

LAND
REAL ESTATE

EMERALD
CITY
CONDOMINIUMS



2
ER
ROKERAGE

ELAD CANADA



WELCOME 2 EMERALD CITY 2

When it comes to designing truly livable communities, no one does it better than the residential developer **ELAD Canada**, associated with internationally renowned ELAD Group, well known for the redevelopment of The Plaza Hotel and Condominiums in NYC and many other luxury residential communities. **ELAD Canada's** signature residential community in Toronto, **Emerald City**, on Sheppard across from Fairview Mall is the perfect example of exceptional product blended with exciting lifestyle amenities in a location that offers the utmost in convenience.

ELAD Canada is transforming this residential area at the heart of North York into a haven of sophisticated and lifestyle-oriented condominiums brimming with parks and green spaces as well as exciting amenities.

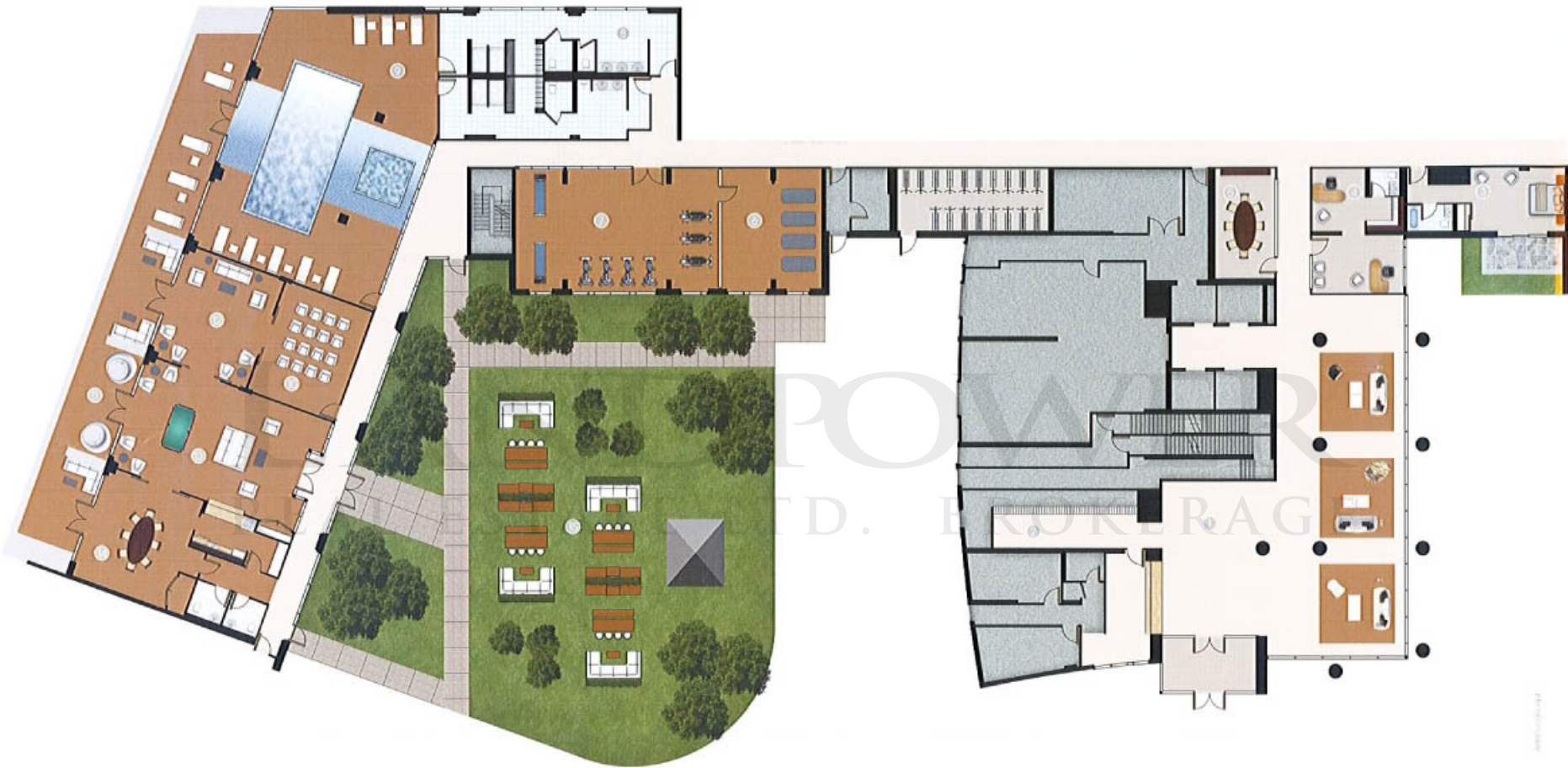
ELAD Canada is proud to present **Emerald City 2** — the second condominium tower in this extraordinary community. Following on the success of Emerald City's first tower, **Emerald City 2** is destined to become North York's most eagerly anticipated address. In addition to an amazing array of features, **Emerald City 2** will have access to the Sheppard subway as well as Fairview Mall and a host of exciting lifestyle amenities including a beautiful park.





LAND REAL ESTATE





GROUND LEVEL AMENITIES

- | | | | | | | | |
|---|-------------------|---|-------------------------|----|----------------|----|---------------------------------|
| 1 | Lobby | 5 | Boardroom | 9 | Pool & Hot Tub | 13 | Lounge/Billiards |
| 2 | Mail Room | 6 | Yoga | 10 | Theatre | 14 | Private Dining |
| 3 | Guest Suite | 7 | Fitness | 11 | Terrace | 15 | Landscaped Garden with BBQ Area |
| 4 | Management Office | 8 | His & Hers Change Rooms | 12 | Party Room | | |

BUILDING REFINEMENTS AND AMENITIES

- Ground floor lobby with 24 hour concierge services, a welcoming and elegant sitting area
- Ground floor Emerald Spa featuring a stunning indoor pool and whirlpool, his and hers private change rooms and showers, Fitness center with cardio and weights as well as a separate Yoga Studio
- Other ground floor amenities include a Party Room complete with a hosting kitchen, Private Dining and Lounge — all with access to the delightful outdoor terrace
- Theatre room
- Outdoor patio with lush landscaping and convenient barbeque area
- Hotel-inspired guest suite to accommodate your overnight guests in style
- Building superintendant suite
- Management office and Meeting / Board room
- Garbage chute system with tri-sorter for refuse and recycling
- Secured residential parking and lockers
- Entry phone with camera at main entrance.
- Resident security card access throughout most amenities

SUITE FEATURES

- Floors 2 to 29 have approximately 9' ceiling heights measured from the finished concrete floor slab to the underside of the concrete slab above; ground and patio floors to have approximately 10' ceilings in principal living areas. In areas where bulkheads or dropped ceilings are required, the ceiling height will be less than the specified 9' or 10'
- White stippled ceilings throughout except in kitchen and bathrooms
- Latex flat, off-white paint throughout suite interiors except where semi-gloss is used on doors, trim and baseboards
- Solid core entry door with contemporary hardware

- Composite hollow core interior doors, painted, with contemporary hardware
- Sliding closet doors where applicable based on individual floor plans
- Elegant white Décor style switches and receptacles
- Selection of laminate flooring in Living/Dining Room, Kitchen, Den, Media and Foyer, including Foyer closet
- Selection of broadloom for bedroom(s)
- Individual metering for hydro
- Fan coil heating/cooling system

CHEF-STYLED KITCHENS

- Choose from a selection of quartz or granite countertops
- Selection of contemporary, flat paneled, designer cabinets
- Gleaming stainless steel under-mount sink and single lever chrome faucet
- Stainless steel appliances including 30" stove, 18 cu.ft. refrigerator, dishwasher and microwave
- Choice of ceramic or porcelain tile backsplash
- Hood fan located above stove for ventilation

BATHROOMS TO PAMPER

- 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 for tub or shower surrounds extending to the underside of ceiling
- Top-mounted ceramic porcelain square sink
- Single lever chrome faucet
- Chrome shower/tub fixtures
- Contemporary accessories including toilet paper holder and towel bar
- Designer vanity cabinets
- Selection of ceramic or porcelain tile flooring

IN-SUITE LAUNDRY

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

ELECTRICAL AND TECHNICAL FEATURES

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

FEATURES 2 LOVE

LAURENCE POWER REAL ESTATE LTD. BROKERAGE

Builder 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 plans and specifications provided that such materials are of quality equal to or better than the material provided for in the plan and specifications. Colour, texture, appearance, etc. of feature 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 model suite, Vignette and sales office are for display purpose only. Floors and specific finishes will depend on vendor's décor packages as selected. E. & O.E.

AGENTS' PREVIEW PRICING

(Subject to Availability)

MODEL	TYPE	FLOORS	APPROXIMATE SUITE SIZE	EXPOSURE	PRICES STARTING FROM:	AGENT PRICES STARTING FROM:
Amethyst	1 Bedroom	2-28	539	North	\$236,900	\$226,900
Rhinestone	1 Bedroom	G	541	West	\$231,900	\$221,900
Onyx	1 Bedroom	2-28	543	North	\$238,900	\$228,900
Sapphire	1 Bedroom	G, 2	543	West	\$231,900	\$221,900
Turquoise	1 Bedroom	G	543	West	\$234,900	\$221,900
Almandine	1 Bedroom	G	544	West	\$232,900	\$222,900
Firestone	1 Bedroom	G	547	West	\$233,900	\$223,900
Cornelian	1 Bedroom	2	558	West	\$242,900	\$232,900
Jacinth	1 Bedroom	2	560	South West	\$243,900	\$233,900
Jasper	1 Bedroom	G, 2	599	West	\$255,900	\$245,900
Marquise	1 Bedroom + Media	2	614	West	\$263,900	\$253,900
Pewter	1 Bedroom (Terrace)	2	625	West	\$273,900	\$263,900
Garnet	1 Bedroom + Den	2-25	639	South	\$282,900	\$272,900
Cameo	1 Bedroom + Den	5-28	649	West	\$290,900	\$280,900
Jade	1 Bedroom + Den	2-25	657	South	\$287,900	\$277,900
Ruby	2 Bedroom	G, 2	730	East	\$317,900	\$307,900
Diamond	2 Bedroom	28	738	South	\$352,900	\$342,900
Diamante	2 Bedroom (Terrace)	2	740	West	\$348,900	\$308,900
Topaz	1 Bedroom + Den	2-28	766	East	\$332,900	\$322,900
Coral	2 Bedroom	2-28	869	North East	\$374,900	\$364,900
Crystal	2 Bedroom	2-25	887	South East	\$384,900	\$374,900
Opal	2 Bedroom	5-28	901	North West	\$393,900	\$383,900
Moonstone	2 Bedroom	5-25	907	South West	\$402,900	\$392,900
Pearl	2 Bedroom	28	912	South East	\$432,900	\$422,900
Tourmaline	2 Bedroom + Den (Terrace)	2	952	West	\$404,900	\$394,900
Nephrite	2 Bedroom + Den (Terrace)	2	969	West	\$418,900	\$408,900
Emerald	2 Bedroom	28	1005	South West	\$497,900	\$487,900

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

Building Features

Emerald City 2 is the second tower in the most exciting project on the Sheppard corridor. This 29-storey building with approximately 404 suites features a ground floor Lobby with 24-hour concierge services, an elegant sitting area and mail room. Also featured are a Theatre Room and Guest Room. The Amenities Area will include a Yoga Studio as well as an indoor swimming pool and soothing whirlpool, his and hers private change rooms and showers. A state-of-the-art gym and exercise facility will be outfitted with the latest equipment. Outside, a magnificent patio delightfully furnished and including a barbeque area will provide the perfect venue for outdoor entertaining and relaxing.

Suite Features

A marvelous selection of porcelain or ceramic tile is offered in the bathroom for tub or shower surrounds and flooring. Stunning flat-paneled contemporary kitchen cabinetry is in the Kitchen with a choice of quartz or granite countertops, stainless steel appliances including 30" stove, 18 cu. ft. refrigerator, dishwasher and microwave. A stacked full-size washer and dryer completes the in-suite laundry.

Patio and Ground Level Suites feature approximately 10' ceiling heights in principal living areas. Floors 2 to 29 feature approximately 9' ceiling heights.

<p>Deposit Structure \$3,500 with offer Balance of 5 % in 30 days 5% in 90 days 5% in 210 days 5% in 365 days 5% on Occupancy</p> <p>Occupancy Commencing: June, 2014</p> <p>Parking: One parking space is included in Purchase Price</p> <p>Locker: \$2,900</p>	<p>Maintenance Approximately \$.51 per square foot (hydro separately metered) Parking Maintenance fee - \$37.95/ month Locker Maintenance fee - \$11.95/month</p> <p>Taxes Estimated at approximately .83% of Purchase Price (City of Toronto tax rate 2010)</p> <p>Prices Include H.S.T.</p>
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All prices, figures and materials are preliminary and are subject to change without notice E. & O. E. Note: All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Bulletin #22. Actual living area will vary from floor area stated. September 22, 2010

*Please see a Sales Representative for details.

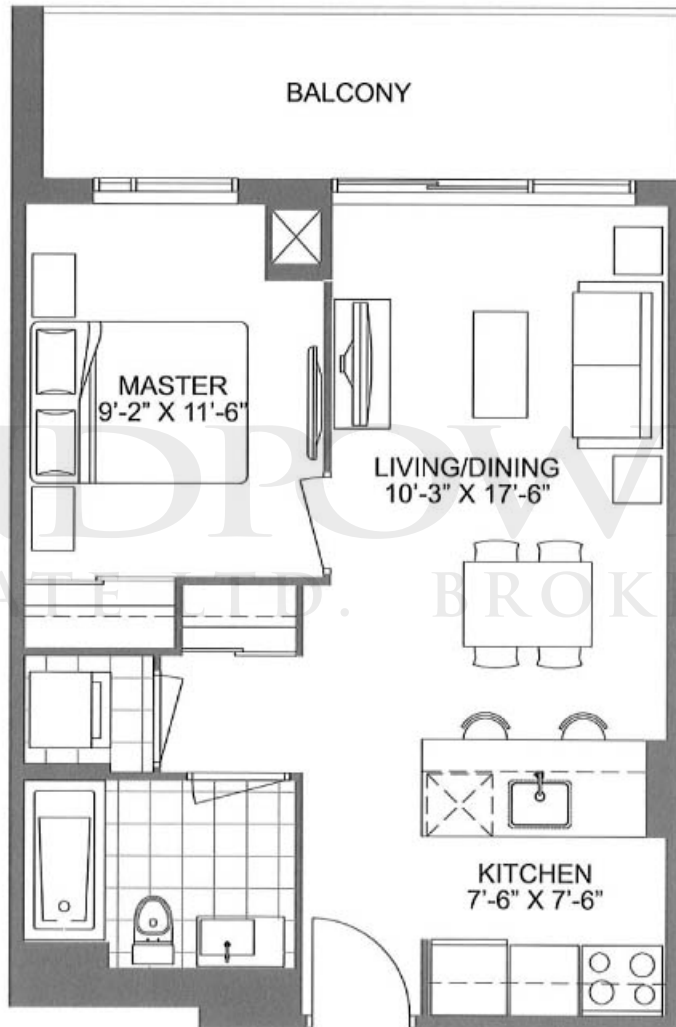
Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected E. & O.E.
Emerald City Presentation Centre: T. 416-492-0001 Fax: 416-492-9375 www.emeraldcity2.com

AMETHYST

ONE BEDROOM (1D)

SUITE AREA 539 SQ. FT.
BALCONY AREA 94 SQ. FT.

All areas and room dimensions are approximate.
Floor area measured in accordance with
Fannie Mae's Uniform Residential Appraisal
Report (URAR) Form 1004, Section 2.2. Actual
living areas will vary from floor area stated.
Window sizes may vary slightly. The purchaser
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Illustration is artist concept. E. & O. E.



FLOOR 27-29



FLOOR 4-26



FLOOR 3



FLOOR 2



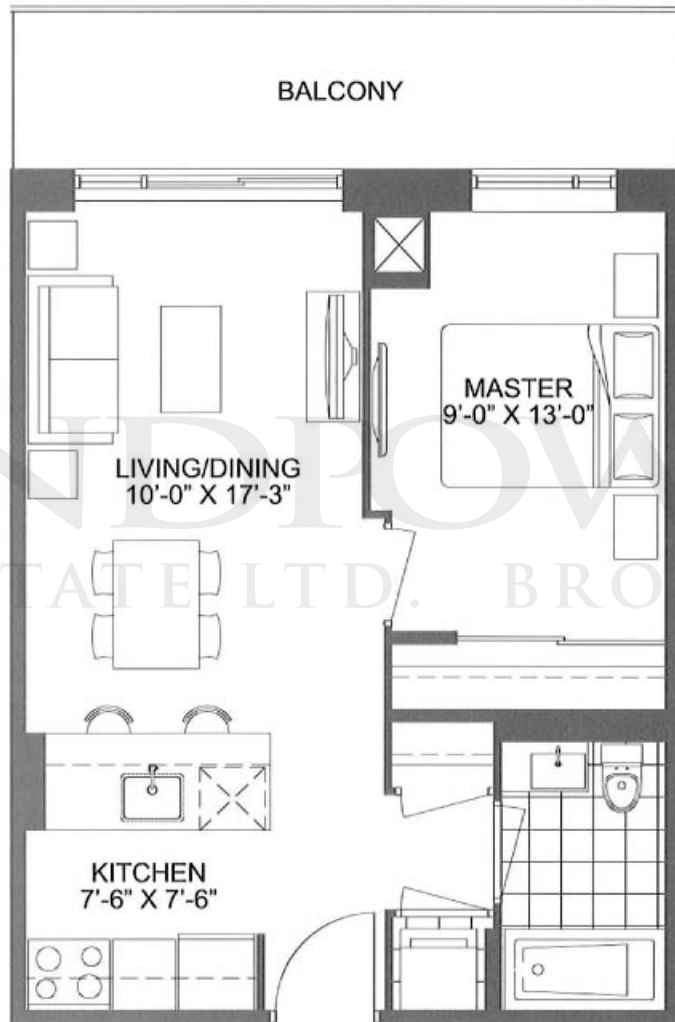
SAPPHIRE

ONE BEDROOM (1B)

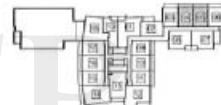
SUITE AREA 543 SQ. FT.

BALCONY AREA 99 SQ. FT.

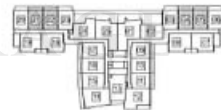
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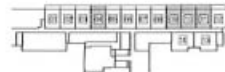
PATIO LEVEL AREA
155 SQ. FT.



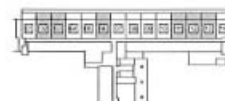
FLOOR 3



FLOOR 2



GROUND



PATIO LEVEL



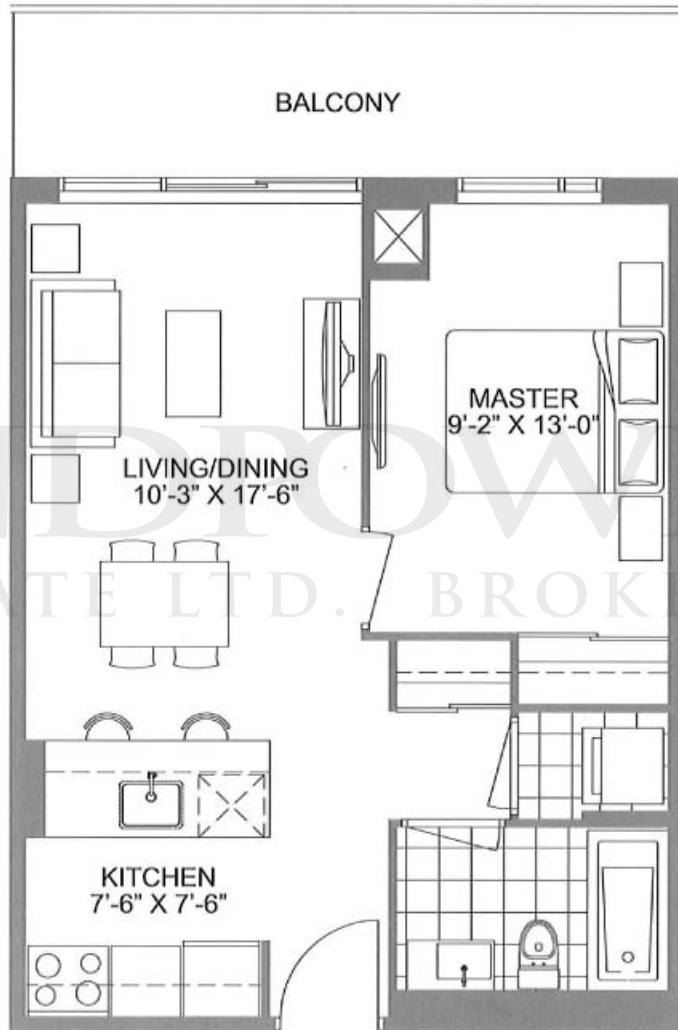
LANDPOWER REAL ESTATE LTD. BROKERAGE

ONYX

ONE BEDROOM (1D2)

SUITE AREA 543 SQ. FT.

BALCONY AREA 99 SQ.FT.



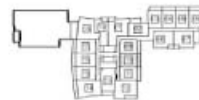
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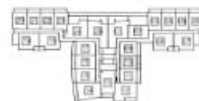
FLOOR 27-29



FLOOR 4-26



FLOOR 3



FLOOR 2

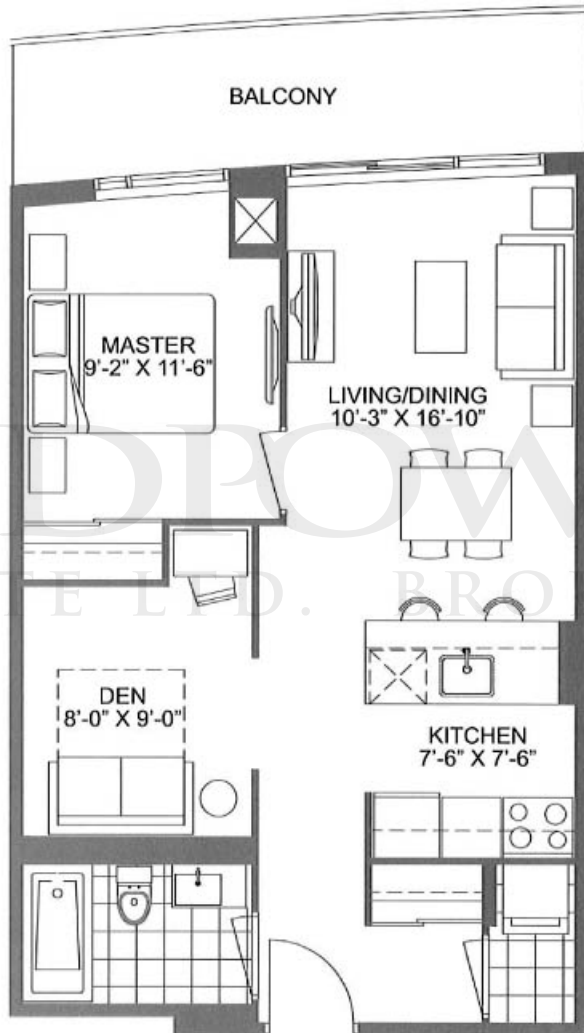


GARNET

ONE BEDROOM + DEN (1B+D)

SUITE AREA 639 SQ. FT.
BALCONY AREA 98 SQ. FT.

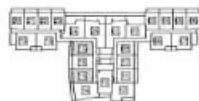
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FLOOR 4-26



FLOOR 3



FLOOR 2

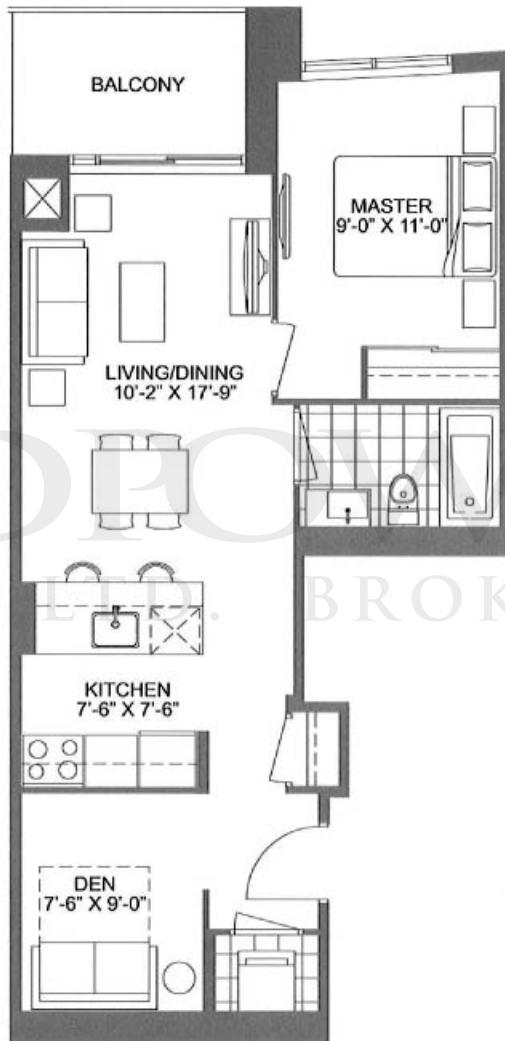


CAMEO

ONE BEDROOM + DEN (1C+D)

SUITE AREA 649 SQ. FT.

BALCONY AREA 54 SQ.FT.



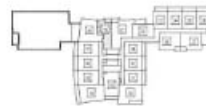
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FLOOR 27-29



FLOOR 4-26



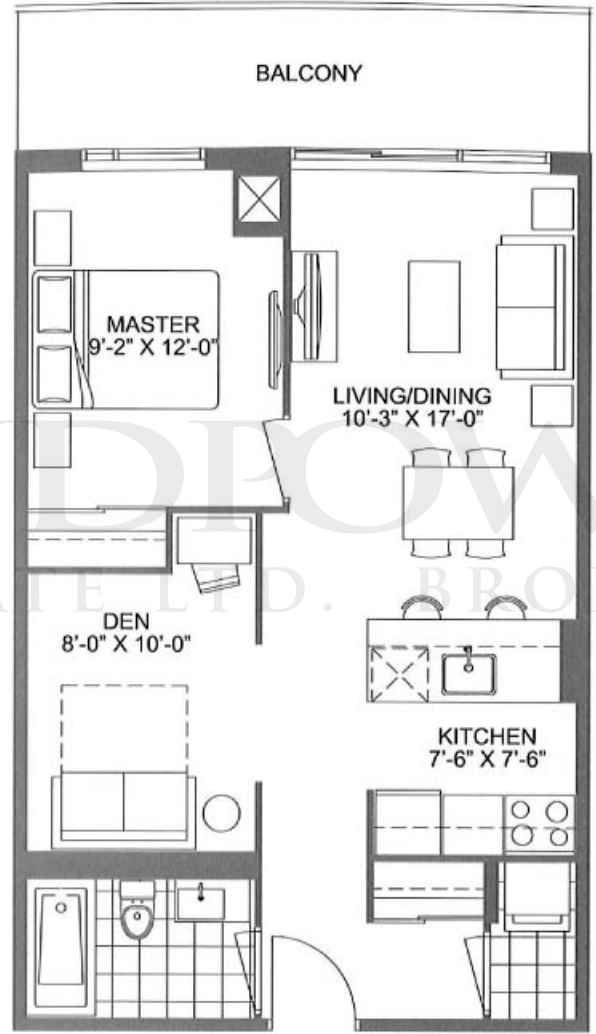
FLOOR 3



JADE

LANDFLOWER REAL ESTATE LTD. BROKERAGE

ONE BEDROOM + DEN (1B1+D)
SUITE AREA 657 SQ. FT.
BALCONY AREA 98 SQ. FT.



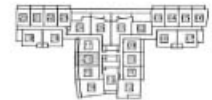
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FLOOR 4-26



FLOOR 3



FLOOR 2



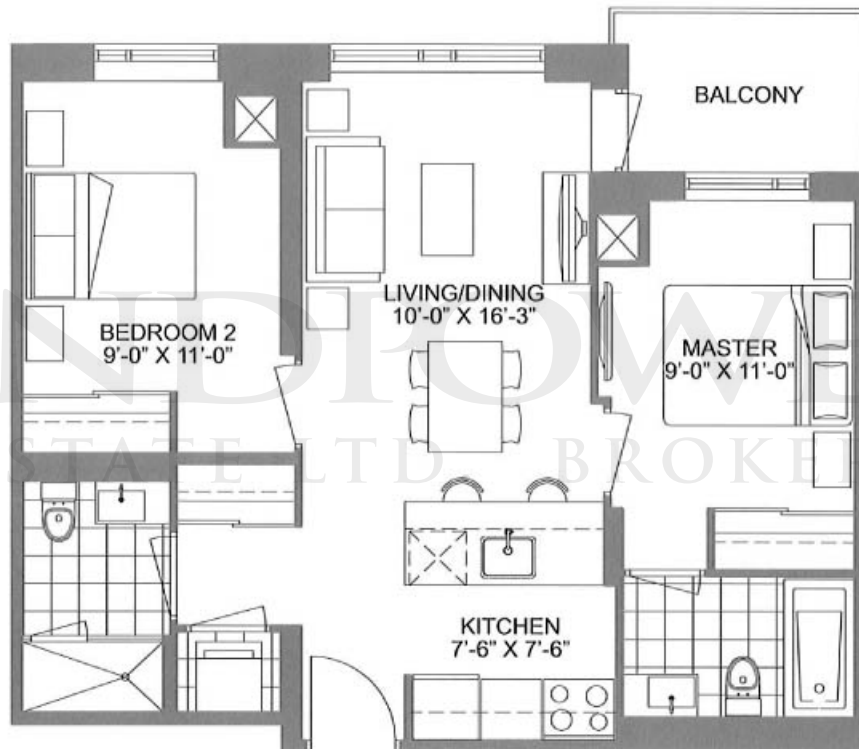
LAWRENCE
REAL ESTATE LTD. BROKERAGE

RUBY

TWO BEDROOM (2B)

SUITE AREA 730 SQ. FT.

BALCONY AREA 47 SQ. FT.



PATIO LEVEL AREA
139 SQ. FT.



FLOOR 3



FLOOR 2



PATIO LEVEL

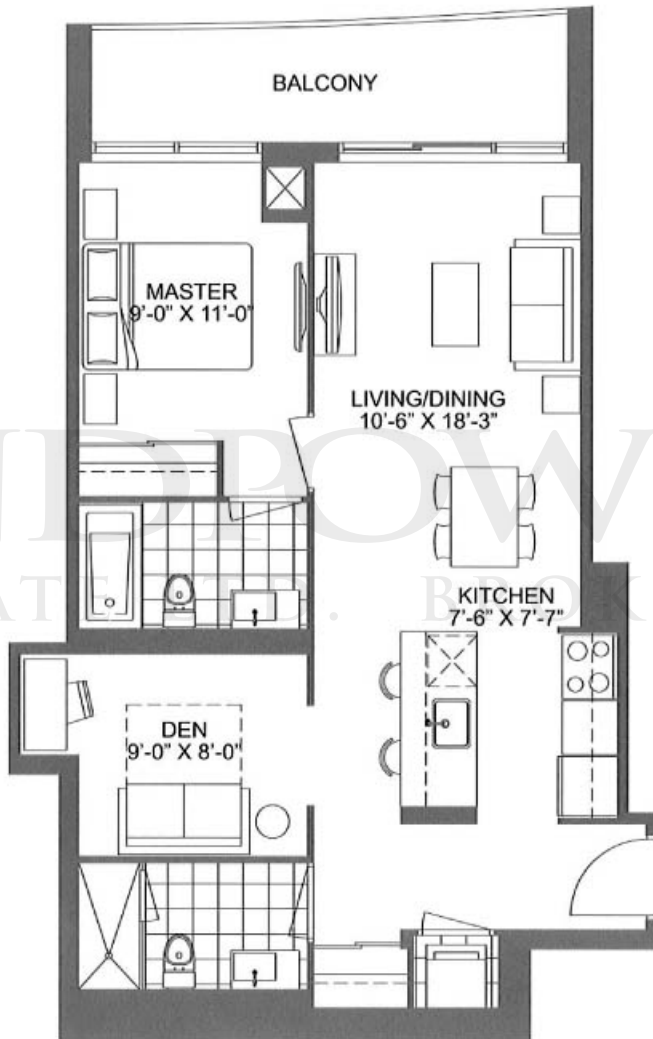
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Torian Warranty Corporation bulletin #22. Actual
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LAND PROVER

TOPAZ

ONE BEDROOM + DEN (1D+D)
 SUITE AREA 767 SQ. FT.
 BALCONY AREA 81 SQ. FT.



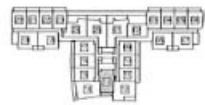
FLOOR 27-29



FLOOR 4-26



FLOOR 3



FLOOR 2

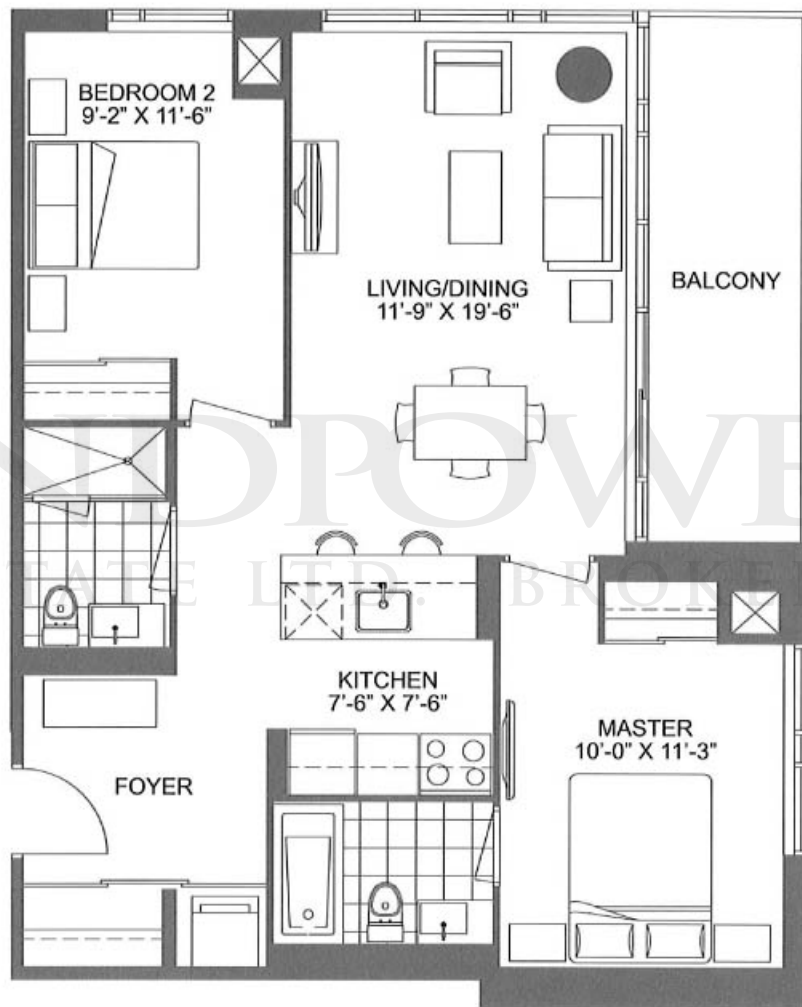
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 Floor area measured in accordance with
 International Real Estate Standards. Actual
 living areas will vary from floor area stated.
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CORAL

TWO BEDROOM (2F)

SUITE AREA 869 SQ. FT.
BALCONY AREA 95 SQ. FT.



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Taron Warranty Corporation bulletin #22. Actual
living areas will vary from floor area stated.
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FLOOR 27-29



FLOOR 4-26



FLOOR 3



FLOOR 2



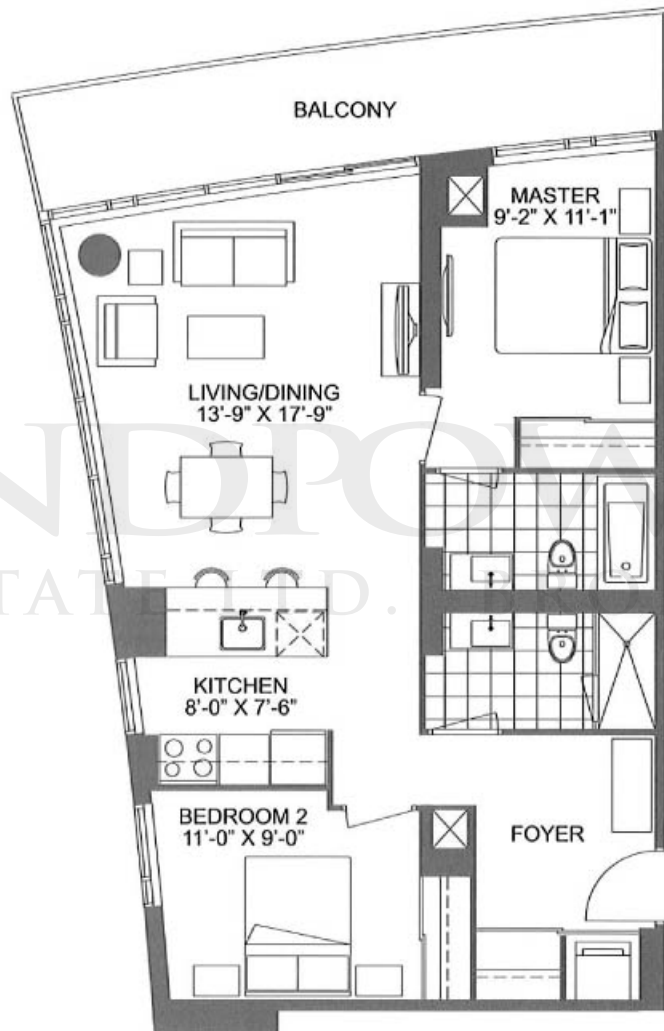
CRYSTAL

ONE BEDROOM + DEN (2G)

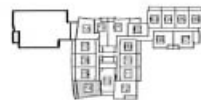
SUITE AREA 887 SQ. FT.

BALCONY AREA 131 SQ. FT.

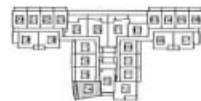
All areas and room dimensions are approximate.
Floor area measured in accordance with
Fannie Mae's Standard Operating Procedure #22. Actual
living areas will vary from floor area stated.
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FLOOR 4-25



FLOOR 3



FLOOR 2



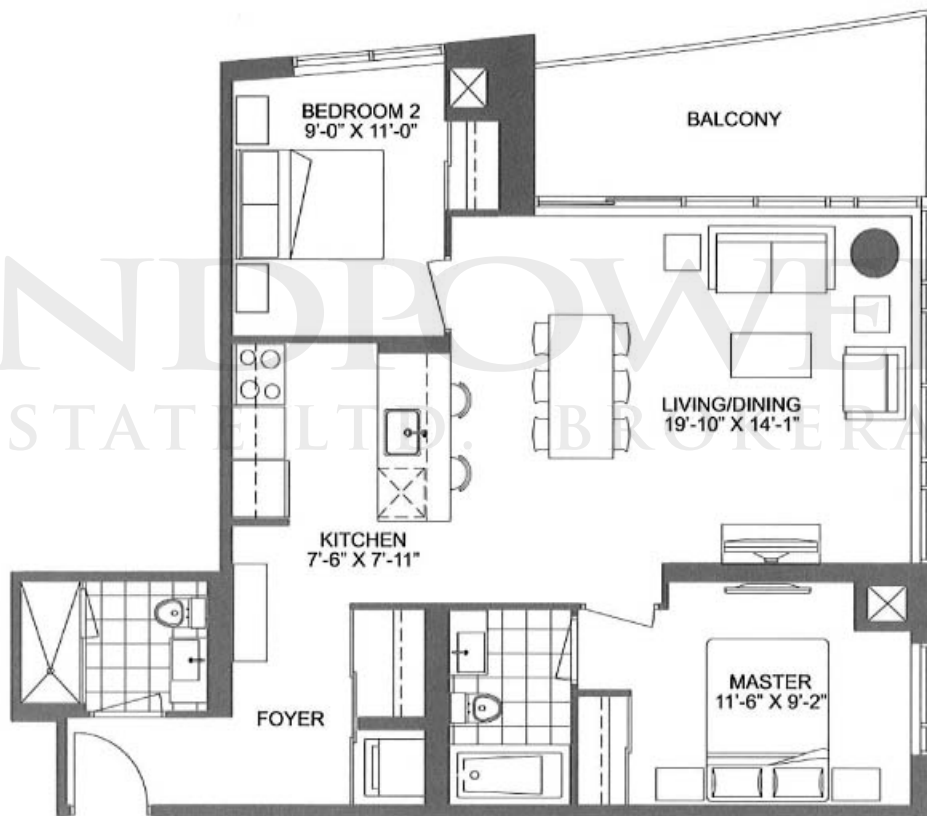
LANDPOWER
REAL ESTATE LTD. BROKER/AGENT

OPAL

TWO BEDROOM (2H)

SUITE AREA 901 SQ. FT.

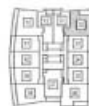
BALCONY AREA 92 SQ. FT.



FLOOR 4 TERRACE AREA
312 SQ. FT.



FLOOR 27-29



FLOOR 5-26



FLOOR 4

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Tairn Warranty Corporation bulletin #22. Actual
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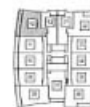
MOONSTONE

TWO BEDROOM + MEDIA (2I)

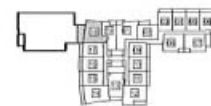
SUITE AREA 907 SQ. FT.
BALCONY AREA 162 SQ. FT.



FLOOR 3 TERRACE AREA
225 SQ. FT.



FLOOR 4-26



FLOOR 3

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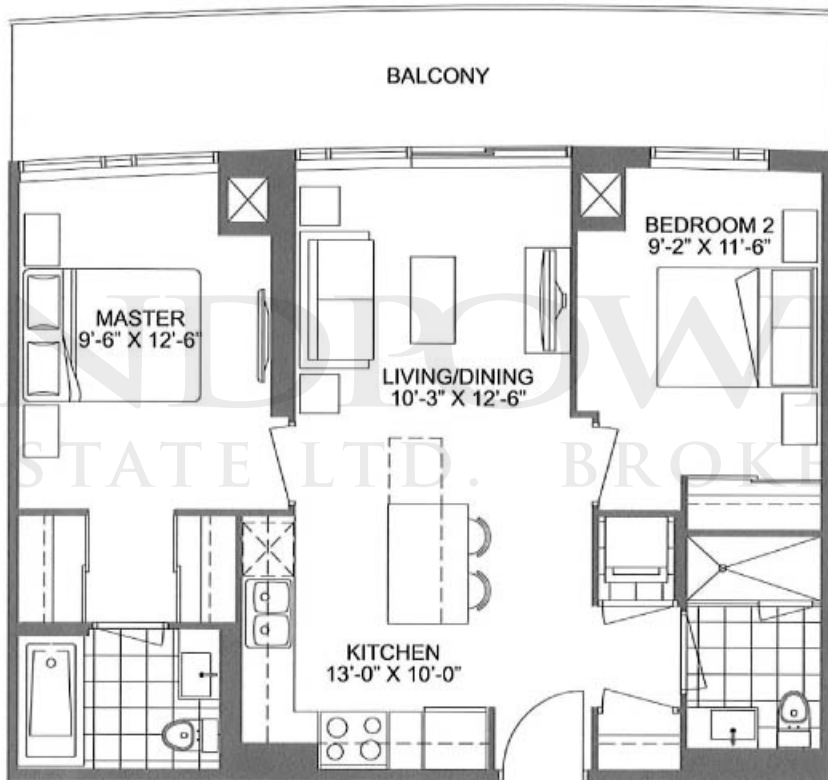


DIAMOND

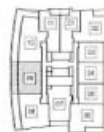
TWO BEDROOM (2D)

SUITE AREA 738 SQ. FT.

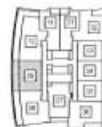
BALCONY AREA 149 SQ. FT.



FLOOR 27 TERRACE AREA
195 SQ. FT.



FLOOR 28-29



FLOOR 27

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Tarion Warranty Corporation bulletin #22. Actual
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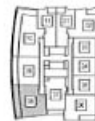


PEARL
LAMPSON
REAL ESTATE LTD. BROKERAGE

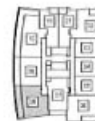
TWO BEDROOM (2J)
SUITE AREA 912 SQ. FT.
BALCONY AREA 174 SQ. FT.



FLOOR 27 TERRACE AREA
222 SQ. FT.



FLOOR 28-29



FLOOR 27

All areas and room dimensions are approximate.
Floor area measured in accordance with
Tarian Warranty Corporation's bulletin #22. Actual
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EMERALD

TWO BEDROOM (2K)

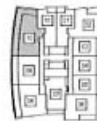
SUITE AREA 1,005 SQ. FT.

BALCONY AREA 325 SQ. FT.

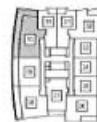
All areas and room dimensions are approximate.
Floor area measured in accordance with
Torian Warranty Corporation bulletin #22. Actual
living areas will vary from floor area stated.
Window sizes may vary slightly. The purchaser
acknowledges that the actual unit purchased
may be a reverse layout to the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



FLOOR 27 TERRACE AREA
412 SQ. FT.



FLOOR 28-29



FLOOR 27



LANDPOWER

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