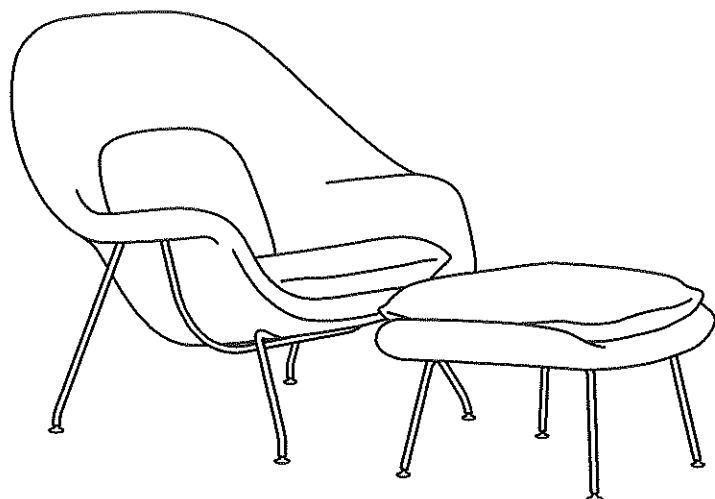
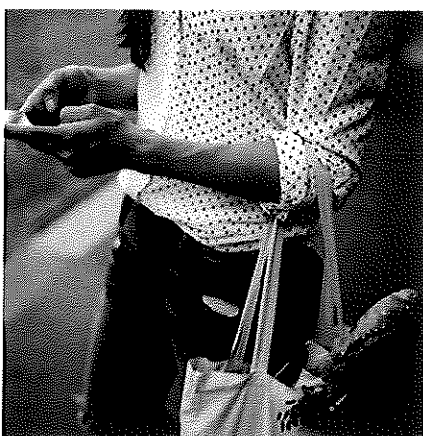
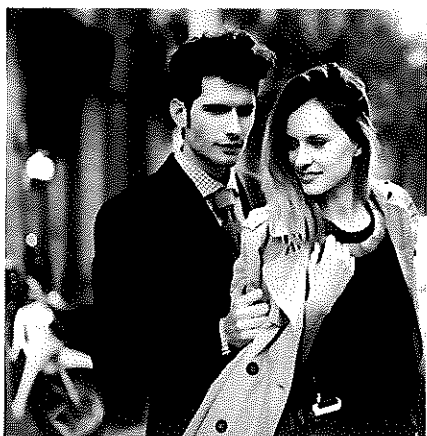
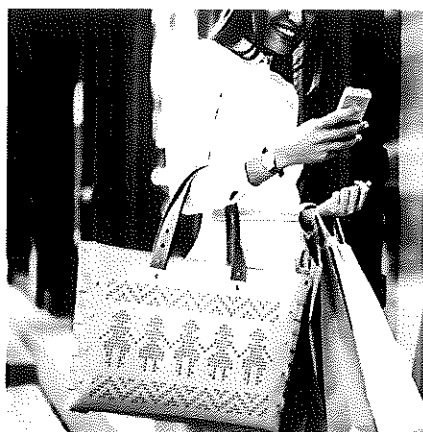


where design lives.





Eero Saarinen
1910 - 1961

Known as an architectural giant for his groundbreaking and sculptural organic forms for the Trans World Airline Terminal at JFK Airport and Dulles International Airport in Washington DC. Saarinen's interest in design stemmed from his creation of "organic design for home furnishings" best represented in his Womb Collection of furniture and the Tulip chair.

The timeless curves of a Saarinen chair. The clean lines of a Noguchi coffee table. These shapes and colours are the inspiration for 859 West, a residence with a smart, unexpected aesthetic that's unlike anything The Queensway has seen before.

Like those iconic pieces, the building is thoughtful and beautiful, inside and out. And comfort never takes a back seat to good looks – the two work together, pairing function with elegance, usability with thought-provoking design.

The focus on design starts with the stepped, asymmetrical exterior. The bold shape and horizontal form give it energy, inviting the eye and engaging the senses. Glass-enclosed street-level retail space adds texture and dimension.

And the exciting look doesn't stop with the exterior – the inside features the same touches of brilliance. From the clean, vintage-inspired pieces in the lobby to the sleek, modern finishes in each suite, this is unmistakably a residence for people who appreciate great design and sophisticated urban living.



View of 859 West looking south from The Queensway



Rendering is an artist's impression.

**Sophisticated elegance
welcomes you home**





Your place to play

Head up to the second floor of 859 West, and you'll find an entire level of indoor amenity area with plenty of room for you and the fam to move, play and relax.

Kick back in the wifi café – there's also a private kitchen that serves the oversized dining area nearby. Host a sophisticated gathering in the beautiful lounge; it has a chic bar that's ideal for entertaining. And for the kids, there's a play space decked out with soft flooring, toys, games, and more.

Rather be outside? Head through the glass doors for some fresh air. Curl up in a cozy cabana with a good book, team up with friends for a little lawn bowling, or bring the kids out for some fun in the sun around the outdoor garden area.

It's like your own rec room and backyard, all rolled into one.

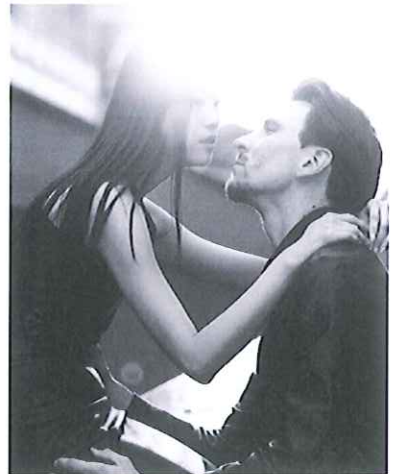
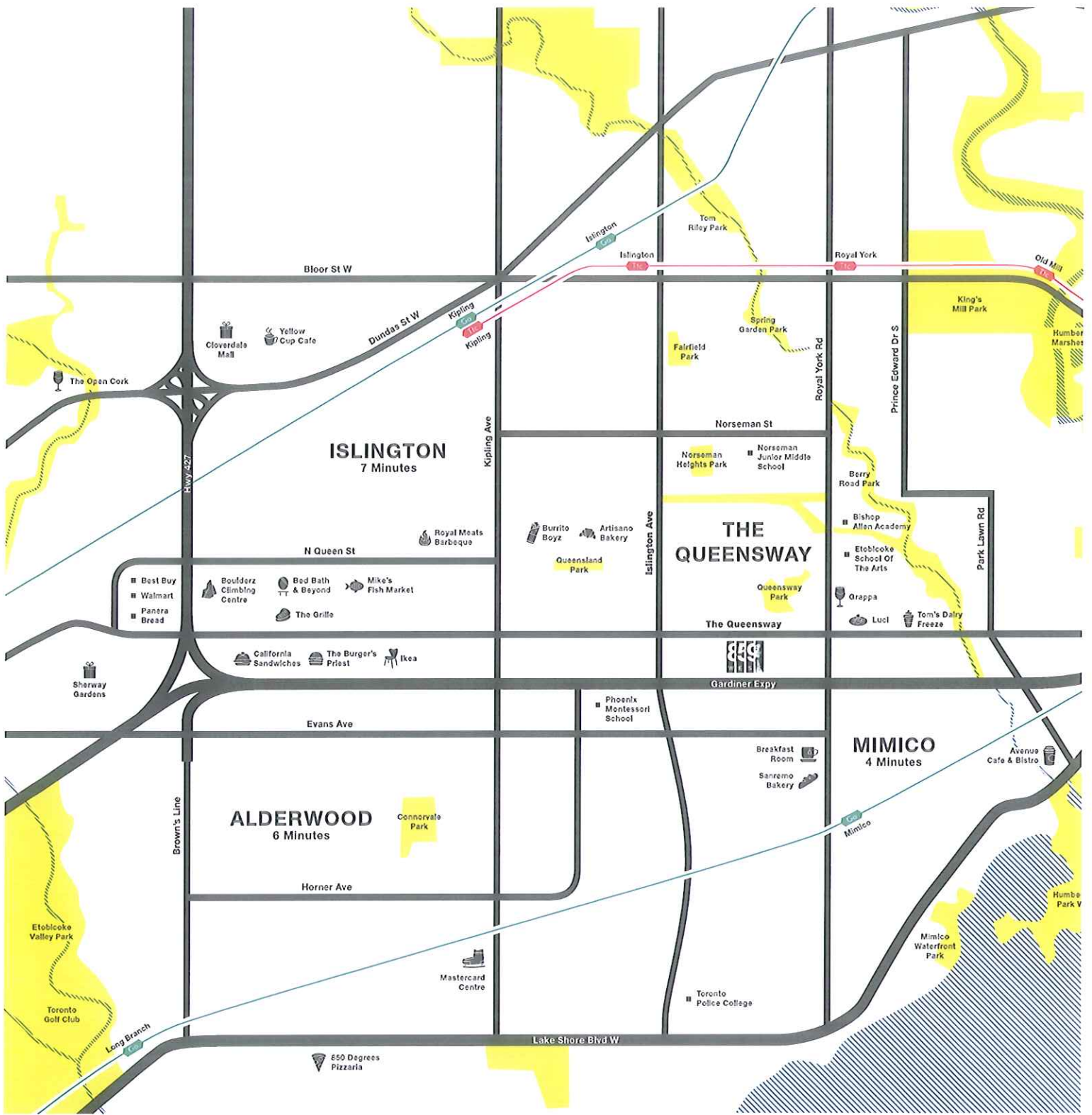


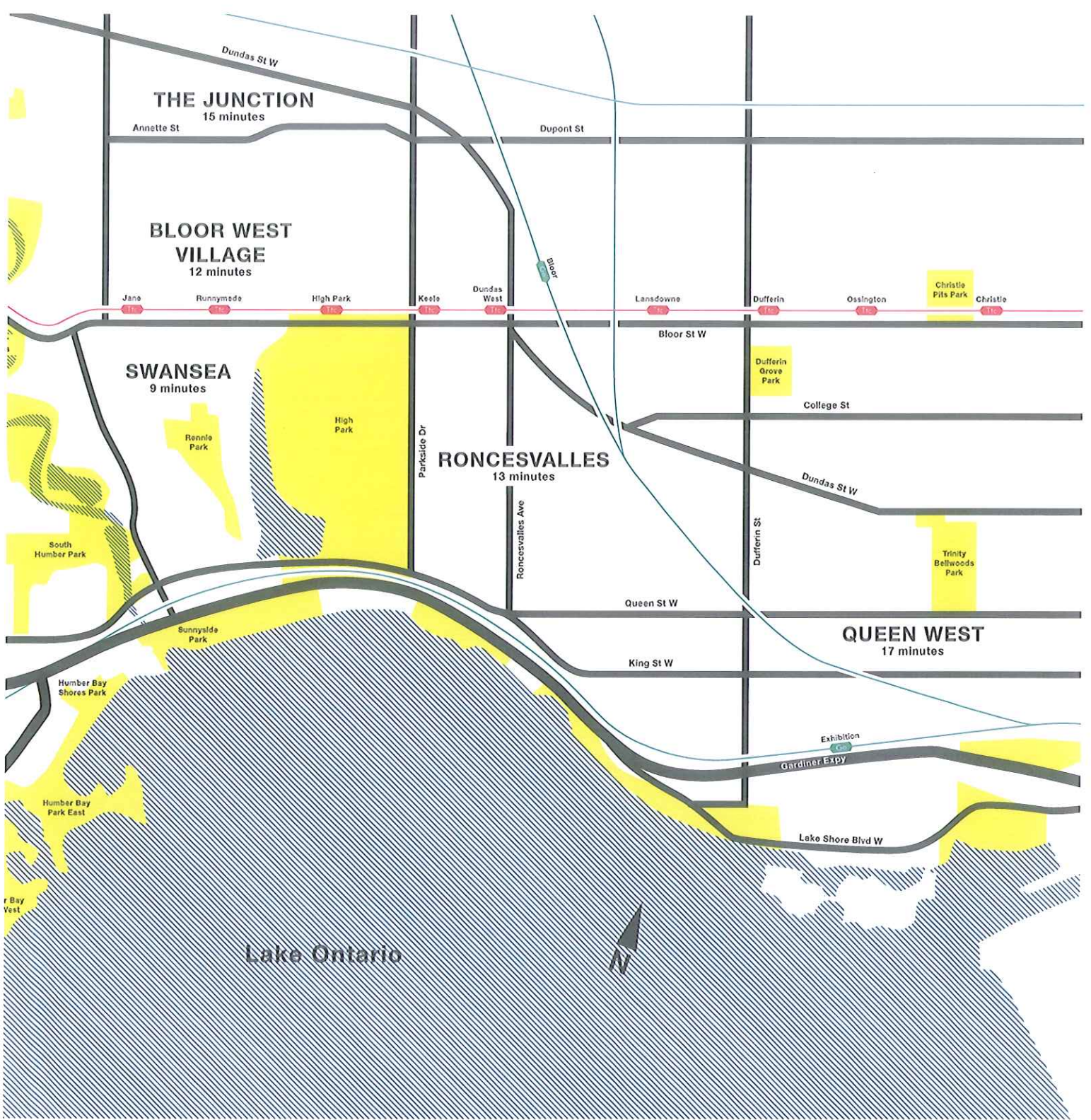






Rendering is an artist's impression.





A team with real vision

First Avenue Properties and Latch Developments have years of multi-faceted real estate development experience and a commitment to building excellence and unrivalled customer service. This partnership of inspired, experienced professionals brings a solid understanding of development and building — and an eye for unique urban living.

Jack Morelli of First Avenue Properties has overseen the acquisition, development, construction and property management of residential, industrial and commercial/retail properties across the GTA for over 20 years.

Marc Nufrio, president of Latch, has a decade of experience bringing mid- and high-rise residential buildings to fruition in Toronto.

Collectively, their vision is to develop great spaces that are easy to live in — and contribute to and elevate their surrounding neighbourhoods.

Learn more

First Avenue Properties
firstavenue.ca

Latch Developments
latch-developments.com



Renderings are an artist's impression.

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.