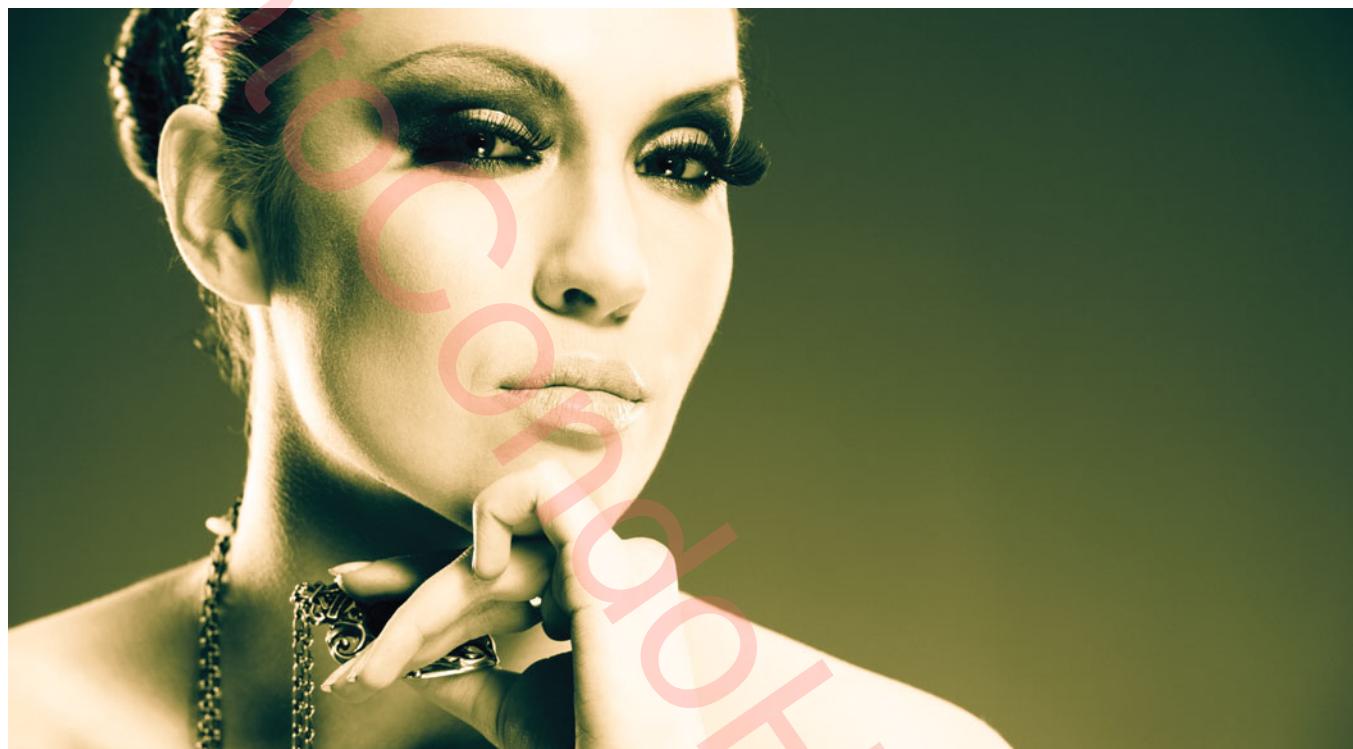


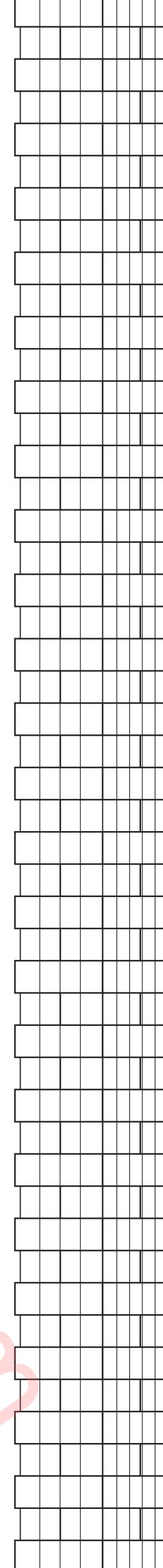
PLATINUM BROKER PACKAGE
EXCLUSIVE LIMITED OFFERING

beacon

The Condominium Residence
at North York City Centre



TorontocondoHome.com



Toronto
elevate living

Sleek design that heightens the senses and lifts the spirit. Beautifully appointed residences with luxe finishes and fantastic views. A glamorous City Centre, centre-of-it-all location with access to North York Centre Station, chic shopping, entertainment, dining and more.

Raise the bar on luxury and style.
Beacon. It's calling you.

condoHome.com

light up the night

Beautiful by day, the clean, modern lines of this building really shine after the sun goes down. Dramatically lit from within, the glowing tower stands above the city as a beacon of luxury, adding a glittering new facet to this grand Yonge Street.



Rendering is an artist's impression.



THE ARRIVAL.

Everything you ever dream of is right here.
A seductive entrance welcomes you home.
This is your time to shine.



Toronto

eat, shop, live, work & play

The streetscape surrounding this stretch of Yonge Street has evolved into a grand pedestrian-friendly avenue lined with trendy restaurants and shops. Graceful towers and irresistible retailers have elevated the night life along this side of North York.

You're never far from what you need. Shops, services, meals and entertainment are all an elevator ride away.

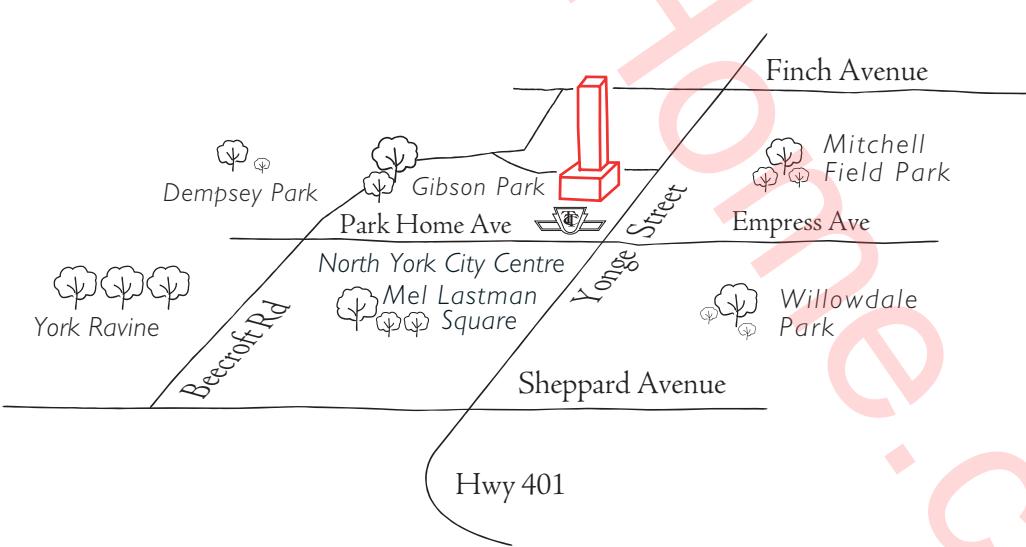
Subway access

The subway is at your feet. And so is the city. With access from Beacon into the underground path to North York Centre Station, you're just an elevator ride away to pretty much anywhere, fast.

Leave home without having to step outside. Imagine it – head to Bay Street or Eaton Centre, CN Tower or the Air Canada Centre, in January without all those layers. Avoid the slushy streets. Forget about traffic. Just head underground and hop on a train to travel the city in comfort. The southbound Yonge train takes you downtown in a flash, or catch the new Sheppard line east as far as Don Mills. No car required. Could anything be more convenient?

Driving convenience

And if you'd rather get behind the wheel to go around town or out of it, it's easy. The 401, Don Valley Parkway and Bayview are all close by.





Rendering is an artist's impression.

A GRACIOUS ENTRY WELCOMES YOU — HARD AND SOFT LANDSCAPING ARTICULATED TO CREATE A PEDESTRIAN FRIENDLY ENVIRONMENT,
ALL STEPS FROM THE ENERGY AND VIBE THAT IS YONGE STREET.
[VIEW OF BEACON LOOKING NORTH EAST]

TorontoCondo.com



Rendering is an artist's impression.

**SOPHISTICATED BOUTIQUE RETAIL DEFINES THE BEACON PODIUM ALONG YONGE STREET.
[VIEW OF BEACON LOOKING SOUTH ALONG YONGE STREET]**

awesome amenities

Live it up, right downstairs, with amenities designed for an incredible have-it-all lifestyle. When you're not pampering yourself in your luxury suite, head downstairs for hotel-worthy amenities that rival anything you'll find in the city's most lavish residences.

Beacon's expansive third-floor amenities area offers something for everyone. Here you will find everything you ever imagined; an expansive dinner room, complete with a gourmet kitchen; a comfy lounge with a double sided gas fireplace plus a chic bar; plus a full-on gaming and billiards room for you and your friends to enjoy.

For additional refuge, Beacon offers a complete Zen spa lounge experience with you in mind. Private treatment rooms, his and her steam rooms, loungers, a yoga studio and sculpting gym that opens onto the sprawling outdoor terrace to soak in the sun, beside the meditation reflecting pool and fireplace.

Relax with friends as you kick back in the theatre room to watch the big game – on a big screen, of course. And there's wifi access throughout, so you're always connected.

Get fit

Work out in a state-of-the-art fitness centre fully equipped with the latest and greatest equipment. It has machines, free weights, fitness accessories like Pilates balls and Bosu balls, plus luxe change rooms with showers and steam rooms. Pump iron on your own, or bring in a personal trainer to really amp up your game.

Have fun

The opulent lounge/game room has everything you need to relax with friends in a beautifully appointed setting.

Bring in your buddies for some big-screen gaming. Or if you prefer more traditional pastimes, invite your friends for a mah jongg tournament or a friendly card game.

Fine dining

Entertain in style in a beautiful dining room with a fully decked-out gourmet kitchen. From casual family get-togethers to special celebrations, you always have a sophisticated event space at your disposal.

High fashion

Beacon pairs premium living with fabulous shopping; 50,000 sq.ft. of refined retail is thoughtfully integrated throughout the main concourse of this beautifully appointed residence.

When you're ready for a little retail therapy, all you have to do is step outside and the door will open on an amazing shopping experience with access to all the best retail Toronto has to offer!

Be a good host

Two luxurious guest suites simplify overnight entertaining – premium queen-size pillowtop beds, high-thread-count cotton sheets, soaker tubs and deluxe, modern decor offer your friends and family a wonderful boutique hotel alternative that's conveniently close.

Go outside

The third-floor amenities space opens up to an expansive outdoor space with a reflective meditative pool, comfortable seating, a fireplace and elegant landscaping. Sit and read, have a drink with friends, or just look down to the street below and watch the world go by.

Be Zen

Need a restful retreat from your busy lifestyle? Find some quiet time in the peaceful Zen spa environment, where you can meditate or perfect your downward dog. Featuring tranquil Asian-inspired decor, smooth stones and sunlit spaces, it's a place to breathe, unwind, and find your centre. The space includes his and her steam rooms along with a private treatment room for massages and other therapeutic treatments.





Torontocondo.com

play it up

Need a little culture and recreation? You've got some serious entertainment options at your door. A 10-theatre Cineplex, dozens of restaurants, the North York Centre for the Performing Arts, the Solar Stage Theatre, the North York Central Library, and the Douglas Snow Aquatic Centre are all within a few steps of home.

We promise you'll never run out of things to do.

Mel Lastman Square

Named for former North York (and later Toronto) mayor Mel Lastman, this central square is a peaceful place to relax, eat lunch or just people watch. Designed as a serene retreat from busy Yonge Street, it features a sunken configuration, lots of trees, flowers and shrubs, and an artificial stream. A large pool serves as a fountain in the summer and a skating rink in the winter.

The square is a community hub that hosts activities and events throughout the year – everything from farmers' markets and cultural festivals to Canada Day celebrations and fun family events. And if you're into jazz, head down to the outdoor theatre for the popular Sunday Serenades jazz concerts each summer.

Gibson House Historic Museum

Looking for a little history in amongst all that modern architecture? Look no further than the charming Gibson House Historic Museum. It offers a taste of the past in the midst of a whirlwind of new development.

Built in 1851, the house was built by Scottish immigrant David Gibson and his family.

It's a great place to get a sense of local history and connect with people in the community. The house offers tours and hosts old-fashioned socials and teas, board-game nights (the first Thursday of every month), and quilting, weaving, knitting and crochet guilds and gatherings that draw crafters young and old. It's also an excellent spot for your own event – the picturesque setting makes it a particularly popular site for weddings.

Shop Empress Walk

This large retail and condo complex was built as part of Mel Lastman's vision of creating a vibrant downtown-style hub at North York's city centre. The three-storey retail mall houses a Cineplex movie theatre, a popular Milestones restaurant, the LCBO, Loblaws and other major retailers.

Then shop some more at the Sheppard Centre. Just south at Yonge and Sheppard, you'll find even more shopping and dining options including Boston Pizza, Goodlife Fitness, Winners and 70 other shops and services are an easy walk away.

Movie theatres

If you're a movie lover, you're in luck. The 3,035-seat Cineplex Cinemas Empire Walk is just steps away at 5095 Yonge. Located in the Empress Walk retail complex, it's a newly refurbished entertainment hot spot featuring 10 state-of-the-art theatres including a digital IMAX auditorium, new box office and concession areas, two party rooms and a gaming area.

Go green

This popular urban enclave along Yonge Street boasts its fair share of parks and green spaces. Earl Bales Park is around the corner, with plenty of opportunities for running, walking, picnicking and taking your pooch out for a stroll. And in the winter, the park boasts one of two ski and snowboard centres run by the City of Toronto. It's a great place to take a few lessons before hitting the hills on your winter vacation.

Walk it

Walk, run or cycle just about anywhere - everything is within reach. In fact, Beacon scores big on walkscore.com at 98! A true walker's paradise.

Douglas Snow Aquatic Centre

This state-of-the-art aquatic facility is a favourite for North Toronto swim enthusiasts. It has a 50-metre Olympic-size pool, a whirlpool, a waterslide, and a great wading pool/waterplay area for kids. Housed in a bright, airy building, it's a great spot to get in some laps or take the kids for a fun, active afternoon. Listed as one of the best indoor pools in Toronto by BlogTO, the Aquatic Centre offers swimming lessons and leisure swims throughout the week.

The Centre also offer non-aquatic fitness and wellness activities – you can get in on everything from cardio classes to yoga sessions, cardio dance to tai chi for very reasonable Parks and Rec prices.

North York Central Library

Need some new reading material – or just a quiet corner to do some work? The North York Central Library is right at the corner of Yonge and Park Home on Mel Lastman Square.

One of only two research and reference libraries in Toronto (the other one is the Toronto Reference Library downtown), the six-storey facility houses an extensive collection of books, magazines, videos and other media – including a variety of multilingual materials for both adults and children – most of which is available to be signed out.

And the best part?
All you need is a library card.

/ 210 Simcoe
University and Simcoe
Under Construction



/ 400 Wellington
Spadina and Wellington
2013



/ Broadview Lofts
Broadview and Eastern
2007

/ Sixty
Bathurst and Niagara
2008



/ ThirtyTwoCamden
Spadina and Camden
2013

the beacon team

Sorbara Development Group

Success is written large in the history of The Sorbara Development Group. A family owned and managed development and building company, Sorbara has over 60 years of experience in building fine homes and neighbourhoods – for families, individuals, companies and institutions.

Sorbara Development Group is passionate about crafting built environments that embody excellence in development, design and execution. From the focus on elegance, efficiency and livability in their floorplans, to the care and craftsmanship present in every stage of the construction process, to the continued commitment to customer service, Sorbara Development Group strives to exceed homeowners' expectations.

Wallman Architects

During thirty years of practice, Rudy Wallman and his team at Wallman Architects have been at the forefront of numerous ground-breaking residential, hospitality, and mixed-use projects that have become the standard for contemporary design in Toronto. Most recently directing the design of the Beacon Condominium in North York, the new Four Seasons Hotel and Residences in the historic Yorkville neighbourhood, the Ten York Condominium at the intersection of York and Harbour streets, and Tableau at the intersection of Peter and Richmond streets, the renewal of the modern city and a high standard of design are the core principles that guide our work.

Rafael+Bigauskas Architects

Andrew Bigauskas and his firm Rafael + Bigauskas Architects specializes in high rise residential buildings and over the past 25 years has been involved in numerous projects around the GTA. Most notable are the developments at 5000 Yonge and the Yonge and Avondale development which includes Skymark Centre, The Residences of Avondale and 1+19 Avondale. Bojana Ivanova is the Principal in charge for transitioning project from design into construction. Some of the project she has been the Principal Architect are Gibson Square and 88 Sheppard. She has a strong base of experience in complex residential buildings. Her involvement in projects from master planning and schematic design to contract administration has made her a well-rounded and highly experienced professional.

thincdesign

Peter Heyblom is a leading practitioner in the field of landscape architecture. Throughout his over 18 year career, he has

worked on a diverse selection of key and acclaimed projects in association with highly respected firms. Peter has studied industrial design, resource management, and has a professional degree in landscape architecture. Since establishing thinc design, he is committed to bring this level of dedication and skill to both this new venture and his clients.

Although Peter approaches design from a landscape architectural vein, his interest lies in the all facets of the design process. His weaving of different disciplines creates a unique and rich solution. While the results provide a strong design solution, he insists the design must stand up to the rigors of modern constraints. The solution must be creative, but implementable, resilient but flexible. His solutions also promote the intertwining of vibrant public open spaces with healthy ecosystems, creating whole interactive systems.

Peter thrives on exploration. Whether it is walking in new parts of Toronto, or camping in the wilds of Northern Ontario, his sense of discovery provides a clear vantage point to his design of spaces. He believes in creating intricate spaces, ones which can be discovered and enjoyed, not for only the immediate experience, but also for their return value - an investment which increases with time and experience.

Union 31

Union31 is a multi-disciplinary interior design firm that offers innovative professional design services for hospitality and residential developments in North America, the UK and the Caribbean. The company is recognized for distinctive creative concepts and a sharp attention to detail that enhances lifestyle and adds value to every project.

They believe that good design should be thought-provoking, that successful projects work as a dialogue, and that clear communication is as much about listening as it is about talking.

There is an authenticity and passion to everything they do, and the result is always spare, modern, elegant design boiled down to its most essential elements. It's beauty, pure and simple.

In2ition Realty

In2ition Realty is an innovative real estate brokerage that specializes in the marketing, merchandising and selling of new home communities and condominiums. The company was founded on a need in the new homes industry for a cutting edge, savvy player by CEO Debbie Cosic.

In2ition provides a dynamic, turnkey formula for positioning and selling new developments, from land assembly, to market research, to strategy, planning and execution. The company has been able to meticulously understand opportunity thus creating industry trends with award winning results.

Their team of highly motivated individuals is intensely committed to achieving the ultimate standards of excellence.

The Walsh Group

The creative design firm responsible for marketing of multiple successful condo and loft conversion projects in Toronto, Walsh works closely with developers to help them realize their vision and communicate it effectively to prospective buyers. Under the creative direction of Shakeel Walji, the firm is focused on creating bold brands, influencing the built form, initiating fresh ideas, and developing designs that have a strong visual presence in the marketplace.

Toronto
condoHomes.com

the height of luxury

The slender 35-storey Beacon tower rises above the North York's chic City Centre. Designed as a series of bold frames, it adds a rich touch of texture and colour to the burgeoning North York skyline. Glamorous interiors, enviable amenities and thoughtful, comfortable spaces are designed to meet every need, and give you the chance to live the way you deserve to.

But Beacon isn't just a residence. It's your place to work, play, shop and relax. The podium of this thoughtfully designed mixed-use residence houses an amazing 50,000 sq.ft. of retail. Just above, on the third floor are the spectacular amenities that distinguish Beacon from any other. Finally, it's topped by a tower that's all about living well. It houses 372 luxurious residences, ranging from 487 sq.ft. one bedroom to 862 sq.ft. two bedroom + den suites, all serviced by four high-speed elevators.

THE TOWER COLLECTION

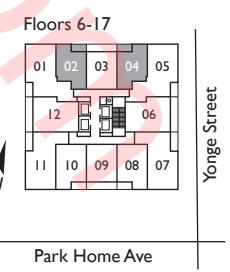
		Interior	Exterior space
Shimmer	One Bedroom	487 sq.ft.	45 sq.ft. balcony
Celestial	One Bedroom	496 sq.ft.	90 sq.ft. balcony
Glimmer	One Bedroom + Den	531 sq.ft.	45 sq.ft. balcony
Platinum	One Bedroom + Den	544 sq.ft.	45 sq.ft. balcony
Vivid	One Bedroom + Den	641 sq.ft.	100 sq.ft. balcony
Luminous	Two Bedroom	685 sq.ft.	40 sq.ft. balcony
Ember	Two Bedroom	695 sq.ft.	90 sq.ft. balcony
Prism	Two Bedroom	707 sq.ft.	100 sq.ft. balcony
Chrome	Two Bedroom	765 sq.ft.	55 sq.ft. balcony
Titanium	Two Bedroom	789 sq.ft.	40 sq.ft. balcony
Sparkle	Two Bedroom	807 sq.ft.	40 sq.ft. balcony
Aurora	Two Bedroom + Den	862 sq.ft.	55 sq.ft. balcony



Toronto
Real Estate

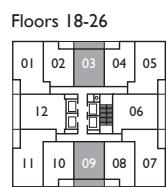
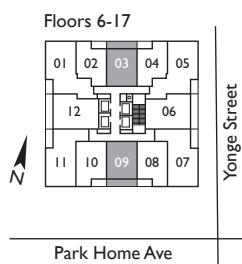
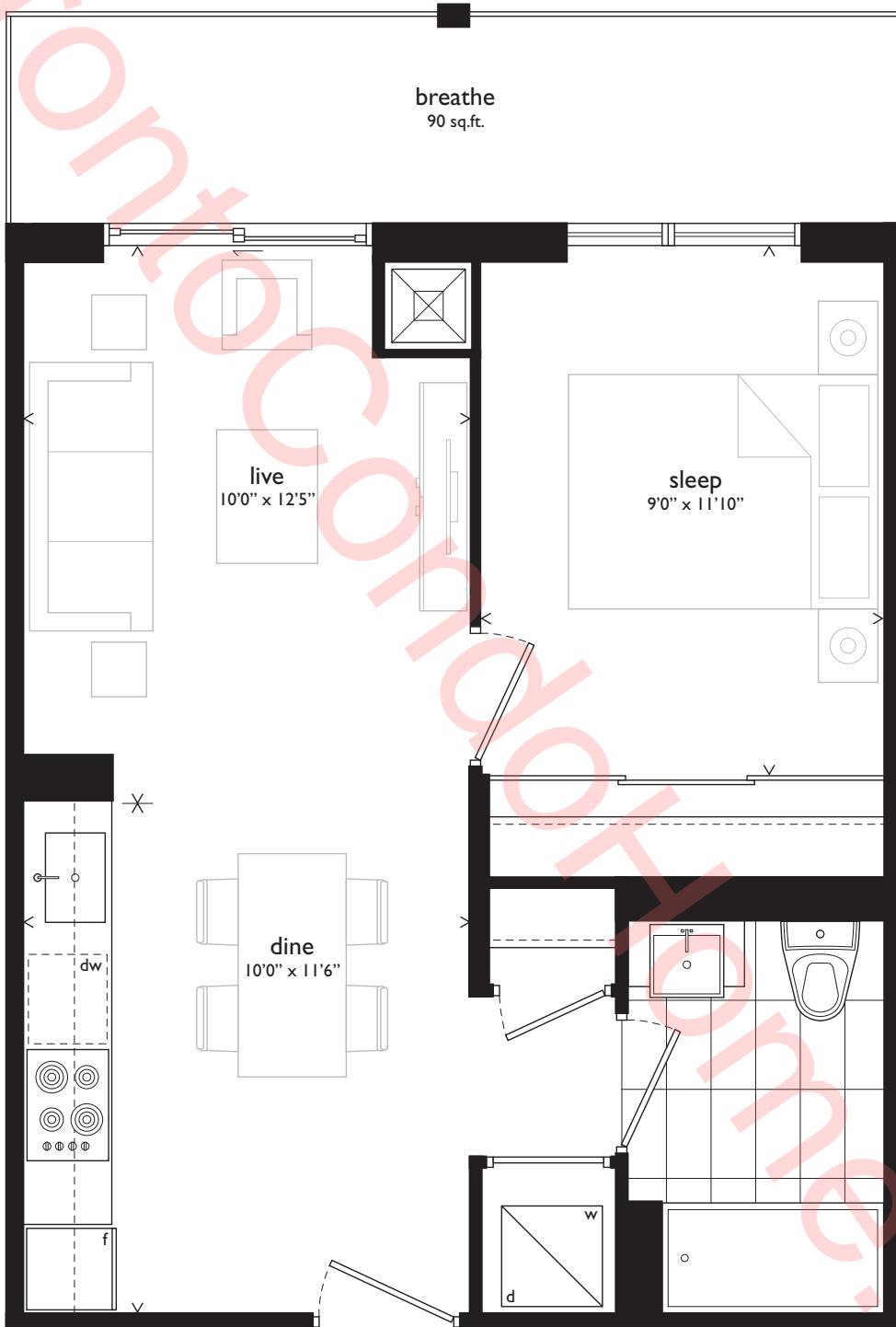
shimmer

ONE BEDROOM // 487 SQ.FT. PLUS 45 SQ.FT. BALCONY



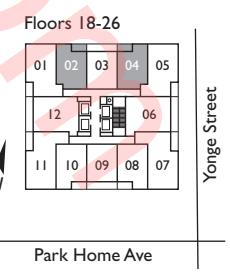
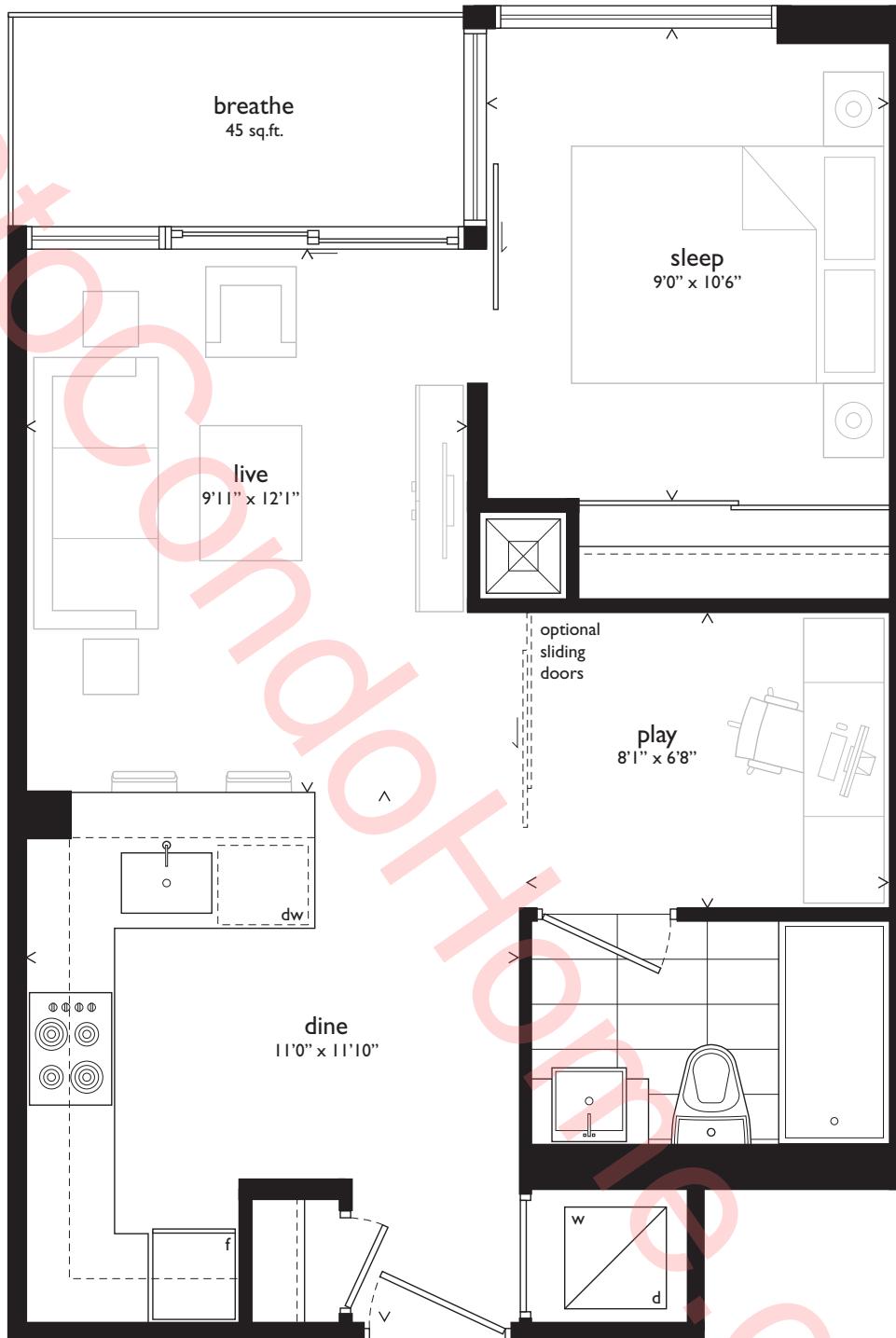
celestial

ONE BEDROOM // 496 SQ.FT. PLUS 90 SQ.FT. BALCONY



glimmer

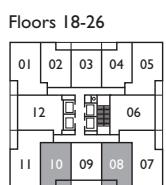
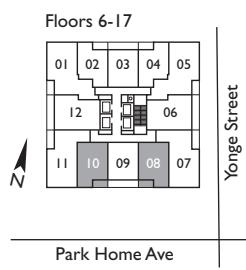
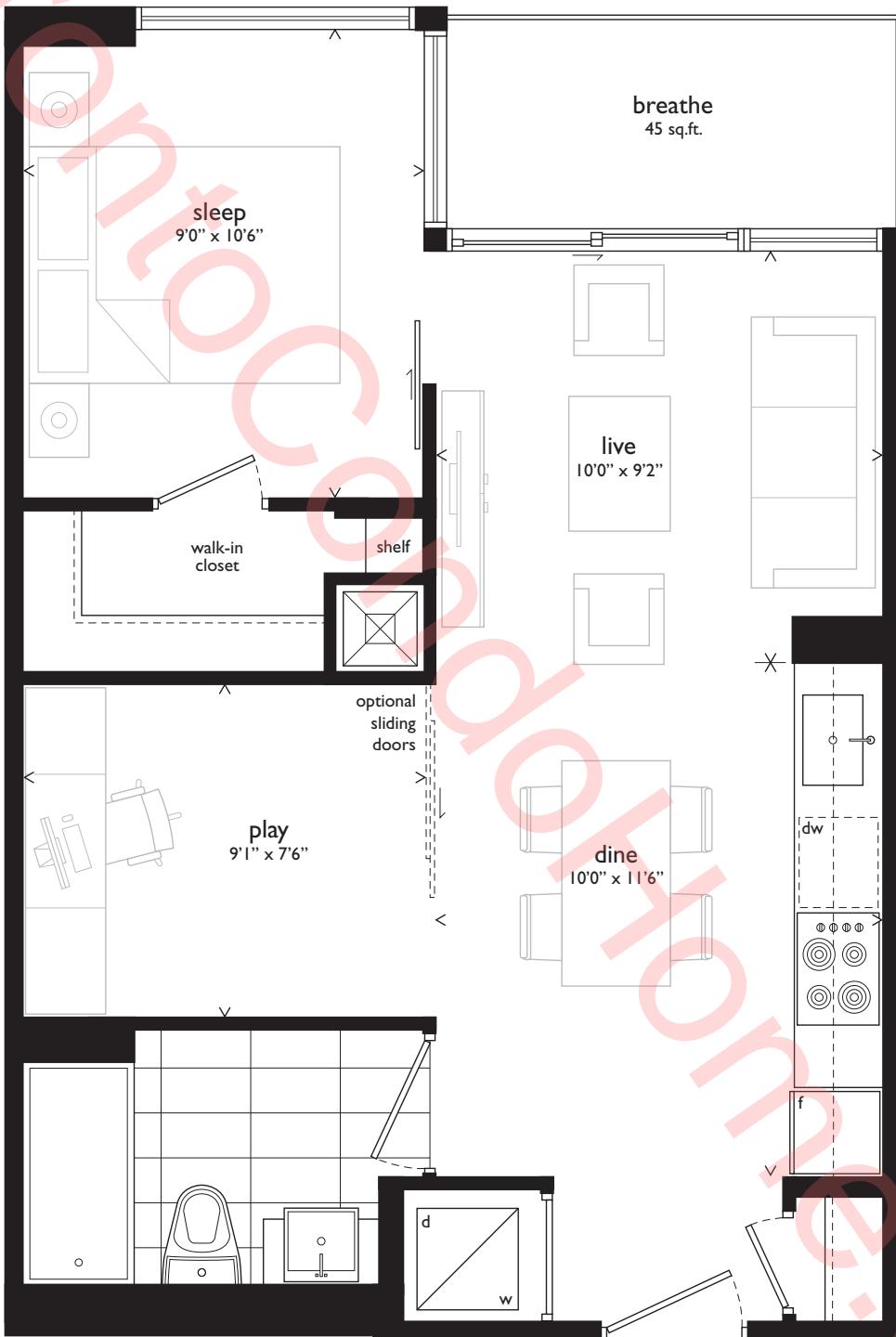
ONE BEDROOM + DEN // 531 SQ.FT. PLUS 45 SQ.FT. BALCONY



Furniture not included. All sizes and specifications are subject to change without notice. E&OE.

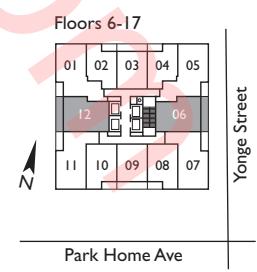
platinum

ONE BEDROOM + DEN // 544 SQ.FT. PLUS 45 SQ.FT. BALCONY



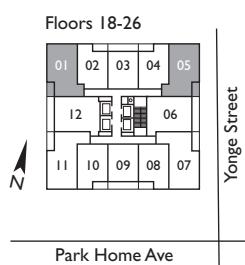
vivid

ONE BEDROOM + DEN // 641 SQ.FT. PLUS 100 SQ.FT. BALCONY



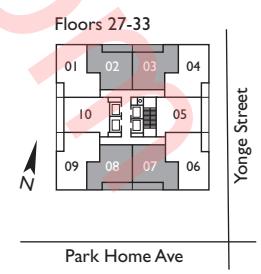
luminous

TWO BEDROOM // 685 SQ.FT. PLUS 40 SQ.FT. BALCONY



ember

TWO BEDROOM // 695 SQ.FT. PLUS 90 SQ.FT. BALCONY



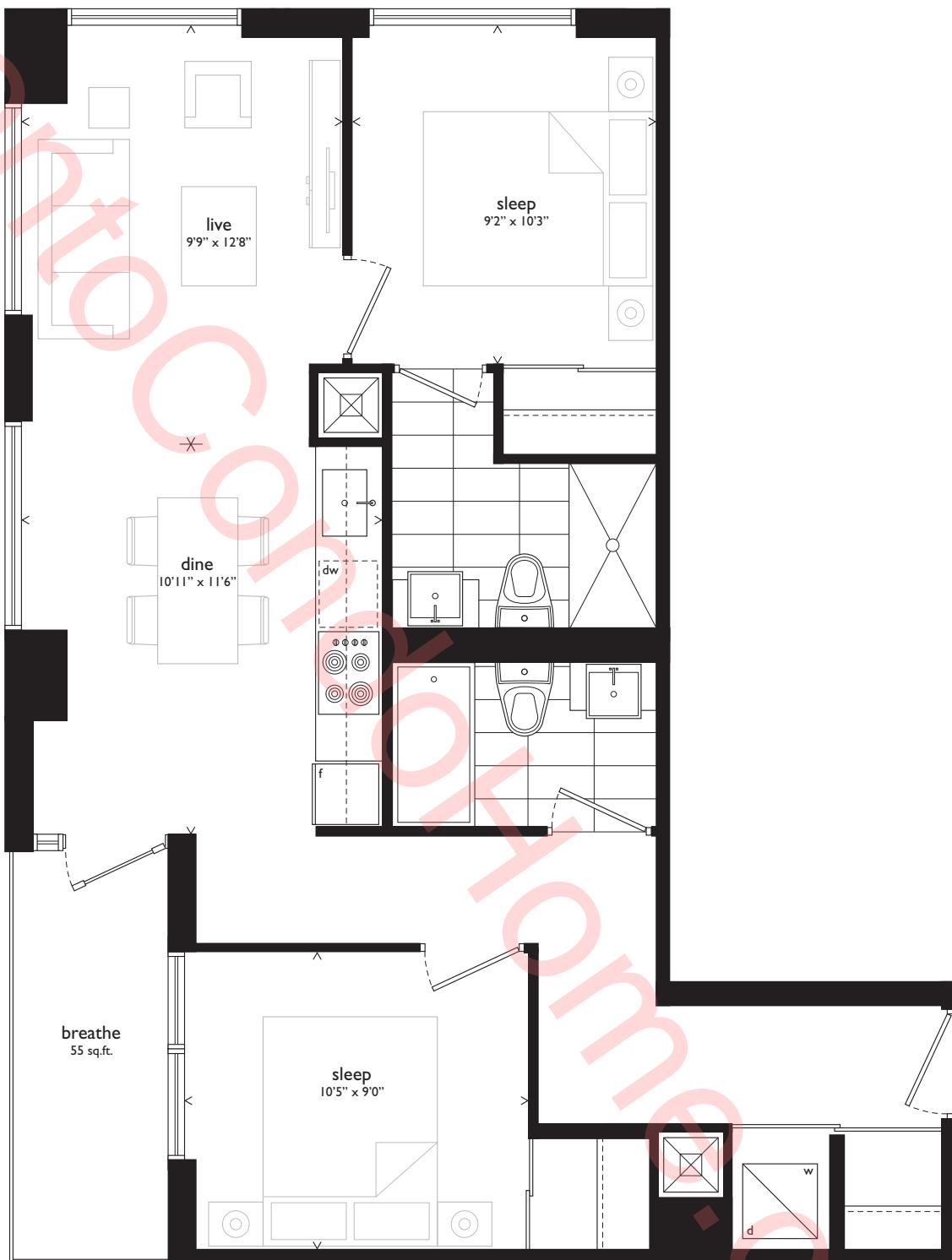
prism

TWO BEDROOM // 707 SQ.FT. PLUS 100 SQ.FT. BALCONY



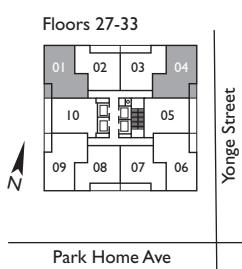
chrome

TWO BEDROOM // 765 SQ.FT. PLUS 55 SQ.FT. BALCONY



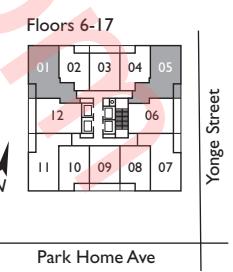
titanium

TWO BEDROOM // 789 SQ.FT. PLUS 40 SQ.FT. BALCONY



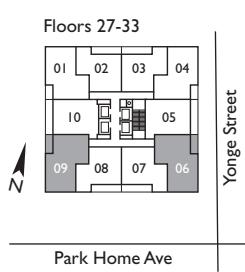
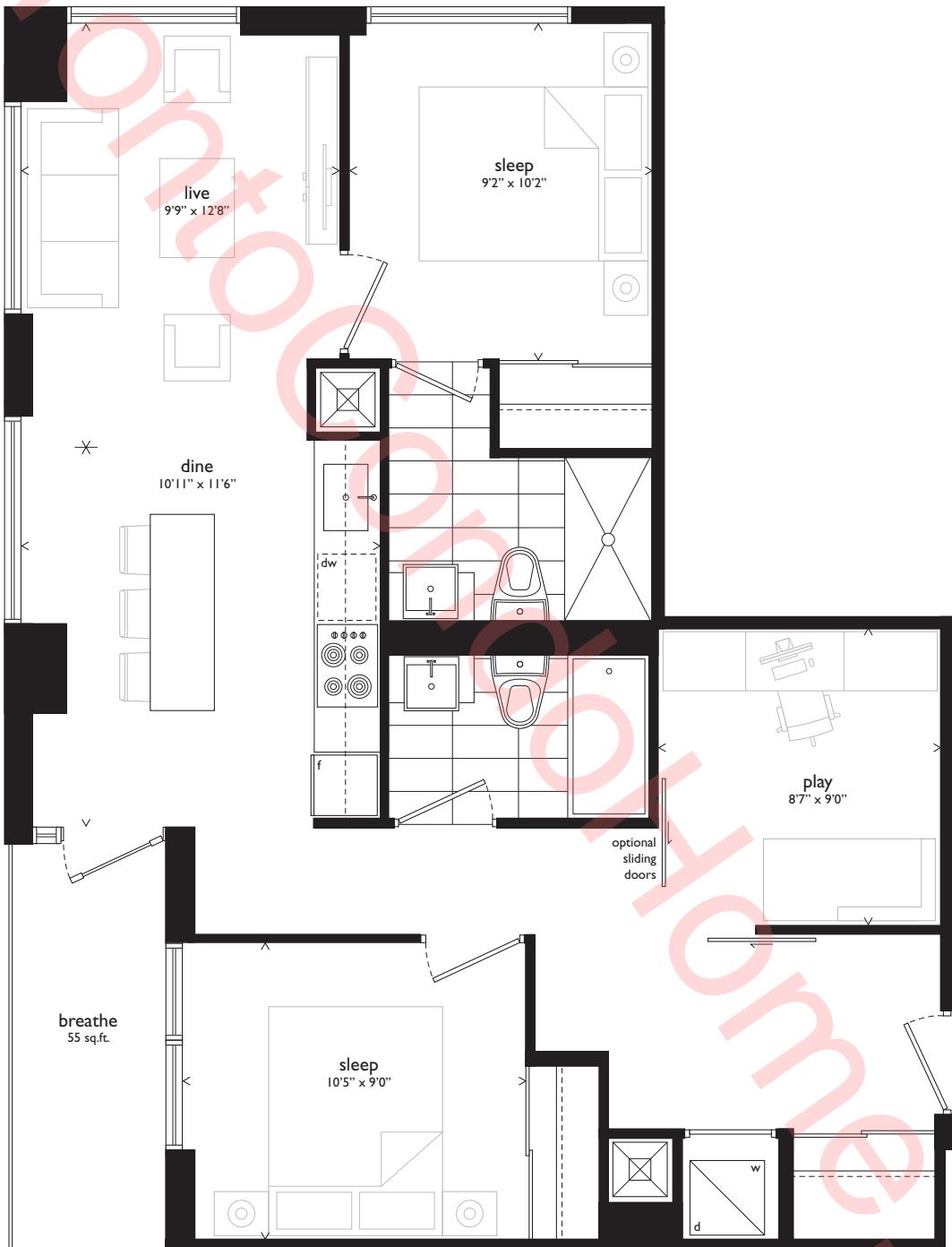
sparkle

TWO BEDROOM // 807 SQ.FT. PLUS 40 SQ.FT. BALCONY



aurora

TWO BEDROOM + DEN // 862 SQ.FT. PLUS 55 SQ.FT. BALCONY



the finishing details



The Building

- Sophisticated 35-storey landmark building with convenient underground access to TTC
- A richly appointed lobby with a chic lounge
- Third floor amenities include a spacious lounge with a contemporary gas fireplace, chic bar, billiards and games room, full gourmet kitchen and dining room, a fully equipped fitness gym with yoga studio, private treatment room, men's and women's change rooms complete with steam rooms and lockers, zen spa lounge, theatre
- Outdoor third floor amenities include an expansive landscaped terrace with modern fireplace, natural plantings and lounge seating
- Concierge service 24 hours a day, 7 days a week
- Underground parking with security monitoring from concierge desk
- All main entrances and exits monitored with closed circuit video system
- Security access throughout all common areas
- Mailroom conveniently located on the main level near the elevators

Sustainability

- High performance thermal envelope minimizes unwanted solar gain and heat loss
- High efficiency building mechanical equipment promotes energy savings
- Occupancy sensors in selected common areas to reduce electricity costs
- Selection of in-suites light fixtures to fit long-lasting energy-saving lamps
- Low VOC paints and finishes
- Hard surface flooring for easy maintenance to remove dust and allergens
- Water wise fixtures and appliances reduce water use through low waste systems
- Architecturally designed aluminum window frames with double pane sealed glazed units
- Building recycling system

Suite Features

- Soaring 9 foot ceilings**
- Choice of plank pre-finished laminate flooring in entry corridor, living/dining areas, bedrooms, kitchens and dens
- 4" baseboard with co-ordinating 2" door casings
- Solid core suite entry door with deadbolt lock and security viewer
- Contemporary interior doors or mirror slider*
- Sliding doors and/or swing doors in bedrooms*
- Brushed nickel contemporary hardware†
- Wire shelving in all closets†
- Flat off-white paint throughout kitchen and all areas with the exception of semi gloss paint in laundry and bathrooms
- Spacious balconies or terraces with sliding patio doors for access*

Kitchens

- Designer appointed cabinetry with a range of colours to select†
- Quartz kitchen countertops†
- Choice of designer backsplash†
- Single basin undermount stainless steel sink, with single-lever retractable faucet

Appliances

- Panelled 24" refrigerator
- Full-sized, panelled dishwasher
- Stainless steel slide in range
- Built-in, stainless steel microwave with integrated fan†
- Convenient stacked front-load washer-dryer
- Dryer vented to the exterior
- Laundry area floor finished in porcelain tile†

Bathrooms

- Designer appointed cabinetry from a variety of colours*
- Quartz vanity countertop with under mount sink†
- Designer Series single lever faucet
- Refined vanity mirror and light with convenient medicine cabinet
- Contemporary water-efficient toilet, faucet and showerhead
- Tub and/or shower*, with full height porcelain tile surround†
- Rectangular design, white, acrylic soaker tub†
- Frameless glass enclosure/door*
- Porcelain floor tile in master ensuite†
- Porcelain floor tile in main bath and powder room†
- Pressure balanced valves in all showers
- Privacy lock on washrooms doors
- Bathroom exhaust fan vented to exterior

Mechanical and Electrical

- Individually controlled heat pump system for year-round heating and cooling comfort
- Separate meter for electricity usage
- Convenient pre-wired telephone and cable outlets in living room, den and bedrooms, with high speed internet access
- Switch controlled receptacles in living areas, and bedrooms, with light fixture(s) in foyer, track or fixture lighting in kitchen and rough-in for overhead light fixture in dining room and den*
- Built-in smoke detector
- In-suites water sprinkler system
- Floor to ceiling glazing/window systems*

† From builder's samples

* As per plan, where applicable

** Ceiling heights are subject to bulkheads, dropped ceilings and structural beams

notes

TorontoCondoHome.com

YOUR OPPORTUNITY AWAITS.
BEACONCONDOS.CA

SORBARA
- development group -

Renderings are an artist's impression. All sizes and specifications are subject to change without notice. E&OE.

Exclusive Listing Brokerage

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creative strategy: the walsh group © 2014