

EPIC

ON TRIANGLE PARK



VER
OKERAGE

arbit & concept

URBANCORP.

PLAZA®
pureplaza.com

epic

ON TRIANGLE PARK



epic community

Epic is the third and culminating phase of West Queen West's Triangle Park Community, following the success of EDGE and Westside. A grand condominium saga that is larger than life – EPIC is an architectural creation of iconic stature dominating the trendsetting West Queen West community. A new legend and a new opportunity for you.

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ON TRIANGLE PARK

DRAKE
HOTEL

QUEEN STREET WEST





ON TRIANGLE PARK

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 individual seasonal controlled heating and cooling system
7. All homes pre-wired for high speed cable internet and cable ready for HDTV
8. Individual electrical service panel
9. Light fixtures at front entrance and bathroom
10. Window coverings

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 or titanium finish refrigerator
 - Stainless steel finish built-in microwave with hood fan exhausted 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. & telephone, heat detector pre-wired to the fire annunciation 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.



CREPSO PROMOTION

- Deposit: 5% signing, 5% 90 days, 5% 270 days, 5% occupancy
 - Parking at \$18,000 (Promotion Price)
 - Window Coverings
- One time limited right of assignment (See Sales Representative for Details)

PRELIMINARY PRICES & FLOORPLANS 1 BEDROOM / 1 BEDROOM + DEN

| <u>TYPE</u> | <u>SIZE</u> | <u>NUMBER OF SUITES</u> | <u>STARTING PRICE</u> |
|-------------|-------------|-------------------------|-----------------------|
| 1G5 | 430 sq.ft. | 18 | \$198,900 |
| 1G2 + den | 515 sq.ft. | 15 | \$204,900 |
| 1G3 + den | 595 sq.ft. | 59 | \$241,900 |

PRELIMINARY PRICES & FLOORPLANS 2 BEDROOM / 2 BEDROOM + DEN

| <u>TYPE</u> | <u>SIZE</u> | <u>NUMBER OF SUITES</u> | <u>STARTING PRICE</u> |
|-------------|-------------|-------------------------|-----------------------|
| 2G | 615 sq.ft. | 60 | \$266,900 |
| 2G1 + den | 675 sq.ft. | 37 | \$299,900 |

Please note: We will send several other 1 bedroom / 1 bedroom + den suites to you early next week



| PRICE LIST | | | | | |
|--------------------------------|-------|------|-------------|-------------|---------|
| MODEL | SQFT. | VIEW | MAINT. FEE* | PRICED FROM | FLOORS |
| 1 BEDROOM SUITES: | | | | | |
| 1G5 | 430 | E | \$233.00 | \$197,900 | 2 – 6 |
| 1G | 455 | W | \$246.00 | \$209,900 | 12 – 18 |
| 1M | 510 | W | \$276.00 | \$207,900 | 12 – 18 |
| 1 BEDROOM + DEN SUITES: | | | | | |
| 1G2 + D | 515 | S | \$279.00 | \$202,900 | 3 – 8 |
| 1G3 + D | 595 | S | \$322.00 | \$239,900 | 2 – 8 |
| 2 BEDROOM SUITES: | | | | | |
| 2A | 615 | W | \$333.00 | \$257,900 | 12 – 18 |
| 2G | 615 | N | \$333.00 | \$264,900 | 2 – 18 |
| 2J1 | 690 | SE | \$373.00 | \$298,900 | 9 – 18 |
| 2H | 740 | N | \$400.00 | \$313,900 | 12 – 18 |
| 2H1 | 800 | SW | \$432.00 | \$326,900 | 9 – 18 |
| 2J | 815 | NE | \$441.00 | \$332,900 | 12 – 18 |
| 2 BEDROOM + DEN SUITES: | | | | | |
| 2G1 + D | 675 | N, S | \$365.00 | \$287,900 | 9 – 11 |
| 2G2 + D | 750 | E | \$405.00 | \$334,900 | 7 – 8 |

TOTAL # OF STOREYS:

15 Levels
(please note: municipally 4/F, 13/F, and 14/F have been skipped, highest municipal floor is 18/F)

TOTAL # OF SUITES:

422

PRICES INCLUDE:

Residential unit prices include H.S.T.

PARKING:

\$25,000 per space (VIP Promotion Price - \$18,000)

LOCKER:

\$3,500 per space

MAINTENANCE FEE:

* \$0.54 per square foot per month,
excludes: Hydro, Parking and Locker

AMENITIES:

24hr Concierge, Fitness Facility, and Party Room

PROPERTY TAXES:

Estimated at 1.15% of the Purchase Price per annum

OCCUPANCY DATE:

From Autumn 2013

DEPOSIT SCHEDULE:

Total 20%
All deposit cheques are payable to "Harris Sheaffer LLP in Trust"
- 5% payable on Signing
- 5% payable in 90 days
- 5% payable in 270 days
- 5% payable on Occupancy

FOR FURTHER INFORMATION CONTACT:

Tel: (416) 516-5848

Fax: (416) 516-9080

www.pureplaza.com

www.urbancorp.com

Helena Wong, Broker

Adrian McCalla, Sales Rep.

OFFICE HOURS:

MONDAY-THURSDAY 12PM – 6PM

FRIDAY 12PM – 5PM

WEEKEND & HOLIDAYS 12PM – 5PM

** Some floors may charge a premium, contact the sales person for pricing.





1G5 (430 sq. ft. - One Bedroom)

Unit #548 - \$197,900

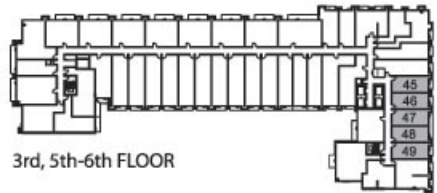
Unit #648 - \$197,900

Unit #649 - \$197,900

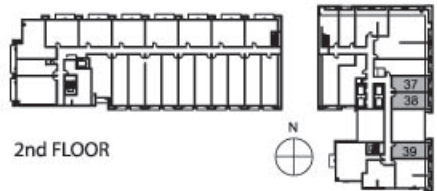
(exclusive for Landpower)



LANDPOWER
REAL ESTATE LTD. BROKERAGE



3rd, 5th-6th FLOOR



2nd FLOOR



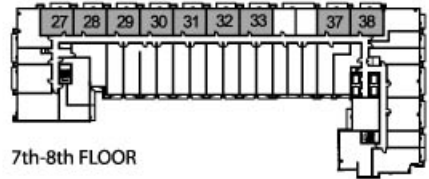
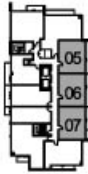
2G (615 sq. ft. - Two Bedroom)

Unit #532 - \$271,900

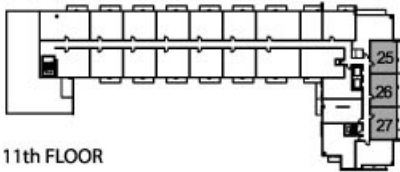
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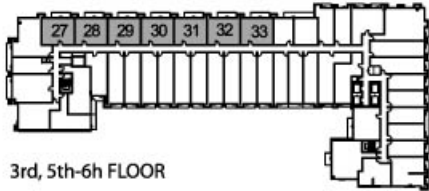
12th, 15th-18th FLOOR



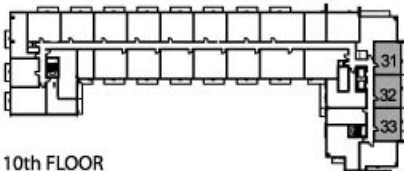
7th-8th FLOOR



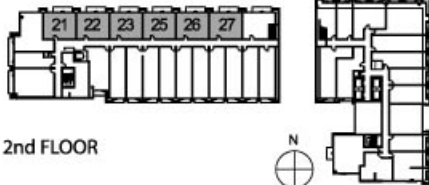
11th FLOOR



3rd, 5th-6th FLOOR



10th FLOOR

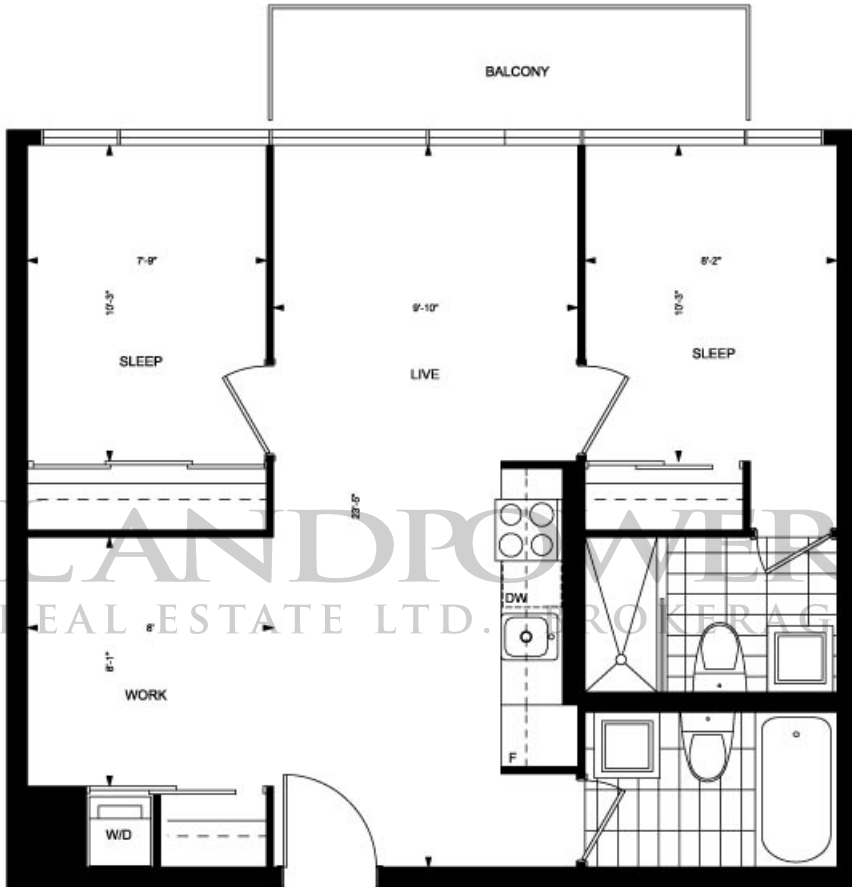


2nd FLOOR

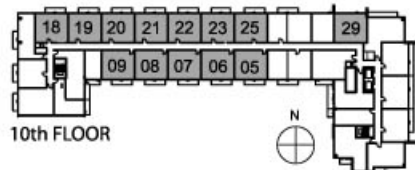
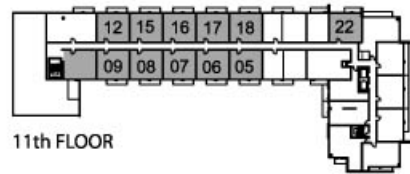




2G1 + D
675 sq. ft. - two bedroom + den



Unit #1105 - \$303,900
Unit #1108 - \$303,900
(exclusive for Landpower)





2H
740 sq. ft. - two bedroom

Unit #1502 - \$313,900

(exclusive for Landpower)



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MUST BE FAXED BACK TO HELENA WONG
AT 416-516-9080

1st Preference Suite #: _____ MODEL: _____ UNIT PRICE: _____
 2nd Preference Suite #: _____ MODEL: _____ UNIT PRICE: _____
 3rd Preference Suite #: _____ MODEL: _____ UNIT PRICE: _____

Parking: YES NO Locker: YES NO

VENDOR REP: _____

DATE OF SALE: _____

| | |
|-----------------------------------|-----------------------------------|
| Purchaser (1): _____ | Purchaser (2): _____ |
| S.I.N.: _____ | S.I.N.: _____ |
| Type of ID: _____ | Type of ID: _____ |
| D.O.B. (M/D/Y): _____ | D.O.B. (M/D/Y): _____ |
| Address: _____ | Address: _____ |
| City: _____ Province: _____ | City: _____ Province: _____ |
| Postal Code: _____ Country: _____ | Postal Code: _____ Country: _____ |
| Home Tel: _____ | Home Tel: _____ |
| Mobile Tel: _____ | Mobile Tel: _____ |
| Email: _____ | Email: _____ |
| Occupation: _____ | Occupation: _____ |

Purchaser Information – NOTE – ALL purchaser(s) 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 Shaeffer LLP In Trust".

CO-OPERATING BROKER AND AGENT INFORMATION

| | |
|---|--|
| Brokerage: _____ Agent Name: _____ Email: _____ Office Tel: _____ Mobile Tel: _____ Fax Tel: _____ Address: _____ _____ _____ | Broker of Record: _____ <div style="border: 1px solid black; padding: 20px; text-align: center; margin-top: 10px;"> Please attach your business card </div> |
|---|--|

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

| | |
|-----------------------|------------------------------------|
| SUITE: _____ | Deposit Structure: _____ |
| Unit Price: _____ | On Signing: (%) \$ _____ |
| Parking: _____ | 90 Days: (%) \$ _____ |
| Locker: _____ | 270 Days: (%) \$ _____ |
| PURCHASE PRICE: _____ | Occupancy: (%) \$ _____ |
| | Closing: Balance of Purchase Price |

Source: _____

REMARKS: _____



ON TRIANGLE PARK



EPIC individuality

West Queen West is a community that has transformed its industrial past into a cool neighbourhood flourishing with arty boutiques, stylish eateries and exceptional nightlife. It has become the core of trendsetting amenities within the city's most eclectic condominium scene. It is here that EPIC will create a revolution of expectations; a phenomenon that begins in a neighbourhood that is undeniably hip.