

## The purity of passion.

Plazacorp has successfully completed over 5,000 condominium residences in many of Toronto's most desirable neighbourhoods. Every Plazacorp condominium community strictly adheres to a philosophy of lasting value in architecture, interior design and materials – so you can be sure your home will be a place of lasting beauty.

That's why every Plaza suite includes lasting value as a standard feature. Suite finishes are selected for both beauty and durability: granite, marble, laminate hardwood, stainless steel and quality cabinetry are all exquisite materials with proven lasting value. You pay attention to detail – and we do too. That is why so many Plazacorp purchasers become repeat purchasers – and why you can choose your condominium home with complete confidence.



# IVORY

ON ADELAIDE



PLAZA®  
[pureplaza.com](http://pureplaza.com)





UNIVERSITY OF TORONTO

1.25 KMS

25 MIN.

12.5 MINS.

6.25 MINS.

2.5 MIN.

1 KM

20 MIN.

10 MINS.

5 MINS.

2 MIN.



HOSPITAL ROW



TORONTO BUS TERMINAL



DUNDAS SQUARE



EATON CENTRE



RYERSON UNIVERSITY



ST MICHAELS HOSPITAL



GEORGE BROWN



IVORY ON ADELAIDE

DON VALLEY PARKWAY



GARDINER EXPRESS WAY



.25 KM  
10 MIN.  
5 MINS.  
2.5 MINS.  
.5 MIN.



THE DISTILLERY DISTRICT



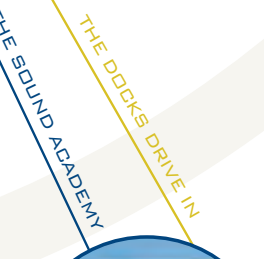
ST. LAWRENCE MARKET



BIER MARKET



SUGAR BEACH



THE SOUND ACADEMY



THE DOCKS DRIVE IN

## The purity of convenience.

Old Town Toronto, a neighbourhood steeped in the character of the city's storied past and the original town site of York, as laid out in 1793. It's an area that embraces yesterday while celebrating today with a selection of many of Toronto's finest lifestyle conveniences.

The St. Lawrence Market and the historic Distillery District are just two examples of Toronto's past uniting with its present. Originally Toronto's first City Hall in 1845, the South St. Lawrence Market building now houses over 50 food vendors offering unique, fresh and high-quality food items, and also boasts a free Wi-Fi network. Meanwhile, the Distillery District features a modern selection of off-beat boutiques, art galleries and cafés amidst a backdrop of old warehouse buildings that date back as early as 1859.

LAURENCE REALTY LTD. BROKERAGE



ROGERS CENTRE



CN TOWER



PRINCESS OF WALES THEATRE



ROY THOMSON HALL



METRO TORONTO CONVENTION CENTRE



UNION STATION



SONY CENTRE



AIR CANADA CENTRE

.75 KM  
15 MIN.  
7.5 MINS.  
3.125 MINS.  
1.5 MIN.

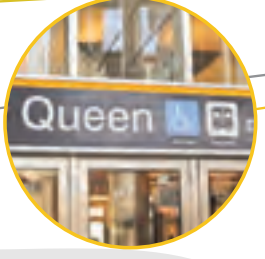
.5 KM  
10 MIN.  
5 MINS.  
2.5 MINS.  
1 MIN.



HOCKEY HALL OF FAME



TORONTO SCULPTURE GARDEN



WALKING DISTANCE TO QUEEN ST. SUBWAY STATION



CANADIAN OPERA HOUSE



NATHAN PHILIP SQUARE



CLOSE TO LAKESHORE

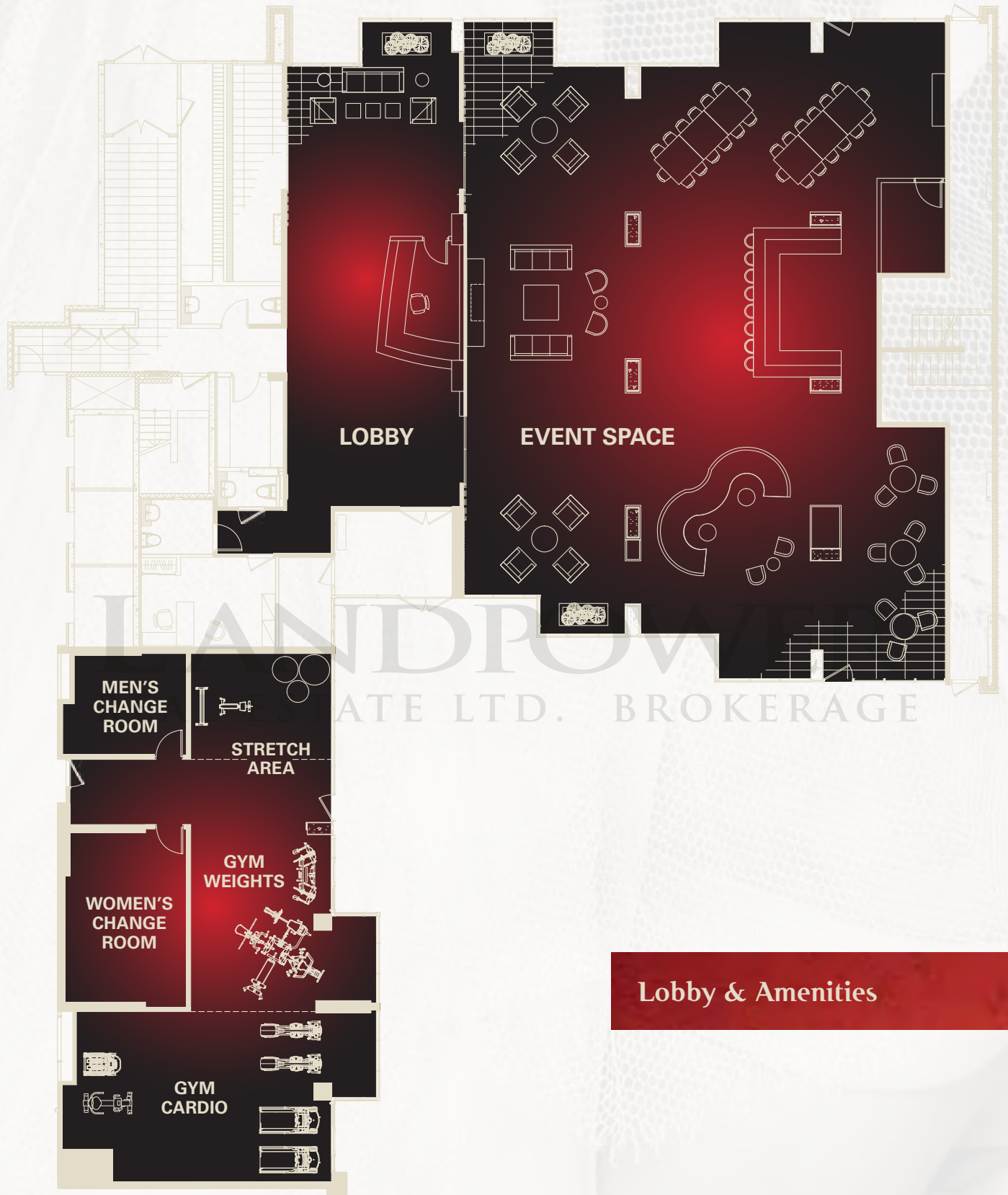


STEAMWHISTLE BREWERY



# IVORY

ON ADELAIDE



Lobby & Amenities

FACT SHEET  
V.I.P. PROMOTION FOR IVORY ON ADELAIDE

VIP Purchaser Package

1. Free Window Coverings
2. Any increase in Levies and Development Charges capped at \$4,500
3. 1 Free Name Change Allowed within the 10-day Rescission Period
4. 1 Limited right of Assignment up to 90 days before occupancy
5. An additional \$1000.00 off the purchase price for a site approved T.D. Mortgage Approval within Twenty (20) days of Purchase only.

Deposits – Total 25%

- 5% payable on signing
- 5% payable in 90 days
- 5% payable the earlier of 270 days or Excavation
- 10% payable on Occupancy

## IVORY ON ADELAIDE

### Rules and Procedures

1. Each sale MUST be in a different purchasers name and address (No more than one name and one address).
2. DEADLINE FOR WORKSHEETS IS: TO BE ARRANGED.
3. The Sales Office at Ivory on Adelaide, 406 Adelaide Street, Toronto, ON., M5A 2T1 is ready for you and your clients.
4. When you have been allocated a unit(s) you will be contacted by one of our staff to arrange an appointment for you and your client to sign the Agreements of Purchase and Sale. Signing will take place beginning T.B.A at the **Ivory on Adelaide** Sales Centre at 406 Adelaide Street East, Toronto, ON, M5A 2T1.
5. Before you arrive with your clients to the Sales Centre to sign your Agreement, please ensure that your client brings
  - i. Government issued photo identification
  - ii. 3 cheques. All cheques will be made payable to **Bresver Grossman Scheininger & Chapman in Trust**. We will fill in the amounts of the deposits for you at the sales centre.
  - iii. S.I.N. number
6. **Please ensure that your worksheets are filled in legibly, clearly and ALL purchaser information is included.**
7. If you require hard copies of the brochures please call **416-214-4517** and ask for **Fabrizio D'Amico and Helena Wong** to arrange for brochures.

Please note:

WORKSHEETS TO BE FAXED TO: Attn. **Fabrizio D'Amico**  
**And Helena Wong at 416-214-5928**  
OR EMAILED TO [buy@plazacorp.com](mailto:buy@plazacorp.com)

## MORTGAGE APPROVAL REQUIREMENTS: PROJECT NAME

### Mortgage Approval Requirements

Please find enclosed a copy of the Vendor's Mortgage Approval Requirements information sheet. This is meant to assist you and your financial institution. Your mortgage approval must confirm that you have obtained a valid mortgage commitment and that such mortgage commitment is valid until **December 2014**. This is a requirement of the Agreement of Purchase and Sale.

### **IVORY ON ADELAIDE MORTGAGE APPROVAL REQUIREMENTS**

In order to complete this Agreement of Purchase and Sale, all purchasers must provide mortgage approval. Your client(s) will need to contact their financial institution immediately as written mortgage approval is required within 21 days. All mortgage approval must contain the following information:

1. Building/Address **400 Adelaide Street East**
2. Suite No. (e.g. Suite 303)
3. Unit No. (e.g. Unit 3)
4. Level No. (e.g. Level 3)
5. Purchaser's Name (e.g. John Smith, PLEASE NOTE THE NAME ON THE AGREEMENT OF PURCHASE AND SALE MUST BE THE SAME ON THE MORTGAGE APPROVAL)
6. Purchase Price (e.g. \$209,900)
7. Mortgage Approval Amount (e.g. \$167,920, AT LEAST **80% OF THE PURCHASE PRICE** AND YOUR MORTGAGE APPROVAL AND YOUR DEPOSIT MUST ADD UP TO THE PURCHASE PRICE OF THE UNIT)
8. Interest Rate (e.g. 5.00% PLEASE NOTE THIS RATE MUST BE CAPPED UNTIL AT LEAST **December 2014**)
9. Term of Mortgage (e.g. 5 years)
10. Contact name and phone number of mortgage representative

\_\_\_\_\_  
Name

\_\_\_\_\_  
Bank

\_\_\_\_\_  
Phone Number

### **IF YOU DO NOT PROVIDE A MORTGAGE APPROVAL AS ABOVE**

The Vendor requires a reference letter from your bank to include the following information:

1. The number of years that you have been a client with your current financial institution.
2. Your bank must indicate/demonstrate that you have the financial ability to cover the purchase price as written on the first page of the Agreement of Purchase and Sale.
3. In respect of the tentative occupancy date of this condominium unit, the bank acknowledges the date to be approximately **April 2014**. However, the registration date will likely be **October 2014** so we ask, at this point that your bank acknowledges the commitment is to **December 2014**.

### **Additional Information**

**All of the information required for your mortgage approval can be found on the first page of the Agreement of Purchase and Sale. Please take your APR along with this checklist to your financial institution when making your mortgage arrangements. Please note that these items are all minimum requirements of the Vendor. If you or your financial institution has any questions, please feel free to contact the Sales Office (416) 214.4517**

\*The Vendor reserves the right to change or supplement this information or requirement at any time. E. & O. E.

LANDPOWER  
REAL ESTATE LTD. BROKERAGE



# IVORY ON ADELAIDE

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Suite #	Height	Legal Level	Marketing Name	View	SQFT.	Price	# of Parking
2 BEDROOMS							
204	8ft.	2	2-B	SE	965	\$ 460,900.00	1
304	8ft.	3	2-B	SE	965	\$ 461,900.00	1
504	8ft.	4	2-B	SE	965	\$ 462,900.00	1
604	8ft.	5	2-B	SE	965	\$ 463,900.00	1
704	8ft.	6	2-B	SE	965	\$ 464,900.00	1
206	8ft.	2	2-C	SW	983	\$ 459,900.00	1
306	8ft.	3	2-C	SW	983	\$ 460,900.00	1
506	8ft.	4	2-C	SW	983	\$ 461,900.00	1
1204	9ft.	11	2-D	SE	852	\$ 527,900.00	1
1222	9ft.	11	2-Fx-T	SE	855	\$ 485,900.00	1
1522	8ft.	12	2-G-1x	SE	940	\$ 435,900.00	1
2122	8ft.	18	2-G-4x	SE	940	\$ 447,900.00	1
1515	8ft.	12	2-H-1	NE	717	\$ 408,900.00	1
1615	8ft.	13	2-H-1	NE	717	\$ 410,900.00	1
1715	8ft.	14	2-H-2	NE	717	\$ 412,900.00	1
1815	8ft.	15	2-H-2	NE	717	\$ 414,900.00	1
1915	8ft.	16	2-H-3	NE	717	\$ 416,900.00	1

## DEPOSIT STRUCTURE

5% On Signing (Mortgage Approval Required)  
5% In 90 Days  
5% Payable the earlier of 270 Days or Excavation  
10% On Occupancy

## COMMON ELEMENT EXPENSE

Approx \$0.50 per square foot plus Hydro

## TENTATIVE OCCUPANCY DATE

May 8, 2014

## SALES OFFICE INFORMATION

Address: 50 Lynn Williams St.  
Toronto, ON., M6K 3R9  
Tel: 647-341-1731  
Fax: 647-341-1761

## SUITE FEATURES AND FINISHES

Granite Countertops with undermounted sink  
Window Coverings  
Moen Faucets & 6 Whirlpool Appliances  
Laminate flooring  
Porcelain floor tile  
Marble vanity countertop & undermount sinks  
Deep soaker tub  
1 Locker Included

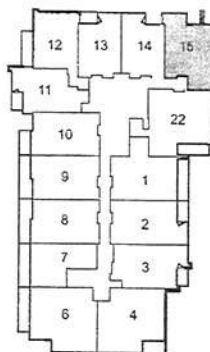
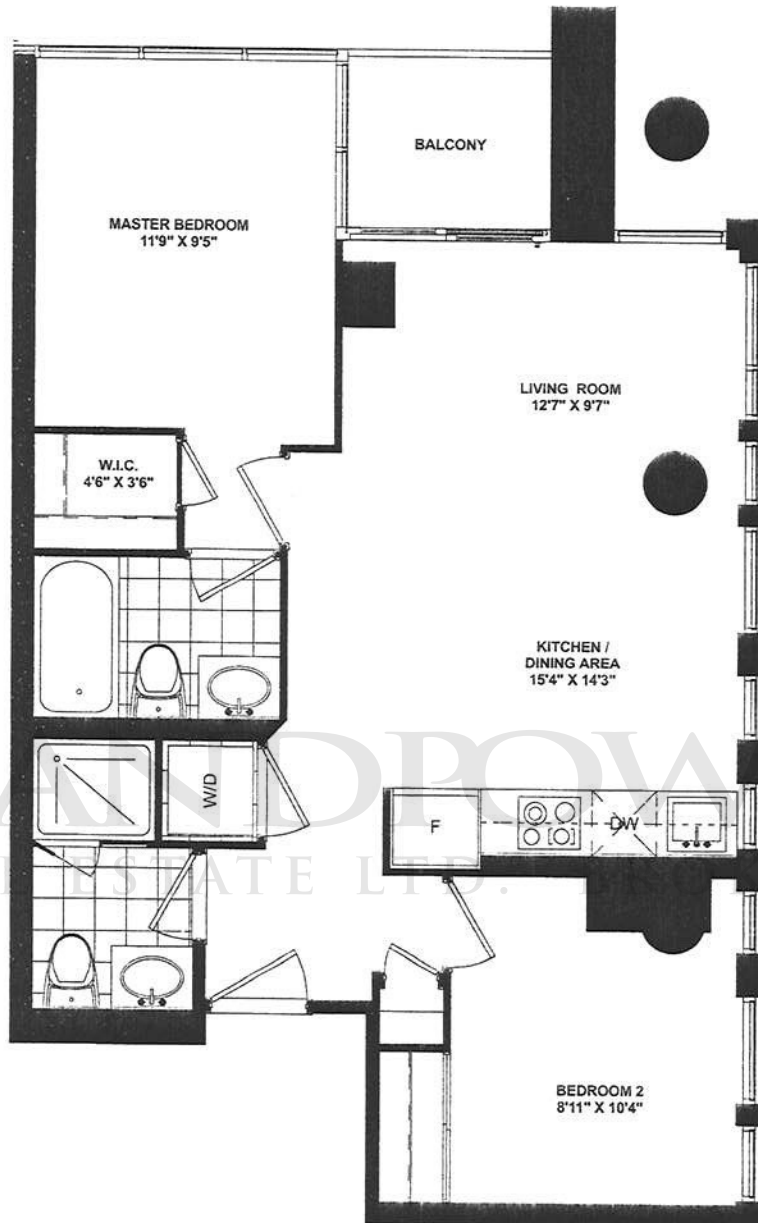
## BUILDING AMENITIES

24 Hour Concierge service  
Year round heating and air conditioning  
Fully equipped fitness centre  
Party room  
Billiards Room  
1 Guest Suite

Ivory on Adelaide - Prices and Availability as of January 5, 2013  
Prices Availability Subject to Change without Notice. E. O. E.

# SUITE 2-H-1

717 sq.ft. - 2 Bedroom



SUITE REPEATS ON LEVEL 15-16

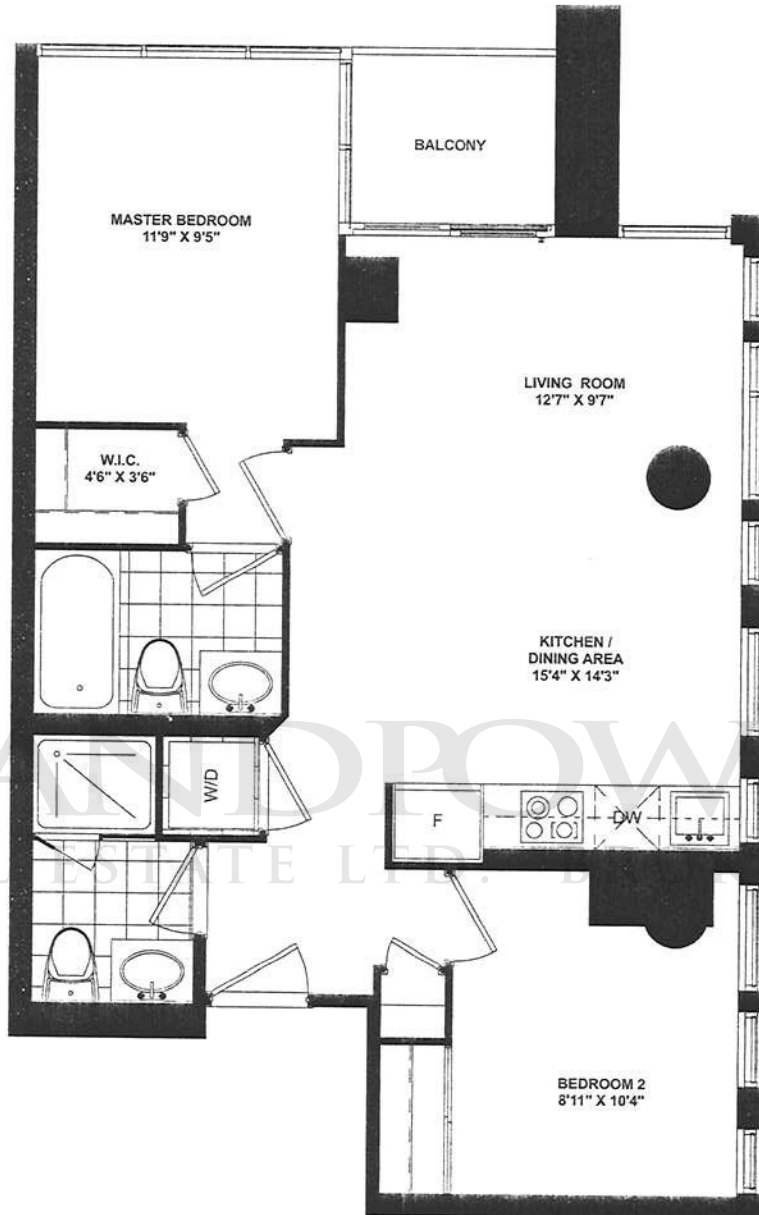
**PLAZA**<sup>®</sup>  
pureplaza.com

All dimensions are approximate and subject to normal construction variances. Dimensions may exceed the useable floor area. Sizes and specifications subject to change without notice. Furniture is displayed for illustration purposes only and does not necessarily reflect the electrical plan of the suite. All balconies standard concrete finish. Suites are sold unfurnished.



# SUITE 2-H-2

717 sq.ft. - 2 Bedroom

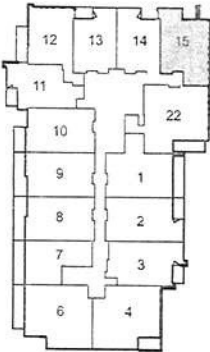
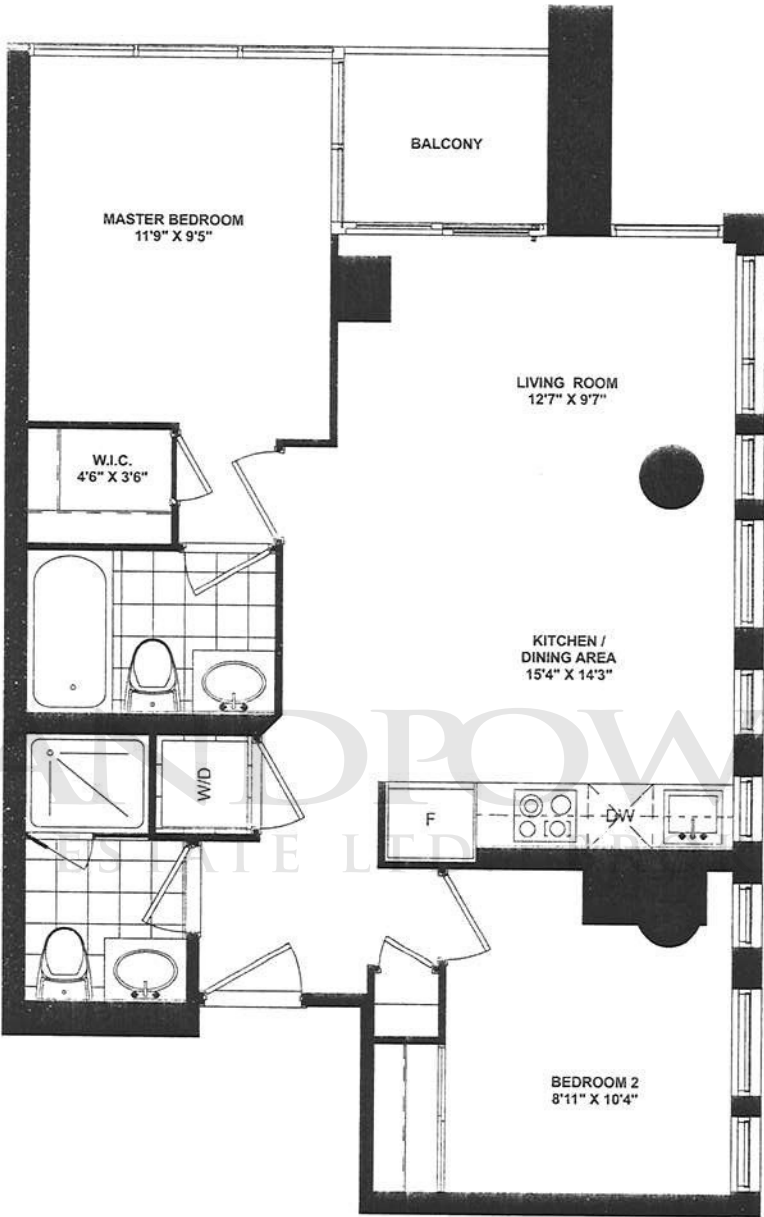


SUITE REPEATS ON LEVEL 17-18

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All dimensions are approximate and subject to normal construction variances. Dimensions may exceed the usable floor area. Sizes and specifications subject to change without notice. Furniture is displayed for illustration purposes only and does not necessarily reflect the electrical plan of the suite. All balconies standard concrete finish. Suites are sold unfurnished.

**SUITE 2-H-3**  
717 sq.ft. - 2 Bedroom



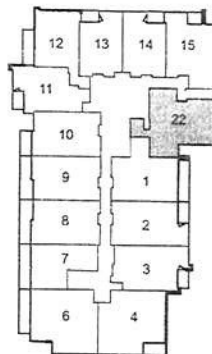
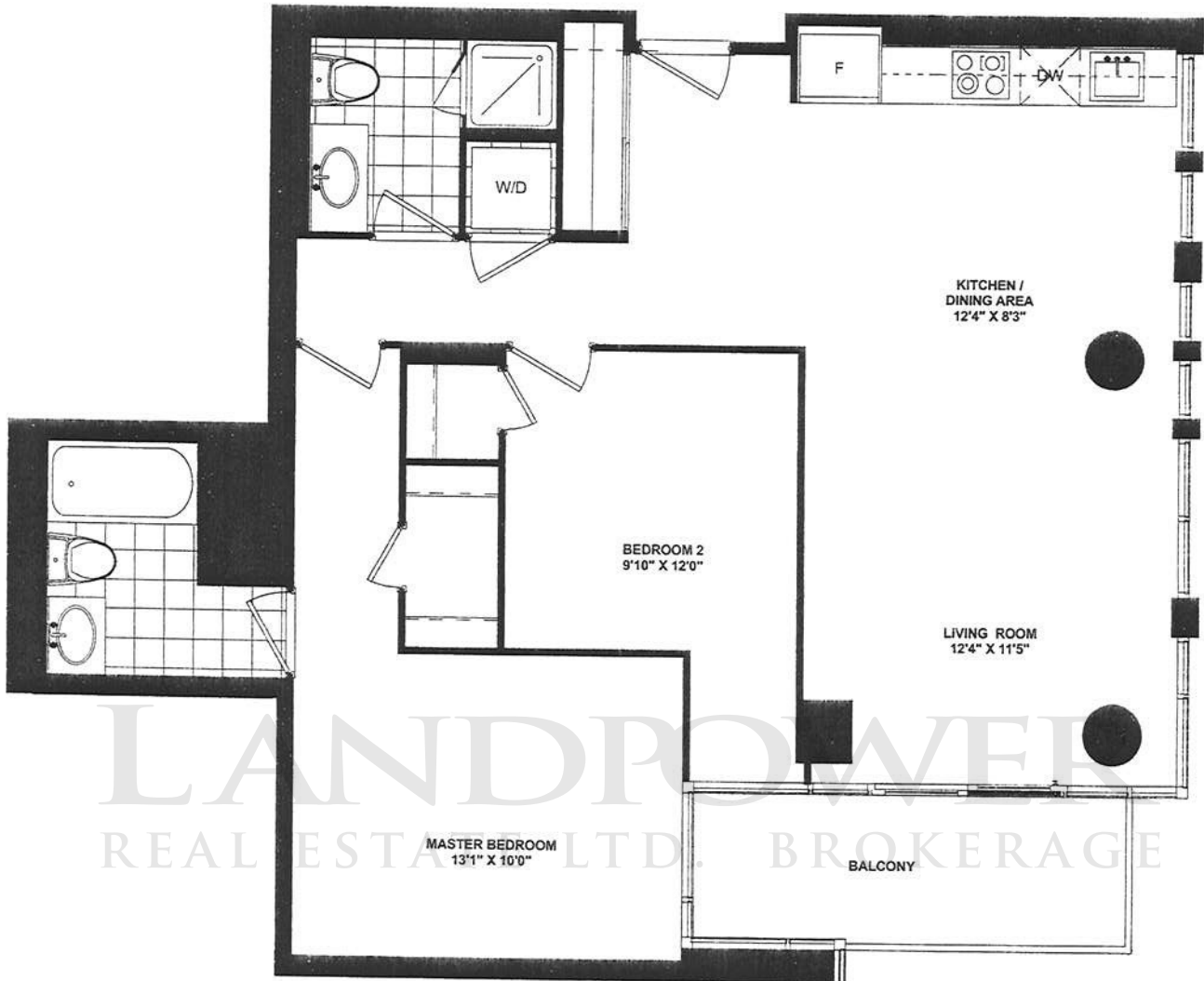
SUITE REPEATS ON LEVEL 19-20

**PLAZA<sup>®</sup>**  
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All dimensions are approximate and subject to normal construction variances. Dimensions may exceed the taxable floor area. Sizes and specifications subject to change without notice. Furniture is displayed for illustration purposes only and does not necessarily reflect the electrical plan of the suite. All balconies standard concrete finish. Suites are sold unfurnished.



**SUITE 2-G-1x**  
940 sq.ft. - 2 Bedroom



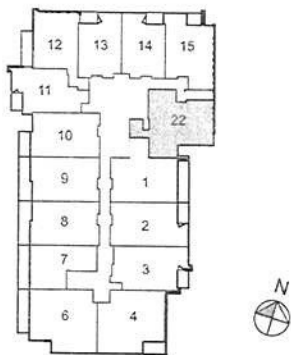
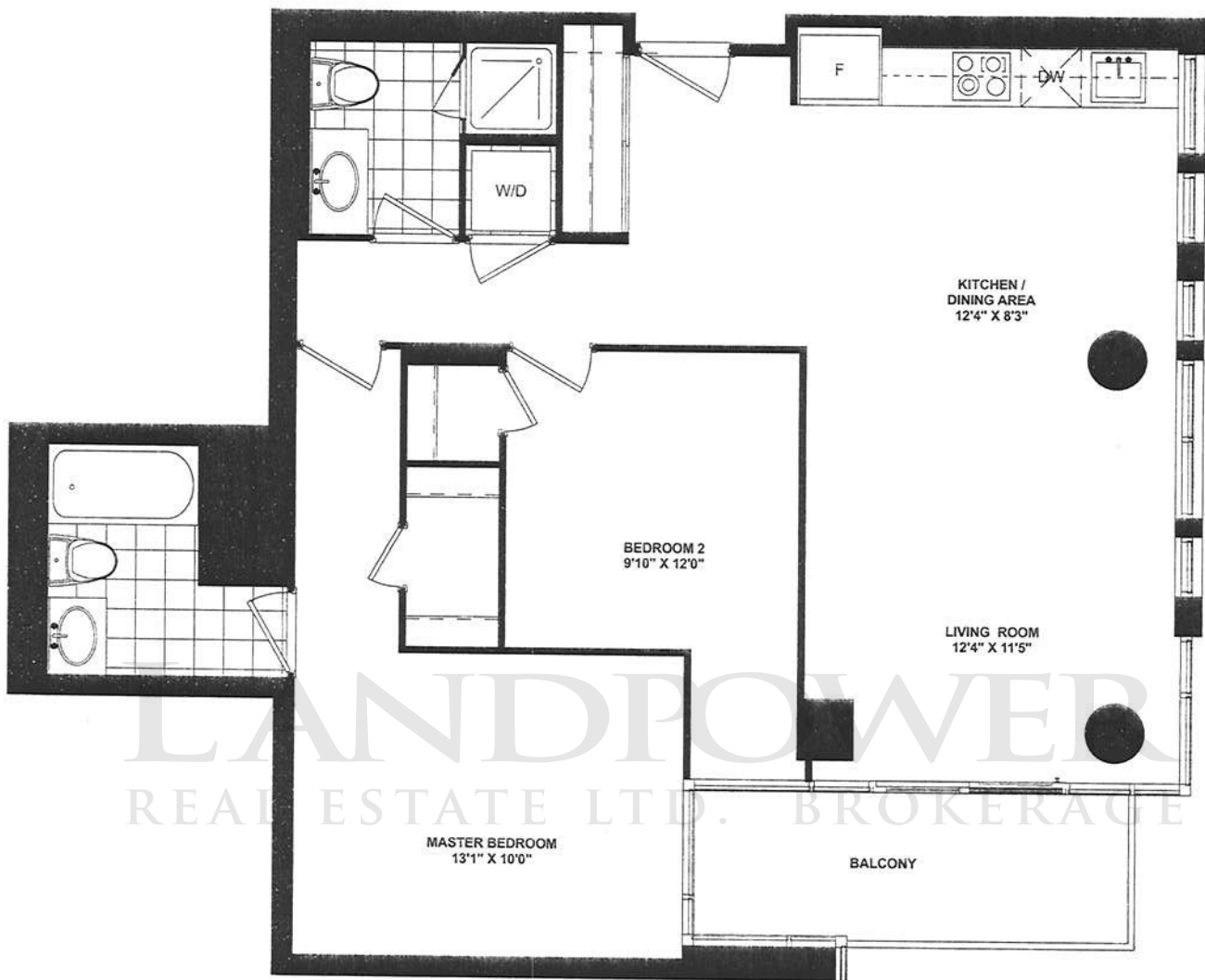
SUITE REPEATS ON LEVEL 15-16

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# SUITE 2-G-4x

940 sq.ft. - 2 Bedroom



SUITE REPEATS ON LEVEL 21-23

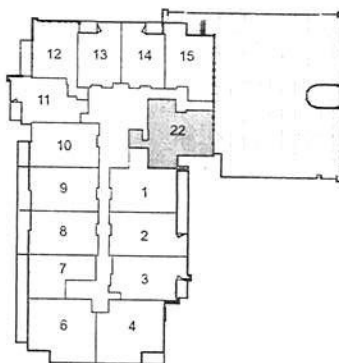
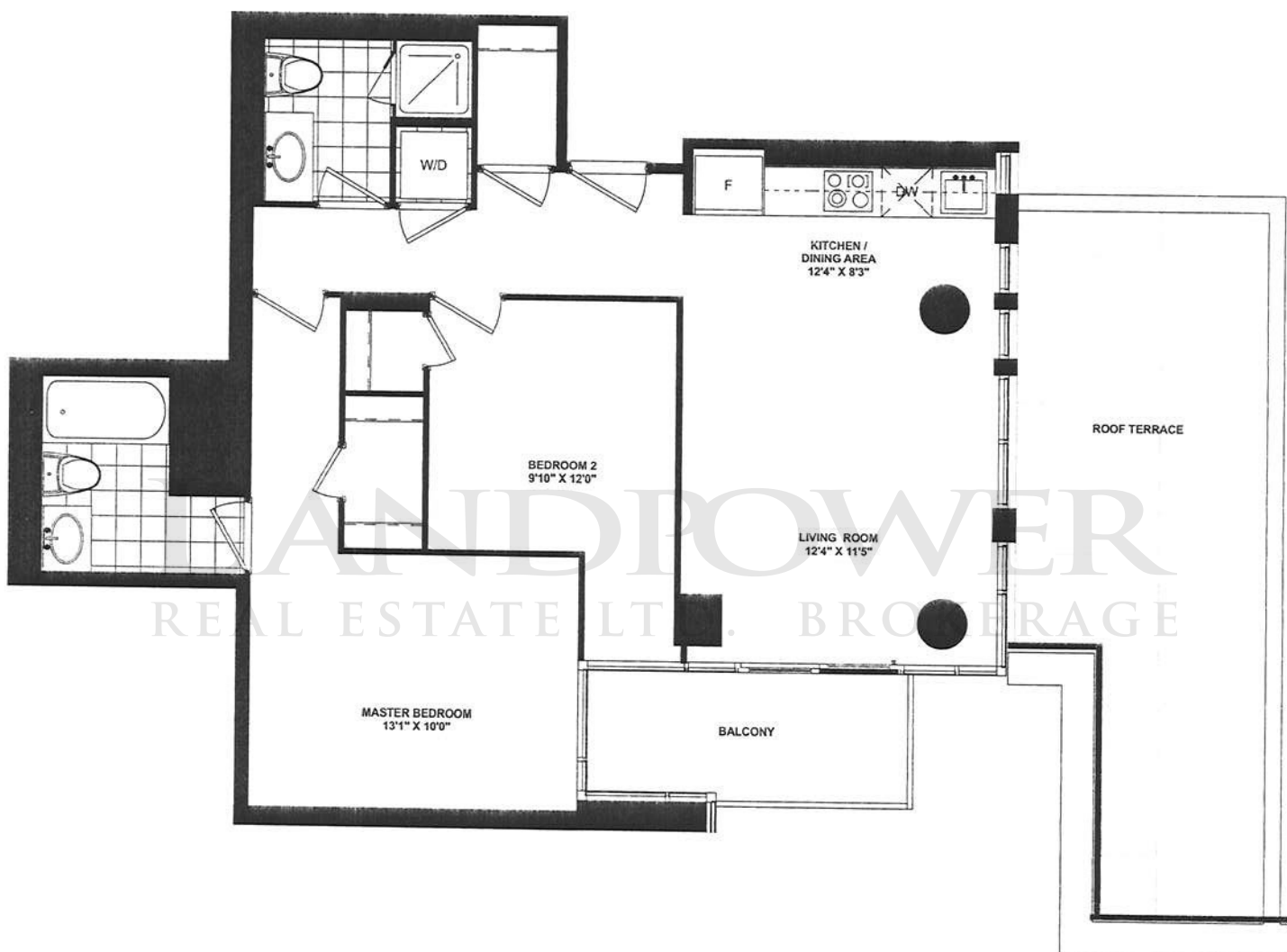
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All dimensions are approximate and subject to normal construction variations. Dimensions may exceed the useable floor area. Sizes and specifications subject to change without notice. Furniture is displayed for illustration purposes only and does not necessarily reflect the electrical plan of the suite. All balconies standard concrete finish. Suites are sold unfurnished.



# SUITE 2-Fx-T

855 sq.ft. - 2 Bedroom



SUITE LOCATED ON LEVEL 12

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All dimensions are approximate and subject to normal construction variances. Dimensions may exceed the useable floor area. Sizes and specifications subject to change without notice. Furniture is displayed for illustration purposes only and does not necessarily reflect the electrical plan of the suite. All balconies standard concrete finish. Suites are sold unfurnished.