

THE **UNITED** BLDG.

A Landmark Project by Davpart

88 CENTRE AVENUE PRIVATE RESIDENCES

SPECIAL ISSUE

PENTHOUSE
& SKYTOWN
COLLECTION





“LUXURY IS AN ENVIRONMENT
THAT GIVES PEACE OF MIND AND COMFORT
THAT ALLOWS YOUR SPIRITS TO SOAR.”

While that is my take on the meaning of luxury in the context of real estate, I ask you, what is luxury? Is it quality? Is it price? Richness or elegance? Exclusivity? In all my years as a developer, I've come to understand that luxury means different things to different people. In my mind, luxury is a certain sense of uniqueness. Something not expected. Something that's rooted in craftsmanship, in attention to detail. A thing that's born out of great thought. One that provides comfort and happiness.

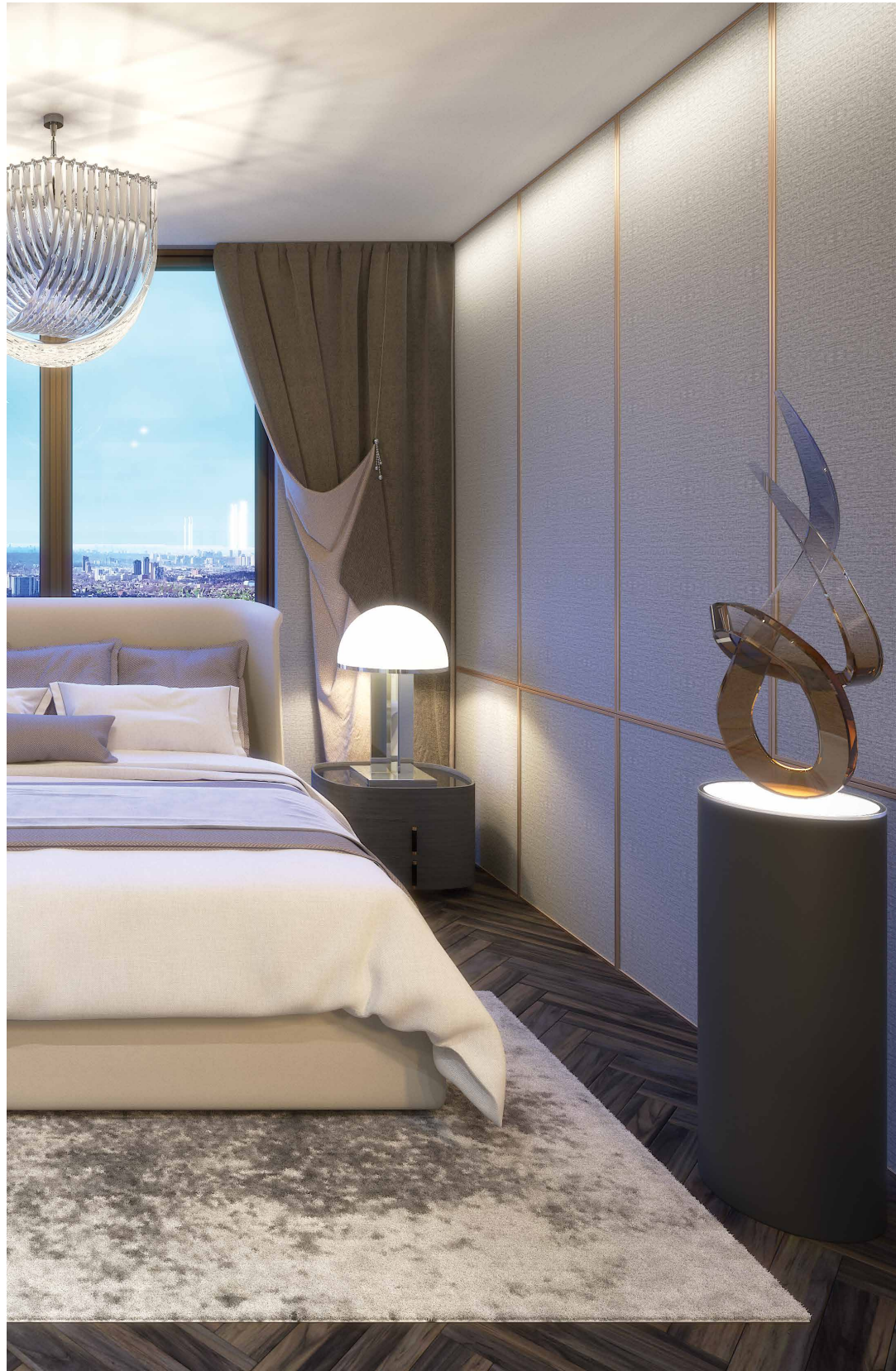
This brings me to the creation of The United Bldg. Everything, from its grand architecture to a simple light sconce brings to life these beliefs. The Penthouse and Skytown Collection reflect the majesty of this landmark building. The design team at Tomas Pearce has spent many hours creating these magnificent spaces. Beautifully proportioned, there's grandeur even in the smallest detail.

I take great personal pride in presenting the Penthouse and Skytown Collection at The United Bldg.

David Hofstedter
President
Davpart Inc.



Stately and majestic. The United Bldg. is an essay on balance and flourish. Singularly luxurious. Carefully conceived to enhance lives, it has a distinct sense of purpose. Once the offices and press of Maclean Publishing Company, this historic address will soon be reimagined as a grand destination for those who want to experience a life extraordinary in the city's heart. Billed as North America's largest heritage retrofit, its dramatic architecture preserves the building's rich past while introducing a distinct contemporary addition. Offering direct access to St. Patrick subway, its enviable location on University and Dundas places it in a class of its own. Classic yet contemporary, the interiors of The United Bldg. are a study in refinement. Its exquisite residences are a rare entity on Toronto's most ceremonial thoroughfare, University Avenue. The sum of many bold design influences, it stands tall in the changing skyline of the city.



“IT IS A UNIQUE FLOOR
ON ITS OWN.
THE PENTHOUSE LEVEL
STANDS OUT FROM THE REST
OF THE BUILDING.
EVEN THOUGH THAT’S
LUXURIOUS, THE PENTHOUSE
FLOOR TAKES IT UP
TO A DIFFERENT LEVEL.”

— Melandro Quilatan, Principal, Tomas Pearce Interior Design

THE PENTHOUSE COLLECTION

AN ODE TO LUXURY

Combining grand scale with luxurious details, the Penthouses of The United Bldg. are designed for a life of splendour. Graciously proportioned, these suites are an exquisite example of refined magnificence and unparalleled elegance. Framed by an azure sky and spectacular views of the city and lake, they offer a transcendent living experience.

The Penthouse Collection bears the elegant stamp of internationally renowned Tomas Pearce Interior Design. Melandro Quilatan, President and Co-founder, describes this collection as, “Handsome. Classic. Modern at the same time.”

Inspired by the heritage façade, Melandro and his team thoughtfully injected Art Deco-inspired nuances to create these sumptuous spaces. When asked about the design vision for the penthouses, Melandro replied, “It was important to add a bit of drama. Introduce a classic as well as modern approach and a whole lot of distinction right from the moment you step in.”

“IT WAS IMPORTANT TO ADD A BIT OF DRAMA.”

— Melandro Quilatan

Entering a penthouse at The United Bldg. is an experience in itself. According to Brian Woodrow, Senior Designer, “When you step into the environment, you will see and experience luxury for what it really is.” A commanding 8-foot tall entry door sets the tone for a grand welcome. A curated palette of finishes, from glass, stone, and wood to opulent large format porcelain tiles, signal that something special lies within.

With a formal foyer encased in lavish yet modern wood panelling, every penthouse has an aura of being rare. Even the powder room is out of the ordinary. “The powder room is being treated like a boutique space,” says Brian Woodrow. Attention to detail is what sets the Penthouse Collection apart. In keeping with the times, every suite is open concept but has been configured to offer a separate formal dining space. With its luxe wall coverings, floor to ceiling wine rack, built-in shelves, hand-blown glass chandelier, this dining space as Melandro pronounces, “just adds to the sense of what you can aspire to.”

From its high-end chef’s kitchen to bathrooms that are pure luxury, the penthouses come outfitted with capacious rooms, abundant spaces to entertain, and floor to ceiling, wall to wall windows that offer expansive views. “Anybody who aspires to live at the United would recognize right away, it could accommodate any executive lifestyle”, declares Brian.

The boldness of Art Deco combined with a refined modern aestheticism gives these penthouses a richness, an eclecticism that makes them simply unique.



Elevator Lobby



Dining Room



Kitchen/Living Room



Kitchen

PENTHOUSE FEATURES & FINISHES

THE SUITES

- ~ Designer selected porcelain flooring in entry foyer.
- ~ Designer selected pre-finished engineered wood plank flooring in a herringbone pattern.
- ~ Solid core entry door with security view-hole.
- ~ Designer selected premium door hardware.
- ~ Designer selected premium electric fireplace.
- ~ Designer selected baseboards, door frames and casings.
- ~ Miele stacked washer/dryer.
- ~ Lighting: LED ceiling fixtures in entrance foyer, bedrooms, dens, and walk-in-closets. LED track lighting in kitchen, wall fixtures above all vanities and waterproof light in all showers.

THE KITCHEN

- ~ Custom designed by Tomas Pearce Interior Design 12 ft. kitchen cabinetry package complete with under cabinet valance lighting.
- ~ Designer selected fine quartz countertop and backsplash with coordinating countertop and waterfall in island (island availability vary per plan)
- ~ Designer selected contemporary faucet with single bowl stainless steel under mounted sink.
- ~ Designer selected pre-finished engineered wood plank flooring in a herringbone pattern.
- ~ Professional grade Sub-Zero-Wolf appliance package:
 - 30" Sub-Zero Over-and-Under refrigerator/freezer, panel ready
 - 30" Wolf Induction Cooktop
 - 30" Wolf Built-In Single Oven, panel ready
 - 24" Wolf Drawer Microwave in island
 - 24" Asko Dishwasher
- ~ Under-cabinet concealed ventilation over cooktop.
- ~ Under-cabinet LED lighting package.

THE BATHROOM

{master bathroom or main bathroom in one bathroom suites}

- ~ Executive vanity custom-designed by Tomas Pearce Interior Design.
- ~ High-end faucets and shower package selected by Tomas Pearce Interior Design.
- ~ Designer selected fine porcelain tiles.
- ~ Designer selected full height porcelain or ceramic wall tiles in tub/shower enclosure.
- ~ Designer selected soaker tub.
- ~ Frameless glass enclosure along tub, as per plan.
- ~ Frameless glass shower enclosure, as per plan.
- ~ White plumbing fixtures.

SECOND BATHROOMS

{in two bathroom suites}

- ~ Custom-designed quartz topped vanity by Tomas Pearce Interior Design.
- ~ Designer selected porcelain tile flooring.
- ~ Designer selected full height porcelain or ceramic wall tiles in tub/shower enclosure.
- ~ Contemporary design faucets and shower package selected by Tomas Pearce Interior Design.
- ~ Frameless glass shower enclosure, as per plans.
- ~ White porcelain plumbing fixtures.

THE TECHNOLOGY

- ~ Emergency annunciation system, smoke and carbon monoxide detector in each suite, where and as required by the Ontario Building Code.
- ~ Rough-in only for future security system.
- ~ Pre-wired for cable TV and telephones.
- ~ White Decora switches and outlets.
- ~ Provision for High-speed internet.



THE SKYTOWN COLLECTION

—
AN EXTRAVAGANT STORY

In a city where space is always at a premium, the Skytowns at The United Bldg. offer an opportunity to live large. Spread over two-storeys, these suites are a study in elegance. With a luxurious palette of timeless finishes, interwoven with contemporary details, they are a perfect example of the grandeur that is intrinsic to the building. “Imagine a home in the sky. Elegant. Modern. And most importantly, spacious. These Skytowns are just that,” says Melandro Quilatan, President and Co-founder of Tomas Pearce Interior Design.

“IMAGINE A HOME IN THE SKY.
ELEGANT. MODERN. AND MOST
IMPORTANTLY, SPACIOUS.”

— Melandro Quilatan

Luxuriously appointed and thoughtfully designed, the Skytowns feature open layouts, expansive windows, and spacious balconies to maximize the living space. The chef-inspired kitchens are the heart and soul of every residence, specifically designed to accommodate and enhance real life. The bathrooms with their soothing tones provide much-needed calm. But it's the balconies that steal the show. Every Skytown comes with two large balconies. High above the city, these delightful spaces are perfect for an al fresco meal with friends or a quiet evening under the stars. Inherently chic yet supremely comfortable, the Skytowns redefine urban luxury living.



Kitchen/Living Room



Terrace

SKYTOWN FEATURES & FINISHES

THE SUITES

- ~ A wide variety of luxurious suite types and sizes including: 2-storey SkyTown Collection suites with 9 ft. ceilings.
- ~ Choice of designer selected pre-finished engineered woods in living/dining, bedroom and den areas, as per builder's standard samples.
- ~ Interior stairs to have designer glass railing with brass coloured handrails to match the exterior finishes of building.
- ~ Stair risers to be a continuation of the suite floor finish, as per builder's standard samples.
- ~ Solid core entry door with security view-hole.
- ~ Sliding doors and/or swing doors to balcony or terrace as per plans.
- ~ Designer selected baseboards, door frames and casings.
- ~ Insulated double-glazed, aluminum windows.
- ~ Stacked washer/dryer with exterior venting in all suites.

THE KITCHEN

- ~ Miele appliance package including 24" Miele ceramic cook-top and 24" Miele Pureline speed oven, 24" Miele Futura series integrated dishwasher, 24" Miele integrated refrigerator/ freezer and a Miele Integrated cooktop exhaust fan.
- ~ Contemporary kitchen cabinetry custom designed by Tomas Pearce in a variety of materials and colours, from builder's standard samples.
- ~ Choice of fine quartz surface countertops with quartz backsplash with Tomas Pearce selected coordinating colours from builder's standard samples.
- ~ Single bowl stainless steel under mounted sink with contemporary design faucet.
- ~ Choice of pre-finished engineered wood flooring, from builder's standard samples.

THE BATHROOM

{master bathroom or main bathroom in one bathroom suites}

- ~ Tomas Pearce custom-designed vanity from builder's standard samples.
- ~ Contemporary design faucet.
- ~ Choice of porcelain tiles from builder's standard samples.
- ~ Contemporary designer selected accessory package including towel bar and toilet paper holder.
- ~ White plumbing fixtures.
- ~ Full height porcelain or ceramic wall tiles in tub/shower enclosure, from builder's standard samples.
- ~ Frameless glass enclosure along tub, as per plans.
- ~ Pressure balance valve for tub and shower.
- ~ Exhaust vented to exterior.

SECOND BATHROOMS

{in two bathroom suites}

- ~ Tomas Pearce custom-designed quartz topped vanity from builder's standard samples.
- ~ Contemporary design faucet.
- ~ Choice of porcelain tiles from builder's standard samples.
- ~ Contemporary designer selected accessory package including towel bar and toilet paper holder.
- ~ White plumbing fixtures.
- ~ Full height porcelain wall tiles and porcelain floor tiles in shower enclosure, from builder's standard samples.
- ~ Frameless glass enclosure, as per plans.
- ~ Pressure balance valve for shower.
- ~ Exhaust vented to exterior.

THE TECHNOLOGY

- ~ Emergency voice communications systems, smoke, carbon monoxide detector where applicable in each suite.
- ~ Entire building fully fire sprinklered.
- ~ High-speed internet access provided with "future technology-ready" features in all suites.
- ~ Rough-in only for future security system.
- ~ Pre-wired for cable TV and telephones.
- ~ White Decora switches and outlets.

Please note the following for Penthouse and SkyTown Features and Finishes:

- Select Penthouse suites will offer 10 ft. kitchen cabinetry package with 24" appliances and a speed oven, instead of a microwave in the island.
- Natural products (i.e. granite, stone, wood and marble) subject to natural variations in colour and grain. Ceramic and porcelain tile and broadloom are subject to pattern, shade and colour variations. Colour, grain, texture and appearance, etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes. Sizes and specifications subject to change without notice.
- 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 designate be given at least ten (10) days prior notice to properly complete Vendor's colour and material selection form. If the Purchaser fails to respond or 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 quality equal to or better than the materials and items set out herein.
- The Purchaser acknowledges that there shall be no reduction in the price or credit given for any standard feature listed herein which is omitted at the Purchaser's request.
- References to model types or model numbers to current manufacture's model. If these types or model change, the Vendor shall provide an equivalent model.
- All dimensions, if any, are approximate. Actual useable floor space may vary from the stated floor area.
- All features, finishes, specifications and materials are subject to change without notice.
- 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.
- Flooring and specific features will depend on the Vendor's package as selected.
- The Vendor shall have the right to substitute other products and materials for those listed in this Schedule, represented to the Purchaser or provided for in the plans and specifications provided that better quality shall be made by the Vendor's architect, whose determination shall be final and binding.
- The substituted products and materials are of a quality equal to or better than the products and materials so listed or so provided. The determination of whether or not substituted materials and products are of equal to or better than the materials and items set out herein.
- All suites protected by the Tarion Warranty Corporation.
- The Purchaser acknowledges that various decorative items including light fixtures, window coverings, wall coverings and other decorative and upgraded items shown in the sales office and/or model suite are not included in the purchase price.
- The Purchaser acknowledges that any furniture layout shown on any advertising, brochure, plans, renderings, schedules are artist's concept and are not included in the purchase price.
- Purchaser acknowledges and accepts that ceilings and walls maybe modified to accommodate boxed in areas for mechanical or other building systems, as per construction requirements. Quoted ceiling heights are exclusive of bulkheads required for mechanical purposes such as kitchen and bathroom exhausts, heating and cooling ducts and sprinklers.
- All furniture and built-in fixtures shown on the floor plans and marketing renderings are only a visual representation and are not included in the purchase price. Except as specified in writing by the Vendor or in the Schedule of Features and Finishes. E. & O.E. April 2020



“WHEN YOU STEP INTO
THE UNITED BLDG., YOU’VE ARRIVED.
THERE’S A SENSE OF WALKING INTO
AN OLD-WORLD NEW YORK HOTEL.
IT’S AN EVENT.”

— Brian Woodrow



TheUnitedBldg.com

Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected.
Sizes and specifications are subject to change without notice. E. & O.E. Illustrations are artist's impressions.