

T W E N T Y
L O M B A R D
Y O N G E + R I C H

FEATURES

THE LOMBARD STORY

Welcome to 20 Lombard Street located at Yonge and Richmond, in the heart of Toronto. Live in boutique luxury high above the city in Toronto's most stunning 50 storey tower, designed by acclaimed architectural firm, Architects Alliance. The Lombard suites are 150 private residences nested above the 33rd floor of the Yonge + Rich tower. At 20 Lombard, experience a new standard in exclusive living with private lobby entrance from Lombard Street and dedicated concierge and elevator service. Interiors designed by world renowned Burdifilek, expansive terraces and breathtaking city and lake views surround. Embrace the very best of the city with every convenience mere steps from the Subway, PATH, Eaton Center, U of T and Financial and Entertainment Districts.

- Exclusive entry and lobby from Lombard Street
- Dedicated concierge and proprietary virtual concierge App
- Dedicated express elevator service
- Private Couture Lounge designed by world renowned interior designers Burdifilek
- Professional catering kitchen for large and small scale events
- Health and Leisure studio for yoga, aerobics or pilates, featuring state-of-the-art fitness equipment
- Spa appointments: treatment room, His and Hers steam rooms and private change rooms
- Sky garden features outdoor pool, BBQ and expansive dining and lounge areas
- Onsite property management providing responsive personal service
- Brightly lit, underground parking monitored by security
- Secure encrypted key fob building access

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THE LUXURY SUITES

- Unique grand terraces up to 700 sq. ft.*
- Soaring 9 ft. smooth finished ceiling**
- State-of-the-art Samsung door hardware with RFID / security code access
- Solid core entry door with security view
- Recessed pot lighting in foyer*
- Individual in-suite climate control for year-round heating and cooling comfort, with ventilation system bringing fresh air directly into suite
- Sealed suite entry door for enhanced noise reduction
- Designer selected pre-finished engineered wood flooring throughout (except in bathrooms and laundry), from builder's premium samples
- Personally selected interior paint colour, from builder's premium samples (one colour only)
- Architecturally-designed trim includes baseboards, door frames and casings
- Classic brushed metal door handles and hardware
- Sliding or swing doors in bedrooms*
- Insulated double-glazed aluminum windows
- Acoustically insulated partitions on common bedroom walls*
- Stacked GE washer/dryer with exterior venting on floors 34-37
- Frigidaire washer/dryer with exterior venting on floors 38 and above
- Hose bib and electrical outlet on terrace*
- High-speed internet and 'future technology' ready

THE KITCHENS

- Designer kitchen cabinetry by Burdifilek, in a variety of finishes with soft close hardware from builder's premium samples*
- Recessed under-mount cabinet lighting
- Choice of quartz or granite kitchen countertop, from builder's premium samples*
- Gourmet kitchen island with choice of quartz or granite countertop and cabinetry available in variety of finishes, from builder's premium samples*
- Kitchen pantry with cabinetry in a variety of finishes from builder's premium samples*
- Glass tile backsplash, from builder's premium samples
- Single oversized stainless steel undermounted sink with designer faucet and integrated pull-out head
- Designer selected pre-finished engineered flooring

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- One bedroom and one bedroom + den suites to feature the following leading-edge appliances:
 - Italian-made Fhiaba 25" integrated refrigerator
 - Italian-made Fulgor Milano built-in electric cooktop and stainless steel oven
 - Panasonic stainless steel microwave/hood and fan
 - European-made Blomberg 18" or 24" integrated dishwasher
- Two bedroom and two bedroom + den suites to feature the following leading-edge appliances:
 - Italian-made Fhiaba 30" integrated refrigerator
 - Italian-made Fulgor Milano built-in electric cooktop and stainless steel oven
 - Italian-made Faber integrated hood fan
 - Panasonic stainless steel built-in microwave
 - European-made Blomberg 24" integrated dishwasher

THE BATHROOMS

(Ensuite bathroom or main bathroom in one bathroom suites)

- Designer bathroom cabinetry by Burdifilek, in a variety of finishes with softclose hardware from builder's premium samples
- Choice of quartz or granite countertop with under mount ceramic sink and polished chrome faucet from builder's premium samples
- Custom Burdifilek designed mirror and wall cabinet with integrated lighting*
- Choice of 12"x 24" porcelain floor tile, from builder's premium samples
- Soaker tub with frameless glass enclosure*
- Pot lights above tub and vanity*
- Designer spa shower fixture with hand shower*
- Luxury accessories including towel bar and tissue holder
- Choice of full height porcelain or ceramic wall tiles in tub/shower enclosure, from builder's premium samples
- Contemporary white plumbing fixtures
- Exhaust fan vented to exterior
- Pressure balance valve for tub
- Privacy locks on all bathroom doors

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THE SECOND BATHROOMS

(in two bathroom suites)

- Designer bathroom cabinetry by Burdiflek, in a variety of finishes with soft close hardware from builder's premium samples
- Choice of quartz or granite countertop with under mount ceramic sink and polished chrome faucet from builder's premium samples
- Custom Burdiflek designed mirror above vanity with intergrated lighting*
- 12"x24" porcelain floor tile from builder's premium samples
- Full height porcelain or ceramic wall tiles in shower enclosure, from builder's premium samples
- Walk-in shower with frameless glass enclosure and door*
- Pot lights above shower and vanity*
- Spa shower fixture with hand shower*
- Contemporary white plumbing fixtures
- Luxury accessoriess including towel bar and tissue holder
- Exhaust fan vented to exterior
- Pressure balance valve for tub and shower
- Privacy locks on all bathroom door

THE BUILDER

Great Gulf is a member of BILD (Building Industry and Land Development Association) of Toronto.

All suites protected under the Tarion Warranty Corporation.

Interior design consultation at Décor Centre on all finishes and colour packages included in purchase price.

All interior floor, wall finishes and materials are to be chosen with the assistance of the Builder's Interior Design Consultant. All materials and other selections for which the Purchaser is entitled to make a selection are to be chosen from Builder's samples, and are as per Builder's specifications. Purchaser shall only be entitled to make such selections provided that the items are not already ordered or installed.

* As per plan

** Ceiling heights are exclusive of bulkheads, which are required for mechanical purposes such as kitchen and bathroom exhausts, and heating and cooling ducts