

THE BENCHMARK

The criterion for living in the 21st century.



DOWNTOWN MARKHAM MASTER PLAN



Benchmark Town
Manors

Rouge River Valley

East Valley Drive

Schreiber Road

Unionville
Go Station

Warden Avenue

West Valley Drive

Verclaire Gate

Lyon's Gate

Benchmark Road

Horseshoe Ridge Street

Parkside Drive

The Piazza

The Gallery

Simcoe Promenade

Enterprise Boulevard

Highway 407

Legend

Residential

Mixed Use

Commercial District

Civic and Educational



REAL ESTATE LTD. BROKERAGE

THE BENCHMARK SITE PLAN

Downtown Markham has been designed to grow into a lively city centre, defined by international stores and local shops, gourmet restaurants, intimate cafés, a variety of urban parks and a majestic river valley, entertainment 24-hours a day, elegant residences and state-of-the-art commercial buildings, all within a short stroll of each other. On 243 acres in the very heart of the Greater Toronto Area you'll find a lively, mixed-use urban downtown emerging that will soon be abuzz with activity day and night. It will reflect all that we love about the great city centres of Europe and North America.

The Benchmark luxury Town Manors will be situated on a quiet green, within comfortable walking distance of the best restaurants, sophisticated retail brands, and office buildings that cozy up to sidewalks.

THE BENCHMARK







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Features

EXTERIOR

- Superior architecturally designed elevations with stucco, stone, stone and stucco accents and other accent details in other materials as per model type (actual detailing may vary from Artists' concept). Lintels have prime coat only.
- Exterior colour packages are pre-determined and pre-selected and cannot be altered.
- Purchaser advised that stone and stucco cladding are designed as per model type.
- Maintenance-free aluminum soffit, fascia, eavestrough and downspouts.
- Black exterior railing as per model type and as required due to grade condition.
- Metal insulated entry door(s) with weather-stripping as per model type.
- Maintenance free vinyl casement or thermo-fixed glass windows throughout with exterior transom, elliptical and half round windows with true simulated dividers, as per model type.
- Sectional roll-up garage door, as per model type.
- Asphalt paved apron. (Vendor not responsible for future settlement).
- Exterior hose bib at front and in garage as per model type.
- Black exterior coach-style lamps on front elevation, including light at rear door, as per model type.
- Friendly and inviting terraces, as per plan.
- Door from garage to house, subject to grade and municipal approval.

INTERIOR TRIM AND FEATURES

- Main floor ceiling height of 10' in living areas and 9' ceiling in kitchen and breakfast area as per model type.
- Powder room with storage areas or optional elevator, as per model type.
- Cornice moulding in living and dining rooms, excludes two-storey areas, as per model type.
- Most main floor archways to be trimmed and raised to complement ceiling heights.
- Oak stairs with upgraded oak pickets and handrail in natural finish, as per plan.
- Aristocrat paint grade trim +/- 3" casing and +/- 5 1/4" baseboards with colonial doors.
- All interior doorknobs to be polished brass.
- Electric fireplace with standard marble insert with white lacquer mantel as per model type. Two-sided fireplace, as per model type, will receive Monarch Series finishing in white lacquer on bedroom side and a floor tile border on the bathroom side.
- Smooth ceilings on main floor kitchen, powder rooms, all bathrooms and finished laundry room. Excludes two-storey areas, as per model type.
- Stippled ceilings with smooth borders in all remaining areas.

PAINTING

- All interior walls to be finished with two choices of paint from Vendor's samples.
- Wood trim and interior doors painted white semi-gloss.
- Kitchen and bathrooms are painted with semi-gloss paint.

FLOORING

- Choice of 12" x 12" granite flooring in first floor front foyer and front foyer mid-landing, first floor powder room, excludes optional elevator, and master bedroom ensuite, from Vendor's standard samples.
- Choice of up to 13" x 13" ceramic flooring in kitchen and breakfast, all other bathrooms, exterior entry areas, 2nd, 3rd and roof storage areas, and optional elevator from Vendor's standard samples, as per model type.
- Natural pre-finished 2 1/4" x 3 3/4" strip hardwood in living, dining room, and 2nd and 3rd floor hallways, includes computer niche, as per model type.
- Choice of 40 oz. broadloom in all bedrooms and sitting areas, as per model type.
- Quality foam underpad for all carpeted areas.

KITCHEN

- Quality custom crafted cabinetry selected from Vendor's samples with provision for dishwasher, oven and cook top. Oven to be under cooktop.
- Ceramic tiled backsplash from Vendor's standard samples. (Excludes behind appliances).
- Flush breakfast bar, as per model type.
- Extra height kitchen cabinets with decorative crown moulding to complement 9 ft. ceilings, as per model type.
- Undermount stainless steel kitchen sink with washerless single lever faucet with vegetable spray.
- Stainless steel built-in (standard) cooktop installed.
- Stainless steel built-in (standard) oven installed.
- Stainless steel (standard) dishwasher installed.
- Stainless steel (standard) refrigerator installed.
- Stainless steel (standard) microwave installed.
- Stainless steel (standard) hood fan installed.
- White washer and dryer (standard) installed.
- Decorative door panels on island return as per model type.
- Choice of granite countertop from Vendor's standard samples.
- Six (6) inch stainless steel exhaust hood fan over stove ducted to exterior.

BATHROOMS

- Rough-in 3-piece washroom in basement.
- All bathroom fixtures to be white.
- Frameless shower enclosure with frameless shower door in clear glass with chrome trim and elegant ceramic tiles on walls and ceiling with surface mounted shower light in master ensuite, as per model type.
- Custom quality vanities selected from Vendor's standard samples, except where pedestal sinks are indicated.
- Granite countertop with undermount sink in master ensuite bathroom.
- Corian countertops with undermount sink(s) in all other bathrooms from Vendor's standard samples.
- Vanity wall mirrors in all bathrooms.
- White ceramic accessories (toilet paper holder and towel bar) in all bathrooms.





THE BENCHMARK Features

PAGE 2

- Ceramic wall tiles in tub and shower enclosure, including ceiling.
- Where tub and shower stalls are separate, tub enclosure is tiled above tub to OBC requirements.
- Marble threshold and jambs in all shower stalls, excluding master ensuite, as per model type.
- Roman soaking 6 jet acrylic tub in the master ensuite bathroom, as per model type.
- Recessed medicine cabinet in main bathroom.
- Single lever faucet in tubs and showers, as per model type, excluding oval tubs.
- Single lever faucet on all bathroom and powder room sinks with mechanical pop up drain.
- Exhaust fans in all bathrooms.
- Privacy locks on all bathroom doors.
- Hollywood strip lighting above vanities and pedestal.
- Pressure balancing fixtures in all showers.

LAUNDRY

- Laundry area as per model type.

ENERGY SAVING FEATURES

- High Velocity forced air heating and air-conditioning system and domestic hot water system leased from Markham District Energy Inc. Purchasers agree to execute the Lease Agreement with Markham District Energy Inc. at time of the Offer.
- Spray foam insulation in garage ceiling where home design accommodates a room over garage as per model type.

QUALITY CONSTRUCTION

- High quality steel-framed manufactured wall, floor and roof assembly.
- Basement walls with foundation wrap to enhance overall water resistance, as required.
- Windows and exterior doors sealed with high quality caulking.

ELECTRICAL

- 200 AMP electrical service.
- Weatherproof GFI exterior electrical outlet at exterior balconies, porches and terraces, as per model type.
- Decora switches and receptacles throughout.
- Quality light fixtures provided throughout, as per model type. Ceiling lights in all bedrooms.
- 25 low voltage pot lights installed in basement, first and second floor in three-storey designs and basement and first floor in two-storey designs, as per model type. Locations to be determined within 10 days of the finalization of the sale, or builder to select standard locations.

- Smoke detectors provided as per Ontario Building Code (one per floor including basement).
- Carbon monoxide detector as per Ontario Building Code.
- All bathroom electrical duplex receptacles protected by ground fault interrupter.
- Door chimes provided.
- Complete Central Vacuum System (excludes Power Head)
- Rough-in Security System. Full security system provided if monitored by Vendor's supplier.
- Central Air Conditioning.

OPTIONAL FINISHED BASEMENT

- Choice of ceramic flooring from Vendor's standard samples, as per model type.
- Quality custom crafted cabinetry with flush breakfast bar and choice of arborite countertop, from Vendor's standard samples, as per model type.
- Double stainless steel sink in kitchen with washerless single lever faucet with vegetable spray, as per model type.
- Six (6) inch white exhaust hood fan over stove, as per model type.
- Standard refrigerator and stove in white, supplied and installed in kitchen, as per model type.
- Complete three (3) piece washroom in basement with white fixtures and custom quality vanities with choice of arborite countertop, from Vendor's standard samples, as per model type.
- Choice of 40 oz. broadloom in bed/sitting room or recreation area, as per model type.
- Purchasers are advised that the R1 The Cumberland has multiple options of the finished basement. Accordingly, the features for the optional basement in this model type vary according to the design.

Smart Home Wiring Package

- Our Smart Home Wiring Package provides an infrastructure network for Video/Cable TV Distribution (high definition availability), Computer networking, High Speed phone lines and Home Automation provided by Wide Band Width Video Cable and High Speed Data Cabling in two (2) locations in your home.
- In addition to Smart Home Wiring Package, we include: pre-wiring for telephone lines in family room, kitchen, and all bedrooms and rough-in cable T.V. in family room and master bedroom.

In an effort to continuously improve its product, the Vendor reserves the right to alter floor plans, exteriors, specifications and prices without notice. All renderings, floor plans and maps in brochures and sales displays are artists' conceptions and are not necessarily to scale and the dimensions are approximate and may vary due to continuous improvements by the Vendor.

WARRANTY All homes covered by TARDON WARRANTY CORPORATION for 7-year major structural and 2-year limited warranties and one (1) year builder's comprehensive warranty. Full coverage and warranty details refer to Schedule A.

Features 1: June 15, 2006 E&OE.



Downtown Markham®
developed and built by
The Remington Group Inc.



THE BENCHMARK Town Manors Price List

MODEL TYPE	SQ. FT.	PLAN	PRICE
The Cumberland R1	Standard – 2360	3-Bedroom 3rd floor roof top terrace	Sold Out
	*Optional – 2850 (includes both options)		\$548,990
The Boulton R2	Standard – 2685	3-Bedroom 4th floor roof top terrace	\$565,990
	*Optional – 3100		\$590,990
The Mackenzie R3	Standard – 2710	4-Bedroom 4th floor rooftop terrace	\$570,990
	*Optional – 3125		\$595,990
The Montgomery R4	Standard – 2850	5-Bedroom 4th floor roof top terrace	\$579,990
	*Optional – 3270		\$604,990
The Montgomery R4 (End)	Standard – 2925	5-Bedroom 4th floor roof top terrace	\$586,990
	*Optional – 3345		\$611,990
The Lyndhurst R5 (End)	Standard – 3040	4-Bedroom 4th floor rooftop terrace	\$604,990
	*Optional – 3465		\$629,990
The Roseberry R6	Standard – 3105	5-Bedroom 4th floor rooftop terrace	\$609,990
	*Optional – 3535		\$634,990

*Optional: Finished Basement

DEPOSIT: • \$10,000 WITH OFFER • \$10,000 IN 30 DAYS • \$10,000 IN 60 DAYS • \$10,000 IN 90 DAYS • \$20,000 IN 120 DAYS

NOTE: The square footage is calculated from the outside dimensions of the building, including the finished area in the basement, if applicable. Garage, attics and unfinished areas in the basement are not included in the calculations. Actual usable floor space may vary from stated floor area. All measurements are approximate. Prices do not include premiums or optional elevator.

All Prices include G.S.T. Prices and Specifications are subject to change without notice. All illustrations are artist's concept.

P1- June 27, 2006. E. & O.E.

PRESENTATION CENTRE HOURS

Monday to Thursday 12 – 7 pm
Friday closed
Sat, Sun, Holidays 12 – 5 pm

Downtown Markham Sales Team
Angel Collins and Suzanne Bielak

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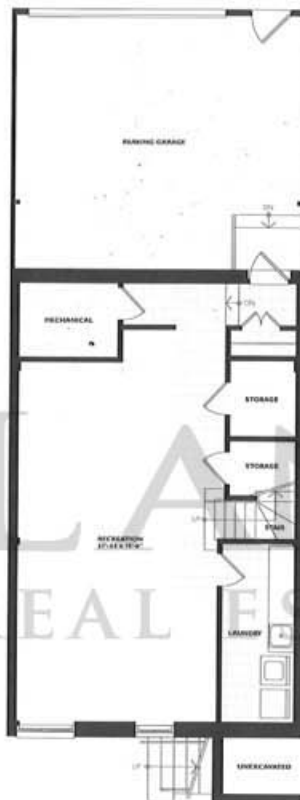


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2360 square feet /
optional 2850
third floor roof top terrace



standard basement



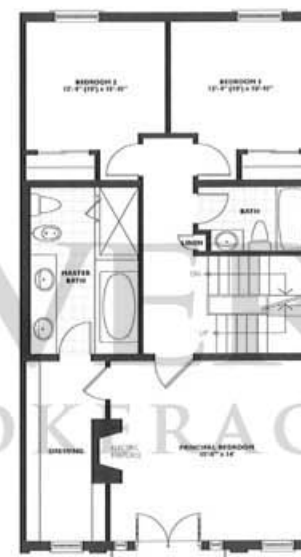
optional finished basement 1



optional finished basement 2



first floor



second floor



roof



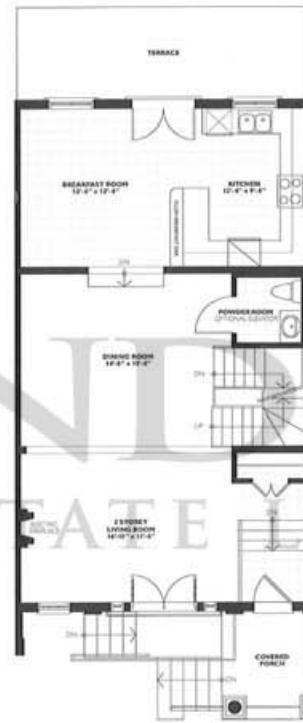
2685 square feet /
optional 3100
fourth floor roof top terrace



standard basement



optional finished basement



first floor



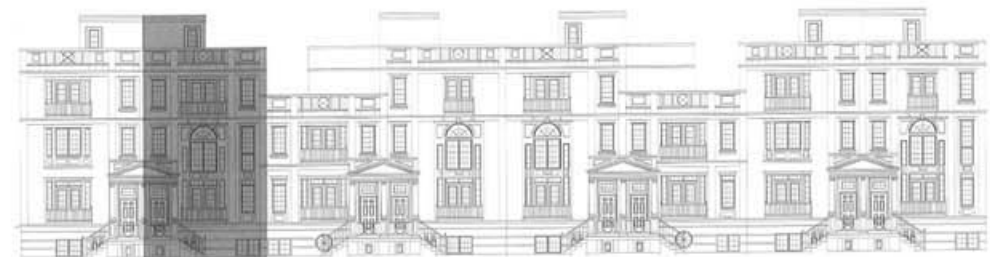
second floor



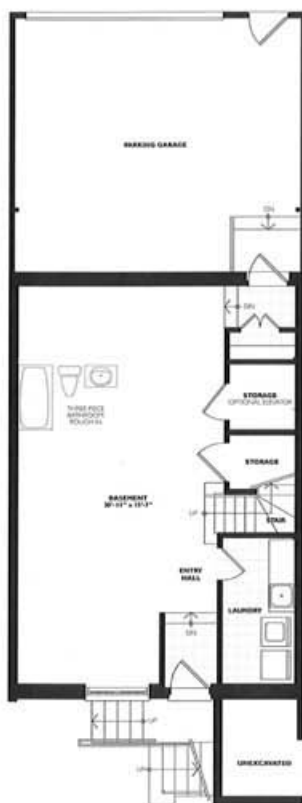
third floor



roof



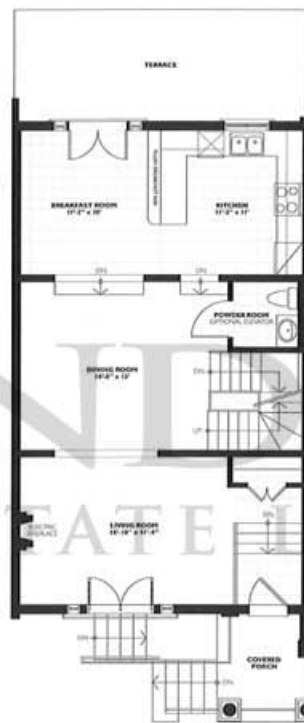
2710 square feet /
optional 3125
fourth floor roof top terrace



standard basement



optional finished basement



first floor



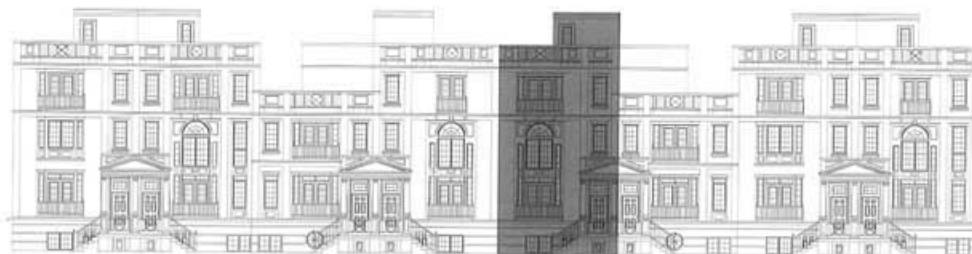
second floor



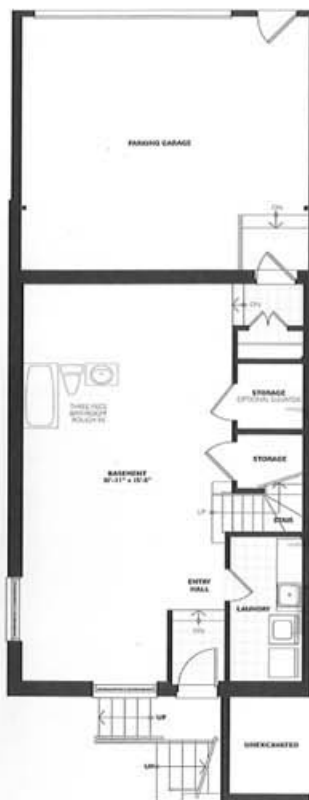
third floor



roof



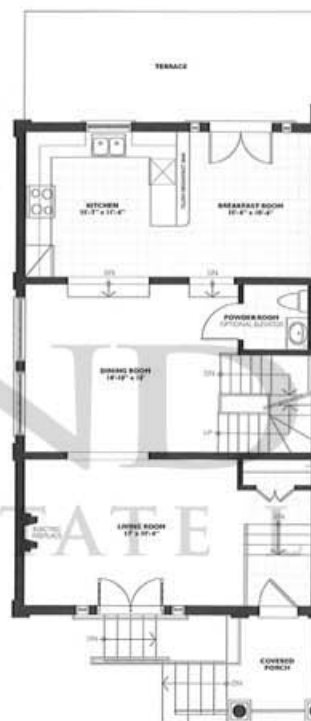
CORNER
2925 square feet /
optional 3345
fourth floor roof top terrace



standard basement



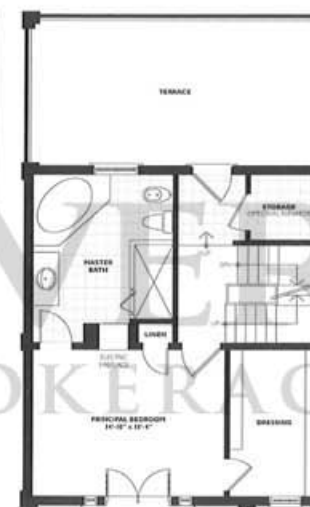
optional finished basement



first floor



second floor



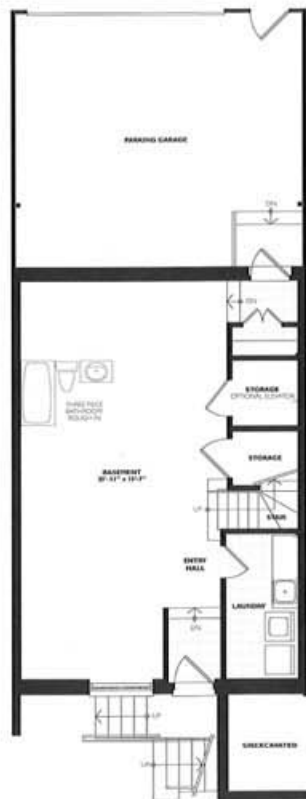
third floor



roof



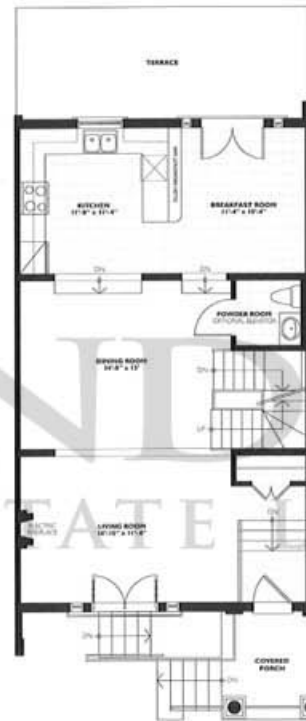
INTERIOR
2850 square feet /
optional 3270
fourth floor roof top terrace



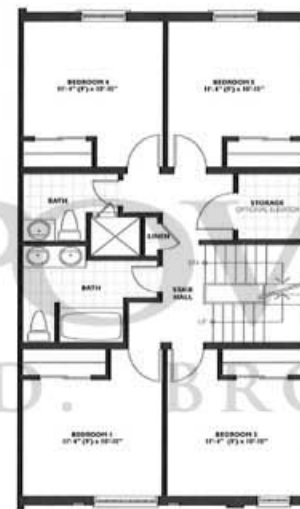
standard basement



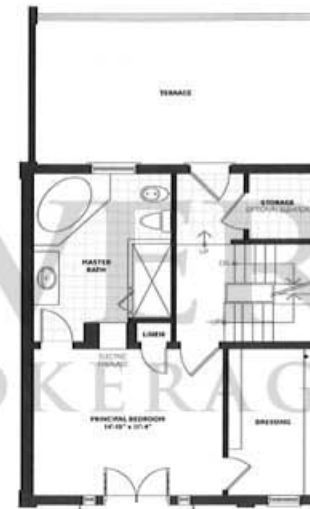
optional finished basement



first floor



second floor



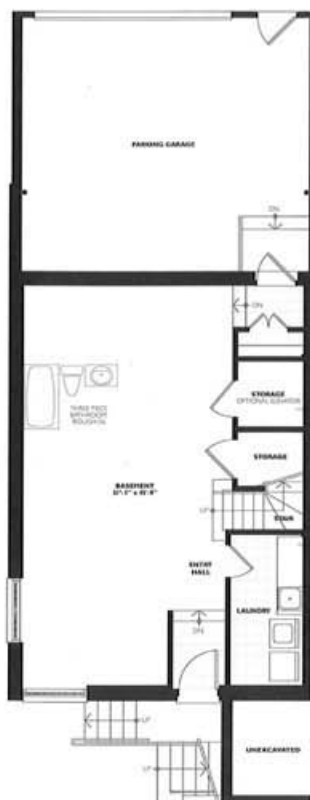
third floor



roof



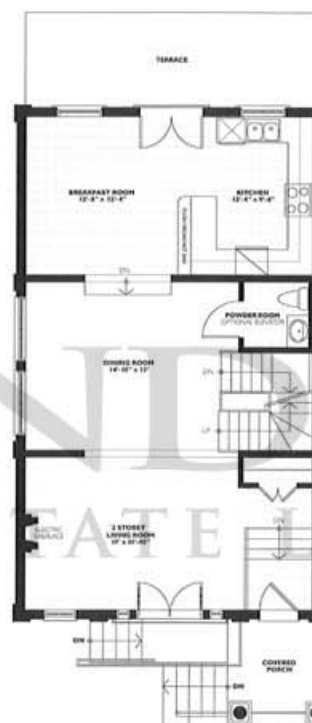
3040 square feet /
optional 3465
fourth floor roof top terrace



standard basement



optional finished basement



first floor



second floor



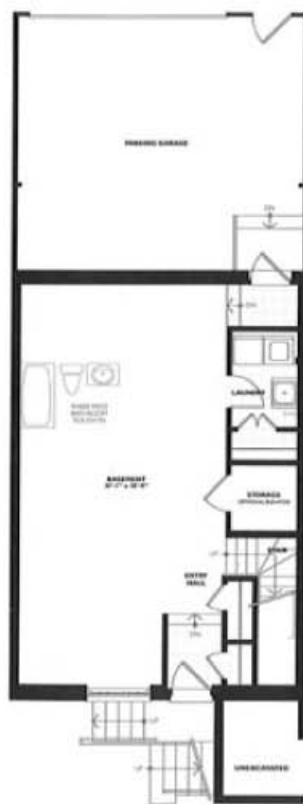
third floor



roof



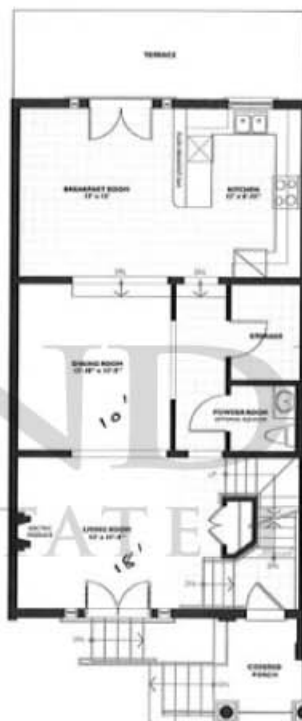
3105 square feet /
optional 3535
fourth floor roof top terrace



standard basement



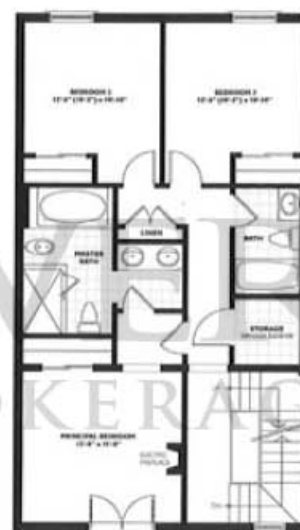
optional finished basement



first floor



second floor



third floor



roof

