



*Grand
Residences
in a Hotel
Setting*



—THE—

GRAND

PARKWAY RESIDENCES 2



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.*





THE GRAND PARKWAY RESIDENCES 2

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.
- Heated underground car wash
- Central water softening system

"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 Privileges 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, hallway, bedrooms and den
- 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 optional comfort year round

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 underpad 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 attractive ceramic tile back splash
- Built-in range fan vented to the exterior.

Bathrooms

- Cultured marble countertop 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 purpose only and are not included in the purchase price E.60.E.

Published Date: October 1, 2006



THE GRAND PARKWAY RESIDENCES PHASE 2

Information Summary

MODEL NAME	TYPE	APPROX. VIEW	PRICE	STARTING PRICE	STARTING PRICE
		SQ.FT.	G/F	2ND FLOOR	3RD FLOOR
The Luxor ✓	1BDRM	563 N,W	\$130,990	\$127,990 ✓	\$128,790
The Bally ✓	1BDRM + DEN	669 N,E,S,W	\$141,990	\$138,990	\$139,790
The Ritz ✓	2BDRM + DEN	942 ✓ E,S	\$184,900	\$179,990 ✓	\$180,790 192
Penninsula ✓	2BDRM + DEN	951 W	N/A	N/A	\$180,790 190
Windsor ✓	2BDRM	967 N	\$188,990	\$184,990 191	\$185,790
The Paris ✓	2BDRM	1,197 * SW,NW	\$224,990	\$224,990 188	\$225,790
Bel-Air ✓	2BDRM + DEN	1,212 ✓ NE	\$233,990	\$227,990	\$228,790
Mandarin ✓	3BDRM	1,229 ✓ NE	\$232,990	✓ \$227,990 186	\$228,790
New York ✓	3BDRM	1,370 ✓ SE,SW	N/A	\$252,990 185	\$253,790
Registry ✓	3BDRM+DEN	1,572 ✓ S	N/A	N/A	\$278,990 177

Typical floor Premium Add \$800 Per floor/ from 2nd floor to 11th floor

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

TOTAL NUMBER OF SUITES: 203 Suites

TOTAL NUMBER OF FLOORS: 12 Storey

ESTIMATED OCCUPANCY Fall 2002

ESTIMATED MONTHLY MAINTAINCE FEE:

Approximately \$0.32 per sq.ft. per month including utilities and the membership to the Health Center, except telephone and cable TV

ESTIMATED PROPERTY TAX:

Approximately estimated at 1.27% of the purchaser price annually

BUILDING FEATURES:

Direct drive into above grade parking with natural light
24hrs manned gatehouse
Membership privileges of the 25,000 sq.ft. Health Club
Direct access to the Sheraton Parkway Hotel and the Shoppes of the Parkway
State of the art security system
Central water softening system
Underground heated car wash

INCLUDED IN THE PURCHASE PRICE:

One parking space, refrigerator, stove, stacked washer and dryer, dishwasher, exhaust hood fan vented to outside, ceramic backsplash, cultured marble vanity top in bathrooms, 40 oz carpet in living, dining and bedrooms, ensuite intrusion alarm system, heat & smoke detectors

SALE CENTRE:

Located on site, immediately behind the Sheraton Parkway Hotel northeast corner of Leslie St. and Highway #7, Richmond Hill
Telephone : 905-771-8833 Fax: 905-771-8670
Sales Representative : Gina Mang Farrah Ranjbar

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 - \$5000 (Initial Deposit)
4th deposit on occupancy closing 10% of purchase price

Price and specifications subject to change without notice, Oct 08, 2000

Broker protected



THE GRAND PARKWAY RESIDENCES

Information Summary-Penthouse Only

PHASE 2

MODEL NAME	TYPE	#of Bath	APPROX.VIEW SQ.FT.		LPH PRICE	PH PRICE
LPH1/PH1✓	2BDRM+1✓	2	1,203✓	W	217 \$261,990✓	\$263,990
LPH2/PH2✓	3BDRM	3ENS+1	1,867✓	SW	218 \$400,990	\$402,990
LPH3/PH3✓	4BDRM	2ENS+2	2,040✓	SE	216 \$441,990✓	\$443,990
LPH5/PH5✓	3BDRM+DEN	1ENS+2	1,554	E	219 \$339,900	\$341,900
LPH6/PH6✓	3BDRM	2ENS+1	1,492	E	221 \$330,990	\$332,990
LPH7/PH7✓	3BDRM	3ENS+1	1,527	NE	227 \$347,990	\$349,990
LPH8/PH8✓	3BDRM+DEN	3ENS+1	1,605	N	217 \$347,990	\$349,990
LPH9/PH9✓	4BDRM	3ENS+1	2,092✓	NW	216 \$452,990	\$454,990
LPH10/PH10✓	3BDRM	3ENS+1	1,689	SW	217 \$365,990	\$367,990
LPH11/PH11✓	3BDRM	2ENS+1	1,295✓	S	217 \$280,990✓	\$282,990
LPH12/PH12✓	3BDRM	2ENS+2	1,856	CEN	212 \$392,990	\$394,990

Ensuite-ENS

Price Includes: Two parking spaces, One locker, Ceiling moulding & 9 foot ceiling

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State of the art security system
Central water softening system
Underground heated car wash

INCLUDED IN THE PURCHASE PRICE:

Two parking spaces, one storage locker, refrigerator, stove, stacked washer and dryer, dishwasher, exhaust hood fan vented to outside, ceramic backsplash, cultured marble vanity top in bathrooms
40 oz carpet in the living, dining and bedrooms, ensuite intrusion alarm system, heat & smoke detectors plus ceiling moulding

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Telephone : 905-771-8833

Fax: 905-771-8670

Sales Representative : Gina Mang

Farrah Ranjbar

DEPOSIT STRUCTURE:

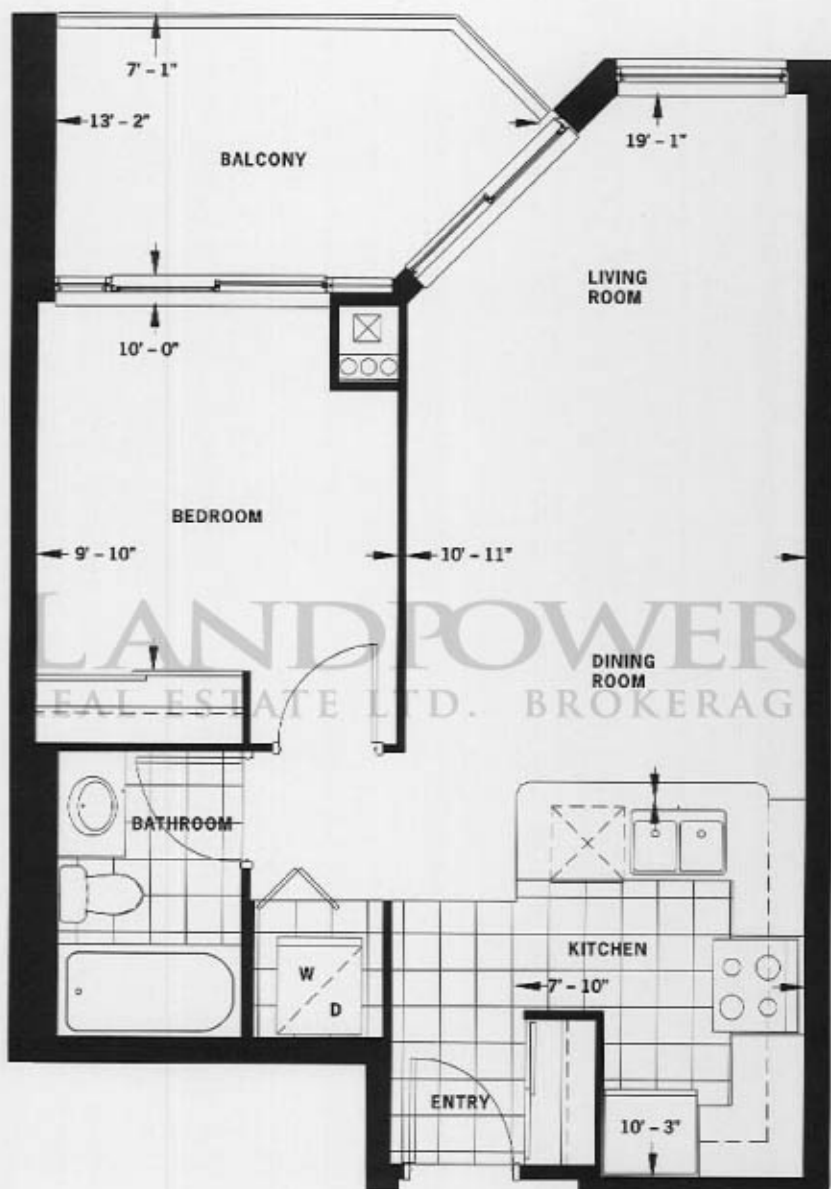
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LUXOR

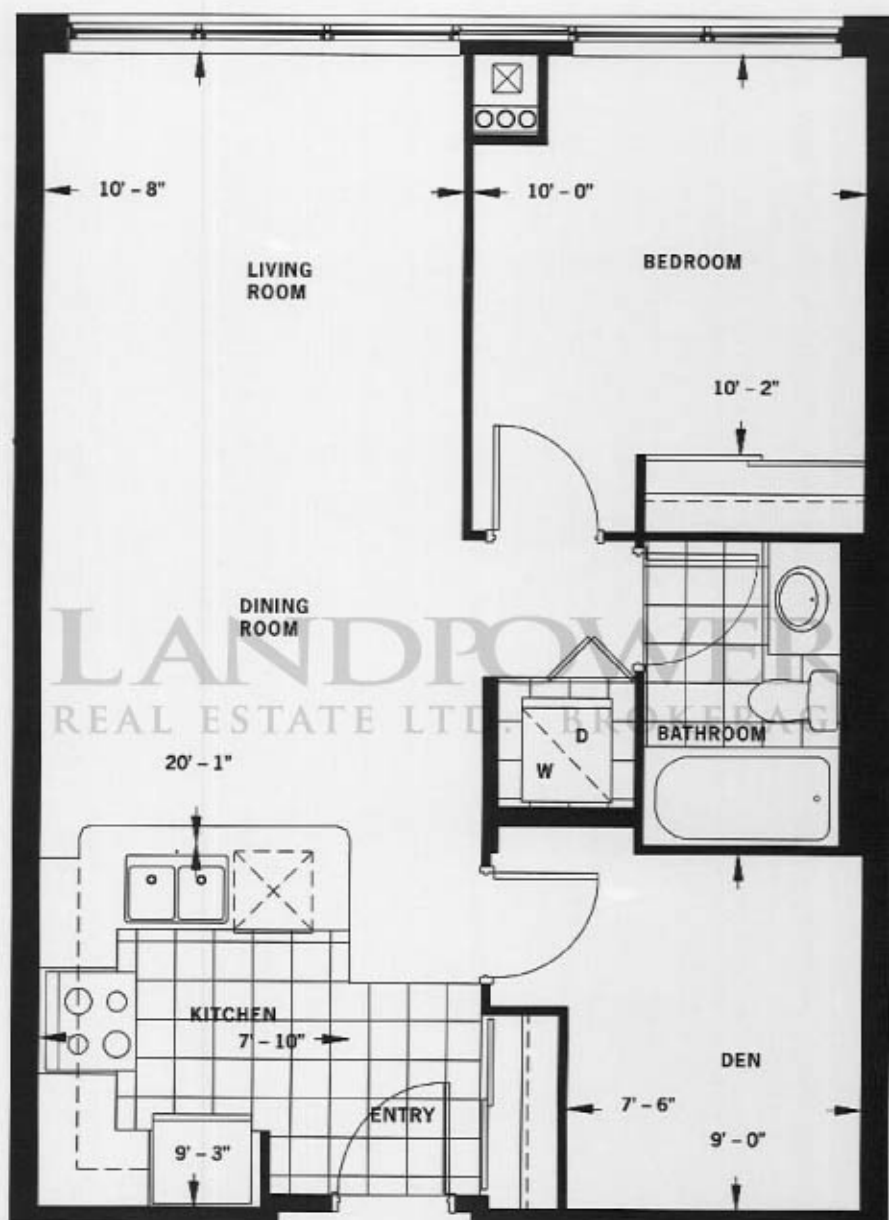
1-10th Floors

Suite Area: 563 sq.ft.
 Balcony Area: 86 sq.ft.
 Total Living Area: 649 sq.ft.





THE GRAND PARKWAY RESIDENCES 2



BALLY

1-10th Floors

Suite Area: 669 sq.ft.
Total Living Area: 669 sq.ft.





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RITZ

1-10th Floors

Suite Area: 942 sq.ft.

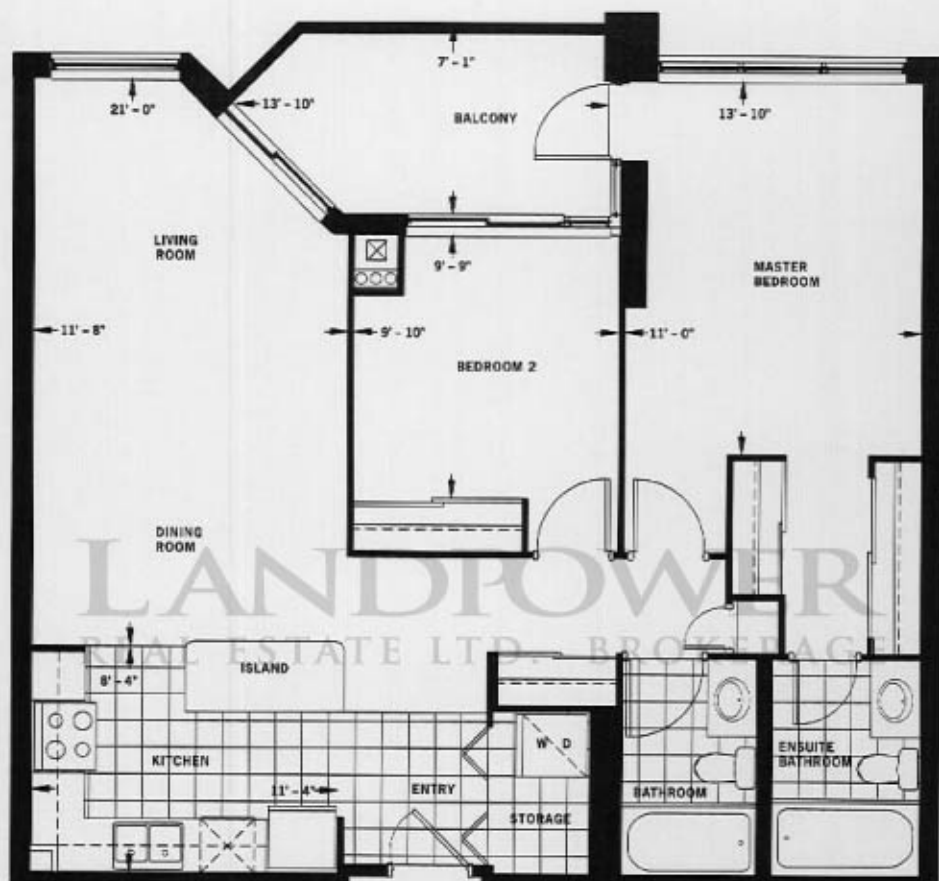
Balcony Area: 93 sq.ft.

Total Living Area: 1035 sq.ft.





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WINDSOR

1-10th Floors

Suite Area: 957 sq.ft.

Balcony Area: 84 sq.ft.

Total Living Area: 1041 sq.ft.





THE GRAND PARKWAY RESIDENCES 2



PENNISULA

3-10th Floors

Suite Area: 951 sq.ft.

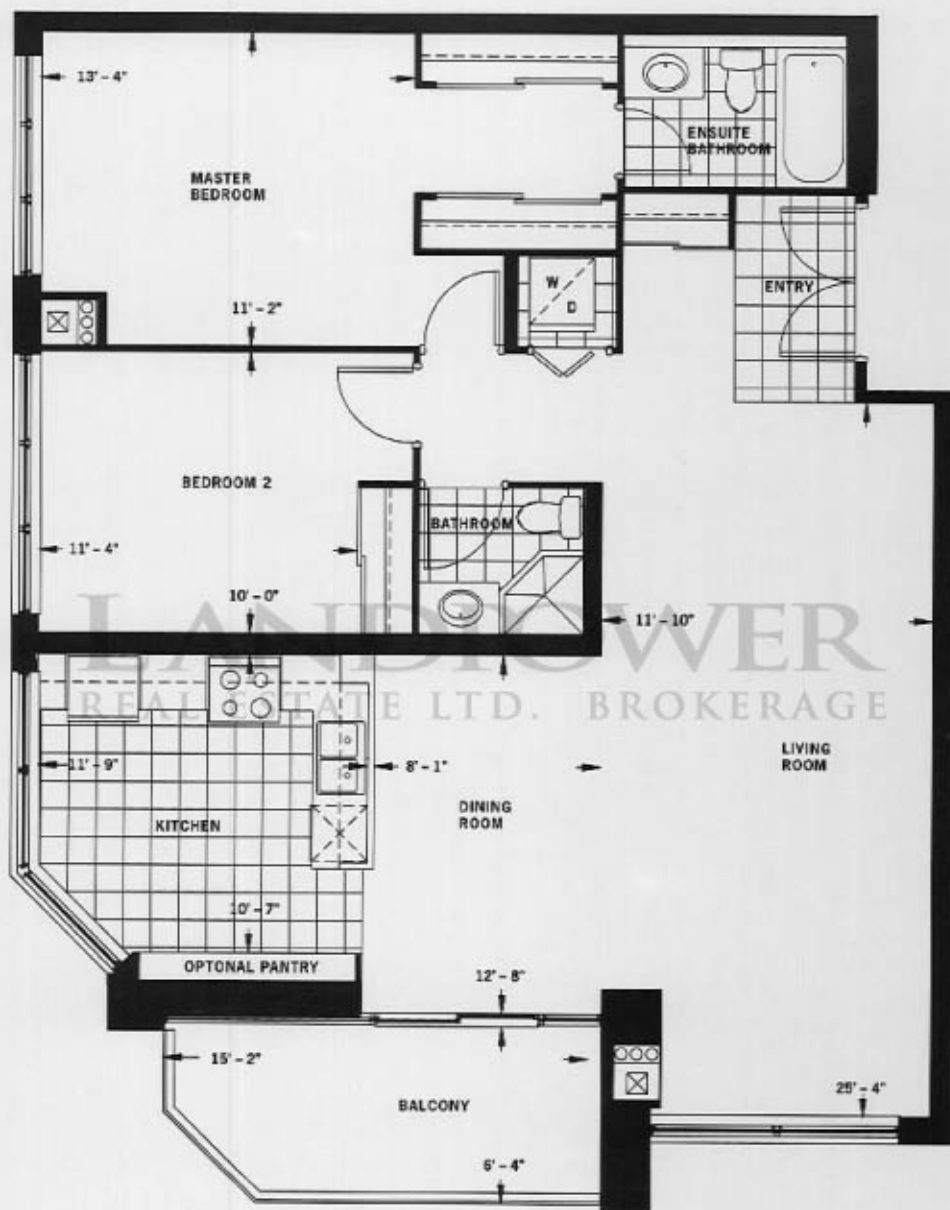
Balcony Area: 93 sq.ft.

Total Living Area: 1044 sq.ft.





THE GRAND PARKWAY RESIDENCES 2



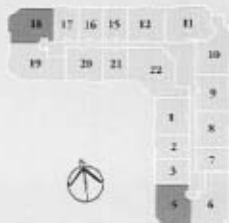
PARIS

1-10th Floors

Suite Area: 1197 sq.ft.

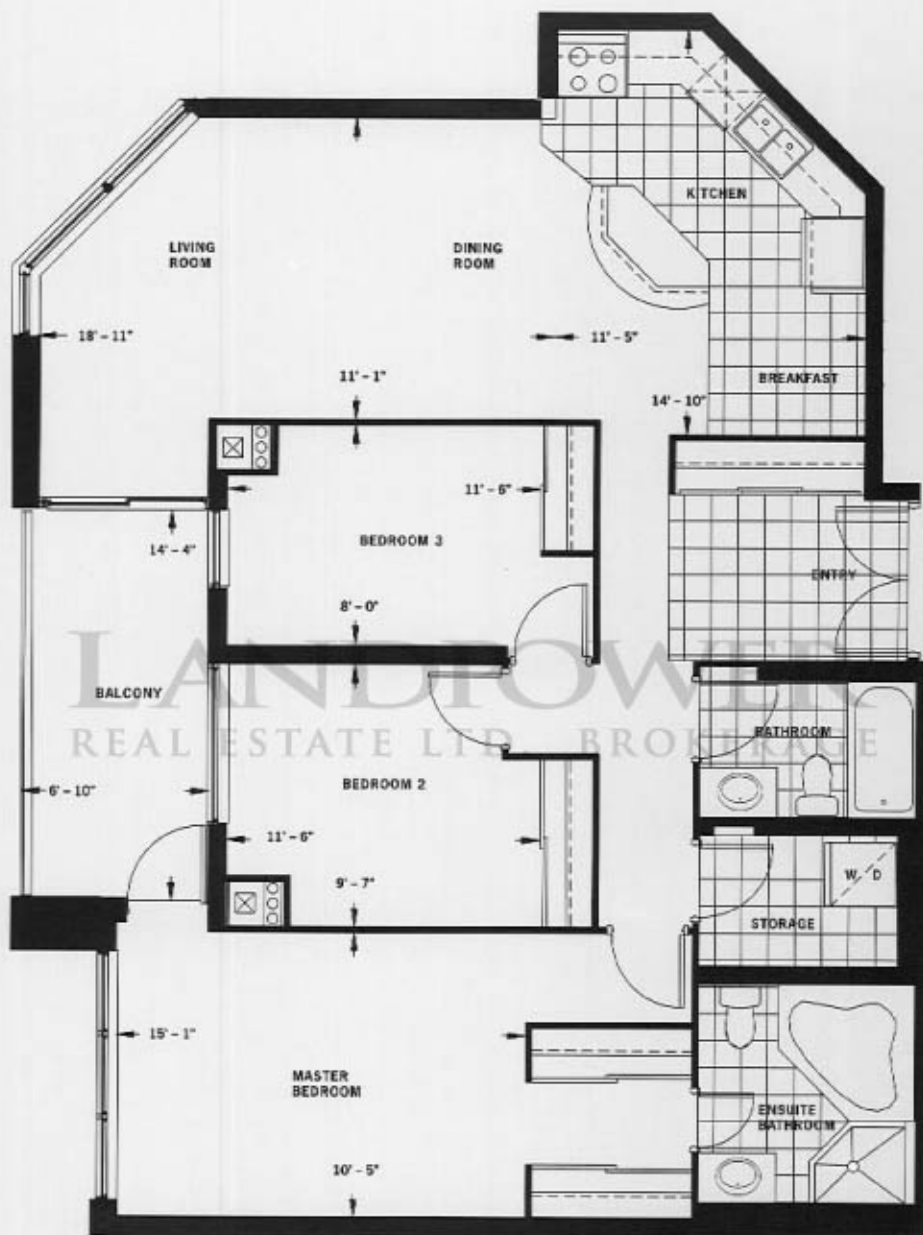
Balcony Area: 95 sq.ft.

Total Living Area: 1292 sq.ft.



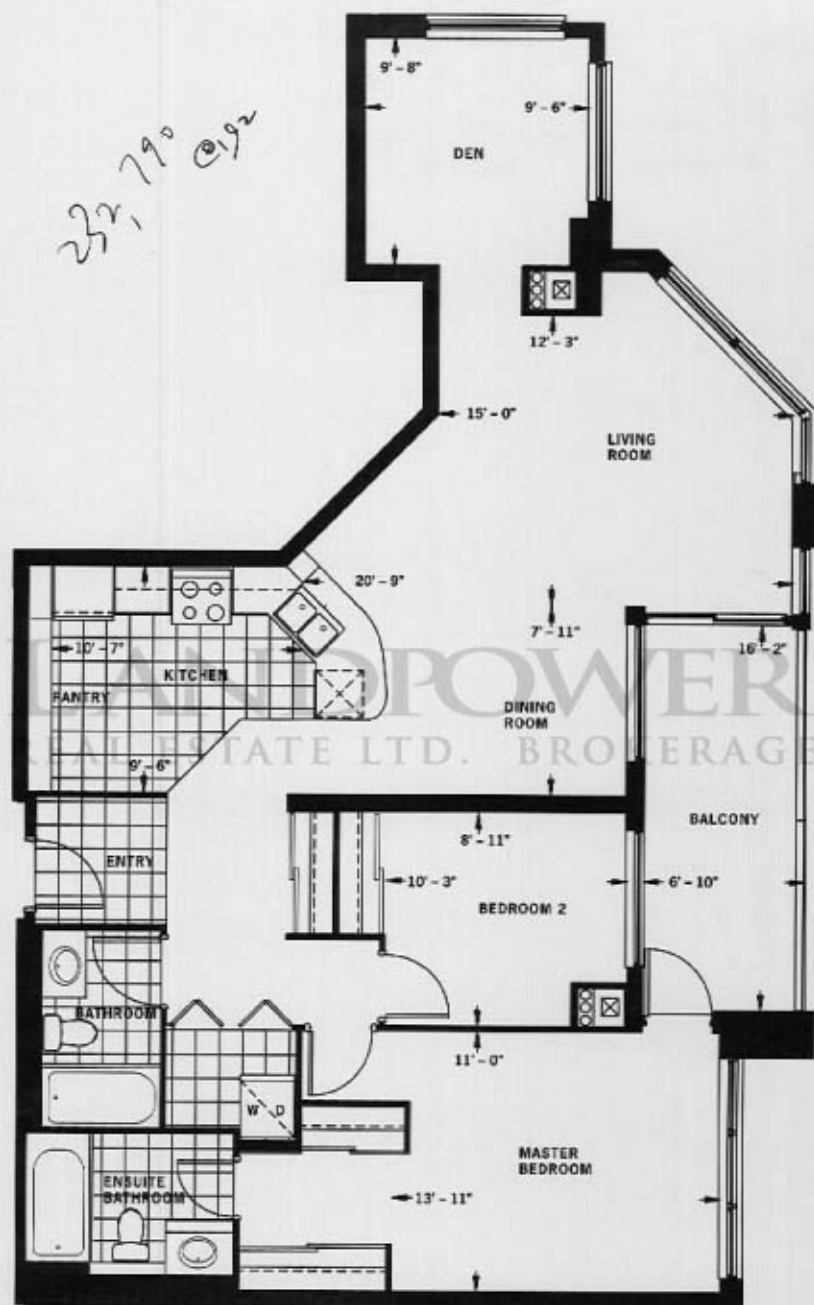
THE GRAND

PARKWAY RESIDENCES 2





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 PARKWAY RESIDENCES 2



BEL-AIR

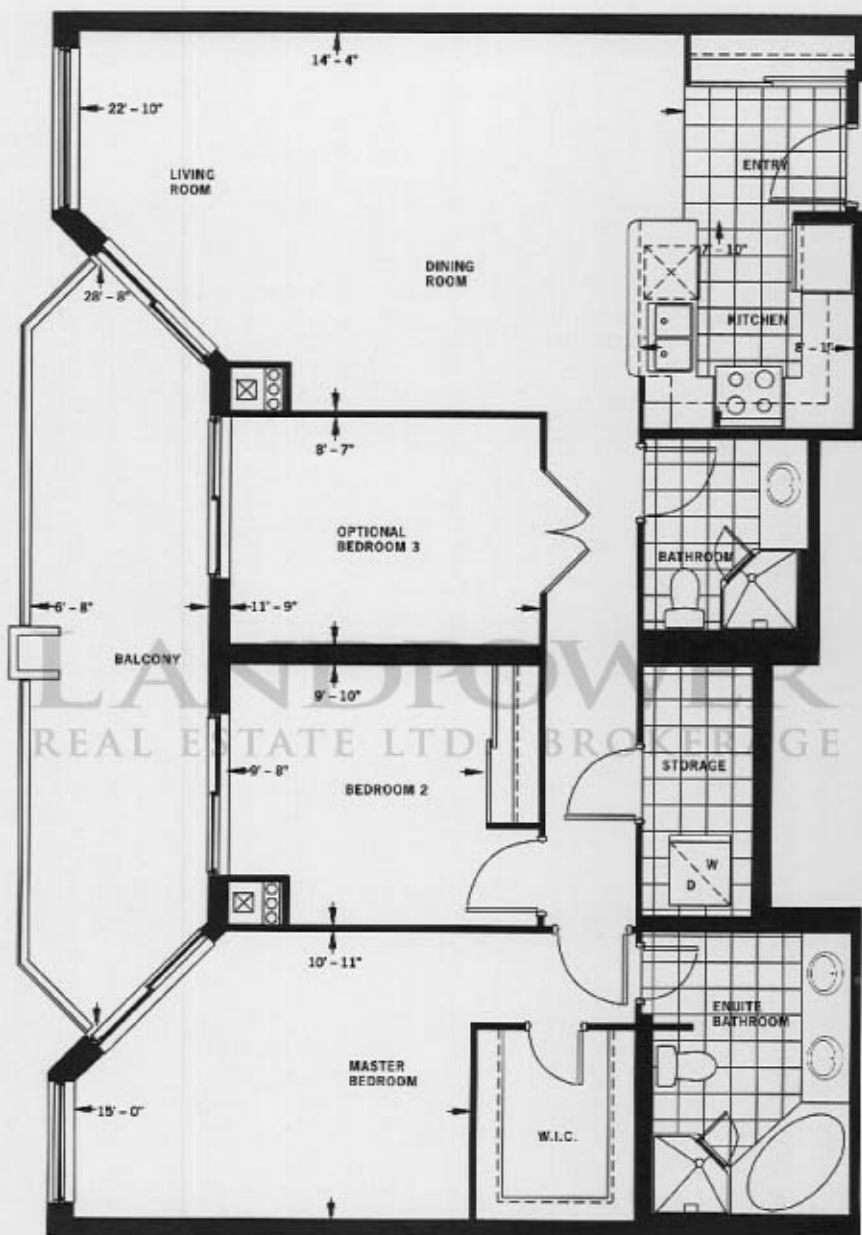
1-10th Floors

Suite Area: 1212 sq.ft.
 Balcony Area: 117 sq.ft.
 Total Living Area: 1329 sq.ft.





THE GRAND PARKWAY RESIDENCES 2



LPH1~PH1

11-12th Floors

Suite Area: 1203 sq.ft.

Balcony Area: 182 sq.ft.

Total Living Area: 1385 sq.ft.



THE GRAND PARKWAY RESIDENCES 2



LPH11~PH11

11-12th Floors

Suite Area: 1295 sq.ft.

Balcony Area: 95 sq.ft.

Total Living Area: 1390 sq.ft.





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NEW YORK

2-10th Floors

Suite Area: 1370 sq.ft.

Balcony Area: 95 sq.ft.

Total Living Area: 1465 sq.ft.





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LPH6~PH6

11-12th Floors

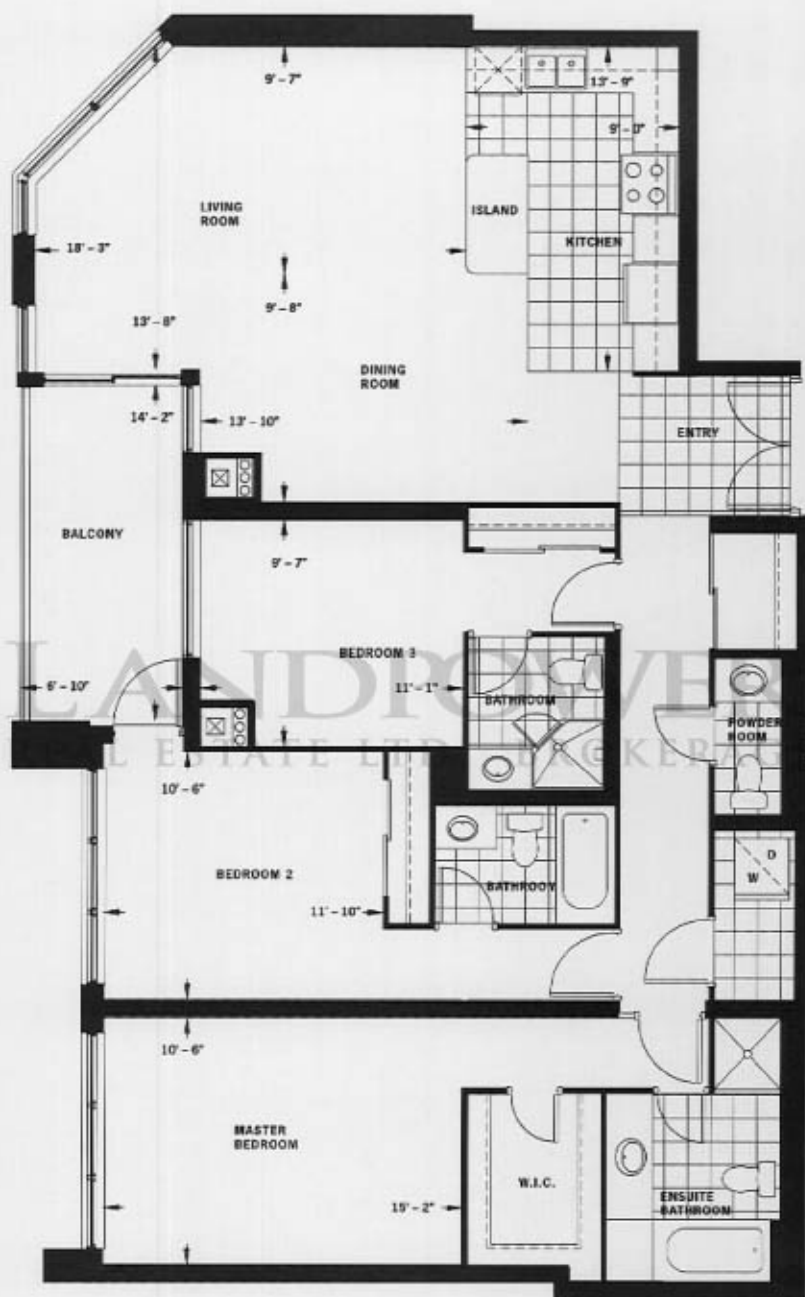
Suite Area: 1492 sq.ft.

Balcony Area: 117 sq.ft.

Total Living Area: 1609 sq.ft.



THE GRAND PARKWAY RESIDENCES 2



LPH7~PH7

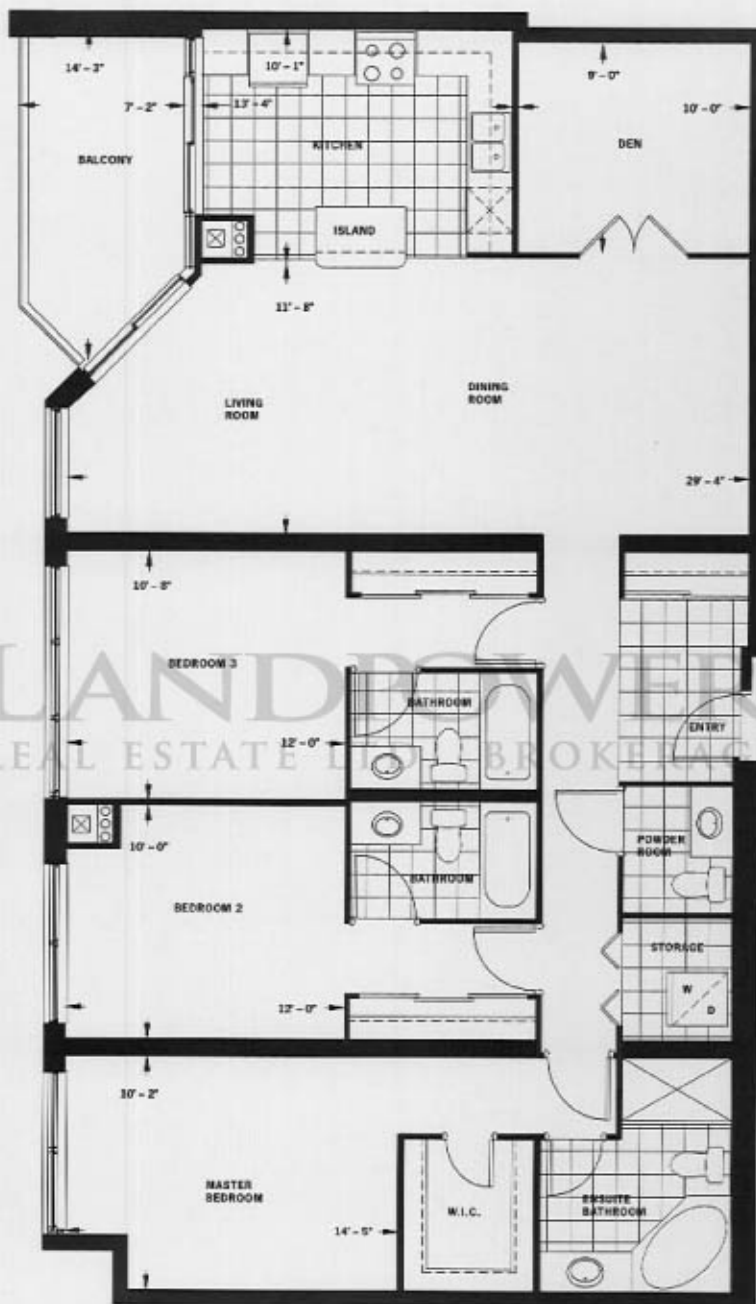
11-12th Floors

Suite Area: 1527 sq.ft.
Balcony Area: 102 sq.ft.
Total Living Area: 1629 sq.ft.





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LPH8~PH8

11-12th Floors

Suite Area: 1605 sq.ft.

Balcony Area: 93 sq.ft.

Total Living Area: 1698 sq.ft.





THE GRAND PARKWAY RESIDENCES 2



REGISTRY

3-10th Floors

Suite Area: 1572 sq.ft.

Balcony Area: 208 sq.ft.

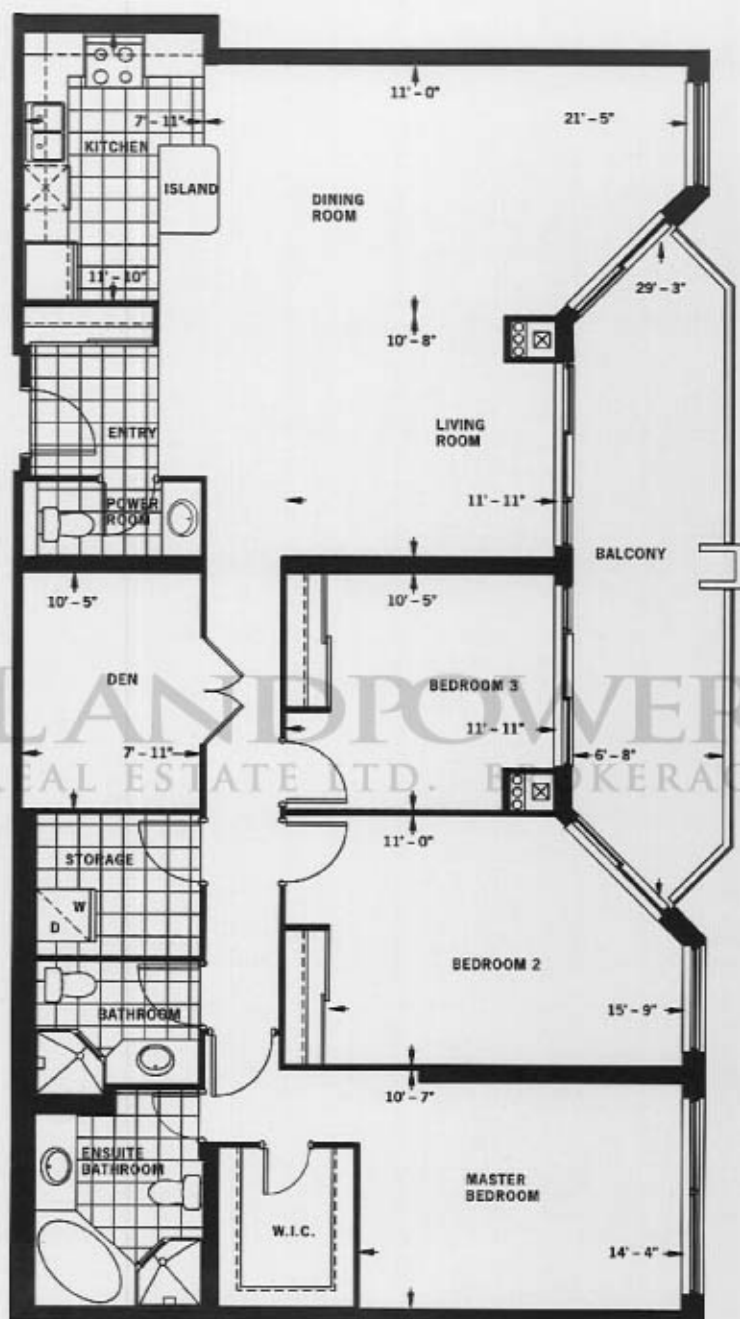
Total Living Area: 1700 sq.ft.





THE GRAND

PARKWAY RESIDENCES 2



LPH5~PH5

11-12th Floors

Suite Area: 1570 sq.ft.
Balcony Area: 182 sq.ft.
Total Living Area: 1752 sq.ft.





THE GRAND PARKWAY RESIDENCES 2



LPH10~PH10

11-12th Floors

Suite Area: 1689 sq.ft.

Balcony Area: 95 sq.ft.

Total Living Area: 1784 sq.ft.







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LPH12~PH12

11-12th Floors

Suite Area: 1856 sq.ft.

Balcony Area: 208 sq.ft.

Total Living Area: 2064 sq.ft.





THE GRAND PARKWAY RESIDENCES 2



LPH3~PH3

11-12th Floors

Suite Area: 2040 sq.ft.

Balcony Area: 88 sq.ft.

Total Living Area: 2128 sq.ft.





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