

## Tate Downtown – A Downtown Masterpiece

### First Impressions

Highly desirable Downtown location – walking distance to everything

Striking curvilinear building design by award-winning Merrick Architecture

40-storey tower designed to optimize spectacular water and city views

Contemporary porte-cochere at entry enhances sense of arrival

Expansive over-height lobby with concierge service for residents

Quality concrete construction

Built to LEED Gold standard, optimizing energy and water efficiencies

### The Tate Clubhouse

Unparalleled collection of indoor and outdoor amenities spanning over 11,700 sq. ft.

Fireside lounge and library with over-height ceilings

Social room includes a chef's kitchen and formal dining area

Deluxe tness facilities encompass a 2,100 sq. ft. gym with state-of-the-art equipment, a relaxing yoga studio, plus spacious change rooms and showers

Billiards room with comfortable seating areas

12-seat surround sound theatre

Beautifully landscaped raised podium terrace garden on 5th floor spanning 5,200 sq. ft. with a calming water feature and sheltered courtyards

Business facilities include a meeting room and large conference room

### Luxurious Interiors

Decor by award-winning Cristina Oberti Interior Design

Choice of two urban colour palettes – Picasso or Dalí

Expansive windows and thoughtful floor plans optimize natural light and views

8'6" ceiling heights; 9' ceilings on the 34th floor and above

Beautiful laminate flooring throughout the kitchen, living and dining areas

Cozy and comfortable nylon carpeting in bedrooms

Modern, high quality seamless roller blinds for privacy and shade

### Thoughtful Extras

Front load full size Blomberg washer and dryer

Additional secure storage locker

### Gourmet Kitchens

Imported European cabinetry systems by Eggersmann with seamless pulls

Elegant polished-edge quartz countertops

Dramatic iridescent mosaic backsplash tile

High-end stainless steel appliance package includes:

- Miele gas cooktop
- Miele wall oven
- Miele wall hood fan
- Panasonic microwave oven
- Blomberg integrated dishwasher
- Blomberg fully-integrated refrigerator

Sleek Kohler stainless-steel single bowl undermount sink with a Kohler faucet and pullout spray

Convenient in-sink waste disposal system

### Deluxe Bathrooms

Contemporary European cabinetry systems by Eggersmann

Stylish quartz countertops with 8" backsplash

Luxurious deep full-size soaker tub

Four-piece ensuites with double sinks and separate showers in select homes

Premium modern faucets and fixtures by Kohler

Sleek 12"x24" porcelain tile floor in master bath; marble mosaic tile in main bath

Porcelain and marble wall tile for tub surround and shower

### Peace of Mind

Enterphone with state-of-the-art access control system

Secured residential access to each floor

Hard-wired smoke detectors in each home

Gated and secure underground parking for residents and visitors

### Lasting Value

Comprehensive 2-5-10 year New Home Buyer's Warranty provided by Travelers Canada

- 2 years materials and labour
- 5 year building envelope
- 10 year structural defect

Exceptional after-sales service provided by Bonds Group of Companies' customer care team

In the interest of continuing product improvement, the developer reserves the right to change features and specifications without notice.

[TateDowntown.com](http://TateDowntown.com)

