



LIMITED TIME OFFER

- **FREE ASSIGNMENT**
- **SMOOTH CEILING**
- **6 APPLIANCES**
- **GRANITE KITCHEN COUNTERTOPS**
- **MARBLE BATHROOM COUNTERTOPS**
- **PARKING AT \$55,000** (no parking available for suites under 533SF)
- **CAPPED ADJUSTMENTS**
 - **\$7,000 FOR STUDIOS, 1B, & 1B+D**
 - **\$9,000 FOR 2B+**

DEPOSIT STRUCTURE

\$5,000 on signing
Balance to 5% in 30 days
5% in 180 days
5% in 365 days
5% in 540 days
5% on occupancy

Programs and Incentives are subject to change without notice.
E. & O.E. See Sales Representative for details. September 1, 2015



The Tower at Pier 27

General

- Ceilings
 - ~ Ceiling heights in Principal Rooms are 9’ from the concrete floor slab to the underside of the smooth finished ceilings.
 - ~ Ceiling heights in the kitchen, closets, bathrooms and foyer are dropped.
 - ~ Ceilings to have a smooth paint finish.
- Flooring
 - ~ Choose from a selection of premium laminate flooring in Foyer, Living and Dining rooms, Kitchen, Den and Bedroom(s)
- Interior Doors
 - ~ Contemporary doors with designer lever hardware.
- Trim
 - ~ 4” paint finish contemporary style wood baseboards with matching door trim.
- Windows
 - ~ Full-height aluminum window wall system incorporating double-glazed sealed units and operable awning windows.
- Lighting and Technology
 - ~ Ceiling light fixtures will be provided in the foyer, den and bedrooms, and one capped ceiling electrical fixture outlet in the dining room,
 - ~ Vapour proof pot lights will be provided in all enclosed shower stalls.
 - ~ Capped ceiling outlet over the free-standing tub as per plan.
 - ~ Durable 100 amp electrical service panel ready.
 - ~ Cable outlets to be installed in the Principal Rooms, for television, telephone and Internet service.
 - ~ Fibre to the suite capable of delivering high speed internet, digital and HD services and home phone

Bathrooms and Powder Room

- Vanity and Fixtures
 - ~ A custom designed vanity with choice of marble, with a white under-mount basin.

- ~ Designer faucets in polished chrome with lever handles for the vanity, and shower faucet,
- ~ Frameless vanity mirror with beveled edge.
- ~ Designer selected water saving one-piece toilet.

- Shower
 - ~ Single lever shower control with wall-mounted shower head.
 - ~ Shower screens and doors will feature frameless tempered glass.
 - ~ For the shower walls, choose from porcelain tile.
- Flooring
 - ~ Choose from sealed marble or porcelain tile.

Kitchen

- Cabinetry
 - ~ Choose from custom-designed cabinetry in framed, traditional, transitional or contemporary profiles, with a choice of hardware.
 - ~ Cabinetry will include a self-closing, concealed, full extension runner system.
 - ~ Door units will be fit with anti-slam technology.
 - ~ Cutlery, silverware, utensil, spice inserts to the cabinet drawers, pull-out shelves and under counter waste bins will be provided.
 - ~ Under-cabinet lighting will be provided to illuminate the cook’s workspace.
 - ~ A split electrical receptacle will be provided on the island as per plan.
- The Sink
 - ~ Stainless steel under-mounted sink with designer faucet featuring a retractable handheld spray.
- Counters and Backsplash
 - ~ Choice of Granite Countertops.
 - ~ Choice of polished porcelain backsplash.
- Appliances
 - ~ Complete appliance package including Fully integrated or stainless-finish refrigerator, Fully integrated or stainless-finish multi-cycle dishwasher, Built-in microwave, Slide out hood fan, Electric cooktop with built-in convection oven.
 - ~ Full-size stacked washer and dryer.

- ~ Energy Star appliances where applicable.

Heating and Air Conditioning

- ~ Individually controlled HVAC system will provide year round heating and air conditioning within the suite

Peace of Mind Features

- ~ Concierge on duty 24/7 with Executive Hotel Style Concierge Services
- ~ All main entrances and exits are monitored with closed circuit television system.
- ~ FOB access throughout all common areas.
- ~ Enter-phone and cameras at all visitor entrances allowing in-suite viewing through television.

- ~ All parking with security alarm stations and security monitoring from concierge desk.
- ~ Suite entry intrusion alarm system with personal keypad and door contact.
- ~ Emergency in-suite voice communication system, smoke and heat detectors.

Life Safety

- ~ Residences will contain a smoke and carbon monoxide detector that will sound within the suite.
- ~ An in-suite heat detector will be monitored by the building's fire alarm panel, which will also control the in-suite fire alarm and voice communication system.

All ceiling heights stated are approximate. The height is measured from the upper surface of the concrete floor slab. Where ceiling bulkheads are installed or where drop ceilings are necessary the height will be less than stated. Principal Rooms consist of the Living Room, Dining Room, Library, Kitchen and Bedrooms. All colours, finishes and materials are to be selected from vendor's standard selections. All available features and finishes are as per plan and may vary from suit to suite. Prices and specifications are subject to change without notice. All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal or better than the material provided for the plans and specifications. Decorative and upgraded items displayed in the furnished model suites and sales office are for display purposes only and are not included in the purchase price. The provisions of Schedule "X" of this Agreement, including section 6, apply to this Schedule "A", and where there is any conflict between the above provisions and the provisions of Schedule "X", Schedule "X" shall govern. E. & O.E. August 26th, 2015



PODIUM COLLECTION					
MODEL	# OF BATHROOMS	SQ. FT.	VIEW	FLOORS	PRICE FROM
1 Bedroom Suites :					
1B-02	1	481	E	2-9	\$309,900
1B-03	1	529	E	2-9	\$336,900
1B-04	1	583	W	2-9	\$436,900
1 Bedroom + Den Suites :					
1+D-01	1	533	S	2-9	\$359,900
1+D-05	1	599	E	4-9	\$370,900
1+D-06	1	630	N	2-9	\$377,900
1+D-04 (BF)	1	594	E	2-9	\$378,900
1+D-04	1	594	E	2-9	\$381,900
1+D-01a	1	549	S	2-9	\$382,900
1+D-03	1	592	W	2-9	\$446,900
1+D-04a	1	594	W	2-9	\$454,900
1+D-08a	2	661	W	2-9	\$489,900
1+D-08	2	661	W	2-9	\$494,900
2 Bedroom Suites :					
2B-06	2	707	N	3-9	\$425,900
2B-02 (BF)	1	685	NE	2-9	\$427,900
2B-08	1	716	SE, SW	2-9	\$461,900
2B-17	2	945	NW	2-9	\$660,900
**Floor Premiums Apply					

PRICING : Residential unit prices include HST

INDOOR PARKING : \$55,000 per Parking Spot (Available for Select Models)

MAINTENANCE FEE : \$0.53/SqFt per month includes:

- Uniformed Concierge 24/7
- All Common Area Utilities & Maintenance
- Water, Gas & Hydro Individually Metered

* Parking Maintenance: \$69.95 per month

PROPERTY TAXES : Estimated at 1.00% of the Purchase Price per annum

OCCUPANCY DATE : Spring 2020

DEPOSIT SCHEDULE : All deposit cheques are payable to Goldman Spring In Trust

- \$5,000 payable on signing
- Balance to 5% payable in 30 days
- 5% payable in 180 days
- 5% payable in 365 days
- 5% payable in 540 days
- 5% payable on Occupancy

Total Deposit: 25% of the Purchase Price

OFFICE HOUR :
By Appointment Only

Exclusive marketing by International Home Marketing Group Limited. Brokers Protected
Prices & Specifications are subject to change without notice. E. & O.E. September 2, 2015



Benchmark Signature Realty INC., Brokerage
1020 DENISON STREET UNIT 113 MARKHAM
TEL: 905-604-2299 FAX: 905-604-0622