



“APPRECIATION, GRATITUDE, AFFECTION –  
THESE ARE THE QUALITIES THAT PEOPLE BESTOW ON THEIR PARKS.  
BEAUTY, SERENITY, TRANQUILITY –  
THESE ARE THE REWARDS THEY REAP IN RETURN.”

*Landt Dennis*



# SETTING A GOLD STANDARD IN GREEN DESIGN



Artist's Concept

Artist's concept

With the much-anticipated arrival of EDEN PARK II, a 10-year development project comes to full fruition in a pinnacle achievement by Times Group Corporation.

On Highway 7, between Leslie & Bayview, the second phase of this beautifully planned and landscaped “galleria”-style development will rise within a community that is already a well-established home to over a thousand satisfied families, all enjoying the multitude of amenities which surrounds it.

Comprised of two spectacularly designed highrise condominiums and 22 executive townhomes, EDEN PARK II is located on a green and open park, creating an oasis-like setting. But, more than that, EDEN PARK II is being built to a Gold LEED® standard – the absolute ultimate in energy-efficient and environmentally friendly design.

This is your final opportunity to own a wonderful condominium suite or townhome residence at EDEN PARK. A home, a lifestyle, an investment that will reward you and your children, now and in the years to come.



WELCOME TO *The Eden Park II Club*



Luxuriously appointed in its every facet, the EDEN PARK II CLUB plays a key role in the lifestyle you'll enjoy at this prestigious Thornhill address.

A complete fitness facility awaits you, appointed with the latest state-of-the-art equipment, complete with both mens and womens saunas and change rooms .





# AMENITIES AT YOUR DOORSTEP

## EDUCATION

Seneca College  
Richmond Hill Montessori  
Christ the King Separate School  
Doncrest Public School  
Thomlea Public Secondary School  
St. Robert Secondary Separate School  
Willowbrook Public School

## HEALTHCARE

York Central Hospital  
Markham Stouffville Hospital

## HOSPITALITY

Sheraton Parkway Hotel  
Best Western Parkway Hotel  
Staybridge Suite (by Holiday Inn)  
Courtyard Marriott Residence Inn  
Hilton Garden Inn

## POINTS OF INTEREST

Thornhill Library  
SilverCity Movie Theatre  
Cineplex Odeon First Markham Place

## FINANCIAL SERVICES

RBC Royal Bank  
BMO Financial Group  
CIBC  
HSBC  
ScotiaBank  
TD Canada Trust  
National Bank

## SHOPPING

Jubilee Square  
Times Square  
Shoppes at the Parkway  
First Markham Place  
Woodside Centre  
Thornhill Square  
Hillcrest Mall  
Richmond Hill Centre  
Commerce Gate

## TRANSPORTATION

Buttonville Airport (CYKZ)  
GO (Richmond Hill)  
VIVA Transit  
Highway 404 & 407



Artist's Concept





Parkview Towers

Times Ave.

## A MAGNIFICENT MASTER PLAN

With its inviting entrance located just off South Park Road, EDEN PARK II welcomes you into a beautifully landscaped and self-contained community. Within the site can be found an array of condominium residences and townhomes, linked with pedestrian walkways leading directly to the community's 8-acre park and sports fields adjacent to the site. All merging seamlessly with the fabric of the existing established neighbourhood.

PROPOSED  
PARK

BUILDING  
A

BUILDING D

BUILDING E

BUILDING F

BUILDING J

BUILDING K

EDEN PARK TOWERS PHASE 1  
BUILDING B

BUILDING C

EDEN PARK TOWERS PHASE 2  
BUIDLING G

BUILDING H

BUILDING I



Eden Park Towers - Phase II (Building G)

9/9/2010 4:54 PM

Type	Model	Suite Size (sq. ft.)	Balcony/ Terrace	Available Floor	View	* Price Range		Maint. Fee **
						From	To	
1 Br	1G-1	572	n/a	1/F to 3/F	W	\$228,000	\$233,000	\$217
1 Br	1G	572	n/a	5/F to 12/F	W	\$234,000	\$241,000	\$217
1+D	1A	633	50	2/F to 12/F	N	\$257,000	\$266,000	\$241
1+D	1C	636	50	1/F to 12/F	S	\$252,000	\$263,000	\$242
1+D	1A-1	642	50	2/F to 12/F	N	\$260,000	\$269,000	\$244
1+D	1C-1	647	50	1/F to 12/F	S	\$256,000	\$267,000	\$246
1+D	1E	673	110	1/F to 12/F	N	\$270,500	\$281,500	\$256
1+D	1B	738	50	1/F to 12/F	N	\$288,000	\$299,000	\$280
2 Br	2K-2	812	150	12/F	N	\$349,000	-	\$309
2 Br	2K	821	150	5/F to 11/F	N	\$340,000	\$349,000	\$312
2 Br	2G	883	50	2/F to 12/F	S	\$344,000	\$357,500	\$336
2 Br	2F-3	932	85	12/F	NW	\$374,000	-	\$354
2 Br	2F	939	85	6/F to 11/F	NW	\$366,500	\$374,000	\$357
2 Br	2H	981	50	5/F to 12/F	SW	\$380,500	\$391,000	\$373
2 Br	2B	1042	50	6/F to 12/F	SE	\$391,000	\$400,000	\$396
2 Br	2A	1059	50	6/F to 11/F	NE	\$397,000	\$404,500	\$402
2 Br	2A-2	1059	50	12/F	NE	\$406,000	-	\$402

General Information:

- Total No. of Suites: 209 Units
- Total Levels: 13 Levels  
(excludes 4th floor)

Occupancy Starting from July 31, 2013

- 9' ceiling from 1/F to Roof Garden (beside some units on 2 & 3/F have 8' ceiling)
- 10' ceiling on Penthouse level  
(please consult our Sales Representative for details)

Price inclusive of: **GST & HST**, One Underground Parking, Granite Kitchen Countertop, Kitchen Centre Island (optional on some floorplans), White or Black Appliance package (Fridge, Stove, Energy Star Dishwasher & Hood fan) White Space-efficient stacked Dryer and Washer (as per Builder's sample or similar) Laminate Floor in Living/Dinning/Den (if applicable) and Standard Window Blinds. (Additional Features for Roof Garden/Penthouse units, please consult our Sales Representative)

- Locker is available at an additional cost of \$3,000
- Extra Car Parking is available at an additional cost of \$20,000

Maintenance Fee: Approximately \$0.38 per sq.ft. per month, plus Parking & Locker Fees if applicable  
Includes: Air-Conditioning & Heating  
Excludes: Water, Hydro, Cable & Internet Service

Property Tax: Estimated at approximately 1%\*\* of Purchase Price annually

Deposit Structure: **All cheques to be made to DELZOTTO ZORZI LLP IN TRUST**  
1) 5,000 with Offer  
2) 5% less \$5,000 in 30 Days after signing  
3) 5% in 120 days after signing  
4) 5% in 360 days after signing  
5) 5% on Occupancy

**Note: All units on Roof Garden & Penthouse levels are not released until further notice.**

\*\* Maintenance and taxes are approximation/estimation only and are finalized on condominium registration  
\* All Prices & Terms are subject to change without further notice. E. & O.E.



Eden Park Towers Sales Office  
381 Highway 7 East, Thornhill, ON  
Tel.: 905-882-8078 Fax: 905-882-5222  
Office Hours: Mon. - Thu. - (12 noon - 7 p.m.)  
Fri. - (Closed) Sat. & Sun. - (12 noon - 5 p.m.)  
Website: www.EdenParkTowers.ca  
Email: Sales@EdenParkTowers.com



EDEN PARK  
II

621 SQ. FT.

PLUS

BALCONY

50 SQ. FT.

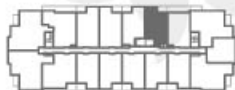
MODEL

1A

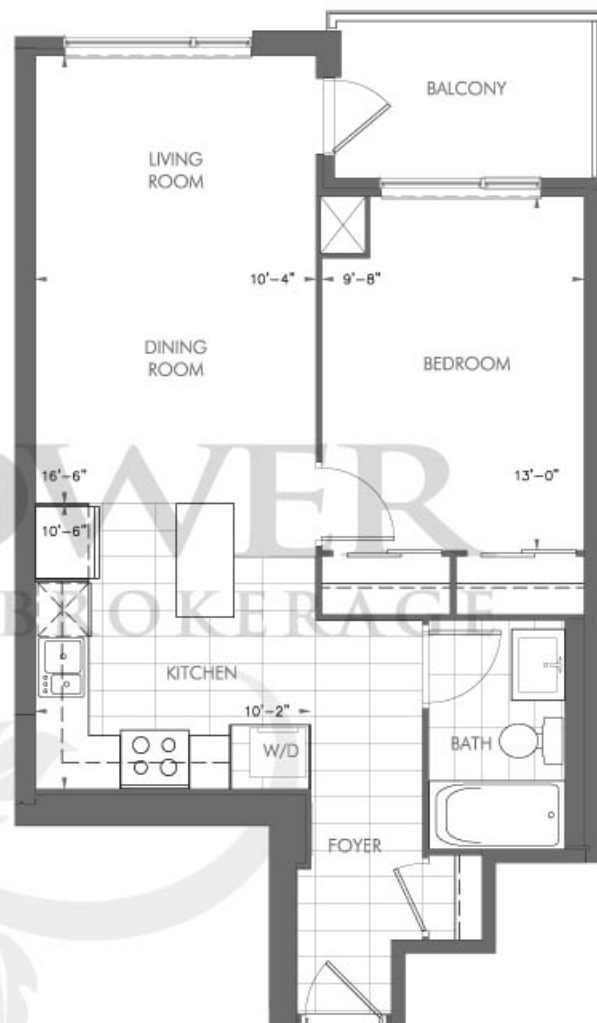
1 BEDROOM



BUILDING G-FLOORS 2-12



BUILDING H-FLOORS 2-12



EDEN PARK  
II

642 SQ. FT.

PLUS

BALCONY

50 SQ. FT.

MODEL

1A-1

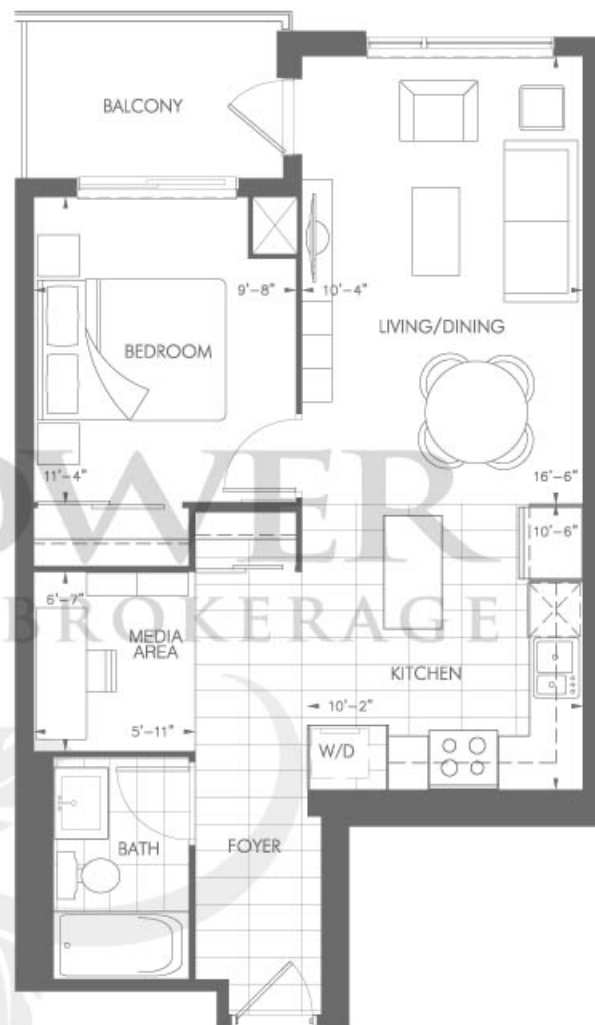
1 BEDROOM



BUILDING G-FLOORS 2-12  
ROOF GARDEN



BUILDING H-FLOORS 2-12  
ROOF GARDEN







738 SQ. FT.

PLUS

BALCONY OR PATIO  
50 SQ. FT. 50 SQ. FT.

MODEL

1B

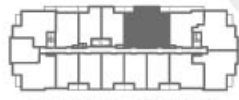
1 BEDROOM



BUILDING H-FLOORS 2-12



BUILDING H-ROOF GARDEN



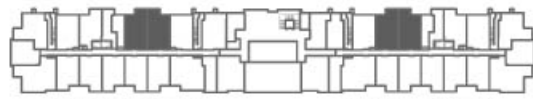
BUILDING G-FLOORS 2-12



BUILDING G-ROOF GARDEN

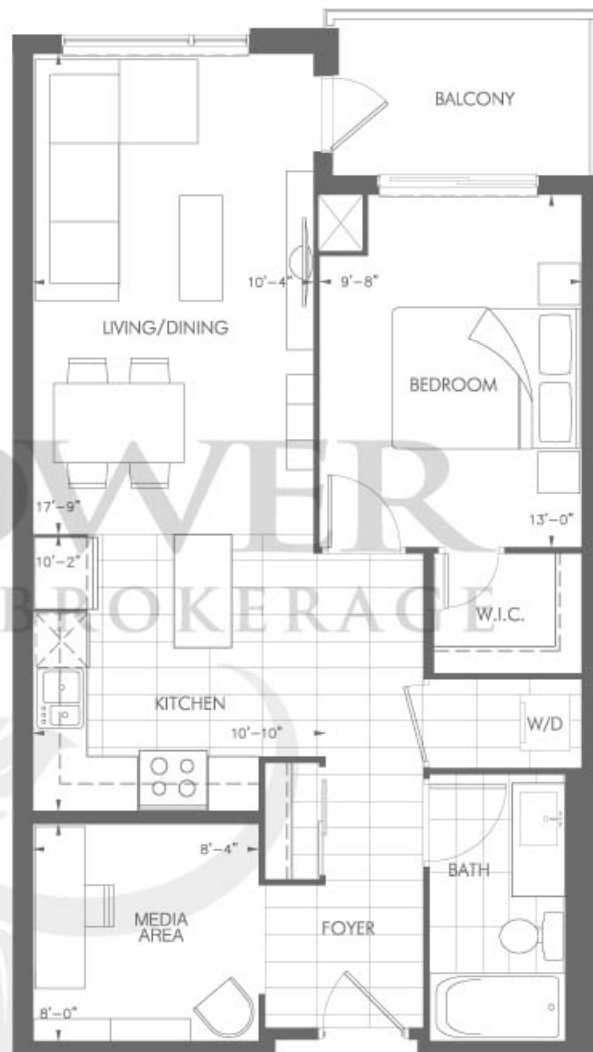


BUILDING G-PENTHOUSE



BUILDING C-FLOOR 1

BUILDING H-FLOOR 1





# EDEN PARK II

636 SQ. FT.

PLUS

BALCONY OR PATIO  
50 SQ. FT. 50 SQ. FT.

MODEL

1C

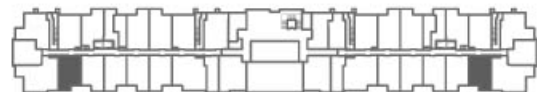
1 BEDROOM



BUILDING G-FLOORS 2-12

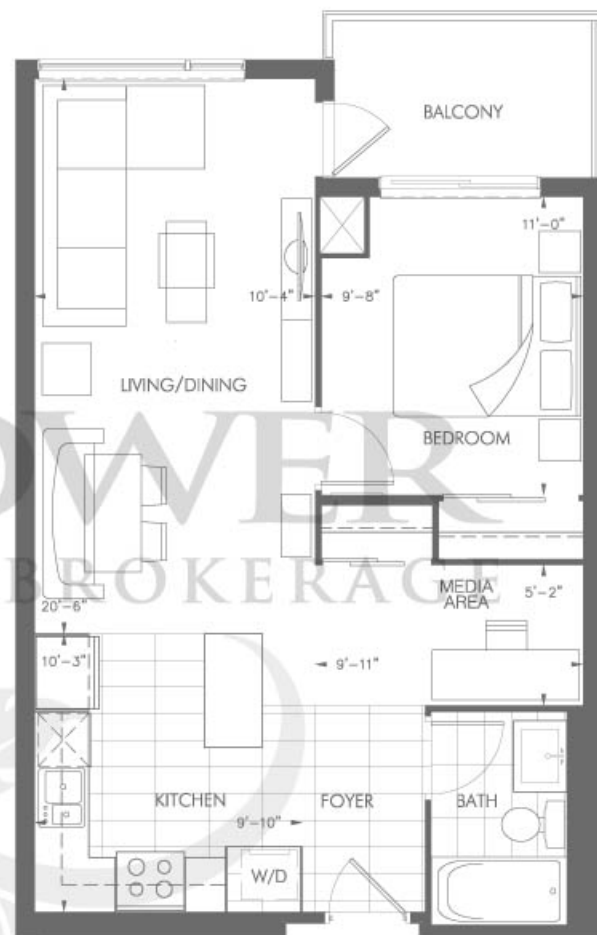


BUILDING H-FLOORS 2-12



BUILDING G-FLOOR 1

BUILDING H-FLOOR 1





# EDEN PARK II

647 SQ. FT.

PLUS

BALCONY OR PATIO  
50 SQ. FT. 50 SQ. FT.

MODEL

1C-1

1 BEDROOM



BUILDING G ROOF GARDEN  
AND PENTHOUSE



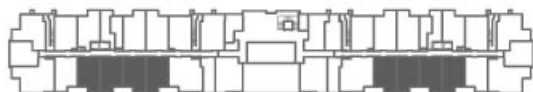
BUILDING H ROOF GARDEN  
AND PENTHOUSE



BUILDING G FLOORS 2-12



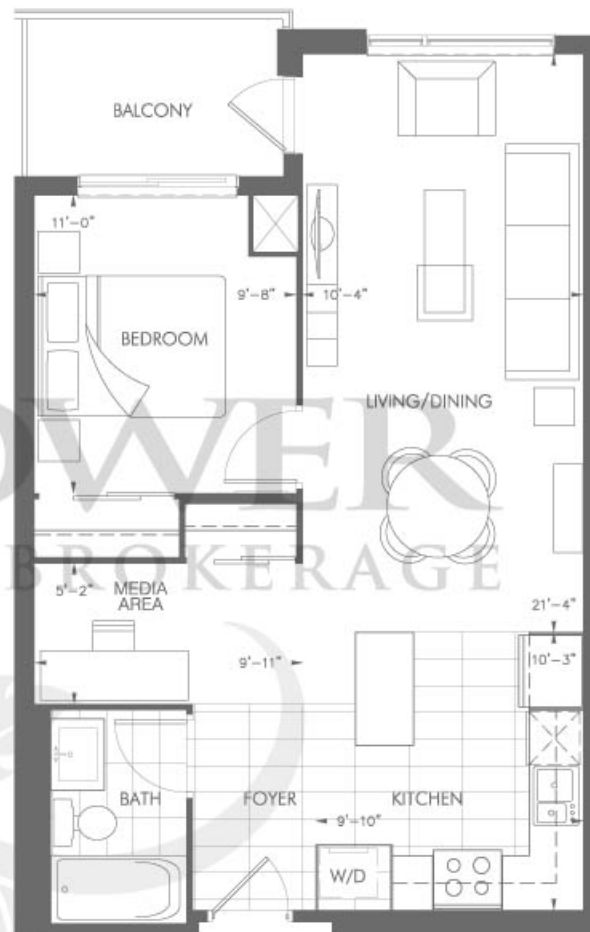
BUILDING H FLOORS 2-12



BUILDING G FLOOR 1



BUILDING H FLOOR 1





# EDEN PARK II

673 SQ. FT.

PLUS

BALCONY OR PATIO  
110 SQ. FT. 110 SQ. FT.

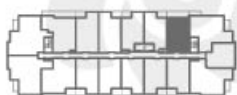
MODEL

1E

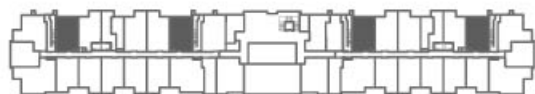
1 BEDROOM



BUILDING G-FLOORS 2-12

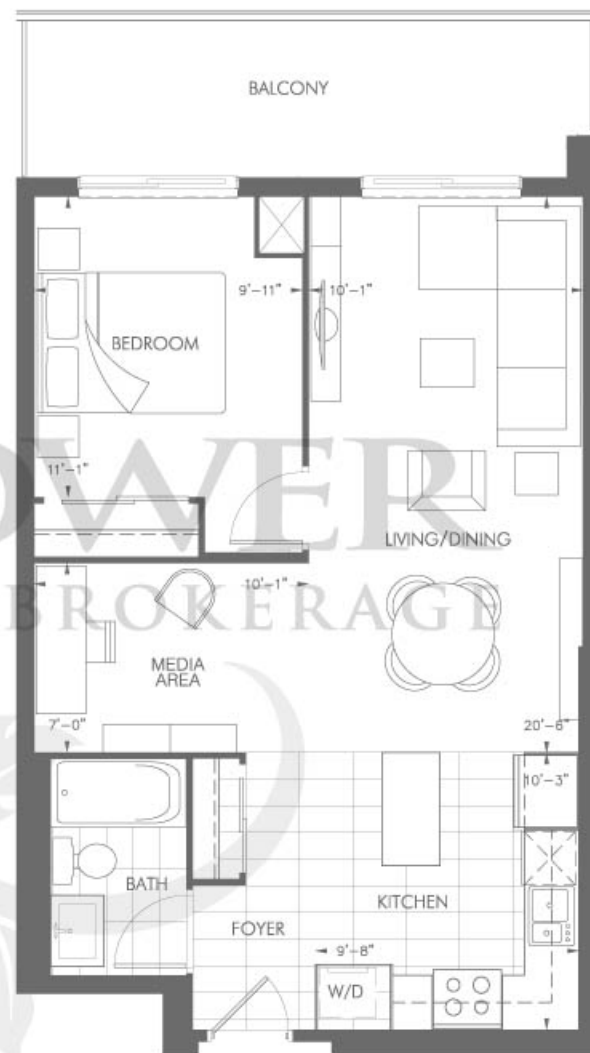


BUILDING H-FLOORS 2-12



BUILDING G-FLOOR 1

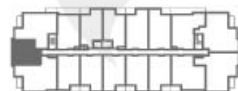
BUILDING H-FLOOR 1



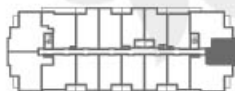


# EDEN PARK II

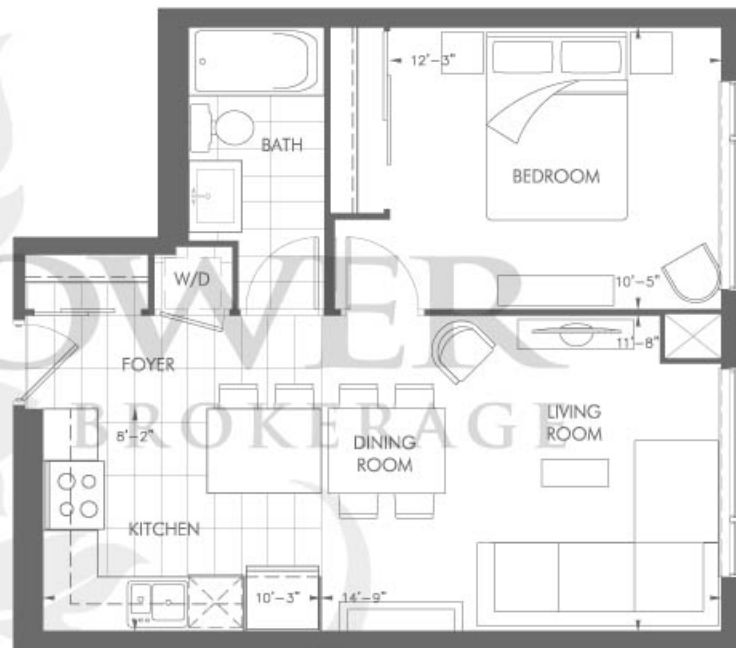
572 SQ. FT.



BUILDING G-FLOORS 5-12



BUILDING H-FLOORS 5-12





# EDEN PARK II

1059 SQ. FT.

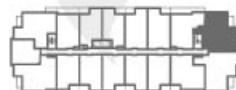
PLUS

BALCONY  
50 SQ. FT.

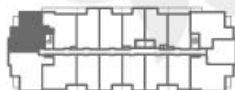
MODEL

2A

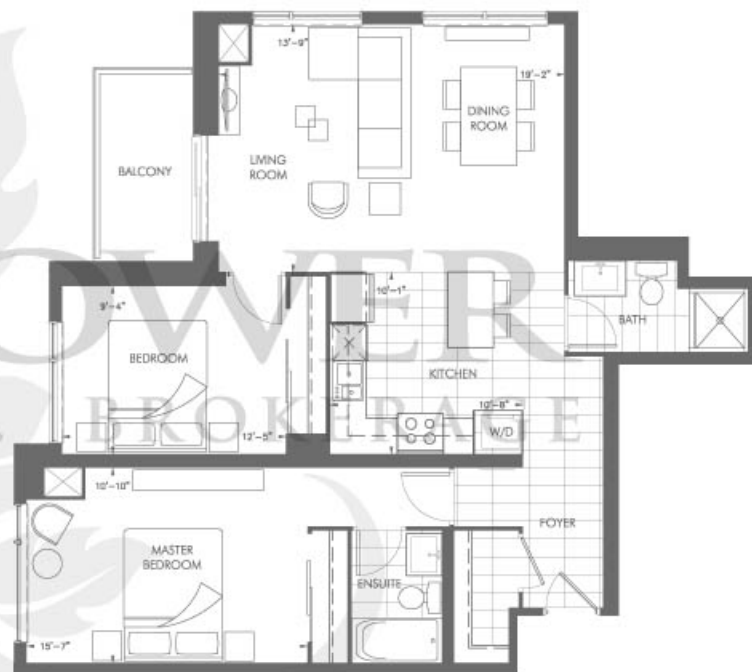
2 BEDROOM



BUILDING G-FLOORS 6-11



BUILDING H-FLOORS 6-11





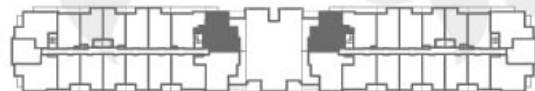
# EDEN PARK II

1059 SQ. FT.

PLUS

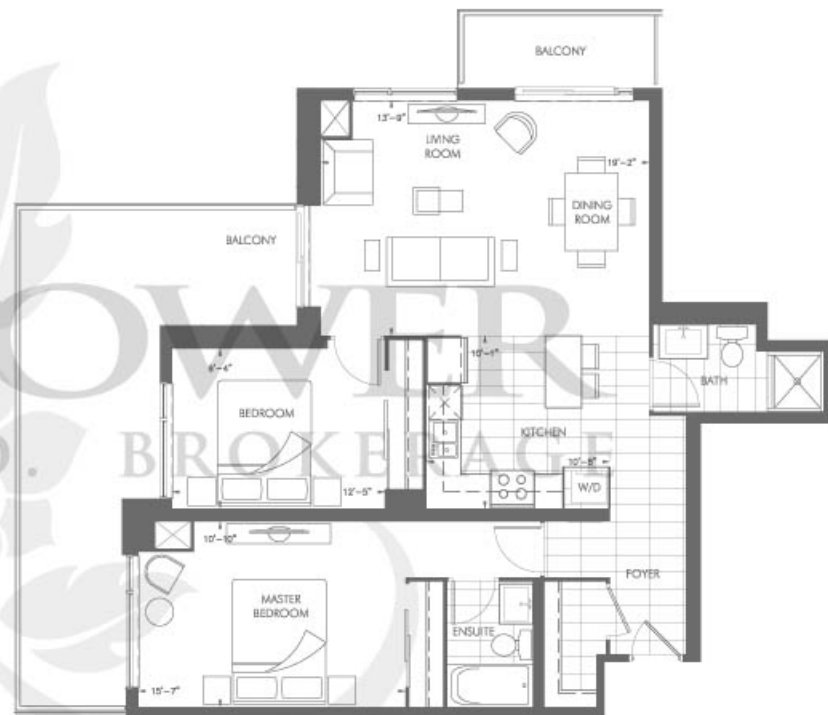
BALCONY AND BALCONY  
40 SQ. FT. 255 SQ. FT.

MODEL  
**2A-1**  
2 BEDROOM



BUILDING G-FLOOR 5

BUILDING H-FLOOR 5



# EDEN PARK II

1042 SQ. FT.

PLUS

BALCONY OR TERRACE  
50 SQ. FT. 255 SQ. FT.

MODEL

2B

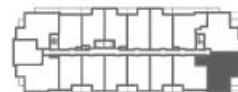
2 BEDROOM



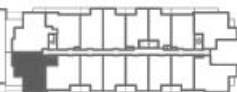
BUILDING G-FLOORS 6-12  
WITH BALCONY



BUILDING H-FLOORS 6-12  
WITH BALCONY



BUILDING G-FLOOR 5  
WITH TERRACE



BUILDING H-FLOOR 5  
WITH TERRACE





# EDEN PARK II

1246 SQ. FT.

PLUS

BALCONY OR TERRACE  
475 SQ. FT. 535 SQ. FT.



BUILDING G-FLOOR  
PENTHOUSE BALCONY



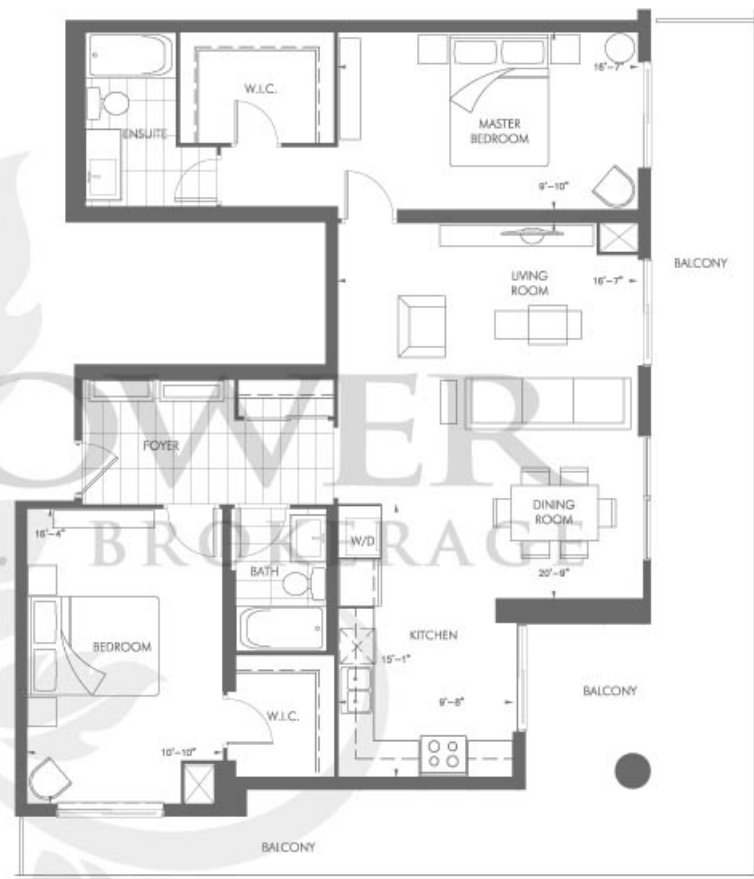
BUILDING H-FLOOR  
PENTHOUSE BALCONY



BUILDING G-FLOOR  
ROOF GARDEN TERRACE



BUILDING H-FLOOR  
ROOF GARDEN TERRACE



# EDEN PARK II

1220 SQ. FT.

PLUS

BALCONY OR TERRACE  
385 SQ. FT. 485 SQ. FT.

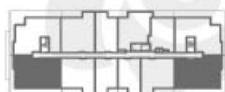
MODEL

2E

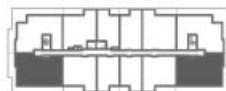
2 BEDROOM



BUILDING G-FLOOR  
PENTHOUSE BALCONY



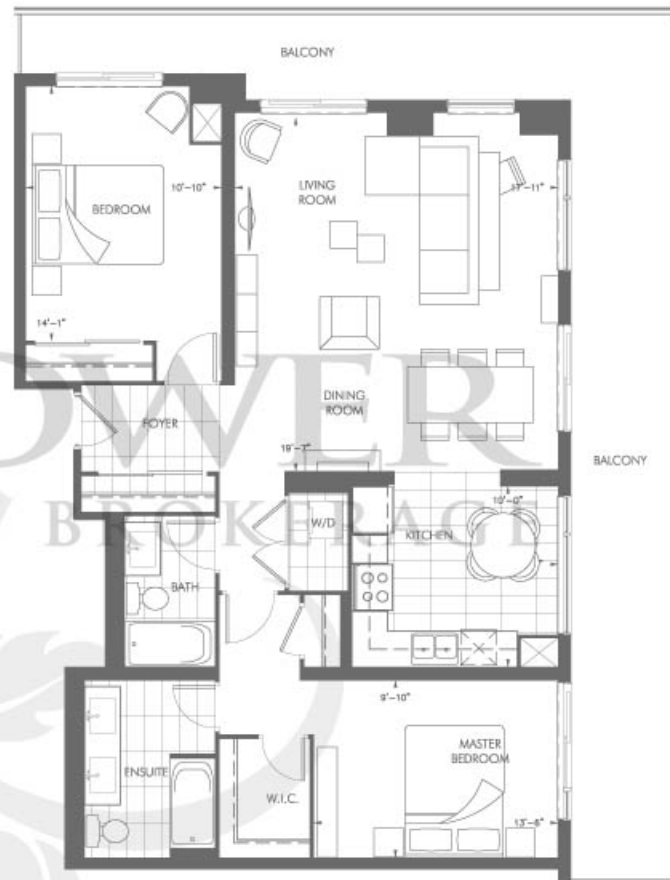
BUILDING H-FLOOR  
PENTHOUSE BALCONY



BUILDING G-FLOOR  
ROOF GARDEN TERRACE



BUILDING H-FLOOR  
ROOF GARDEN TERRACE





# EDEN PARK II

939 SQ. FT.

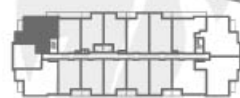
PLUS

BALCONY\*  
85 SQ. FT.

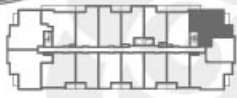
MODEL

2F

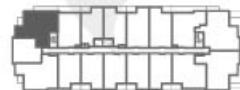
2 BEDROOM



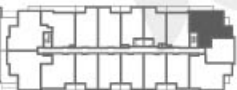
BUILDING G-FLOORS 6-11



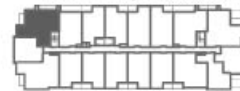
BUILDING H-FLOORS 6-11



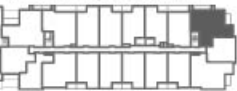
BUILDING G-FLOOR 5  
WITH 135 SQ. FT. BALCONY



BUILDING H-FLOOR 5  
WITH 135 SQ. FT. BALCONY



BUILDING G-FLOORS 2-3  
WITH 120 SQ. FT. BALCONY



BUILDING H-FLOORS 2-3  
WITH 120 SQ. FT. BALCONY



\*Consult a Sales Representative

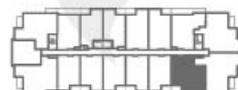
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# EDEN PARK II

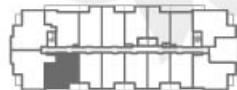
883 SQ. FT.

PLUS

BALCONY  
50 SQ. FT.



BUILDING G-FLOORS 2-12



BUILDING H-FLOORS 2-12



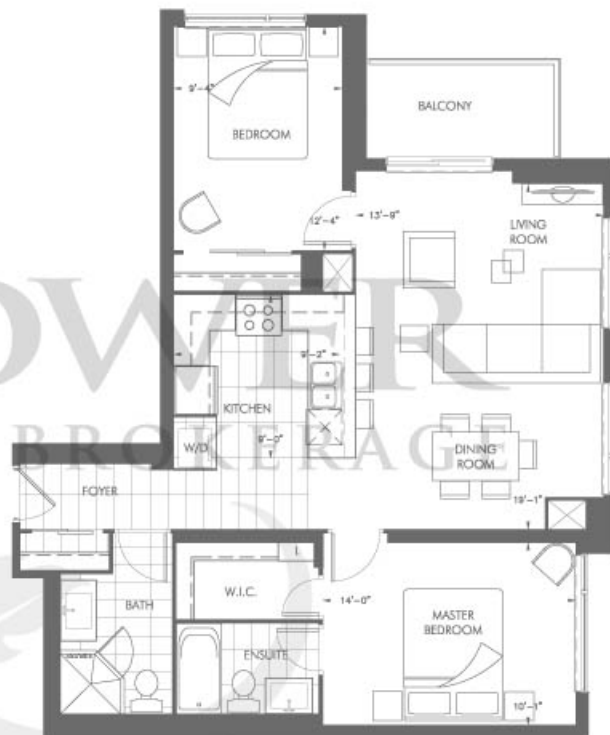
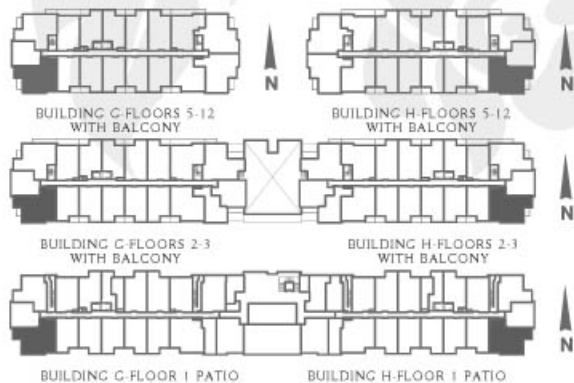


# EDEN PARK II

981 SQ. FT.

PLUS

BALCONY\* OR PATIO  
50 SQ. FT. 50 SQ. FT.



\*Consult a Sales Representative

All prices, figures, sizes, specifications and information are subject to change without notice. © 2011 All areas and stated dimensions are approximations. Actual usable floor space, living area and square footage may vary from stated floor area. All dimensions are stated in inches only. Furniture is depicted for illustrative purposes only and not included. The grid shown may be the mirror of the unit purchased.

# EDEN PARK II

952 SQ. FT.

PLUS

BALCONY AND TERRACE  
33 SQ. FT. 190 SQ. FT.

MODEL

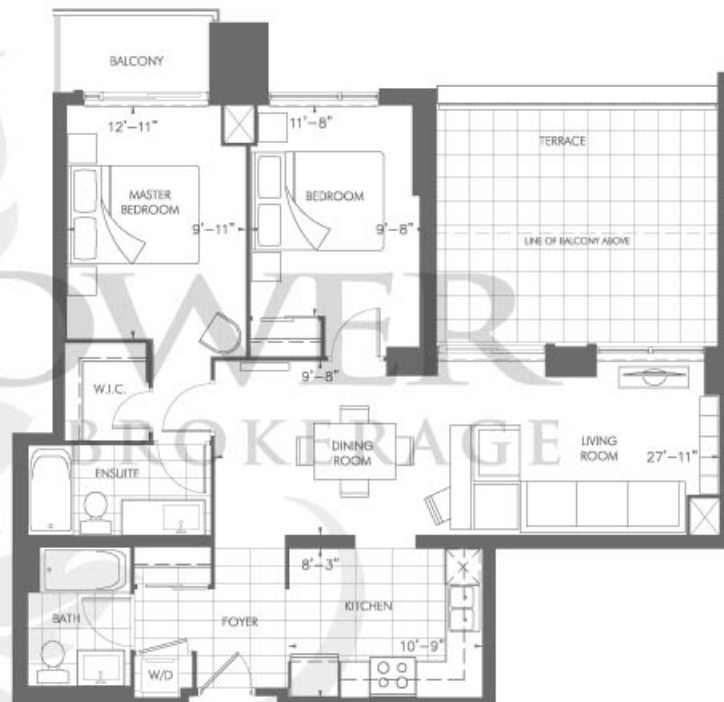
2J

2 BEDROOM



BUILDING G-FLOOR 2

BUILDING H-FLOOR 2





# EDEN PARK II

821 SQ. FT.

PLUS

BALCONY

150 SQ. FT.

MODEL

2K

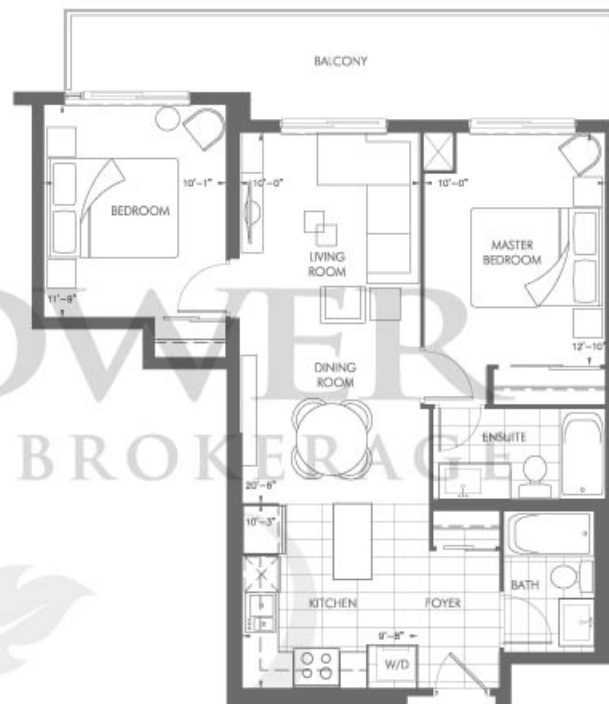
2 BEDROOM



BUILDING G-FLOORS 5-11



BUILDING H-FLOORS 5-11





884 SQ. FT.

PLUS

BALCONY

148 SQ. FT.

MODEL

2K-1

2 BEDROOM



BUILDING G-FLOORS 2-3

BUILDING H-FLOORS 2-3







1067 SQ. FT.

PLUS

BALCONY

105 SQ. FT.

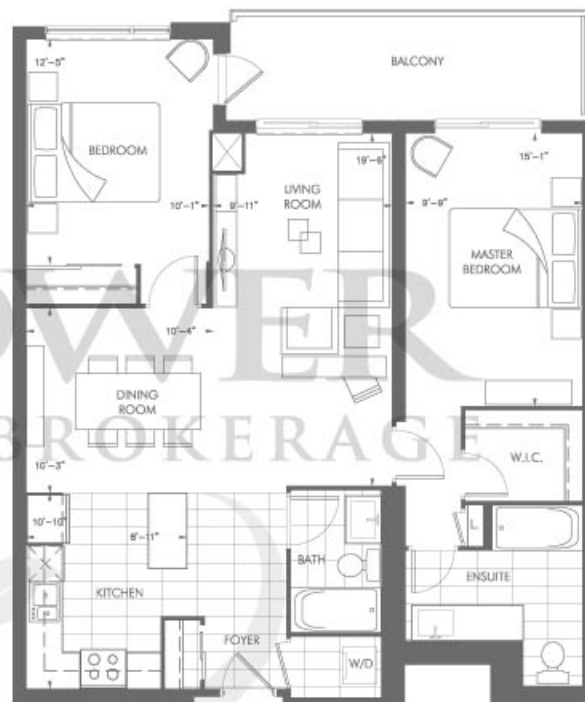
MODEL  
**2M**  
2 BEDROOM



BUILDING G-ROOF GARDEN  
AND PENTHOUSE



BUILDING H-ROOF GARDEN  
AND PENTHOUSE





940 SQ. FT.

PLUS

BALCONY

105 SQ. FT.

MODEL

2N

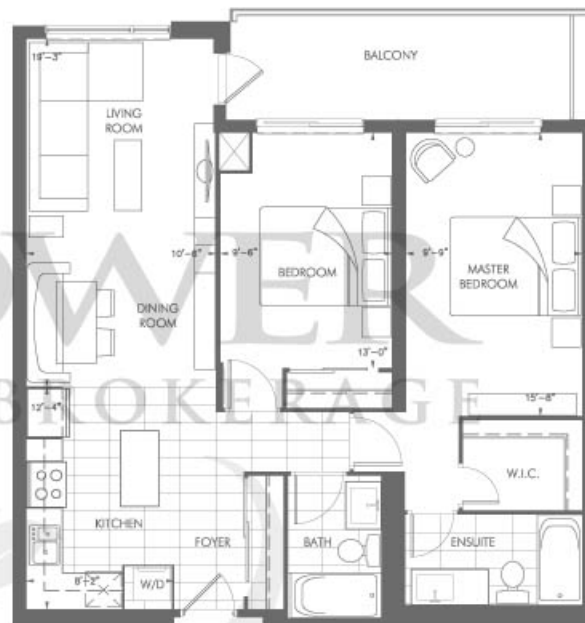
2 BEDROOM



BUILDING C-ROOF GARDEN  
AND PENTHOUSE



BUILDING H-ROOF GARDEN  
AND PENTHOUSE





# EDEN PARK II

961 SQ. FT.

PLUS

BALCONY

105 SQ. FT.

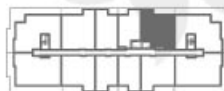
MODEL

2P

2 BEDROOM



BUILDING G FLOOR  
ROOF GARDEN



BUILDING H FLOOR  
ROOF GARDEN



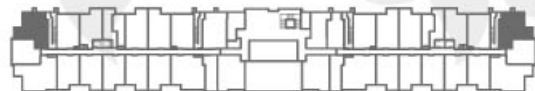
# EDEN PARK II

748 SQ. FT.

PLUS

PATIO  
50 SQ. FT.

MODEL  
**2Q**  
2 BEDROOM



BUILDING G-FLOOR 1

BUILDING H-FLOOR 1

