



*Fontana*

*Luxury Condominiums in Markham*



Artist's Concept

## *Instilled with enduring style*

Good design is timeless, with attributes which can be appreciated by generations to come. Strategically situated on the southwest corner of Warden Avenue and Highway 7, Fontana is comprised of four contemporary architectural style condominium residences from 10 to 15 storeys in height, along with its collection of two-storey Live-Work townhomes. The buildings are linked to each other by walking paths, and to the central park and urban courtyard which lie at the heart of this master-planned community.

# Site Plan

CLEGG ROAD

SOUTH TOWN CENTRE BLVD.

A

D

REAL

B

C

CEDARLAND DRIVE





## *All that Markham has to offer*

Every amenity you could need or ask for is minutes from Fontana. Shop at Markham Town Square, Markville Shopping Centre, Pacific Mall, or the shops of Main Street Unionville. You're minutes from excellent golf courses, community centres, theatre, hospitals, and respected schools including Unionville High School, with easy access to VIVA transit and Markham's major thoroughfares including Highway 7 and the 407.

#### SUPERIOR INTERIORS

- White stippled ceiling finish to all areas except the kitchen, laundry, storage\* and bathroom(s) which feature a smooth white paint finish.
- Interior walls are primed and then painted with two coats of off white, quality latex paint (kitchen, bathroom(s) and all woodwork and trim painted with durable white semi-glossed paint).
- 6'8" paneled interior doors (paint finish) complete with satin chrome lever hardware.
- 4 ¼ " wood baseboards with 3" casings (paint finish).
- Smooth white cultured marble window sills on all windows.
- Suite entry closet with mirrored sliding doors\*.
- Thermally insulated energy efficient double-glazed windows.
- White bathroom fixtures throughout.

#### FLOOR COVERINGS

- Plank laminate floating floor\*\* with acoustic underlay in living room, dining room, bedrooms, kitchen, foyer, den and dinette\*.
- Premium porcelain floor tile\*\* in bathroom(s).
- Ceramic floor tiles in laundry areas.

#### KITCHENS

- Contemporary Fontana kitchen cabinetry\*\* full depth fridge upper cabinet, one bank of drawers, designer detailed open shelf and Lazy Suzy. Cabinets complete with contemporary stainless steel hardware\*\*.
- Granite kitchen counter top\*\* with polished edge and stainless steel double sink.
- Chrome, single level faucet, complete with pull out vegetable spray.
- Stainless Steel Energy Star high efficiency, time delay dishwasher.
- Stainless Steel Energy Star high efficiency, approx. 19 cubic foot refrigerator.
- Microwave and stainless steel Sukura hood fan, vented to the exterior.
- Stainless Steel self-cleaning 30 inch stand free range with smooth top.
- Backsplash as per Vendor's sample\*\*.

#### BATHROOMS

- Contemporary Fontana vanity cabinetry\*\* with chrome handles.
- White cultured marble vanity countertop\*\* complete with rectangular shaped bowl.
- Frameless full-width, full height vanity mirror in clear finish with décor wall light fixture.
- 5' soaker bathtub\* with chrome single lever faucet.
- Porcelain wall tiles\*\* in tub and shower\* enclosures.
- Bathrooms include recessed mirrored medicine cabinet\*.
- Temperature controlled and pressure balanced shower faucets.
- Exhaust fans vented to the exterior.
- Contemporary chrome vanity faucets in ensuite and main bathroom.

#### LAUNDRY

- Heavy-duty wiring and receptacle for dryer.
- Ventilation to exterior with automatic relay sensor exhaust control.
- Stacked front loading dryer and Energy Star high efficiency front loading washer (complete with stainless steel flexible hose water connections). Stacked laundry appliances are white in colour.

#### SAFETY AND SECURITY

- 24-hour concierge, monitoring community access and engineered security systems including two-way communication from selected zones in underground garage and entry areas.
- Personally encoded suite intrusion alarm system with key pad and suite door contact connected to concierge station.
- Electronic communication system located in the lobby vestibule permits guests to communicate with the suite from the building entrance. Guests in the lobby vestibule can be viewed on the resident's television.
- Live surveillance cameras in strategic locations in the building, grounds and garage are monitored by the concierge.
- Access system provided at all building main entry points.
- Emergency response key chain pendants, usable in selected areas within the underground garage, will alert the concierge of a distress call (2 per suite).
- Heat detector(s) are connected to the fire control panel.
- Hard wired smoke alarm(s) and fire alarm speaker.
- Hidden Sprinkler System.

#### COMFORT SYSTEM

- Individually controlled vertical fan coil heating and cooling for seasonal comfort control.

#### ELECTRICAL SERVICE AND FIXTURES

- Individual service panels with circuit breakers.
- White designer series receptacles and switches throughout.
- Ceiling light fixtures in foyer, hallway(s), walk-in closet(s)\*, dining room, bedroom(s), family room\*, den\* and dinette\*.
- Suites are individually metered for hydro consumption.

#### COMMUNICATIONS

- Network Centre (high-speed wiring connection point).
- Advanced, in-suite structured wiring.
- Pre-wired cable outlet in living room, bedroom(s), and den\* and dinette\*.
- Pre-wired telephone outlet in living room, bedroom(s), den\* and kitchen\*.
- One multi-port outlet (telephone and cable connections located on the same faceplate), location determined by Vendor.
- Category 5 telephone wiring to all telephone outlets and multi-port.
- RG-6 coaxial cable to all cable outlets and multi-port.

\* Denotes availability determined by suite design.

\*\*Denotes finishes to be selected from the vendor's samples.

As provided in Section 20 of Schedule "A" attached to the Agreement of Purchase and Sale, the Vendor shall have the right to substitute other products and materials for those listed in this Schedule or in the plans and specifications relating to the Unit provided that the substituted products and materials are of a quality equal to, or better than, the products and materials originally disclosed to the Purchaser.

The Purchaser acknowledges that variations from the Vendor's samples may occur in kitchen cabinets, vanity cabinets, floor finishes, wall finishes and other finishing materials as a result of normal production processes. In addition, natural stones and woods are subject to variations in colour, shade, grain, pattern and texture. Tile and broadloom are subject to pattern, shade and colour variations. Seams may be visible when broadloom is laid.

As provided in Section 8 of Schedule "A" attached to the Agreement of Purchase and Sale, the Purchaser agrees to select the interior finish colour scheme for the Unit and finalize all other selections regarding finishing items from the Vendor's available samples within 10 days after notice has been given by the Vendor to the Purchaser regarding selection of finishing items. Subject to compliance with the regulations, bylaws and bulletins issued by the Warranty Program, if the Purchaser fails to make his selections following notice from the Vendor, then the Vendor shall be entitled to select such finishing items and such selections by the Vendor shall be binding on the Purchaser.

The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed above which is omitted at the Purchaser's request. References to model types or model numbers refer to current manufacturer's models. If these types or models change, the Vendor shall provide an equivalent model. All dimensions, if any, are approximate. All specifications and materials are subject to change without notice. All features and finishes subject to change without notice. E. & O.E. June 28, 2011.

# Fontana Elegant Condominiums (Bldg B)

January-16th-2012, 12pm

Suite #	Type	Bath	Size (sq.ft)	View	Floor	Selling Price	After 2% Discount
301	1Br + D	2	697	NE	3	\$ 320,918	\$ 314,500
308	2Br + D	2	995	S	3	\$ 471,939	\$ 462,500
310	1Br + D	2	700	S	3	\$ 340,306	\$ 333,500
311	2Br	2	858	SW	3	\$ 410,714	\$ 402,500
312	1Br + D	2	709	W	3	\$ 335,204	\$ 328,500
315	1Br + D	2	700	W	3	\$ 329,082	\$ 322,500
316	1Br + D	2	700	W	3	\$ 329,082	\$ 322,500
317	1Br + D	2	700	W	3	\$ 331,122	\$ 324,500
320	1Br + D	2	740	NW	3	\$ 361,735	\$ 354,500
322	1Br + D	1	640	E	3	\$ 310,714	\$ 304,500
325	1Br + D	2	704	E	3	\$ 331,122	\$ 324,500
501	1Br + D	2	697	NE	5	\$ 321,939	\$ 315,500
503	1Br + D	2	708	N	5	\$ 336,224	\$ 329,500
507	2Br + D	2	1000	SE	5	\$ 483,163	\$ 473,500
515	1Br + D	2	700	W	5	\$ 332,143	\$ 325,500
516	1Br + D	2	700	W	5	\$ 332,143	\$ 325,500
519	1Br + D	2	700	W	5	\$ 334,184	\$ 327,500
601	1Br + D	2	697	NE	6	\$ 322,959	\$ 316,500
701	1Br + D	2	697	NE	7	\$ 323,980	\$ 317,500
801	1Br + D	2	697	NE	8	\$ 325,000	\$ 318,500
901	1Br + D	2	697	NE	9	\$ 326,020	\$ 319,500
1020	2Br + D	2	861	E	10	\$ 412,755	\$ 404,500
1101	1Br + D	2	697	NE	11	\$ 328,061	\$ 321,500
1117	2Br + D	2	1033	NW	11	\$ 501,531	\$ 491,500
1118	2Br + D	2	943	NE	11	\$ 459,694	\$ 450,500
1120	2Br + D	2	861	E	11	\$ 411,735	\$ 403,500
1218	2Br + D	2	943	NE	12	\$ 460,714	\$ 451,500

**General Information:**

Total No. of Apartment Suites: 336 Units  
 Total Levels: Bldg A 15 Levels, Bldg B 11 Levels

**Occupancy: Spring 2014**

Approx. 9' ceiling from 3/F -Sub-Penthouse  
 Approx. 10' ceiling on Penthouse level  
 (Please consult our Sales Representative for details)

**Preview Special:**

- HST included\*\*\*.
- One FREE Parking Spot.
- One FREE Locker.
- Hidden Sprinkler System.
- Plank laminate floor\*\*\*\*with acoustic underlay in living room, dining room, bedrooms, kitchen, foyer, den and dinette.\*\*\*\*
- Contemporary Fontana kitchen cabinetry 36" for all units except 42" for SPH & PH and TH units\*\*\*\*. Cabinets complete with contemporary stainless steel hardware.\*\*\*\*
- Granite kitchen counter top \*\*\*\*with polished edge and stainless steel double sink.
- Stainless Steel Energy Star high efficiency, time delay dishwasher .
- Stainless Steel Energy Star high efficiency approx. 19 cubic foot refrigerator.
- Stainless Steel Self-cleaning 30-inch smooth top range.
- Microwave and Stainless Steel range hood.
- Designer detailed open shelf and Lazy Suzy.
- Whirlpool front loading dryer and Whirlpool Energy Star high efficiency front loading washer.
- Backsplash as per vendor's sample.

**All Cheques to be made to Aird & Berlis LLP**

**Deposit Structure:**

- 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 180 days after signing
- 5) 5% on Occupancy

- **Additional parking space cost \$25,000 extra.**

- **One Locker is Free during promotion.**

**Maintenance Fee\*\*:**

Approx. \$0.42 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

\*\*\*\*\*Denotes availability determined by suite design.

\*\*\*\* Denotes finishes to be selected from the vendor's samples .

\*\*\* Refer to Schedule A Section 31 for applicable taxes.

\*\* Maintenance and taxes are approximation/estimation only and are finalized on condominium registration.

\* Please note that there is no 4th, 13th, 14th floor on all buildings.

\* Premium for each level higher may vary, please consult our Sales Representative for details.

\* All Price & Terms are subject to change without notice E. & O.E.

**H & W Development Sales Office**

10 Cedarland Drive, Markham, ON L6G 1E3

Tel: 905-604-7886

Email: eli@fontanamarkham.com

**Office Hours:**

Mon. - Thur. (12 noon to 7pm)

Sat. & Sun. (12 noon to 6pm)

Fri. (Closed)

**Website: www.fontanamarkham.com**



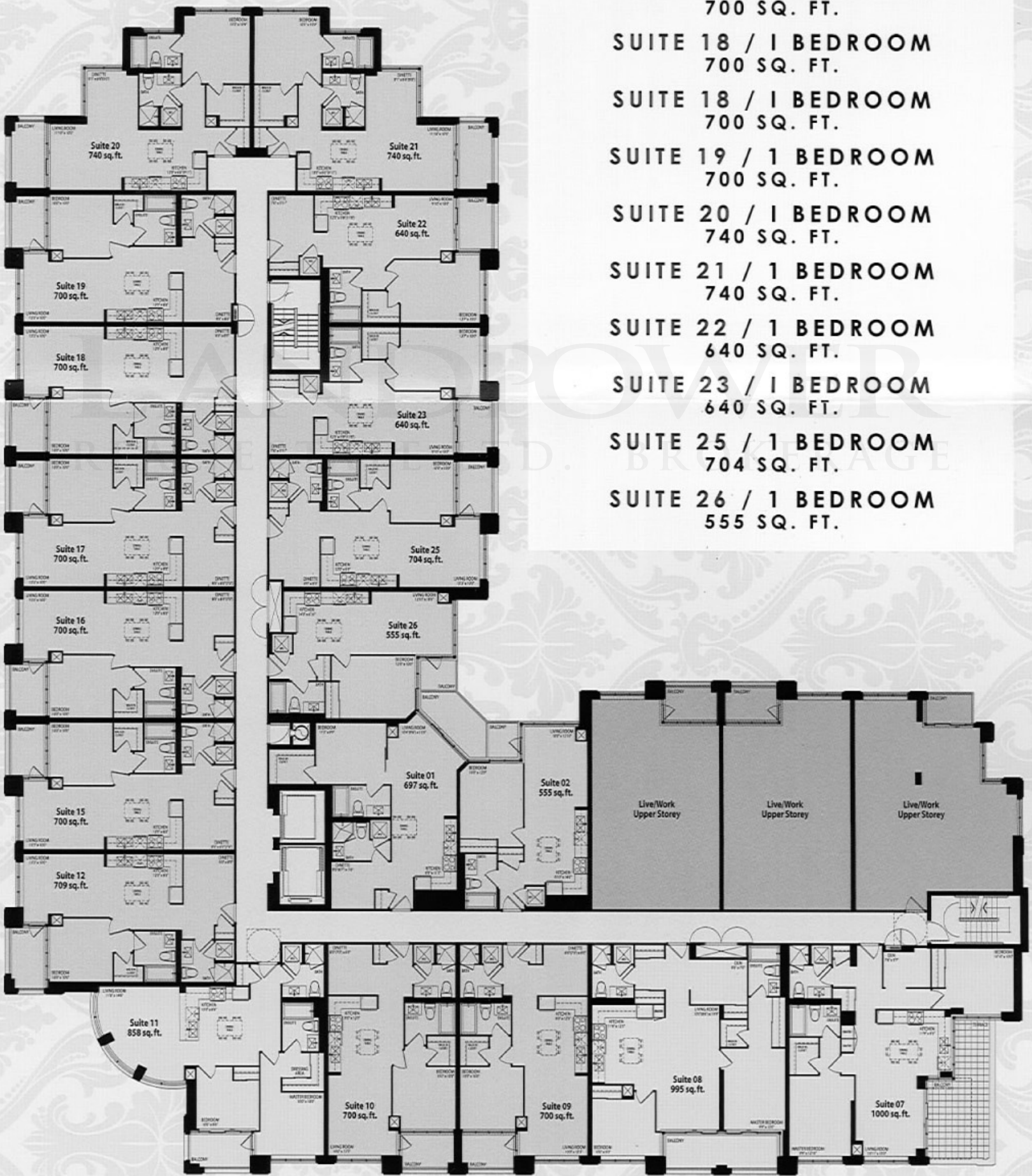
# Building B

**3RD FLOOR**

3RD FLOOR

■ 1 BEDROOM  
■ 2 BEDROOM

- SUITE 01 / 1 BEDROOM  
697 SQ. FT.
- SUITE 02 / 1 BEDROOM  
555 SQ. FT.
- SUITE 07 / 2 BEDROOM  
1000 SQ. FT.
- SUITE 08 / 2 BEDROOM  
995 SQ. FT.
- SUITE 09 / 1 BEDROOM  
700 SQ. FT.
- SUITE 10 / 1 BEDROOM  
700 SQ. FT.
- SUITE 11 / 2 BEDROOM  
858 SQ. FT.
- SUITE 12 / 1 BEDROOM  
709 SQ. FT.
- SUITE 15 / 1 BEDROOM  
700 SQ. FT.
- SUITE 16 / 1 BEDROOM  
700 SQ. FT.
- SUITE 17 / 1 BEDROOM  
700 SQ. FT.
- SUITE 18 / 1 BEDROOM  
700 SQ. FT.
- SUITE 18 / 1 BEDROOM  
700 SQ. FT.
- SUITE 19 / 1 BEDROOM  
700 SQ. FT.
- SUITE 20 / 1 BEDROOM  
740 SQ. FT.
- SUITE 21 / 1 BEDROOM  
740 SQ. FT.
- SUITE 22 / 1 BEDROOM  
640 SQ. FT.
- SUITE 23 / 1 BEDROOM  
640 SQ. FT.
- SUITE 25 / 1 BEDROOM  
704 SQ. FT.
- SUITE 26 / 1 BEDROOM  
555 SQ. FT.



All illustrations are artist's concept. All plans and dimensions are approximate and subject to change without notice. Note that plans and room dimensions may vary. E. & O. E. July 2011



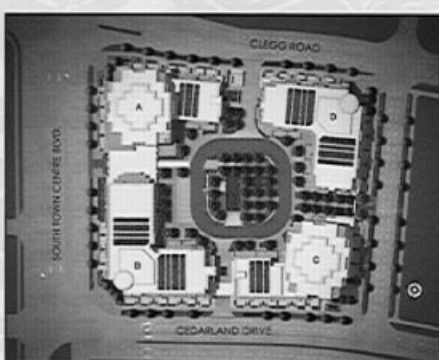
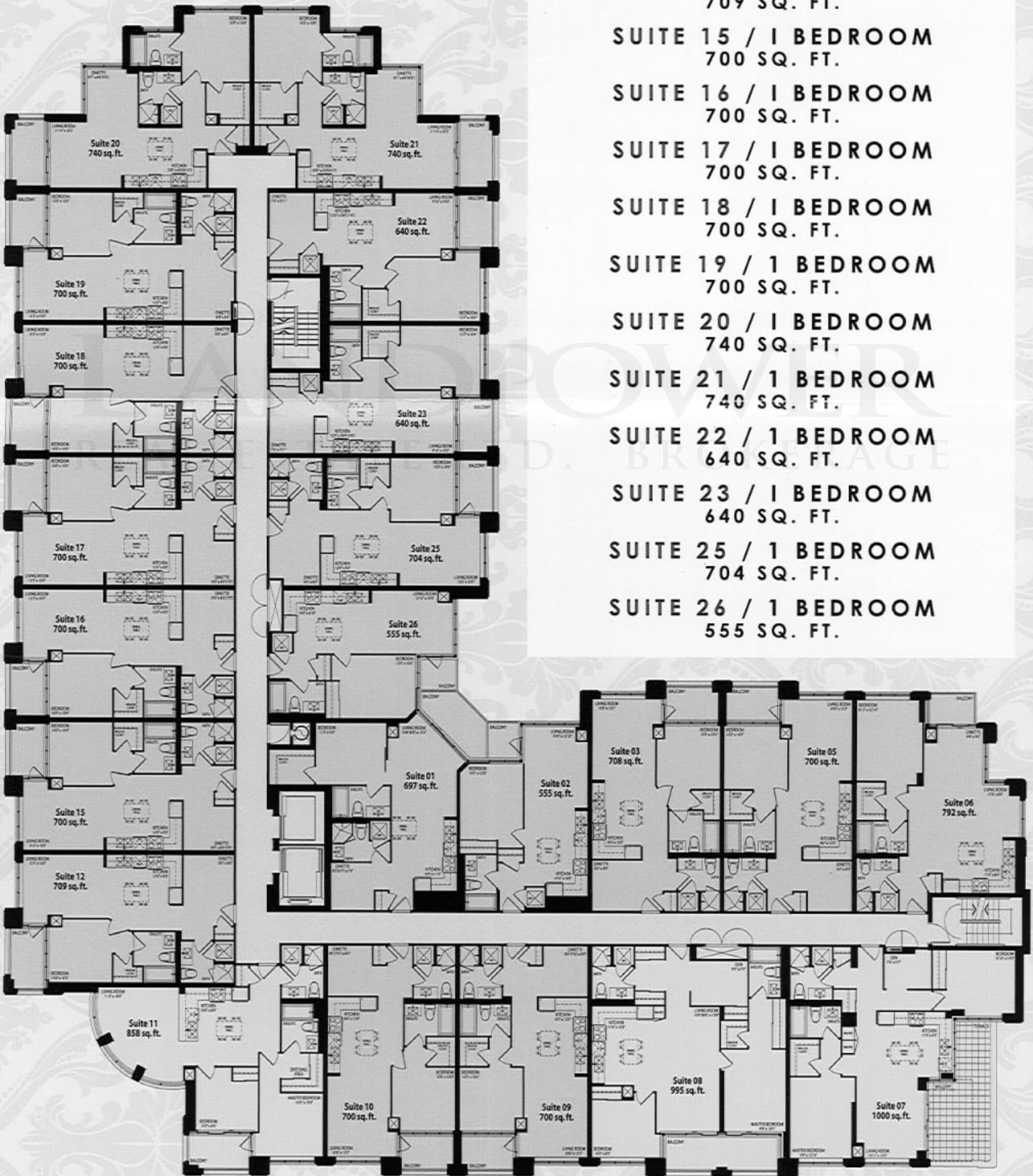
# Building B

5TH-9TH FLOORS

5TH, 6TH, 7TH, 8TH, 9TH FLOORS

1 BEDROOM  
2 BEDROOM

- SUITE 01 / 1 BEDROOM  
697 SQ. FT.
- SUITE 02 / 1 BEDROOM  
555 SQ. FT.
- SUITE 03 / 1 BEDROOM  
708 SQ. FT.
- SUITE 05 / 1 BEDROOM  
700 SQ. FT.
- SUITE 06 / 1 BEDROOM  
792 SQ. FT.
- SUITE 07 / 2 BEDROOM  
1000 SQ. FT.
- SUITE 08 / 2 BEDROOM  
995 SQ. FT.
- SUITE 09 / 1 BEDROOM  
700 SQ. FT.
- SUITE 10 / 1 BEDROOM  
700 SQ. FT.
- SUITE 11 / 2 BEDROOM  
858 SQ. FT.
- SUITE 12 / 1 BEDROOM  
709 SQ. FT.
- SUITE 15 / 1 BEDROOM  
700 SQ. FT.
- SUITE 16 / 1 BEDROOM  
700 SQ. FT.
- SUITE 17 / 1 BEDROOM  
700 SQ. FT.
- SUITE 18 / 1 BEDROOM  
700 SQ. FT.
- SUITE 19 / 1 BEDROOM  
700 SQ. FT.
- SUITE 20 / 1 BEDROOM  
740 SQ. FT.
- SUITE 21 / 1 BEDROOM  
740 SQ. FT.
- SUITE 22 / 1 BEDROOM  
640 SQ. FT.
- SUITE 23 / 1 BEDROOM  
640 SQ. FT.
- SUITE 25 / 1 BEDROOM  
704 SQ. FT.
- SUITE 26 / 1 BEDROOM  
555 SQ. FT.



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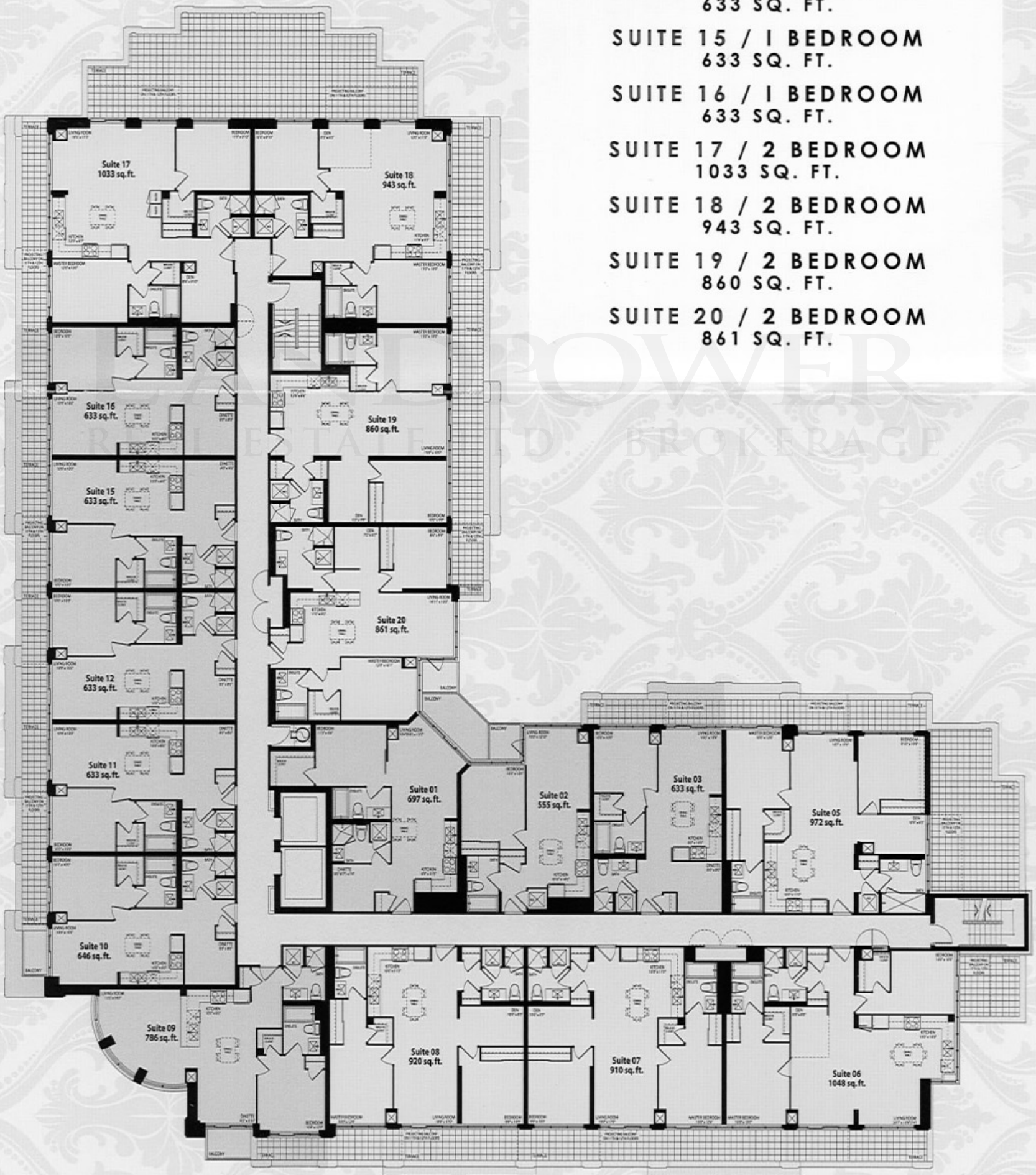
# Building B

10TH-12TH FLOORS

10TH, 11TH, 12TH FLOORS

■ 1 BEDROOM  
■ 2 BEDROOM

- SUITE 01 / 1 BEDROOM  
697 SQ. FT.
- SUITE 02 / 1 BEDROOM  
555 SQ. FT.
- SUITE 03 / 1 BEDROOM  
633 SQ. FT.
- SUITE 05 / 2 BEDROOM  
972 SQ. FT.
- SUITE 06 / 2 BEDROOM  
1048 SQ. FT.
- SUITE 07 / 2 BEDROOM  
910 SQ. FT.
- SUITE 08 / 2 BEDROOM  
920 SQ. FT.
- SUITE 09 / 1 BEDROOM  
786 SQ. FT.
- SUITE 10 / 1 BEDROOM  
646 SQ. FT.
- SUITE 11 / 1 BEDROOM  
633 SQ. FT.
- SUITE 12 / 1 BEDROOM  
633 SQ. FT.
- SUITE 15 / 1 BEDROOM  
633 SQ. FT.
- SUITE 16 / 1 BEDROOM  
633 SQ. FT.
- SUITE 17 / 2 BEDROOM  
1033 SQ. FT.
- SUITE 18 / 2 BEDROOM  
943 SQ. FT.
- SUITE 19 / 2 BEDROOM  
860 SQ. FT.
- SUITE 20 / 2 BEDROOM  
861 SQ. FT.



All illustrations are artist's concept. All plans and dimensions are approximate and subject to change without notice. Note that plans and room dimensions may vary. E. & O. E. July 2011

**CONDO TOWNHOUSES LAUNCH OUT DATE: SUNDAY, AUGUST 28 NOON-7PM**

**Fontana Live/Work Townhouse(Building A)**

Aug-25th-2011, 12:00PM

Unit #	View	Lower Ceiling	Higher Ceiling	Rear Extra Door	Total Sq.Ft	Purchase Price	After 2% Discount
Unit 1	W	10'	8'10"	✓	1480	\$ 597,857	\$ 585,900
Unit 2	W	10'	8'10"	✓	1450	\$ 586,633	\$ 574,900
Unit 3	W	10'	11'	✓	1450	\$ 587,653	\$ 575,900
Unit 5	W	10'	11'	✓	1480	\$ 600,918	\$ 588,900
Unit 6	NW	10'	11'	✓	1809	\$ 693,776	\$ 679,900
Unit 7	N	10'	11'	✓	1578	\$ 629,490	\$ 616,900
Unit 8	N	10'	11'	✓	1565	\$ 627,449	\$ 614,900
Unit 9	N	10'	11'	✓	1485	\$ 605,000	\$ 592,900
Unit 10	N	10'	11'	✓	1387	\$ 576,429	\$ 564,900
Unit 11	N	10'	11'	✓	1387	\$ 576,429	\$ 564,900
Unit 12	N	10'	11'		1405	\$ 582,551	\$ 570,900
<b>Townhouse Inner Unit (Building A)</b>							
Unit 1	S	11'	8'		1320	\$ 548,878	\$ 537,900
Unit 2	S	11'	8'		1152	\$ 498,878	\$ 488,900
Unit 3	S	11'	8'		1215	\$ 520,306	\$ 509,900

**Fontana Elegant Townhouse(Building B)**

Unit #	View	Lower Ceiling	Higher Ceiling	Rear Extra Door	Total Sq.Ft	Purchase Price	After 2% Discount
Unit 1	W	10'6"	11'		1466	\$ 594,796	\$ 582,900
Unit 2	W	10'6"	11'		1450	\$ 585,612	\$ 573,900
Unit 3	W	10'6"	11'		1450	\$ 593,776	\$ 581,900
Unit 5	S	10'6"	8'10"		1480	\$ 602,959	\$ 590,900
Unit 6	S	10'6"	11'		1434	\$ 591,735	\$ 579,900
Unit 7	S	10'6"	11'		1434	\$ 591,735	\$ 579,900
Unit 8	S	10'6"	11'	✓	1450	\$ 592,755	\$ 580,900
Unit 9	S	10'6"	11'	✓	1450	\$ 592,755	\$ 580,900
Unit 10	SW	10'6"	11'	✓	1997	\$ 761,122	\$ 745,900
<b>Townhouse Inner Unit (Building B)</b>							
Unit 3	N	11'	8'10"		1450	\$ 575,408	\$ 563,900
Unit 5	N	11'	8'10"		1450	\$ 579,490	\$ 567,900
Unit 6	N	8'10"	8'10"		1370	\$ 577,041	\$ 565,500

**Fontana Live/Work Townhouse(Building C)**

Unit #	View	Lower Ceiling	Higher Ceiling	Rear Extra Door	Total Sq.Ft	Purchase Price	After 2% Discount
Unit 1	E	10'6"	8'10"	✓	1480	\$ 621,327	\$ 608,900
Unit 2	E	10'6"	8'10"	✓	1450	\$ 609,082	\$ 596,900
Unit 3	E	10'6"	11'	✓	1450	\$ 610,102	\$ 597,900
Unit 5	E	10'6"	11'	✓	1450	\$ 612,143	\$ 599,900
Unit 6	SE	10'6"	11'	✓	1580	\$ 652,959	\$ 639,900
Unit 7	S	10'6"	11'	✓	1560	\$ 628,469	\$ 615,900
Unit 8	S	10'6"	11'	✓	1556	\$ 627,449	\$ 614,900
Unit 9	S	10'6"	11'	✓	1450	\$ 596,837	\$ 584,900
Unit 10	S	10'6"	11'		1434	\$ 591,735	\$ 579,900
Unit 11	S	10'6"	11'		1434	\$ 591,735	\$ 579,900
Unit 12	S	10'6"	11'		1475	\$ 607,041	\$ 594,900
<b>Townhouse Inner Unit (Building C)</b>							
Unit 1	NW	11'	8'10"	✓	1811	\$ 686,633.00	\$ 672,900
Unit 2	N	11'	8'10"	✓	1587	\$ 624,388.00	\$ 611,900
Unit 3	N	11'	8'10"		1243	\$ 525,408.00	\$ 514,900
Unit 5	N	11'	8'10"		1268	\$ 529,490.00	\$ 518,900
Unit 6	N	11'	8'10"		1325	\$ 547,857.00	\$ 536,900

**Fontana Live/Work Townhouse(Building D)**

Unit #	View	Lower Ceiling	Higher Ceiling	Rear Extra Door	Total Sq.Ft	Purchase Price	After 2% Discount
Unit 1	N	10'	11'		1478	\$ 602,959	\$ 590,900
Unit 2	N	10'	11'	✓	1450	\$ 594,796	\$ 582,900
Unit 3	N	10'	11'	✓	1450	\$ 594,796	\$ 582,900
Unit 5	N	10'	11'	✓	1450	\$ 594,796	\$ 582,900
Unit 6	N	10'	11'	✓	1466	\$ 602,959	\$ 590,900
Unit 7	NE	10'	11'	✓	1795	\$ 723,367	\$ 708,900
Unit 8	E	10'	11'	✓	1450	\$ 608,061	\$ 595,900

**CONDO TOWNHOUSES LAUNCH OUT DATE: SUNDAY, AUGUST 28 NOON-7PM**

Unit 9	E	10'	11'		1450	\$	607,041	\$	594,900
Unit 10	E	10'	11'		1450	\$	611,122	\$	598,900
Unit 11	E	10'	11'		1450	\$	611,122	\$	598,900
Unit 12	E	10'	11'		1480	\$	623,367	\$	610,900
<b>Townhouse Inner Unit (Building D)</b>									
Unit 1	S	11'	8'10"		1430	\$	580,510	\$	568,900
Unit 2	S	11'	8'10"	✓	1435	\$	581,531	\$	569,900
Unit 3	S	11'	8'10"	✓	1455	\$	589,694	\$	577,900
Unit 6	W	11'	8'10"	✓	1450	\$	582,551	\$	570,900
Unit 7	W	11'	8'10"		1443	\$	574,388	\$	562,900
Unit 8	W	11'	8'10"		1430	\$	574,388	\$	562,900

Each " Model-Type" we have a minimum of 1 unit available; however, on some models we may have more suites available on other floor levels.  
Please Ask!

**General Information:**

Total No. of Live & Work Condo Townhouses:  
59 Units in Bldgs A, B, C, D.

**Occupancy: Spring 2014**

(please consult our Sales Representative for details)

**Preview Special:**

- HST included\*\*\*.
- One FREE Locker.
- Hidden Sprinkler System.
- Plank laminate floor\*\*\*\*with acoustic underlay in living room, dining room, bedrooms, kitchen, foyer, den and dinette.\*\*\*\*
- Contemporary Fontana kitchen cabinetry\*\*\*\*. Cabinets complete with contemporary stainless steel hardware.\*\*\*\*
- Granite kitchen counter top \*\*\*\*with polished edge and stainless steel double sink.
- Stainless Steel Energy Star high efficiency, time delay dishwasher .
- Stainless Steel Energy Star high efficiency approx. 19 cubic foot refrigerator.
- Stainless Steel Self-cleaning 30-inch smooth top range.
- Microwave and Stainless Steel range hood.
- Designer detailed open shelf and Lazy Suzy.
- Backsplash as per vendor's sample.

**All Cheques to be made to Aird & Berlis LLP**

**Deposit Structure:**

- 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 180 days after signing
- 5) 5% on Occupancy

**Parking Spot is NOT INCLUDED in Selling Price. Parking space costs \$20,000. Additional parking space cost \$25,000 extra.**

- **One Locker is Free during promotion.**

**Maintenance Fee\*\*:**

\$488.80 per month, plus Parking & Locker Fees if applicable

Includes: Air-Conditioning & Heating

Excludes: Water, Hydro, Cable & Internet Service

**Property Tax\*\*:**

Estimated at approximately 1.25%\*\* of Purchase Price annually

\*\*\*\*Denotes availability determined by suite design.

\*\*\*\* Denotes finishes to be selected from the vendor's samples .

\*\*\* Refer to Schedule A Section 31 for applicable taxes.

\*\* Maintenance and taxes are approximation/estimation only and are finalized on condominium registration.

\* All Price & Terms are subject to change without notice E. & O.E.

**H & W Development Sales Office**

10 Cedarland Drive, Markham, ON L6G 1E3

Tel: 905-604-7886

Email: fontanamarkham@hotmail.com

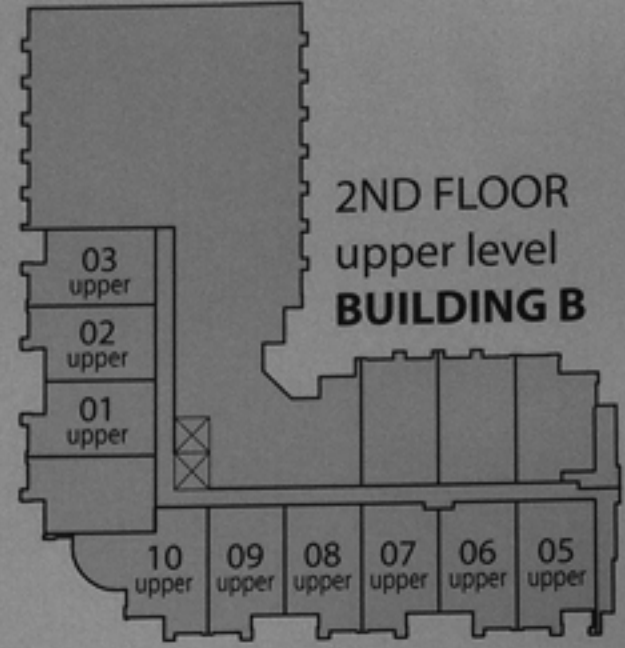
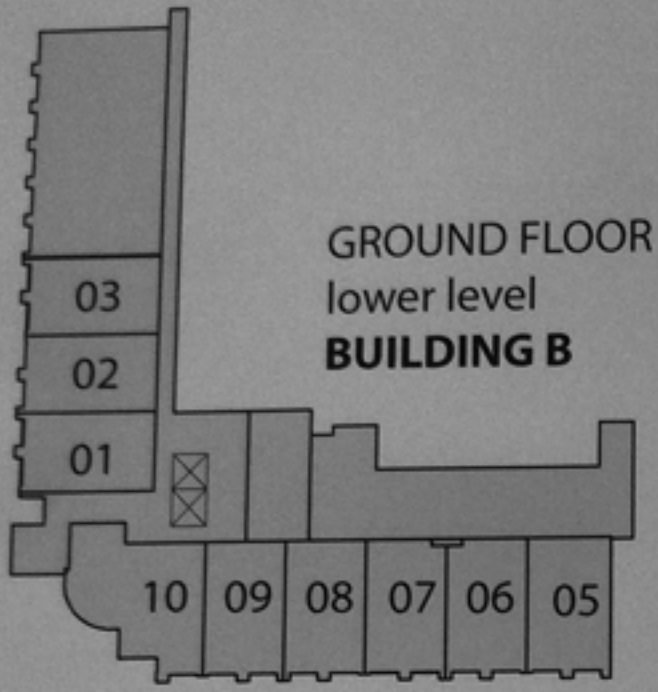
**Office Hours Mon. - Thur. (12 noon to 7pm)**

**Sat. & Sun. (12 noon to 6pm)**

**Fri. (Closed)**

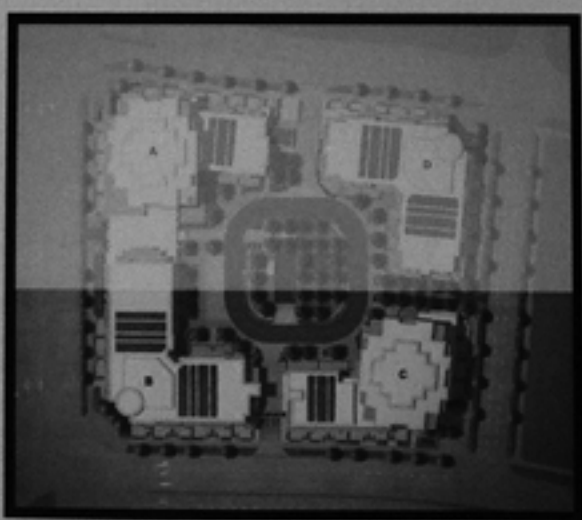
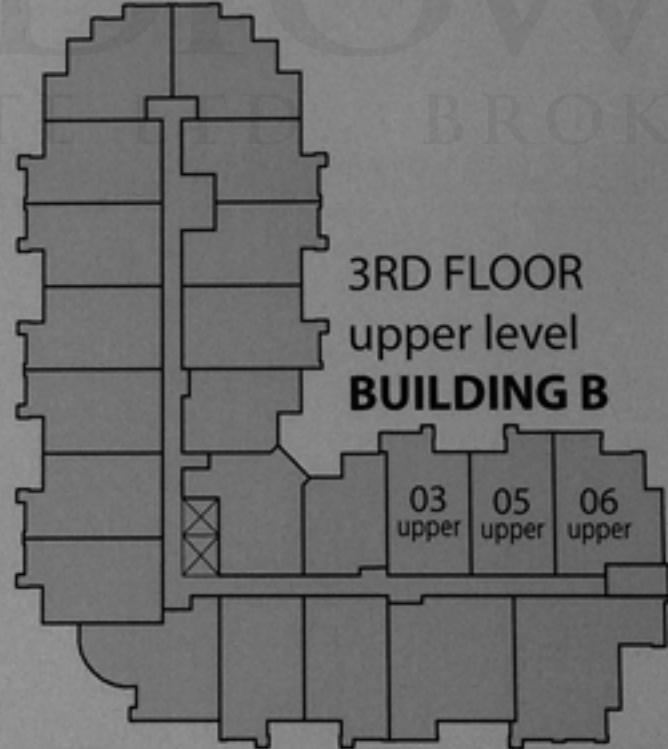
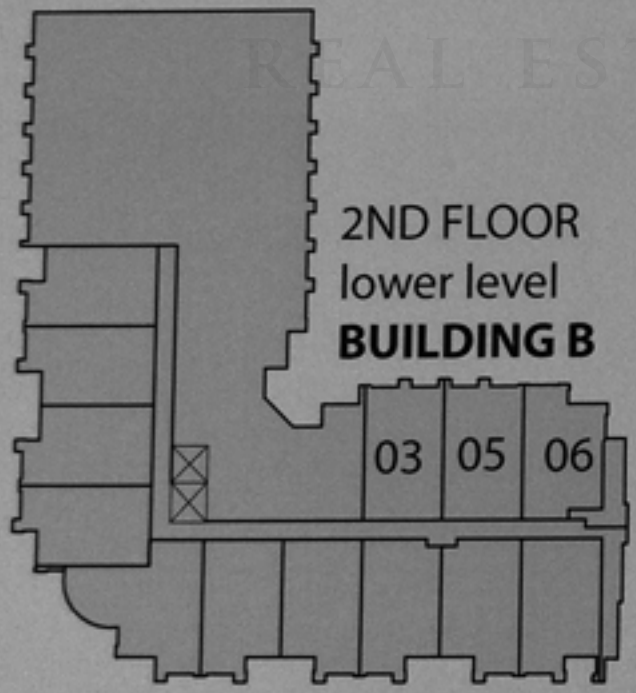
**Website: [www.fontanamarkham.com](http://www.fontanamarkham.com)**

# BUILDING B



<b>BUILDING B</b>	
<b>GROUND &amp; 2ND FLOORS</b>	
<b>OUTTER UNITS</b>	
UNIT 1	1466 SQ. FT.
UNIT 2	1450 SQ. FT.
UNIT 3	1450 SQ. FT.
UNIT 5	1480 SQ. FT.
UNIT 6	1434 SQ. FT.
UNIT 7	1434 SQ. FT.
UNIT 8	1450 SQ. FT.
UNIT 9	1450 SQ. FT.
UNIT 10	1997 SQ. FT.
<b>2ND &amp; 3RD FLOORS</b>	
<b>INNER UNITS</b>	
UNIT 3	1450 SQ. FT.
UNIT 5	1450 SQ. FT.
UNIT 6	1370 SQ. FT.

LANDPOWER  
REAL ESTATE BROKERAGE



SITE PLAN

# TOWNHOUSE 2BR.

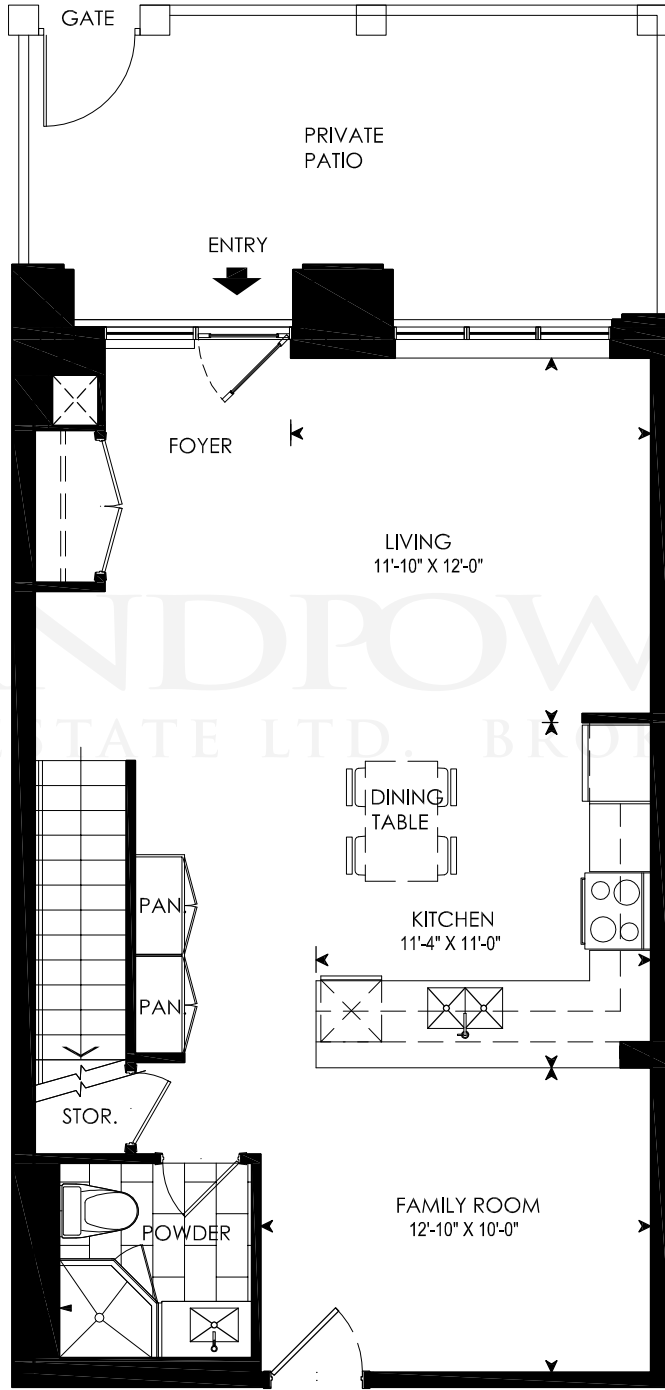
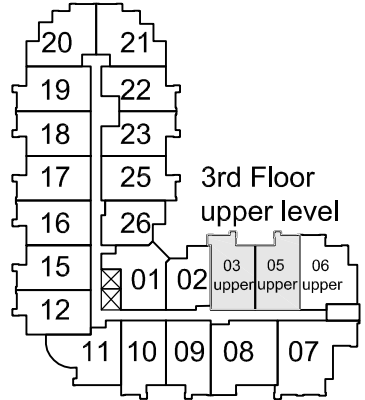
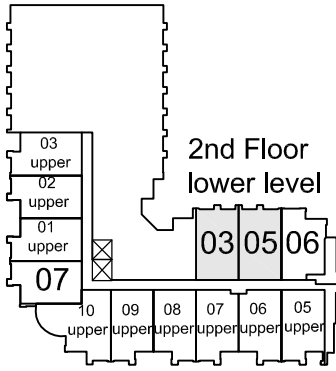


## BUILDING B



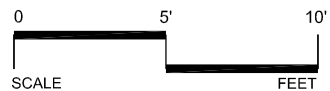
CEILING HEIGHTS:

LOWER 11'-0"  
UPPER 8'-10"  
excluding bulkheads



## LOWER LEVEL

ENTRY



# FONTANA

Markham

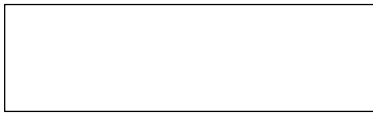


All materials, dimensions and drawings are approximate. Information subject to change without notice. Actual usable floor space may vary from stated floor area. The unit shown may be a reverse of unit purchased.

DATE ISSUED: AUG 24 2011

Purchaser Acknowledgement \_\_\_\_\_ Date \_\_\_\_\_  
 (Municipal) No. \_\_\_\_\_  
 Level \_\_\_\_\_ Unit No. \_\_\_\_\_

# TOWNHOUSE 2BR.

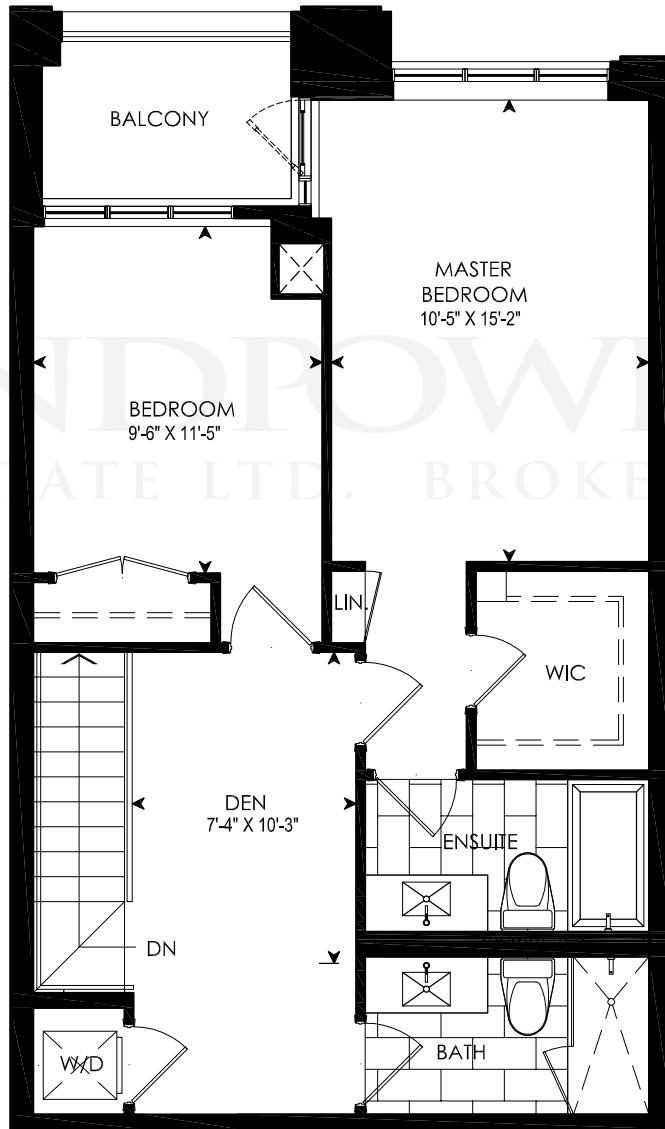
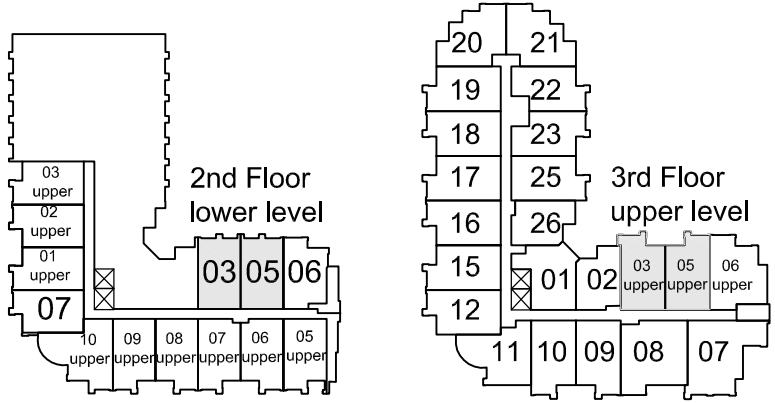


## BUILDING B

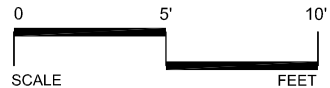


CEILING HEIGHTS:

LOWER 11'-0"  
UPPER 8'-10"  
excluding bulkheads



## UPPER LEVEL



**FONTANA**  
Markham

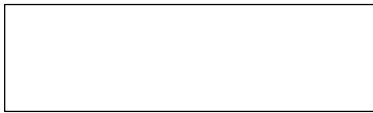


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# TOWNHOUSE 2BR.

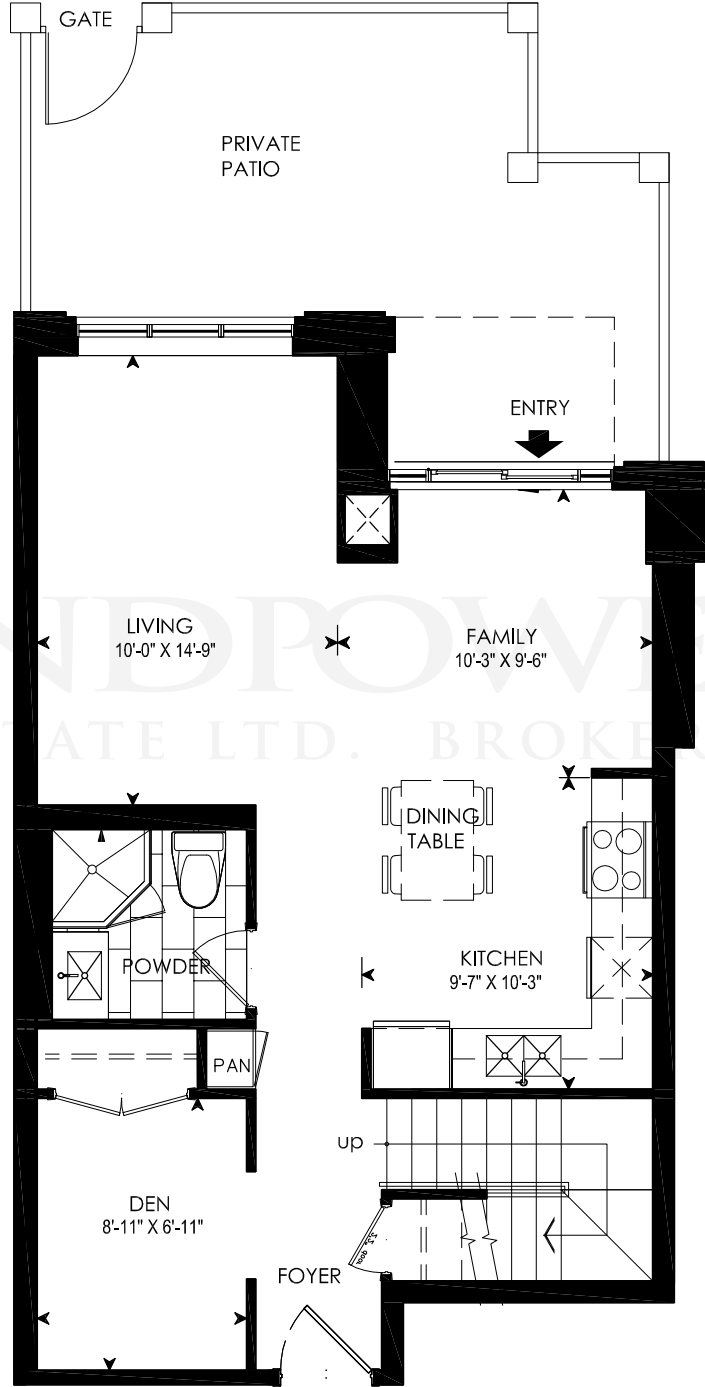
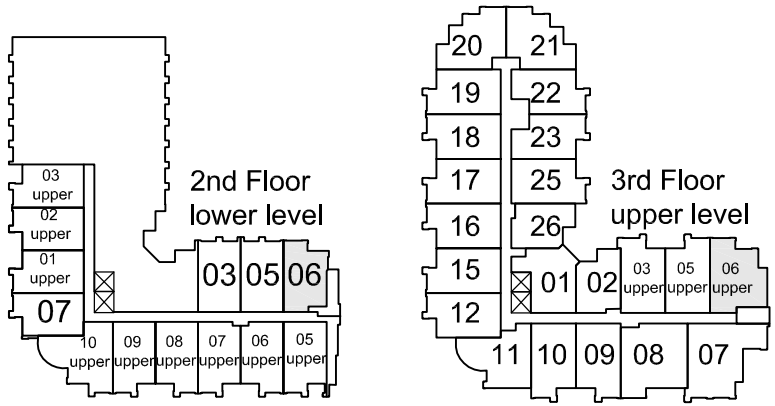


## BUILDING B



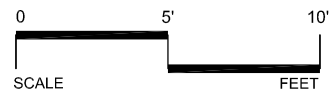
CEILING HEIGHTS:

LOWER 8'-10"  
UPPER 8'-10"  
excluding bulkheads



## LOWER LEVEL

ENTRY



**FONTANA**  
Markham



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Level \_\_\_\_\_ Unit No. \_\_\_\_\_

# TOWNHOUSE 2BR.

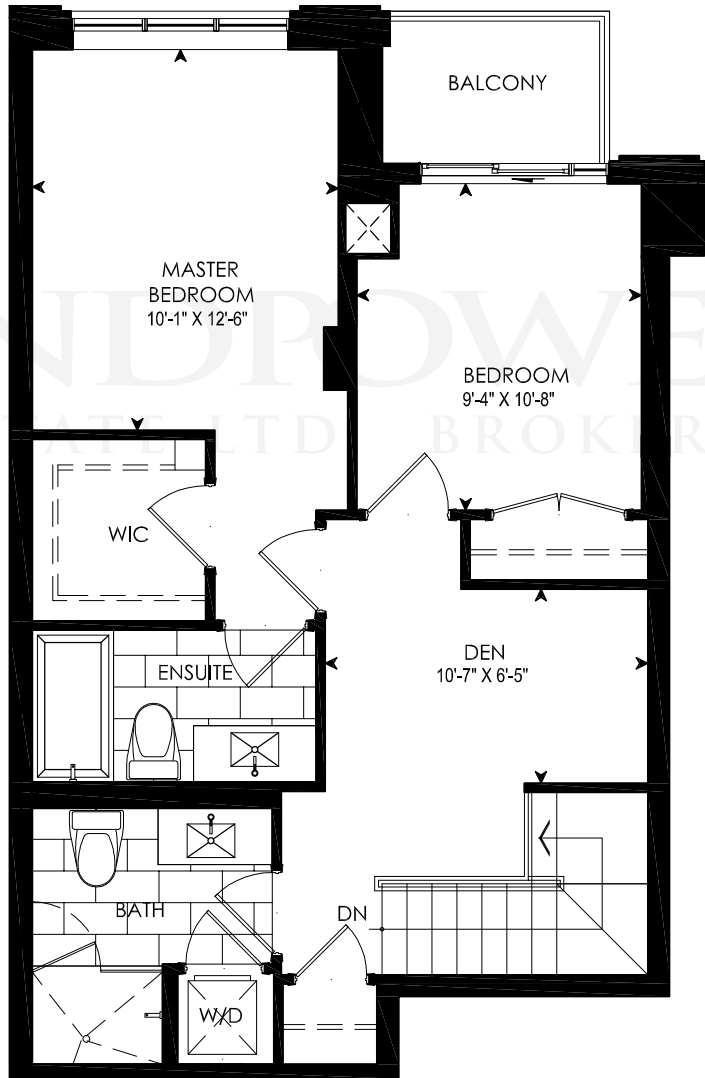
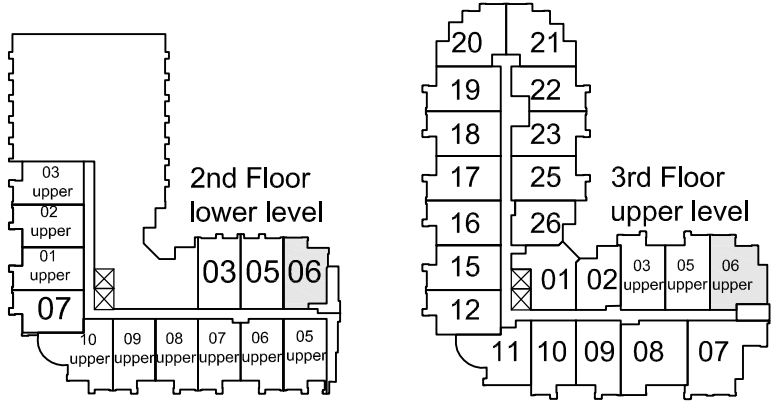


## BUILDING B

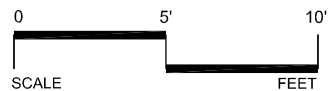


CEILING HEIGHTS:

LOWER 8'-10"  
UPPER 8'-10"  
excluding bulkheads



## UPPER LEVEL



**FONTANA**  
Markham



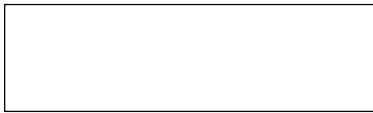
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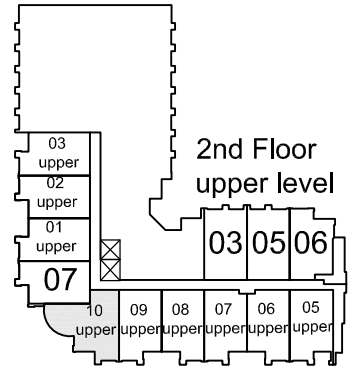
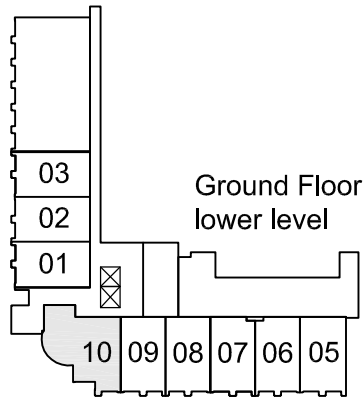
Purchaser Acknowledgement \_\_\_\_\_ Date \_\_\_\_\_  
(Municipal) No. \_\_\_\_\_  
Level \_\_\_\_\_ Unit No. \_\_\_\_\_



# TOWNHOUSE 3BR.

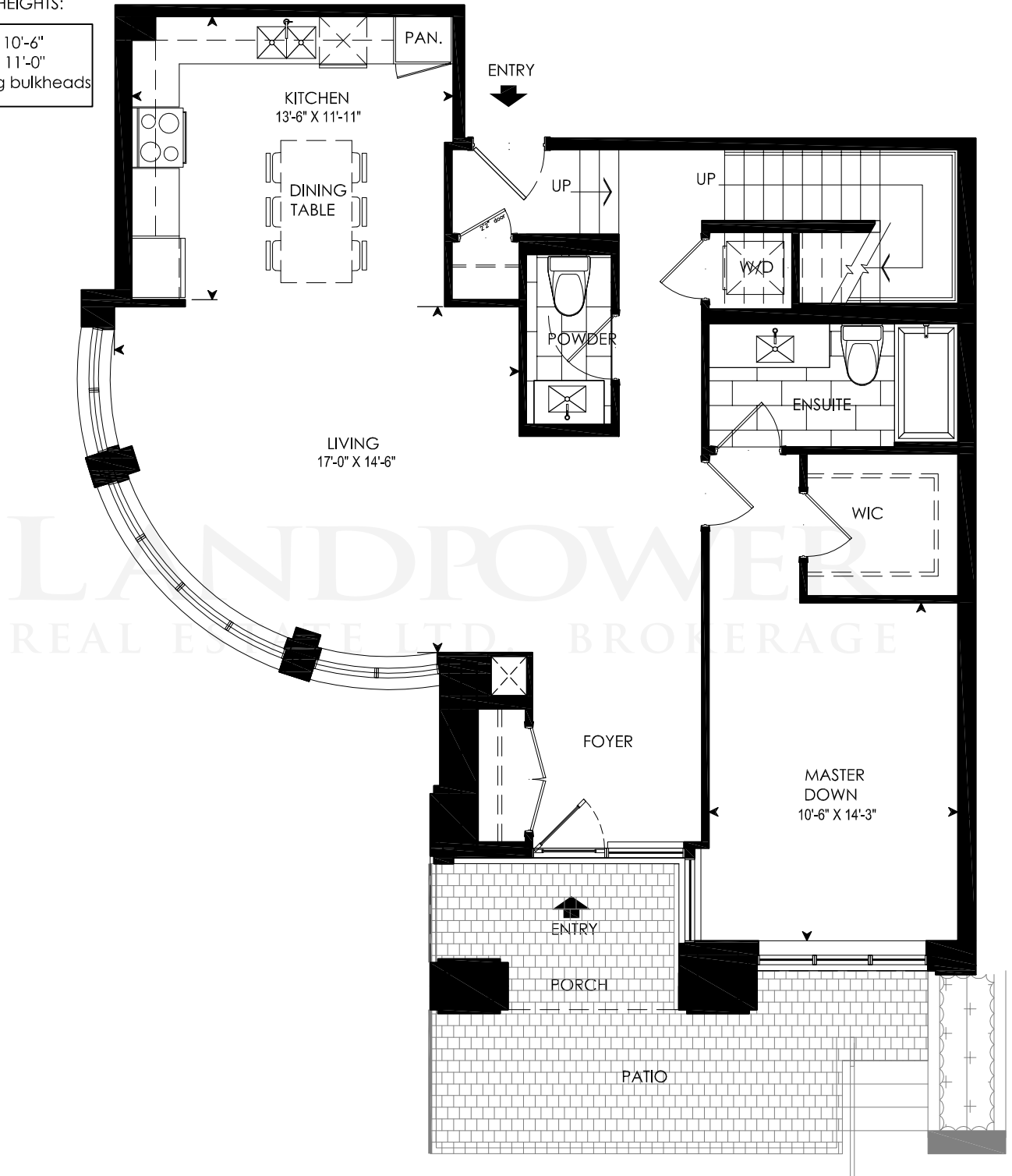


## BUILDING B

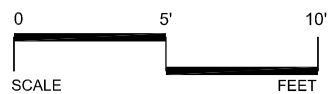


CEILING HEIGHTS:

LOWER 10'-6"  
UPPER 11'-0"  
excluding bulkheads



## LOWER LEVEL



**FONTANA**  
Markham



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Level \_\_\_\_\_ Unit No. \_\_\_\_\_

# TOWNHOUSE 3BR.

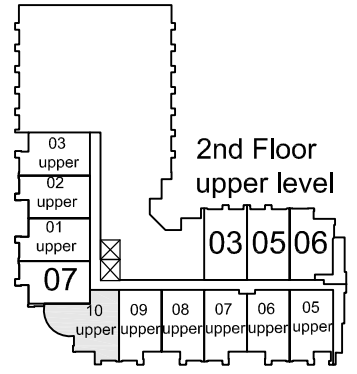
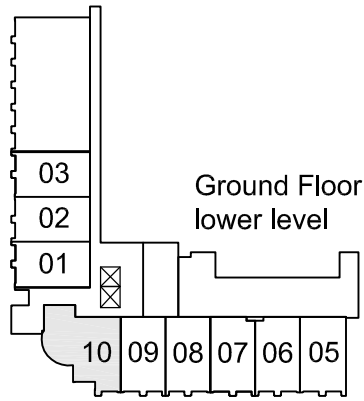


## BUILDING B

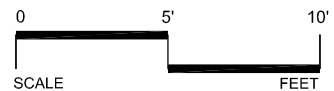


CEILING HEIGHTS:

LOWER 10'-6"  
UPPER 11'-0"  
excluding bulkheads



## UPPER LEVEL



**FONTANA**  
Markham

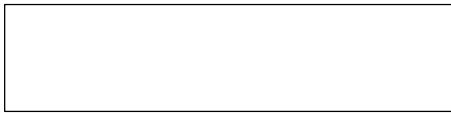


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(Municipal) No. \_\_\_\_\_  
Level \_\_\_\_\_ Unit No. \_\_\_\_\_

# TOWNHOUSE 2BR.



## BUILDING B&C

NORTH



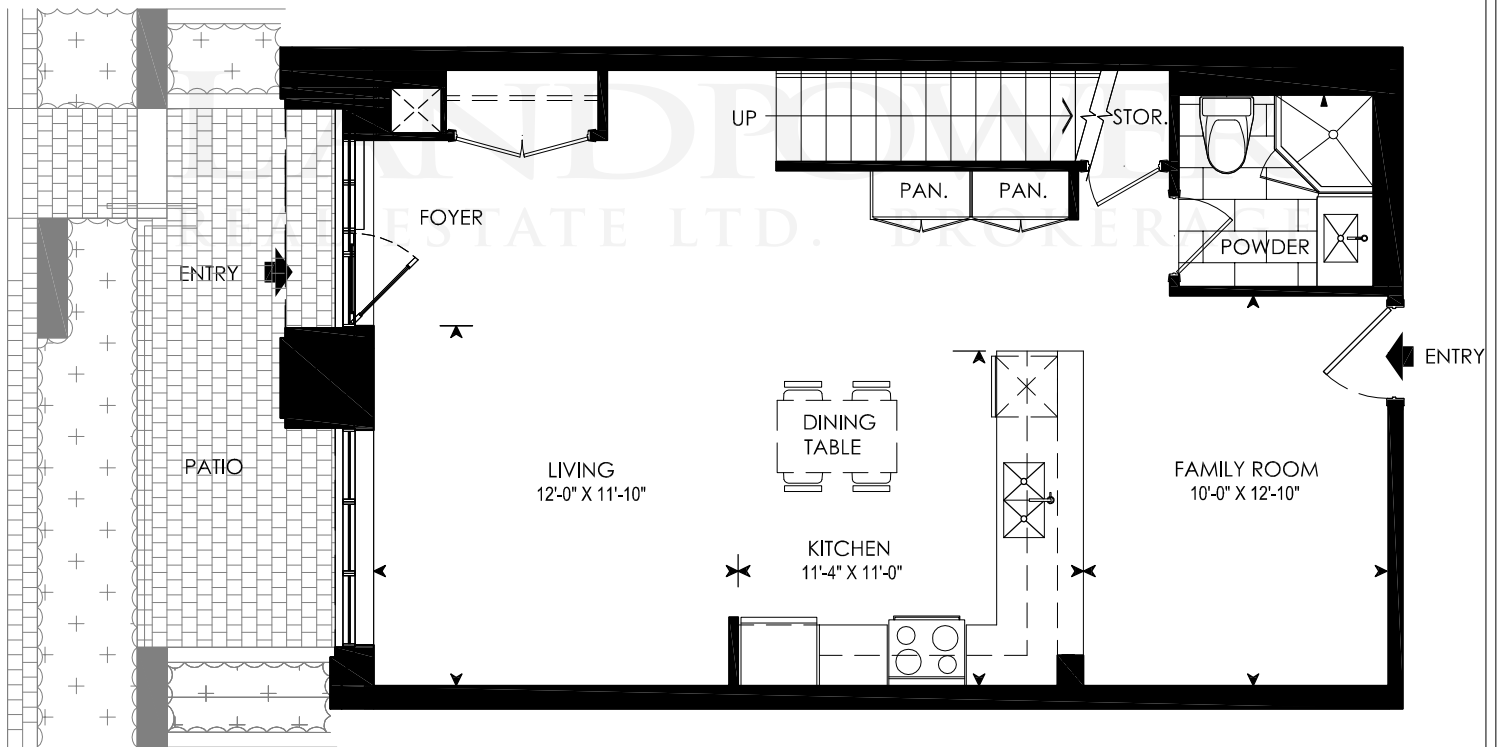
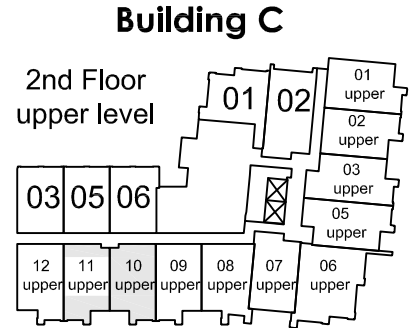
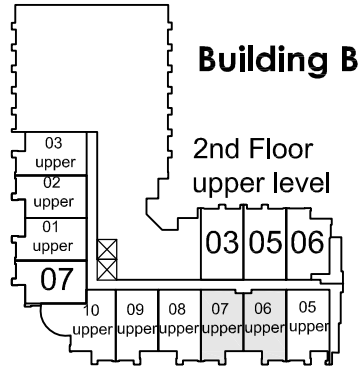
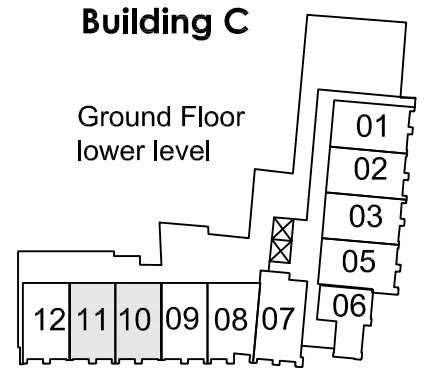
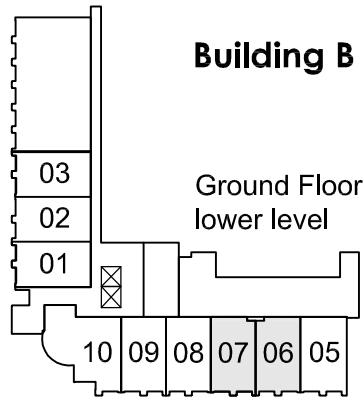
CEILING HEIGHTS:

BUILDING B

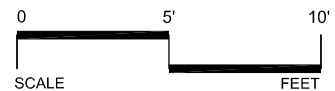
LOWER 10'-6"  
UPPER 11'-0"  
excluding bulkheads

BUILDING C

LOWER 10'-6"  
UPPER 11'-0"  
excluding bulkheads



## LOWER LEVEL



**FONTANA**  
Markham

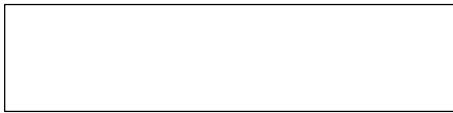


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# TOWNHOUSE 2BR.



## BUILDING B&C

NORTH



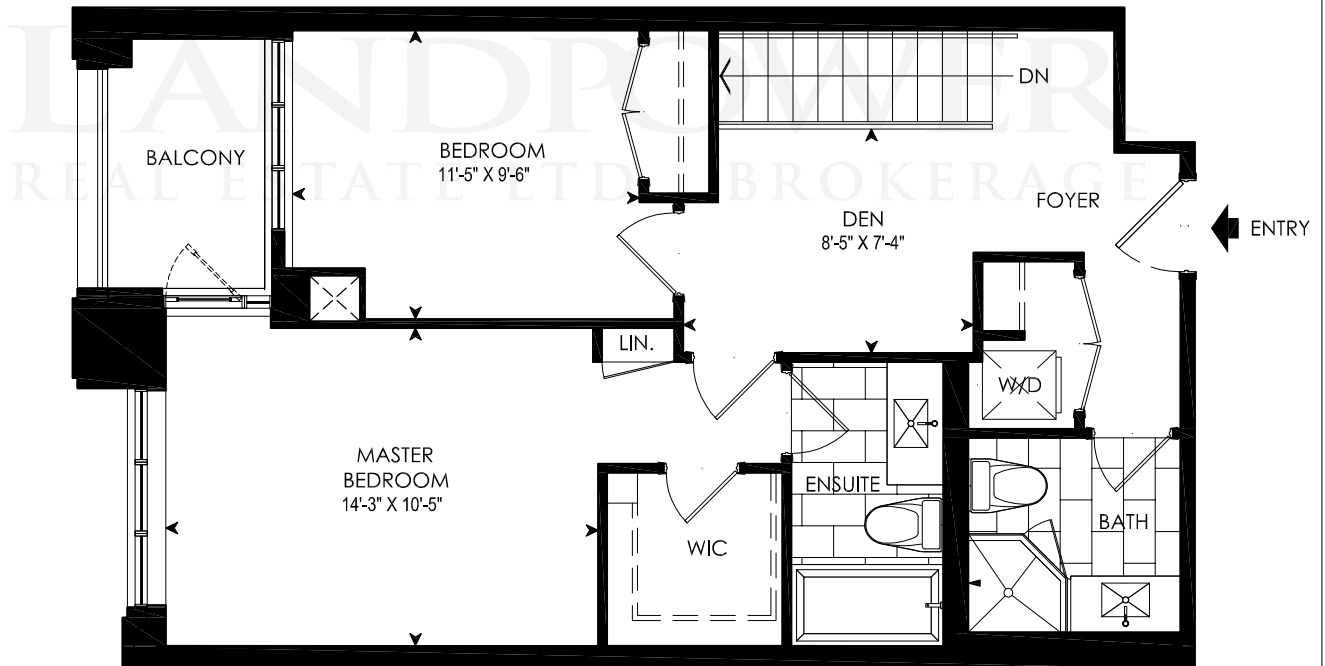
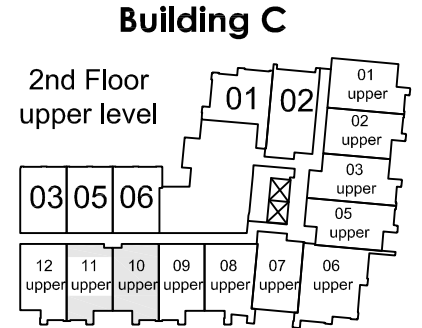
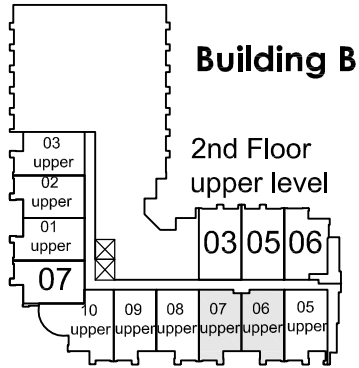
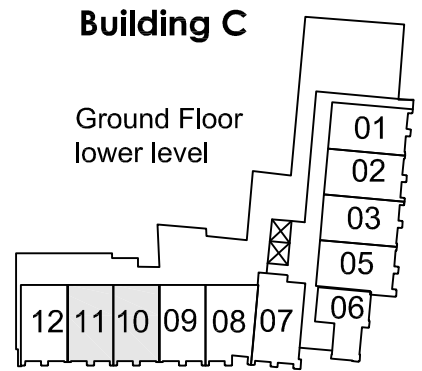
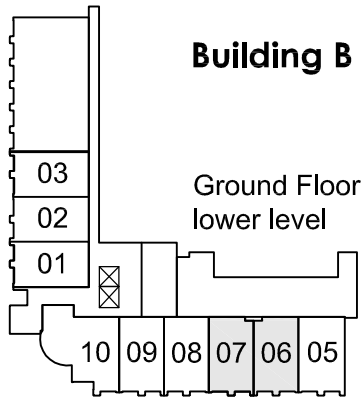
CEILING HEIGHTS:

BUILDING B

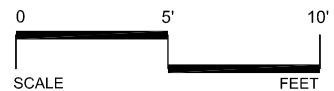
LOWER 10'-6"  
UPPER 11'-0"  
excluding bulkheads

BUILDING C

LOWER 10'-6"  
UPPER 11'-0"  
excluding bulkheads



## UPPER LEVEL



**FONTANA**  
Markham



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(Municipal) No. \_\_\_\_\_  
Level \_\_\_\_\_ Unit No. \_\_\_\_\_



**H&W DEVELOPMENT CORP.**

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10 Cedarlane Drive, Markham, Ontario L6G 1E3 905-604-7886

[fontanamarkham.com](http://fontanamarkham.com)