

Luxury Redefined

Extraordinary, Exclusive and Avant-Garde. Step into your sanctuary of extravagant design, couture craftsmanship and a billionaire's view. PH306's distinct pedigree includes designers from the Four Seasons Hotel Toronto, custom-built from top to bottom. An ode to overstatements, the 9 ft ceilings, ten premium appliances including Samsung's touchscreen refrigerator and Champagne kitchen cabinet glass from Tiffany & Co's coveted supplier is sure to evoke bliss... *and envy.*

PENTHOUSE

306

17 BARBERRY



An Entertainer's Dream

Host unforgettable must-attend parties and socials at your own Chef's Table. Your Chef de Cuisine will be left breathless and inspired... the kitchen's sleek tech and champagne glass is balanced off by the warmth of soothing stone.



- Five brand new stainless steel appliances including the coveted Samsung Smart Refrigerator with 21.5" touchscreen Family Hub, slide-in stove, powerful rangehood and built in dishwasher
- Special-order cabinet glass from supplier used by designers for Tiffany & Co® and Dior®.
- Oversized waterfall island offers breakfast bar seating.
- Floor-to-ceiling Wine Shelf.
- Smart faucet with LED temperature light, touch start water-flow
- High-end Caesarstone® White Attica counter-top, featured in Caesarstone lobby.



Retreat and Sanctuary

Pamper, relax and enjoy yourself. You deserve it. Inspired by the world's most awarded spas. Immerse yourself into this comforting oasis then recharge in one of three luxury hotel inspired suites.

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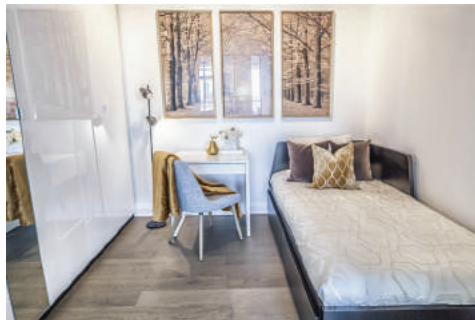
Master ensuite

Tenzo shower panel with rain shower head, body jets and hand shower
TOTO ® toilet in comfort (chair) height SoftCloser® seat
German-made Grohe faucet. LED make-up mirror.



Master Bedroom

Oversized bedroom with his/her closets
Dramatic LED chandelier and potlights
Wall-Wall windows with southview
of the Toronto Skyline



Second Bedroom

Built-in closets with ample storage
Daybed with built-in drawers



Third Bedroom

Wall closet with ample storage
Brass LED ceiling light and potlights



Dare to Be Bold

Drama, dining and a cinematic TV. All the extravagance of living in a boutique hotel – but better. An entrance foyer with hotel lobby flare complete with luxurious Canton Crepe Silk™ walls. Flexible grand room for living and dining. An architectural feature wall with a 65" 4K Ultra HDTV and fireplace. Enjoy weekly Saturday BBQ dinners and Sunday brunches gazing at the gorgeous Skyline.



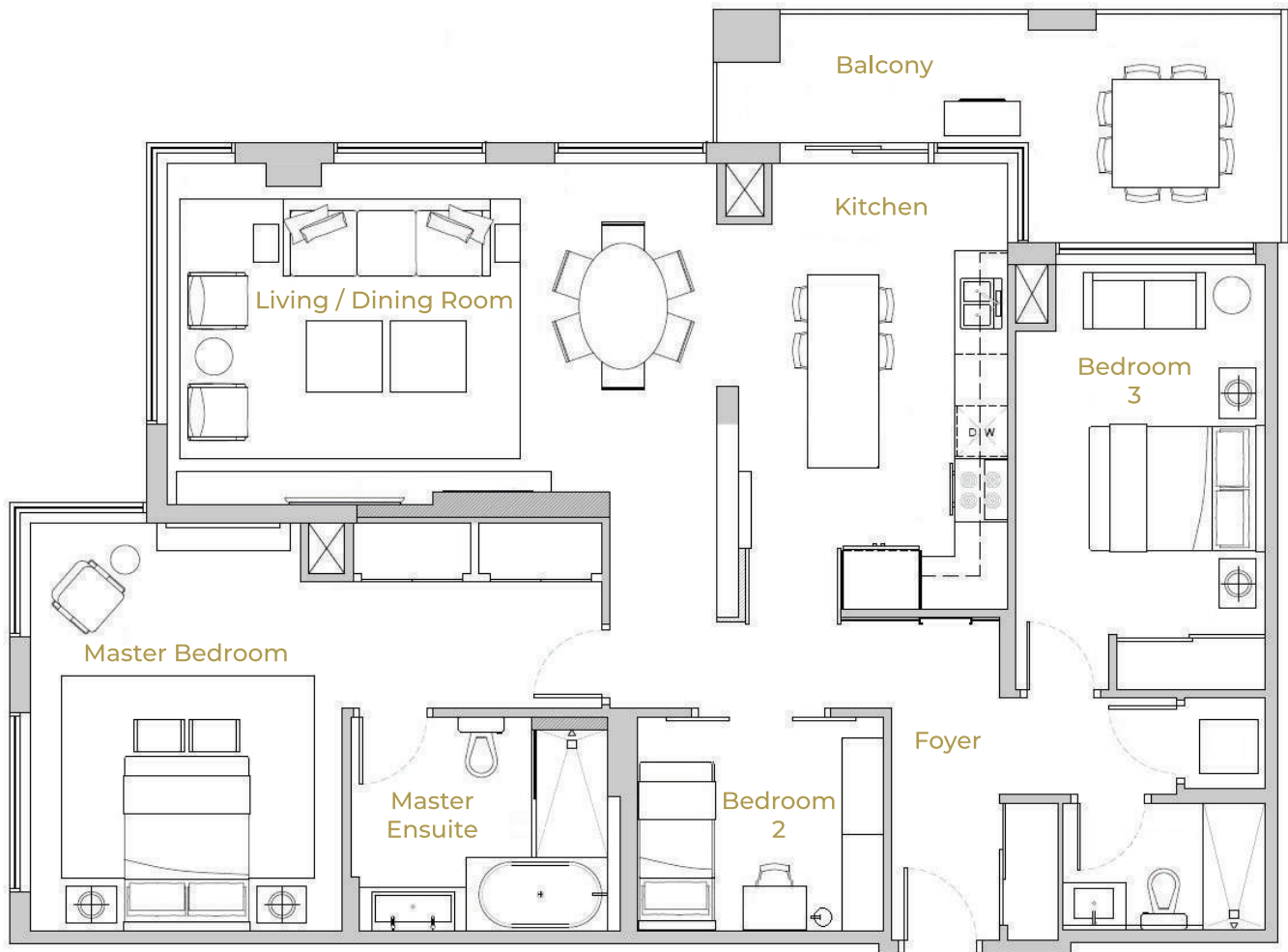
Imagine Your Life Here

Floorplan

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The Property

Living Space:	Total 1605 sq ft (1465 sq ft interior and 140 sq ft balcony)
Condo Amenities:	Indoor swimming pool, gym, sauna, party room, billiards, media room and library
Monthly Condo fee:	\$995.20
Annual Property Tax:	\$4145.22 (2017 final bill)
Locker #:	P1, Area 3, #175
Parking #:	Two Parking Spaces P1, #229 and #230

Neighborhood

Transportation:	2 min walk to Bayview Subway Station and convenient access to Highway 401
Safety:	North York General Hospital (1.75km) Fire Station (1.63km) Police Station (2.51km)
Convenience:	Bayview Village (across street) Gym (0.3km) Grocery (0.5km) Gas Station (0.3km)



Oh so Shiny ...

TEN all NEW luxury appliances. Includes Samsung's coveted 21.5" family hub touch screen fridge that potentially syncs with the 65" Series 7 4K Ultra HDTV.

Samsung Refrigerator with touchscreen Family Hub

Family Hub™ makes day-to-day life easy with functions like food management, family connection and entertainment capabilities, all controlled from a 21.5" connected touchscreen. Sync calendars, send notes and reminders, share photos. See inside refrigerator remotely from your smart-phone. Automatic ice maker. Power Freeze and Power Cool to fast freeze or fast chill – great for chilling drinks.

Samsung 65" 4K UHD HDR LED Smart TV.

Series 7 model offers a true cinema experience at home with the potential to mirror content on Family Hub fridge included in this package. Ultra HD resolution (4 times more pixels than HD).

Napoleon Fireplace

Staying warm never looked so good. Your built-in fireplace offers heat with or without display. Enjoy a heating capacity of incredible 5,000 BTU's, heating up to 400 sq. ft.

Samsung Slide-In Stove with Convection Oven

Five burner cooktop to cook bigger meals faster. True convection oven cooks faster and evenly.

Bosch Built-In Dishwasher

SuperSilence for quietest dishwasher brand! Speed60® gets dishes from dirty to dry in around 60 min. Flexible racking offers 30% more load capacity.

Panasonic Built-In Microwave

New Panasonic microwave with Cyclonic Inverter technology for more even heat.

Broan Built-In Range Hood

Powerful ventilation at 500 CFM quickly eliminates cooking fumes and steam.

Samsung Washer

Powerful steam wash eliminates stains without pre-treatment. Wash full load super speed in 40 min. Patented VRT™ technology reduces noise. Self-Clean+ removes dirt and bacteria.

Samsung Dryer

Sensor Dry automatically turns off when load is dry to protect laundry from heat damage.

Napoleon Natural Gas 4-Burner BBQ

Be a Grill Master with 1 High Heat infrared side burner to sear meat like a steakhouse. Use the 3 stainless steel burners to cook big meals quickly. Jetfire ignition system to safely light burners.

And how so very smart.

Penthouse 306 not only looks luxurious, but is designed with your family and children's health in mind, practicality, and of course, saving energy costs.



Walls

Zero VOC premium paints by Benjamin Moore and antimicrobial wallpaper to control unwanted moisture.



Kitchen Counters

Low maintenance non-porous surface will not harbor bacteria and is stain, scratch, heat and cold resistant.



Energy

State of the art LED ceiling lights and strip lights save up to 80% energy compared to traditional lights.



Flooring

Premium Torlys wide plank floor meet the world's most stringent indoor air quality standard.