



IT

ALL

HAPPENS

HERE

RAND
CONDOMINIUMS





A bold statement in glass and steele



At first glance, the building comes across as an architect's expression of vibrant street art. The façade of this building is a bold urban splash of colour, form and shapes, a statement of individuality that sits well with the people who want to live here. A striking building with colourful panels creates a unique and distinctive look. As a head-turning landmark, you couldn't ask for a more striking address on Queen West.

When you enter the cosmopolitan lobby you will discover individuality is more than just skin deep. An organic colour palette of earthy tones and bright beige enlivens this urban space providing a warm welcome to residents and visitors. Suspended light fixtures and contemporary wall art give a sophisticated, yet playful ambience to this eclectic setting. An attentive Concierge will provide a friendly greeting or a helping hand during service hours.

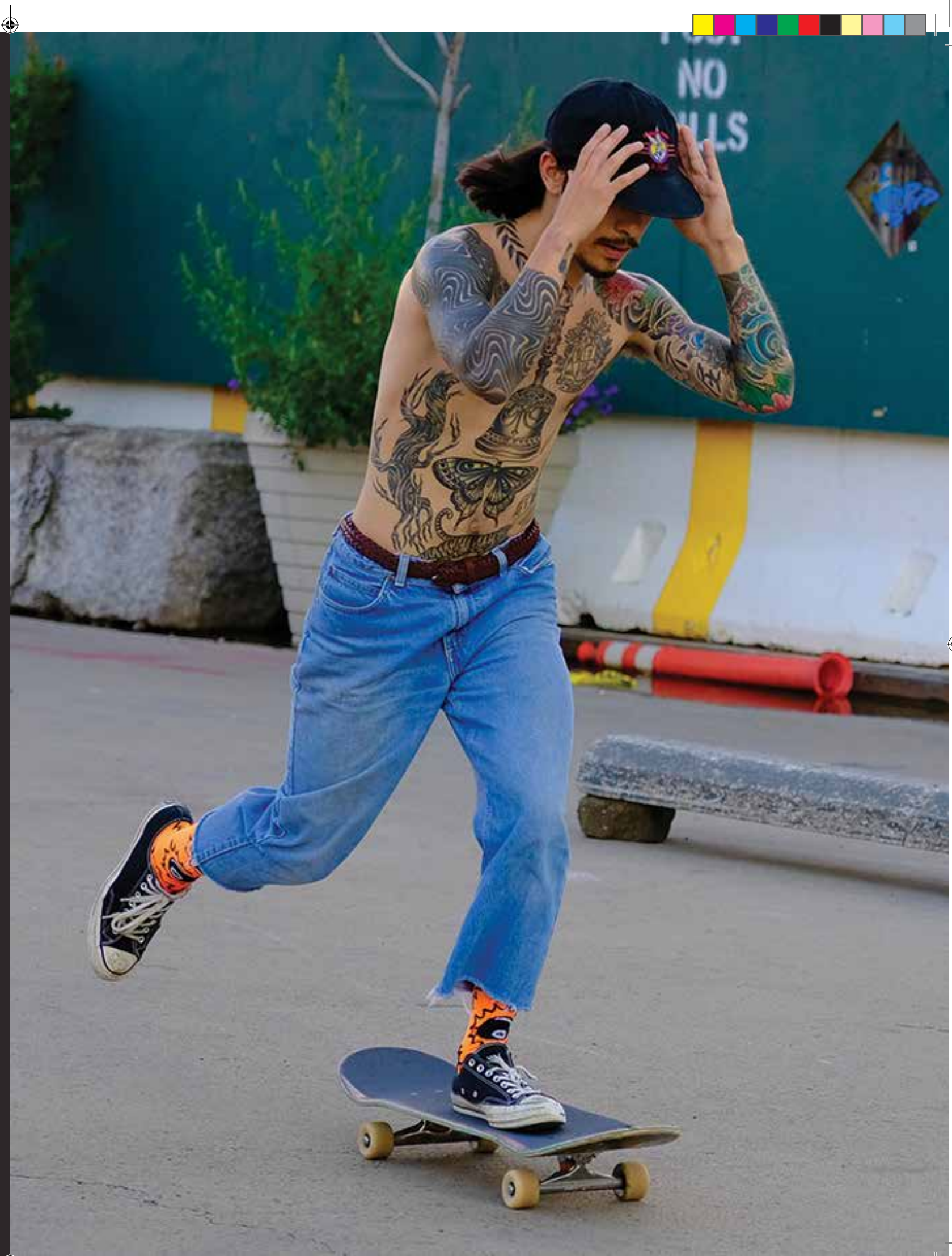


An eclectic canvas of style art and culture

Queen West is ground zero for some of the city's most cutting edge fashion boutiques, galleries, restaurants, bars, and nightlife dotting the streetscape from Trinity Bellwoods Park to Dufferin Street. Anchored by iconic cultural destinations such as The Drake and Gladstone Hotels, this eclectic Toronto neighbourhood is known for its creativity, camaraderie and community. Not to be overlooked are tucked-away hotspots like Julie's Cuban and Luna Cafe up on Dovercourt or the burgeoning South Ossington strip.



Queen West is home to Canada's famous Much Music and Citytv, as well as some of the exciting clubs in the John / Richmond Entertainment District. With sexy new storefronts, edgy tattoo parlours, stylish furniture shops, swanky lounges and bars, Queen West buzzes with energy day and night. The area is well served by transit, with streetcars and subway stations connecting you to the downtown core.





Inspiration for your soul



While the neighbourhood has all the ingredients for a vibrant lifestyle, the building itself is also well-endowed with up-to-date fitness and social amenities situated on the 2nd floor of the building. The state-of-the-art fitness room will help you stay in peak physical shape.

Ideal for entertaining, the trend setting party room is perfect for small, intimate affairs or large social gatherings. Outfitted with a kitchenette and servery, it is classy, convenient and congenial. Outside is a magnificently landscaped terrace garden with barbecues for dining alfresco, entertaining friends and taking in views of the Queen West scene.

Suite design as unique as you are



The building offers a fine balance of form, function and design with bright living areas, well thought out bedrooms, stylish modern kitchens and exquisite bathrooms. Interior design is clean, crisp and cool, making use of every inch of available space for living well. Thoughtfully designed floorplan layouts create the perfect ambience for living and entertaining, while providing privacy and solitude to suit your mood. Features and finishes are of an exceptionally high standard and the Apex Group's craftsmanship is second to none in the industry. Luxurious ensuites come with soaker tubs and elegant vanity stands. Gourmet kitchens dazzle with stylish countertops fine crafted cabinetry and more.





The Beverley

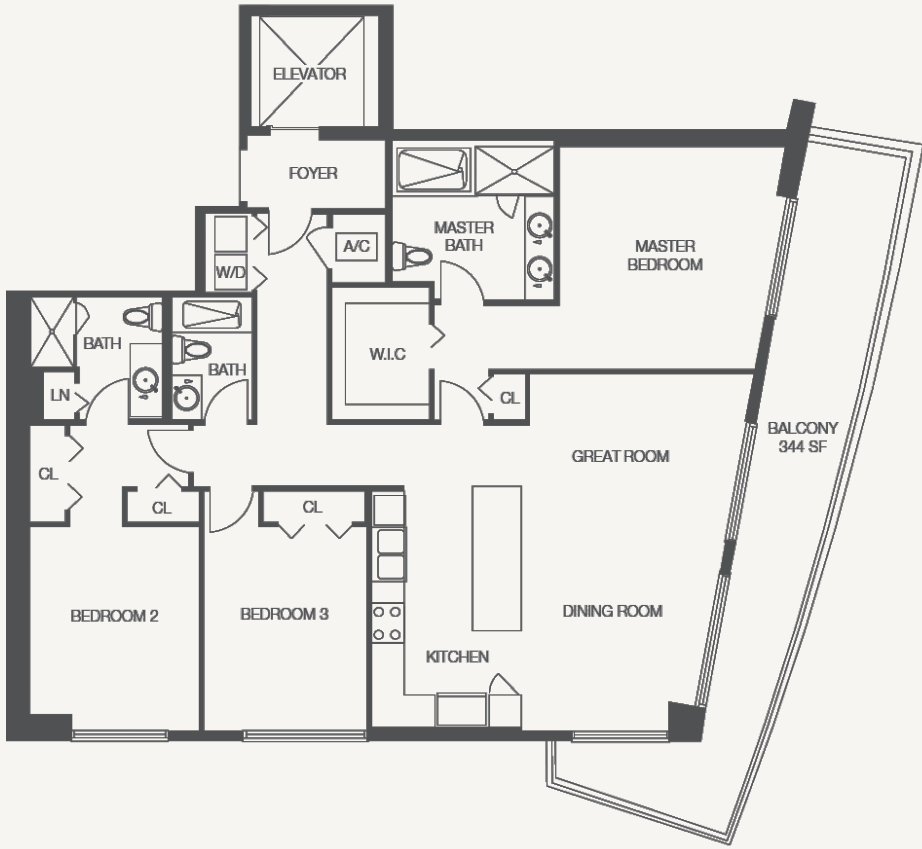
2 Bedroom 2 Baths
950 Sq. Ft



Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural component). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is. Note that measurements of rooms set forth on this floorplan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floorplans and development plans are subject to change.

The Soho

3 Bedroom 3 Baths
1,500 Sq. Ft



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