

MAX

CONDOS



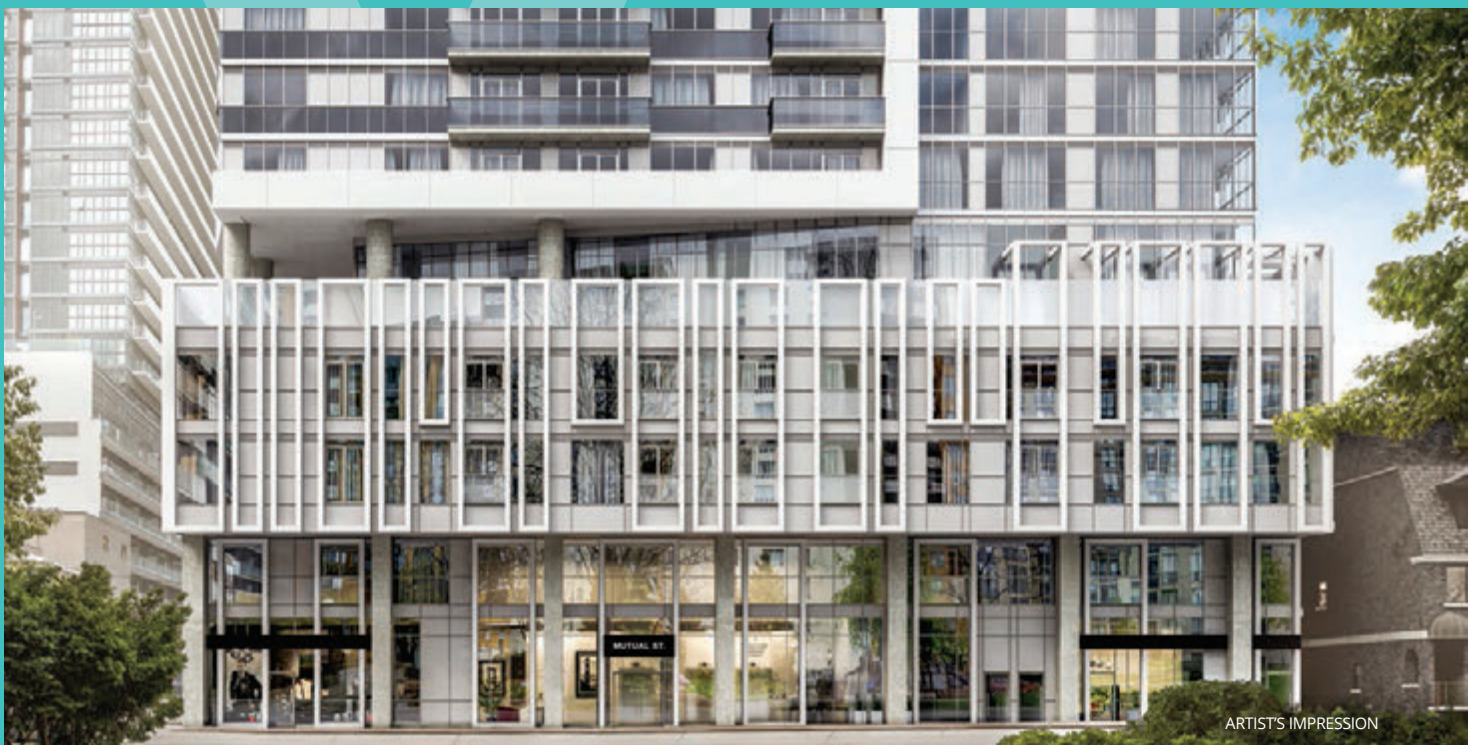
Live to the Max in Downtown Toronto

Tribute
communities



MAXIMUM STYLE

Architecture That's in a Class of Its Own



ARTIST'S IMPRESSION

When you first lay eyes upon the stylish design of Max Condos, there's a good chance that another three-letter word will come to mind — "Wow."

This is contemporary urban architecture at its finest. Max's distinctive tower design creates a compelling presence on the city skyline. Floor to ceiling windows, welcoming balconies and signature architectural details combine to create a maximum impression of modern urban luxury.





01 RYERSON UNIVERSITY, U OF T + GEORGE BROWN COLLEGE

Located just 4 minutes from Max Condos, Ryerson University is one of Canada's top universities — with a current student population of over 40,000 students studying across a wide range of popular fields. Also nearby, George Brown College's St. James Campus is just an 11 minute walk, and The University of Toronto's St. George Campus is just a 20 minute transit ride away!

02 SUBWAY + STREETCAR

At Max Condos, you can walk to the Dundas subway in just 6 minutes, and the Dundas streetcar is just a few steps away, and so you can always get wherever you need to go.

03 WORLD CLASS HOSPITALS

Max is just a 6 minute walk to St. Michael's Hospital, and less than 20 minutes away is the University Street Hospital district, which includes: Princess Margaret Cancer Centre, Mt. Sinai Hospital, Hospital for Sick Children and Toronto General Hospital.

04 DUNDAS SQUARE + EATON CENTRE

Located just a 5 minute walk from Max Condos, Dundas Square is the undisputed heart of downtown Toronto. Surrounded by shops, theatres and giant video screens, this is where Torontonians come to gather for our city's greatest free live concerts and events throughout the year. The Square is an essential part of life in Toronto and it can be an essential part of your life when you live here.

Right beside Dundas Square is Toronto's iconic Eaton Centre. Home to over 250 top brand name shopping destinations, a world of vibrant urban style is just waiting to be discovered here.

05 AMAZING SHOPPING + DINING

At Max, you can enjoy an exceptional range of shopping and dining destinations along Yonge St. and Church St. With literally hundreds of shops and restaurants to choose from, you can discover something new every day in this exceptional neighbourhood!

06 LIVE THEATRE + ENTERTAINMENT

There are live concerts at the historic Massey Hall, big Broadway plays at Ed Mirvish Theatre and the Elgin and Winter Garden Theatre Centre, and all your favourite blockbuster movies at Cineplex Cinemas.

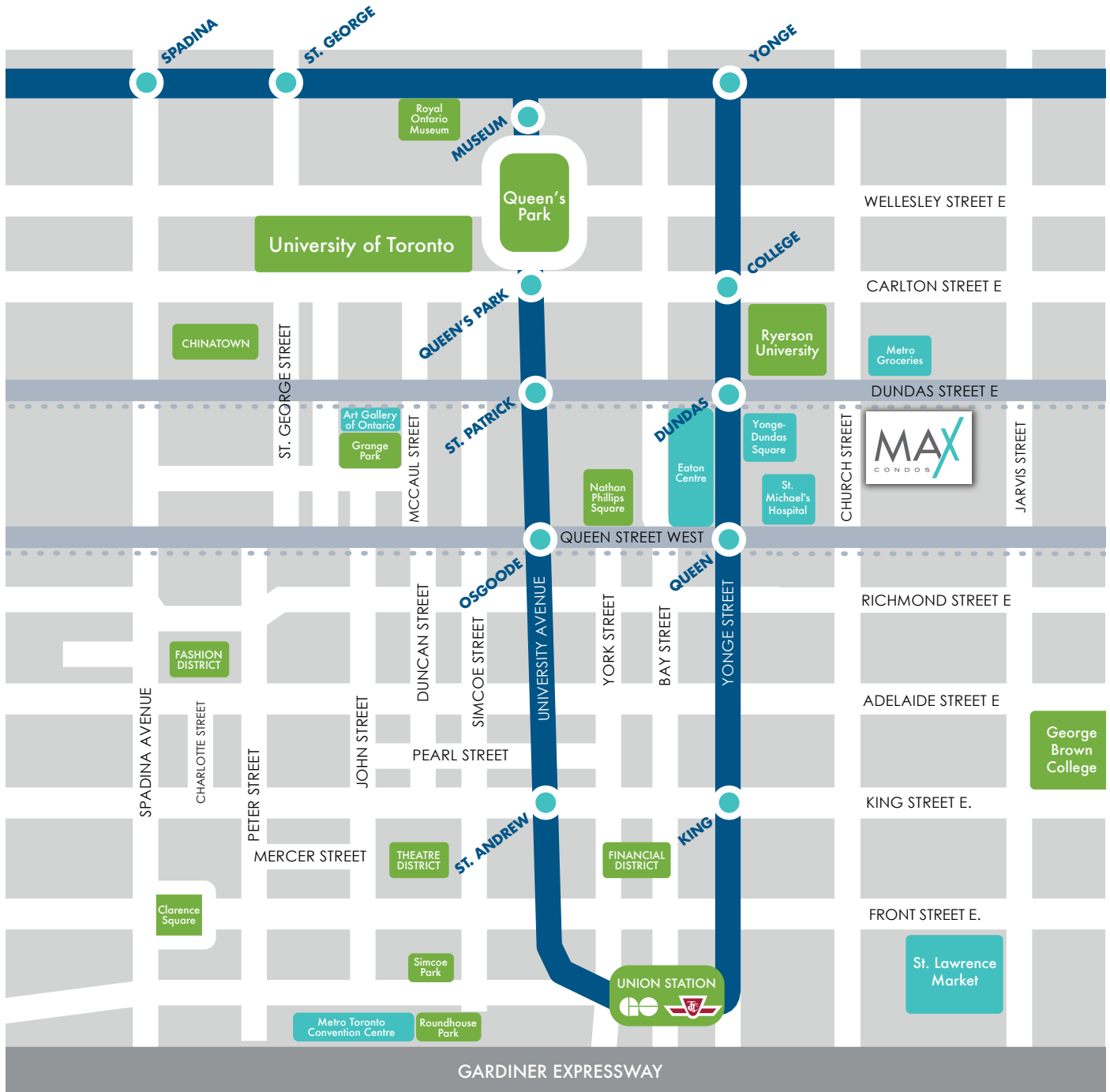
07 ST. LAWRENCE MARKET

A 12 minute walk south will bring you to the world famous St. Lawrence Market. Featuring over 120 vendors offering the finest in produce, meats, fresh fish and artisanal goods, you can enjoy all the rich flavours of city living here.





Live to the Max in Downtown Toronto



MAXIMUM ACCESS

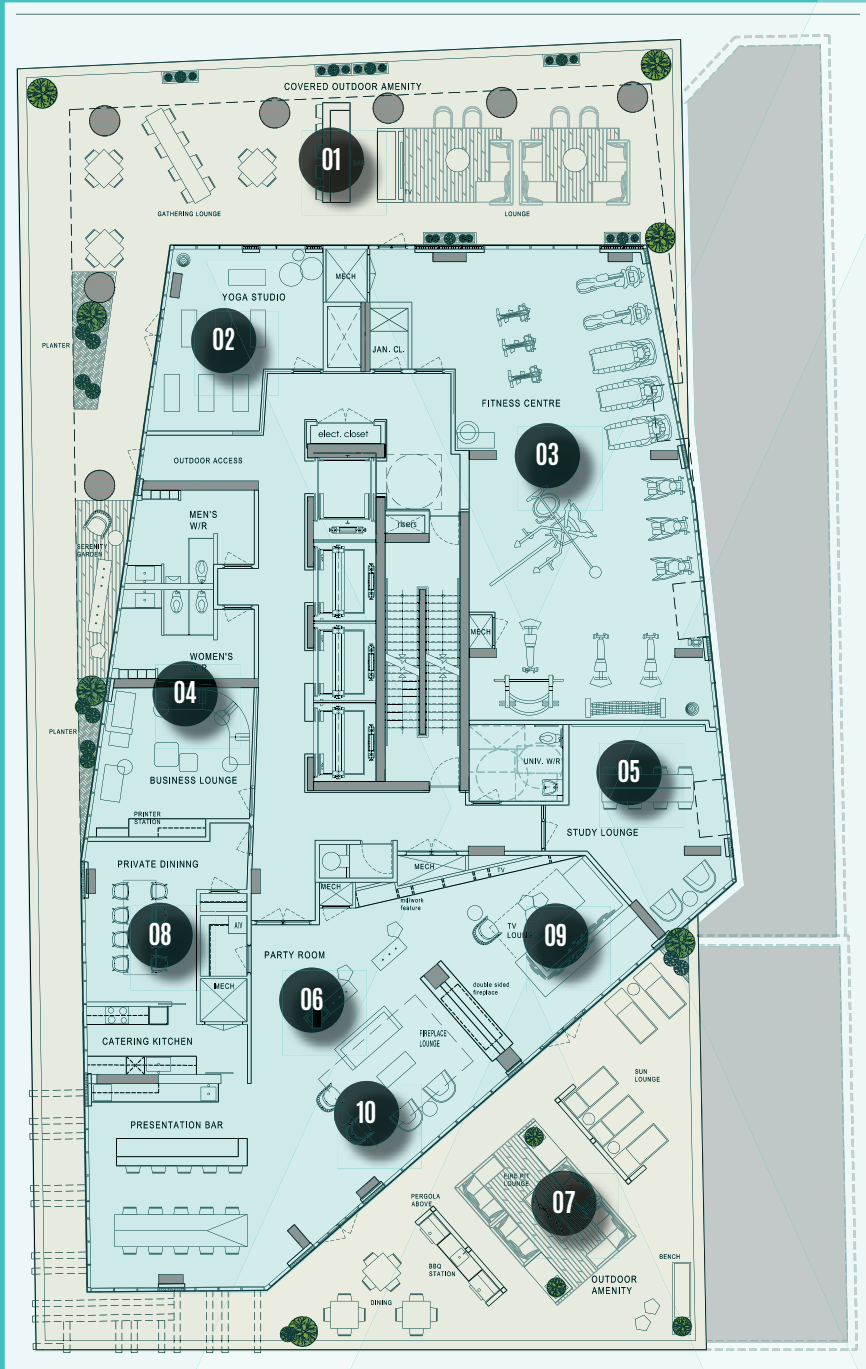
Live at Toronto's Best Downtown Location

With all of Toronto's hottest urban amenities close at hand, you can enjoy all the best that life has to offer here.



mytribute.ca

Tribute
communities



- 01. COVERED OUTDOOR AMENITY
- 02. YOGA STUDIO
- 03. FITNESS CENTRE
- 04. BUSINESS LOUNGE
- 05. STUDY LOUNGE
- 06. PARTY ROOM
- 07. OUTDOOR TERRACE
- 08. PRIVATE DINING
- 09. TV LOUNGE
- 10. FIREPLACE LOUNGE



MAXIMUM AMENITIES

One of the best things about condo living is having access to an exclusive selection of club-quality amenities right where you live. At Max Condos, you can enjoy the use of a range of impressive amenities that will add more excitement and convenience to your life. Available health and wellness amenities include a fitness centre and tranquil yoga studio. For social events you and your guests can enjoy the use of the residents' outdoor terrace with firepit lounge, sun lounge and private dining room with kitchen. If your guests are spending the night, a beautifully appointed guest suite is available for their comfort.





MAXIMUM FEATURES

GENERAL

- Smooth finished ceilings throughout
- Trim package including approximate 5 3/4" step beveled MDF baseboard with approximate 2 3/4" casings
- 7' solid core wood veneer suite entry door with security peeper and lockable entry set
- 6'-8" interior doors complete with lever hardware and privacy sets on bedroom(s) and bathroom(s)
- Interior walls are primed and painted with two coats of designer white, quality latex paint. Bathroom(s) and all woodwork and trim painted with durable white semi-gloss paint. Paints have low levels of volatile organic compounds (VOC's)
- Thermally broken aluminum window frames with double pane, sealed glazed units with designated operable windows
- Sealed concrete columns, as per plan
- Entry closets to be mirrored sliders or swing panel doors, as per plan
- Interior bedrooms with glass sliders and partitions, as per plan
- Laminate flooring (as per Builder's Décor package selection) in entry, living/dining, kitchen, main hallway, bedroom(s) and den, as per plan
- Cultured white marble window sills
- Suite entry sill plate in stained oak to match suite entry door
- Suites located on levels 2, 4 and 6 through 35 to have approximate 8'6" ceiling height from concrete floor to ceiling excluding mechanical bulkheads, 9' ceilings for penthouse level

KITCHENS

- Contemporary design kitchen cabinetry from Builder's Décor package selection
- Quartz countertops from Builder's Décor package selection
- Single bowl stainless steel under mount sink with contemporary design faucet
- Ceramic tile backsplash from Builder's Décor package selection
- Appliances include:
 - 24" integrated fridge
 - 24" cook top and wall oven
 - 24" combo hood fan/microwave
 - 24" integrated dishwasher

LAUNDRY

- High efficiency, front loading washer and dryer, stackable. Installed and ready for use. Washer to be Energy Star® rated
- Tile from Vendor's standard selection

BATHROOMS

- Contemporary vanity cabinet with integrated basin and countertop from Builder's Décor package selection
- Porcelain 12" x 24" bathroom floor tile from Builder's Décor package selection
- Porcelain wall tile as per Builders Samples
- Wall mounted vanity mirror
- Soaker tub and/or shower stall, as per plan
- White plumbing fixtures throughout
- Frameless glass shower enclosure with glass door, as per plan
- Temperature controlled shower faucet
- Low-flow shower head(s)

BALCONIES

- Underside of all balconies to have a smooth parged finish
- Sliding glass door(s) with screens or swing doors to balcony, as per plan
- Sliding door to French balcony as per plan

MECHANICAL

- Individually controlled fan coil HVAC system

LIGHTING & ELECTRICAL

- Individual suite hydro metering allowing each suite occupant to control energy use
- Ceiling light fixtures in entry/hallway, bedroom(s), kitchen and den, as per plan
- Wall sconce light fixture in bathroom(s) above vanity mirror
- Switched wall receptacle in living/dining, bedroom(s) and den, as per plan
- Decora series receptacles and switches throughout, white in colour

SECURITY & TECHNOLOGY

- All residents will receive an electronic encrypted security device by which they will gain access to the building and elevator service to their individual floor
- Access control from lobby vestibule to communicate with resident from individual suites
- Category 5 voice and data wiring and RG6 coaxial cable wiring in living/dining, kitchen, bedroom(s) and den, as per plan

SAFETY

- All suites, corridors and amenity spaces fully sprinklered
- Smoke detector in each suite

Specifications are subject to change without notice. Builder has the right to substitute materials of equal or better value. E. & O.E. October 2016





MAXIMUM CONFIDENCE

Tribute Communities — Your Trusted GTA Builder

Tribute Communities is an award-winning builder with over 30 years experience who has built more than 30,000 homes and condominium suites across the GTA. Tribute's reputation is based on creating architecturally distinct homes and condominiums in highly desirable locations. Most recently, Tribute's The College delivers stylish urban living to an unbeatable location at College St. and Spadina Ave. By incorporating stylish features, classic finishes and the very finest building materials, Tribute consistently creates unique high-rise and low-rise communities that are always above industry standards for excellence and design. Tribute is also committed to the highest level of customer service and satisfaction — the company has an outstanding reputation that has been recognized with many top industry awards.



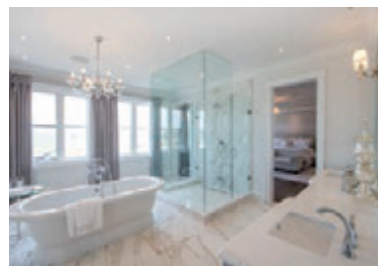
THE COLLEGE



STANLEY



RESIDENCES AT RCM

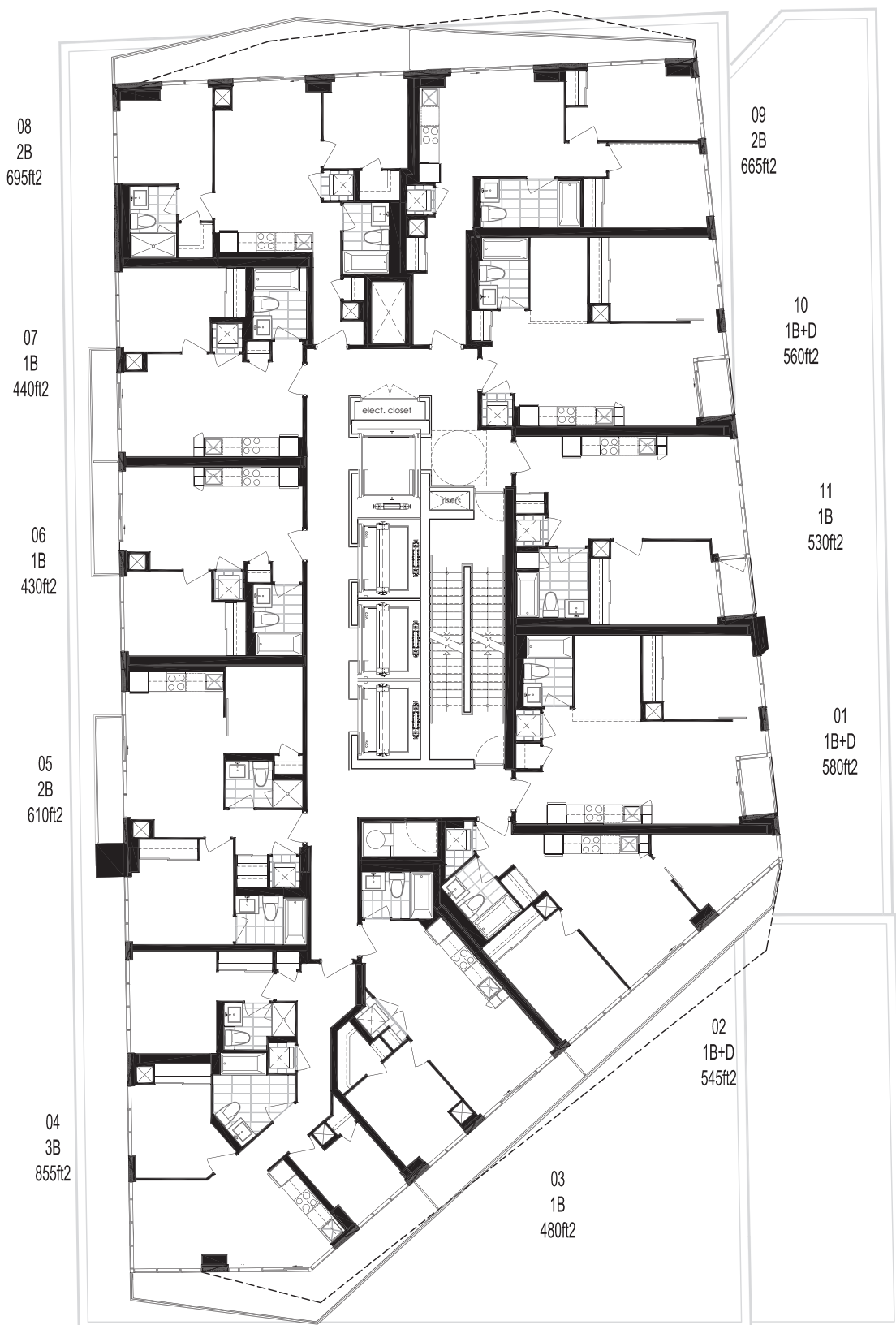


ALL RENDERINGS ARE ARTIST'S IMPRESSION



81 MUTUAL STREET

6th – 36th Floor





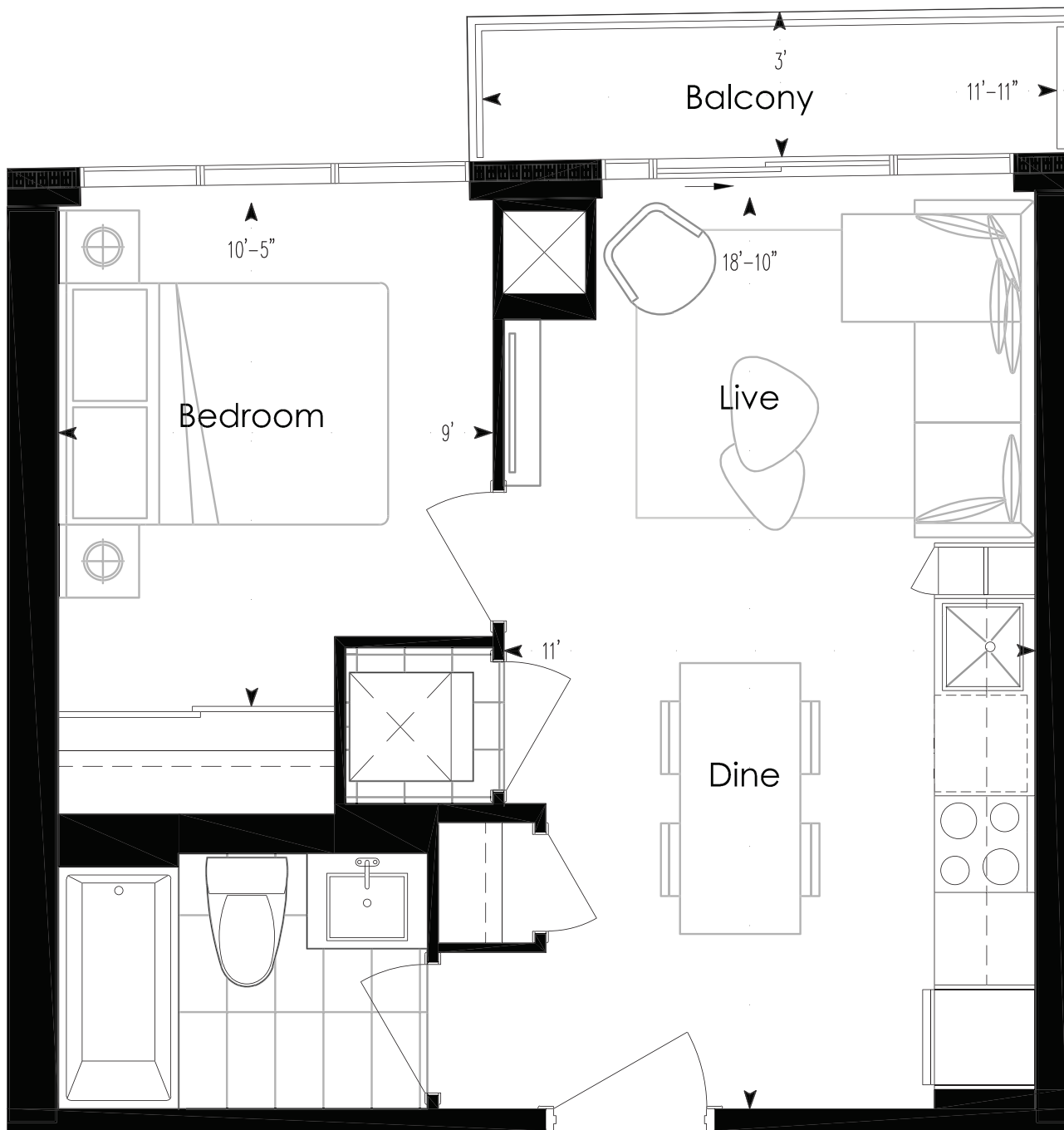
1 BEDROOM

430 Sq. Ft. + 30 SQ. FT. BALCONY



TOWER

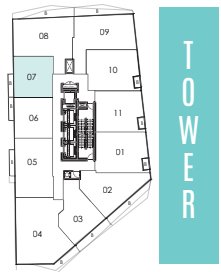
6th - 36th



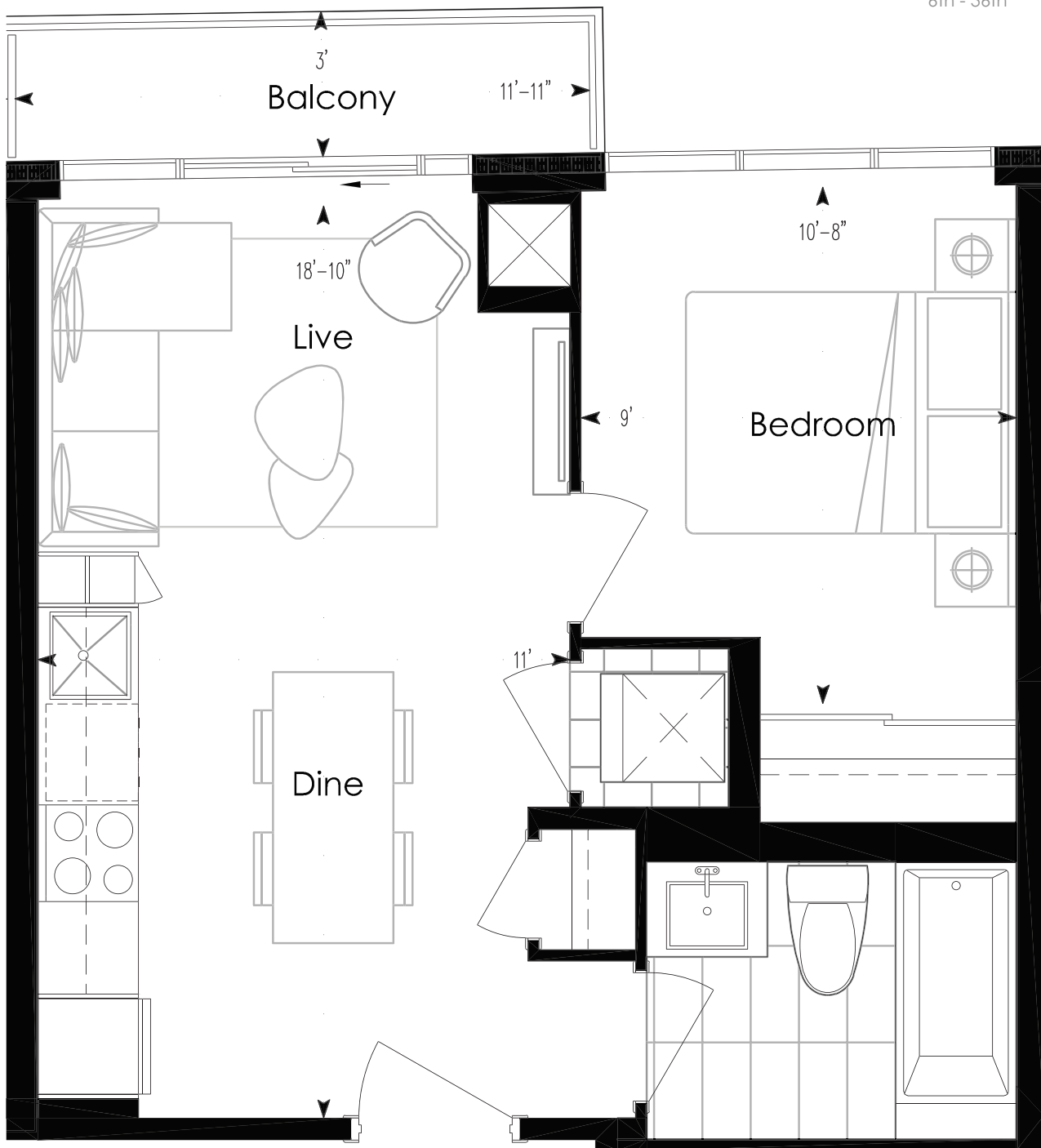


1 BEDROOM

440 Sq. Ft. + 30 SQ. FT. BALCONY



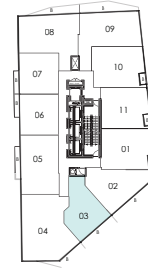
6th - 36th



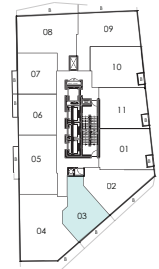


1 BEDROOM

480 SQ. FT. + 90 SQ. FT. BALCONY (FLOORS 6 - 10, 23 - 27)
 480 SQ. FT. + 80 SQ. FT. BALCONY (FLOORS 11 - 22, 28 - 36)

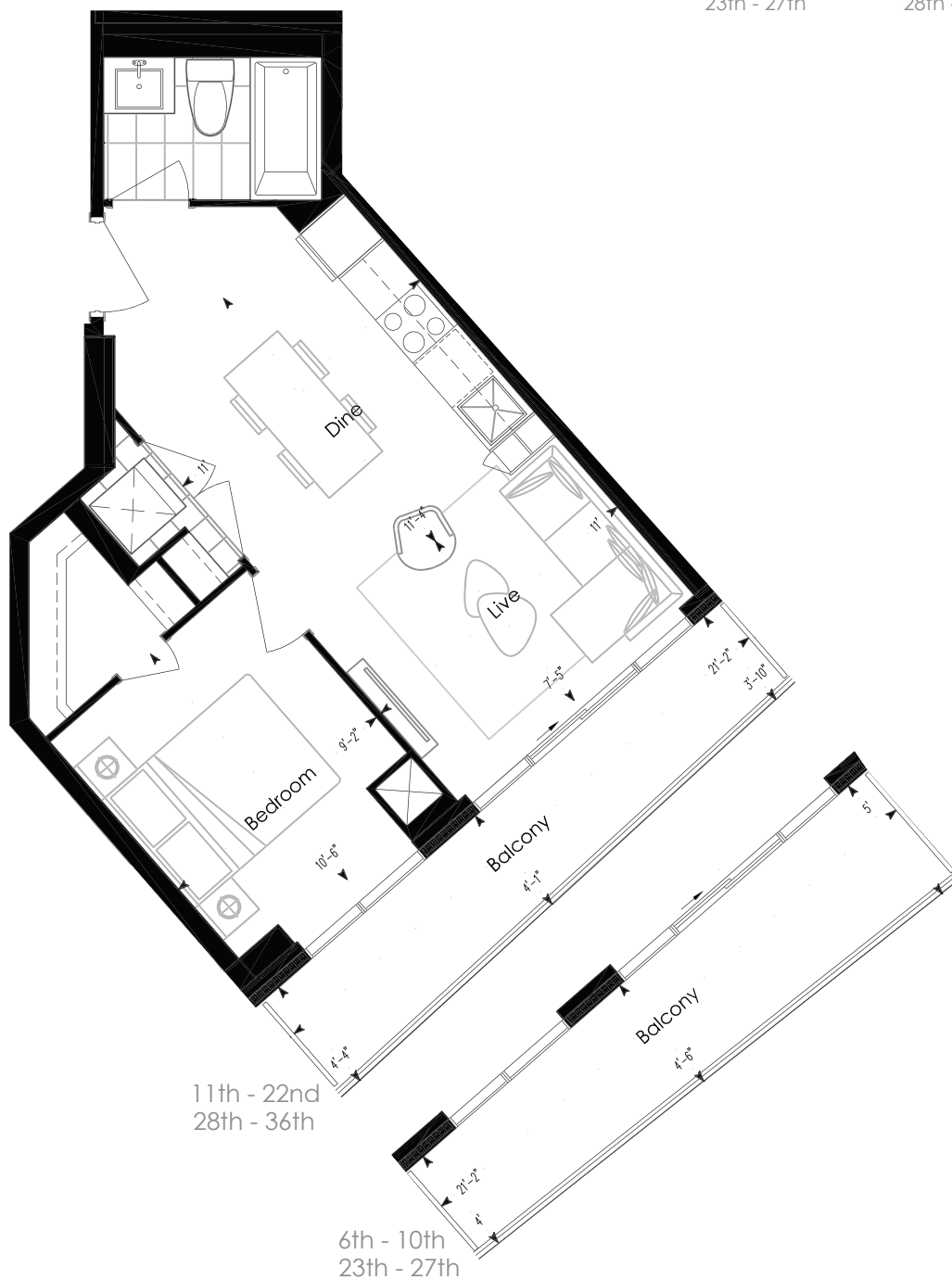


6th - 10th
23th - 27th



11th - 22nd
28th - 36th

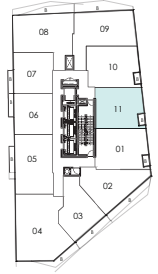
TOWER





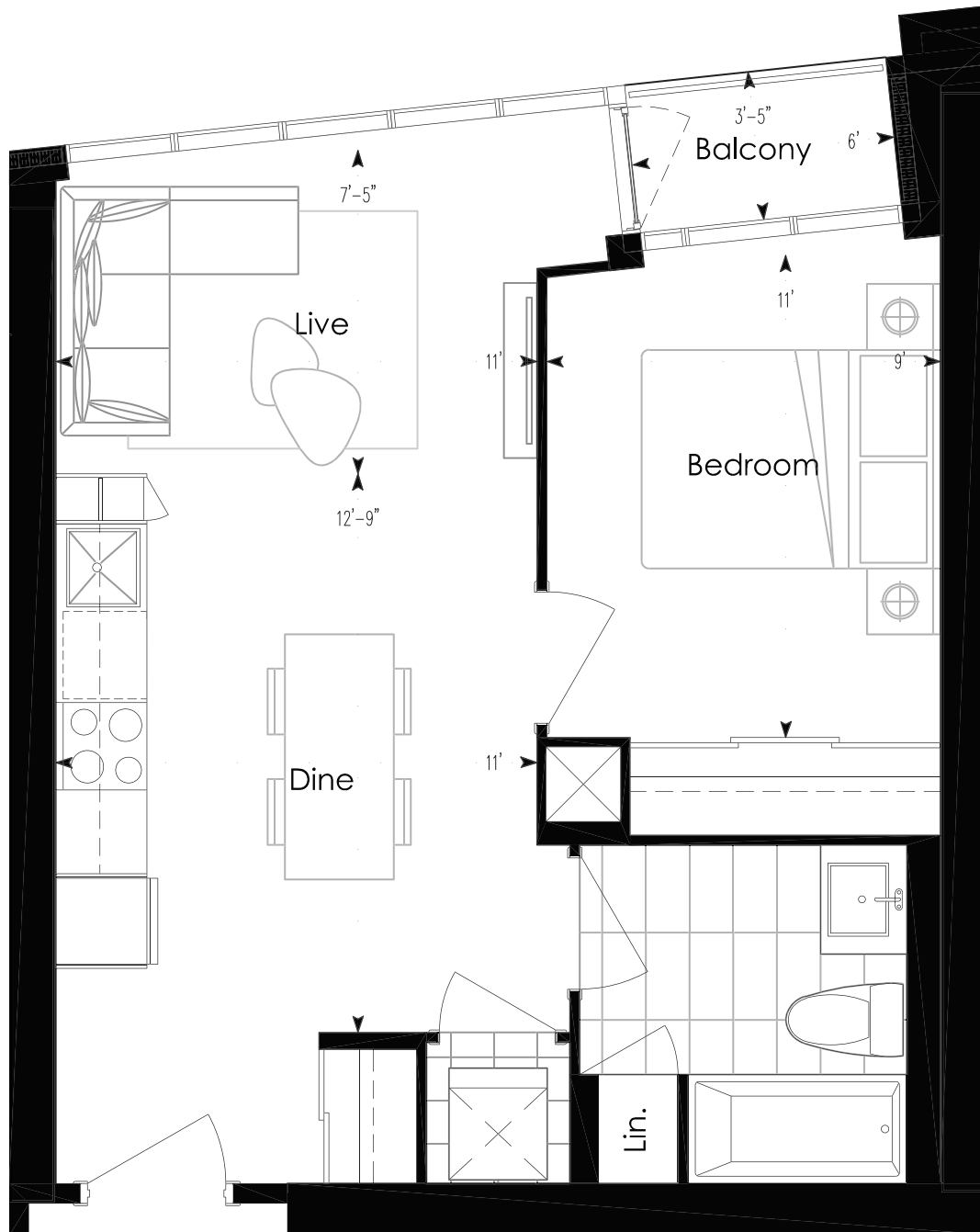
1 BEDROOM

530 SQ. FT. + 15 SQ. FT. BALCONY



TOWER

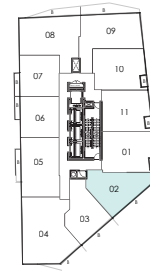
6th - 36th





1 BEDROOM + DEN

545 SQ. FT. + 150 SQ. FT. BALCONY (FLOORS 6 - 10, 23 - 27)
545 SQ. FT. + 95 SQ. FT. BALCONY (FLOORS 11 - 22, 28 - 36)

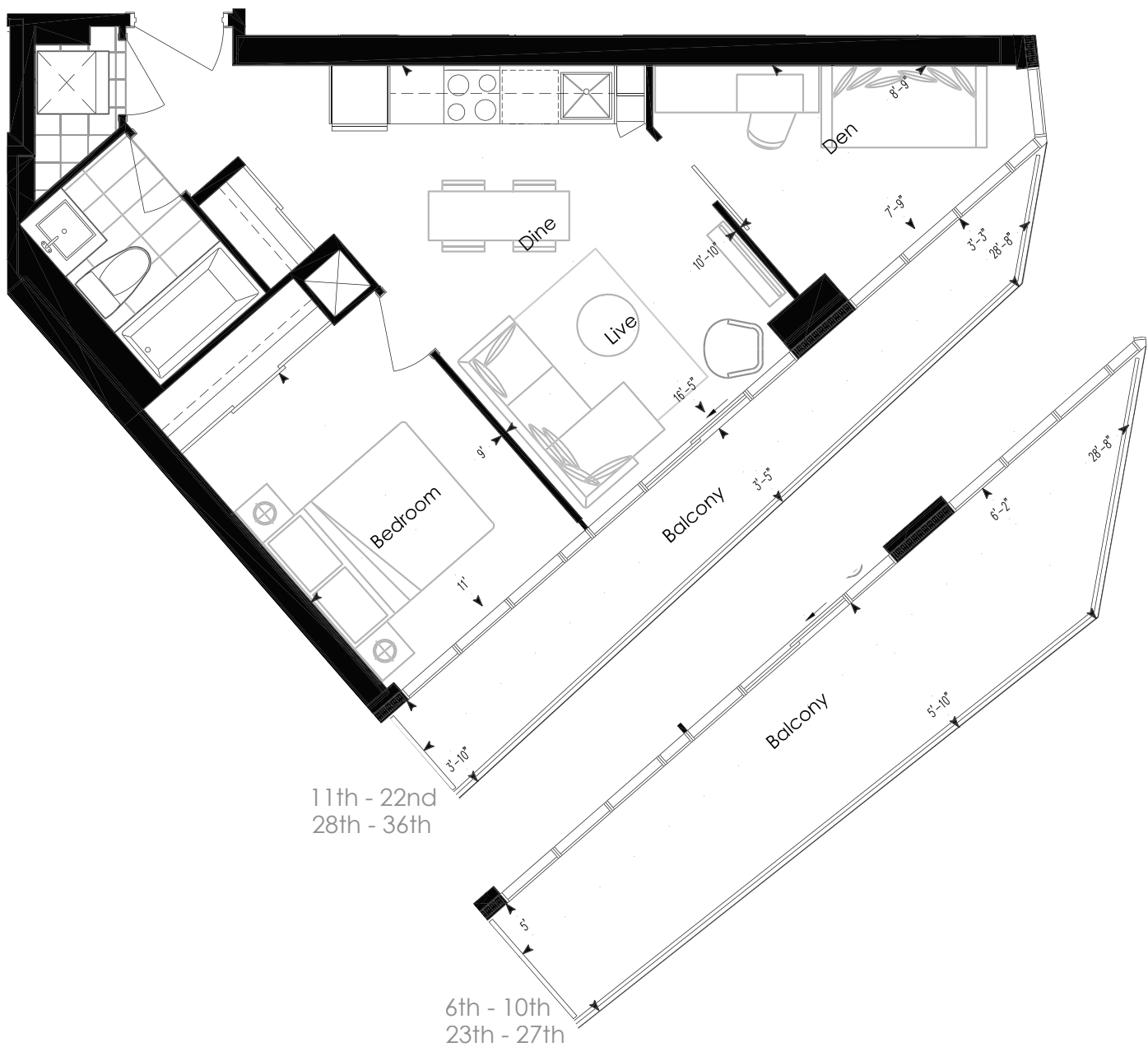


6th - 10th
23th - 27th



11th - 22nd
28th - 36th

TOWER



11th - 22nd
28th - 36th

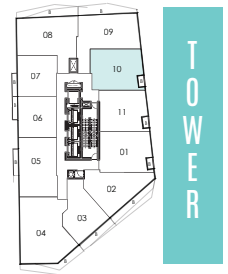
6th - 10th
23th - 27th





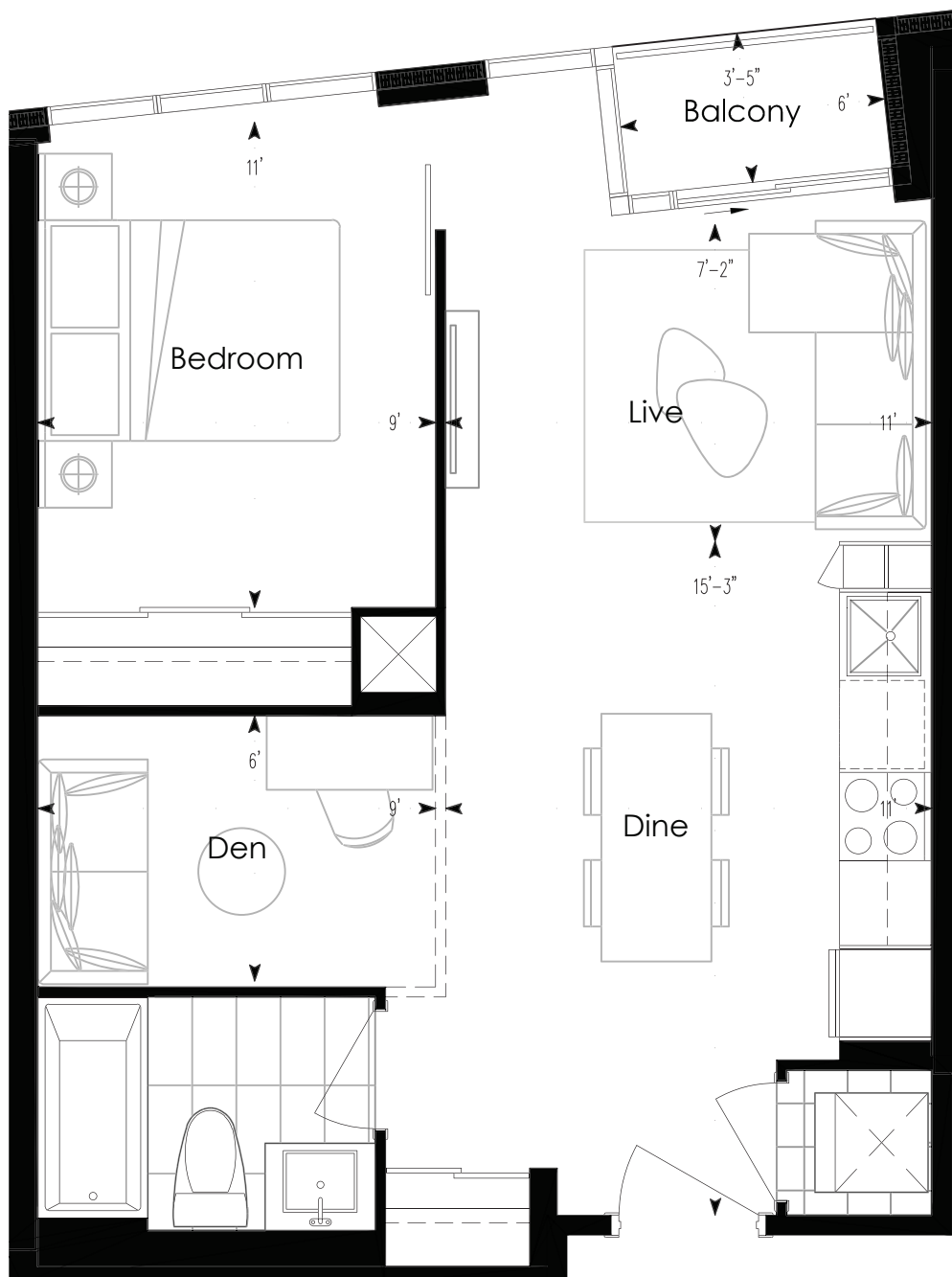
1 BEDROOM + DEN

560 SQ. FT. + 15 SQ. FT. BALCONY



TOWER

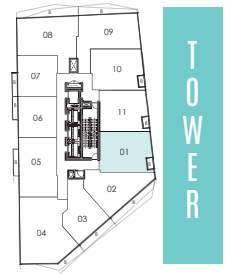
6th - 36th



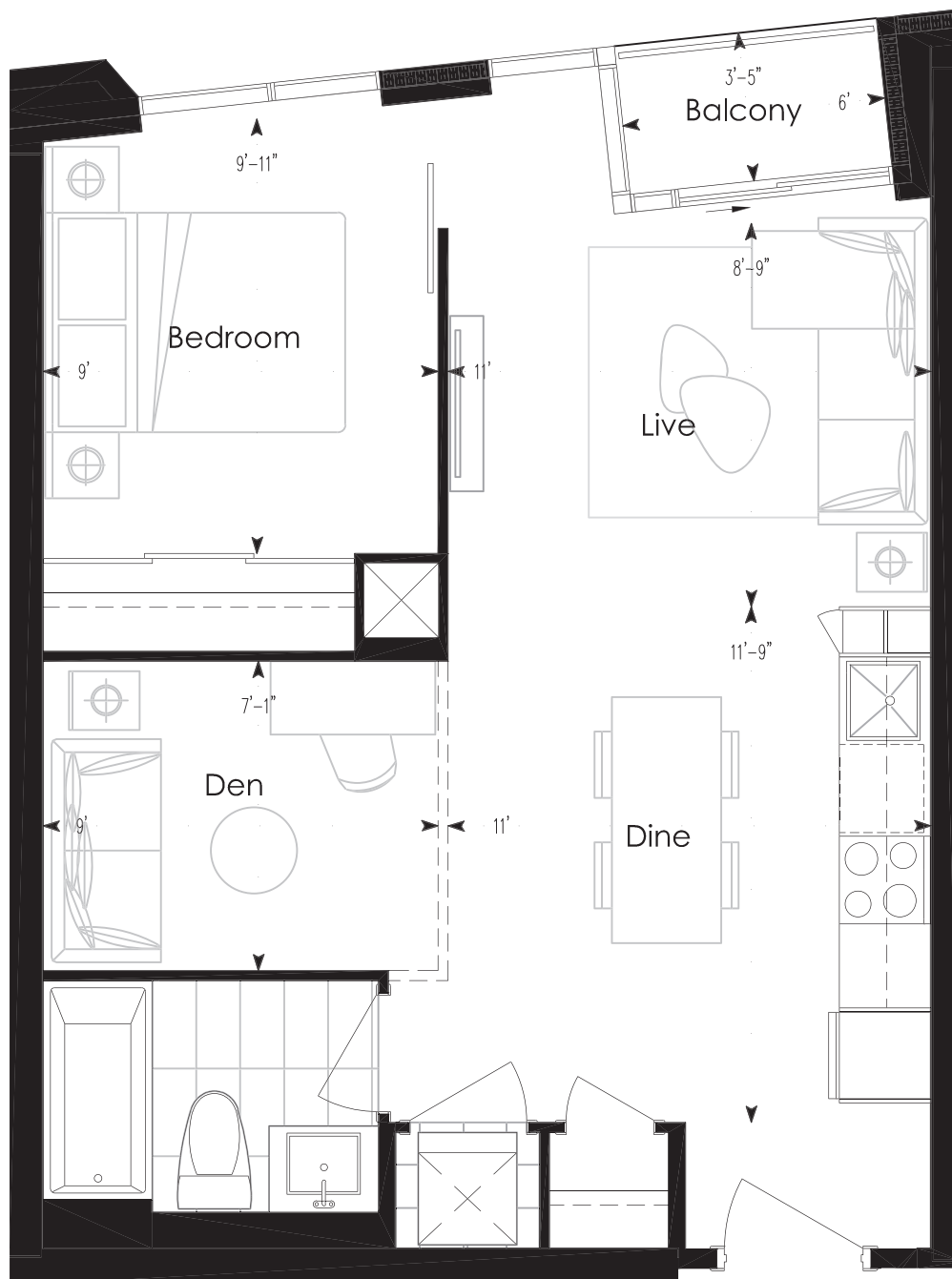


1 BEDROOM + DEN

580 SQ. FT. + 15 SQ. FT. BALCONY



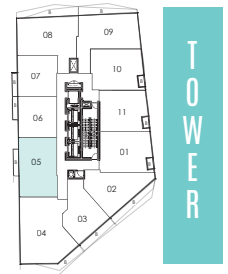
6th - 36th



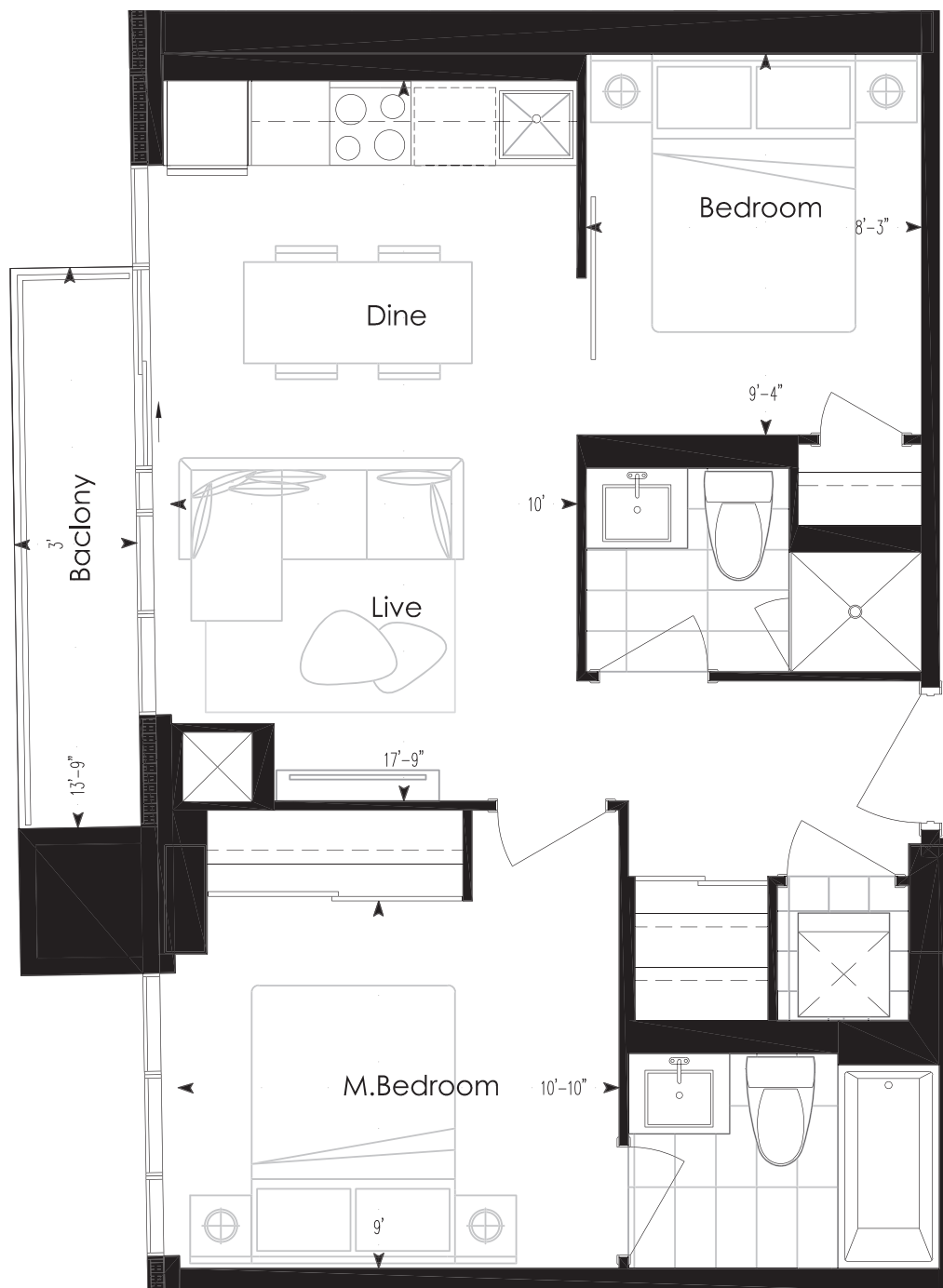


2 BEDROOM

610 SQ. FT. + 35 SQ. FT. BALCONY



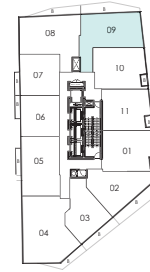
6th - 36th





2 BEDROOM

665 SQ. FT. + 135 SQ. FT. BALCONY (FLOORS 6 - 10, 23 - 27)
 665 SQ. FT. + 95 SQ. FT. BALCONY (FLOORS 11 - 22, 28 - 36)

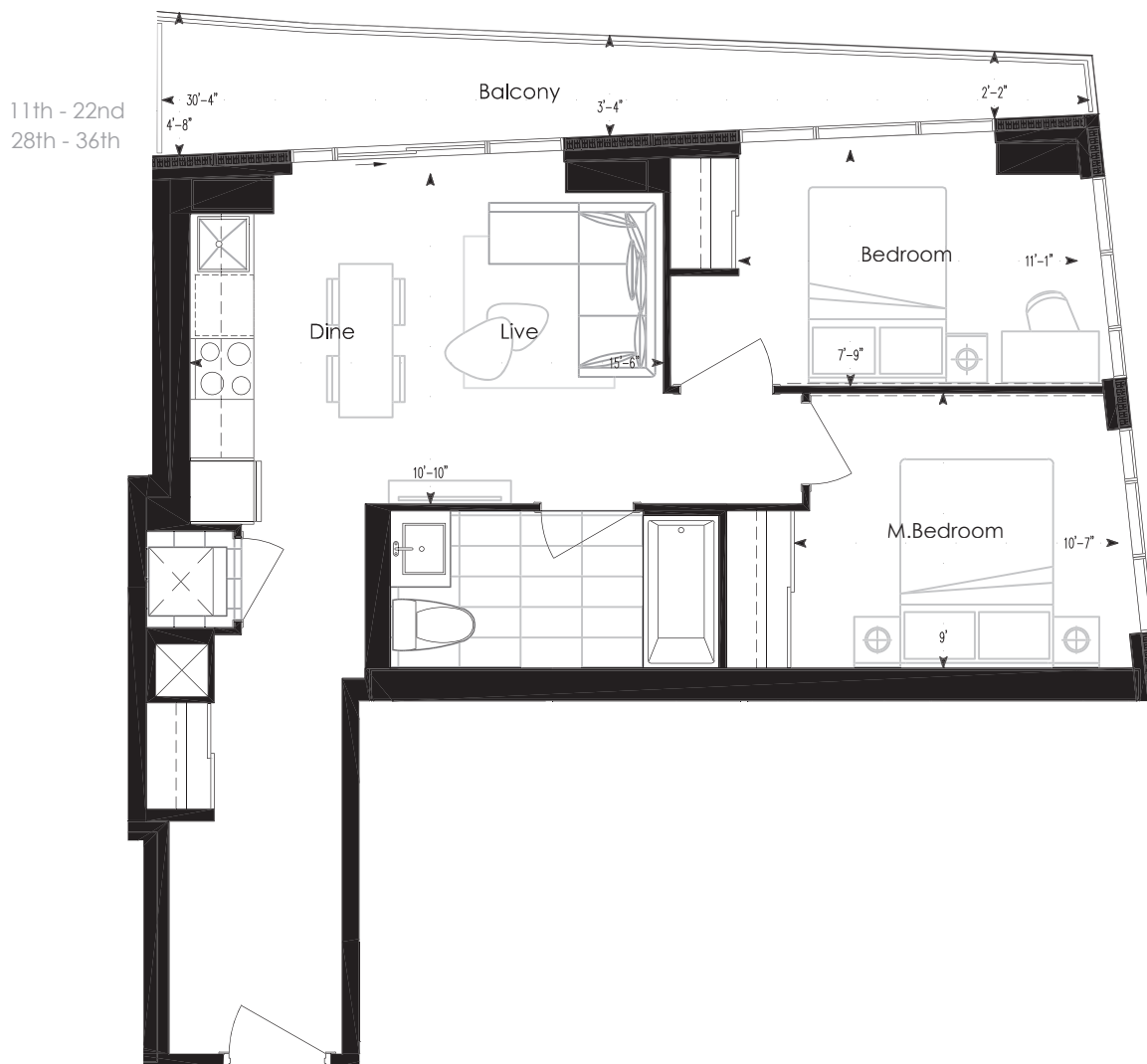
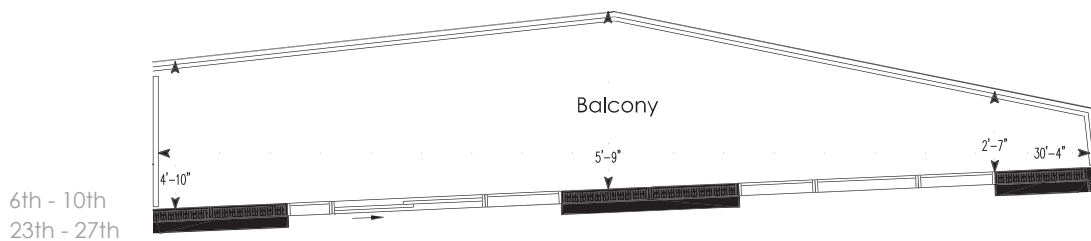


6th - 10th
23th - 27th



11th - 22nd
28th - 36th

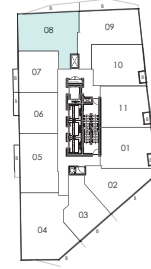
TOWER





2 BEDROOM

695 SQ. FT. + 85 SQ. FT. BALCONY (FLOORS 6 - 10, 23 - 27)
 695 SQ. FT. + 150 SQ. FT. BALCONY (FLOORS 11 - 22, 28 - 36)

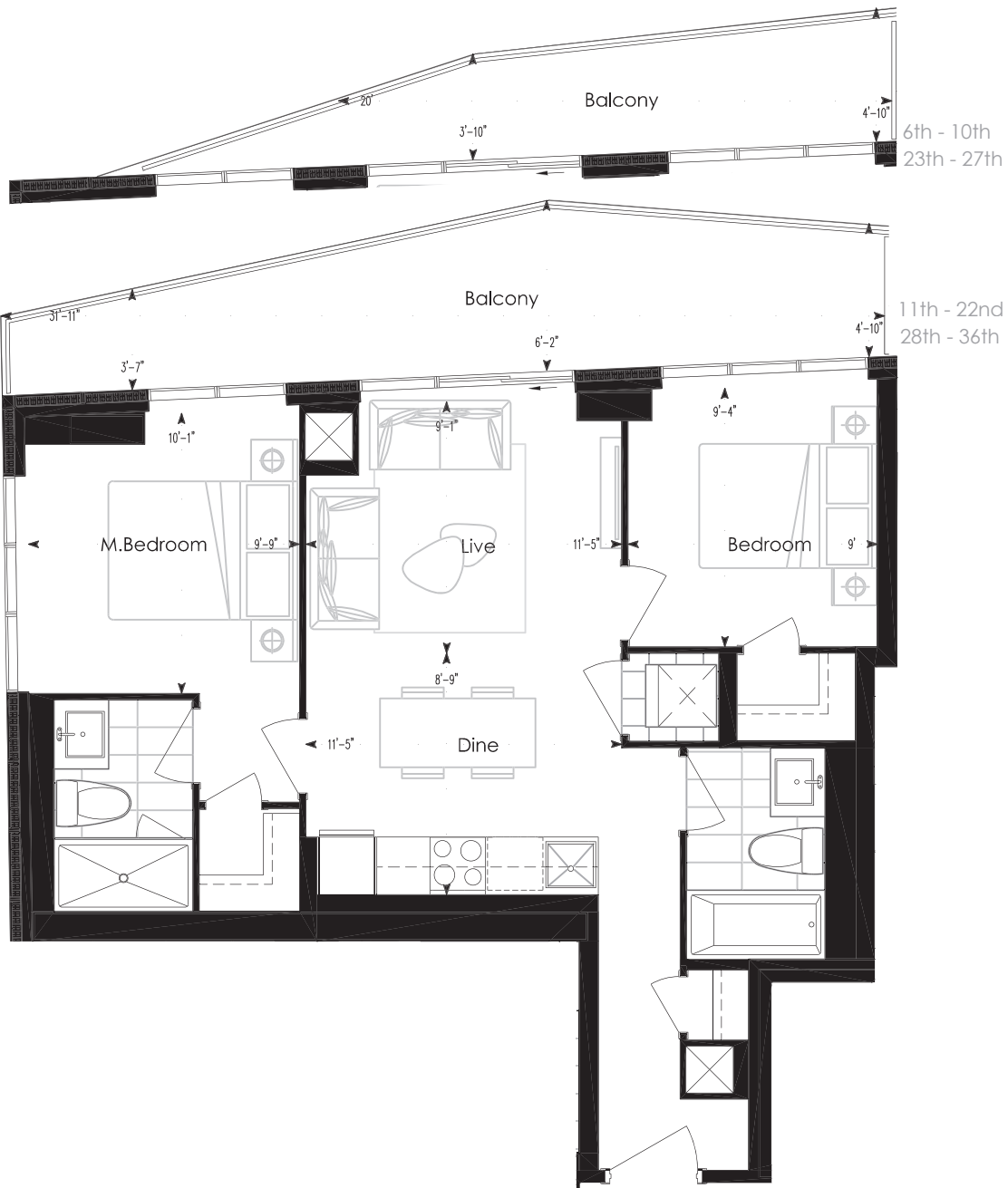


6th - 10th
23th - 27th



11th - 22nd
28th - 36th

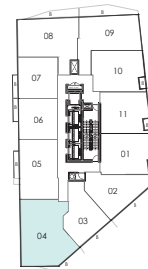
TOWER



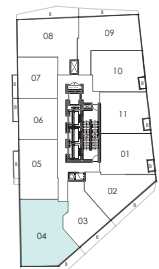


3 BEDROOM

855 SQ. FT. + 70 SQ. FT. BALCONY (FLOORS 6 - 10, 23 - 27)
855 SQ. FT. + 150 SQ. FT. BALCONY (FLOORS 11 - 22, 28 - 36)



6th - 10th
23th - 27th



11th - 22nd
28th - 36th

