics of natural material, including with respect to tiles, carpets, hardwood flooring, kitchen cabinets, trim and doors as the case may be. Details of the entry doors and other design features may not be exactly as shown on renderings. All dimensions are subject to normal construction variances. Dimensions including ceiling heights, sizes, specifications, layouts and materials are approximate only and subject to change without notice.

The installation of some features and finishes may vary by suite design and normal construction variances.

All areas and stated dimensions are approximate; sizes and specifications are subject to change without notice. All illustrations are artist's concept only and not to scale. E. & O. E.

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