

YONGE PARC2

CONDOMINIUM LIVING IN RICHMOND HILL

YONGEPARC – BUILDING E

BUILDING FEATURES

Situated at Highway 7 and Yonge Street, in the heart of Richmond Hill City Centre, Pemberton Group presents Richmond Hills' most-anticipated urban landmark community- YongeParc2. The defining features of YongeParc2 present an extraordinary opportunity in this regional transit hub, and offer residents exquisite finishes that create an exciting lifestyle. Urban luxury meets an iconic address.

Exclusive amenities includes 24-hour concierge, fitness centre with a weight and cardio area, his and her sauna rooms, party room, outdoor terrace with barbecues, private dining room with kitchen and bar, multi-purpose room, and a guest suite.

SUITE FEATURES

- Four-pipe fan coil for year-round control of heating and cooling.
- 7½" Laminate flooring for foyer, living/dining, bedroom and den.
- Contemporary interior doors with chrome lever hardware.
- Smooth finish ceiling - height of 9' in principal rooms excluding mechanical bulkheads.
- Ceiling light fixture in foyer, den and bedrooms.
- Stacked washer and dryer- full size, front loading, colour white.
- Quartz window sills.
- Stainless steel appliances and custom kitchen cabinetry.
- Undermount cabinet lighting.
- Frameless glass shower.
- Roller shades for windows and balcony or patio sliding door(s)

<u>Maintenance Fees</u>	<u>Deposit Structure</u>	<u>International Deposit</u>	<u>Parking and Locker Included</u> (Second Parking \$35,000)*
Approx. \$0.54 psf for units below 900 sq.ft Approx. \$0.53 psf for units over 900 sq.ft (Excludes Hydro)	\$5,000 on Signing Balance to 5% in 30 Days	\$5,000 on Signing Balance to 10% in 30 Days	<u>Taxes</u> Property taxes are Estimated at approximately 1.0%
Parking \$32.85/month Locker \$11.67/month	5% in 120 Days 5% in 425 Days 5% in 540 Days 5% on Occupancy	10% in 120 Days 10% in 425 Days 5% on Occupancy	<u>Capped Levies</u> 1B, 1+D \$3,500 2B or larger \$5,000
<u>Occupancy Date</u> September, 2020			<u>Assignment Fee</u> \$5,000 \$1,000

Please make cheques payable to: **BRATTYS LLP IN TRUST**

Floor premiums based on elevation and location. Price includes Six Appliances & HST*

*As per plan from Vendor's Standard Samples and/or as provided in Agreement of Purchase and Sale. Availability, Features, Promotions and Prices are subject to change without notice. Some conditions apply.
Please see a Sales Representative for details E. & O.E. July 5, 2017

HARLOWE
REALTY CORPORATION



Pemberton
Everything a home should be


MILBORNE
GROUP

YONGE PARC2

CONDOMINIUM LIVING IN RICHMOND HILL

YONGEPARC – BUILDING E

FAST FACTS

BUILDING

- BUILDING – 19 STOREYS
- TOTAL SUITES – 232
- OCCUPANCY – SEPTEMBER, 2020
- PROPERTY MANAGER: **BROOKFIELD CONDOMINIUM SERVICES LTD.**
- ARCHITECT: **GRAZIANI + CORAZZA ARCHITECTS INC.**
- INTERIOR DESIGN: **TANNER HILL ASSOCIATES INC.**
- GARBAGE DISPOSAL – TRI-SORT: ORGANIC WASTE + RECYCLES + REG. REFUSE
- PET-FRIENDLY, RULES AND REGULATIONS ENFORCED
- AVAILABLE CHARGER FOR ELECTRIC CAR-UPGRADE, MUST BE REQUESTED WITHIN 10 DAYS OF PURCHASE*
- MAINTENANCE FEE INCLUDES : COMMON AREAS, BUILDING INSURANCE, 24-HOUR CONCEIRGE, WATER, HEAT

SUITES

- CEILING LIGHT FIXTURE IN FOYER, DEN AND BEDROOMS, WHERE APPLICABLE
- DINING AREA – CAPPED CEILING OUTLET
- DÉCOR PACKAGES ARE SET – AN ADMINISTRATION FEE APPLIES TO MIX AND MATCH, PAYABLE AT COLOUR SELECTION APPOINTMENT
- OPTIONAL ISLAND SIZE IS 4' X 2'4" -EXTRA \$2,500, MUST BE REQUESTED WITHIN 10 DAYS OF PURCHASE*
- SQUARE FOOTAGE STATED DOES NOT INCLUDE THE OUTSIDE BALCONY/PATIO AREA
- BALCONY- ELECTRICAL ONLY
- NON-ACCESSIBLE WINDOWS AND OUTSIDE OF GLASS RAILINGS – WILL BE WASHED SEASONALLY

PARKING AND LOCKER

- EACH PARKING SPACE IS DEEDED SEPERATELY
- 2 LEVELS OF UNDERGROUND PARKING, 2 LEVELS OF ABOVE GROUND PARKING
- APPROX. 50+ VISITOR PARKING ABOVE GROUND
- LOCKER SIZE VARIES (3' X 5' TO 3' X 6') – CAGE LOCKERS
- EXTRA PARKING IS AVAILABLE AT \$35,000 (TAX INCLUDED) – ONLY AVAILABLE FOR LARGER SUITES*

AMENITIES

- PARTY ROOM WITH KITCHEN AND BAR
- OUTDOOR TERRACE WITH BBQS
- HIS/HER SAUNA AND CHANGE ROOMS
- LARGE FITNESS ROOM
- 24-HOUR CONSIERGE SERVICES
- 1 GUEST SUITE

*See a sales representative for full details. E.&O.E. July 3rd, 2017

YONGE PARC 2

CONDOMINIUM LIVING IN RICHMOND HILL

QUALITY KITCHEN FEATURES

- 7 ½" wide laminate flooring from Vendor's samples
- Undermount stainless steel single sink with single lever chrome pull down faucet
- Contemporary designed cabinetry from Vendor's samples
- Under upper cabinet lighting
- Choice of ¾" Quartz countertop with square edge from Vendor's samples
- Choice of 2" x 6" glass tile or 4" x 12" porcelain tile for backsplash from Vendor's samples
- Contemporary ceiling light fixture

LUXURIOUS BATHROOM FEATURES

- Contemporary design vanity cabinet from Vendor's samples
- 12" x 24" porcelain floor tile from Vendor's samples
- 12" x 24" porcelain wall tile for shower/bath enclosure from Vendor's samples
- Undermount vanity sink
- Chrome single-lever faucet
- Choice of ¾" Quartz countertop with standard square edge and matching 4" up-stand from Vendor's samples
- Contemporary mirrored medicine cabinet
- Exhaust fan in all bathrooms vented to outside
- Privacy locks on bathroom doors
- Pressure balanced valve for bathtub and shower
- Soaker bathtub, as per plan
- Walk-in shower with frameless glass enclosure and door as per plan

INTERIOR FEATURES

- Individual seasonally controlled heating and air conditioning (vertical fancoil(s) complete with electric duct heater)
- Outdoor balcony or patio as per plan
- Emergency voice communication system, smoke detector and heat detector per O.B.C.
- Laundry area complete with washer/dryer hook-up and white ceramic tile floor
- Suite entry alarm connected to 24-hour-a-day monitoring located at concierge desk.
- Copper electrical wiring with circuit breaker service panel
- Individual hydro meter

LIVING AREA FEATURES

- 7 ½" laminate flooring for living room, dining room, den, bedroom(s), hall and foyer from Vendor's samples
- ½" quartz windowsills, colour off-white
- Mirrored sliding closet door at front foyer as per plan. Balance of sliding closet doors to be finished in a white laminate.
- Manual roller shades for windows and balcony or patio sliding door(s).
- Contemporary interior doors with chrome lever hardware
- 2 ¼" door casing
- 4 ½" base board
- Walls, ceilings and bulkheads to be painted with white latex paint.
- Smooth finished ceiling
- Floor to ceiling height 9' in principal rooms excluding bulkheads. Penthouse suites on top floor to have 10' ceiling height instead of 9' in principal rooms
- Wood trim and doors to be painted with semi-gloss white latex paint
- Pre-wired telephone outlets in living room, master bedroom, 2nd bedroom and den
- Pre-wired outlets for cable TV in living room, master bedroom, 2nd bedroom and den
- Capped ceiling outlet in dining room
- Ceiling light fixture in foyer, den and bedrooms, where applicable
- Electrical outlet located on balcony or patio

APPLIANCES

- 17 cubic-foot refrigerator, counter depth, bottom mount freezer, stainless steel finish
- 30" self-cleaning range with glass top, stainless steel finish
- 24" built-in dish washer, stainless steel finish
- Built-in combination microwave range hood, stainless steel finish
- Stacked combination washer and dryer, colour white

Note: optional island is available at additional cost, as per plan

The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality than that provided for herein. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. The Purchaser acknowledges that colour, texture, appearance, grains, veining, natural variations in appearance etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes and as a result of any such finishes being of natural products and the Purchaser agrees that the Vendor is not responsible for same. The Vendor is not responsible for shade difference occurring in the manufacture of items such as, but not limited to, finishing materials or products such as carpet, tiles, bath tubs, sinks and other such products where the product manufacturer establishes the standard for such finishes. Nor shall the Vendor be responsible for shade difference in colour of components manufactured from different materials but which components are designed to be assembled into either one product or installed in conjunction with another product and in these circumstances the product as manufactured shall be accepted by the Purchaser. Purchaser acknowledges and agrees that carpeting may be seamed in certain circumstances and said seams may be visible. Purchaser acknowledges and agrees that pre-finished wood flooring (if any) may react to normal fluctuating humidity levels inducing gapping or cupping. The Purchaser acknowledges that marble (if any) is a very soft stone which will require a substantial amount of maintenance by the Purchaser and is very easily scratched and damaged. Plan and specifications are subject to change without notice. E. & O.E.

YONGEPARC2

CONDOMINIUM LIVING IN RICHMOND HILL

YONGEPARC – BUILDING E

Tentative Occupancy Date:

September 14, 2020

Deposit:

\$5,000 on signing

Balance of 5% in 30 days

5% in 120 days

5% in 425 days

5% in 540 days

5% on Occupancy

International Deposit (Non-resident):

\$5,000 on signing

Balance of 10% in 30 days

10% in 120 days

10% in 425 days

5% on Occupancy

Special Deposit Structure for 1C and 3B Models:

\$5,000 on signing

Balance of 5% in 30 days

5% in 120 days

5% in 425 days

5% on Occupancy

Parking

Included (Valued at \$35,000)

- Additional Parking at \$35,000 - Available for 3B units only. Waitlisted if they don't qualify.

Locker

Included (Valued at \$3,500)

Kitchen island is optional

\$2,500 (incl. HST) – purchaser MUST commit in the rescission period. Purchaser must buy or waive the right to buy later. Paid in Full Amount at the time of sales.

Maintenance Fees:

Approx. \$0.54 psf for units below 900 sq.ft
(Excludes Hydro)

Approx. \$0.53 psf for units over 900 sq.ft
(Excludes Hydro)

• Parking - \$32.85/month

• Lockers - \$11.67/month

Incentive:

Free Blinds for all suites (Value at \$5,000)

Capped development levies - \$3,500 (1B/1B+D)
and \$5,000 (2B and larger suites)

Assignment fee \$1,000 (discount from \$5,000)

Capped closing cost \$1,900 (section 14 – e, f, g, i)

*See a sales representative for full details. E.
&O.E. July 3rd, 2017

YONGEPARC 2 WORKSHEET



DATE _____
SALESPERSON _____
SOURCE _____

Choice	Size (Sq. Ft.)	Model Bed Type	Price Range	High or Low Floors (Please Circle)
1st				Under 10 / 11-15 / 16-PH
2nd				Under 10 / 11-15 / 16-PH
3rd				Under 10 / 11-15 / 16-PH

KITCHEN ISLAND - \$2,500: (Circle One) YES NO

Internal Allocation (Office Use Only)

Suite	
Price + Kitchen Island = Total	
Appointment Date / Time	

All Fields Are Mandatory: Worksheets Missing Fields Will Not Be Accepted

PURPOSE OF PROPERTY: (Circle One) END USER INVESTMENT

PURCHASER 1:		PURCHASER 2:	
FULL LEGAL NAME _____		FULL LEGAL NAME _____	
SIN # _____		SIN # _____	
DOB (MM/DD/YY) _____		DOB (MM/DD/YY) _____	
ADDRESS _____	SUITE # _____	ADDRESS _____	SUITE # _____
CITY _____	PROVINCE _____	CITY _____	PROVINCE _____
POSTAL CODE _____		POSTAL CODE _____	
JOB TITLE _____		JOB TITLE _____	
EMPLOYER NAME _____		EMPLOYER NAME _____	
CELL _____		CELL _____	
HOME _____		HOME _____	
E-MAIL _____		E-MAIL _____	

Deposit Structure

On Signing	\$5,000.00
Balance to 5%	\$
5% on 120 days	\$
5% on 425 days	\$
5% on 540 days	\$
5% on occupancy	\$

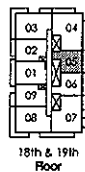
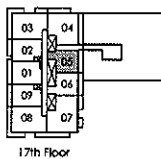
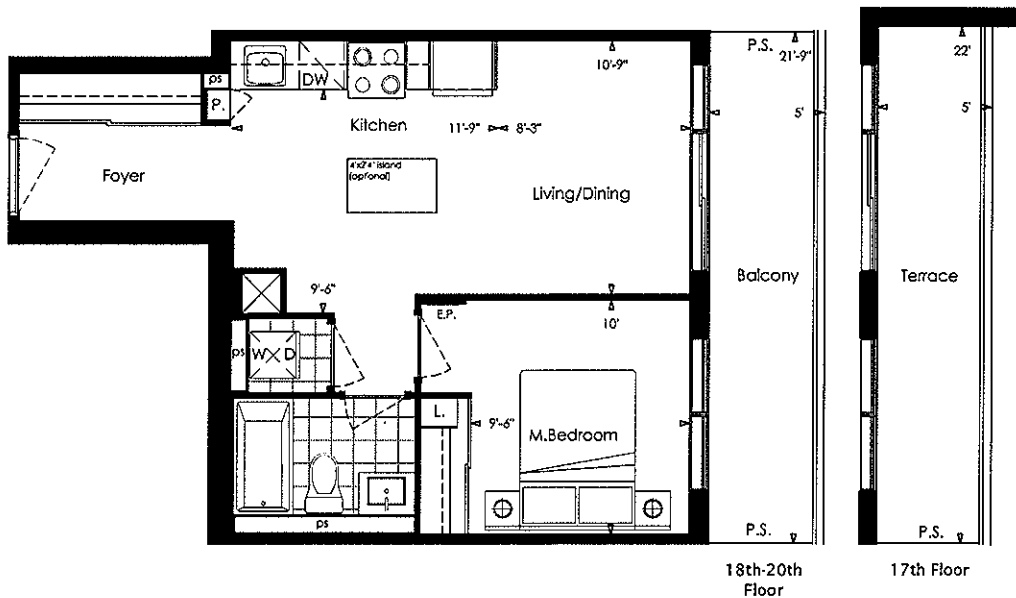
VALID GOVERNMENT ISSUED PHOTO ID IS REQUIRED WITH WORKSHEET SUBMISSION
MORTGAGE PRE-APPROVAL REQUIRED WITHIN 10-DAYS

COOPERATING BROKER (Fill in or attach business card)	Notes
AGENT _____	
BROKERAGE _____	
ADDRESS _____	
PHONE _____	
MOBILE _____	
EMAIL _____	

PLEASE MAKE CHEQUES PAYABLE TO: BRATTYS LLP in Trust



Schedule 'A'



**1A
05**

**1 BEDROOM
555 ft2**

Tower E

Legend

DW Dishwasher
E.P. Electrical Panel
J.B. Juliet Balcony
L. Linen Shelf
P. Pantry
P.S. Privacy Screen
ps Pipe Space
W/D Washer/Dryer
W.I.C. Walk-in Closet
01 Legal Number

Purchaser Acknowledgment

Date

Suite No.

Level

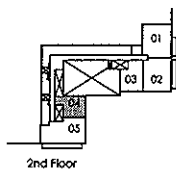
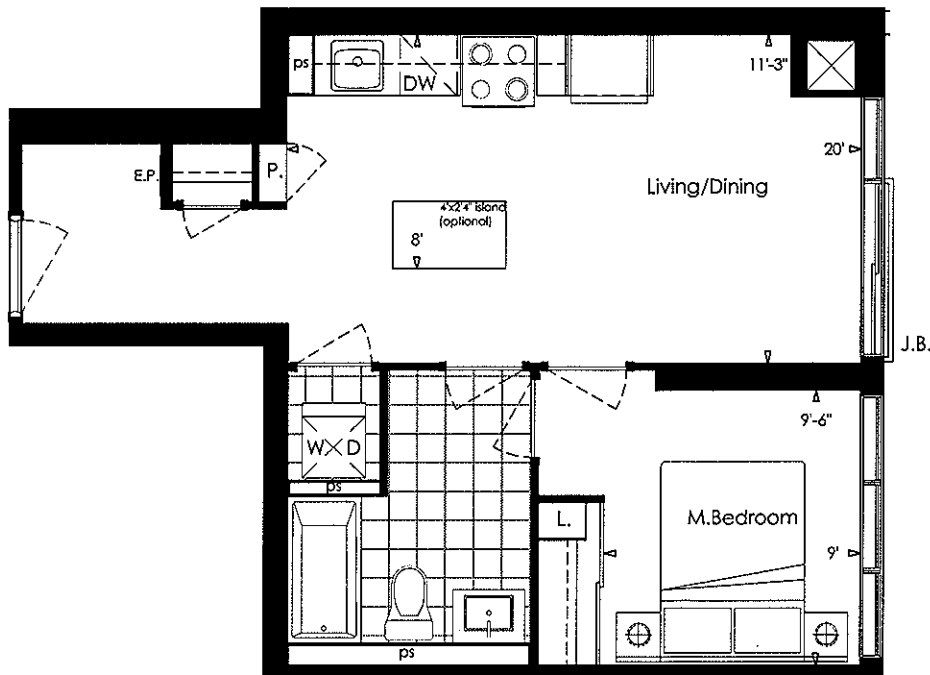
Unit No.

Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. The patterns may vary. Window size and location may vary. Actual usable floor space may vary from stated floor area. Balcony/terrace/patio area is approximate and not included in net suite area.

June.09.2017

* MUNICIPAL LEVELS NO FLOOR 13

Schedule 'A'



**1D
04**

**1 BEDROOM
575 ft²**

Tower E

Legend

DW	Dishwasher
E.P.	Electrical Panel
J.B.	Juliet Balcony
L.	Linen Shelf
P.	Pantry
P.S.	Privacy Screen
ps	Pipe Space
W/D	Washer/Dryer
W.I.C.	Walk-in Closet
01	Legal Number

Purchaser Acknowledgment

Date

Suite No.

Level

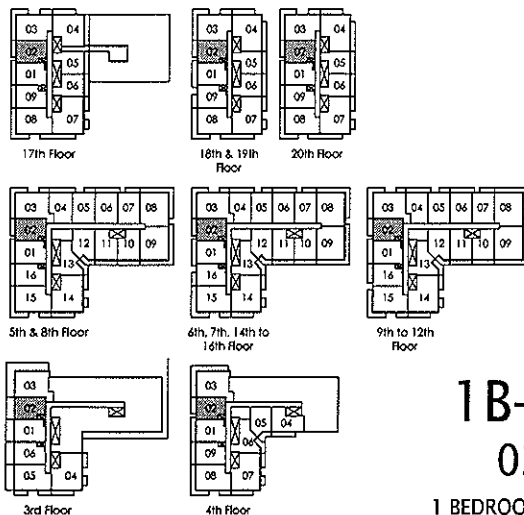
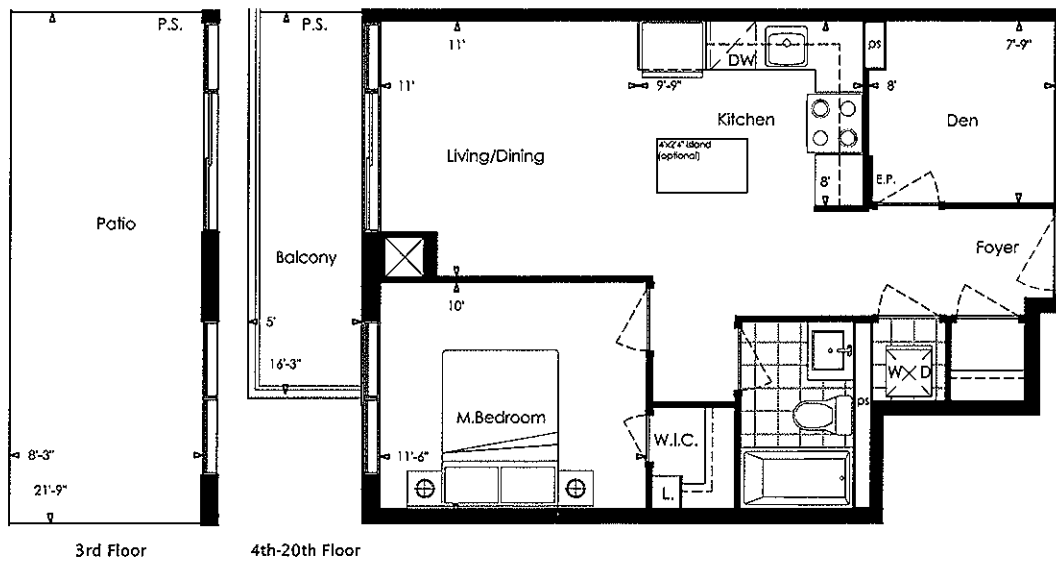
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* MUNICIPAL LEVELS NO FLOOR 13

Schedule 'A'



1B+D
02

1 BEDROOM + DEN
635 ft²

Tower E

Legend

DW	Dishwasher
E.P.	Electrical Panel
J.B.	Juliet Balcony
L	Linen Shelf
P	Pantry
P.S.	Privacy Screen
ps	Pipe Space
W/D	Washer/Dryer
W.I.C.	Walk-in Closet
01	Legal Number

Purchaser Acknowledgment _____

Date _____

Suite No. _____

Level _____

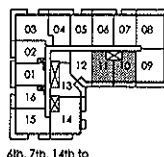
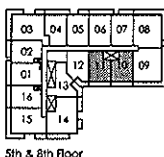
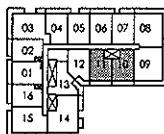
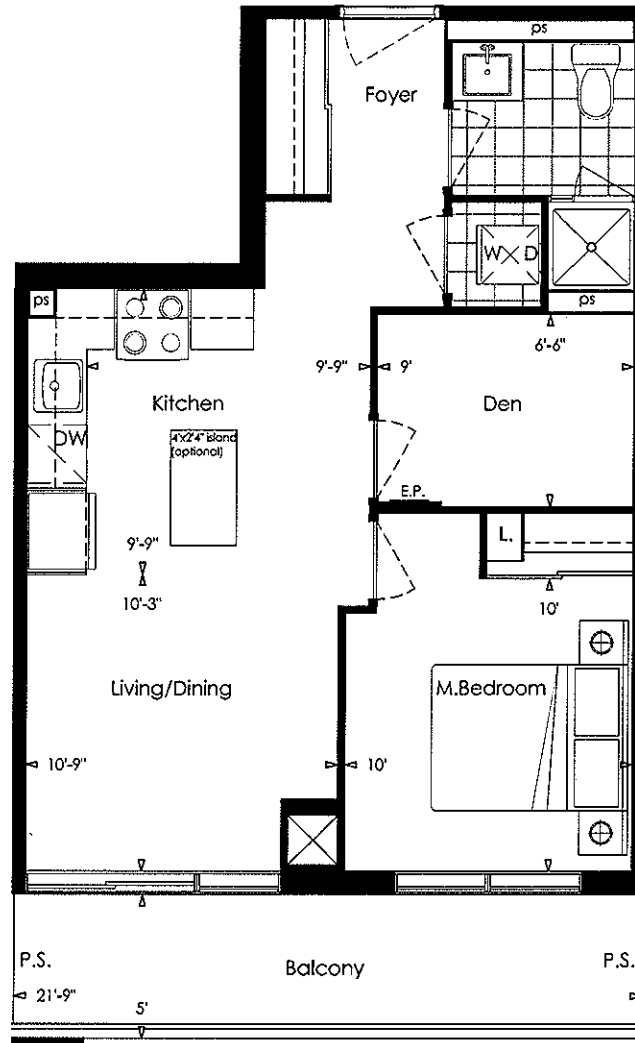
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June.09.2017

* MUNICIPAL LEVELS NO FLOOR 13

Schedule 'A'



1C+D
10, 11

1 BEDROOM + DEN
610 ft²

Tower E

Legend

- DW Dishwasher
- E.P. Electrical Panel
- J.B. Juliet Balcony
- L. Linen Shelf
- P. Pantry
- P.S. Privacy Screen
- ps Pipe Space
- W/D Washer/Dryer
- W.I.C. Walk-in Closet
- 01 Legal Number

Purchaser Acknowledgment

Date

Suite No.

Level

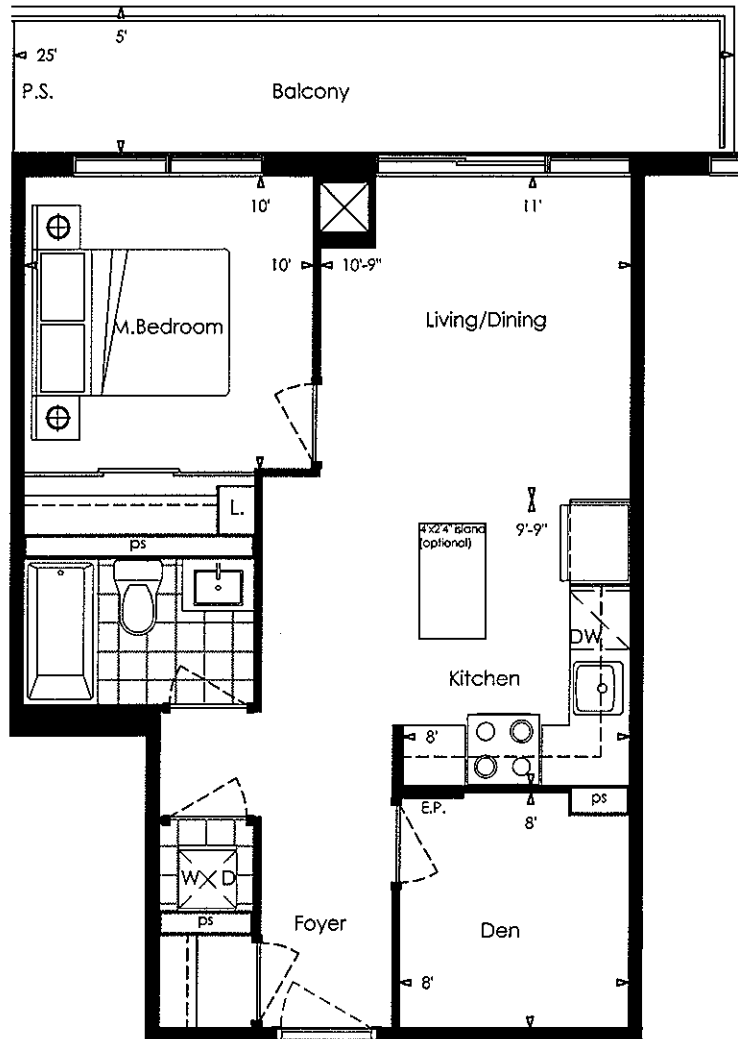
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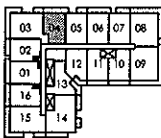
June.09.2017

* MUNICIPAL LEVELS NO FLOOR 13

Schedule 'A'



9th to 12th Floor



5th & 8th Floor



6th, 7th, 14th to 16th Floor

**1D+D
04**

**1 BEDROOM + DEN
630 ft2**

Tower E

Legend

DW	Dishwasher
E.P.	Electrical Panel
J.B.	Juliet Balcony
L	Linen Shelf
P.	Pantry
P.S.	Privacy Screen
ps	Pipe Space
W/D	Washer/Dryer
W.I.C.	Walk-in Closet
01	Legal Number

Purchaser Acknowledgment

Date

Suite No.

Level

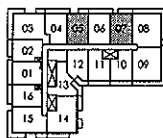
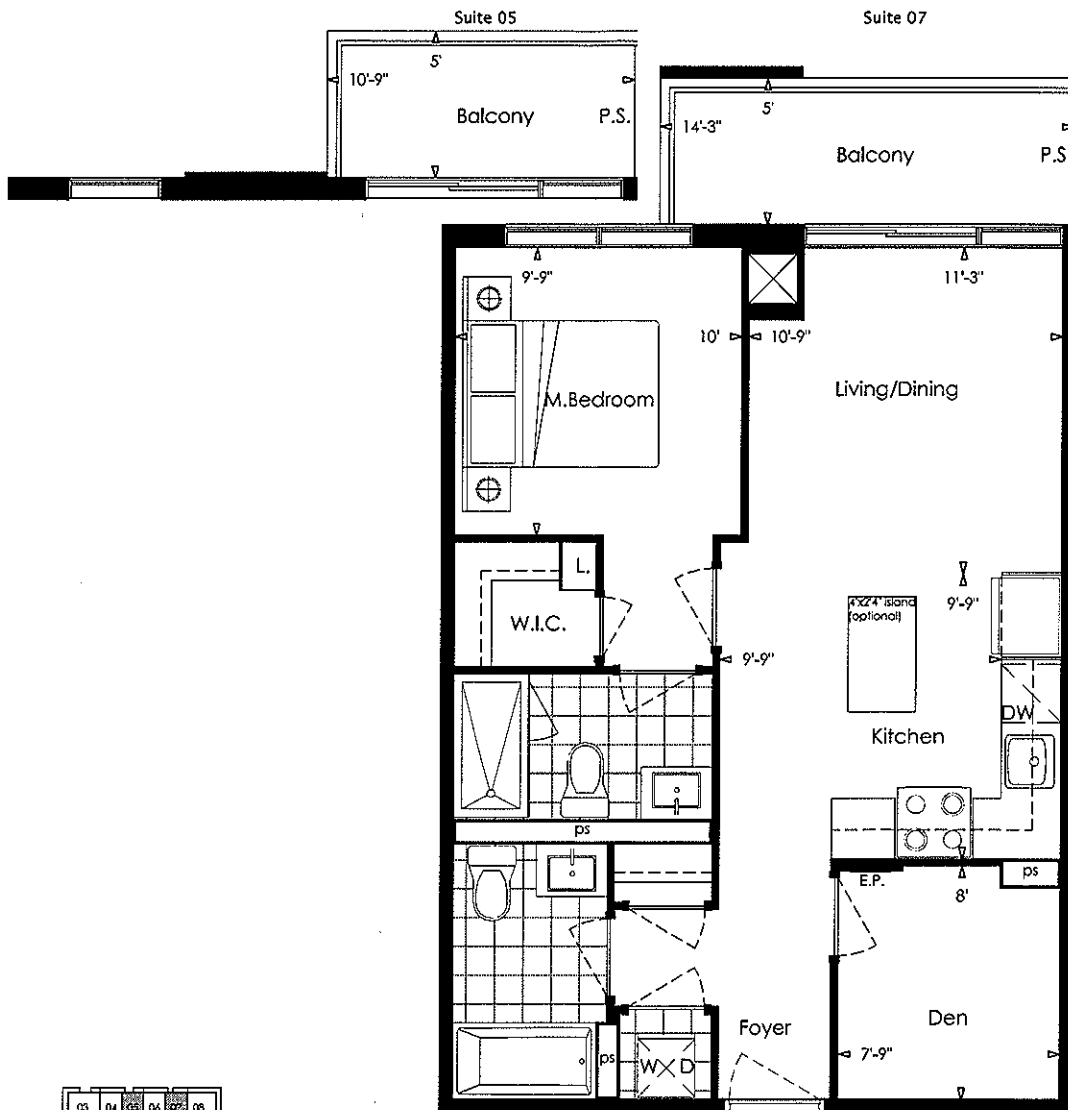
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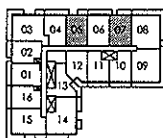
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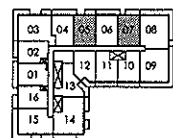
Schedule 'A'



9th to 12th Floor



5th & 8th Floor



6th, 7th, 14th to 16th Floor

**1E+D
05 & 07**

1 BEDROOM + DEN
680 ft²

Tower E

Legend

- DW Dishwasher
- E.P. Electrical Panel
- J.B. Juliet Balcony
- L. Linen Shelf
- P. Pantry
- P.S. Privacy Screen
- ps Pipe Space
- W/D Washer/Dryer
- W.I.C. Walk-In Closet
- 01 Legal Number

Purchaser Acknowledgment

Date

Suite No.

Level

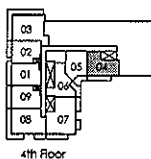
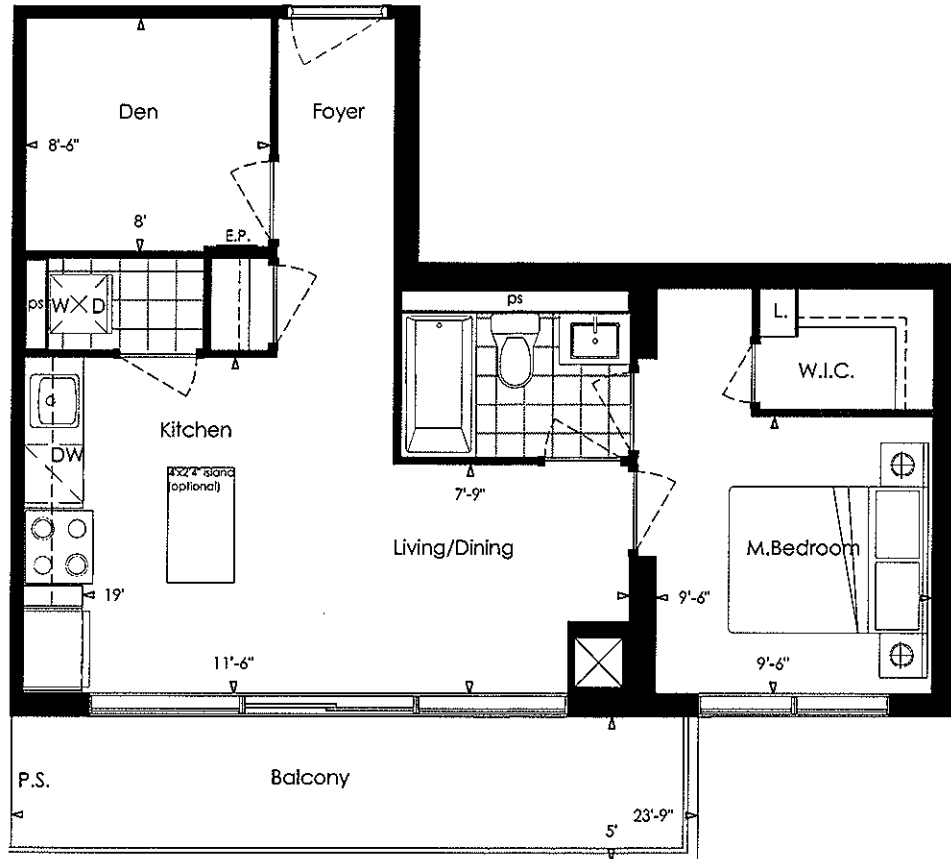
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June.09.2017

* MUNICIPAL LEVELS NO FLOOR 13

Schedule 'A'



4th Floor

1F+D
04

1 BEDROOM + DEN
645 ft²

Tower E

Legend

DW	Dishwasher
E.P.	Electrical Panel
J.B.	Juliet Balcony
L.	Linen Shelf
P.	Pantry
P.S.	Privacy Screen
ps	Pipe Space
W/D	Washer/Dryer
W.I.C.	Walk-in Closet
01	Legal Number

Purchaser Acknowledgment

Date

Suite No.

Level

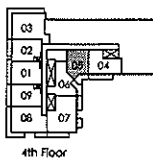
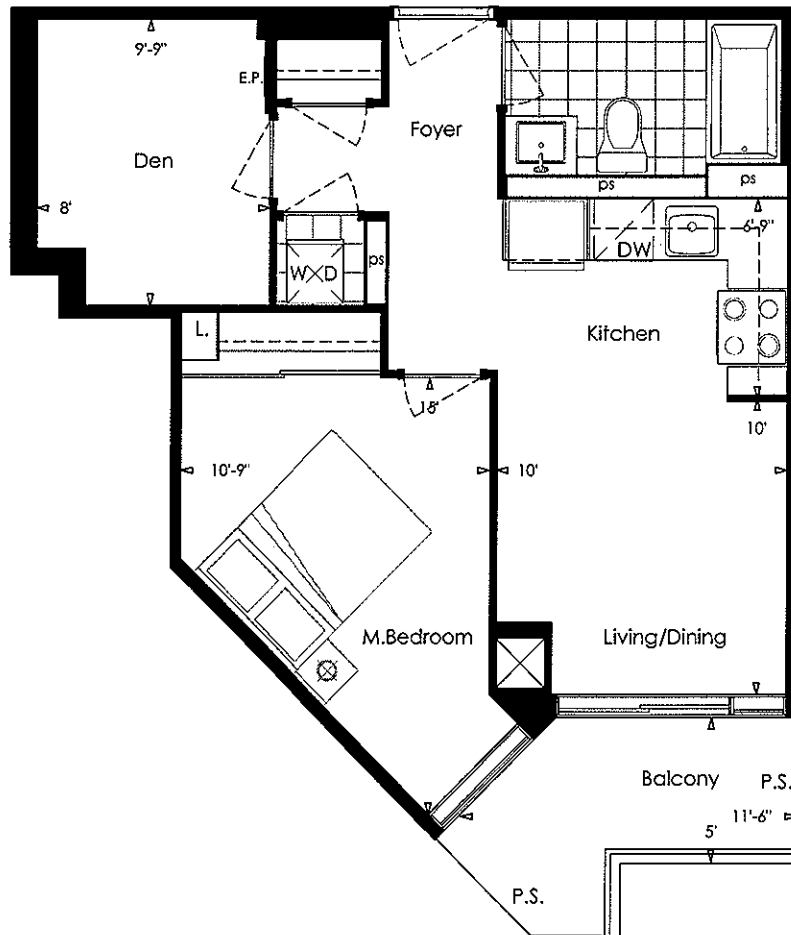
Unit No.

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June.09.2017

* MUNICIPAL LEVELS NO FLOOR 13

Schedule 'A'



4th Floor

**1G+D
05**

1 BEDROOM + DEN
600 ft²

Tower E

Legend

DW	Dishwasher
E.P.	Electrical Panel
J.B.	Juliet Balcony
L.	Linen Shelf
P.	Pantry
P.S.	Privacy Screen
ps	Pipe Space
W/D	Washer/Dryer
W.I.C.	Walk-in Closet
01	Legal Number

Purchaser Acknowledgment

Date

Suite No.

Level

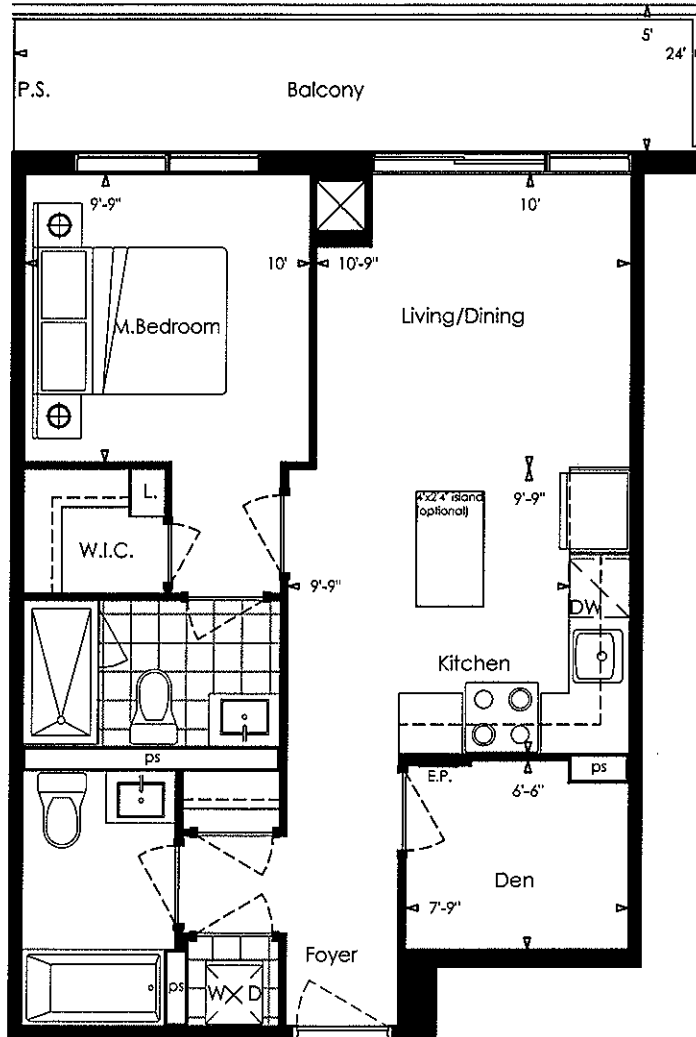
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June.09.2017

* MUNICIPAL LEVELS NO FLOOR 13

Schedule 'A'



9th to 12th Floor



5th & 8th Floor



6th, 7th, 14th to 16th Floor

**1J+D
06**

1 BEDROOM + DEN
660 ft²

Tower E

Legend

DW	Dishwasher
E.P.	Electrical Panel
J.B.	Juliet Balcony
L.	Linen Shelf
P.	Pantry
P.S.	Privacy Screen
ps	Pipe Space
W/D	Washer/Dryer
W.I.C.	Walk-in Closet
01	Legal Number

Purchaser Acknowledgment

Date

Suite No.

Level

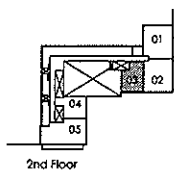
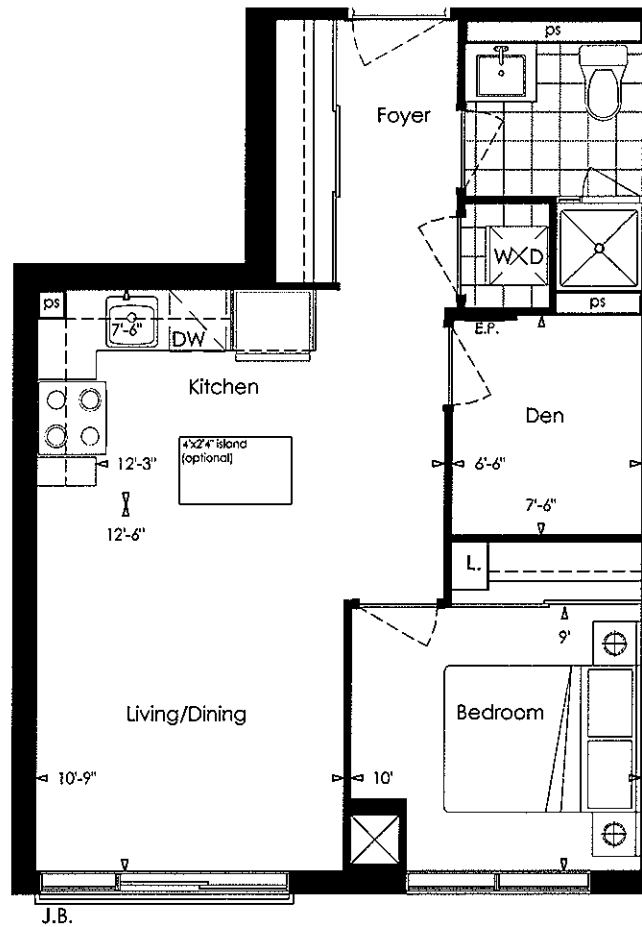
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June.09.2017

* MUNICIPAL LEVELS NO FLOOR 13

Schedule 'A'



1K+D
03

1 BEDROOM + DEN
615 ft²

Tower E

Legend

DW	Dishwasher
E.P.	Electrical Panel
J.B.	Juliet Balcony
L.	Linen Shelf
P.	Pantry
P.S.	Privacy Screen
ps	Pipe Space
W/D	Washer/Dryer
W.I.C.	Walk-in Closet
01	Legal Number

Purchaser Acknowledgment

Date

Suite No.

Level

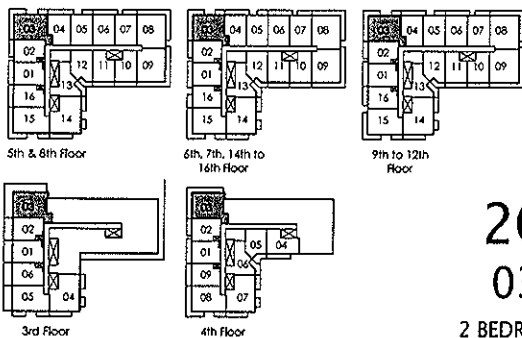
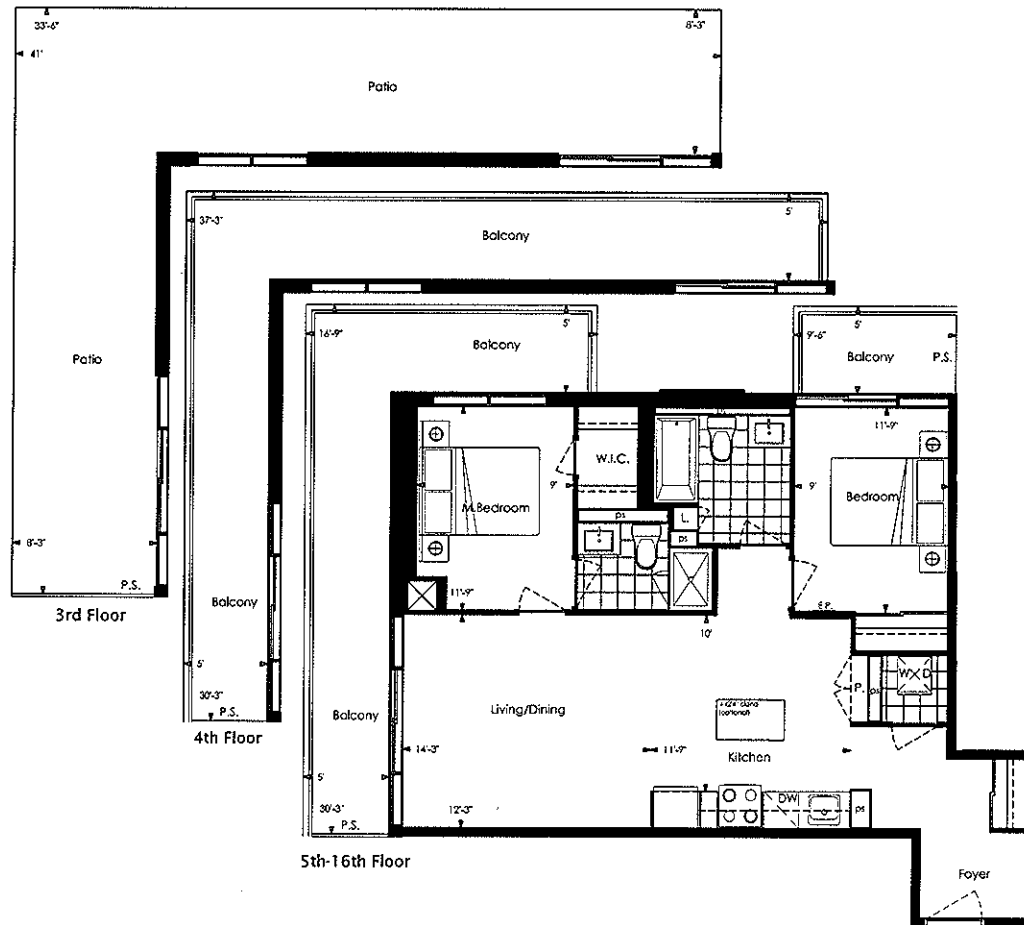
Unit No.

Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. The patterns may vary. Window size and location may vary. Actual usable floor space may vary from stated floor area. Balcony/terrace/patio area is approximate and not included in net suite area.

June.09.2017

* MUNICIPAL LEVELS NO FLOOR 13

Schedule 'A'



**2C
03**

**2 BEDROOM
905 ft2**

Tower E

Legend

DW Dishwasher
E.P. Electrical Panel
J.B. Juliet Balcony
L. Linen Shelf
P. Pantry
P.S. Privacy Screen
ps Pipe Space
W/D Washer/Dryer
W.I.C. Walk-in Closet
01 Legal Number

Purchaser Acknowledgment

Date

Suite No.

Level

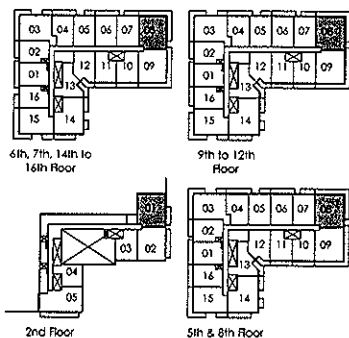
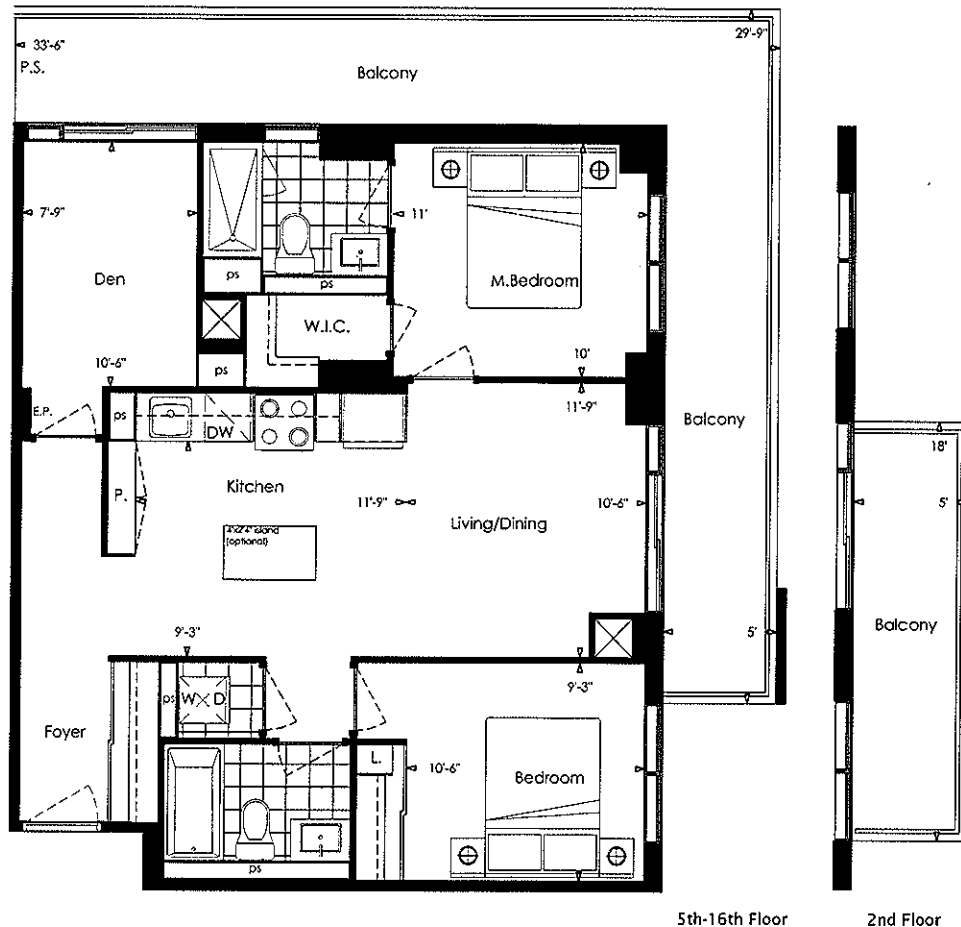
Unit No.

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June.09.2017

* MUNICIPAL LEVELS NO FLOOR 13

Schedule 'A'



**2B+D
01 & 08**

2 BEDROOM + DEN
940 ft²
950 ft² - 2nd floor only
Tower E

Legend

DW Dishwasher
E.P. Electrical Panel
J.B. Juliet Balcony
L. Linen Shelf
P. Pantry
P.S. Privacy Screen
ps Pipe Space
W/D Washer/Dryer
W.I.C. Walk-in Closet
01 Legal Number

Purchaser Acknowledgment

Date

Suite No.

Level

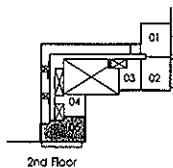
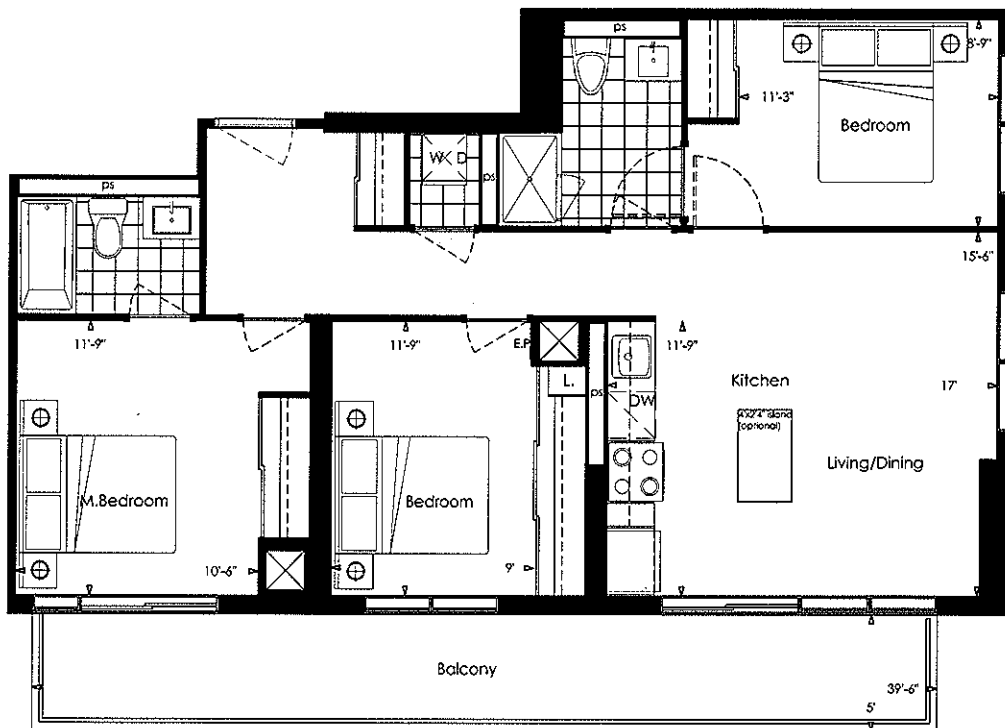
Unit No.

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June.09.2017

* MUNICIPAL LEVELS NO FLOOR 13

Schedule 'A'



2nd Floor

**3C
05**

3 BEDROOM
1040 ft²

Tower E

Legend

DW Dishwasher
E.P. Electrical Panel
J.B. Juliet Balcony
L. Linen Shelf
P. Pantry
P.S. Privacy Screen
ps Pipe Space
W/D Washer/Dryer
W.I.C. Walk-in Closet
01 Legal Number

Purchaser Acknowledgment

Date

Suite No.

Level

Unit No.

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June.09.2017

* MUNICIPAL LEVELS NO FLOOR 13