

# THE COOLEST SHADE OF URBAN LIVING

LANDPOWER  
REAL ESTATE LTD. BROKERAGE



J A D E  
CONDOMINIUMS

AT BAYVIEW & SHEPPARD

# NOTHING IS MORE PRECIOUS THAN JADE



As a gem, its iridescence is matchless, its radiance unique. So too as a condominium, Jade will add new brilliance to the Bayview and Sheppard neighbourhood with a sleek style all its own. Introducing Jade Condominiums, an intimate 7-storey condominium highlighted by modern design and smart amenities. At the centre of culture and convenience in uptown Toronto. Just steps to Bayview Village

Shopping Centre and the Bayview Subway Station, Jade Condominiums is located in a perfect setting.

Illustration is artist's concept. E.&O.E.



Jade is nestled within an upscale neighbourhood, surrounded by stately homes and mature trees. It has a decidedly urban ambience, and fits elegantly into this prestigious community just steps away from everything you love about the city. Walk to Loblaws Superstore or window shop in the chic boutiques of Bayview Village; the city's most upscale shopping mall.

Live just steps to the Bayview subway station and head anywhere you like in minutes. Enjoy the nearby walking trails at Rean Park that wind through the neighbourhood and benefit from the quick access to Highways 401, 404 and the Don Valley Parkway.



## AT BAYVIEW & SHEPPARD

399 Spring Garden Avenue, Toronto, Ontario, M2N 3H6  
Tel. 416-762-8818 Fax. 416-762-8811

### Welcome to JADE Condominiums

#### Building Features

- A tiered 7 Storey contemporary condominium mere steps away from Bayview Village Shopping Centre and Bayview Subway Station
- Architectural design by KirKor Architects & Planners
- Interior design by Tomas Pearce
- Furnished Guest Suite
- Professionally landscaped outdoor areas
- Fitness Centre
- Theatre Room
- Dining Room and Lounge
- Lobby with furnished lounge space
- 9' and 10' Ceilings\*
- All new construction protected under the Tarion Warranty Corporation

#### Suite Features\*

- Mirrored foyer closet
- Individually controlled heat pump for heating/cooling
- Engineered hardwood flooring
- European inspired cabinets
- Valence lighting under upper cabinets
- Granite or stone countertop
- Under-mounted stainless steel sink including single lever faucet with vegetable spray
- Porcelain tile back-splash
- Appliance package includes 24" or 30" Refrigerator, 24" or 30" oven, 20" microwave, built in dishwasher
- Energy Star stacked white front loading washer & dryer or side by side
- Master en-suite with Acrylic white soaker tub
- Pre-wired for media in living room, bedroom(s) and den
- Individual alarm system in suite keypad for local announcements

### **170 Suites with 2/3 of the building under \$400,000**

| Type              | Priced From |
|-------------------|-------------|
| 1 Bedroom         | \$299,900   |
| 1 Bedroom + Study | \$283,900   |
| 1 Bedroom + Den   | \$293,900   |
| 2 Bedrooms        | \$389,900   |
| 2 Bedrooms + Den  | \$444,900   |
| TOWNHOMES         | \$584,900   |

#### Deposit Structure\*\*

5% in 30 days  
5% in 90 days  
5% in 180 days

#### Occupancy Date September 2012

Parking\*\*  
**\$19,888 first 100 deals!**  
Afterwards \$25,000  
Locker\*\*  
\$2,500

#### Maintenance Fees (estimated)

\$0.49/p.s.f. per month

#### Taxes

The current City of Toronto Tax Rate is approximately 1.1%

**Included In Purchase Price: HST\*\*\* & Six Appliances**

\*As per plan from Vendor's Standard Samples. \*\*Please see a Sales Representative for details. E. & O.E. September 29, 2010

\*\*\*as provided in Agreement of Purchase and Sale.

|                                             |         |             |             |             |             |     |             |             |             |             |             |             |             |             |             |             |             |             |   |             |
|---------------------------------------------|---------|-------------|-------------|-------------|-------------|-----|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|---|-------------|
| Jade Price List<br>Date: September 30, 2010 |         |             |             |             |             |     |             |             |             |             |             |             |             |             |             |             |             |             |   |             |
| View                                        | S       | S           | S           | S           |             |     |             |             | N           | N           |             |             |             |             |             |             |             |             |   |             |
| Suite Description                           | 2N      | 2L          | 2P          | 2P-b        |             |     |             |             | 2P          | 2P          |             |             |             |             |             |             |             |             |   |             |
| Suite Type                                  | 2B+D    | 2B+D        | 2B+D        | 2B+D        |             |     |             |             | 2B+D        | 2B+D        |             |             |             |             |             |             |             |             |   |             |
| Unit                                        | 01      | 02          | 03          | 04          |             |     |             |             | 05          | 06          |             |             |             |             |             |             |             |             |   |             |
| Size                                        | 928     | 861         | 926         | 922         |             |     |             |             | 926         | 926         |             |             |             |             |             |             |             |             |   |             |
| Balcony/Terrace                             | 303 B   | 192 B       | 192 B       | 130 B       |             |     |             |             | 132 B       | 192 B       |             |             |             |             |             |             |             |             |   |             |
| Total:                                      | 1,231   | 1,053       | 1,118       | 1,052       |             |     |             |             | 1,058       | 1,118       |             |             |             |             |             |             |             |             |   |             |
| Ceilings - 10 Feet                          |         |             |             |             |             |     |             |             |             |             |             |             |             |             |             |             |             |             |   |             |
|                                             | PH      | \$506,900 A | \$467,900 A | \$502,900 A | \$500,900 A |     |             |             | \$496,900 A | \$496,900 A |             |             |             |             |             |             |             |             |   |             |
| View                                        | S       | S           | S           | S           | S           |     | S/W         | N/W         | N           | N           | N           | N           | N           | N           | N           | N           | N           | N           | N | N           |
| Suite Description                           | 1M      | 1B-2-T      | 1N          | 1B-2-T      | 1P          |     | 2G          | 2H          | 1B-2-T      | 1B-2-T      | 1B-1        | 1B-1        | 1Q          | 1R          | 1B-1        | 1B-1        | 1B-1        | 1B-2-T      |   |             |
| Suite Type                                  | 1B      | 1B+D        | 1B          | 1B+D        | 1B+D        |     | 2B+D        | 2B+D        | 1B+D        | 1B+D        | 1B+D        | 1B+D        | 1B+D        | 1B+D        | 1B+D        | 1B+D        | 1B+D        | 1B+D        |   |             |
| Unit                                        | 01      | 02          | 03          | 04          | 05          |     | 06          | 07          | 08          | 09          | 10          | 11          | 12          | 13          | 14          | 15          | 16          | 17          |   |             |
| Size                                        | 560     | 617         | 569         | 617         | 658         |     | 891         | 936         | 617         | 617         | 617         | 617         | 622         | 645         | 617         | 617         | 617         | 617         |   |             |
| Balcony/Terrace                             | 32B/47T | 135 T       | 135 T       | 135 T       | 135 T       |     | 1,184 T     | 1,123 T     | 135 T       | 135 T       | 135 T       | 135 T       | 63 B        | 52 B        | 135 T       | 135 T       | 135 T       | 135 T       |   |             |
| Total:                                      | 639     | 752         | 704         | 752         | 793         |     | 2,075       | 2,059       | 752         | 752         | 752         | 752         | 685         | 697         | 752         | 752         | 752         | 752         |   |             |
| Ceilings - 10 Feet                          |         |             |             |             |             |     |             |             |             |             |             |             |             |             |             |             |             |             |   |             |
|                                             | 6       |             | \$327,900 A | \$299,900 A | \$322,900 A |     | \$503,900 A | \$517,900 A |             | \$316,900 A | \$316,900 A | \$316,900 A | \$319,900 A | \$336,900 A | \$316,900 A | \$316,900 A | \$316,900 A | \$316,900 A |   |             |
| View                                        | S       | S           | S           | S           | S           | S   | S/W         | N/W         | N           | N           | N           | N           | N           | N           | N           | N           | N           | N           | N | N           |
| Suite Description                           | 1G      | 1B-2        | 1H          | 1F-2        | 1J-2        | 2D  | 2E          | 2E          | 2F          | 1K          | 1F-1        | 1F-3        | 1F-2        | 1L          | 1F-2        | 1F-3        | 1F-1        | 1F-1        |   |             |
| Suite Type                                  | 1B+S    | 1B+D        | 1B+D        | 1B+D        | 1B+D        | 2B  | 2B          | 2B          | 2B+D        | 1B+D        | 1B+D        | 1B+D        | 1B+D        | 1B+D        | 1B+D        | 1B+D        | 1B+D        | 1B+D        |   |             |
| Unit                                        | 01      | 02          | 03          | 04          | 05          | 06  | 07          | 08          | 09          | 10          | 11          | 12          | 13          | 14          | 15          | 16          | 17          | 18          |   |             |
| Size                                        | 592     | 617         | 619         | 668         | 629         | 792 | 869         | 869         | 918         | 645         | 668         | 668         | 668         | 645         | 668         | 668         | 668         | 668         |   |             |
| Balcony/Terrace                             | 39      | 83          | 40          | 40          | 41          | 37  | 63          | 63          | 37          | 41          | 40          | 40          | 40          | 40          | 40          | 40          | 40          | 40          |   |             |
| Total:                                      | 631     | 700         | 659         | 708         | 670         | 829 | 932         | 932         | 955         | 686         | 708         | 708         | 708         | 685         | 708         | 708         | 708         | 708         |   |             |
| Ceilings - 9 Feet                           |         |             |             |             |             |     |             |             |             |             |             |             |             |             |             |             |             |             |   |             |
|                                             | 5       |             | \$312,900 A | \$302,900 A | \$343,900 A |     | \$398,900 A | \$443,900 A |             | \$315,900 A | \$331,900 A | \$325,900 A | \$337,900 A | \$349,900 A | \$347,900 A | \$325,900 A | \$331,900 A | \$331,900 A |   |             |
|                                             | 4       |             | \$309,900 A | \$299,900 A | \$340,900 A |     | \$395,900 A | \$440,900 A |             | \$312,900 A | \$328,900 A | \$322,900 A | \$334,900 A | \$346,900 A | \$344,900 A | \$322,900 A | \$328,900 A | \$328,900 A |   |             |
| View                                        | S       | S           | S           | S           | S           | S   | S/W         | N/W         | N           | N           | N           | N           | N           | N           | N           | N           | N           | N           | N | N           |
| Suite Description                           | 1G      | 1B-2        | 1H          | 1F-2        | 1J-2        | 2D  | 2E          | 2E          | 2F          | 1K          | 1F-1        | 1F-3        | 1F-2        | 1L          | 1F-2        | 1F-3        | 1F-1        | 1F-1        |   |             |
| Suite Type                                  | 1B+S    | 1B+D        | 1B+D        | 1B+D        | 1B+D        | 2B  | 2B          | 2B          | 2B+D        | 1B+D        | 1B+D        | 1B+D        | 1B+D        | 1B+D        | 1B+D        | 1B+D        | 1B+D        | 1B+D        |   |             |
| Unit                                        | 01      | 02          | 03          | 04          | 05          | 06  | 07          | 08          | 09          | 10          | 11          | 12          | 13          | 14          | 15          | 16          | 17          | 18          |   |             |
| Size                                        | 592     | 617         | 619         | 668         | 629         | 792 | 869         | 869         | 918         | 645         | 668         | 668         | 668         | 645         | 668         | 668         | 668         | 668         |   |             |
| Balcony/Terrace                             | 39      | 83          | 40          | 40          | 41          | 37  | 63          | 63          | 37          | 41          | 40          | 40          | 40          | 138 T       | 78 T        | 40          | 40          | 40          |   |             |
| Total:                                      | 631     | 700         | 659         | 708         | 670         | 829 | 932         | 932         | 955         | 686         | 708         | 708         | 708         | 783         | 746         | 708         | 708         | 708         |   |             |
| Ceilings - 9 Feet                           |         |             |             |             |             |     |             |             |             |             |             |             |             |             |             |             |             |             |   |             |
|                                             | 3       |             | \$306,900 A | \$296,900 A | \$337,900 A |     | \$392,900 A | \$437,900 A |             | \$309,900 A | \$325,900 A | \$319,900 A | \$331,900 A | \$343,900 A | \$341,900 A | \$319,900 A | \$325,900 A | \$325,900 A |   |             |
|                                             | 2       |             | \$303,900 A | \$293,900 A | \$334,900 A |     | \$389,900 A | \$434,900 A |             | \$306,900 A | \$322,900 A | \$316,900 A | \$328,900 A | \$340,900 A | \$338,900 A | \$316,900 A | \$322,900 A | \$322,900 A |   |             |
| View                                        | S       | S           | S           |             |             |     | S/W         | N/W         | N           | N           | N           | N           | N           |             |             | N           | N           |             |   |             |
| Suite Description                           | 1F-2-P  | 1J-2-P      | 1D          |             |             |     | 2A          | 2B          | 2C          | 1E-1        | 1E-1        | 1F-3        | 1F-2        |             |             | 1F-3        | 1F-1        |             |   |             |
| Suite Type                                  | 1B+D    | 1B+D        | 1B          |             |             |     | 2B          | 2B+D        | 2B+D        | 1B+D        | 1B+D        | 1B+D        | 1B+D        |             |             | 1B+D        | 1B+D        |             |   |             |
| Unit                                        | 101     | 102         | 103         |             |             |     | 104         | 105         | 106         | 107         | 108         | 109         | 110         |             |             | 111         | 112         |             |   |             |
| Size                                        | 668     | 629         | 593         |             |             |     | 921         | 927         | 828         | 680         | 680         | 668         | 668         |             |             | 668         | 668         |             |   |             |
| Patio/Balcony:                              | 160 P   | 181 P       | 118 P       |             |             |     | 224 P       | 209 P       | 308 P       | 207 P       | 201 P       | 40 B        | 40 B        |             |             | 40 B        | 40 B        |             |   |             |
| Total:                                      | 828     | 810         | 711         |             |             |     | 1,145       | 1,136       | 1,136       | 887         | 881         | 708         | 708         |             |             | 708         | 708         |             |   |             |
| Ceilings - 9 Feet                           |         |             |             |             |             |     |             |             |             |             |             |             |             |             |             |             |             |             |   |             |
|                                             | 1       |             | \$330,900 A | \$303,900 A |             |     | \$476,900 A | \$463,900 A |             | \$357,900 A | \$362,900 A | \$330,900 A | \$330,900 A |             |             | \$330,900 A | \$330,900 A |             |   |             |
| View                                        |         |             |             |             |             |     |             |             |             |             |             |             |             |             |             | N           | N           |             |   | N           |
| Suite Description                           |         |             |             |             |             |     |             |             |             |             |             |             |             |             |             | TH1         | TH1         |             |   | TH1-a       |
| Suite Type                                  |         |             |             |             |             |     |             |             |             |             |             |             |             |             |             | 3B+D        | 3B+D        |             |   | 3B+D        |
| Unit                                        |         |             |             |             |             |     |             |             |             |             |             |             |             |             |             | TH          | TH          |             |   | TH          |
| Size                                        |         |             |             |             |             |     |             |             |             |             |             |             |             |             |             | 1,531       | 1,531       |             |   | 1,493       |
| Patio/Balcony:                              |         |             |             |             |             |     |             |             |             |             |             |             |             |             |             | 378/178P    | 378/178P    |             |   | 378/178P    |
| Total:                                      |         |             |             |             |             |     |             |             |             |             |             |             |             |             |             | 1,746       | 1,746       |             |   | 1,708       |
| Ceilings - To Be Confirmed by Architect     |         |             |             |             |             |     |             |             |             |             |             |             |             |             |             |             |             |             |   |             |
|                                             |         |             |             |             |             |     |             |             |             |             |             |             |             |             |             | \$734,900 A | \$734,900 A |             |   | \$716,900 A |

Jade Price List  
Date: September 30, 2010

|                    |       |       |
|--------------------|-------|-------|
| View               | N     | N/E   |
| Suite Description  | 2P-a  | 2M    |
| Suite Type         | 2B+D  | 2B+D  |
| Unit               | 07    | 08    |
| Size               | 922   | 925   |
| Balcony/Terrace    | 192 B | 273 B |
| Total:             | 1,114 | 1,198 |
| Ceilings - 10 Feet |       |       |

PH \$494,900 A [REDACTED] M

|                    |       |       |       |       |       |       |         |         |
|--------------------|-------|-------|-------|-------|-------|-------|---------|---------|
| View               | N     | N/E   | S/E   | S     | S     | S     | S       | S       |
| Suite Description  | 1B-1a | 2J    | 2K    | 2L-T  | 1J-1  | 1J-1  | 1B-3a-T | 1M      |
| Suite Type         | 1B+D  | 2B    | 2B    | 2B+D  | 1B+D  | 1B+D  | 1B+D    | 1B      |
| Unit               | 18    | 19    | 20    | 21    | 22    | 23    | 24      | 25      |
| Size               | 613   | 728   | 812   | 861   | 617   | 617   | 613     | 560     |
| Balcony/Terrace    | 135 T | 784 T | 751 T | 204 T | 135 T | 135 T | 134 T   | 32B/47T |
| Total:             | 748   | 1,512 | 1,563 | 1,065 | 752   | 752   | 747     | 639     |
| Ceilings - 10 Feet |       |       |       |       |       |       |         |         |

6 \$316,900 A [REDACTED] \$458,900 A \$322,900 A \$322,900 A \$327,900 A \$302,900 A 6

|                   |      |      |     |     |     |      |      |      |      |
|-------------------|------|------|-----|-----|-----|------|------|------|------|
| View              | N    | N    | N/E | S/E | S   | S    | S    | S    | S    |
| Suite Description | 1K   | 2F   | 2E  | 2E  | 2D  | 1J-1 | 1F-1 | 1F-1 | 1G   |
| Suite Type        | 1B+D | 2B+D | 2B  | 2B  | 2B  | 1B+D | 1B+D | 1B+D | 1B+5 |
| Unit              | 19   | 20   | 21  | 22  | 23  | 24   | 25   | 26   | 27   |
| Size              | 645  | 918  | 869 | 869 | 792 | 617  | 668  | 668  | 613  |
| Balcony/Terrace   | 41   | 37   | 63  | 63  | 37  | 41   | 40   | 40   | 83   |
| Total:            | 686  | 955  | 932 | 932 | 829 | 658  | 708  | 708  | 696  |
| Ceilings - 9 Feet |      |      |     |     |     |      |      |      |      |

5 \$315,900 A [REDACTED] \$398,900 A \$313,900 A \$337,900 A \$337,900 A \$312,900 A \$292,900 A \$5  
4 \$312,900 A [REDACTED] \$395,900 A \$310,900 A \$334,900 A \$334,900 A \$309,900 A \$289,900 A 4

|                   |      |      |     |     |     |      |      |      |      |
|-------------------|------|------|-----|-----|-----|------|------|------|------|
| View              | N    | N    | N/E | S/E | S   | S    | S    | S    | S    |
| Suite Description | 1K   | 2F   | 2E  | 2E  | 2D  | 1J-1 | 1F-1 | 1F-1 | 1G   |
| Suite Type        | 1B+D | 2B+D | 2B  | 2B  | 2B  | 1B+D | 1B+D | 1B+D | 1B+5 |
| Unit              | 19   | 20   | 21  | 22  | 23  | 24   | 25   | 26   | 27   |
| Size              | 645  | 918  | 869 | 869 | 792 | 617  | 668  | 668  | 613  |
| Balcony/Terrace   | 41   | 37   | 63  | 63  | 37  | 41   | 40   | 40   | 83   |
| Total:            | 686  | 955  | 932 | 932 | 829 | 658  | 708  | 708  | 696  |
| Ceilings - 9 Feet |      |      |     |     |     |      |      |      |      |

3 \$309,900 A [REDACTED] \$392,900 A \$307,900 A \$331,900 A \$331,900 A \$306,900 A \$286,900 A 3  
2 \$306,900 A [REDACTED] \$389,900 A \$304,900 A \$328,900 A \$328,900 A \$303,900 A \$283,900 A 2

|                   |  |  |  |  |  |  |        |        |            |
|-------------------|--|--|--|--|--|--|--------|--------|------------|
| View              |  |  |  |  |  |  | S      | S      | S          |
| Suite Description |  |  |  |  |  |  | 1F-1-P | 1F-1-P | Super Int. |
| Suite Type        |  |  |  |  |  |  | 1B+D   | 1B+D   | 2B         |
| Unit              |  |  |  |  |  |  | 113    | 114    | 115        |
| Size              |  |  |  |  |  |  | 668    | 613    | 821        |
| Patio/Balcony:    |  |  |  |  |  |  | 291 P  | 341 P  | 442 P      |
| Total:            |  |  |  |  |  |  | 959    | 954    | 1,263      |
| Ceilings - 9 Feet |  |  |  |  |  |  |        |        |            |

1 \$350,900 A \$328,900 A [REDACTED] 1

|                            |  |            |          |          |          |          |            |
|----------------------------|--|------------|----------|----------|----------|----------|------------|
| View                       |  | N/E        | E        | S/E      | S        | S        | S          |
| Suite Description          |  | TH2        | TH3      | TH4      | TH5      | TH6      | TH7        |
| Suite Type                 |  | 3B         | 2B       | 3B+D     | 2B+D     | 2B       | 2B+D       |
| Unit                       |  | TH         | TH       | TH4      | TH       | TH       | TH         |
| Size                       |  | 1,675      | 1,271    | 1,561    | 1,218    | 1,228    | 1,403      |
| Patio/Balcony:             |  | 37B/240P B | 53B/141P | 37B/407P | 37B/149P | 40B/151P | 40B/149P P |
| Total:                     |  | 1,952      | 1,465    | 1,975    | 1,404    | 1,419    | 1,592      |
| Ceilings - To Be Confirmed |  |            |          |          |          |          |            |

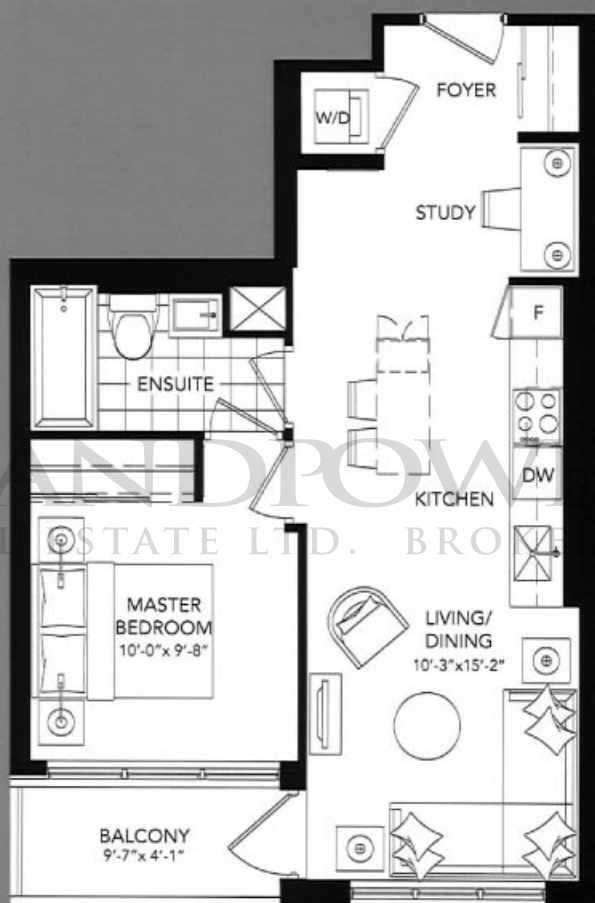
\$804,900 A \$610,900 A \$749,900 A \$584,900 A \$589,900 A \$673,900 A

# CORAL 1G one bedroom + study

SUITE AREA: 592 SQ.FT.

OUTDOOR AREA: 39 SQ.FT.

TOTAL LIFESTYLE AREA: 631 SQ.FT.



N↑



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 for the suite. Suites are sold unfurnished. E. & Q. E.



AT BAYVIEW & SHEPPARD

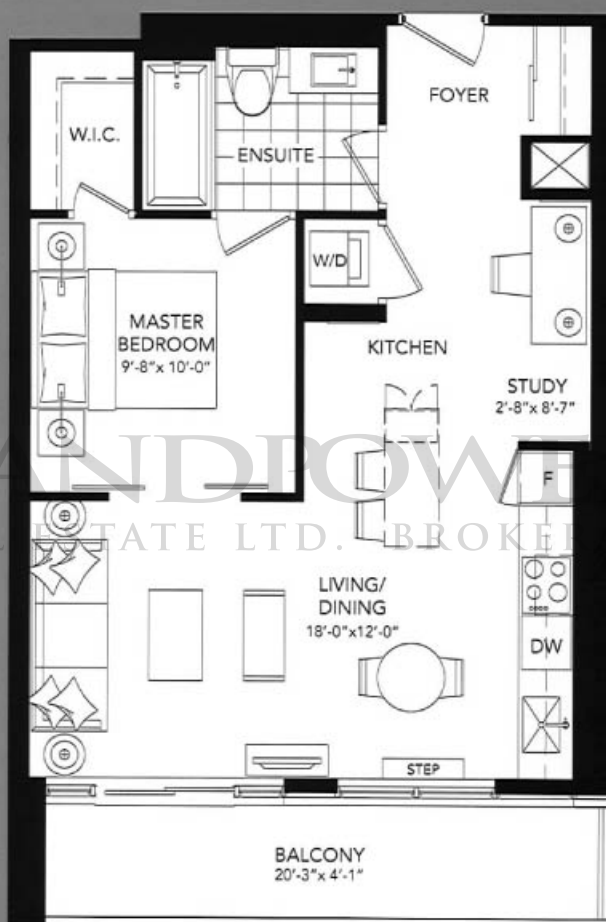


# GARNET 1B-3A one bedroom + study

SUITE AREA: 613 SQ.FT.

OUTDOOR AREA: 83 SQ.FT.

TOTAL LIFESTYLE AREA: 696 SQ.FT.



N↑



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 for the suite. Suites are sold unfurnished. E. & O. E.

JADE  
CONDOMINIUMS

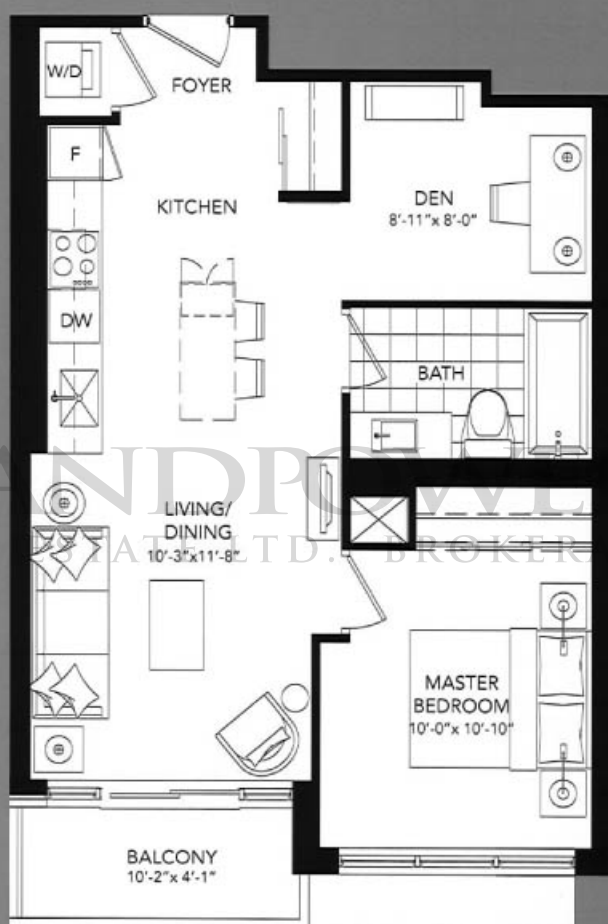
AT BAYVIEW & SHEPPARD

# PEARL 1J-1 one bedroom + den

SUITE AREA: 617 SQ.FT.

OUTDOOR AREA: 41 SQ.FT.

TOTAL LIFESTYLE AREA: 658 SQ.FT.



N↑



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 for the suite. Suites are sold unfurnished. E. & Q. E.

JADE  
CONDOMINIUMS

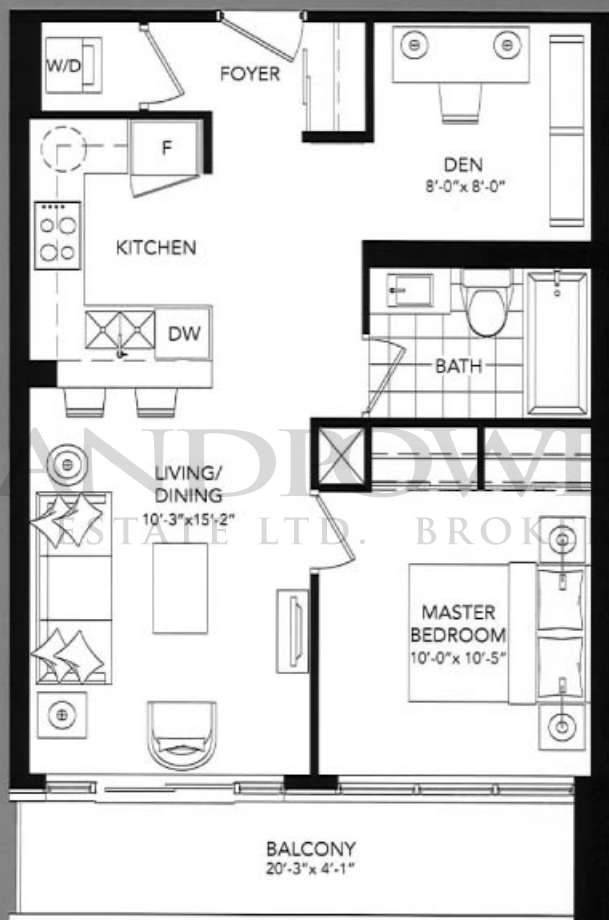
AT BAYVIEW & SHEPPARD

# OPAL 1B-2 one bedroom + den

SUITE AREA: 617 SQ.FT.

OUTDOOR AREA: 83 SQ.FT.

TOTAL LIFESTYLE AREA: 700 SQ.FT.



N↑



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JADE  
CONDOMINIUMS

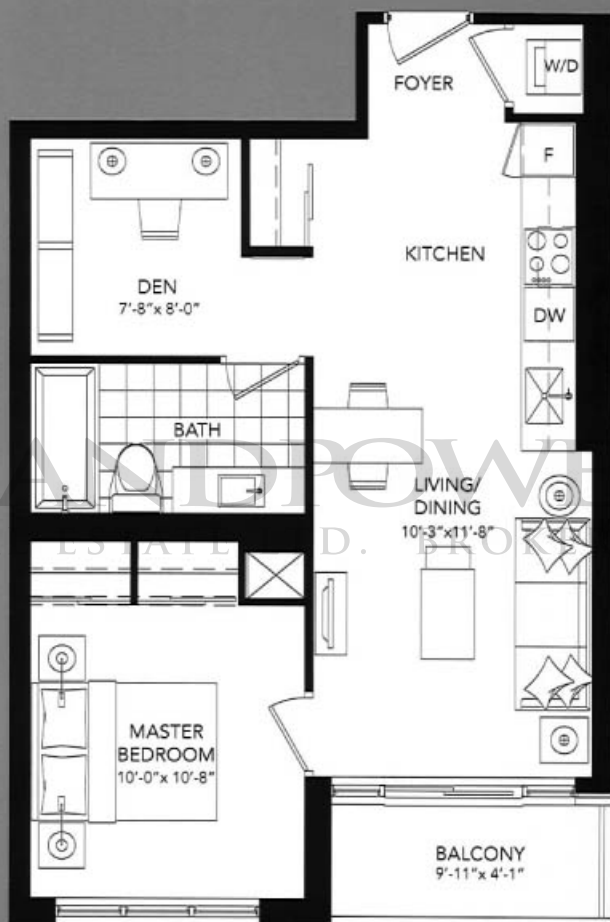
AT BAYVIEW & SHEPPARD

# JASPER 1H one bedroom + den

SUITE AREA: 619 SQ.FT.

OUTDOOR AREA: 40 SQ.FT.

TOTAL LIFESTYLE AREA: 659 SQ.FT.



N↑



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**JADE**  
CONDOMINIUMS

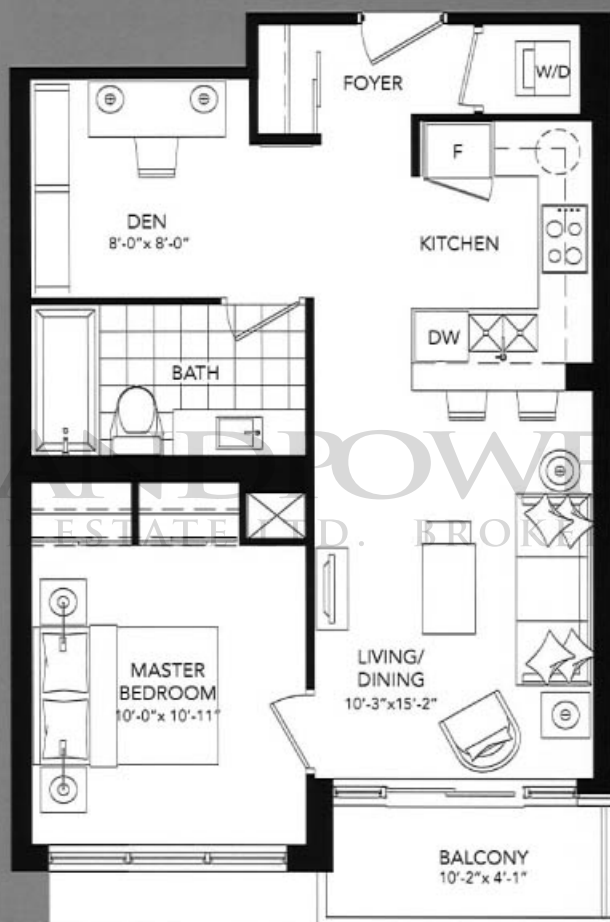
AT BAYVIEW & SHEPPARD

# RUBY 1J-2 one bedroom + den

SUITE AREA: 629 SQ.FT.

OUTDOOR AREA: 41 SQ.FT.

TOTAL LIFESTYLE AREA: 670 SQ.FT.



N↑



2nd - 5th FLOOR

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JADE  
CONDOMINIUMS

AT BAYVIEW & SHEPPARD

# TOPAZ 1K one bedroom + den

SUITE AREA: 645 SQ.FT.

OUTDOOR AREA: 41 SQ.FT.

TOTAL LIFESTYLE AREA: 686 SQ.FT.



N↑



2nd - 5th FLOOR

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JADE  
CONDOMINIUMS

AT BAYVIEW & SHEPPARD

# DIAMOND 1L one bedroom + den

SUITE AREA: 645 SQ.FT.

OUTDOOR AREA: 138 SQ.FT.

TOTAL LIFESTYLE AREA: 783 SQ.FT.



N↑



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JADE  
CONDOMINIUMS

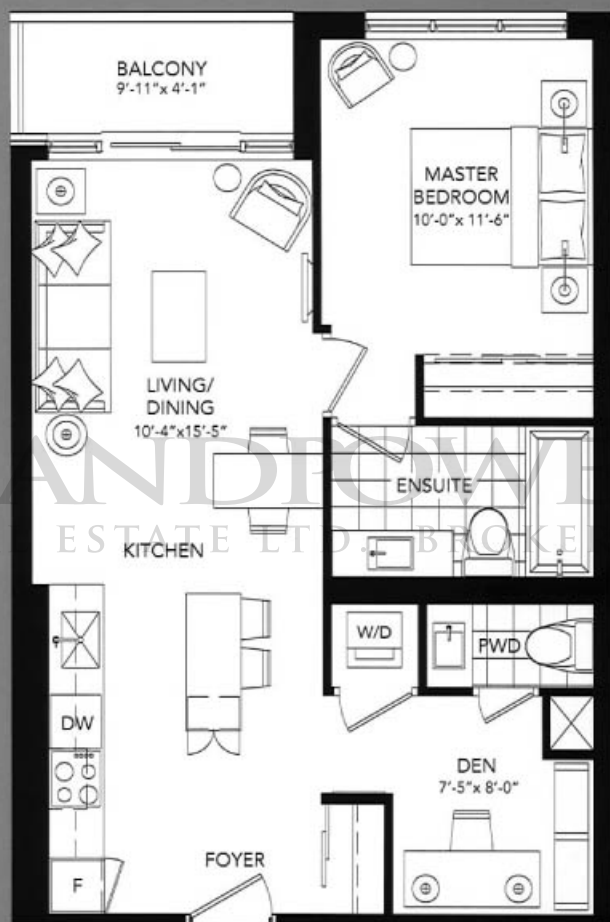
AT BAYVIEW & SHEPPARD

# QUARTZ 1F-1 one bedroom + den

SUITE AREA: 668 SQ.FT.

OUTDOOR AREA: 40 SQ.FT.

TOTAL LIFESTYLE AREA: 708 SQ.FT.



N↑



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**JADE**  
CONDOMINIUMS

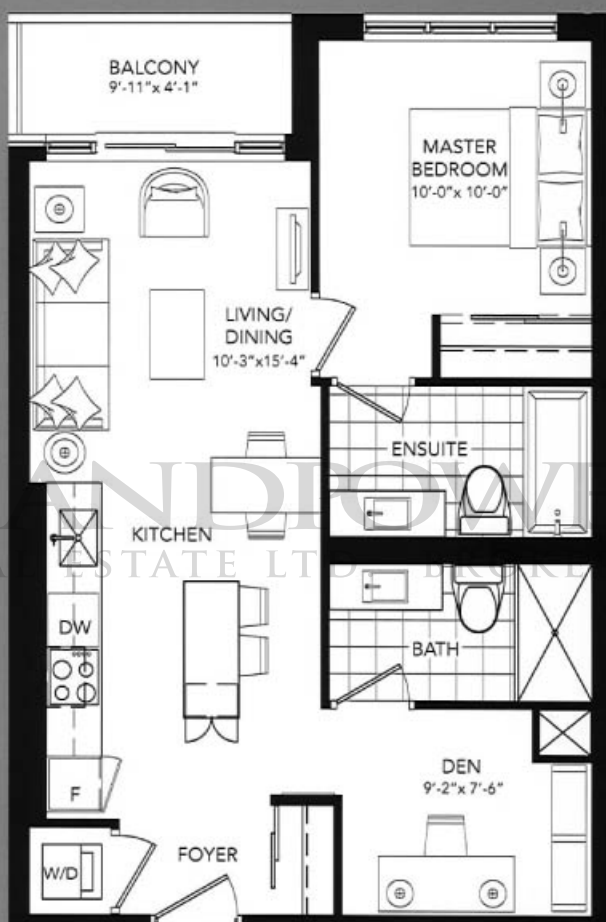
AT BAYVIEW & SHEPPARD

# AMBER 1F-2 one bedroom + den

SUITE AREA: 668 SQ.FT.

OUTDOOR AREA: 40 SQ.FT.

TOTAL LIFESTYLE AREA: 708 SQ.FT.



N↑



1st FLOOR



3rd FLOOR



2nd FLOOR



4th - 5th FLOOR

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JADE  
CONDOMINIUMS

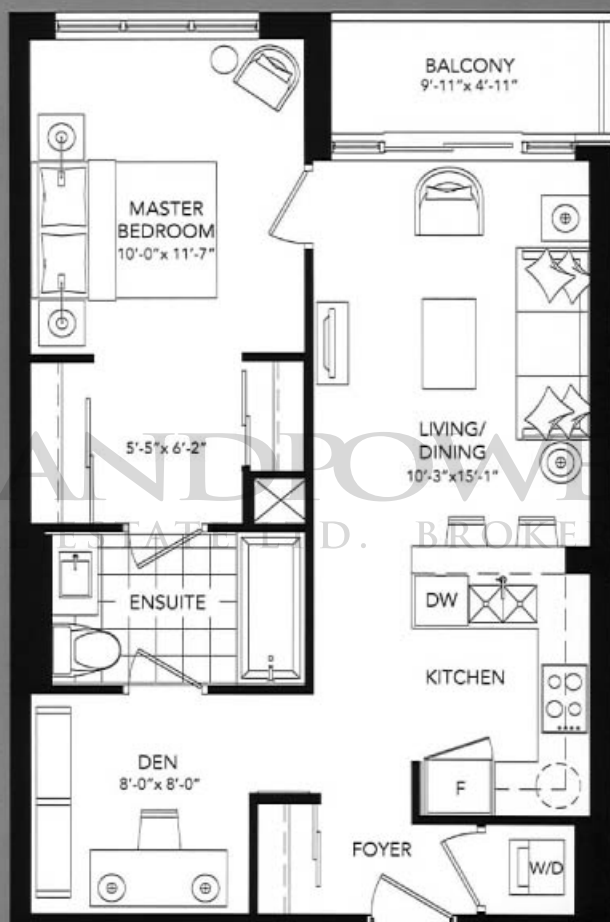
AT BAYVIEW & SHEPPARD

# ONYX 1F-3 one bedroom + den

SUITE AREA: 668 SQ.FT.

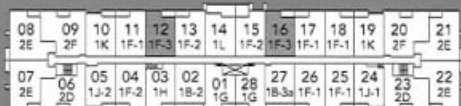
OUTDOOR AREA: 40 SQ.FT.

TOTAL LIFESTYLE AREA: 708 SQ.FT.



N↑

Spring Garden Ave.



2nd - 5th FLOOR

Bayview Ave.

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JADE  
CONDOMINIUMS

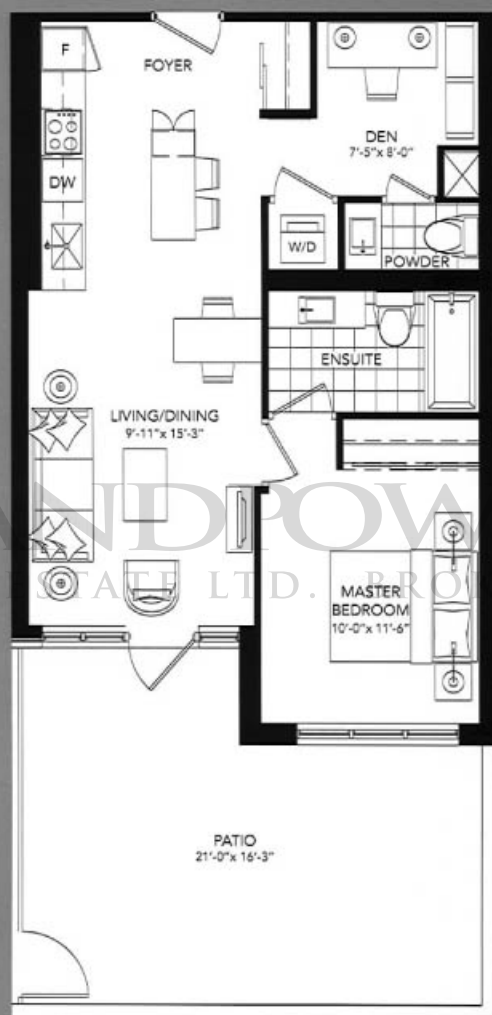
AT BAYVIEW & SHEPPARD

# SAPPHIRE 1F-1-P one bedroom + den

SUITE AREA: 668 SQ.FT.

OUTDOOR AREA: 291 SQ.FT.

TOTAL LIFESTYLE AREA: 959 SQ.FT.



N↑



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JADE  
CONDOMINIUMS

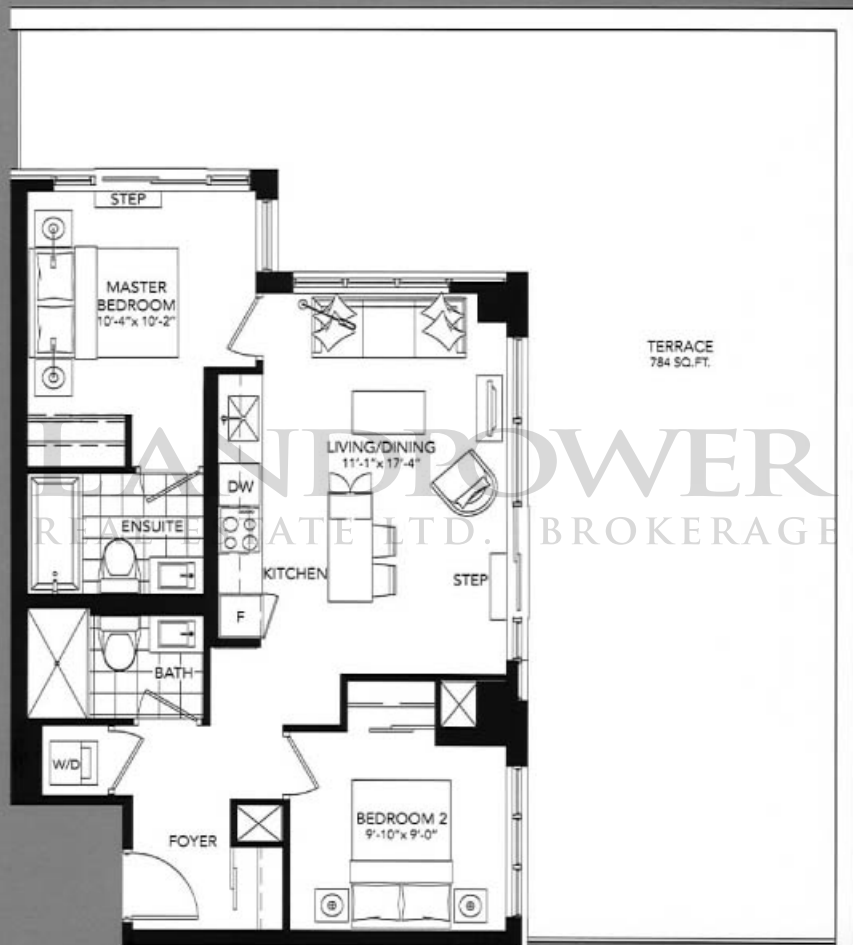
AT BAYVIEW & SHEPPARD

# TOURMALINE<sub>2J</sub> two bedroom

SUITE AREA: 728 SQ.FT.

OUTDOOR AREA: 784 SQ.FT.

TOTAL LIFESTYLE AREA: 1,512 SQ.FT.



N↑



Bayview Ave.

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# EMERALD 2D two bedroom

SUITE AREA: 792 SQ.FT.

OUTDOOR AREA: 37 SQ.FT.

TOTAL LIFESTYLE AREA: 829 SQ.FT.



N↑

Spring Garden Ave.



2nd - 5th FLOOR

Bayview Ave.

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JADE  
CONDOMINIUMS

AT BAYVIEW & SHEPPARD

# TURQUOISE<sub>2L</sub> two bedroom + den

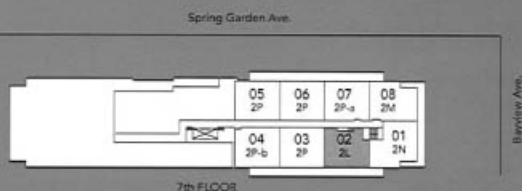
SUITE AREA: 861 SQ.FT.

OUTDOOR AREA: 192 SQ.FT.

TOTAL LIFESTYLE AREA: 1,053 SQ.FT.



N↑



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JADE  
CONDOMINIUMS

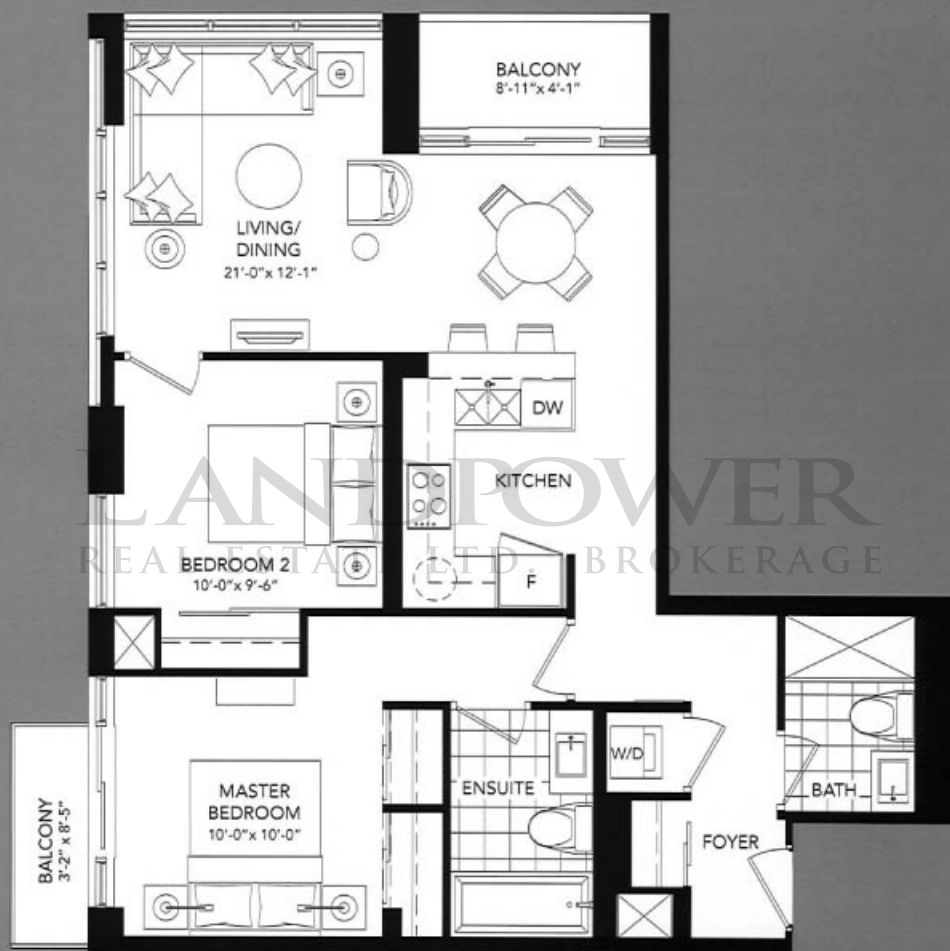
AT BAYVIEW & SHEPPARD

# AMETHYST 2E two bedroom

SUITE AREA: 869 SQ.FT.

OUTDOOR AREA: 63 SQ.FT.

TOTAL LIFESTYLE AREA: 932 SQ.FT.



N↑



2nd - 5th FLOOR

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CONDOMINIUMS

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# MOONSTONE 2F two bedroom + den

SUITE AREA: 918 SQ.FT.

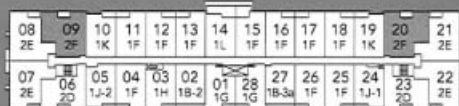
OUTDOOR AREA: 37 SQ.FT.

TOTAL LIFESTYLE AREA: 955 SQ.FT.



N↑

Spring Garden Ave.



2nd - 5th FLOOR

Bayview Ave.

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JADE  
CONDOMINIUMS

AT BAYVIEW & SHEPPARD

# AQUAMARINE 2M two bedroom + den

SUITE AREA: 925 SQ.FT.

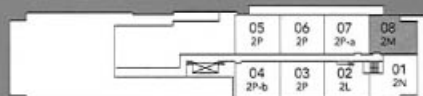
OUTDOOR AREA: 273 SQ.FT.

TOTAL LIFESTYLE AREA: 1,198 SQ.FT.



N↑

Spring Garden Ave.



Bayview Ave.

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**JADE**  
CONDOMINIUMS

AT BAYVIEW & SHEPPARD



**PHANTOM**  
DEVELOPMENTS

## A HOME GROWN CANADIAN SUCCESS STORY.

Phantom Developments has extensive experience in developing quality residential, commercial and industrial spaces that enhance the communities in which they live. Some of their most prestigious projects to date include the iconic L-Tower adjoining the Sony Centre at Front and Yonge Streets in joint venture with Castlepoint Realty Partners Ltd., Cityzen-Dominus & Fernbrook Homes, 1001 Bay Street which was one of the 1990's most successful selling condominium developments, plus an extensive portfolio

of over 2 million square feet of industrial and commercial leasing space.

The company's background as a leader in the Canadian apparel industry has been an outstanding segue into the development arena.

For Jade Condominiums, Phantom Developments has put together a powerful group of seasoned professionals to ensure exceptional quality, outstanding design and superb lifestyles.

