



*Grand  
Residences  
in a Hotel  
Setting*



—THE—

**GRAND**  
PARKWAY RESIDENCES



*Live*  
*The Grand*  
*Lifestyle*



*Superb Architectural Design*

Welcome to The Grand Parkway Residences.  
Opulent. Luxurious. A privileged way of life.

Located immediately adjacent to the exceptional Sheraton Parkway Hotel in Richmond Hill, The Grand offers you the ultimate in elegant and luxurious living.

From the moment you arrive at the 24-hour a day manned gatehouse to the array of services provided at a moment's notice, you will know that you have finally arrived at the secure and private environment you so richly deserve.

The unique 2-storey above grade parking facilities, well lit with natural light and equipped with state-of-the-art security system, provides a private secured lifestyle for your enjoyment.

*Life is indeed grand  
with 24 hour gatehouse security.*







# Features

## "THE GRAND" BUILDING FEATURES

- Spectacular 2-storey domed lobby featuring granite floor, ceiling with plaster moldings, elegant furniture and appointments.
- Grand 2-storey entertainment lounge with opulent staircase, dance floor, snooker table, bar and food preparation area.
- Elegant finishing details and lighting in entrance doorways to each suite.
- Expansive double-glazed windows throughout.
- Convenient access to the Sheraton Parkway Hotel, the Shoppes and Health Club.

## "THE GRAND" SURVEILLANCE AND MONITORING SYSTEMS

- Custom designed by ADT Securities System
- 24-hour Gate House security to receive all guests and service personnel prior to entry to the site and building; to monitor suite intrusion alarms and overall general site security.
- Electronically controlled access to parking garage with personally encoded resident's card programmed to activate controlled doors.
- Live closed circuit cameras in strategic locations throughout site and garage area
- Each suite equipped with personally encoded suite intrusion alarm system with two-way communication connected to the gate house security. Each suite equipped with smoke and heat detectors.

## "THE GRAND" UNIQUE ABOVE GRADE 2-LEVEL PARKING PODIUM

- The 2-level above grade parking podium provides secured environment for the residents
- Guests and service personnel access are restricted to the drive up ramp and through the 24-hour manned gate house
- Convenient direct drive through to the above grade parking podium well lit with natural light

## MEMBERSHIP PRIVILEGE TO "THE GRAND" CLUB

- Modern fitness facilities with aerobic area and fitness room. Indoor swimming pool with oversize whirlpool Outdoor pool with ample deck and patio area
- Multipurpose basketball, volleyball and badminton court
- Lounge area with bar service for relaxation and enjoyment
- Single and double squash courts
- His and hers change rooms with sauna for relaxation
- Aerobic classes for the fitness conscious

## EXQUISITE LIVING AREA FINISHES

- Solid core entry door with stained maple veneer and distinctive lever hardware
- Paneled interior doors with quality satin chrome finish hardware.
- Spacious balcony with glass sliding doors (as per plan)

- Unique "Terrace like" ground floor patio for quiet enjoyment( as per plan)
- 4 1/4 inches wood baseboard is provided throughout all areas except the bathroom, laundry and storage
- Mirrored closet sliding doors for foyer and master bedroom
- Plastic-coated wire shelving in all closets
- Custom hand crafted wood window sills
- Interior walls painted off-white with fine quality latex paint
- Kitchen, laundry, bathrooms and all woodwork and trim painted off-white with fine quality semi-gloss paint
- White decorative "Decora" style receptacles and switches throughout.
- Distinctive ceiling light fixtures in foyer, kitchen, breakfast area and hallway
- Capped ceiling light outlet in dining room
- Prewired for telephone, cable television and "Wave" Internet in bedrooms, den and living room
- Central heating and air conditioning fan coil unit with individual control for optimal comfort year round
- Rough in for central vacuum

## QUALITY APPLIANCES

- Spacious 18 cubic foot frost free refrigerator.
- Convenient 30 inch easy-clean range.
- Built-in multi-cycle dishwasher fully installed
- Stacked full size washer and dryer fully installed

## FLOOR COVERINGS

- Designer ceramic floor tile in foyer, kitchen, breakfast area and bathrooms. Vinyl tile for laundry and storage area.
- Plush, 40 oz ounce broadloom with foam under pad in living room, dining room and bedrooms

## KITCHENS

- All kitchen cabinets designed, supplied and installed by *Selba Kitchen*
- Wide selection of laminated counter top
- Beautiful double stainless-steel sink and ledge back with single lever faucet
- Choice of mirror or attractive ceramic tile back splash
- Built-in range fan vented to the exterior.

## BATHROOMS

- Cultured marble countertops with integrated basin
- Full height vanity mirror with decorative lighting
- Bathtub with full height to ceiling wrap around ceramic tiling with accent strip
- Temperature controlled and pressure balanced shower faucet
- Classic white premium custom cabinetry designed, supplied and installed by *Selba Kitchen*

All features and finishes subject to change without notice and to be selected from Builder's sample. Builder may substitute material provided such materials are of equal or better quality than the material provided in the plans and specifications. Decorative upgrade items displayed in sales office or furnished model are for display purposes only and are not included in the purchase price. E. & O.E.

Published Date: September 16, 1998.





## The GRAND Parkway Residences Information Summary

MODEL NAME	TYPE	APPROX. VIEW SQ.FT.	GROUND FLOOR	STARTING PRICE 2ND FLOOR	STARTING PRICE 3RD FLOOR
The Mirage	1 BDRM+DEN	665 N, S, W	\$124,990	\$123,990	\$124,790
The Ritz	2 BDRM+DEN	942 N, S, E, W	\$172,990	\$170,490	\$171,290
The Peninsula	2 BRRM+DEN	951 E	\$165,990	N/A	\$171,290
The Windsor	2 BDRM	967 N, W	\$174,990	\$172,990	\$173,790
The Bel-Air	2 BDRM+DEN	1,212 NW	\$208,990	\$205,990	206,790
The Mandarin	3 BDRM	1,229 NW	\$210,990	\$208,990	\$209,790
The Greenbriar	3 BDRM	1,369 SE, SW	N/A	\$232,990	\$233,790
The Loews	4 BDRM	1,471 SE, NE	\$252,990	\$248,990	\$249,790
The Registry	3 BDRM+DEN	1,572 SE	N/A	N/A	\$240,790

Typical floor premium  
Penthouse Premium :

ADD \$800 PER FLOOR  
ADD \$1,800

LOCATION : Located at North East corner of Leslie Street and Highway # 7, Richmond Hill  
adjacent to the Sheraton Parkway Hotel

TOTAL NUMBER OF SUITES: 233 Suites  
TOTAL NUMBER OF FLOORS 14 Storey

ESTIMATED OCCUPANCY Fall 2000

ESTIMATED MONTHLY MAINTENANCE FEE :  
Approximately \$0.31 per sq. ft. per month including utilities and membership  
of the Health Centre, except telephone and cable TV

ESTIMATED PROPERTY TAX :  
Approximately estimated at 1.27% of the purchase price per annum

BUILDING FEATURES :  
Direct drive in to above grade parking with natural light  
24 hours manned gatehouse  
Membership privileges at the 25,000 square feet Health Club  
Adjacent to the Sheraton Parkway Hotel and the Shoppes of the Parkway  
State of the art security system

INCLUDED IN THE PURCHASE PRICE :  
One parking space, refrigerator, stove, stacked washer and dryer, dishwasher,  
exhaust hood fan vented to outside, ceramic back splash, culture marble vanity  
top in bathrooms, 40 oz carpet in living, dining and bedroom, ensuite intrusion  
alarm system and heat, and smoke detectors

SALES CENTRE:  
Located on site, immediately behind the Sheraton Parkway Hotel  
North East corner of Leslie Street and Highway #7, Richmond Hill  
Telephone : (905) 771-8833 Fax : (905) 771-8670  
Sales Representative : Gina Mang and Winn Campaigne

DEPOSIT STRUCTURE  
1st deposit with Offer \$5,000  
2nd deposit 90 days after 10% of purchase price  
3rd deposit 120 days after 5% of purchase price-\$5,000

Prices and specifications subject to change without notice, April 14, 1999  
Broker protected

# The Ritz

942 sq. ft.



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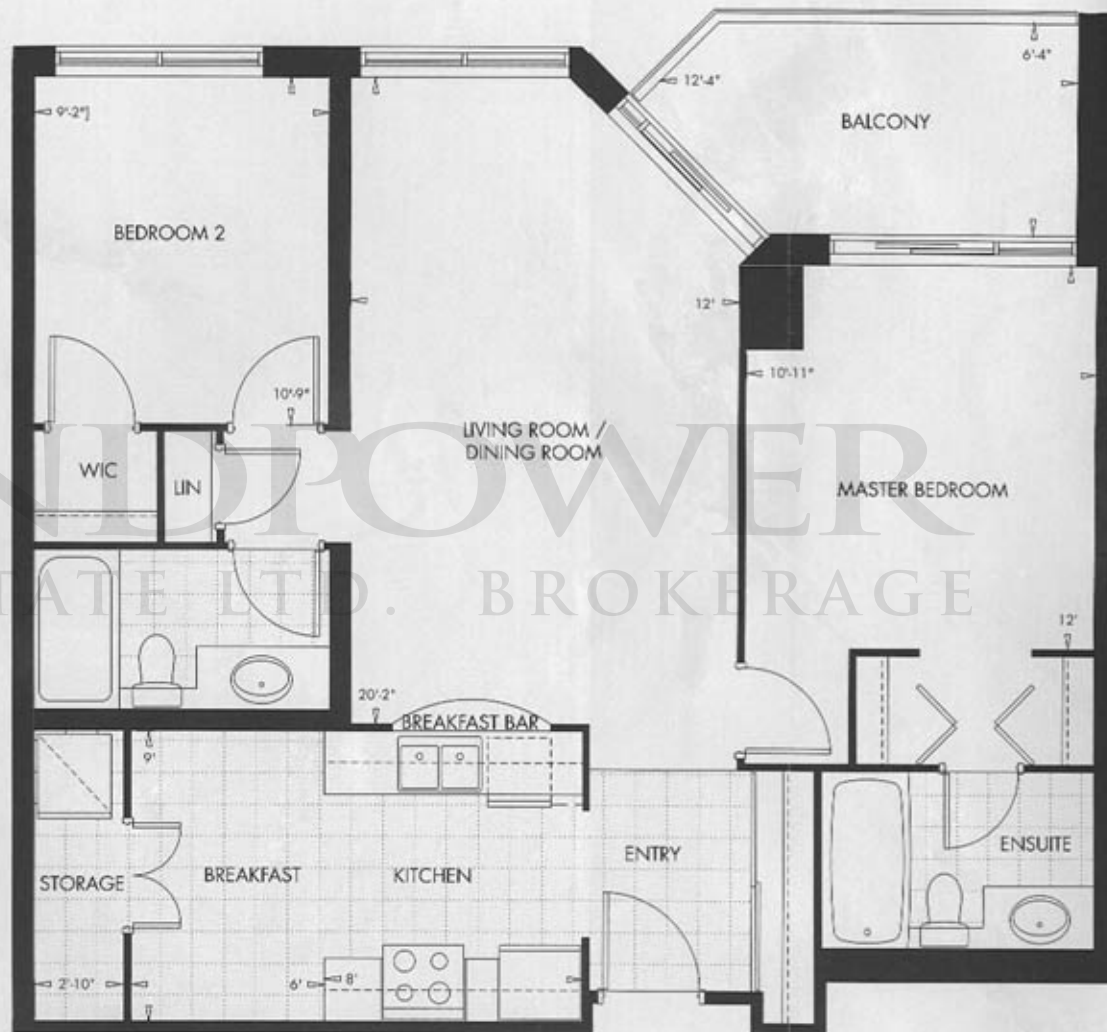


# The Penninsula

951 sq. ft.



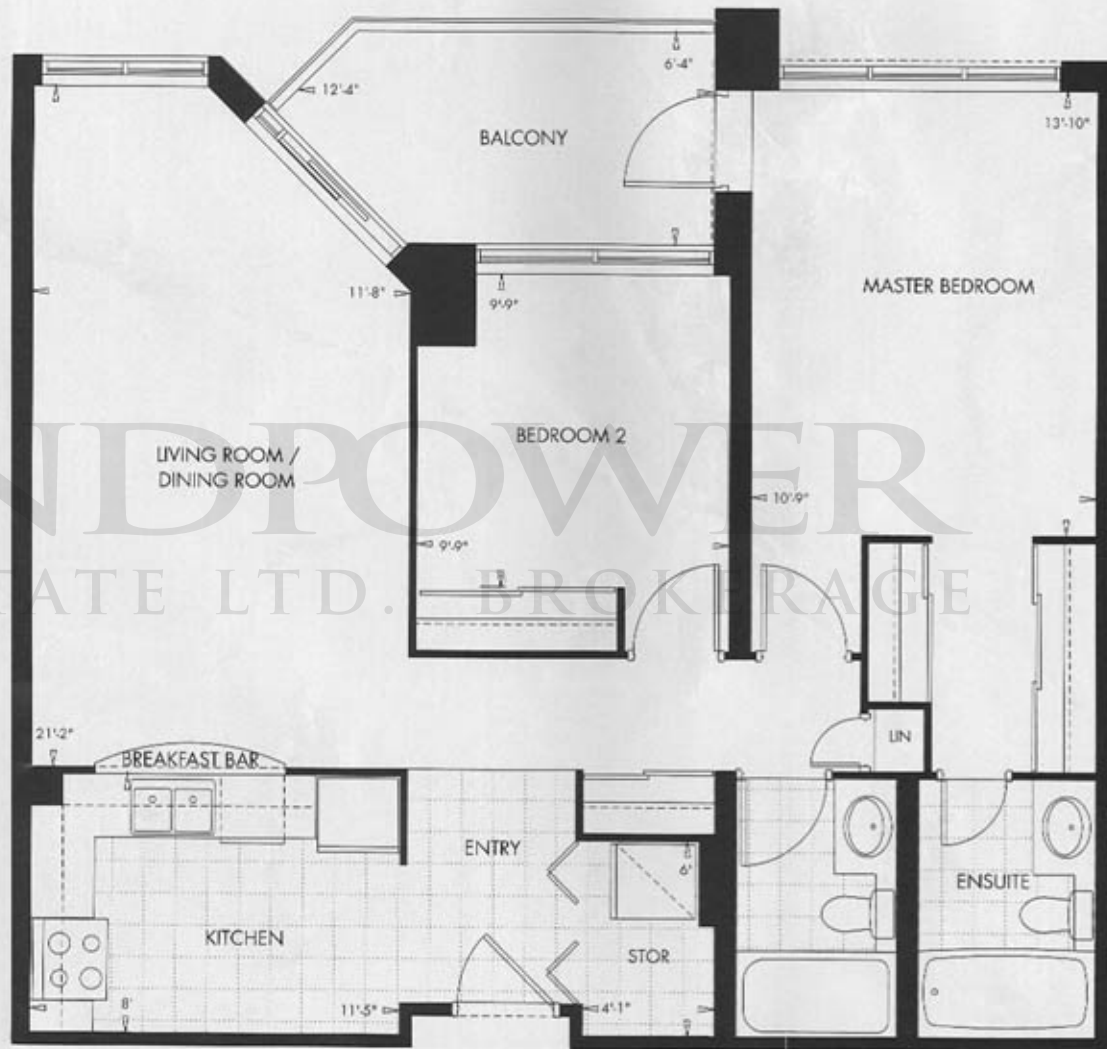
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# The Windsor

967 sq. ft.

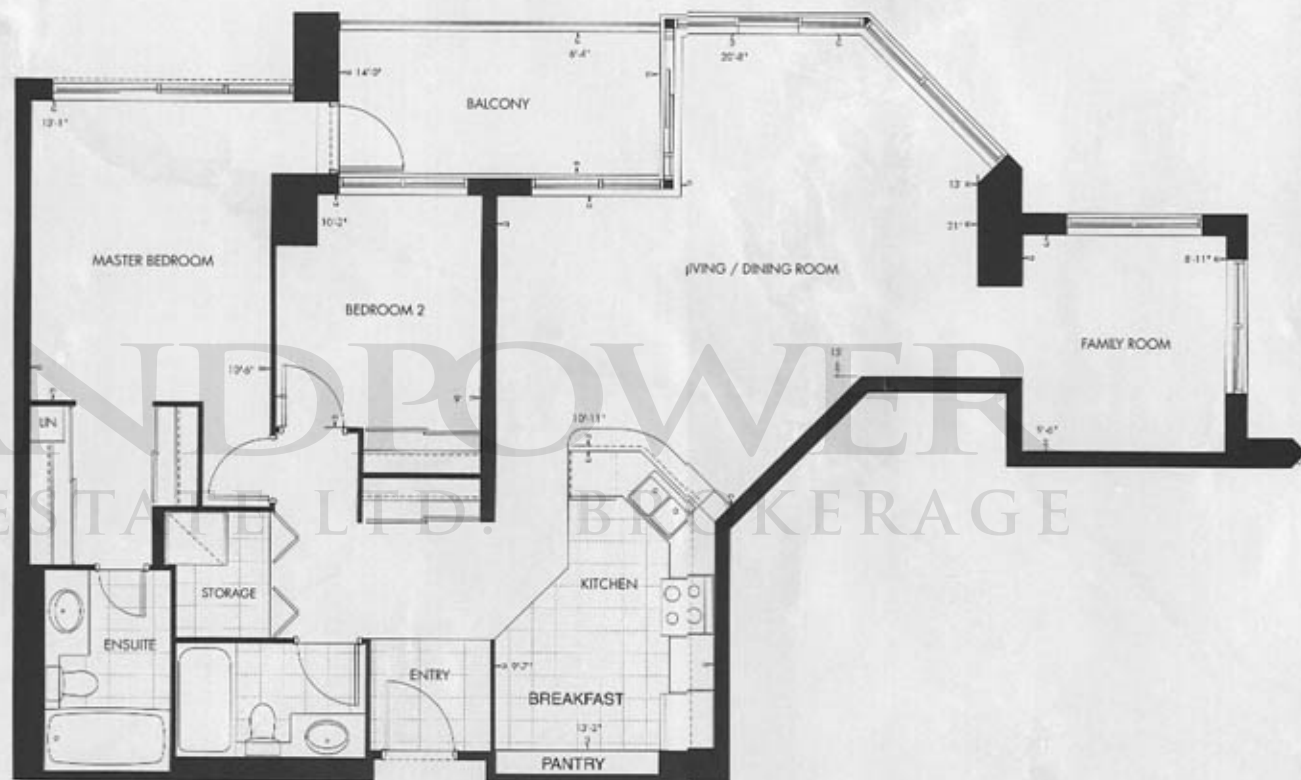


# The Bel-Air

1212 sq. ft.



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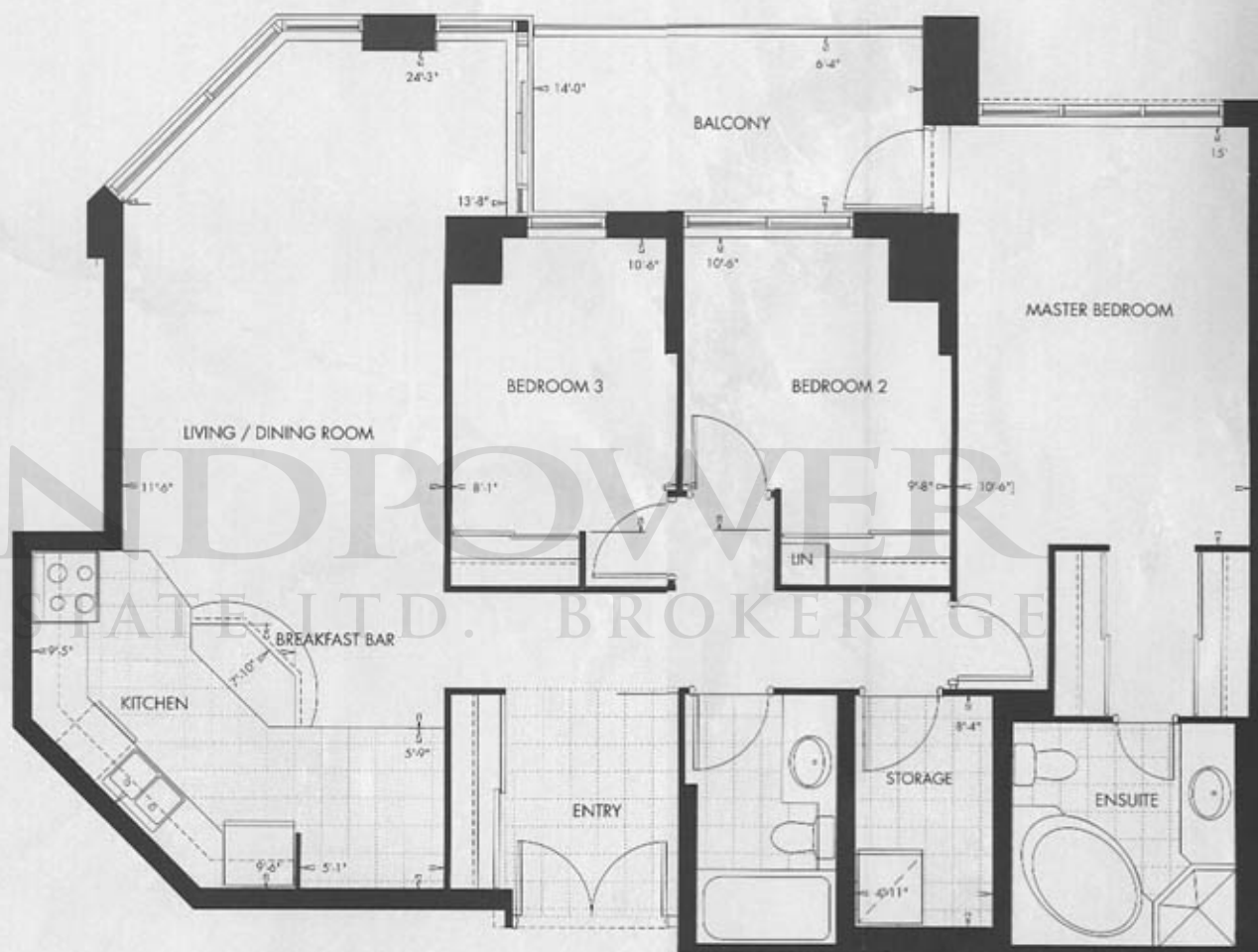


# The Mandarin

1229 sq. ft.



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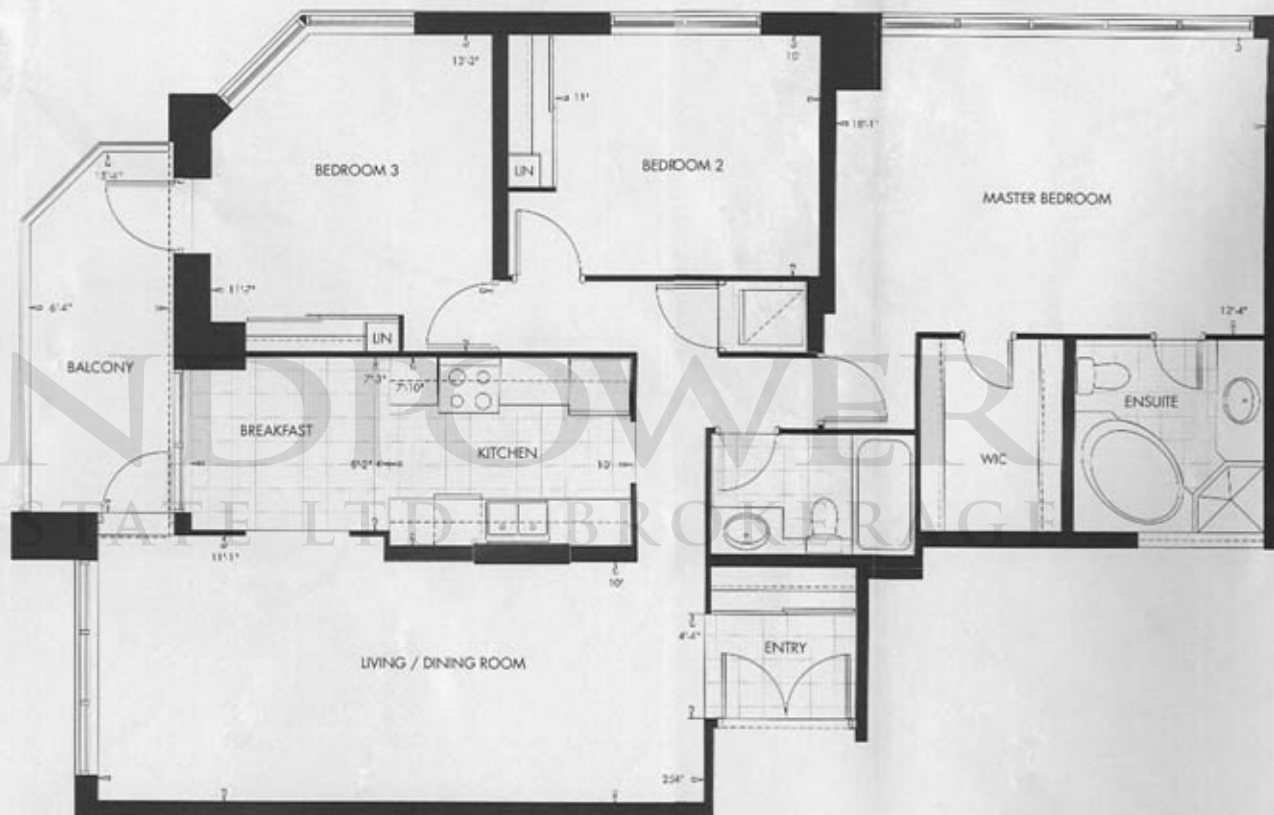


# The Greenbriar

1369 sq. ft.



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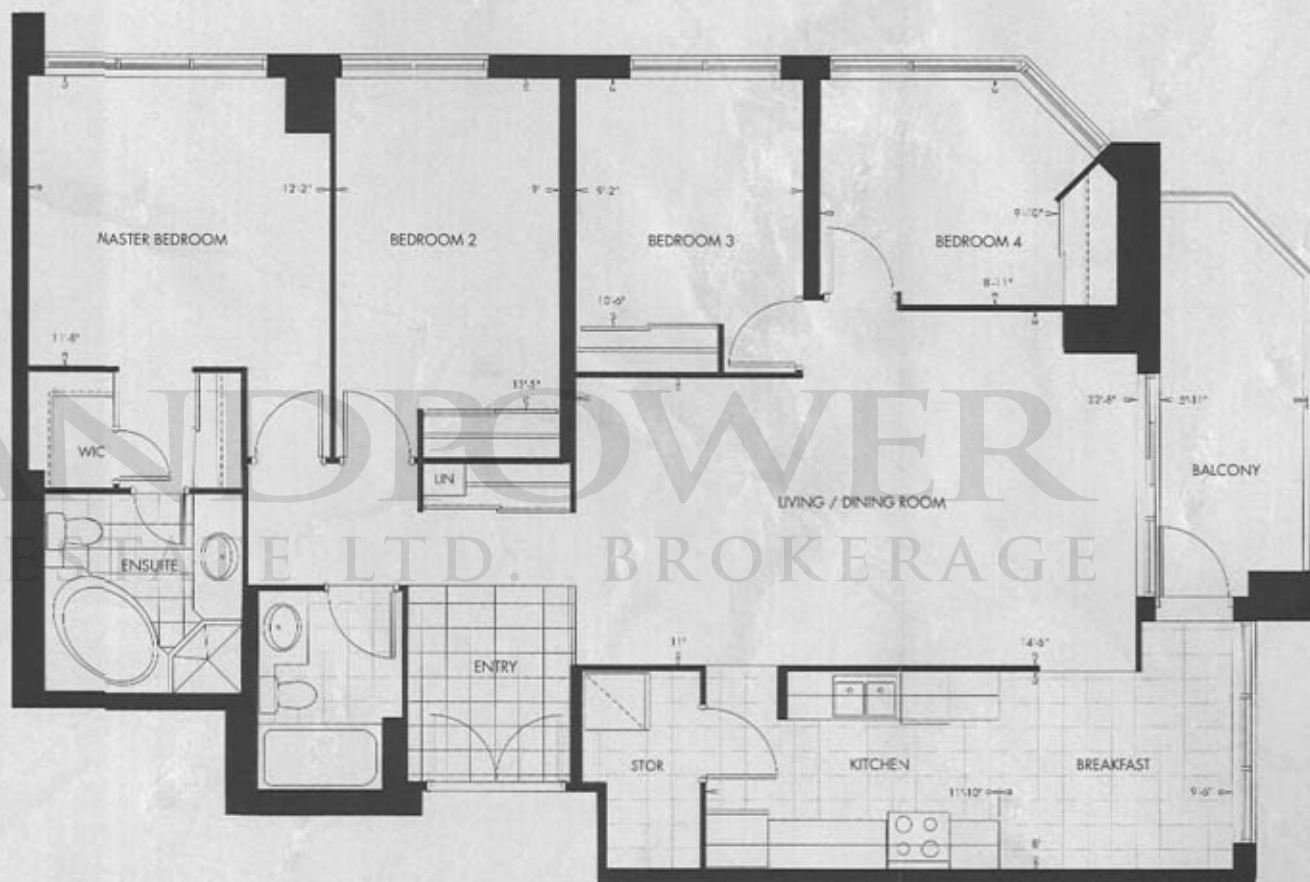


# The Loews

1471 sq. ft.



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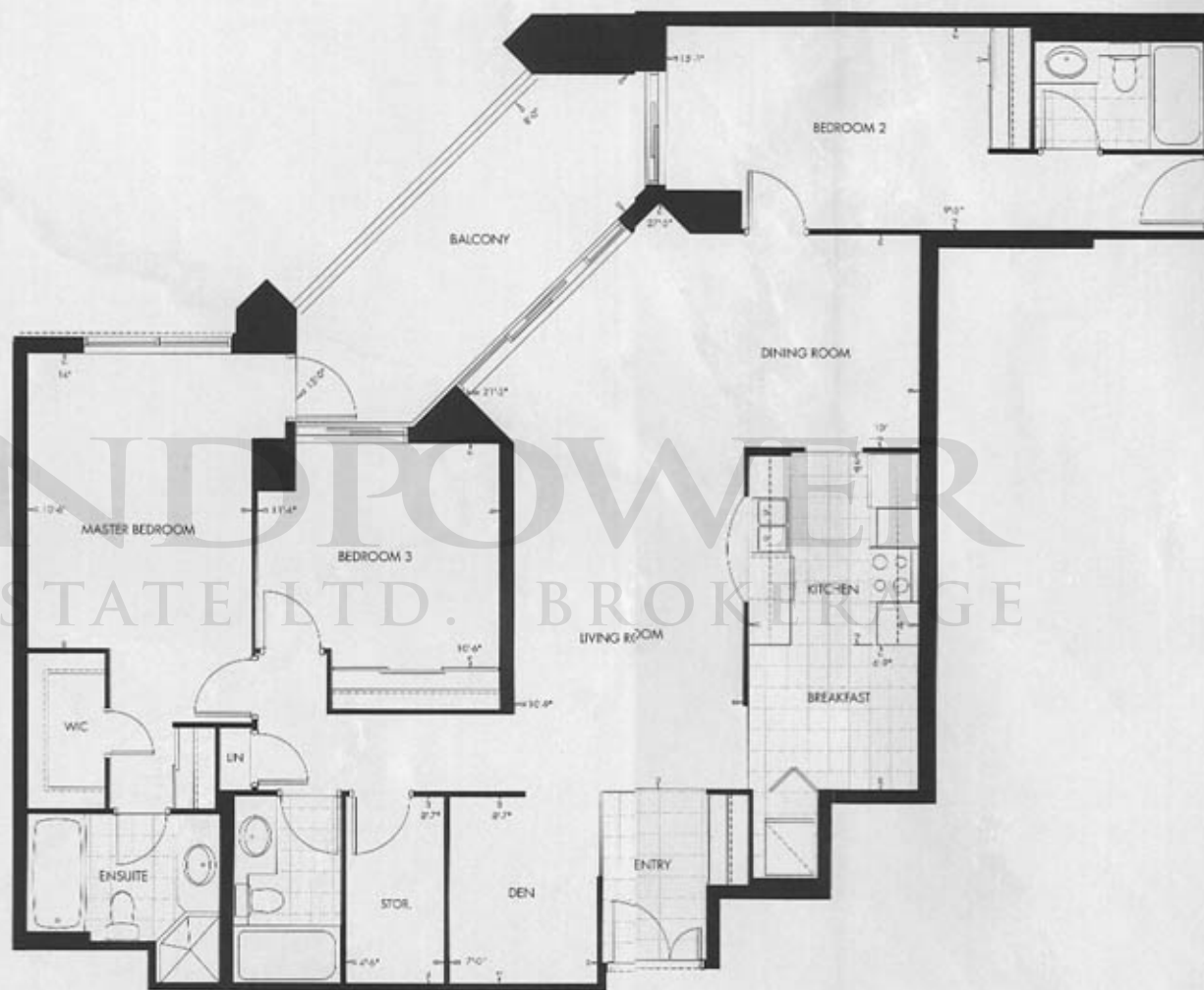


# The Registry

1572 sq. ft.



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# *A Residence Built on Grand Experiences*

When you set out to turn a vision into reality, on a grand scale, it is critically important to build from a position of strength. The Grand is the culmination of years of planning by two of the most respected building forces in Canada, Parkway Developments and Living Group. Both have earned an uncompromising reputation of enduring trust and innovative thinking.

Simon Kaptyn Sr., President of Parkway Developments, has spearheaded this project from day one. For over 25 years his company has led the way in the creation of innovative condominium dwellings, single family homes, commercial, industrial and resort developments in Canada and the U.S.A. In fact, their hotel building expertise, which includes the creation of Ramada's Richmond and York Towers, Parkway Hotel and the Convention Centre have proved instrumental in this Grand new concept.

For the better part of two decades, Living Group has redefined the way homes and commercial properties are created, marketed and sold. Eric Chan, President of Living Group, has helped expand the borders of traditional housing by understanding and responding to exactly what consumers want before a single brick is laid into place. This pro-active approach to home-building played a key role in the creation of The Grand by providing the best of all possible worlds in an urban setting. This combined building strength is the foundation of The Grand.

## *Ain't Life Grand!*



(905) 771-8833