

CENTRO

THE HEART OF LIVING

LANDPOWER
REAL ESTATE LTD. BROKERAGE

introducing **CENTRO** by Henderson Development

Introducing Centro, a defining modern centerpiece in the heart of Scarborough: two distinctive 31-storey towers featuring 562 homes and sixteen 2-storey loft-style townhomes, connected by an exclusive owner-only amenity building. Centro combines easy access to urban amenities with the unequalled luxury of an adjacent natural woodlot and parks, making this coveted address a vibrant, active and trendsetting hub.





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FEATURES LIST

FLOORING

- Selection of 40oz lush carpet in living, dining, entry ways, dens* and bedrooms.
- Selection of European style porcelain floor tiles in kitchen, ensuites* and bathrooms
- Designer baseboards throughout except storage/laundry area

SUITE INTERIOR

- Superior 1 and 2 bedroom plus den* suites offering spacious open concept designs complete with open air balconies
- Swing or sliding doors to balconies or terraces*
- Interior walls are finished in a double-coat of professional quality off-white latex paint
- Direct venting to the outside for kitchen hood, bathroom and dryer exhaust fans
- White stippled ceiling in living, dining and bedrooms
- Raised panel interior doors

KITCHEN

- Selection of Stone Wash series heat tempered porcelain tile for added durability
- Selection of custom flat paneled gourmet cabinets with stainless steel hardware
- Sleek black kitchen appliances including a generous 18 cubic foot frost free refrigerator, self-cleaning oven with electronic ceramic cooktop, and dishwasher
- Modern polished chrome kitchen faucet with sprayer
- Ceramic tile backsplash
- Double bowl stainless steel basin

BATHROOM

- Selection of Stone Wash series porcelain floor tile
- Selection of porcelain stone floor tile in ensuites*
- Selection of accent and surround wall tile for bathroom tub and shower
- Custom designed imported wall mounted vanity cabinet with built-in basin
- White durable gelcoat/fiberglass bathtub
- Contemporary ceramic shower surround wall tile
- Temperature controlled and pressure balanced shower and faucet
- Exhaust fan vented to the exterior

LAUNDRY

- In-suite laundry closet featuring full size stacking laundry unit with heavy-duty wiring and receptacle for dryer
- Ventilation to exterior with automatic relay sensor exhaust control

TECHNOLOGY

- Wired communication ports for high speed Internet
- Advanced, patch panel design in-suite structured wiring
- Pre-wired cable outlet in living room, bedroom(s) and den*
- Pre-wired telephone outlet in living room, bedroom(s), den* and kitchen
- One multi-port outlet (telephone and cable connections located on the same faceplate), location determined by vendor
- Category 5 telephone wiring to all telephone outlets and multi-port*

PEACE OF MIND SECURITY

- Pre-wired security system for personally encoded suite intrusion alarm system with key pad and door contact
- Full-time 24/7/365 attendant on duty for added security
- Electronic communication system placed in the lobby foyer
- Live surveillance cameras in prime locations monitored by the attendant
- Computer controlled access system provided at all building main entry points
- Heat detectors connected to the fire annunciator panel
- Hard wired smoke detector

ELECTRICAL FEATURES

- Individual 100 amp service panels with circuit breakers
- White designer series electrical outlets and switches throughout
- Ceiling light fixtures in foyer, hallway(s), bedrooms and den
- Capped ceiling light outlet in dining room

SUSTAINABILITY

- Low E glass for ultra energy efficient windows
- Central heating and cooling four-pipe heat pump system allowing individualized comfort control for every unit
- Suite electricity sub-metering for individual energy management
- Dual flush toilets in all bathrooms (low flush conserves 25% - 50% on potable water)
- On-site water detention
- Water wise landscaping
- Tri-sorter for automated garbage and recycling management
- 38,000ft² preserved woodlot adjacent to Centro project site
- * in applicable suites as per plan.

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SOUTH TOWER PRICE LIST

| <u>MODEL</u> | <u>TYPE</u> | <u>VIEW</u> | <u>SQ.FT</u> | <u>LEGAL LEVEL</u> | <u>PRICE FROM</u> |
|-------------------------------|-------------|-------------|--------------|--------------------|-------------------|
| 1 Bedroom Units: | | | | | |
| LAUREL | 1B | N | 573 | 10 - 16 | \$190,400 |
| 1 Bedroom + Den Units: | | | | | |
| MAPLE | 1B+D | N | 626 | 28 | \$255,500 |
| OAK | 1B+D | W | 640 | 28 - 29 | \$272,600 |
| 2 Bedroom Units: | | | | | |
| REDWOOD | 2B | NW | 1,014 | 18 - 29 | \$338,800 |
| CYPRESS | 2B | SW | 1,019 | 6 - 29 | \$351,800 |
| CYPRESS | 2B | SE | 1,019 | 3 - 29 | \$353,700 |
| REDWOOD | 2B | NE | 1,014 | 18 - 29 | \$353,800 |
| 2 Bedroom + Den Units: | | | | | |
| LINDEN | 2B+D | NW | 1,060 | 6 - 17 | \$339,800 |
| LINDEN | 2B+D | NE | 1,060 | 8 - 17 | \$351,200 |
| Penthouse Units: | | | | | |
| PH2.877 | 2B | W | 877 | 31 | \$363,100 |
| PH2T.877 | 2B | W | 877 | 30 | \$370,400 |
| PH2 | 2B | E | 902 | 31 | \$381,100 |
| PH2T | 2B | E | 901 | 30 | \$388,400 |
| PH1 | 2B+D | NW | 1,108 | 31 | \$409,300 |
| PH1 | 2B+D | NE | 1,108 | 31 | \$416,900 |
| PH1T | 2B+D | NE | 1,108 | 30 | \$431,200 |

408
425

PRICING:

Floor Increments vary depending on view (typically premiums are \$700 per Floor)
 Certain views have special price premiums
 Units with Terraces have special premiums
 See Sales Representative for details, H.S.T. included in all prices

PARKING:

1 Parking spot is included in price (Except for LAUREL Units)

MAINTENANCE FEE:

\$0.48 per square foot per month. Includes:
 - Concierge 24/7
 - All Common Area Utilities
 - All Common Area Maintenance
 - (Hydro to each suite is individually metered)
 - Superintendent Suite
 - Live-in Superintendent
 - Water

PROPERTY TAXES:

Estimated at 1.25% of the Purchase Price per annum

OCCUPANCY DATE:

April 18, 2011

DEPOSIT SCHEDULE:

5% of the Purchase Price - with Agreement
 Additional 5% of the Purchase Price - 60 days from Agreement Date
 10% of the Purchase Price - on Interim Closing Date
 Total Deposit: 20% of the Purchase Price

Cheques payable to Aird & Berlis LLP in trust

Sales Office: 1 Town Centre Court, Scarborough, ON M1P 0B3
 Hours: Monday to Thursday 12 noon - 7 pm Weekend and Holidays 11 am - 5 pm
 Please contact our sales representative **Christina Leung** for further information
 Tel: (416) 296-1898 Fax: (416) 296-1899
 Website: www.livingcentro.com E-mail: info@livingcentro.com

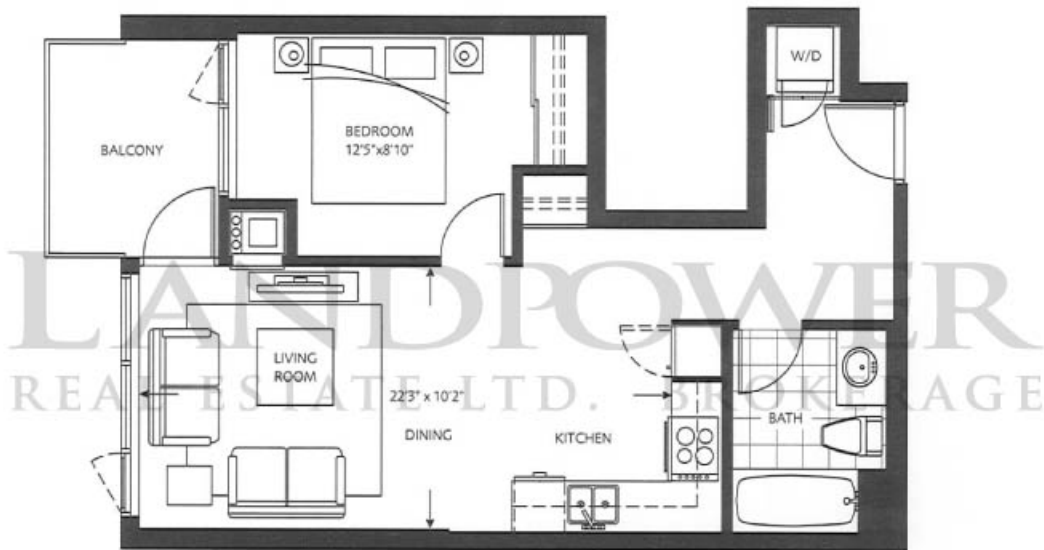
Exclusive marketing by International Home Marketing Group Limited. Brokers Protected.
 Prices & Specifications are subject to change without notice. E. & O.E. February 15, 2011



HENDERSON DEVELOPMENT
 (CENTRO) LTD.
 恒基兆業(加拿大)

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LAUREL

1 BEDROOM 545 SQ FT
 BALCONY 58 SQ FT
 TOTAL 603 SQ FT



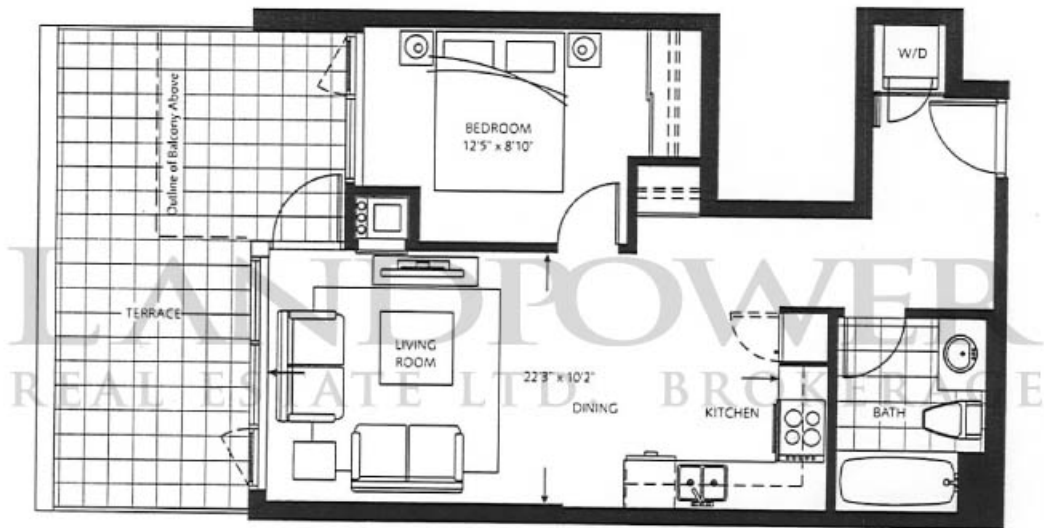
NORTH

North Tower
 Unit 01 - LEVELS 5 - 20
 Unit 11 - LEVELS 5 - 20

South Tower
 Unit 01 - LEVELS 5 - 20
 Unit 11 - LEVELS 6 - 20

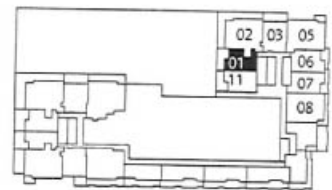
CENTRO

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LAUREL ST1

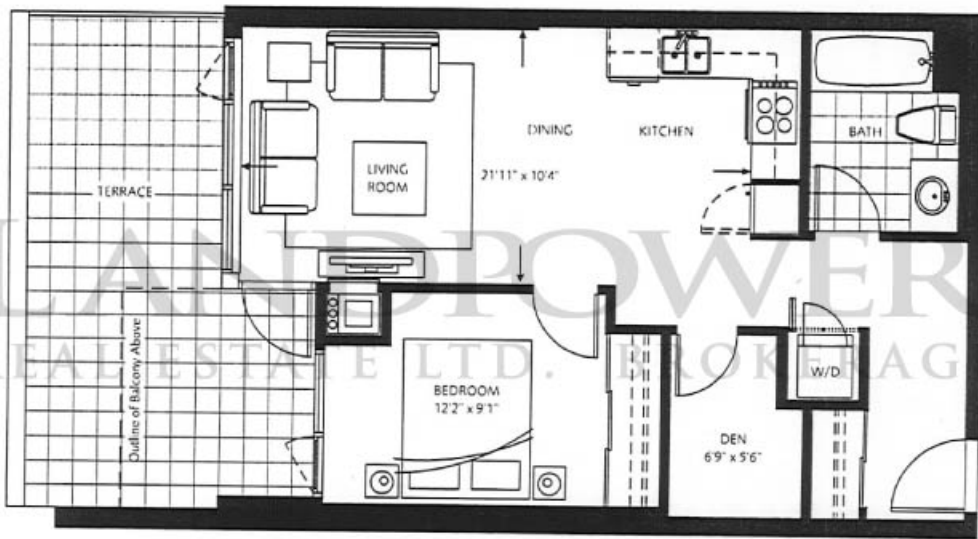
1 BEDROOM 545 SQ FT
BALCONY 190 SQ FT
TOTAL 735 SQ FT



NORTH 
South Tower
LEVEL 3

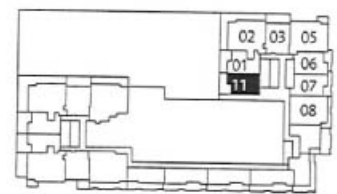
CENTRO

THE HEART OF LIVING



LAUREL ST2

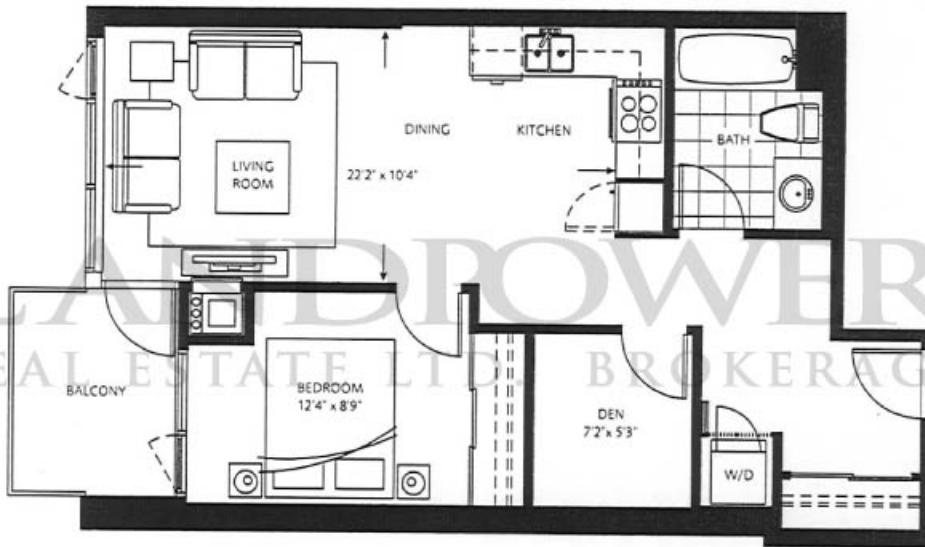
1 BEDROOM + DEN 603 SQ FT
TERRACE 194 SQ FT
TOTAL 797 SQ FT



NORTH 
South Tower
LEVEL 3

CENTRO

THE HEART OF LIVING



LAUREL ST511

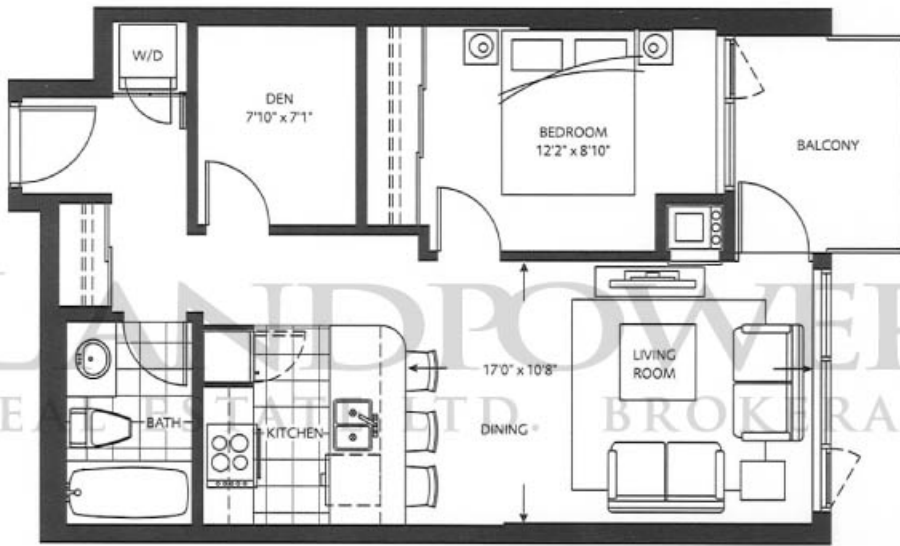
1 BEDROOM + DEN 603 SQ FT
BALCONY 58 SQ FT
TOTAL 661 SQ FT



NORTH
South Tower
LEVEL 5

CENTRO

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MAPLE

| | |
|-----------------|-----------|
| 1 BEDROOM + DEN | 597 SQ FT |
| BALCONY | 58 SQ FT |
| TOTAL | 655 SQ FT |



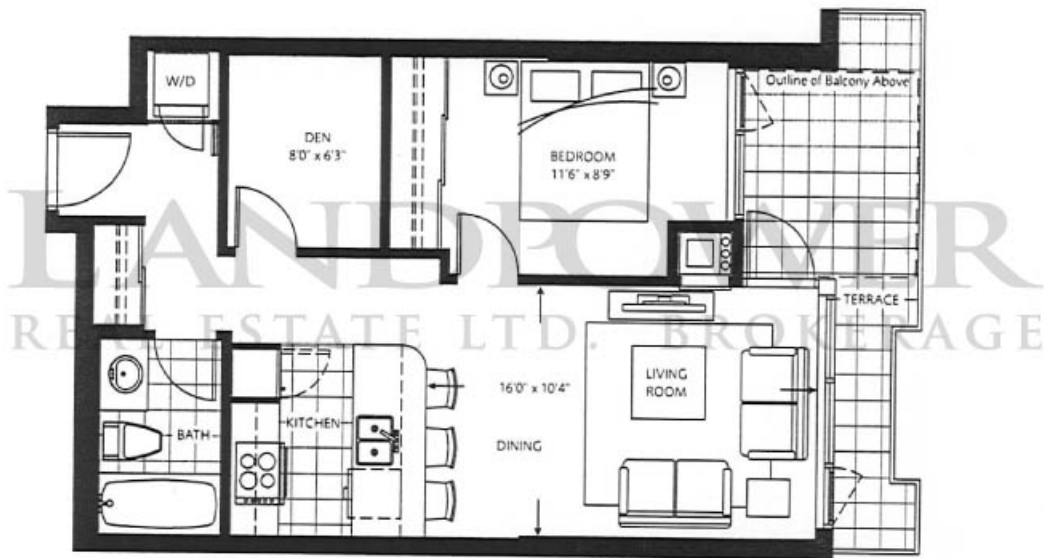
NORTH

North Tower
 Unit 06, 07 – LEVELS 7 - 33
 Unit 01, 11 – LEVELS 21 - 33

South Tower
 Unit 06 – LEVELS 5 - 33
 Unit 07 – LEVELS 6 - 33
 Unit 01, 11 – LEVELS 21 - 33

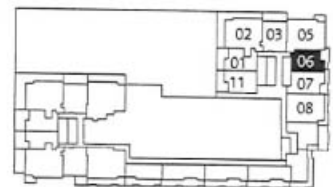
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MAPLE ST1

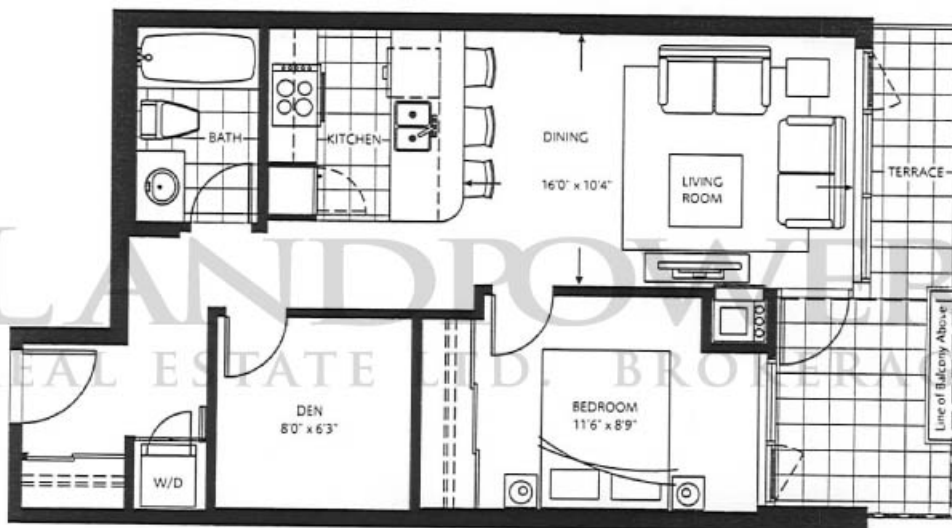
1 BEDROOM + DEN 597 SQ FT
TERRACE 97 SQ FT
TOTAL 694 SQ FT



NORTH 
South Tower
LEVEL 3

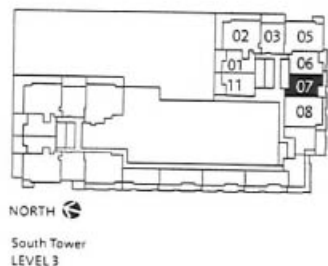
CENTRO

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MAPLE ST2

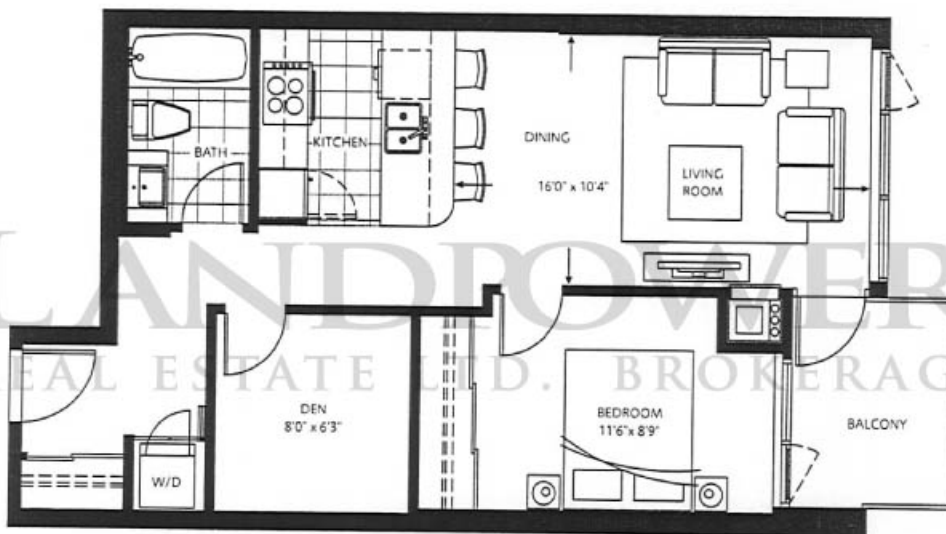
1 BEDROOM + DEN 634 SQ FT
TERRACE 105 SQ FT
TOTAL 739 SQ FT



Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E. & O. E.

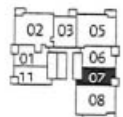
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MAPLE ST507

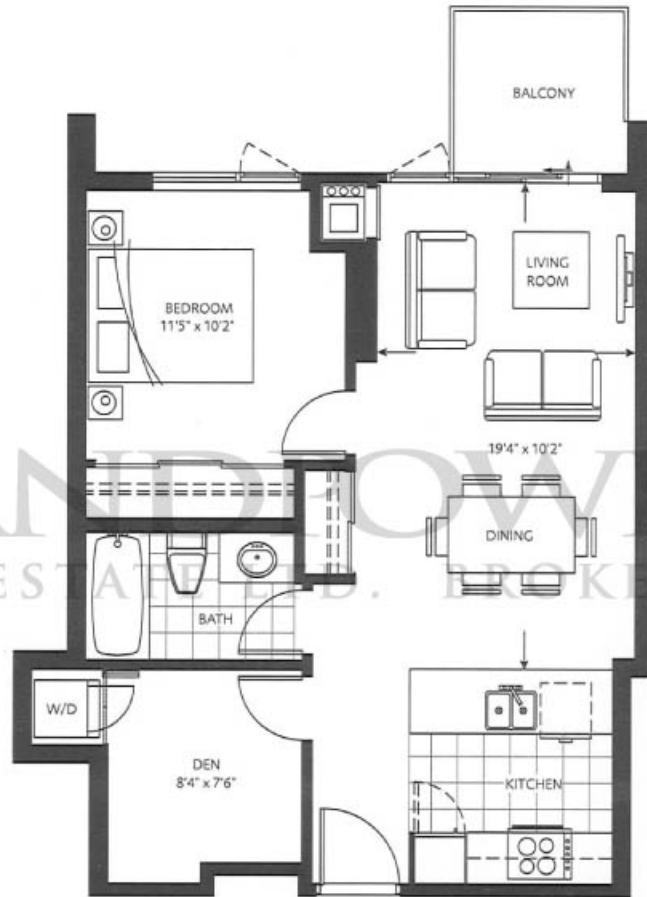
1 BEDROOM + DEN 633 SQ FT
BALCONY 58 SQ FT
TOTAL 691 SQ FT



NORTH 
South Tower
LEVEL 5

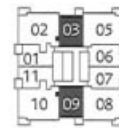
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OAK

1 BEDROOM + DEN 625 SQ FT
BALCONY 46 SQ FT
TOTAL 671 SQ FT



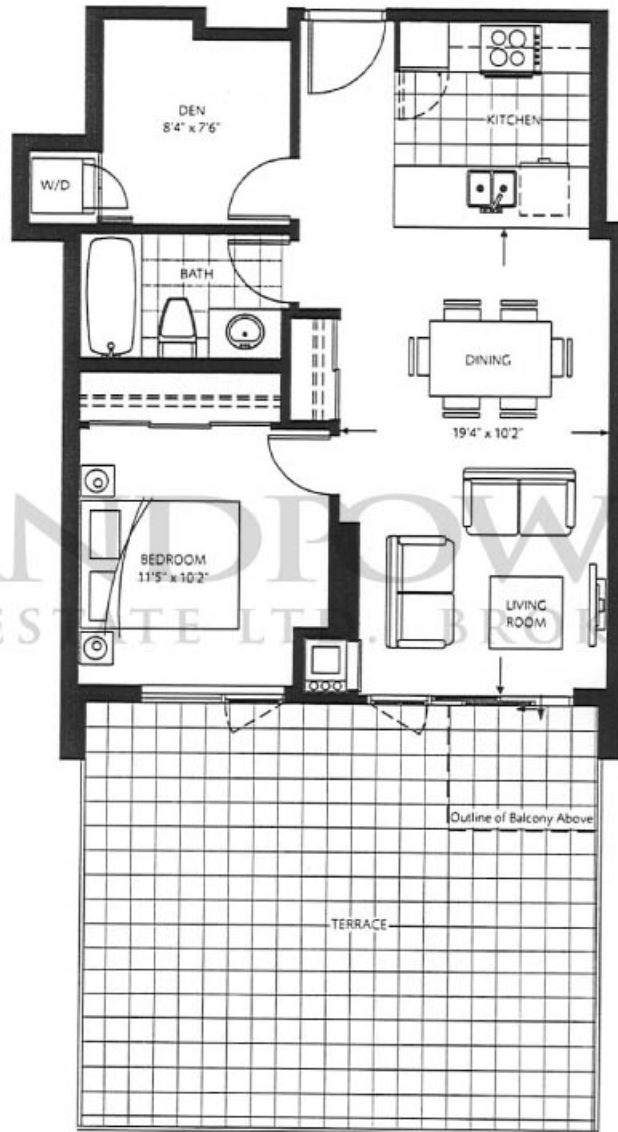
NORTH

North Tower
Unit 03 - LEVELS 5 - 33
Unit 09 - LEVELS 5 - 20

South Tower
Unit 03 - LEVELS 5 - 20
Unit 09 - LEVELS 7 - 33

CENTRO

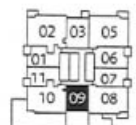
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OAK ST1

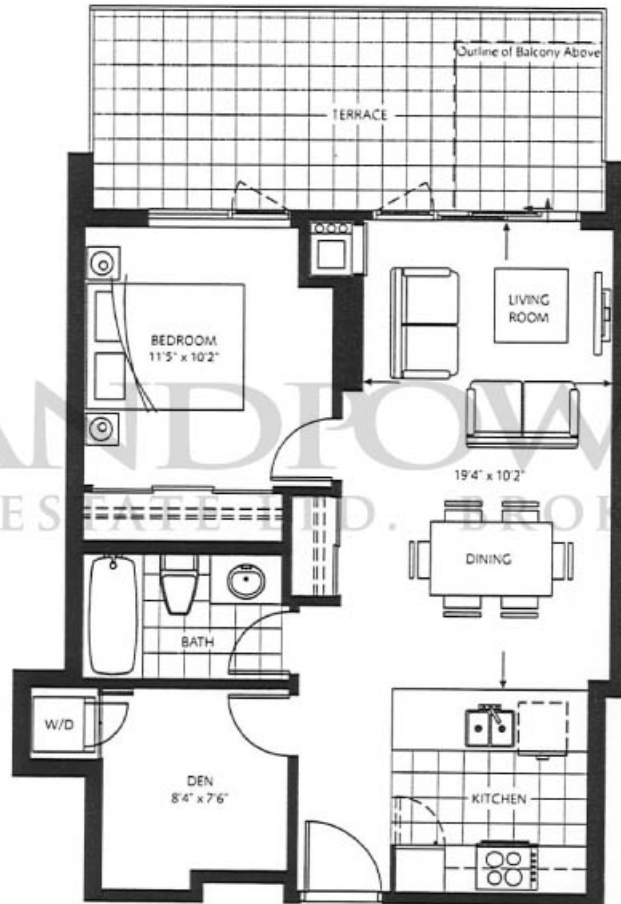
1 BEDROOM + DEN 625 SQ FT
TERRACE 300 SQ FT
TOTAL 925 SQ FT



NORTH 
South Tower
LEVEL 6

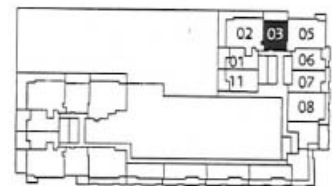
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OAK ST2

1 BEDROOM + DEN 625 SQ FT
 BALCONY 174 SQ FT
 TOTAL 799 SQ FT



NORTH 
 South Tower
 LEVEL 3

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CYPRESS

2 BEDROOM 989 SQ FT
 BALCONY 59 SQ FT
 TOTAL 1048 SQ FT



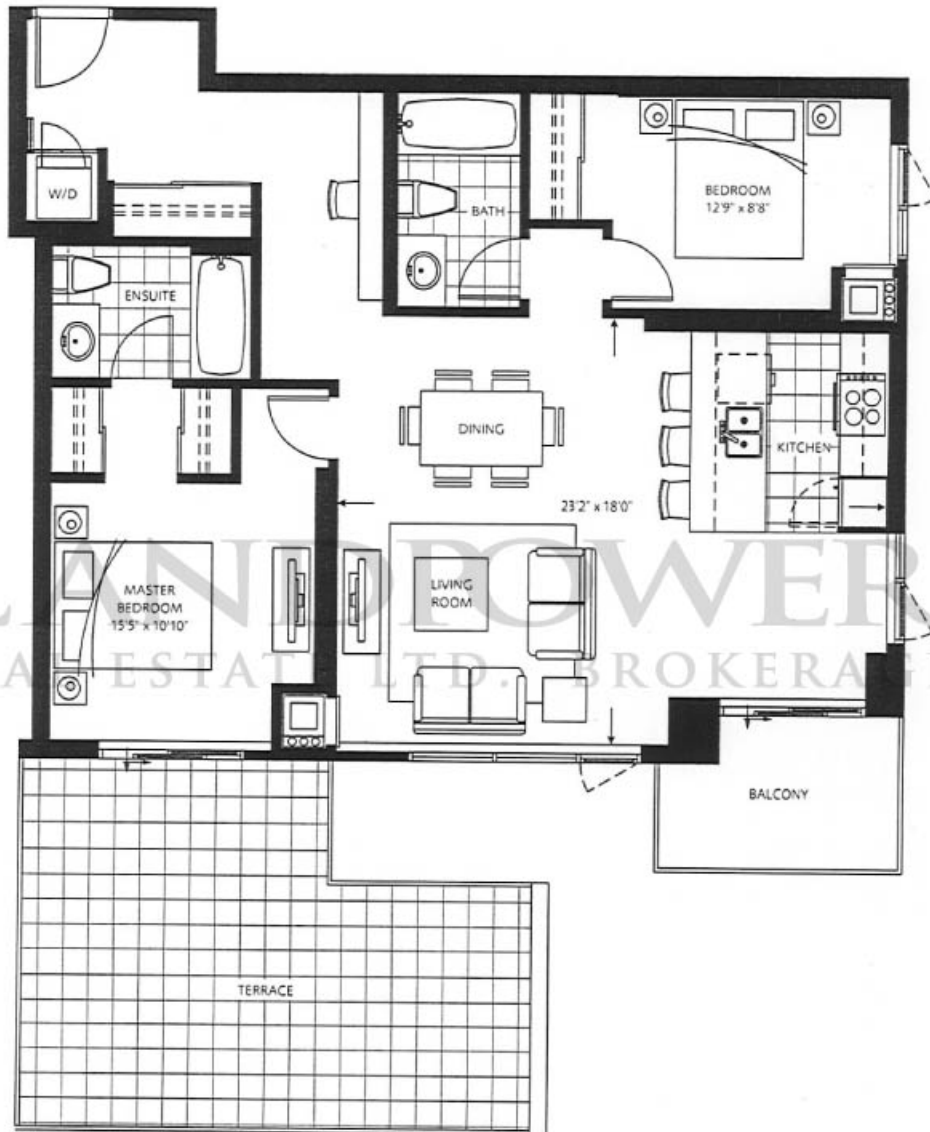
NORTH

North Tower
 Unit 05 - LEVELS 6 - 33
 Unit 08 - LEVELS 7 - 33

South Tower
 Unit 05 - LEVELS 3 - 33
 Unit 08 - LEVELS 7 - 33

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THE HEART OF LIVING



CYPRESS ST1

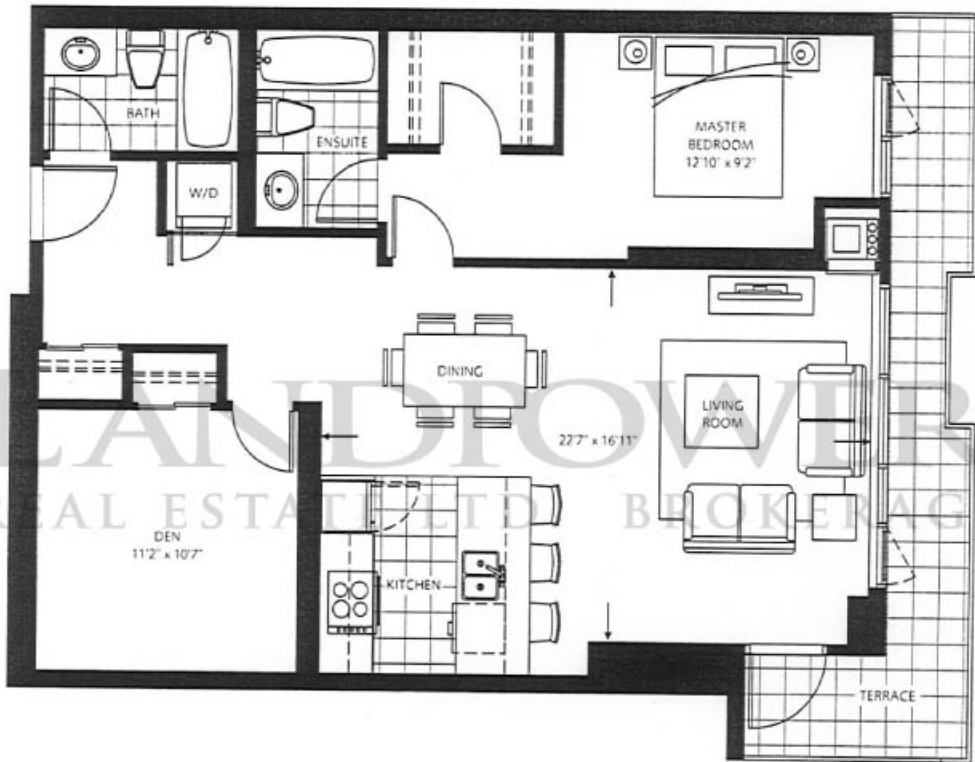
| | |
|-----------|------------|
| 2 BEDROOM | 989 SQ FT |
| TERRACE | 281 SQ FT |
| BALCONY | 59 SQ FT |
| TOTAL | 1329 SQ FT |



NORTH 
South Tower
LEVEL 6

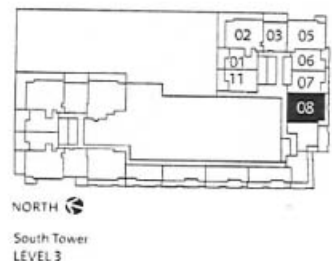
CENTRO

THE HEART OF LIVING



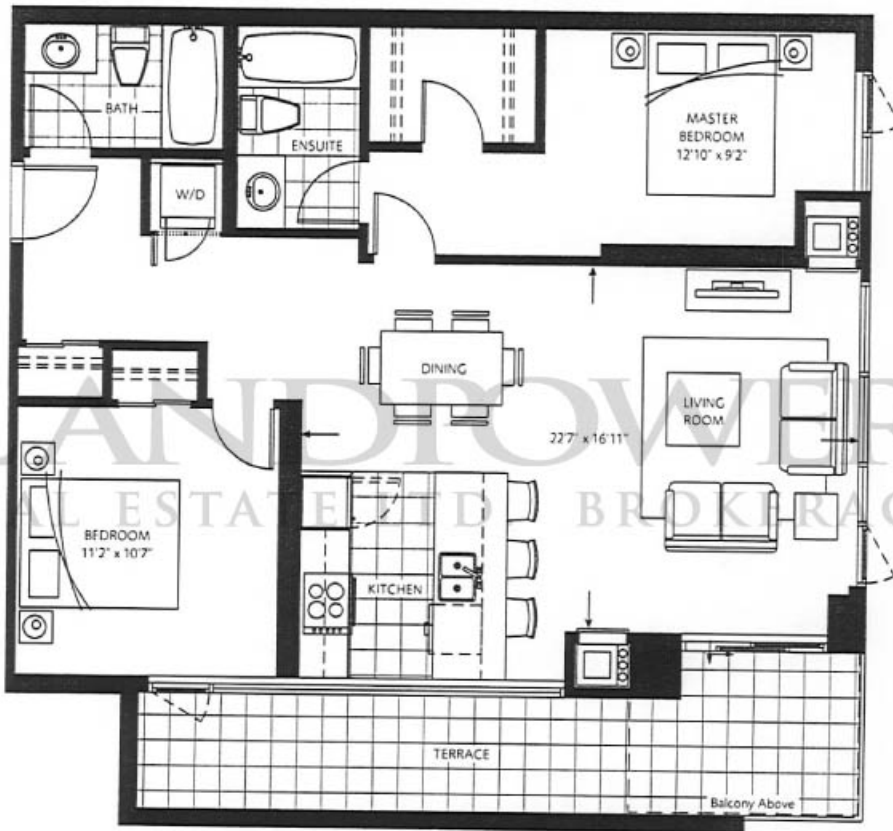
CYPRESS ST308

1 BEDROOM + DEN 943 SQ FT
TERRACE 124 SQ FT
TOTAL 1067 SQ FT



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CYPRESS ST508

2 BEDROOM 933 SQ FT
BALCONY 158 SQ FT
TOTAL 1091 SQ FT



NORTH 
South Tower
LEVEL 5

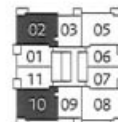
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REDWOOD

2 BEDROOM 977 SQ FT
 BALCONY 59 SQ FT
 TOTAL 1036 SQ FT



NORTH

North Tower
 Unit 02, 10 - LEVELS 21 - 33

South Tower
 Unit 02, 10 - LEVELS 21 - 33

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LINDEN

2 BEDROOM + DEN 1028 SQ FT
 BALCONY 59 SQ FT
 TOTAL 1087 SQ FT



NORTH

North Tower
 Unit 02 – LEVELS 5 - 20
 Unit 10 – LEVELS 5 - 20

South Tower
 Unit 02 – LEVELS 5 - 20
 Unit 10 – LEVELS 7 - 20

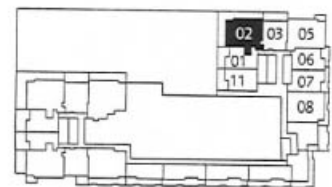
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LINDEN ST2

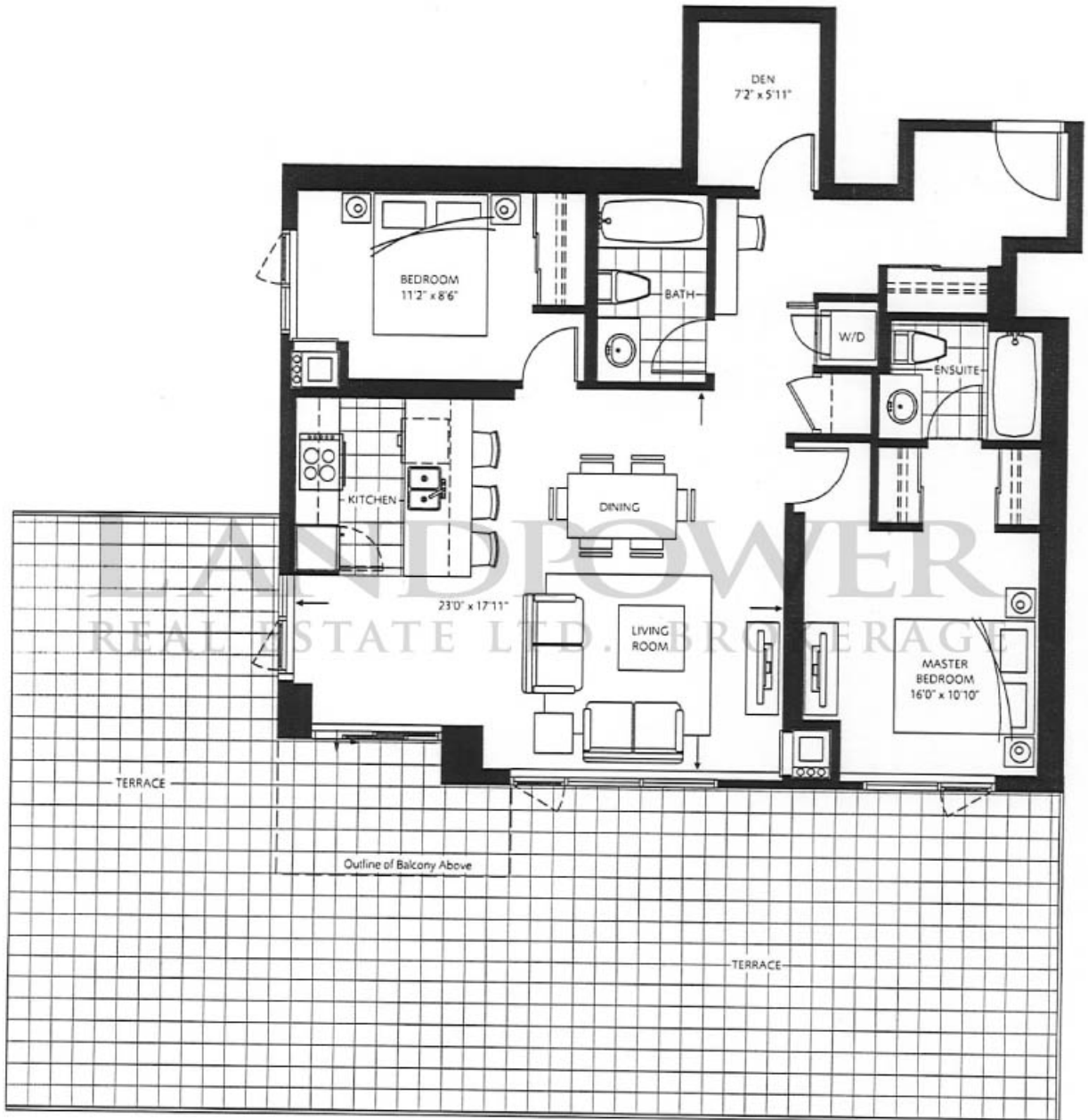
2 BEDROOM + DEN 1028 SQ FT
 TERRACE 510 SQ FT
 TOTAL 1538 SQ FT



NORTH 
 South Tower
 LEVEL 3

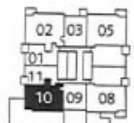
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LINDEN ST1

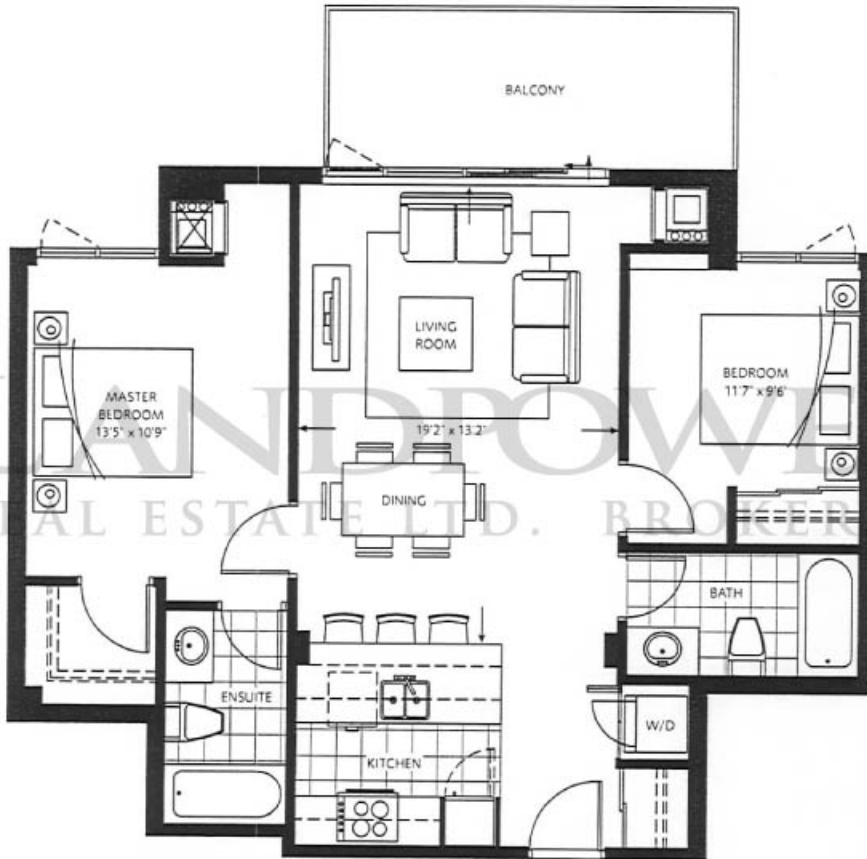
2 BEDROOM + DEN 1029 SQ FT
 TERRACE 800 SQ FT
 TOTAL 1829 SQ FT



NORTH 
 South Tower
 LEVEL 6

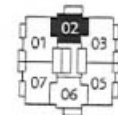
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PH 2.851

| | |
|-----------|-----------|
| 2 BEDROOM | 851 SQ FT |
| BALCONY | 112 SQ FT |
| TOTAL | 963 SQ FT |



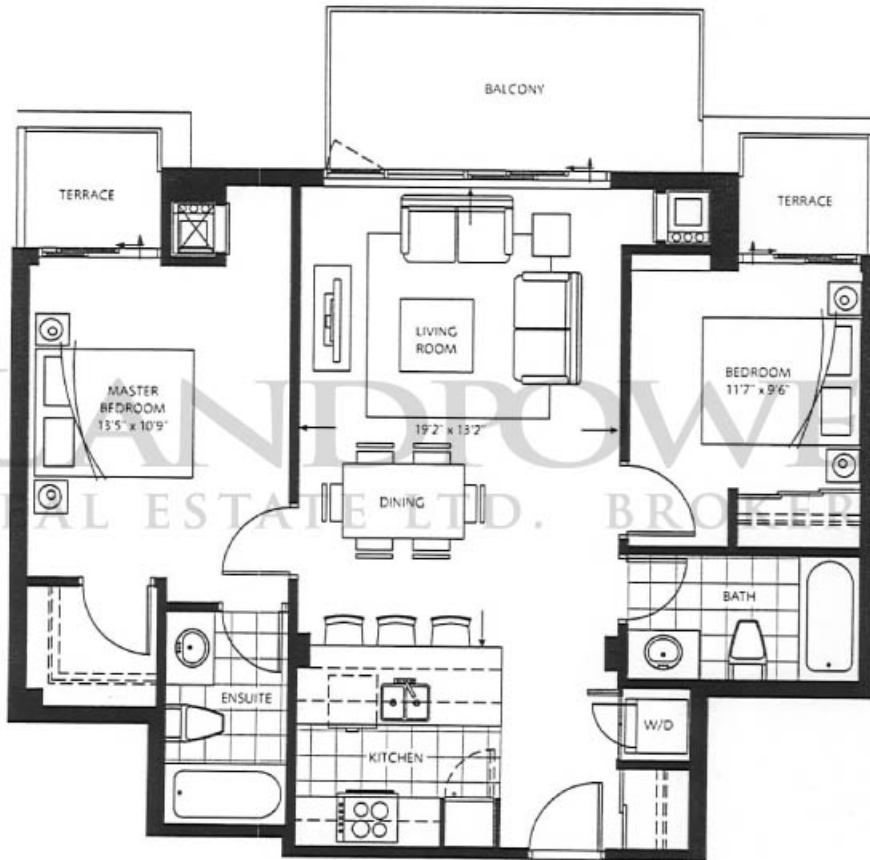
NORTH

North Tower
LEVEL 36

South Tower
LEVEL 36

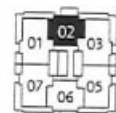
CENTRO

THE HEART OF LIVING



PH 2T.851

| | |
|-----------------|------------|
| 2 BEDROOM + DEN | 851 SQ FT |
| TERRACE | 55 SQ FT |
| BALCONY | 112 SQ FT |
| TOTAL | 1018 SQ FT |

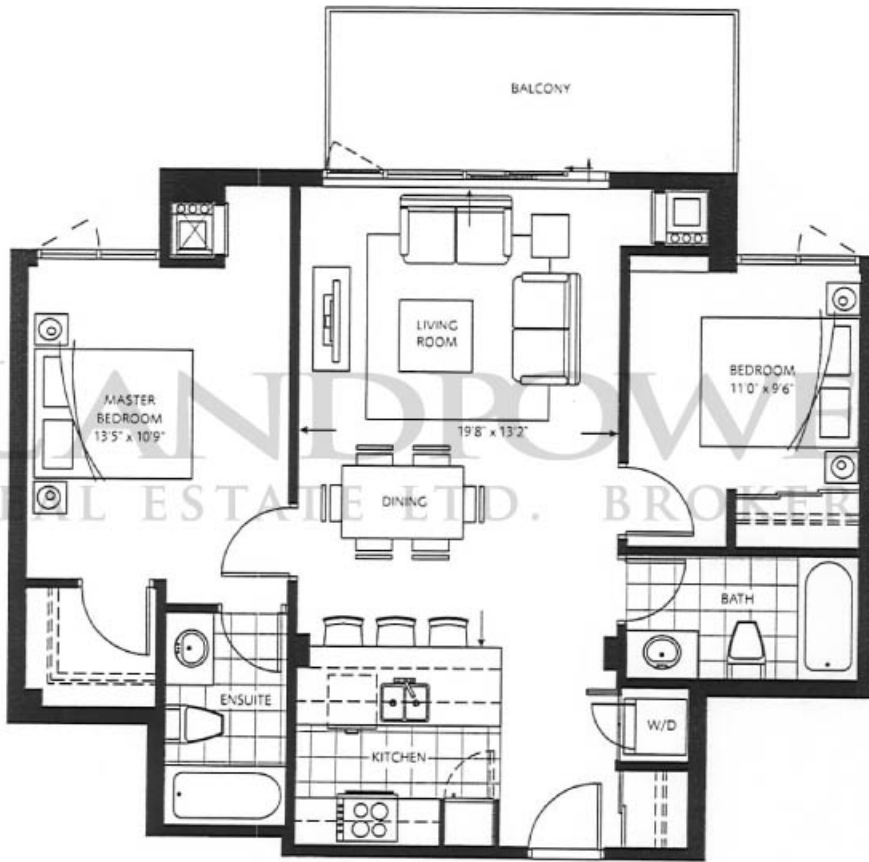


NORTH

North Tower
LEVEL 35 | South Tower
LEVEL 35

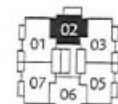
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PH 2

2 BEDROOM 874 SQ FT
BALCONY 112 SQ FT
TOTAL 986 SQ FT



NORTH

North Tower
LEVEL 36

South Tower
LEVEL 36

CENTRO

THE HEART OF LIVING



PH 2T

| | |
|-----------------|------------|
| 2 BEDROOM + DEN | 874 SQ FT |
| TERRACE | 55 SQ FT |
| BALCONY | 112 SQ FT |
| TOTAL | 1041 SQ FT |



NORTH

North Tower
LEVEL 35

South Tower
LEVEL 35

CENTRO

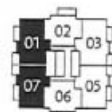
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PH 1

| | |
|-----------------|-------------------|
| 2 BEDROOM + DEN | 1067 SQ FT |
| BALCONY | 125 SQ FT |
| TOTAL | 1192 SQ FT |



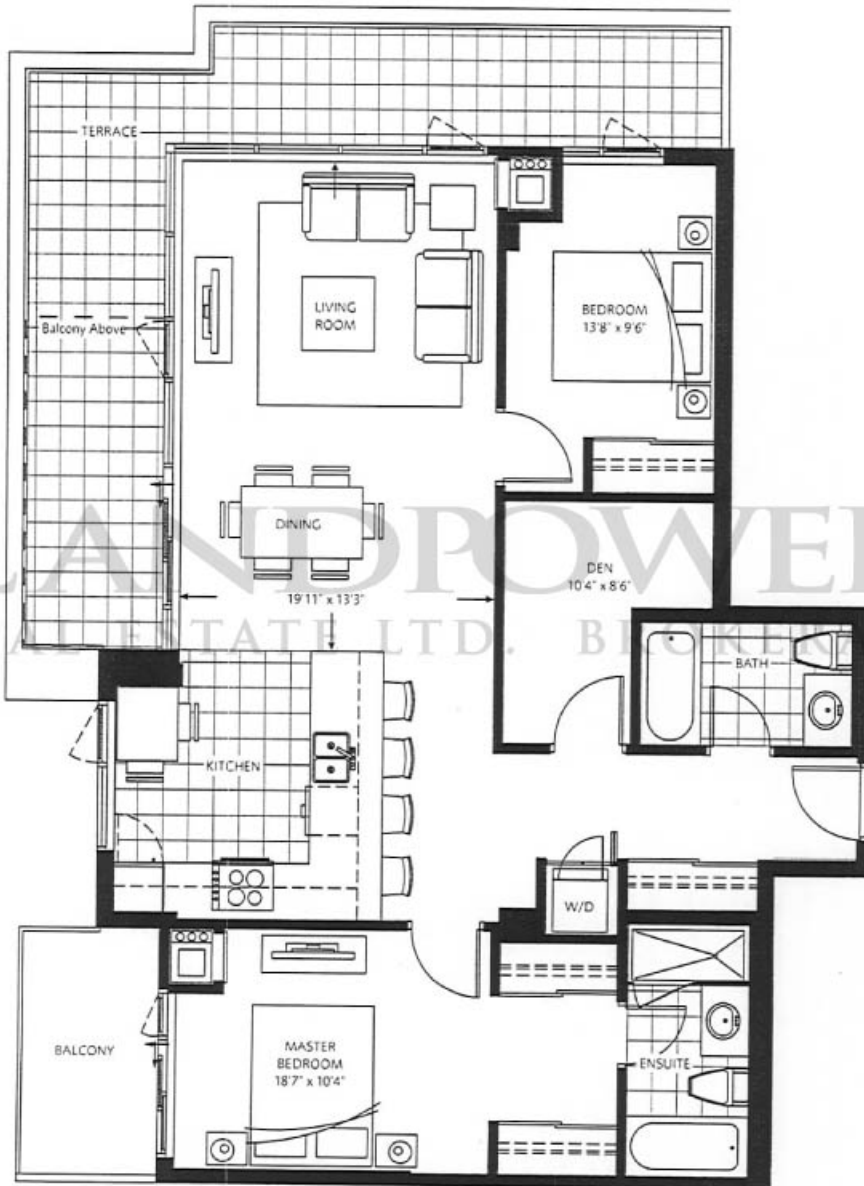
NORTH

North Tower
LEVEL 36

South Tower
LEVEL 36

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PH 1T

| | |
|-----------------|------------|
| 2 BEDROOM + DEN | 1067 SQ FT |
| TERRACE | 251 SQ FT |
| BALCONY | 65 SQ FT |
| TOTAL | 1383 SQ FT |



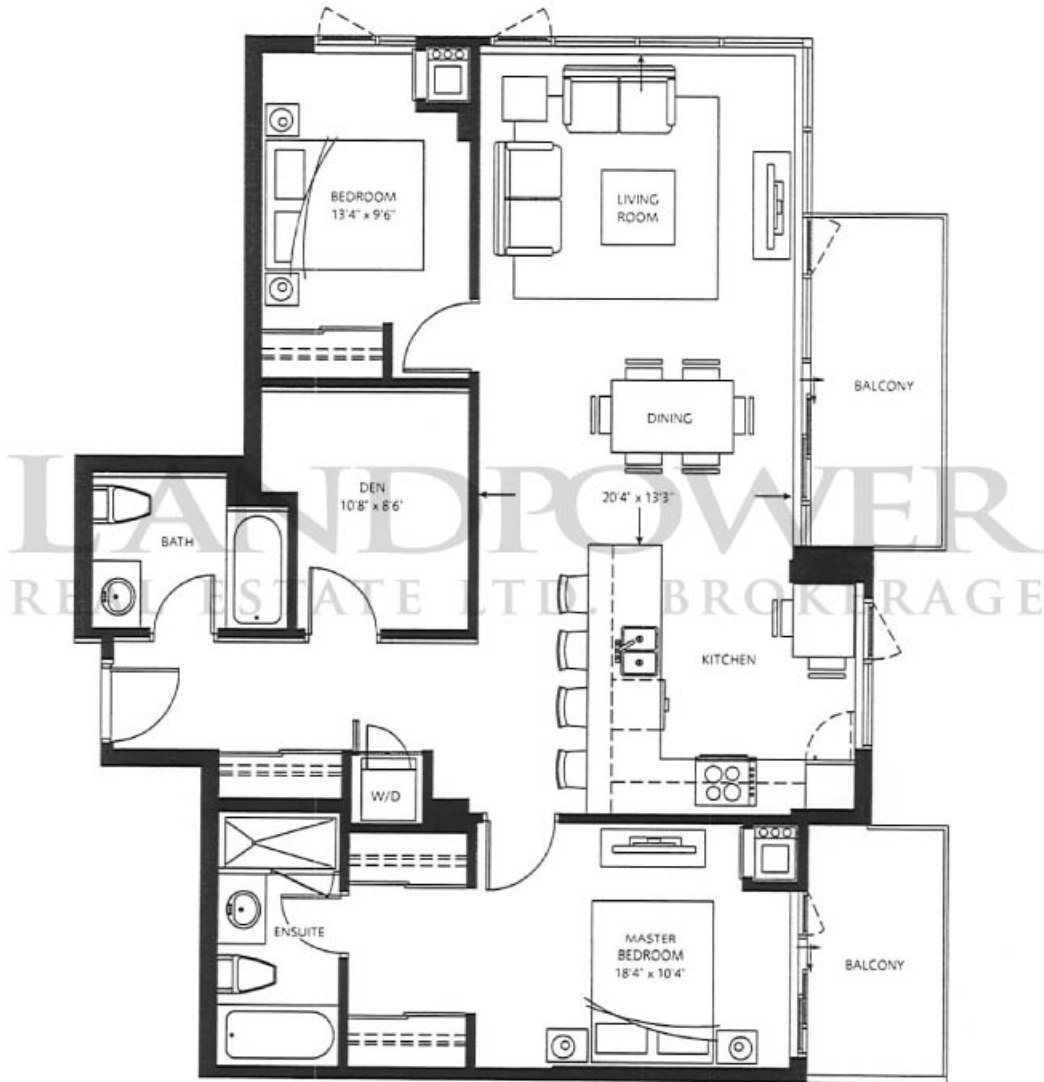
NORTH

North Tower
LEVEL 35

South Tower
LEVEL 35

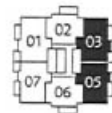
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PH 3

2 BEDROOM + DEN 1083 SQ FT
 BALCONY 125 SQ FT
 TOTAL 1208 SQ FT



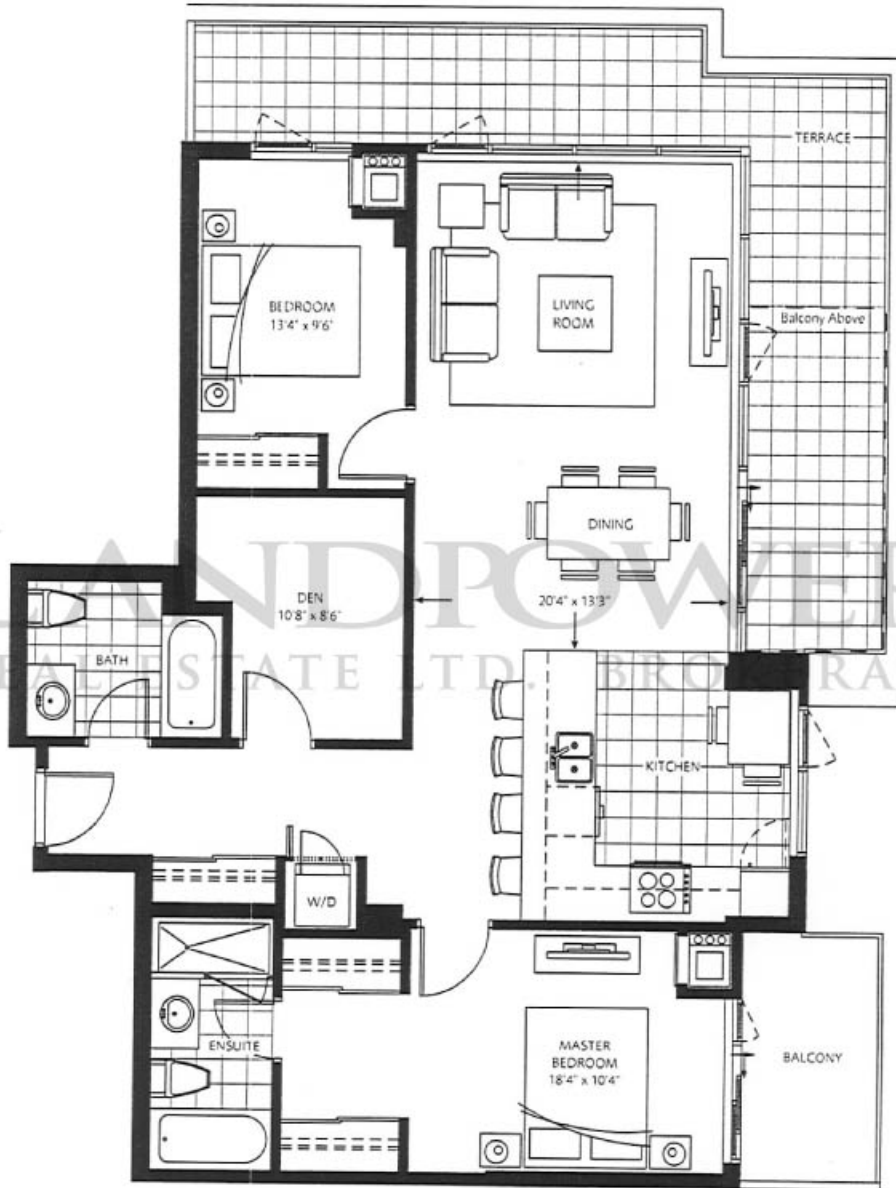
NORTH

North Tower
LEVEL 36

South Tower
LEVEL 36

CENTRO

THE HEART OF LIVING



PH 3T

| | |
|-----------------|------------|
| 2 BEDROOM + DEN | 1083 SQ FT |
| TERRACE | 251 SQ FT |
| BALCONY | 65 SQ FT |
| TOTAL | 1399 SQ FT |



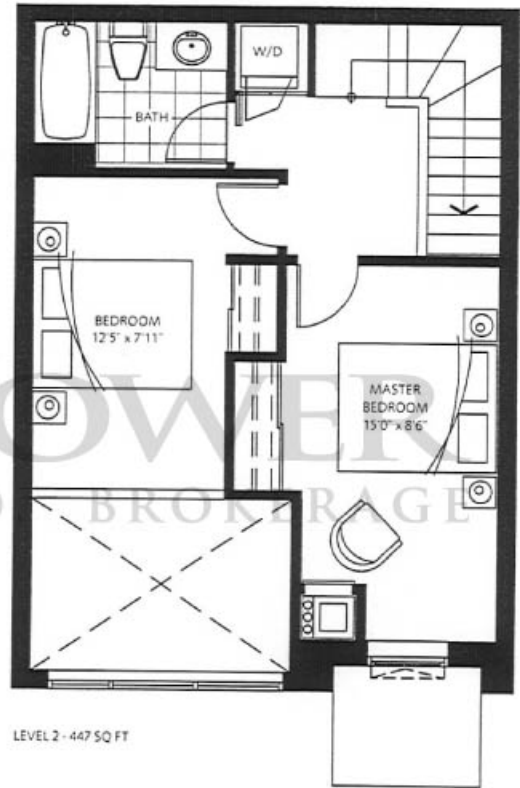
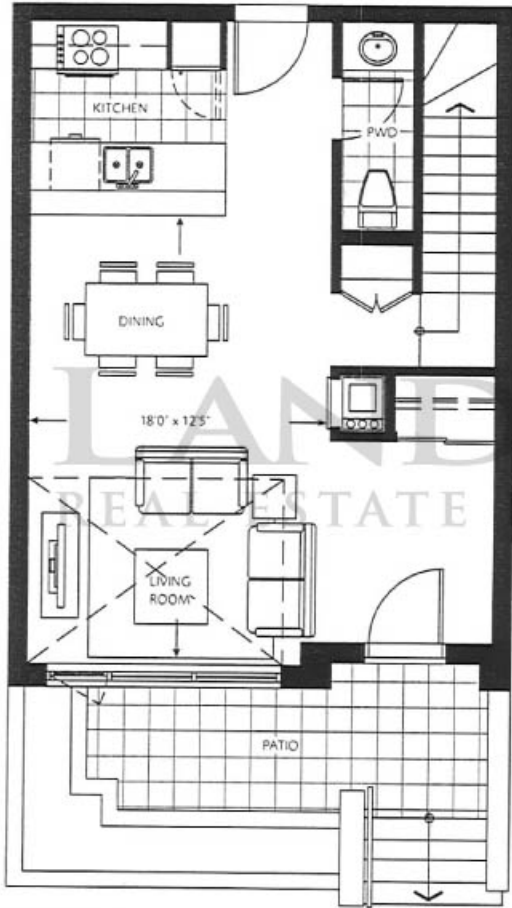
NORTH

North Tower
LEVEL 35

South Tower
LEVEL 35

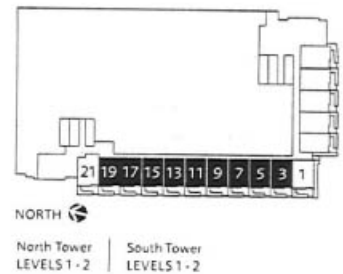
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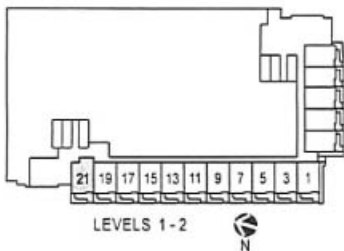
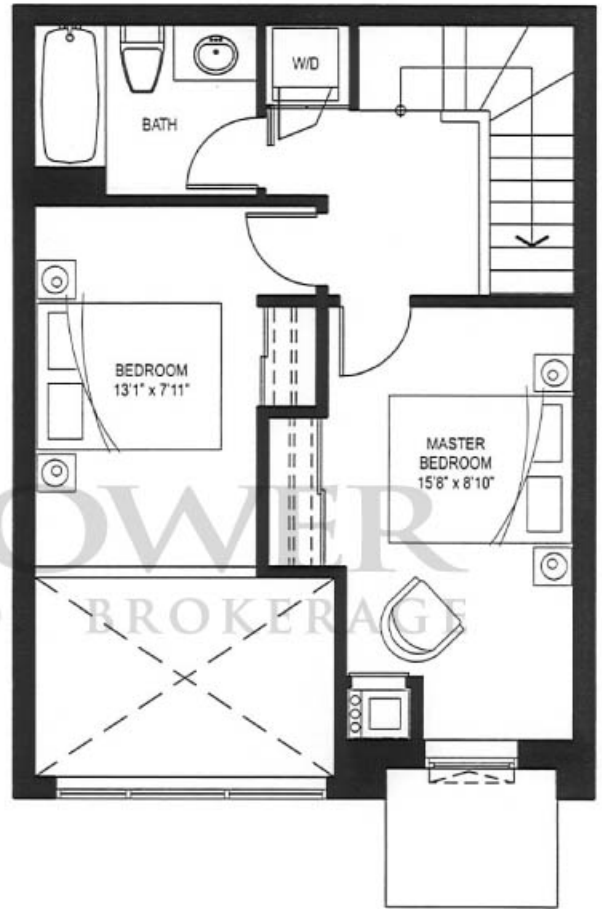
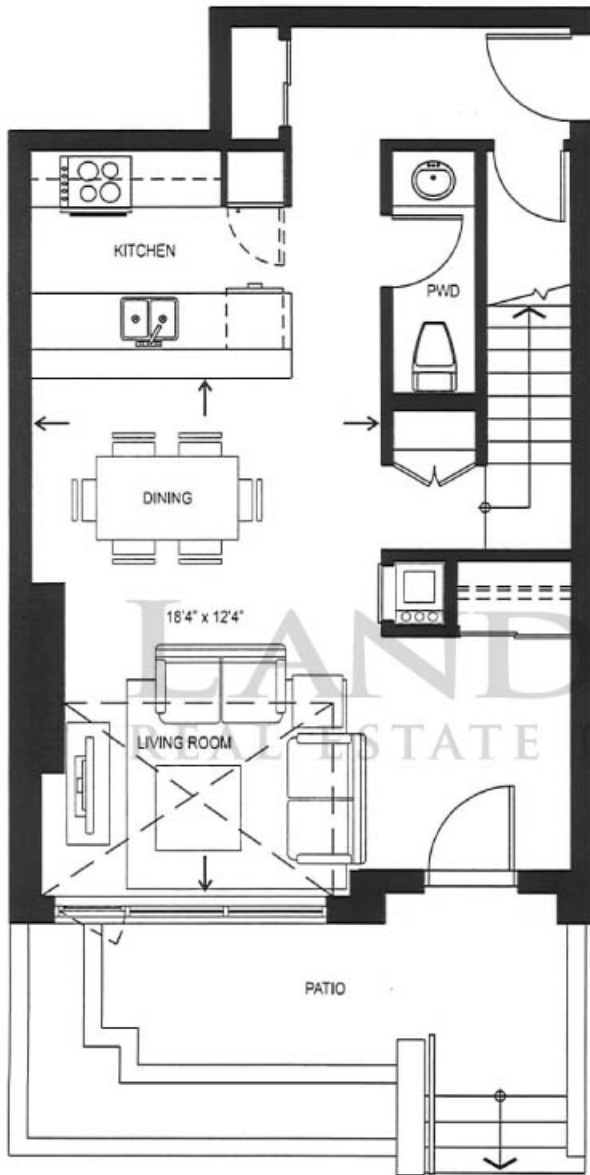
THE HEART OF LIVING



TH 1

2 BEDROOM 972 SQ FT
 PATIO 71 SQ FT
 TOTAL 1043 SQ FT





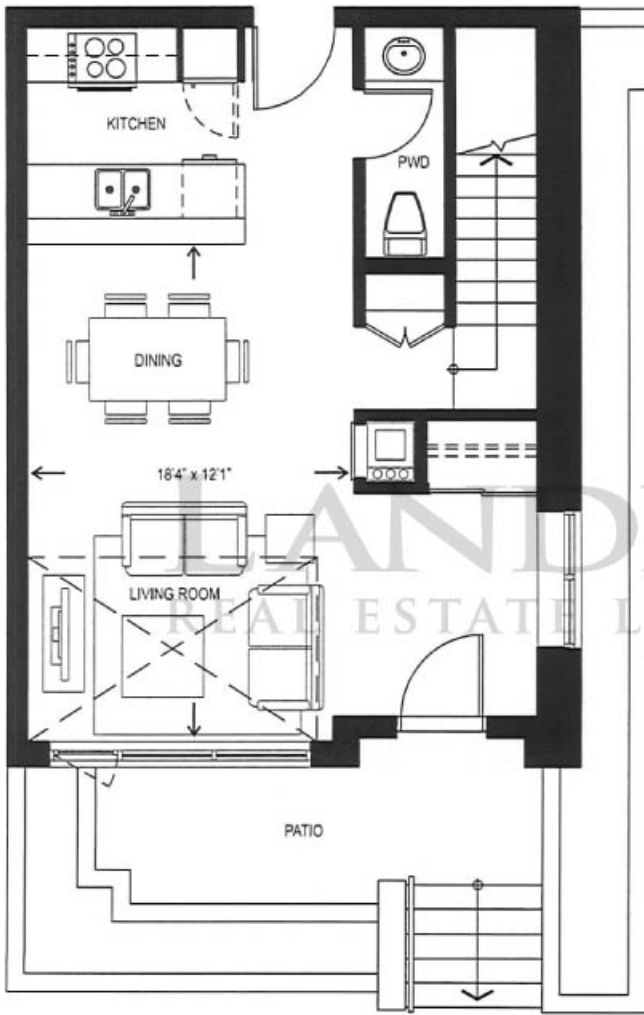
TH-1A

2 BEDROOM 1,037 SQ FT

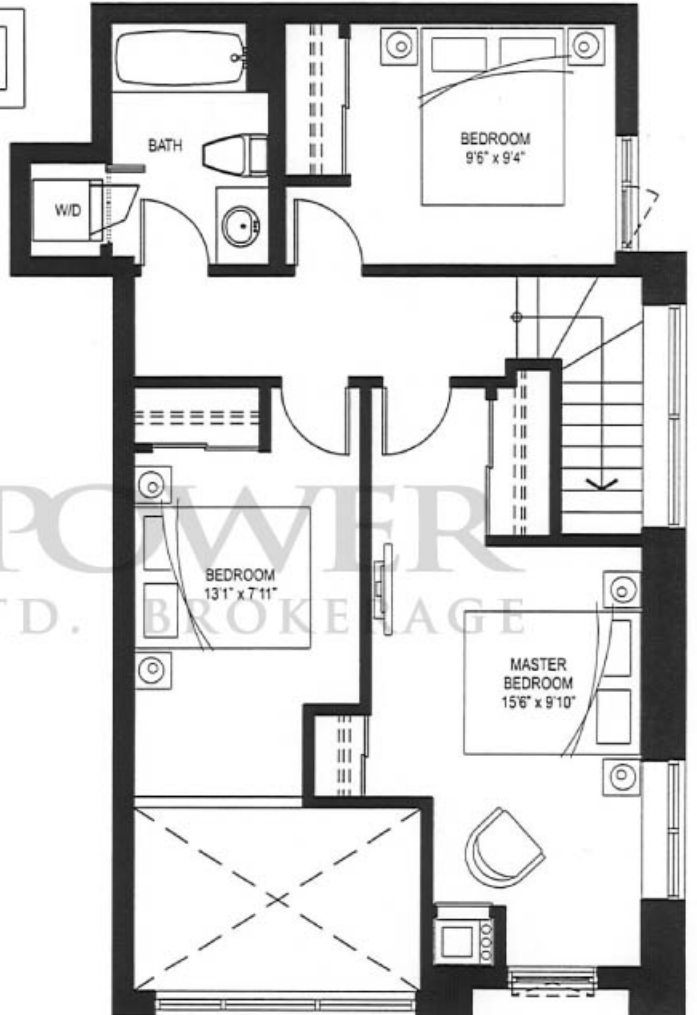
PATIO 71 SQ FT

TOTAL 1,108 SQ FT

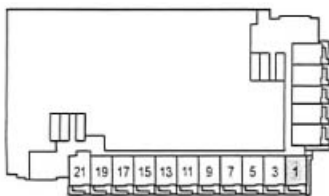
Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E.&O.E.



LEVEL 1 - 525 SQ FT



LEVEL 2 - 647 SQ FT



LEVELS 1-2



TH-2

3 BEDROOM 1,172 SQ FT

PATIO 71 SQ FT

TOTAL 1,243 SQ FT

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E.&O.E.

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