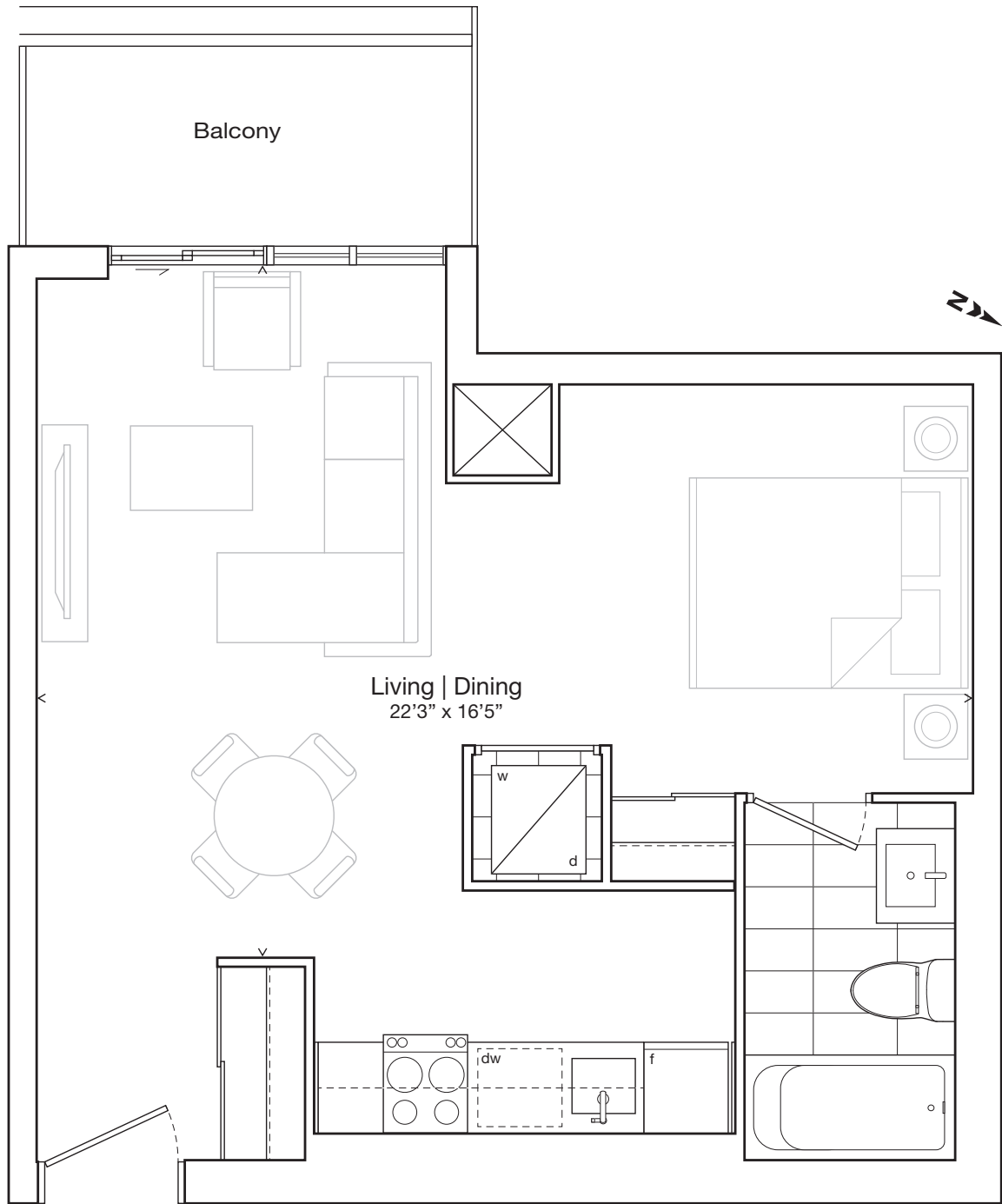


where design lives.



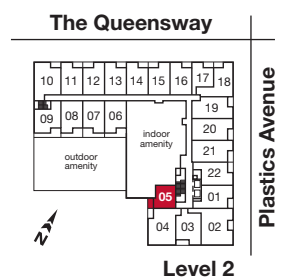
849 WEST

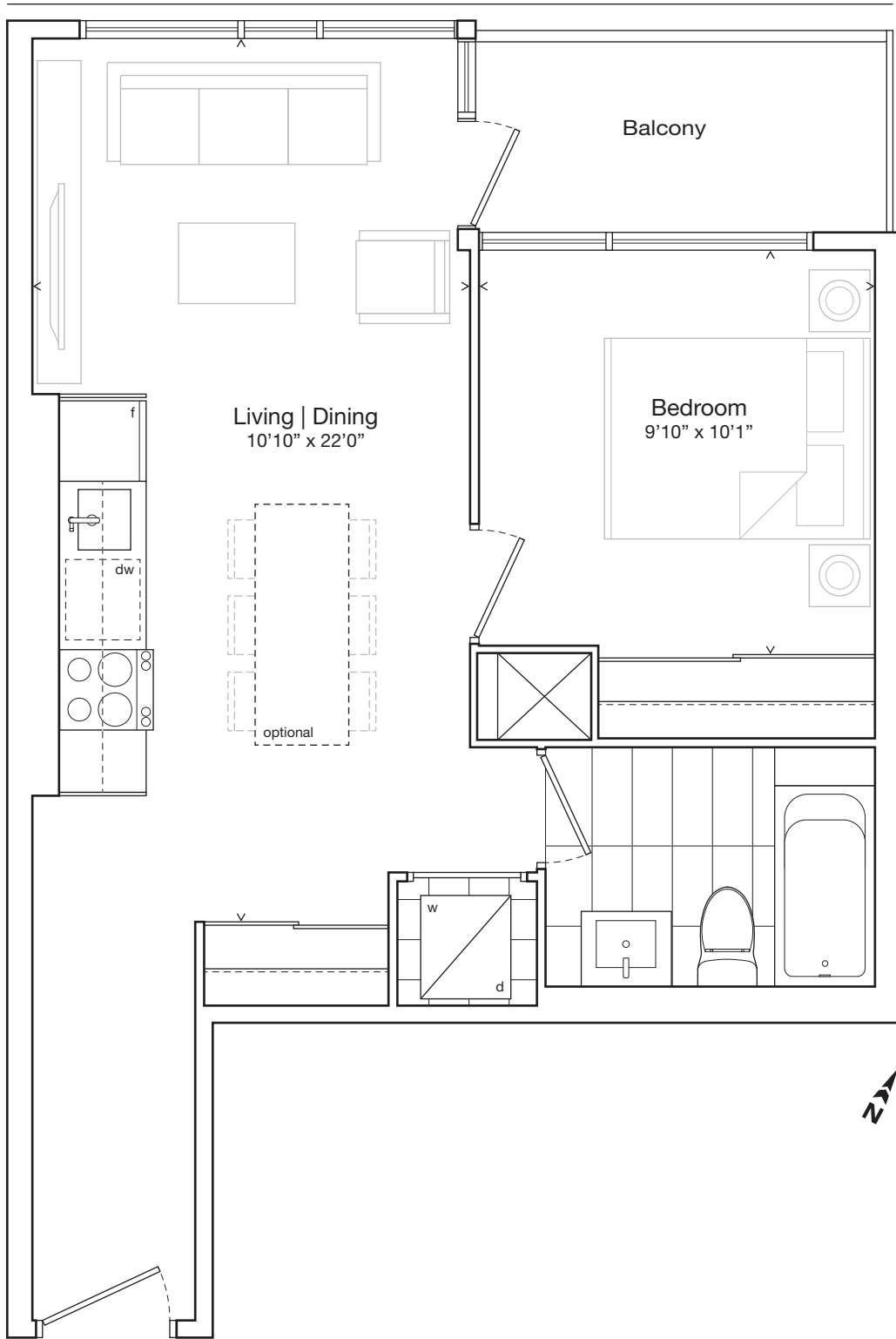




Studio 505 sf

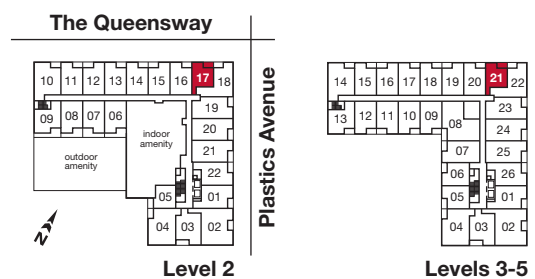
205

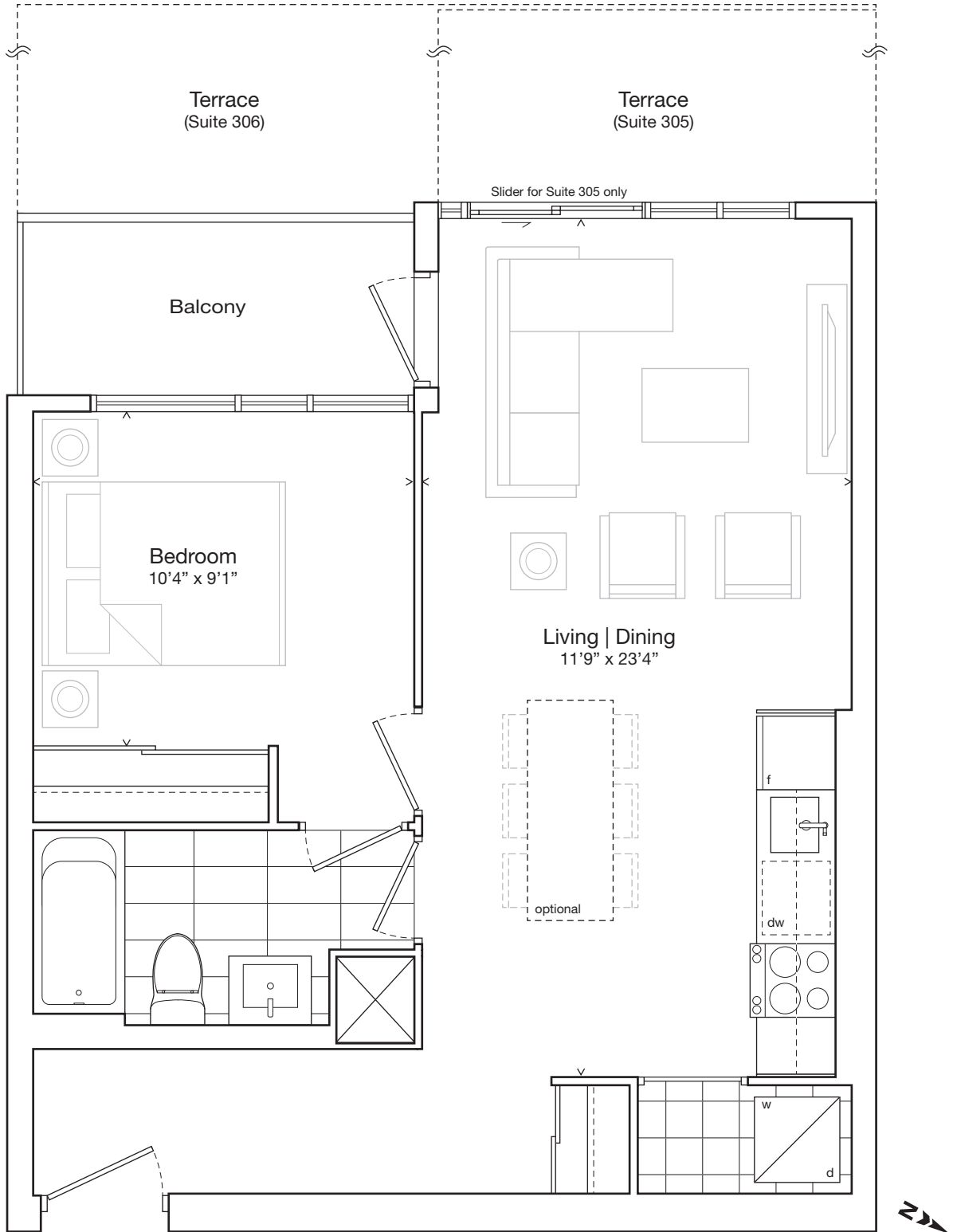




One Bedroom 525 sf

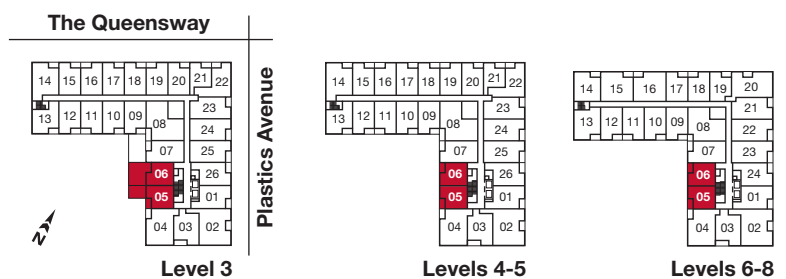
217 / 321 / 421 / 521



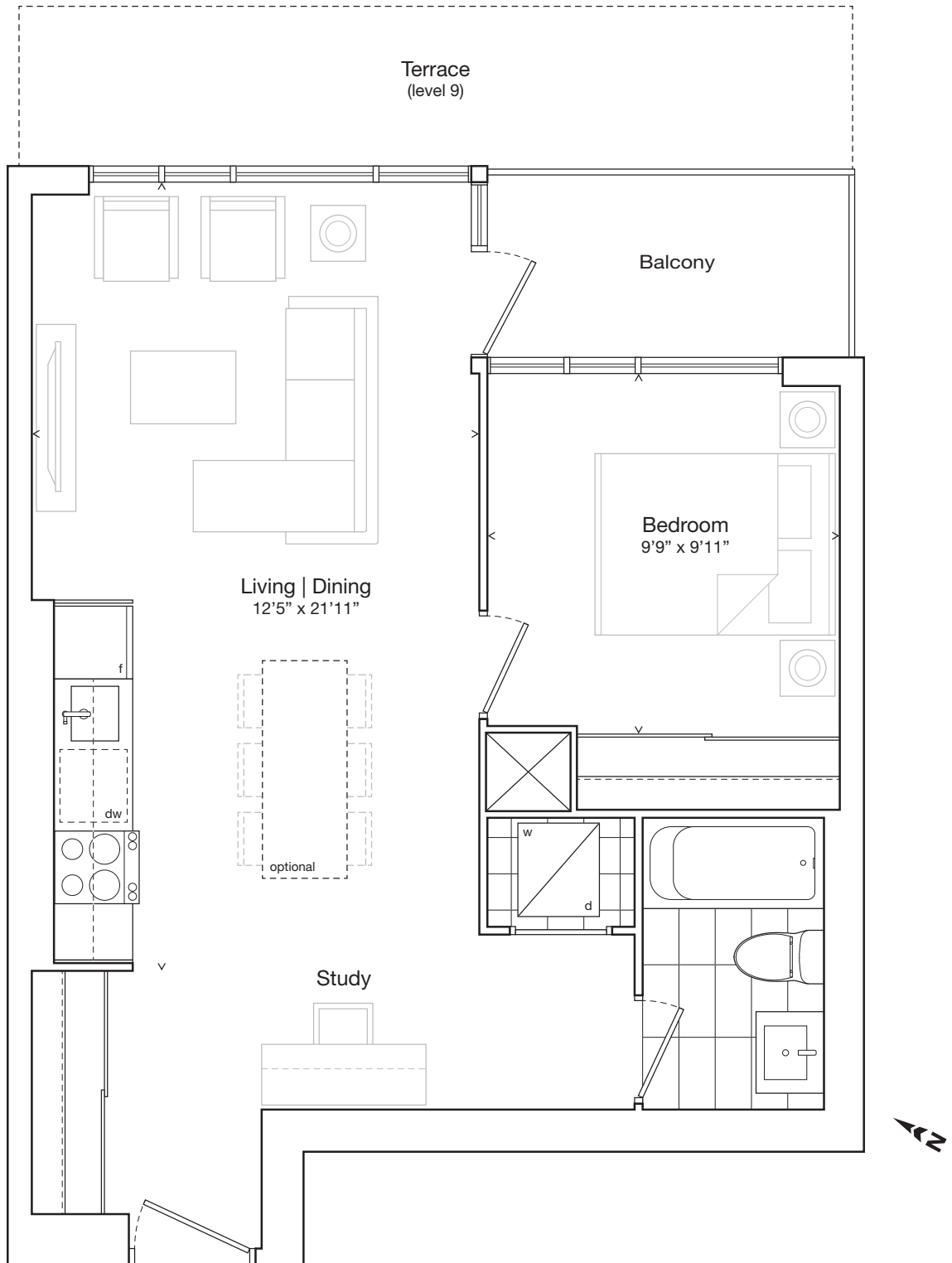


One Bedroom 591 sf

305 / 306 / 405 / 406 / 505 / 506 / 605
606 / 705 / 706 / 805 / 806

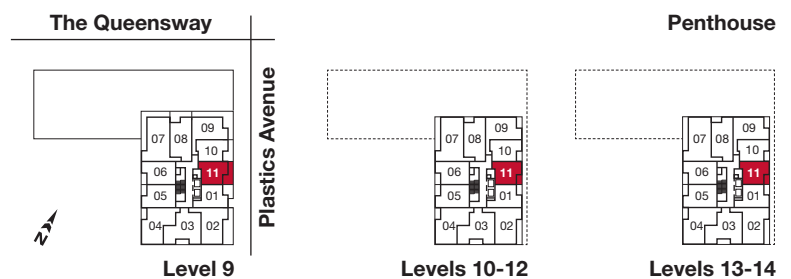


All dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Tile patterns may vary. Window size and location may vary. Actual usable floor space may vary from stated floor area. Bulkheads required for mechanical purposes such as kitchen and washroom exhausts and heating and cooling ducts have not been indicated. E.&O.E. Feb 2018

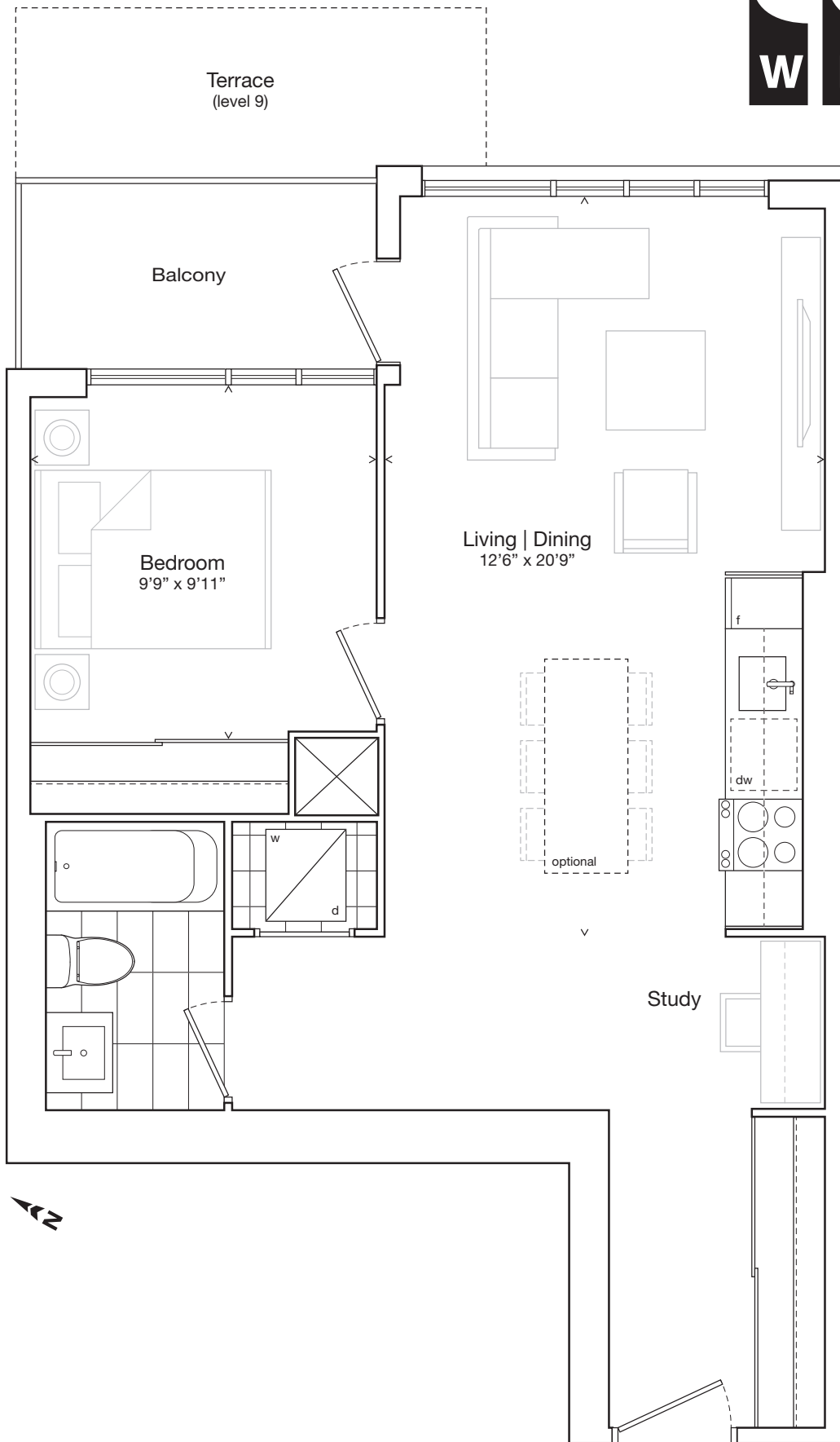


One Bedroom and Study 601 sf

911 / 1011 / 1111 / 1211
LP11 / UP11

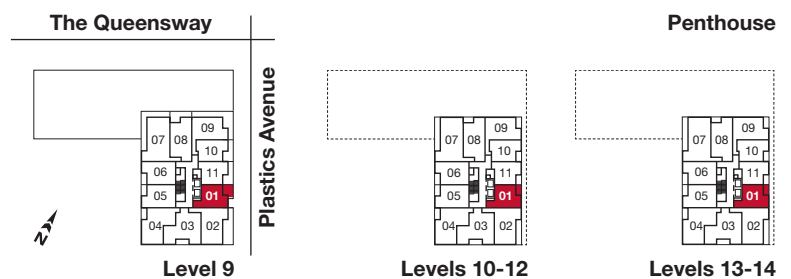


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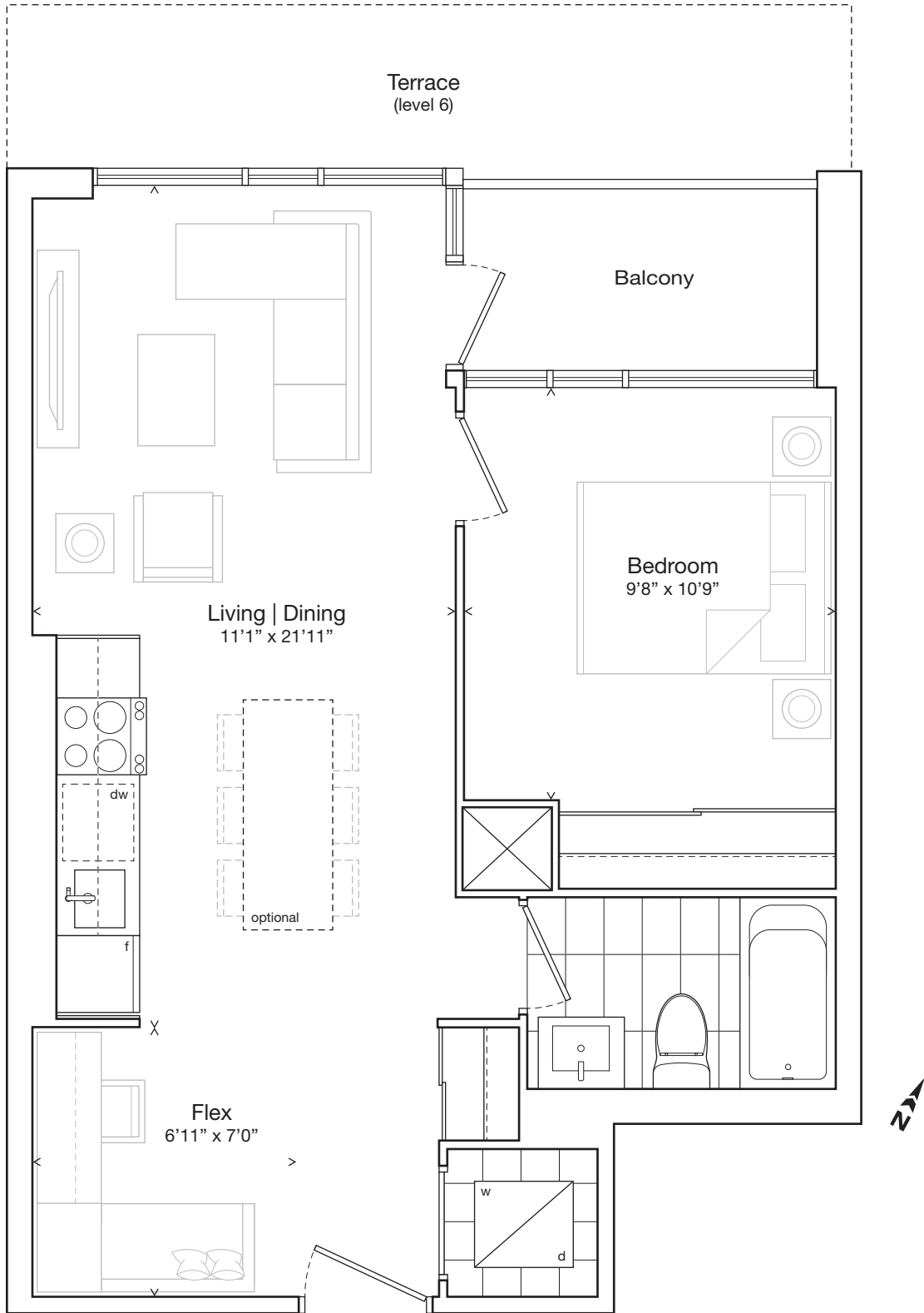


One Bedroom and Study 642 sf

901 / 1001 / 1101 / 1201
LP01 / UP01

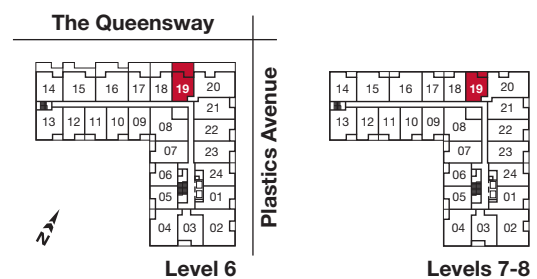


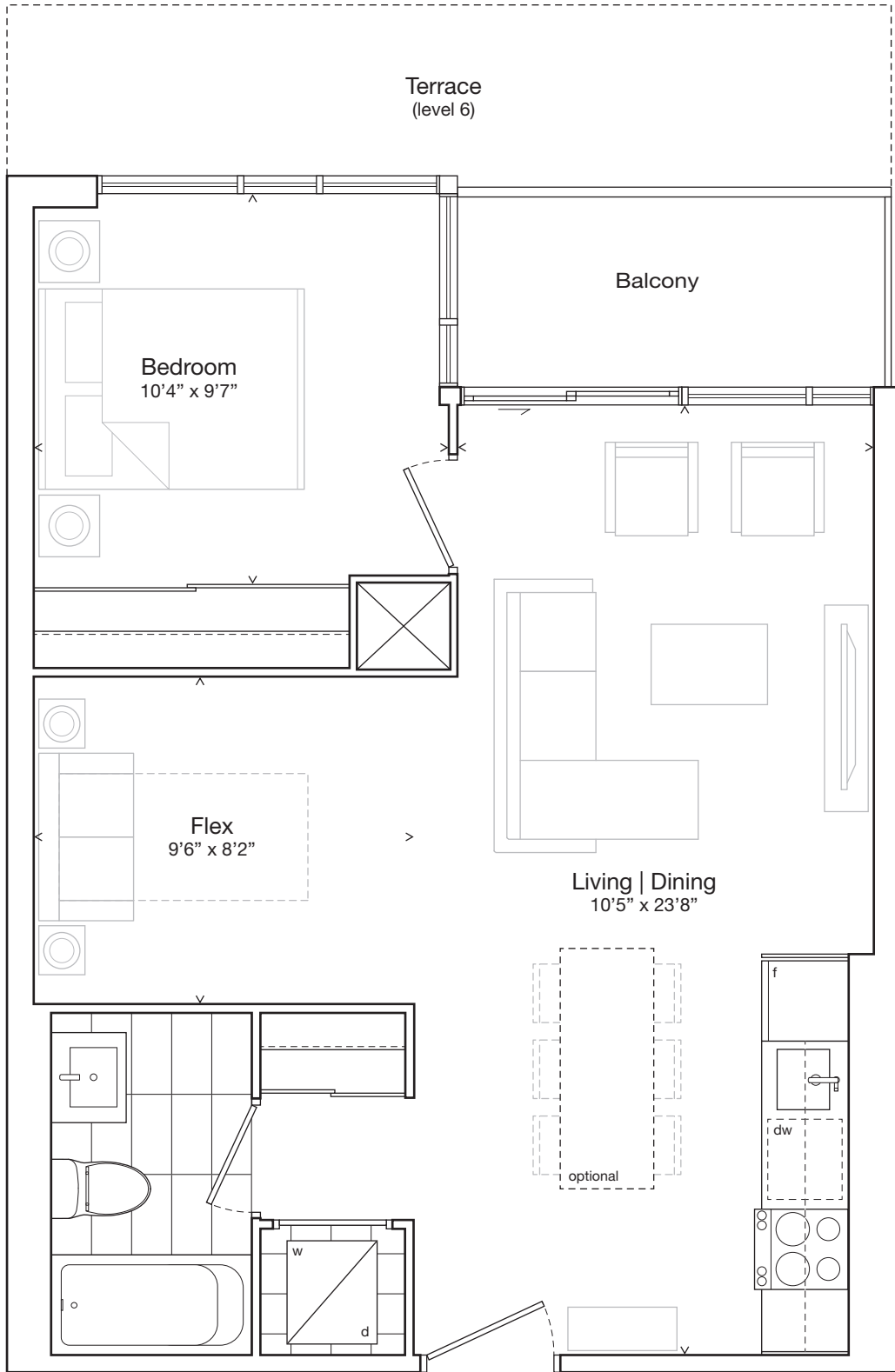
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One Bedroom and Flex 568 sf

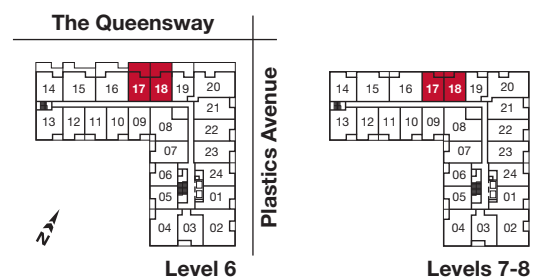
619 / 719 / 819



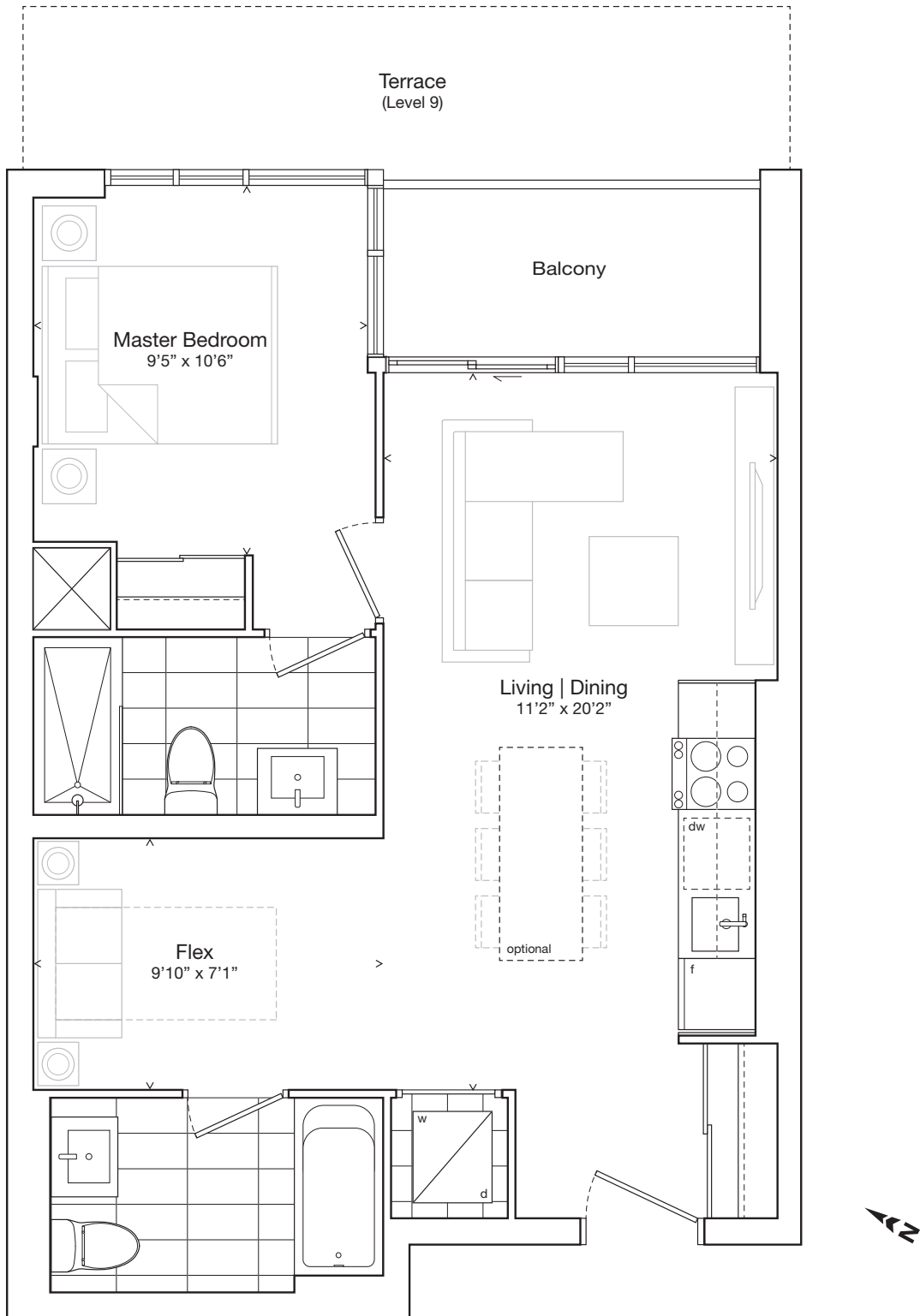


One Bedroom and Flex 595 sf

617 / 618 / 717 / 718 / 817 / 818

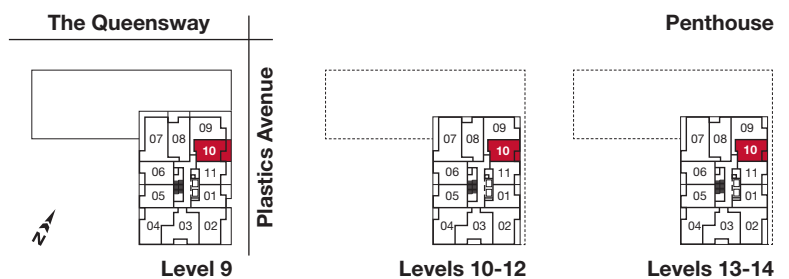


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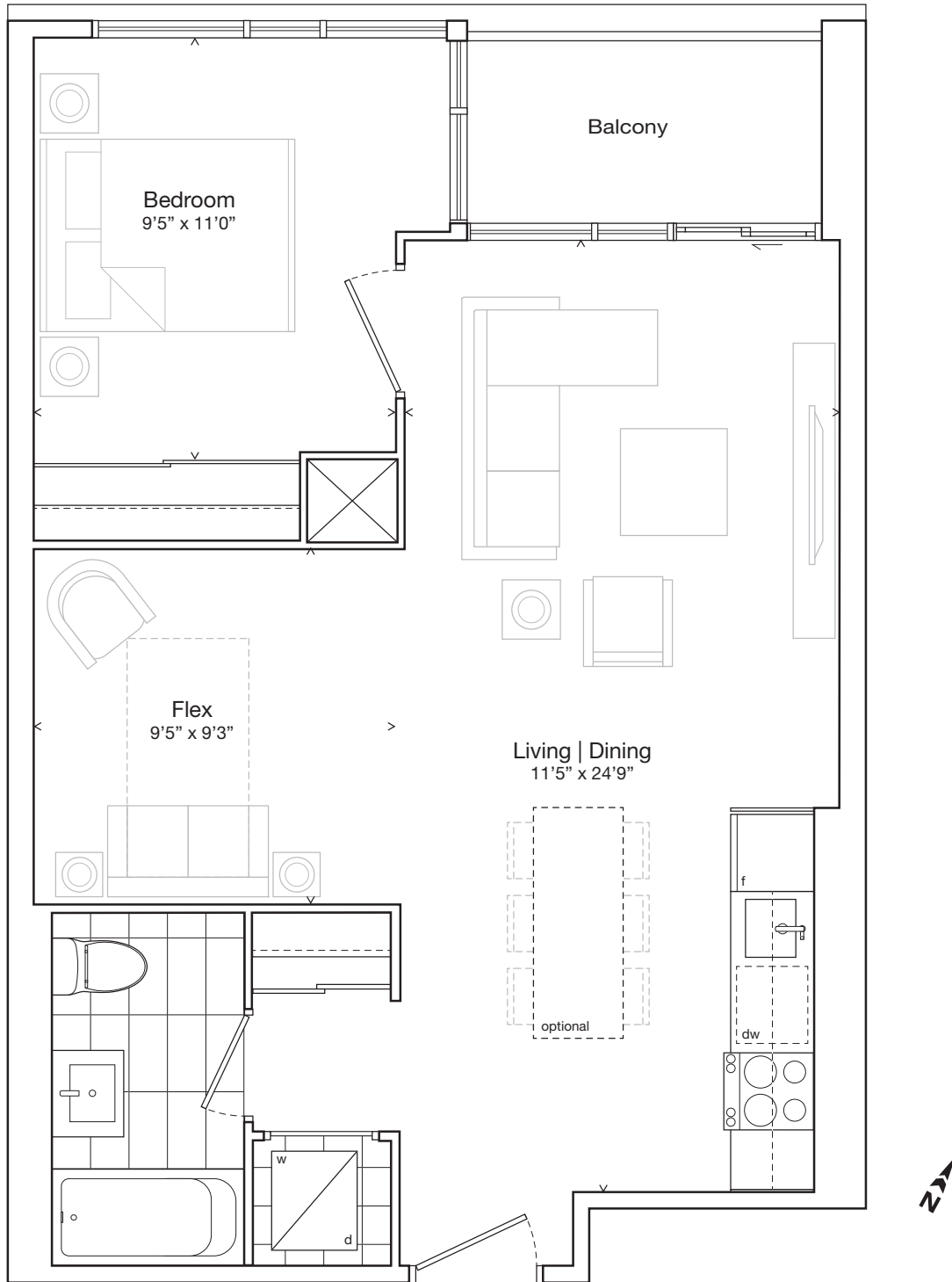


One Bedroom and Flex 617 sf

910 / 1010 / 1110 / 1210
LP10 / UP10

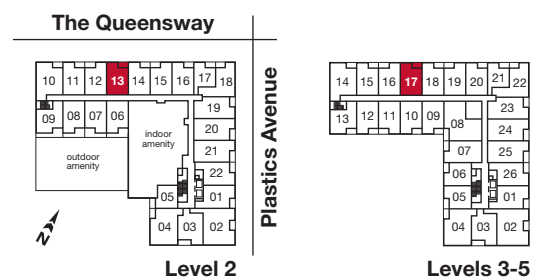


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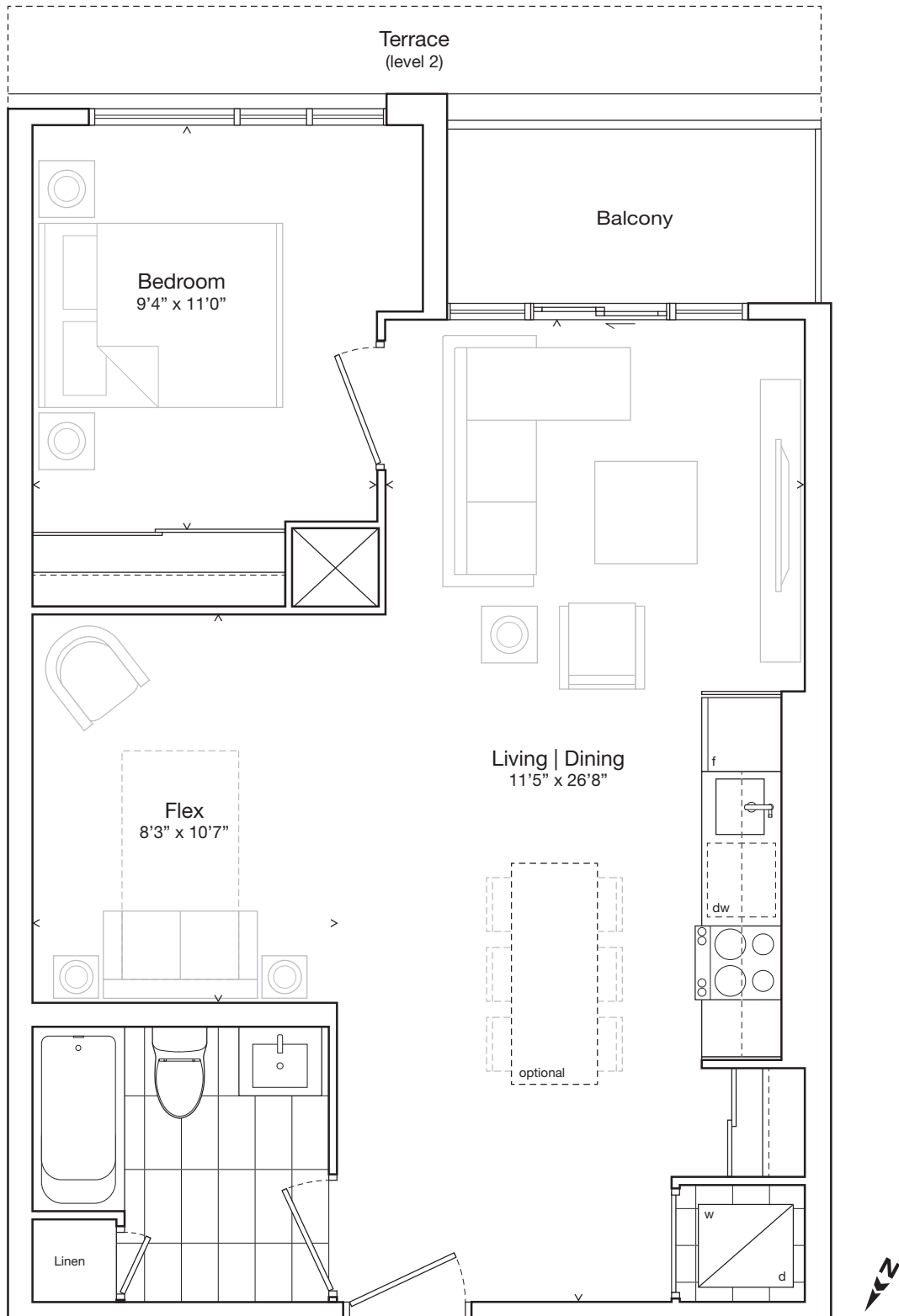


One Bedroom and Flex 651 sf

213 / 317 / 417 / 517



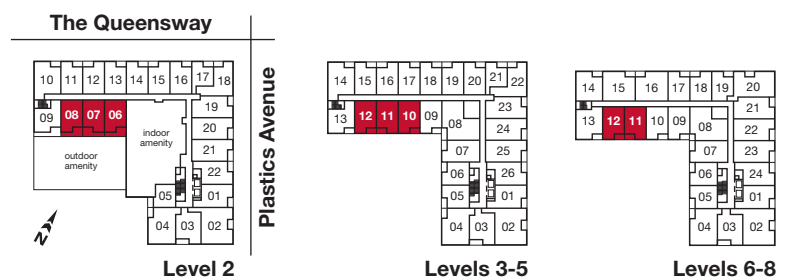
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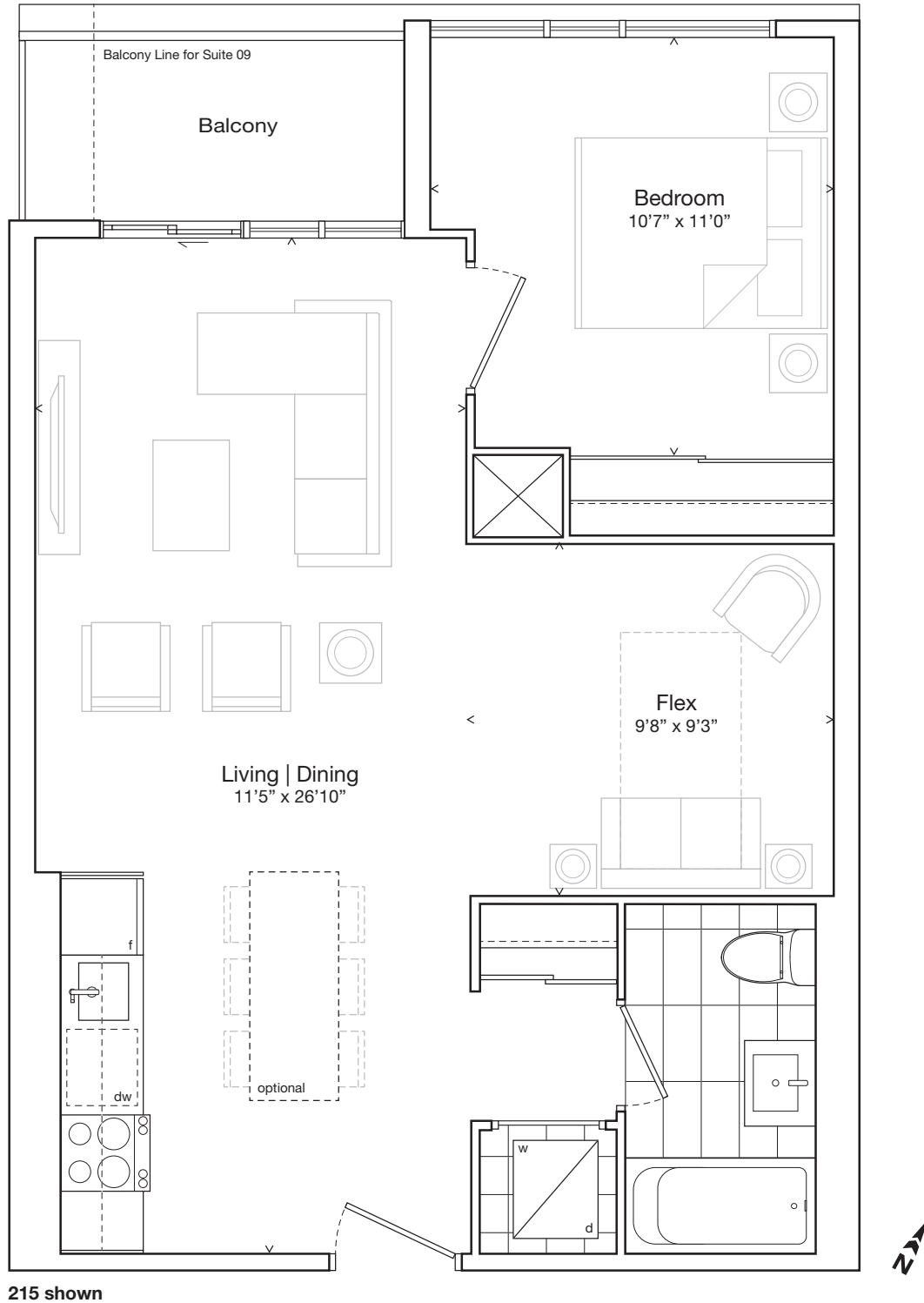
One Bedroom and Flex 658 sf

206 / 207 / 208 / 310 / 311 / 312 / 410
 411 / 412 / 510 / 511 / 512 / 611 / 612
 711 / 712 / 811 / 812

206 – 668 sf



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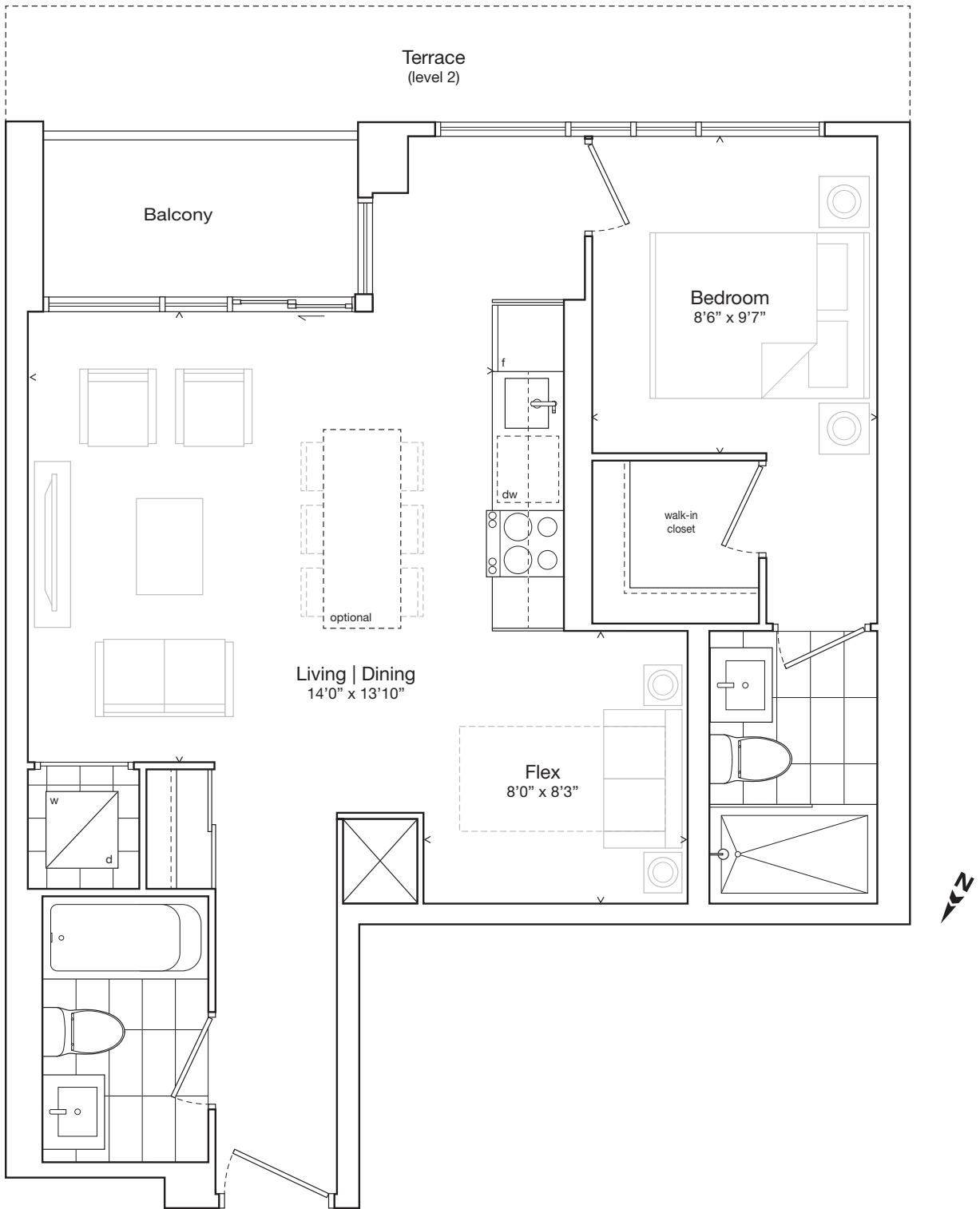


One Bedroom and Flex 658 sf

211 / 212 / 214 / 215 / 216 / 309 / 315
 316 / 318 / 319 / 320 / 409 / 415 / 416
 418 / 419 / 420 / 509 / 515 / 516 / 518
 519 / 520 / 609 / 610 / 709 / 710 / 809
 810

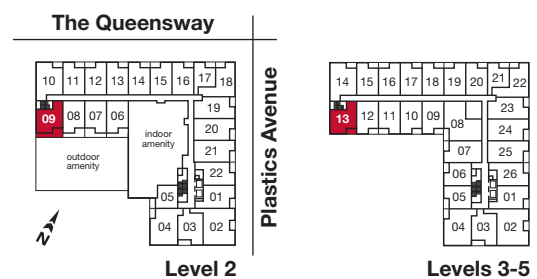


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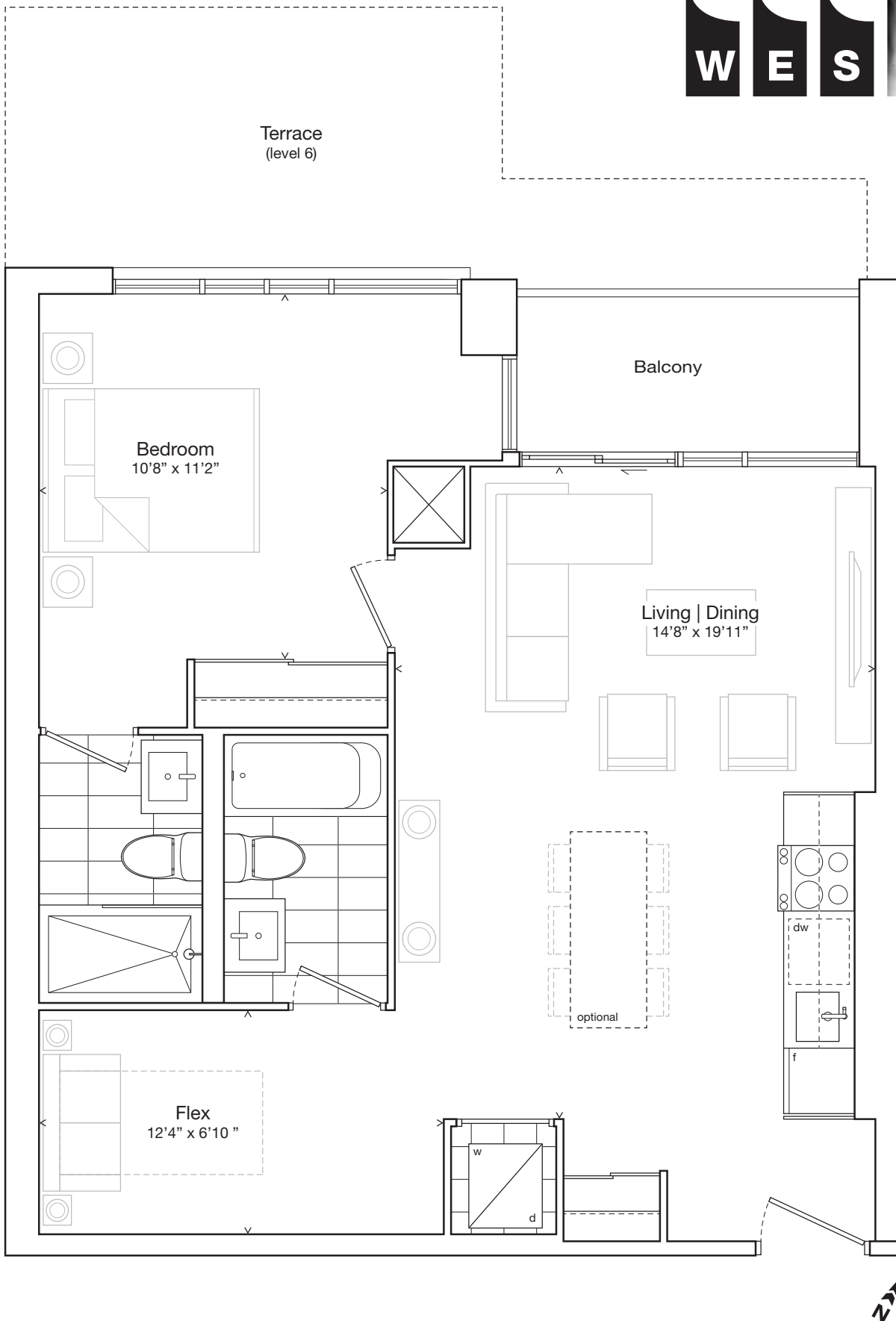


One Bedroom and Flex 692 sf

209 / 313 / 413 / 513

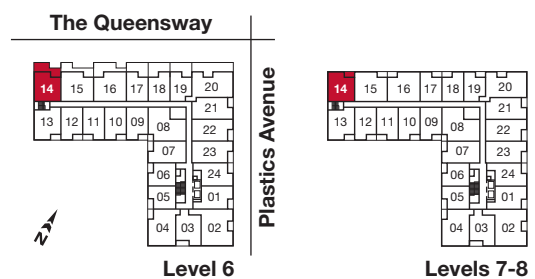


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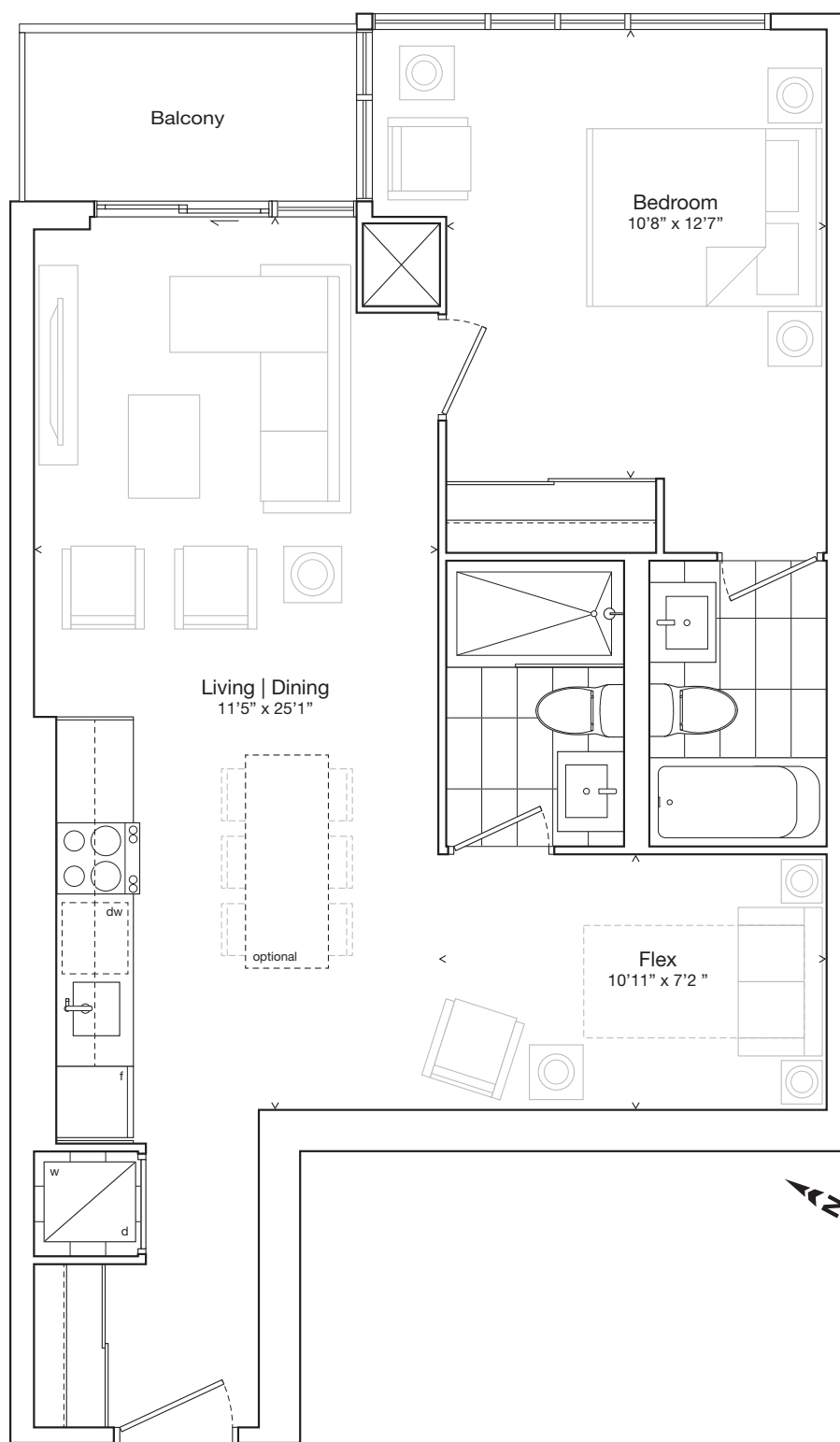


One Bedroom and Flex 749 sf

614 / 714 / 814



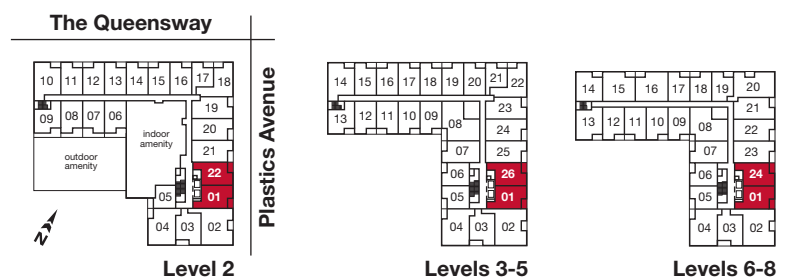
All dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Tile patterns may vary. Window size and location may vary. Actual usable floor space may vary from stated floor area. Bulkheads required for mechanical purposes such as kitchen and washroom exhausts and heating and cooling ducts have not been indicated. E.&O.E. Feb 2018

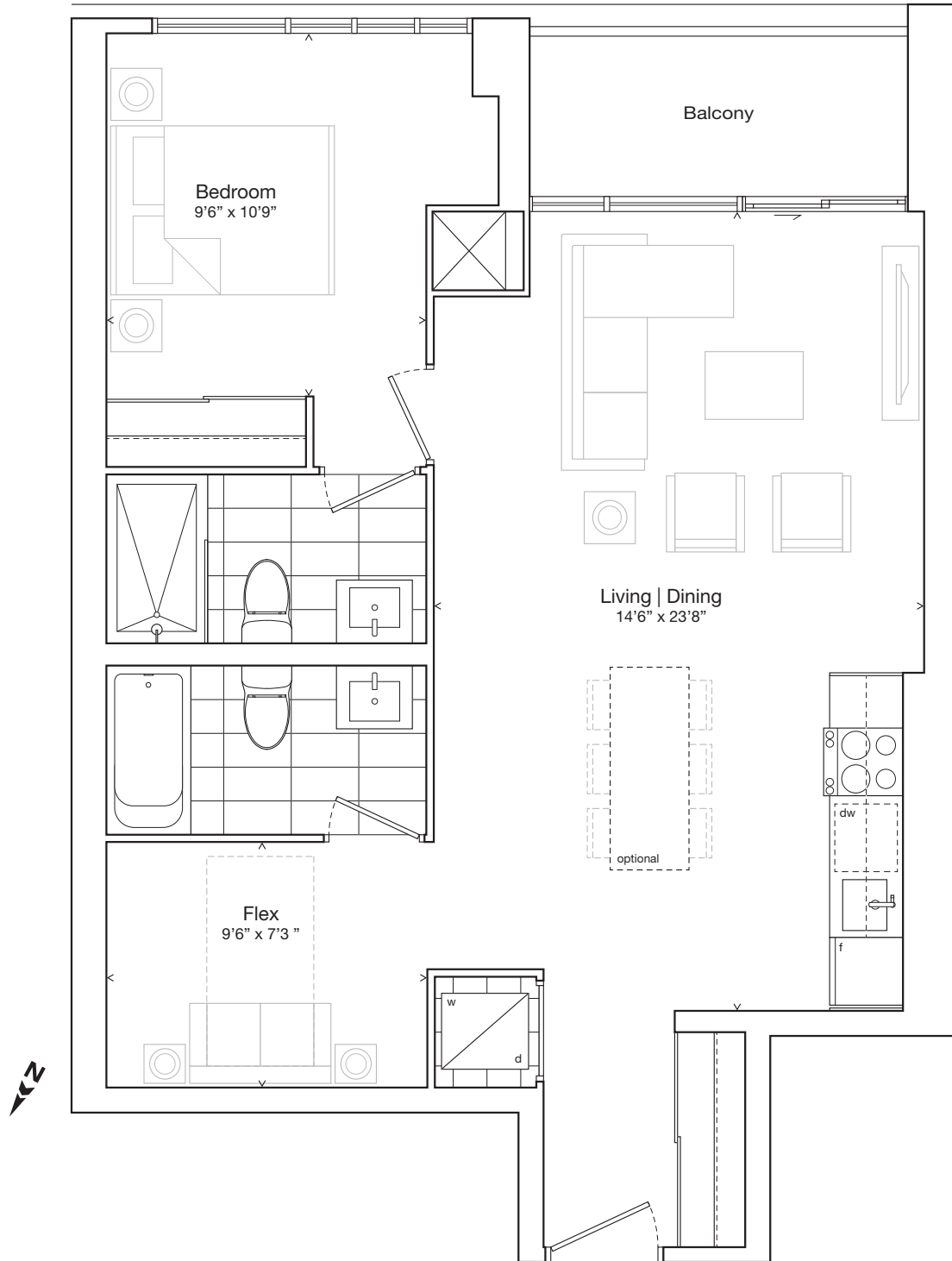


One Bedroom and Flex 755 sf

201 / 222 / 301 / 326 / 401 / 426 / 501
526 / 601 / 624 / 701 / 724 / 801 / 824

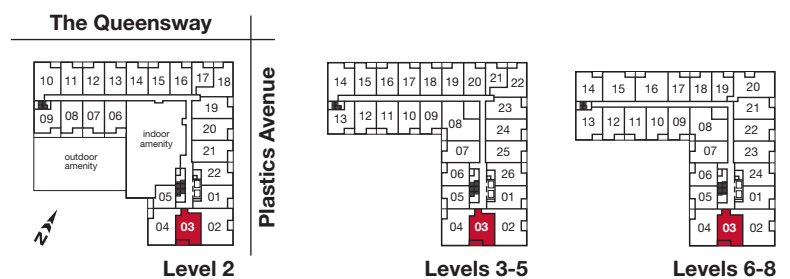
624 / 724 / 824 – 750 sf



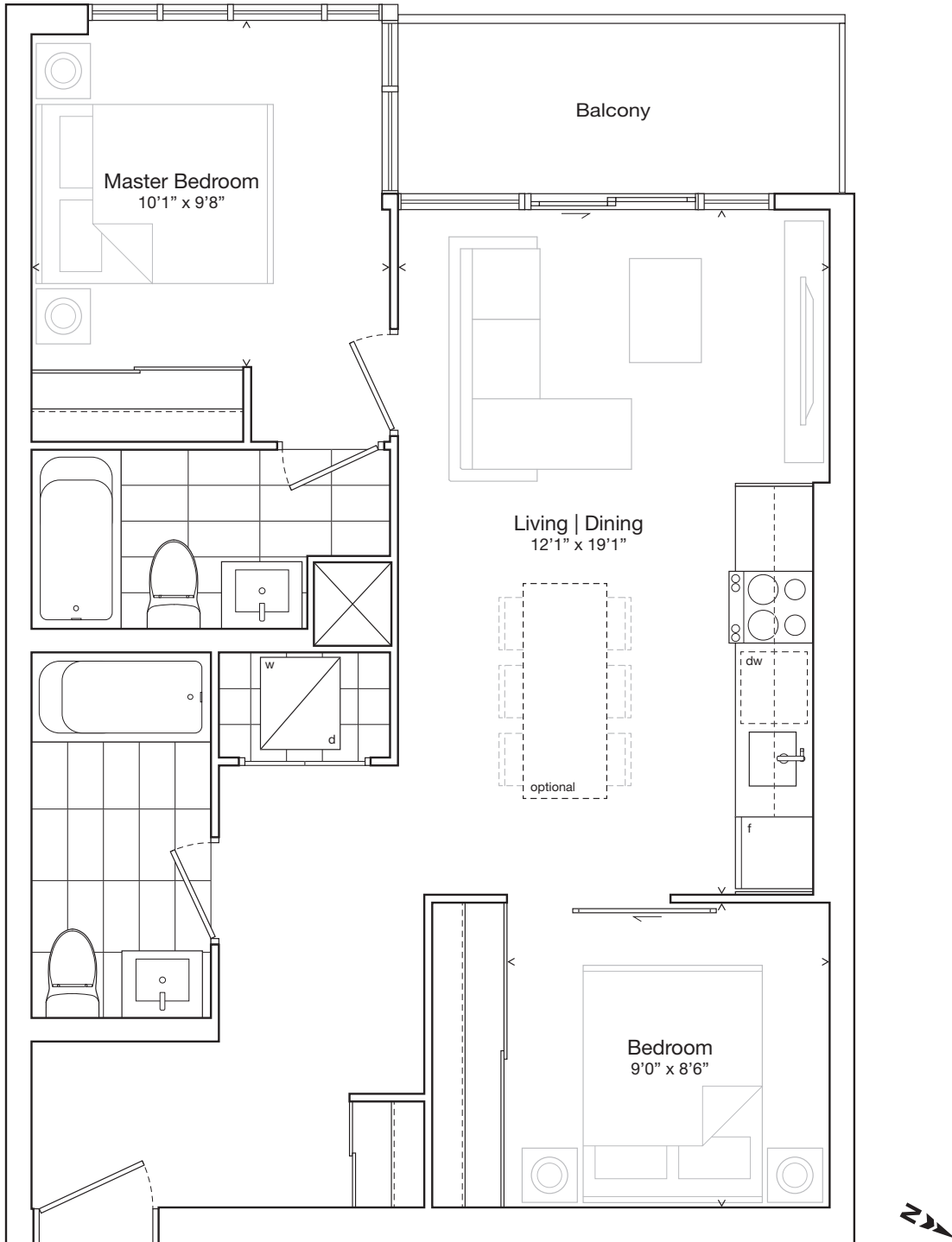


One Bedroom and Flex 771 sf

203 / 303 / 403 / 503 / 603 / 703 / 803

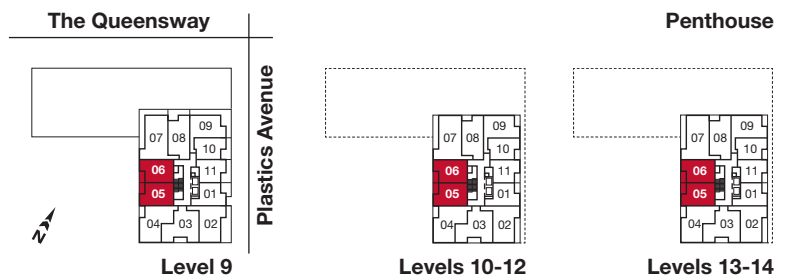


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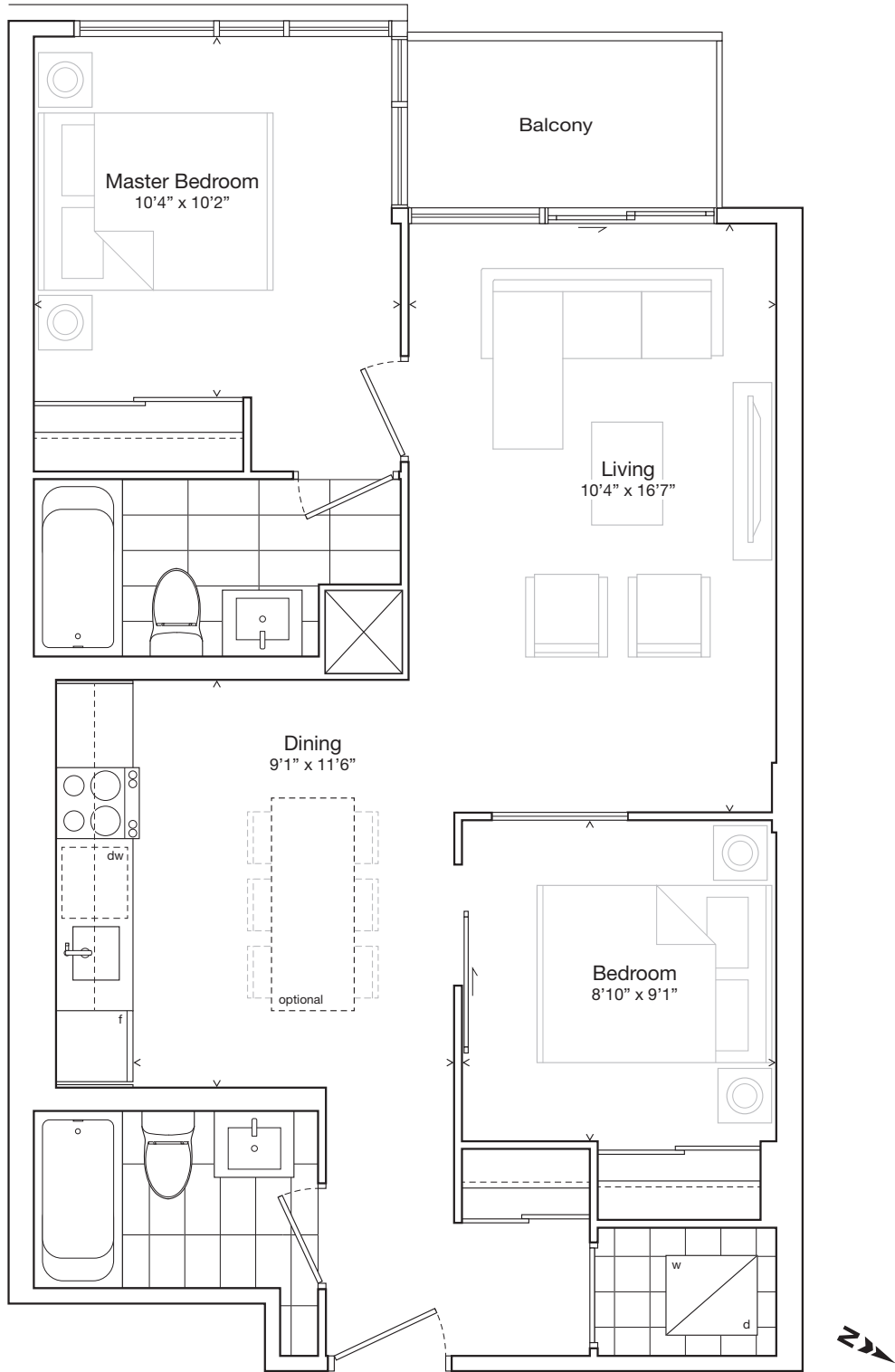


Two Bedroom 727 sf

905 / 906 / 1005 / 1006 / 1105
1106 / 1205 / 1206 / LP05 / LP06
UP05 / UP06

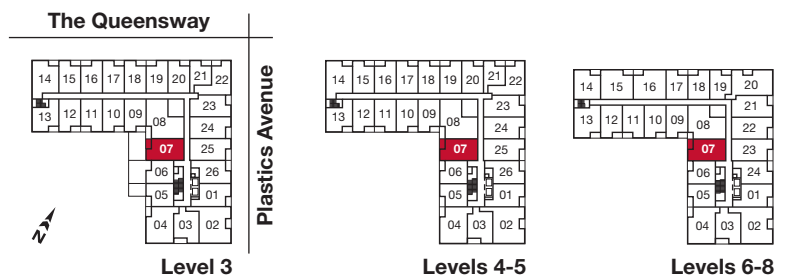


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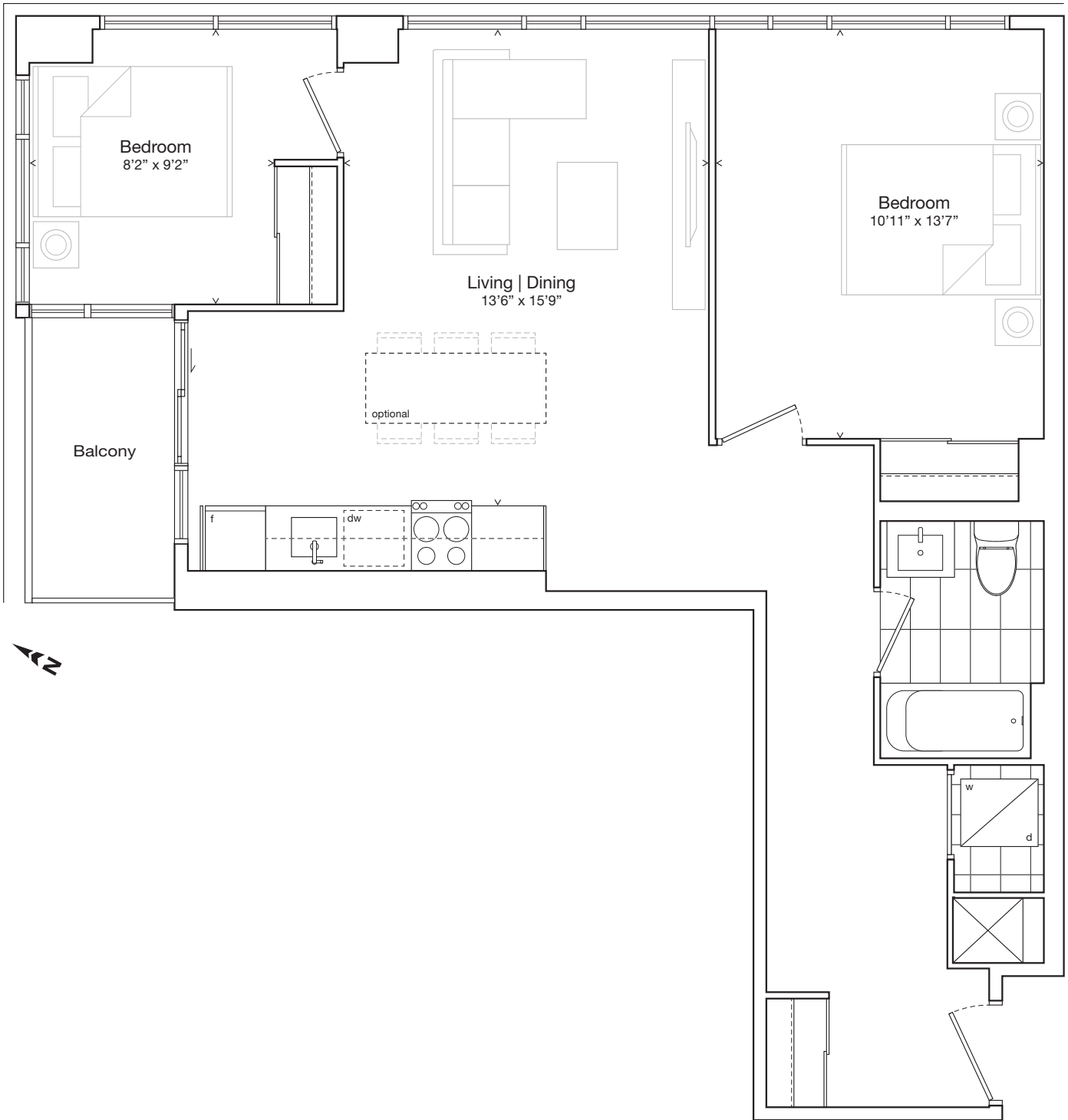


Two Bedroom 765 sf

307 / 407 / 507 / 607 / 707 / 807



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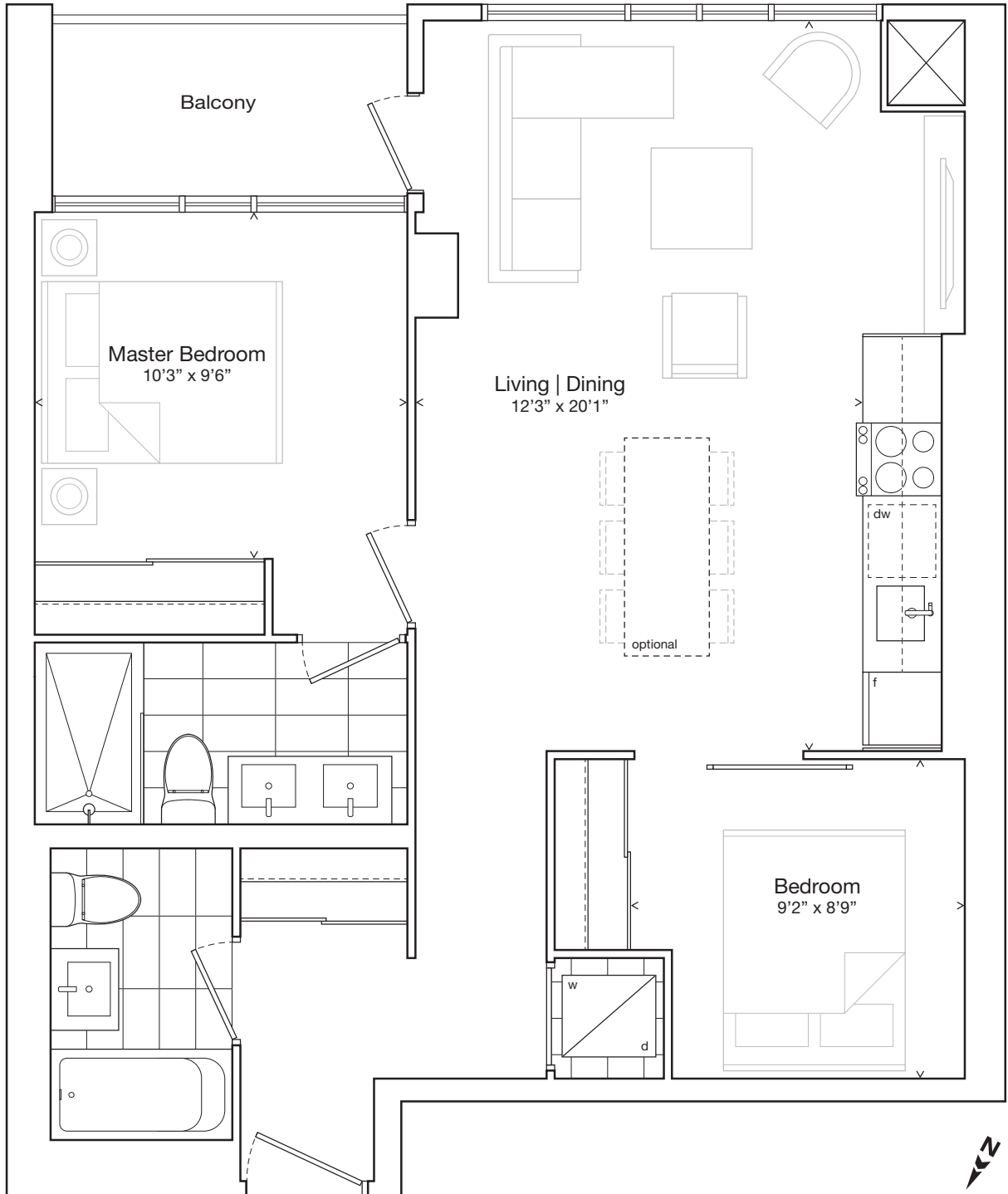


Two Bedroom 790 sf

218 / 322 / 422 / 522



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Two Bedroom 795 sf

613 / 713 / 813

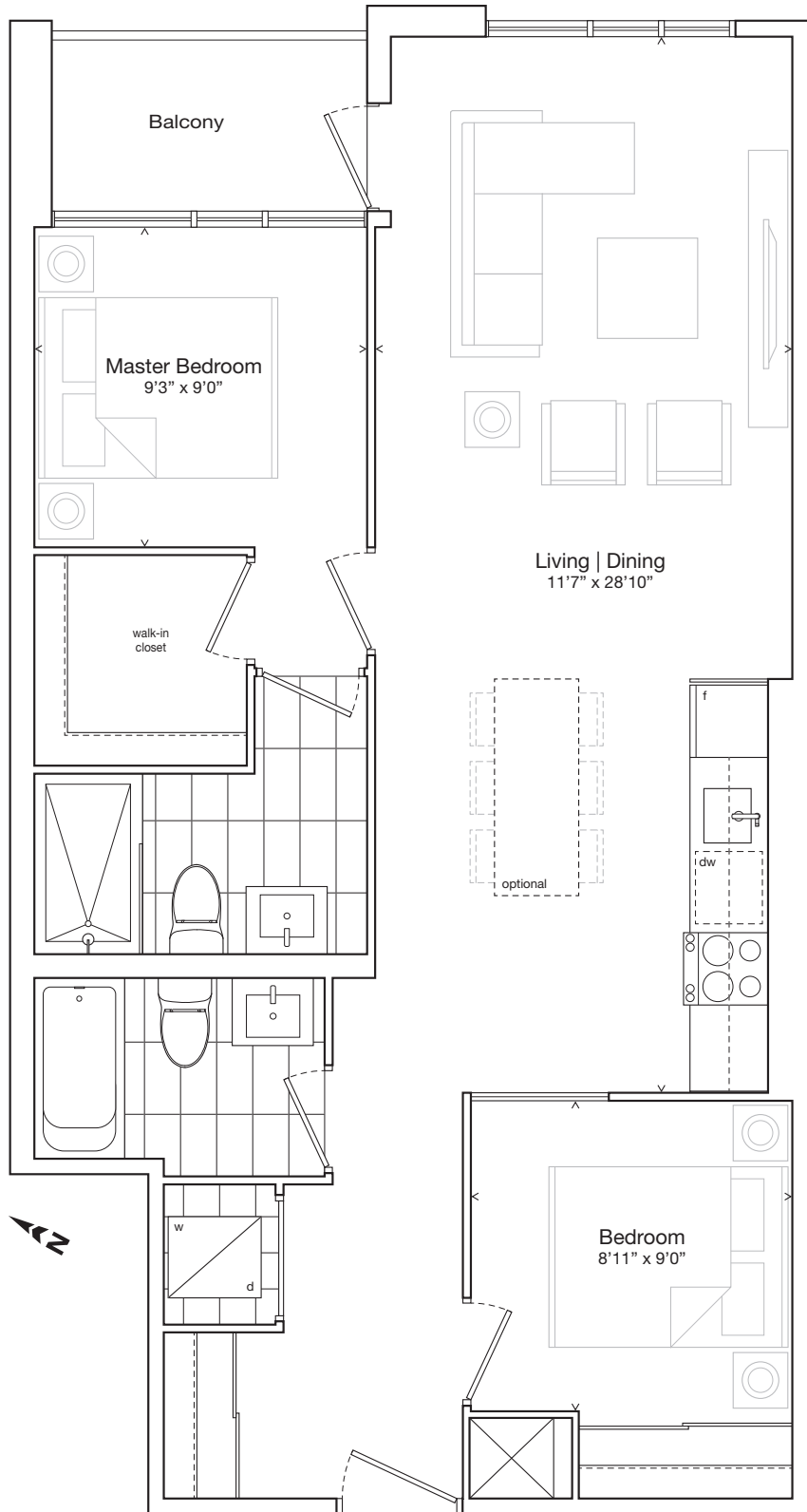
The Queensway



Plastic Avenue

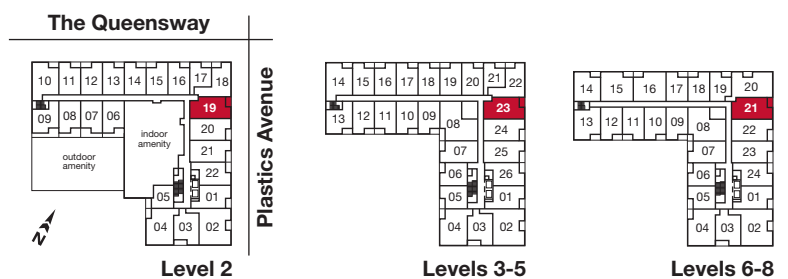
Levels 6-8

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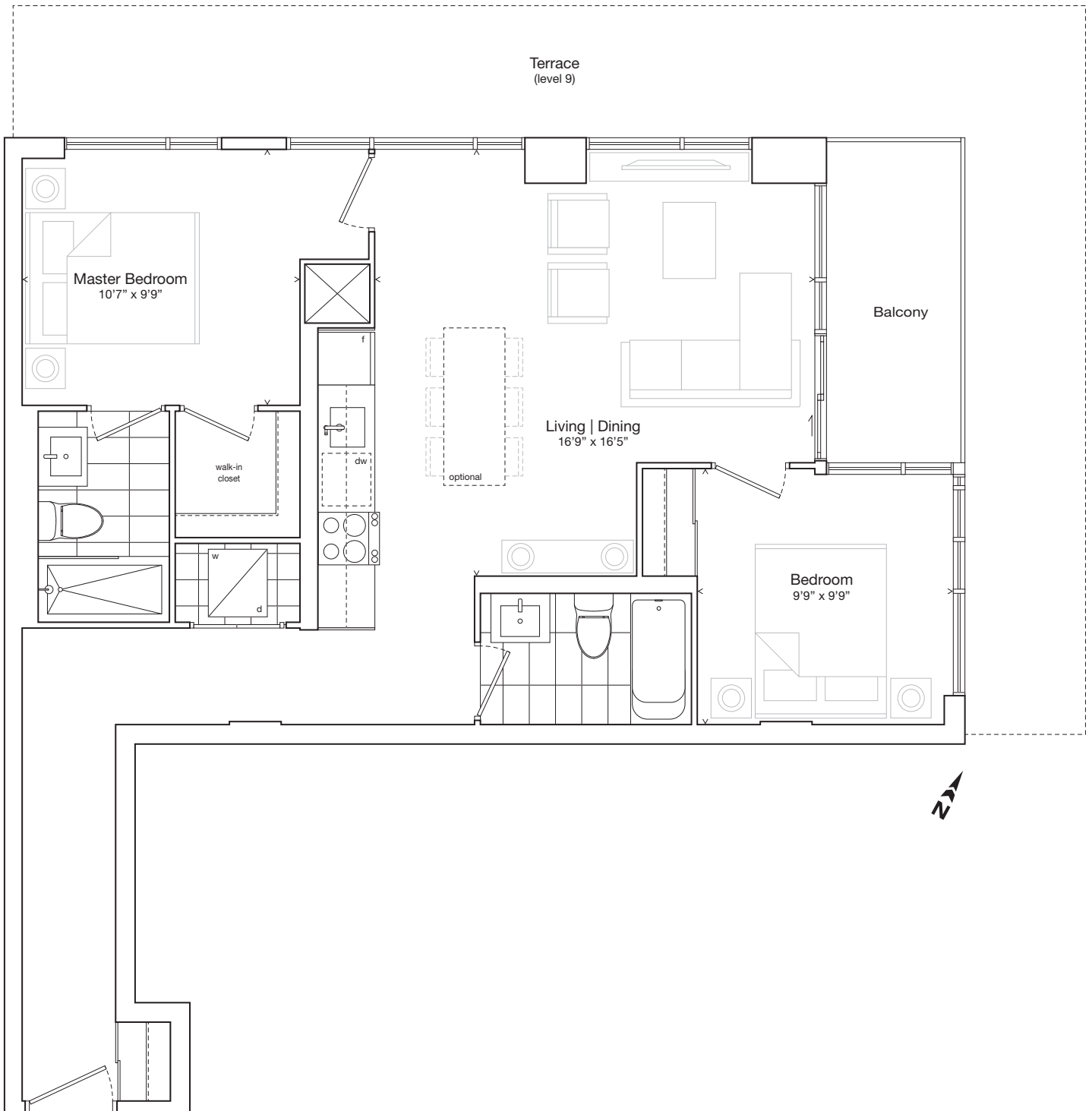


Two Bedroom 817 sf

219 / 323 / 423 / 523 / 621 / 721 / 821

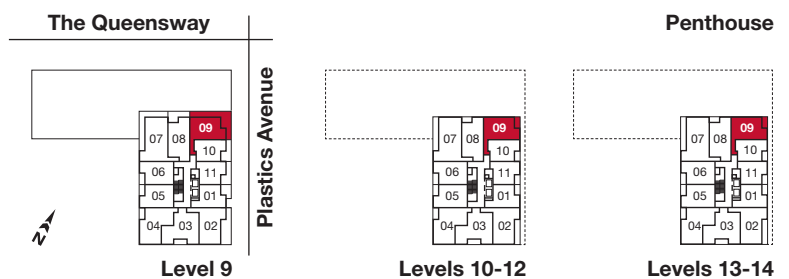


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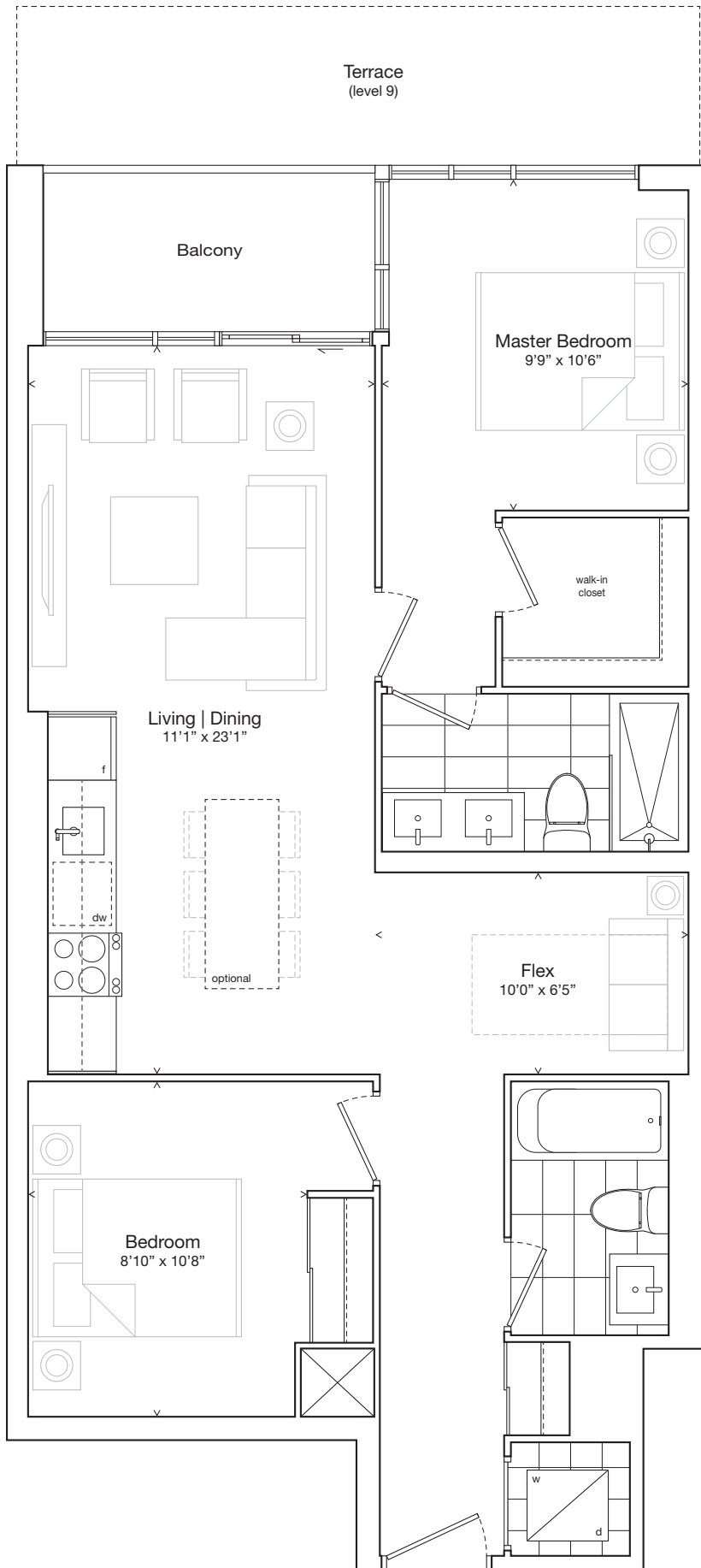


Two Bedroom 828 sf

909 / 1009 / 1109 / 1209
LP09 / UP09

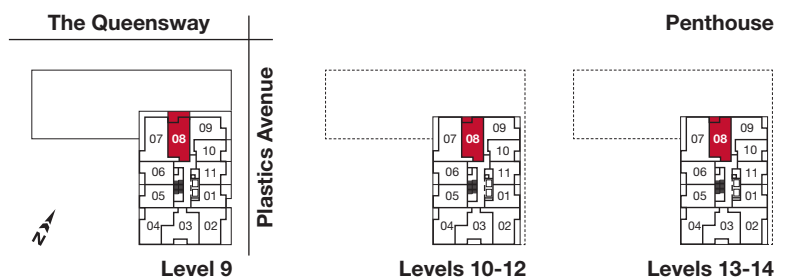


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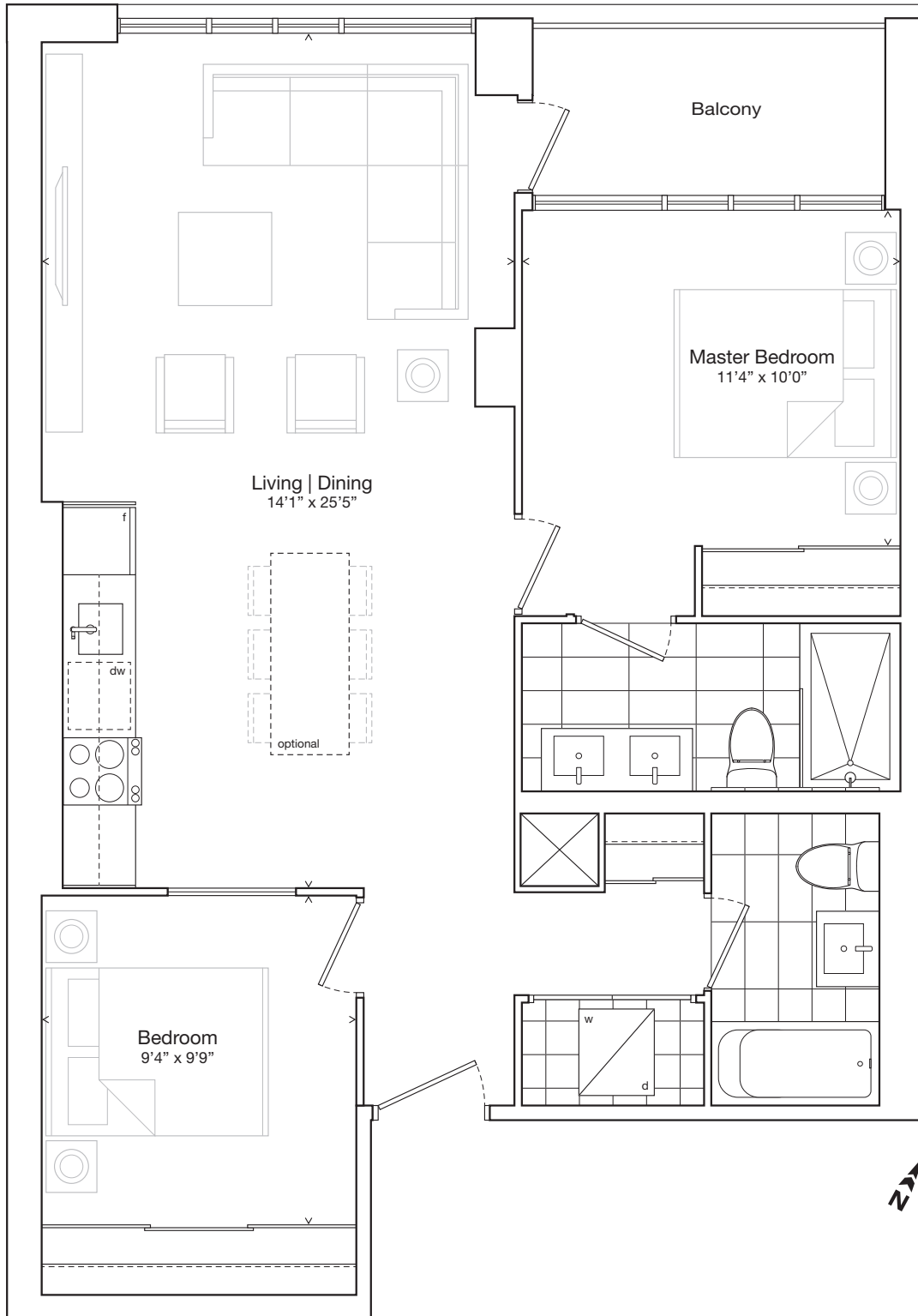


Two Bedroom and Study 846 sf

908 / 1008 / 1108 / 1208
LP08 / UP08

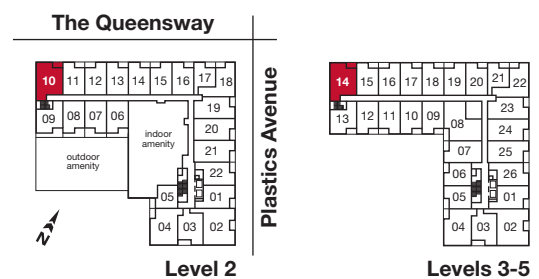


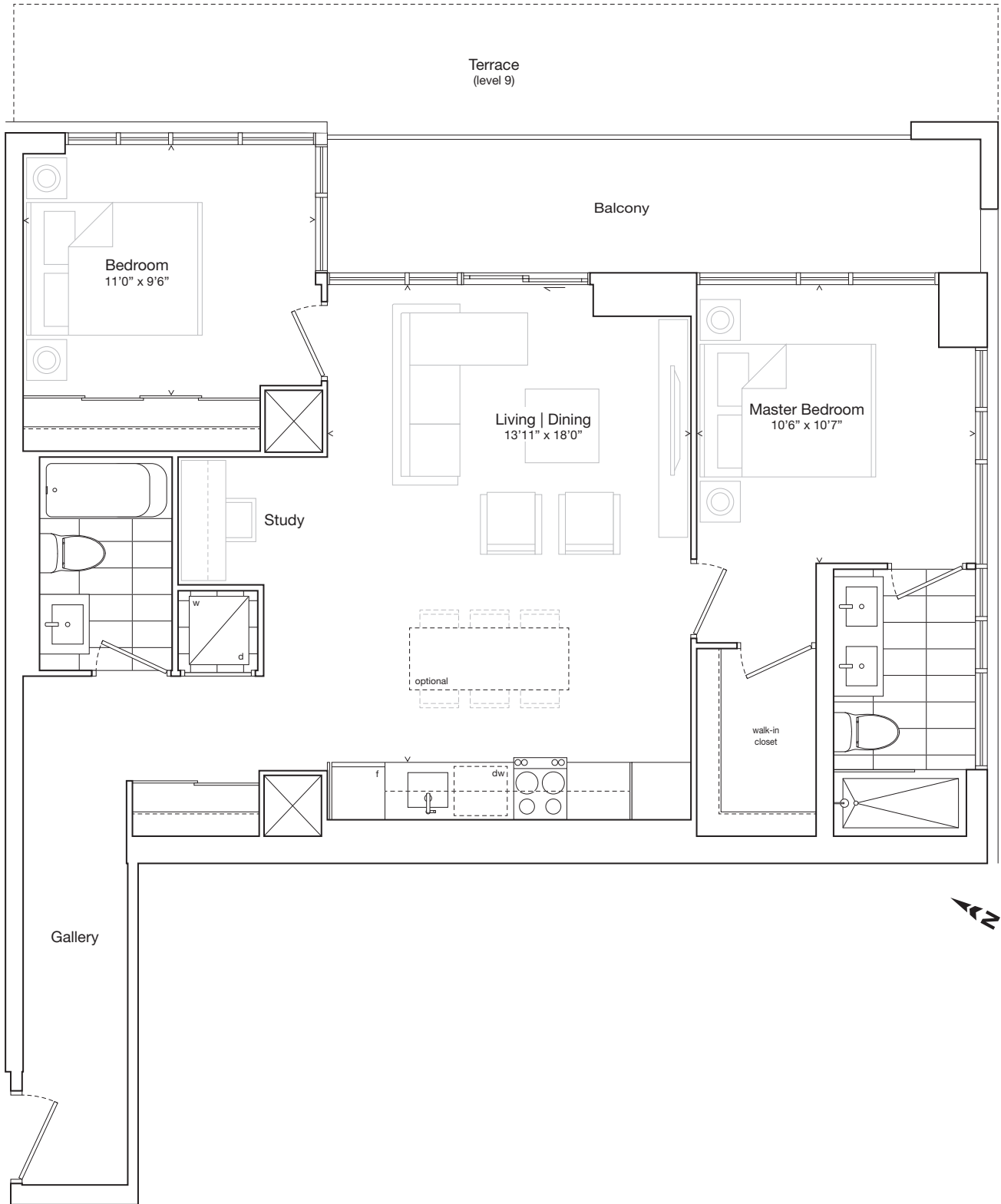
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Two Bedroom 895 sf

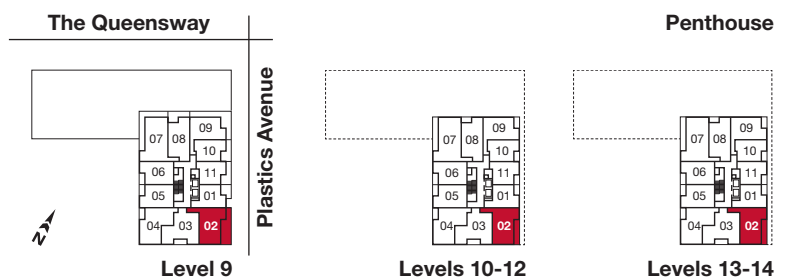
210 / 314 / 414 / 514



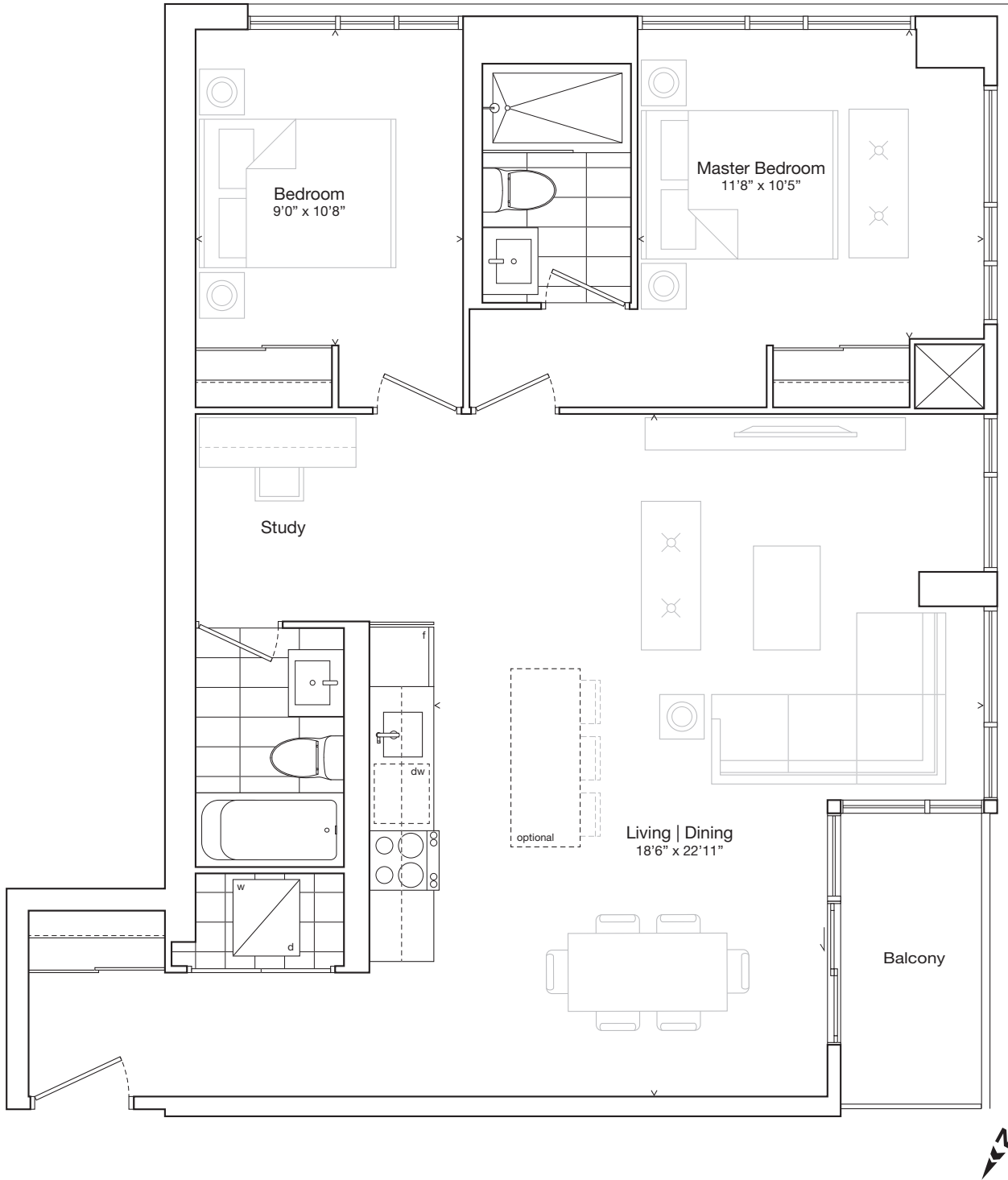


Two Bedroom and Study 921 sf

902 / 1002 / 1102 / 1202
LP02 / UP02

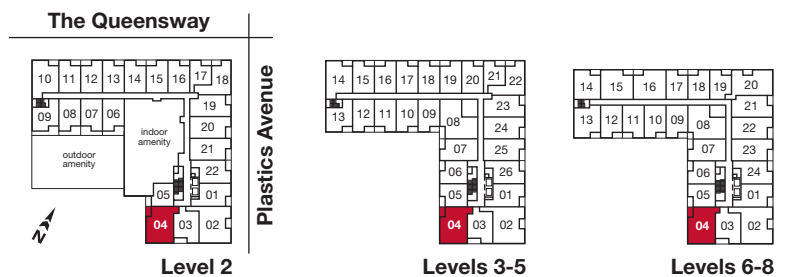


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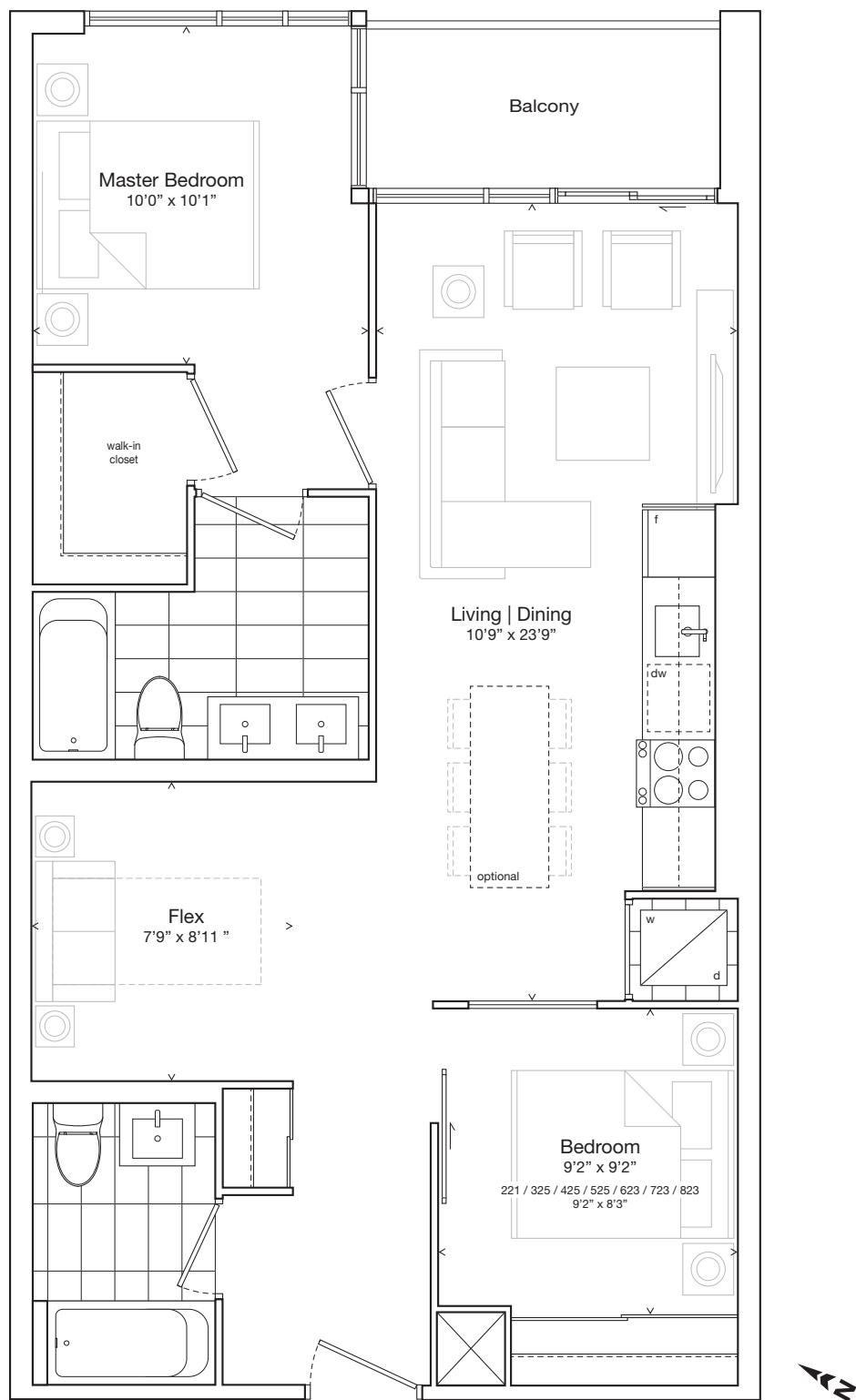


Two Bedroom and Study 1,009 sf

204 / 304 / 404 / 504 / 604 / 704 / 804



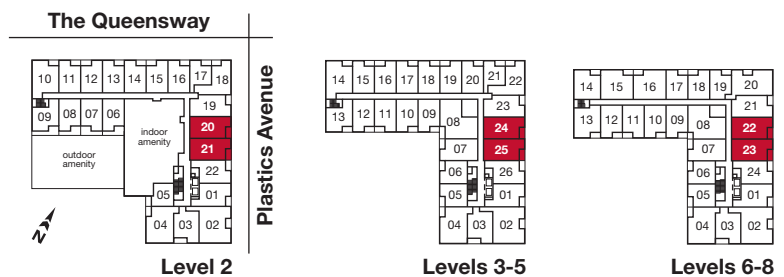
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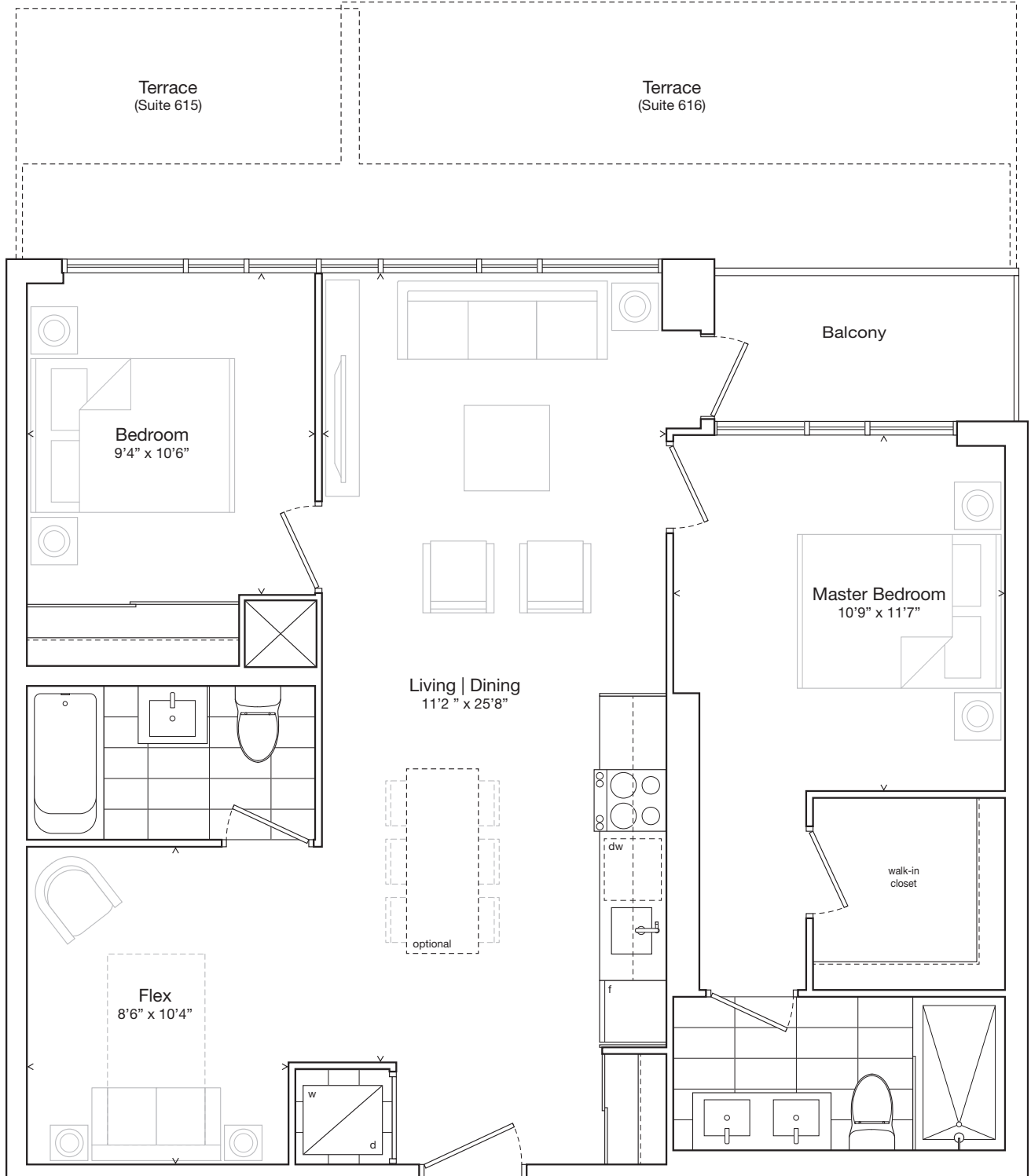
Two Bedroom and Flex 845 sf

**220 / 221 / 324 / 325 / 424 / 425 / 524
525 / 622 / 623 / 722 / 723 / 822 / 823**

221 / 325 / 425 / 525 / 623 / 723 / 823 – 835 sf

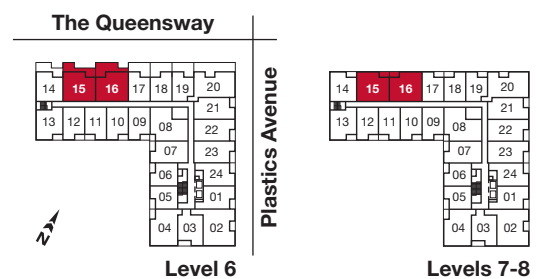


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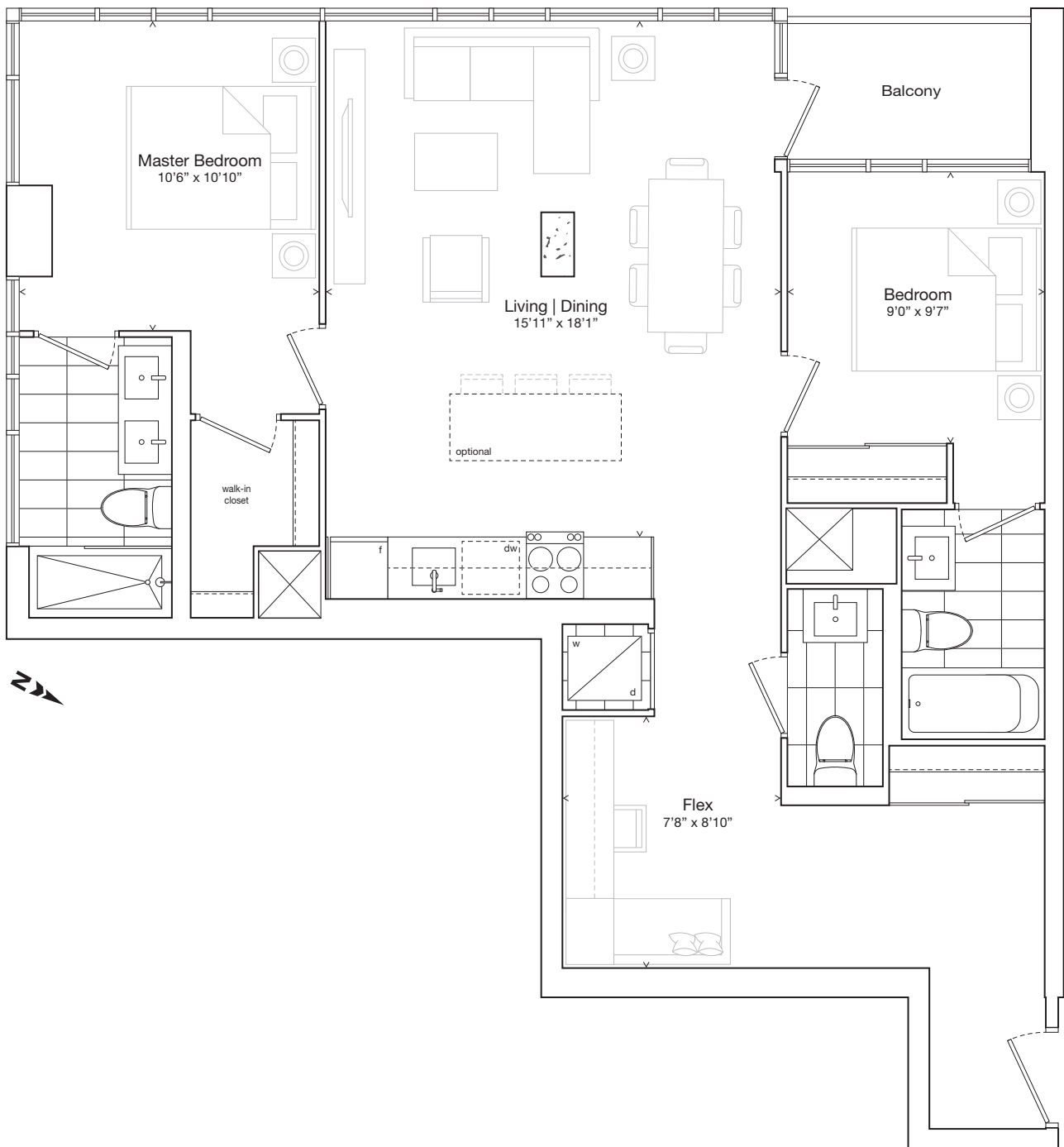


Two Bedroom and Flex 921 sf

615 / 616 / 715 / 716 / 815 / 816

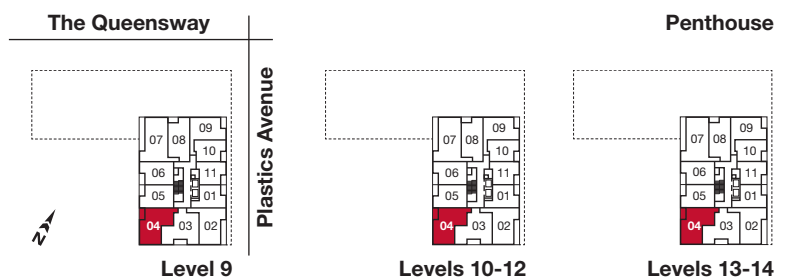


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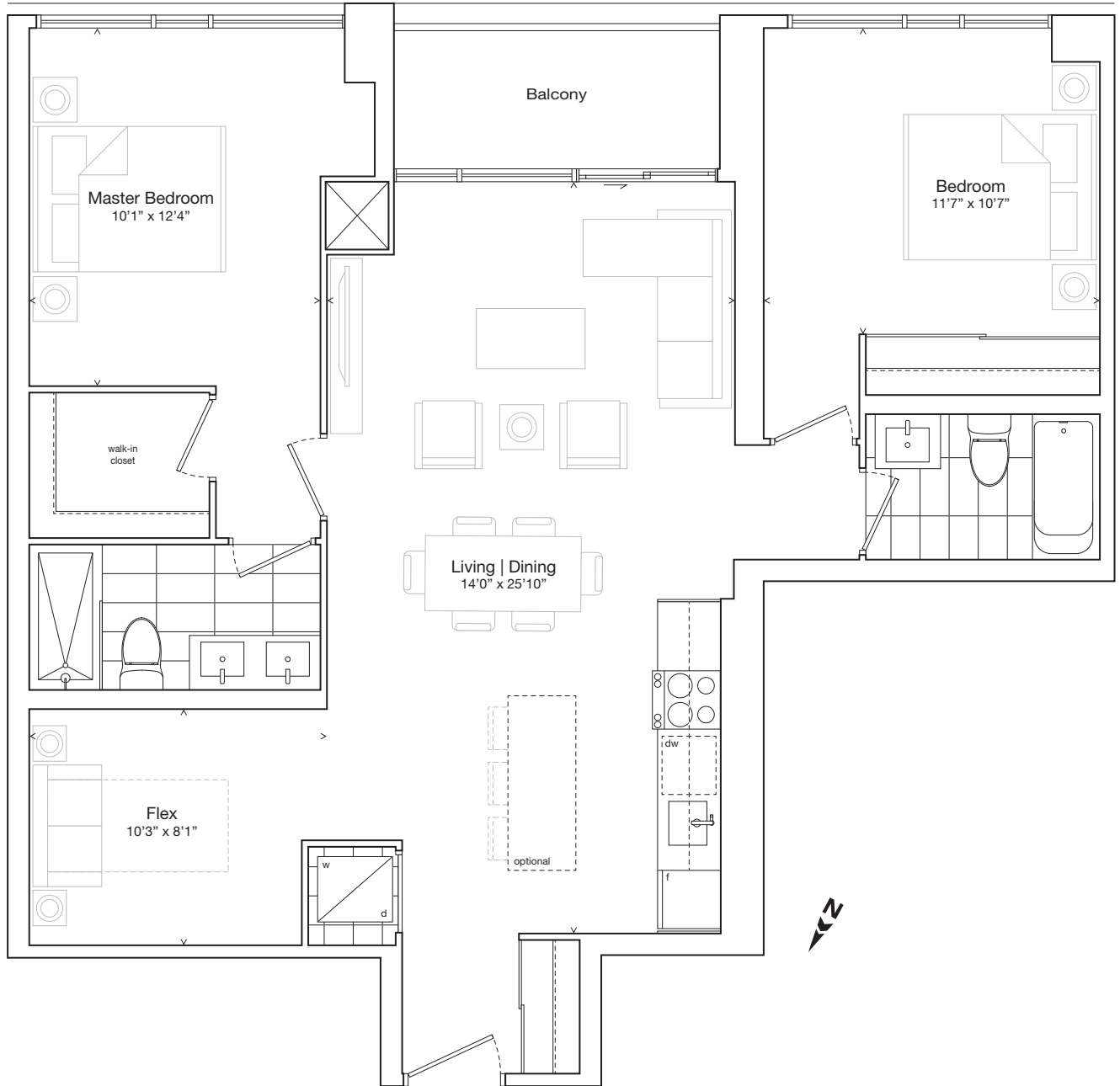


Two Bedroom and Flex 995 sf

904 / 1004 / 1104 / 1204
LP04 / UP04

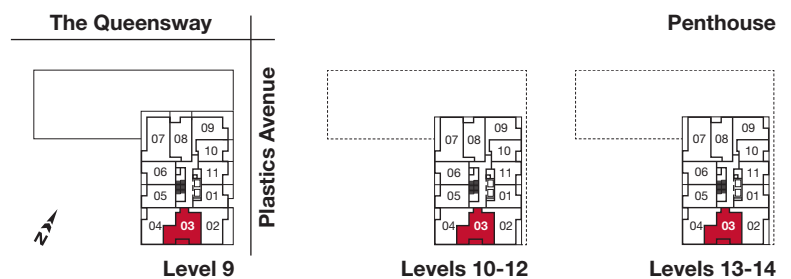


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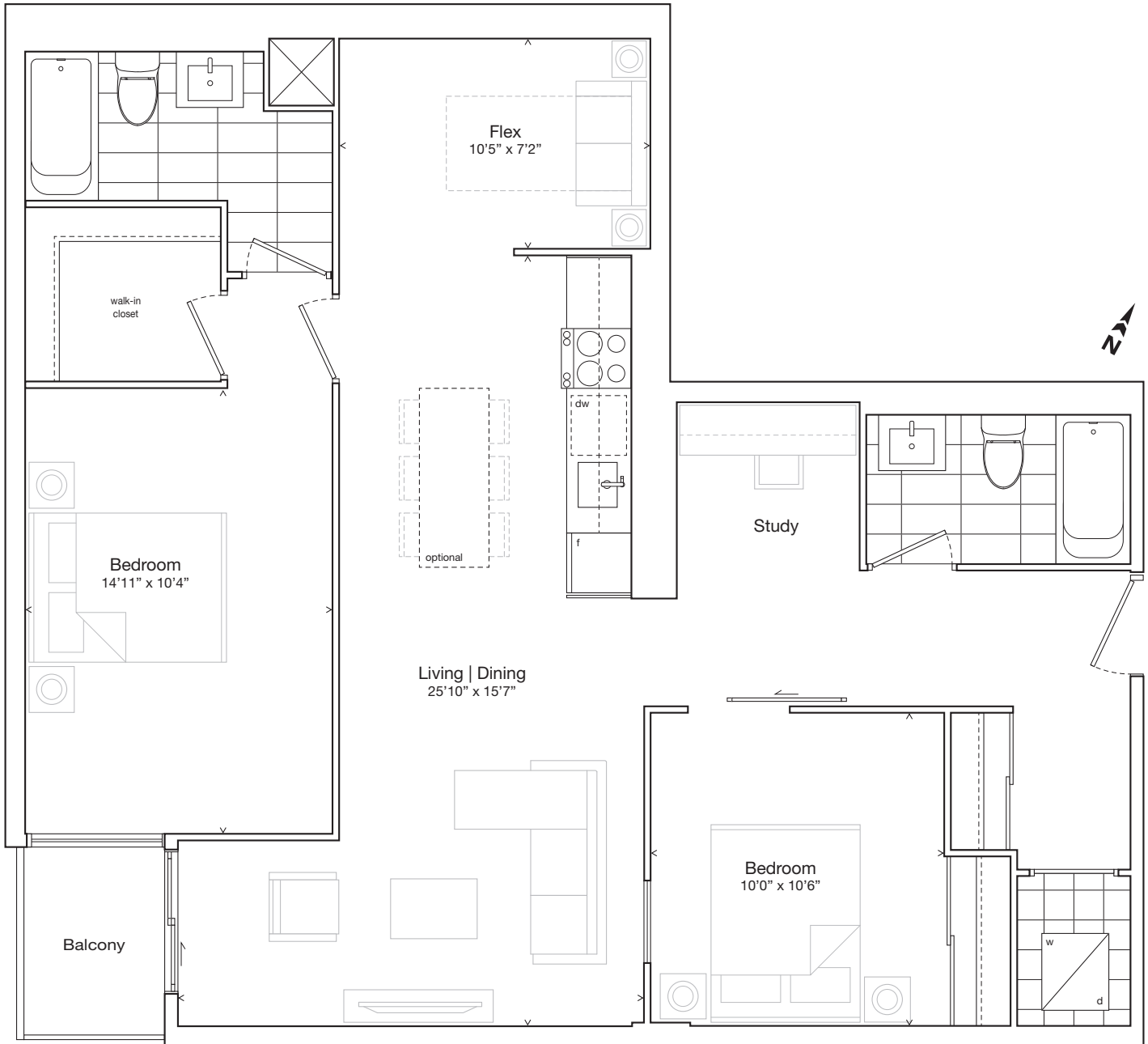


Two Bedroom and Flex 1,020 sf

903 / 1003 / 1103 / 1203
LP03 / UP03



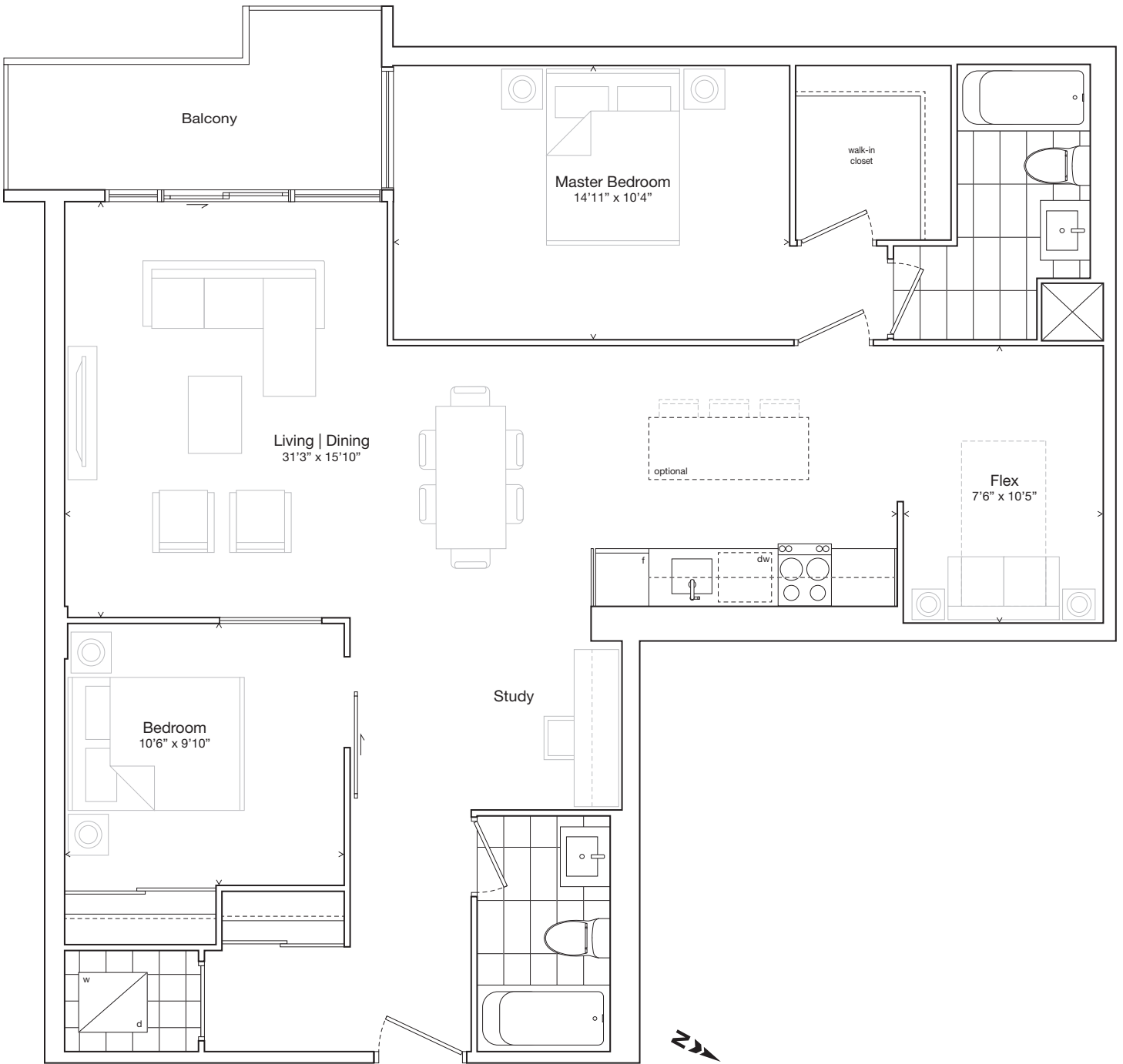
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Two Bedroom, Flex and Study 1,077 sf

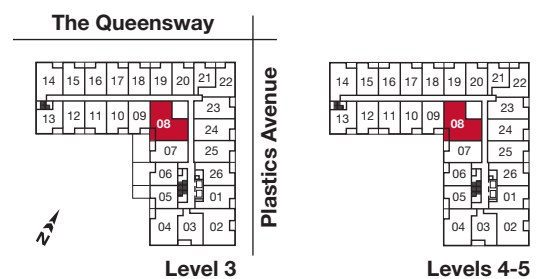
608 / 708 / 808



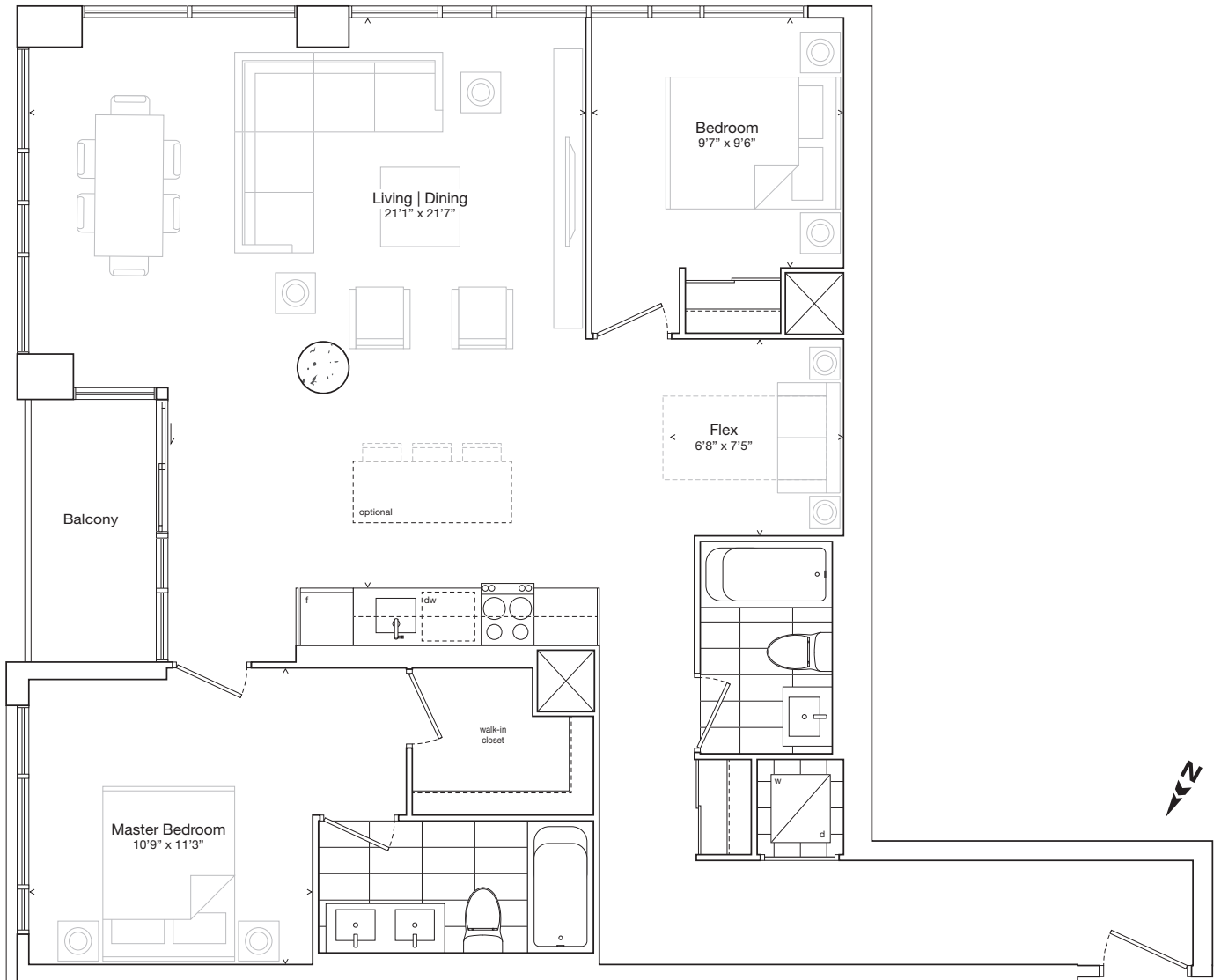


Two Bedroom, Flex and Study 1,171 sf

308 / 408 / 508

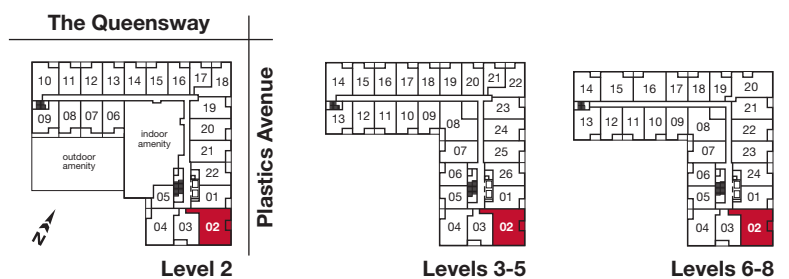


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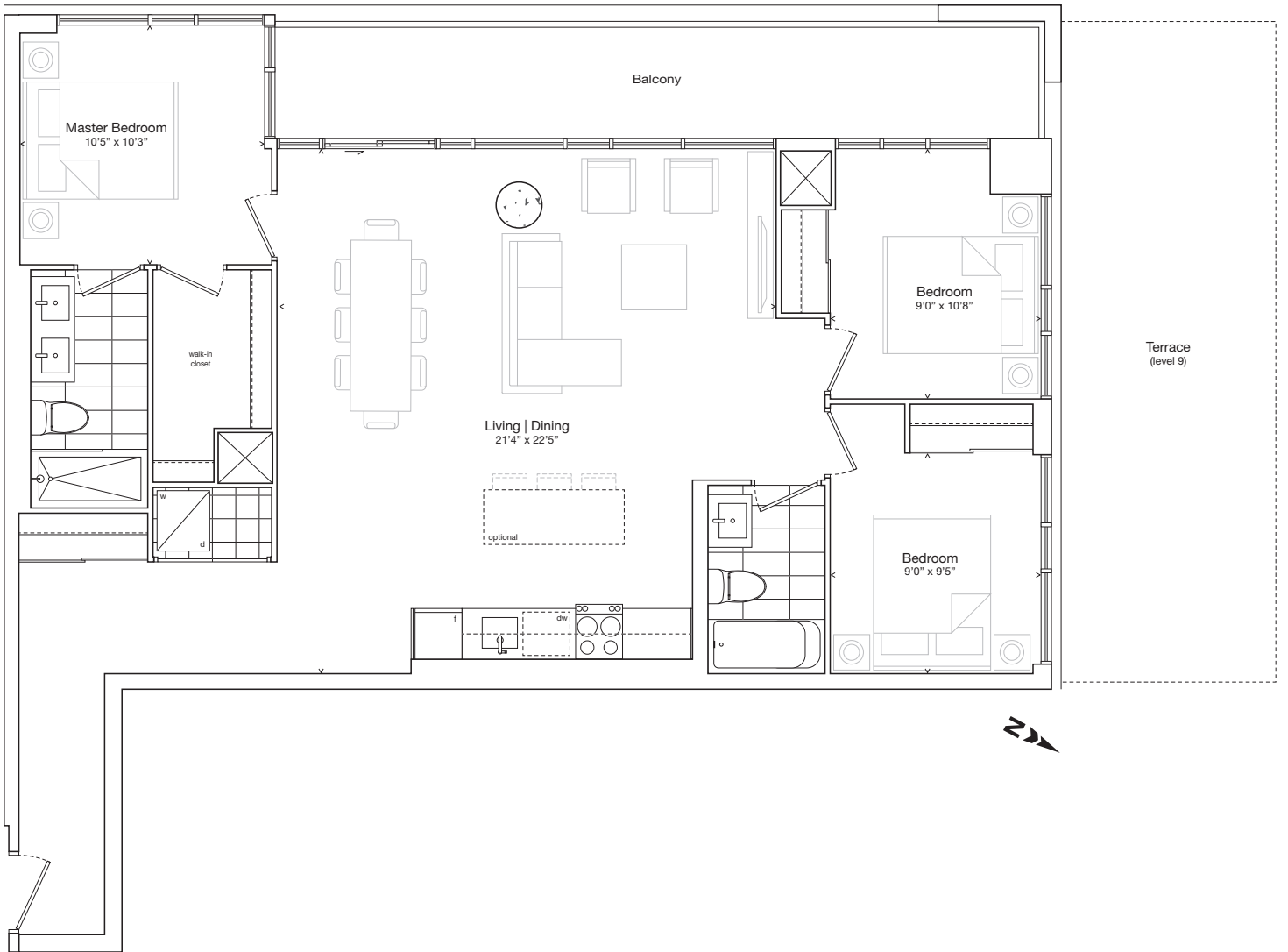


Two Bedroom and Flex 1,190 sf

202 / 302 / 402 / 502 / 602 / 702 / 802

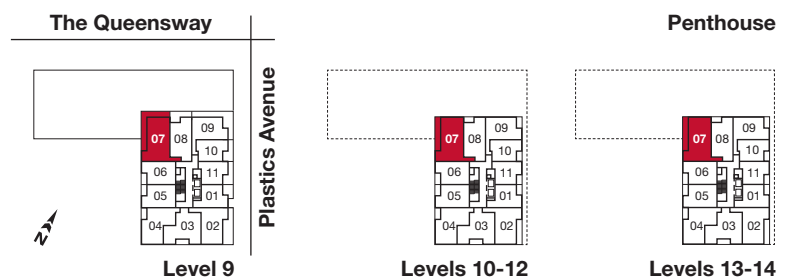


All dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Tile patterns may vary. Window size and location may vary. Actual usable floor space may vary from stated floor area. Bulkheads required for mechanical purposes such as kitchen and washroom exhausts and heating and cooling ducts have not been indicated. E.&O.E. Feb 2018

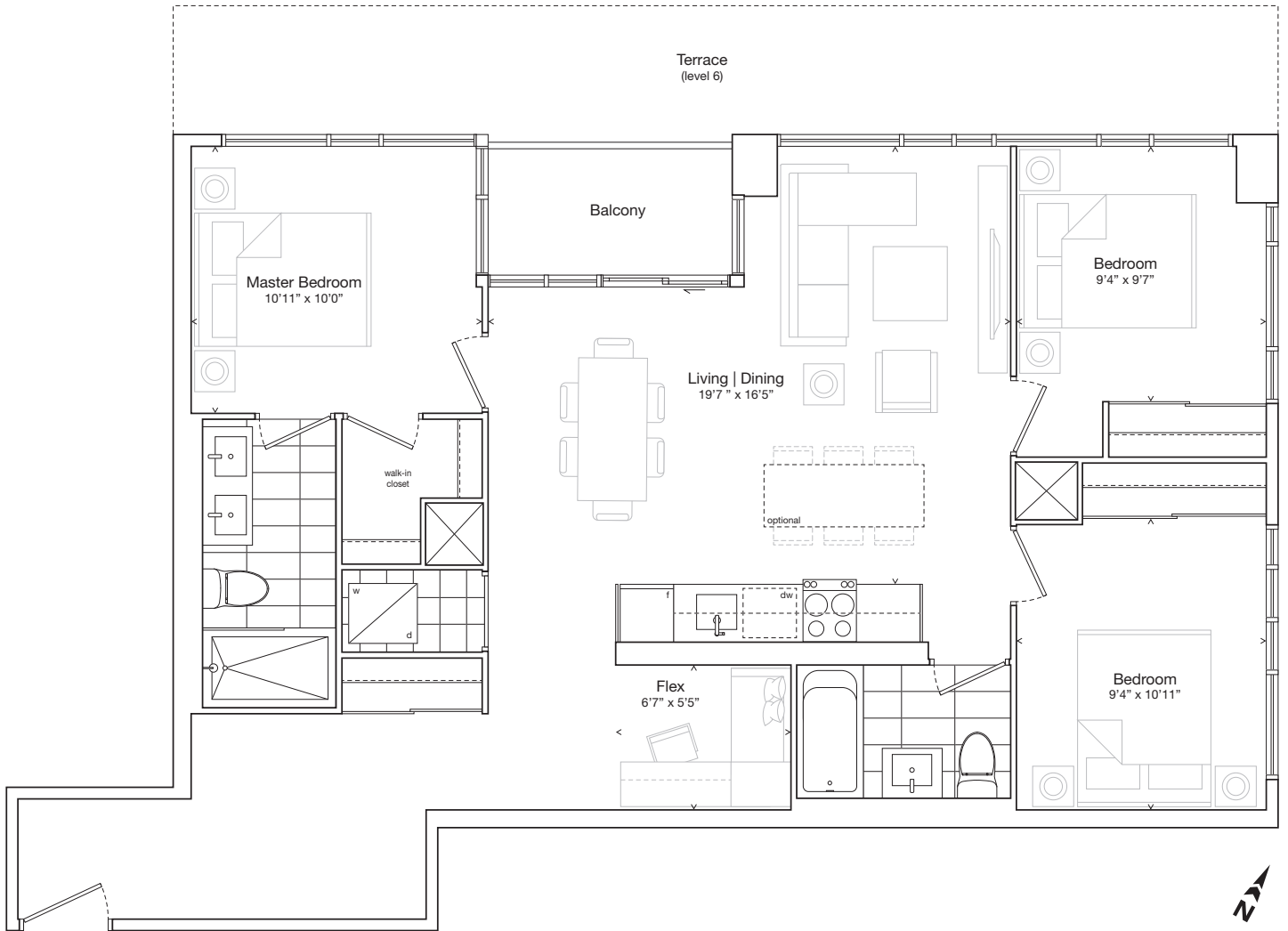


Three Bedroom 1,142 sf

907 / 1007 / 1107 / 1207
LP07 / UP07

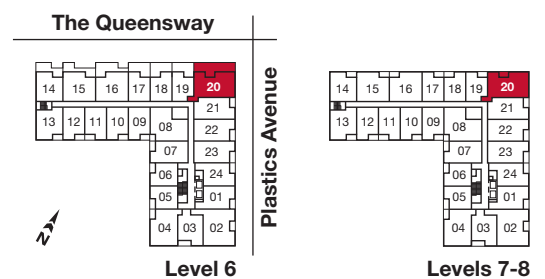


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Three Bedroom and Flex 1,080 sf

620 / 720 / 820



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It's all in the details

859 West

- _ A sophisticated 14 storey residence on The Queensway with two elegantly finished elevators
- _ Indoor amenities include lounge space equipped with a designer kitchen, private dining room, children's play area and a full size gym
- _ Outdoor amenities include cabanas, bbq and dining areas, lawn bowling and a lounge

General Suite Features

- _ 9' ceiling heights in all principal rooms. Where bulkheads are present or drop ceilings are required, the ceiling heights will be less than 9'. Ceiling heights are calculated from the finished concrete slab to the underside of the concrete slab above
- _ Solid core entry door with chrome lever hardware
- _ Slab interior doors with chrome lever hardware (privacy set in bathroom(s))
- _ Framed rolling closet doors in foyer†
- _ Frosted floor to ceiling rolling door in bedroom(s)†
- _ Sliding closet doors in bedroom(s) and den†
- _ 3" baseboards in all areas
- _ 2 ½" interior door casings throughout
- _ White switches and receptacles throughout
- _ Interior walls primed and painted in white latex flat finish paint; bathroom(s), laundry closet and trim painted in white latex semi-gloss paint. All paint low VOC
- _ White textured ceilings in all areas, except bathroom(s) and drop ceilings (where bulkheads are present), which have smooth finish ceilings
- _ Poured concrete finish to all balconies

Flooring Features

- _ Laminate flooring in foyer, hallways, kitchen, living/dining room, bedroom(s) and den†
- _ Porcelain tile floor in bathroom(s)
- _ Ceramic wall tile in shower enclosure†
- _ Tile floor in laundry closet

Kitchen Features

- _ Designer selected two-tone kitchen cabinetry from builder's design sample
- _ Engineered stone countertop with stainless steel undermount sink†
- _ Designer selected tile backsplash from builder's sample design package
- _ Stainless steel appliances, including refrigerator, self-cleaning range, 24" built-in Energy Star dishwasher (as per plan) and combination microwave/hood fan vented to the exterior
- _ Single-lever chrome finish kitchen faucet

Bathroom Features

- _ Designer selected bathroom cabinetry and vanity mirror from builder's sample package
- _ Quartz countertop with undermount sink
- _ Chrome finish vanity and shower faucets
- _ White builders standard toilet
- _ Soaker tub with full-height tile surround (where tub applicable)
- _ Clear tempered glass shower stall in bathroom with full-height tile surround†
- _ Exhaust fan vented to exterior

Laundry Features

- _ White stacked, front loaded washer and dryer vented to exterior with wall mounted water control valves

Mechanical & Electrical

- _ Individual service panel with circuit breakers
- _ Pre-wired CAT 5 outlets for telephone and/or internet connections in living room, bedroom(s) and den†
- _ Ceiling light fixtures in foyer, kitchen and walk-in closets (as per plan); wall mounted light fixture in bathroom(s); and, capped ceiling outlets in bedroom and dining room†
- _ All appliances connected and ready to use
- _ Suite hydro individually metered
- _ Individual two pipe fan coil system with auxiliary heat coil providing seasonal in suite heating and cooling

Advanced Security Features

- _ Enter-phone and cameras at visitor entrances
- _ Resident Key Fob access throughout common areas
- _ Underground parking with closed circuit cameras at pre-selected locations

† - as per plan

N.B. Subject to paragraph 4 of the Agreement of Purchase and Sale attached hereto, the Vendor shall have the right to substitute other products and materials for those listed in this Schedule or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to, or better than, the products and materials so listed or so provided.

1. Marble and wood are subject to natural variations in colour and grain. Ceramic tile and broadloom are subject to pattern, shade and colour variations.
2. If the Unit is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and material choices from the Vendor's standard selections, then the Purchaser shall have until the Vendor's date designated by the Vendor (of which the Purchaser shall be given at least seven (7) days prior to notice) to properly complete the Vendor's colour and material selection form. If the Purchaser fails to do so within such time period, the Vendor may irrevocably exercise all of the Purchaser's rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colours or materials so selected by the Vendor, except that the Vendor shall have the right to substitute other materials and items for those provided in this Schedule provided that such materials and items are of equal quality to or better than the materials and items set out herein.
3. The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request.
4. References to model types or model numbers refer to current manufacturer's models. If these types or models change, the Vendor shall provide an equivalent model.
5. All dimensions, if any, are approximate.
6. All specifications and materials are subject to change without notice.
7. Pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchase order the Purchaser may have requested the Vendor to construct an additional feature within the Unit which is in the nature of an optional extra (such as, by way of example only, a fireplace); if, as a result of building, construction or site conditions within the Unit or the Building, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the Vendor in respect of such extra, without interest and in all other respects this Agreement shall continue in full force and effect.
8. Floor and specific features will depend on the Vendor's package as selected.



PRESENTATION GALLERY

859 The Queensway, Etobicoke, Ontario

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FIRST AVENUE PROPERTIES // LATCH DEVELOPMENTS

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