



CULTIVATING PERFECTION



*Aria* II  
CONDOMINIUMS

ART AND NATURE IN PERFECT HARMONY





NDPOV  
LTD. B.P.





*Aria II*  
CONDOMINIUMS

HWY. 401

LESLIE

LESLIE  
METRO  
STATION

SHIPPARD





RAVENBURY ROAD

CLOVERCREST CRESCENT

TOWNHOUSES

GLENTWORTH ROAD

BUILDING 2

ENTRY COURT

ENTRY PAVILION

BUILDING 1

BUCHAN COURT

RAVINE

RAVINE

PROPERTY LINE

PROPERTY LINE

Artist's Concept

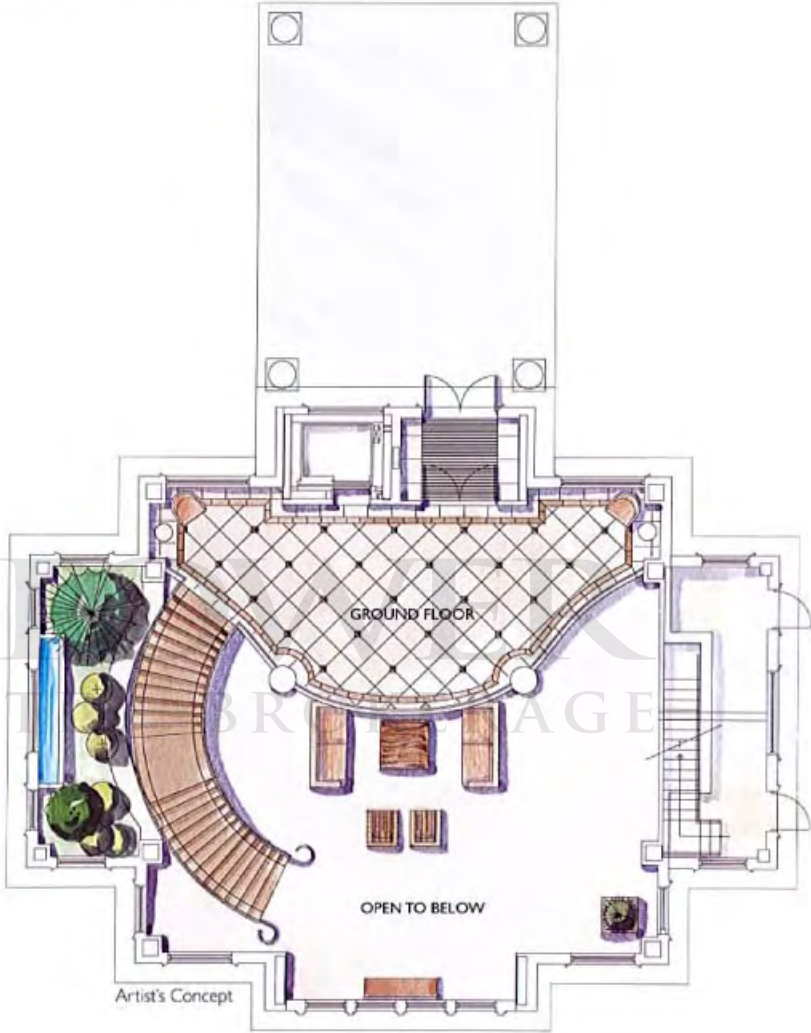
SHEPPARD AVENUE EAST



# COMPLETE RECREATION, ENTERTAINMENT CENTRE, SPA & INDOOR POOL



# MAIN LOBBY ENTRANCE







#### BUILDING FEATURES

- 24 hour full-service concierge.
- Dramatic two storey height lobby with dramatic water wall feature.
- Lower lobby passenger drop off with direct elevator access to all parking levels.
- Floating staircase from lower lobby to ground floor lobby.
- Secured visitor parking.
- Professionally landscaped outdoor areas with gardens, walkways and fountains.
- Panoramic ravine and city skyline views.

#### ARIA II SECURITY FEATURES

- All main entrances and exits are monitored with closed circuit television system.
- Card 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 intrusion alarm system with personal keypad and door contact at all suite entries.
- Emergency in-suite voice communication system, smoke and heat detectors.

#### SUITE FEATURES

- 9 foot ceiling heights\*
- Choice of pre-finished engineered hardwood floors in living room, dining room, bedrooms), hallway, foyer and den.
- Private balconies or terraces.
- Suite entry designed by professional interior designer, with solid core entry door; security privacy viewer and quality finished hardware.
- Embossed interior doors with wood frames and brushed nickel lever hardware.
- Interior designer selected 5 1/4" baseboards and 2 1/2" casings.
- Mirrored full-height sliding doors on all bedroom closets.
- Vinyl-coated wire closet shelving.
- All ceilings to be white stippled, except in kitchen, bathrooms and laundry/storage area.
- Kitchen, laundry and bathroom ceilings to be smooth and painted white.
- Interior walls painted with white latex.
- Semi-gloss paint in kitchen, bathrooms and all woodwork and trim.

- White ceramic tile in laundry room.
- Full sized white stacked washer/dryer.
- All balcony areas to have one exterior electrical receptacle.

#### KITCHENS

- Designer kitchen cabinetry in a variety of finishes.
- Taller upper kitchen cabinets with extra storage shelf.
- Choice of ceramic or porcelain floor tiles.
- Granite kitchen counter top.
- Choice of ceramic, porcelain or mirror backsplash in kitchen.
- Double bowl stainless steel sinks with single lever pull-out faucet.
- 4 kitchen appliances including stainless steel stove with flat cooktop, frost-free fridge with bottom mount freezer drawer, built-in dishwasher and over the range built-in microwave with integrated exhaust fan.
- Ceiling mounted halogen track lighting.
- Task lighting under upper cabinets.

#### SHARED BUILDING AMENITIES

- Indoor swimming pool.
- Whirlpool.
- His and Hers change rooms
- Party Room with caterers kitchen and wet bars.
- Games Room with billiard and card tables.
- Exercise/Aerobics Room with free weights, resistance training and cardio equipment.
- Virtual Golf room with putting green.
- Fully equipped Media Room.
- Outdoor terrace/sundeck with BBQ area.
- Two guest suites.
- Two boardrooms.
- Property management offices.

#### BATHROOMS

- Custom designed vanities.



- White Carrera marble in tub and shower surround.
- White Carrera marble floor tiles.
- Deep soaker tubs.
- One piece toilets.
- Shower with ceiling-mounted light and tempered glass enclosures.
- White Carrera marble countertop with undermount washbasin.
- Modern accessories including towel bar, toilet paper holder and soap dish.
- Full width vanity mirrors.
- Recessed mirror medicine cabinet.

#### ELECTRICAL & MECHANICAL COMFORT FEATURES

- Four seasons centralized heating & cooling heat pump system, individually controlled.
- Individual service panel with circuit breakers and copper wiring throughout.
- Category 5 voice data wiring.
- RG6 coaxial cable wiring for high-speed internet access.
- Ceiling light fixtures provided in foyer, kitchen, bedrooms, den and walk-in closets.
- Capped ceiling outlet for light fixture in the dining room.
- Ground fault electrical outlets in all bathrooms.
- All appliances connected and ready to use.
- Pre-wired telephone outlets in living room, master bedroom, second bedroom and dens where applicable.
- Television outlets wired in living room, master bedroom, second bedroom and den where applicable.
- In-suite personal coded security system.
- Laundry ventilation system to exterior with automatic relay sensor control.
- Designer white Decora switches and receptacles throughout.

#### ARIA II GREEN FEATURES

- High efficiency four seasons heat pump system, individually controlled.
- Energy Star appliances for reduced electrical usage.
- Thermally insulated energy efficient double glazed architecturally designed windows.
- Landscaped podiums, gardens, walkways and grounds.
- Recycling facilities with separate waste and recycling systems.

- Compact fluorescent lights and energy efficient lighting in common areas.
- Individually metered hydro.

#### ARIA II PENTHOUSE COLLECTION - TOP FLOOR

- 10 foot ceiling heights\*
- Crown mouldings in living and dining room area.
- Choice of upgraded pre finished engineered wood flooring in living room, dining room, bedrooms, corridors and den.
- Smooth finish ceilings.
- 6" baseboards and 3 1/2" casings around interior doors.
- Electric fireplace.
- Upgraded kitchen cabinets
- Granite or stone kitchen countertop complete with stainless steel double bowl sink and single lever chrome faucet and pull-out spray.
- Upgraded appliance package includes stainless steel smooth top self-clean stove, fridge with water dispenser and bottom mount freezer drawer, dishwasher, and over the range built-in microwave, integrated with exhaust fan vented to the exterior.
- Choice of ceramic, porcelain, marble or limestone flooring in foyer, kitchen, breakfast area, powder rooms and bathroom floors.
- Deep soaker tubs & separate shower stalls complete with framed clear glass.
- Mirrored sliding doors on all closets.
- Terraces to have a natural gas barbeque hook up.

Please note: \*The ceiling heights stated are approximate. The height is measured from the upper surface of the concrete floor slab.

When ceiling bulkheads are installed or where drop ceilings are necessary such as kitchen, foyer, closets, bathrooms, laundry rooms and hallways, the ceiling height will be less than 10' for penthouses and less than 9' for all other suites. All colours and finishes are to be selected from vendor's standard selections. All available features and finishes are as per plan and may vary from suite to suite. Plans and specifications are subject to change without notice. All areas and stated room dimensions are approximate. Floor area measured in accordance with Triplex 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 to or better than the material provided for in 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. B.S. & O.E.





## PRICE LIST - PHASE 2

NAME	VIEW	SQ. FT.	FLOORS	PRICE FROM
<b>1 Bedroom Units:</b>				
HARMONY	N	580	8 - 9	\$228,900
MELODY	N	570	2 - 9	\$220,900
TEMPO	S	580	2 - 9	\$230,900
TREMOLO	N	625	2 - 17	\$240,900
TREMOLO-R	N	625	15 - 17	\$250,900
<b>1 Bedroom + Den Units:</b>				
MINUET	N	650	2 - 8	\$254,900
MINUET-R	N	650	3 - 5	\$255,900
RHAPSODY	S	750	2 - 17	\$291,900
NOCTURNE	S	750	2 - 17	\$291,900
<b>2 Bedrooms Units:</b>				
SYMPHONY	N	850	2 - 7	\$315,900
SONATA	S	845	2 - 11	\$315,900
MAESTRO	N	910	2 - 11	\$327,900
ENSEMBLE	E	900	7 - 17	\$356,900
ENSEMBLE-R	W	900	12 - 16	\$347,900
FANTASIA	NE	935	2 - 11	\$351,900
OVERTURE	W	990	2 - 11	\$355,900
2Q	N	1,025	1	\$414,900
PRELUDE-R	NW	1,140	2 - 10	\$407,900
PRELUDE	SW	1,105	2 - 9	\$412,900
ENCORE	SW	1,310	2 - 17	\$475,900
ROMANTIC	SE	1,335	P1	\$529,900
<b>2 Bedrooms + Den Units:</b>				
SERENADE	S	930	2 - 5	\$344,900
OPUS	S	950	2 - 6	\$350,900
2C+D	S	1,030	1	\$394,900
BRAVO	NE	1,205	2 - 16	\$468,900
BRAVO-R	NW	1,205	15 - 16	\$449,900

**SUITE FEATURES :**

9 foot Ceiling in Principal Rooms.  
 Prefinished Engineered Hardwood Floors throughout. Granite Countertop in Kitchen  
 Bathroom Floors, Countertops & Wall Tiles all Marble (in shower enclosure)

**PRICING :**

Floor increments vary depending on view (typically premiums are \$1,000 per Floor)  
 1st Floor units have Patio and are subject to a premium  
 See Sales Representatives for details, G.S.T. included in all prices

**INDOOR PARKING :**

One Underground Space Included in Price

**LOCKER :**

Available at \$3,500 per Locker

**MAINTENANCE FEE :**

\$0.45 per Square foot per month. Includes:

- Concierge 24/7
- All Common Area Utilities
- All Common Area Maintenance
- Insuite Natural Gas Heating
- (Hydro to each suite is individually metered)
- Superintendent Suite
- Live-in Superintendent
- Parking

**PROPERTY TAXES :**

Estimated at 1.25% of the Purchase Price per annum

**OCCUPANCY DATE :**

May 18th, 2010

**DEPOSIT SCHEDULE :**


\$2,000 - with Agreement  
 Balance to 5% of the Purchase Price - 30 days from Agreement Date  
 Additional 5% of the Purchase Price - 60 days from Agreement Date  
 Additional 5% of the Purchase Price - 180 days from Agreement Date  
 Additional 5% of the Purchase Price - 270 days from Agreement Date  
 5% of the Purchase Price - on Occupancy  
 Total Deposit: 25% of the Purchase Price

OFFICE HOURS: Monday to Thursday 12 NOON -7PM Friday by Appointment Only Weekend and Holidays 11AM - 5PM  
 Please contact our sales representatives for further information - Andy Keung, Jennifer Morris, & Jean Shackel  
 Tel : (416) 493-8801 Fax: (416) 493-8805  
 Website : www.ariaresidences.com

Exclusive marketing by International Home Marketing Group Limited. Brokers Protected  
 Prices & Specifications are subject to change without notice. E. & O.E. July 2nd, 2007





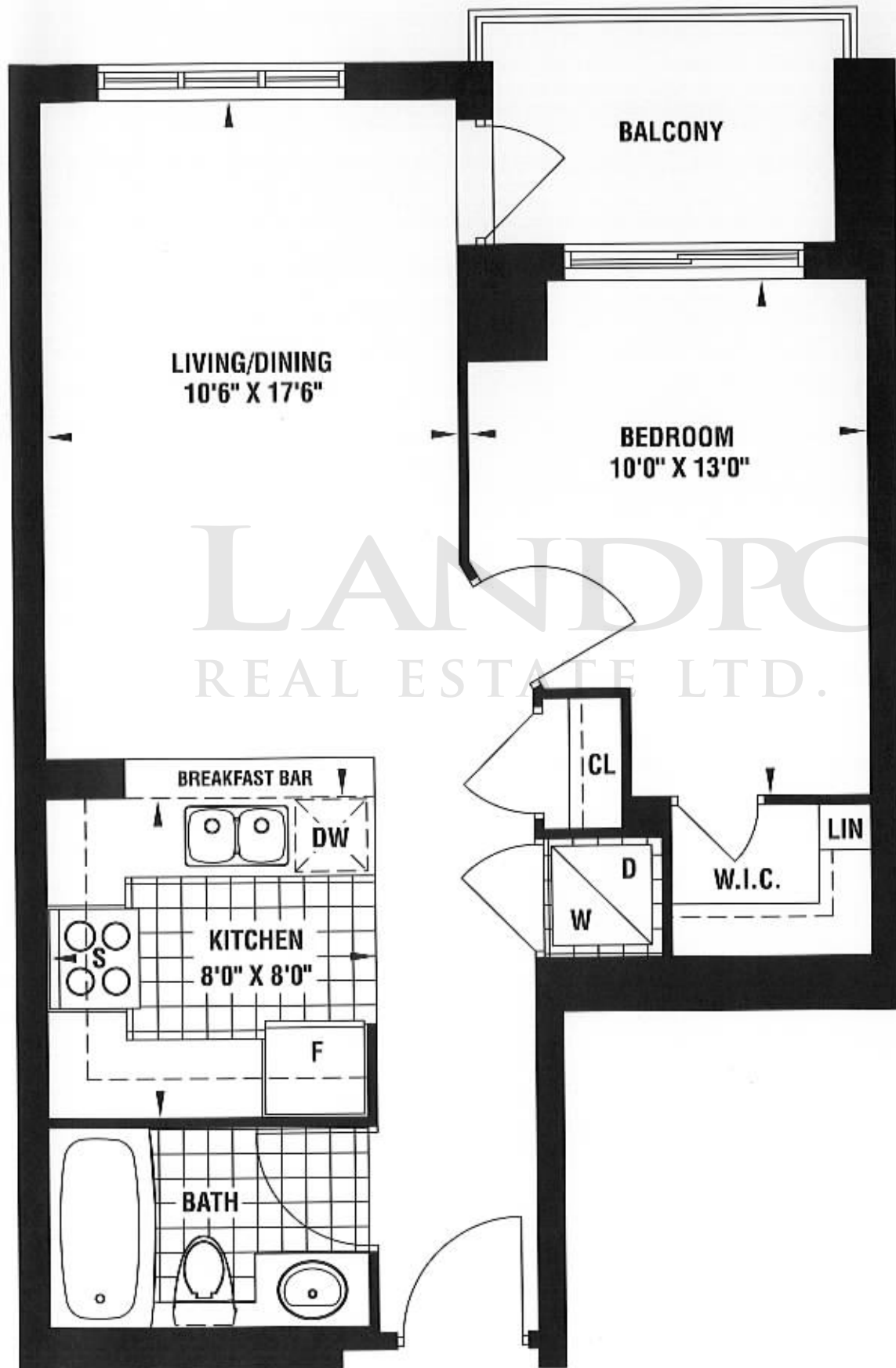


1 Bedroom



# MELODY II 570 SQ.FT.

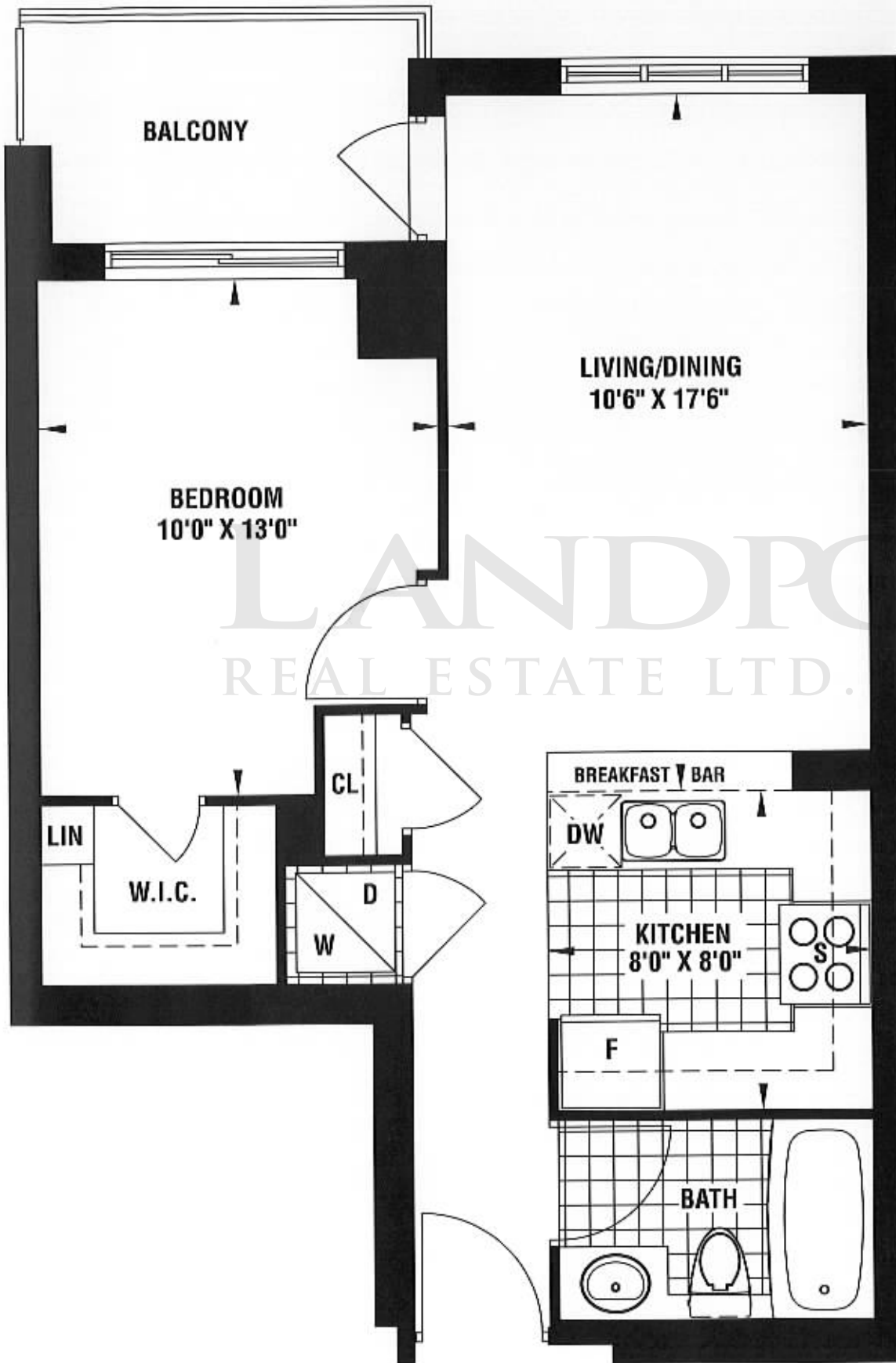
ONE BEDROOM  
SUITE AREA: 570 SQ. FT.  
BALCONY AREA: 50 SQ. FT.  
TOTAL AREA: 620 SQ. FT.





# HARMONY II 580 SQ.FT.

ONE BEDROOM  
SUITE AREA: 580 SQ. FT.  
BALCONY AREA: 55 SQ. FT.  
TOTAL AREA: 635 SQ. FT.



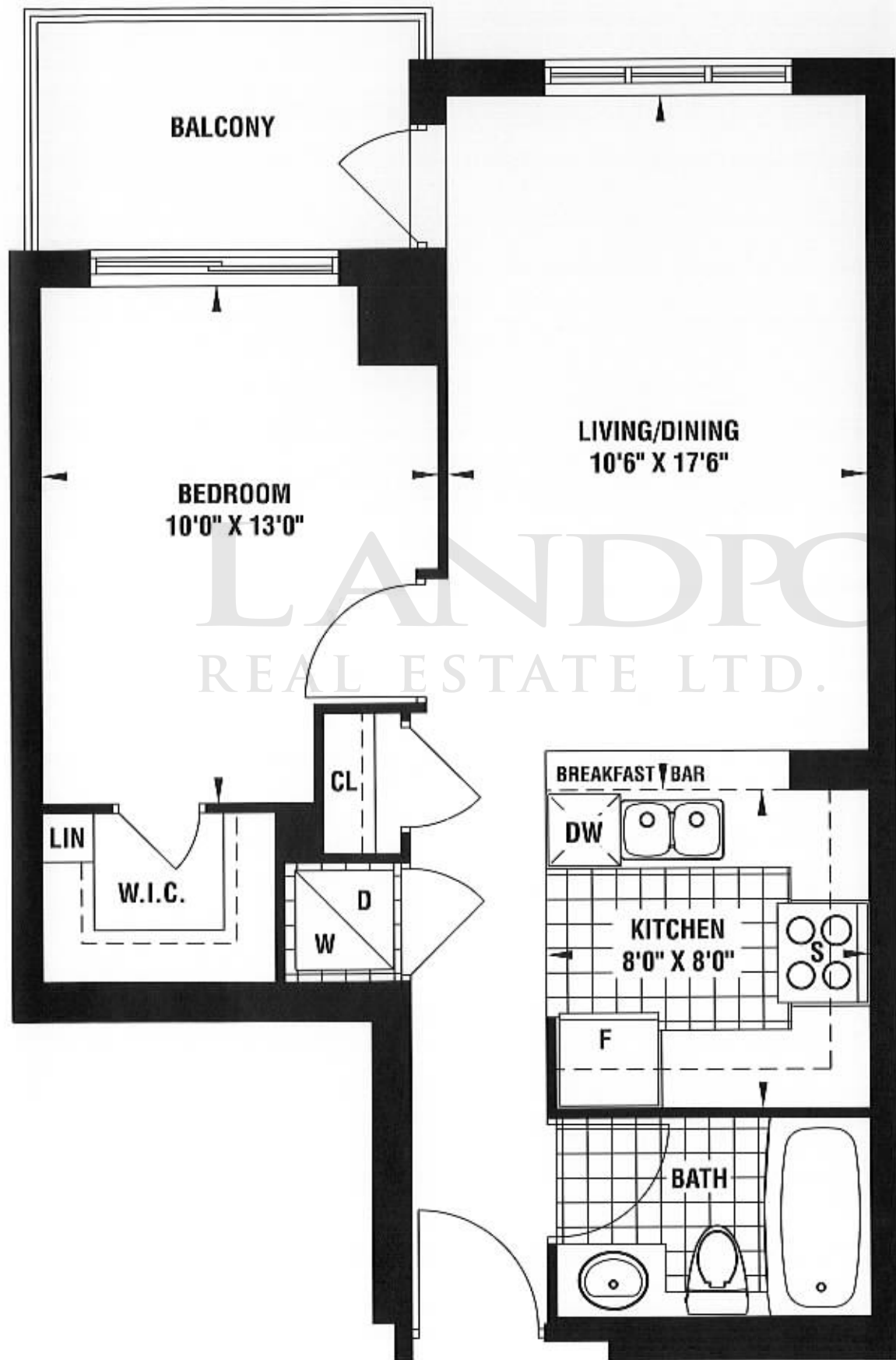
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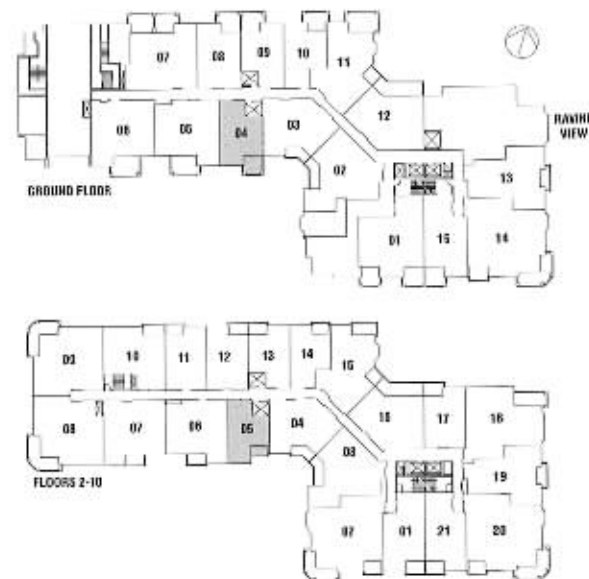


# TEMPO II 580 SQ.FT.

ONE BEDROOM  
SUITE AREA: 580 SQ. FT.  
BALCONY AREA: 45 SQ. FT.  
TOTAL AREA: 625 SQ. FT.

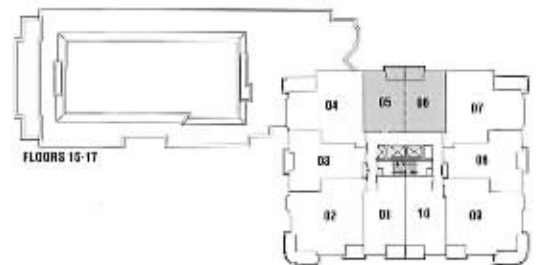
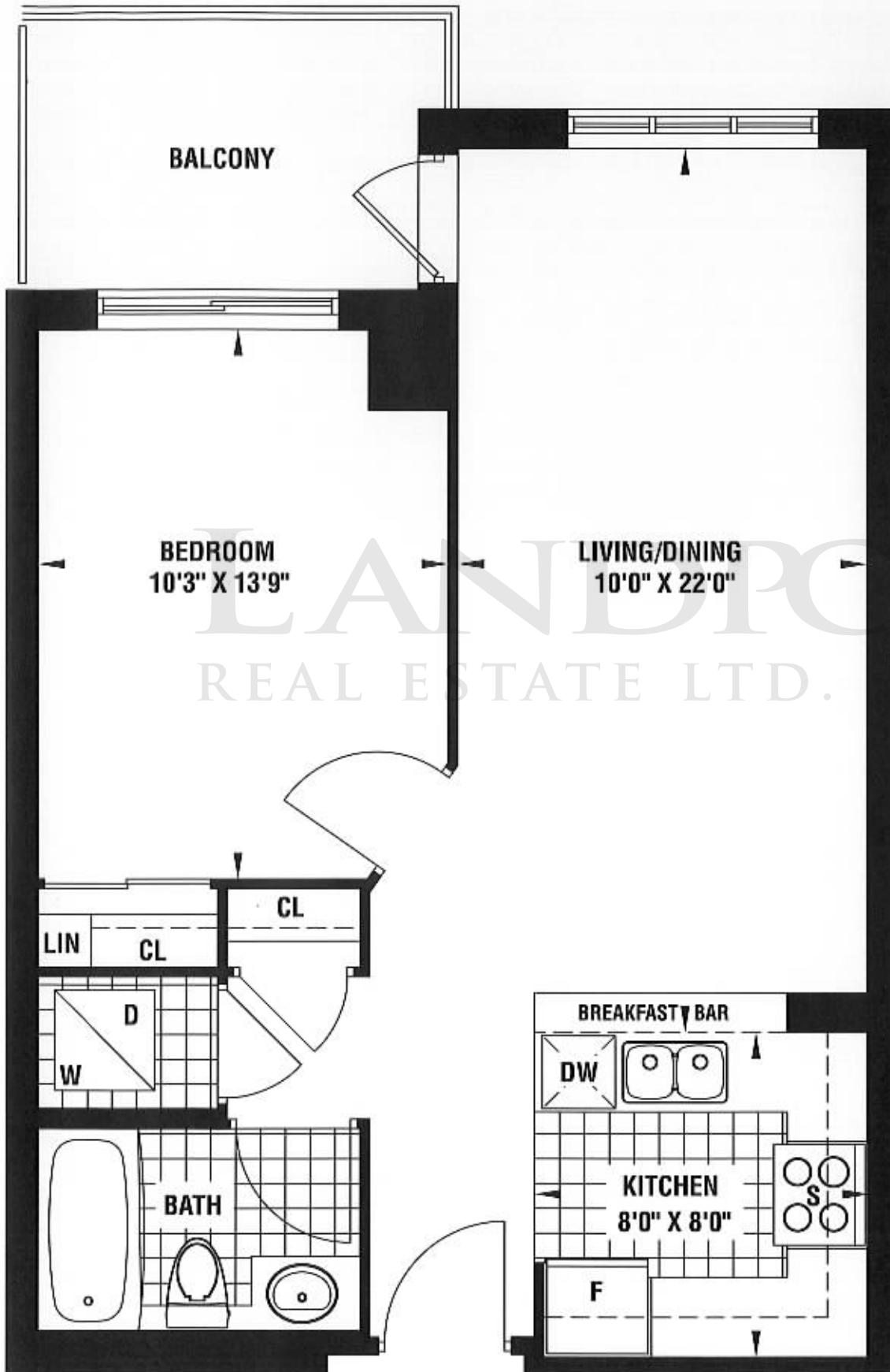


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# TREMOLO II 625 SQ.FT.

ONE BEDROOM  
SUITE AREA: 625 SQ. FT.  
BALCONY AREA: 70 SQ. FT.  
TOTAL AREA: 695 SQ. FT.



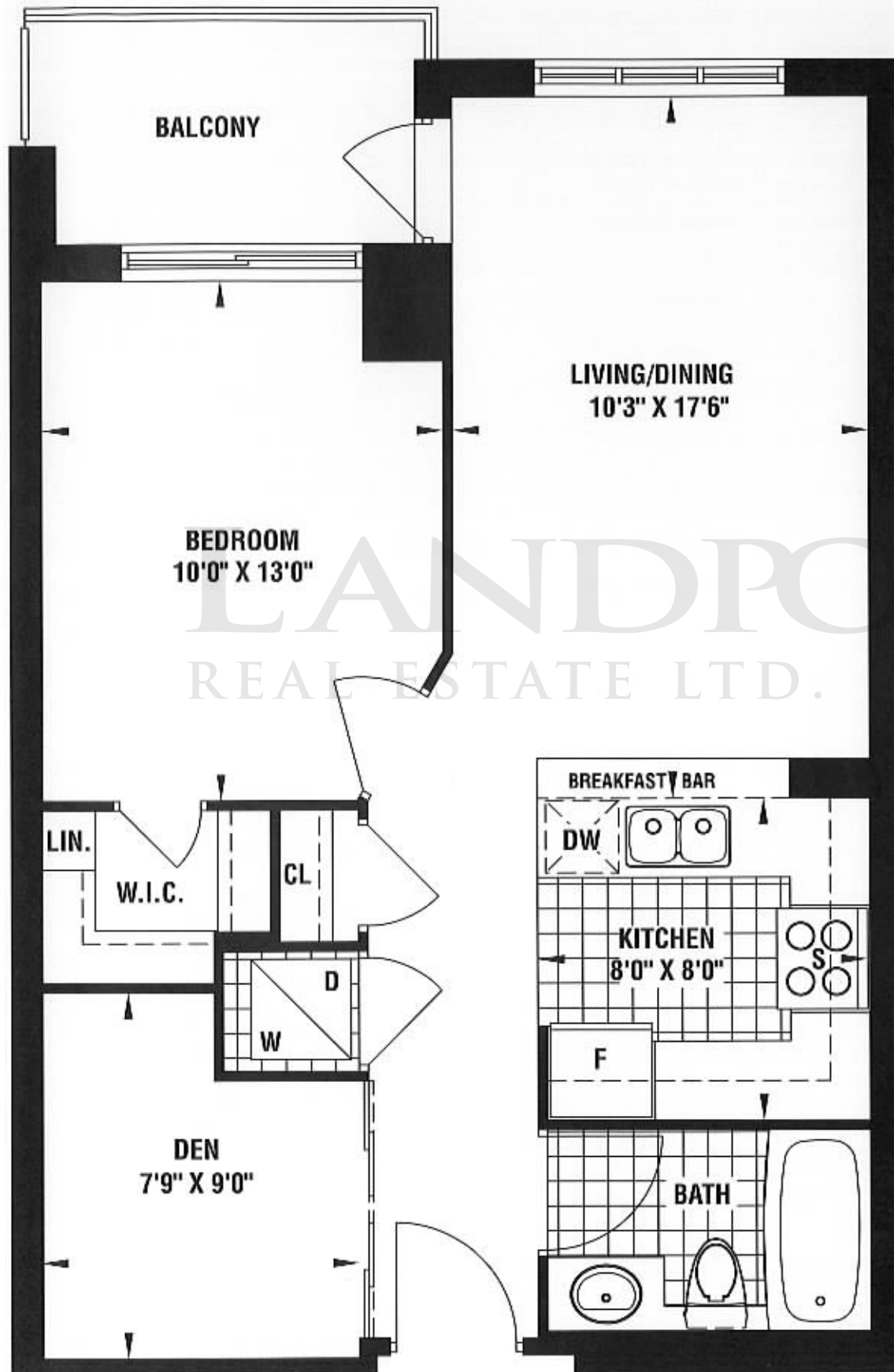




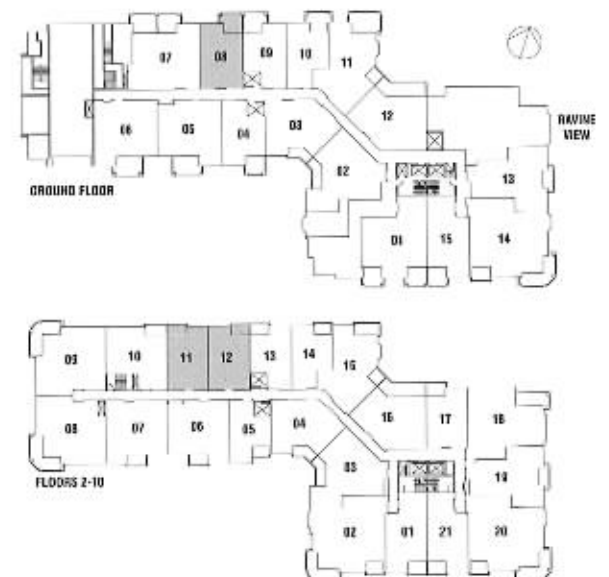
1 Bedroom + Den

# MINUET II 650 SQ.FT.

ONE BEDROOM + DEN  
SUITE AREA: 650 SQ. FT.  
BALCONY AREA: 55 SQ. FT.  
TOTAL AREA: 705 SQ. FT.



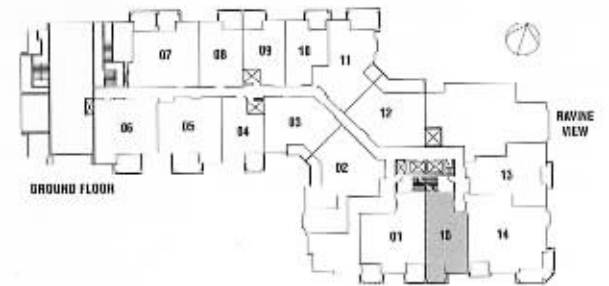
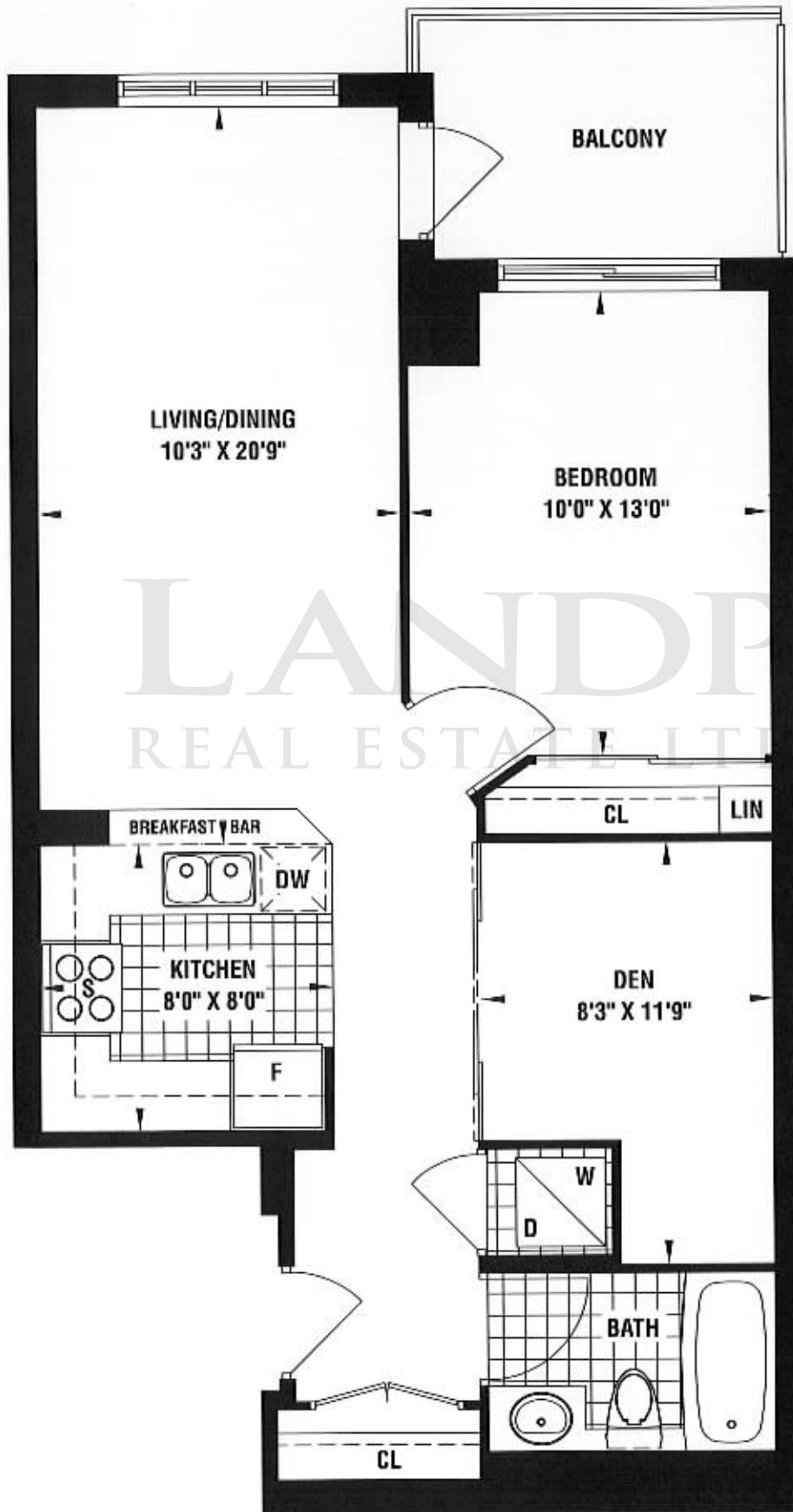
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# RHAPSODY II 750 SQ.FT.

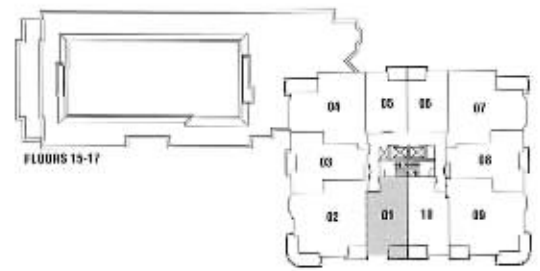
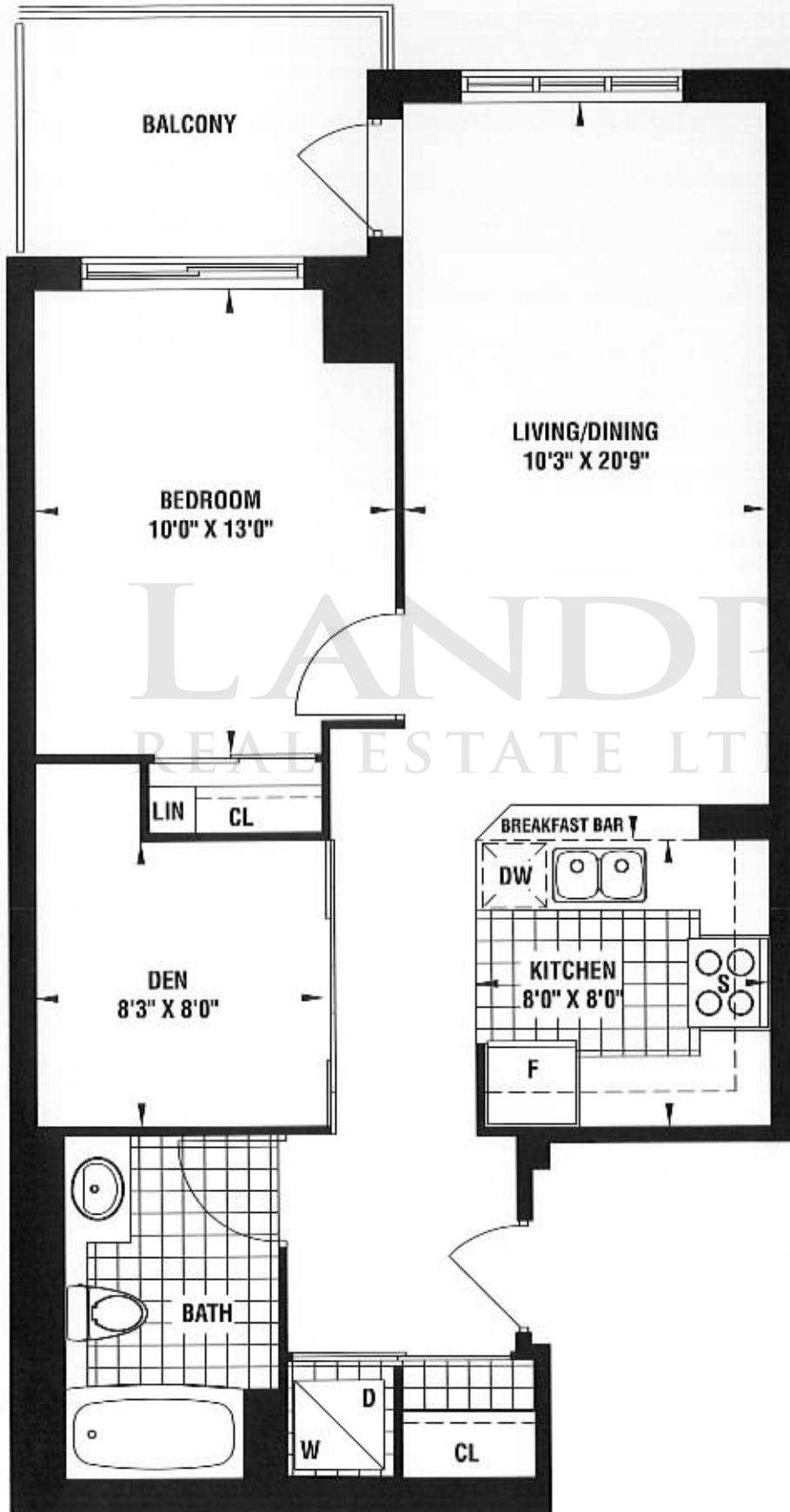
ONE BEDROOM + DEN  
SUITE AREA: 750 SQ. FT.  
BALCONY AREA: 70 SQ. FT.  
TOTAL AREA: 820 SQ. FT.



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REAL ESTATE LTD. BROKERAGE

# NOCTURNE II 750 SQ.FT.


ONE BEDROOM + DEN  
SUITE AREA: 750 SQ. FT.  
BALCONY AREA: 70 SQ. FT.  
TOTAL AREA: 820 SQ. FT.



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Materials, specifications, and floor plans are subject to change without notice. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. F. & D.E.

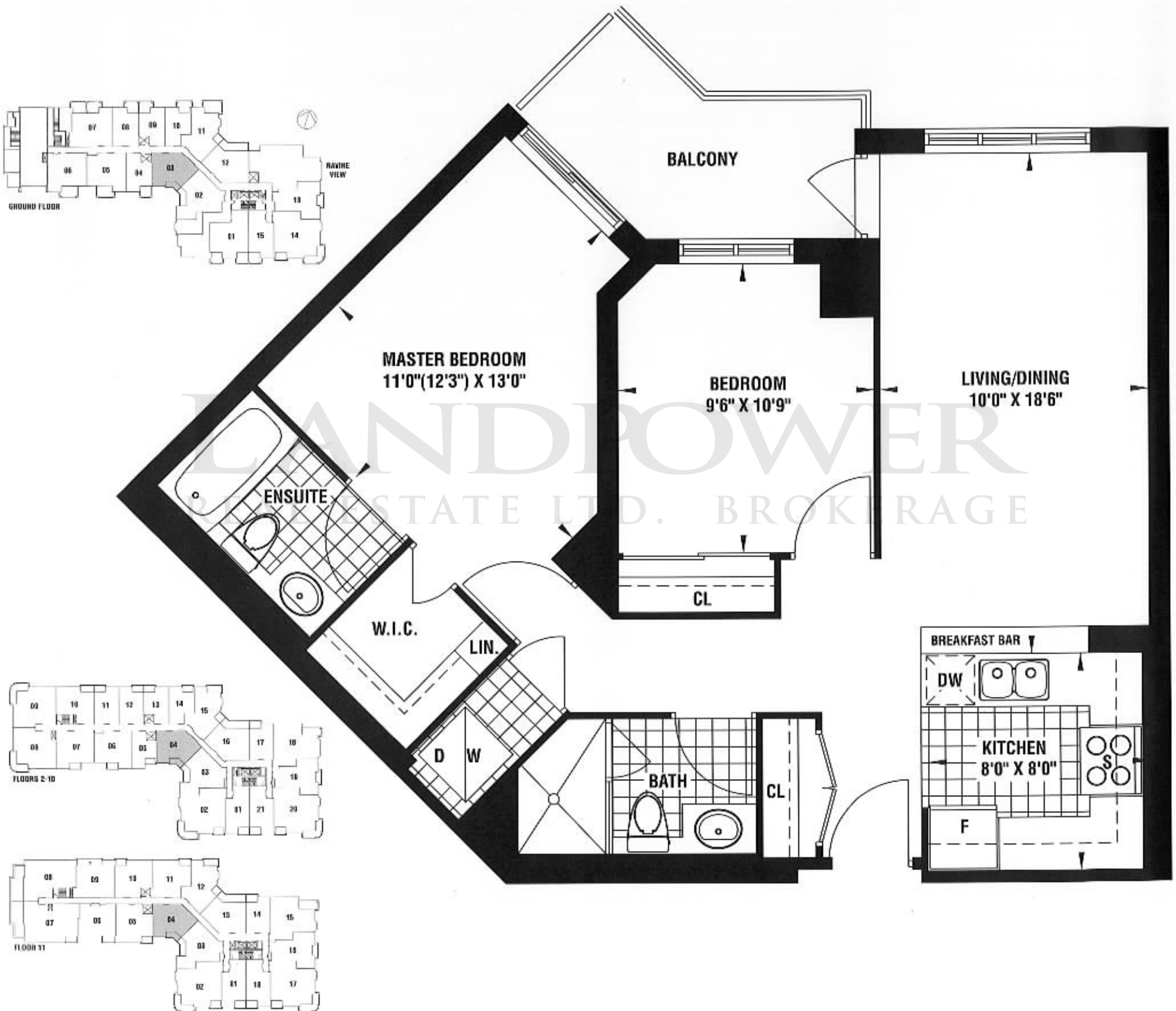




2 Bedroom

# SONATA II 845 SQ.FT.

TWO BEDROOM  
SUITE AREA: 845 SQ. FT.  
BALCONY AREA: 65 SQ. FT.  
TOTAL AREA: 910 SQ. FT.

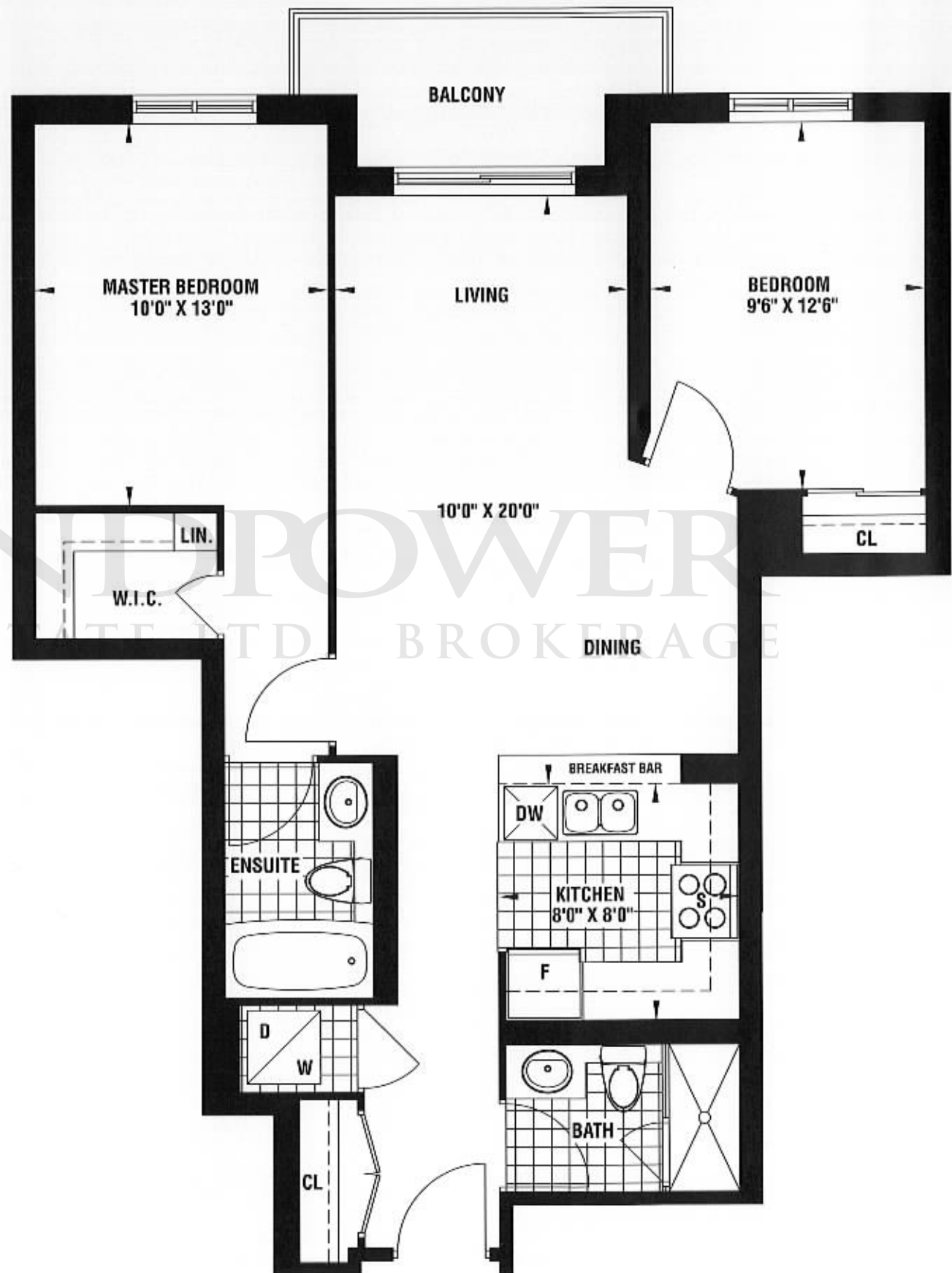






# ENSEMBLE II 900 SQ.FT.

TWO BEDROOM  
 SUITE AREA: 900 SQ. FT.  
 BALCONY AREA: 60 SQ. FT.  
 TOTAL AREA: 960 SQ. FT.





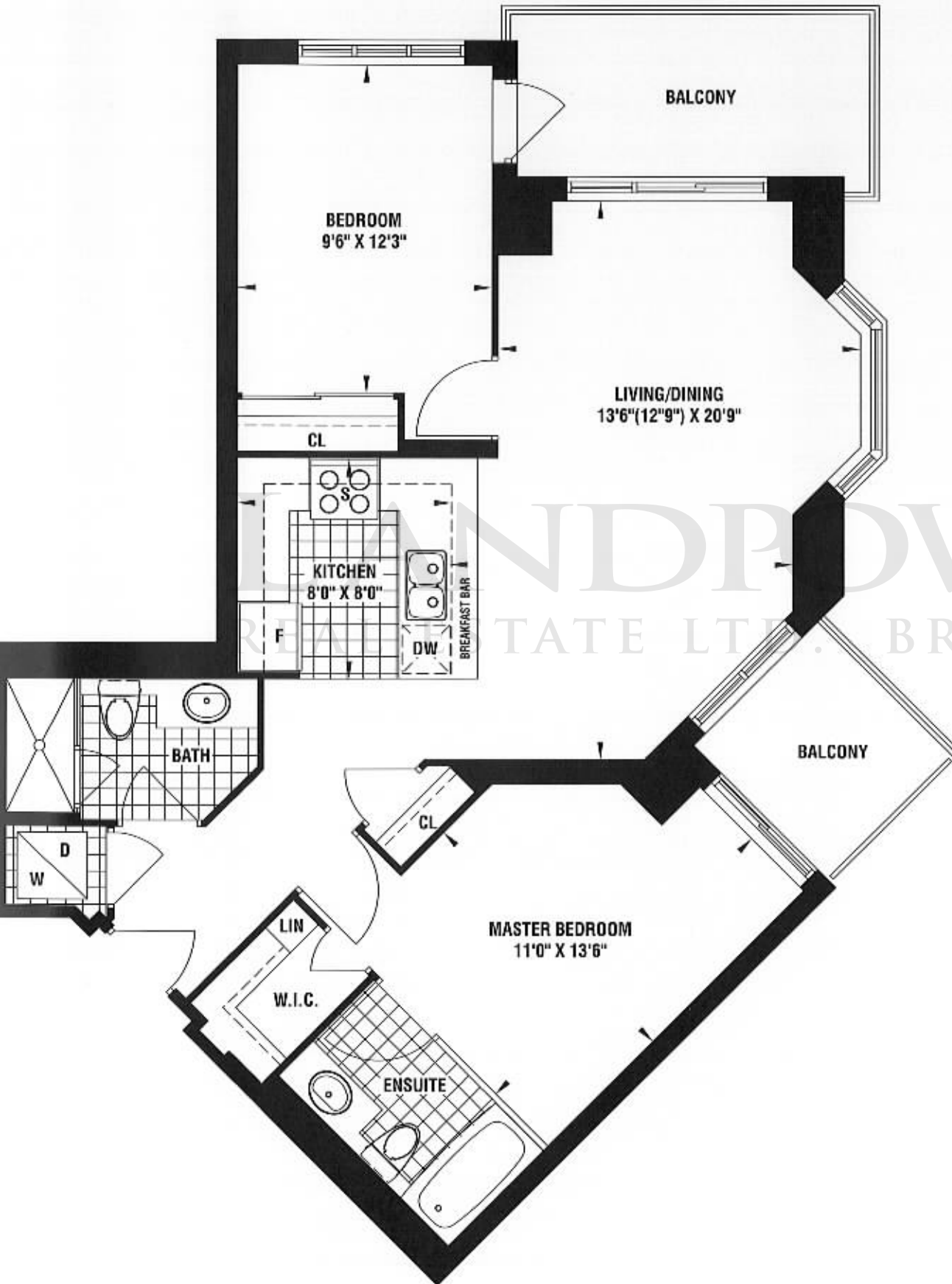
# MAESTRO II 910 SQ.FT.

TWO BEDROOM  
SUITE AREA: 910 SQ. FT.  
BALCONY AREA: 170 SQ. FT.  
TOTAL AREA: 1080 SQ. FT.



# FANTASIA II 935 SQ.FT.

TWO BEDROOM  
 SUITE AREA: 935 SQ. FT.  
 BALCONY AREA: 135 SQ. FT.  
 TOTAL AREA: 1070 SQ. FT.



NDP  
 TATE LTD. BROKERAGE



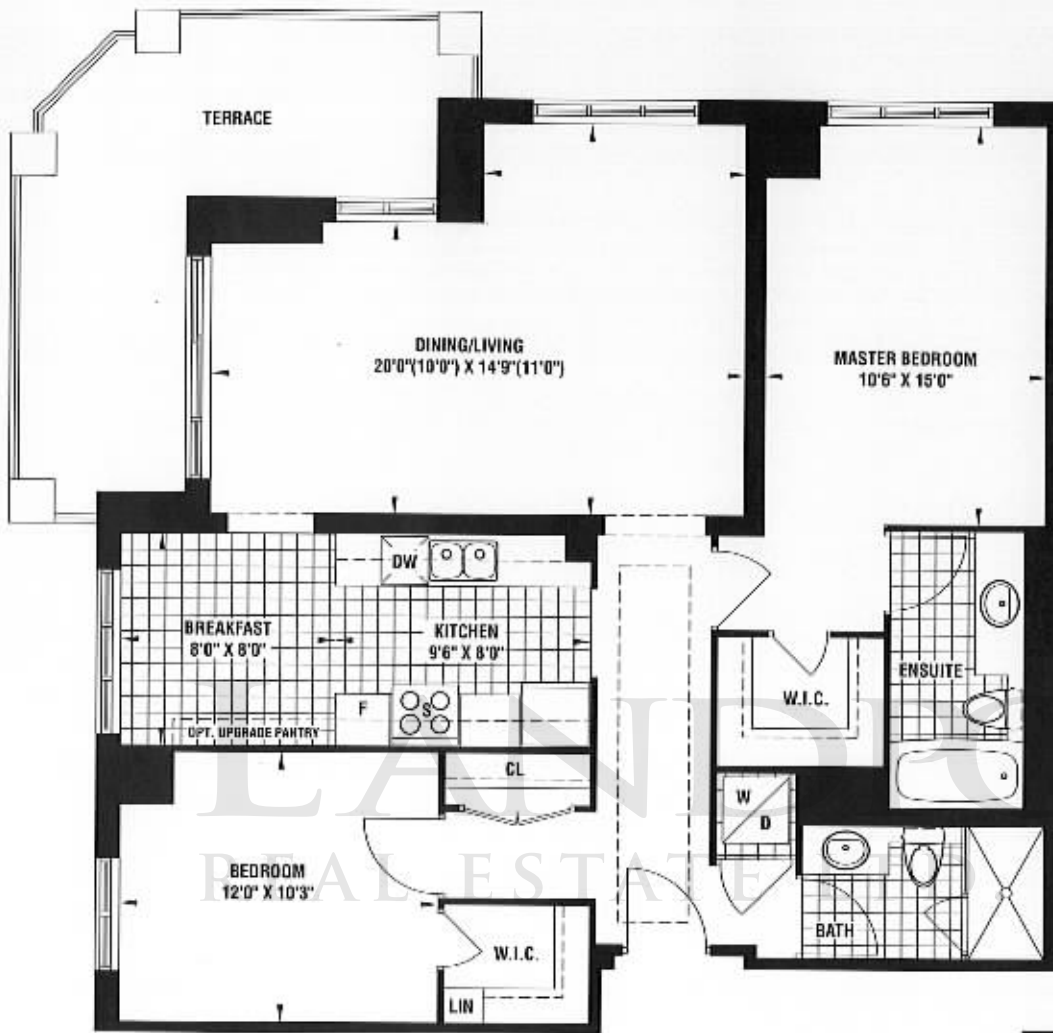
# OVERTURE II 990 SQ.FT.

TWO BEDROOM  
SUITE AREA: 990 SQ. FT.  
BALCONY AREA: 80 SQ. FT.  
TOTAL AREA: 1070 SQ. FT.



# PRELUDE II-R 1140 SQ.FT.

TWO BEDROOM  
 SUITE AREA: 1140 SQ. FT.  
 BALCONY AREA: 180 SQ. FT.  
 TOTAL AREA: 1320 SQ. FT.



SUITE II-R FLOORS 2-10



SUITE II-R FLOORS 2-10

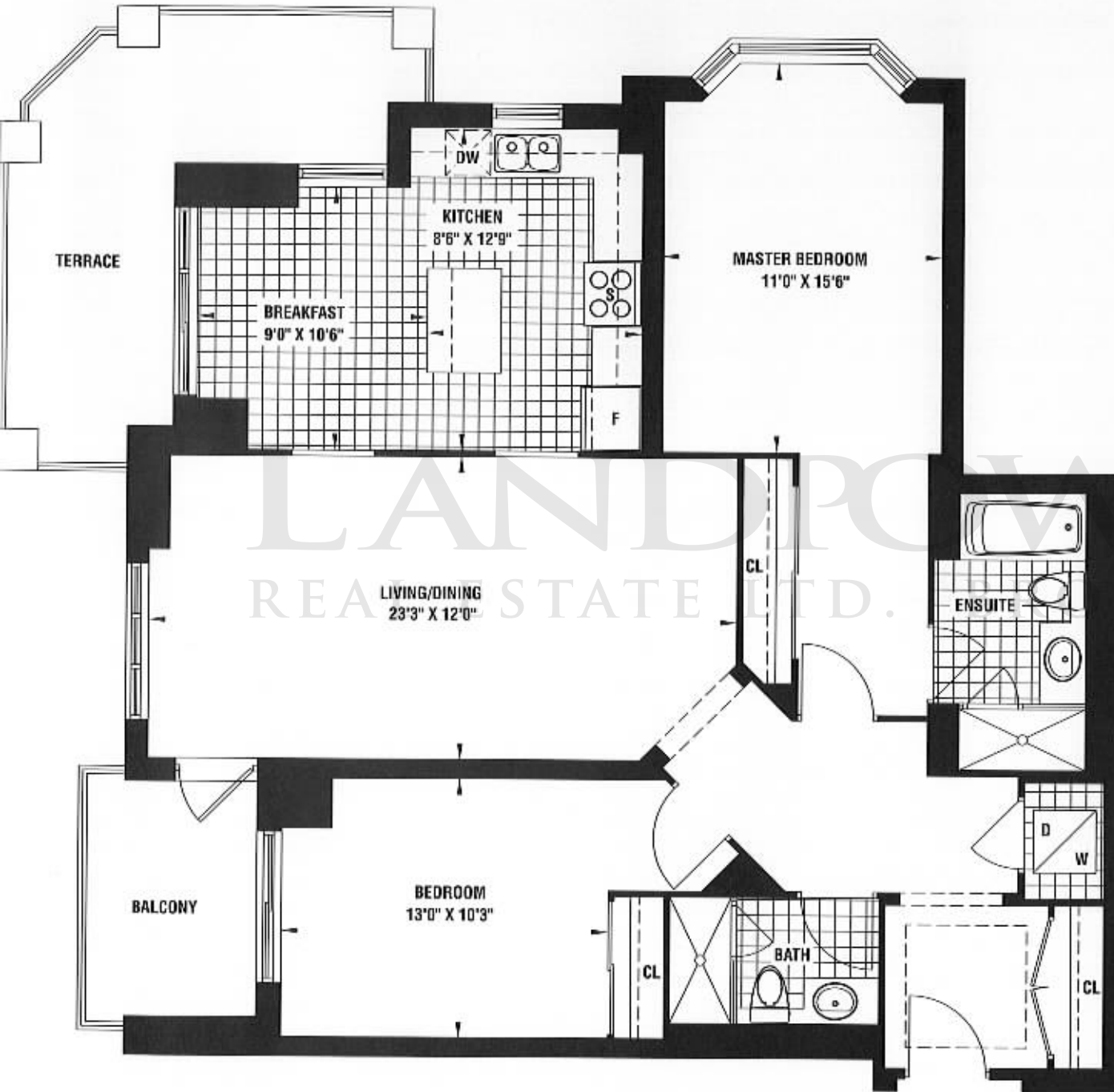
## PRELUDE II 1105 SQ.FT. TWO BEDROOM

SUITE AREA: 1105 SQ. FT. • TERRACE AREA: 180 SQ. FT. • TOTAL AREA: 1285 SQ. FT.



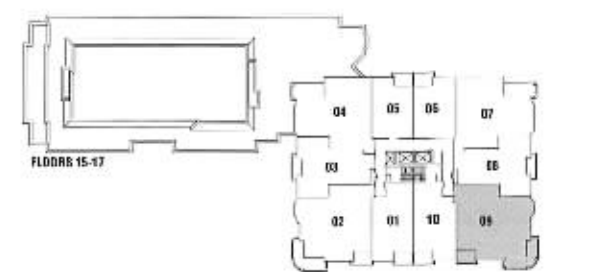
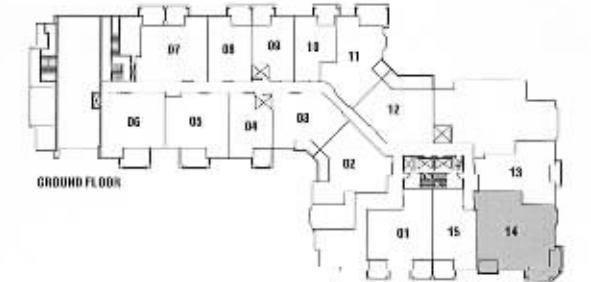
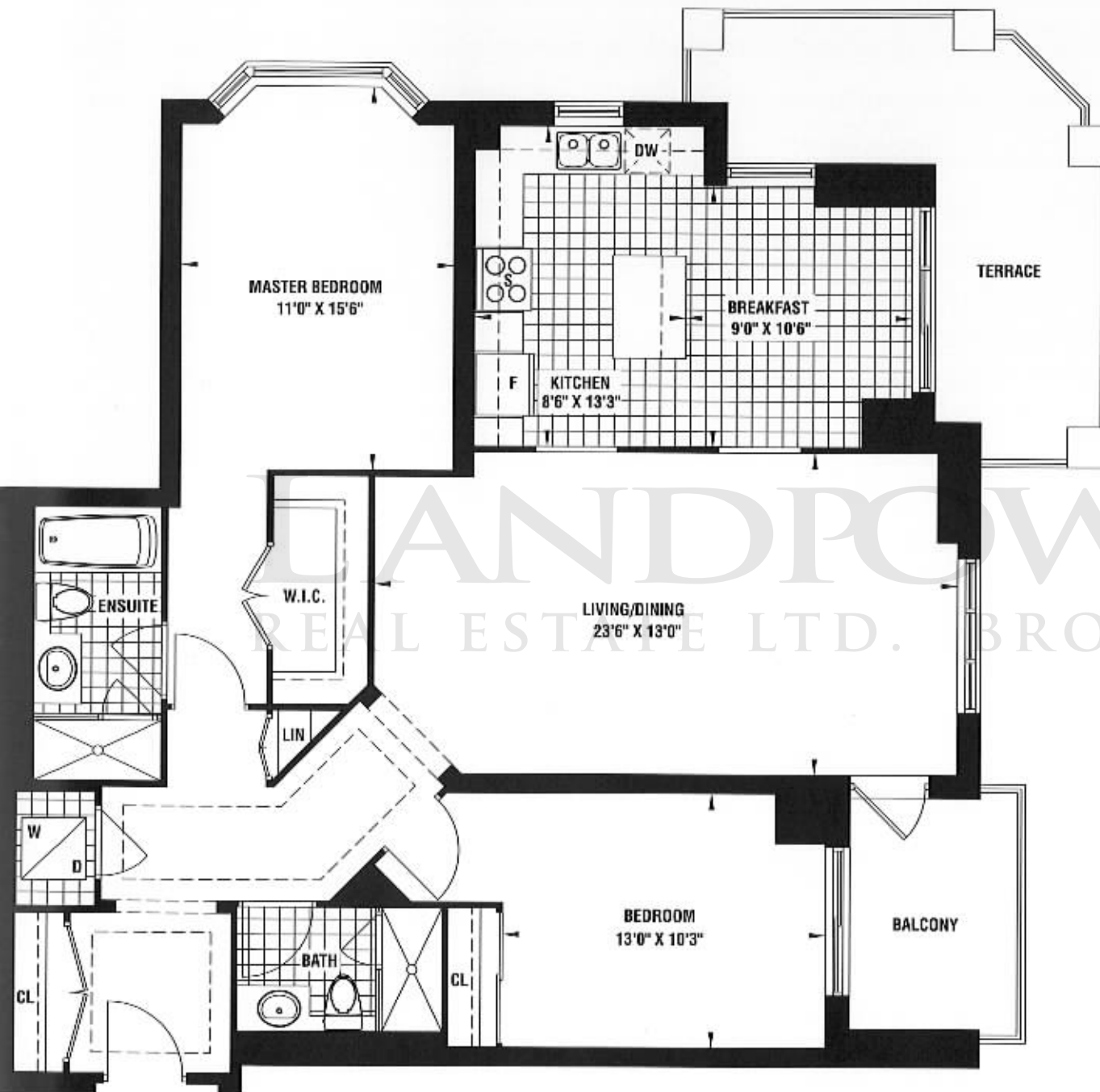
# ENCORE II 1310 SQ.FT.

TWO BEDROOM  
SUITE AREA: 1310 SQ. FT.  
BALCONY AREA: 240 SQ. FT.  
TOTAL AREA: 1550 SQ. FT.



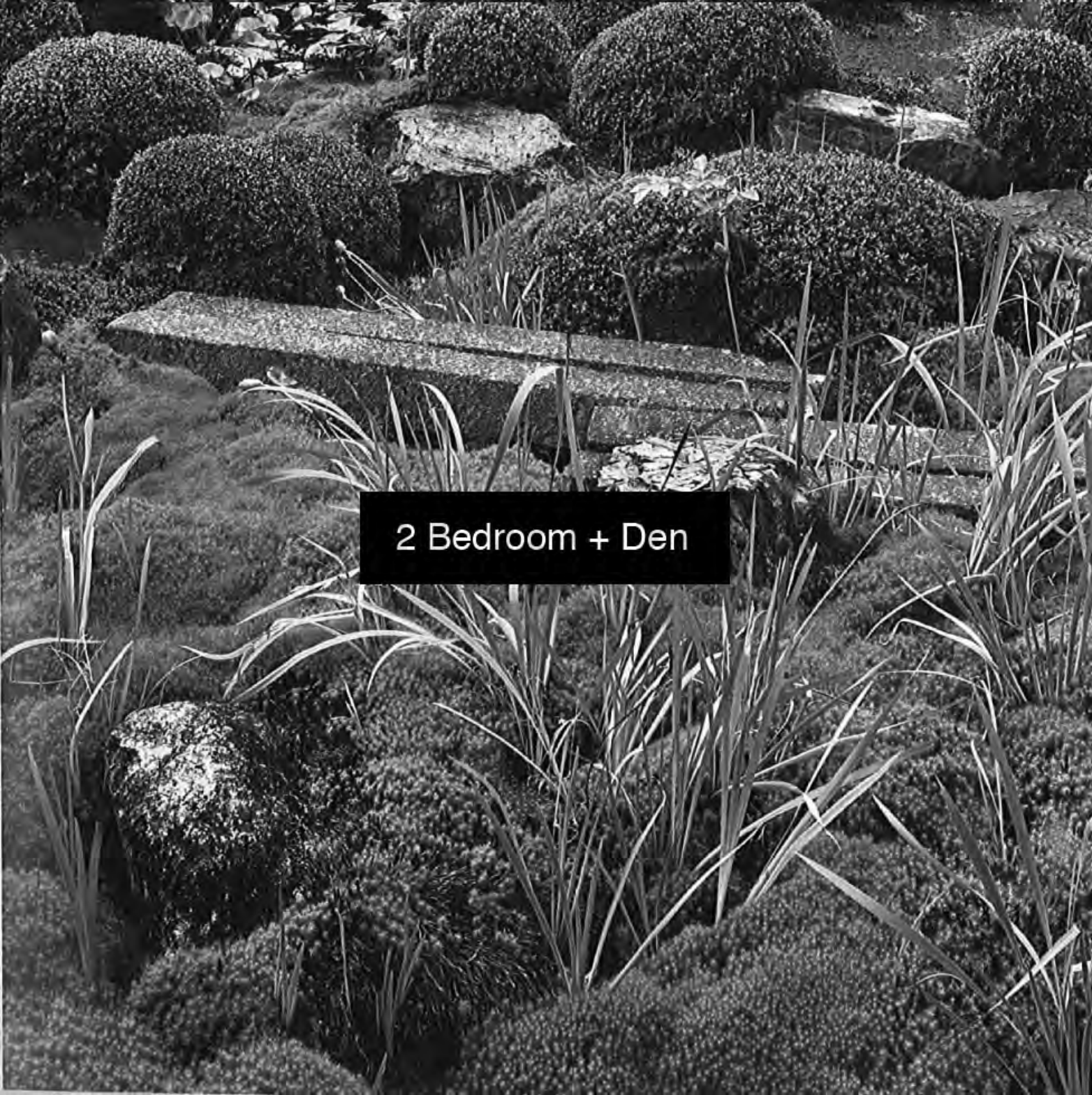
# ROMANTIC II 1335 SQ.FT.

TWO BEDROOM  
 SUITE AREA: 1335 SQ. FT.  
 BALCONY AREA: 240 SQ. FT.  
 TOTAL AREA: 1575 SQ. FT.



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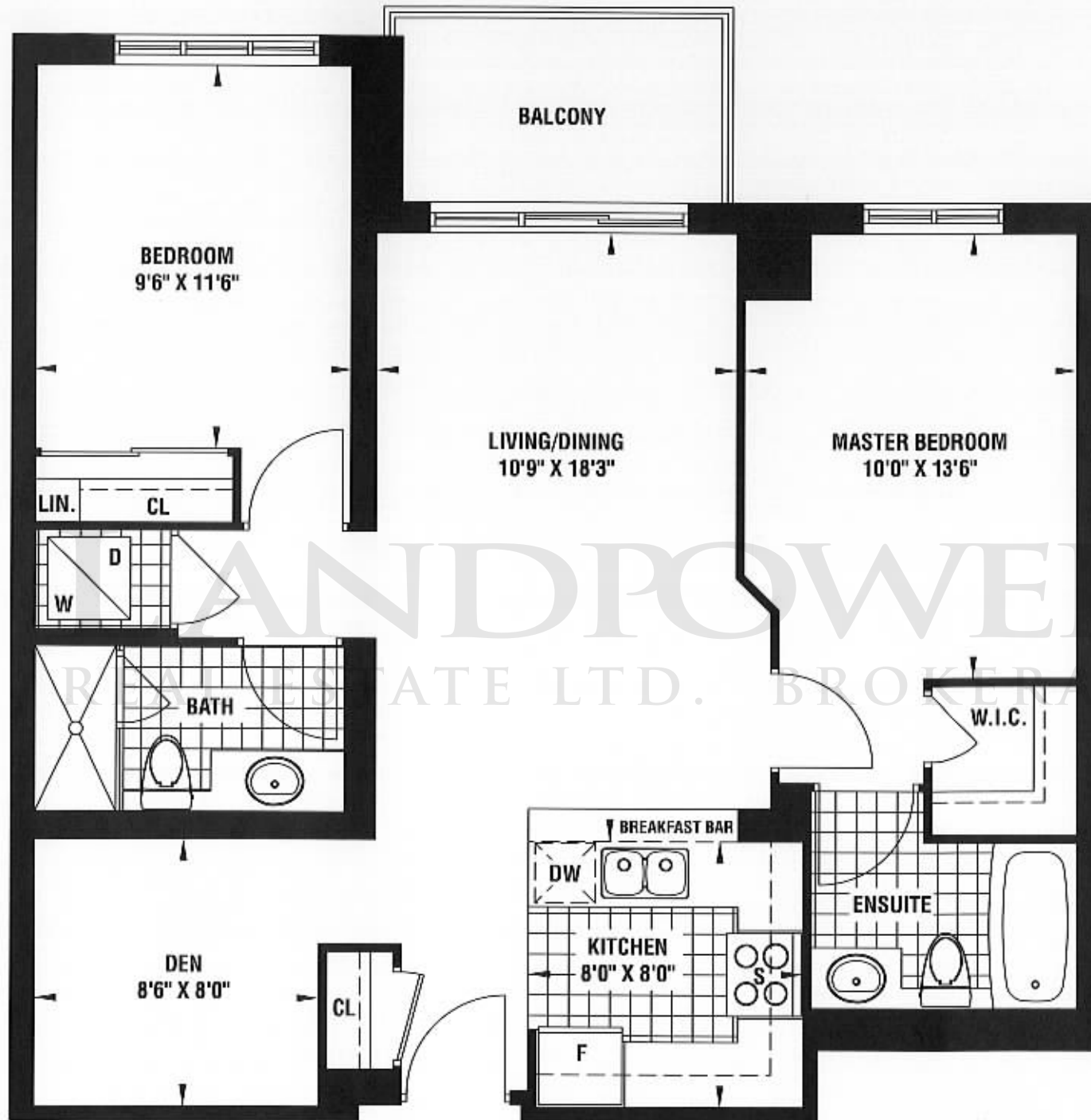
A black and white photograph of a garden. In the center, a stone path leads through the scene. The garden is filled with various plants, including several large, rounded, manicured bushes and numerous tall, thin grasses. The lighting creates strong shadows, highlighting the textures of the stone and the foliage.

2 Bedroom + Den



# SERENADE II 930 SQ.FT.

TWO BEDROOM + DEN  
SUITE AREA: 930 SQ. FT.  
BALCONY AREA: 60 SQ. FT.  
TOTAL AREA: 990 SQ. FT.



# OPUS II 950 SQ.FT.

TWO BEDROOM + DEN  
SUITE AREA: 950 SQ. FT.  
BALCONY AREA: 60 SQ. FT.  
TOTAL AREA: 1010 SQ. FT.



# BRAVO II 1205 SQ.FT.

TWO BEDROOM + DEN  
SUITE AREA: 1205 SQ. FT.  
BALCONY AREA: 125 SQ. FT.  
TOTAL AREA: 1330 SQ. FT.





