

# Condos at Bloor & Jarvis

New building

Brilliant architecture

**X  
2**

Inspired design

Awesome views



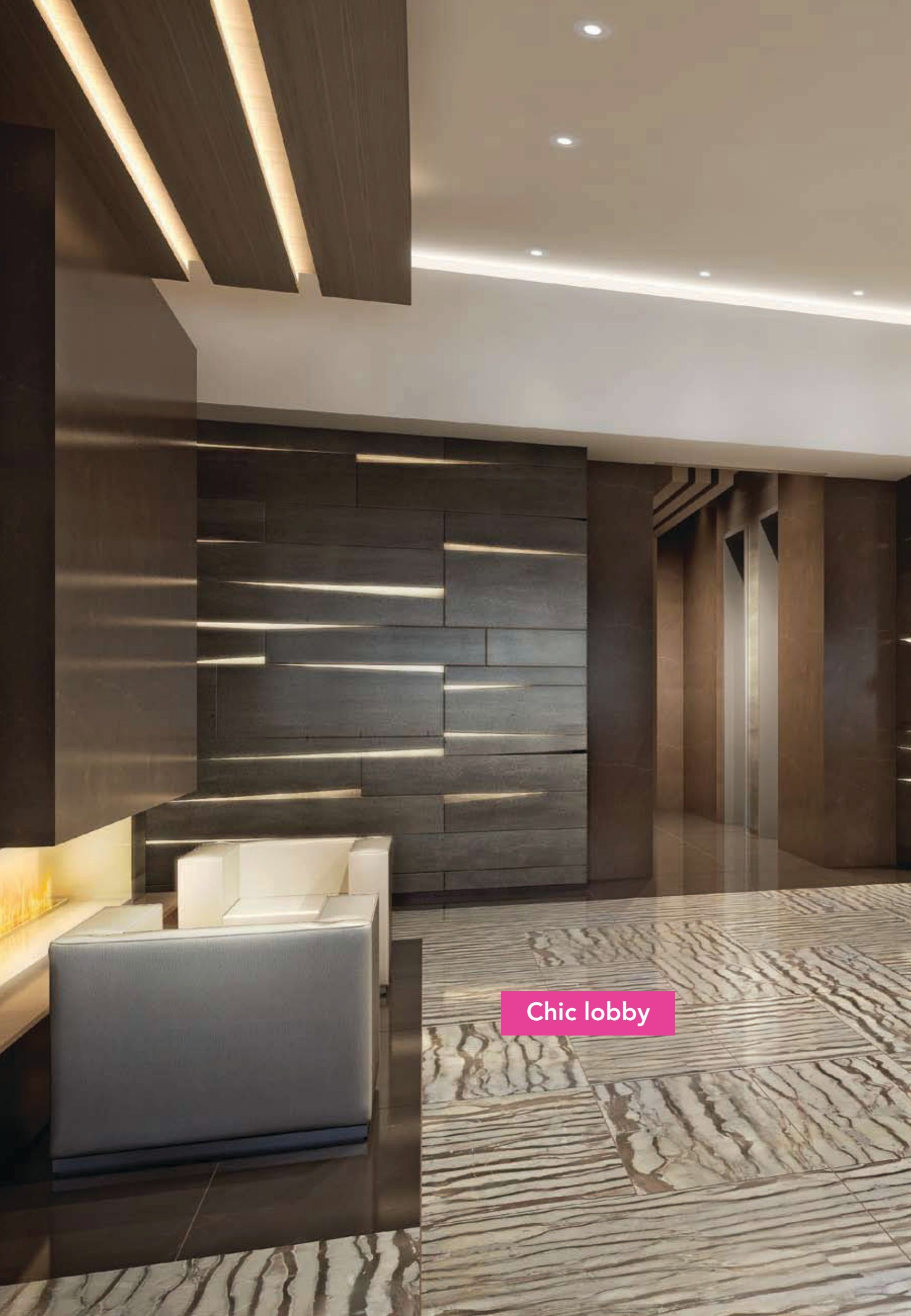
Brilliant architecture



# Architect<sup>•</sup>ure

Start with a brilliant site. Be inspired by X, the spectacularly successful condominium directly north on Charles Street. Create a residence that raises the bar for all others that follow. This is X2. X2 completes the gateway to Yorkville/Bloor. Twin peaks, black with master strokes of primary colour reminiscent of a Mondrian painting. Clean lines. Spectacular city views. Sexy space. Addictive amenities. X2. Move up.





Chic lobby









A modern, chic lobby interior. The space is characterized by dark wood paneling and a white leather sofa. A glowing yellow light fixture is visible in the background. The ceiling features recessed lighting. The overall atmosphere is sophisticated and contemporary.

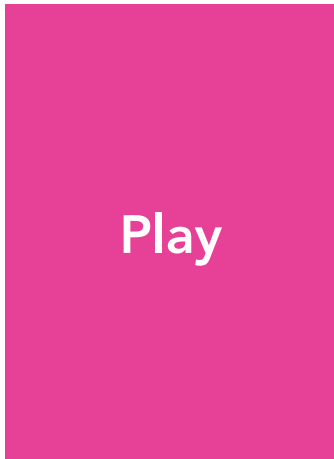
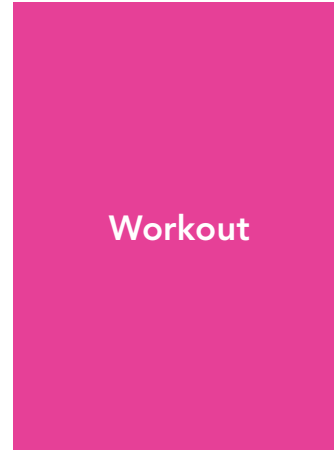
Chic lobby

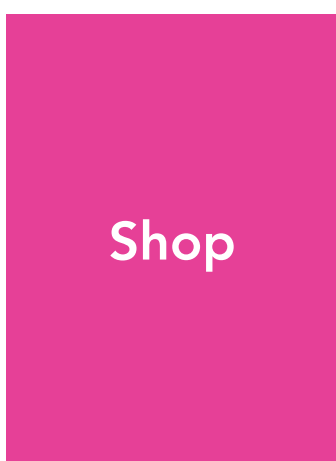
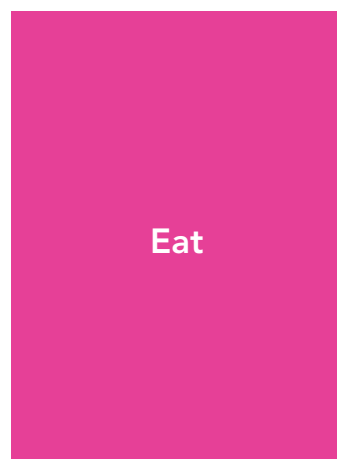


**Down**

**town**









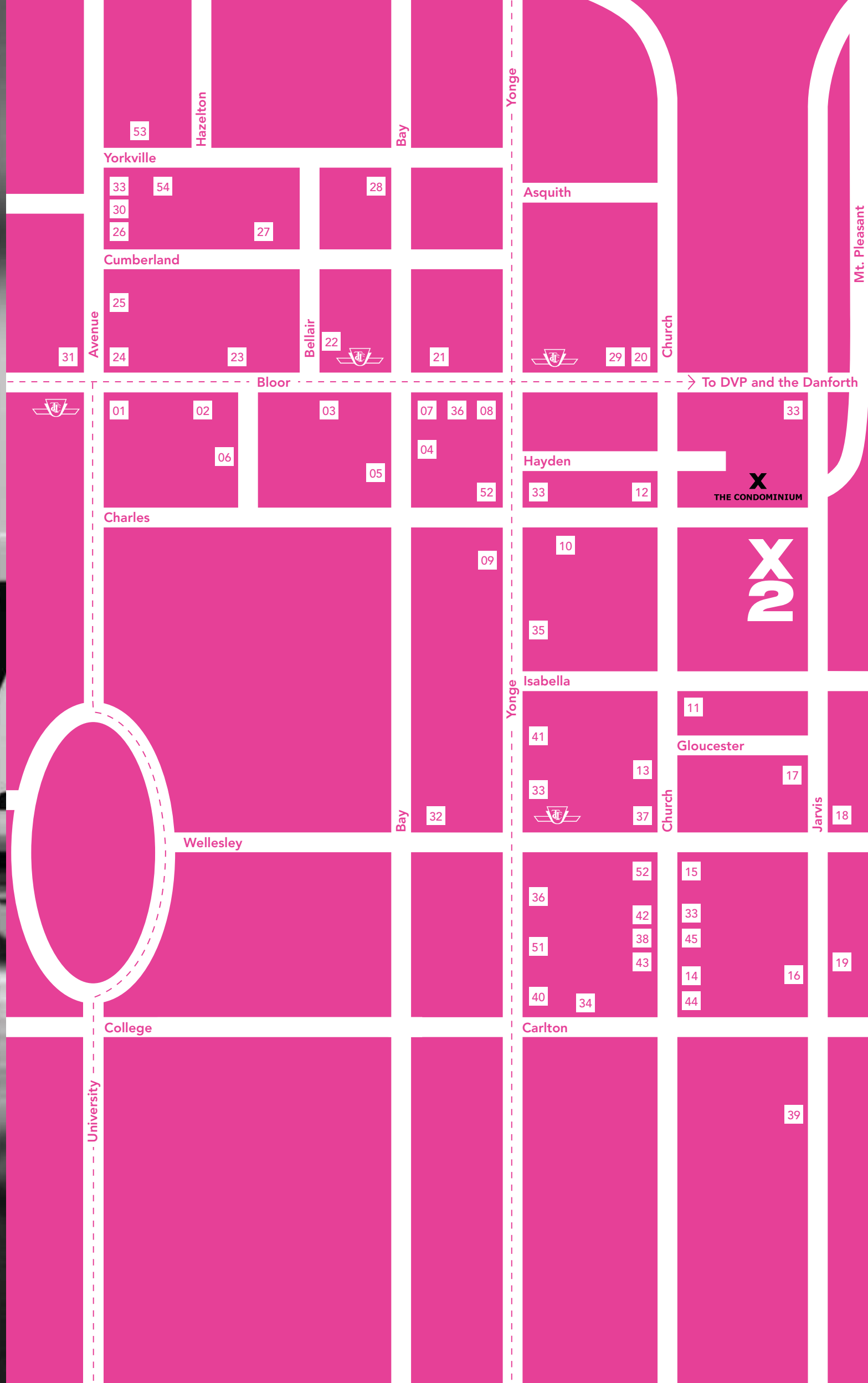
# neigh bour hood

Close enough to feel the heat of the city. Close enough to be cool. Bloor and Jarvis. Eat. Shop. Drink. Walk to Yorkville/Bloor. Or to the Church Street scene. Two blocks to the subway. Two blocks to the pristine tree-lined streets of Rosedale. Go urban surfing – skateboarding, blading or biking. Head to the lake or to the area’s many cultural venues. Take the tube to the game. Take in TIFF. Find your groove at The Jazz Festival. Sparkle at The Festival of Lights. X2 is centre stage and you’re the star.









## Shop

- 01. Club Monaco
- 01. Marc Laurent
- 01. Ports
- 01. Lacoste
- 01. Max Mara
- 02. Prada
- 02. Hérmes Canada Ltd.
- 02. Town Shoes
- 02. Chanel
- 03. Louis Vuitton
- 03. Cole-Haan
- 03. Nine West
- 03. Tiffany & Co.
- 03. Guess Canada
- 04. Indigo Books Music Café
- 04. Bay Bloor Radio
- 08. H&M
- 08. French Connection
- 09. Shoppers Drug Mart
- 13. The Beer Store
- 14. Cumbrae's
- 21. Gap Canada
- 21. Eddie Bauer
- 21. Estée Lauder
- 21. Zara
- 21. Aritzia
- 21. Swarovski
- 22. Harry Rosen
- 22. Banana Republic
- 23. Pottery Barn
- 23. Williams-Sonoma
- 23. Benetton Canada

- 23. Roots
- 23. Cartier
- 23. Gucci
- 23. Nike Toronto
- 23. Winners
- 26. Hugo Boss
- 28. Pusateri's
- 36. LCBO
- 38. American Apparel

## Eat + Drink

- 04. Bloor Street Diner
- 05. New Yorker Deli
- 07. Panorama
- 07. Timothy's World Coffees
- 09. 7 West Café
- 10. Black Skirt
- 11. Java Jive
- 11. Byzantium
- 15. Il Fornello on Church
- 18. The Keg Mansion
- 21. Pangaea
- 24. Prego Della Piazza
- 27. Sassafras
- 28. Crêpes à Gogo
- 30. Hemingway's
- 33. Starbucks
- 37. Slacks
- 41. Fire on the East Side
- 41. Zelda's
- 42. Café California
- 43. O'Grady's
- 43. Crews Tango

- 44. Hair of the Dog
- 45. Church Mouse and the Firkin
- 45. Woody's / Sailor Pub
- 51. Sweet Lulu
- 52. Second Cup
- 53. One Restaurant
- 54. Remy's

## Fitness

- 07. Goodlife Fitness
- 20. Bloor Park Club
- 22. Bally Total Fitness

## Arts

- 07. Varsity Cinema
- 16. Celia Franca National Ballet School
- 25. Cumberland Four Cinemas
- 34. Carlton Cinemas
- 35. Panasonic Theatre
- 51. Buddies in Bad Times Theatre

## Hotels

- 06. Windsor Arms Hotel
- 29. The Marriott Hotel
- 30. The Four Seasons Hotel
- 31. The Park Hyatt
- 31. InterContinental Toronto Yorkville
- 32. Sutton Place Hotel
- 39. Ramada Hotel and Suites
- 40. Courtyard by Marriott Toronto
- 53. The Hazelton Hotel





# Views

When Cole Porter wrote, "You're the tops", he may have been praising the views from X2. At X2, the city spreads out below you like a carpet of diamonds. Bright lights beckoning you to participate in the city scene. Bright lights inviting you to sit back, open a bottle of wine and enjoy the show from the comfort of home. "Night and day, you are the one". This is the city. This is what you see from X2. Lights. Action. Wow!





Looking South



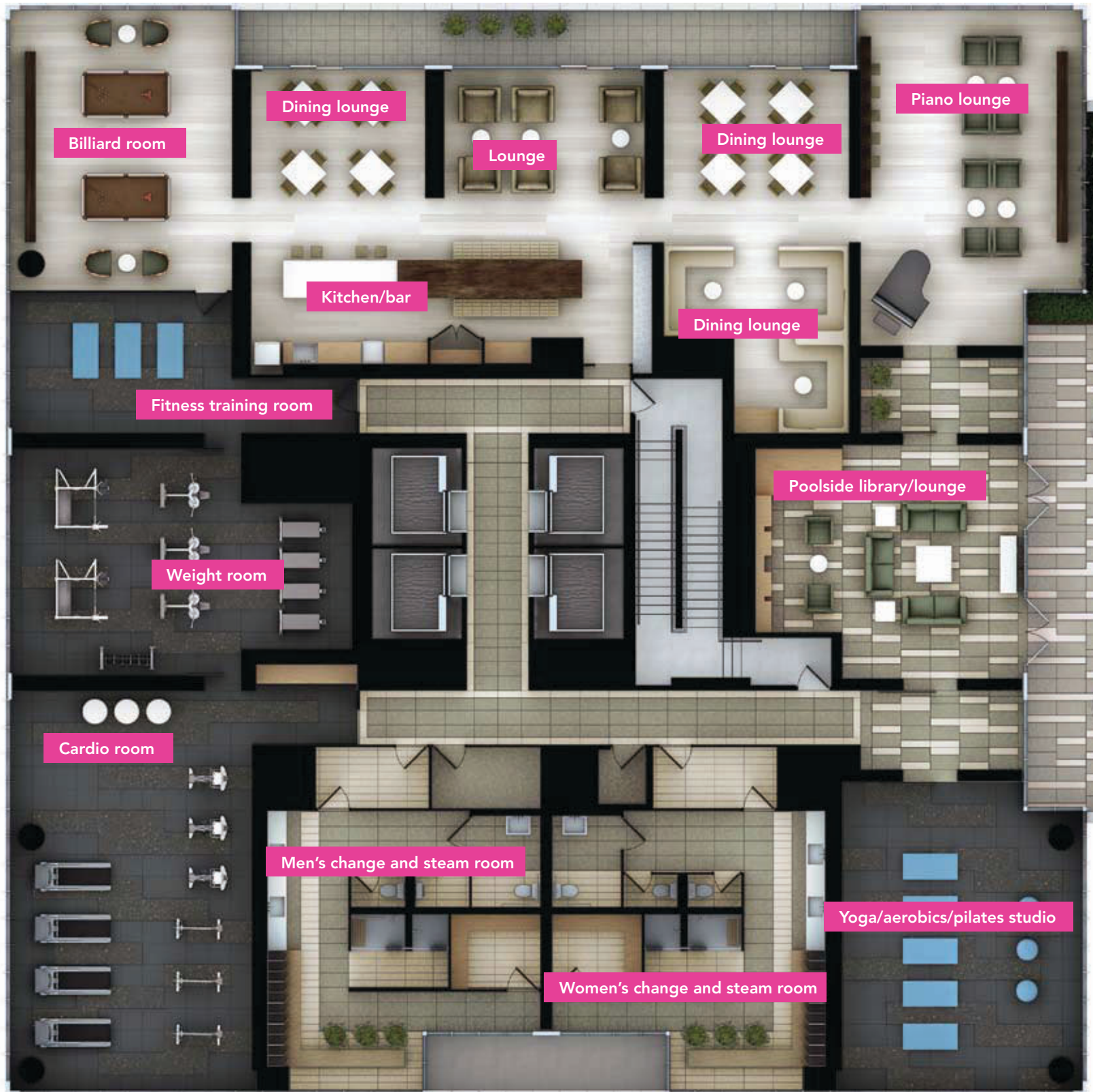




## Addictive amenities

Ownership means membership and membership means everything. You're greeted by a spectacular two-storey Cecconi Simone lobby. There's a rooftop pool and landscaped sundeck reclining atop the nine-floor podium. Check out X2's fabulously equipped fitness facility. Aerobics. Weights. Yoga. Pilates. Name your game, name your pain, then just relax. Take a steam. Play billiards. Play the piano. Plan a party. Or just hang out with friends in the library/lounge. At X2, the lifestyle is addictive. We call it The Core.

# The Core



Billiard room

Dining lounge

Lounge

Dining lounge

Piano lounge

Kitchen/bar

Dining lounge

Fitness training room

Poolside library/lounge

Weight room

Cardio room

Men's change and steam room

Women's change and steam room

Yoga/aerobics/pilates studio





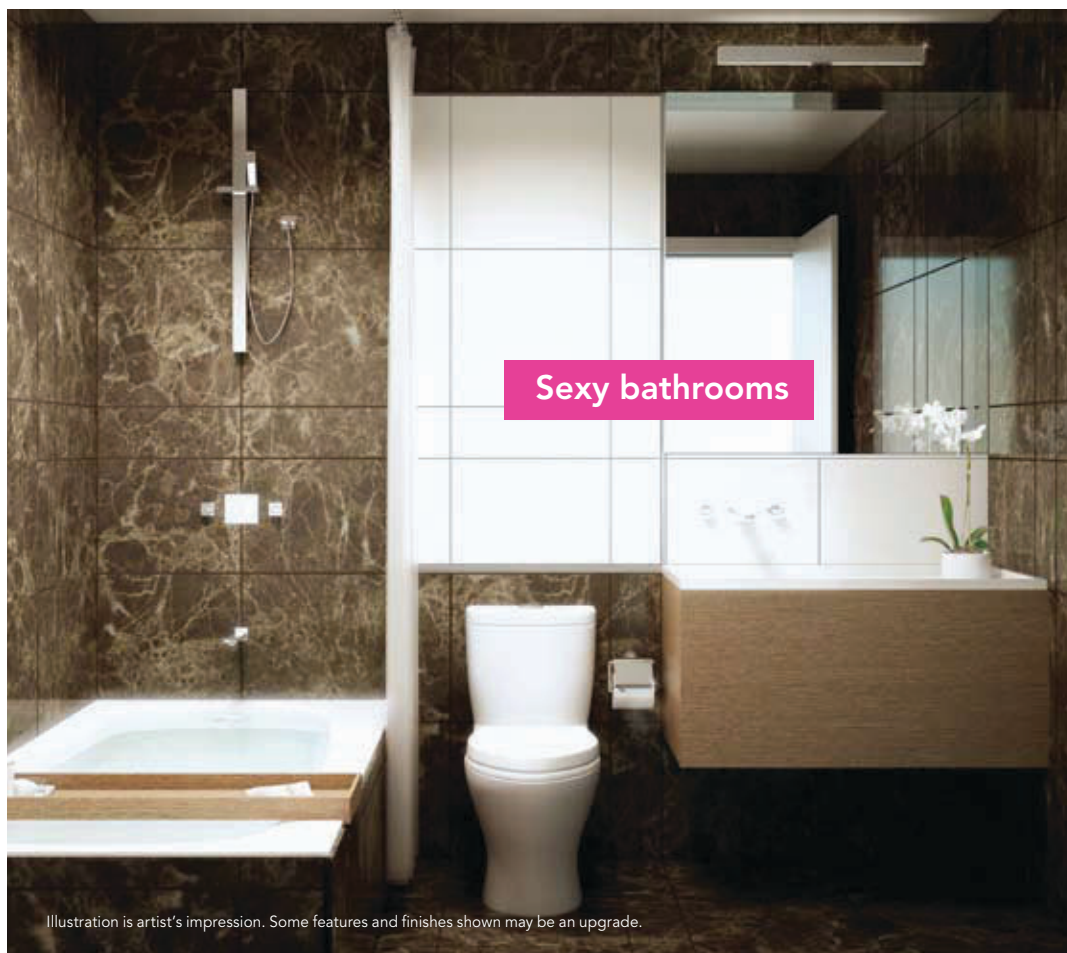
Pool













# Interiors

Stylish. Sophisticated. Sexy. Up to 9' ceilings. Floor-to-ceiling windows exposing fabulous views. Balconies that are an extension of your living space. And more. Contemporary custom kitchens designed exclusively for X2 by Cecconi Simone. Granite counters. Fabulous islands. Cool cabinets. Decadent baths as only Cecconi Simone could create. Your new home at X2 is an extension of your life and lifestyle. C'mon in.

# Features & Finishes

## The building

X2 is a dramatic 42-storey tower, at the southwest corner of Charles Street East and Jarvis Street, Toronto. The main entrance is on Charles Street East.

Breathtaking double-height lobby and extensive amenities designed by internationally-renowned interior design firm Cecconi Simone. Amenities will be located on the entire ninth floor and will include yoga / aerobic / pilates room, his and hers steam and change-rooms, cardio room, weight room, fitness training room, billiard room, kitchen / dining / bar lounge area, piano lounge, and pool side library / lounge. This floor opens onto a spectacular roof garden designed by acclaimed landscape architect Janet Rosenberg + Associates. This resort-in-the-city style area will include an outdoor swimming pool, seating, sunning areas and trees.

- 24 hour, 7 day a week concierge.
- 2 guest suites provided for residents' use.
- Resident superintendent for on-site maintenance.
- Underground parking with security monitoring from concierge station.
- Underground garage painted white and lit with fluorescent lighting for added safety and security.
- 4 custom-designed high-speed elevators.
- Visitor parking for both cars and bicycles on the uppermost parking level.
- Mailroom conveniently located beside front lobby.

## The suites

- Ceiling heights of approximately 9 ft. Ceiling heights are exclusive of bulkheads, which are required for mechanical purposes such as kitchen and bathroom exhausts, and heating and cooling ducts.
- Choice of designer-selected pre-finished engineered flooring in living/dining areas and foyer, as per builder's standard samples.
- Choice of carpet with 1/2" underpad in dens and bedrooms, from builder's standard samples.
- Solid core entry door with security view-hole.
- Sliding doors in bedrooms, as per plans.
- Architecturally-designed baseboards, door frames and casings.
- Satin chrome door handles and hardware.
- White, plastic-coated, ventilated wire shelving in all closets.

- Insulated double-glazed, aluminum windows.
- Stacked brand-name washer/dryer with exterior venting in all suites, as per plans.

## The kitchens

- Contemporary kitchen cabinetry custom designed by Cecconi Simone, in a variety of materials and colours, from builder's standard samples.
- Choice of granite or corian kitchen countertop, from builder's standard samples.
- Contemporary designed island / table combination by Cecconi Simone. Choice of granite or corian counter top on the 36" high island and choice of colour core laminate on fixed dining table (30" high).
- Porcelain tile backsplash, from builder's standard samples.
- Single bowl stainless steel under mounted sink with contemporary design faucet with integrated pull-out head.
- Ceiling mounted track lighting complete with pendants over island as per plans.
- Choice of pre-finished engineered flooring, from builder's standard samples.
- Stainless steel appliances including counter-depth refrigerator, self-cleaning range, built-in dishwasher and microwave, as per builder's standard samples.
- Integrated stainless steel hood fan, as per builder's standard samples.

## The bathrooms

(master bathroom or main bathroom in one bathroom suites)

- Choice of quality Cecconi Simone custom designed cabinetry in a variety of materials and colours, from builder's standard samples.
- Cecconi Simone custom designed corian sink with polished chrome wall mounted faucet.
- Mirror above vanity.
- Wall mounted lighting above vanity.
- Wall cabinet over toilet.
- Choice of porcelain floor tiles, from builder's standard samples.
- Soaker tub as per plans.
- Steel accessory package including towel bar and toilet paper holder, where applicable.
- Choice of full height porcelain wall tiles in tub/shower enclosure, from builder's standard samples.

- White plumbing fixtures.
- Exhaust fan vented to exterior.
- Pressure balance valve for tub / shower.

## Second bathrooms

(in two bathroom suites)

- Choice of Cecconi Simone custom designed quality cabinetry in a variety of materials and colours, from builder's standard samples.
- Cecconi Simone custom designed corian sink with polished chrome wall mounted faucet.
- Mirror above vanity.
- Recessed ceiling lighting above vanity.
- Choice of porcelain floor tiles from builder's standard samples.
- Choice of full height porcelain wall tiles in shower enclosure, from builder's standard samples.
- Frameless glass shower enclosures, as per plans.
- White plumbing fixtures.
- Steel accessory package including towel bar and toilet paper holder, where applicable.
- Exhaust fan vented to exterior.
- Pressure balance valve for tub and shower.

## The technology

- Emergency voice communications system, smoke, heat and carbon monoxide detector where applicable in each suite.
- High-speed Internet access provided with "future technology-ready" features in all suites.
- Rough-in for future security system.
- Pre-wired for cable TV and telephones as per plans.
- White "Decora" switches and outlets.

## The builders

Great Gulf Homes and Lifetime Developments are members 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.



Cool kitchens

Illustration is artist's impression. Some features and finishes shown may be an upgrade.





Lifetime Developments has been building and developing an exceptional portfolio of residential and commercial properties across the Greater Toronto Area for more than 30 years.

Devoted to enhancing the architecture, economy and lifestyle of Toronto's urban neighbourhoods and GTA communities, Lifetime has been a major influence in Canada's real estate development and construction industries for the past three decades. Renowned for its devotion to architectural excellence and the enhancement of urban lifestyles, Lifetime continues to generate an exceptional portfolio of residential and commercial properties across the Greater Toronto Area. Whether through joint-venture partnerships or with their own developments, Lifetime has earned an enviable reputation for creating unique condominium addresses and transforming prime industrial and commercial spaces into viable neighbourhoods. Today, Lifetime continues to be involved in some of the city's most notable residences.



1. Four Seasons Hotel and Residences Toronto
2. M5V
3. Lumiere
4. Liberty Market Building
5. Victory
6. Liberty Market Lofts
7. WaterParkCity – Neptune

# GREAT GULF HOMES

The Great Gulf Group is an international group of companies who span the entire real estate spectrum, from land acquisition and assembly, to the design and construction of high-rise condominiums, resorts and single family homes in master-planned communities throughout North America. Here in Toronto, the following properties reflect their diverse approach to condominium design. The luxury of Saint James at King & Jarvis and The Regency at Bloor & Royal York. The polished stone and Art Deco detailing of The Morgan at Spadina & Richmond. The towering contemporary icon at 18 Yorkville. The urban elegance of The Hudson at King & Spadina and the exciting design development of X The Condominium at Charles and Jarvis. All are testaments to their commitment to design and construction excellence. Charlie, Great Gulf's new condominium community at King and Charlotte will continue this heritage as will X2 and One Bloor Condominiums.



1. One Sherway
2. Charlie
3. X The Condominium
4. Saint James
5. The Hudson
6. The Morgan
7. 18 Yorkville
8. The Regency

## Rudy Wallman Architects Inc.

Wallman Architects (WA) is a highly respected architectural firm that brings fresh and energetic thinking to a wide variety of projects. Through twenty five years of practice, they have developed an exemplary level of expertise in hospitality, institutional and residential projects. WA has established a reputation for responsive design that effectively communicates the unique aspirations of each project and has successfully completed developments ranging in size from large-scale urban design initiatives, to site sensitive infill interventions. The firm is particularly recognized for innovative design solutions for tight urban sites and is committed to incorporating practical and sustainable environmental strategies into each project.

## Cecconi Simone Inc.

Cecconi Simone Inc. is an internationally-renowned interior design consulting firm based in Toronto. Under the direction of partners Anna Simone and Elaine Cecconi, the firm has completed major projects throughout North America, China, Italy and Dubai. Their award-winning interiors for clients in hospitality and restaurant, corporate and financial, government and residential, have been featured in numerous national and international design publications. Cecconi Simone's diverse range of work and multi-disciplinary design philosophy gives them a unique understanding of how people live their lives and what design solutions are required to enhance their lifestyle. Cecconi Simone has completed X The Condominium and Charlie Condos for Great Gulf Homes, both have been award winners.

## Janet Rosenberg + Associates

Janet Rosenberg + Associates is one of Canada's most highly regarded landscape architecture firms. Established in 1983, their portfolio of work includes master-planning, design and project management for numerous government, institutional, academic, commercial and residential clients. The firm has been honoured with over 70 major awards. And many of their commissions have been published in international, national and regional design, landscape and architectural journals. Janet Rosenberg, company founder, has a passion and commitment to her chosen profession and has shared her knowledge and enthusiasm by participating in numerous conferences and roundtables and by lecturing on landscape design and master-planning at the university level.





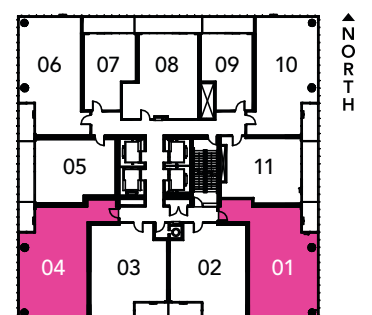
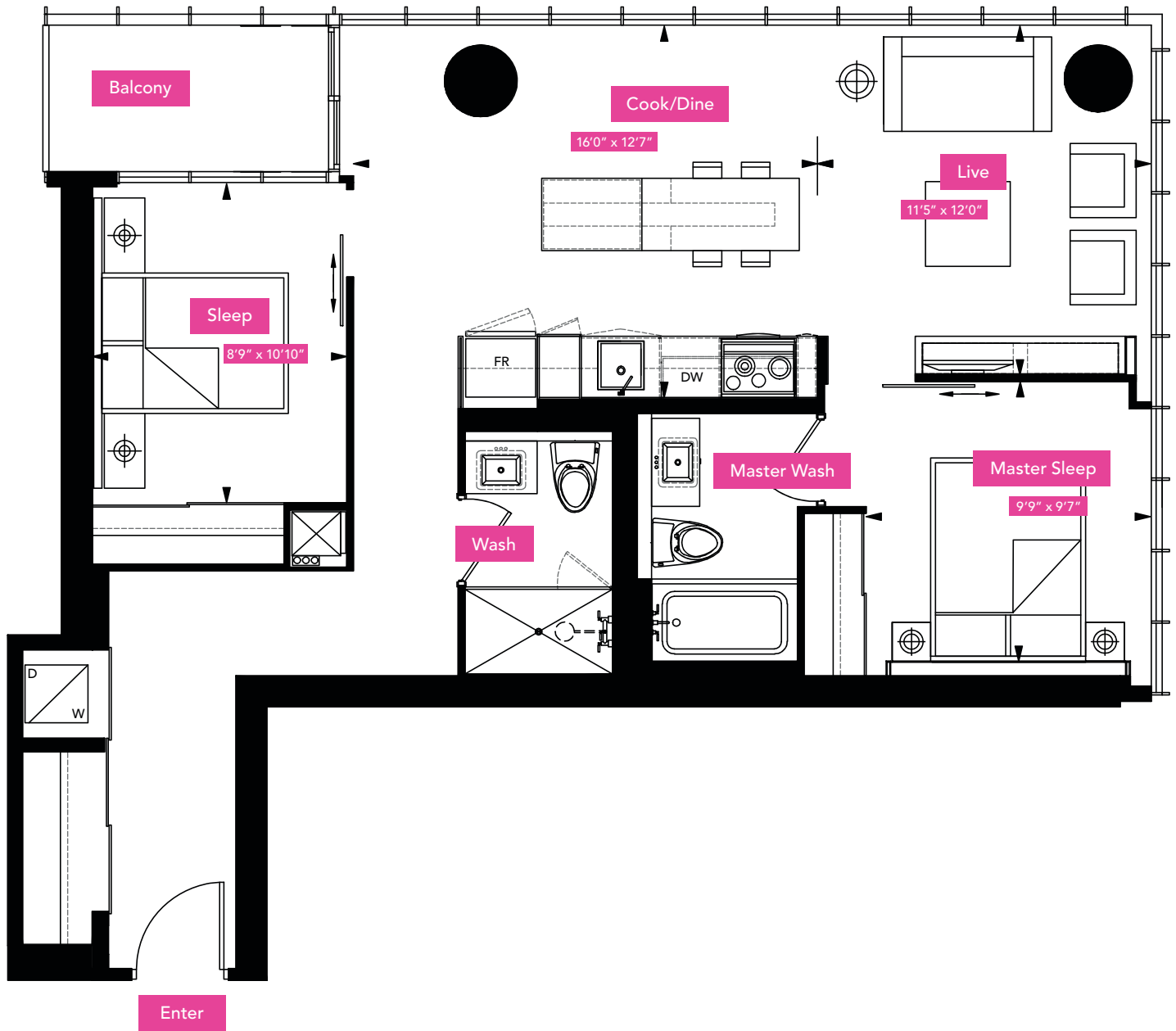


# Floor plans



# The Fowler

Interior 908 Square Feet | Balcony 50 Square Feet | Two Bedroom

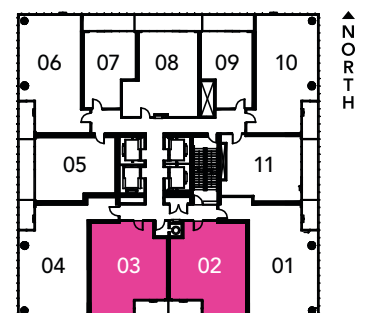
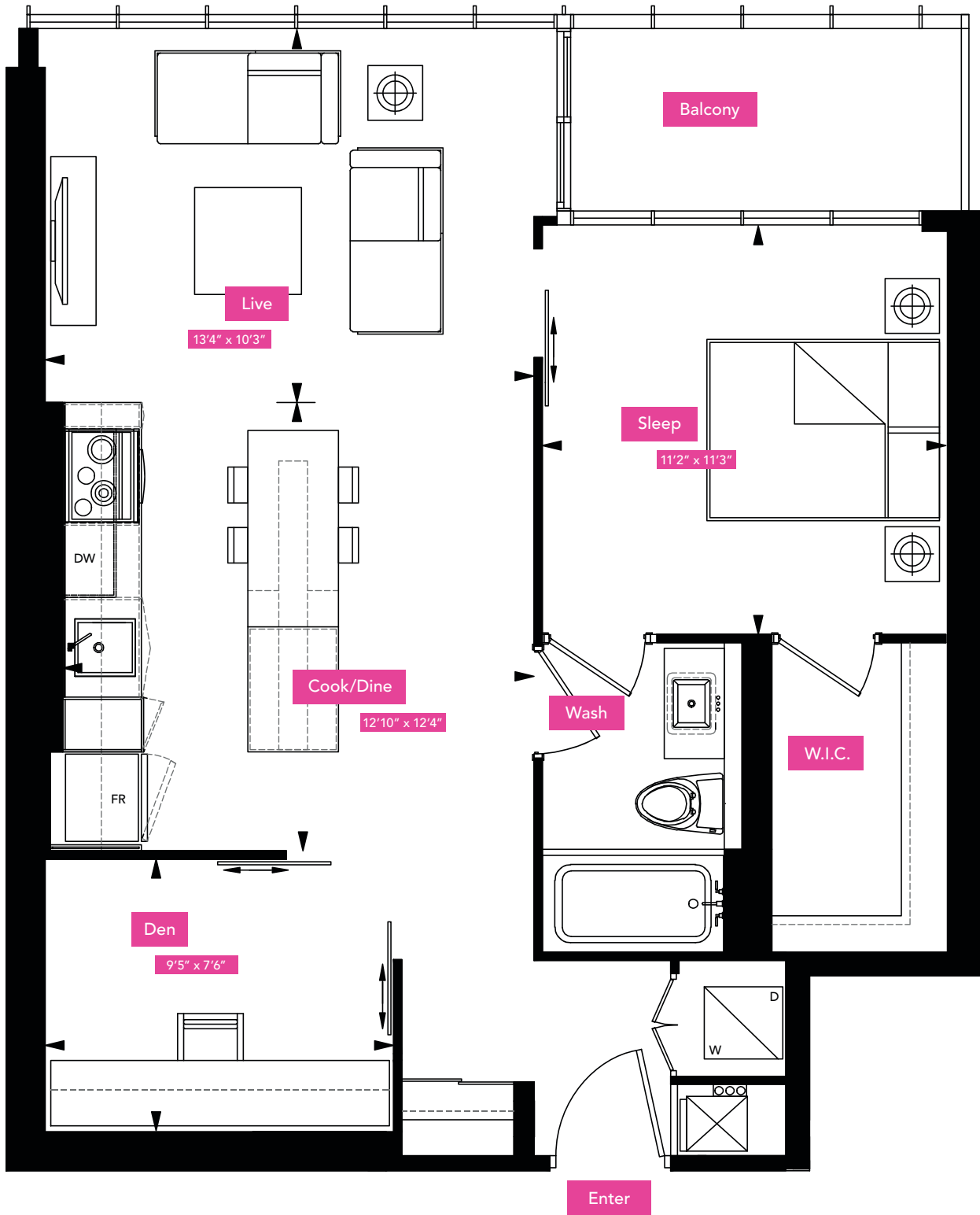


Floors 10-42

# The Hayes

Interior 741 Square Feet | Balcony 55 Square Feet | One Bedroom + Den



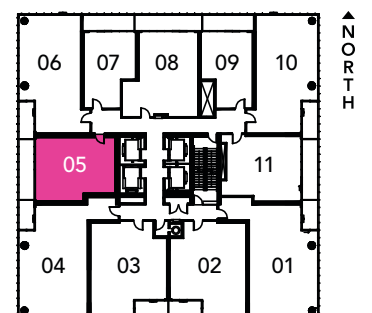
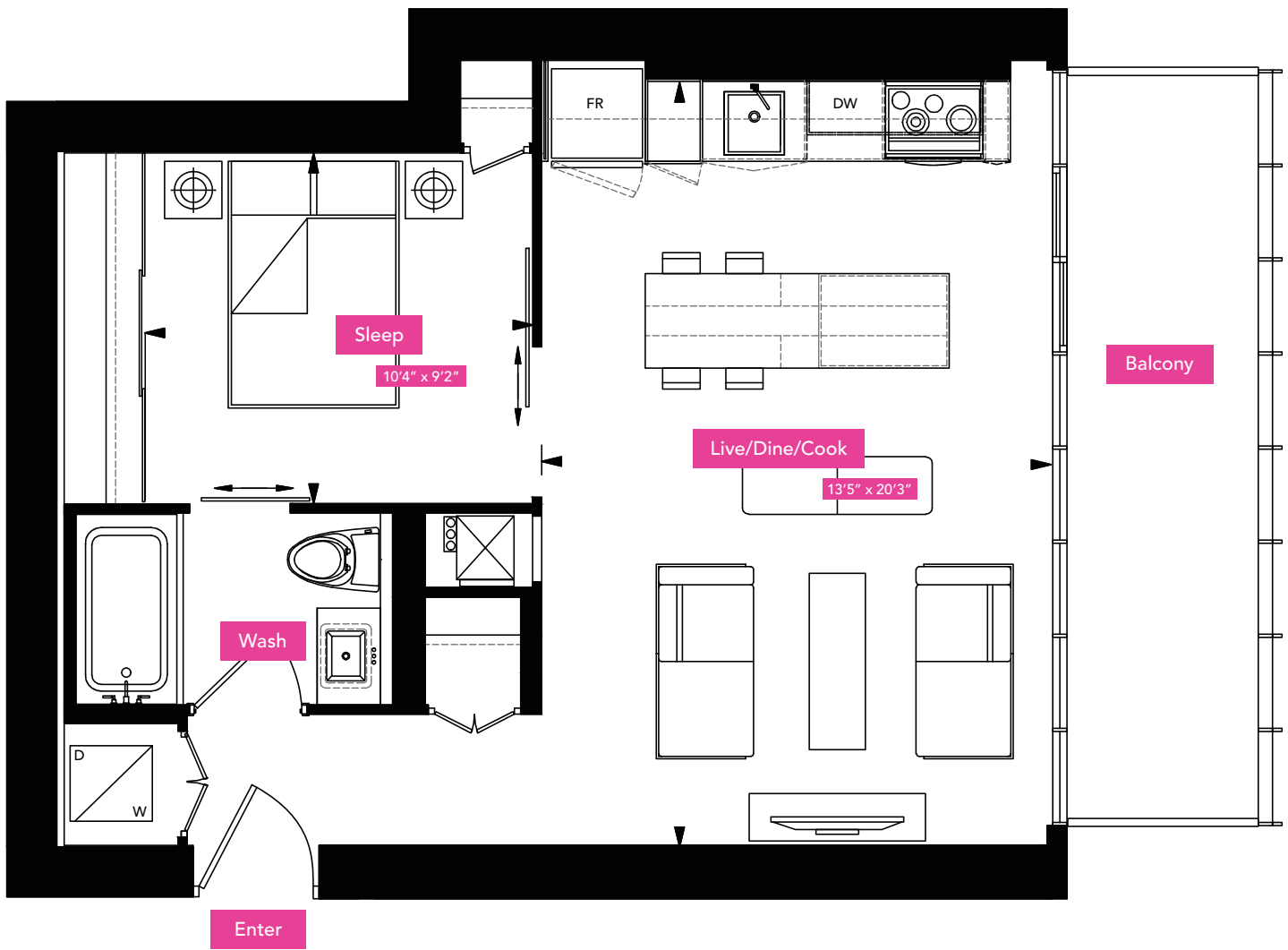


Floors 3-8\*, 10-42

\*Actual floor unit layout for floors 3-8 is larger than shown. There will be additional podium units on each floor. All dimensions are approximate. Sizes and specifications are subject to change without notice. E. & O. E. Actual useable floor space varies from stated floor area. All furniture is for illustrative purpose only.

# The Dirstein

Interior 596 Square Feet | Balcony 112 Square Feet | One Bedroom



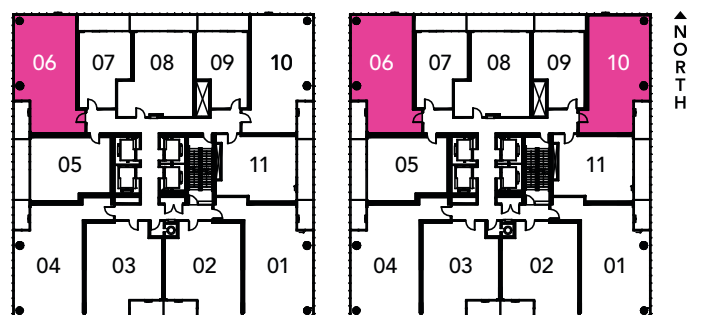
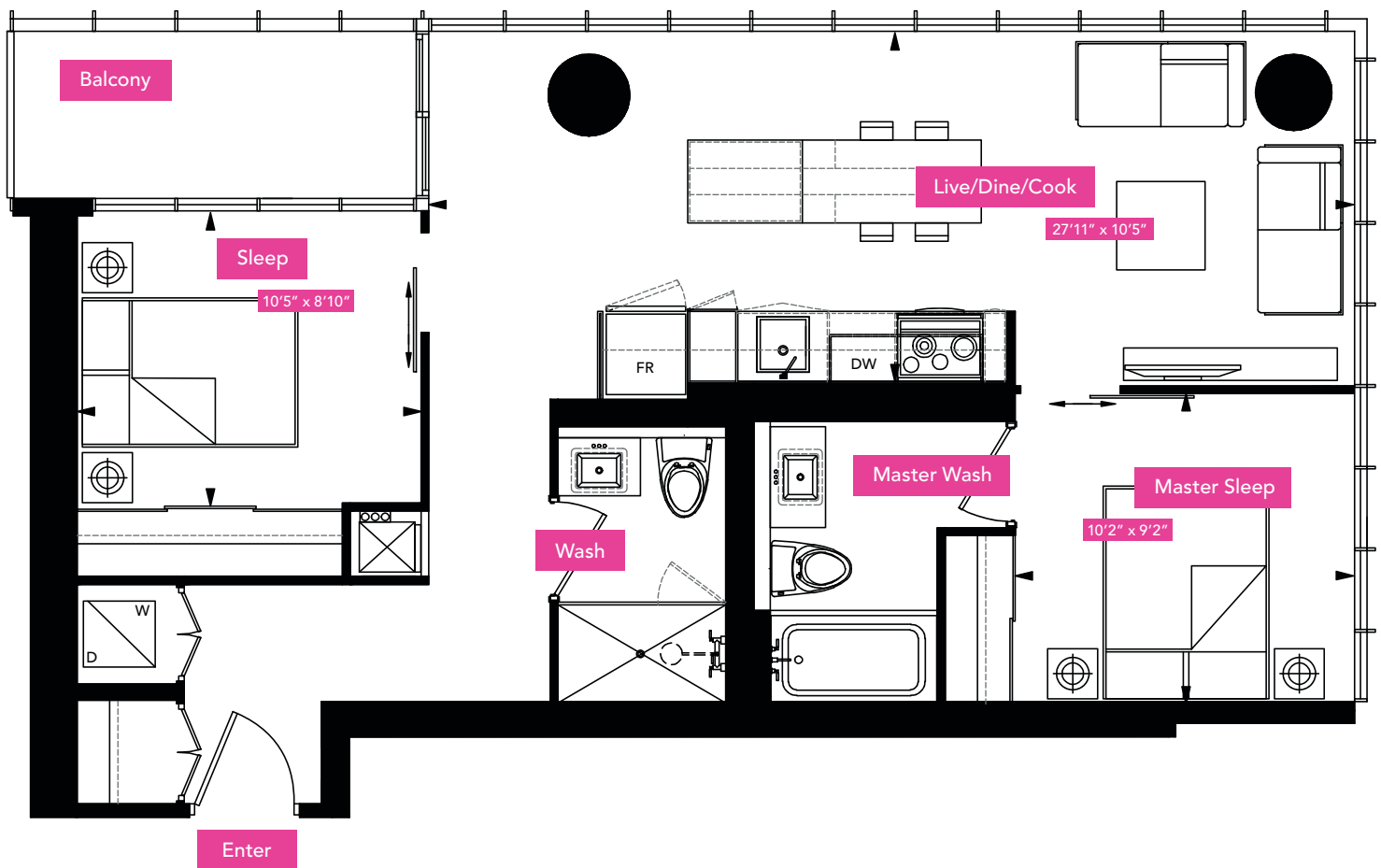
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# The Hampton

Interior 803 Square Feet | Balcony 50 Square Feet | Two Bedroom



Floors 3-8\*

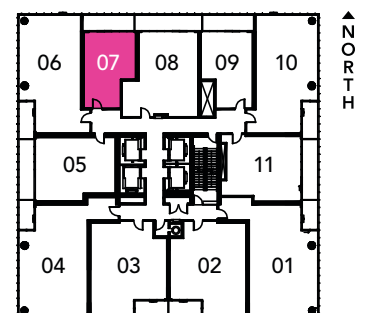
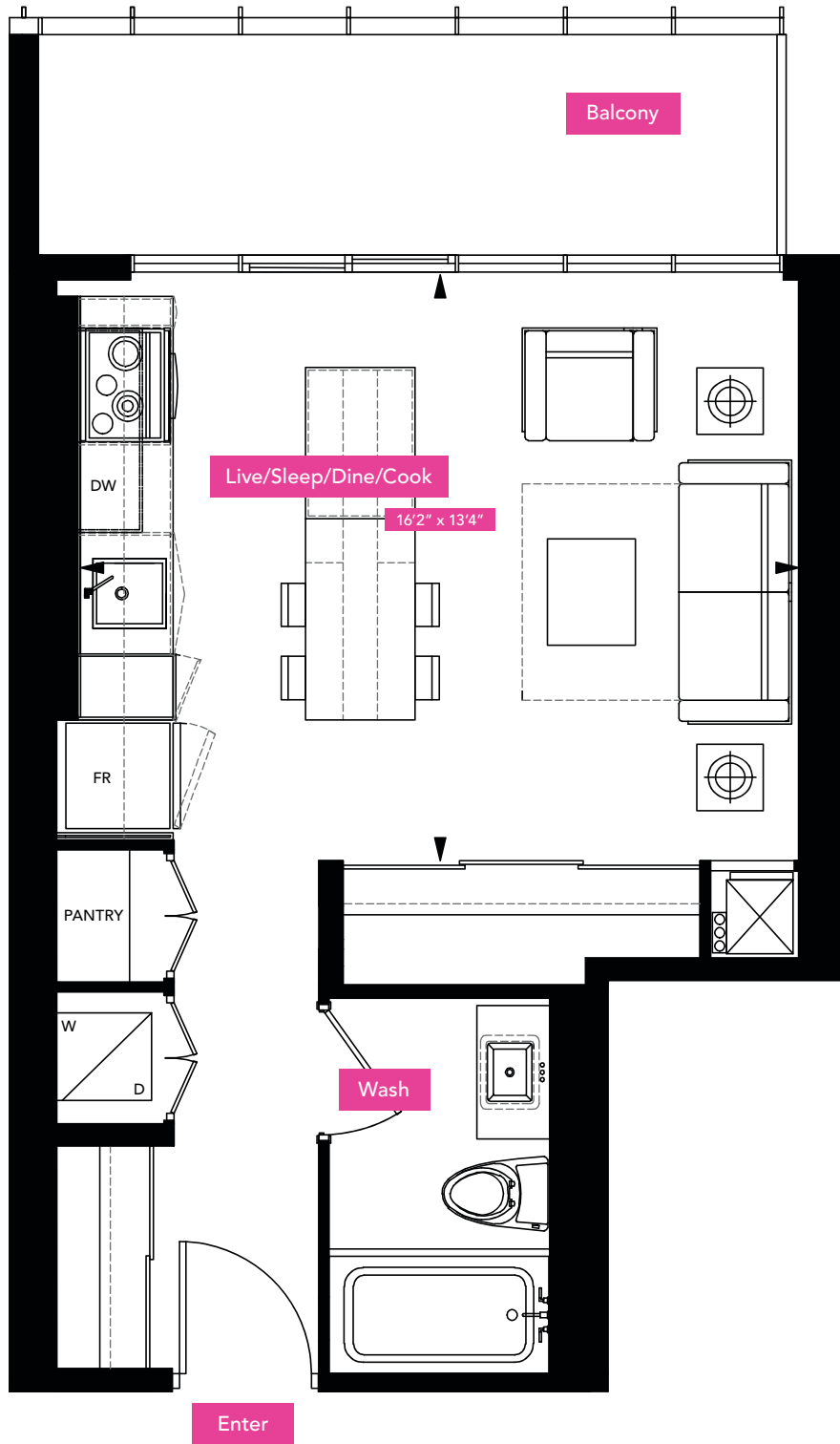
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# The Grange

Interior 416 Square Feet | Balcony 85 Square Feet | Studio



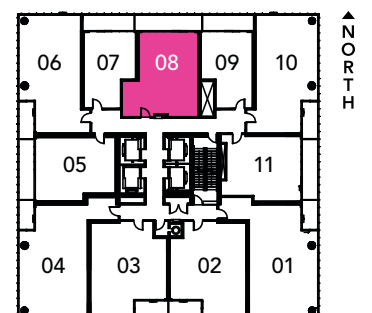


Floors 3-8\*, 10-42

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# The London

Interior 642 Square Feet | Balcony 111 Square Feet | One Bedroom + Den



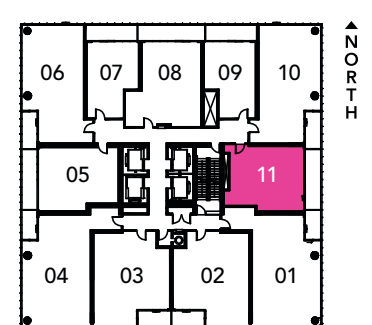
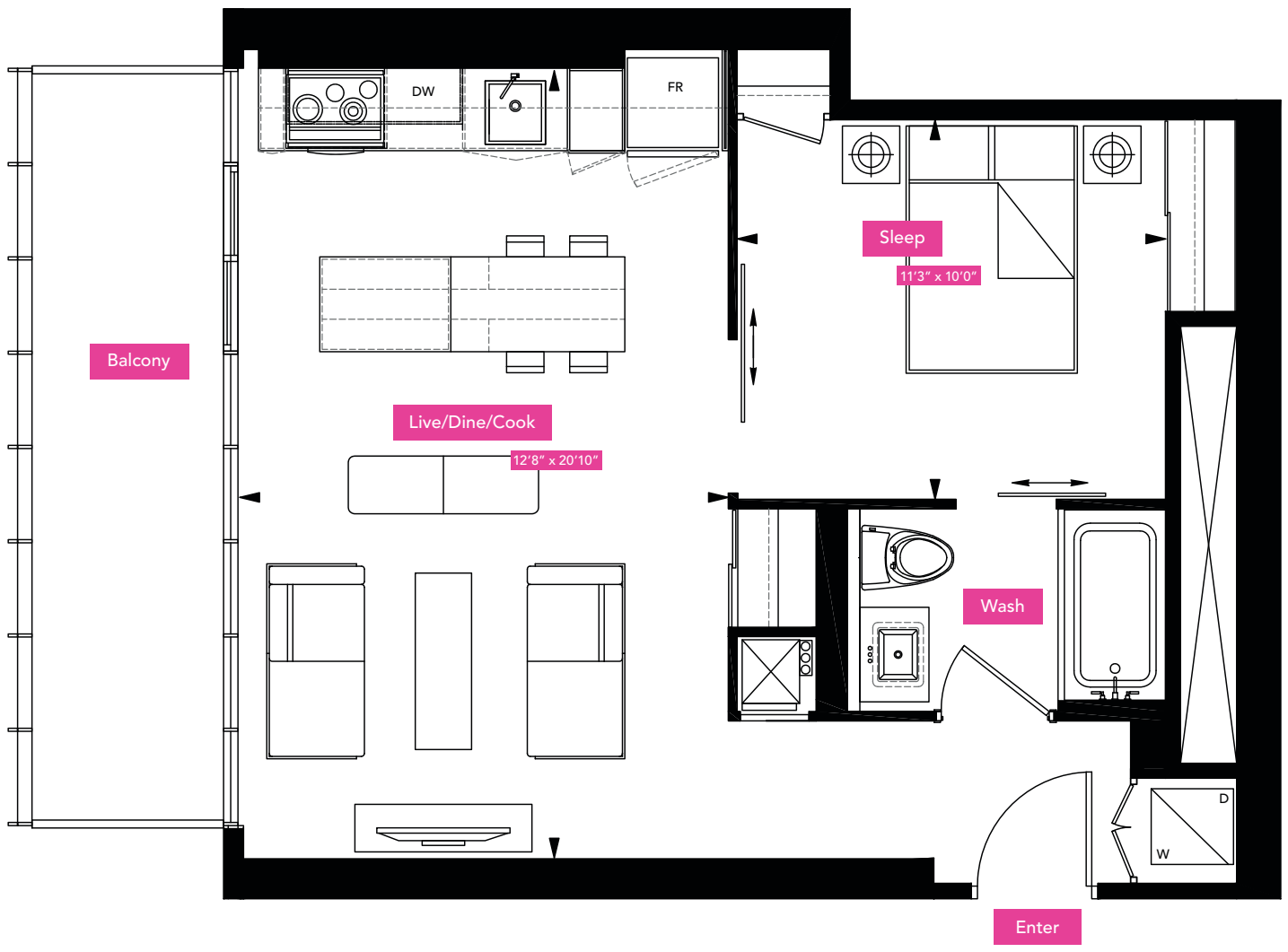
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# The Baldwin

Interior 570 Square Feet | Balcony 112 Square Feet | One Bedroom



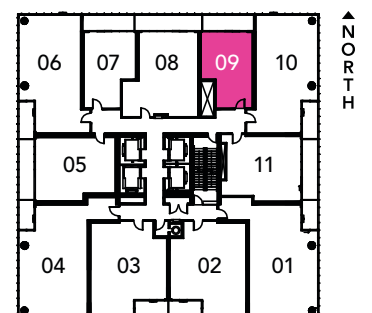
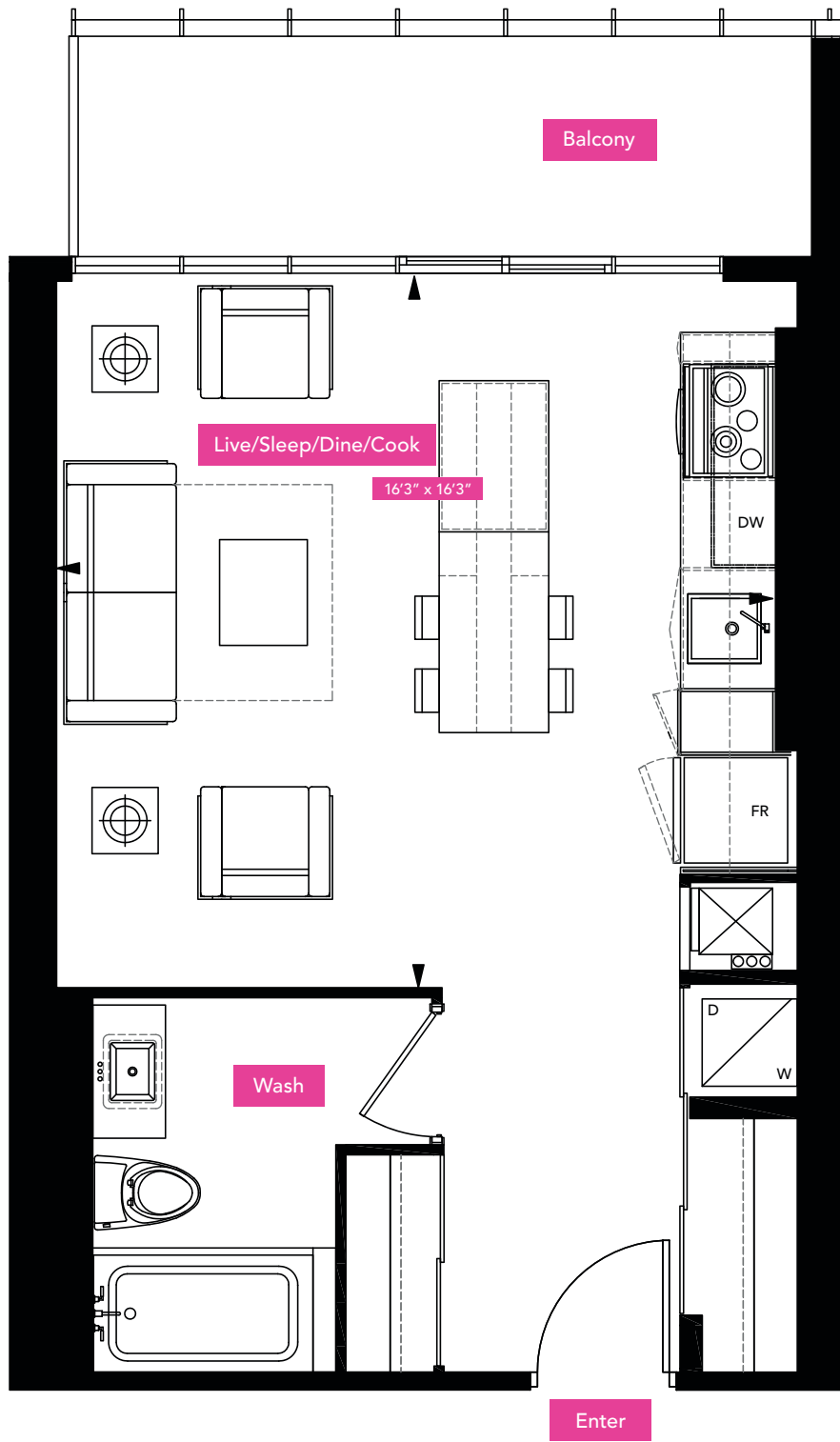
Floors 10-42

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# The Lancaster

Interior 463 Square Feet | Balcony 85 Square Feet | Studio





Floors 3-8\*, 10-42

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