

MARKET

LANDPOWER
REAL ESTATE LTD. BROKERAGE

WHA
RF

CONDOMINIUMS



MARKET WHARF
Market Flats, Market Towns, Water Suites, Penthouses
PRODUCT OF TORONTO

START DATE:
2008 JUNE 10
REGISTER NOW.

UNITS:
450

APPROX. SQ. FT.
360,000

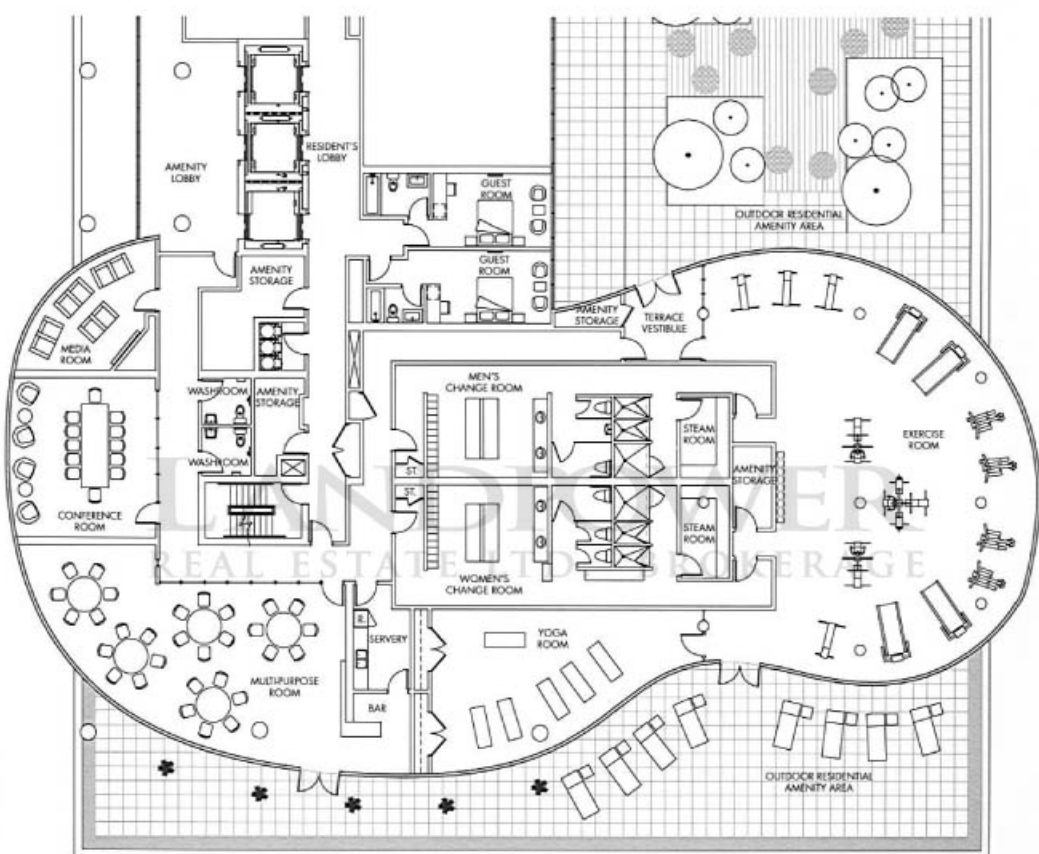


416 861 8181

FROM \$200⁰⁰⁰

MARKETWHARF.COM
1 MARKET STREET, TORONTO ONTARIO M5E 0A2

ESTATE LTD. BROKERAGE



The Market Club

FEATURES AND FINISHES –

The following is included in the purchase price and is standard to all suites (not including penthouses) in this category.

- Porcelain tile flooring on acoustic underlay in foyers (where applicable), kitchens, and bathrooms with choice of porcelain or wood in living/dining areas.
- Carpet on underlay in bedrooms
- Upper and lower kitchen cabinets with quartz countertops, single under-mount stainless steel sink, single hole lever faucet with pull out head
- Suites greater than 600 square feet include a counter depth stainless steel fridge, 30" electric stainless steel slide-in range, 24" stainless steel dishwasher, 30" stainless steel chimney-style hood, stainless steel microwave, and a porcelain tile backsplash with full height feature behind hood
- Suites less than 600 square feet include a compact appliance package with a counter depth stainless steel fridge, 24" electric stainless steel slide-in range, 18" stainless steel dishwasher, 24" stainless steel under-cabinet hood fan, stainless steel microwave, and a porcelain tile backsplash
- Tile tub surrounds and tile shower walls (as per plans)
- Tiled floor to ceiling feature wall in master en-suite or in the bathroom of single bathroom units
- Bathroom fixtures include single lever faucet, under-mount white sinks, choice of single flush, two piece toilet or dual flush two piece toilet
- Bathrooms with tubs only, have a shower head, valve and diverter, and tub filler
- Bathrooms with walk-in showers only (as per plans) have a shower head and valve
- Custom framed mirror in all bathrooms
- Approximately 9' ceiling height in all main living areas except where bulkheads occur
- Smooth plaster ceilings
- White stacking front loading washer and dryer
- Painted drywall walls, flush interior doors and baseboards
- Individually controlled heating and air-conditioning
- Separate en-suite systems for kitchen, bathroom and dryer exhausts, concealed by drywall bulkheads
- Pre-wired multi-port wall outlets for telephone, TV and Internet

N.B. Purchaser contracts directly with service provider.

LAND
REAL ESTATE



Water Suites

MODEL	TYPE	FLOORS	APPROXIMATE SUITE SIZE (Sq. Ft)	EXPOSURE	PREVIEW PRICES FROM:	SPECIAL BROKER PRICES FROM:
D	1 Bedroom	9-23	441	North	\$245,900	\$242,900
F	1 Bedroom	24-29	526	East	\$307,900	\$304,900
E	1 Bedroom	9-23	624	North East	\$343,900	\$340,900
G3	1 Bedroom + Den	16-29	601	East	\$346,900	\$343,900
G4	1 Bedroom + Den	17-29	615	East	\$349,900	\$346,900
G2	1 Bedroom + Den	24-29	614	East	\$355,900	\$352,900
G1	1 Bedroom + den	24-29	634	East	\$366,900	\$363,900
B	1 Bedroom + Den	9-29	671	West	\$375,900	\$372,900
C	2 Bedroom	14-23	756	North West	\$420,900	\$426,900
M	2 Bedroom	28-29	855	North East	\$492,900	\$489,900
Y	2 Bedroom	17-23	885	East	\$493,900	\$490,900
X	2 Bedroom	17-23	890	West	\$497,900	\$494,900
K	2 Bedroom + Den	15-29	892	West	\$502,900	\$499,900
A	2 Bedroom + Den	9-29	943	West	\$524,900	\$521,900
L	2 Bedroom + Den	24-29	963	North West	\$554,900	\$551,900
H	2 Bedroom + Den	9-29	1041	South East	\$580,900	\$577,900
J	2 Bedroom + Den	9-29	1046	South West	\$590,900	\$587,900

REAL ESTATE LTD. BROKERAGE
Prices increase approximately \$1,000 per floor. Exceptions Apply. Speak to a Sales Representative for details.

Finishing Appointments

All suites feature 9' ceiling heights in all main living areas. Porcelain tiled flooring in foyer (where applicable) kitchens, and bathrooms with choice of porcelain or pre-engineered hardwood flooring in living and dining areas. Carpet on underlay in the bedrooms. Modern stream-lined kitchens made by Paris Kitchens featuring quartz countertops, porcelain tile backsplash and stainless steel appliances. Spa-style bathrooms will feature floor-to-ceiling tiled feature wall, drop in soaker tubs, tile tub surrounds and tile shower walls as per plan. White stacked front-loading washer and dryer.

Building Features

Playful and robust modern architecture by Architects Alliance, Market Wharf consists of a sleek 25-storey tower sitting atop an eight storey podium clad in brick. The two storey ground floor includes residential lobbies and fabulous retail shops. The top two floors of the podium are stylishly clad in glass and surrounded by a gorgeous green rooftop courtyard. One of the most exciting features of the building is the Market Club which is an organic shaped two storey pavilion that opens onto a rooftop garden and houses the building amenities such as state-of-the-art fitness center, yoga studio, his and her steam and change rooms, a multi-purpose room, conference room and media room.

<u>Deposit Structure:</u> \$3,000 on signing Balance of 5% in 30 days 5% in 60 days 5% in 270 days 5% in 540 days <u>Occupancy Commencing:</u> Market Flats on June 1, 2011 Lower Tower on September 1, 2011 Upper Tower on November 1, 2011 Parking Space: \$29,500 Locker: \$3,500 *Parking will be waitlisted for suites 670 sq.ft. and smaller	<u>Maintenance</u> Approximately \$ 0.47 per square foot (includes heat, air conditioning, water, building insurance & upkeep of common areas, hydro separately metered) Parking Maintenance fee - \$ 45.16/ month Locker Maintenance fee - \$10.84/month <u>Taxes</u> Estimated at approximately 0.85% of Purchase Price Prices Include G.S.T
--	---

All prices, figures and materials are preliminary and are subject to change without notice.
Exclusive Listing Brokerage: Baker Real Estate. Brokers Protected E. & O. E. June 24, 2008
Market Wharf Presentation Center: T. 416-861-8181 / www.marketwharf.com



AGENTS' PREVIEW PRICING
June 24th, 2008 – One-Day-Only Sale
 (Subject to Availability)

Market Flats

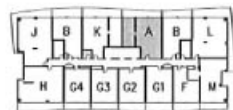
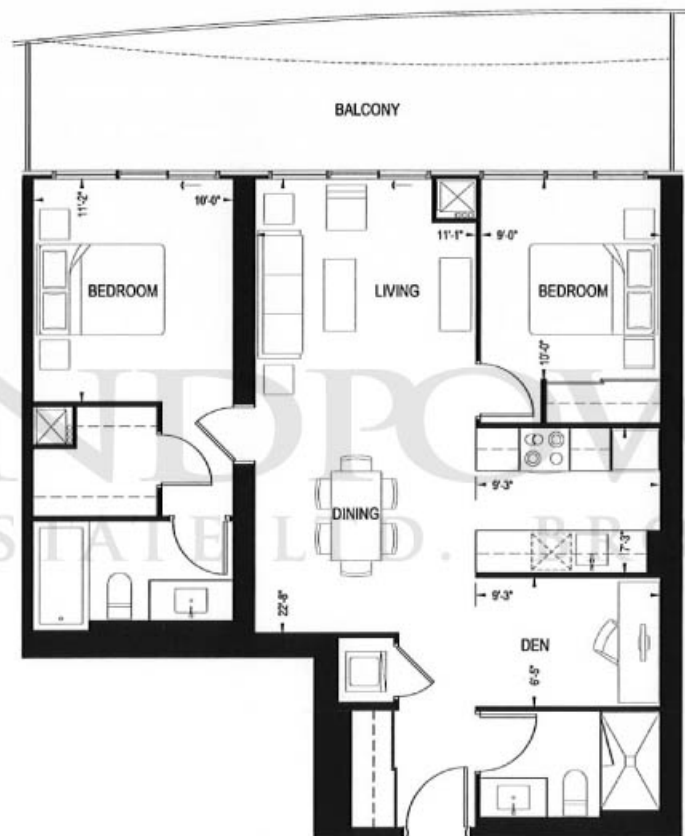
MODEL	TYPE	FLOORS	APPROXIMATE SUITE SIZE (Sq. Ft)	EXPOSURE	PREVIEW PRICES FROM:	SPECIAL BROKER PRICES FROM:
K ✓	Studio	3-5	390	West	\$183,900	\$180,900
M1 - M2 ✓	Studio	4-5	422	West	\$199,900	\$196,900
L ✓	Studio	3-5	442	West	\$201,900	\$198,900
J ✓	Studio	2-5	485	East	\$216,900	\$213,900
H ✓	1 Bedroom	2-5	528	East	\$235,900	\$232,900
N ✓	1 Bedroom + Den	4-5	547	West	\$253,900	\$250,900
P ✓	1 Bedroom + Den	2-5	576	West	\$262,900	\$259,900
E ✓	1 Bedroom + Den	2-5	626	North	\$281,900	\$278,900
Q ✓	1 Bedroom + Den	2-5	663	West	\$300,900	\$297,900
F ✓	1 Bedroom + Den	2-5	641	North	\$288,900	\$285,900
B ✓	1 Bedroom + Den	2-5	660	West	\$299,900	\$296,900
A ✓	1 Bedroom + Den	2-5	673	West	\$305,900	\$302,900
G ✓	2 Bedroom + Den	4-5	736	North East	\$336,900	\$333,900
C ✓	2 Bedroom + Den	4-5	780	North West	\$355,900	\$352,900
D ✓	2 Bedroom	4-5	786	North	\$356,900	\$353,900

Market Towns (Terraced Suites)

MODEL	TYPE	FLOORS	APPROXIMATE SUITE SIZE (Sq. Ft)	EXPOSURE	PREVIEW PRICES FROM:	SPECIAL BROKER PRICES FROM:
E	2 Storey – 1 Plus Den	6	633	North	\$345,900	\$342,900
R	2 Storey – 1 Plus Den	6	658	West	\$364,900	\$361,900
F	2 Storey – 1 Plus den	6	760	North	\$415,900	\$412,900
L2 ✓	2 Storey-2 Bedroom	6	824	West	\$455,900	\$452,900
L1 ✓	2 Storey-2 Bedroom	6	819	East	\$456,900	\$453,900
D	2 Storey-2 Bedroom	6	856	North	\$468,900	\$465,900
H	2 Storey-2 Bedroom	6	886	North East	\$489,900	\$486,900
G	2 Storey-2 Bedroom	6	901	North	\$493,900	\$490,900
B	2 Storey-2 Bedroom	6	897	West	\$495,900	\$492,900
A	2 Storey-2 Bedroom	6	901	West	\$498,900	\$495,900
N1	2 Storey-2 Bedroom	6	934	East	\$519,900	\$516,900
N2	2 Storey-2 Bedroom	6	936	East	\$520,900	\$517,900
K3	2 Storey-2 Bedroom	6	1002	East	\$556,900	\$553,900
K1 ✓	2 Storey-2 Bedroom	6	1007	East	\$559,900	\$556,900
K2 ✓	2 Storey-2 Bedroom	6	1012	West	\$559,900	\$556,900
S	2 Storey-2 Bedroom	6	1044	West	\$576,900	\$573,900
C	2 Storey-2 Bedroom	6	1074	North West	\$593,900	\$590,900
P	2 Storey-2 Bedroom	6	1089	West	\$601,900	\$598,900
J	2 Storey-2 Bedroom	6	1101	East	\$611,900	\$608,900
T	2 Storey-2 Bedroom	6	1181	West	\$652,900	\$649,900
M	2 Storey-2 Bedroom	6	1185	East	\$657,900	\$654,900

LANDSPLOOVER
REAL ESTATE LTD. BROKERAGE

MARKET WHARF
WATER SUITE TYPE A
2 BR + DEN + 2 BATH
943sf



KEY PLAN 24th to 31st Floors



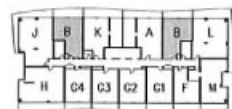
KEY PLAN 9th to 23rd Floors



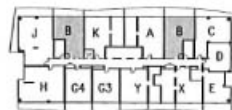
all sizes and specifications subject to change without notice, e.s.o.e.

LAND PROVER
REAL ESTATE BROKERAGE

MARKET WHARF
WATER SUITE TYPE B
1 BR + DEN + 1 BATH
671sf



KEY PLAN 24th to 31st Floors



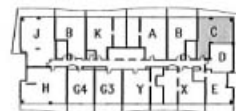
KEY PLAN 9th to 23rd Floors



all sizes and specifications subject to change without notice, e.&o.e.

LANDOVER
REAL ESTATE LTD. BROKERAGE

MARKET WHARF
WATER SUITE TYPE C
2 BR + 2 BATH
744sf



KEY PLAN 9th to 23rd Floors

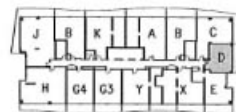


all sizes and specifications subject to change without notice, e.&o.e.

LANDROVER
REAL ESTATE LTD. BROKERAGE



MARKET WHARF
WATER SUITE TYPE D
1 BR + 1 BATH
441sf



KEY PLAN 0th to 23rd Floors

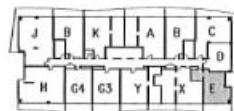


all sizes and specifications subject to change without notice, e.&o.e.

LANDPOWER
REAL ESTATE LTD. BROKERAGE



MARKET WHARF
WATER SUITE TYPE E
1 BR + 1 BATH
624sf



KEY PLAN 9th to 23rd Floors



all sizes and specifications subject to change without notice, e.&o.e.

LANDROVER
REAL ESTATE LTD. BROKERAGE



MARKET WHARF
WATER SUITE TYPE F
1 BR + 1 BATH
526sf



KEY PLAN 24th to 31st Floors



all sizes and specifications subject to change without notice, e.&o.e.

LAND POWER
REAL ESTATE LTD. BROKERAGE

MARKET WHARF
WATER SUITE TYPE G1
1BR + DEN + 1 BATH
634sf



KEY PLAN 24th to 31st Floors



all sizes and specifications subject to change without notice, e.&o.e.

LANDFLOWER

REAL ESTATE LTD. BROKERAGE



MARKET WHARF
WATER SUITE TYPE G2
1 BR + DEN + 1 BATH
614sf



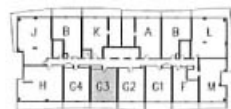
KEY PLAN 24th to 31st Floors



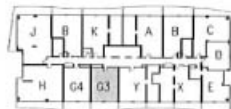
all sizes and specifications subject to change without notice, e.&o.e.

LANDPOWER
REAL ESTATE LTD. BROKERAGE

MARKET WHARF
WATER SUITE TYPE G3
1 BR + DEN + 1 BATH
601sf



KEY PLAN 24th to 31st Floors



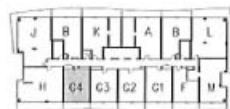
KEY PLAN 9th to 23rd Floors



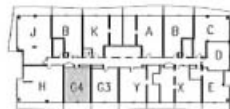
all sizes and specifications subject to change without notice, e & o. e.

LANDPOWER
REAL ESTATE LTD. BROKERAGE

MARKET WHARF
WATER SUITE TYPE G4
1 BR + DEN + 1 BATH
615sf



KEY PLAN 24th to 31st Floors



KEY PLAN 8th to 23rd Floors



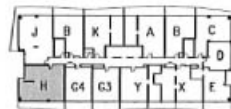
all sizes and specifications subject to change without notice, e.&o.e.

LANDPOWER
REAL ESTATE LTD. BROKERAGE

MARKET WHARF
WATER SUITE TYPE H
2 BR + DEN + 2 BATH
1,041sf



KEY PLAN 24th to 31st Floors



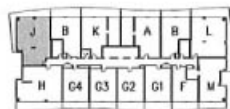
KEY PLAN 9th to 23rd Floors



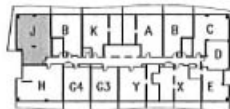
all sizes and specifications subject to change without notice, e.&o.e.

LANDFLOWER
REAL ESTATE LTD. BROKERAGE

MARKET WHARF
WATER SUITE TYPE J
2 BR + DEN + 2 BATH
1,046sf



KEY PLAN 24th to 31st Floors



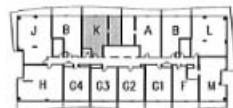
KEY PLAN 9th to 23rd Floors



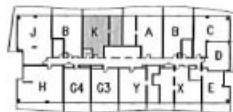
all sizes and specifications subject to change without notice, e.&o.e.

LAND PROVER
REAL ESTATE LTD. BROKERAGE

MARKET WHARF
WATER SUITE TYPE K
2 BR + DEN + 2 BATH
892sf



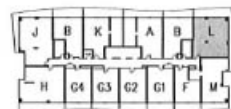
KEY PLAN 24th to 31st Floors



KEY PLAN 9th to 23rd Floors



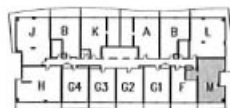
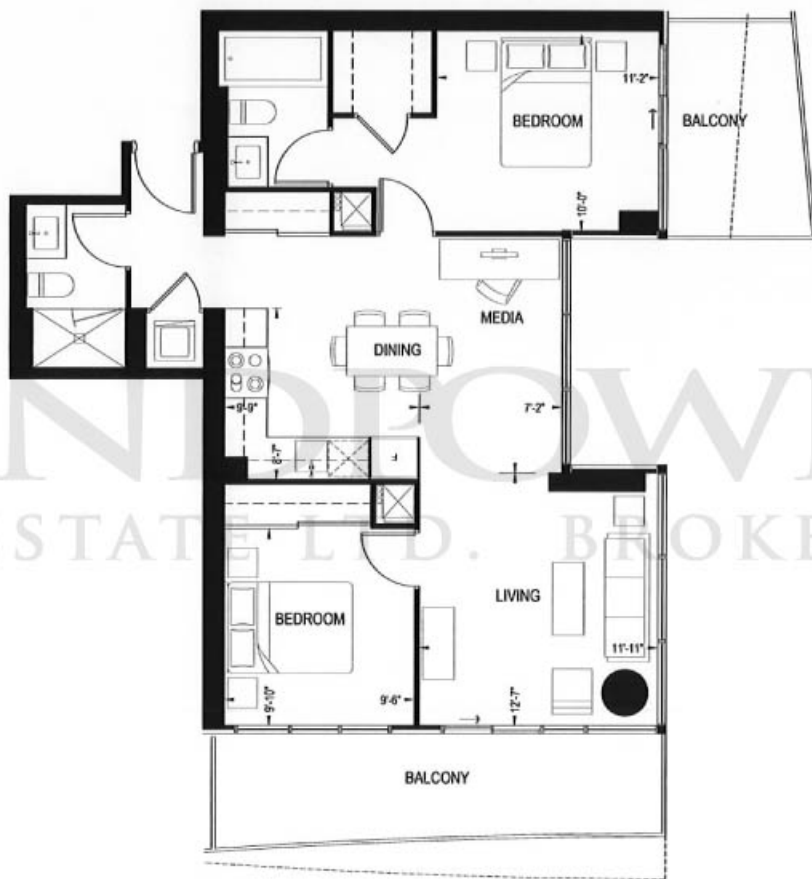
all sizes and specifications subject to change without notice, e.&o.e.



all sizes and specifications subject to change without notice, e.&o.e.

LANDFLOWER
REAL ESTATE LTD. BROKERAGE

MARKET WHARF
WATER SUITE TYPE M
2 BR + 2 BATH
855sf



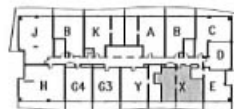
KEY PLAN 24th to 31st Floors



LANDPOWER
REAL ESTATE LTD. BROKERAGE



MARKET WHARF
WATER SUITE TYPE X
2 BR + 2 BATH
890sf



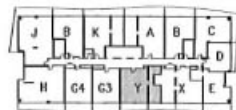
KEY PLAN 9th to 23rd Floors



LANSDOWNE
REAL ESTATE LTD. BROKERAGE



MARKET WHARF
WATER SUITE TYPE Y
2 BR + 2 BATH
885sf



KEY PLAN 9th to 23rd Floors



all sizes and specifications subject to change without notice, e.&o.e.

1 BR + 1 BATH
673sf



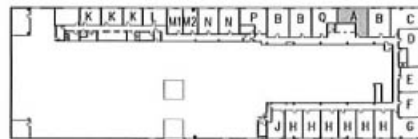
KEY PLAN 2ND FLOOR



KEY PLAN 3RD FLOOR



KEY PLAN 4TH FLOOR

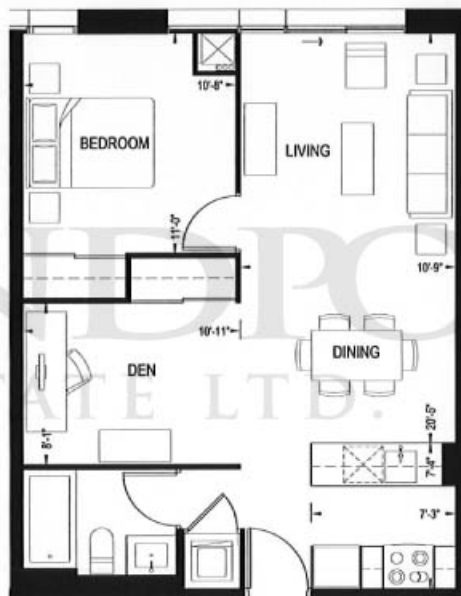


KEY PLAN 5TH FLOOR



All sizes and specifications subject to change without notice, e.&o.e.

LANESPOWER
REAL ESTATE LTD. BROKERAGE



MARKET WHARF
MARKET FLAT TYPE B
1 BR + DEN + 1 BATH
660sf



KEY PLAN 2ND FLOOR



KEY PLAN 3RD FLOOR



KEY PLAN 4TH FLOOR

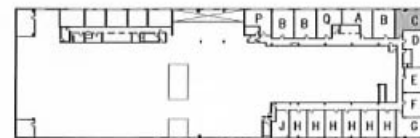


KEY PLAN 5TH FLOOR



All sizes and specifications subject to change without notice, e.&o.e.

2 BR + 1 BATH
780sf



KEY PLAN 2ND FLOOR



KEY PLAN 3RD FLOOR



KEY PLAN 4TH FLOOR



KEY PLAN 5TH FLOOR



All sizes and specifications subject to change without notice, e.&o.e.

LANDPOWER
REAL ESTATE LTD. BROKERAGE

MARKET WHARF
MARKET FLAT TYPE D
2 BR + 2 BATH
786



KEY PLAN 2ND FLOOR



KEY PLAN 3RD FLOOR



KEY PLAN 4TH FLOOR



KEY PLAN 5TH FLOOR



all sizes and specifications subject to change without notice, e.&o.e.

LANDPOWER
REAL ESTATE LTD. BROKERAGE



MARKET WHARF
MARKET FLAT TYPE E
1 BR + DEN + 1 BATH
626sf



KEY PLAN 2ND FLOOR



KEY PLAN 3RD FLOOR



KEY PLAN 4TH FLOOR



KEY PLAN 5TH FLOOR



all sizes and specifications subject to change without notice, e & o.e.

LANDPOWER
REAL ESTATE LTD. BROKERAGE



MARKET WHARF
MARKET FLAT TYPE F
1 BR +DEN+ 1 BATH
641sf



KEY PLAN 2ND FLOOR



KEY PLAN 3RD FLOOR



KEY PLAN 4TH FLOOR



KEY PLAN 5TH FLOOR



all sizes and specifications subject to change without notice, e.&o.e.

2 BR + 1 BATH
736sf



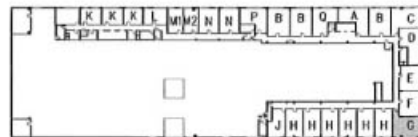
KEY PLAN 2ND FLOOR



KEY PLAN 3RD FLOOR



KEY PLAN 4TH FLOOR



KEY PLAN 5TH FLOOR



all sizes and specifications subject to change without notice, e.&o.e.

1 BR + 1 BATH
528sf



KEY PLAN 2ND FLOOR



KEY PLAN 3RD FLOOR



KEY PLAN 4TH FLOOR



KEY PLAN 5TH FLOOR



all sizes and specifications subject to change without notice, e.&o.e.

LAND POWER
REAL ESTATE LTD. BROKERAGE



MARKET WHARF
MARKET FLAT TYPE J
STUDIO + 1 BATH
485sf



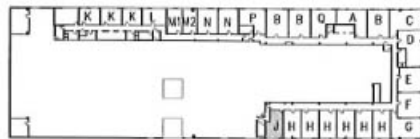
KEY PLAN 2ND FLOOR



KEY PLAN 3RD FLOOR



KEY PLAN 4TH FLOOR



KEY PLAN 5TH FLOOR



all sizes and specifications subject to change without notice, e.&o.e.

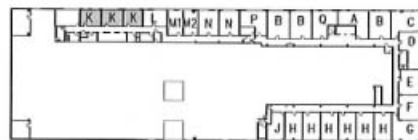
STUDIO + 1 BATH
390sf



KEY PLAN 3RD FLOOR



KEY PLAN 4TH FLOOR



KEY PLAN 5TH FLOOR



all sizes and specifications subject to change without notice, e.&o.e.

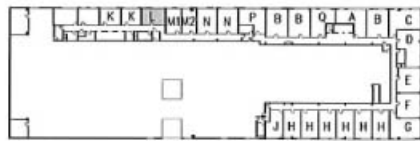
LANDPOWER
REAL ESTATE BROKERAGE



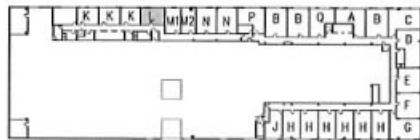
MARKET WHARF
MARKET FLAT TYPE L
1 BR + 1 BATH
442sf



KEY PLAN 3RD FLOOR



KEY PLAN 4TH FLOOR



KEY PLAN 5TH FLOOR



all sizes and specifications subject to change without notice, e.&o.e.

LAND POWER

REAL ESTATE BROKERAGE



MARKET WHARF
MARKET FLAT TYPE M1
STUDIO + 1 BATH
422sf



KEY PLAN 4TH FLOOR



KEY PLAN 5TH FLOOR



all sizes and specifications subject to change without notice, e.&o.e.

LANDPOWER

REAL ESTATE BROKERAGE



MARKET WHARF
MARKET FLAT TYPE M2
STUDIO + 1 BATH
422sf



KEY PLAN 4TH FLOOR

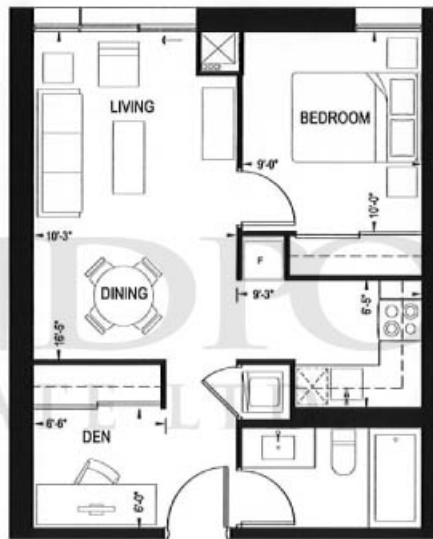


KEY PLAN 5TH FLOOR



all sizes and specifications subject to change without notice, e.&o.e.

LANDPOWER
REAL ESTATE BROKERAGE



MARKET WHARF
MARKET FLAT TYPE N
1 BR + DEN + 1 BATH
547sf



KEY PLAN 4TH FLOOR



KEY PLAN 5TH FLOOR



all sizes and specifications subject to change without notice, e.&o.e.

LANDPOWER
REAL ESTATE LTD. BROKERAGE



MARKET WHARF
MARKET FLAT TYPE P
1 BR + 1 BATH
576sf



KEY PLAN 2ND FLOOR



KEY PLAN 3RD FLOOR



KEY PLAN 4TH FLOOR



KEY PLAN 5TH FLOOR



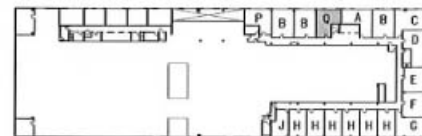
all sizes and specifications subject to change without notice, e.&o.e.

LANDPOWER
REAL ESTATE LTD. BROKERAGE



MARKET WHARF MARKET FLAT TYPE Q

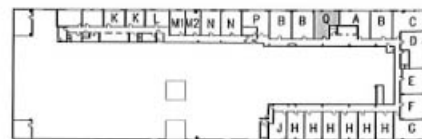
1 BR + 1 BATH
663sf



KEY PLAN 2ND FLOOR



KEY PLAN 3RD FLOOR



KEY PLAN 4TH FLOOR



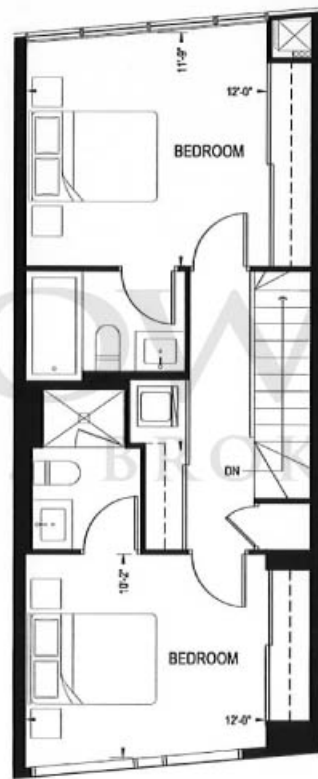
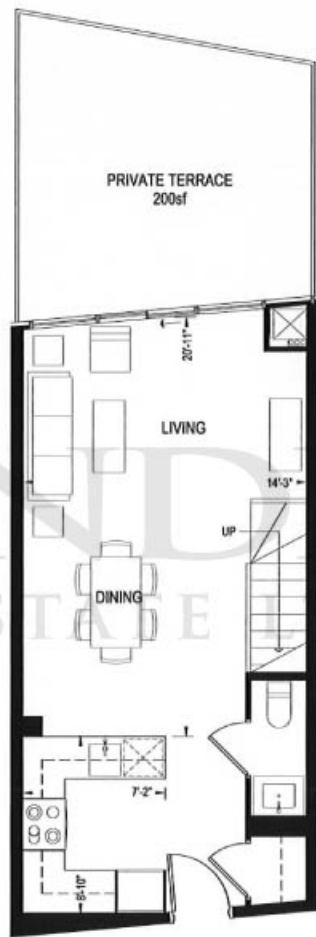
KEY PLAN 5TH FLOOR



all sizes and specifications subject to change without notice, e & o.e.

LANDPOWER
REAL ESTATE LTD. BROKERAGE

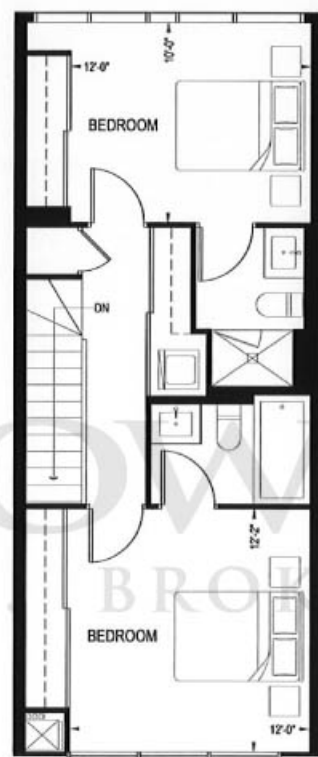
MARKET WHARF
MARKET TOWN TYPE K1
2 BR + 2 BATH
1007sf



all sizes and specifications subject to change without notice, e.&o.e.

LANDPOWER
REAL ESTATE LTD. BROKERAGE

MARKET WHARF
MARKET TOWN TYPE K2
2 BR + 2 BATH
1012sf



KEY PLAN MARKET TOWNS 6TH & 7TH FLOORS



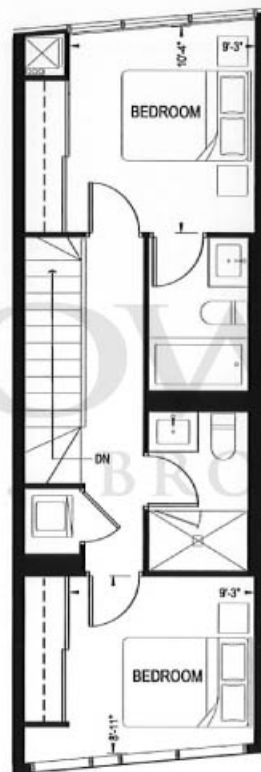
all sizes and specifications subject to change without notice, e.&o.e.

LANDPOWER
REAL ESTATE LTD BROKERAGE

MARKET WHARF
MARKET TOWN TYPE L1
2 BR + 2 BATH
819sf



LOWER
370sf



UPPER
449sf

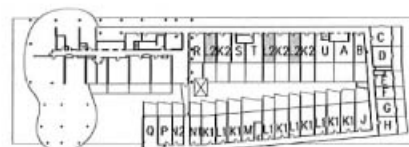
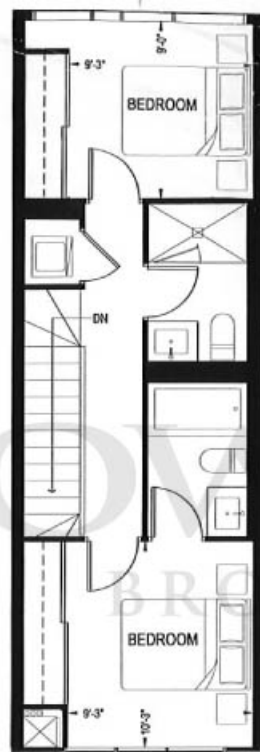


KEY PLAN MARKET TOWNS 6TH & 7TH FLOORS



LANDPOVER
REAL ESTATE LTD. BROKERAGE

MARKET WHARF
MARKET TOWN TYPE L2
2 BR + 2 BATH
824sf



KEY PLAN MARKET TOWNS 6TH & 7TH FLOORS



all sizes and specifications subject to change without notice, e.&o.e.

LANDPOWER

REAL ESTATE LTD. BROKERAGE



TEL 416 861 8181



www.marketwharf.com



CONTEXT.CA