

TREVOR FONTAINE — & ASSOCIATES

Meet Trevor — Whether you're buying or selling in Toronto and the GTA, you need more than an agent—you need a strategic partner. For well over a decade, I've delivered proven results by combining deep market knowledge with a straightforward, client-first approach. My team and I don't just facilitate transactions; we build tailored strategies to ensure your experience is seamless, successful, and stress-free. Partner with a trusted advisor who invests in the same market you do. Let's achieve your real estate goals together.

Buying With Us — Navigating the Toronto and GTA market requires a guide with firsthand experience and unwavering dedication. As a long-time personal real estate investor and advisor, I offer clients an intimate understanding of the market that goes beyond the listings. My team and I act as your ultimate advocates, providing attentive service and clear advice from the first showing to the final negotiation. We are committed to making your buying experience informative and stress-free, ensuring you find the perfect property on the best possible terms. Let's start your search with a trusted expert on your side.

Selling With Us — When it's time to sell your property, you deserve a team that combines expert marketing with masterful negotiation. With over a decade of success in Toronto and the GTA, I have a proven track record of securing exceptional results for my clients. My team and I create a customized strategy for every property, leveraging deep market insights and a vast network to attract the right buyers. We handle the complexities so you can focus on your next chapter with confidence. Let's discuss how we can maximize the value of your investment.

Trevor Fontaine, Sr Vice President, Sales
Sotheby's International Realty Canada

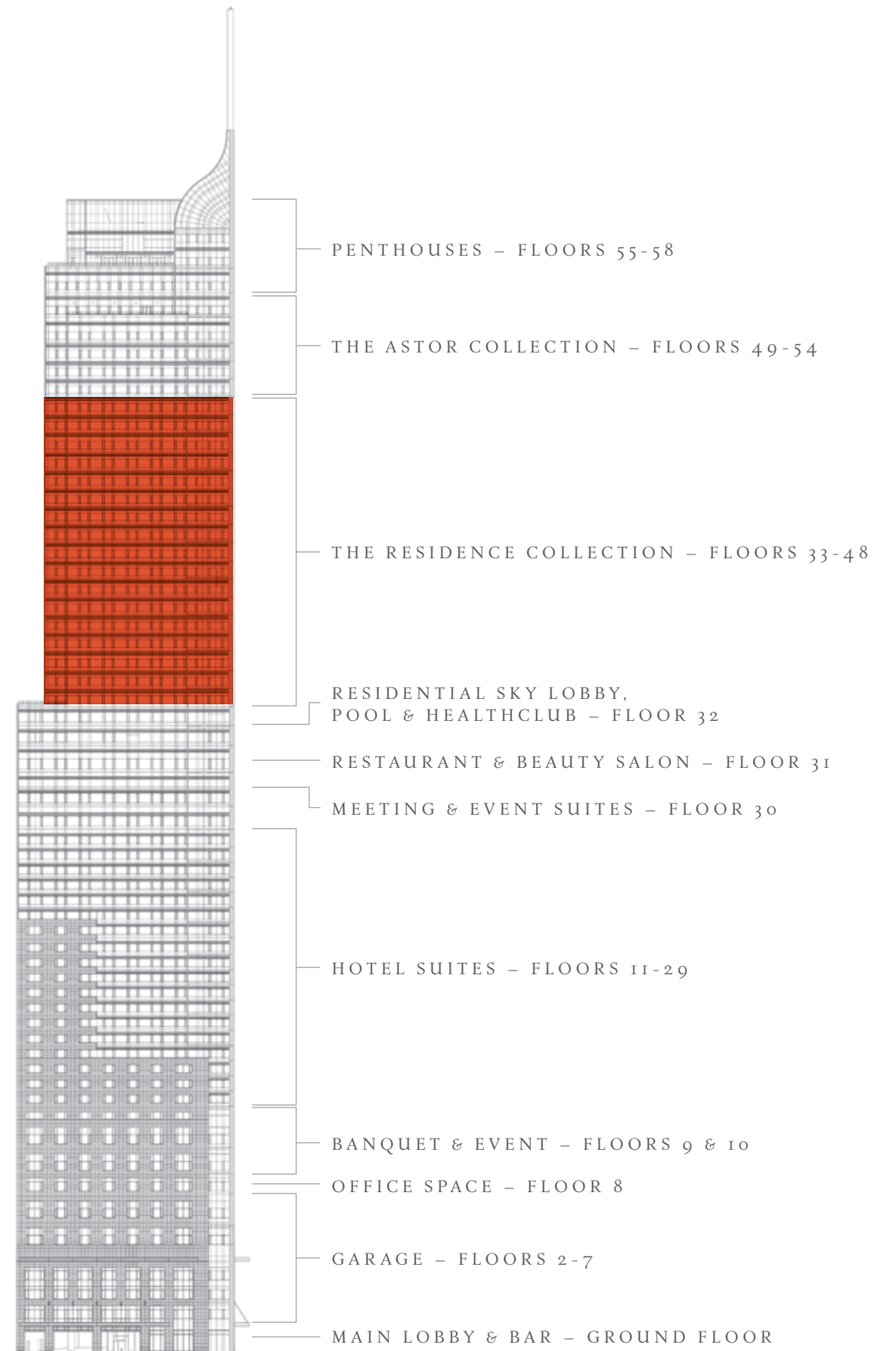
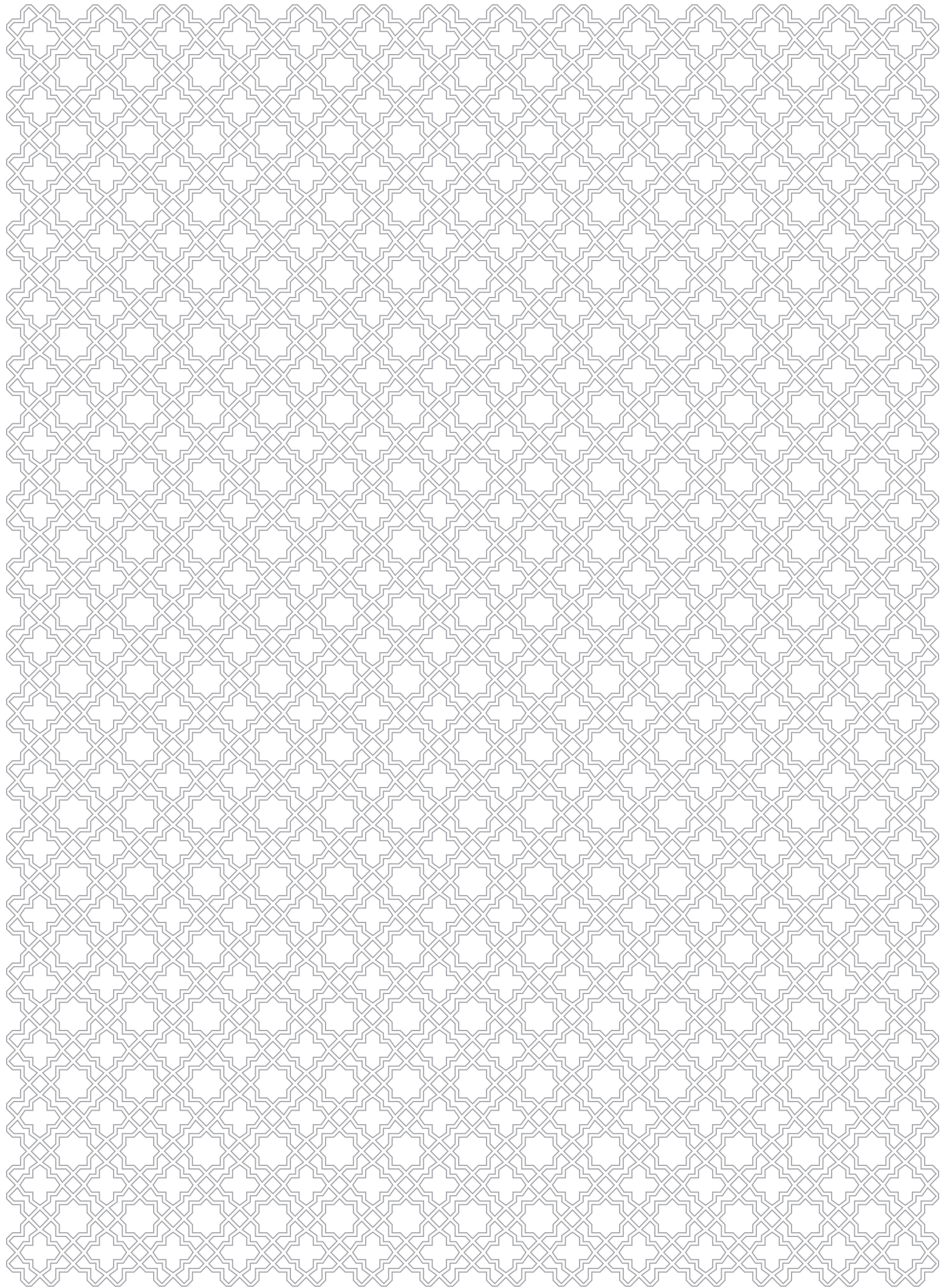
email: tfontaine@sothebysrealty.ca

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INTERNATIONAL REALTY



ST REGIS
TORONTO
THE RESIDENCES

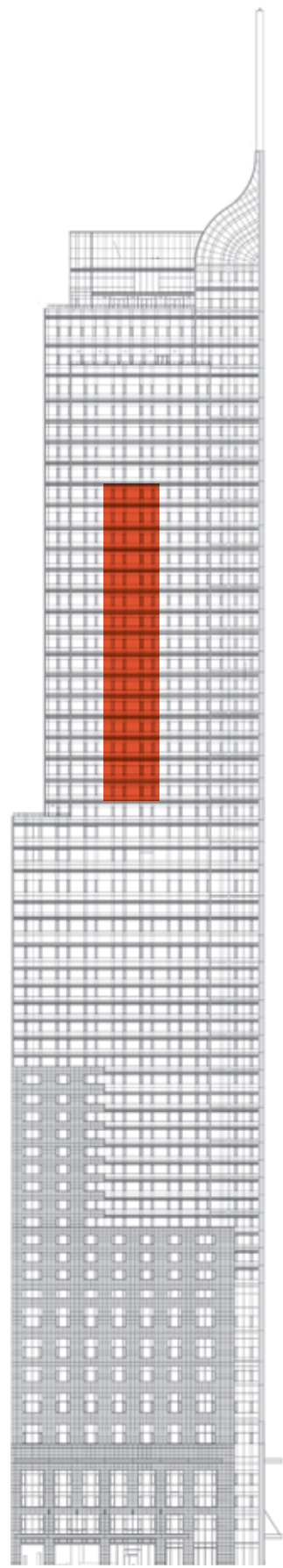
THE RESIDENCE COLLECTION
FLOOR PLANS



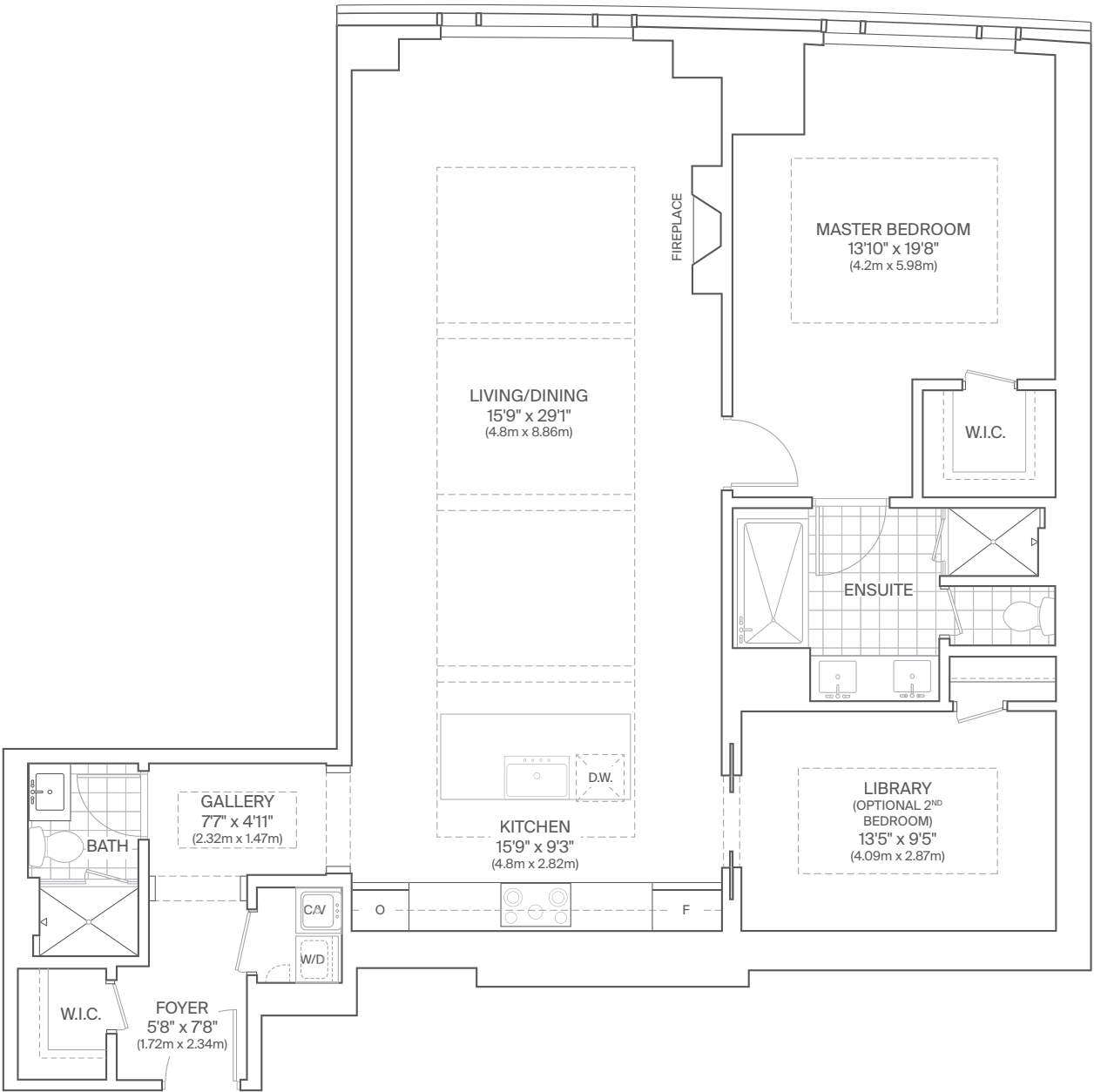
NORTH ELEVATION



1



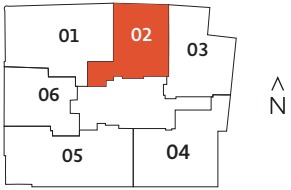
NORTH ELEVATION

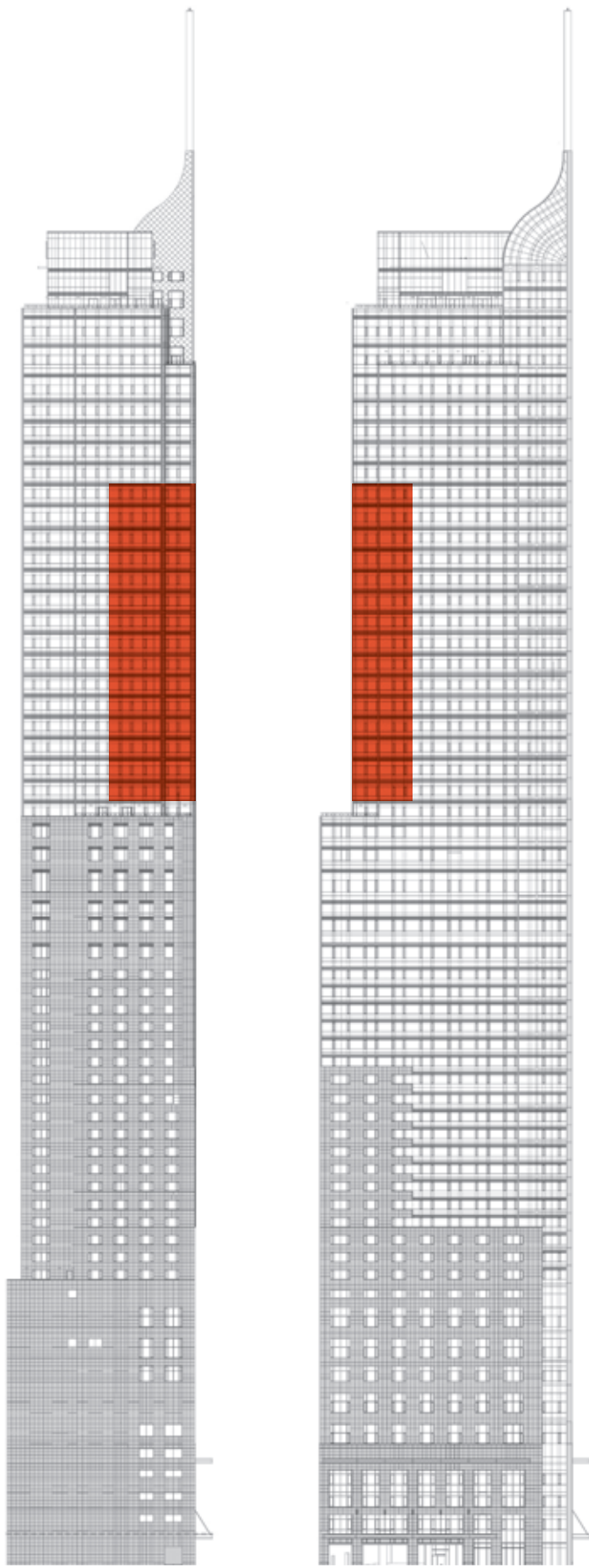


SUITE 02

1,445 SQ.FT. 134.25 SQ.M.

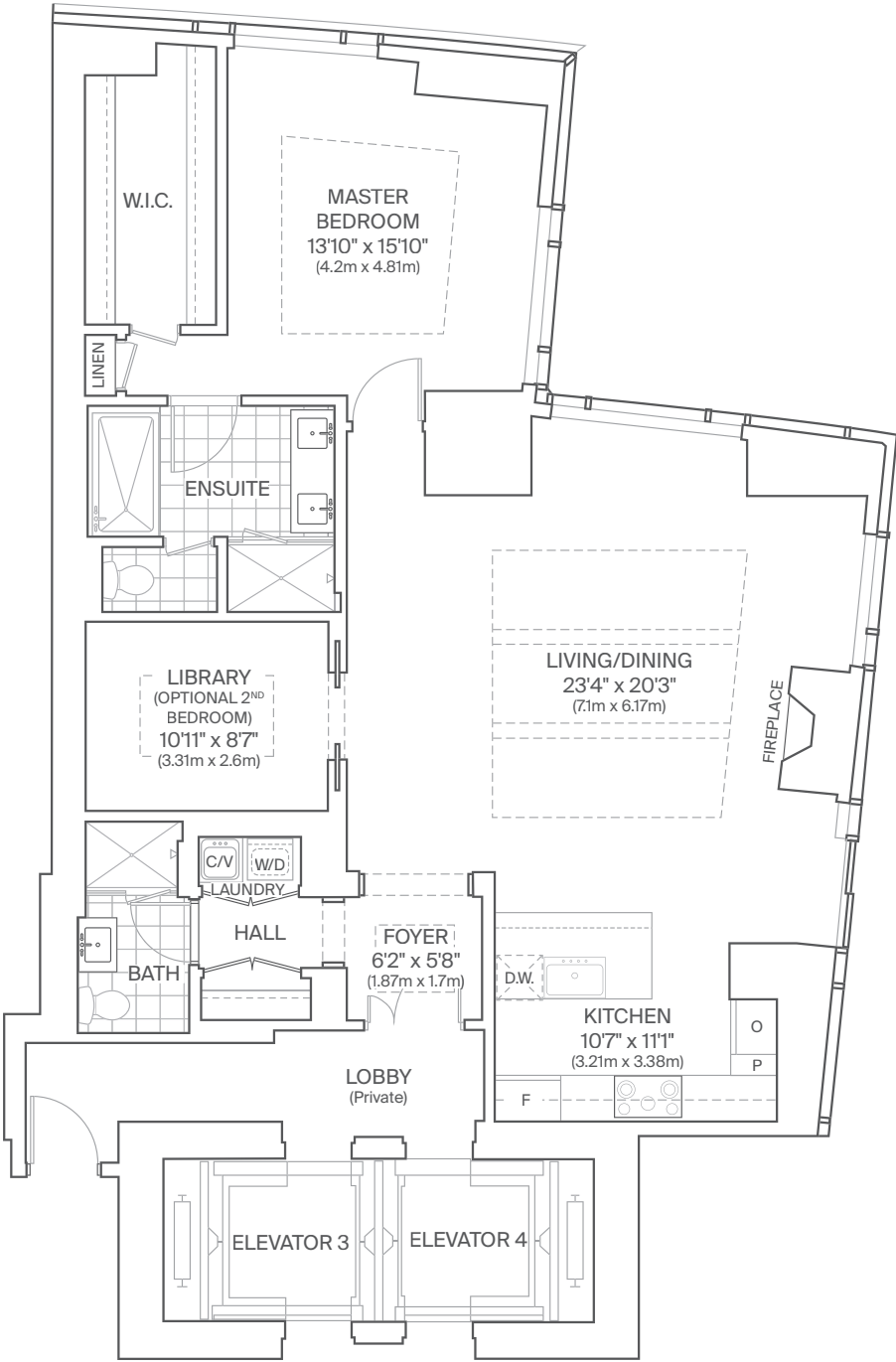
1 BR + LIBRARY + 2 BA
OPTIONAL 2 BEDROOM SUITE
FLOOR 34-48





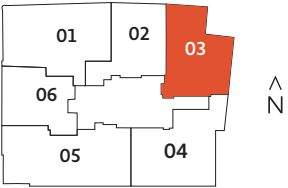
EAST ELEVATION

NORTH ELEVATION



SUITE 03

1,563 SQ.FT. 145.21 SQ.M.
1 BR + LIBRARY + 2 BA
OPTIONAL 2 BEDROOM SUITE
FLOOR 34-48

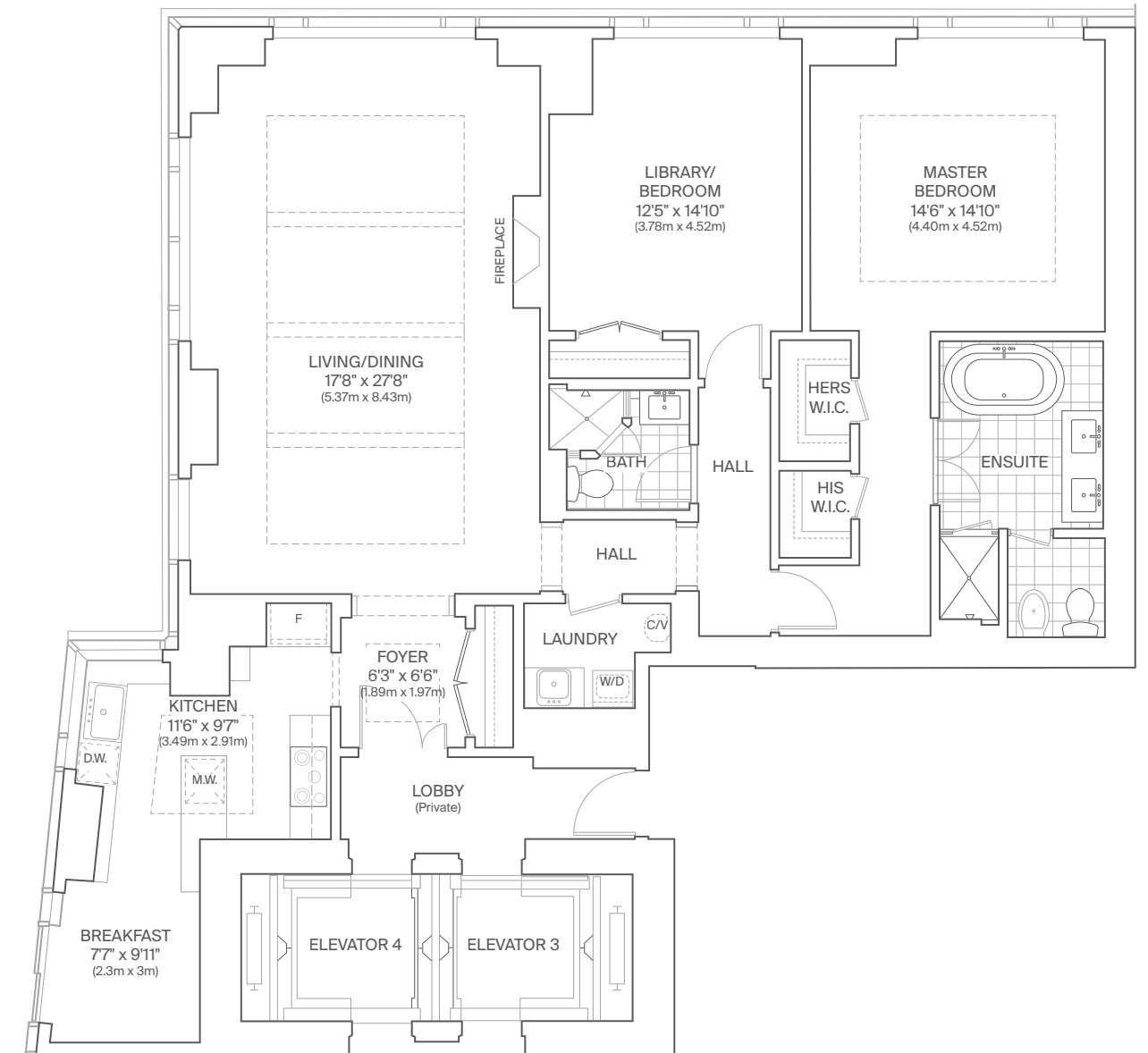




SOUTH ELEVATION



EAST ELEVATION

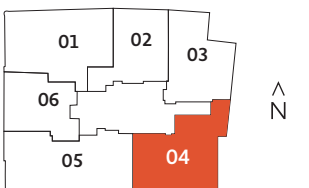


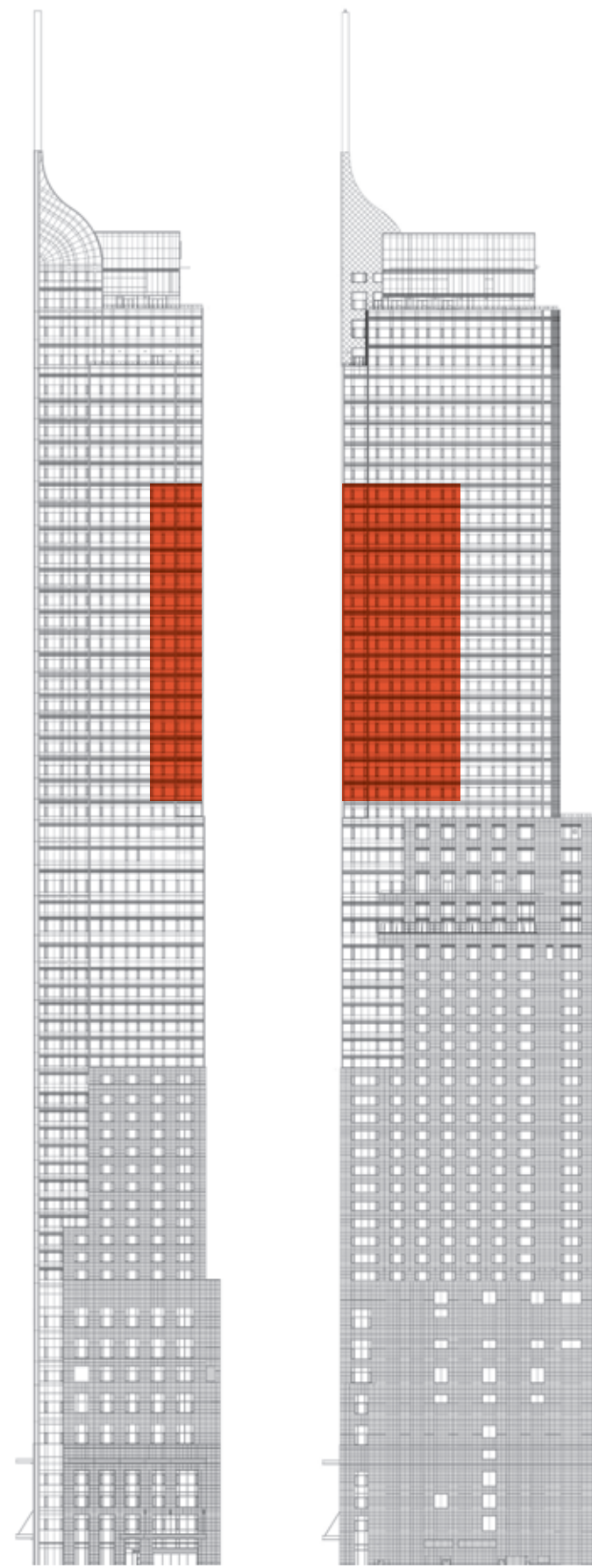
SUITE 04

1,861 S Q. FT. 172.89 S Q. M.

$$2 \text{ BR} + 2 \text{ BA}$$

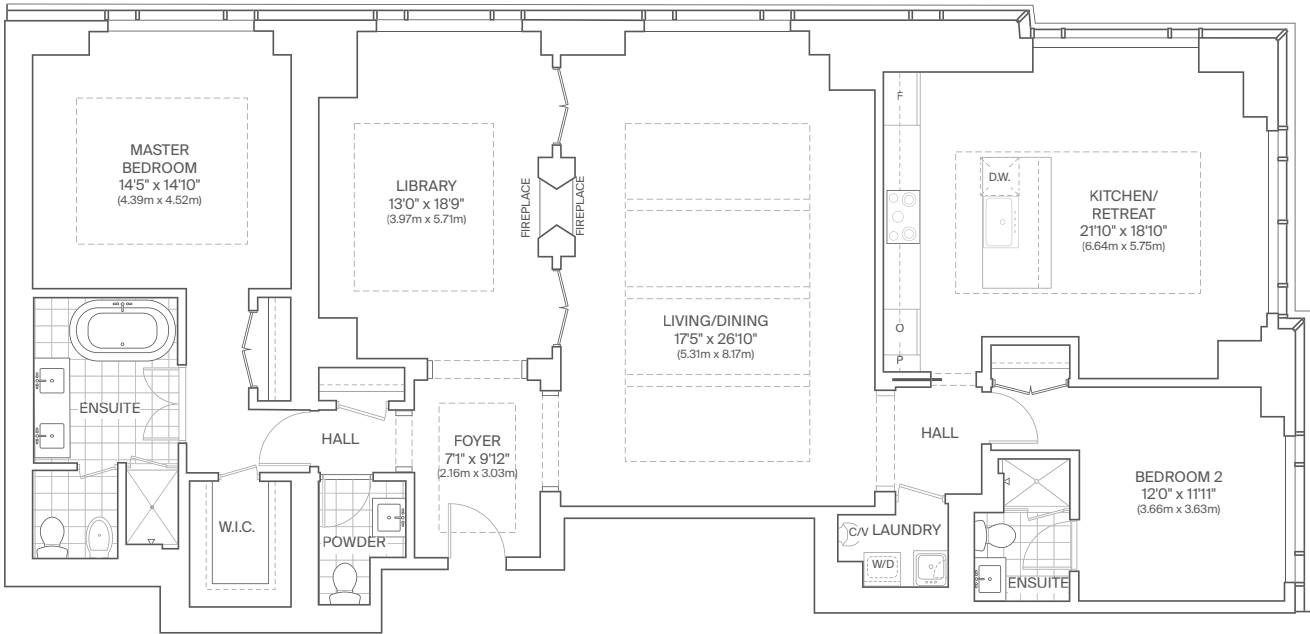
FLOOR 34 - 48





WEST ELEVATION

SOUTH ELEVATION

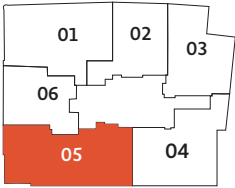


SUITE 05

2,228 SQ.FT. 206.99 SQ.M.

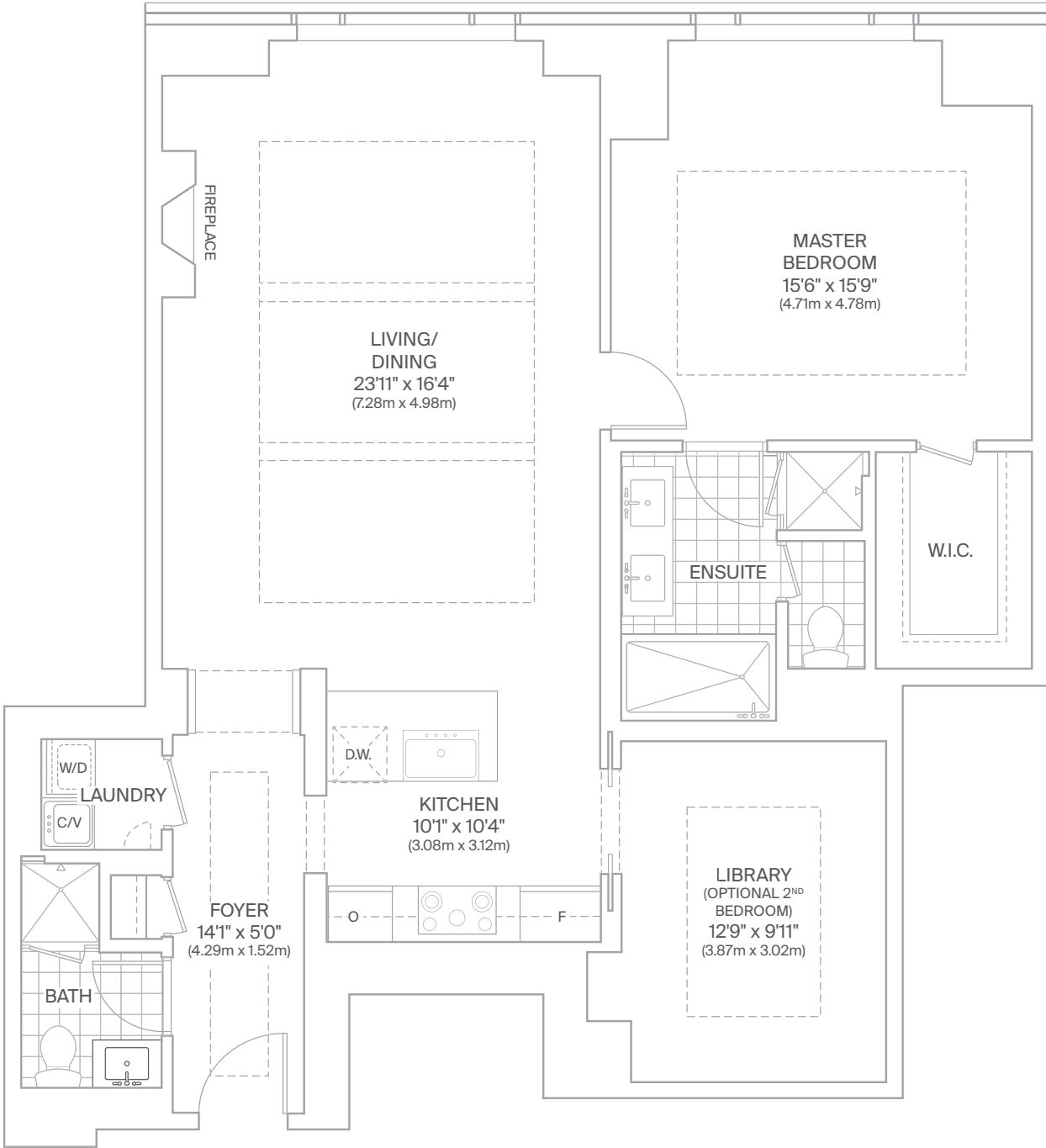
2 BR + LIBRARY + 2.5 BA

FLOOR 34-48





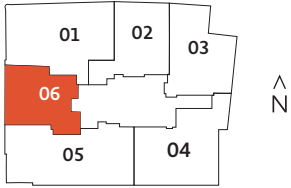
WEST ELEVATION



SUITE 06

1,310 SQ.FT. 121.70 SQ.M.

1 BR + LIBRARY + 2 BA
OPTIONAL 2 BEDROOM SUITE
FLOOR 34-48





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THE ASTOR COLLECTION
FLOOR PLANS

Live Exquisite



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FLOOR PLANS

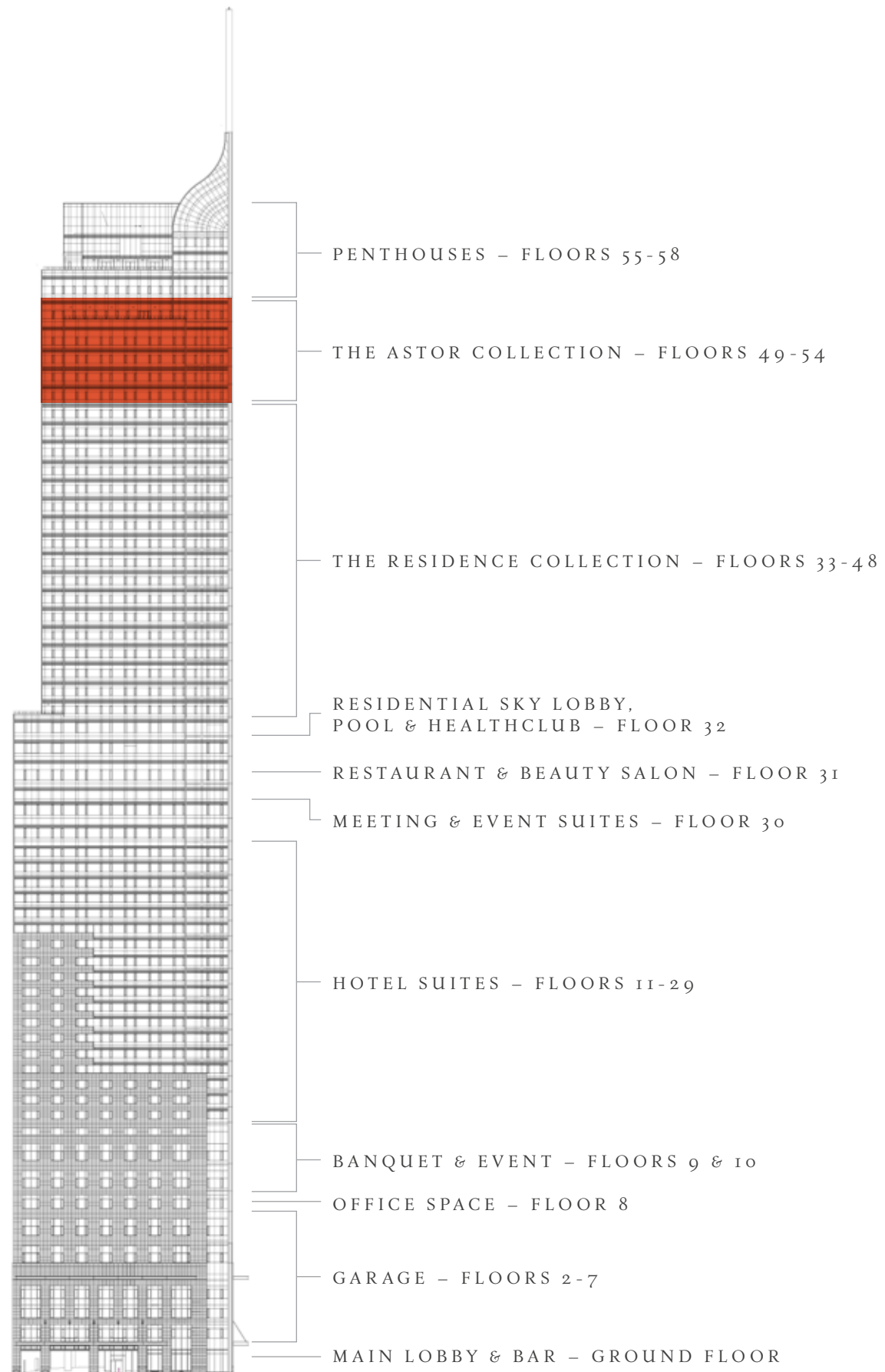
Live Exquisite



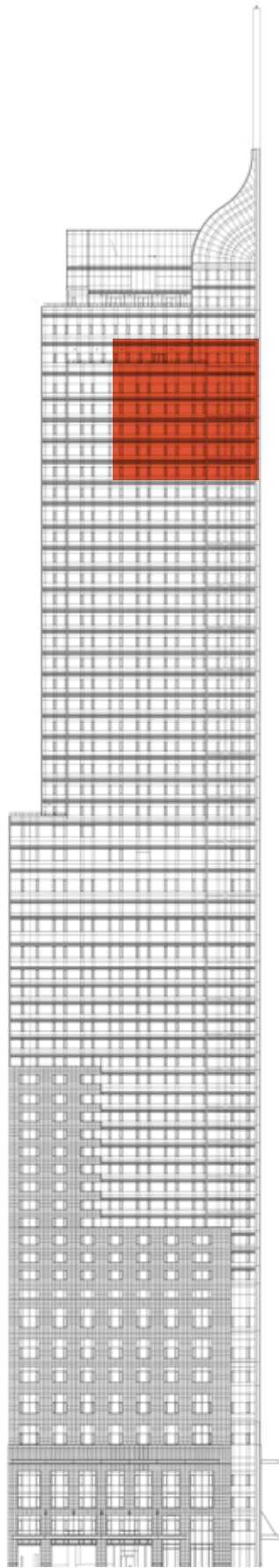
THE ASTOR COLLECTION

*Four per floor plans on Levels 49 – 54
suites from 2,260 – 2,870 square feet*

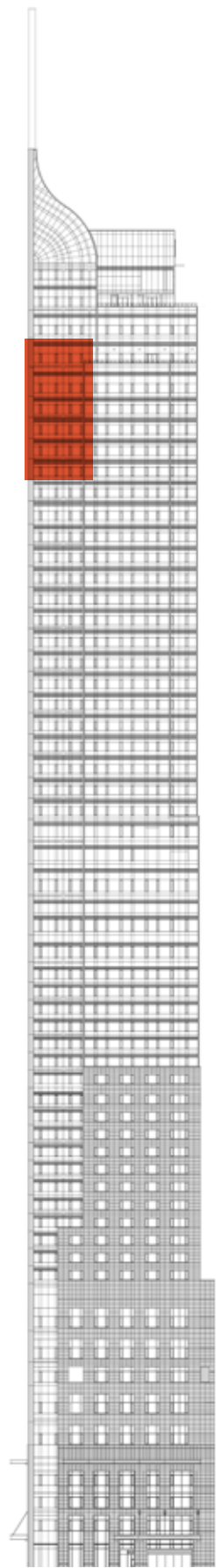
Named after the founder of St. Regis, The Astor Collection is meticulously designed with particular significance. A large private lobby introduces the sweeping suites, bestowing an interconnectedness that allows the rooms to be used in a number of different ways. The library might be interpreted as the study, while the dining room might become a second living room. The boudoir is generously proportioned, featuring a large walk-in closet and cozy fireplace. The adjoining ensuite is fitted with marble, polished nickel finishes and separate his and hers sinks. The entire suite manages to impress with an astounding level of detail. Offering far-reaching views of the city and abounding greenery, The Astor Collection is an inspiring place.



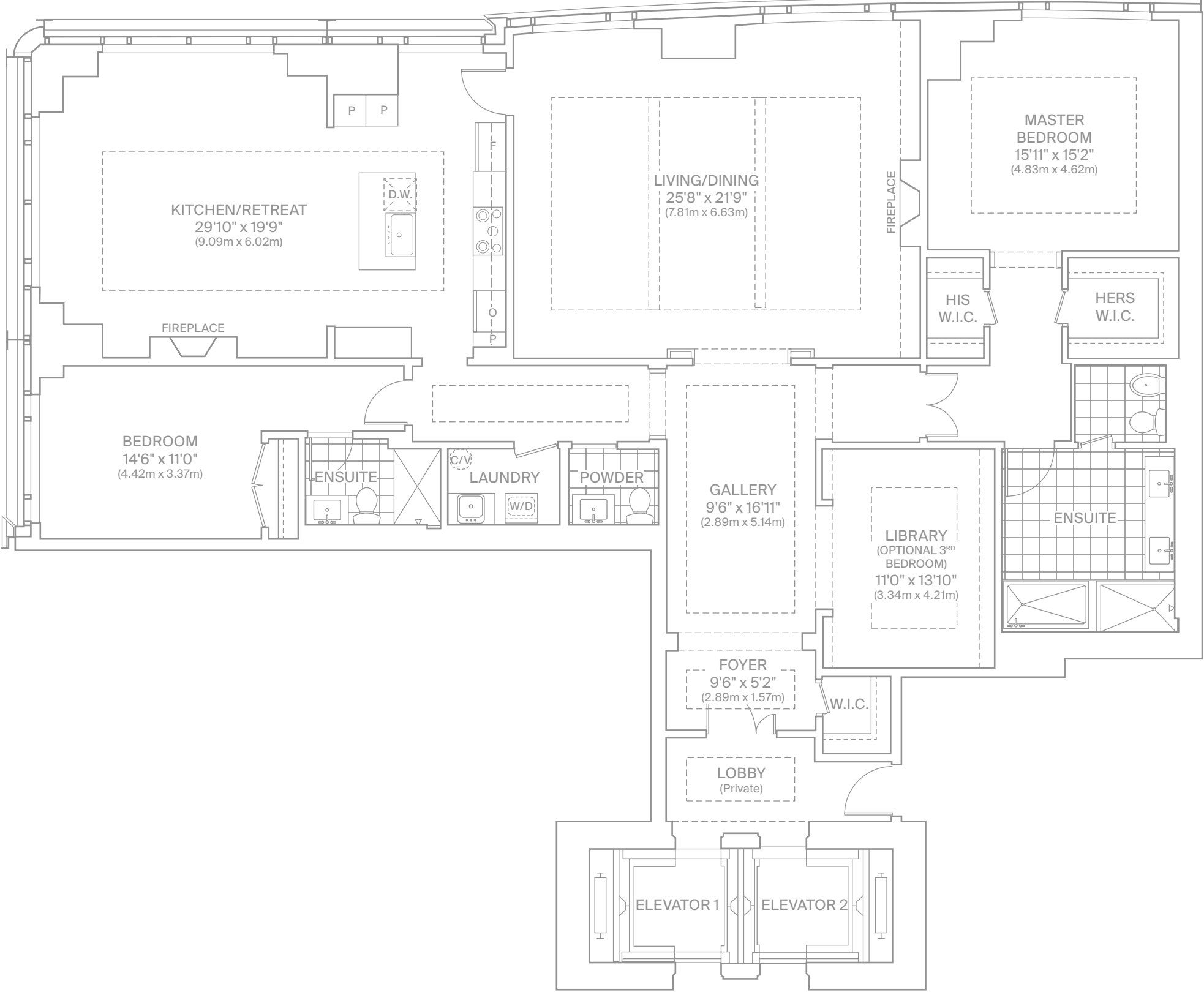
NORTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



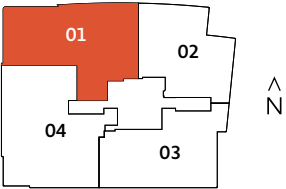
SUITE 01

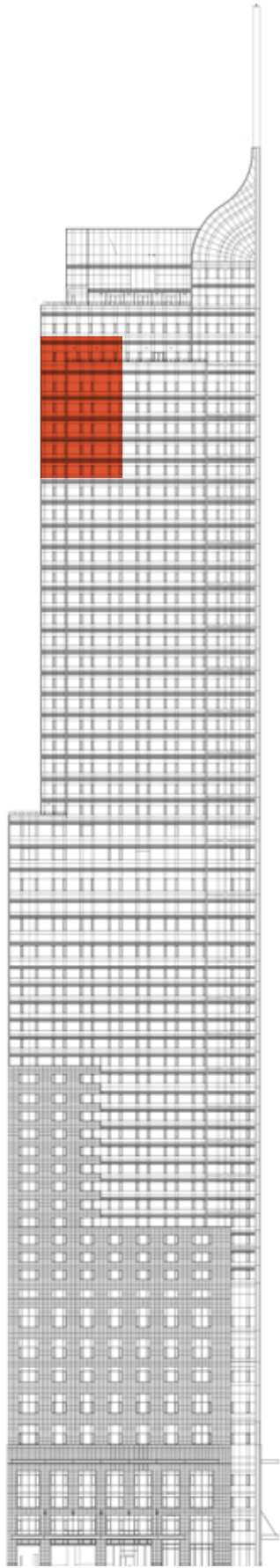
2,870 SQ.FT. 266.63 SQ.M.

2 BR + LIBRARY + 2.5 BA

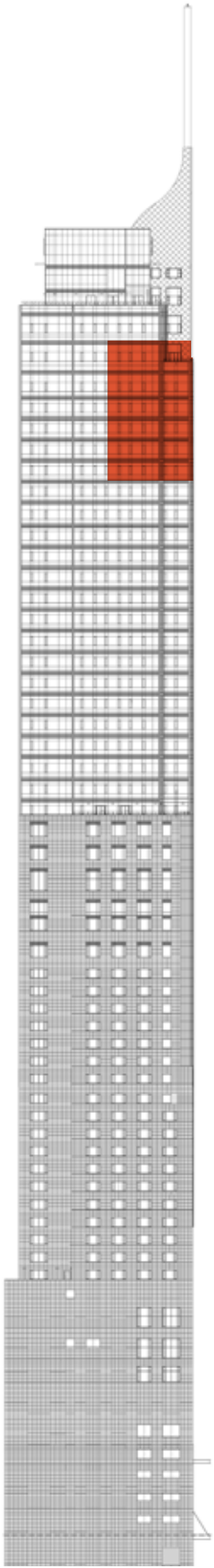
OPTIONAL 3 BEDROOM SUITE

FLOOR 49-54

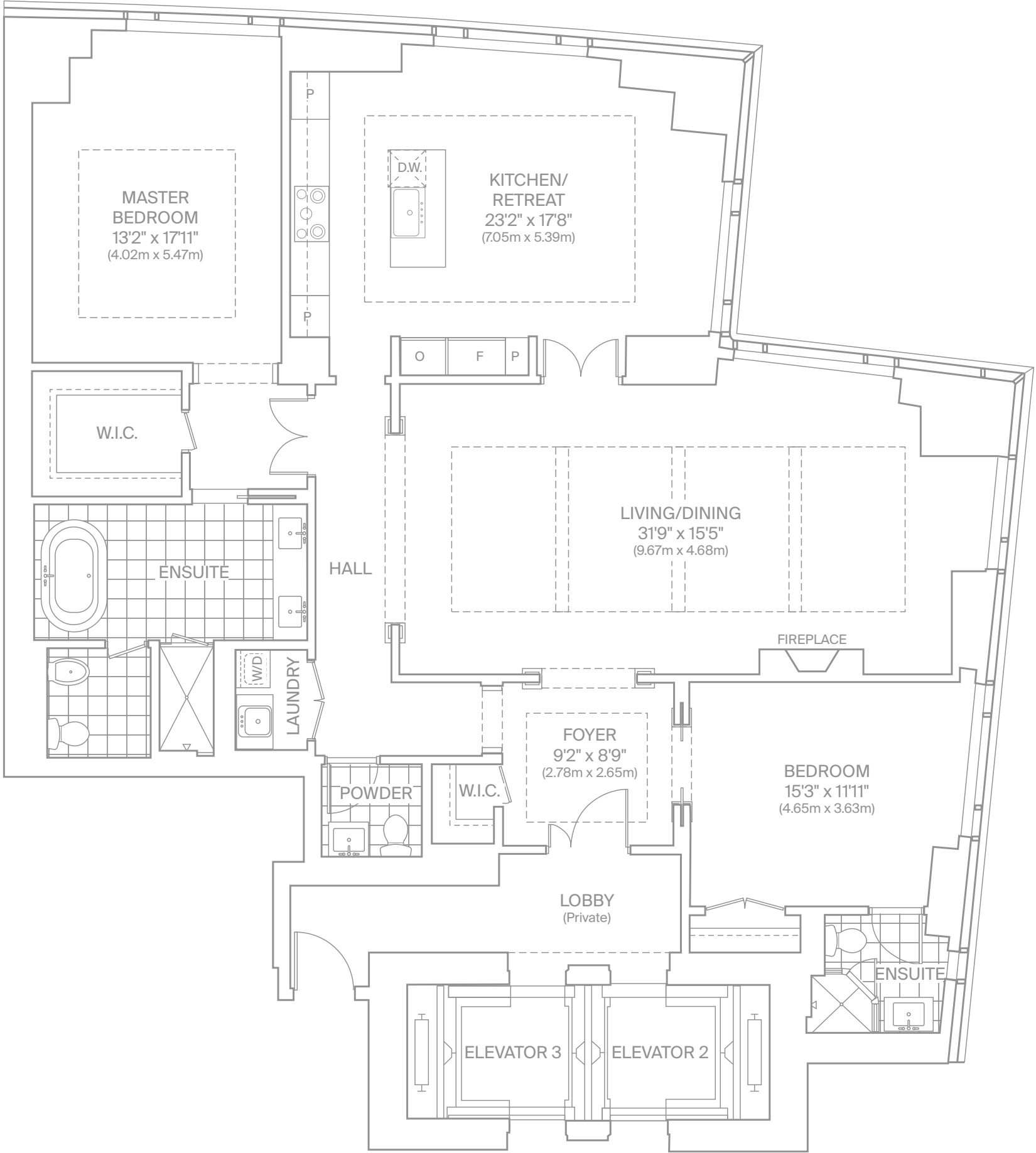




NORTH ELEVATION



EAST ELEVATION

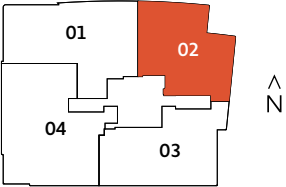


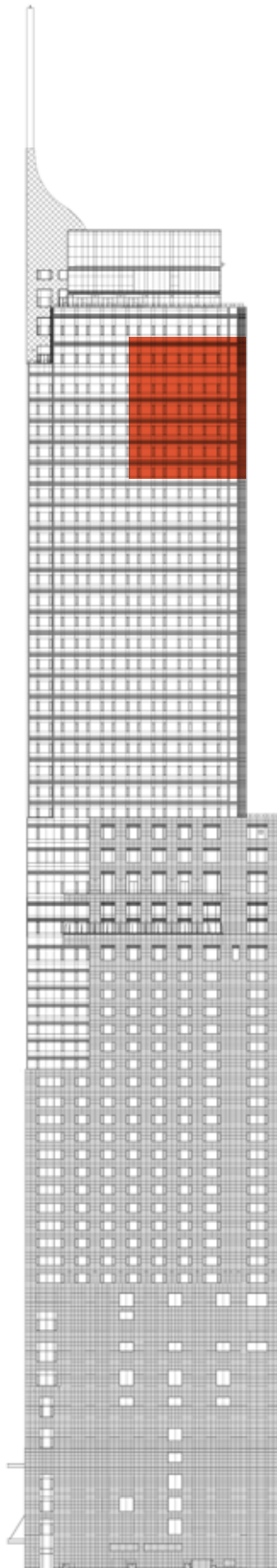
SUITE 02

2,264 SQ.FT. 210.33 SQ.M.

2 BR + 2.5 BA

FLOOR 49-5

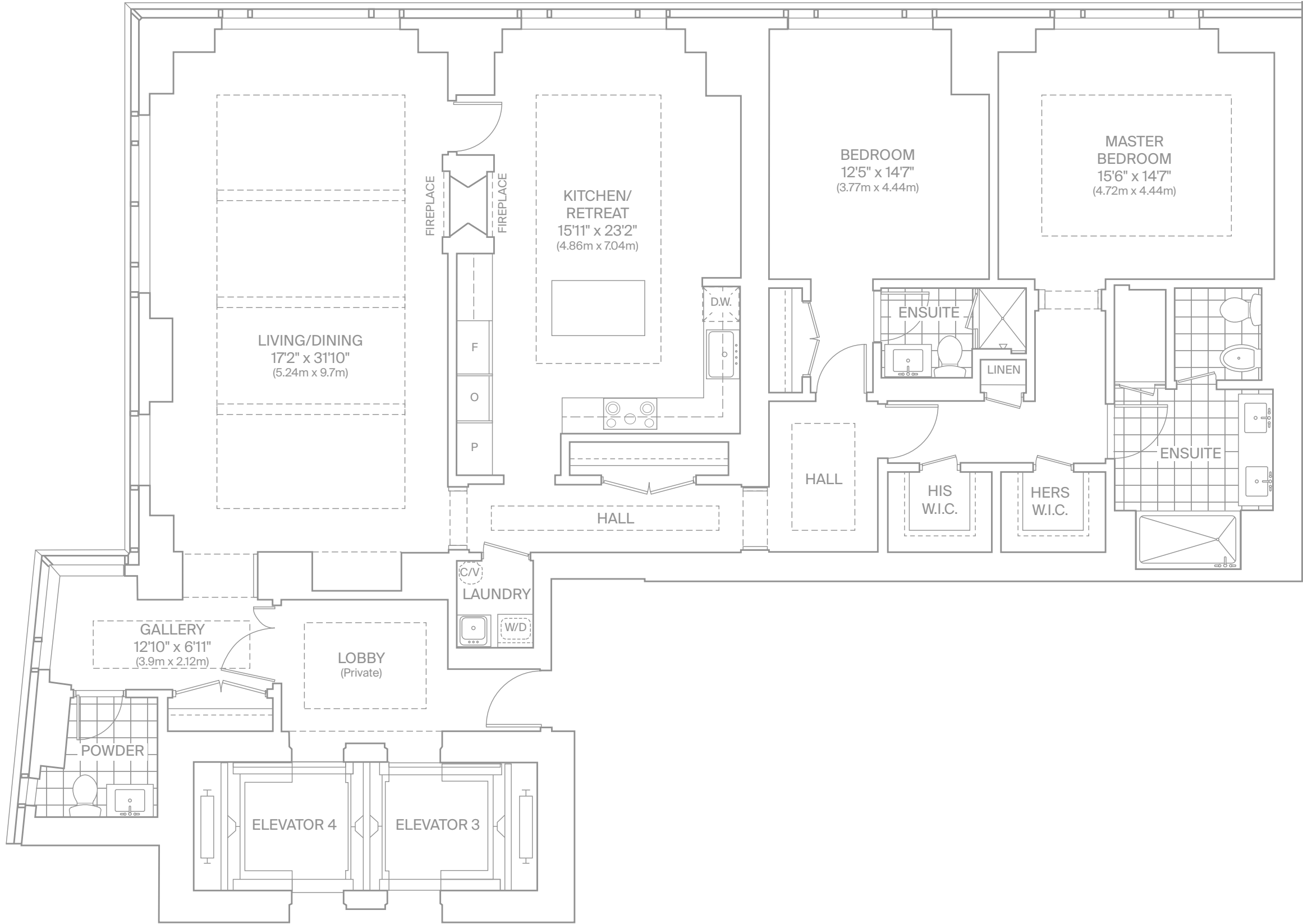




SOUTH ELEVATION



EAST ELEVATION

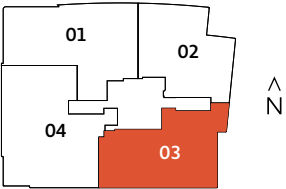


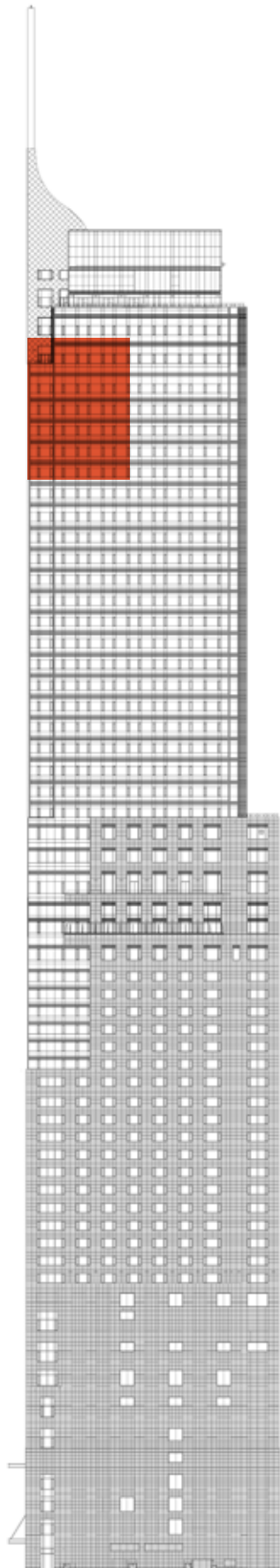
SUITE 03

2,385 SQ.FT. 221.57 SQ.M.

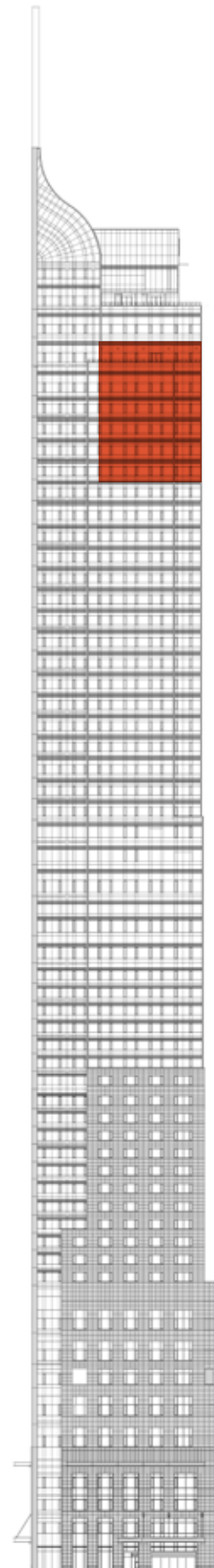
2 BR + 2.5 BA

FLOOR 49-54

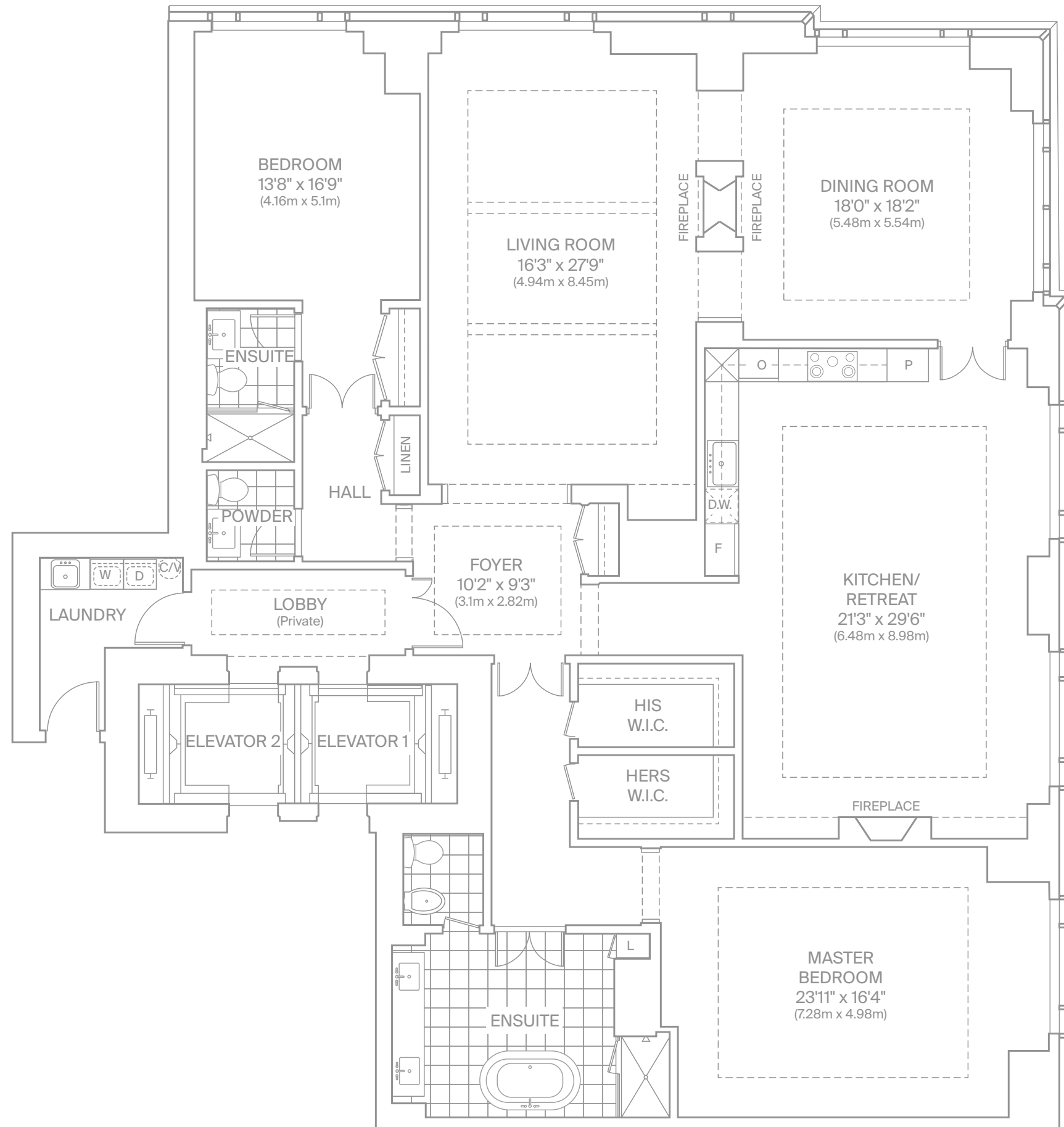




SOUTH ELEVATION



WEST ELEVATION

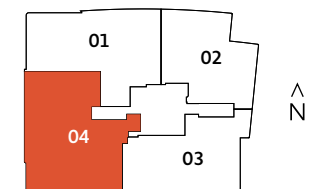


SUITE 04

3,273 SQ.FT. 304.07 SQ.M.

2 BR + 2.5 BA

FLOOR 49-54





SUITE FEATURES & FINISHES

Exquisitely coffered ceilings await behind custom-designed, solid-core suite entry doors, with marble flooring underfoot, and detailed paneling to welcome you home. A 35” Dimplex® electric fireplace with glass panel insert beckons you from the main room, an oasis bedecked with Listone Giordano® hardwood flooring, Downsview Kitchens® cabinetry and fully integrated Miele® refrigerator and freezer. In the bathroom, natural stone flooring radiates luxurious heat after you exit the six-foot freestanding or deck-mounted built-in tub.

BUILDING AMENITIES

Indulge in twenty-four-hour concierge and car service, conveniently stationed at the Adelaide Street entryway. Private elevators with security pass-card and a residence-only Sky Lobby on the 32nd floor add to the air of exclusivity. A multi-level spa, fully equipped fitness centre, spa and saltwater lap pool with under-water music provide the ultimate in wellness and relaxation, while a beauty salon, room service, and world-class on-site restaurants and bars ensure you’re constantly feeling pampered.

INTERIORS

Rich materials and thoughtful details provide a sense of timeless elegance to every space within the panelled St. Regis walls. Luxury appliances provide a chic, innovative counterpoint.

- Coffered ceiling in the Gallery, Foyer and Principal rooms, as per plan
- Custom-designed solid-core suite entry doors
- Marble flooring and applied panelling at entry vestibules
- Large windows with dramatic city views
- Spacious walk-in closets
- Listone Giordano® hardwood flooring
- 35” Dimplex® electric fireplace with glass panel insert
- Lighting Designs recessed halogen lights
- Ceiling-mounted fixture outlets
- Dimmer controls installed in all principal rooms
- Decorative wall sconces in master ensuites

Modern Comforts

- Individually regulated heating and air-conditioning
- Central vacuum system
- Rough-in wiring for motorized drapery system
- Life safety system
- Premium sound insulation between suites
- Fully integrated Cat 5e cabling package for communications, security, computer network and audio/visual

Laundry Rooms

- Miele® washer and dryer
- Custom cabinetry
- Stainless steel sink
- Porcelain tile flooring

KITCHEN

- Listone Giordano® hardwood flooring or porcelain or natural stone tile
- Downsview Kitchens® cabinetry packages with soft-closing precision drawers and doors
- Fully integrated Miele® refrigerator and freezer
- Miele® fully integrated built-in dishwasher, 36” electrical cooktop, built-in stainless steel wall oven, built-in stainless steel microwave oven and designer range hood
- Granite or quartz surface slab countertops
- Granite, marble or glass mosaic tile backsplash
- Contemporary built-in under cabinet integrated lighting
- Designer Rubinet® kitchen spray faucets
- “Instant Hot” Rubinet® water dispenser
- Undermount stainless steel sink
- Soap dispenser

MASTER ENSUITE

- Natural stone flooring with radiant heating
- Designer Rubinet® bathroom faucets
- Granite, quartz-surface, limestone or marble slab countertop
- Six-foot freestanding tub or deck- mounted built-in tub
- Separate glass-enclosed shower with stone, porcelain or glass tile interior
- Rubinet® 12” rain shower and hand-held body spray
- Waterproof recessed halogen lighting