

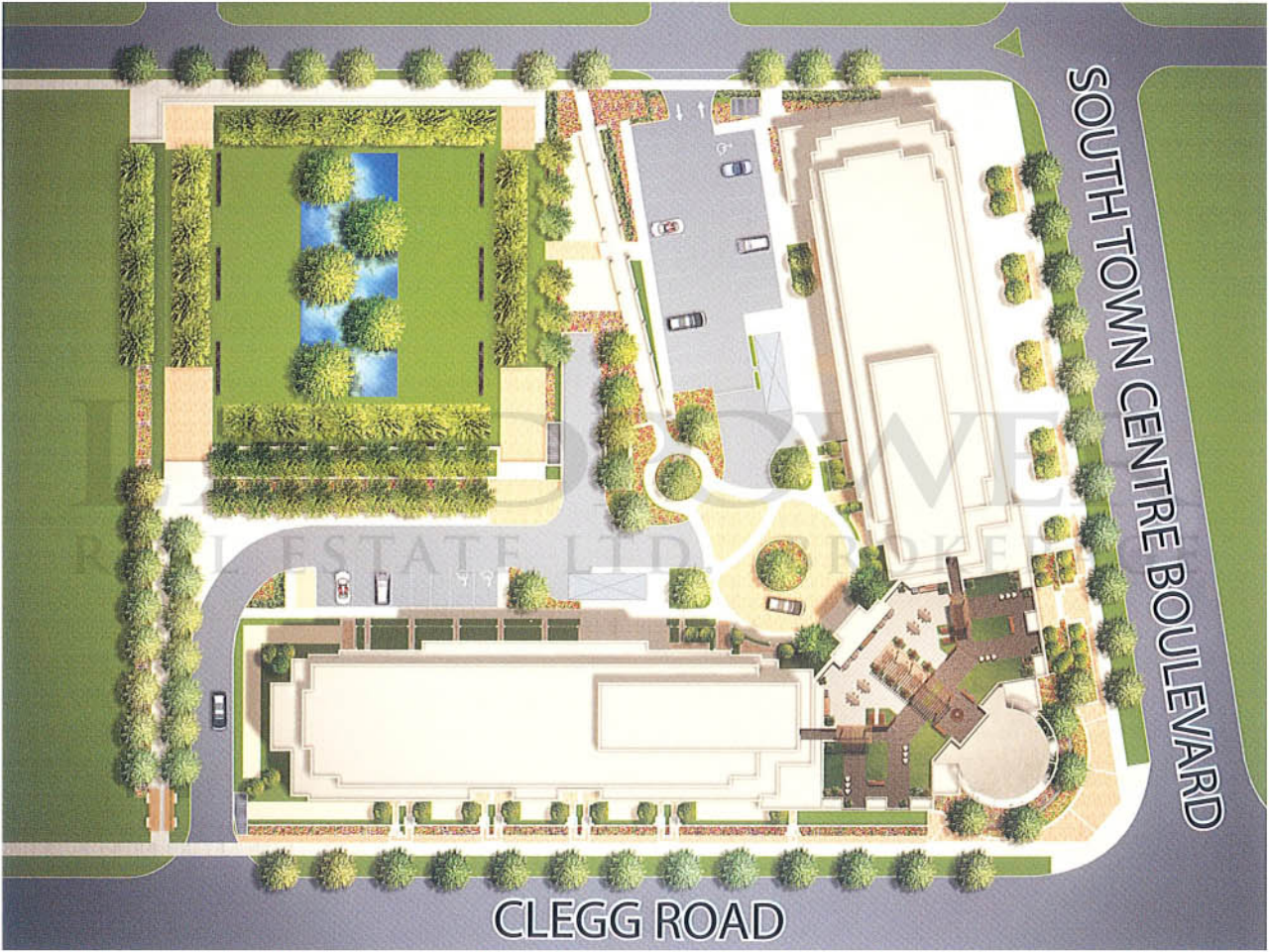
MAJESTIC COURT TAKES THE “LEED” TO  
A LIFESTYLE OF HEALTH & COMFORT





*The first **LEED** building in Markham*

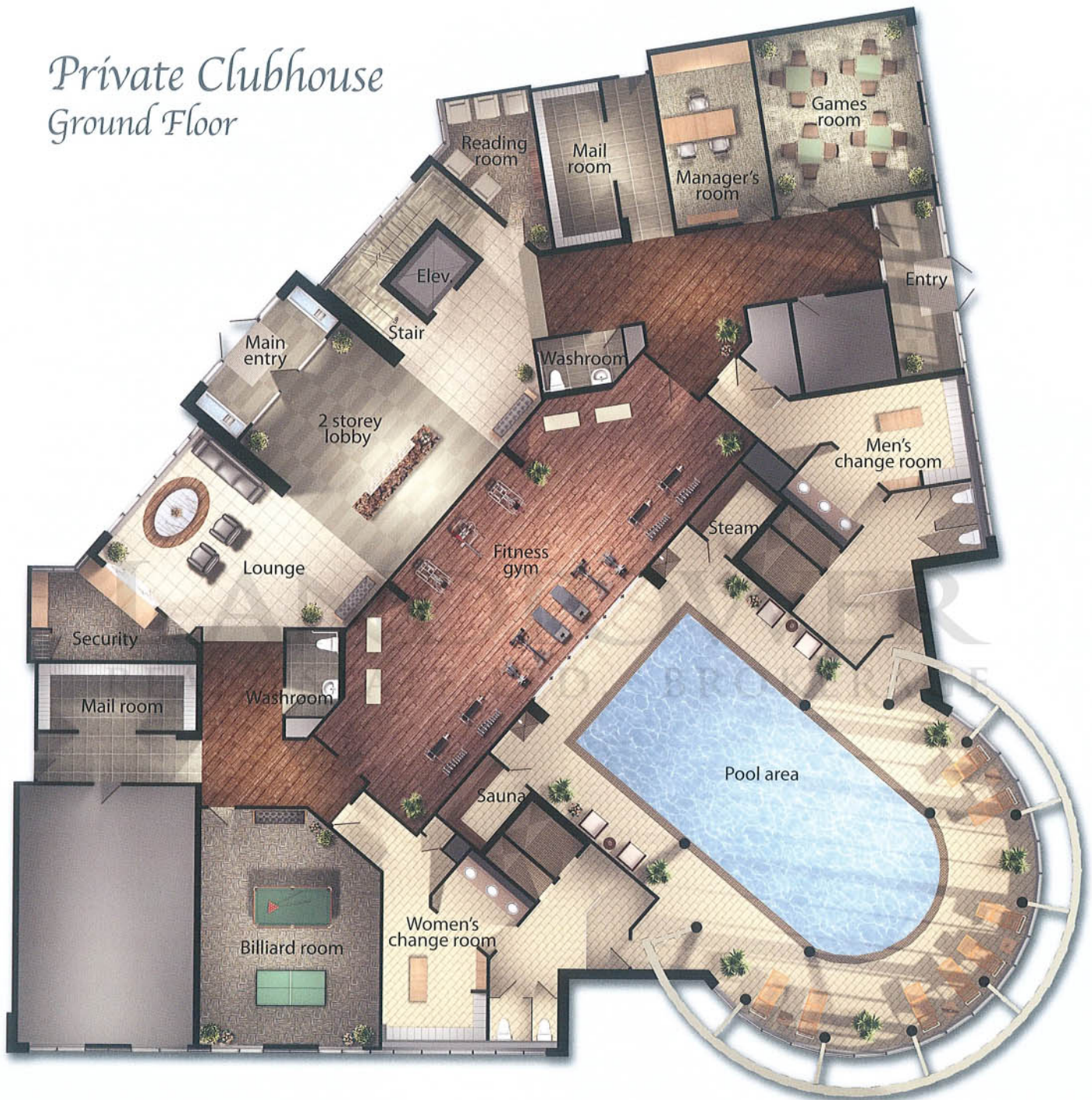






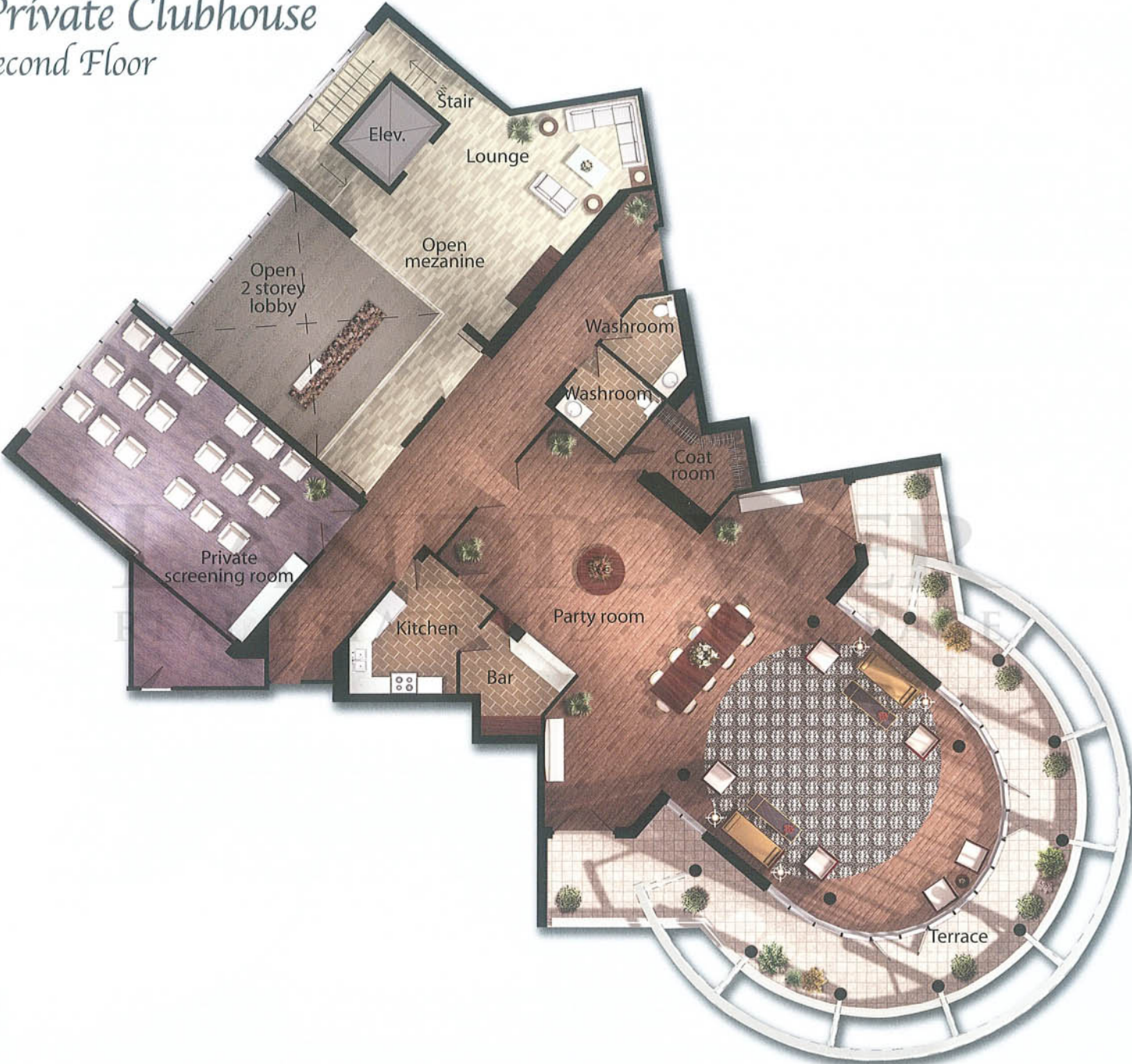
# Private Clubhouse

## Ground Floor





*Private Clubhouse*  
*Second Floor*





## SUITE FEATURES AND FINISHES

- 7' high single Solid-core suite entry door with wood finish surrounds and brushed chrome hardware except on the 11<sup>th</sup> floor of Building 1 and the 9<sup>th</sup> floor of Building 2, which will have 7'6" high doors.
- 6'8" high painted 800 Series interior doors with lever hardware in a brushed chrome finish except on the 11<sup>th</sup> floor of Building 1 and the 9<sup>th</sup> floor of Building 2, which will have 7'6" high doors.
- 5¼" baseboard and 3" casing in paint grade finish.
- Frameless mirrored sliding entry closet doors.
- White sliding bedroom closet doors.
- Smooth white cultured marble window sill to all areas.
- PVC vertical blinds complete with valances for windows and sliding doors.
- Interior walls are primed and painted with two coats of quality latex paint with low Volatile Organic Compounds(VOCs).<sup>2</sup>
- White textured ceiling throughout; except in kitchen, bathroom(s), and laundry areas which are finished with smooth white semi-gloss paint.
- 9' ceiling height in 1<sup>st</sup>, 2<sup>nd</sup>, 7<sup>th</sup>, 11<sup>th</sup> & LPH floors of Building 1 and 1<sup>st</sup>, 2<sup>nd</sup>, 7<sup>th</sup> and 9<sup>th</sup> & LPH floors of Building 2. (Units 717 to 721 of Building 1 and units 705 to 711 of Building 2 will have 8' ceilings).
- Ceiling height of 8' for all other floors unless otherwise noted.
- Level 1 patio units include landscaping treatment with railing as per plan.<sup>1</sup>

## GOURMET KITCHEN

- Choice of Designer inspired Majestic Signature Cabinetry with granite countertop.<sup>2</sup>
- Double-bowl stainless steel top-mount sinks.<sup>1</sup>
- Premium quality chrome, single lever kitchen faucet with pull out vegetable spray.
- Energy Star high efficiency multi-cycle dishwasher & 18 cubic foot frost-free refrigerator in Samsung and GE or similar.
- 30" smooth-top stove with convenient self-cleaning oven in GE or similar.
- GE or similar, Built-in over-the-range microwave hood vented to the exterior.
- Designer chosen ceramic tile backsplash.<sup>2</sup>
- Extended upper kitchen cabinets in 9' ceiling height units.<sup>1</sup>

## LUXURIOUS BATHROOM

- Luxurious deep soaker bathtub in all bathrooms.<sup>1</sup>
- White cultured marble vanity top with integrated basin.
- Majestic Signature medicine cabinet mirror with wall scone above.
- Designer selected vanity cabinets & white bathroom fixtures.
- High pressure, low flow shower head(s)
- Dual flush, low flow high performance toilets(s)
- Delta Scald-Guard technology tub and shower with pressure balance valve keeps water temperature consistent and elegant single-lever vanity faucets.
- Distinctive clear glass shower stall with ceiling light.<sup>1</sup>
- Full-height ceramic wall tiles around bathtub/shower stall surround.<sup>1</sup>
- Quality exhaust fan vented to exterior.
- Privacy lock.



## ELEGANT FLOOR COVERINGS

- Premium laminate flooring sweeps through the living and dining area (and den).<sup>1,2</sup>
- Designer selected premium porcelain tile in foyer, kitchen, bathroom and laundry room.<sup>2</sup>
- Green Label-environmental friendly carpet with underpad in bedroom(s) to ensure air quality.<sup>2</sup>

## CONVENIENT IN-SUITE LAUNDRY FACILITIES

- Space-efficient stacked GE or Samsung dryer and Energy Star GE or Samsung washer
- Heavy-duty wiring and receptacle.
- Ventilation to the exterior with automatic relay sensor exhaust control.

## STATE-OF-THE-ART COMMUNICATIONS AND HIGH SPEED WIRING

- Suites are pre-wired for telephone outlets and satellite TV using a category 5 data cable in living room, bedroom(s) and den.<sup>1</sup>
- All suites are pre-wired for cable TV outlets using RG6 shielded coaxial cable in living room, bedrooms and den.<sup>1</sup>
- Star design of communication wiring allows a junction box in entry closet to access all in-suite phone and cable outlets.

## PEACE-OF-MIND SECURITY SYSTEM

- 24-hour concierge, monitors live closed-circuit cameras throughout the garage area as well as community access system including direct 2-way communication with push call buttons from parking and entry areas.
- Personally encoded suite intrusion alarm system, with suite door contact and keypad connected to concierge desk for total security.
- Personal keyless entry pendants providing authorized proximity access to the garage door and computer controlled entry doors in common areas.
- Enter-phone with cameras located in lobby and visitor parking entrances allow residents to view visitors through a dedicated television channel before authorizing entrance to the building.
- Fire alarm speaker and heat detector connected to fire alarm annunciation panel, and a hard wired smoke detector.



## MECHANICAL & ELECTRICAL SERVICES & FIXTURES

- Individually controlled central heating and cooling system using 4 pipe fan coil system giving you control year round.
- Hot and chilled water supplied by Markham District Energy Inc., for heating and cooling to optimize the energy saving.
- Designer inspired light fixtures in bedroom(s), den and walk-in closet.<sup>1,2</sup>
- Convenient switch-controlled split outlets in living room.
- Capped ceiling light outlet in dining room and over optional kitchen island.<sup>1</sup>
- Contemporary white Decora-style receptacles and light switches throughout the suites.<sup>1</sup>

## ENERGY SAVING COMFORT SYSTEM & METERING

- Individual metering of electricity, domestic hot and cold water.
- Superior air filter media for use in fan coil.
- Direct venting to outside of kitchen hood and dryer exhaust.
- Continuous fresh air provided directly to occupied units

## ADDITIONAL FEATURES FOR UPH & LPH FLOORS

### Units on UPH floor will have:

- 10' ceiling height.
- 8' high single solid-core suite entry doors with 8' high interior doors.
- 7½" baseboard and 3½" casings
- Crown moldings in living/dining area and foyer.
- Extended upper kitchen cabinets with valance lighting.
- Engineered hardwood floor in living/dining area (and den).<sup>1</sup>

### Units on LPH floor will have:

- 9' ceiling height.
- 7'6" high single solid-core suite entry doors and 7'6" high interior doors.
- 7½" baseboard and 3½" casings
- Crown moldings in living/dining area and foyer.
- Extended upper kitchen cabinets with valance lighting.
- Engineered hardwood floor in living/dining area (and den).<sup>1</sup>

### NOTES :

- \* <sup>1</sup> Indicates as per suite design.
- \* <sup>2</sup> Indicates as per Vendor's samples.
- \* Purchaser(s) shall select the colour and material from vendor's standard samples only (one carpet colour, one laminate floor colour and one paint colour per suite).
- \* Purchaser(s) may be required to re-select colour/material from vendor's standard samples as a result of unavailability or discontinuation.
- \* Purchaser(s) may select upgraded material from Vendor's Samples and shall pay the upgrade costs at the time of colour and finishes selection.
- \* Vendor reserves the right to substitute any material, of equal or better quality, used in the construction.
- \* Variation from vendor's samples may occur due to normal production process, or discontinuance or unavailability of product.
- \* Where bulkheads are installed and where dropped ceilings are required, the ceiling height will be less than stated, as per vendor's plans. All plans, elevations, sizes and specifications are subject to change from time to time by the vendor without notice. All areas and dimensions are approximate. Actual usable space may vary from stated floor area. All images, photography and illustrations are artist's concept. E. & O.E.
- \* Unit owners are covered by TARION, (formerly known as ONHWP).





# MAJESTIC COURT TAKES THE "LEED" TO A LIFESTYLE OF HEALTH & COMFORT

**Leadership in Energy and Environmental Design - LEED** Certification distinguishes building projects that have demonstrated a commitment to sustainability by meeting higher performance standards in environmental responsibility and energy efficiency. **LEED** defines "green" by providing a standard for measurement in a checklist comparison to a standard building project. **Majestic Court** is inclusive of the following:

## ENERGY EFFICIENCY

- Double glazed, Low-e windows with argon gas fill to provide added comfort and reduce heating & cooling costs.
- Heat Recovery Ventilators ( HRVs ) in each suite to reduce energy demands.
- High pressure, low-flow showerheads to reduce energy consumption for domestic hot water without sacrificing bathing comforts
- Energy Star™ appliances to reduce electricity use
- Sub-metering for individual allocation of electricity costs
- Best Practices Commissioning of all major mechanical equipment by third party energy management firm to ensure that systems operate at optimal performance levels
- Third party energy management company to monitor and verify ongoing equipment efficiency end usage after one year of building occupancy
- Planted rooftop or terrace space to reduce urban heat island effect and storm water Run-off
- Third party certification of energy performance by the Government of Canada (25% better than Code)
- Compact fluorescent and other high efficiency interior lighting designs to ensure lower electricity costs
- Occupancy sensors on lighting in non-essential common area (recreation, party and board rooms, lockers, stairwell, mechanical-room)
- CO monitors in the parking garage to activate air handling equipment when needed (versus around-the-clock) saving money on fan operation
- Use of Markham ECO-logo certified energy plant for optimum saving in utilities
- On site treatment of storm water to remove particulate matter

## INDOOR AIR QUALITY

- Continuous fresh air provided directly to occupied units

- Carpets certified by the Carpet and Rug Institute's Green Label Indoor Air Quality Test Program ensuring low emissions
- Interior latex-based paints, adhesives & sealants certified by the Environmental Choice Program to ensure ultra low emissions of volatile organic compounds (VOC's)
- Indoor Air Quality management plan during and after construction to ensure healthy living space when you move in and for the life of the building
- Adhesive-free hard surface flooring for easy maintenance to remove dust and allergens and reduce off gasing
- Best practice ventilation and air sealing practice to eliminate transfer of tobacco smoke between suites

## WATER EFFICIENCY

- Low flow, high pressure showerheads and faucets
- Dual flush water efficient toilets
- Water efficient landscaping to eliminate consumption of potable water for irrigation
- Front loading Energy Star™ washing machines ( use less water an detergent)
- Individual metering will provide incentive for occupants to reduce consumption

## OTHER ENVIRONMENTAL FEATURES

- Walking proximity to public transportation
- Diverting construction waste to reduce landfill loads
- Recycling facilities that permit convenient separating and disposing of recyclables
- Additional secure bicycle storage space conveniently located



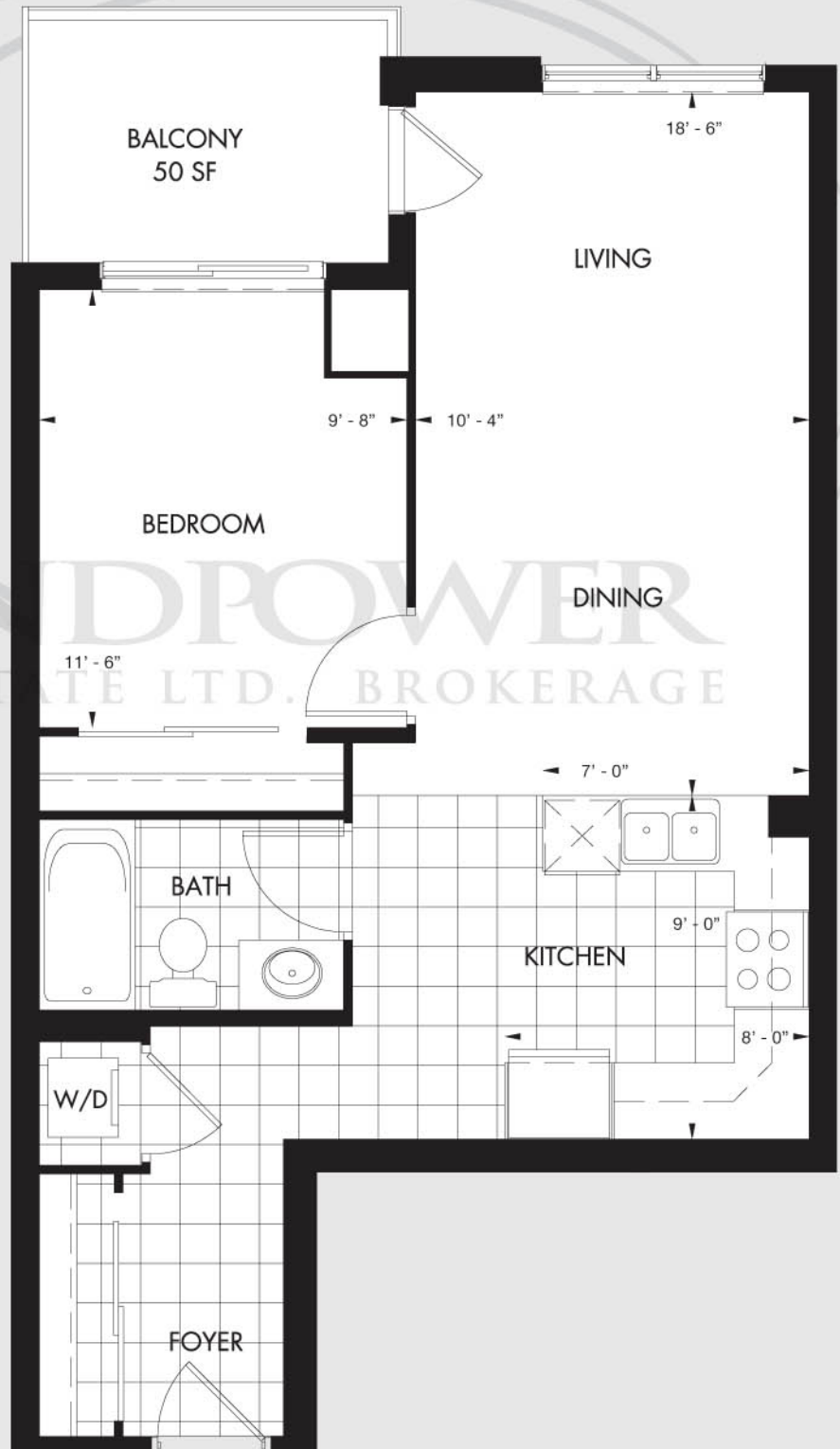
# Unit 1A • 1 Bedroom

## 620 + Balcony

SQUARE FEET

50 SQUARE FEET

| Bldg. I |      | Bldg. II |      |
|---------|------|----------|------|
| 201     | 919  | 201      | 822  |
| 223     | 1001 | 227      | 901  |
| 301     | 1019 | 301      | 922  |
| 323     | 1101 | 327      | 1001 |
| 501     | 1119 | 501      | 1022 |
| 525     | 1201 | 530      | 1101 |
| 601     | 1219 | 601      | 1122 |
| 625     | 1501 | 630      | 1201 |
| 701     | 1519 | 701      | 1222 |
| 725     | 1601 | 730      | 1501 |
| 801     | 1619 | 801      | 1522 |
| 819     | 1701 |          |      |
| 901     | 1719 |          |      |



\*Floor tile pattern shown is for standard 12"x12" tile. Optional standard 12"x24" tile is available, pattern will change to suit.\*

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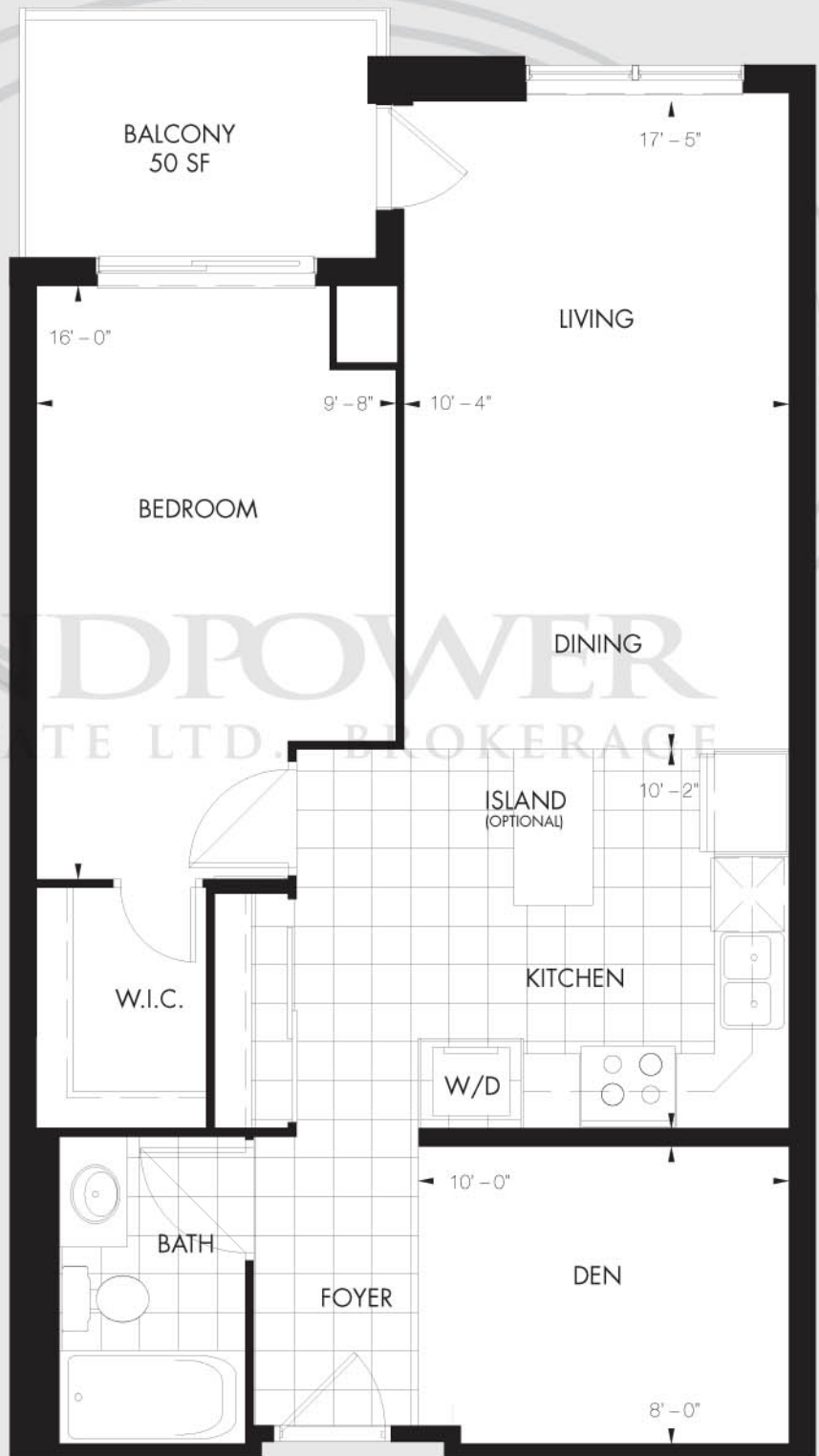
# Unit 1B • 1 Bedroom + Den

## 738 + Balcony

SQUARE FEET

50 SQUARE FEET

| Bldg. I | Bldg. II |      |
|---------|----------|------|
| 203     | 222      | 820  |
| 303     | 223      | 918  |
| 503     | 225      | 919  |
| 603     | 322      | 920  |
| 703     | 323      | 1018 |
| 803     | 325      | 1019 |
| 903     | 526      | 1020 |
| 1003    | 527      | 1118 |
| 1103    | 528      | 1119 |
| 1203    | 626      | 1120 |
| 1503    | 627      | 1218 |
| 1603    | 628      | 1219 |
| 1703    | 726      | 1220 |
|         | 727      | 1518 |
|         | 728      | 1519 |
|         | 818      | 1520 |
|         | 819      |      |



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# Unit 1B-1

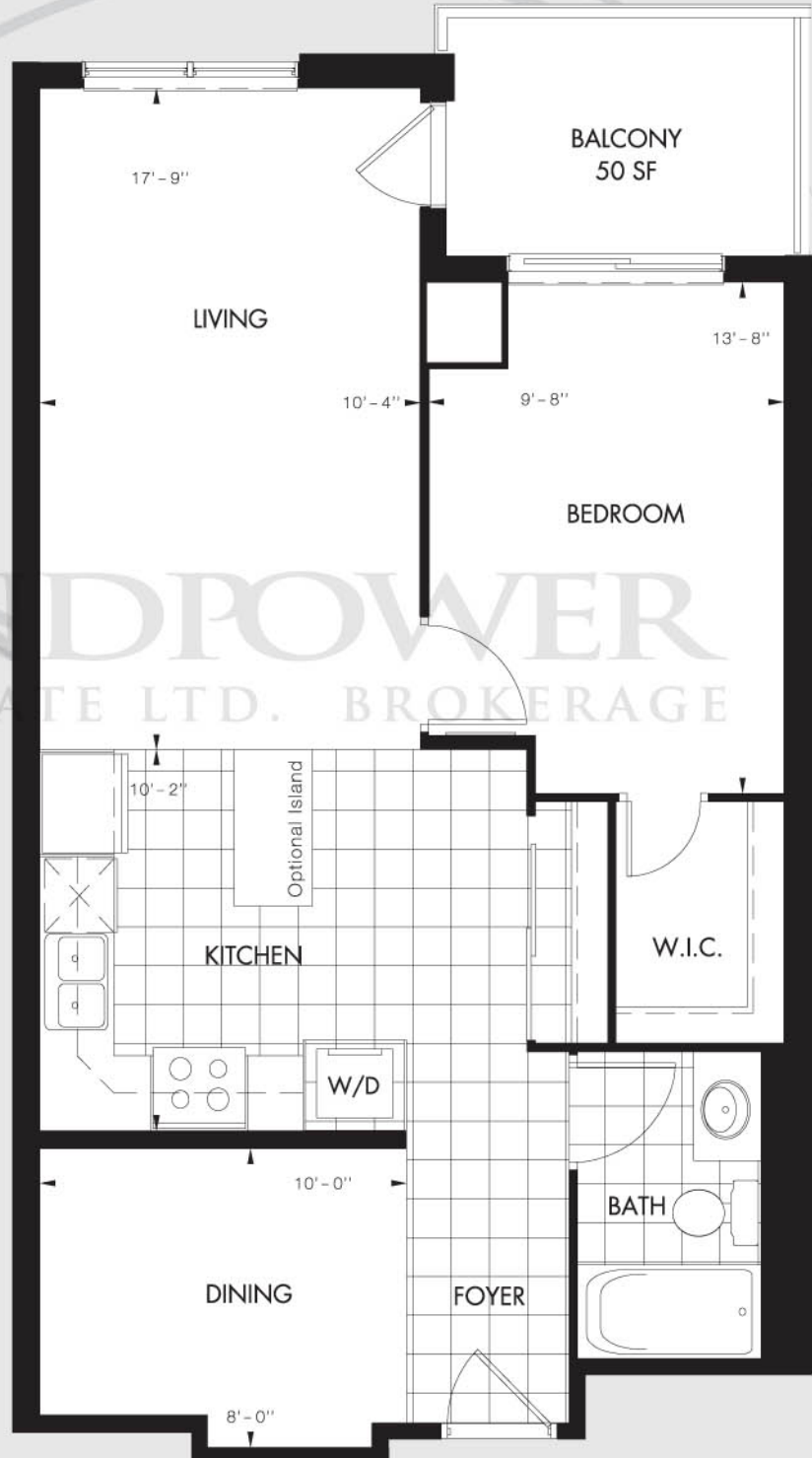
• 1 Bedroom

## 719 + Balcony

SQUARE FEET

50 SQUARE FEET

| Bldg. I | Bldg. II |
|---------|----------|
| 202     | 226      |
| 302     | 326      |
| 502     | 529      |
| 602     | 629      |
| 702     | 729      |
| 802     | 821      |
| 902     | 921      |
| 1002    | 1021     |
| 1102    | 1121     |
| 1202    | 1221     |
| 1502    | 1521     |
| 1602    |          |
| 1702    |          |



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# Unit 1C • 1 Bedroom + Den

## 655 + Balcony

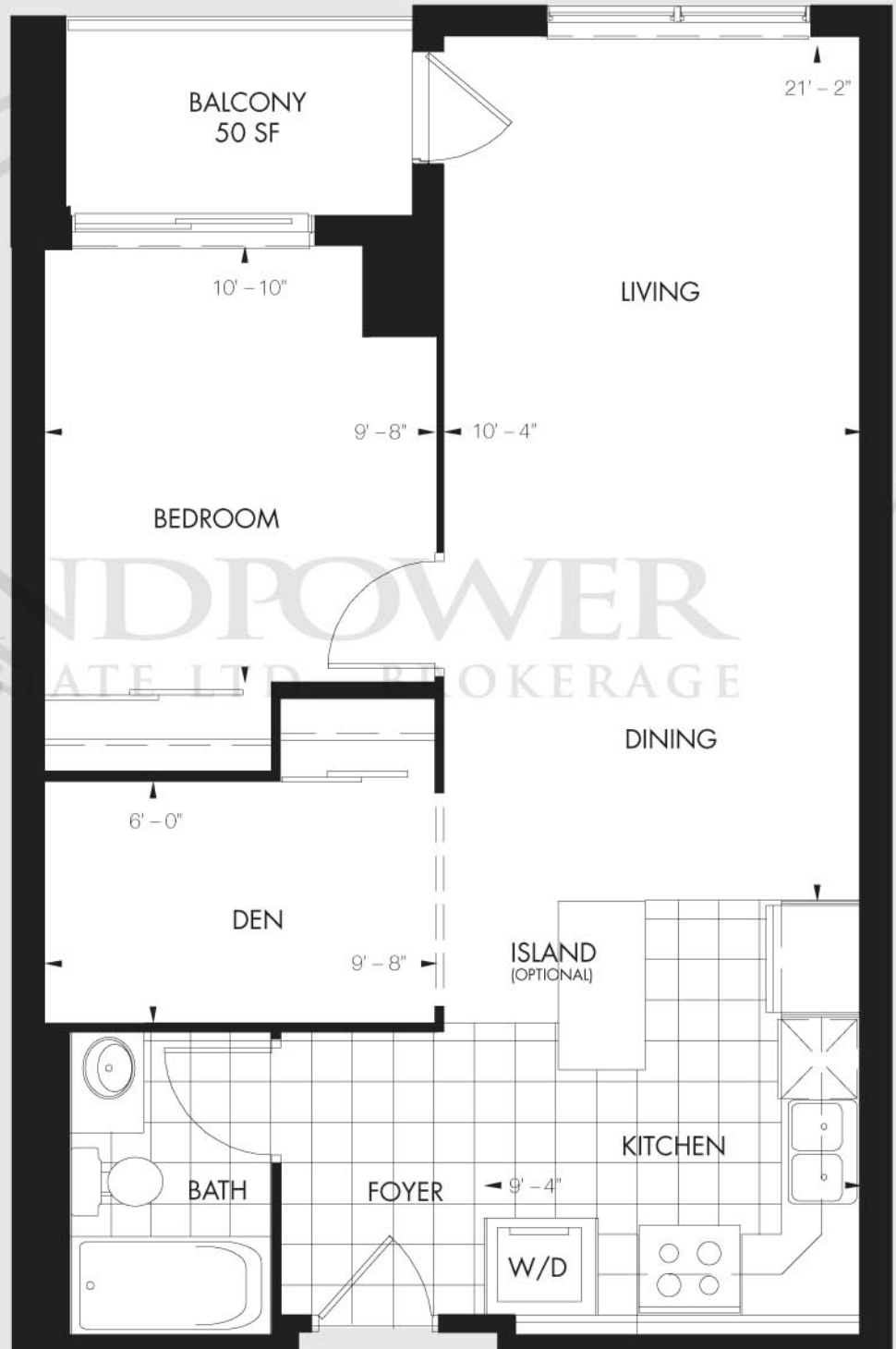
SQUARE FEET

50 SQUARE FEET

Bldg. I

Bldg. II

|     |      |     |      |
|-----|------|-----|------|
| 217 | 812  | 105 | 710  |
| 218 | 909  | 106 | 711  |
| 309 | 910  | 107 | 716  |
| 310 | 911  | 207 | 717  |
| 311 | 912  | 208 | 718  |
| 312 | 1009 | 211 | 807  |
| 317 | 1010 | 212 | 808  |
| 318 | 1011 | 215 | 809  |
| 509 | 1012 | 307 | 907  |
| 510 | 1109 | 308 | 908  |
| 511 | 1110 | 311 | 909  |
| 512 | 1111 | 312 | 1007 |
| 517 | 1112 | 315 | 1008 |
| 518 | 1209 | 510 | 1009 |
| 609 | 1210 | 511 | 1107 |
| 610 | 1211 | 516 | 1108 |
| 611 | 1212 | 517 | 1109 |
| 612 | 1509 | 518 | 1207 |
| 617 | 1510 | 610 | 1208 |
| 618 | 1511 | 611 | 1209 |
| 709 | 1512 | 616 | 1507 |
| 710 | 1609 | 617 | 1508 |
| 711 | 1610 | 618 | 1509 |
| 712 | 1611 |     |      |
| 717 | 1612 |     |      |
| 718 | 1709 |     |      |
| 809 | 1710 |     |      |
| 810 | 1711 |     |      |
| 811 | 1712 |     |      |



\*Ground floor units will have a Patio instead of Balcony



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# Unit 2A • 2 Bedroom

## 1,025 + Balcony

SQUARE FEET

57 SQUARE FEET



| Bldg. I |      |      | Bldg. II |      |      |
|---------|------|------|----------|------|------|
| 306     | 1006 | 1517 | 220      | 903  | 1203 |
| 506     | 1017 | 1606 | 320      | 916  | 1216 |
| 606     | 1106 | 1617 | 523      | 1003 | 1503 |
| 706     | 1117 | 1706 | 623      | 1016 | 1516 |
| 806     | 1206 | 1717 | 723      | 1103 |      |
| 906     | 1217 |      | 816      | 1116 |      |
| 917     | 1506 |      |          |      |      |

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# Unit 2B

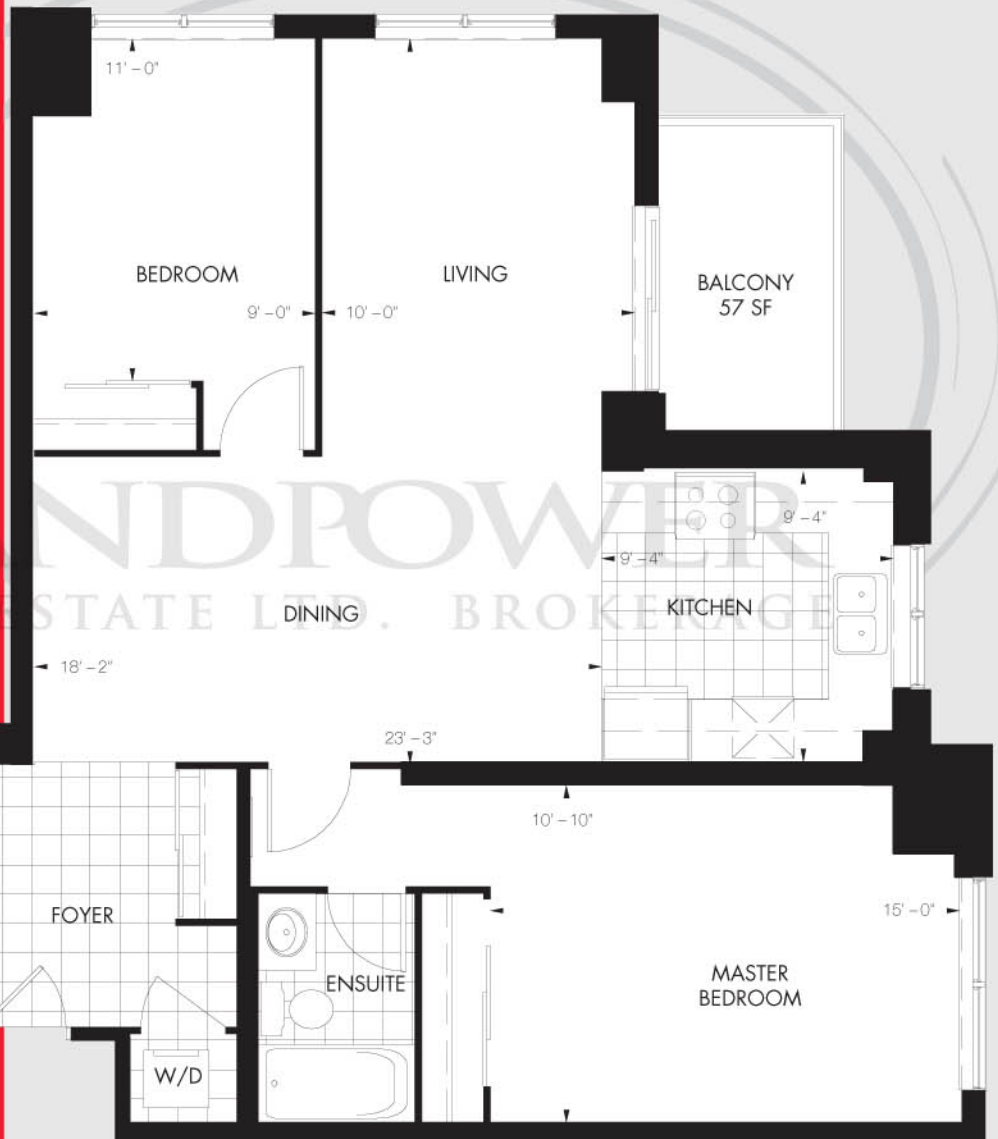
## • 2 Bedroom

# 1,025 + Balcony

SQUARE FEET

57 SQUARE FEET

| Bldg. I   | Bldg. II |
|-----------|----------|
| 307 1116  | 111 1005 |
| 507 1207  | 219 1015 |
| 607 1216  | 319 1105 |
| 707 1507  | 522 1115 |
| 807 1516  | 622 1205 |
| 907 1607  | 722 1215 |
| 916 1616  | 815 1505 |
| 1007 1707 | 905 1515 |
| 1016 1716 | 915      |
| 1107      |          |

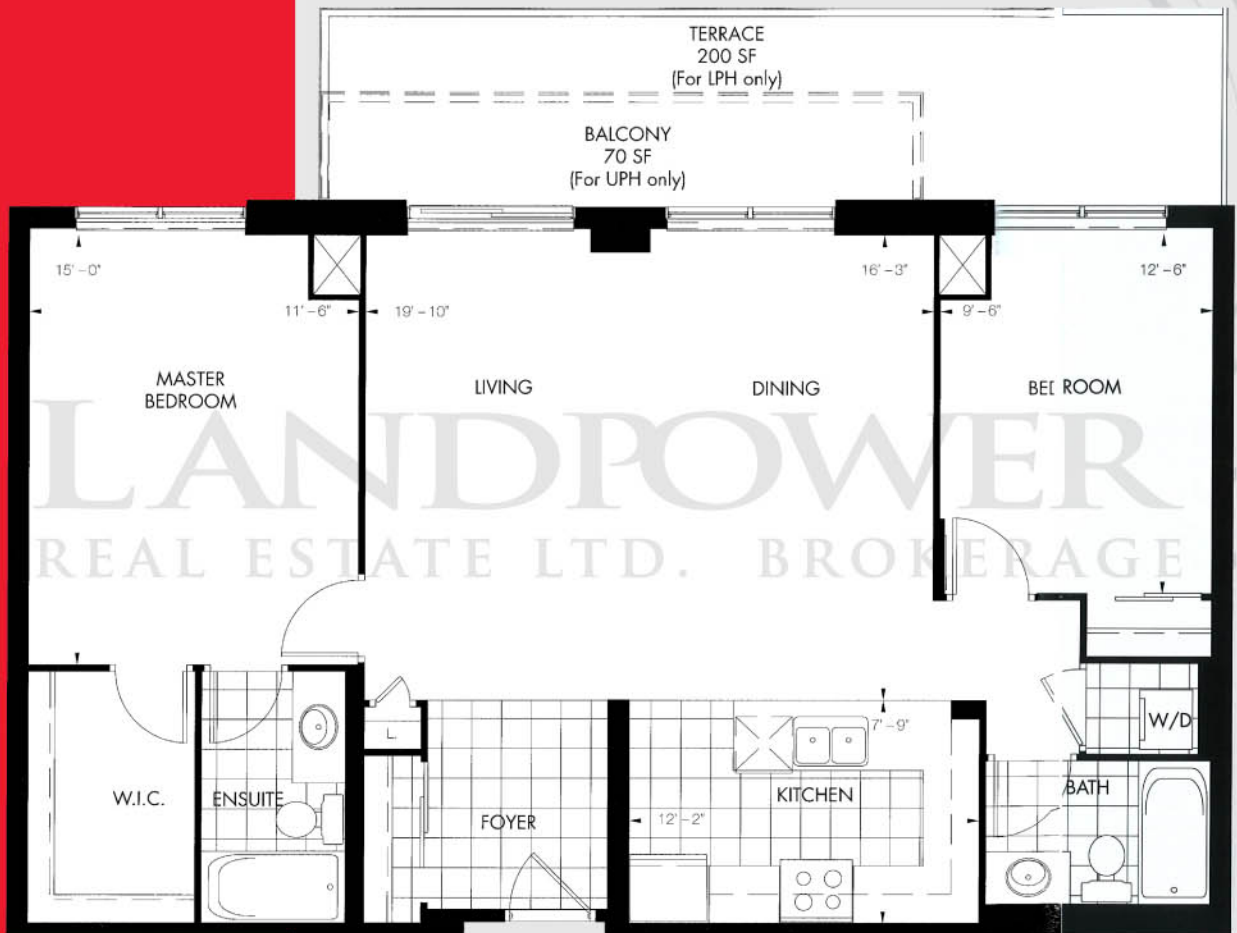


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# Unit 2E-a

- 2 Bedrooms
- 1,069 + Balcony  
SQUARE FEET 70 SQUARE FEET
- Terrace  
200 SQUARE FEET



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# Unit 2F • 2 Bedroom

**1,258** +  
SQUARE FEET

**2 Balcony**

50 + 50 SQUARE FEET

**2 Terrace**

270 + 270 SQUARE FEET



Terrace: For LPH only    Balcony: For UPH only

Bldg. I

Bldg. II

LPH5

LPH2

LPH10

LPH9

UPH5

UPH2

UPH10

UPH9



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# Unit 2G • 2 Bedroom

## 907 + Balcony

SQUARE FEET      50 SQUARE FEET



| Bldg. I |      |      | Bldg. II |     |      |
|---------|------|------|----------|-----|------|
| 308     | 808  | 1208 | 103      | 615 | 1006 |
| 315     | 815  | 1215 | 110      | 621 | 1012 |
| 508     | 908  | 1508 | 210      | 715 | 1106 |
| 515     | 915  | 1515 | 218      | 721 | 1112 |
| 608     | 1008 | 1608 | 310      | 806 | 1206 |
| 615     | 1015 | 1615 | 318      | 812 | 1212 |
| 708     | 1108 | 1708 | 515      | 906 | 1506 |
| 715     | 1115 | 1715 | 521      | 912 | 1512 |

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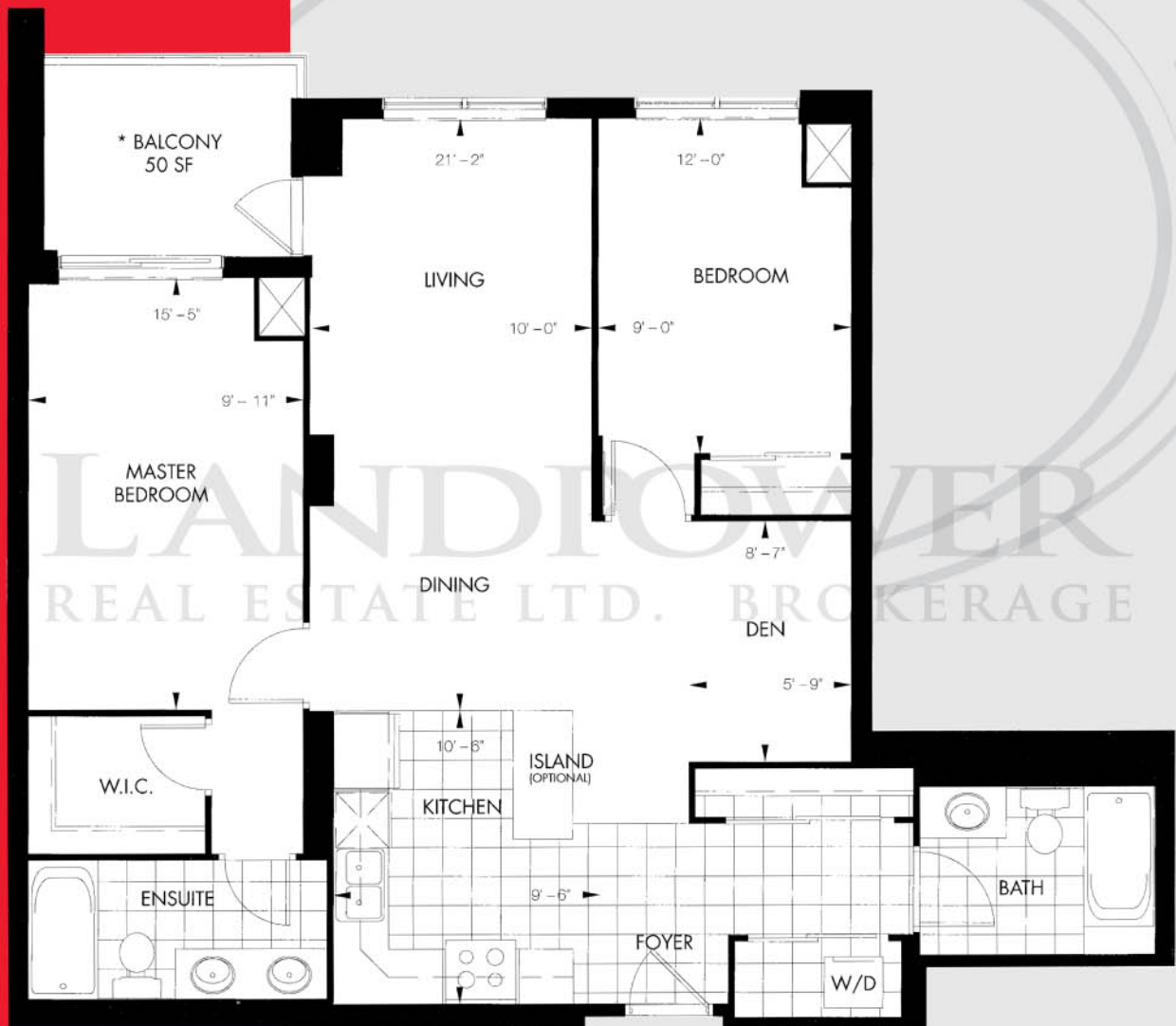


# Unit 2H • 2 Bedrooms + Den

## 1,036 + Balcony

SQUARE FEET

50 SQUARE FEET



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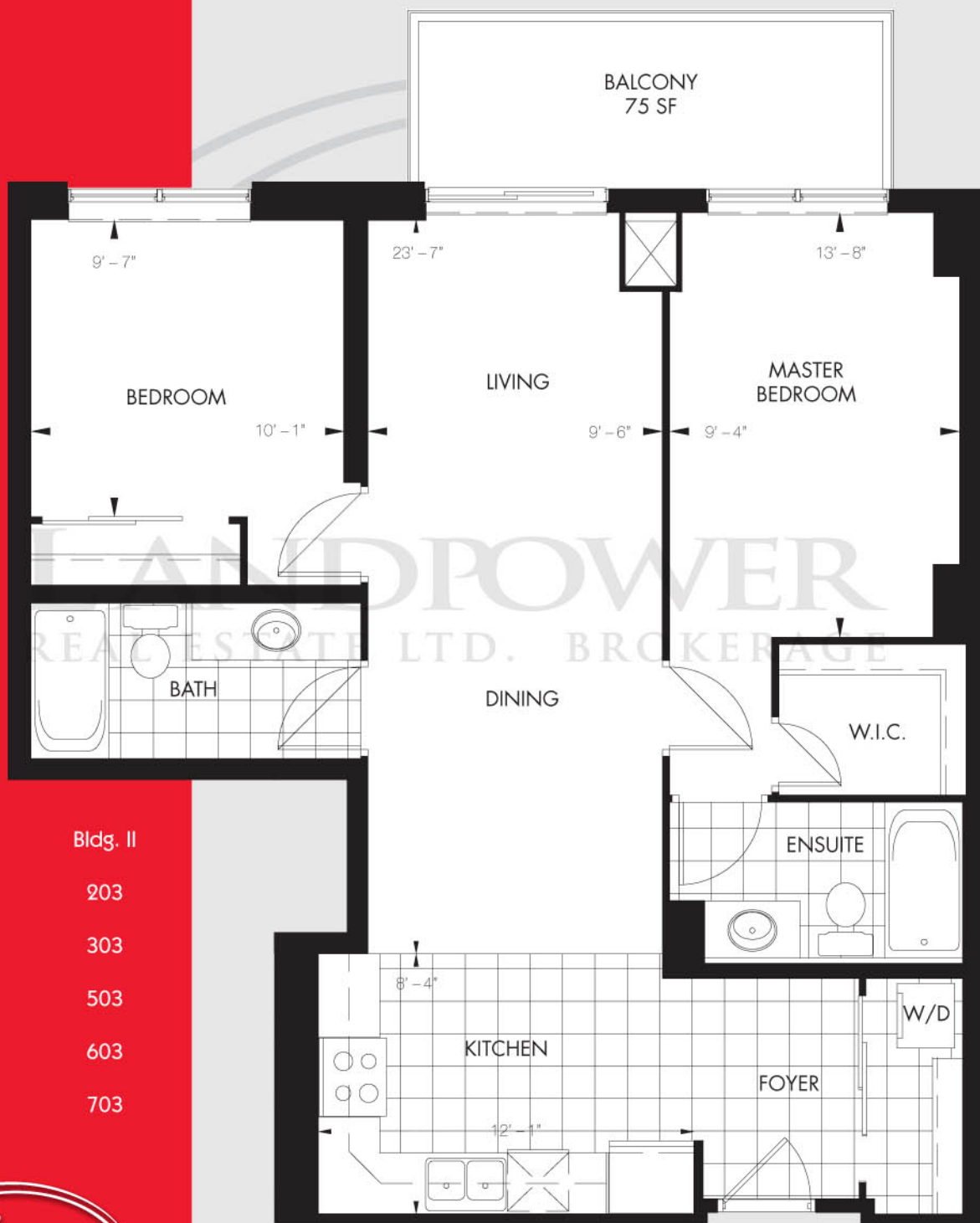
# Unit 2J

## • 2 Bedroom

### 905 + Balcony

SQUARE FEET

75 SQUARE FEET



Bldg. I

Bldg. II

221

203

321

303

522

503

622

603

722

703





Unit 2K-2 • 2 Bedroom

777 + Balcony

SQUARE FEET110 SQUARE FEET



| Bldg. I | Bldg. II |
|---------|----------|
| 818     | 802      |
| 918     | 902      |
| 1018    | 1002     |
| 1118    | 1102     |
| 1218    | 1202     |
| 1518    | 1502     |
| 1618    |          |
| 1718    |          |



# Unit 2M • 2 Bedrooms + Den

## 1,119 + 2 Balconies

SQUARE FEET 65 + 35 SQUARE FEET

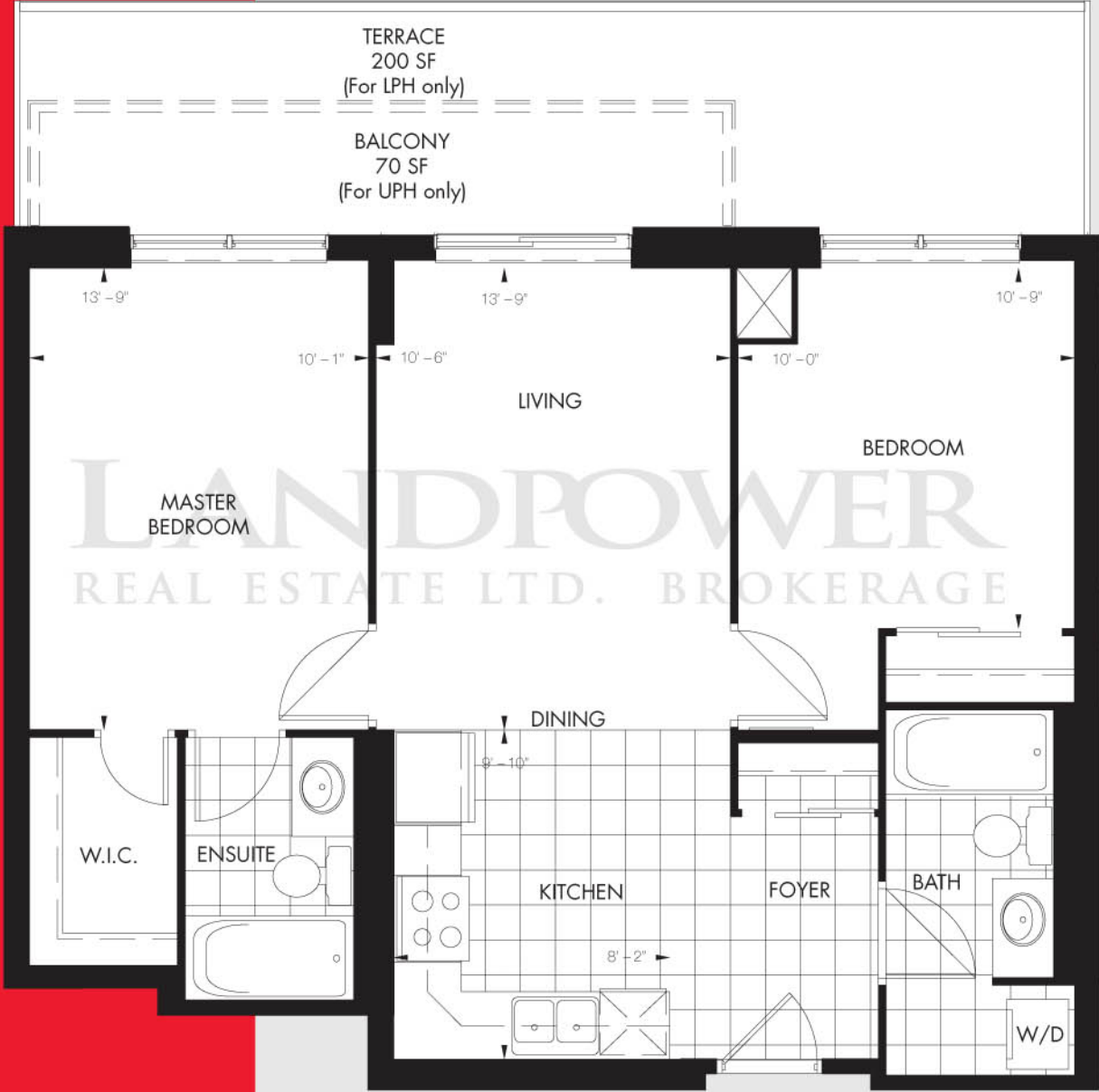


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Unit 2N • 2 Bedroom

783 + Balcony  
SQUARE FEET 70 SQUARE FEET  
Terrace  
200 SQUARE FEET



Bldg. I

Bldg. II

LPH6

LPH3

LPH9

LPH8

UPH6

UPH3

UPH9

UPH8



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# Unit 2P • 2 Bedroom + Den

## 1,012 + Balcony

SQUARE FEET      55 SQUARE FEET



Bldg. II

|     |     |      |
|-----|-----|------|
| 109 | 620 | 1011 |
| 217 | 720 | 1111 |
| 317 | 811 | 1211 |
| 520 | 911 | 1511 |

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# Unit 2Q • 2 Bedroom

## 953 + Balcony

SQUARE FEET      100 SQUARE FEET

Bldg. II

108

216

316

519

619

719

810

910

1010

1110

1210

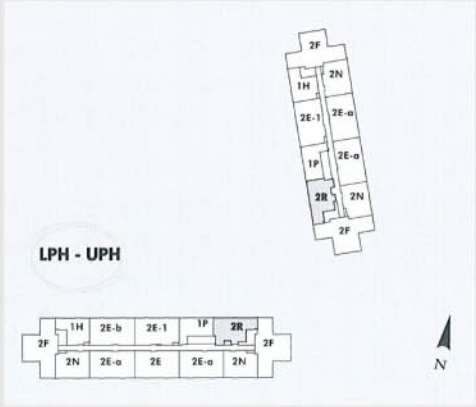
1510



Unit 2R • 2 Bedrooms

837 + Balcony  
SQUARE FEET 70 SQUARE FEET

Terrace  
235 SQUARE FEET



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