



Cresford
YOUR LIFE. YOUR STYLE.

casa2condominiums.com
416-486-CASA (2272)

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YORKVILLE CHIC MEETS **MISSONI** HOME MAGIC

Cresford proudly unveils CASA II – a sophisticated new condominium residence that blends Yorkville chic with the magic of world-renowned MissoniHome. Embellished with a unique language of MissoniHome colours, patterns and styles, CASA II makes a bold statement about you.

SOPHISTICATION HAS A NEW ADDRESS

THE SCULPTURAL 56-STOREY GLASS TOWER OF CASA II, DESIGNED BY THE ACCLAIMED PETER CLEWES OF architectsALLIANCE, WILL PRESENT A DRAMATIC FAÇADE IN THE YONGE AND BLOOR NEIGHBOURHOOD, WITH SPECTACULAR VIEWS FROM SPACIOUS WRAPAROUND BALCONIES. A visually stunning ensemble of tall vertical stilts will support the 2-storey podium, and animate the front entrance with a whimsical design style. The pattern is seen once again in the balconies as an extension of this imaginative design metaphor.



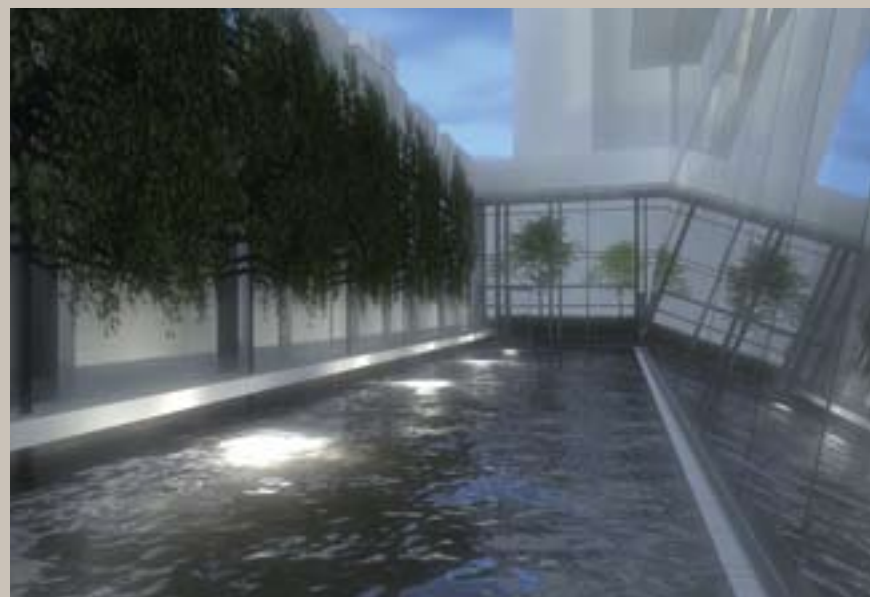


A DISTINCTIVE STATEMENT OF ARRIVAL

THE MAGNIFICENT ATRIUM LOBBY OF CASA II IS A DECLARATION OF REFINEMENT, WITH A SOARING 20-FT CEILING, EXQUISITE APPOINTMENTS AND 24HR CONCIERGE SERVICE. The interior sparkles with exuberance and warmth. A magnificent water feature, gently rippling over polished stone, is designed to evoke a sense of tranquility and is the perfect picture window for residents waiting to be whisked up to their suites.

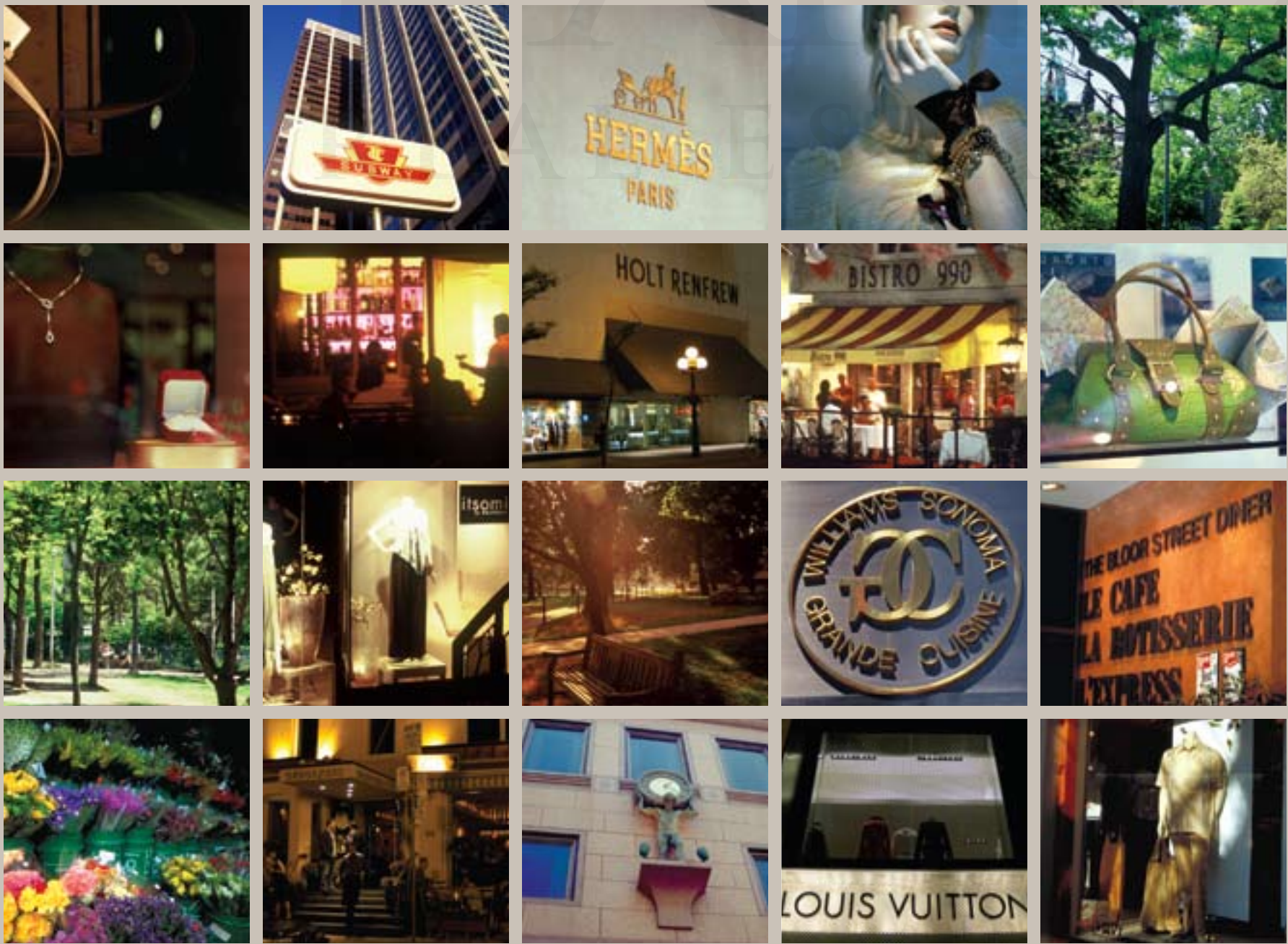
THE NEXT LEVEL OF LUXURY LIVING

THE CROWNING GLORY OF CASA II WILL BE THE SPLENDID AMENITY SPACES AND ELEGANTLY DETAILED INTERIORS. A SPECTACULAR OUTDOOR INFINITY POOL WITH PANORAMIC VIEWS AND BEAUTIFUL LANDSCAPING SETS THE TONE FOR SUBLIME RECREATION. Residents will enjoy a wealth of lifestyle amenities, including a fully equipped fitness facility with his/hers change rooms, a large outdoor terrace with BBQ and cabana-style seating, a cozy and comfortable residents lounge and an elegantly designed party room with catering kitchen.



YORKVILLE, TORONTO'S CULTURAL EPICENTRE

CASA II IS LOCATED IN THE HEART OF YORKVILLE – CANADA’S MOST CELEBRATED LUXURY SHOPPING AND CULTURE DISTRICT. Yorkville is home to designer label shopping, gourmet eateries and fine hotels, with such iconic names as Prada and Pusateri’s, Gucci and Cartier, Holt Renfrew and Williams-Sonoma. With renowned museums and galleries, you’ll find art and culture at virtually every corner. Chic salons and spas let you pamper yourself in style, while award-winning restaurants invite you to indulge your taste buds. This is the cultural heart of Toronto, where the best things in life are at your doorstep.





A COMMITMENT TO EXCELLENCE

CRESFORD IS AN ESTABLISHED RESIDENTIAL BUILDER WITH A REPUTATION FOR CONSISTENTLY MEETING AND EXCEEDING THE CONDOMINIUM NEEDS OF THEIR CLIENTS.

In business for over 30 years, Cresford's experience is vast. It's the company's respected knowledge of the industry, attention to today's trends and focus on tomorrow's visions that gives Cresford a well-recognized leading edge advantage. Committed to excellence, Cresford is driven to set new standards in quality and service, ensuring the highest attention to detail for every development. Cresford believes in doing things differently and doing things right – with an enthusiastic commitment to the homeowner, their life and their style.

1. **The Merchandise Building**
Downtown's Original Lofts
2. **Thornwood**
Luxury Residences in Rosedale
3. **Quad Lofts**
Lofts in the Fashion District
4. **NXT**
Condominiums at Windermere by the Lake
AND
NXT2/Phase Two
Condominiums at Windermere by the Lake
5. **Windermere by the Lake**
Condominiums and Townhomes at High Park
6. **BSN**
Bloor Street Neighbourhood Condominiums
7. **CASA**
Residenza Condominio in Bloor/Yorkville
8. **MYC**
Merton Yonge Condominium
9. **Lofts 399**
Fashionable Lofts on Adelaide St. West
10. **1Thousand Bay**
Condominiums on the Park

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FEATURES + FINISHES

ICONIC ARCHITECTURE

- Sculptural 56-storey glass tower designed by Peter Clewes / architectsAlliance
- Soaring 20’ lobby and inspired amenity spaces furnished by MissoniHome
- Elevator vestibule overlooking a tranquil water feature
- 24/7 resident dedicated concierge services
- Recreational and entertainment amenities offering residents the ultimate lifestyle, including:
 - Outdoor pool
 - Two luxuriously appointed guest suites
 - Fully equipped fitness facility with his / hers change rooms
 - Large outdoor terrace with BBQ
 - Resident lounge
 - Multi-purpose area with catering kitchen for stylish entertaining

MAGNIFICENT SUITES

- 9’ smooth ceilings in all suites*
- Floor-to-ceiling windows with insulated double-glazed windows
- Spacious wrap around balconies*
- Choice of designer selected laminate flooring in all living areas*
- Contemporary glass sliding doors*

- Solid-core paint-finish entry doors with security view-hole
- Modern profile painted base boards, door frames and casings
- Designer-selected door handles and hardware

DESIGNER GOURMET KITCHENS

- Open concept kitchen with breakfast counter* (island optional)*
- Choice of contemporary cabinetry in a variety of styles and colours
- Choice of natural stone or quartz countertops
- Choice of ceramic tile backsplash
- State-of-the-art stainless steel appliances including: fridge, dishwasher, microwave oven with integrated exhaust fan and stove
- Under mount stainless steel sink with integrated pull-out faucet head
- Designer-selected ceiling mounted light fixture

SPA-INSPIRED BATHROOMS

- Choice of contemporary cabinetry in a variety of styles and colours
- Marble countertops in master bathroom *
- Cultured marble countertop with integrated basin in second bathroom *
- Full height ceramic tile bathtub surround with tiled skirt and shower surround *
- Separate glass shower with light *

- Choice of porcelain tile flooring
- Designer-selected chrome finish bathroom hardware
- Decorative wall lighting fixture
- Wall-mounted frameless mirror

CONVENIENT LAUNDRY

- In-suite laundry closet with stacked washer and dryer
- Ceramic tile flooring

PEACE OF MIND SECURITY

- Electronic communication system in lobby vestibule permits visitors to communicate with suite from entrances
- Closed circuit cameras, panic buttons and high intensity lighting in parking garage
- All main entrances and exits monitored with closed circuit television system
- Remote control/access card for private garage access
- Smoke and carbon monoxide detectors

ENVIRONMENTALLY RESPONSIBLE FEATURES

- Garbage chutes to facilitate recycling
- Visitor bicycle parking
- Individual hydro metering
- In suite thermostat controlled heating and air conditioning

STATE OF THE ART ELECTRICAL FEATURES

- Pre-wired for cable TV, high-speed internet access and telephones*
- Card and key access throughout all common areas

*As per plan

Colours and/or materials to be selected from Vendor's standard sample packages.

Cresford Developments warranty backed by Tarion Warranty program for new construction



BUILDING FEATURES

The next level of chic Yorkville living is here.

Designed by award winning architects Alliance, Casa II is a strikingly contemporary glass structure in a league of its own. This Sculptural 56-storey tower comes fully outfitted with a soaring lobby stretching a full 20', 24/7 concierge services, a tranquil water feature and an exclusive amenities space furnished by Missoni Home.

Located in the heart of Yorkville, Casa II is surrounded by world-class elegance, designer label shopping, gourmet eateries and fine hotels. Steps to renowned museums and galleries, art and culture are apparent at virtually every corner. Chic salons and spas let you pamper yourself in style, while award-winning restaurants invite you to indulge your taste buds. This is the cultural heart of Toronto, where the best things in life are at your doorstep.

SUITE FEATURES

- 9' smooth ceilings
- Floor to ceiling windows
- Wrap-around balconies
- Choice of designer selected laminate flooring throughout
- Contemporary open-concept kitchen with stainless steel appliances
- Choice of natural stone or quartz countertops in kitchen
- Marble countertops in master bathroom
- Cultured marble countertop with integrated basin in second bathroom
- In-suite stacked washer/dryer
- Suite security system with direct line to Concierge

AMENITIES

Located on the entire 3rd floor, recreational and entertainment amenities offer residents the ultimate lifestyle, including:

- Outdoor pool
- Two luxuriously appointed guest suites
- Fully equipped fitness facility with his/her change rooms
- Large outdoor terrace with BBQ
- Resident lounge
- Multi-purpose area with catering kitchen for stylish entertainment

PRICING

Suite Type	Suite Size	View	Price Range
Studio	350	North	Starting from \$253,900
Studio	359	West	Starting from \$245,900
1 Bedroom	463	West	Starting from \$319,900
1 Bedroom	480	East	Starting from \$342,900
1 Bedroom + Den	544	East	Starting from \$393,900
2 Bedroom	625	North East	Starting from \$449,900
2 Bedroom	641	North West	Starting from \$436,900
2 Bedroom	696	South East	Starting from \$505,900
2 Bedroom	763	South West	Starting from \$559,900

*\$1,000 premium per floor. Floor premiums may be higher on certain floors due to preferential views.

Deposit Structure	Occupancy Date	Maintenance Fees / Taxes	Parking & Locker
**Special Offer \$5,000 with offer Balance to 5% in 30 days 5% in 90 days 5% in 180 days 240 days 5% in 240 days 540 days 5% on occupancy	Estimated May 30, 2016	\$0.53 per square foot. Hydro metered separately Taxes approximately 1% of the purchase price HST included in purchase price	**Special Offer Parking \$65,000 \$60,000 On select units Lockers Wait list

Presentation Centre
170 Merton Street
Tel: 416-486-CASA (2272) | Fax: 416-486-2273
Email: info@casa2condominiums.com | Web: www.casa2condominiums.com

Representations and information contained herein do no form part of any Agreement of Purchase and Sale.
Price and availability are subject to change without notice. E. & O.E. February 21, 2012

CASA II - Henry Zhang
February 21, 2012

Suite No.	01	02	03	04	05	06	07	08	09
Suite Size	544	696	763	463	359	641	350	625	480
Suite Type	1BD	2B	2B	1B	Bach	2B	Bach	2B	1B
Name									
Exposure	E	SE	SW	W	W	NW	N	NE	E
32	424,900 A	533,900 A	597,900 A	357,900 A	273,900 A	474,900 A	281,900 A	487,900 A	375,900 A
\$/Sq Ft.	781	767	784	773	763	741	805	781	783
Parking Sold	-	-	-	-	-	-	-	-	-
Locker Sold	-	-	-	-	-	-	-	-	-
17	406,900 A	518,900 A	582,900 A	342,900 A	258,900 A	449,900 A	266,900 A	462,900 A	355,900 A
\$/Sq.Ft.	748	746	764	741	721	702	763	741	741
Parking Sold	-	-	-	-	-	-	-	-	-
Locker Sold	-	-	-	-	-	-	-	-	-

Pricing dated February 21, 2012. Prices subject to change

LANDPOWER
REAL ESTATE LTD. BROKERAGE



Presented by
MISSIONHOME

For Office Use Only

Date: _____

Appt Time: _____

Staff: _____

WORKSHEET – Friends and Family

PURCHASER(S): _____

ADDRESS: _____ APT #: _____

CITY / PROVINCE: _____ POSTAL CODE: _____

RES. PHONE: (____) _____ BUS. PHONE: (____) _____ CELL PHONE: (____) _____

FAX: (____) _____ EMAIL: _____

S.I.N #1: _____ S.I.N #2: _____

DRIVERS LICENSE #1: _____ DRIVERS LICENSE #2: _____

D.O.B (d/m/y) #1: _____ D.O.B (d/m/y) #2: _____

Profession: _____ Profession: _____

SUITE #: _____ UNIT #: _____ LEVEL #: _____ TYPE: _____

For Office Use Only

CHEQUES PAYABLE TO: DALE AND LESSMANN LLP, IN TRUST

PRICE OF UNIT: \$ _____

Deposit Schedule – Special Offer

Deposit (I): \$5,000.00

Deposit (II): balance to 5% - 30 days

Deposit (III): 5% - 90 days

Deposit (IV): 5% - ~~180 days~~ 240 days

Deposit (V): 5% - ~~240 days~~ 540 days

Deposit (VI): 5% due on occupancy

=====

PRICE OF PARKING: \$ _____

BROKER INFORMATION

Attach Business Card:

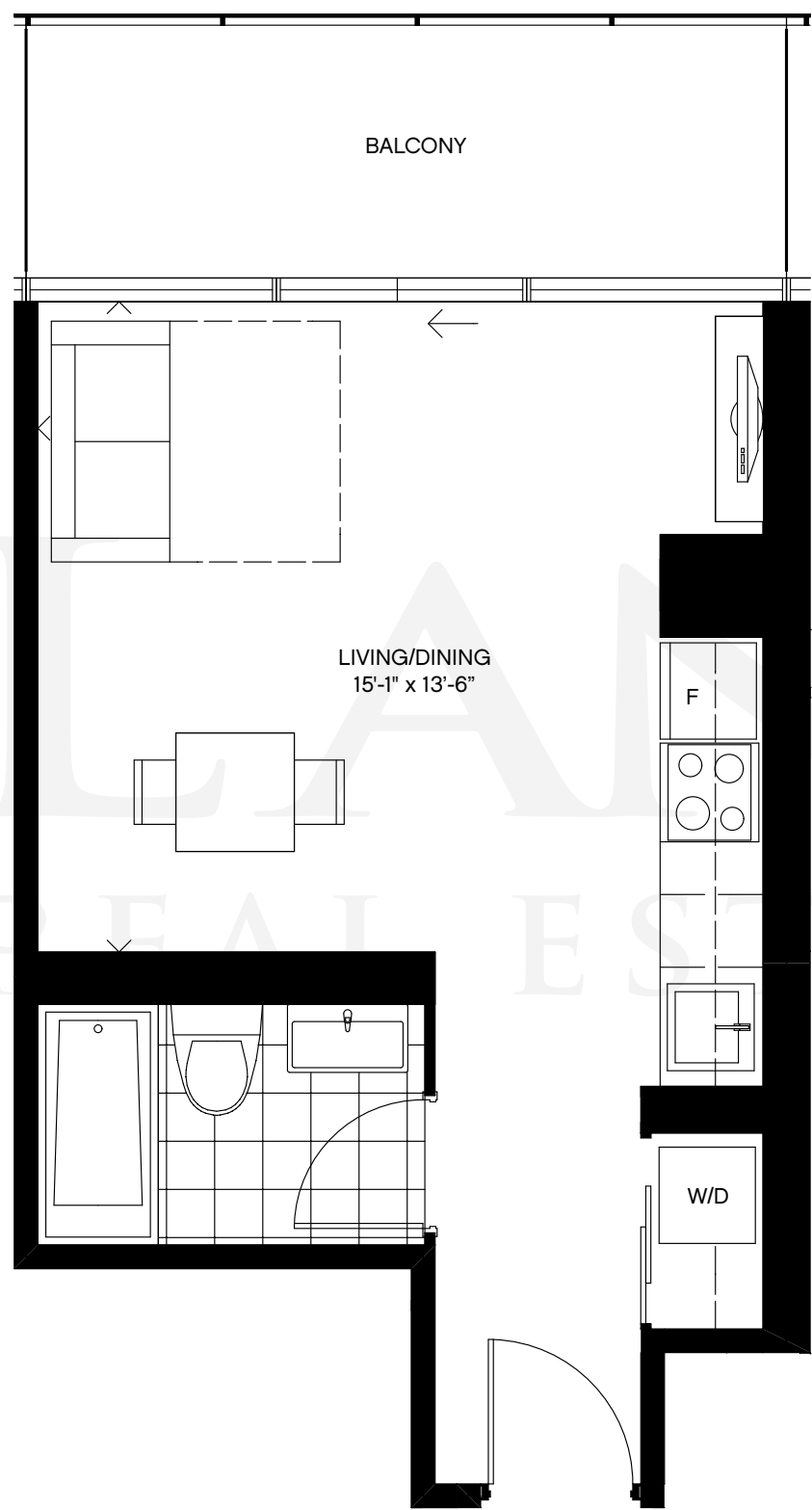
BROKER FIRM: _____

BROKER NAME: _____

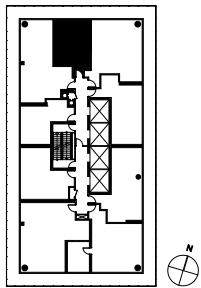
NOTES:

MAGENTA studio

Suite: 350 sq.ft.
Balcony: 94 sq.ft.
Total: 444 sq.ft.



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ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO NORMAL CONSTRUCTION VARIANCES. DIMENSIONS MAY EXCEED THE USEABLE FLOOR AREA. SIZES AND SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE. FURNITURE IS DISPLAYED FOR ILLUSTRATION PURPOSES ONLY AND DOES NOT NECESSARILY REFLECT THE ELECTRICAL PLAN FOR THE SUITE. SUITES ARE SOLD UNFURNISHED. E & O. E.

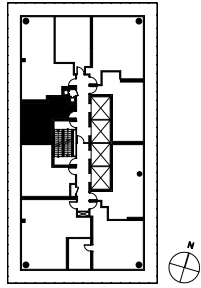
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VIOLET studio

Suite: 359 sq.ft.
Balcony: 97 sq.ft.
Total: 456 sq.ft.



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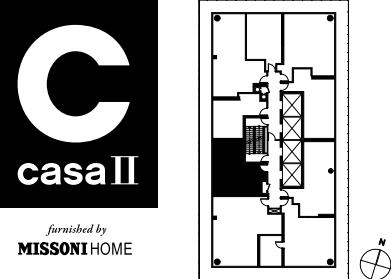
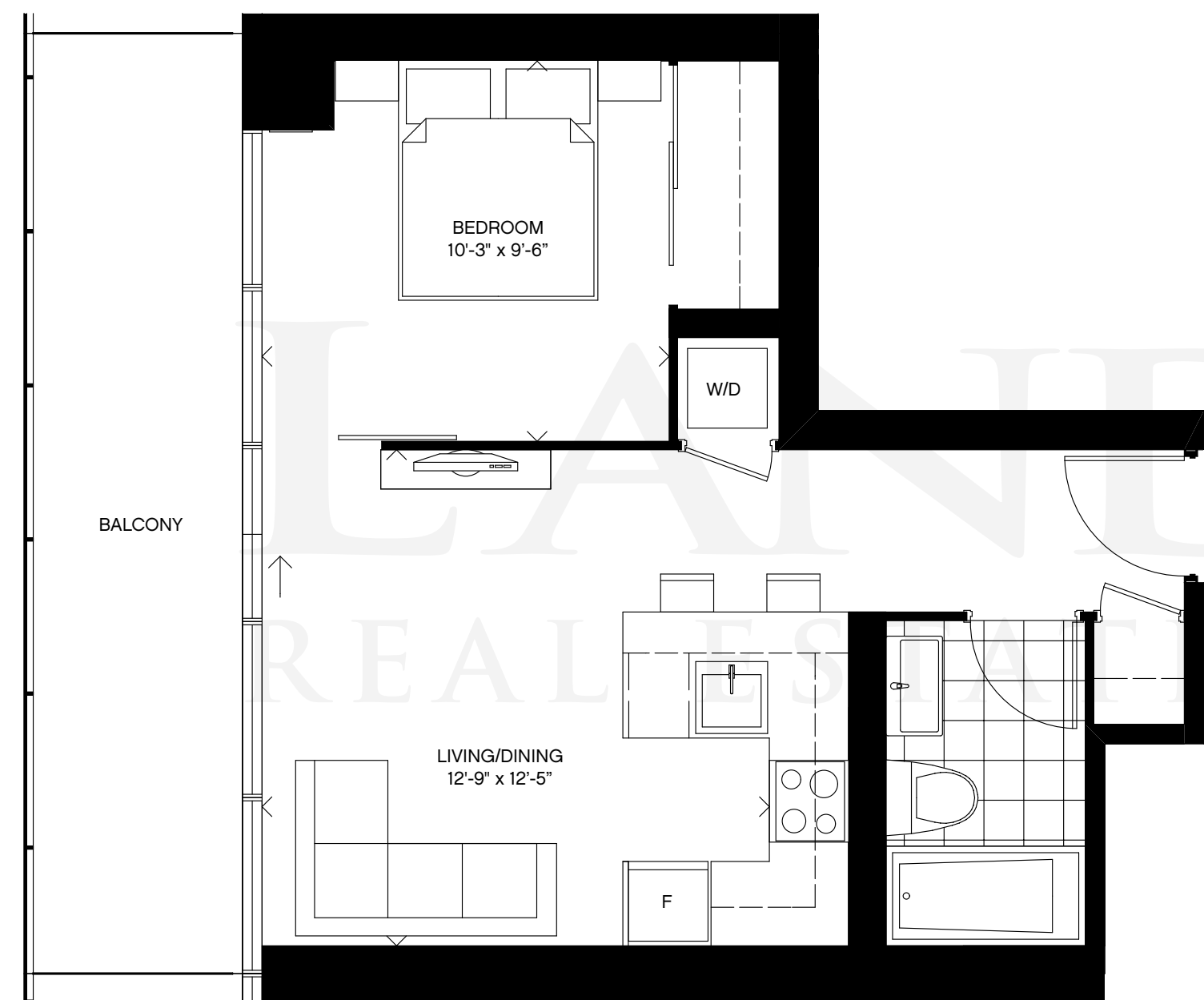


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FUCHSIA 1 bedroom

Suite: 463 sq.ft.
Balcony: 129 sq.ft.
Total: 592 sq.ft.

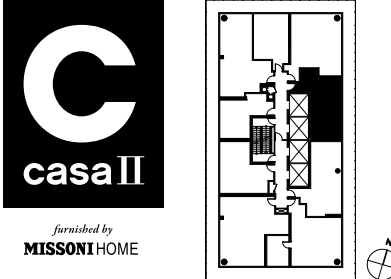
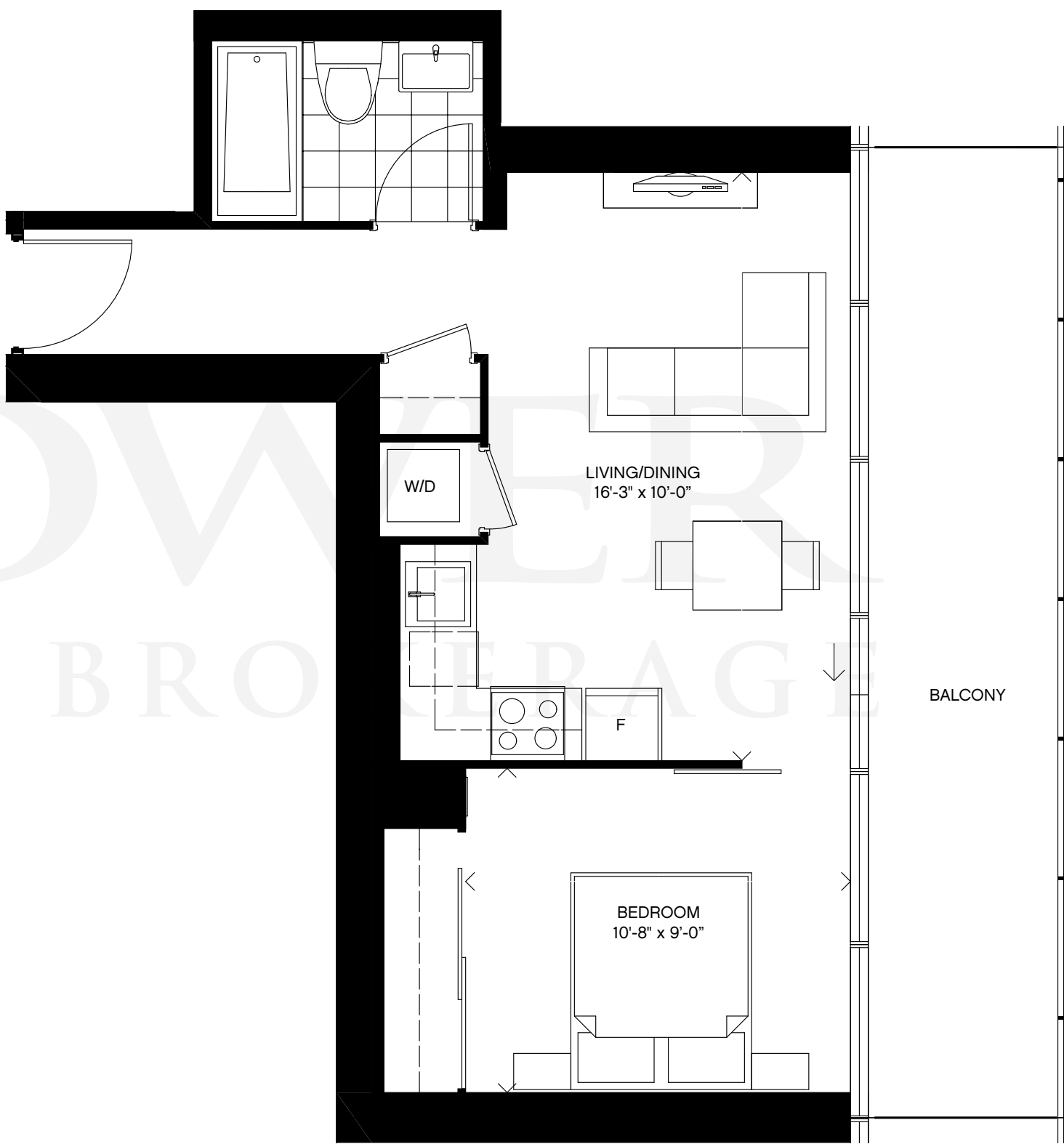


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AMBER 1 bedroom

Suite: 480 sq.ft.
Balcony: 147 sq.ft.
Total: 627 sq.ft.



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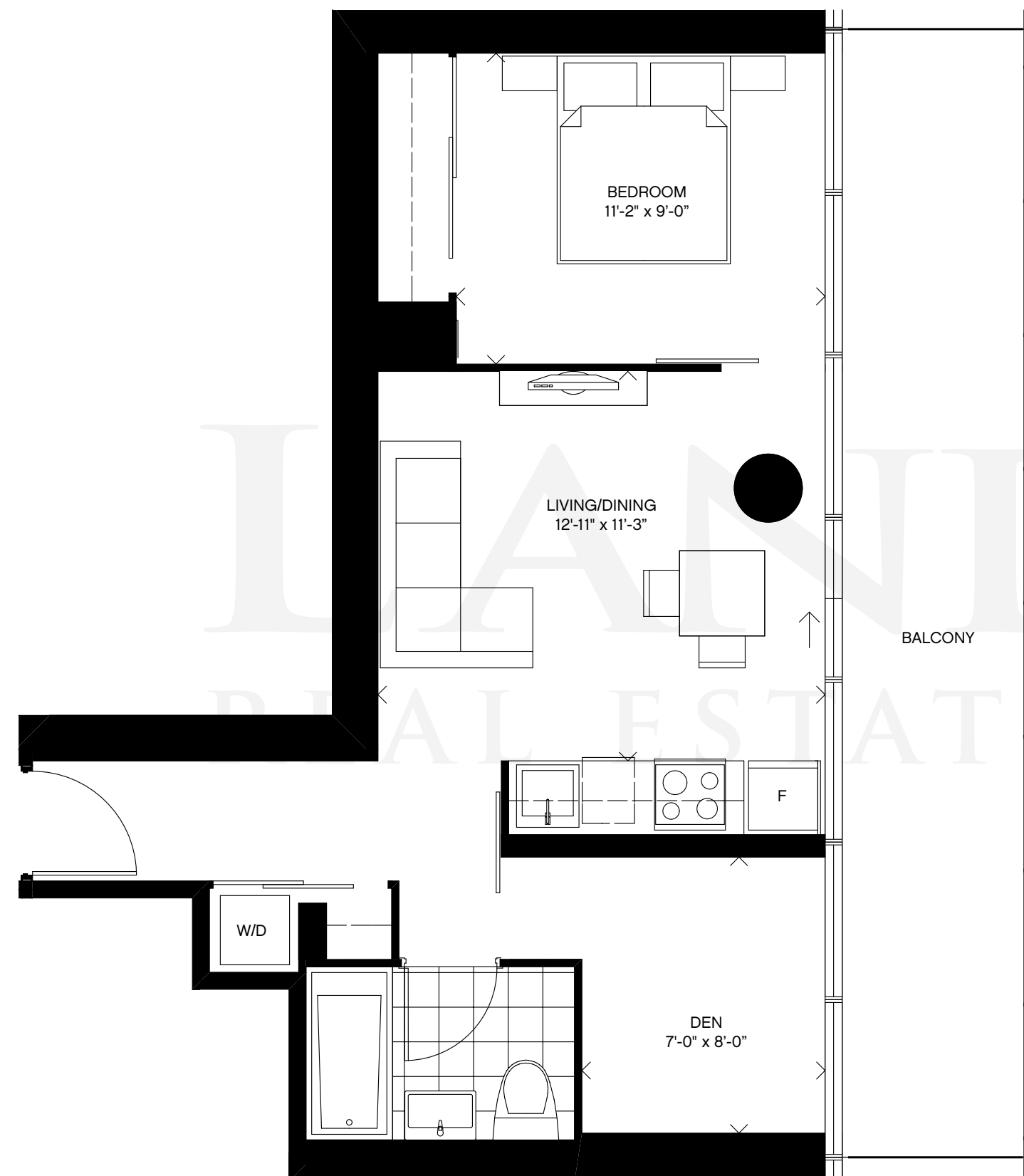
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JADE 1 bedroom + den

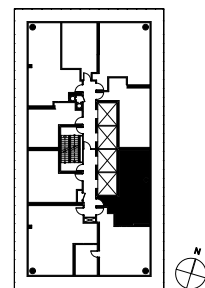
Suite: 544 sq.ft.

Balcony: 178 sq.ft.

Total: 722 sq.ft.



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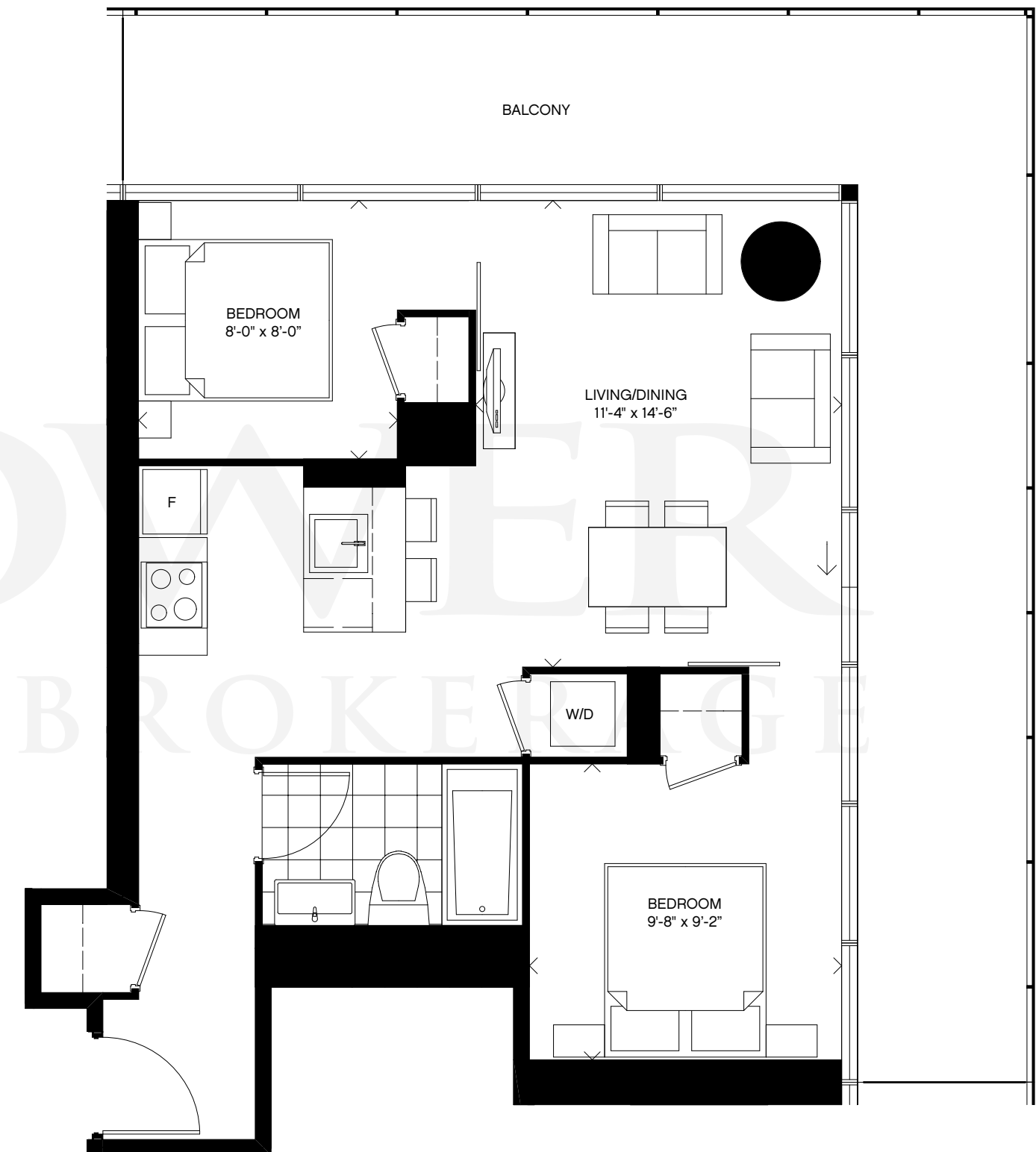
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INDIGO 2 bedroom

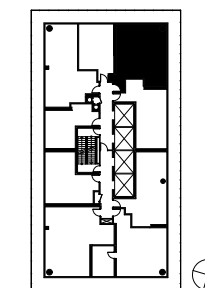
Suite: 625 sq.ft.

Balcony: 307 sq.ft.

Total: 932 sq.ft.



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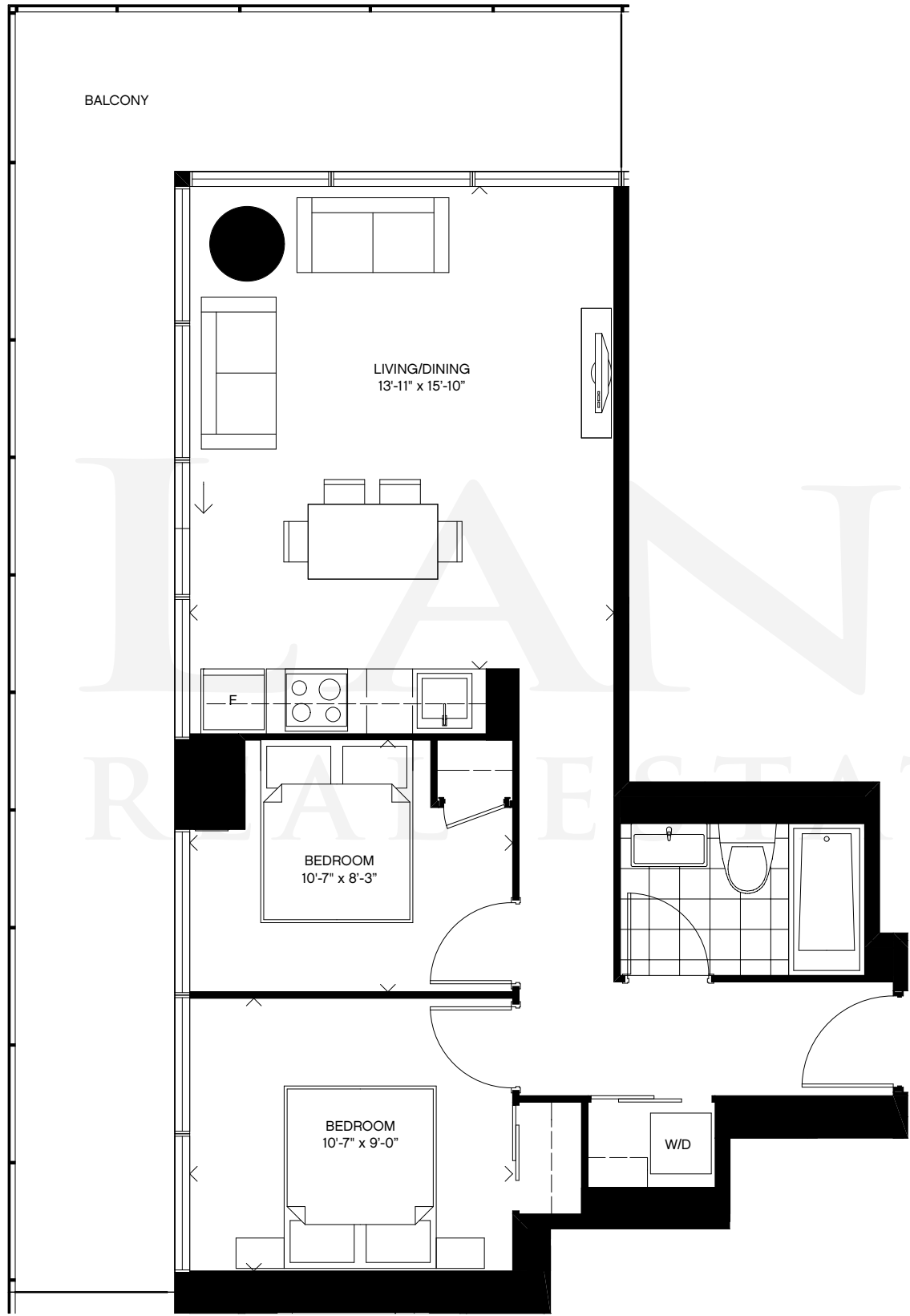
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CORAL 2 bedroom

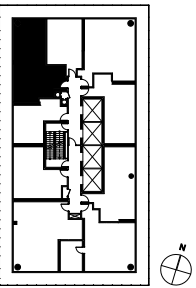
Suite: 641 sq.ft.

Balcony: 312 sq.ft.

Total: 953 sq.ft.



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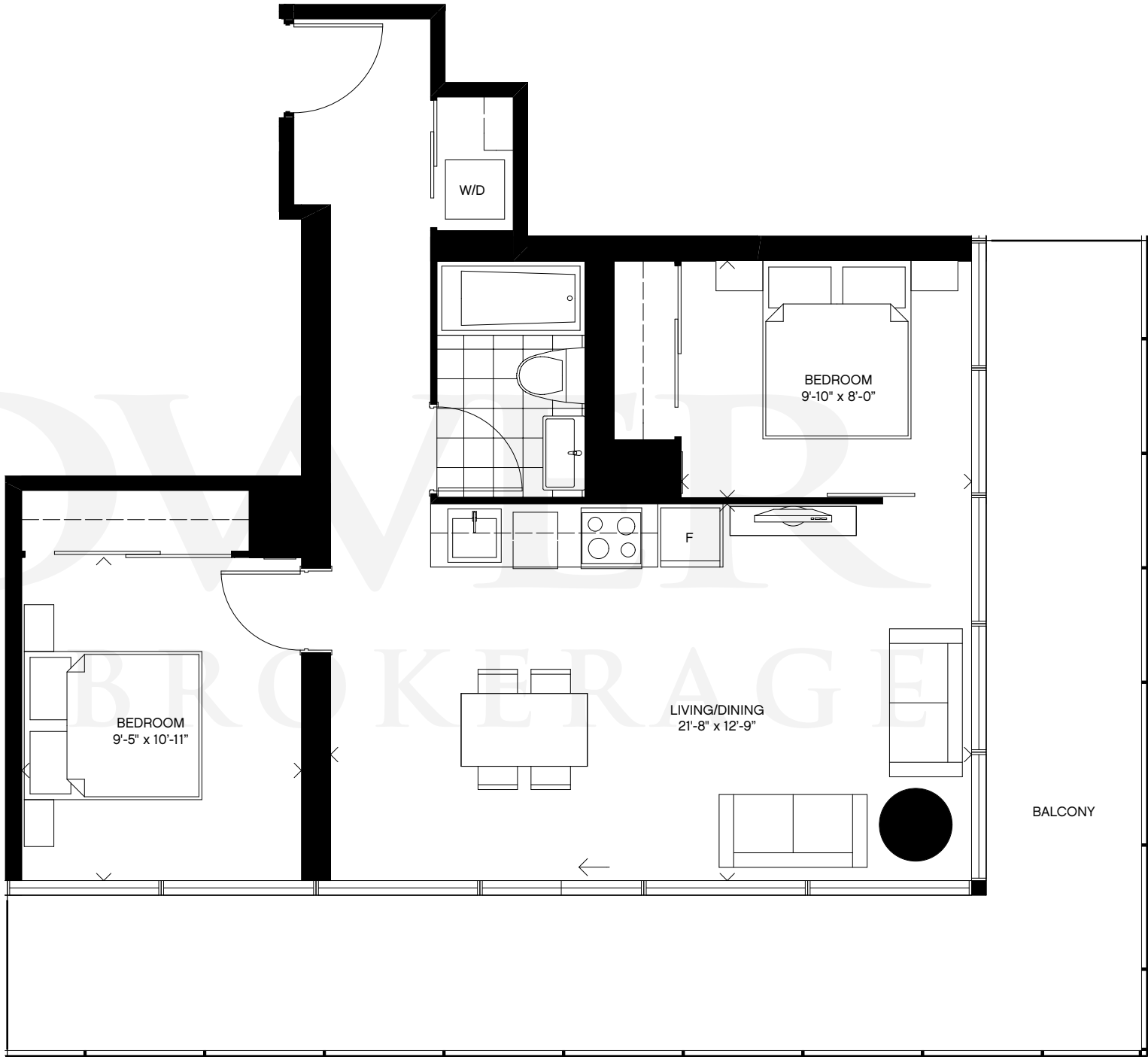
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CYAN 2 bedroom

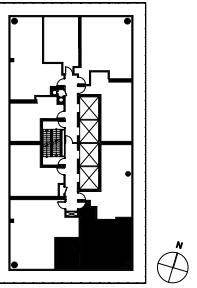
Suite: 696 sq.ft.

Balcony: 332 sq.ft.

Total: 1,028 sq.ft.



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TEAL 2 bedroom

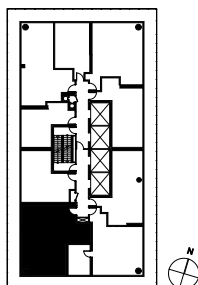
Suite: 763 sq.ft.

Balcony: 309 sq.ft.

Total: 1,072 sq.ft.



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