

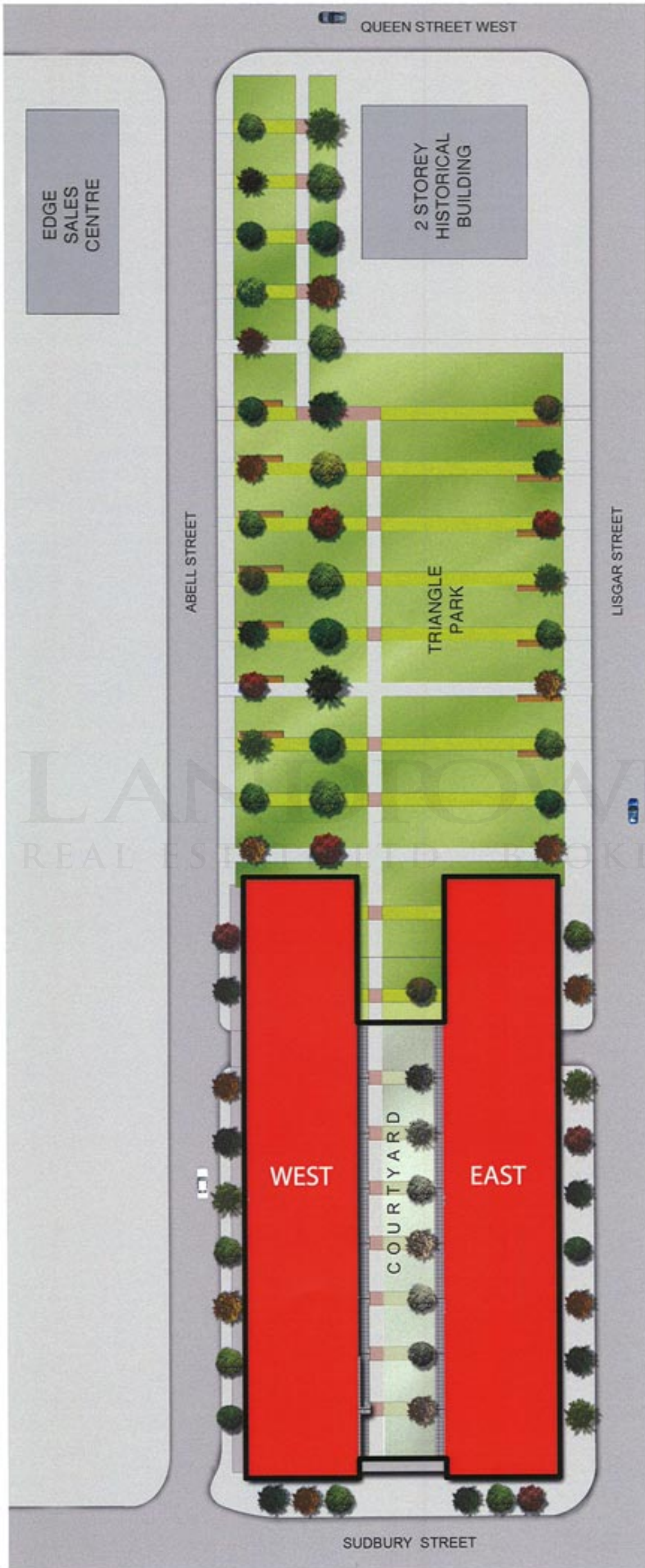
edge

on Triangle Park



2 New Floors
East Building

4 New Floors
West Building



EDGE ON TRIANGLE PARK (New Release)

Rules and Procedures

1. Each sale MUST be in a different purchasers name
2. DEADLINE FOR WORKSHEETS IS THURSDAY, May 10th 2012 AT 4 P.M. Worksheet to include i)Photo ID of Purchaser(s); ii)Copy of Broker/Agent business card.
3. Please ensure that you show your preferences for more than 1 suite type on the worksheet. Make a second and third choice for your unit request to avoid disappointing your clients. We will do our best to try and accommodate one of your 3 choices.
4. The Sales Office and "Model Suite" at 1151 Queens Street West is ready for you and your clients to view.
5. When you have been allocated a unit(s) you will be contacted by one of our staff to arrange an appointment for you and your client to sign the Agreements of Purchase and Sale. Signing will take place beginning Saturday, May 12th 2012 at the Edge Sales Centre on the southwest corner of Queen St. West and Abel Avenue (directly across from the Drake Hotel).
6. Before you arrive with your clients to the Sales Centre to sign your Agreements, please ensure that your client brings
 - I. Government issued photo Identification
 - II. 3 cheques. All cheques will be made payable to Harris Sheaffer LLP in Trust. We will fill in the amounts of the deposits for you at the sales centre.
 - III. S.I.N. number
7. Please ensure that your worksheets are filled in legibly, clearly and ALL purchaser information is included.
8. If you require hard copies of the brochures, please call 416-5165848 and ask for Karen to arrange for brochures.

Please note:

**WORKSHEETS TO BE FAXED TO 416-516-9080 attn. Helena Wong/Adrian McCalla
OR HAND DELIVERED TO SALES OFFICE OF EDGE ON TRIANGLE PARK**

1151 Queen St. West

Toronto, Ont. M6J 1J4

Monday to Thursday : 12 noon to 6 p.m.

Friday – closed

Saturday and Sunday – 12 noon to 5 p.m.

edge

on Triangle Park

EAST TOWER				
MODEL	SQFT.	VIEW	PRICED FROM	FROM FLOORS
1 BEDROOM + DEN SUITES:				
1A	650	E	\$265,900	10
2 BEDROOM SUITES:				
*2CF	560	W	\$273,900	22
*2CB	560	E	\$293,900	22
*2CFC	560	SW	\$298,900	22

WEST TOWER				
MODEL	SQFT.	VIEW	PRICED FROM	FROM FLOORS
2 BEDROOM SUITES:				
*2G	610	W	\$268,900	2
*2CF	560	E	\$269,900	18
*2CF - SE	560	SE	\$271,900	18
*2CB	560	W	\$274,900	18
*2CB - SE	560	SW	\$281,900	18

PRICES INCLUDE : Residential unit prices include HST

INDOOR PARKING : \$25,000 per space (VIP Promotion - \$19,900 per space)

LOCKER: \$3,500 per space

MAINTENANCE FEE : \$0.50 per square foot per month, includes:

- Fitness facility
- Water
- Building insurance
- Party Room
- Gas
- Building Maintenance

* Excludes: Hydro, which will be individually metered

PROPERTY TAXES : Estimated at 1.15% of the Purchase Price per annum

OCCUPANCY DATE : From March 2013

DEPOSIT SCHEDULE: Total 20%

All deposit cheques are payable to Harris, Sheaffer LLP in Trust

- 5% payable on Signing
- 5% payable in 60 days
- 5% payable in 180 days
- 5% payable on Occupancy

BONUS:

- Includes window covering
- Assignment - free assignment within 10 days from signing
- \$3000 + HST assignment cost

FOR FURTHER INFORMATION CONTACT:

Tel: (416) 516-5848
 Fax: (416) 516-9080
www.urbancorp.com
www.plazacorp.com

OFFICE HOURS

MONDAY-THURSDAYS	12PM - 6PM
FRIDAY	CLOSED
SATURDAY, SUNDAY & HOLIDAYS	12PM - 5PM

Helena Wong, Broker
 Adrian McCalla, Sales Rep.

For premium, contact the sales person for pricing.

Exclusive marketing by International Home Marketing Group Limited. Broker Protected.



Prices & specifications subject to change without notice. E&O.E. April 30, 2012 (3)



FACT SHEET
V.I.P. PROMOTION FOR EDGE CONDOMINIUMS

VIP Purchaser Package

1. Parking Price - \$19,900
2. Free Window Coverings
3. Any increase in Levies and Development Charges capped at \$3,500
4. 1 Free Name Change Allowed within the 10-day Rescission Period
5. 1 Assignment up to 30 days before occupancy at a cost of \$3,000 plus H.S.T.

Deposits – Total 20%

- 5% payable on signing
- 5% payable in 60 days
- 5% payable in 180 days
- 5% payable on Occupancy

Apr.30.2012(2)

features & finishes



General Features

1. Architecturally designed thermal glazed aluminum windows, as per plan
2. Glazed aluminum door to access balcony, patio or terrace, as per plan
3. Translucent sliding door system as per plan
4. Engineered laminate wood flooring in living room, dining room, kitchen, den, hallways and bedroom(s)
5. Entry door with contemporary hardware and privacy viewer
6. In-suite rental heating and cooling system with HRV
7. All homes pre-wired for high speed cable internet and cable ready for HDTV
8. All interior stairs finished with broadloom
9. Individual electrical service panel
10. Light fixtures at front entrance and bathroom

Kitchen

1. Contemporary European design cabinetry in selection of wood and coloured finishes
2. Undermount stainless steel sink with single lever faucet with integrated vegetable spray
3. Matching designer ceramic backsplash
4. Stone countertops in a selection of marbles and granites with undermount sink
5. Halogen track lighting
6. Brand name appliance package including:
 - Stainless Steel finish range with glass top – self cleaning
 - Stainless Steel finish dishwasher
 - Stainless Steel finish or Titanium finish refrigerator
 - Stainless Steel finish built-in microwave with hood fan vented to exterior
 - Stacked washer & dryer

Bathroom

1. Designer ceramic tile as per plan
2. Contemporary European design cabinetry in selection of wood and coloured finishes
3. Stone countertops in a selection of marbles and granites with undermount sink
4. Designer mirror over sink with light
5. Soaker tub
6. Temperature controlled mixing valve to tub/shower
7. Ceiling exhaust fan vented to exterior

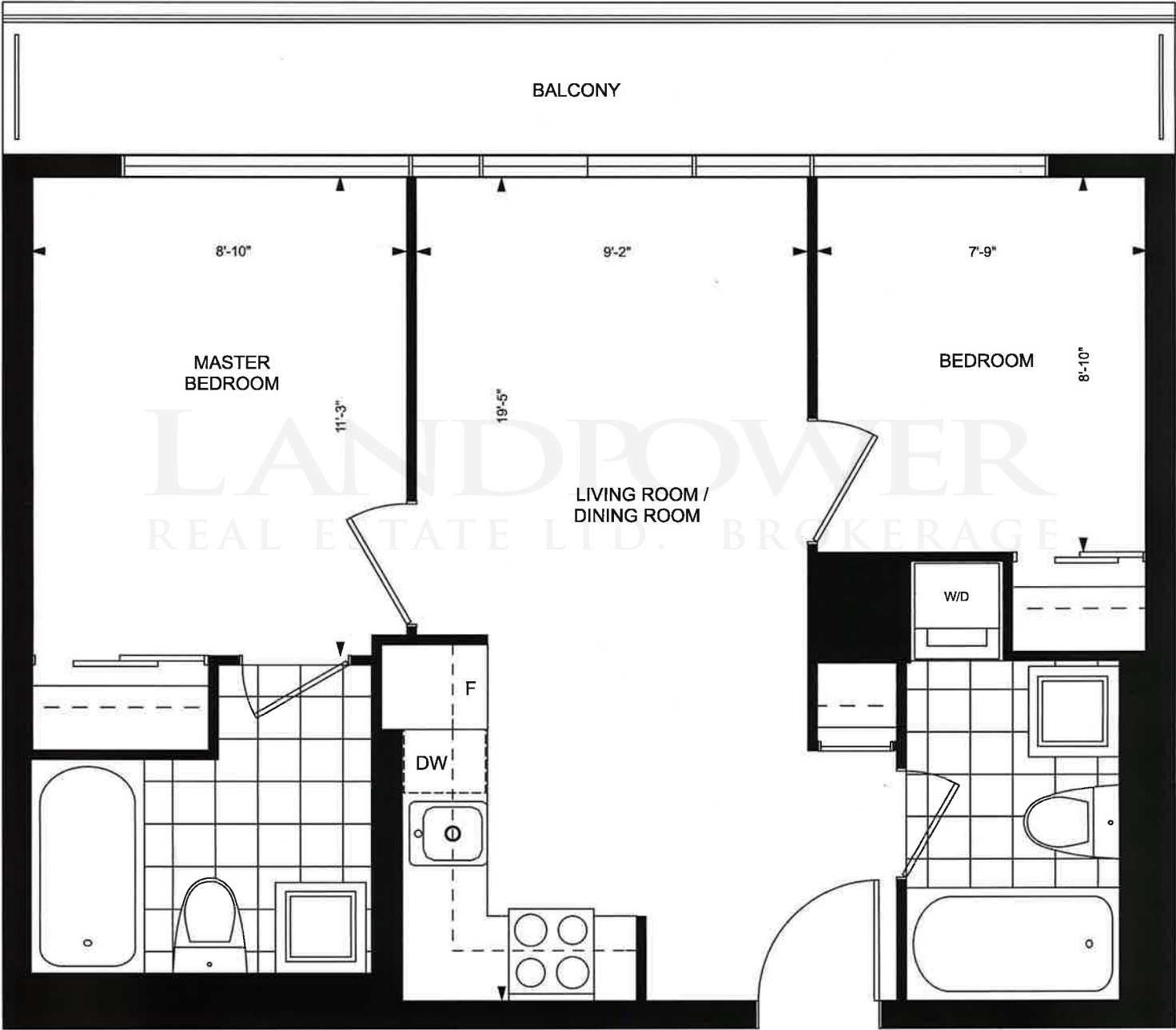
Electrical

1. Living room and bedrooms pre-wired for cable T.V. and telephone, heat detector pre-wired to the fire annunciator panel
2. Individual suite smoke detector
3. Controlled split outlets in "Living / Dining" and "Bedroom" areas, as per plan

Floors and specific finishes will depend on Vendor's package as selected.

All specifications, dimensions, and materials are subject to change without notice. E.&O.E.

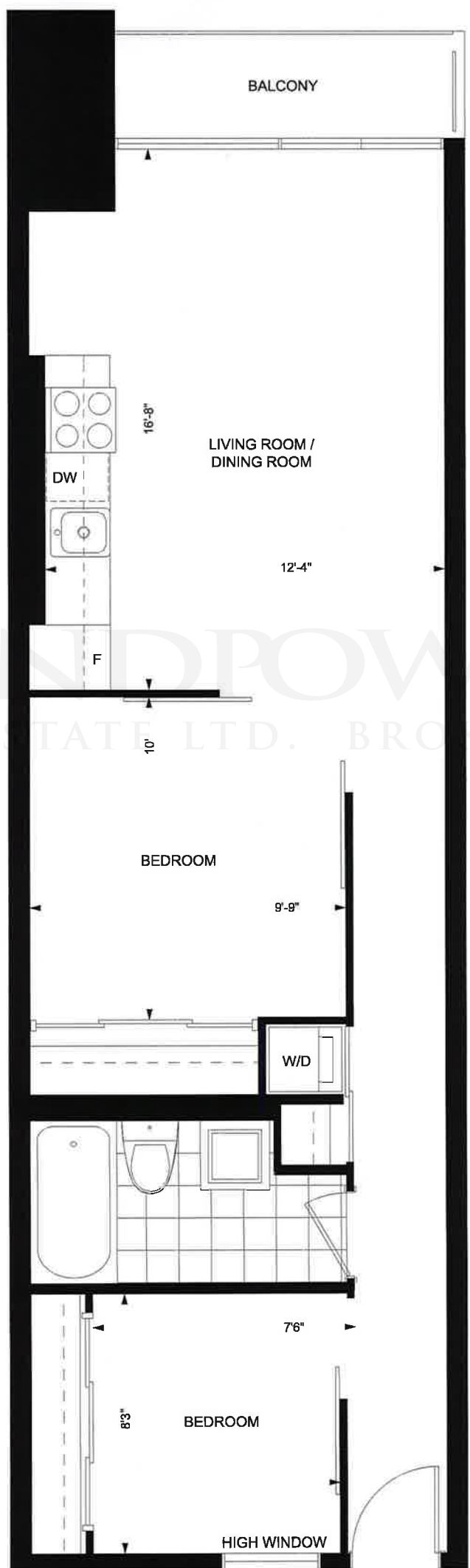
2CB - 560 sq. ft. - two bedroom



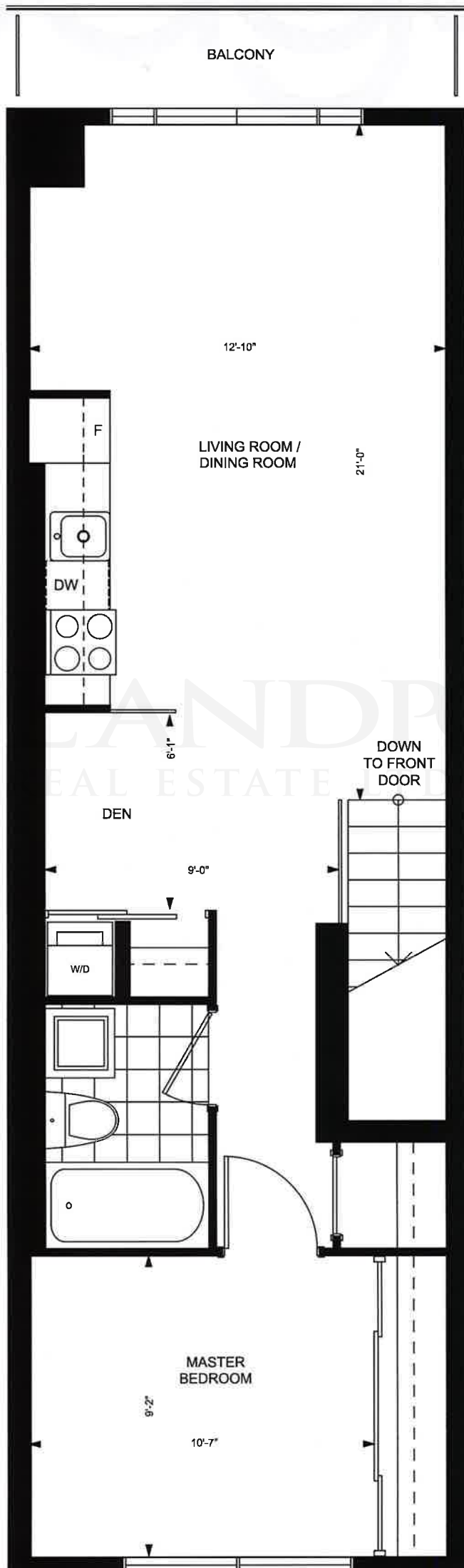
2G - 610 sq. ft. - two bedroom



LANDPOWER
REAL ESTATE LTD. BROKERAGE



1A - 650 sq. ft. - one bedroom + den



Edge on Triangle Park Offer Worksheet

MUST BE FAXED BACK TO HELENA WONG

AT 416-516 9080

(Attach copy of Purchaser's Photo ID and also Agent Business Card)

1st Purchaser
First:

Last:

D.O.B. (M/D/Y) / / 19

S.I.N.

Company:

Title:

Address:

City:

Postal Code:

Home Tel:

Office Tel:

Cell Tel:

Fax No.:

E-Mail:

2nd Purchaser
First:

Last:

D.O.B. (M/D/Y) / / 19

S.I.N.

Company:

Title:

Address:

City:

Postal Code:

Home Tel:

Office Tel:

Cell Tel:

Fax No.:

E-Mail:

Co-Broke – Broker Info.

Broker of Record:

Brokerage Name:

Co-Broke – Agent Info.
Agent Name:

Fax:

Tel:

Address:
e-mail:

Cell:

Vendor Sales Agent / Rep.

Preference Suite No.: 1st: 2nd: 3rd:

Parking: Yes / No

Locker: Yes / No

Purchaser information – NOTE – ALL purchasers must bring the following to qualify for purchase at point of sale: (a) an original government issued Photo Identification at time of purchase; (b) THREE (3) deposit cheques to be made payable to "Harris Sheaffer LLP In Trust".

Vendor will determine final choice of suite and availability for purchase at its sole and unfettered discretion; completion of this form does not constitute any binding purchase and sale or reservation.

FOR VENDOR'S OFFICE USE ONLY, DO NOT FILL IN BELOW:

Purchase Price: \$

Deposit Structure
(Circle Applicable):

A(Res)

\$ Dollar Amt.

Cross Check

i. With Offer 5% \$

ii. 60 Days 5% \$

iii. 180 Days 5% \$

iv. Occupancy 5% \$

v. Closing Balance of PP

Source:

Please print clearly & legibly & fax to: Attn: Helena Wong – Edge on Triangle Park Offer Worksheet, at 416-5169080

Mailing Address: 1100 King Street W, Toronto, ON M6K 1E6; T: 416-928-5001 F: 416-928-9501

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