REALTY POINT®
Your Brokerage Personalized

time and space

CONDOMINIUMS

take your time.

own your space.

**the more time we spend inside,
the more we feel the need
to get out and play. from this idea,
time and space was born.**

Illustrations throughout are artist's concepts. E. & O. E.

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A striking residence with interconnected networks, both in architecture, as well as in recreation. With unparalleled access to Toronto's natural beauty and lifestyle initiatives unlike any other, we've taken the time to make the most of your space. So you can live in a space that makes the most of your time.

better space.
better time.
time to rethink space.

With cascading towers and an adjoining courtyard, time and space's vision for residential living is defined by seamless transition and meaningful connection. From indoor to outdoor, home to neighbourhood, and resident to resident.

site plan

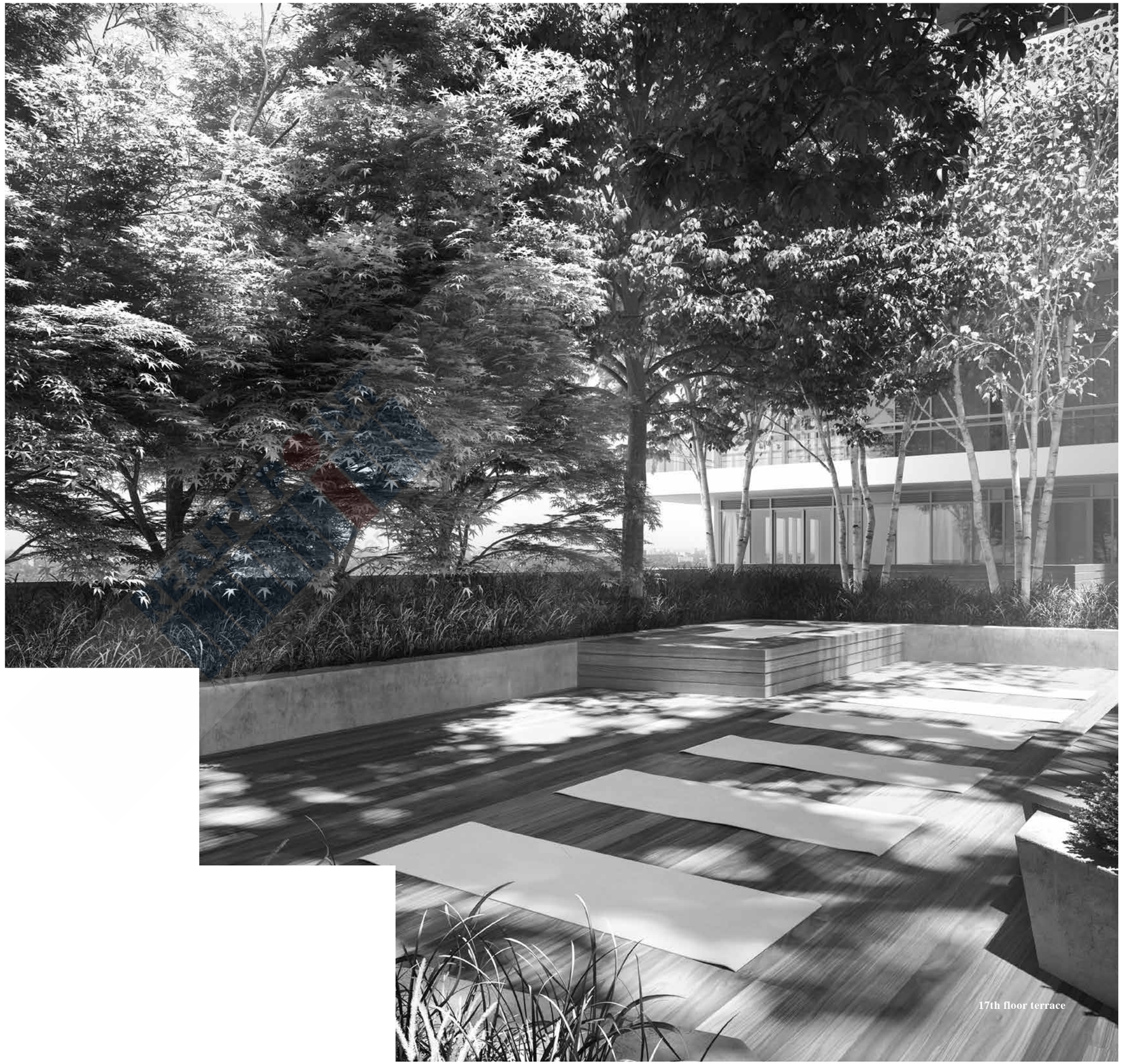
time to relax, space to grow.

A master planned community with striking outdoor space and recreational facilities. To live at time and space is to experience a new way to take in your surroundings.

a space that has it all. it’s about time.

Amenities are anything but standard at time and space. Experience a vast array of sanctuary-like spaces you can escape to at any time.

- Lobby
- 24-hour concierge
- Fitness centre with weight, cardio and yoga/pilates rooms
- Theatre room
- Games room
- Outdoor terrace
- Party room with wetbar and kitchenette
- Infinity edge pool with private cabanas
- Outdoor dining area with BBQs

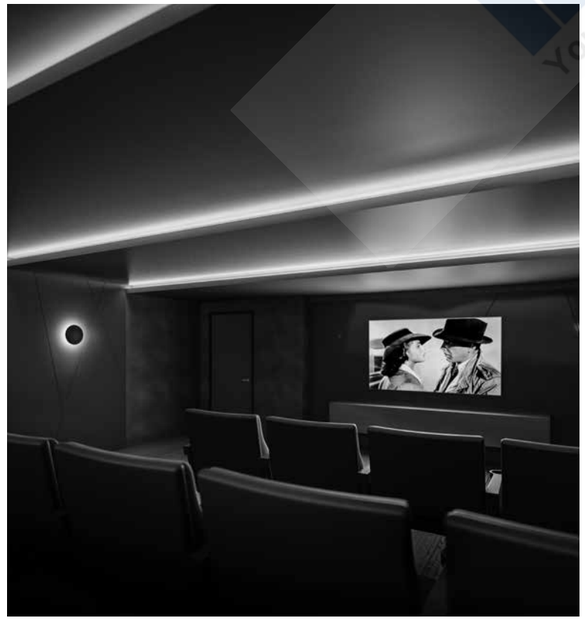


17th floor terrace

infinity edge pool with private cabanas

01

02



amenities

01 Fitness centre
02 Theatre room
03 Lobby

03

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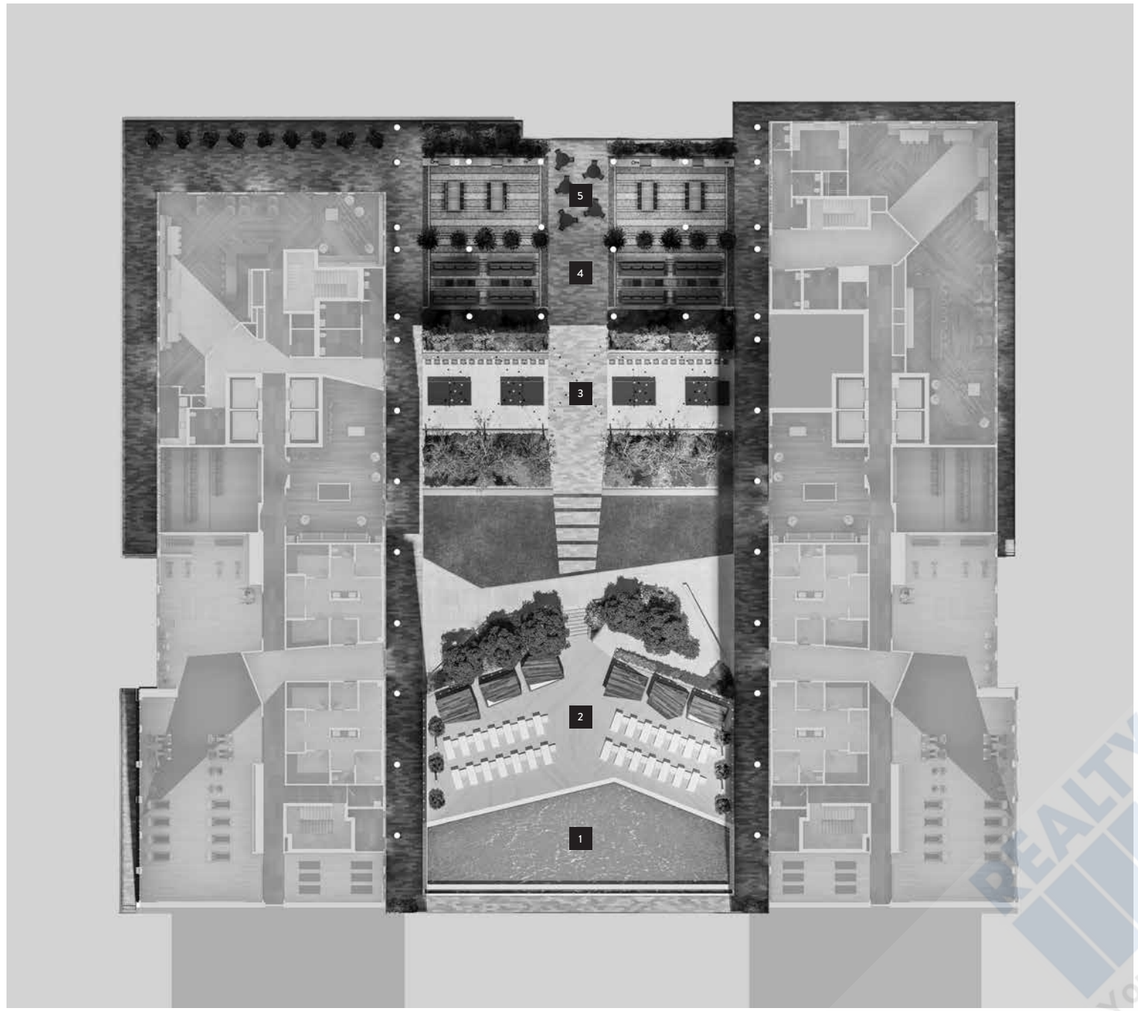
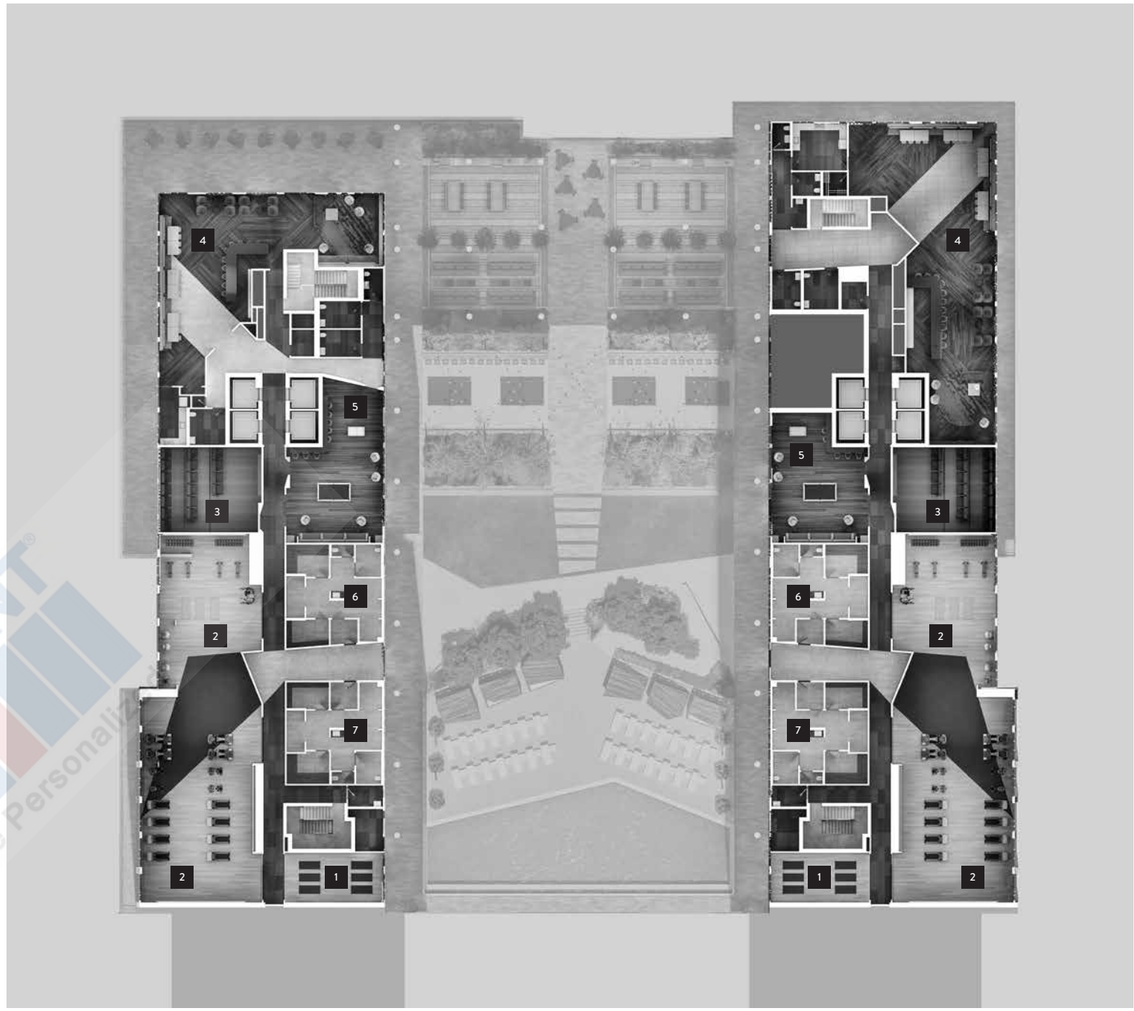
party room





amenity plan – exterior

01 Infinity edge pool
02 Pool deck with private cabanas
03 Outdoor games area
04 Outdoor lounge area
05 Outdoor dining area with BBQs

amenity plan – interior

01 Yoga / pilates room
02 Weight room with cardio centre
03 Theatre room
04 Party room with wet bar and kitchenette
05 Games room
06 Men’s changeroom
07 Women’s changeroom

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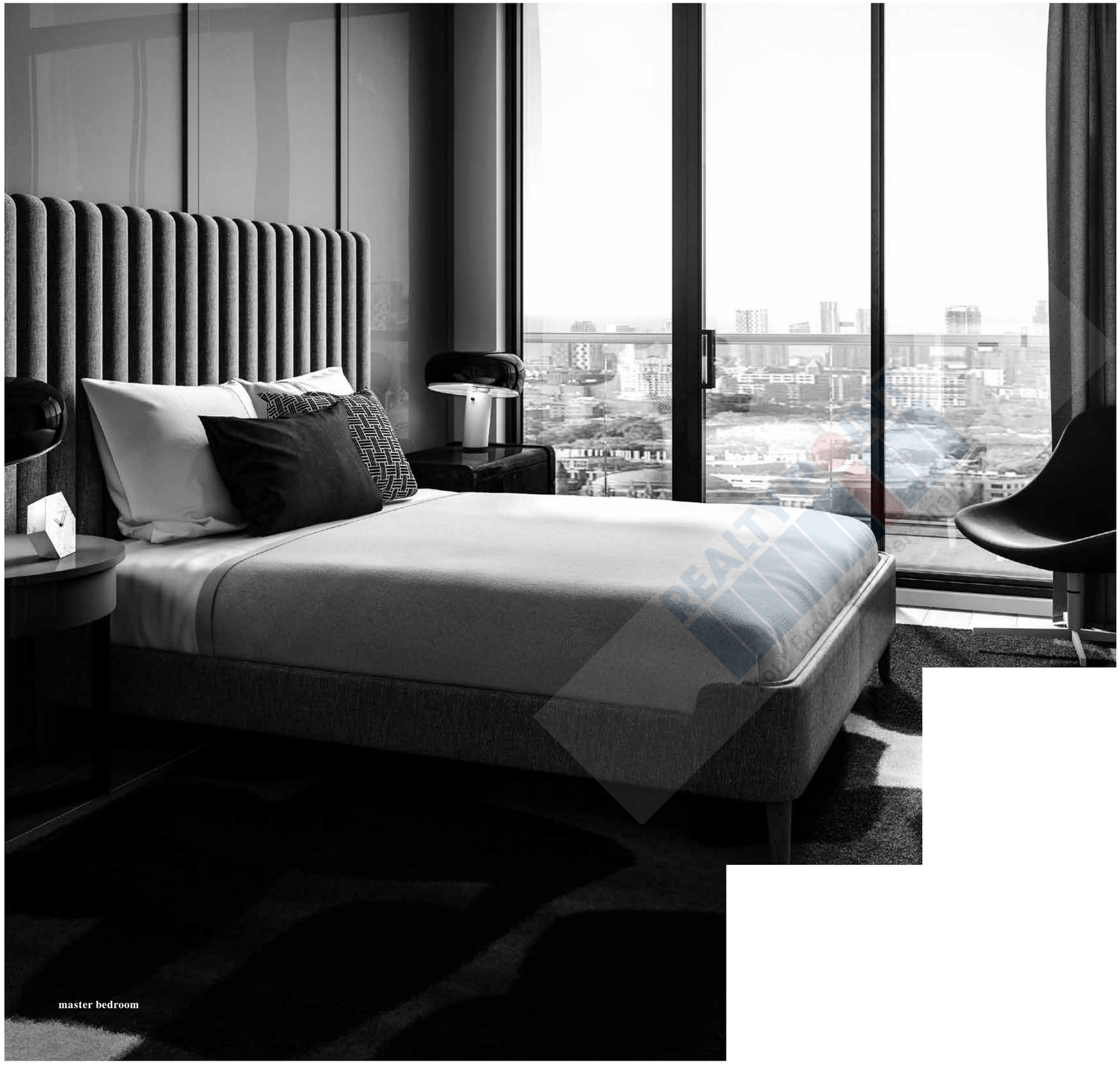


master bedroom

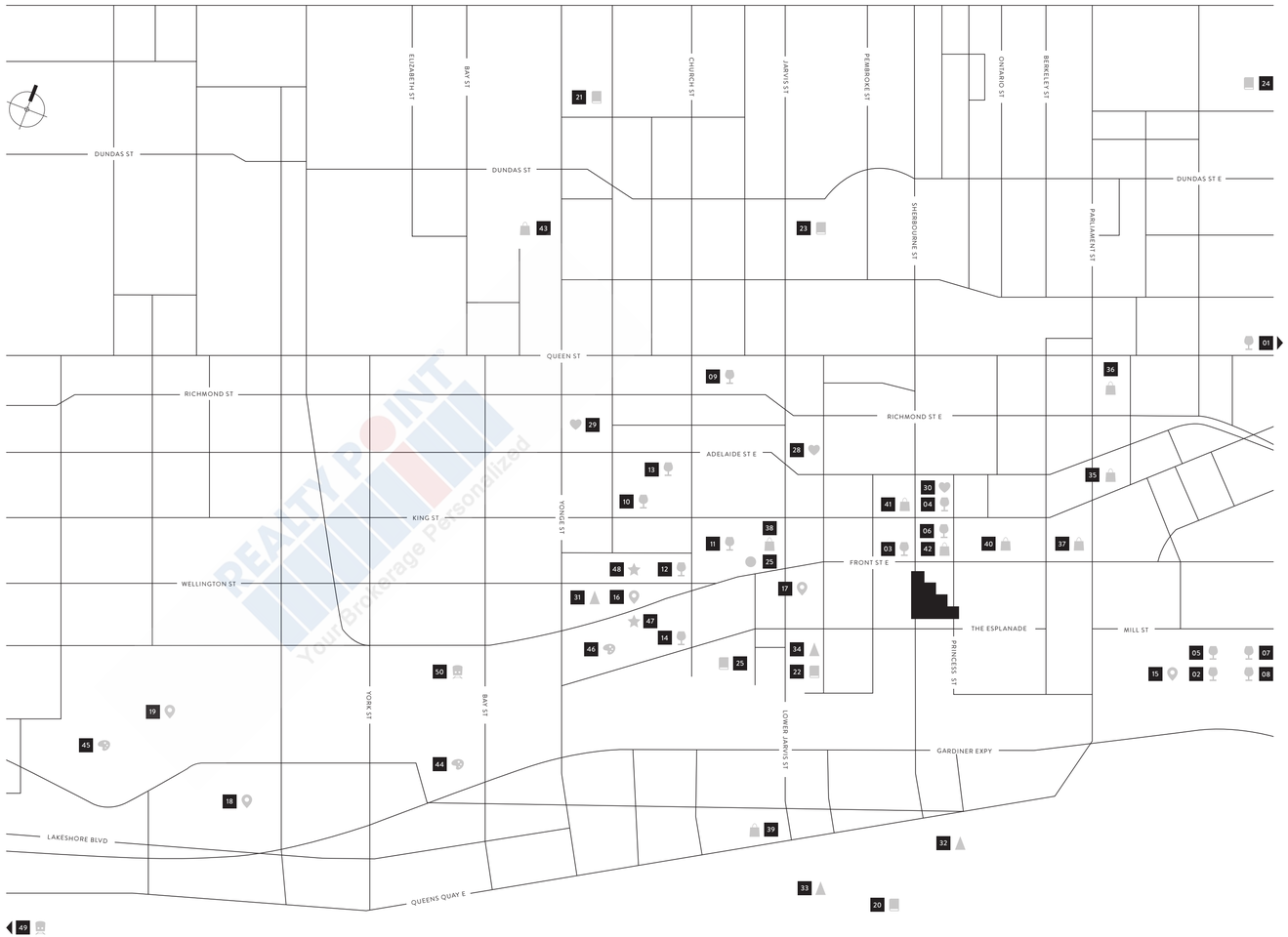
your personal space.

One that compliments not only who you are, but how you live.

With a variety of different floorplans, square footages, and finishes, each suite is meant to not only be a place you come home to, but one that inspires you to make the most of every moment, even if that moment is spent relaxing.

kitchen & living area

dundas square



restaurants and bars

01 Prohibition Gastrohouse / *606 Queen St. E. / 23 min. walk*
02 Mill St. Brewery / *21 Tank House Lane / 12 min. walk*
03 Neo Coffee Bar / *161 Frederick St. / 2 min. walk*
04 Aroma Espresso Bar / *250 King St. E. / 3 min. walk*
05 Balzac's Distillery District / *1 Trinity St. / 10 min. walk*
06 Starbucks / *251 King St. E. / 2 min. walk*
07 El Catrin / *18 Tank House Lane / 12 min. walk*
08 Cluny Bistro / *35 Tank House Lane / 13 min. walk*
09 The Carbon Bar / *99 Queen Street E. / 12 min. walk*
10 Mercatto Toronto St. / *15 Toronto St. / 12 min. walk*
11 Origin Restaurant / *107 King St. E. / 8 min. walk*
12 Woods Restaurant & Bar / *45 Colborne St. / 10 min. walk*
13 Terroni / *57A Adelaide St. E. / 11 min. walk*
14 Bier Markt / *58 The Esplanade / 9 min. walk*

landmarks

15 The Distillery District / *55 Mill St. / 11 min. walk*
16 Gooderham Building / *49 Wellington St. E. / 7 min. walk*
17 St. Lawrence Market / *93 Front St. E. / 4 min. walk*
18 Steam Whistle Brewing / *255 Bremner Blvd. / 27 min. walk*
19 CN Tower / *301 Front St. W. / 27 min. walk*

education

20 George Brown College / *51 Dockside Dr. / 9 min. walk*
21 Ryerson University / *350 Victoria St. / 23 min. walk*
22 Downtown Alternative School / *85 Lower Jarvis / 6 min. walk*
23 École élémentaire Gabrielle-Roy / *14 Pembroke St. / 15 min. walk*
24 Sprucecourt Public School / *70 Spruce St. / 30 min. walk*

upcoming infrastructure

25 St. Lawrence Market North / *92 Front St E. / 4 min. walk*
26 Extended PATH System
27 East Bayfront LRT Line

lifestyle

28 Tony Shamas Hair & Laser / *81 Jarvis St. / 7 min. walk*
29 Goodlife Fitness / *137 Yonge St. / 15 min. walk*
30 Gents Barbershop / *57 Sherbourne St. / 15 min. walk*

parks

31 Berczy Park / *35 Wellington St E. / 9 min. walk*
32 Sherbourne Common / *61 Dockside Dr. / 9 min. walk*
33 Sugar Beach Park / *11 Dockside Dr. / 13 min. walk*
34 David Crombie Park / *131 The Esplanade / 5 min. walk*

shopping

35 Roche Bobois / *101 Parliament St. / 8 min. walk*
36 Shoppers Drug Mart / *351 Queen St. E. / 12 min. walk*
37 Porsche Dealership / *68 Parliament St. / 6 min. walk*
38 Metro / *80 Front St. E. / 5 min. walk*
39 Loblaws / *10 Lower Jarvis St. / 12 min. walk*
40 LCBO / *222 Front St. E. / 3 min. walk*
41 EQ3 / *222 King St. E. / 2 min. walk*
42 Urban Barn / *275 King St. E. / 3 min. walk*
43 CF Toronto Eaton Centre & Yonge-Dundas Sq. / *220 Yonge St. / 20 min. walk*

arts

44 Air Canada Centre / *40 Bay St. / 18 min. walk*
45 The Rogers Centre / *1 Blue Jays Way / 30 min. walk*
46 Sony Centre for the Performing Arts / *1 Front St. / 10 min. walk*

nightlife

47 CC Lounge & Whisky Bar / *45 Front St. E. / 8 min. walk*
48 Pravda Vodka Bar / *44 Wellington St. E. / 8 min. walk*

transit

49 Billy Bishop Airport / *2 Eireann Quay / 50 min. walk*
50 Union Station / *65 Front St. W. / 00 min walk*

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the space around you.

Time and space is nestled in the city's east end, and for good reason.

Toronto's east end is where commerce, creativity, and community convene. Home to incredible restaurants, eclectic cafés, and just steps from the city's downtown core. Grab a coffee at Balzac's. Gather the day's ingredients at St. Lawrence Market, and spend the night at the Distillery District, sipping on something spectacular. With great spaces so close, there's time to do more.

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01

02

03

neighbourhood

01 CF Toronto Eaton Centre / *220 Yonge St.*
02 Cluny Bistro & Boulangerie / *35 Tank House Lane*
03 Gardiner Expressway

time to indulge.

space to discover.

st. lawrence market

neighbourhood

01 Mill St. Brewery / *21 Tank House Lane*
02 St. Lawrence Market / *93 Front St. E.*
03 King Streetcar

time to expect more.

Features and finishes at time and space combine the best in contemporary design with timeless accents that exude the feeling of home from the moment you open your front door.

Kitchen features

- Custom-style kitchen cabinetry from Vendor's standard samples
- Choice of quartz kitchen countertop from Vendor's standard samples
- 4" x 16" tile backsplash from Vendor's standard samples
- Single stainless steel under-mount sink with single-lever pull-out faucet, as per plan
- Kitchen under cabinet lighting over work surfaces
- 7½" Laminate flooring from Vendor's standard samples

Kitchen appliances

- Custom-style kitchen cabinetry from Vendor's standard samples
- Refrigerator – 24" or 30" counter-depth, bottom freezer, and stainless steel finish – Refer to Schedule "A" suite layout to determine width of refrigerator
- Cooktop – 24" wide electric cooktop
- Built-in Oven – 24" wide electric single oven, stainless steel finish.
- Dishwasher – 18" wide, door panel to match kitchen door choice, or 24" wide stainless steel finish – Refer to Schedule "A" suite layout to determine width of dishwasher
- Built-in combination microwave range hood – 30", stainless steel finish

Bathroom features

- Choice of 12" x 24"porcelain tiles for bathroom floors, walls of bathtub and shower enclosure or separate shower walls from Vendor's standard samples
- Choice of 4"x 16" accent wall tiles for separate shower walls from Vendor's standard samples and patterns
- Choice of quartz countertop and under-mount basin from Vendor's standard samples, or pedestal sink as shown on schedule "A" suite layout
- Quality designed cabinetry from Vendor's standard samples
- Chrome single-lever faucet
- Vanity mirror with custom shelf
- Waterproof shower light fixture
- 5' white soaker tub, as per plan
- Elongated toilet in white
- Bathroom exhaust vented to exterior
- Privacy lock
- Chrome-finish pressure balanced valve for bathtub and showers
- Frameless glass shower door for bathrooms with separate showers, as per plan

Living area features

- Four-pipe fan coil for year-round control of heating and cooling
- 7½" Laminate flooring for foyer, living/dining, bedroom and den from Vendor's standard samples
- Solid core suite entry door complete with brushed chrome lever handle
- Semi solid interior doors complete with brushed chrome lever handle, as per plan
- Floor-to-ceiling height of 9' in principal rooms excluding mechanical bulkheads.
- White ceramic tile for storage and laundry room floors
- Mirrored closet sliding doors or swing closet door as per plan
- White plastic coated ventilated wire shelving in all closets
- Wood door casings with matching trim and 4" baseboards
- Quartz window sills
- Roller shades for windows and balcony or patio sliding door(s), colour off-white
- Light fixture installed in hallway
- Capped ceiling outlet in dining room and den
- Ceiling light fixture in bedrooms
- Paint colour off-white
- Smooth finish ceiling
- Glass sliding partition doors, as per plan
- Stacked washer and dryer-27", front loading

Technology

- Individual suite hydro meter
- 100 amp service panel with automatic circuit breakers
- White Decora-style switches and matching plugs
- Cable TV outlets located in living room, all bedrooms and den (one per room)
- Telephone outlets located in living room, all bedrooms and den (one per room)
- Suite entry door to have door contact and keypad connect to manned 24-hour-a-day lobby concierge desk
- Weatherproof electrical outlet located on balcony
- Wi-Fi services included in maintenance fee

The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality than that provided for herein. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. The Purchaser acknowledges that colour, texture, appearance, grains, veining, natural variations in 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 and as a result of any such finishes being of natural products and the Purchaser agrees that the Vendor is not responsible for same. The Vendor is not responsible for shade difference occurring in the manufacture of items such as, but not limited to, finishing materials or products such as carpet, tiles, bath tubs, sinks and other such products where the product manufacturer establishes the standard for such finishes. Nor shall the Vendor be responsible for shade difference in colour of components manufactured from different materials but which components are designed to be assembled into either one product or installed in conjunction with another product and in these circumstances the product as manufactured shall be accepted by the Purchaser. Purchaser acknowledges and agrees that carpeting may be seamed in certain circumstances and said seams may be visible. Purchaser acknowledges and agrees that pre-finished wood flooring (if any) may react to normal fluctuating humidity levels inducing gapping or cupping. The Purchaser acknowledges that marble (if any) is a very soft stone which will require a substantial amount of maintenance by the Purchaser and is very easily scratched and damaged. **Plan and specifications are subject to change without notice. E. & O.E.**

YOUR NEW HOME IS PROTECTED BY FOUR LEVELS OF GUARANTEES

- One Year Guarantee on the workmanship and materials of your new home, a guarantee backed by the TARION* New Home Warranty Program (the new name for the trusted Ontario New Home Warranty Program).
- Full 2 years coverage on electrical, plumbing, heat delivery & distribution system.
- The TARION* New Home Warranty Program 7 Year Structural Guarantee on major structural components of your new home.
- Individual components in your new home are guaranteed by the manufacturer. Warranties provided by these reputable brand-name manufacturers are all passed on to you.

* See the TARION New Home Warranty Program for full warranty details.

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building spaces that stand the test of time.

Over decades, Pemberton Group has been creating successful residential and commercial developments in many of the Greater Toronto Area's best locations. Each Pemberton condominium community is built to the highest standard with attention to detail, cutting-edge recreational facilities, superb customer service and lasting value.

A Pemberton condominium stands apart from the crowd. Residents enjoy design creativity and top craftsmanship, and are surrounded by quality features and outstanding amenities. At present, Pemberton Group has several prestigious condominiums in various stages of development all across the Greater Toronto Area, including Downtown Toronto, Yonge & Eglinton, Mississauga, Maple and Richmond Hill.

Pemberton. Everything a home should be.

when time and space culminate into
something surreal, magical, and unforgettable,
we call this a moment.

here, a moment lasts forever.