



*Fontana*

*Luxury Condominiums in Markham*



## *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.

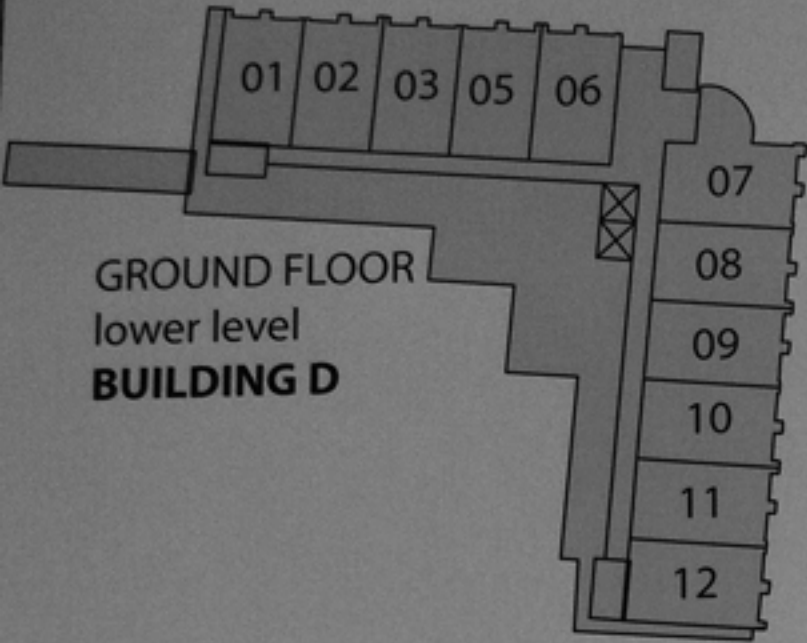
The Purchaser acknowledges that variations from the Vendor's samples may occur in kitchen cabinets, vanity cabinets, floor finishes, wall finishes and other finishing materials as a result of normal production processes. In addition, natural stones and woods are subject to variations in colour, shade, 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.

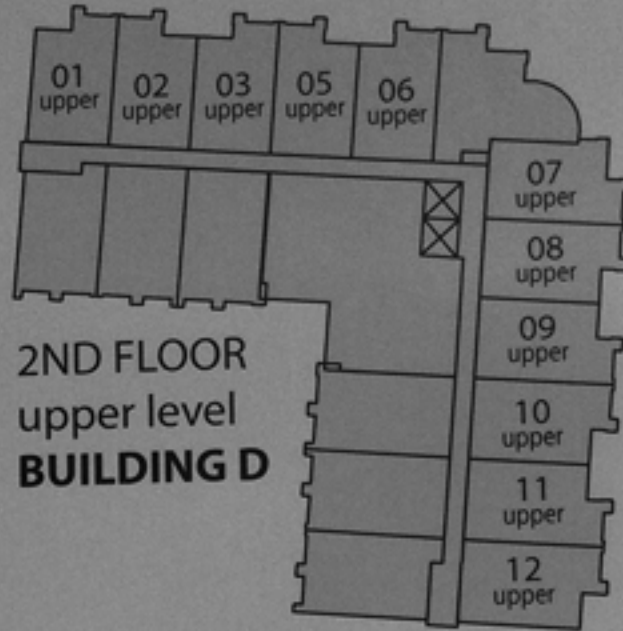
The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed above which is omitted at the Purchaser's request. References to model types or model numbers refer to current manufacturer's models. If these types or models change, the Vendor shall provide 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.

# BUILDING D

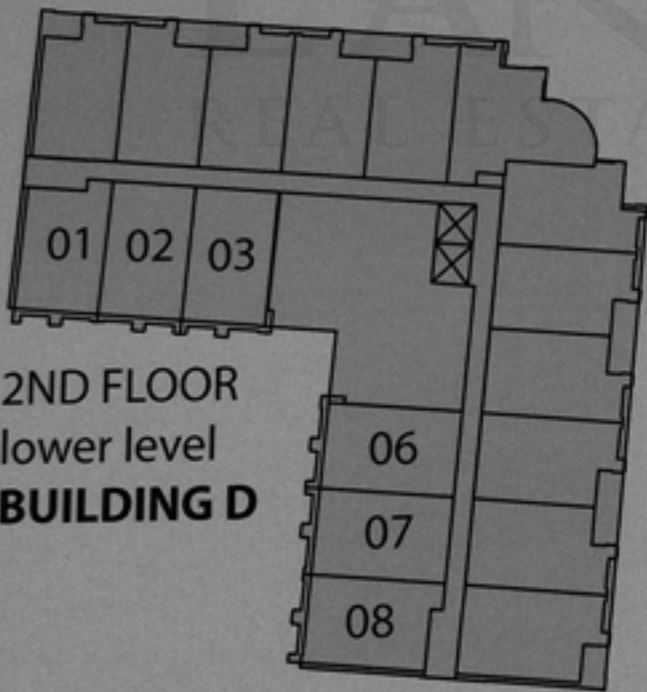
GROUND FLOOR  
lower level  
**BUILDING D**



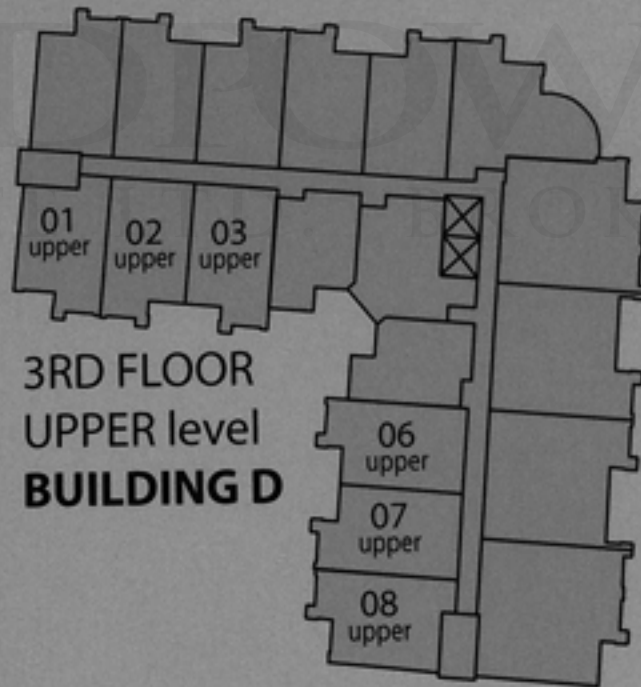
2ND FLOOR  
upper level  
**BUILDING D**



2ND FLOOR  
lower level  
**BUILDING D**



3RD FLOOR  
UPPER level  
**BUILDING D**



## BUILDING D

### GROUND & 2ND FLOORS

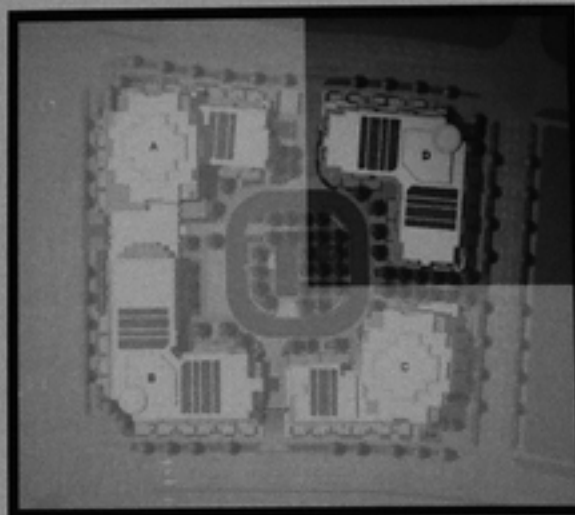
#### OUTTER UNITS

UNIT 1	1478 SQ. FT.
UNIT 2	1450 SQ. FT.
UNIT 3	1450 SQ. FT.
UNIT 5	1450 SQ. FT.
UNIT 6	1466 SQ. FT.
UNIT 7	1795 SQ. FT.
UNIT 8	1450 SQ. FT.
UNIT 9	1450 SQ. FT.
UNIT 10	1450 SQ. FT.
UNIT 11	1450 SQ. FT.
UNIT 12	1480 SQ. FT.

### 2ND & 3RD FLOORS

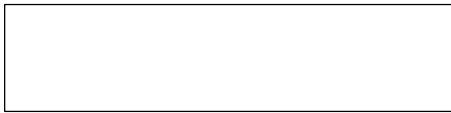
#### INNER UNITS

UNIT 1	1430 SQ. FT.
UNIT 2	1435 SQ. FT.
UNIT 3	1455 SQ. FT.
UNIT 6	1450 SQ. FT.
UNIT 7	1443 SQ. FT.
UNIT 8	1430 SQ. FT.



**SITE PLAN**

# TOWNHOUSE 2BR.

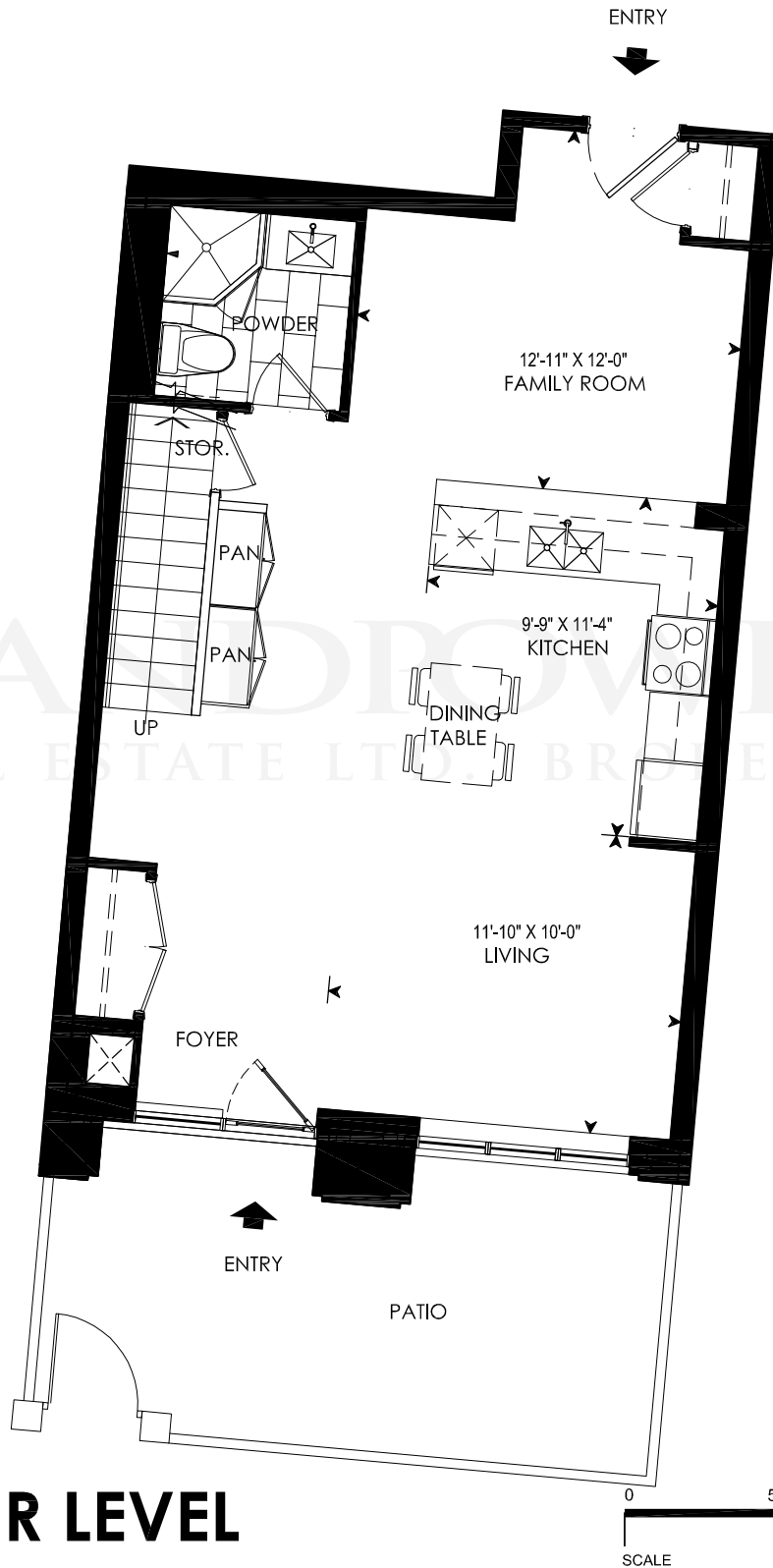
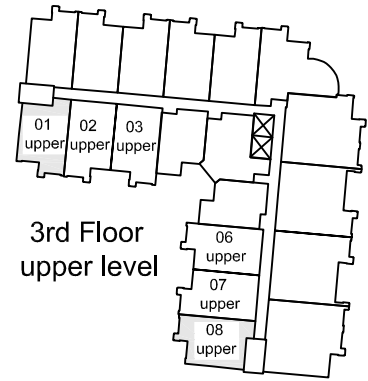
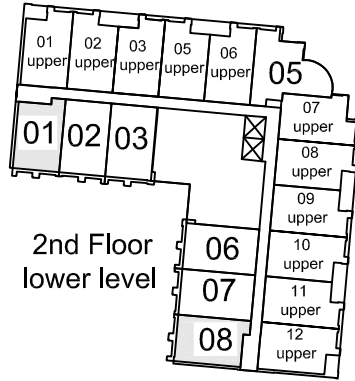


## BUILDING D



CEILING HEIGHTS:

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



## LOWER LEVEL

**FONTANA**  
Markham

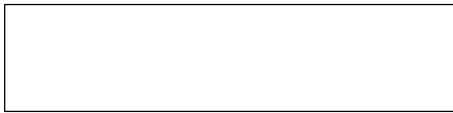


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DATE ISSUED: AUG 24 2011

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

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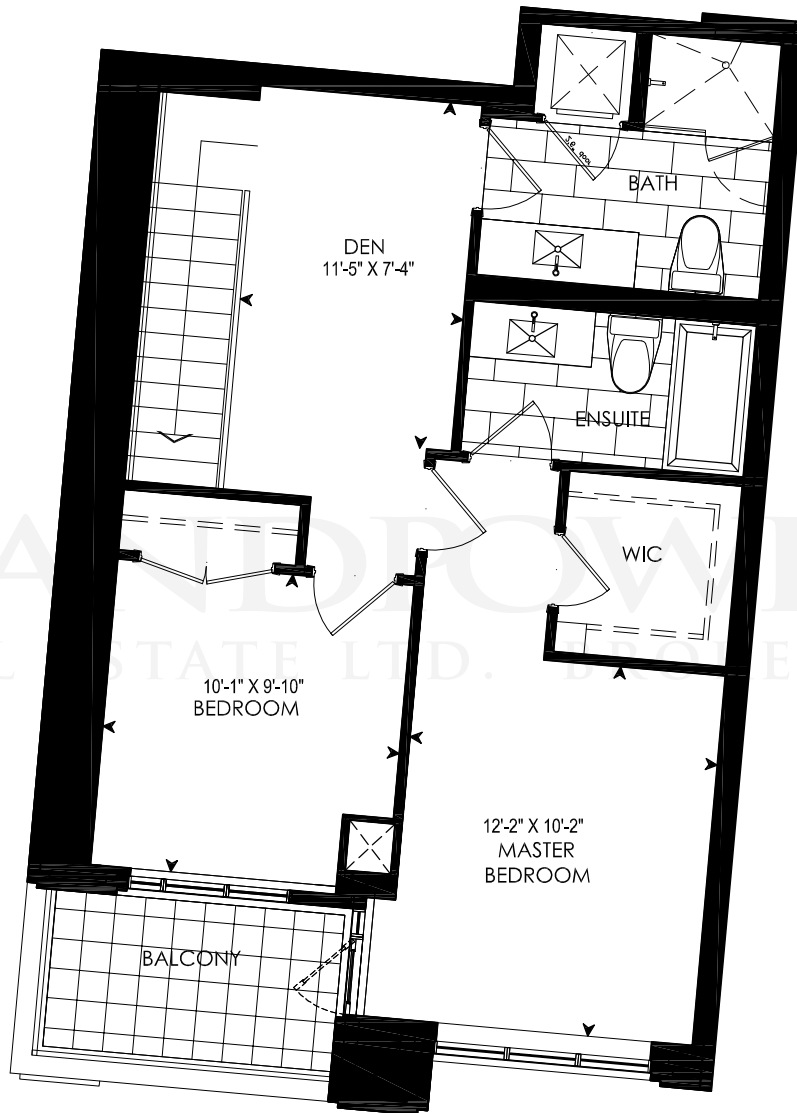
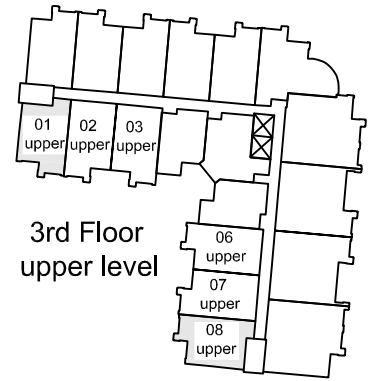
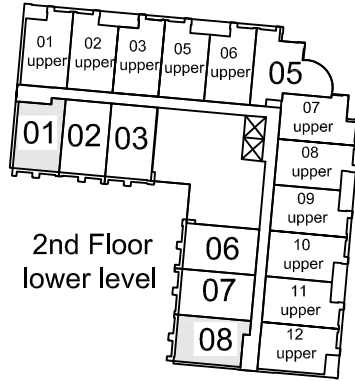
## BUILDING D

NORTH

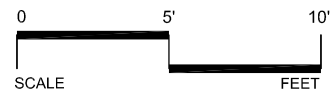


CEILING HEIGHTS:

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



## UPPER LEVEL



**FONTANA**  
Markham



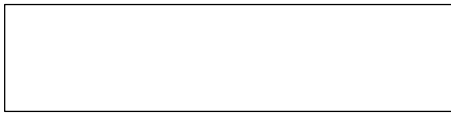
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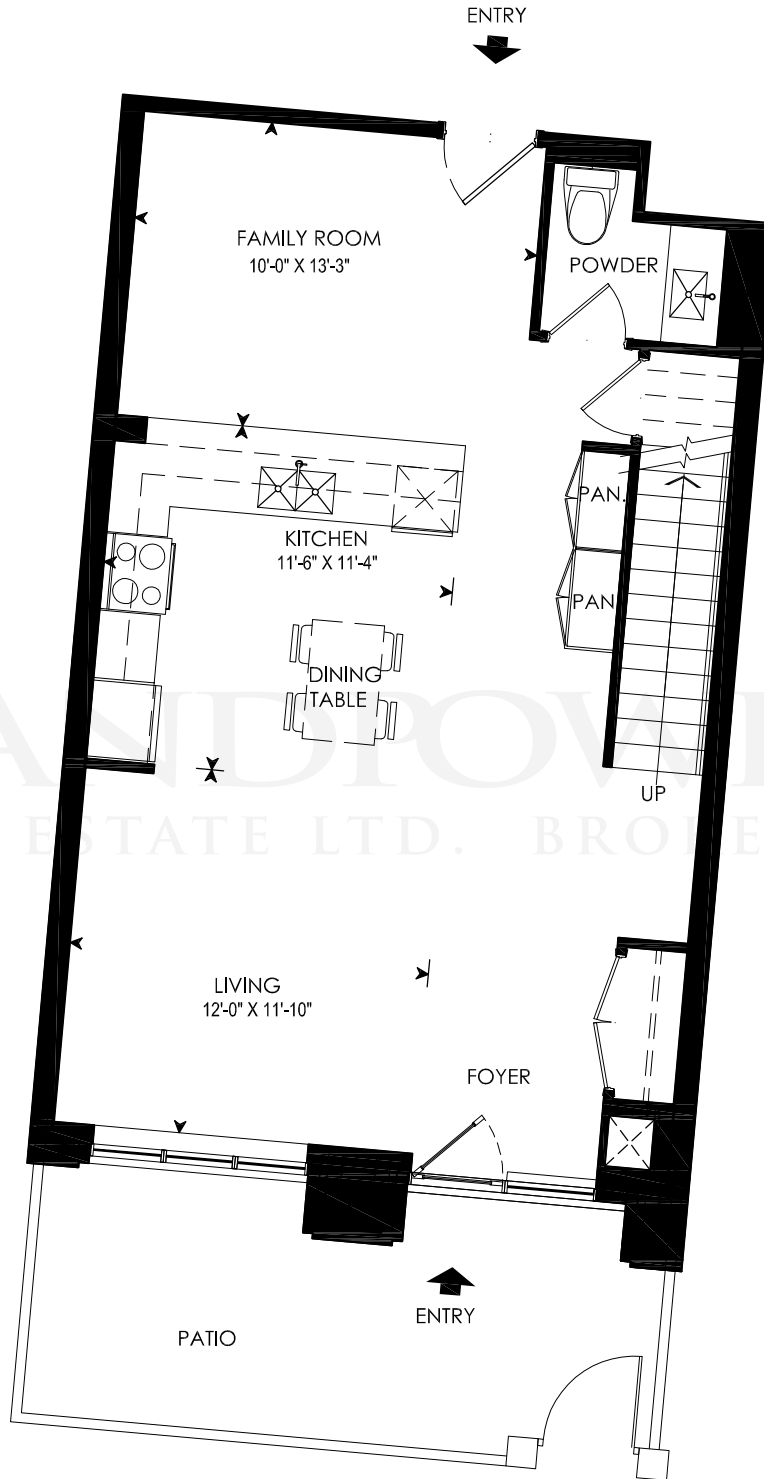
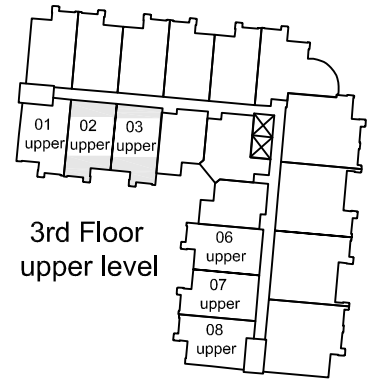
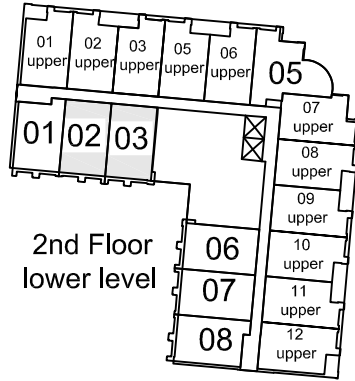


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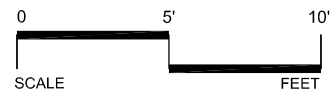


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## LOWER LEVEL



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Markham

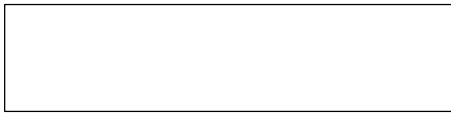


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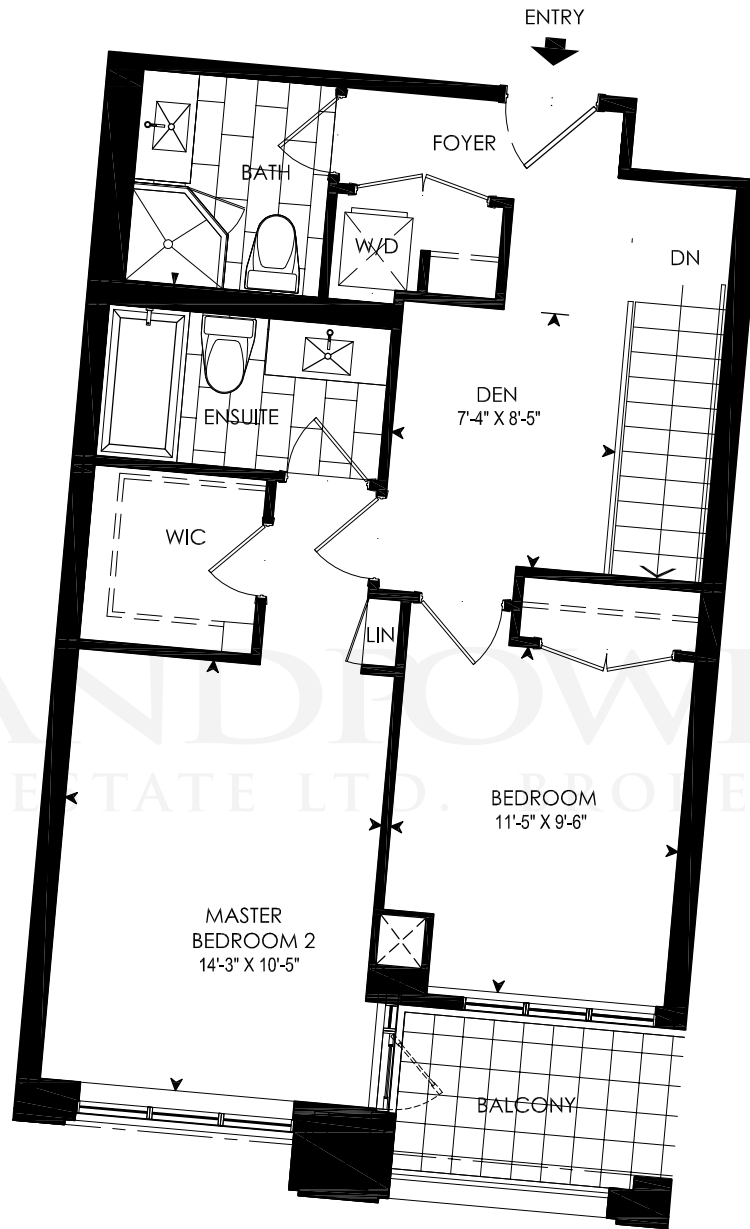
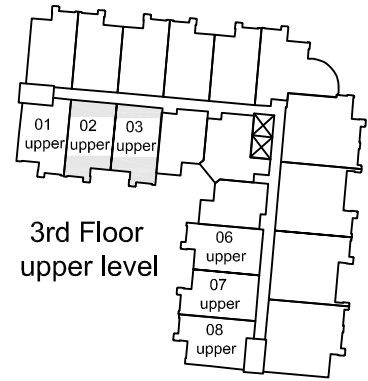
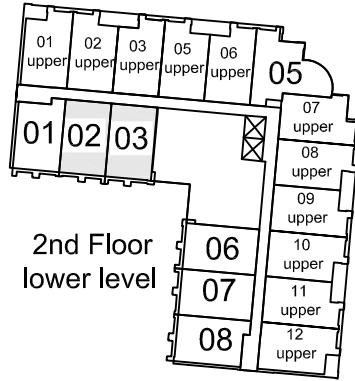


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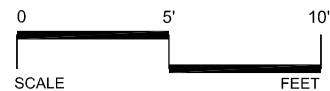


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excluding bulkheads



## UPPER LEVEL



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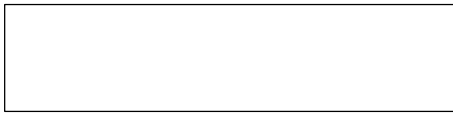


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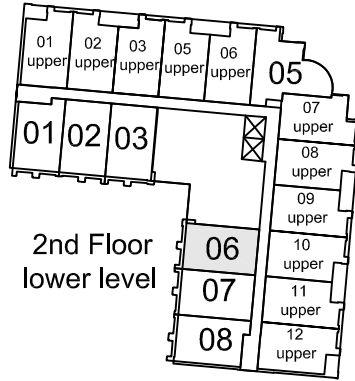
## BUILDING D

NORTH

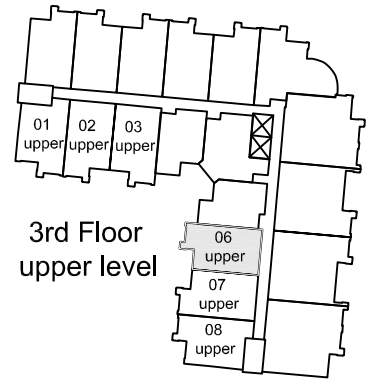


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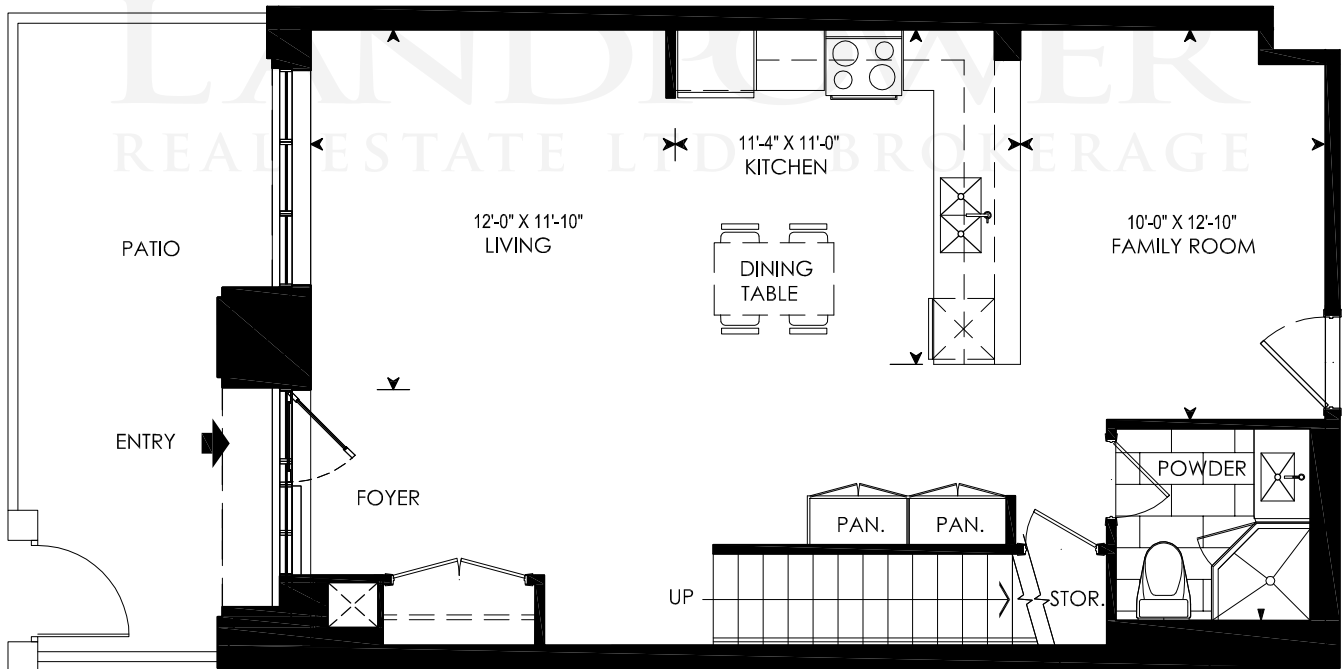
LOWER 11'-0"  
UPPER 8'-10"  
excluding bulkheads



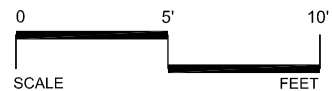
2nd Floor  
lower level



3rd Floor  
upper level



## LOWER LEVEL



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Markham

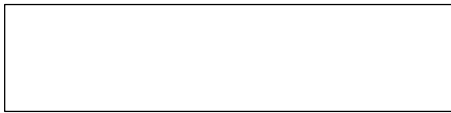


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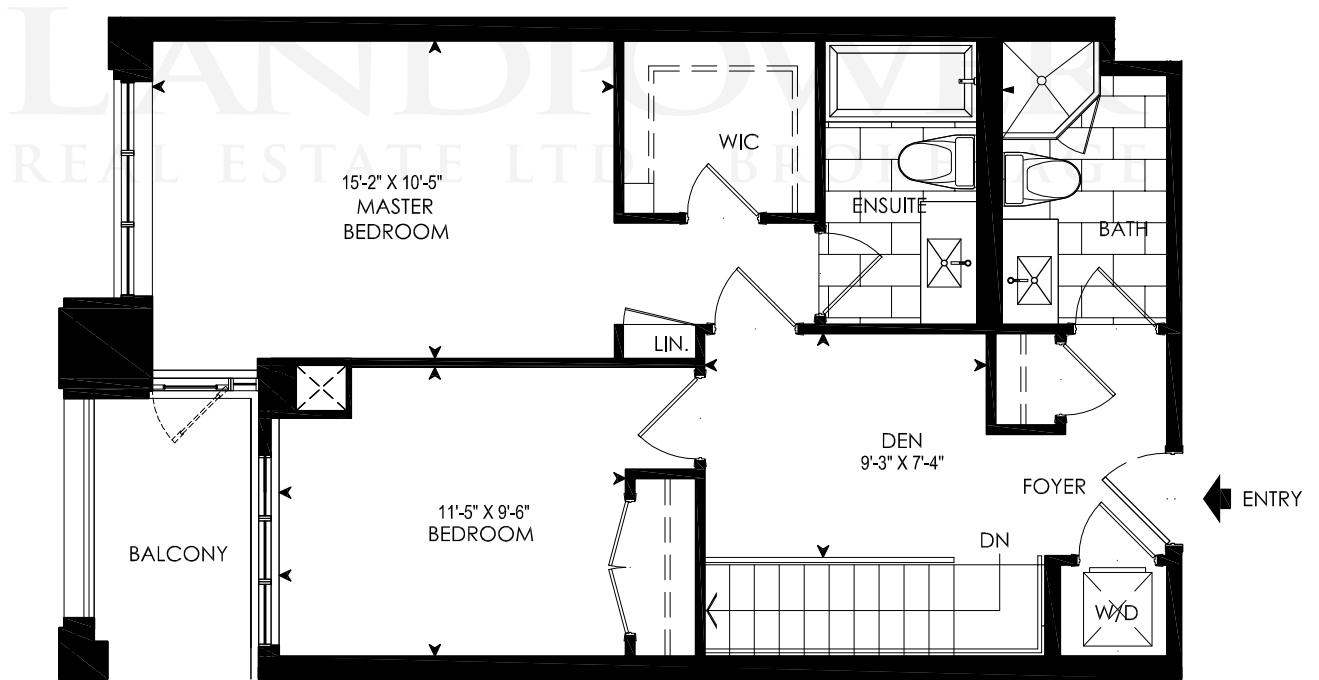
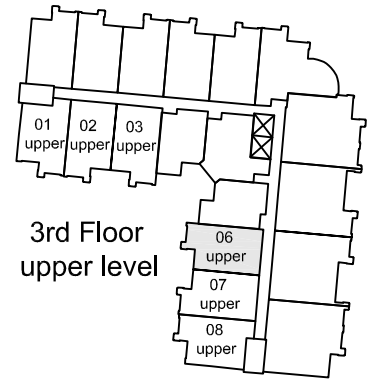
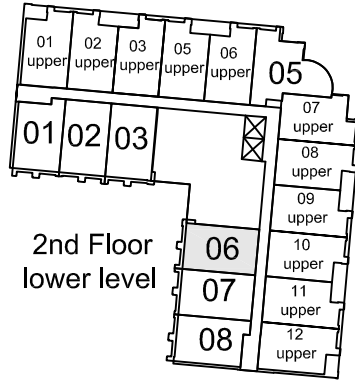
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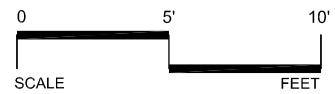


CEILING HEIGHTS:

LOWER 11'-0"  
UPPER 8'-10"  
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## UPPER LEVEL



**FONTANA**  
Markham



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# TOWNHOUSE 3BR.



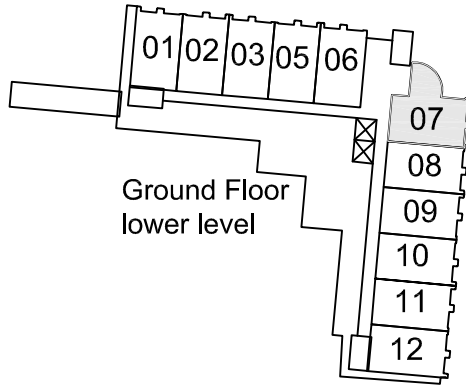
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NORTH

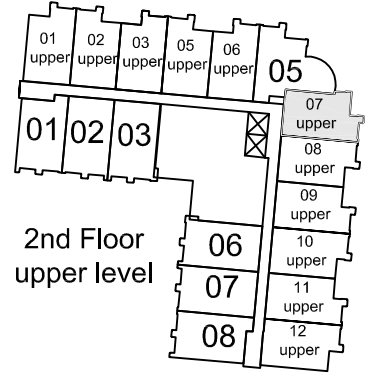


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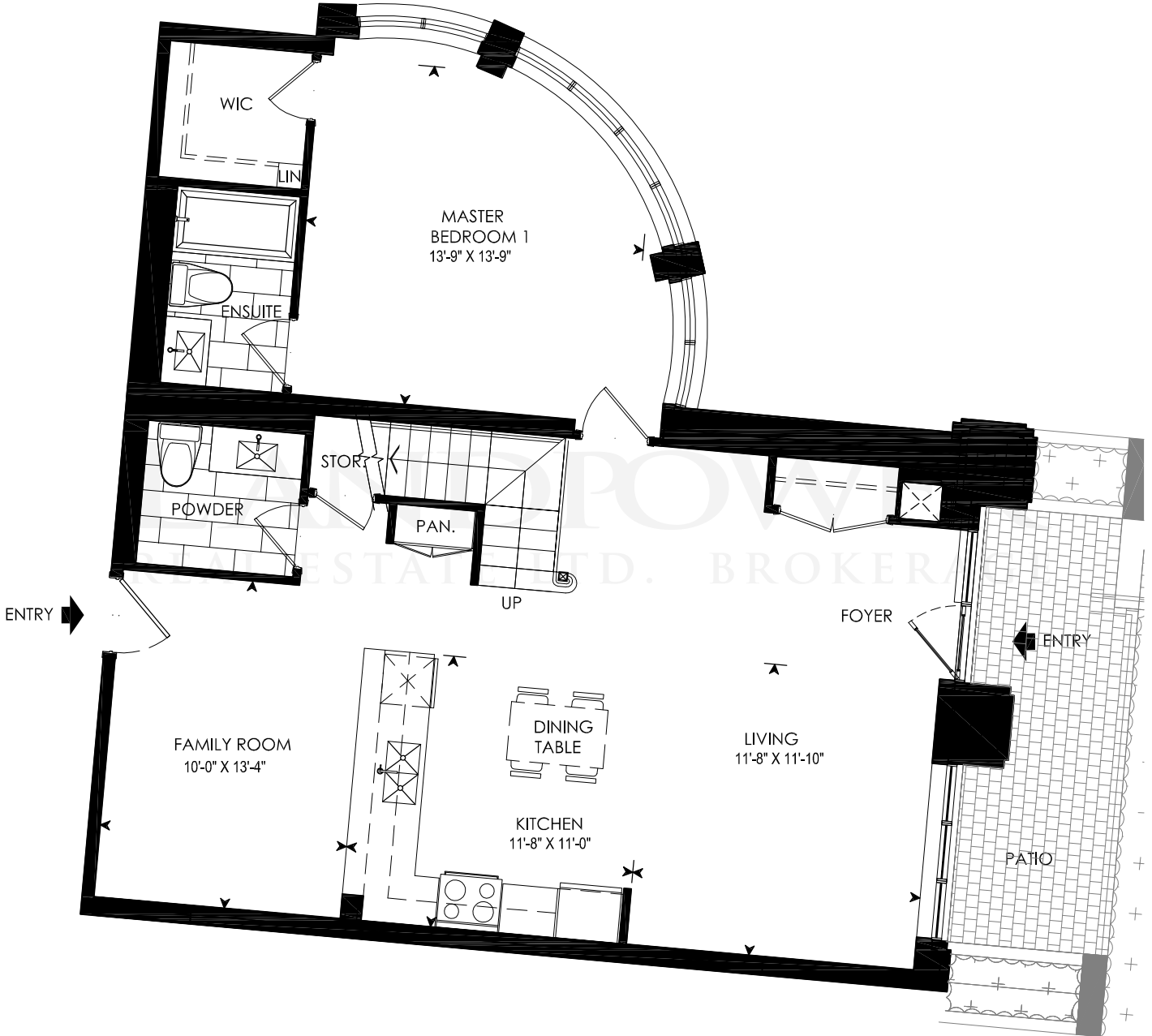
LOWER 10'-0"  
UPPER 11'-0"  
excluding bulkheads



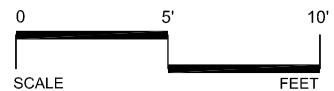
Ground Floor  
lower level



2nd Floor  
upper level



## LOWER LEVEL



**FONTANA**  
Markham



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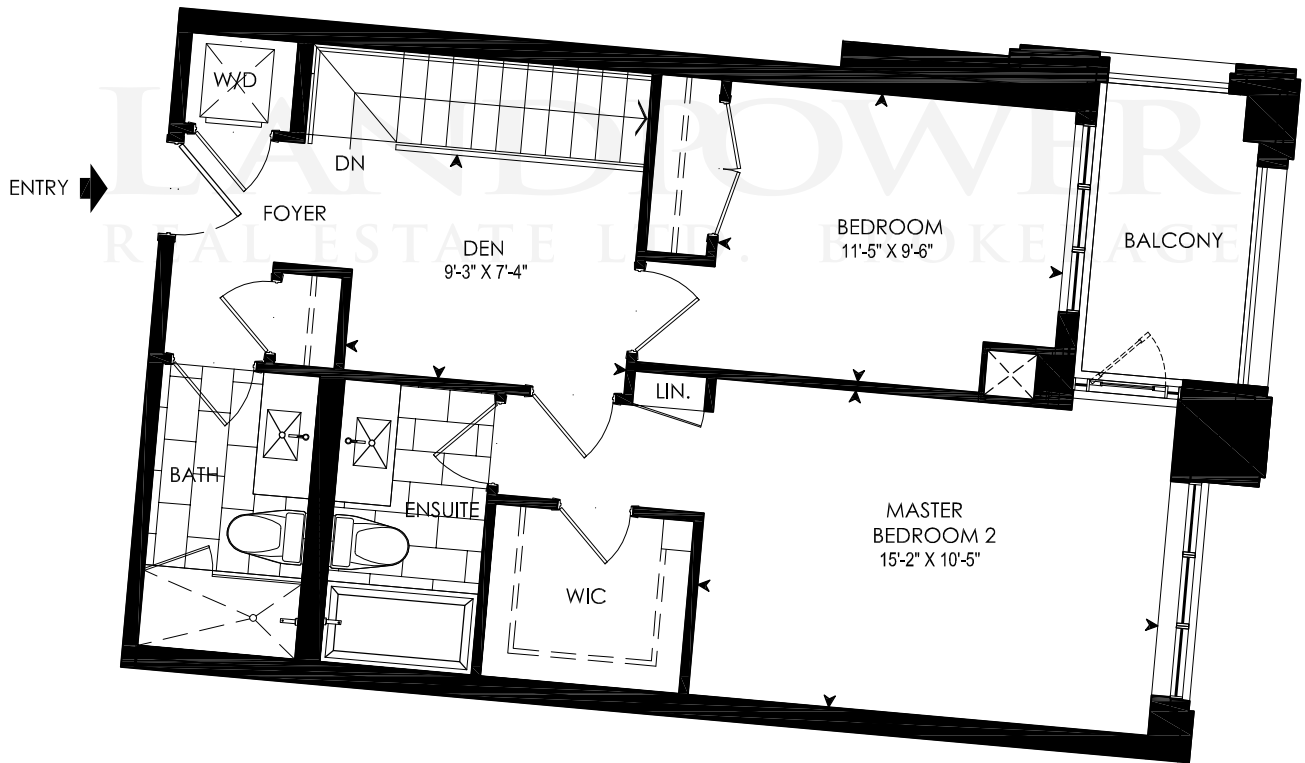
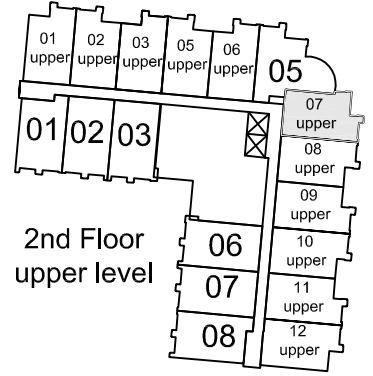
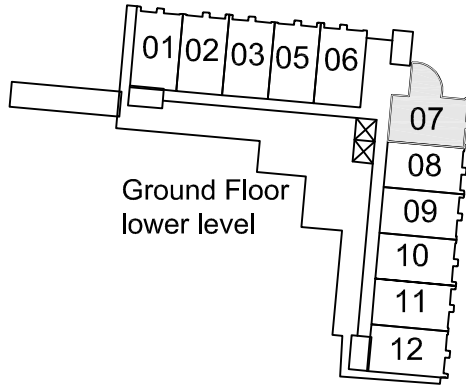
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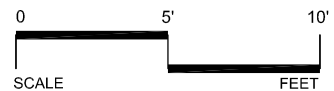


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LOWER 10'-0"  
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excluding bulkheads



## UPPER LEVEL



**FONTANA**  
Markham

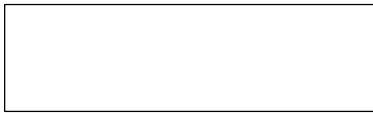


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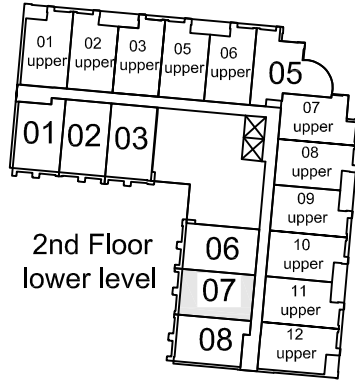
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NORTH

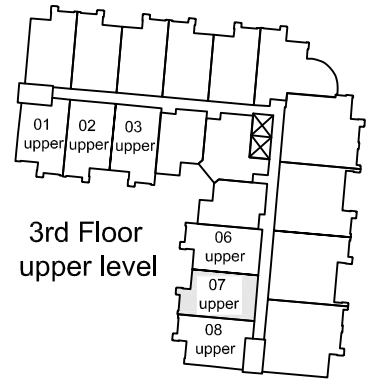


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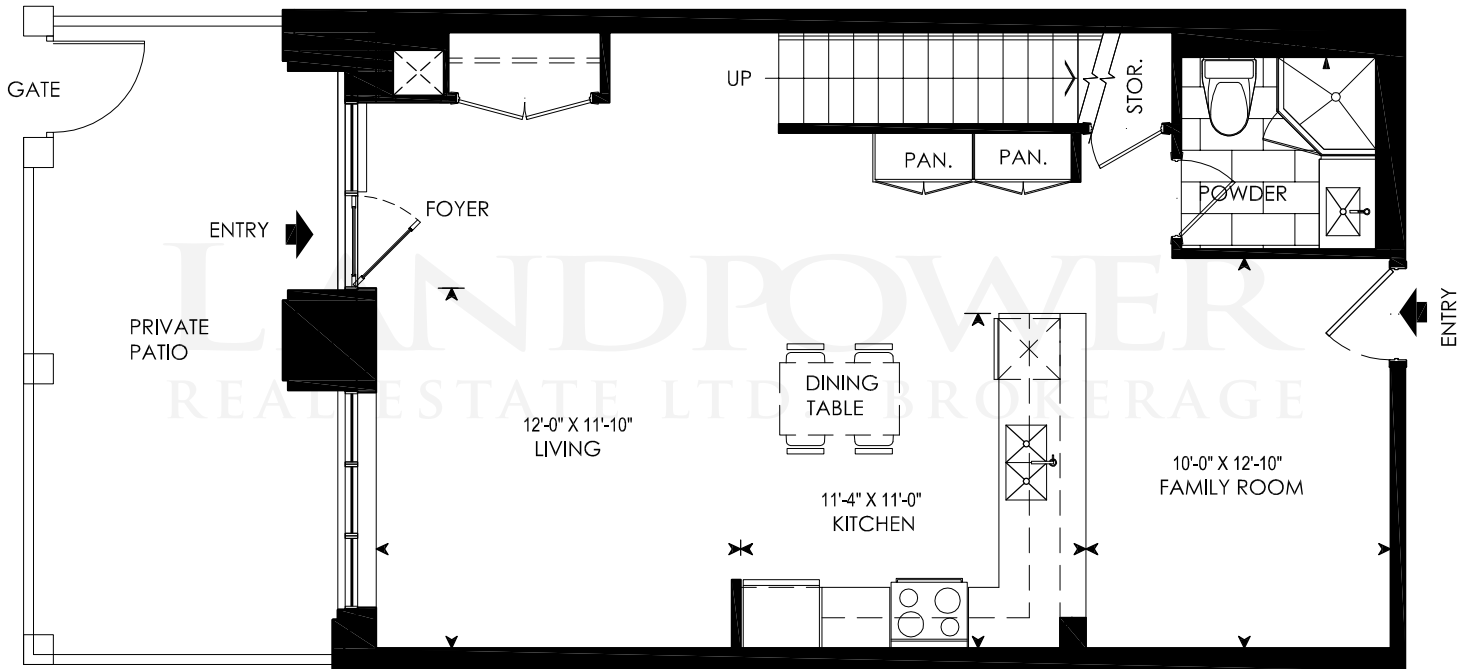
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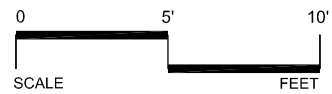
2nd Floor  
lower level



3rd Floor  
upper level



## LOWER LEVEL



**FONTANA**  
Markham

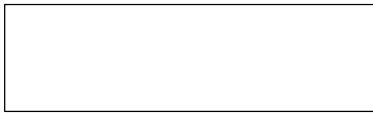


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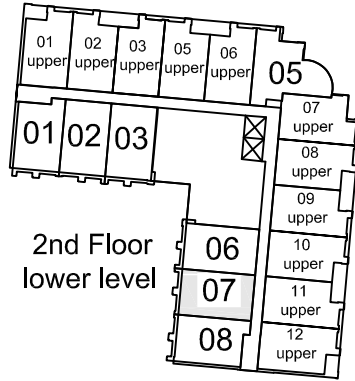
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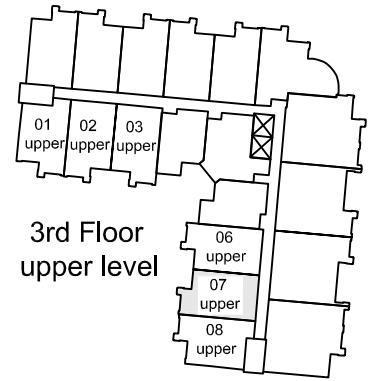


CEILING HEIGHTS:

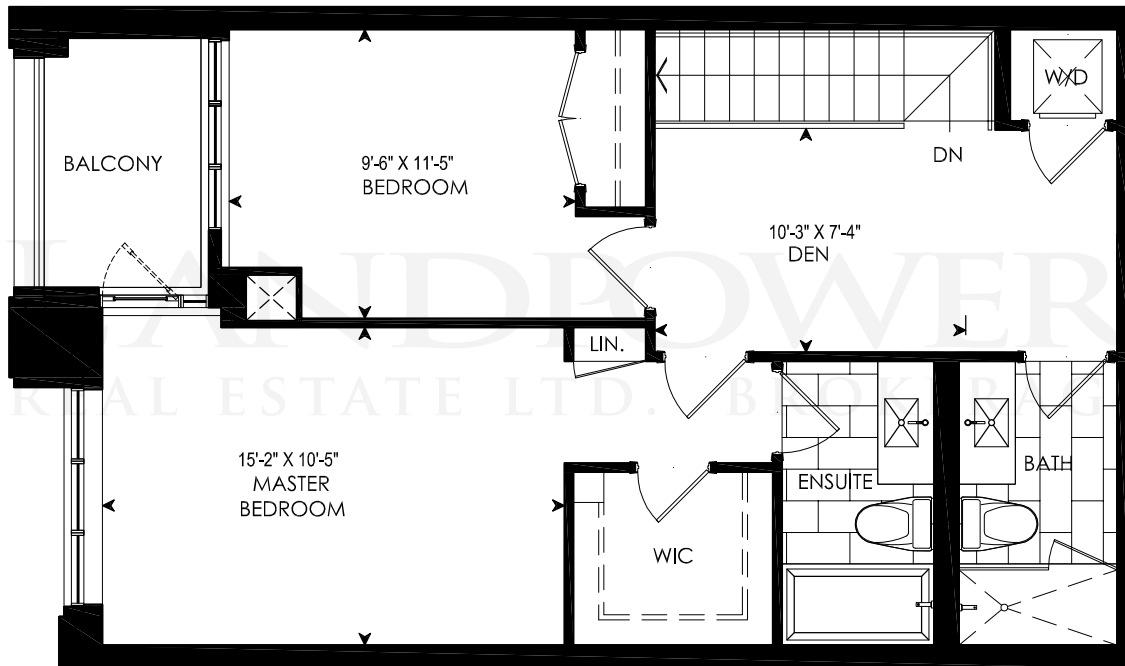
LOWER 11'-0"  
UPPER 8'-10"  
excluding bulkheads



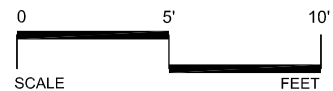
2nd Floor  
lower level



3rd Floor  
upper level



## UPPER LEVEL



**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. \_\_\_\_\_





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