

LANDPOWER
REAL ESTATE LTD. BROKERAGE
EMERALD CITY
CONDOMINIUMS



Illustration © 2008 by J. J. Cooper & Co. Inc.

JD POWER

EMERALD CITY CONDOMINIUMS

STATE LTD. BROKERAGE



A MASTER-PLANNED COMMUNITY IN THE HEART OF NORTH YORK...

A wonderful new world of luxury living is rising at the crossroads of Toronto's most convenient location. Here, on Sheppard Avenue in the heart of North York, a wonderful world of luxury, convenience, amenities and value will transform a neighbourhood. **Introducing Emerald City.**

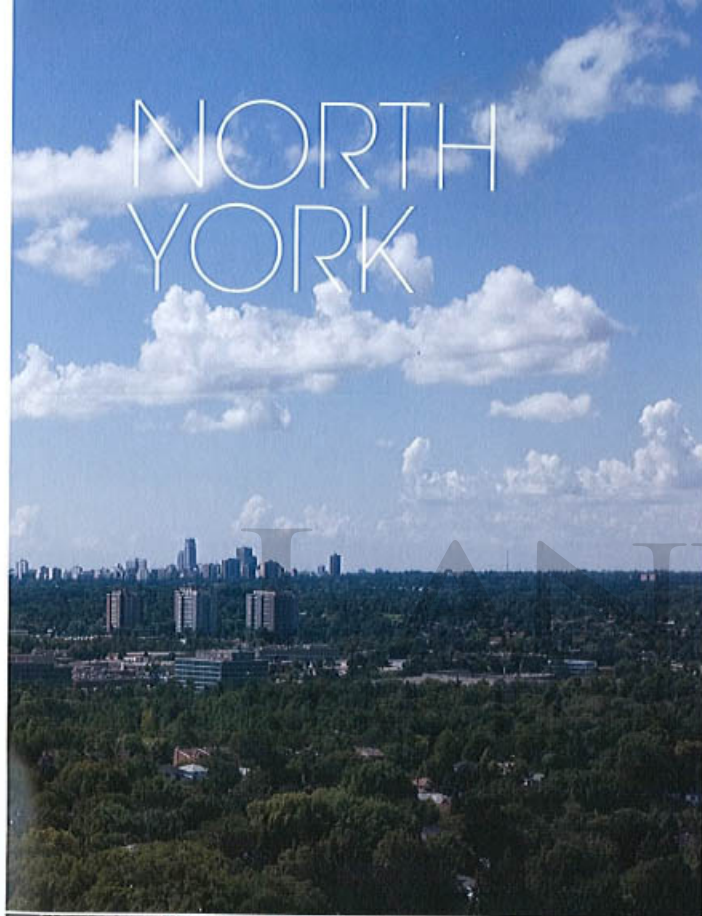


LAUREL REALTY GROUP TOWER BROKERAGE

A MASTER-PLANNED COMMUNITY THAT WILL TRANSFORM A NEIGHBOURHOOD

Emerald City has been meticulously planned to ensure an abundance of pedestrian-friendly green space within its footprint. While the elegant towers and exceptional town homes which will eventually reside here are testament themselves to the design integrity of the community, it is the focus on lush, tree-lined walkways and gardens that create an impression of a country setting within the city. You'll find manicured paths, friendly mews, lovely parks and bountiful gardens that will provide a true neighbourhood ambiance in a stunning setting.

NORTH YORK





GROUND LEVEL AMENITIES

- | | | | |
|---|--|----|-------------------------|
| 1 | Lobby | 7 | His/Hers Changing Rooms |
| 2 | Concierge | 8 | Emerald Spa Terrace |
| 3 | Mail Room | 9 | Emerald Spa Pool |
| 4 | Guest Suite | 10 | Gymbarée |
| 5 | Lower Lobby | 11 | Fitness Centre |
| 6 | Direct Subway Access and Underground Connection to Fairview Mall | 12 | Yoga Studio |



 THE EMERALD TERRACE

 THE EMERALD CLUB



FIFTH LEVEL AMENITIES

- | | | | |
|---|-------------------|---|------------------|
| 1 | Barbeque Area | 6 | Billiards Table |
| 2 | Cabanas | 7 | Catering Kitchen |
| 3 | Reflecting Pool | 8 | Card Tables |
| 4 | Sunbathing | 9 | The Lounge |
| 5 | Screening Theatre | | |

FEATURES & FINISHES

EXCEPTIONAL BUILDING FEATURES AND FABULOUS LIFESTYLE AMENITIES

- Convenient ground floor retail space at the North West end of building provides residents with access to shops and services just an elevator ride away
- Ground floor Lobby with hotel-style concierge services, an elegant sitting area, sumptuously furnished to impress the most discriminating guests, and a conveniently located mailroom
- Ground floor Emerald Spa featuring a pristine indoor pool and whirlpool for year-round enjoyment with private change rooms and showers, State-of-the-art fitness centre with yoga studio, Gymboree for kids and fully outfitted weight lifting section all with connection to an outdoor terrace
- Lower Lobby with direct access to the subway station, management office, pets room, elevator and elegant floating staircase to the ground floor Lobby
- Magnificent Emerald Club at the North West corner of the 5th Floor offers a truly elegant space for entertaining in a beautiful surrounding. The Emerald Club also features a Lounge with wireless internet connection, a private Theatre boasting the latest in equipment, a convenient catering kitchen, and billiard area - all with direct access to the outdoor terrace, giving residents the ability to extend their entertainment space outdoors
- Outdoor terrace with lush landscaping and sumptuous outdoor seating offers a panoramic view of the city and beyond
- One hotel-style guest suite located on the ground floor to accommodate residents' overnight guests
- Garbage chute system with tri-sorter for refuse and recycling

- Secured residential parking and lockers
- Entry phone with camera at main entrance, In-suite viewing available through cable television connection
- Resident security card access throughout all common areas
- Rough-in for wiring in-suite alarm system at suite entry doors, windows and balcony/terrace doors throughout building

LUXURIOUS SUITE FEATURES

- Floors 2 to 33, to have approximate 9' ceiling heights, ground floor and floors 34 to 36 to have approximate 10' ceiling heights
- White stippled ceiling throughout except in kitchen, bathrooms, laundry/storage rooms
- Latex flat off-white paint throughout suite interiors
- Solid core entry door with contemporary brushed chrome hardware
- Approximately 3 7/8" baseboards and 2 1/4" door casings throughout
- Paneled interior doors painted with brushed chrome hardware
- Sliding closet doors, as per plan
- Elegant white décor style switches and receptacles
- Selection of pre-engineered hardwood flooring in Living/Dining room, Kitchen, Den, Media and Foyer, including Foyer closet
- Selection of contemporary broadloom for Bedroom(s)
- Individual metering for hydro
- Fan coil heating/cooling system

ELECTRICAL AND TECHNICAL FEATURES

- Switched ceiling fixture in Foyer, Kitchen and Bedroom(s)
- Capped switched ceiling outlet in Dining room and over Kitchen peninsula and island, as per plan
- Cat 5- voice /data outlets in Living room, Bedroom(s), Den or Media area
- Dual receptacles for both cable and internet connections in Living Room, Bedroom(s), Den or Media area

STYLISH GOURMET KITCHENS

- Choose from a selection of elegant granite countertops
- Selection of contemporary kitchen cabinets
- Gleaming stainless steel under mount sink and single lever chrome faucet
- White or black appliances include 30" slide-in stove, Energy Star™ 18 cu.ft. refrigerator, Energy Star™ dishwasher and microwave
- Choice of glass tile backsplash
- Extra deep wall cabinet over refrigerator with full height side gable to match kitchen cabinets
- Hood fan located above stove for ventilation
- Pre-wiring for optional valance lighting

ELEGANT BATHROOMS

- Frameless vanity mirror
- Decorative wall lighting above vanity cabinet
- Shower stall with framed clear glass door and acrylic base and/or deep soaker tub, as per plan
- A marvelous selection of modern porcelain or ceramic tile surround for both tub and shower to extend to underside of ceiling
- Drop-in porcelain square sink
- Single lever chrome faucet
- Chrome shower/tub fixture
- Contemporary accessories including toilet paper holder and towel bar
- Selection of designer vanity cabinets
- Selection of porcelain or ceramic tile flooring

CONVENIENT IN-SUITE LAUNDRY

- Stacked, full size washer and dryer
- Standard ceramic tiled flooring

10 Year Warranty Corporation Warranty for New Construction

Please note: Prices and specifications are subject to change without notice. Vendor shall have the right to substitute materials for those provided in the plan and specifications provided such materials are of quality equal to or better than the material provided for in the plan and specifications. Color, texture, appearance, etc. of fixture and finishes installed in the unit may vary from vendor's samples as a result of normal manufacturing and installation processes. Decorative and upgrade items displayed in the furnished model suite, vignette and sales office are for display purposes only. Plans and specific finishes will depend on vendor's décor packages as selected.



EMERALD CITY

CONDOMINIUMS

NEW SUITE RELEASE PREVIEW PRICING

(Subject to Availability)

MODEL	TYPE	FLOORS	APPROXIMATE SUITE SIZE	EXPOSURE	PREVIEW PRICES STARTING FROM:
Gardenia	1 Bedroom	5-36	533 sq. ft.	North	\$223,900
Violet	1 Bedroom	7-36	533 sq. ft.	North	\$226,900
Lily	1 Bedroom	1-3	540 sq. ft.	North	\$219,900
Lilac	1 Bedroom	1	540 sq. ft.	North	\$222,900
Orchid	1 Bedroom	2-36	547 sq. ft.	North	\$225,900
Trillium **NEW**	1 Bedroom + Den	4-17	595 sq. ft.	East	\$242,900
Ambrosia	1 Bedroom	2-3	596 sq. ft.	East	\$240,900
Mulberry **NEW**	1 Bedroom + Den	4-17	606 sq. ft.	East	\$242,900
Lotus	1 Bedroom + Den	3-32	624 sq. ft.	South	\$269,900
Poppy **NEW**	1 Bedroom + Den	4-17	627 sq. ft.	North East	\$275,900
Begonia	1 Bedroom	1	633 sq. ft.	North West	\$254,900
Jasmin	1 Bedroom + Den	2-4	643 sq. ft.	South	\$265,900
Ginger	1 Bedroom + Den	1-3	643 sq. ft.	South	\$278,900
Hyacinth	1 Bedroom + Den	2-3	648 sq. ft.	South West	\$270,900
Periwinkle	1 Bedroom + Den	3	662 sq. ft.	South East	\$273,900
Azalea	1 Bedroom + Den	2-32	672 sq. ft.	South	\$281,900
Daffodil	1 Bedroom + Den	2-36	735 sq. ft.	West	\$292,900
Geranium	1 Bedroom + Den	2-3, 20-36	774 sq. ft.	East	\$298,900
Petunia **NEW**	2 Bedroom	4-17	785 sq. ft.	South East	\$325,900
Marigold **NEW**	2 Bedroom	22-36	881 sq. ft.	North East	\$390,900
Bluebell **NEW**	2 Bedroom + Media	✓ 6-36	✓ 965 sq. ft.	North West	✓ \$400,900
Sunflower **NEW**	3 Bedroom	2-3, 20-33,	986 sq. ft.	South East	\$413,900
Flora	2 Bedroom + Media	2-32	1009 sq. ft.	South West	\$408,900
Magnolia	2 Bedroom	34-36	1045 sq. ft.	South West	\$473,900
Iris	2 Bedroom	✓ 36	1062 sq. ft.	South	✓ \$486,900
Primrose	2 Bedroom + Den	36	1113 sq. ft.	South East	\$499,900

Prices increase approximately \$1,000 per floor. Exceptions Apply. Premiums apply to balcony sizes and patios. Please speak to a Sales Representative for details.

Building Features

Emerald City, the most exciting project on the Sheppard corridor is a towering 36-storey building with approximately 478 suites featuring a ground floor Lobby with hotel-style concierge services, direct access from the lower lobby to the subway and underground connection to Fairview Mall. The Emerald Spa on the ground floor will include an indoor swimming pool and whirlpool for year-round enjoyment with private change rooms and showers, state-of-the-art fitness centre with yoga studio, Gymboree for kids and a fully outfitted weight lifting section, all with connection to an outdoor terrace. The Emerald Club on the 5th floor offers an elegant space for entertaining, a lounge with internet connection, a private theatre with the latest in equipment and convenient catering kitchen and billiard area, all with direct access to a beautiful outside terrace with a reflecting pool, sunbathing deck, private cabanas and barbeque area.

Suite Features

Luxurious finishes include a choice of pre-finished engineered wood flooring in Living/Dining room, Kitchen, Den, Media and Foyer, including the Foyer closet. A choice of porcelain or ceramic tile flooring is offered in the bathroom. Stunning contemporary kitchen cabinetry is offered in the Kitchen with a choice of granite countertops, white or black appliances including Energy Star™

18 cu. ft. refrigerator, 30" slide-in stove, Energy Star™ dishwasher and microwave. A stacked full size washer and dryer completes the in-suite laundry.

All suites feature 9' or 10' ceiling heights.

<p>Deposit Structure \$2,500 with offer Balance of 5% in 30 days 5% in 90 days 5% in 210 days 5% on Occupancy</p> <p>Occupancy Commencing: December 15, 2011 Parking: Included in Purchase Price Locker: \$2,500</p>	<p>Maintenance Approximately \$.45 per square foot (hydro separately metered) Parking Maintenance fee - \$35.00/ month Locker Maintenance fee - \$10.00/month</p> <p>Taxes Estimated at approximately .87% of Purchase Price (City of Toronto tax rate 2008) Prices Include G.S.T.</p>
--	---

All prices, figures and materials are preliminary and are subject to change without notice.
Exclusive Listing Brokerage: Baker Real Estate Incorporated, Brokers Protected E. & O.E. February 18, 2009
Emerald City Presentation Center: T. 416-492-0001 Fax: 416-492-9375 www.emeraldcitycondos.ca

GARDENIA

ONE BEDROOM

SUITE AREA: 533 SQ. FT.

BALCONY AREA: 90 SQ. FT.

TOTAL AREA: 623 SQ. FT.



All areas and room dimensions are approximate. Floor area measure in accordance with International Warrantly Corporation bulletin #22. Actual living areas will vary from floor area stated. The purchaser acknowledges that the actual unit purchased may be a reverse layout to the plan shown. Based on a artist concept. E. & O. E.

VIOLET

ONE BEDROOM

SUITE AREA: 533 SQ. FT.
BALCONY AREA: 124 SQ. FT.
TOTAL AREA: 657 SQ. FT.

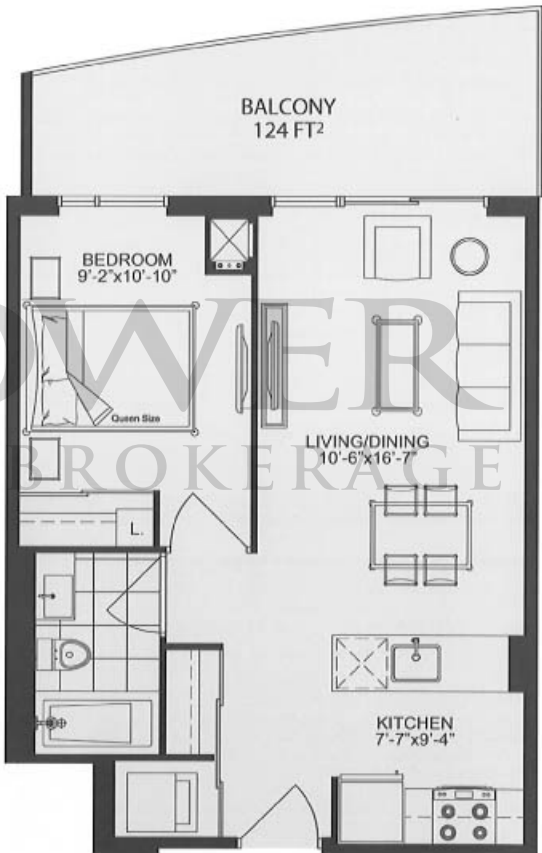


FLOORS 6-33



FLOORS 34-36

LANDPOWER REAL ESTATE LTD. BROKERAGE

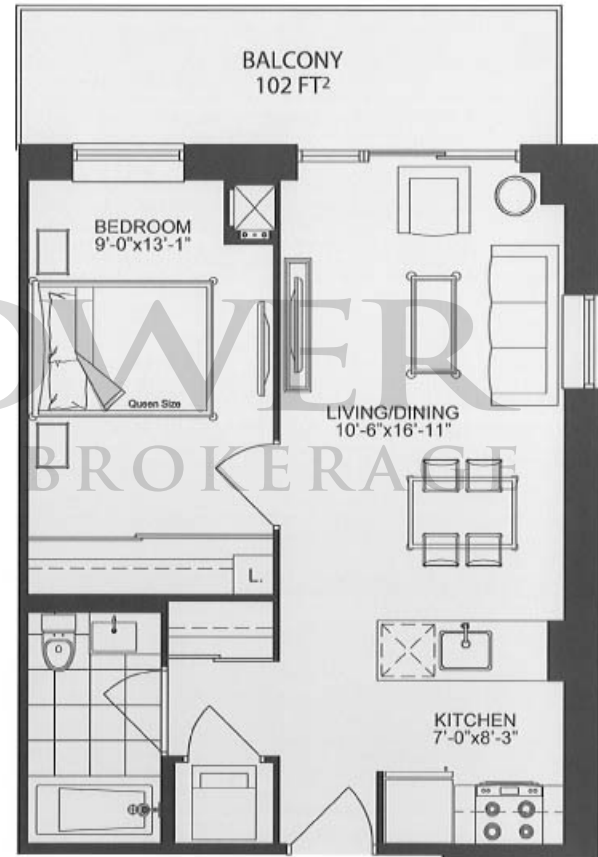
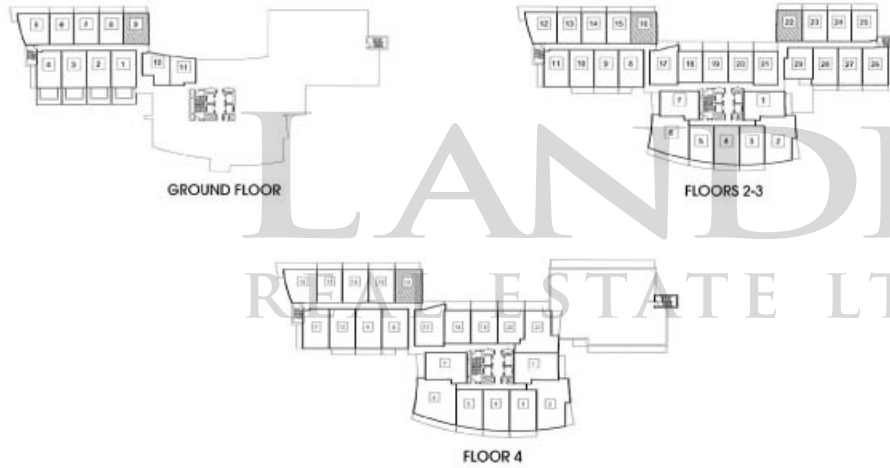


All areas and room dimensions are approximate. Floor area measure in accordance with Tarion Warranty Corporation bulletin #22. Actual living areas will vary from floor area stated. The purchaser acknowledges that the actual unit purchased may be a reverse layout to the plan shown. Illustration is an art concept. E. & O.E.

LILAC

ONE BEDROOM

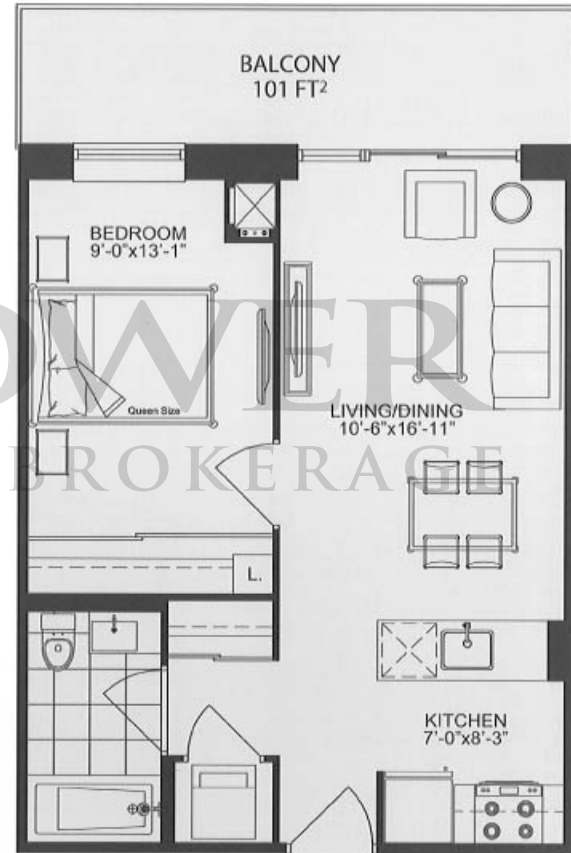
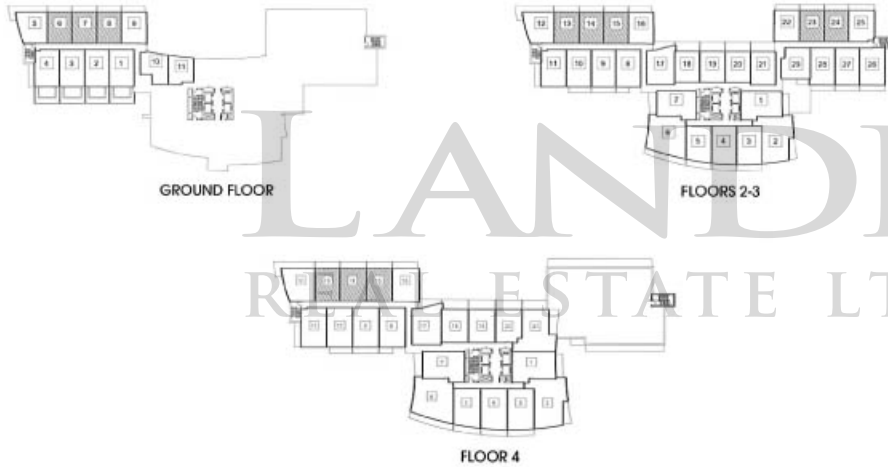
SUITE AREA: 540 SQ. FT.
BALCONY AREA: 102 SQ. FT.
TOTAL AREA: 642 SQ. FT.



All areas and room dimensions are approximate. Floor area measure in accordance with British Columbia Corporation Bulletin #22. Actual living areas will vary from floor area stated. The purchaser acknowledges that the actual unit purchased may be a reverse layout to the plan shown. Illustration is a first concept. L. & C. L.

LILY
ONE BEDROOM

SUITE AREA: 540 SQ. FT.
BALCONY AREA: 101 SQ. FT.
TOTAL AREA: 641 SQ. FT.

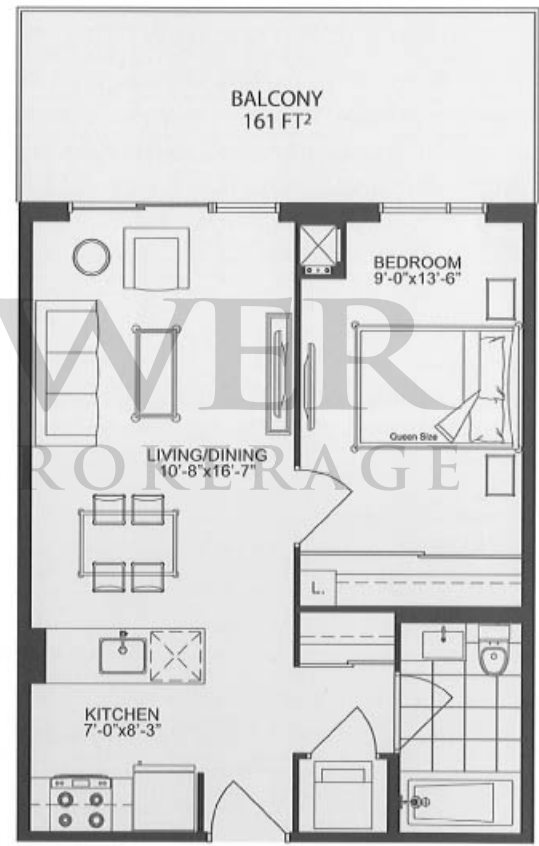
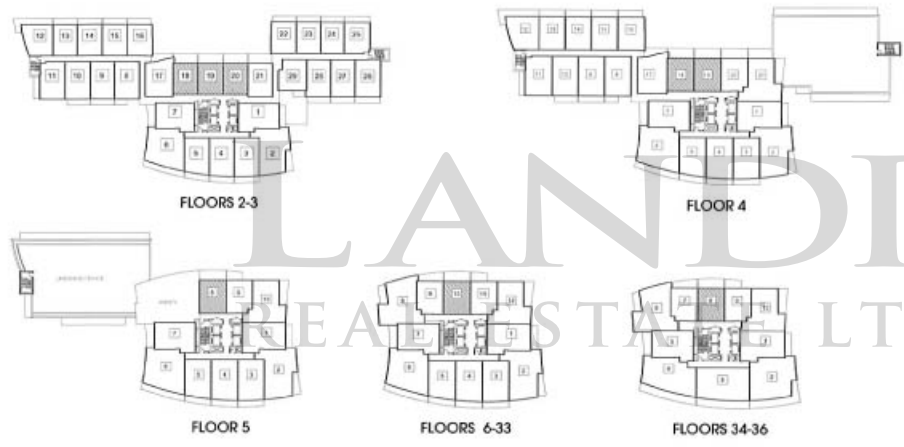


All areas and room dimensions are approximate. Floor area measure in accordance with British Warranty Corporation bulletin #22. Actual living areas will vary from floor area stated. The purchaser acknowledges that the actual unit purchased may be a reverse layout to the plan shown. Illustration is artist concept. I. & O.E.

ORCHID

ONE BEDROOM

SUITE AREA: 547 SQ. FT.
 BALCONY AREA: 161 SQ. FT.
 TOTAL AREA: 708 SQ. FT.



All areas and room dimensions are approximate. Floor area measure in accordance with Florida Statute, Chapter 62. Actual living areas will vary from floor area stated. The purchaser acknowledges that the actual unit purchased may be a reverse layout to the plan shown. Illustration is artist concept. L & D.E.

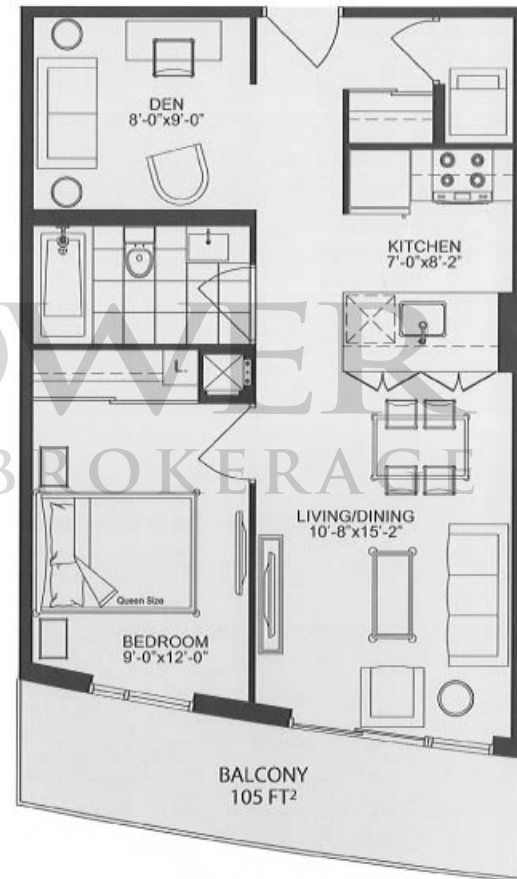
LOTUS

ONE BEDROOM + DEN

SUITE AREA: 624 SQ. FT.

BALCONY AREA: 105 SQ. FT.

TOTAL AREA: 729 SQ. FT.

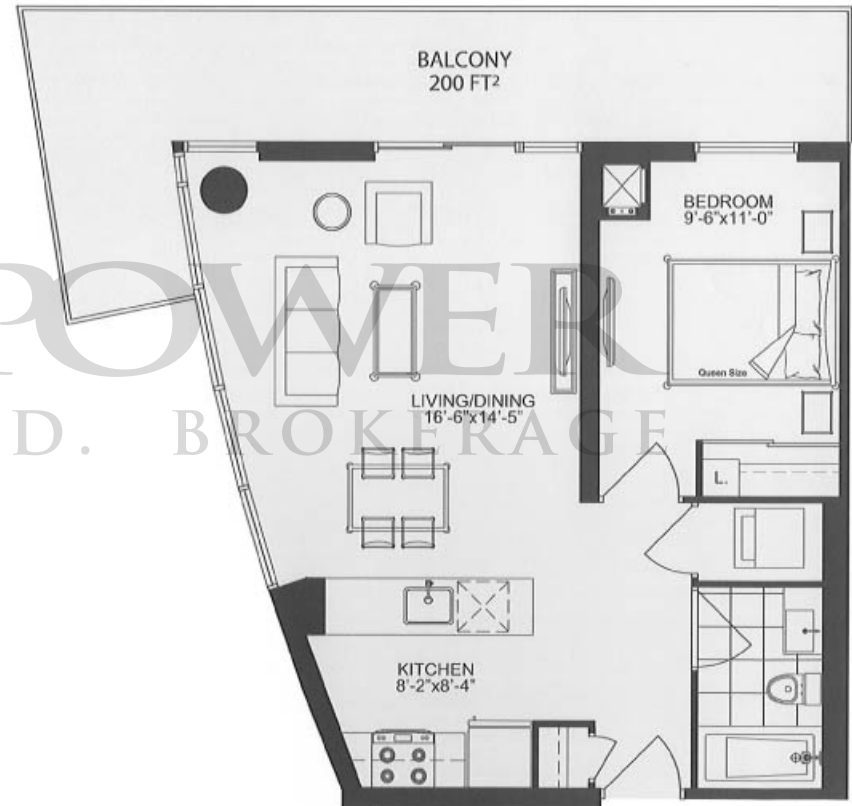


All areas and room dimensions are approximate. Floor area measure in accordance with Toron Warranty Corporation bulletin #92. Actual living areas will vary from floor area stated. The purchaser acknowledges that the actual unit purchased may be a reverse layout to the plan shown. Illustration is artist concept E. & O. E.

DAISY

ONE BEDROOM

SUITE AREA: 628 SQ. FT.
BALCONY AREA: 200 SQ. FT.
TOTAL AREA: 828 SQ. FT.

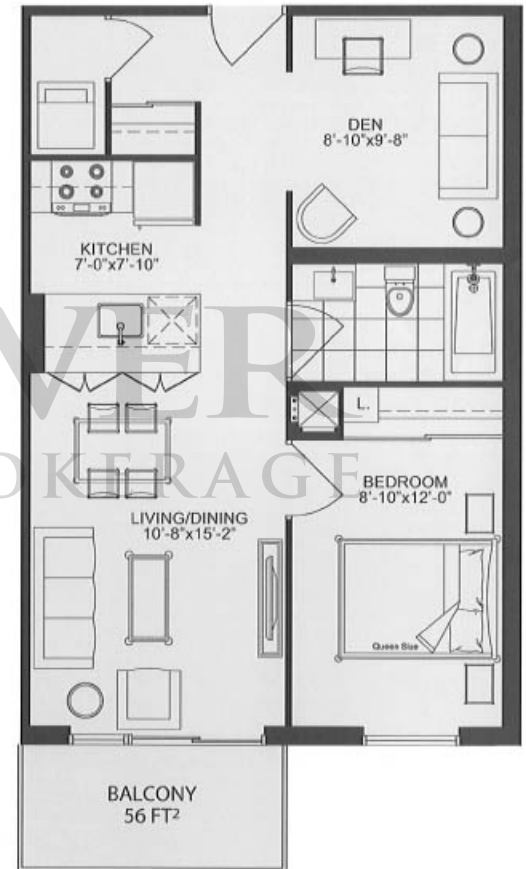
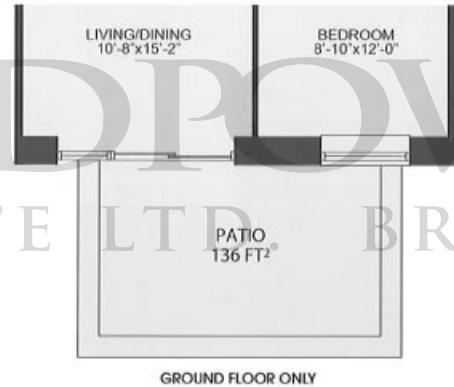


All areas and room dimensions are approximate. Floor area measure in accordance with International Corporation bulletin 422. Actual living areas will vary from floor area stated. The purchaser acknowledges that the actual unit purchased may be a revised layout to the plan shown. Illustration is artist concept. S. & O. E.

GINGER

ONE BEDROOM + DEN

SUITE AREA: 643 SQ. FT.
 BALCONY AREA: 56 SQ. FT.
 TOTAL AREA: 699 SQ. FT.



All areas and room dimensions are approximate. Floor area measure in accordance with Texas Warranty Corporation bulletin #22. Actual living areas will vary from floor area attached. The purchaser acknowledges that the actual unit purchased may be a revised layout to the plan shown. Illustration is artist concept. E. & O. E.

JASMIN

ONE BEDROOM + DEN

SUITE AREA: 643 SQ. FT.

BALCONY AREA: 105 SQ. FT.

TOTAL AREA: 748 SQ. FT.



LANCASHIRE POWER REAL ESTATE LTD. BROKERAGE



All areas and room dimensions are approximate. Floor area measure in accordance with Taron Warranty Corporation bulletin #22. Actual living areas will vary from floor area stated. The purchaser acknowledges that the actual unit purchased may be diverse layout to the plot shown. Illustration is artist's concept. S. & O. E.

HYACINTH

ONE BEDROOM + DEN

SUITE AREA: 648 SQ. FT.

BALCONY AREA: 93 SQ. FT.

TOTAL AREA: 741 SQ. FT.



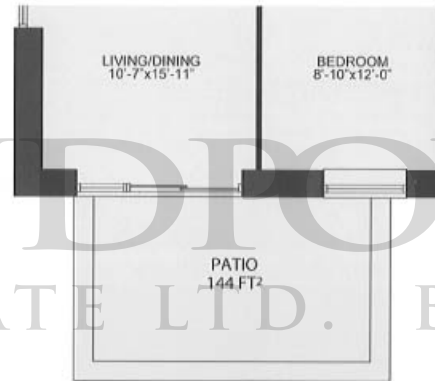
GROUND FLOOR



FLOORS 2-3



FLOOR 4



GROUND FLOOR ONLY

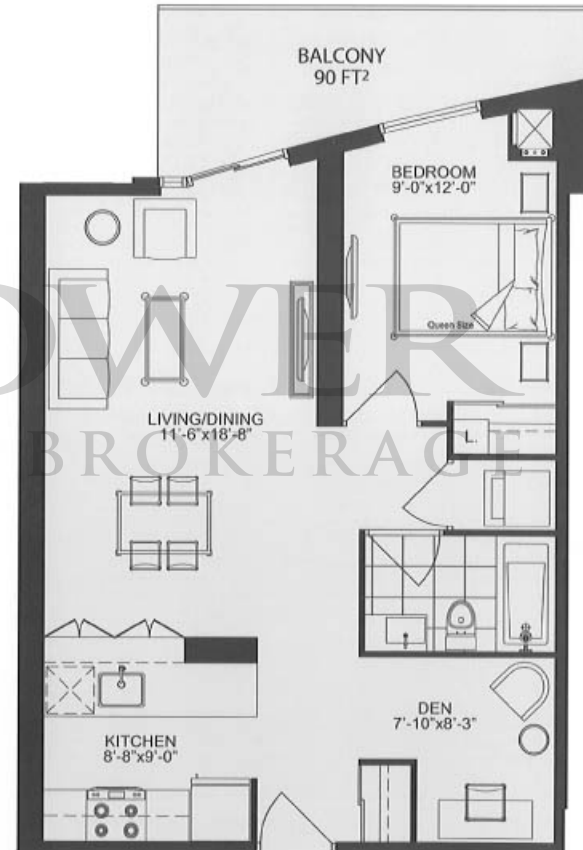


All areas and room dimensions are approximate. Floor area measure in accordance with British Westsley Corporation bulletin #62. Actual living areas will vary from floor area stated. The purchaser acknowledges that the actual unit purchased may be a reverse layout to the plan shown. Illustration is artist concept E. & O.E.

MIMOSA

ONE BEDROOM + DEN

SUITE AREA: 700 SQ. FT.
BALCONY AREA: 90 SQ. FT.
TOTAL AREA: 790 SQ. FT.



All areas and room dimensions are approximate. Floor area measure in accordance with International Corporation bulletin #22. Actual living areas will vary from floor area stated. The purchaser acknowledges that the actual unit purchased may be a reverse layout to the plan shown. Buyer's artist concept. E. & O. E.

AZALEA

ONE BEDROOM + DEN

SUITE AREA: 672 SQ. FT.

BALCONY AREA: 104 SQ. FT.

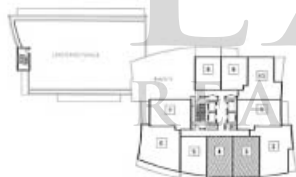
TOTAL AREA: 776 SQ. FT.



FLOORS 2-3



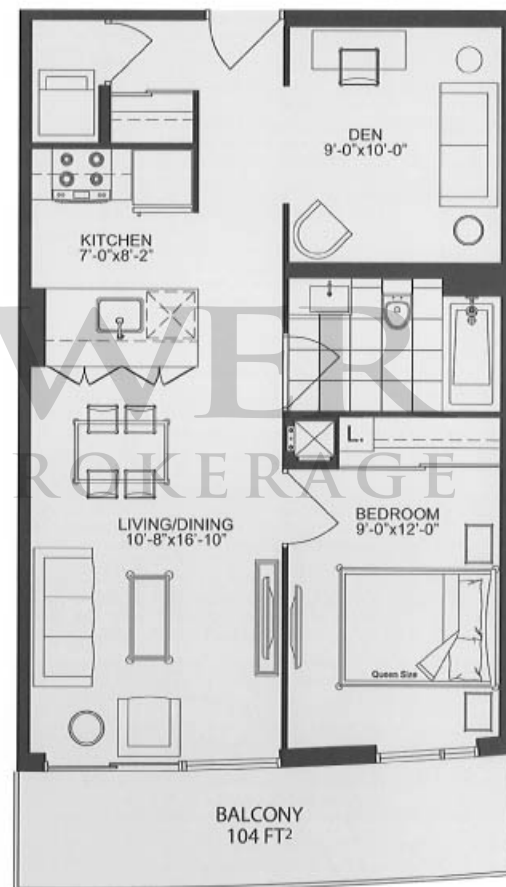
FLOOR 4



FLOOR 5



FLOORS 6-33



All areas and room dimensions are approximate. Floor area measure in accordance with British Columbia Corporation Bulletin #22. Actual living areas will vary from floor area stated. The purchaser acknowledges that the actual unit purchased may be a reverse layout to the plan shown. Illustration is artist concept. E. & O.E.

DAFFODIL

ONE BEDROOM + DEN

SUITE AREA: 735 SQ. FT.

BALCONY AREA: 118 SQ. FT.

TOTAL AREA: 853 SQ. FT.



All areas and room dimensions are approximate. Floor area measure in accordance with Yukon Warranty Corporation bulletin #22. Actual living areas will vary from floor area stated. The purchaser acknowledges that the actual unit purchased may be a reverse layout to the plan shown. Illustration is artist concept. E. & C. I.

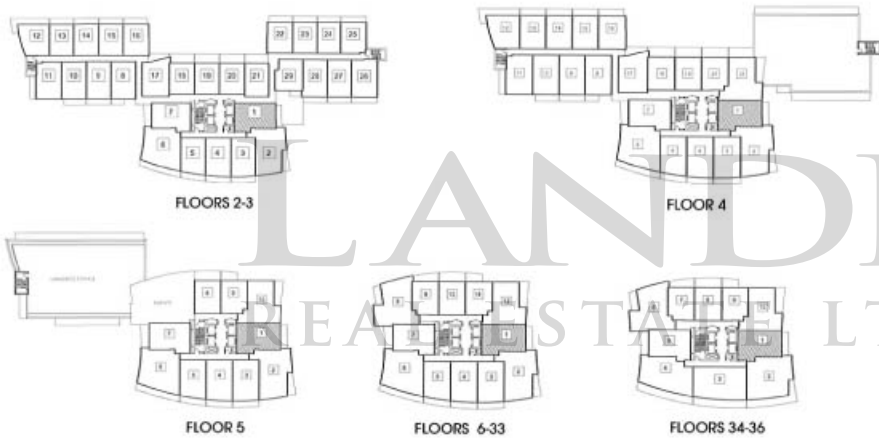
GERANIUM

ONE BEDROOM + DEN

SUITE AREA: 774 SQ. FT.

BALCONY AREA: 96 SQ. FT.

TOTAL AREA: 870 SQ. FT.



All area and room dimensions are approximate. Floor area measure in accordance with British Warranty Corporation bulletin #22. Actual living areas will vary from floor area stated. The purchaser acknowledges that the actual unit purchased may be a reverse layout to the plan shown. Illustration is a conceptual drawing. E. & O. E.

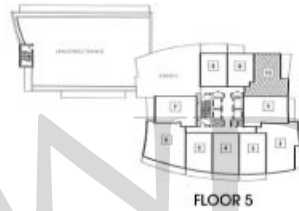
HOLLY

TWO BEDROOM

SUITE AREA: 848 SQ. FT.
 BALCONY AREA: 134 SQ. FT.
 TOTAL AREA: 982 SQ. FT.



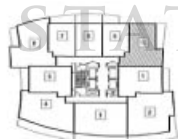
FLOOR 4



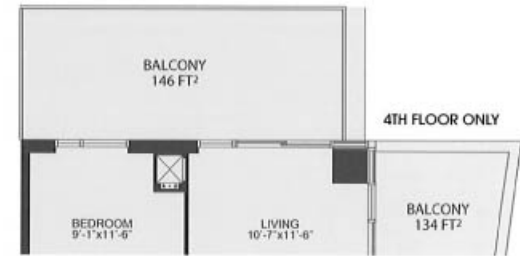
FLOOR 5



FLOORS 6-33



FLOORS 34-36



4TH FLOOR ONLY

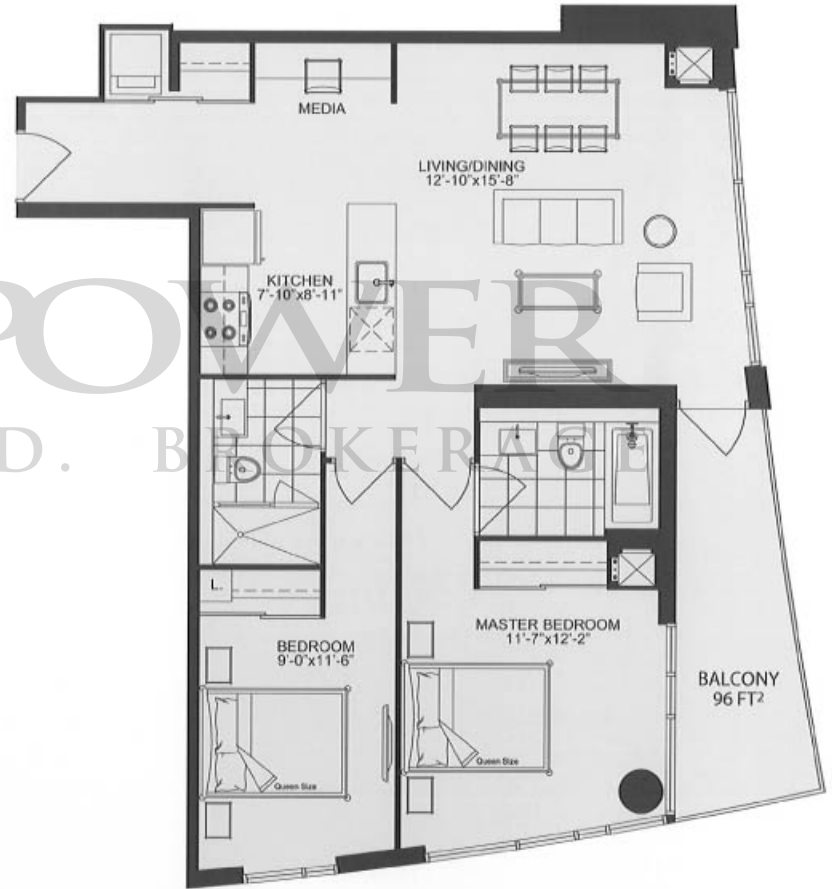
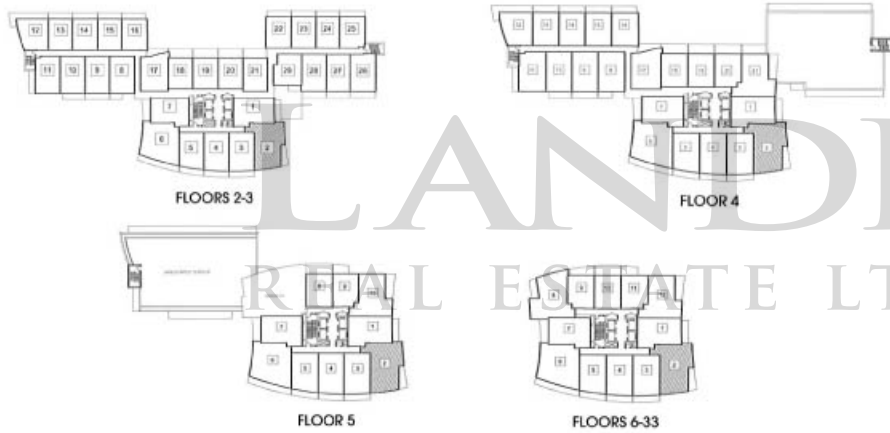


All sizes and room dimensions are approximate. Floor area measure in accordance with National Warranty Corporation bulletin #22. Actual living area will vary from floor area stated. The purchaser acknowledges that the actual unit purchased may be a reverse layout to the plan shown. Illustration is artist concept. E. & O.E.

TULIP

TWO BEDROOM + MEDIA

SUITE AREA: 973 SQ. FT.
 BALCONY AREA: 96 SQ. FT.
 TOTAL AREA: 1069 SQ. FT.

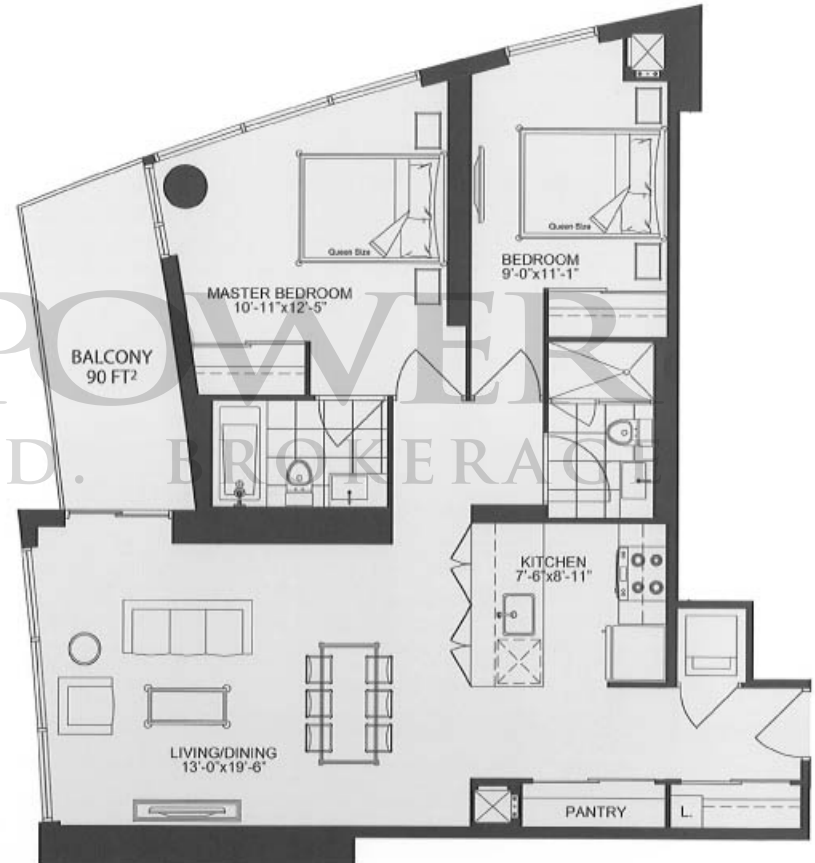


All areas and room dimensions are approximate. Floor area measure in accordance with International Corporation bulletin #102. Actual living areas will vary from floor area shown. The purchaser acknowledges that the actual unit purchased may be a reverse layout to the plan shown. Illustration is artist concept. E. & D. E.

ROSE

TWO BEDROOM

SUITE AREA: 997 SQ. FT.
BALCONY AREA: 90 SQ. FT.
TOTAL AREA: 1087 SQ. FT.



All prices and room dimensions are approximate. Floor area measured in accordance with Fannie Mae's Uniform Code of Sales Practice. Actual living areas will vary from floor area stated. The purchaser acknowledges that the actual unit purchased may be a reverse layout to the plan shown. Illustration is artist concept. E. & O. E.

FLORA

TWO BEDROOM + MEDIA

SUITE AREA: 1009 SQ. FT.

BALCONY AREA: 177 SQ. FT.

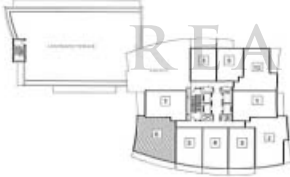
TOTAL AREA: 1186 SQ. FT.



FLOORS 2-3



FLOOR 4



FLOOR 5



FLOORS 6-33



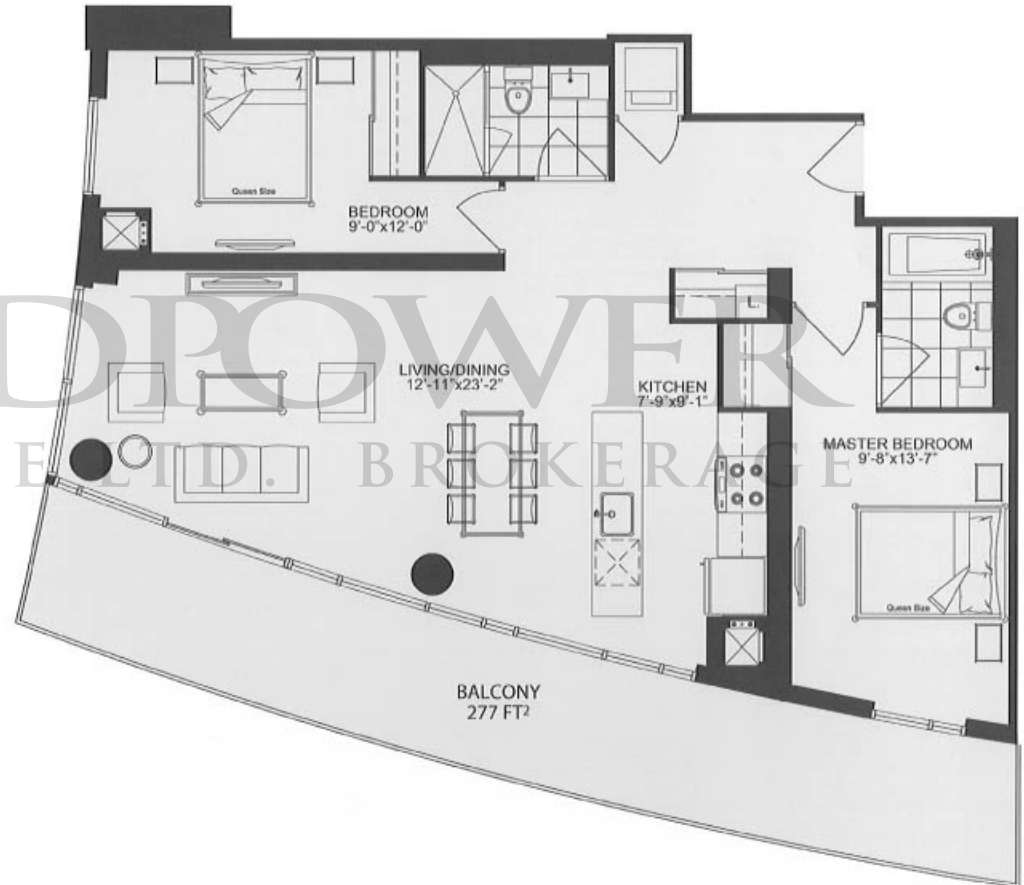
All areas and room dimensions are approximate. Floor area measure in accordance with Tolson Workonly Corporation bulletin #22. Actual living areas will vary from floor area stated. The purchaser acknowledges that the actual unit purchased may be a reverse layout to the plan shown. Buyer's artist concept. E. & O. E.

MAGNOLIA

TWO BEDROOM

SUITE AREA: 1045 SQ. FT.
BALCONY AREA: 277 SQ. FT.
TOTAL AREA: 1322 SQ. FT.

LANDPOWER
REAL ESTATE LTD. BROKERAGE



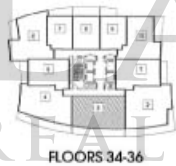
All areas and room dimensions are approximate. Floor area measure in accordance with Fannie Mae Uniform Code of Sales Practice (UCSP) 422. Actual living areas will vary from floor area stated. The purchaser acknowledges that the actual unit purchased may be a reverse layout to the plan shown. Illustration is artist concept. T. & G. E.

IRIS

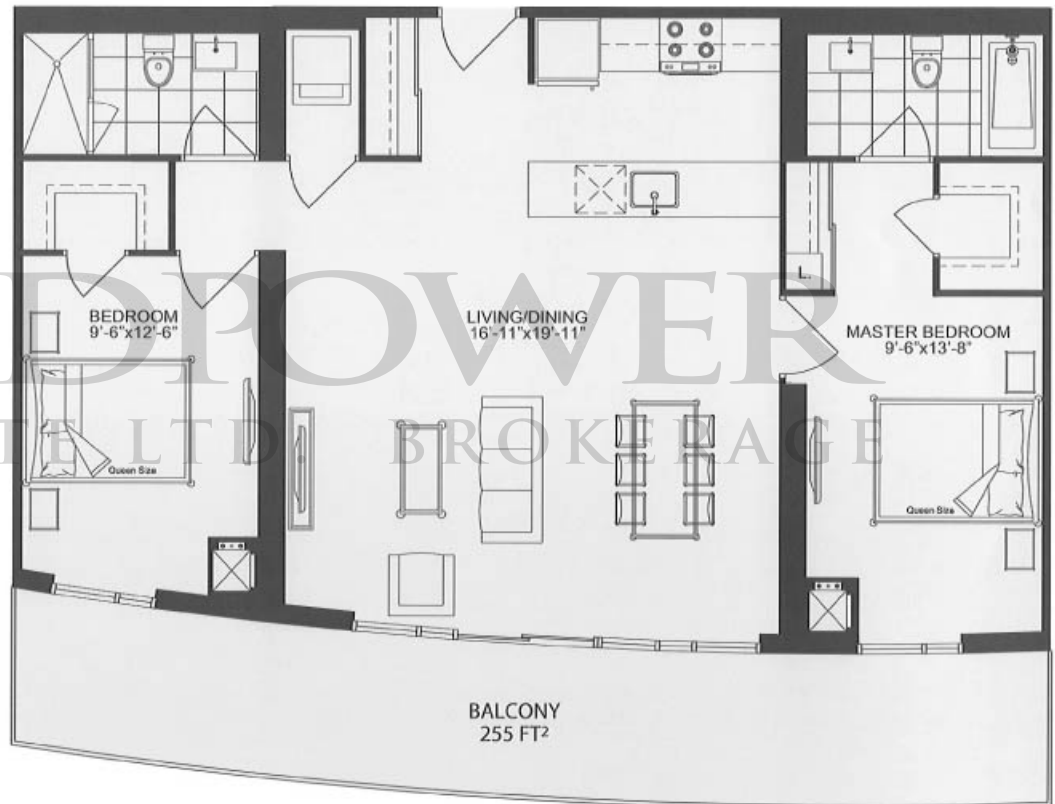
TWO BEDROOM

SUITE AREA: 1062 SQ. FT.
BALCONY AREA: 255 SQ. FT.
TOTAL AREA: 1317 SQ. FT.

LANDPOWER
REAL ESTATE LTD. BROKERAGE



FLOORS 34-36



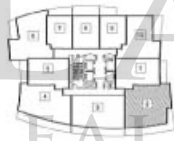
All areas and room dimensions are approximate. Floor area measured in accordance with International Council of Building Officials (ICBO) floor area measurement rules. Actual living areas will vary from floor area shown. The purchaser acknowledges that the actual unit purchased may be a revised layout to the plan shown. Illustration is artist concept. E. & O. E.

PRIMROSE

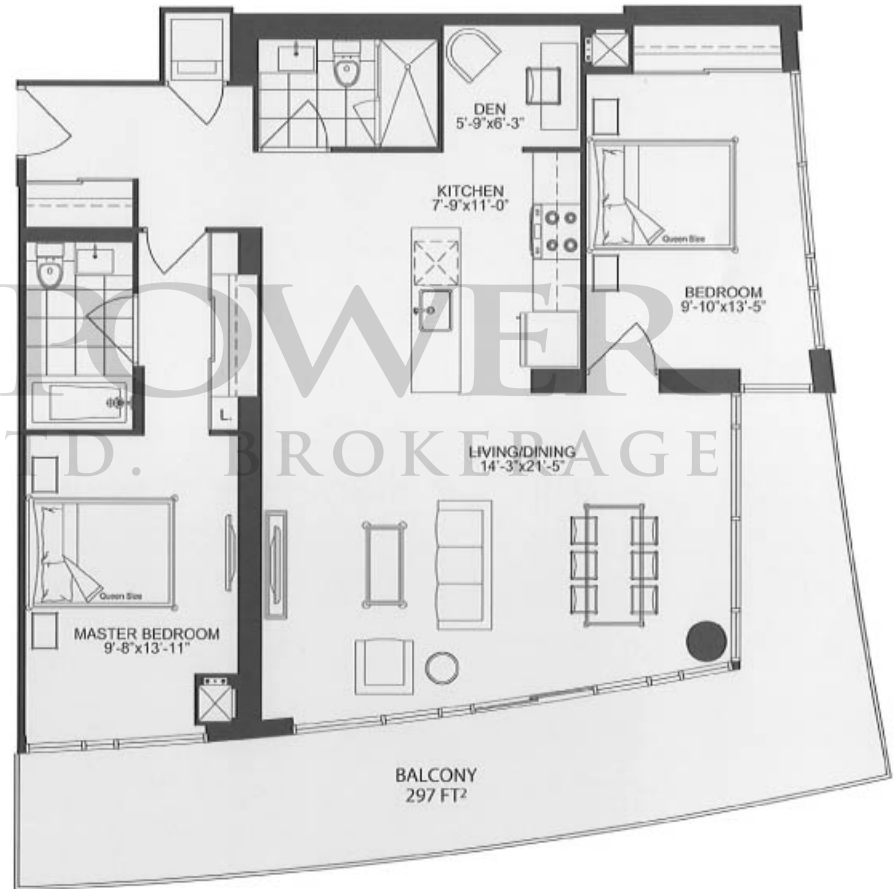
TWO BEDROOM + DEN

SUITE AREA: 1113 SQ. FT.
BALCONY AREA: 299 SQ. FT.
TOTAL AREA: 1412 SQ. FT.

LANDPOWER
REAL ESTATE LTD. BROKERAGE



FLOORS 34-36



All areas and room dimensions are approximate. Floor area measure in accordance with Yorkon Warranty Corporation bulletin #22. Actual living areas will vary from floor area stated. The purchaser acknowledges that the actual unit purchased may be a reverse layout to the plan shown. Illustration is artist concept. E. & O.E.



EMERALD
CITY
REAL ESTATE LTD. BROKERAGE
CONDOMINIUMS

LANDPOWER

emeraldcitycondos.ca
416-492-0001

ELAD GROUP ©2010 ELAD
