

# 88SCOTT PENTHOUSE COLLECTION





TORONTO, ELEVATED.



**SOME PEOPLE NATURALLY RISE TO THE TOP •** These are the exceptional few who inspire and influence, who deserve a home above the rest. Introducing the Penthouse Collection at 88 Scott – the pinnacle of this soaring Toronto landmark. Surrounded in a private world of privilege is a home that represents the ultimate expression of your personal vision.





# A GRAND SENSE OF ARRIVAL

EASING EVERY ASPECT OF YOUR LIFESTYLE, THE 24-HOUR  
CONCIERGE IS READY TO GREET YOUR GUESTS, ACCEPT  
DELIVERIES AND ASSIST WITH HOUSEHOLD SERVICES.

**WELCOME HOME** • You've arrived precisely where you belong, the most remarkable address in the heart of downtown Toronto. Located at the junction of the vibrant financial district and historic St. Lawrence, these intersecting neighbourhoods provide balance in the centre of the city.







# TORONTO IS YOURS ALONE

**THE SUMMIT OF 88 SCOTT** • On floors 56 to 58, discover penthouse residences that are quite simply without parallel. Brilliantly designed and lavishly finished, each of these four homes are wrapped in iconic Toronto views. Each floorplan, including expansive two-level homes, is a masterpiece brought to life.





AS YOU STEP FROM THE MARBLE FOYER TO THE LIVING ROOM, THE VIEW OF THE CITY MAKES AN UNFORGETTABLE FIRST IMPRESSION.





# THE PINNACLE OF PENTHOUSE LIVING

A SCULPTURE IN GRIGIO ITALIA MARBLE, THE GAS FIREPLACE  
BRINGS WARMTH TO EVERY GATHERING.

**IMMERSIVE VIEWS** • Panoramic floor-to-ceiling windows dominate every room, connecting you fully to the skyline and the lake beyond. By day, you're bathed in sunshine. By night, sparkling city lights turn each pane of glass into an ever-changing work of art.





CUSTOM WINE STORAGE PRESERVES YOUR COLLECTION  
AND ALLOWS YOU TO SELECT THE PERFECT PAIRING.

**ELEVATED ENTERTAINING** • Host an elegant, full-course dinner  
in your formal dining room overlooking the city skyline. A fully automated  
Crestron system for lighting, shades and music enhances the atmosphere,  
and a separate service entrance ensures an effortless flow to the evening.





# REFINED DESIGN

SPACIOUS AND SUN-FILLED, THE GREAT ROOM CREATES  
AN INVITING SPACE THAT BRINGS PEOPLE TOGETHER.







YOUR CUSTOM BOFFI KITCHEN REDEFINES CULINARY ART WHILE SHOWCASING THE HEIGHT OF ITALIAN STYLE AND CRAFTSMANSHIP.

**INSPIRING BRILLIANCE** • Designed to impress the most discerning chefs, your kitchen is the epitome of streamlined sophistication. Form and function live in perfect balance. The best is at your fingertips, providing everything you need to realize your culinary vision.







EXPERIENCE THE DEFINITIVE DREAM KITCHEN FITTED WITH THE FINEST LUXURY BRANDS – INCLUDING SUB-ZERO AND WOLF – SELECTED FOR THEIR LEADING-EDGE QUALITY, DESIGN AND PERFORMANCE.



# INDOOR- OUTDOOR LIVING

BRIGHT AND AIRY INTERIORS FLOW SEAMLESSLY TO SPACIOUS TERRACES, CREATING A CONNECTION TO THE CITY.

**YOUR BACKYARD IN THE SKY** • Step outside and discover a terrace as magnificent as the view. This generous extension of your living space invites you to relax with a glass of chilled rosé on a warm summer evening or host an al fresco dinner party under the stars.







AT THE TOP OF THE STAIRS, THE LOUNGE AND ADJACENT TERRACE  
IS A PLACE FOR YOUR FAMILY TO RELAX AND CONNECT.





# THE HEIGHT OF LUXURY

ON A COLD WINTER'S NIGHT THE MARBLE FIREPLACE GIVES  
YOUR MASTER RETREAT A WARM, GOLDEN GLOW.

**THIS IS YOUR PLACE TO DREAM** • Escape to your luxurious  
sanctuary – the place to rest, recharge and indulge. With the city at your feet,  
find a constant source of peace and inspiration.





A BOUTIQUE-INSPIRED DISPLAY OF YOUR PERSONAL STYLE, THIS SPACIOUS DRESSING ROOM SIMPLIFIES THE ART OF LOOKING YOUR BEST.





WITH DRAMATIC CITY VIEWS AND DISTINCTLY POLISHED DESIGN, THE MASTER ENSUITE IS DETAILED WITH BOFFI CABINETRY AND ELITE FIXTURES BY DORNBRACHT, DURAVIT AND KOHLER.







THE LUXURY OF SPACE EXTENDS TO EVERY BEDROOM,  
EACH INCLUDING ITS OWN PRIVATE ENSUITE.







# RISE ABOVE THE REST

THE LAVISH SIZE OF THESE PENTHOUSE HOMES GIVES YOU THE FLEXIBILITY TO ADAPT THE SPACE TO YOUR UNIQUE NEEDS AND LIFESTYLE. CREATE YOUR OWN PERSONAL SIGNATURE IN THE SKYLINE.





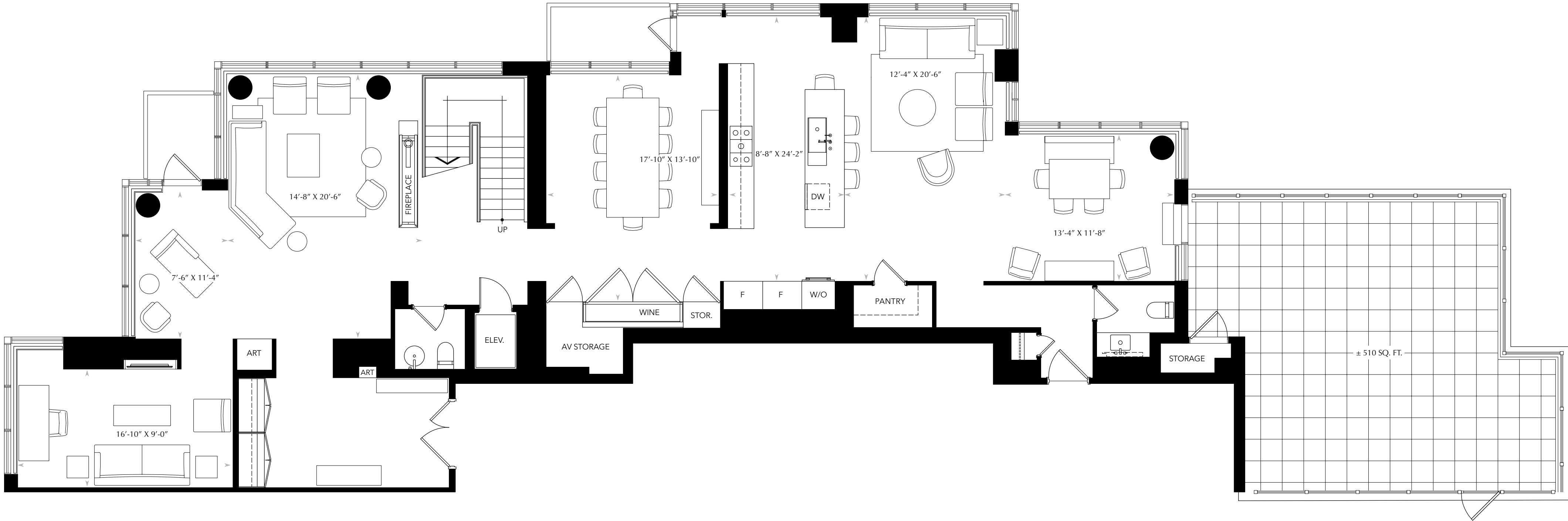




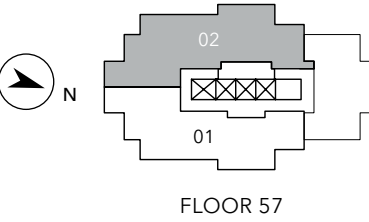
PENTHOUSE TWO  
FLOOR 57-58

3 BEDROOM + DEN +  
FAMILY ROOM + LOUNGE  
4,639 sq.ft.

Lower Level 2,225 sq.ft  
Upper Level 2,172 sq.ft.  
Mech Room 242 sq.ft.



LOWER LEVEL

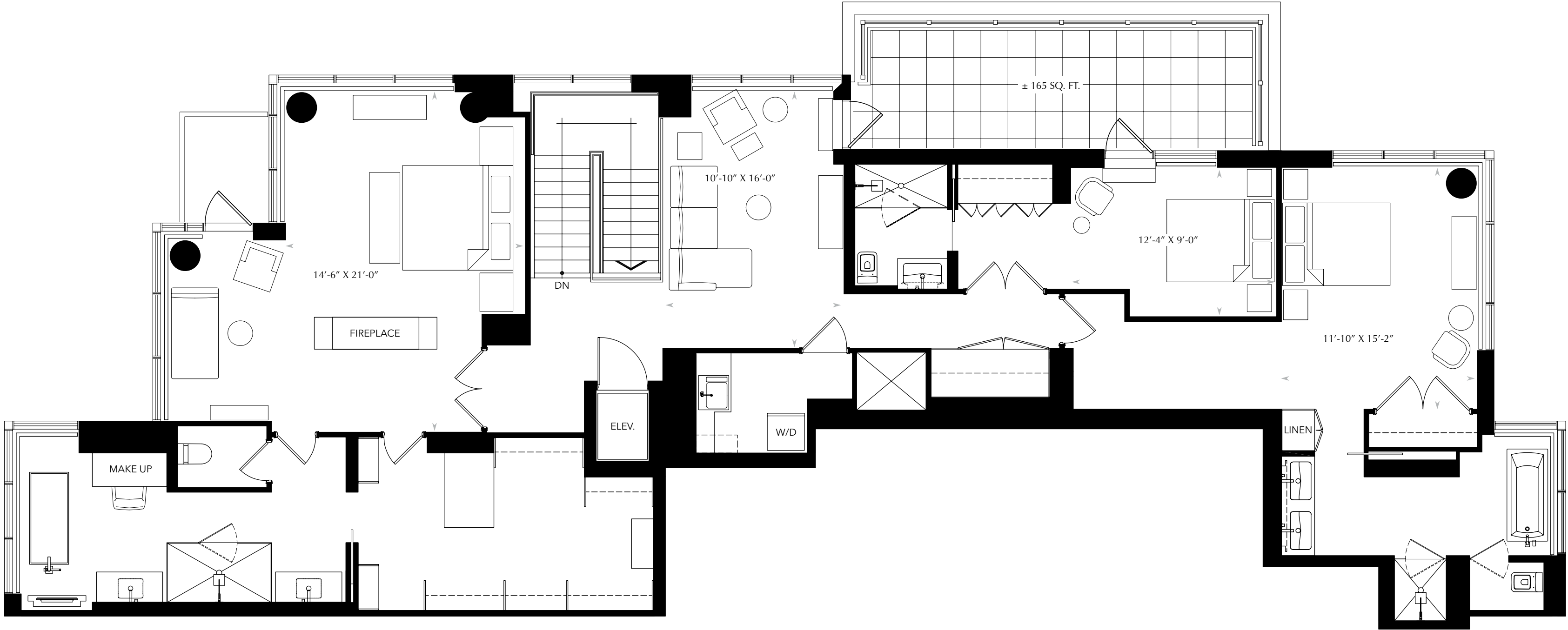




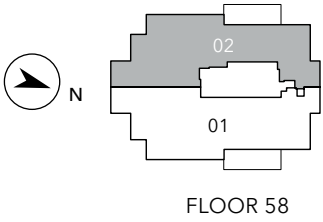
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UPPER LEVEL





# PENTHOUSE TWO

## FEATURES + FINISHES

88 Scott is defined by superior design, engineering and construction. The building’s captivating architecture, by Page & Steele with IBI Group Architects, blends limestone and granite in the five-storey podium base with a contemporary tower rising 58 storeys into the city’s skyline. At the top of this soaring tower sits the Penthouse Collection, featuring tasteful interiors uniquely designed for each suite by U31. Every home has dramatic views overlooking the lake and dynamic cityscape, including Toronto landmarks such as the CN Tower.

### LOWER LEVEL

#### ENTRY AND FOYER

- Stately 8’ solid white oak double entry doors in ash grey with architectural, satin chrome hardware and privacy viewer.
- Spacious foyer featuring white lacquer-painted flat-panelled closet with glass art niche.
- Large-format 24”x 24” polished Calacatta-patterned porcelain tile flooring.

#### LIVING AND DINING

- Spacious living room lends itself to entertaining with distinct seating areas.
- Streamlined linear gas fireplace with striking Grigio Italia marble slab surround.
- Modern open stair with glass and metal railing featuring elegant recessed step lights.
- White oak-panelled feature wall conceals storage and frames custom wine display:
  - Backlit wine wall in white oak wood with thermal pane glass doors and capacity for over 200 bottles, kept at the optimal temperature with bottle probe for the most accurate temperature readings.
- Formal dining room features inset ceiling with cove lighting and can accommodate dinner parties overlooking an impressive city view.
- Personal in-suite elevator with white lacquer panelling and integrated control panel.
- Large-format 24”x 24” polished Calacatta-patterned porcelain tile flooring in dining room.

#### KITCHEN

- Large-format 24”x 24” polished Calacatta-patterned porcelain tile flooring.
- Custom-designed Italian Boffi kitchen with contemporary white lacquer flat-panel cabinetry featuring gunmetal accents and integrated appliances as well as straight-edge, white quartz countertop and slab backsplash.
- Grand 10’ waterfall island in straight-edge white quartz.
- Contemporary Artek by Alvar Alto black metal cylinder pendant fixtures over island complemented by under-cabinet valance lighting.
- Top-of-the-line Wolf and Sub-Zero integrated appliances including:
  - 36” Wolf gas cooktop with five burners
  - Side-by-side, fully-integrated Sub-Zero 36” refrigerator and 36” freezer
  - Built-in Wolf wall oven featuring black glass handleless design
  - Built-in Wolf steam oven
  - Built-in Wolf stainless steel, dual-spout coffee system
  - Integrated Wolf microwave oven with drop-down door
  - Integrated Asko dishwasher
  - Integrated Wolf warming drawer
  - Gaggenau slim-line stainless steel hood fan

- Large undermount stainless steel Kohler single sink with drain rack.
- Polished chrome Kohler faucet with integrated spray and filtered water spout.
- Convenient pot filler at cooktop.
- Private catering entrance with coat closet, walk-in pantry and separate powder room.

#### GREAT ROOM

- Large-format 24”x24” polished Calacatta-patterned porcelain tile flooring.
- Spacious great room provides flexibility in accommodating a family room and breakfast area opening to an expansive outdoor terrace.
- Expansive terrace features gas line connection, ideal for a BBQ, as well as water hose bib and exterior light.

#### GUEST POWDER ROOM

- Large-format 12”x 24” polished Calacatta-patterned porcelain tile flooring.
- White oak-panelled feature wall.
- White free-standing column wash basin with polished chrome wall-mounted, single-lever Dornbracht faucet.
- Custom frameless vanity mirror with recessed lighting.
- Wall-hung, high-efficiency dual-flush Duravit toilet equipped with power-actuated SensoWash seat that allows for individual adjustments of water, air and temperature with two unique user profiles.

#### FAMILY POWDER ROOM

- Large-format 12”x 24” polished Calacatta-patterned porcelain tile flooring.
- Boffi wall-hung vanity with white quartz countertop and white lacquer cabinetry featuring widespread counter-mounted polished chrome Kohler faucet.
- Custom frameless vanity mirror with recessed lighting.
- Wall-hung, high-efficiency dual-flush Duravit toilet equipped with power-actuated SensoWash seat that allows for individual adjustments of water, air and temperature with two unique user profiles.

### UPPER LEVEL

#### LOUNGE

- The open-concept second-level lounge features a wall-mounted Samsung 4K TV and has direct access to an outdoor terrace.

#### MASTER BEDROOM & ENSUITE

- Double door entry.
- Spacious bedroom incorporates sitting area, fireplace and private balcony.
- Four-sided fireplace with Port Black marble surround base.
- Built-in millwork headboard.
- Inset ceiling with cove lighting.
- Spacious walk-in dressing room featuring custom-built shelving and closets, as well as a peninsula with integrated storage.
- Large-format 24”x 24” Nero Creta matte finish porcelain tiles with in-floor heating in ensuite.
- Book-matched Ocean Black slate feature wall with black and charcoal veining in ensuite.
- Custom-designed Boffi wall-hung vanities with textured white wood veneer cabinetry and white quartz countertop complete with under-cabinet lighting.

- Kohler undermount sinks with chrome, wall-mounted single-lever Dornbracht faucets.
- Custom frameless vanity mirror with recessed lighting.
- Custom-designed Boffi makeup counter.
- Large, frameless glass-enclosed walk-in shower with linear drain and recessed shampoo niches.
- Ceiling-mounted Kohler rain showerhead and Dornbracht volume control and hand-held shower.
- Private water closet with wall-hung, high-efficiency dual-flush Duravit toilet equipped with power-actuated SensoWash seat that allows for individual adjustments of water, air and temperature with two unique user profiles.
- Contemporary freestanding 5’5” Acritec soaker tub surrounded by windows overlooking lake views. Tub features sloping backrest and polished chrome Aquabrax floor-mount tub filler with hand shower.
- Tub-facing feature wall with recessed Samsung 4K TV and recessed shelf.

#### SECOND BEDROOM & ENSUITE

- Bedroom features expansive windows overlooking a dynamic cityscape.
- Boffi linen closet.
- Large-format 12”x 24” Folios Bianco matte finish porcelain tiles with in-floor heating in ensuite.
- Custom-designed Boffi wall-hung double vanity with wood veneer cabinetry, marble countertop and stacked glass mosaic backsplash.
- Low-profile Alape sinks with wall-mounted, single-lever chrome Dornbracht faucets.
- Custom frameless vanity mirror with recessed lighting.
- Frameless walk-in shower with glass door and Calacatta marble slab surround.
- Ceiling-mounted Kohler rain showerhead.
- Contemporary freestanding Alcove soaker tub with polished chrome, floor-mount Aquabrax tub filler and hand shower.
- Private water closet with glass door and dual-flush Duravit toilet.

#### THIRD BEDROOM & ENSUITE

- Bedroom opens to terrace.
- Large-format 12”x 24” light matte porcelain tiles with in-floor heating in bathroom.
- Custom-designed Boffi wall-hung vanity with lacquer cabinetry and white quartz countertop, complete with under-cabinet lighting.
- Low-profile Alape sink with chrome widespread counter-mounted Kohler faucet.
- Frameless vanity mirror with recessed lighting.
- Frameless shower with glass door and stacked tile shower surround with polished chrome Kohler showerhead.
- Dual-flush Duravit toilet.

#### LAUNDRY ROOM

- Large-format 12”x 24” polished Calacatta-patterned porcelain tile flooring.
- Dedicated laundry room featuring custom-designed Boffi cabinetry in white laminate with straight-edge, organic white quartz folding counter and Maax sink with Kohler faucet.
- Full-size stacking LG washer and dryer.

### HOME AUTOMATION

Your home is powered by Crestron Home Technology, an elegant control and automation system perfectly tailored to your lifestyle. Designed to integrate all the connected devices in your home for easy access, management and personalization of lighting, window treatments, audio and visual capabilities, as well as security.

#### LIGHTING CONTROL SYSTEM

- Schedule your lights to go on and off automatically each day or control them from anywhere in the world with comprehensive state-of-the-art control technology.
- Easily operate all hard-wired lights in your home (including exterior lighting) using in-wall keypads, the in-wall and wireless touch panels or the intuitive Crestron Pyng app available on iOS and Android.

#### AUTOMATED WINDOW TREATMENTS

- Enjoy the ease and refinement of automated premium roller blinds throughout.
- Controlled by the touch of a button through your in-wall and wireless Crestron keypads, as well as through the Crestron Pyng app.

#### MULTI-SOURCE DISTRIBUTED MUSIC AND VIDEO SYSTEMS

- Animate your home with in-ceiling speakers and wall-mounted televisions pre-wired to stream audio and video from a variety of sources.
- Use one of four in-wall touch screens or your own Apple or Android device to control audio from terrestrial, satellite or internet radio, streaming music services and your Sonos system.
- Enjoy video from a central Samsung BluRay Player, Apple TV or your Rogers Cable box with video distribution to six rooms.
- Relax in front of one of five pre-wired, large screen Samsung 4K TVs wall-mounted throughout your home:
  - Lounge – 55”
  - Family room – 55”
  - Den – two 43”
  - Master ensuite – 30”

#### SECURITY SYSTEM

- Protect your home and your peace of mind with a comprehensive Napco security system including keypads, sensors and contacts.

### THE DETAILS

- 10’ smooth-finished cove ceilings throughout principle living areas, featuring decorative fixtures complemented by contemporary recessed pot lights and selective inset ceilings with cove lighting.
- 9’ interior doors.
- 8¼” wide engineered white oak flooring throughout, except where noted, in medium grey, framed by modern 7½” flat profile baseboards.
- Individual suite-controlled programmable thermostat for your year-round comfort.





# ELEVATE YOUR EVERY DAY

THE TWO-STOREY, 2,000-SQUARE-FOOT SKY LOUNGE AFFORDS  
YOU THE OPTION OF HOSTING LARGER GATHERINGS IN STYLE.

**A HEIGHTENED EXPERIENCE** • Inspired by a private club, the curated amenities throughout 88 Scott were designed to create a vertical neighbourhood. Focused on health, wellness and entertaining, these impressive and inspiring amenities enhance your lifestyle.





## AMENITIES

A collection of well-appointed amenities establishes the sense of a “vertical neighbourhood”, catering to a variety of residents’ social, entertainment, health, fitness and recreational needs.

### THE GROUND LEVEL

- Impressive and gracious entranceway to lobby with doorman and 24-hour Concierge provides security and convenience.
- Wi-Fi-enabled multimedia news lounge, coffee bar and a fireside lounge.
- Private boardroom.
- Onsite property management office.
- Two furnished guest suites for overnight guests (2nd floor).
- Short-term resident and visitor bicycle parking.
- Pet wash area.

### THE CORE CLUB (6TH FLOOR)

- Wi-Fi-enabled residents’ lounge includes kitchen and bar, fireplace, bistro dining, billiards room and private screening room.
- Fully-equipped fitness studio featuring areas for cardio, yoga, weight training and a central juice bar.
- Seamless-edge indoor pool within a soaring glass pavilion offering city and terrace views.
- Co-ed steam and sauna plus men’s and women’s change rooms.
- An expansive outdoor terrace with green spaces, barbeques, al fresco dining and seating options, fireplace and outdoor fitness/sunbathing area.

### THE SKY LOUNGE (46TH - 47TH FLOOR)

- A spectacular two-storey, Wi-Fi-enabled fireplace lounge, bar and private dining room overlooking the dramatic city skyline through floor-to-ceiling windows.

## SUSTAINABILITY

88 Scott is designed with the goal of attaining LEED Gold Certification and to the highest tier of the Toronto Green Standard. To you, this means benefitting from superior indoor air quality and reducing the environmental footprint of your home.

- Double-glazed, Low-E, thermal windows.
- Energy-efficient lighting used throughout building common areas.
- Individual suite-controlled programmable thermostats to reduce overall energy consumption.
- All-off master light switch at suite entry.
- Individual electricity, water and heating and cooling flow metering for each suite allows you to conserve and only pay for what you use.
- Low VOC paints, stains, sealants and adhesives help to improve indoor air quality.
- Counter-mounted filtered water faucet in all kitchens.
- High-efficiency dual-flush toilets and low-flow faucets.
- Dual-chute bi-sorting garbage and recycling system.
- Green roof system reduces urban heat island effect and storm water runoff, while improving air quality and aesthetics.
- Landscape irrigation system supplied by a storm water storage tank.
- Occupancy light sensors in most amenity areas.
- Reuse of limestone character façade.
- Building materials selected for local availability and recycled content.
- Heat recovery ventilator provided in each suite to reduce energy demands and improve indoor air quality.
- Roller shades on all exterior windows to reduce solar heat gain and heat loss.
- Energy-efficient appliances. E-Star rated where applicable.
- Easy walking distance to public transit and all amenities including entertainment venues and grocery stores.
- Resident and visitor bicycle parking to encourage pollution-free transportation.

## SECURITY AND CONVENIENCE

- Full-time, live-in building Superintendent.
- Encrypted security key fob building access system.
- Security-restricted floor access via four high-speed, computer-controlled elevators.
- Cameras at building entrances with in-suite TV monitored building entrance system.
- Fire protection throughout building, including in-suite sprinklers and smoke detectors.
- Provision for future possible connection to the Toronto underground PATH network via the underground mezzanine level.

## CONCERT "COMMITMENT TO YOU" WARRANTY

- Your Concert home is fully covered under Tarion, the Ontario New Home Warranty Program.
- New home owners benefit from One Year Warranty Protection and Two Year Warranty Protection against defects in work and materials, and Seven Year Warranty Protection against major structural defects.



**SINCE 1989** • Concert has grown into a diversified real estate enterprise with an award-winning reputation as one of the country's most respected and trusted developers. Backed by the strength of more than 200,000 Canadians – represented by the union and management pension plans that own our company – Concert is committed to building strong and sustainable communities.

We have proudly built nearly 12,000 homes across Ontario and British Columbia. These residences have been recognized with more than 100 significant local, provincial and national industry awards, including Customer Choice Awards that highlight our dedication to outstanding quality and service excellence.

An unwavering commitment to our core values of integrity, service and quality extends to all our lines of business: the development of condominium homes, rental apartments and seniors' communities, the development and acquisition of office, industrial and infrastructure properties, as well as property management.



PATINA, VANCOUVER



ALVAR, VANCOUVER



THE BERCZY, TORONTO



