

ONESHERWAY

TOWER THREE



menkes

GREAT GULF HOMES

Fashion courtesy of Thien LE



ONESHERWAY
TOWER THREE

YOUR DEVELOPMENT TEAM



X THE CONDOMINIUM



WYNDAM MANOR



THE HUDSON



TABOO



18 YORKVILLE

The Great Gulf Group is an international, fully integrated group of companies whose activities span the entire real estate spectrum, from land acquisition and assembly, to the design and construction of high-rise condominiums, exclusive resort properties and single family homes in master-planned communities across North America. From the luxury of the The Saint James at King & Jarvis and the Regency at Bloor & Royal York, to the polished stone and art deco accents of the Morgan at Spadina & Richmond, the towering architectural statement of 18 Yorkville on Yorkville at Yonge, and The Hudson at King & Spadina, as well as exciting new addresses including X The Condominium at Jarvis & Charles and the much anticipated Charlie coming soon to King & Charlotte, Great Gulf condominiums showcase an extraordinarily diverse approach to design and construction. Today, with the introduction of One Sherway Tower Three, Great Gulf is pleased to bring to the Greater Toronto Area a condominium residence that effortlessly combines a superb location with lasting quality and unbeatable value.

GREAT GULF HOMES



FOUR SEASONS



EMPRESS WALK



COSMO



5000 YONGE



WALKER FARM ESTATES

Toronto's skyline just wouldn't be the same without Menkes. For over 50 years, Menkes has been responsible for many of the city's landmark commercial and residential buildings. Menkes stands today as one of the leading names in the industry; a fully integrated development company involved in the construction and management of a diverse property portfolio. Our landmark developments include Empress Walk Shopping Centre, offices at 5000 Yonge Street and luxury condominium communities such as Four Seasons Private Residences Toronto, Lumiere, Pinnacle and Royal Pinnacle, Chicago, Spectrum, Ultima, Broadway, Luxe, Cosmo and Savvy at Cosmo. As a result of the unyielding quality and craftsmanship exhibited in every Menkes project, its name has become synonymous with many of Toronto's most prestigious residential landmarks. One Sherway will clearly demonstrate Menkes' firm commitment to perfecting condominium living and creating enduring values in real estate developments.



ONESHERWAY TOWER THREE

THE SUCCESS CONTINUES



NOW PREVIEWING
TOWER THREE

TOWER TWO SOLD
UNDER CONSTRUCTION

TOWER ONE SOLD
SPRING OCCUPANCY

With Spring occupancy dates coming soon to Tower One, and Tower Two now well under construction,

Menkes and Great Gulf Homes are proud to introduce One Sherway Tower Three.

This landmark condominium residence continues the success of the spectacular planned condominium

community as One Sherway Tower Three today takes its rightful place as part of Etobicoke's

most fashionable address set next to the city's fashion shopping

destination - Sherway Gardens.

ONESHERWAY
TOWER THREE

FEATURES AND FINISHES

SIGNATURE COLLECTION

All materials and other selections for which the Purchaser is entitled to make a selection are to be chosen from Builder's standard 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.

INNOVATIVE BUILDING

- A dramatic 28-storey modern tower, designed by the award-winning architectural firm Page & Steele
- Two-storey lobby and extensive amenities designed by internationally renowned interior design firm, Mike Niven Design
- The Club at ONESHERWAY will be located on the main and third floors and will include an indoor swimming pool with access to an outdoor terrace, hydro pool, fitness and weight rooms, steam room, sun lounge, his and hers saunas and change-rooms, billiard room, media lounge, theatre, party room with upper lounge and private dining room with servery
- Scheduled fitness, recreation and well being programs organized and monitored by an on-site Recreational Activities Director
- Separate elevator access to main and Club levels
- 24 hour, 7 days a week uniformed concierge
- Underground parking with security monitoring from concierge station
- Three custom designed high-speed elevators serving the underground parking, lobby, amenity floors and residences
- Visitor parking

EXQUISITE SUITES

- 8 or 9 foot ceiling heights, as per plan
- Sprayed stippled ceiling in all rooms, except kitchen, bathroom(s) and laundry room
- Individually controlled centralized heating and cooling system
- Choice of porcelain or ceramic tiles in entrance foyer, kitchen, ensuite & main bathroom, and hallway from builder's standard samples
- Engineered wood flooring in living room, dining room and den*
- Choice of 40 oz. carpet with chip foam underpad in bedroom(s), den* and applicable closets, from builder's standard samples
- Solid core entry doors with security view-hole and quality finished hardware
- Panelled interior doors with quality-finished hardware
- Architecturally designed baseboards and door casings
- White plastic-coated ventilated wire shelving in all closets
- White vertical blinds to provide a pleasing exterior view
- Thermo insulated energy efficient windows
- Mirrored sliding closet doors in foyer*
- Private terraces with precast patio slabs where applicable, as per plan
- Stacked brand-name washer/dryer with exterior venting in all suites

SUPERIOR KITCHENS

- ONESHERWAY "Signature Collection" kitchen cabinetry in a variety of materials and colours from builder's standard samples
- Choice of granite countertops with dramatic breakfast bars as per plan, from builder's standard samples
- Choice of ceramic backsplash from builders standard features
- Stainless steel undermount sink with single lever faucet
- Ceiling lighting fixture
- Choice of distinctive porcelain or ceramic floor tiles from builder's standard samples
- Brand name stainless steel appliances including 18 cu. ft., frost-free refrigerator, self-cleaning slide in range with ceran cooktop, built-in dishwasher and over the range built-in microwave, integrated with rangehood vented to the exterior, as per builder's standard samples

LUXURIOUS BATHROOMS

MAIN/ENSUITE BATHROOMS:

- ONESHERWAY Signature custom vanity cabinetry with cultured marble countertop and integrated basin, from builder's standard samples
- Choice of porcelain or ceramic floor tiles, from builder's standard samples
- Full height mirror, width of vanity, with wall-mounted vanity light fixture
- Ceramic tiled feature wall by "Mike Niven Design"
- Exhaust fan vented to exterior
- White ceramic accessory package including towel bar, toilet paper holder and soap dish, where applicable
- Pressure balance valve for tub and shower
- White plumbing fixtures
- Relaxing soaker tub, as per plan
- Full height ceramic wall tiles in tub/shower enclosure

SECOND BATHROOM:

- ONESHERWAY Signature custom vanity cabinetry with cultured marble countertop and integrated basin, from builder's standard samples
- Choice of porcelain or ceramic floor tiles, from builder's standard samples
- Full height mirror, width of vanity, with wall-mounted vanity lighting
- Exhaust fan vented to exterior
- White ceramic accessory package including towel bar, toilet paper holder and soap dish, where applicable
- Pressure balance valve for tub and/or shower where applicable
- White plumbing fixtures
- Full height ceramic wall tiles in tub and/or shower enclosure as per plan

SECURITY AND MONITORING SYSTEMS

- 24 hour concierge monitors strategically placed surveillance cameras and two way voice communication stations with call buttons in common areas and garage
- Personally coded suite intrusion alarm system, with suite door contact and keypad connected to concierge desk
- Personal remote panic alarm on key chain for use in garage
- Hardwired in-suite smoke detectors
- In-suite fire alarm with heat sensors
- Controlled access to "The Club at ONESHERWAY" with private resident access
- Carbon monoxide detection systems in all suites

ELECTRICAL AND INTERCONNECTIVITY SYSTEMS

- Individual service panel with circuit breakers
- Pre-wired for cable T.V. and telephone
- White Decora designer series receptacles and switches throughout
- Distinctive ceiling fixture in foyer, kitchen, den*, hallways* and walk-in closets*
- Capped outlet in dining room

TECHNOLOGY

- ONESHERWAY'S building infrastructure utilizes a "home run" design to meet tomorrow's needs in computer networking
- Your suite is designed to handle the latest technology that can support simple networking and additional telephone lines for fax and high speed data transfer

*Where applicable based on individual floorplan

ALL SUITES PROTECTED UNDER THE TARION WARRANTY CORPORATION

Specifications are subject to change without notice. All room measurements and sizes are approximate. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Decorative and upgraded items displayed in the furnished model suites and sales office are for display purposes only and are not included in the purchase price. Actual useable floor space is less than stated floor area. E. & O. E

02/27/08

BUILDING AMENITIES



lobby



party room



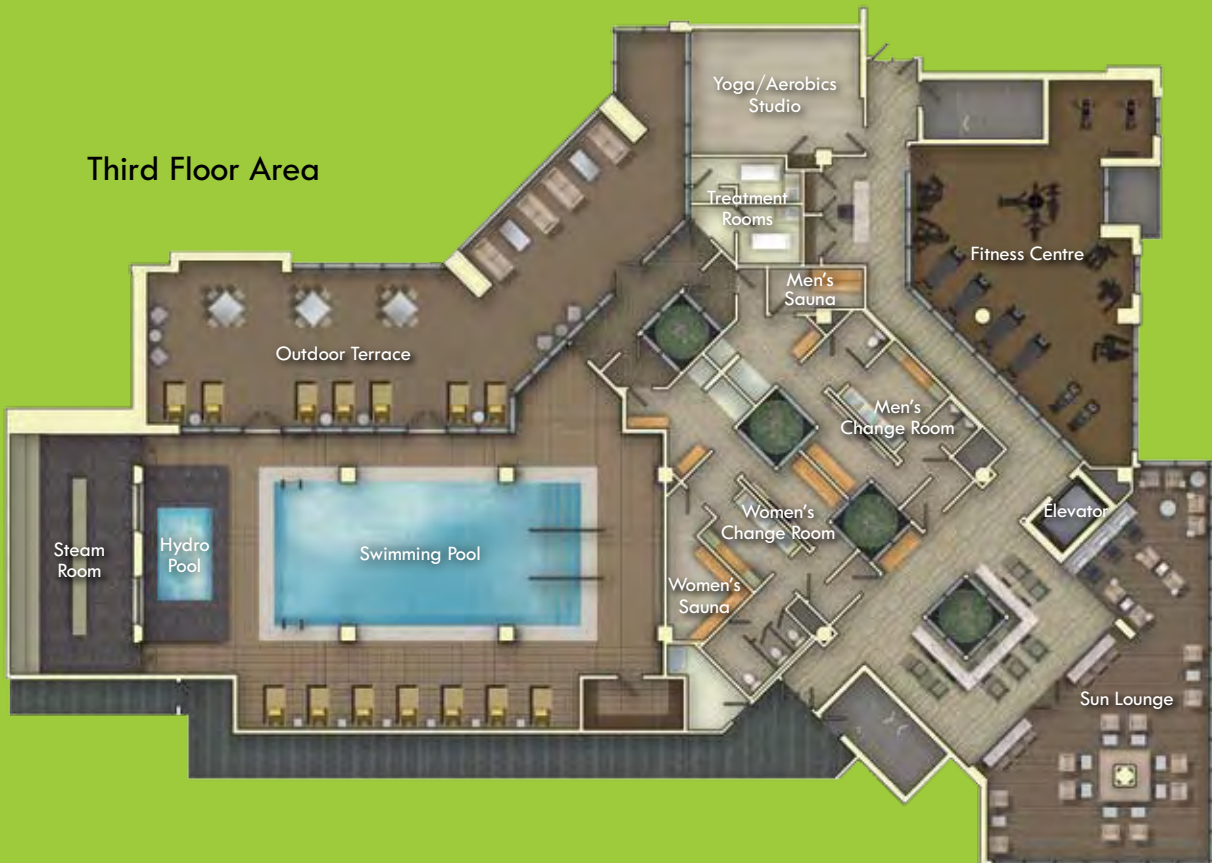
indoor swimming pool

THE CLUB AT ONE SHERWAY

Main Floor Area



Third Floor Area





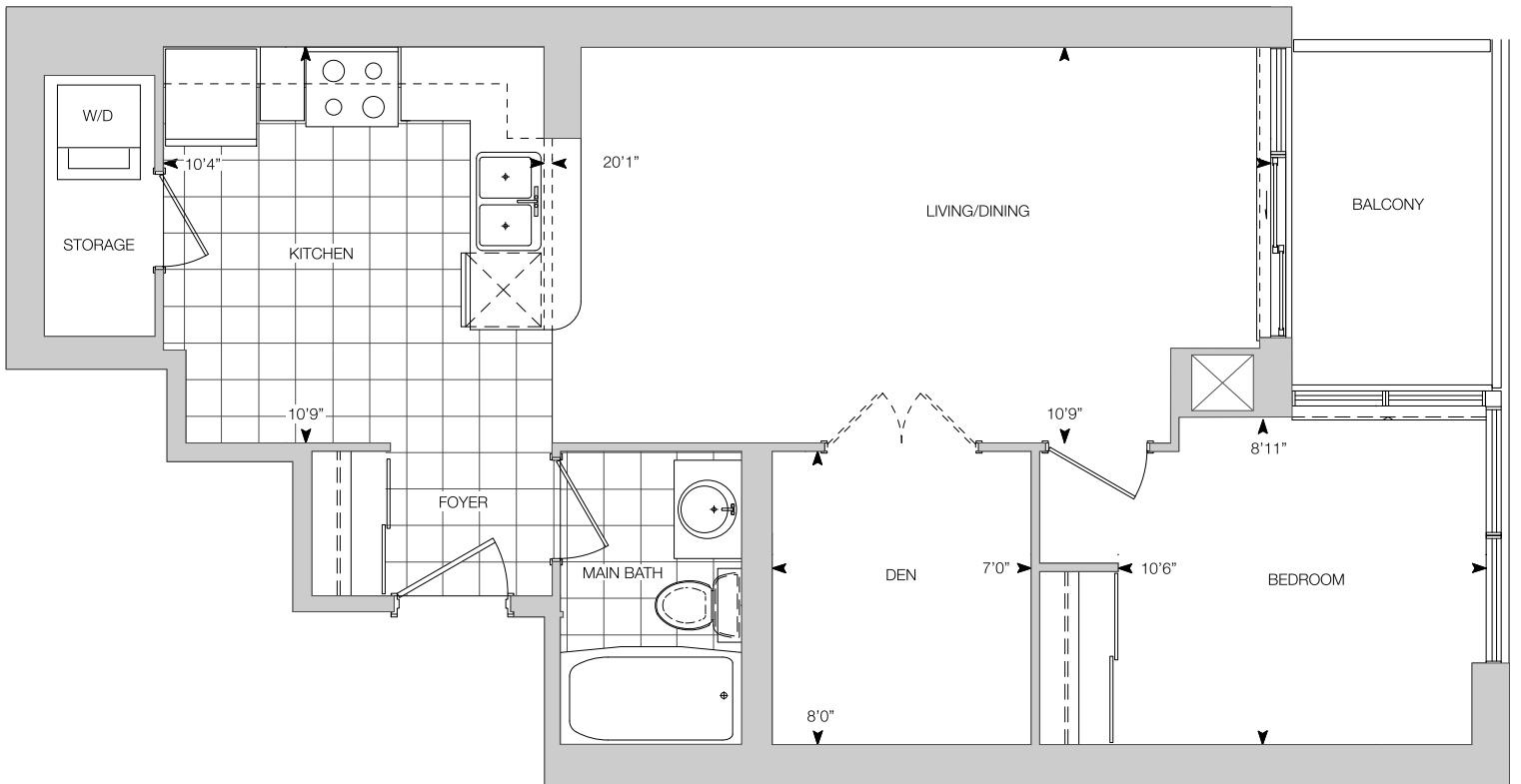
LANDSCAPED PARK AREA

01

THE MILAN

662 SQ.FT.

1 BEDROOM + DEN
TYPICAL FLOORPLAN



ONESHAWAY

TOWER THREE

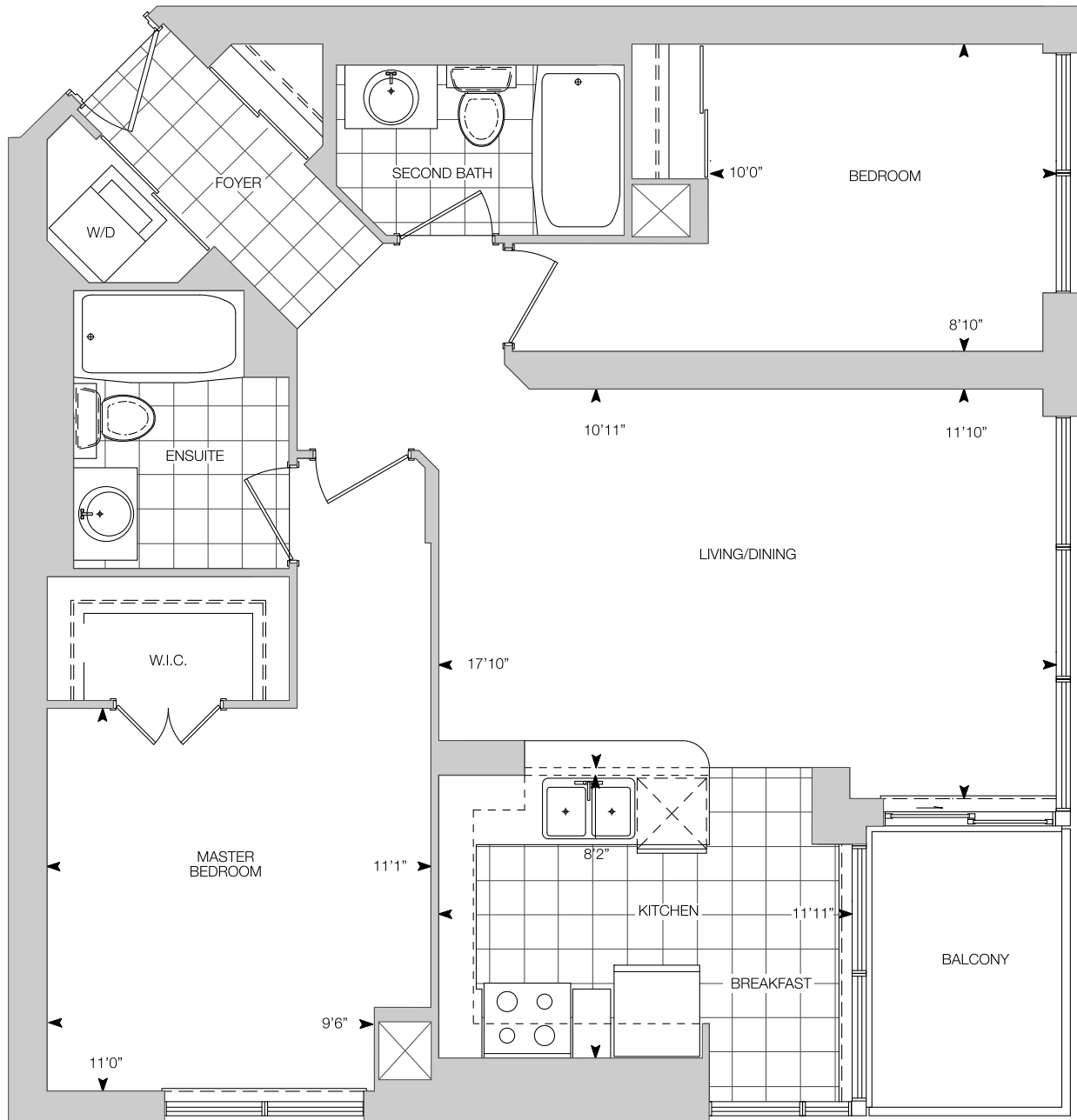
The dimensions shown on this plan are approximate only. Actual useable floor space within the unit may vary from any stated floor areas or dimensions on this plan. Sizes and specifications are subject to change without notice. E. & O.E. All illustrations are artists concept. For information on the method used for calculation the floor area of any unit, reference should be made to Builder Bulletin No. 22 published by Tarion.

02

THE PARIS

895 SQ.FT.

2 BEDROOM
TYPICAL FLOORPLAN



ONESHAWAY

TOWER THREE

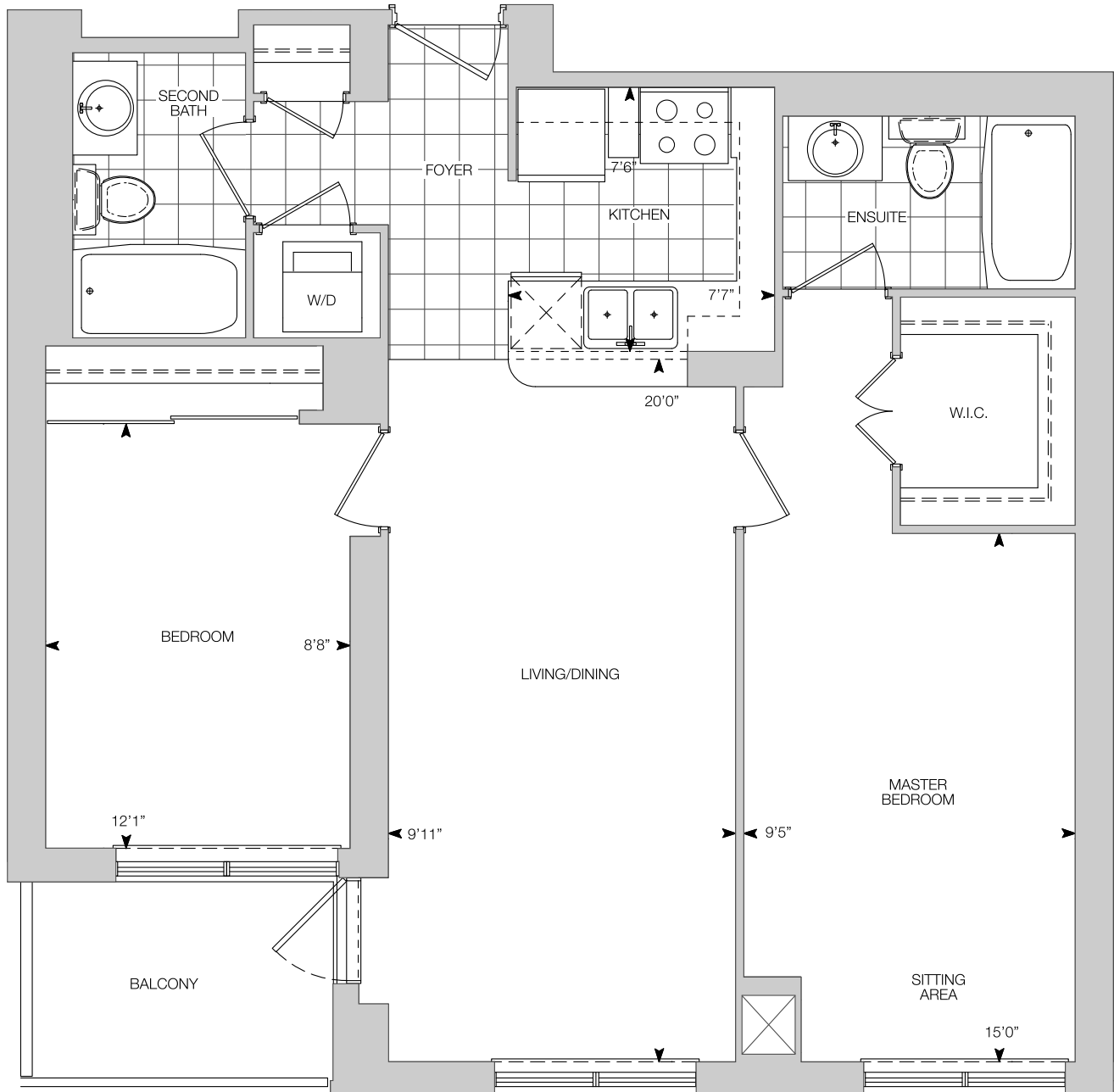
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03

THE NEW YORK

846 SQ.FT.

2 BEDROOM
TYPICAL FLOORPLAN



ONESHAWAY

TOWER THREE

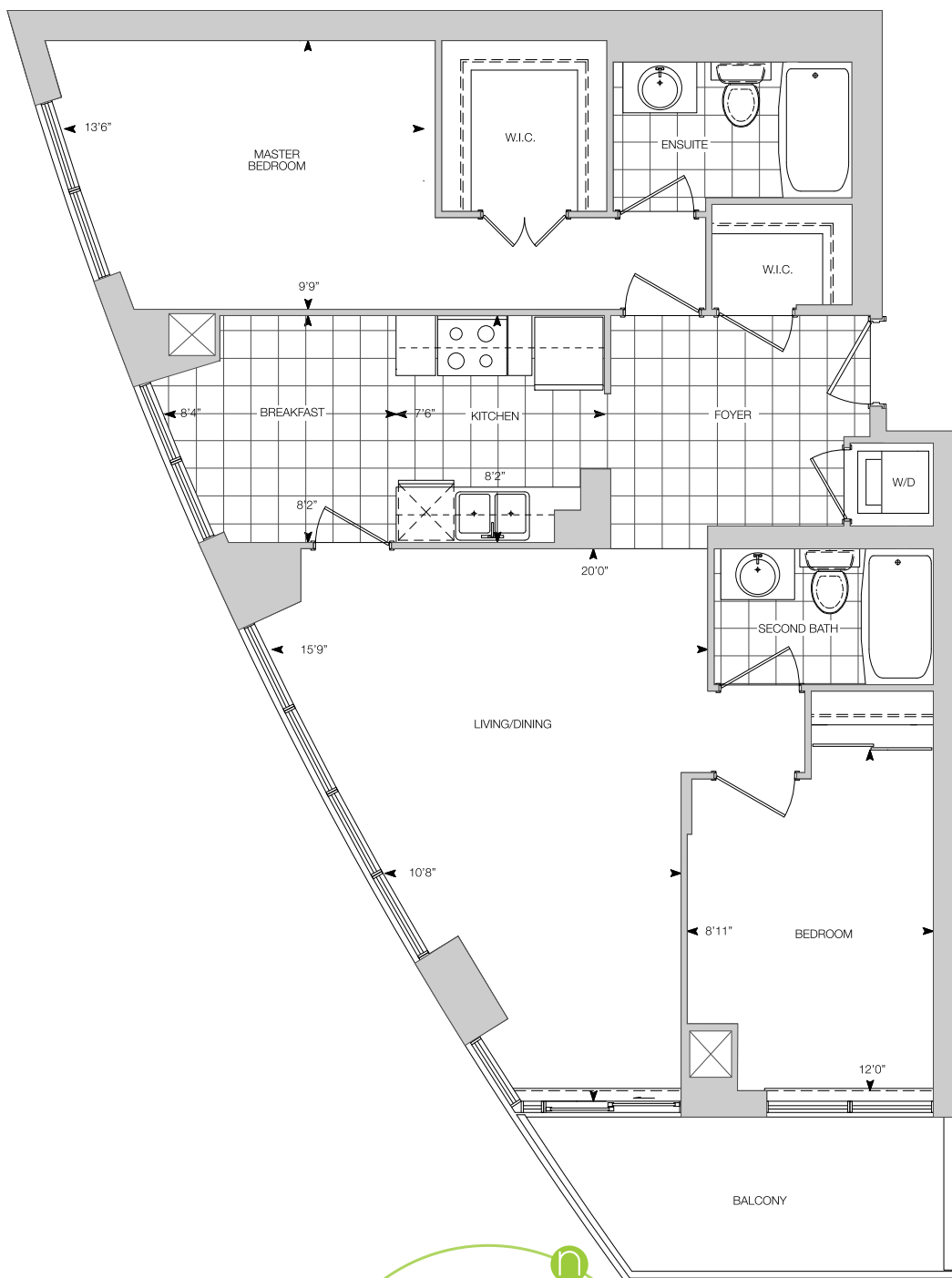
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04

THE MONTREAL

983 SQ.FT.

2 BEDROOM
TYPICAL FLOORPLAN



ONESHAWAY

TOWER THREE

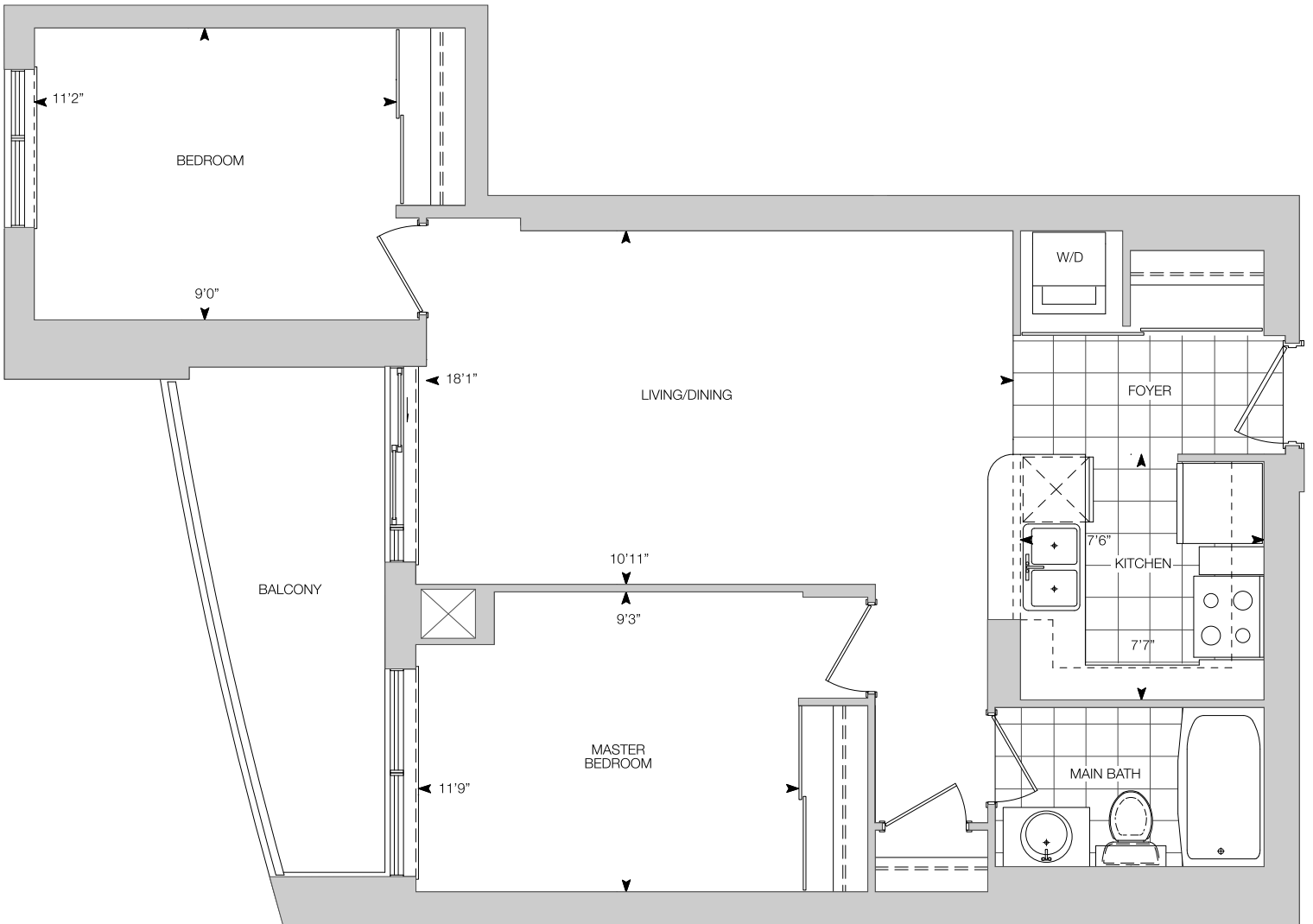
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05

THE SYDNEY

754 SQ.FT.

2 BEDROOM
TYPICAL FLOORPLAN



ONESHAWAY

TOWER THREE

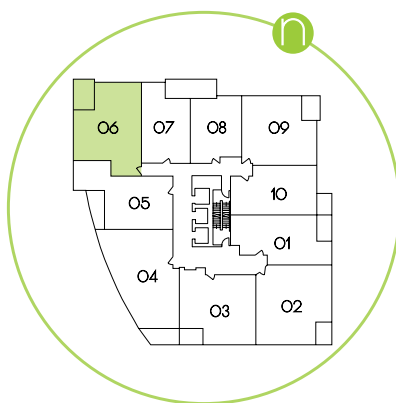
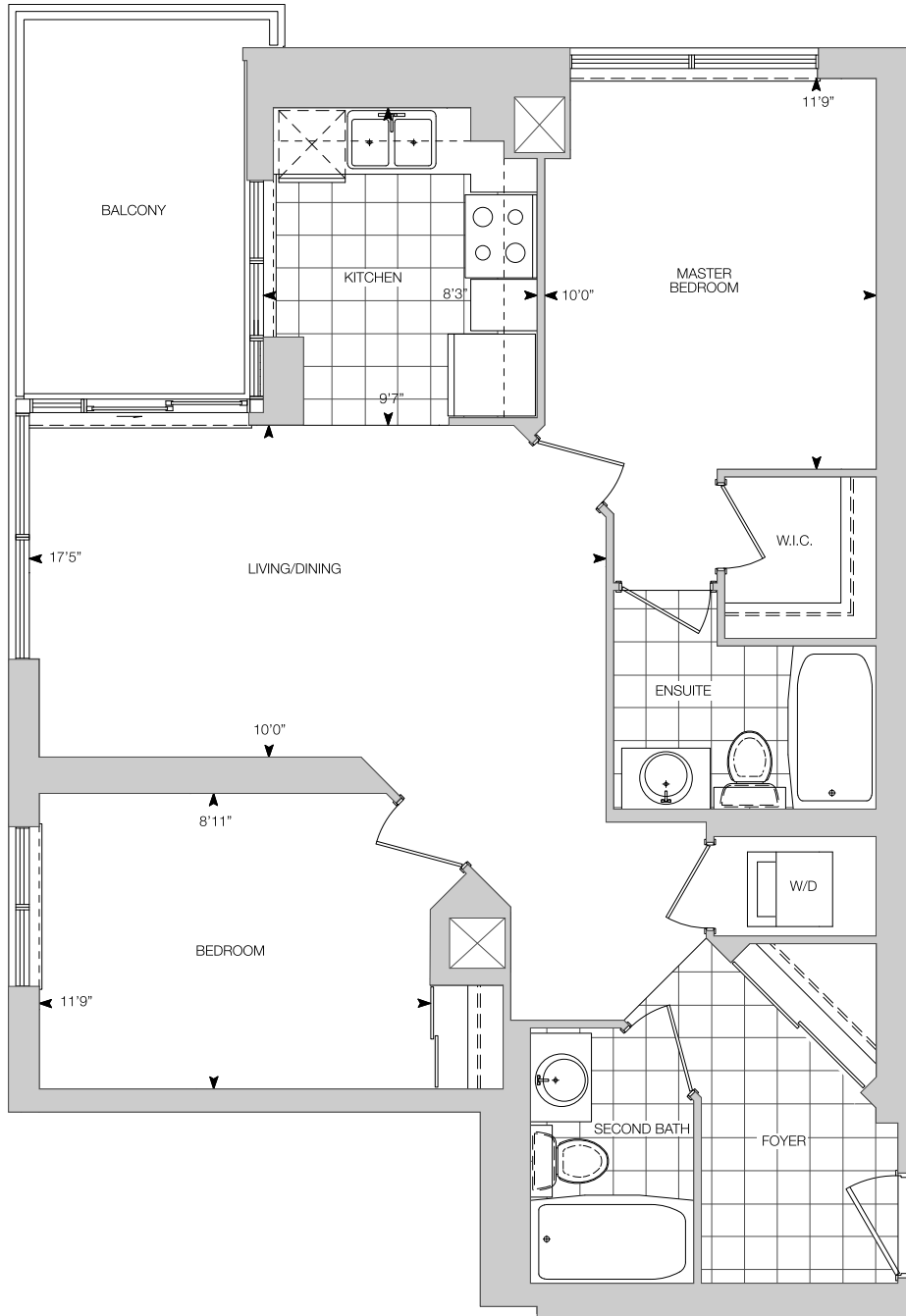
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06

THE BARCELONA

842 SQ.FT.

2 BEDROOM
TYPICAL FLOORPLAN



ONESHAWAY

TOWER THREE

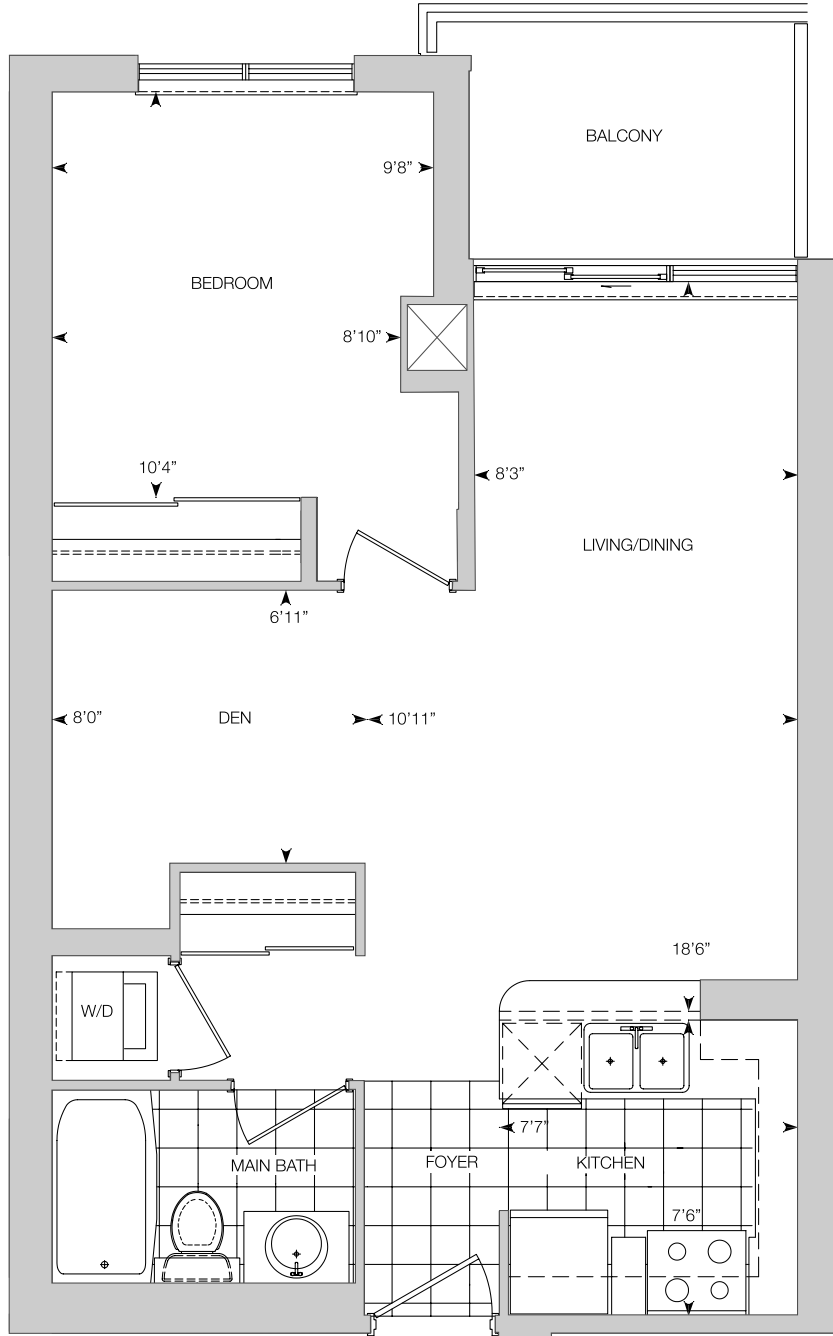
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07

THE MIRABELLO

600 SQ. FT.

1 BEDROOM + DEN
TYPICAL FLOORPLAN



ONESHAWAY

TOWER THREE

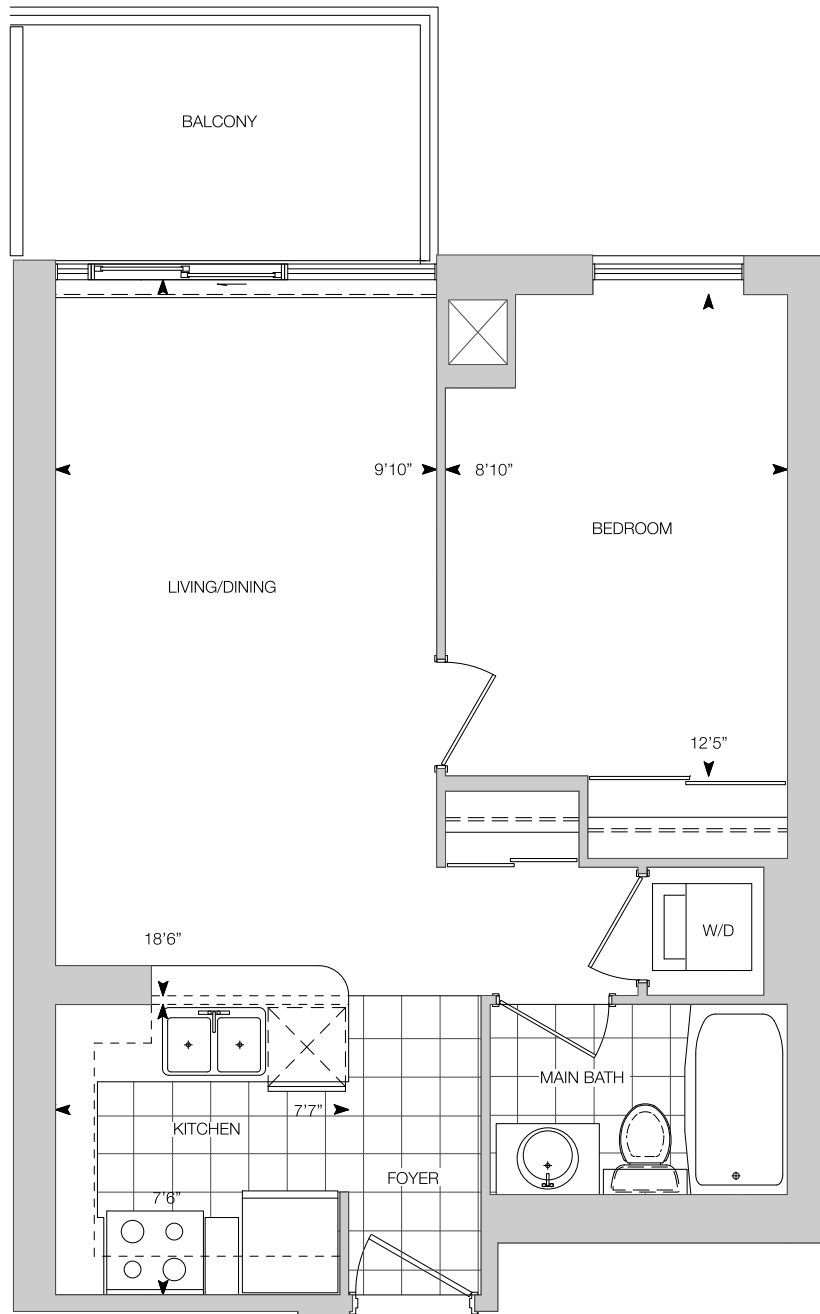
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08

THE TORINO

527 SQ. FT.

1 BEDROOM
TYPICAL FLOORPLAN



ONESHAWAY

TOWER THREE

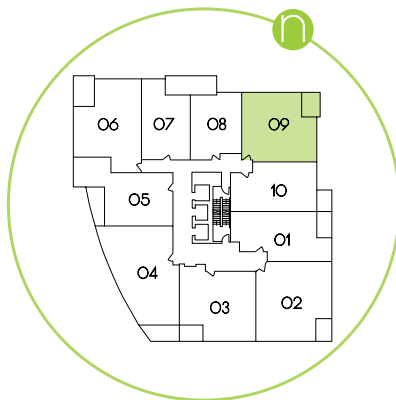
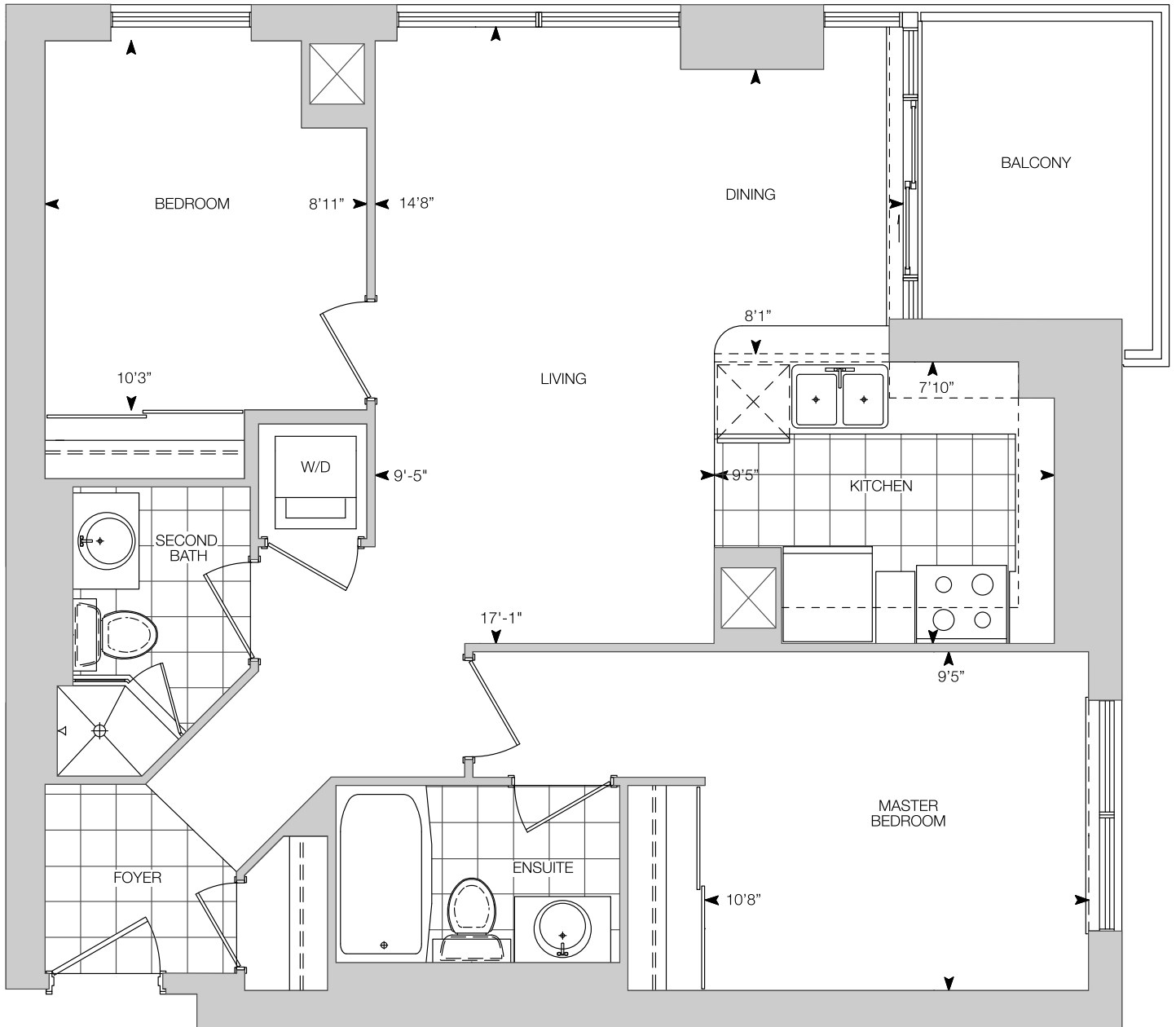
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09

THE LONDON

789 SQ.FT.

2 BEDROOM
TYPICAL FLOORPLAN



ONESHAWAY

TOWER THREE

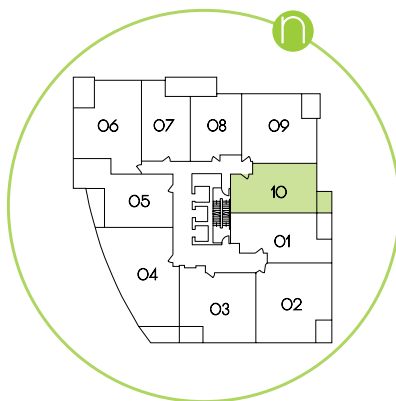
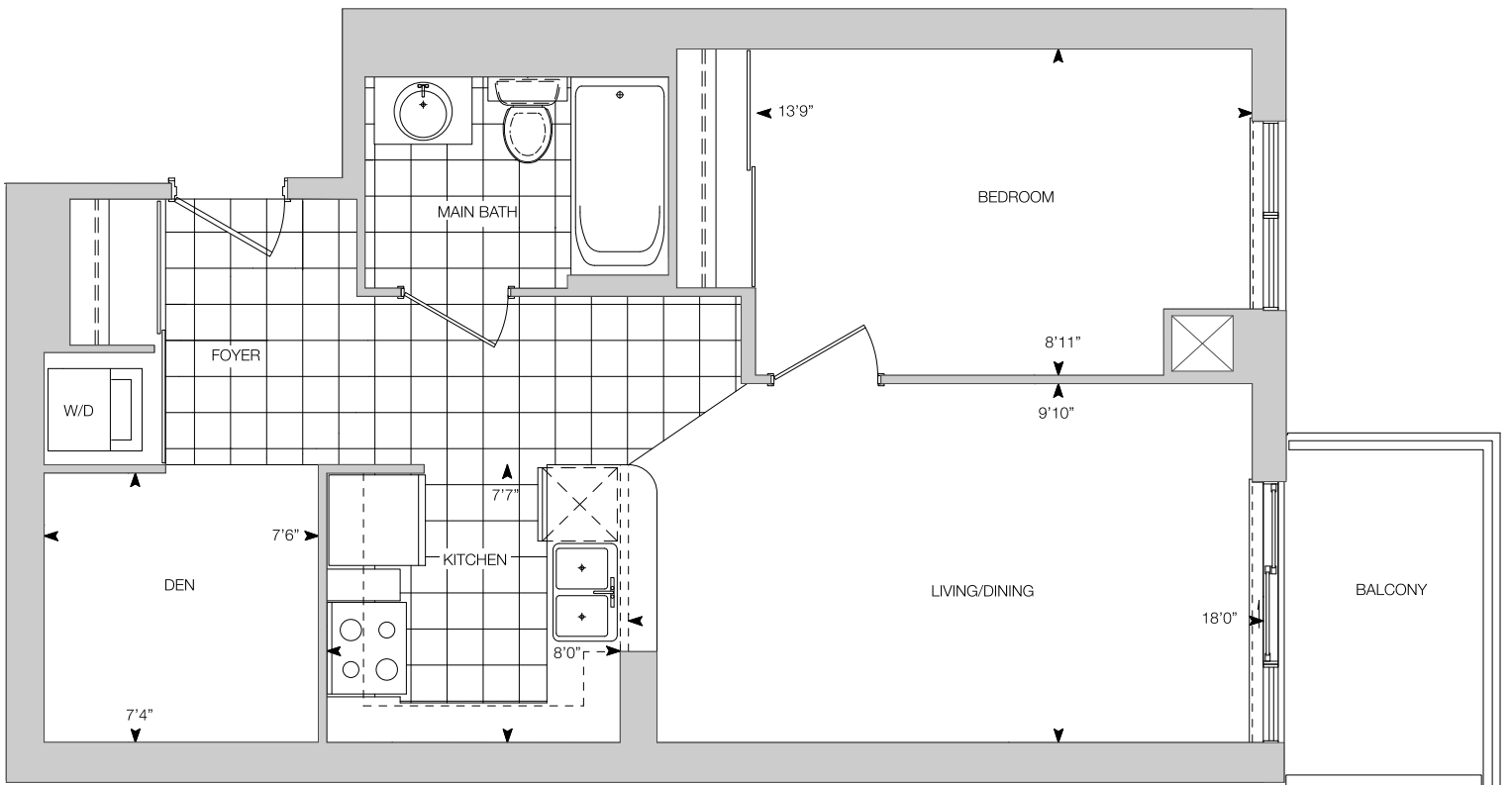
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10

THE SANTIAGO

667 SQ.FT.

1 BEDROOM + DEN
TYPICAL FLOORPLAN



ONESHAWAY

TOWER THREE

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