



**HARMONY
VILLAGE®**

THE ART OF LIVING WELL

Sheppard

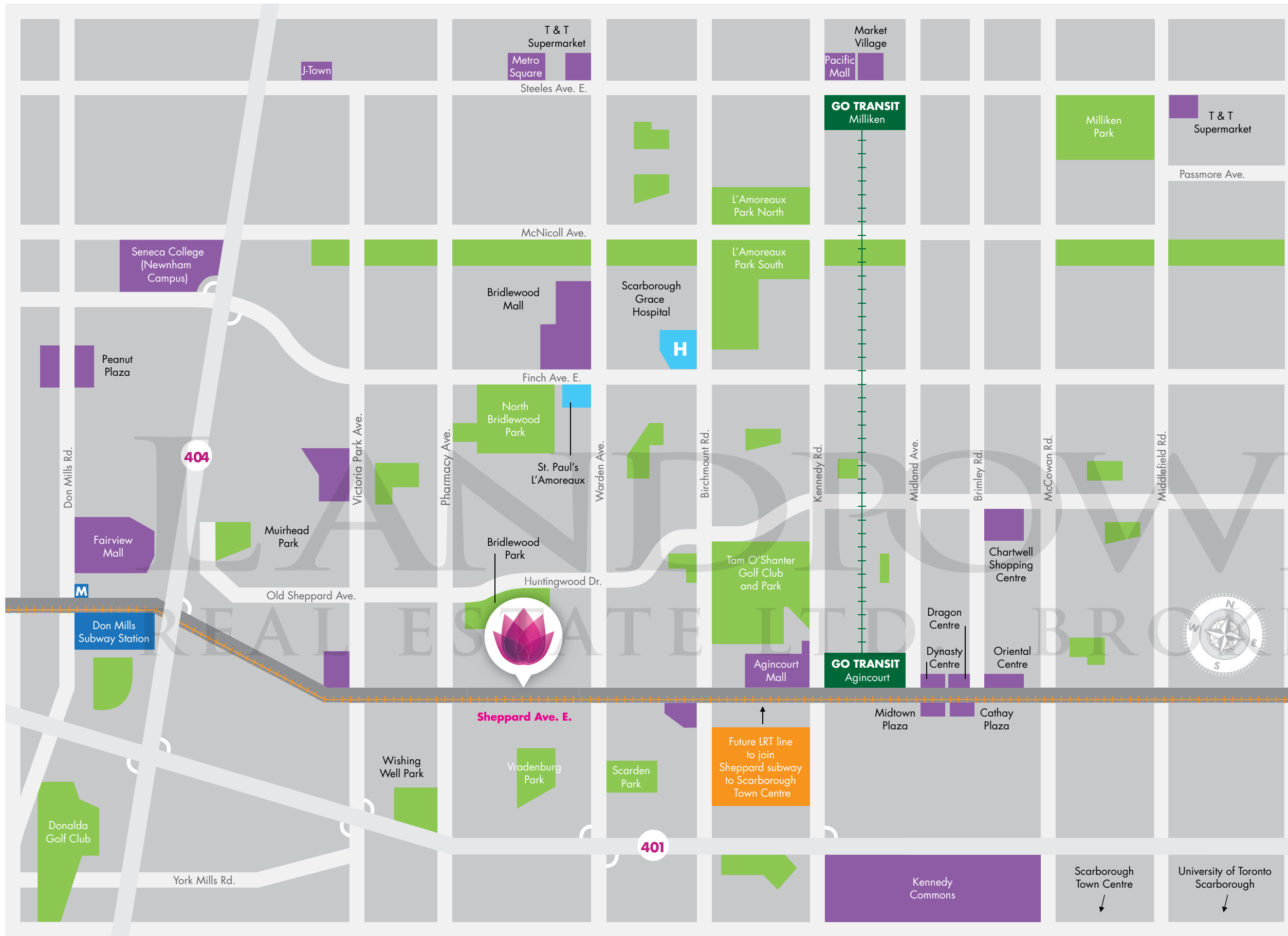
Harmony Village is a residential condominium community located on the proposed future subway extension or Light Rail Transit line (LRT) along Sheppard at Warden in Toronto. Designed as a village, this innovative community offers independent living while providing the perfect environment to enjoy a vibrant, active lifestyle and staying close to familiar Toronto neighbourhoods, favourite places, major highways, friends and family.



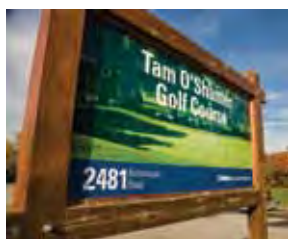
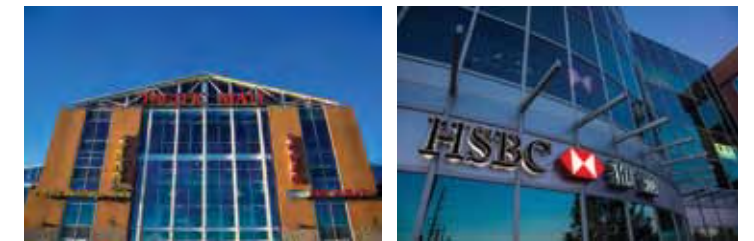
EXTERIOR
ROUNDBOUT



TOWER EXTERIOR



THIS IS YOUR
NEIGHBOURHOOD!



AMENITIES &
SERVICES
35,000 SQ. FT.

Here's a place that allows easy, independent living and an active lifestyle, while providing all the features that provide peace of mind and the opportunity to discover "The Art of Living Well." Whether you want to spend time indoors or out, Harmony Village offers something for everyone.

At over 35,000 sq. ft., the indoor amenity space is bustling with activities that complement your healthy lifestyle. Exercise your body and mind with activities as eclectic and engaging as you wish.

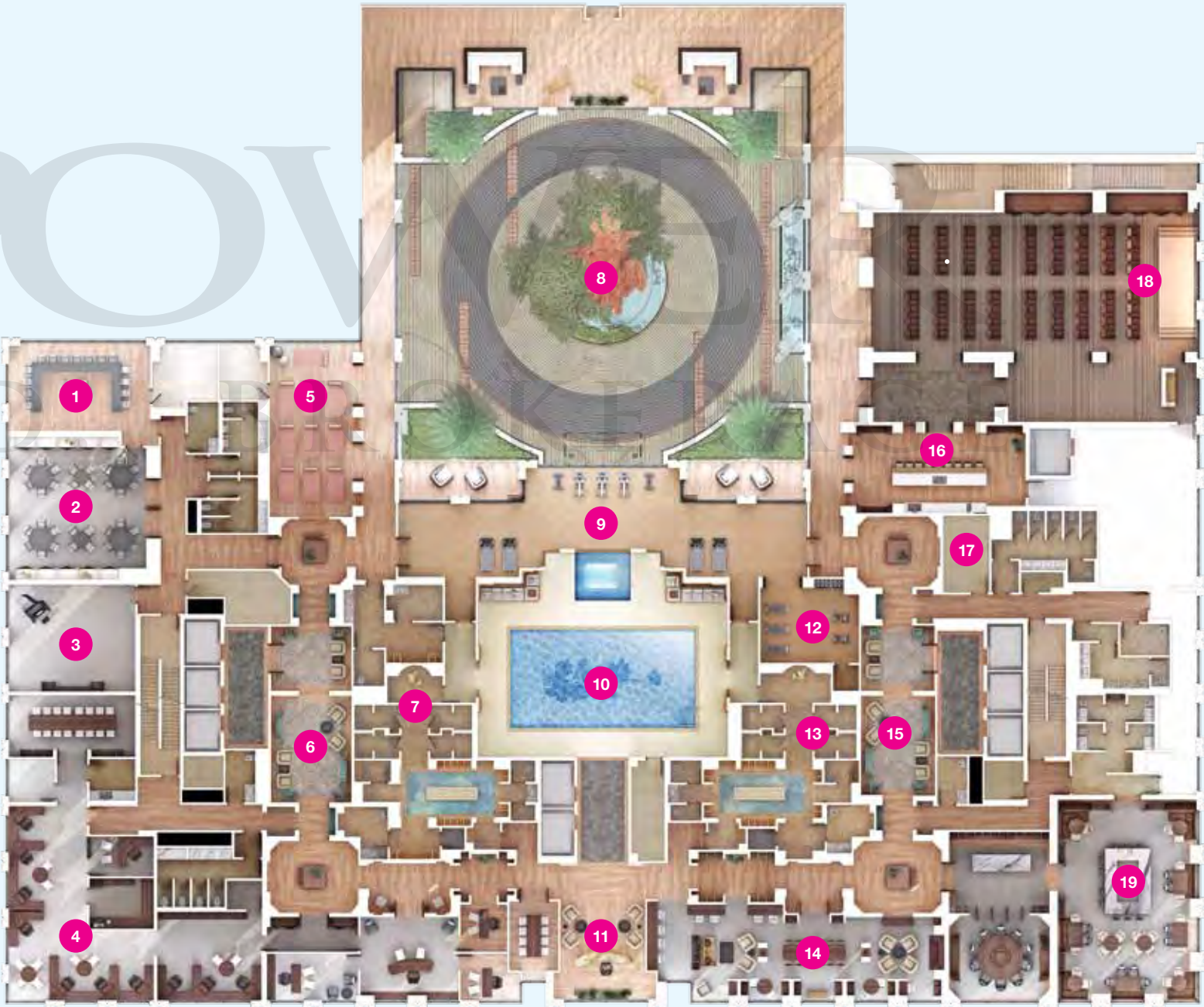
Plan a night out in the comfort of your own residence by signing up for a cooking class or wine tasting event. Share a drink and laughs with friends in our Asian-inspired tea room or savour a delicious meal in the dining room with an optional meal plan available. If you prefer quiet time, escape to our library or watch a blockbuster in our private theatre.



POOL AREA

AMENITY
FLOORPLAN

- 1 Classroom/Lecture Hall
- 2 Arts and Crafts Room
- 3 Music/Dance Studio
- 4 St. Paul's Offices
- 5 Yoga/Tai Chi/Pilates Studio
- 6 Lounges
- 7 Change Rooms (Men's)
- 8 Resident Entry and Roundabout
- 9 Fitness Centre
- 10 Pool and Hot Tub
- 11 2nd Floor Reception
- 12 Weight Training
- 13 Change Rooms (Women's)
- 14 Library/Resource Centre
- 15 Lounges
- 16 Wine Bar and Cooking Classroom
- 17 Wine Cellar
- 18 Ballroom/Theatre
- 19 Harmony Café/Karaoke Room

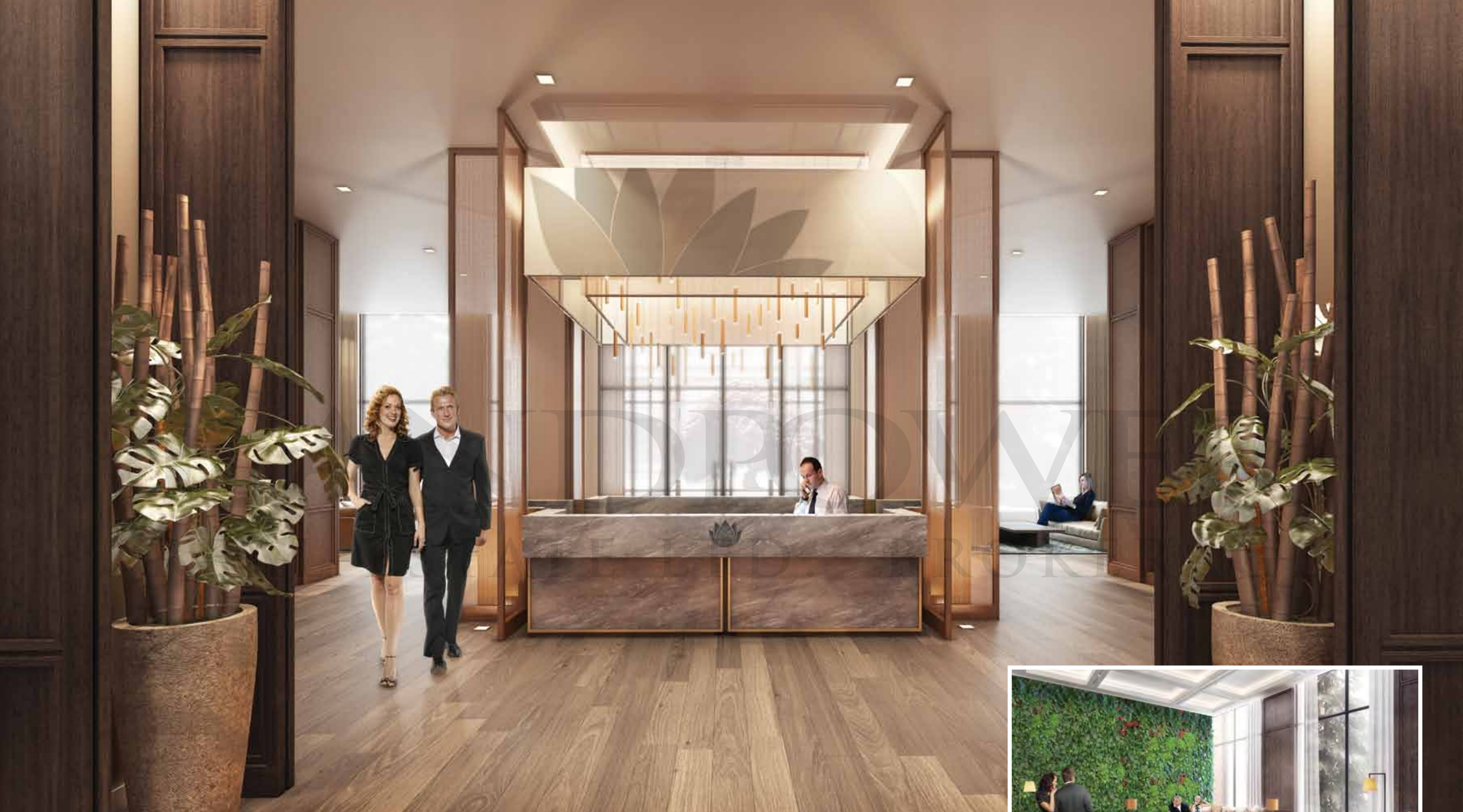




Main Floor

- 1 Elevators
- 2 Pharmacy
- 3 Café
- 4 Living Wall Lounge/Tea Room
- 5 Cappuccino Bar
- 6 Resident Entry and Roundabout
- 7 Concierge
- 8 Sheppard Ave. Entry
- 9 Bar Lounge
- 10 Resident Lounge
- 11 Admin Offices
- 12 Elevators
- 13 Dining Room
- 14 Outdoor Patio Dining





LOBBY





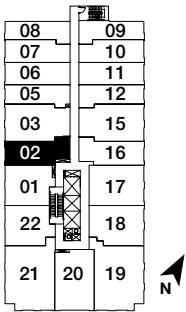
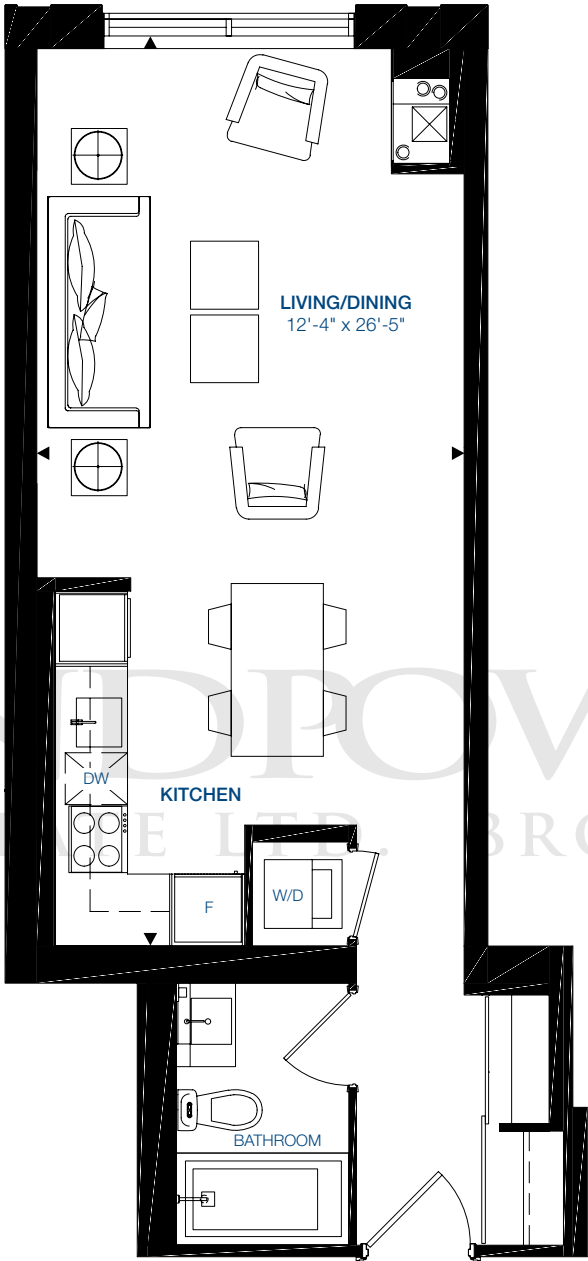
ZEN GARDEN



OUTDOOR TERRACE



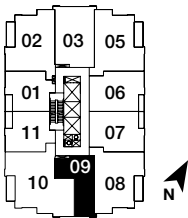
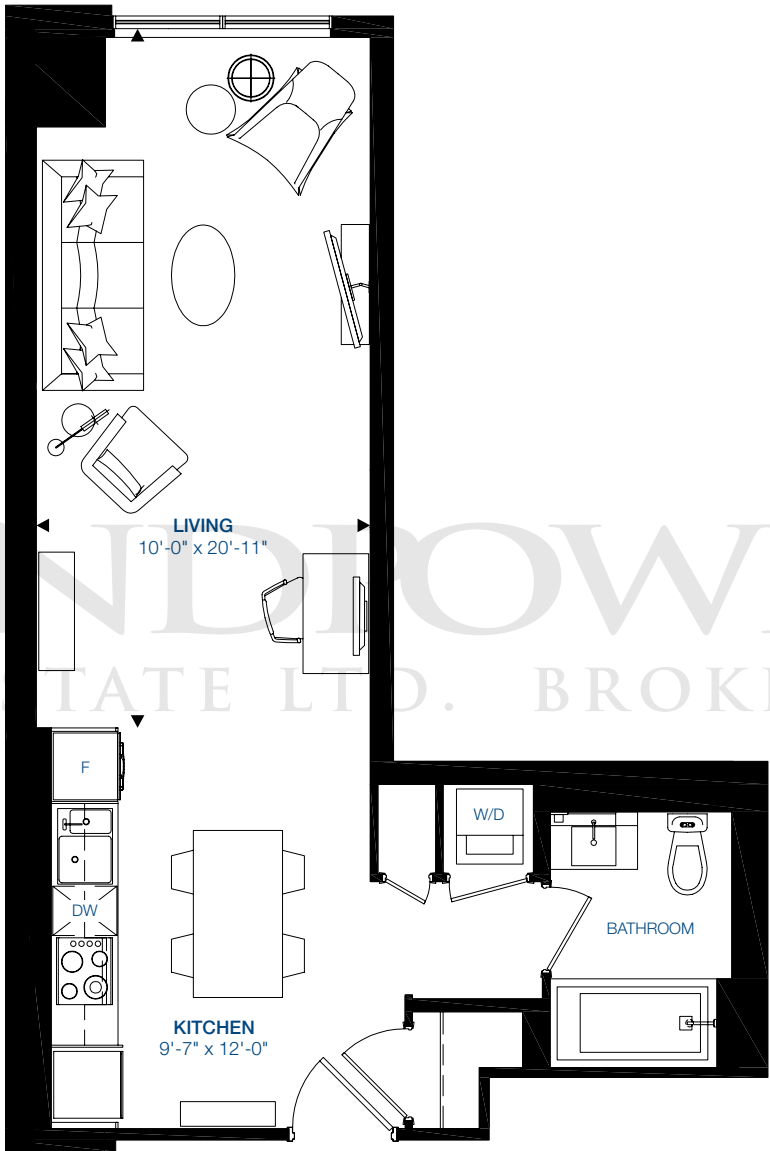
BAR LOUNGE



6TH - 9TH FLOORS

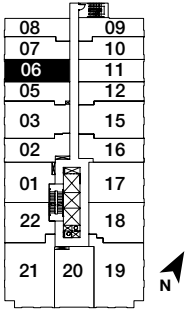
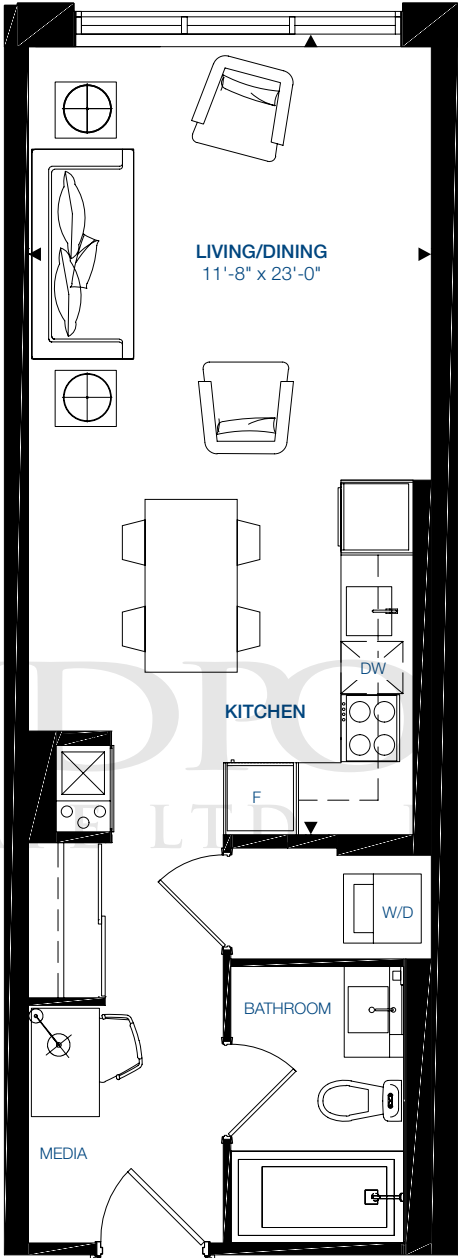
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15TH -17TH,
 26TH - 28TH FLOORS

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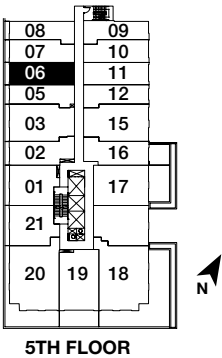
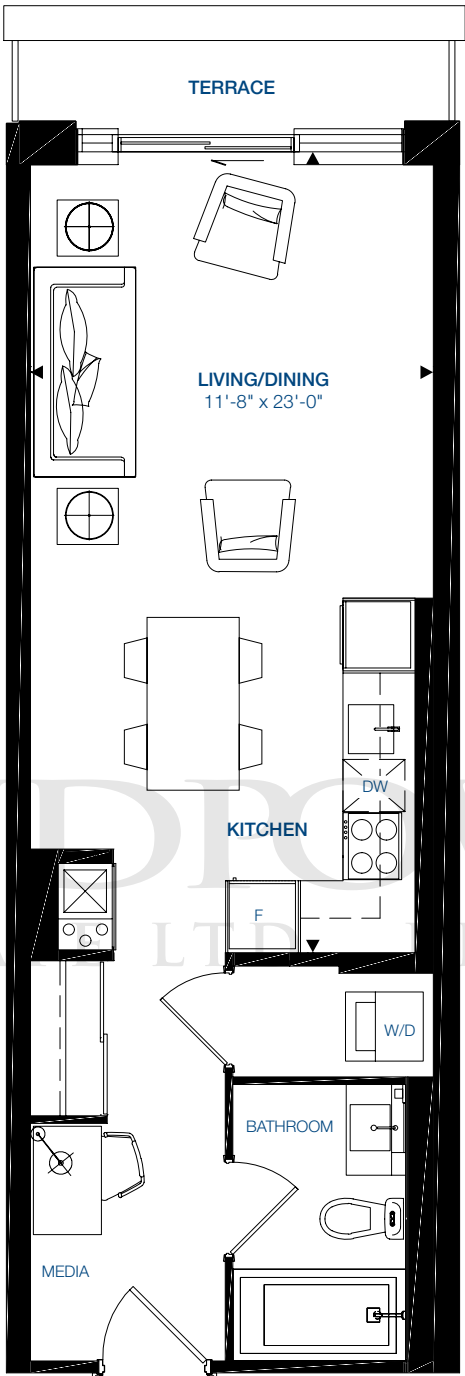


CITYCORE
DEVELOPMENTS INC.

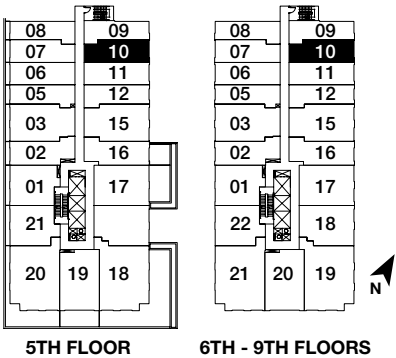
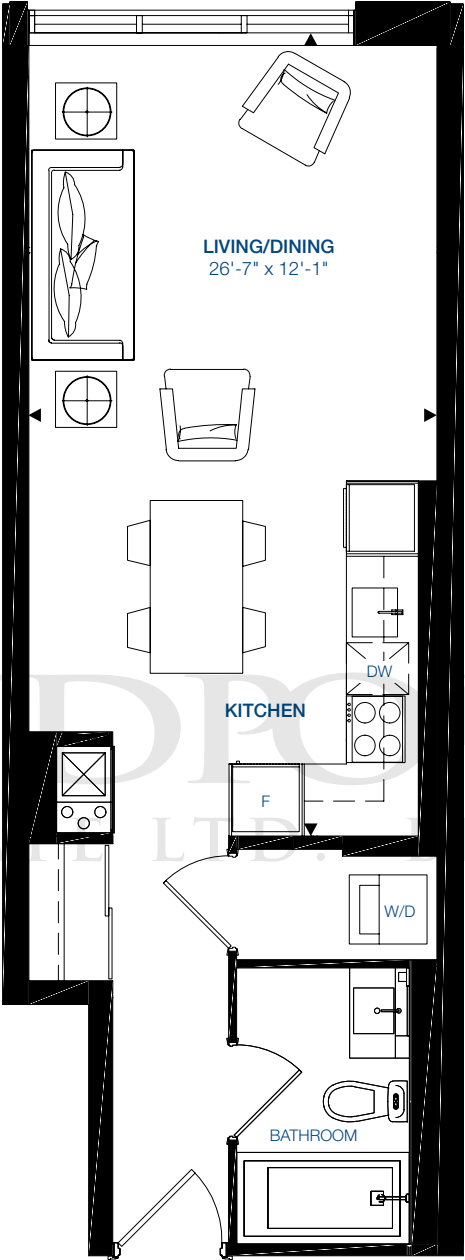


FORTRESS

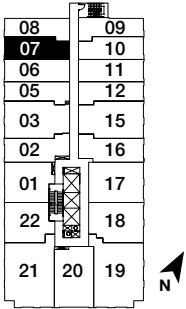
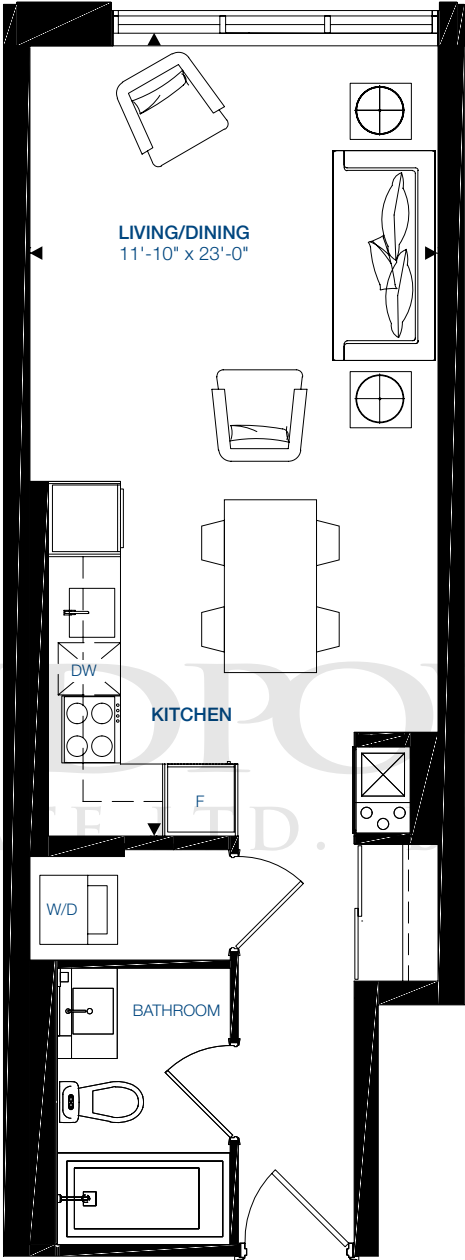
HarmonyVillage.ca



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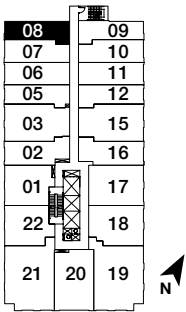
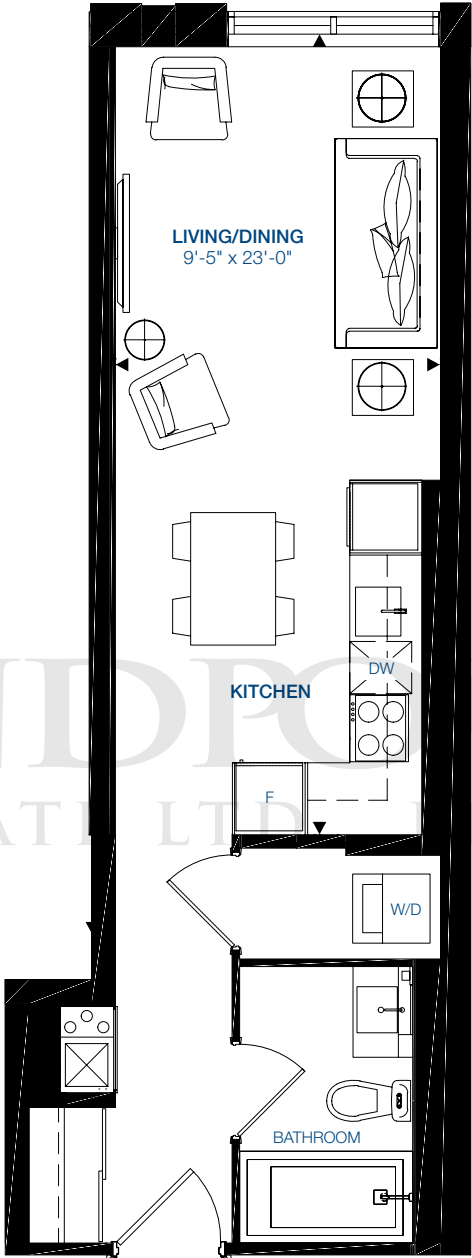


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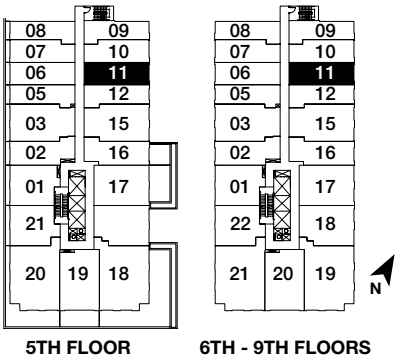
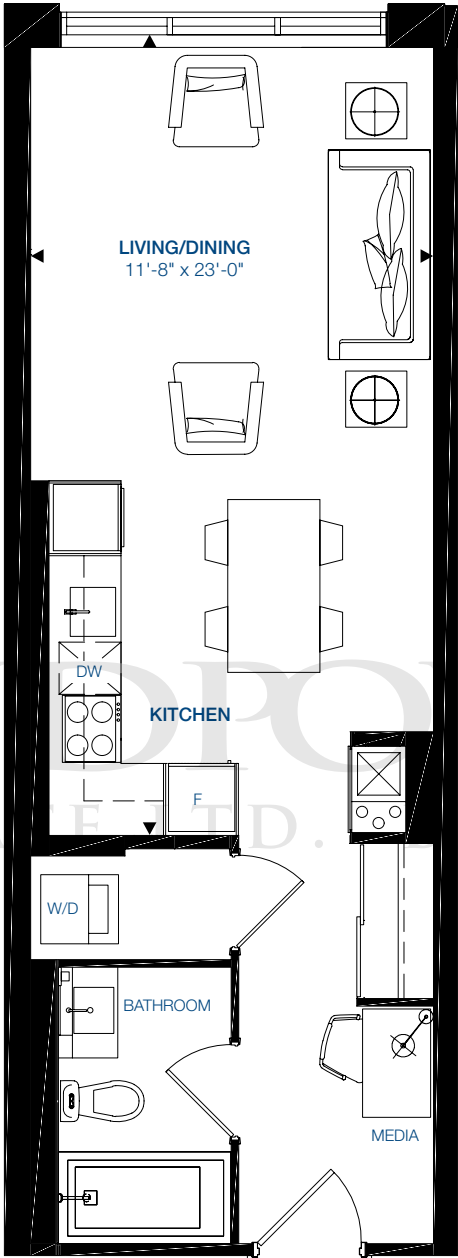
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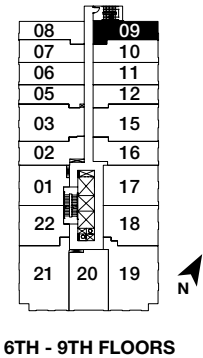
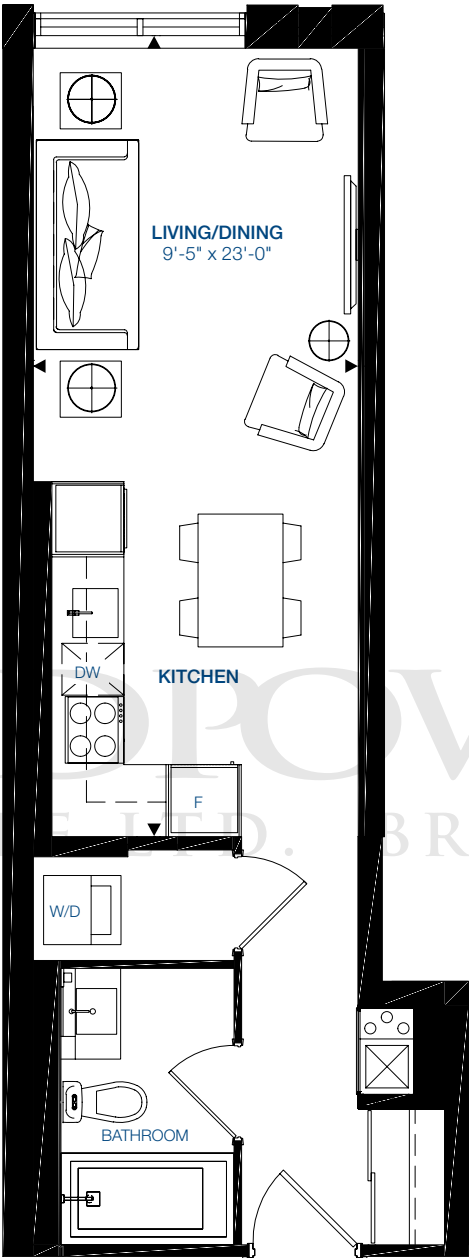
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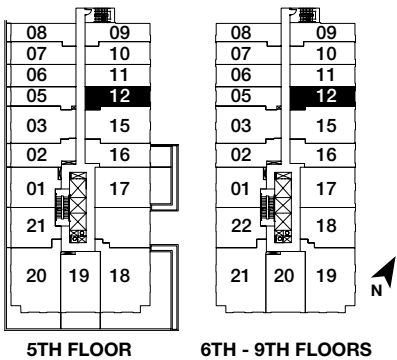
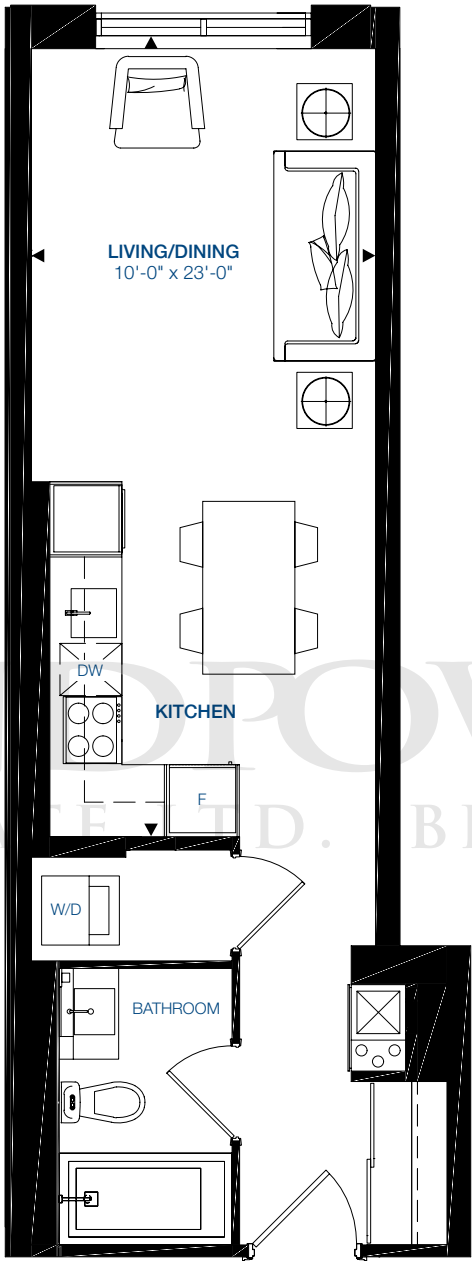


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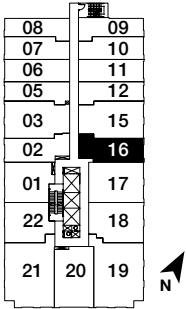
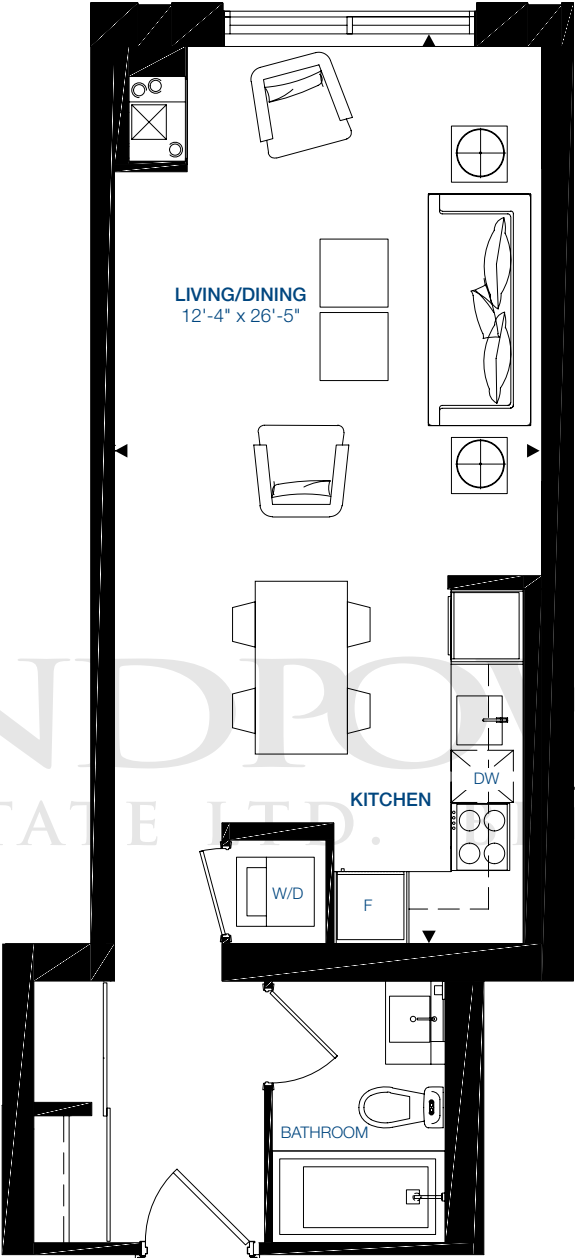




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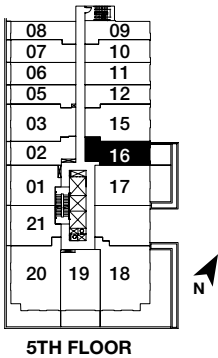
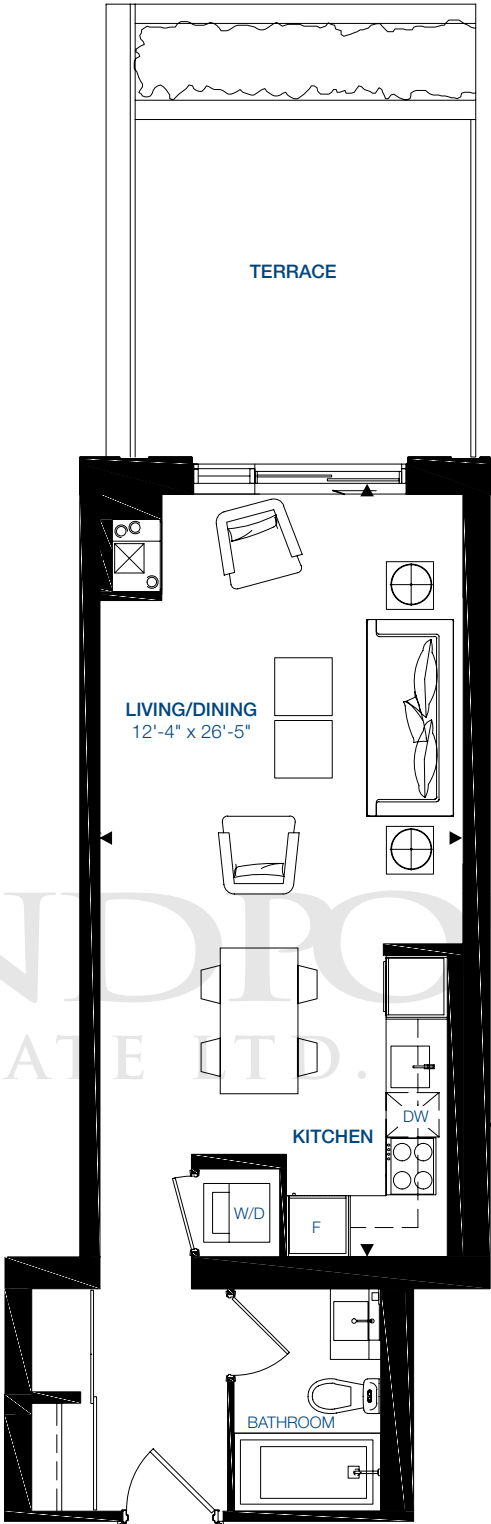


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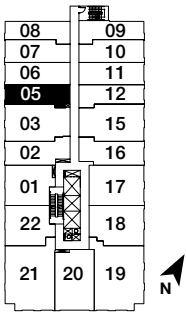
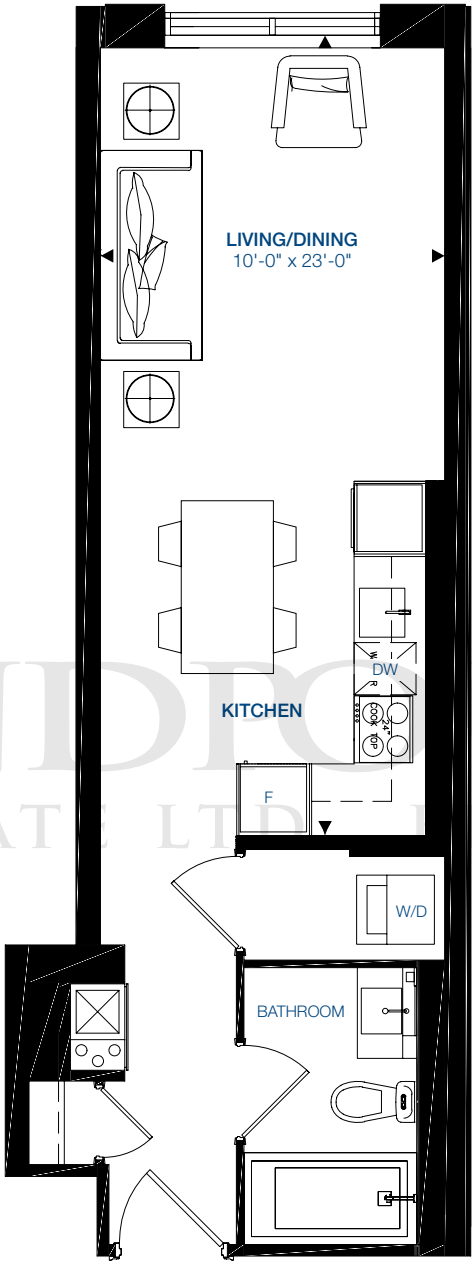


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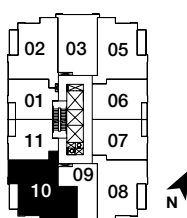


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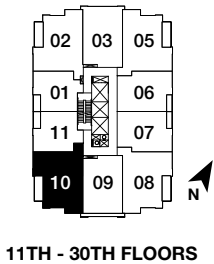
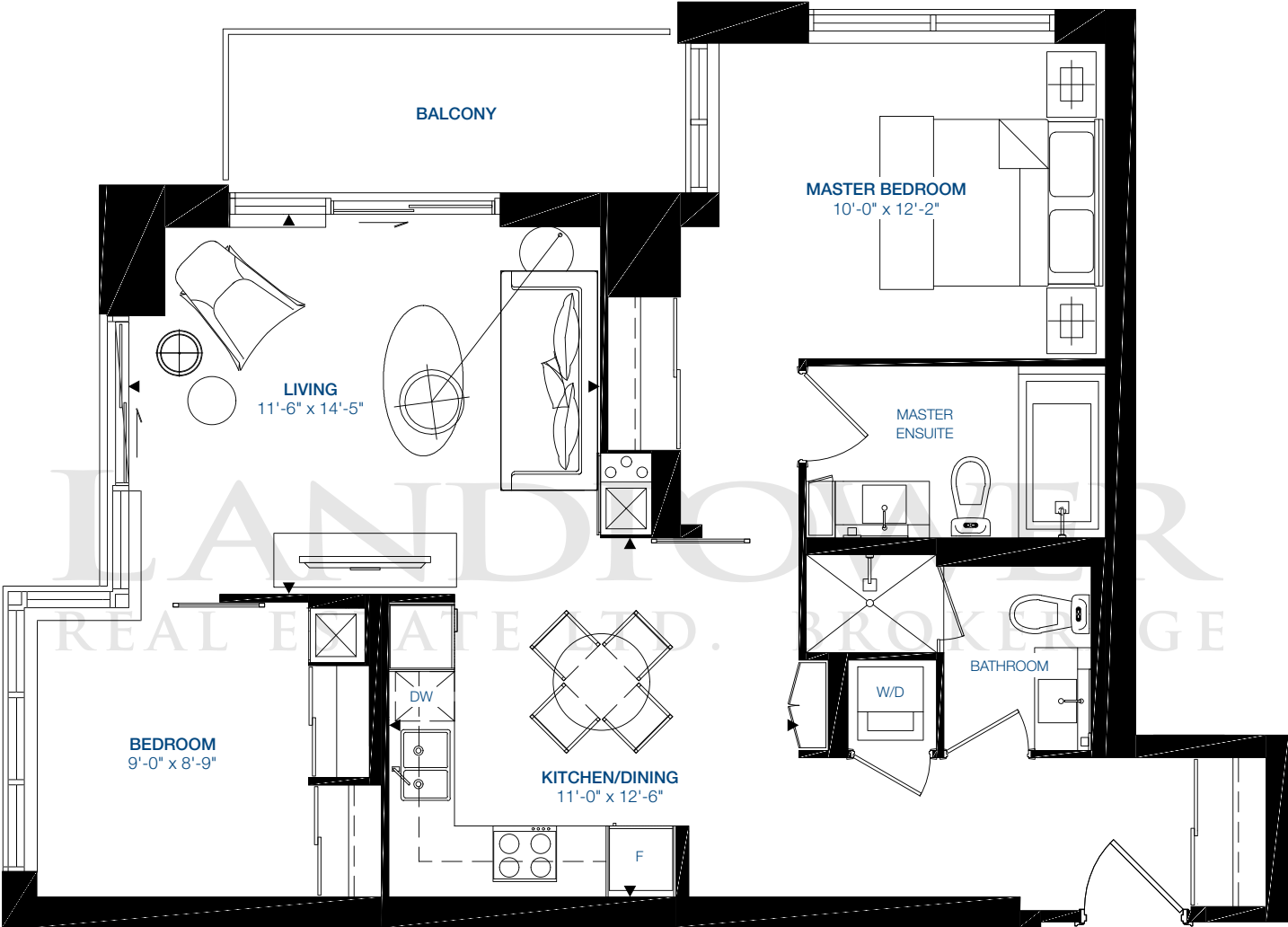
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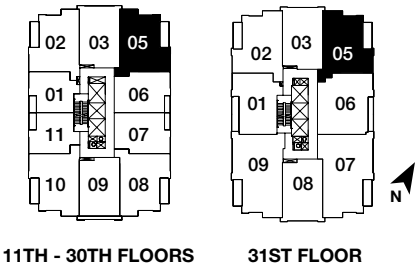
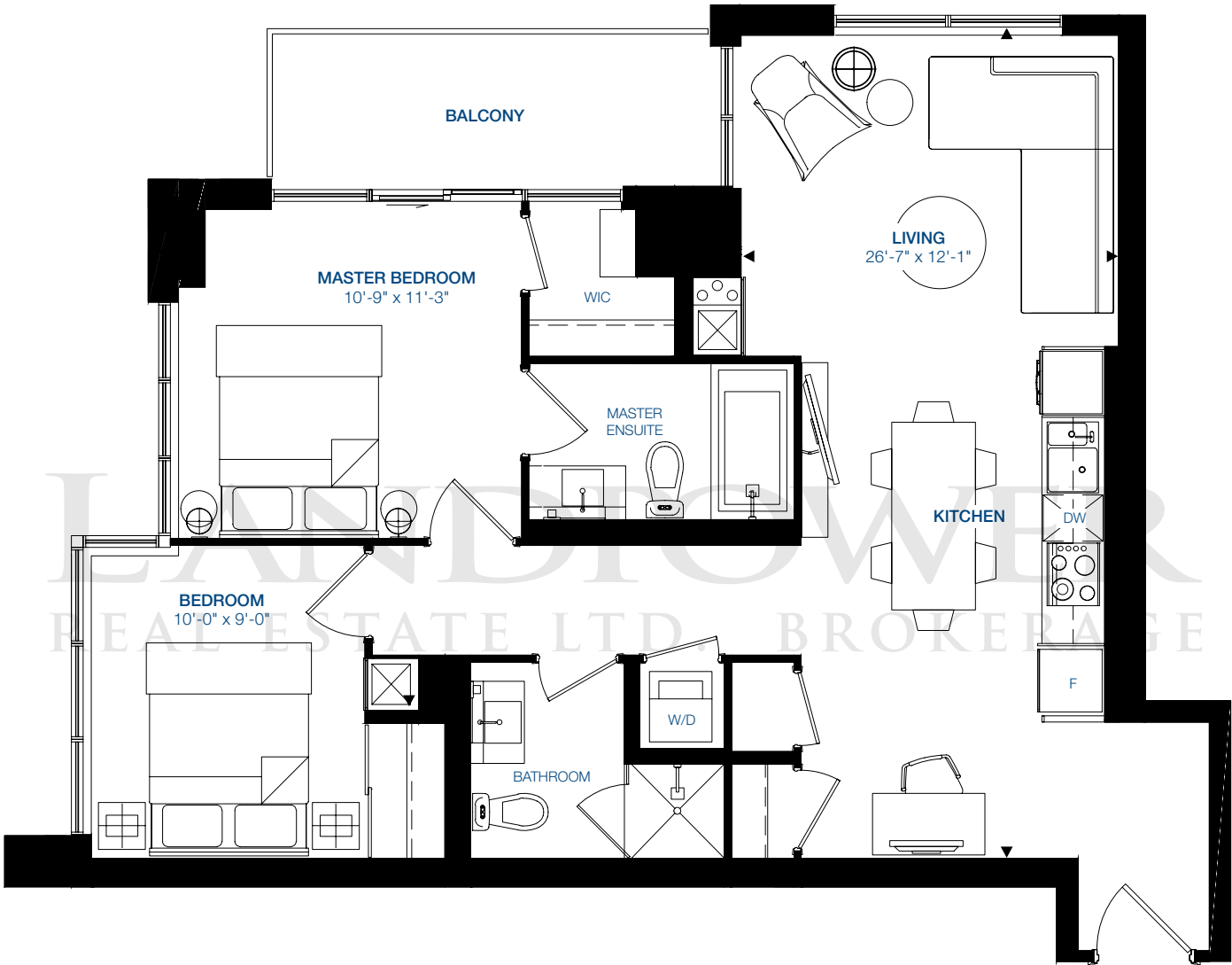


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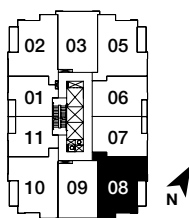
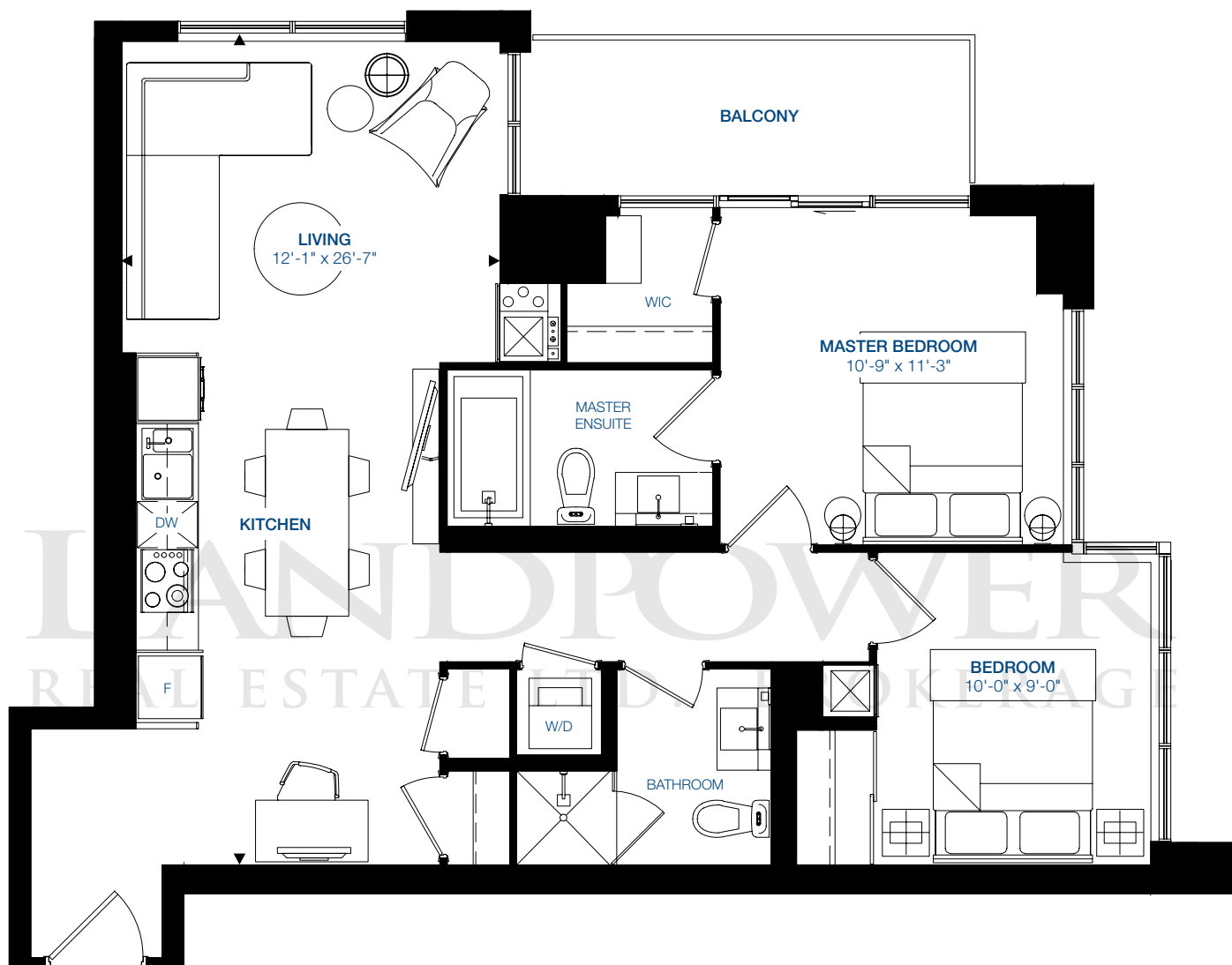
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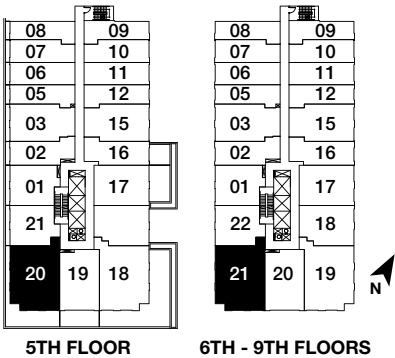
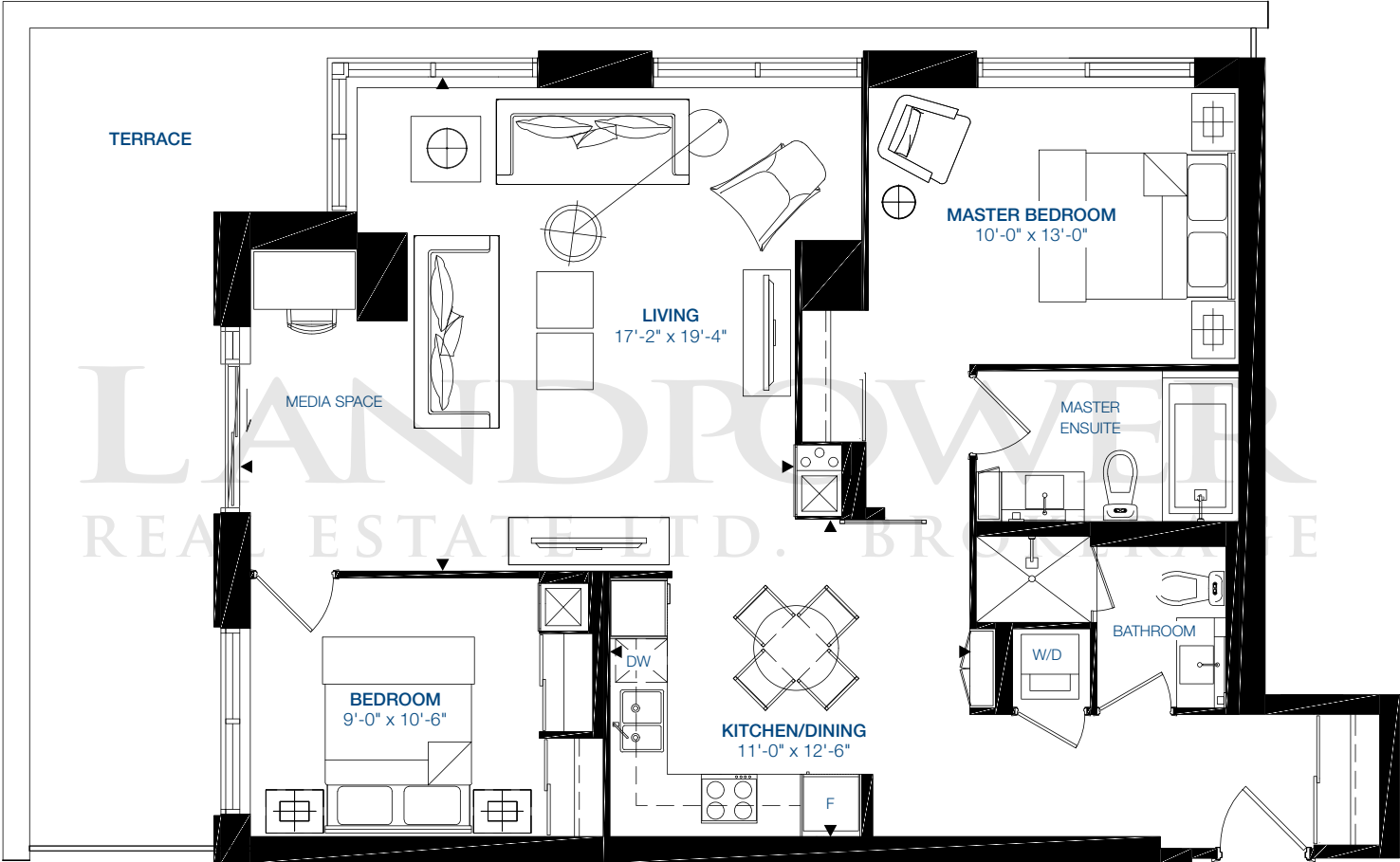


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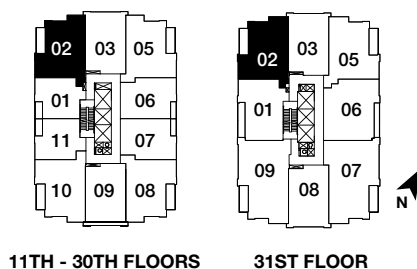
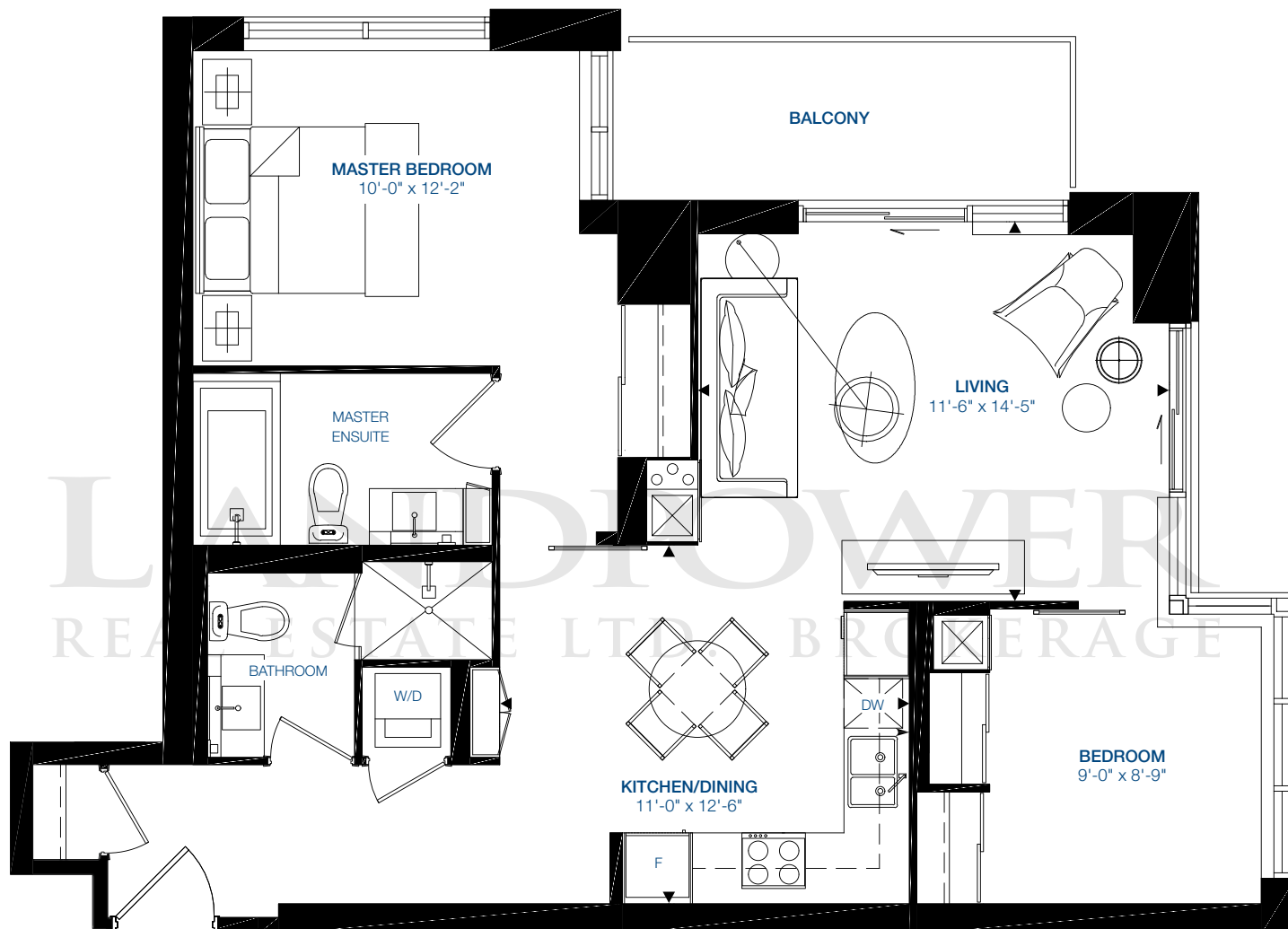


11TH - 30TH FLOORS

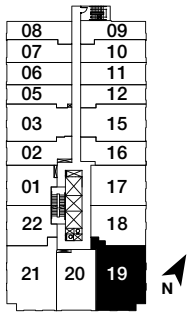
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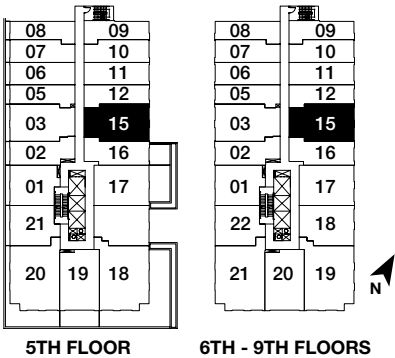
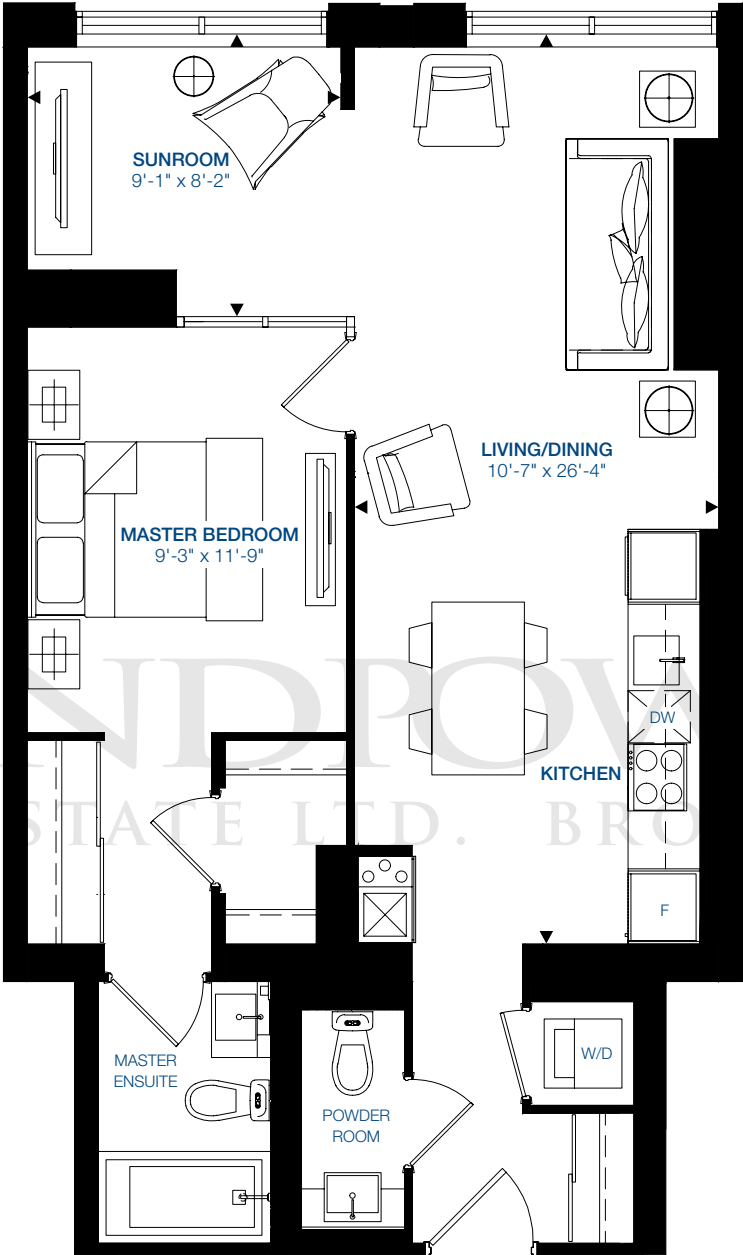


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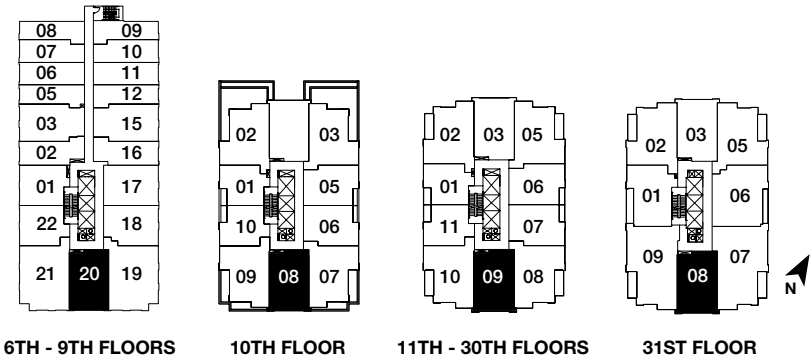
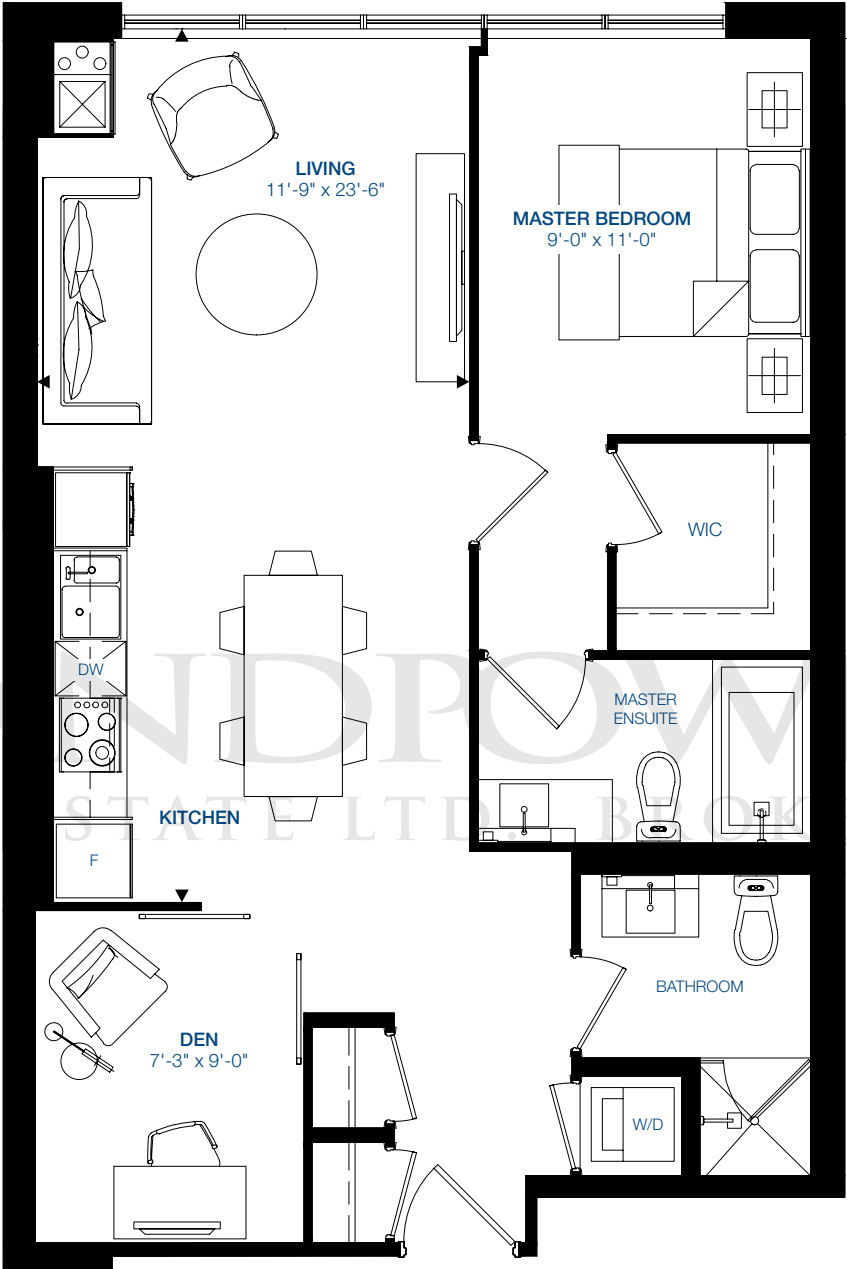


6TH - 9TH FLOORS

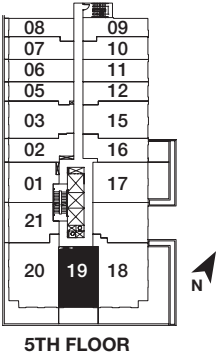
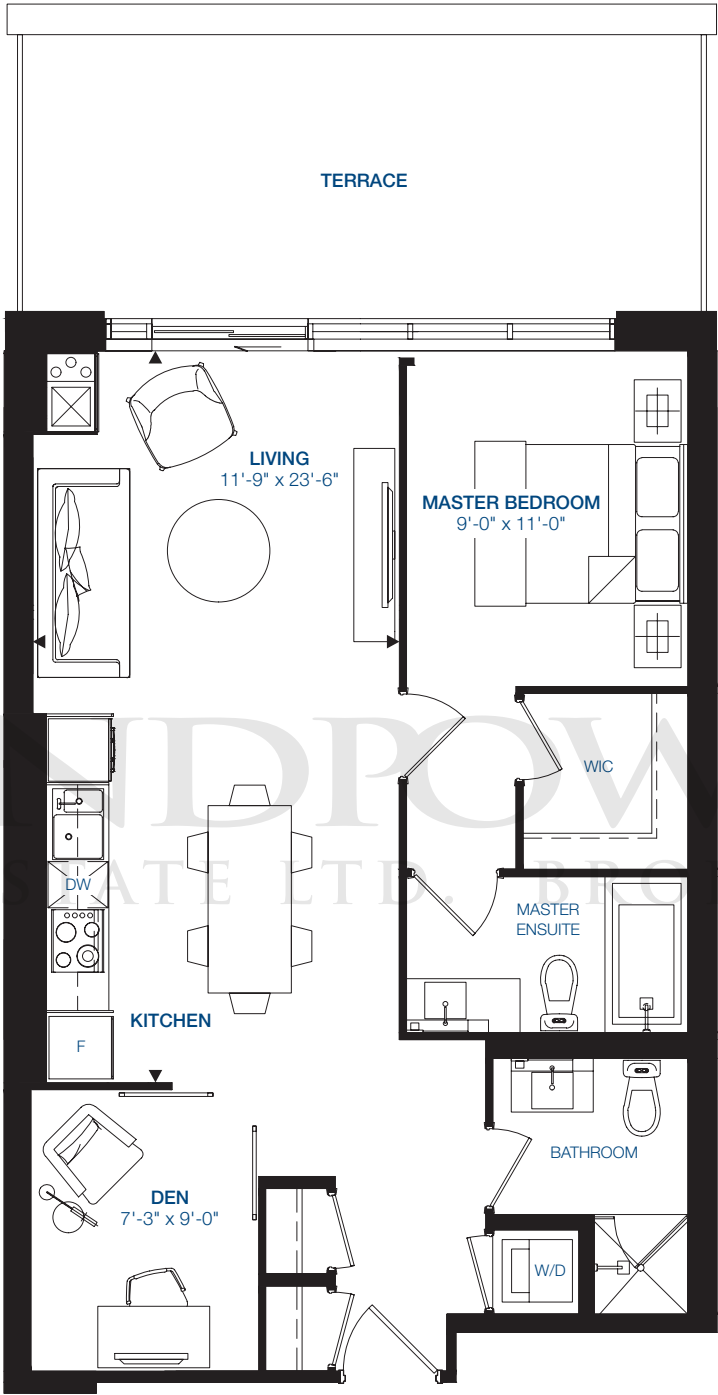
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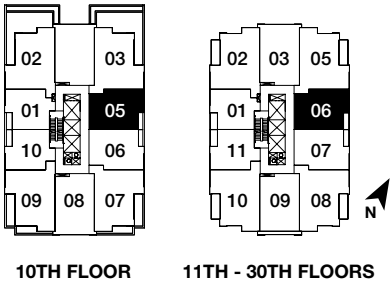
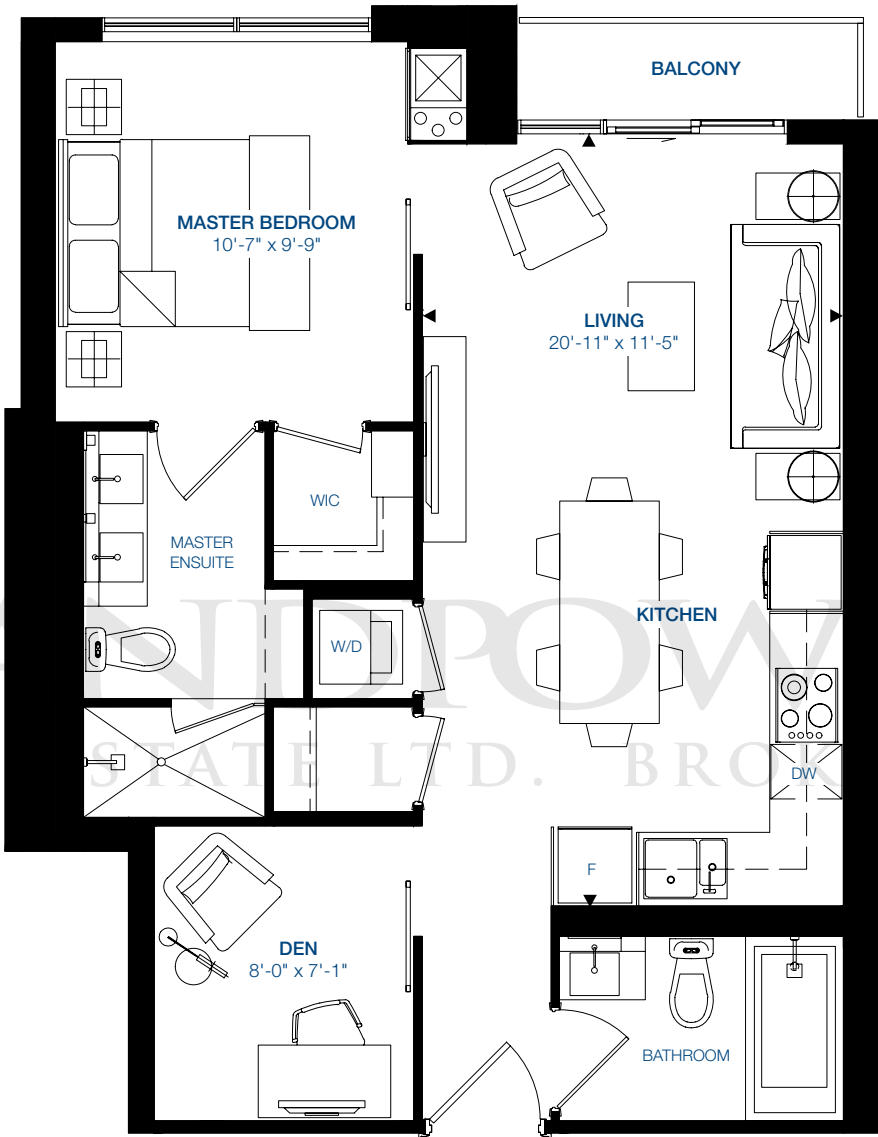
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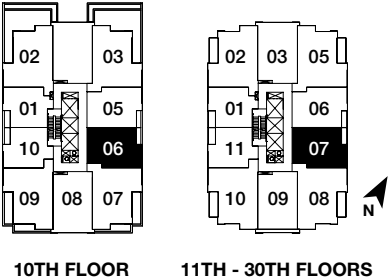
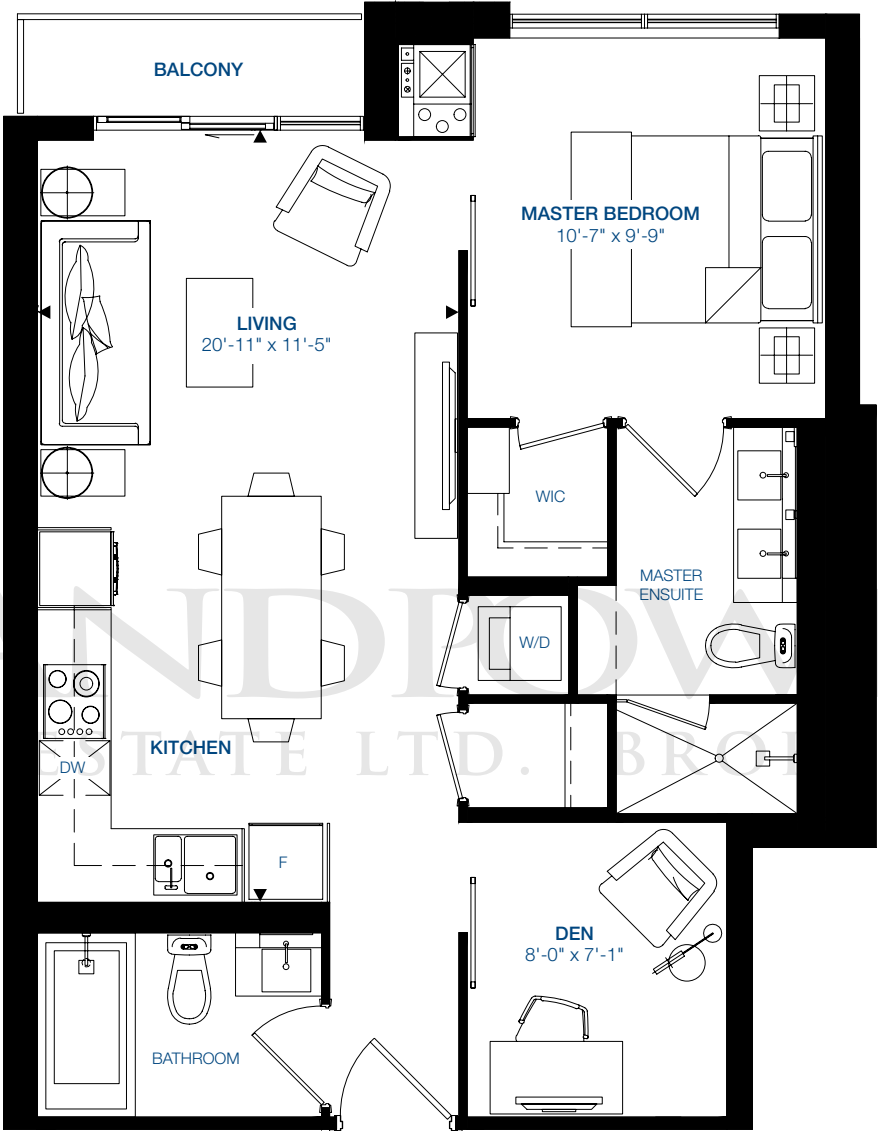
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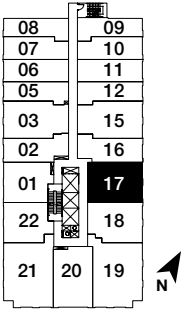
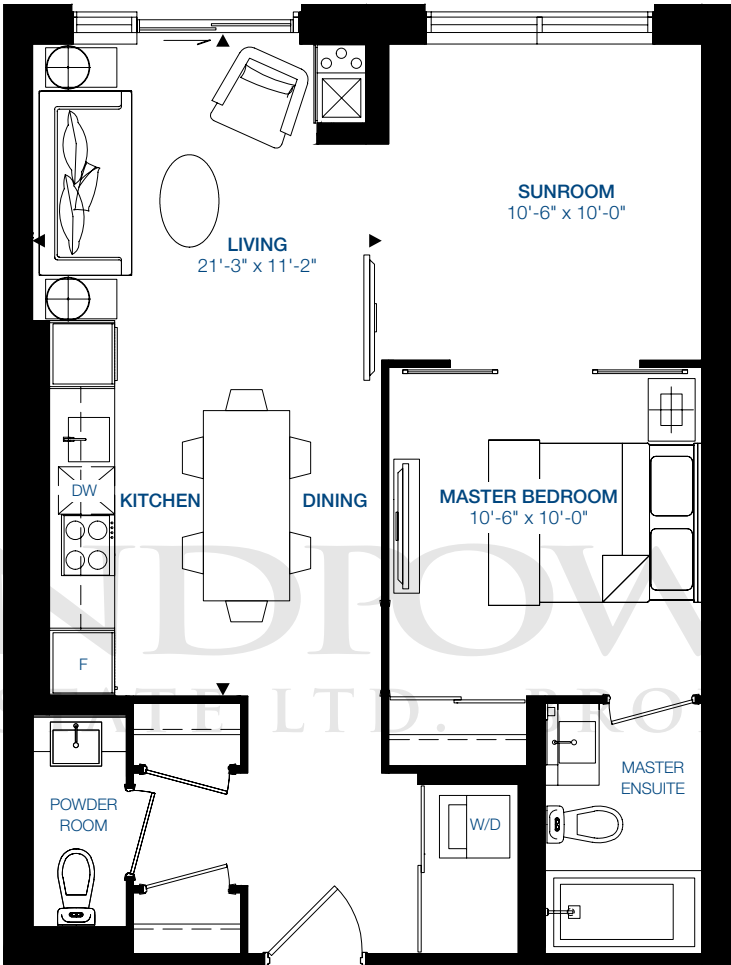
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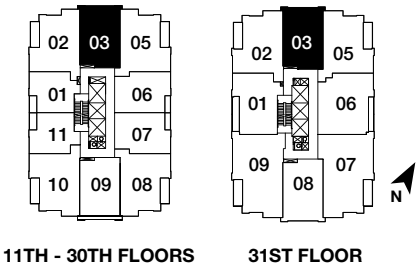
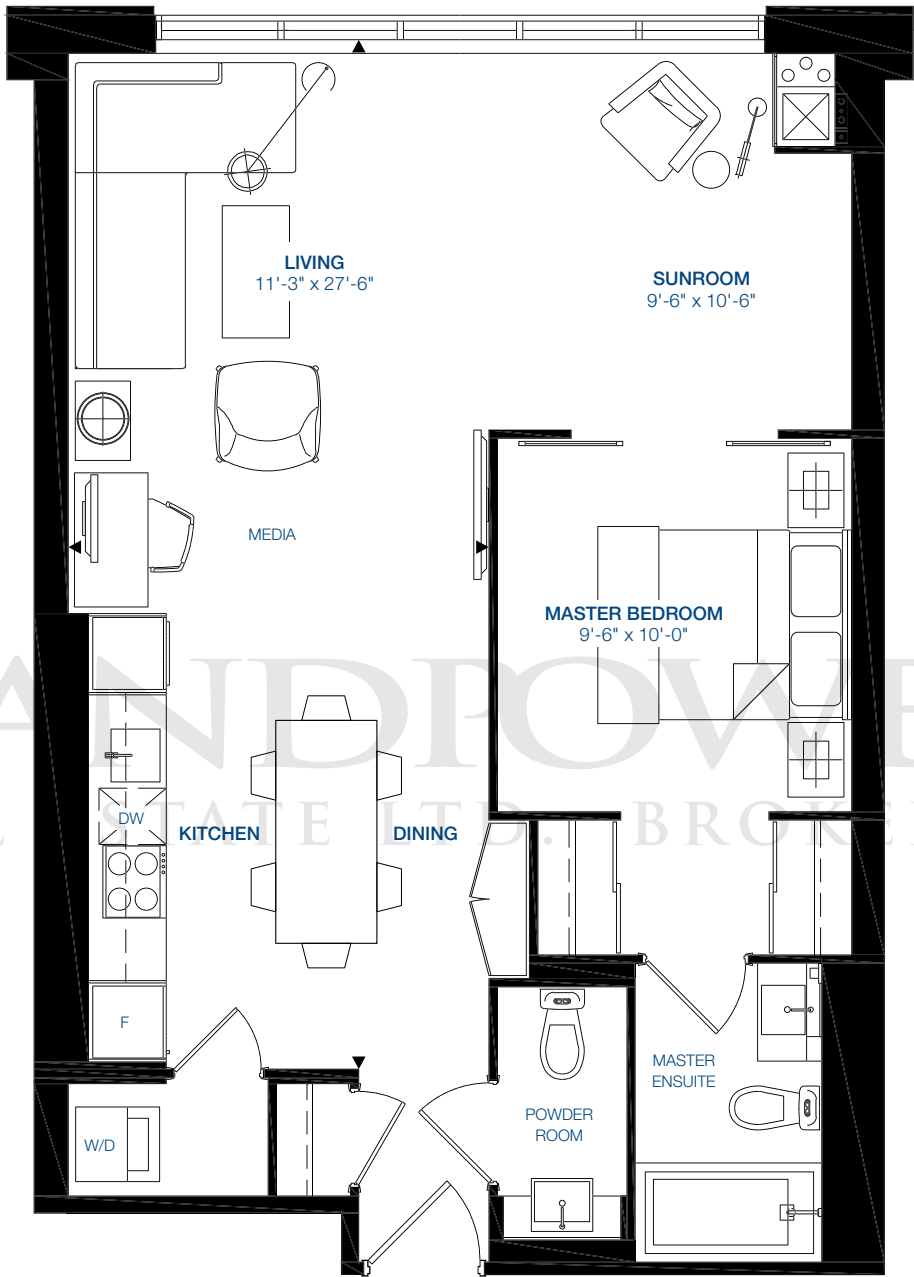


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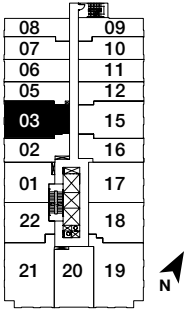
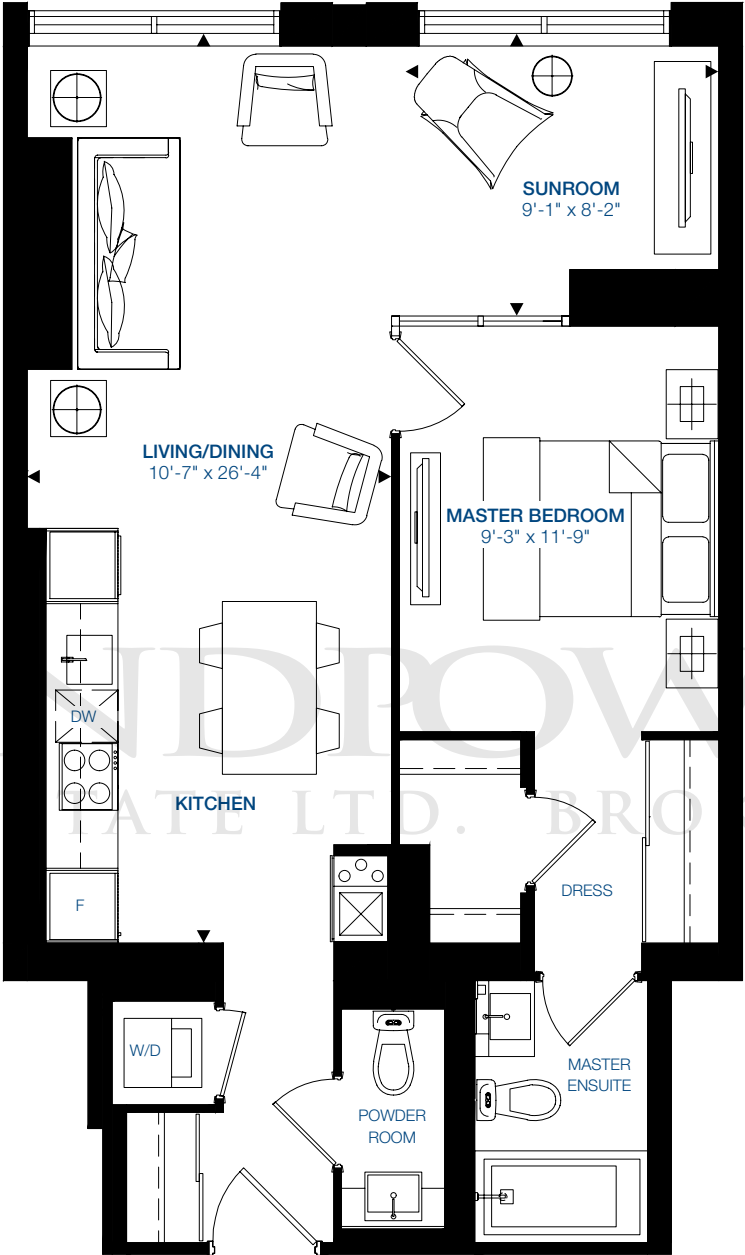


6TH - 9TH FLOORS

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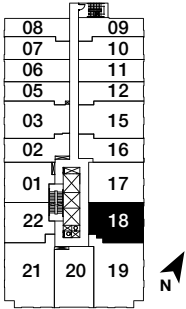
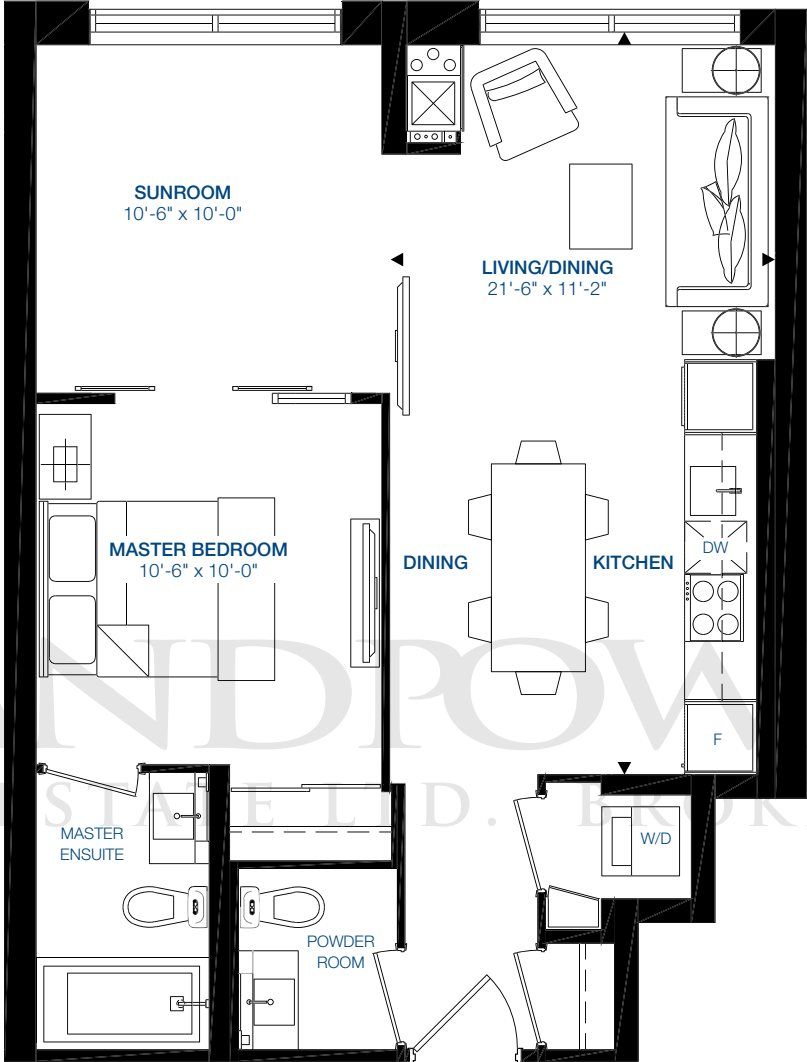


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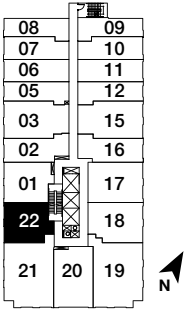
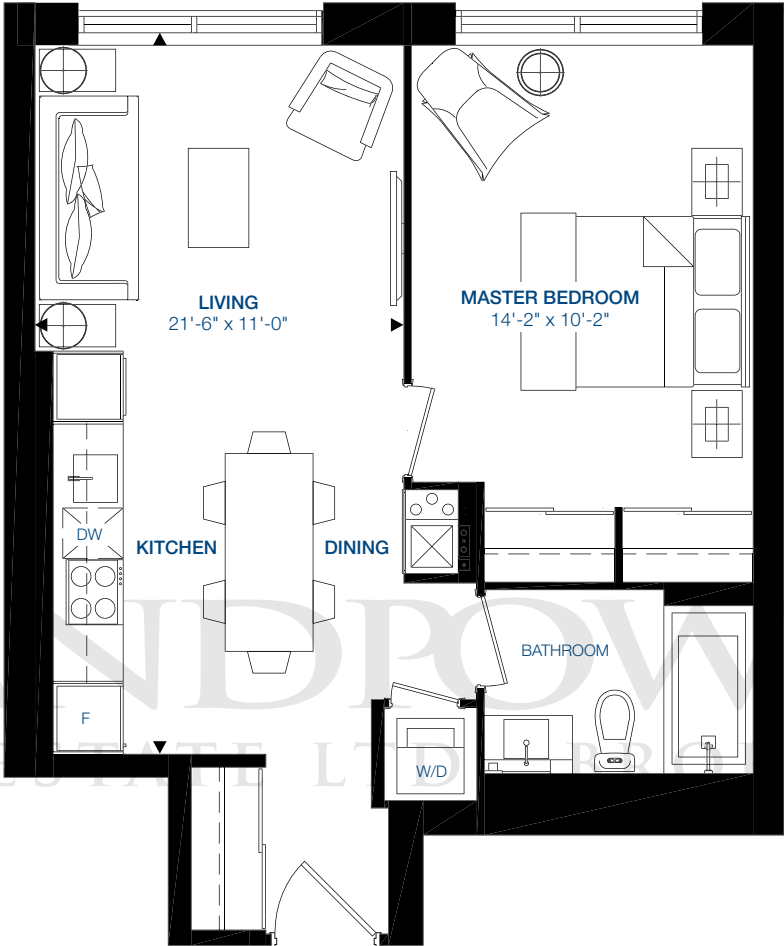
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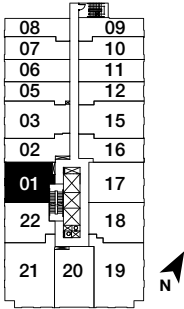
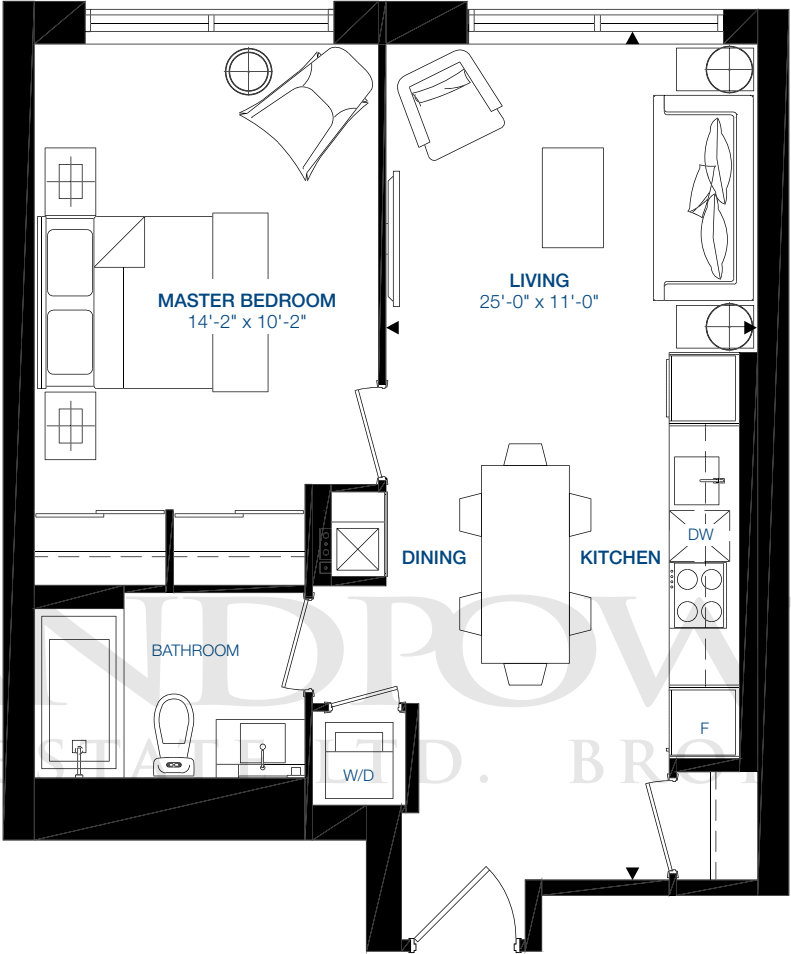
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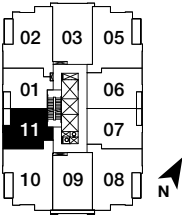
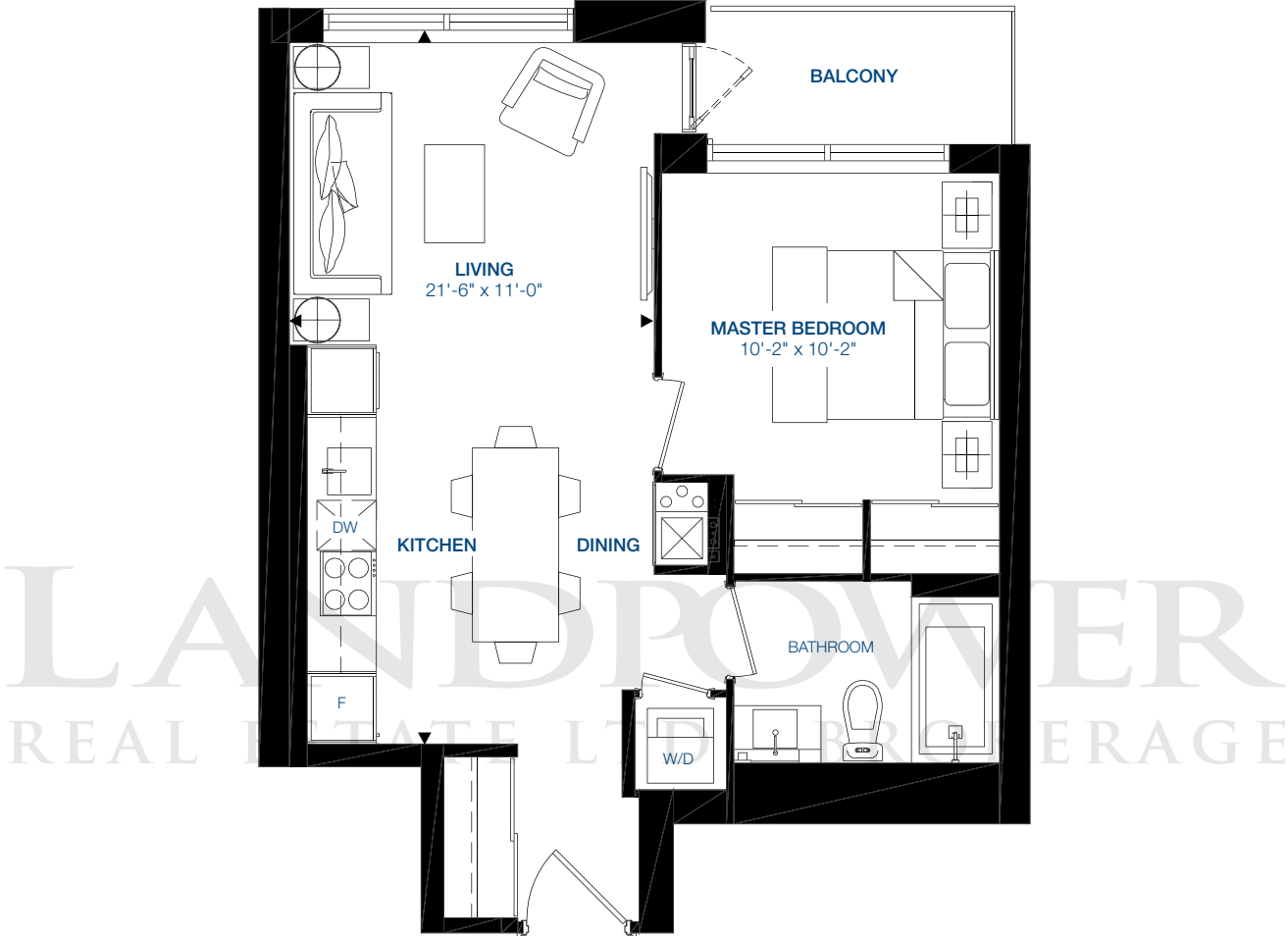
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SAMPLE 2 YEAR LEASEBACK PROGRAM

THE BLOSSOM (UNIT 1005)

1 BEDROOM + DEN + 2 BATH, 628 SQ.FT.

PURCHASE PRICE: \$311,500 MINUS \$15,000 CASH BACK = \$296,500



20% Down Payment	\$59,300.00
Monthly Mortgage Interest	\$658.31
Free Monthly Maintenance	\$0.00
Estimated Monthly Taxes	\$247.08
Monthly Leaseback	\$1,800.90
Annual Leaseback minus Interest, Maintenance & Taxes	\$10,745.84
Annual Return on Investment	18%



THE HARMONY VILLAGE NEW RELEASE

Platinum Agents' Incentive Program

\$10,000 off of the price of a Studio Suite*

\$15,000 off of the price of a 1 Bedroom Suite or 1 Bedroom + Den Suite*

\$20,000 off of the price of a 2 Bedroom, 2 Bedroom + Den or 3 Bedroom Suite *

PLUS

Leaseback option for 2 years @ \$2.90/square ft. commencing at Occupancy

May be cancelled by Purchaser at any time

\$0 Management Fees

No maintenance fees for 2 years**

\$0 Assignment Fee ***

Development Charges and Levies capped at

\$3,500 Studio

\$5,000 1B/1B+D

\$6,500 2B/2B+D

Deposit Structure

\$5,000 on signing, Balance of 5% in 30 days

5% in 90 days

5% in 240 days

5% at Interim Occupancy

* Reduction in the Purchase Price will occur at time of sale.

**The maintenance will be paid by the Developer directly to Property Management for 24 months (2 years) commencing at time of Occupancy and is paid only on the suite maintenance. The 2 year maintenance incentive is non-transferable. It applies only to the original Purchaser.

*** On the first Assignment for qualifying Assignee subject to Vendor's conditions for Assignments being met. Please see Sales Representative for details.

Programs and incentives are subject to change without notice. E. & O.E. Valid for sales signed on or before December 17, 2014 only.



EXCLUSIVE PLATINUM AGENT PRICING

SUITE NAME	LEVEL	APPROXIMATE SUITE SIZE	SUITE TYPE:	EXPOSURE	PRICING FROM:	PLATINUM AGENT PRICING FROM:
Delphinium	6-7	388 square feet	Studio	West	\$193,000	\$183,000
Freesia	6-7	395 square feet	Studio	East	\$191,500	\$181,500
Dahlia	6-7	398 square feet	Studio	West	\$198,000	\$188,000
Phlox	5-7	403 square feet	Studio	East	\$195,000	\$185,000
Heather	5-9	435 square feet	Studio	East	\$211,000	\$201,000
Snapdragon	6-9	435 square feet	Studio	West	\$217,500	\$207,500
Holly	5-9	448 square feet	Studio	East	\$217,500	\$207,500
Gladiolus	6-7	448 square feet	Studio	West	\$223,500	\$213,500
Ginger Flower	6-9	467 square feet	Studio	West	\$234,000	\$224,000
Briar Rose	15-17, 26-28	474 square feet	Studio	South	\$234,000	\$224,000
Daisy	6-8	479 square feet	Studio	East	\$234,500	\$224,500
Iris (Reverse)	23-30	525 square feet	1 Bedroom	West	\$278,000	\$263,000
Bird of Paradise	6-7	563 square feet	1 Bedroom	West	\$276,000	\$261,000
Calla Lily	6-7	578 square feet	1 Bedroom	West	\$284,000	\$269,000
Blossom	11-30	628 square feet	1 Bedroom + Den	East	\$312,500	\$297,500
Leilani	11-30	628 square feet	1 Bedroom + Den	East	\$312,500	\$297,500
Violet	6-7	651 square feet	1 Bedroom + Den	East	\$318,000	\$303,000
Mimosa	6-7	681 square feet	1 Bedroom + Den	East	\$333,000	\$318,000
Tiger Lily	6-9	708 square feet	1 Bedroom + Den	West	\$348,500	\$333,500
Daffodil	5-9	709 square feet	1 Bedroom + Den	East	\$342,500	\$327,500
Peony	11-31	730 square feet	1 Bedroom + Den	North	\$366,500	\$351,500
Pine	6-31	730 square feet	1 Bedroom + Den	South	\$353,000	\$338,000
Bamboo	19-22	815 square feet	2 Bedroom	South-West	\$419,000	\$399,000
Orchid	11-20	815 square feet	2 Bedroom	North-West	\$411,000	\$391,000
Marigold	11-30	817 square feet	2 Bedroom	South-East	\$417,000	\$397,000
Juniper	11-31	817 square feet	2 Bedroom	North-East	\$417,500	\$397,500
Cypress	6-7	999 square feet	2 Bedroom	South-West	\$489,500	\$469,500
Tulip	6-9	1008 square feet	2 Bedroom	South-East	\$494,000	\$474,000
Petunia	15-17, 26-28	1071 square feet	3 Bedroom	South-West	\$543,000	\$523,000

All prices, figures and materials are preliminary and are subject to change without notice E. & O. E.

Note: All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Bulletin #22. Actual living area may vary from floor area stated. Floor premium of \$1,000 per floor. Some exceptions apply. Please speak to a sales representative for details.

November 26, 2014

Sales Centre
3260 Sheppard Avenue East,
Scarborough, Ontario.
M1T 3K3
Telephone: 416-493-0123
Fax: 416-490-9557
Email: harmonyvillage@bakersales.info



Terrace Suites

SUITE NAME	LEVEL	APPROXIMATE SUITE SIZE	SUITE TYPE:	EXPOSURE	PRICING FROM:	PLATINUM AGENT PRICING FROM:
Gladiolus	5	448 square feet	Studio/Terrace	West	\$228,000	\$218,000
Daisy	5	479 square feet	Studio/Terrace	East	\$246,000	\$236,000
Blossom	10	628 square feet	1 Bedroom + Den/Terrace	East	\$311,500	\$296,500
Leilani	10	628 square feet	1 Bedroom + Den/Terrace	East	\$311,500	\$296,500
Pine	5	730 square feet	1 Bedroom + Den/Terrace	South	\$368,000	\$353,000
Cypress	5	999 square feet	2 Bedroom/Terrace	South-West	\$508,500	\$488,500

Building Features

State of the art LEED Platinum Building Design

Welcoming ground floor lobby with concierge services, an elegant sitting area and mail room.

24-hour concierge or security.

Terrace and outdoor BBQ areas/lounges.

Underground parking includes a car wash bay and charging stations for electric vehicles.

Deposit Structure \$5,000 with signing of Agreement Balance of 5% in 30 days 5% in 90 days 5% in 240 days 5% at Interim Occupancy Taxes Estimated at approximately 1 % of purchase price Occupancy Commencing July , 2017	International Deposit Structure 35% total \$5,000 with signing of Agreement Balance of 5% in 30 days 5% in 90 days 10% in 270 days 10% in 540 days 5% at Interim Occupancy	Maintenance \$0.45 per square foot Hydro, water, heating and cooling metered separately Parking Maintenance fee - \$58.88/month Parking \$25,000 per parking space Locker \$3,500. Wait List. Limited Availability All prices quoted include HST
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All prices, figures and materials are preliminary and are subject to change without notice E. &O. E. Note: All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Bulletin #22. Actual living area may vary from floor area stated.

Please see a Sales Representative for details. Floor premium of \$1,000 per floor. Some exceptions apply. Please speak to a sales representative for details.
November 26, 2014





PROCEDURE FOR BUYING

1. As a Platinum Agent with CityCore Developments Inc. and Baker Real Estate, you are being given the first opportunity to sell with The Harmony Village Leaseback Program.
2. The attached worksheet should be completed for your Purchaser, once a purchaser is in place. In order to avoid spelling or information errors, your Purchaser's photo ID must also be scanned or faxed with your worksheet.
3. The completed worksheets and photo ID should be emailed to harmonyvillage@bakersales.info or faxed to 416-490-9557 where every effort will be made to accommodate your request.
4. We will prepare your Agreement for signing with your client and telephone you to set up an appointment.
5. You may prefer to bring your client to our Sales Centre and we will help you make the sale!
6. Purchaser must be present to purchase.
7. A deposit cheque from a financial institution in the amount of \$5,000 must be presented at time of purchase. Counter cheques will not be accepted. Cheques are payable to Harris, Sheaffer LLP in Trust.

Thank you for your support and co-operation,

Iman Lalji
May Sheardown
Sales Representatives
416-493-0123

Programs and incentives are subject to change without notice. E. & O.E. Valid for sales signed on or before December 17, 2014 only.





WORKSHEET

FAX: 416-490-9557 EMAIL: harmonyvillage@bakersales.info

OFFICE USE ONLY

Date Received: _____

BASE PURCHASE PRICE \$ _____

Baker Sales Representative: _____

PARKING COST \$ _____

SUITE: _____ (the Unit)

TOTAL PURCHASE PRICE \$ _____

MODEL: _____

PLEASE FILL OUT THE FOLLOWING

	MODEL	FLOOR
CHOICE #1		
CHOICE #2		
CHOICE #3		
CHOICE #4		
CHOICE #5		

First Parking Space Purchase at \$25,000 _____
Additional Parking Spaces will be placed on Wait List _____

Please place me on Wait List for Locker at
\$3,500 (Limited Availability) _____

PURCHASER INFORMATION : PLEASE ENCLOSE CLEAR COPY OF PURCHASER IDENTIFICATION

PURCHASER 1		PURCHASER 2	
First Name:		First Name:	
Last Name:		Last Name:	
Address:		Address:	
Suite #		Suite #	
City:	Province:	City	Province:
Postal Code:		Postal Code:	
Main Phone:		Main Phone:	
Alternate Phone:		Alternate Phone:	
Date of Birth:		Date of Birth:	
S.I.N. #		S.I.N. #	
Driver's Licence #		Driver's Licence #	
Expiry Date:		Expiry Date:	
Email:		Email:	

PURCHASER PROFILE: (TO BE COMPLETED BY AGENT)

Did you register through the Web?	How did you hear about us?
Profession:	Marital Status:
How many dependents?	Ages?
End User or Investor	

Co-operating Broker: Please enclose Agent's business card.

Name: _____

Brokerage: _____

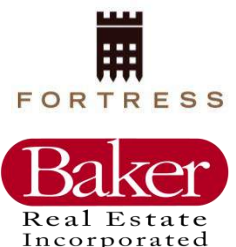
Address: _____

Mobile: _____

Office: _____

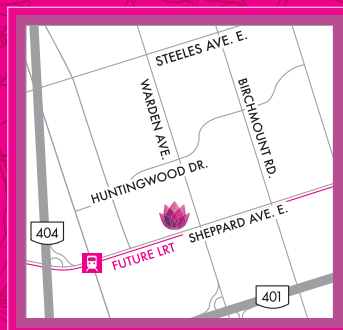
Fax: _____

Email: _____





Harmony Village
3260 Sheppard Avenue East
Toronto, ON M1T 3K3
Tel: (416) 493.0123
www.harmonyvillage.ca
harmonyvillage@bakersales.info



Exclusive listing brokerage Baker Real Estate Incorporated. Brokers protected. Prices and specifications are subject to change without notice.
All illustrations and renderings are artist's concept. E.&O.E.