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THE NEW WAVE *OF ELEGANCE* IS HERE

Sail into an exciting new home in the best location in Toronto. Introducing Sail Condominiums at Victoria Park and Sheppard, an address designed to let you ride the wave of luxury living, with a great selection of modern urban suite designs and fresh, vibrant, youthful amenities. With the unparalleled convenience of the proposed Sheppard LRT at your doorstep and highways just moments away, Sail Condos invites you to live life the way you love it. Sail away into a lifestyle of luxury and elegance.



THE NEW WAVE OF DESIGN IS HERE

STUNNING ARCHITECTURE

Sail Condos will become a distinctive landmark on the skyline at Victoria Park and Sheppard. The 18-storey building with its gracefully curving tower rises into the sky above a podium, giving the impression of a yacht sailing on the sea. A stunning façade of glass and stone will define its dramatic profile, while beautiful landscaping at street level welcome you home in style.





LOBBY

COSMOPOLITAN LOBBY

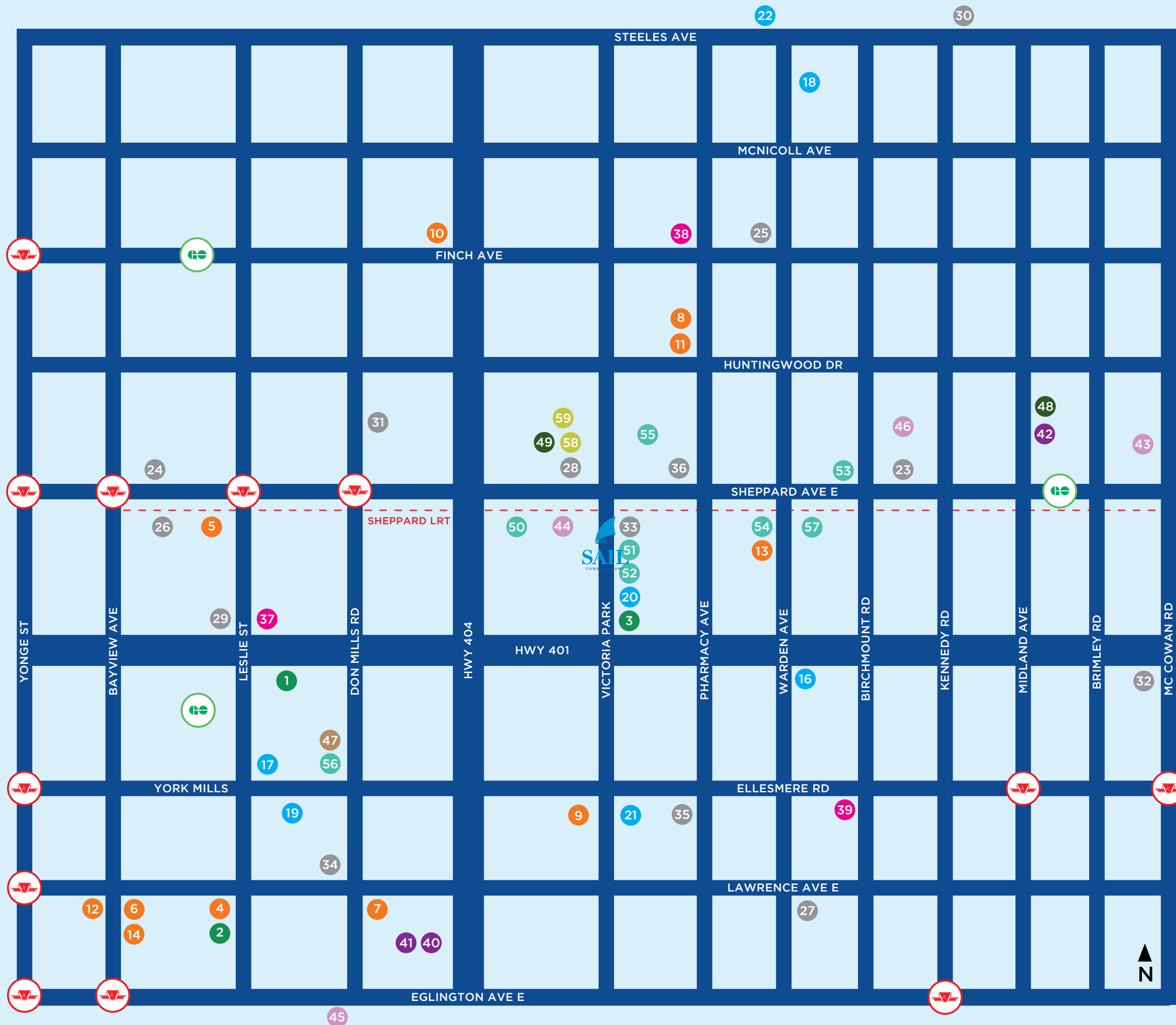
Residents and visitors at Sail Condos will be welcomed in an elegant and sophisticated Lobby, enhanced with high ceilings, expansive glass walls, plush seating areas and fine accents. It's a great place to meet and greet your neighbours or just relax before heading up to your suite.



GREAT LOCATION

Situated on the proposed new Sheppard LRT line, Sail Condos has the best location in Toronto. Walk out of your home and onto an LRT bus, connecting you to Don Mills and Yonge subway lines, and you can be downtown in just minutes. If you prefer to drive, Highways 401, 404 and DVP are just moments away.

***WELCOME
TO THE
NEIGHBOUR
HOOD***



PARKS

1. Betty Sutherland Trail Park
2. Sunnybrooke Park
3. Wishing Well Park

SCHOOLS

4. Bayview Glen
5. Canadian College of Neutropathic Medicine
6. Crescent School
7. Don Mills Collegiate Institute
8. JB Tyrrell Senior Public School (GR 07-08)
9. Senator O'Connor College School
10. Seneca College Newnham Campus
11. Sir John A Macdonald CI (GR 09-12)
12. Toronto French School
13. Vradenburg Junior Public School (GR JK-06)
14. York University Glendon Campus

TRANSPORTATION



SUPERMARKETS

16. Costco
17. Lango's Plaza
18. Foodymart
19. Galleria Supermarket
20. Hong Tai Supermarket
21. Metro
22. T&T Supermarket

SHOPPING

23. Agincourt Mall
24. Bayview Village
25. Bridlewood Mall
26. Canadian Tire
27. Diana's Seafood
28. Fairview Mall
29. Ikea
30. Pacific Mall
31. Peanut Plaza
32. Scarborough Town Centre
33. Shoppers Drug Mart
34. Shops at Don Mills
35. Staples - Shopping
36. Victoria Park Square

HOSPITALS

37. North York General Hospital
38. The Scarborough Grace Hospital
39. Toronto Veterinarian Emergency Hospital

CHURCHES

40. Aga Khan Museum
41. Japanese Canadian Cultural Centre
42. Knox United Church

COMMUNITY

43. Agincourt Recreation Centre
44. Fitness Institute
45. Ontario Science Centre
46. Tam O'Shanter Golf Club

HOTEL

47. The Westin Price

LIBRARIES

48. Agincourt Library
49. Fairview Library

RESTAURANTS

50. Congee Pheonix Cuisine
51. Johnny's Hamburgers
52. My Place Fish and Chips
53. Red Lobster - Restaurants
54. Remezzo Italian Bistro
55. Vatica Vegetarian Indian Food
56. The David Duncan House Fine Dining
57. The Royal Chinese Restaurant

THEATRES

58. Fairview Mall Library Theatre
59. Silvercity Fairview Mall Cinemas



Enjoy a wealth of shopping and dining choices right in the neighbourhood. Walk to the nearby Fairview Mall or Victoria Park Square across the road. Great schools in the area include Sir John A Macdonald CI, St. Gerald Separate School, Sunshine Montessori and many more. Lush parks and greenspaces like Wishing Well Park and Vrandenburg Park invite you to come out and enjoy nature.

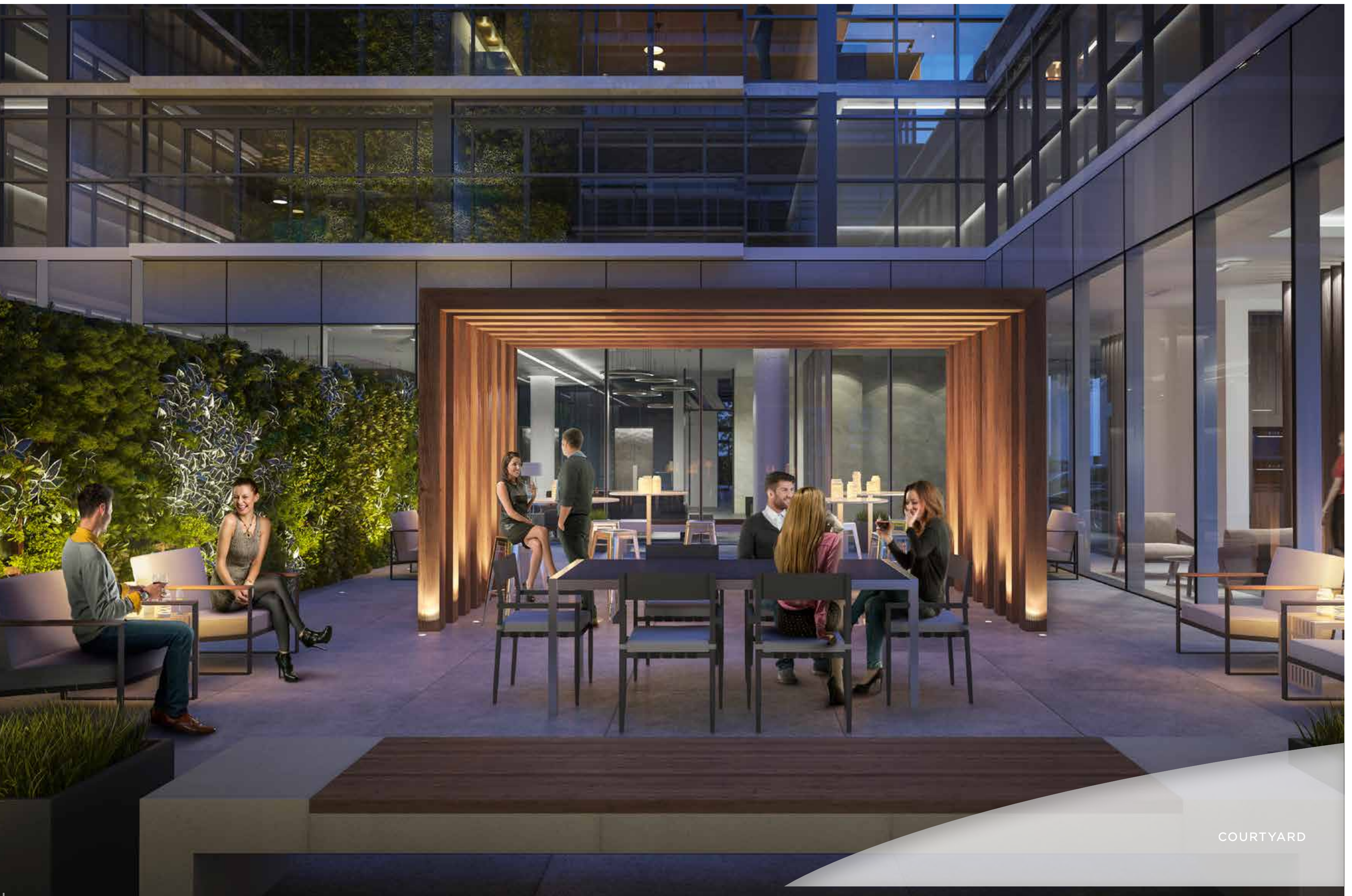


THE NEW WAVE OF LUXURY IS HERE

ELEGANT AMENITIES

At Sail Condos, it's all about living life to the fullest, with a wide array of sophisticated amenities right in the building. The chic Lobby is a great place for an informal meeting with friends. Of course, if you need to host a formal gathering, the elegant Party Room is just right for you.





COURTYARD



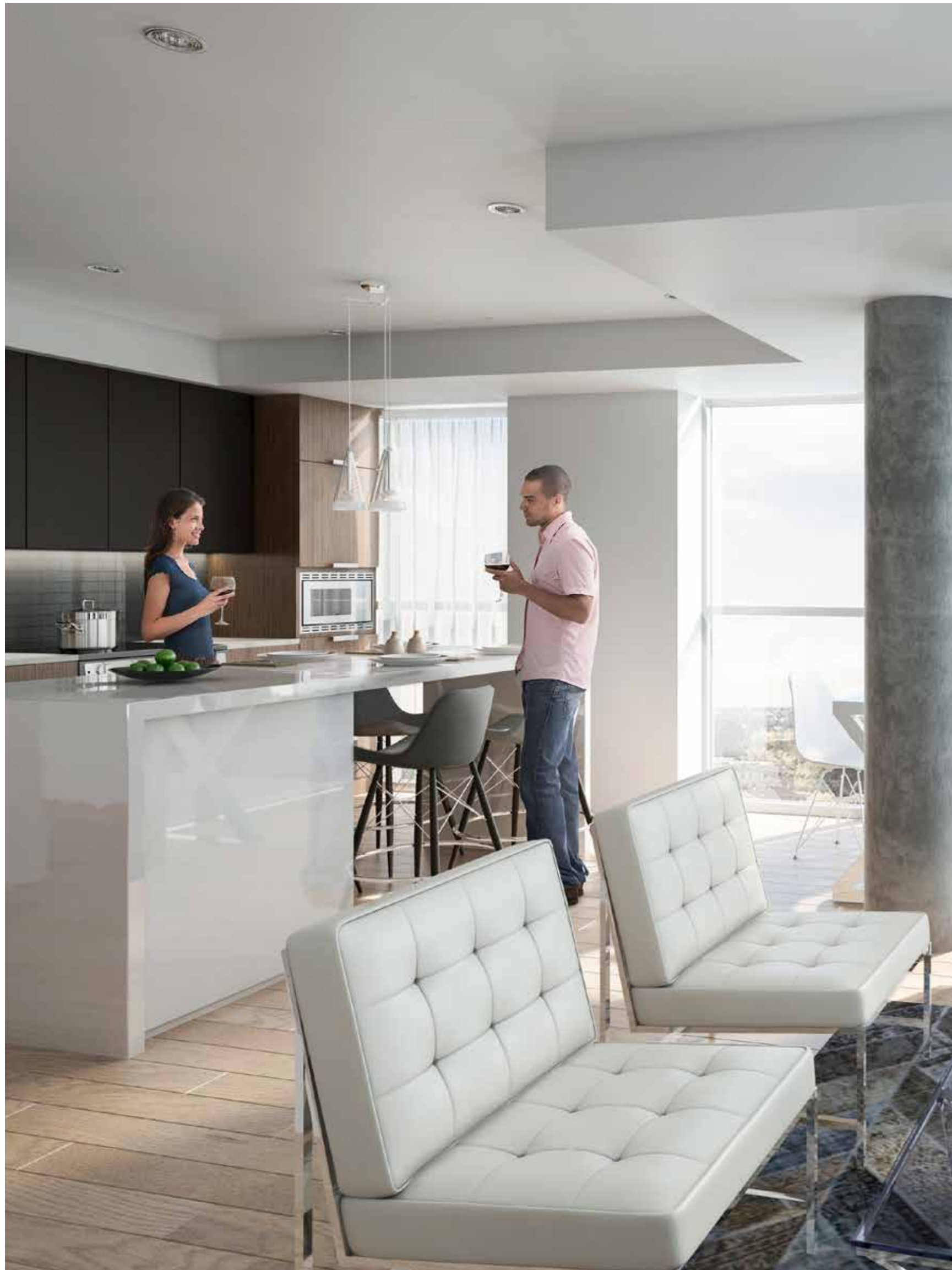
PARTY ROOM/MULTIPURPOSE ROOM

Beautifully furnished with seating and room for groups from 5 to 50, it's the right setting to make warm memories. In the spring, summer and fall, you can take your celebration outside to the lush landscaped Outdoor Courtyard. Staying fit and healthy is as easy as a quick elevator ride to the modern Fitness Centre, equipped with all the latest cardio, aerobics and weights equipment. When it comes to the best amenities, it is clear sailing at Sail Condos.





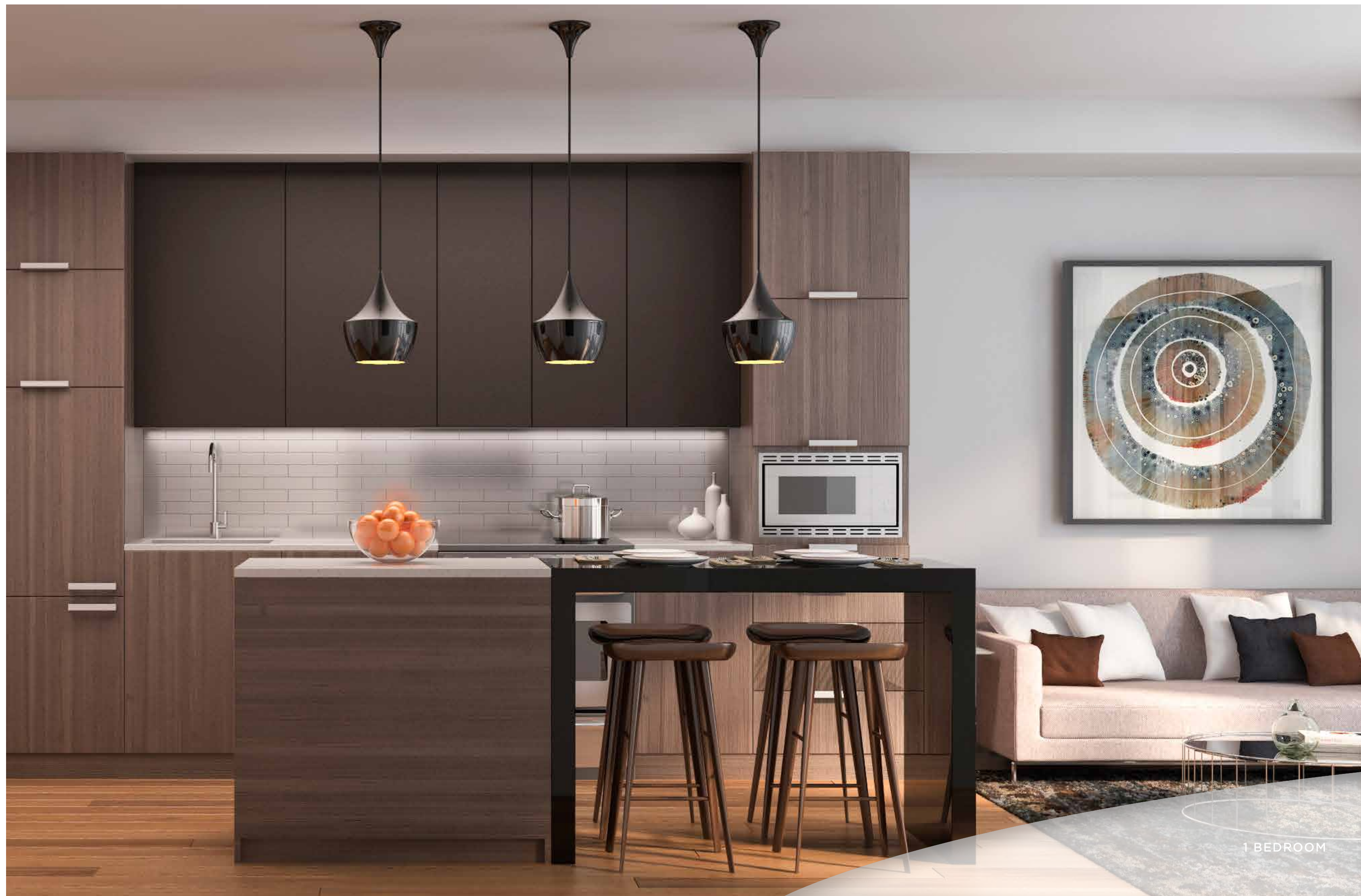
FITNESS ROOM



SUITE INTERIORS

Sail Condos offers a fine selection of suites from Studios, 1-Bedroom, 2-Bedroom and 3-Bedroom designs. Some suites offer balconies while all suites include expansive windows. Come home to beautiful, livable, urban spaces, with bright and spacious interiors, elegant living and entertaining areas, modern kitchens and comfortable bedrooms. Features and finishes are of an exceptionally high standard and meticulous craftsmanship marks the high quality of living in every suite.

***THE
NEW WAVE
OF SOPHISTI
CATION
IS HERE***



1 BEDROOM

THE TEAM STORY



Opearl Developments is a family owned and operated development business. Opearl has extensive and successful operations in mainland China, primarily involved in development, construction and the manufacturing of building materials. Opearl Developments has been in business for forty years and pride themselves with a business philosophy of being fair and honourable with all of their clients in all of their businesses. Opearl's goal is to deliver a high quality residence to all their purchasers.

KEITH LOFFLER MCALPINE ARCHITECTS

Keith Loffler McAlpine Architects is a Toronto based architectural practice, with projects large and small in Canada, China, Russia and the Middle-east. Local projects include Times Square and Commerce Gate (Richmond Hill), the energy efficient Greenlife projects (Markham, Burlington, Milton), and the award winning Stockey Centre for the Performing Arts in Parry Sound, Ontario. For many years partner Keith Loffler worked with leading Canadian architect Arthur Erickson on challenging projects such as Roy Thomson Hall in Toronto, the Canadian Embassy in Washington DC, and the King Abdul Aziz University in Saudi Arabia.

KLMA is a partnership of corporations owned by Keith Loffler and John McAlpine.

GORDANA CAR INTERIOR DESIGN

With over 20 years of industry experience, Gordana Car Design orchestrates a meticulous collaboration of client desire and award winning design influence to bring the most innovative and inspiring designs and projects to light. Within every space inspired by GCD lies the lifelong commitment and passion for design and style from the mother-daughter design team. With hundreds of projects under their belt, GCD is a design firm that is focused on building a quality reputation based on an exceptional service provided by their dedicated design team.

MILBORNE REAL ESTATE

Milborne Real Estate has served hundreds of clients on a range of projects, from vacation homes to high-density multi-use developments in locations around the world. Selling more than 700 developments since its inception, Milborne Real Estate continues to hold a 12-15% market share in Toronto in an industry with over 1000 competing companies. The high measure of his success is evident in the large volume of repeat business secured, due to Mr. Milborne's expert guidance. He has firmly established Milborne Real Estate as the most dominant force in Canadian condominium marketing. Holding a Bachelor of Commerce from the University of Toronto he is a sought after speaker on the topic of Marketing and Sales.

MONTANA STEELE ADVERTISING

Over the last 20 years, dedication, energy and analysis have guided Montana Steele to create real estate brands that are truly magnetic. This award-winning, Toronto-based advertising agency is today one of the foremost names in the new home development business. With its impressive client list that includes some of North America's largest developers, Montana Steele is an agency that is committed to creating communication that is both original and effective.

INSITE LANDSCAPE ARCHITECTS INC.

Dennis Warenycia is creative co-founder and principal landscape architect of INSITE Landscape Architects Inc., an award winning boutique landscape architectural office in Toronto. Dennis has been involved with numerous high end private residences and distinguished condo developments throughout Toronto. His work can be seen at Showcase Lofts, The Station Condominiums and Loggia Condominiums.



THE NEW WAVE *OF LIVING* IS HERE

Sail Condos is an exciting new expression of modern urban condominium living. Enjoy the luxury and convenience of a location that puts you at the centre of everything, from the Sheppard LRT at your door to the high fashion of Fairview Mall to schools, parks and more. Come home everyday to stunning architecture and a range of spectacular amenities. Live at the cutting edge of design in elegant, well-proportioned suites. This is the new wave of living. This is Sail Condos.





SAILCONDOS.CA 416.756.SAIL

ALL ILLUSTRATIONS ARE ARTIST'S CONCEPT. E. & O.E.

