

*The*

MAXUS

*Exquisite Wideloft Living in Yorkville*

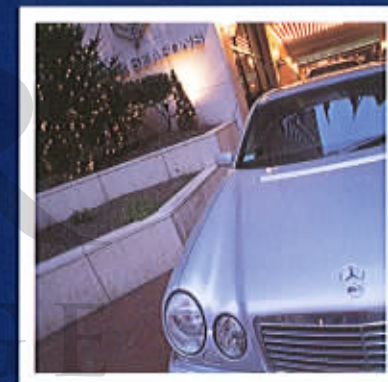




*Bloor - Yorkville.* A DESTINATION NEIGHBOURHOOD  
IN THE HEART OF THE CITY. THE BEST OF EVERYTHING  
IS AT YOUR FRONT DOOR - DESIGNER SHOPPING,

*Fashion Food Film Fun*

RESTAURANTS, MUSEUMS, THEATRES, CAFES, FOUR STAR  
HOTELS AND CARRIAGE TRADE CONVENIENCES. THERE'S  
MORE TO LIFE IN YORKVILLE. LIVE LIFE TO THE MAXUS.





# *The* **MAXUS**

*Exquisite Wideloft Living in Yorkville*

## **BAY CUMBERLAND DEVELOPMENTS INC. THE MAXUS CONDOMINIUM - "SCHEDULE D"**

### **ARCHITECTURAL SPECIFICATIONS AND QUALITY FEATURES**

The following schedule reflects the Bay Cumberland Developments Inc. commitment to design and build condominiums using only high quality materials and methods. Materials selected are premium quality, chosen for their style, quality and durability.

### **ARCHITECTURAL INTEGRITY AND SENSITIVE URBAN PLANNING**

A great deal of thought and consideration has gone into the design of The Maxus Condominium. The design adheres to a classic early Modern architectural vocabulary complete with appropriate scale, colour and materials.

- \* Architecturally designed exterior facade of an 18 storeys tower
- \* Clear glazing with light bronze framing on windows and decorative balustrades for balconies and terraces
- \* The building is sited and designed to maximize access to direct sunlight, views and privacy for residents
- \* All New Construction secured by Ontario New Home Warranty Program

### **THE BUILDINGS COMMON AREA FEATURES: LIFESTYLE - INSIDE AND OUT**

- \* 24 hours Concierge service
- \* 24 hours Valet assisted parking available (subject to demand)
- \* Two High Speed Elevators
- \* Expansive private Walk-Out terrace and balconies as per plan
- \* "Universal" gym exercise area
- \* State-of-the-art security system and card accessed security system, camera and interphone at front lobby
- \* Underground garage with panic button and special key-card access
- \* Convenient bicycle storage
- \* Environmentally-friendly recycling area located on lower level
- \* Storage Lockers available (rental)

### **BRIGHT INTERIORS**

- \* Movable window/doors opening onto private balconies or terrace as per plan
- \* Thermally insulated energy efficient double-glazed architecturally designed windows
- \* Private terraces and balconies as per plan
- \* Large custom light bronze window casements
- \* Dramatic 2 storey open space

### **QUALITY FLOOR COVERINGS**

- \* Choice of quality 50 oz carpeting with 1/4" underpad in bedroom(s)/dens, stairs
- \* Choice of imported slate or European tiles in kitchen from The Maxus Collection
- \* Quality, hard wearing wood laminate flooring system in living and dining areas
- \* Choice of imported marble/ceramic tiles in master ensuite from The Maxus Collection
- \* Choice of imported ceramic floor tiles in bathrooms and powder room from The Maxus Collection

### **CLASSIC INTERIOR WALLS, TRIM AND DOORS**

- \* Pure white stippled ceilings in all areas except the kitchen, laundry area and bathrooms; which are smooth, painted with white semi-gloss paint
- \* Interior walls are painted with fine latex eggshell paint. Kitchen, bathrooms and all woodwork and trim are painted white semi-gloss paint
- \* 6'8" paneled doors (paint finish) complete with brass finish hardware
- \* 5" wood baseboards (paint finish)

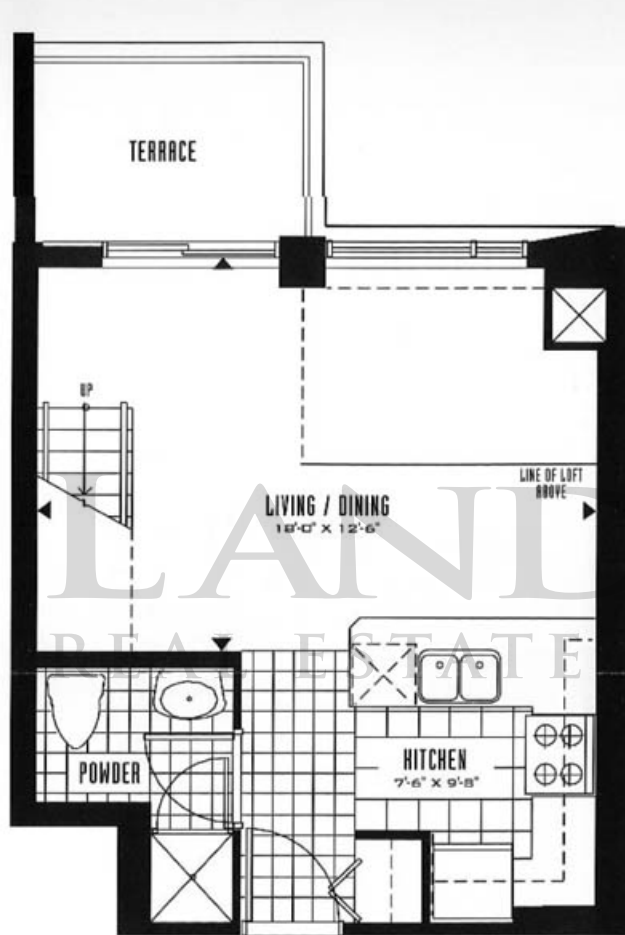
### **CONTEMPORARY GOURMET KITCHENS**

- \* Contemporary, sleek custom designed cabinetry with European hardware
- \* Granite countertop from The Maxus Collection
- \* Valance lighting under cabinet
- \* Double stainless steel sink with integrated single lever faucet and pull out vegetable spray
- \* Built-in high capacity stove hood fan, vented to exterior
- \* 3 premium stainless steel GE appliance package (18 cubic foot frost-free refrigerator, self cleaning stove and dishwasher)
- \* Black painted glass backsplash
- \* Recessed pot lights in kitchen area

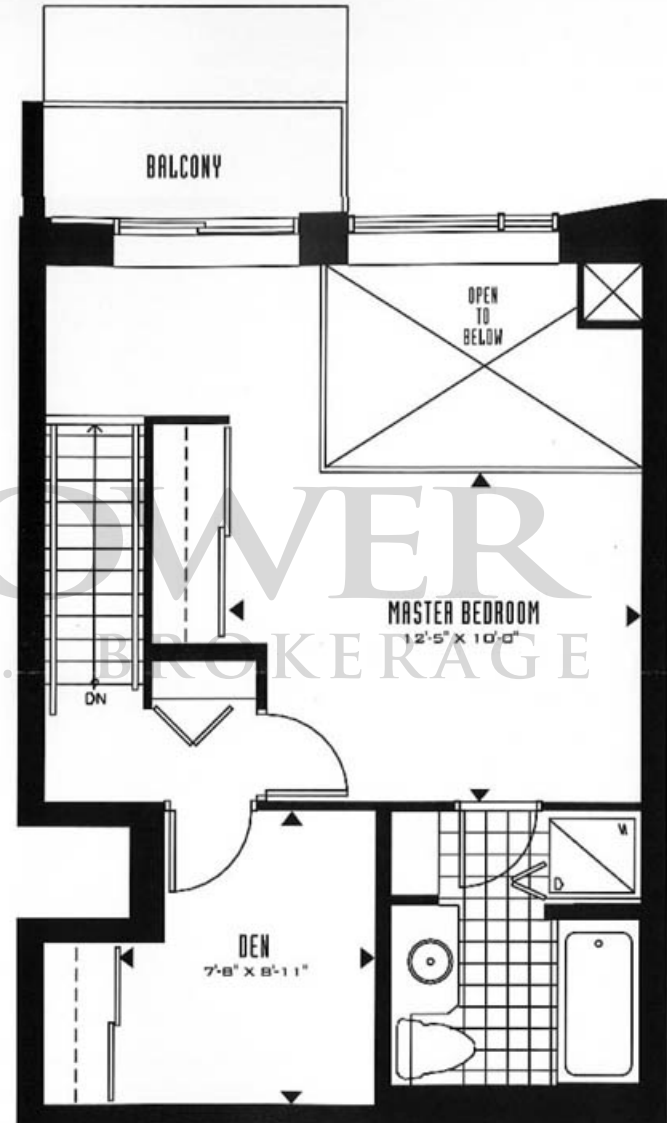
SUITE MODEL

*c*

839 SQ. FT.



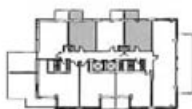
MAIN LEVEL



SECOND LEVEL



FLOOR 15



FLOOR 13



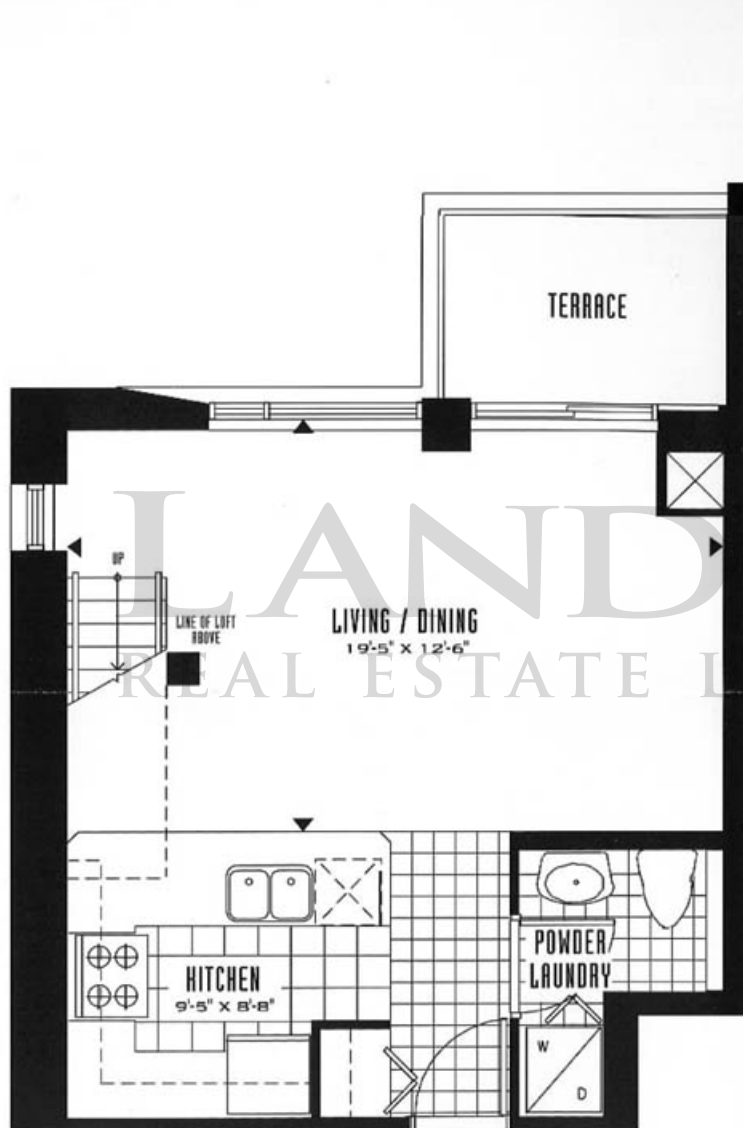
FLOORS 3, 5, 7, 9, 11



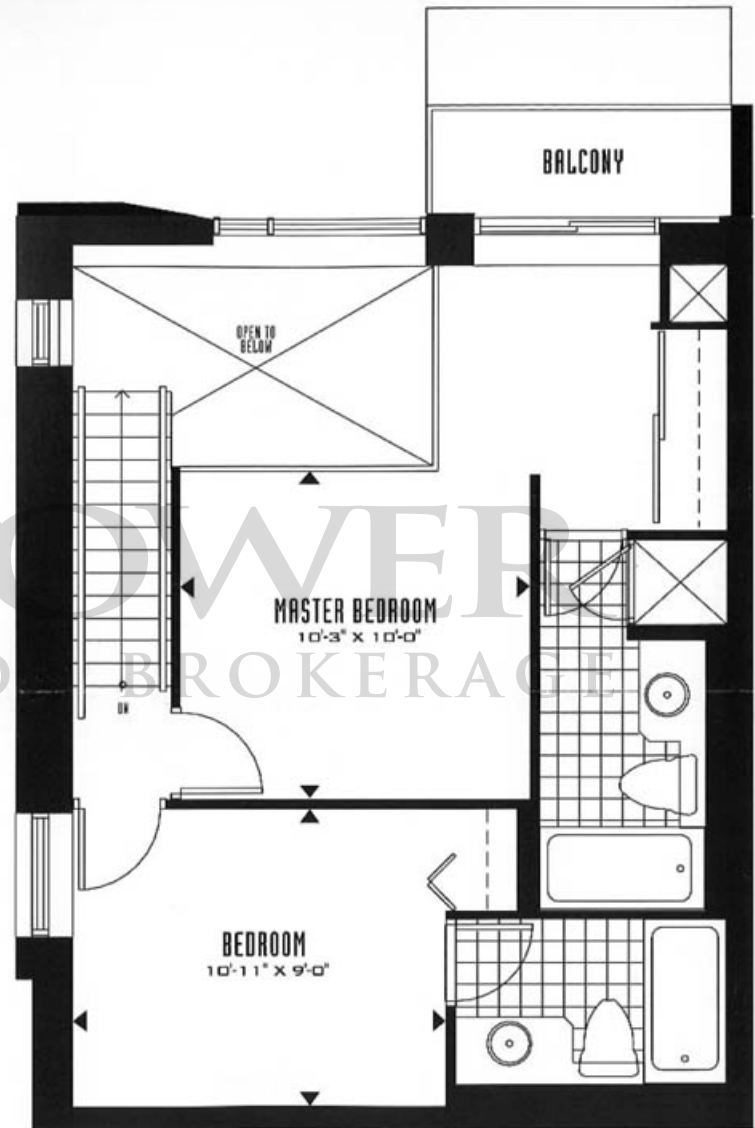
SUITE MODEL



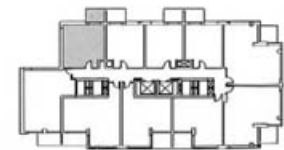
966 SQ. FT.



MAIN LEVEL



SECOND LEVEL

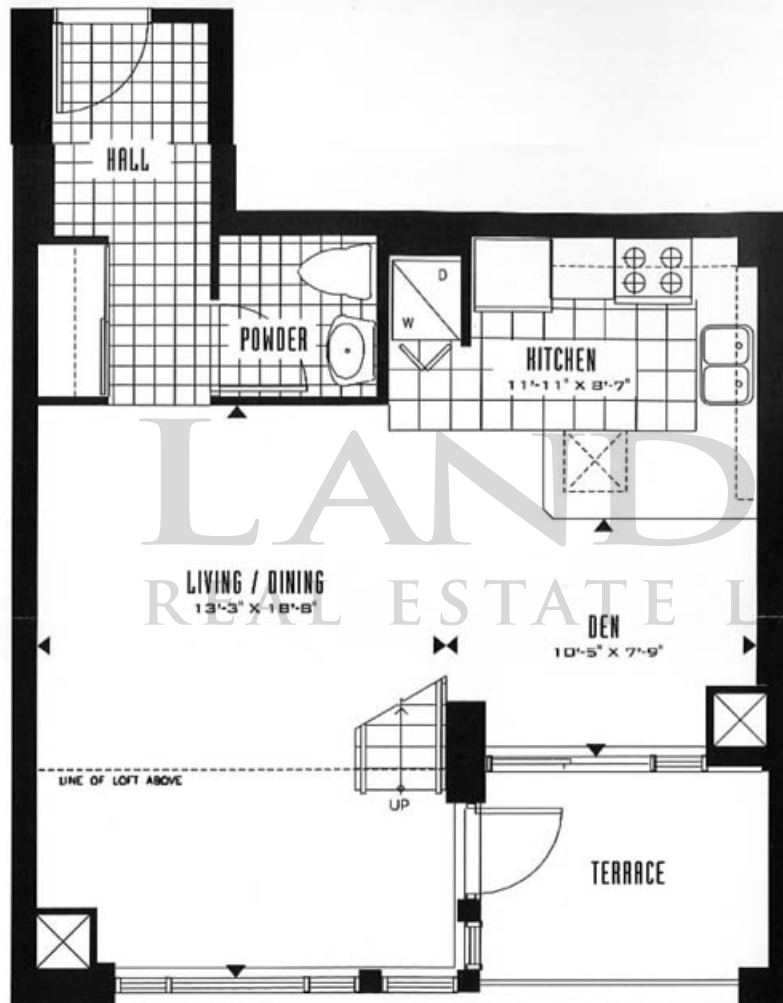


FLOORS 3,5,7,9,11

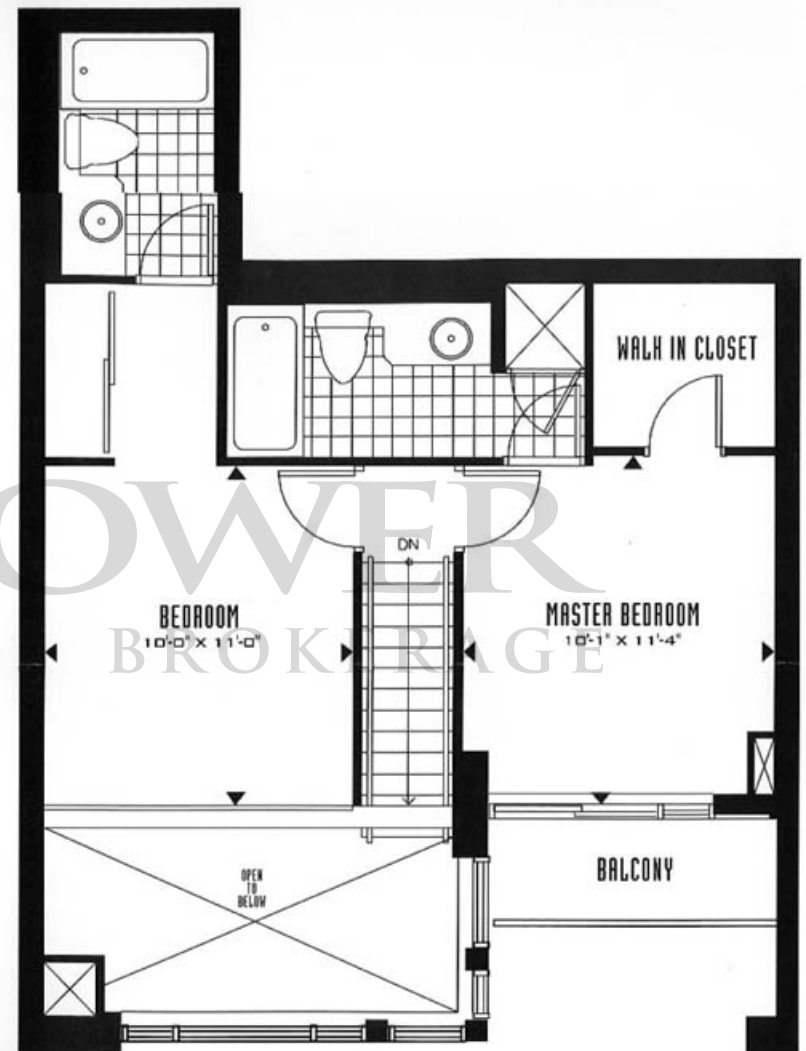
SUITE MODEL

*H*

1092 SQ. FT.



MAIN LEVEL



SECOND LEVEL



FLOOR 15

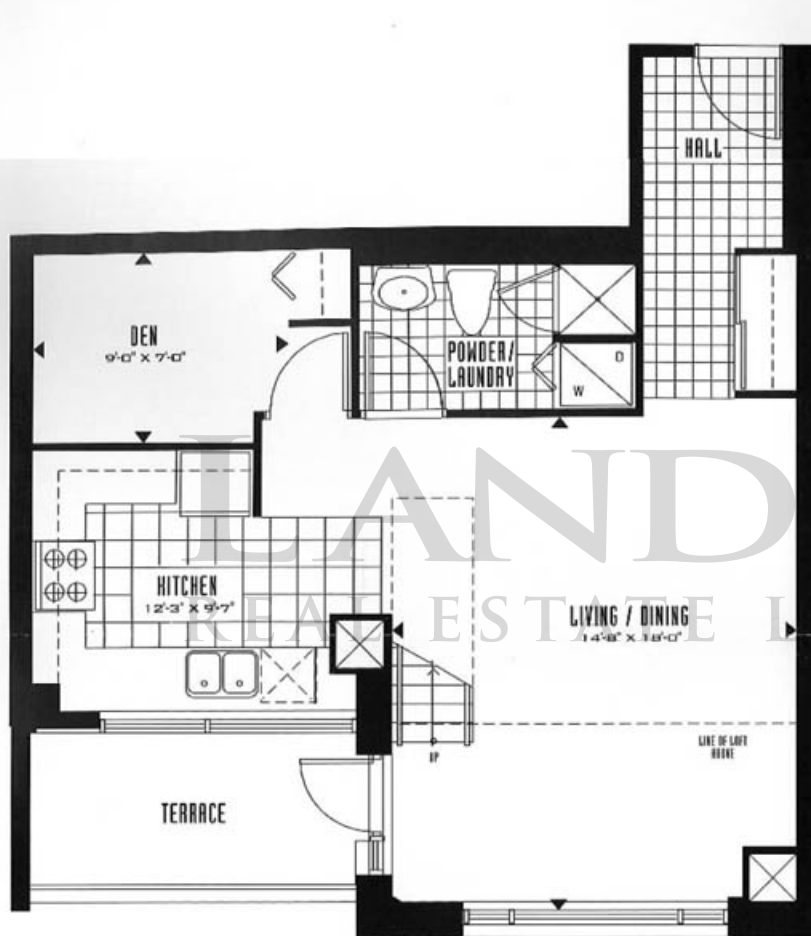


FLOOR 13

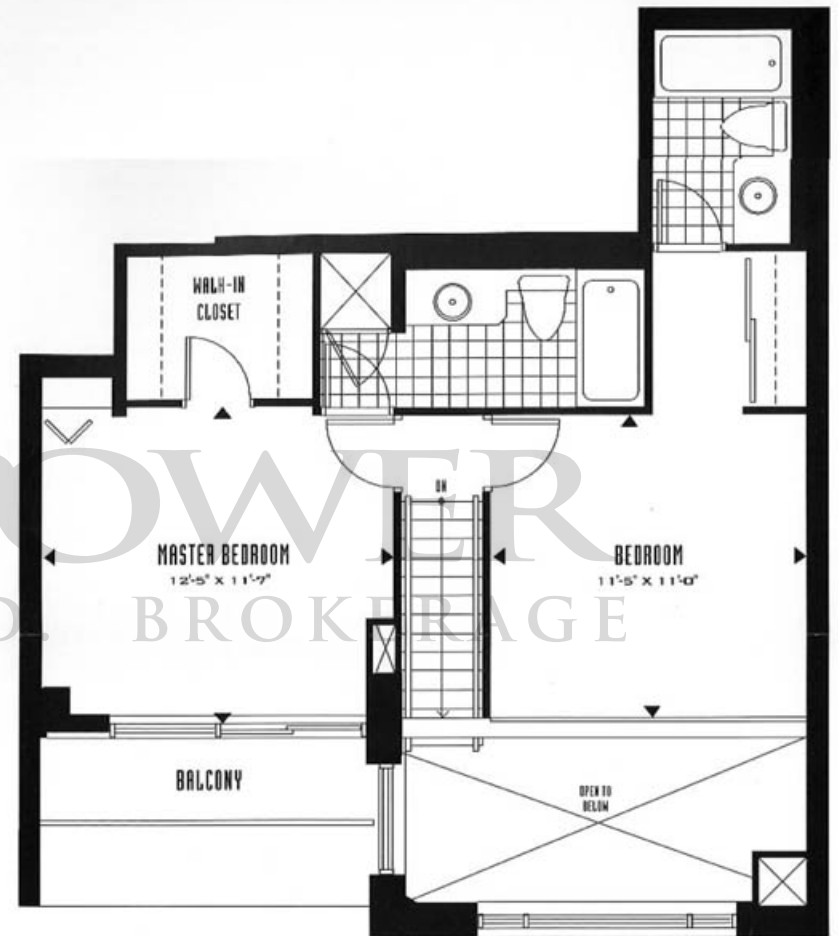


FLOORS 3, 5, 7, 9, 11

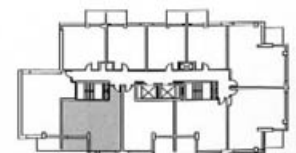
SUITE MODEL *K* 1216 SQ. FT.



MAIN LEVEL



SECOND LEVEL



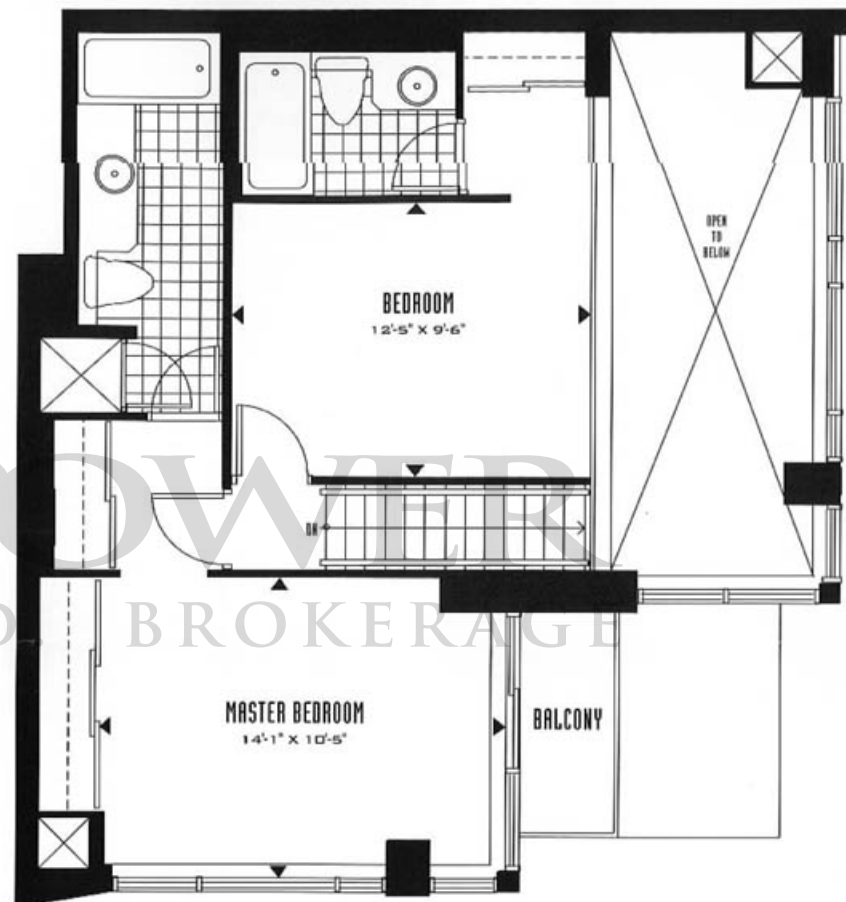
SUITE MODEL

*L*

1310 SQ. FT.



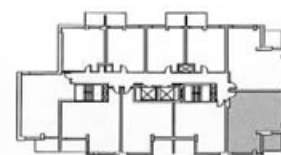
MAIN LEVEL



SECOND LEVEL



FLOORS 3, 5, 7, 9, 11



FLOORS 3, 5, 7, 9, 11



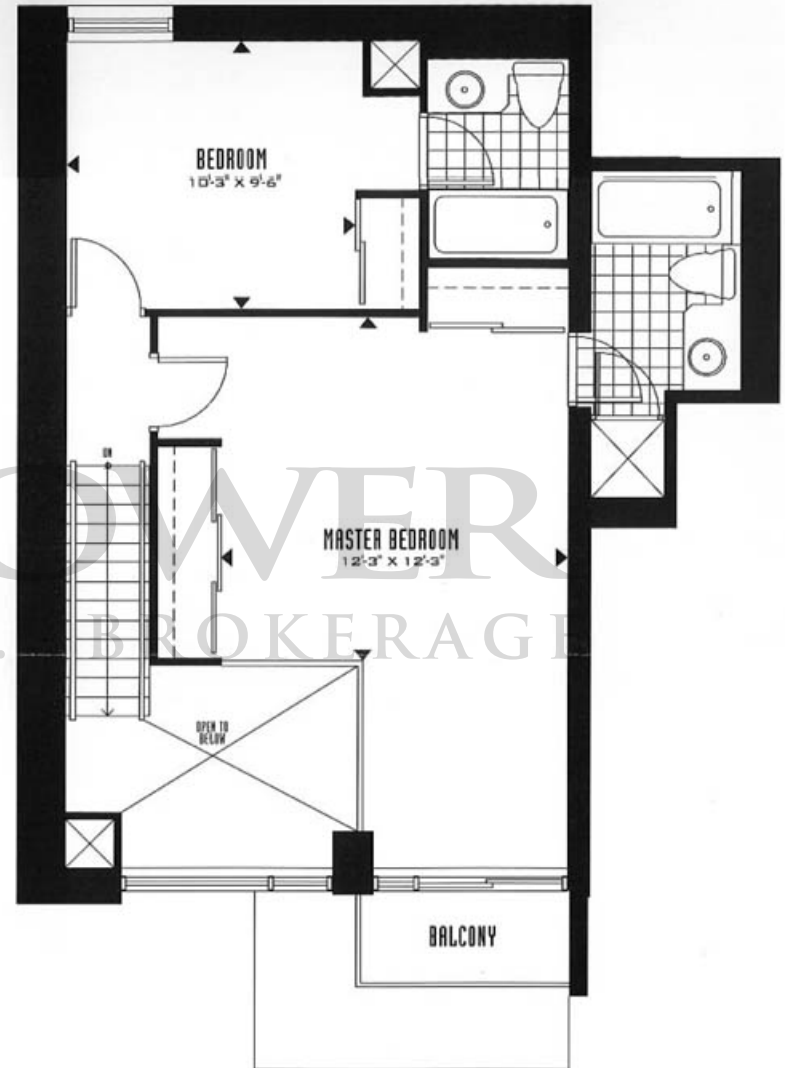
SUITE MODEL

*M*

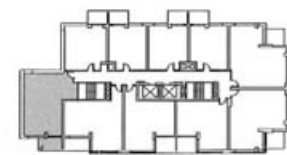
1336 SQ. FT.



MAIN LEVEL



SECOND LEVEL



FLOORS 3, 5, 7, 9, 11

# BUILDING *Dimension* AND EXPERTISE



FOR OVER 50 YEARS THE SHIU PONG GROUP HAS DEVELOPED, CONSTRUCTED AND MANAGED COMMERCIAL, RESIDENTIAL AND INDUSTRIAL REAL ESTATE PROPERTIES WORLDWIDE.

WITH IT'S ORIGINS IN HONG KONG, IN 1957 THE SHIU PONG GROUP CREATED AND DEVELOPED THE FIRST HIGH-RISE INDUSTRIAL BUILDING IN HONG KONG. OTHER SIGNIFICANT DEVELOPMENTS CONTINUED - COMMERCIAL PROPERTIES AND RESIDENTIAL CONDOMINIUMS IN HONG KONG, TAIWAN AND THAILAND. SHIU PONG GROUP'S REAL ESTATE DEVELOPMENTS IN CANADA BEGAN IN 1972, DEVELOPING, DESIGNING, CONSTRUCTING AND MANAGING ITS OWN PORTFOLIO. SUBSEQUENTLY, IN-HOUSE ENGINEERING, CONSTRUCTION AND MANAGEMENT HAS BEEN BROADENED TO SERVICE OUTSIDE CLIENTS.

TORONTO REAL ESTATE DEVELOPMENTS INCLUDE: DRAGON CITY, DRAGON CENTRE, THE RADIUS, MAPLEDALE CONDOMINIUM, GARDEN TERRACE CONDOMINIUM, TWO TWENTY DUNCAN MILL CONDOMINIUM, VICTORIA PARK BUSINESS CENTRE, BAYVIEW ROYAL COMMUNITY.

shiu **pong**

GROUP OF COMPANIES