



FOUR SEASONS
PRIVATE RESIDENCES
Toronto

Enviably and exclusively. An extraordinary presentation of extravagantly designed space. A one-of-a-kind opportunity. Sumptuous interiors defined with infinite possibilities, set the stage for an incredibly desirable lifestyle. The West Penthouse at Four Seasons Private Residences Toronto encompasses over 9,000 square feet of quintessential living, limited only by the breadth of your imagination.



FOUR SEASONS







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West Residence

Offering 55 storeys of landmark luxury, the West Residence building will feature Private Residences set atop the new Four Seasons Hotel Toronto. This distinctive tower, designed by internationally acclaimed architects Alliance, will feature a glass curtain wall accented by sculptured perpendicular fins that create strong vertical lines and suggest the glamour cradled within.

Residents will enjoy a pampered lifestyle, with all the luxurious amenities of the Hotel at their doorstep, including 24-hour concierge, doorman and valet parking. In the common areas, renowned design house Yabu Pushelberg has created brilliant spaces, starting with the Grand Hotel Lobby, which will extend the full width of the building from a formal hotel entrance on Bay Street, to a second entrance off the central courtyard that features a porte cochère for both hotel guests and residents.

Yabu Pushelberg has also designed the other hotel amenity areas, including the chic bar on the main level along Bay Street, the second floor restaurant, the banquet and ballroom facilities and the Four Seasons spa. The spectacular 28,000 square foot spa features a sky lit indoor lap pool, whirlpools, an outdoor summer terrace, private treatment rooms and a state-of-the-art fitness club.

Beyond the stunning interiors, Four Seasons Private Residences Toronto will feature exceptional outdoor spaces as well. The centerpiece of the project is a lush central courtyard park designed by award-winning landscape architect Claude Cormier. Fronting onto Yorkville Avenue and accessible from Scollard Street, the park showcases an imaginative landscape plan that embraces Yorkville's Victorian heritage while complementing the modern architecture of recent new development in the community.

West Penthouse

The West Penthouse plan has been created by Gluckstein Design Planning, Canada's pre-eminent residential interior design firm. This extraordinary full floor residence encompasses over 9,000 square feet, with direct elevator access, 12' ceilings, and four private terraces.

The focal point of the plan is a stunning floor-to-ceiling glass Galleria. Entry into the Penthouse opens directly onto the expansive Galleria, offering a breathtaking south view of downtown Toronto and Lake Ontario, which is further highlighted by two large south-facing terraces.

This spectacular penthouse design includes a Living Room, Library, Her Study, a Master Suite, two Guest Bedrooms, a Kitchen / Family Room, a formal Dining Room complete with Servery, a Theater, and a Wine Cellar.

The opulent Master Suite features a large Bedroom complete with its own Sitting Room and fireplace, a private terrace, two Walk-in Closets and an Ensuite Bath. A study in luxury, the sumptuous Ensuite Bath features His and Her vanities, showers and water closet enclosures centred on a freestanding tub, opposite an impressive stone fireplace.

General

- Direct Elevator Access
 - The Penthouse will be accessed via three direct passenger elevators from the ground floor Lobby.
 - There will be lockable suite entry doors immediately beyond the elevator doors.
 - All residents will receive an electronic, encrypted proximity security device by which they will gain access to the building, the parking garage and the residential elevators.
 - The concierge will activate the elevator for all authorized guests.
 - A fourth elevator, the service elevator, will be controlled by security.
- Ceiling Heights
 - Ceiling heights will be 12' from the concrete floor slab to the underside of the smooth finished ceilings.
 - Finished ceilings will have a clear suspended drywall ceiling in the Principal Rooms to accommodate mechanical/electrical distribution and pot lights.
 - Drywall ceilings in the bathrooms, laundry and closets will be lower than those in the Principal Rooms.
 - Choose from 8" plaster cornice moulding profiles* to the perimeter walls of all Principal Rooms excluding windows.
- Interior Doors
 - All doors and room entry portals will be 9' high.
 - 1¾" thick, paint-grade, two-panel, framed doors with profiled centre panels and designer lever hardware.
- Trim
 - 7½" baseboards and 4" wood casings complete with backband.
 - Closet shelving will be painted wood with a hanging coat rod.
- Paint
 - Walls, cornice mouldings, baseboard, trim and doors will be painted to a prime paint finish.
 - Ceilings to have a white, smooth paint finish.
- Windows
 - Full-height aluminum curtain-wall window system will incorporate double-glazed sealed units and operable awning windows.
 - Powered window shades will be provided throughout.
- Terraces
 - Terraces will be accessed by centre-parting, sliding glass doors.
 - Architecturally-controlled limestone pavers installed to the floor.
 - Architecturally-controlled lighting.
- Lighting and Technology
 - A recessed 50-watt halogen pot light will be installed for approximately every 50 square feet of suite area, located at the resident's discretion (except where precluded by mechanical/electrical distribution and structural elements).
 - Vapour-proof pot lights will be provided over the free-standing tub and in all showers.
 - Two durable 200 amp service panels with circuit breakers will be located in the Laundry Room.
 - Switched wall receptacles will be provided in the Living Room, Dining Room, Library and Bedrooms, plus one floor receptacle in the Living Room, and one capped ceiling electrical outlet in the Dining Room.
 - All hall closets will feature door-activated lighting.
 - An Audio/Video ("A/V") closet, supplied with fresh air,

will be provided to accommodate resident-supplied audio/video equipment.

- Cabling will be provided from the A/V closet to jacks in the Principal Rooms for television, telephone, and Internet service.
- A fully featured Four Seasons handset connected to the hotel switch board (PBX) provides residents with direct dial access to hotel services.

Galleria, Gallery and Rotunda

- The Galleria ceiling will be coffered with 8" plaster cornice moulding* to the perimeter of the room and coffer, and will have a centred, capped electrical outlet.
- The Gallery and Rotunda ceilings will be coffered with 8" plaster cornice moulding* to the coffer, and will have a centred, capped electrical outlet.
- For flooring, choose from 12" x 24" or 16" x 16" sealed marble*, granite* or limestone* in honed or polished finish or 24" x 24" porcelain* or 3¼" x ¾" thick custom-stained hardwood from select species*.
- The Galleria floor is to have a 4" inlaid border.

Powder Room**

- A custom-designed vanity will feature a unique rectangular glass basin*.
- Accessories will include a Kohler Laura Kirar Collection laminar flow wall-mounted faucet and matching towel bar and tissue holder.
- A custom-designed, framed mirror will feature capped electrical wall outlets on either side.
- A frosted decorative floor-to-ceiling glass screen will separate the vanity and toilet**.
- Toto Carlyle one-piece elongated skirted universal height toilet.
- For flooring, choose from 12" x 24" or 16" x 16" sealed marble*, granite* or limestone* in honed or polished finish or 24" x 24" porcelain*.
- The ceiling is to be 9' high with 8" plaster cornice moulding* to the perimeter of the vanity area**.

Living Room, Dining Room, Library and Study

- Enjoy a glass-enclosed, direct-vent gas fireplace** with a choice of plaster or wood mantle*, and marble or limestone surround*.
- For flooring, choose from 3¼" x ¾" thick custom-stained hardwood from select species* or 60 oz. cut pile wool carpet* on premium underpad*.

Theatre**

- Theatre Bar
 - Choose from custom-designed Downsview cabinetry in framed, traditional, transitional or contemporary profiles, hand finished in a wood stain or paint glaze, with a choice of hardware.
 - Choose from double-edged granite, marble or limestone countertops* in honed or polished finish.
 - Kohler bar sink and faucet.
 - Sub-Zero 700 Series fully integrated 27" under-counter double-drawer beverage refrigerator** with stainless steel or paneled doors to match cabinets.
- Flooring
 - Tiered flooring, choose from 60 oz. cut pile wool carpet* on premium underpad*.

Kitchen/Family Room and Servery

- Cabinetry
 - Choose from custom-designed Downsview cabinetry in framed, traditional, transitional or contemporary profiles, hand finished in a wood stain or paint glaze, with a choice of hardware.
 - Crown moulding and a light valance are included to complement the style of choice.
 - Cabinetry features will include solid wood dove-tailed drawers with a self-closing, concealed, full-extension runner system.
 - Door units will be closed and sealed by dust strips installed to the front edges of the cabinets, and will be fit with anti-slam technology.
 - Cutlery, silverware, utensil, spice inserts to the cabinet drawers, pull-out shelves and under counter waste bins will be provided.
 - Under-cabinet lighting provided to illuminate the cook's workspace.
- Island
 - The island will feature a cantilevered top for bar seating, and a Kohler Poise stainless steel under-mounted sink with an Axor Citterio faucet with a retractable handheld spray.
 - A split electrical receptacle will be provided in the island, as well as a capped electrical ceiling outlet overhead.
 - Filtered water will be piped to the kitchen sink and the refrigerator ice maker.
- Counters and Backsplash
 - Choose from double-edged granite, marble or limestone countertops* in honed or polished finish.
 - For the backsplash, choose from granite, marble or limestone, slab* in honed or polished finish, or tumbled marble mosaic stone*.
 - The Servery will feature a single bowl Kohler sink and faucet.
- Flooring
 - Choose from 12" x 24" or 16" x 16" sealed marble*, granite* or limestone* in honed or polished finish or 24" x 24" porcelain* or 3¼" x ¾" thick custom-stained hardwood from select species*.
- Appliances
 - Refrigeration, fully integrated in stainless steel or paneled doors to match the Kitchen cabinets:
 - Sub-Zero BI Series 36" fully integrated all refrigerator unit.
 - Sub-Zero BI Series 36" fully integrated all freezer unit.
 - Sub-Zero 700 Series fully integrated 27" under-counter double-drawer refrigerator.
 - Ovens, fully integrated, stainless steel oven wall consisting of:
 - Two side-by-side Miele 30" PerfectClean Wall Ovens.
 - Miele Speed Oven with both convection and microwave cooking capabilities.
 - Miele 30" Food Warming Drawer.
 - Cook Top -Wolf 36" gas range with a charbroiler and 4 gas burners.
 - Exhaust Hood - Faber Diamante 36" stainless steel hood and chimney with Pro Motor fan.
 - Coffee Maker - fully integrated Miele Coffee System**.
 - Dishwasher - Miele Whisper Quiet integrated dishwasher with hidden controls and silverware tray, and stainless steel or paneled door to match kitchen cabinets.

- Washer/Dryer - Miele white front-loading, under-counter washer/dryer.

Wine Cellar**

- Separate walk-in room with built-in cooling unit, sealed glass paneled door and redwood racking system.
- Flooring
 - Choose from 12" x 24" or 16" x 16" sealed marble*, granite* or limestone* in honed or polished finish or 24" x 24" porcelain* or 3¼" x ¾" thick custom-stained hardwood from select species*.

Master Ensuite**

- Vanity and Fixtures
 - A custom-designed vanity sets the tone for luxury.
 - Built-in TVs behind vanity mirrors.
 - Choose from double-edged granite, marble or limestone countertops* in honed or polished finish, with a Kohler Barbara Barry Glamour Collection under-mount basin.
 - Accessories will be from the Kohler Barbara Barry Glamour Collection, including polished chrome lever handles for the vanity, tub and shower faucets, two robe hooks, and a tissue holder.
 - His and hers Toto Carlyle one-piece elongated skirted universal-height toilets.
 - Kohler San Tropez bidet**.
 - Framed mirrors with a heated (fog free) area over each basin will be controlled by switched capped electrical wall outlets on either side of the mirror.
 - The vanity/bath area is to be coffered with 8" plaster cornice moulding* to the inside of the coffer and a capped electrical ceiling outlet.
- Fireplace
 - Enjoy a glass-enclosed, direct-vent gas fireplace** with a choice of plaster or wood mantle* and marble or limestone surround*.
- Tub and Showers
 - A 6' designer freestanding oval bathtub will feature a polished chrome laminar flow floor** mounted tub filler with a single-lever control and a diverter for the wand-style hand shower.
 - A separate thermostatic valve with two volume control valves will operate a wall-mounted Kohler pole hand shower and ceiling-mounted Kohler 10" square rain tile shower.
 - Shower and toilet screens and doors will feature frameless tempered acid etched glass.
 - For the shower and toilet enclosures, choose from floor-to-ceiling 12" x 24" or 16" x 16" sealed marble*, granite* or limestone* in honed or polished finish or 24" x 24" porcelain*.
- Flooring
 - Choose from 12" x 24" or 16" x 16" sealed marble*, granite* or limestone* in honed or polished finish or 24" x 24" porcelain*, with a 6" border of marble*, granite*, limestone* or mosaic*.
 - Shower flooring is to be stone mosaic*, compatible with the walls.
 - In-floor electric radiant heating will be controlled by a programmable thermostat.

Guest Ensuite

- Vanity and Fixtures
 - A custom-designed vanity graces this space.
 - Choose from double-edged granite, marble or limestone countertops* in honed or polished finish, with a Kohler Barbara Barry Glamour Collection under-mount basin.

- Accessories will be from the Kohler Barbara Barry Glamour Collection, including polished chrome lever handles for the vanity, a shower faucet, a 24" towel bar, a robe hook, and a tissue holder.
- A framed vanity mirror will include a capped electrical wall outlet.
- Toto Carlyle one-piece elongated skirted universal-height toilet.

- Shower

- Single-lever pressure balancing shower control with wall-mounted shower head.
- Striking shower screen and door of frameless tempered glass.
- For the shower enclosures, choose from 12" x 24" or 16" x 16" sealed marble*, granite* or limestone* in honed or polished finish or 24" x 24" porcelain*.

- Flooring

- Choose from 12" x 24" or 16" x 16" sealed marble*, granite* or limestone* in honed or polished finish or 24" x 24" porcelain.
- The shower flooring is to be stone mosaic*, compatible with the walls.

Laundry Room

- Kohler enameled cast iron sink with a single-lever faucet and pull-out spray.
- White laundry cabinets will include a sink cabinet, laminate countertop over the front-loading washer and

- dryer, and cabinets above the countertop.
- Under-cabinet lighting and an above-counter electrical receptacle.
- White porcelain flooring.

Heating and Air Conditioning Service Room

- Heat pumps with large media air filters will be located in separately enclosed, acoustically-treated service rooms that will provide multiple year-round heating and air conditioning zones within the suite.
- A suite humidification system will be located in the mechanical room.
- A hot water radiant heating system provided to perimeter windows.
- A central vacuum system is to be mounted in the mechanical room.

Life Safety

- The residence will contain a smoke and carbon monoxide detector that will sound within the suite.
- An in-suite heat detector will be monitored by the building's fire alarm panel, which will also control the in-suite fire alarm and voice communication system.
- The internal suite door to the elevator will receive dead bolt hardware and door contacts, which will be monitored by an in-suite alarm panel and security.
- Terrace sliding doors and exit stair doors will also be contacted and monitored.

*From builder's standard samples. **As per plan.

Principal Rooms consist of the Living Room, Dining Room, Library, Kitchen/Family Room, Theatre, Study and Bedrooms. All features and finishes are subject to change without notice. E. & O. E.









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Toronto

Staff Residence

The West Penthouse at Four Seasons Private Residences Toronto also includes a separate Staff Residence. Located in the East Residence building, the Staff Residence is elegantly appointed with luxurious finishes. A separate entrance off of Scollard Street provides privacy, while an elevated pedestrian bridge connection allows quick access to the West Residence. The close proximity of the Staff Residence makes it an ideal location for household staff.

General

- Suite Access
 - An electronic, encrypted security device will provide access to the building, parking garage and elevator service.
- Ceiling Heights
 - Ceiling heights are 10' from the concrete floor slab to the underside of the smooth finished ceilings.
 - Finished ceilings will have a perimeter drywall bulkhead in the Principal Rooms to accommodate mechanical/ electrical distribution and pot lights.
 - Drywall ceilings in the bathrooms, laundry and closets will be lower than those in the Principal Rooms.
 - Choose from 8" plaster cornice moulding profiles* to the perimeter walls of all Principal Rooms excluding windows.
- Trim
 - 7-1/2" baseboards and 4" wood casings complete with backband.
- Paint
 - Walls, cornice mouldings, baseboard, trim and doors will be painted to a prime paint finish.
 - Ceiling to have a white, smooth paint finish.
- Windows
 - Double-glazed sealed units extend to the floor with operable awning windows.
- Lighting and Technology
 - A recessed 50-watt halogen pot light will be installed for approximately every 100 square feet of suite area, located at the resident's discretion, around the perimeter of the suite (except in instances of mechanical/ electrical distribution and structural interference).
 - Switched wall receptacles will be provided in the living/

- dining room and bedroom, plus one switched floor receptacle in the living room, and one capped ceiling electrical fixture outlet in all Principal Rooms.
- Cabling will be provided to jacks in the Principal Rooms for television, telephone and Internet service.
- A fully featured Four Seasons handset connected to the hotel switchboard (PBX) will provide residents with direct-dial access to hotel services.

Living/Dining Room

- For flooring, choose from 3-1/4" x 3/4" thick custom-stained hardwood from select species*, or 60 oz. cut pile wool carpet* on premium underpad*.

Kitchen

- Cabinetry
 - Choose from custom-designed Downsview cabinetry in traditional, transitional or contemporary profiles, hand finished in a wood stain or paint glaze, with a choice of hardware.
 - Crown moulding and a light valance are included to complement the style of choice.
 - Cutlery and utensil inserts to the cabinet drawers and under-counter waste bins will be provided.
 - Under-cabinet lighting** will be provided to illuminate the cook's workspace.
- Counters and Backsplash
 - Choose from double-edged sealed granite, marble or limestone countertops* in honed or polished finish.
 - For the backsplash, choose from sealed granite, marble or limestone, slab* in honed or polished finish, or tumbled marble mosaic stone*.

- Flooring
 - Choose from 12” x 24” or 16” x 16” sealed marble*, granite* or limestone* in honed or polished finish or 24” x 24” porcelain* or 3-1/4” wide by 3/4” thick custom-stained hardwood from select species*.
- Appliances
 - Refrigerator - Sub-Zero 700 Series fully integrated 36” refrigerator with double-bottom mounted freezer drawers and stainless steel or paneled doors to match kitchen cabinets.
 - Cook Top - Wolf 30” stainless steel range with 4 gas burners or electric elements.
 - Exhaust Hood - Faber Cristal HC 30” integrated slide out exhaust hood.
 - Microwave - Panasonic Genius Microwave.
 - Oven - Miele fully integrated, stainless steel 30” PerfectClean Wall Oven.
 - Dishwasher - Miele Whisper Quiet integrated dishwasher with stainless steel or paneled door to match kitchen cabinets.
 - Washer/Dryer - Miele white front-loading stacked washer/dryer.

Bathroom

- Vanity and Fixtures
 - Custom-designed vanity.
 - Choose from double-edged granite, marble or limestone countertops* in honed or polished finish, with a Kohler Barbara Barry Glamour Collection under-mount basin.
 - Kohler Barbara Barry Glamour Collection accessories,

including polished chrome lever handles for the vanity, tub and shower faucets, a towel bar, a robe hook, and a tissue holder.

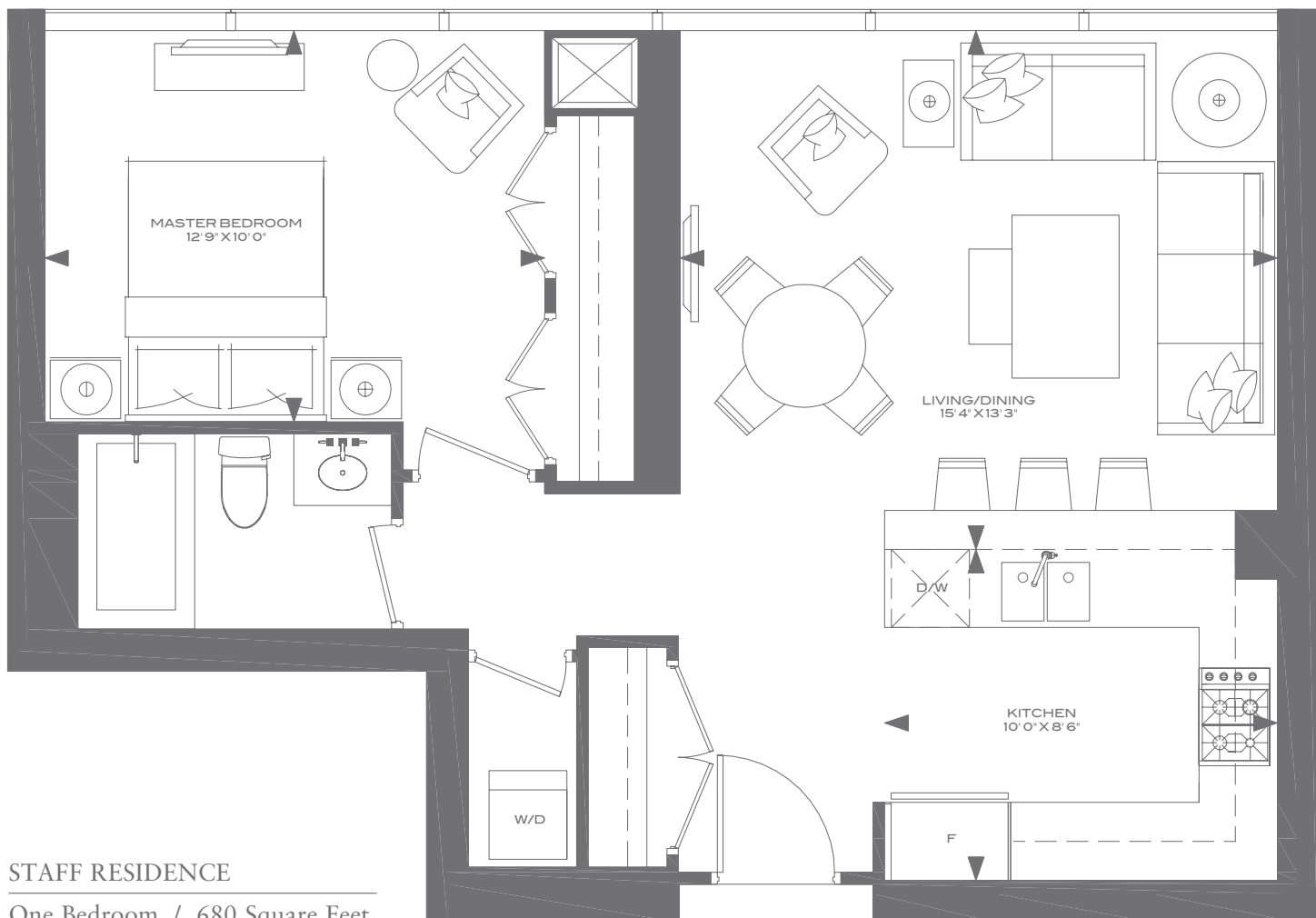
- Framed vanity mirror with a capped electrical wall outlet.
- Toto Carlyle one-piece elongated skirted universal-height toilet.
- Tub
 - The Kohler under-mount cast iron tub will feature a marble deck and skirt with polished chrome, deck-mounted tub filler and a diverter for the hand shower.
 - For the tub enclosure, choose from 12” x 24” or 16” x 16” sealed marble*, granite* or limestone* in honed or polished finish or 24” x 24” porcelain*.
- Flooring
 - Choose from 12” x 24” or 16” x 16” sealed marble*, granite* or limestone* in honed or polished finish or 24” x 24” porcelain.

Heating and Air Conditioning

- Water-tempered heat pumps** with individual controls will permit year-round heating and air conditioning.

Life Safety

- The residence will contain a smoke and carbon monoxide detector that will sound within the suite.
- An in-suite heat detector will be monitored by the building’s fire alarm panel, which will also control the in-suite fire alarm and voice communication system.
- The suite entry door will receive dead bolt hardware and door contact, which will be monitored by an in-suite alarm panel and security.



STAFF RESIDENCE

One Bedroom / 680 Square Feet

*From builder's standard samples.

**As per plan. Principal Rooms consist of the Living Room, Dining Room, Kitchen and Bedrooms. All features and finishes are subject to change without notice. E. & O. E