

neon

condominiums at
yonge & eglinton





1. THEATRE
2. MEN'S CHANGE ROOMS
3. WOMEN'S CHANGE ROOMS
4. GUEST SUITE
5. PARTY LOUNGE
6. ROOFTOP TERRACE
7. CARDIO
8. YOGA/PILATES
9. WEIGHTS

area amenities



standard suite features & finishes

living area features

- Individual vertical heat pump(s) for year round control.
- Pre-finished engineered wood flooring for foyer, living/dining, bedroom and den from Vendor's standard samples.
- Solid core wood veneer suite entry door complete with brushed chrome lever handle.
- Semi solid interior doors complete with brushed chrome lever handle, as per plan.
- Sliding glass panel doors dividing rooms, as per plan.
- Floor-to-ceiling height in principal rooms excluding mechanical bulkheads for Ground floor main level units, 9'. Floors 2 to 3, 8'6" floor-to-ceiling height. Floors 4 to 10, 8' floor-to-ceiling height. Floors 11 to 19, 8'6" floor-to-ceiling height. Floor 20, 9' floor-to-ceiling height.
- White 8" x 8" ceramic tile for storage and laundry room floors.
- Mirrored closet sliding doors with chrome finish or slab swing closet door as per plan.
- White plastic coated ventilated wire shelving in all closets.
- Wood door casings with matching trim and 4" baseboards.
- Painted white wood window sills.
- Light fixture installed in hallway.
- Capped ceiling outlet in dining room and den.
- Paint colour off-white.
- Smooth finish ceiling.
- Stacked washer and dryer; 24" front loading.

kitchen features

- Custom style kitchen cabinetry from Vendor's standard samples.
- Kitchen island, as per plan.
- Choice of granite or quartz kitchen counter top from Vendor's standard samples.
- Ceramic tile backsplash from Vendor's standard samples.
- Single stainless steel undermount sink with single lever pull down faucet, as per plan.
- Kitchen valance lighting over work surfaces.
- Pre-finished engineered wood flooring from Vendor's standard samples.

kitchen appliances

Studio & 1 Bedroom Suites

- Refrigerator - 24" wide counter depth, bottom freezer and stainless steel finish.
- Range - 24" wide slide in stainless steel finish.
- Dishwasher - 24" wide stainless steel finish.
- Microwave - stainless steel finish.
- Range hood - stainless steel finish.

1 Bedroom plus Den Suites

- Refrigerator: 24" wide counter depth, bottom freezer and stainless steel finish.
- Range: 30" wide slide-in stainless steel finish.
- Dishwasher: 24" wide stainless steel finish.
- Microwave: stainless steel finish.
- Range hood: stainless steel finish.

2 Bedroom Suites

- Refrigerator: 30" wide counter depth, bottom freezer and stainless steel finish.
- Range: 30" wide slide-in stainless steel finish.
- Dishwasher: 24" wide stainless steel finish.
- Microwave: stainless steel finish.
- Range hood: stainless steel finish.

bathroom features

- Choice of porcelain tiles for bathroom floors, walls of bathtub and shower enclosure or separate shower walls from Vendor's standard samples.
- Mosaic floor tile for floor of all separate shower enclosures from Vendor's standard samples.
- Marble counter top and under mount basin from vendor's standard samples.
- Quality designed cabinetry from Vendor's standard samples.
- Chrome single lever faucet.
- Vanity mirror and light.
- Waterproof shower ceiling fixture.
- 5' white soaker tub, as per plan.
- Elongated toilet in white.
- Bathroom exhaust vented to exterior.
- Privacy lock.
- Chrome finish pressure balanced valve for bathtub and showers.
- Chrome framed glass door for bathrooms with separate showers.

the technology

- Individual suite hydro meter.
- 100 amp service panel with automatic circuit breakers.
- White Decora-style switches and matching plugs.
- Cable TV outlets located in living room, all bedrooms and den (one per room).
- Telephone outlets located in living room, all bedrooms and den (one per room).
- Suite entry door to have door contact and keypad connect to manned 24-hour-a-day lobby concierge desk.
- Weather proof electrical outlet located on balcony.
- E R V (Energy Recovery Ventilator).

YOUR NEW HOME IS PROTECTED BY FOUR LEVELS OF GUARANTEES

One Year Guarantee on the workmanship and materials of your new home, a guarantee backed by the TARIION® New Home Warranty Program (the new name for the trusted Ontario New Home Warranty Program).

Full 2 years coverage on electrical, plumbing, heat delivery & distribution system.

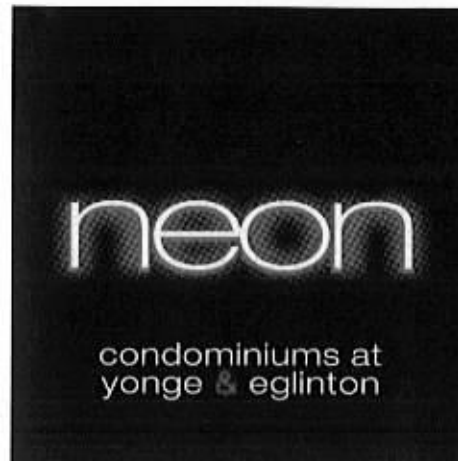
The TARIION® New Home Warranty Program 7 Year Structural Guarantee on major structural components of your new home.

Individual components in your new home are guaranteed by the manufacturer. Warranties provided by these reputable brand-name manufacturers are all passed on to you.

• See the TARIION New Home Warranty Program for full warranty details.

• Refer to Schedule "A" suite layout to determine width of refrigerator and range.

Please Note: The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality than that provided for herein. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. The Purchaser acknowledges that colour, texture, appearance, grain, veining, natural variations in appearance etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes and as a result of any such finishes being of natural products and the Purchaser agrees that the Vendor is not responsible for same. The Vendor is not responsible for shade difference occurring in the manufacture of items such as, but not limited to, finishing materials or products such as carpet, tile, bath tub, sink and other such products where the product manufacturer establishes the standard for such finishes. Nor shall the Vendor be responsible for shade difference in colour of components manufactured from different materials but which components are designed to be assembled into either one product or installed in conjunction with another product and in these circumstances the product as manufactured shall be accepted by the Purchaser. Purchaser acknowledges and agrees that carpeting may be seamed in certain circumstances and said seams may be visible. Purchaser acknowledges and agrees that pre-finished wood flooring (if any) may react to normal fluctuating humidity levels inducing gapping or cupping. The Purchaser acknowledges that marble (if any) is a very soft stone which will require a substantial amount of maintenance by the Purchaser and is very easily scratched and damaged. Plans and specifications are subject to change without notice. E. & O.E.



Welcome to NEON Condominiums' VIP Broker Event!

SALES PROCEDURE

1. Attached you will find a Neon Worksheet. Additional copies of the Worksheet are available for download at neoncondos.com/brokers; Password: Preview
2. Please complete a separate Worksheet for each unit requested.
3. With each Worksheet, please include a photocopy of the Purchaser's Photo ID (front & back).
4. Please submit Worksheets and Purchaser Photo ID's to Milborne Real Estate via fax at **416.928.9928** or e-mail at sales@neoncondos.com.

We will be accepting Worksheets from **2 pm on Wednesday, February 23rd, 2011** until **5 pm on Wednesday, March 2nd, 2011**.

DEAL SIGNING PROCEDURE

1. Once your signing appointment has been scheduled, **you and your Purchaser(s)** must come to **The Capitol Event Theatre** located at **2492 Yonge St (at Castlefield Ave.)** to sign the Agreement of Purchase and Sale.
2. **All five (5) deposit cheques** and the **original Photo ID** must be presented at the time of Signing.

If you have any questions regarding our VIP Broker Sales Event Procedures, please contact us at 416.987.7878 or by email at sales@neoncondos.com.

Availability and Prices subject to Change without Notice. Please see Sales Representatives for details.

E. & E.O. February 22, 2011

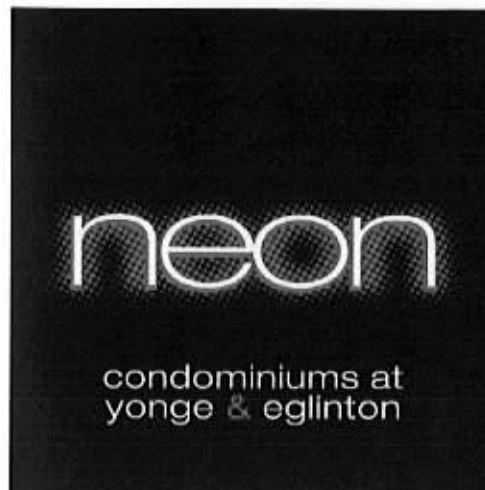
Tel. 416-987-7878

Fax. 416-928-9928

Email. sales@neoncondos.com

Please Register at www.neoncondos.com

Exclusive Agent: Milborne Real Estate Inc. www.milborne.com



VIP BROKER INCENTIVES

4% COMMISSION

- 1% Paid in 90 Days
- 1 % Paid on Construction Start
- 2% Paid after Unit Transfer Date

LANDFLOWER
REAL ESTATE LTD. BROKERAGE

**1 YEAR FREE MAINTENANCE
ON ALL STUDIO, 1 BEDROOM &
1 BEDROOM + DEN SUITES**

**2 YEARS FREE MAINTENANCE
ON ALL 2 BEDROOM & 2 BEDROOM + DEN SUITES**

\$1,500 ASSIGNMENT FEE

**FLOORPLANS AND MORE INFORMATION AVAILABLE AT:
neoncondos.com/brokers
Password: Preview**

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E. & E.O. February 22, 2011

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Please Register at www.neoncondos.com

Exclusive Agent: Milborne Real Estate Inc. www.milborne.com

BUILDING FEATURES

- 20-Storey Glass Tower with 24-Hour Concierge
- Chic Party Room with Linear Fireplace, Bar, Servery & Expansive Terrace
- State-Of-The-Art Fitness Facility with separate Cardio, Weights and Yoga/Pilates Rooms
- Private Theatre Room with Stadium Seating
- Beautifully Landscaped Rooftop Terrace with Patio Seating & Barbeque Area
- Hotel-Style Guest Suite
- 4 Underground Auto-Share Spaces
- 8', 8'6" and 9' Smooth-Finish Ceilings*
- Energy Recovery Ventilator for Air Quality & Reduction of Energy Waste

SUITE FEATURES

- Pre-Finished Engineered Wood Flooring Throughout*
- Kitchen and Bathroom Designer Selected Custom Cabinetry*
- Under Valance lighting in Kitchen with Ceramic Tile Backsplash*
- Kitchen Island with Breakfast Bar*
- Choice of Granite or Quartz Countertop*
- Stainless Steel Single-Bowl Undermount Sink with Pull Down Faucet*
- Stainless Steel Refrigerator, Range, Range Hood, Dishwasher & Microwave, Appliance Sizes*
- Choice of Porcelain Tile for the Flooring, Tub Surround & Shower Enclosure in Bathroom*
- Low-Flow Elongated Toilet(s) in White*
- Marble Countertop with Undermount Basin & Chrome Faucet in Bathroom*
- Framed Glass Shower Stall & 5' White Soaker Tub with Chrome Faucets*
- Front Loading Stacked Washer/Dryer in White*
- Solid Core Entry Door & Semi-Solid Interior Doors with Brushed Chrome Hardware*
- Individual Suite Heat Pump(s) for Year Round Control
- Individual Suite Hydro Meters
- Low-VOC Interior Paints
- Cable TV & Telephone Outlets In Every Room*
- Sliding Glass Partition Doors*
- Mirrored Sliding Closet Doors or Slab Swing Doors with White Wire Shelving Units *

Bedroom Type	Size (Sq. Ft.)	Prices Starting From
1 Bedroom	490 – 690	\$283,900
1 Bedroom + Den	575 – 735	\$344,900
2 Bedroom	725 – 900	\$409,900
2 Bedroom + Den	970 – 980	\$535,900

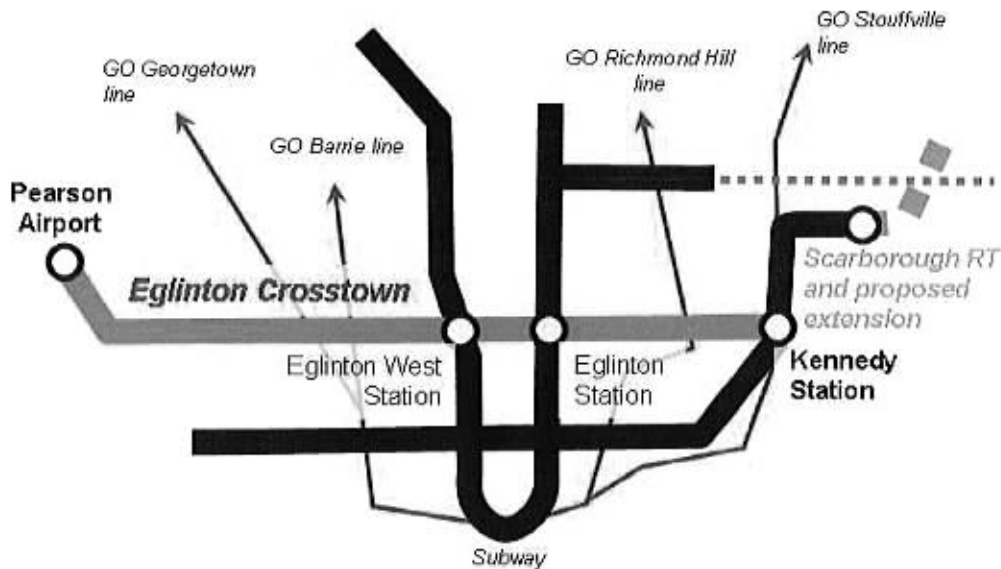
DEPOSIT STRUCTURE**	PARKING/LOCKER/OCCUPANCY	MAINTENANCE FEES/TAXES
\$5,000 on Signing of APS Balance to 5% in 30 Days 5% in 90 Days 5% in 180 Days 5% in 365 Days 5% on Occupancy	Tentative Occupancy Spring 2013 Parking at \$45,000 (Available for Selected Suites Only) Locker \$2,500, \$3,000, \$3,500 (Variable Sizes, Limited Availability)	<u>MAINTENANCE FEES</u> Approximately \$0.52/Sq. Ft (Hydro not included, separately metered) <u>ESTIMATED TAXES</u> Approximately 1% of Purchase Price, subject to adjustments

*As per plan, from Vendor's Standard Samples **As provided in Agreement of Purchase and Sale. HST Included in Purchase Price. Availability and Prices are subject to change without notice. Please see a Sales Representative for details. E. & O.E. February 22, 2011.



FELCORP

Eglinton Crosstown Rapid Transit (RT) - A Top Transit Priority for Early Implementation by Metrolinx



Plan:

- The Province of Ontario has approved a 30 km east-west rapid transit line along Eglinton Avenue from Pearson International Airport to Kennedy station (Scarborough Centre). The line will be built by the Province (Metrolinx).
- The rapid transit line will include a 10 km tunnel between Keele and Leslie Street.
- Metrolinx is also planning for potential connections with GO Transit (Georgetown, Barrie, Stouffville lines), Eglinton, Eglinton West and Kennedy subway stations, as well as the Scarborough RT.

Funding:

Premier McGuinty has announced provincial funding to cover the estimated project cost of \$4.6 billion.

Timeline:

Design: Complete

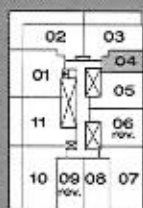
Environmental Assessment: In Progress

Start of Construction: 2010/2011

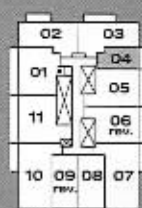
In Service Date: 2016



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REAL ESTATE LTD. BROKERAGE



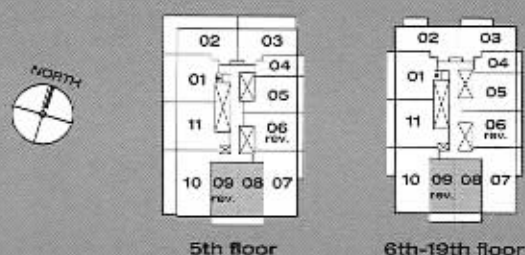
5th floor



6th-19th floor

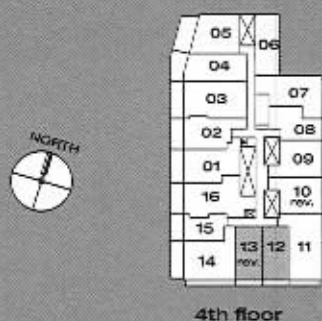
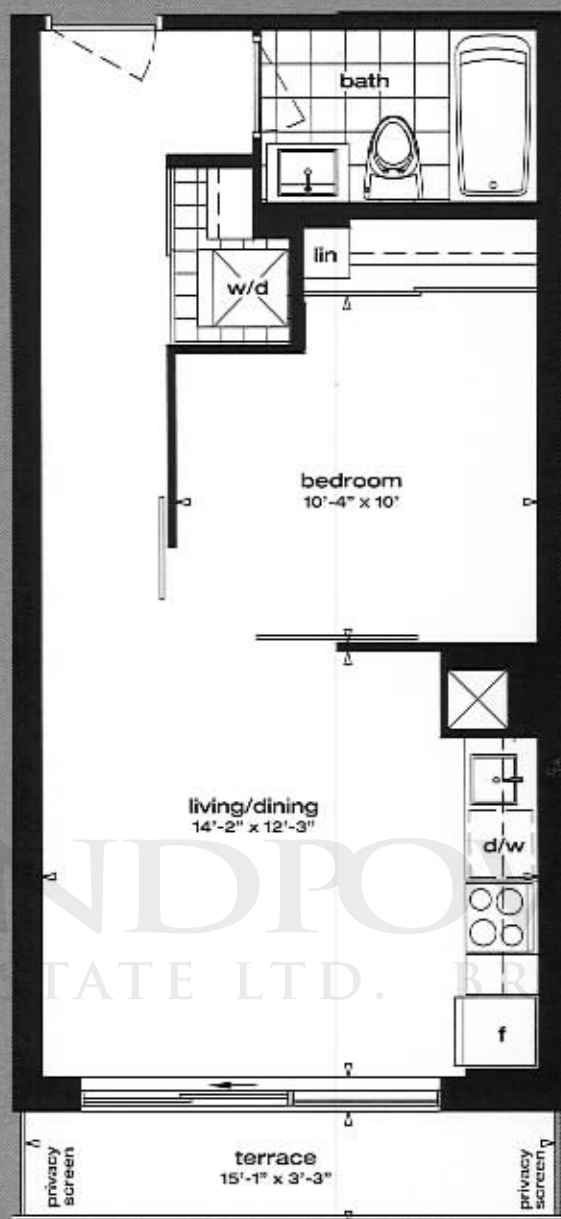
Suite S1

310 Sq. Ft. Studio



Suite 1A

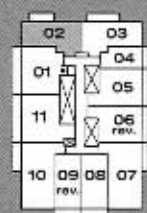
490 Sq. Ft. 1 Bedroom



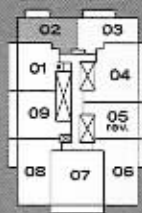
Suite 1A-T

490 Sq. Ft. 1 Bedroom + Terrace

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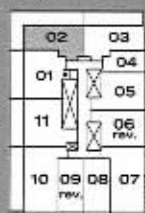
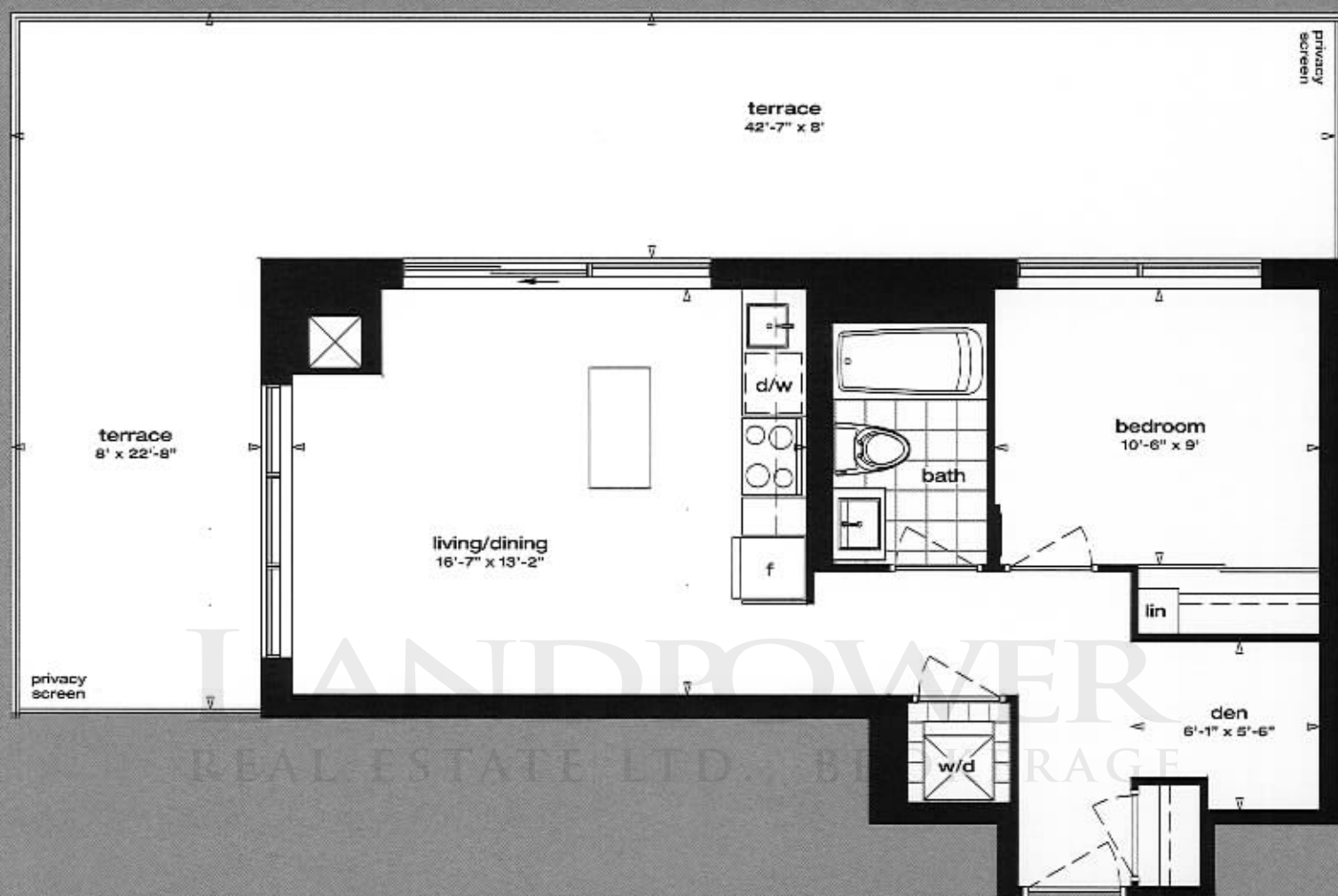
6th-19th floor



20th-PH floor

Suite 1B+D

585 Sq. Ft. 1 Bedroom + Den

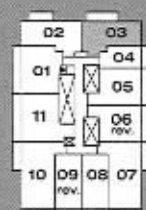


5th floor

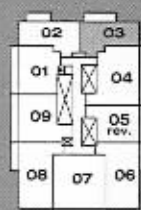
Suite 1B+D-T

585 Sq. Ft. 1 Bedroom + Den + Terrace

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6th-19th floor

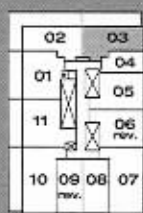
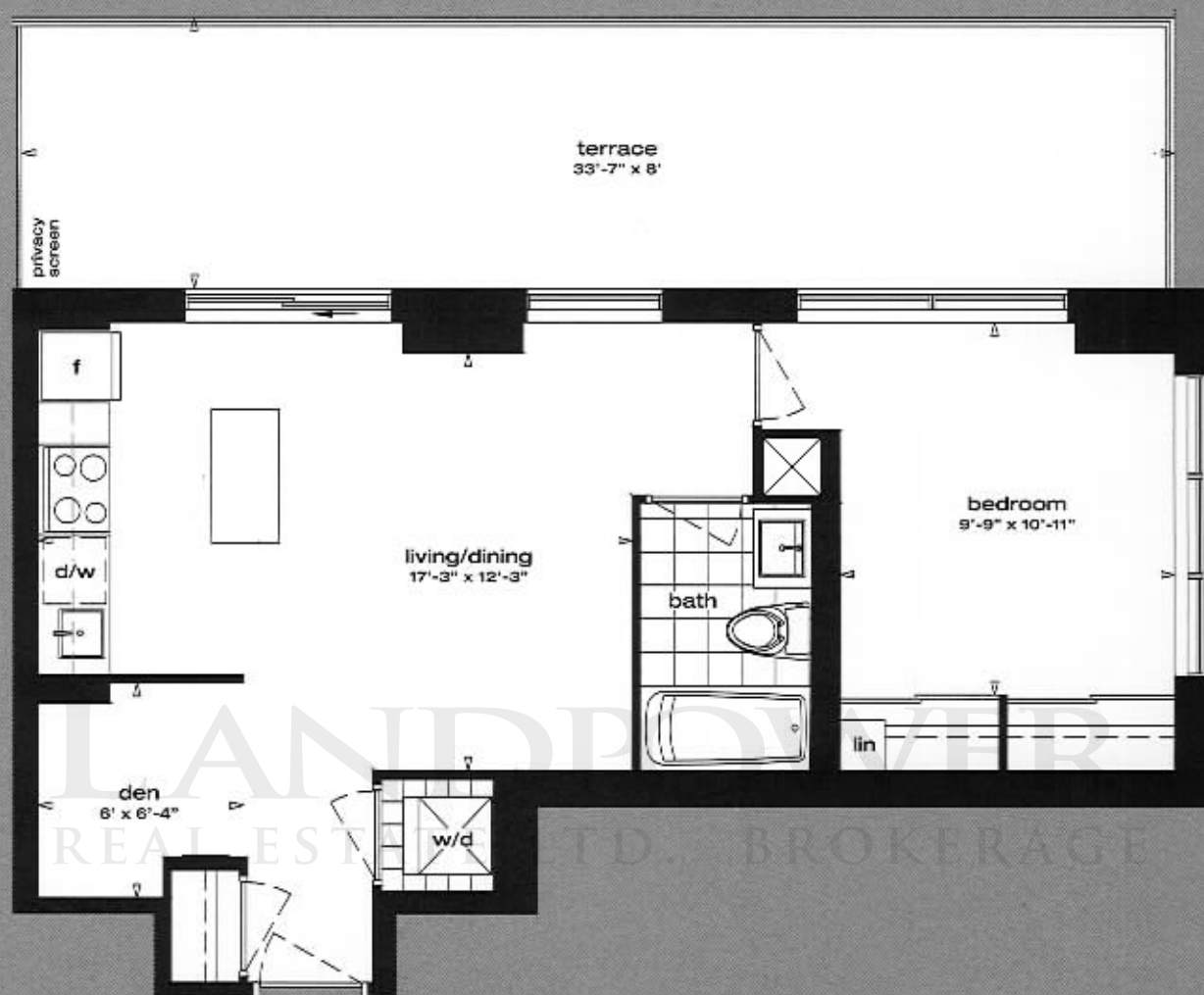


20th-PH floor

Suite 1C+D

585 Sq. Ft. 1 Bedroom + Den

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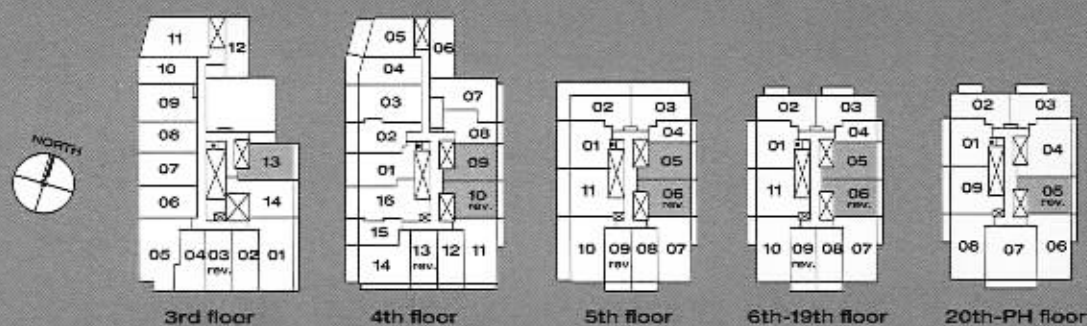


5th floor

Suite 1C+D-T

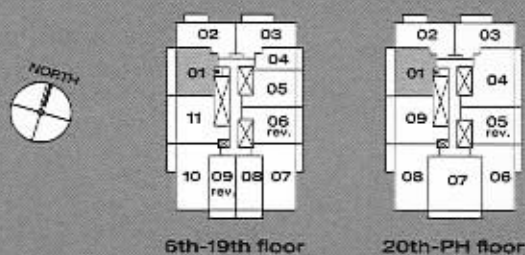
585 Sq. Ft. 1 Bedroom + Den + Terrace

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Suite 1D

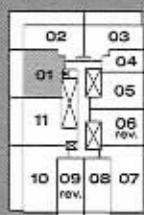
590 Sq. Ft. 1 Bedroom



Suite 1E+D

645 Sq. Ft. 1 Bedroom + Den

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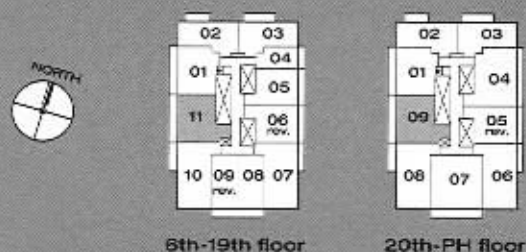
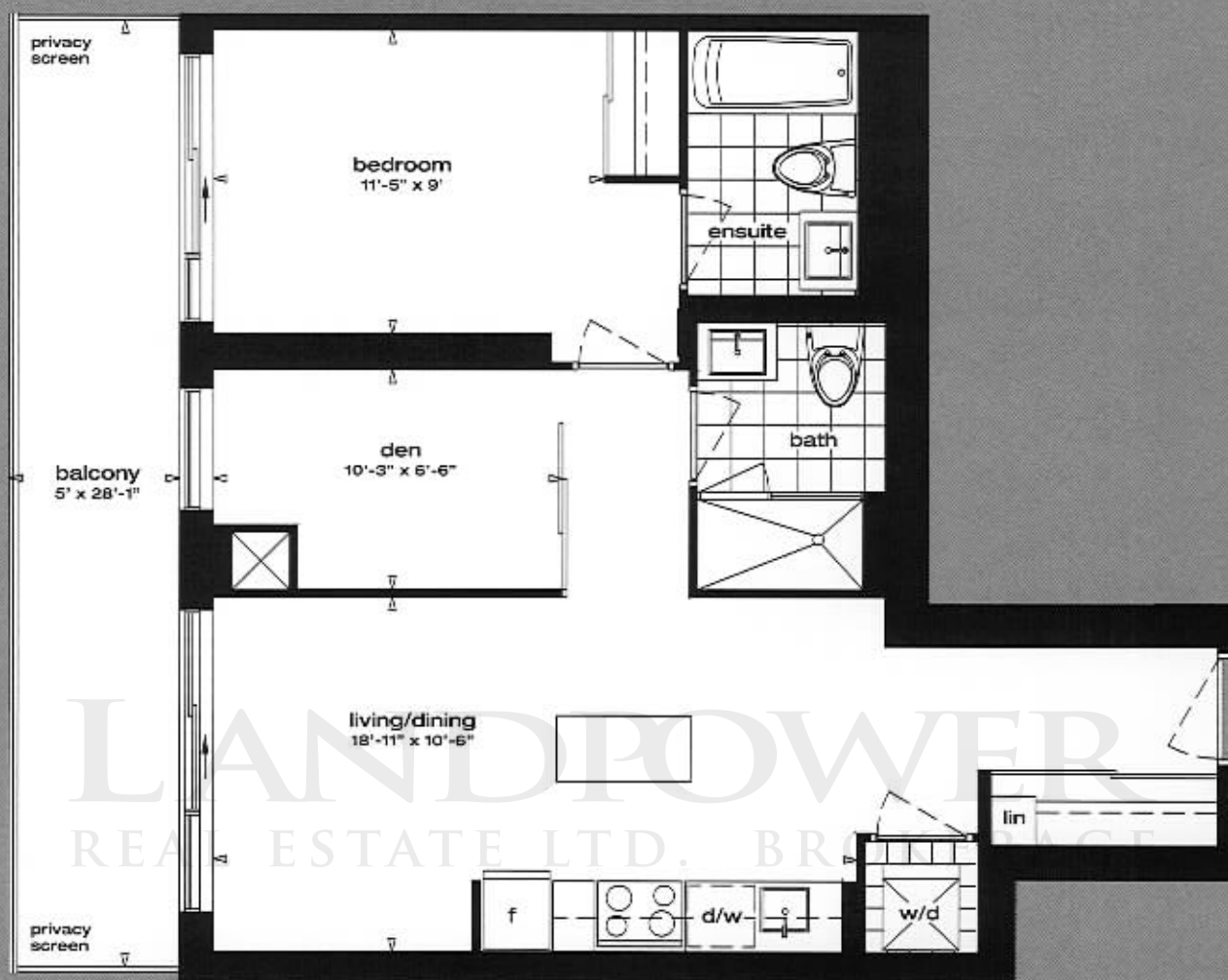


5th floor

Suite 1E+D-T

645 Sq. Ft. 1 Bedroom + Den + Terrace

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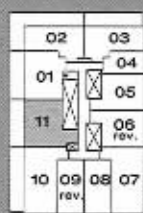
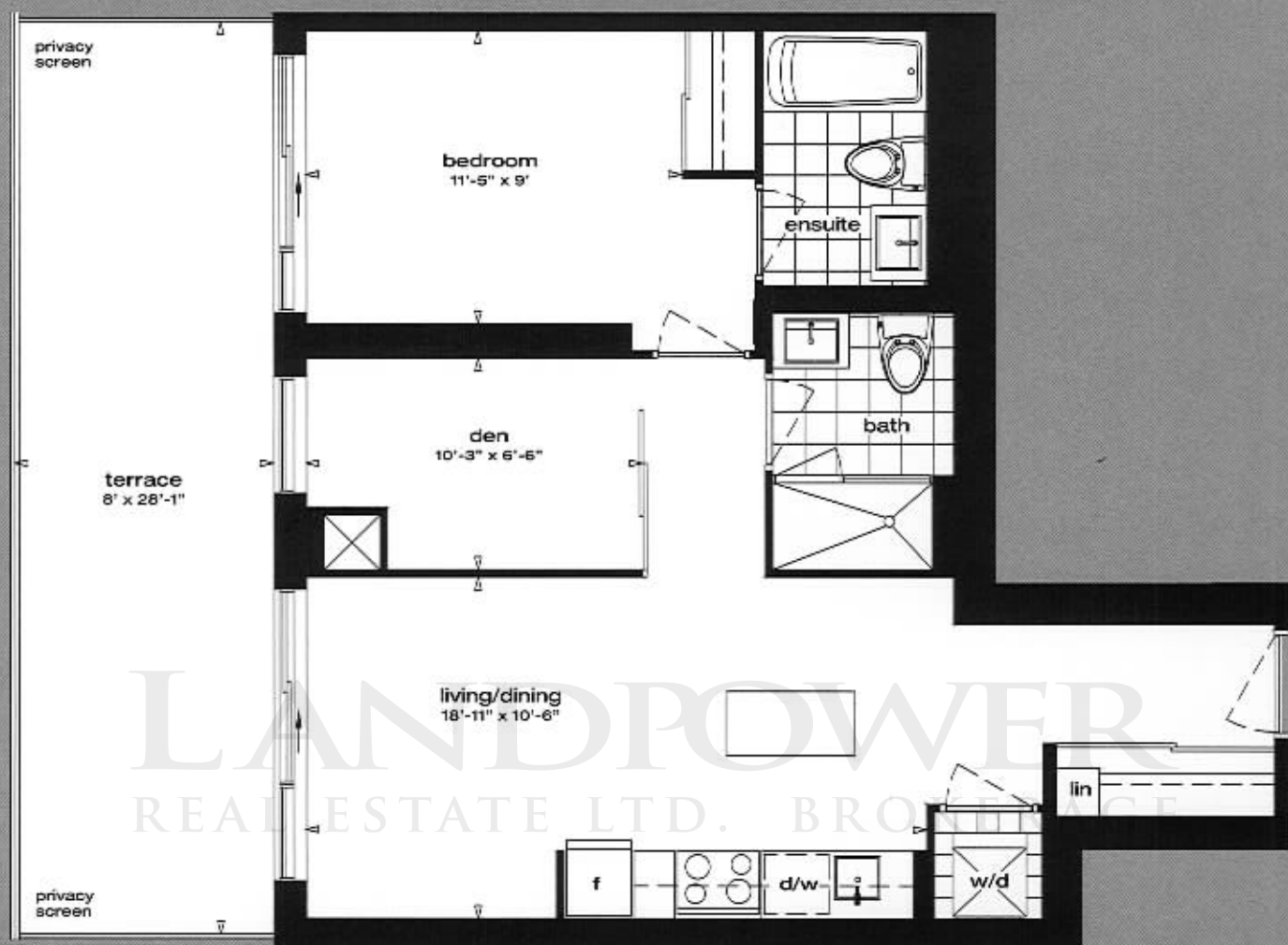


6th-19th floor

20th-PH floor

Suite 1F+D

715 Sq. Ft. 1 Bedroom + Den

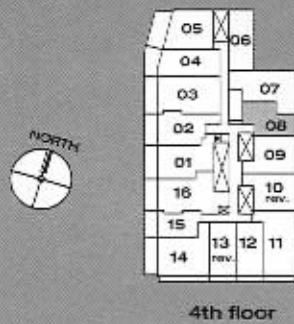
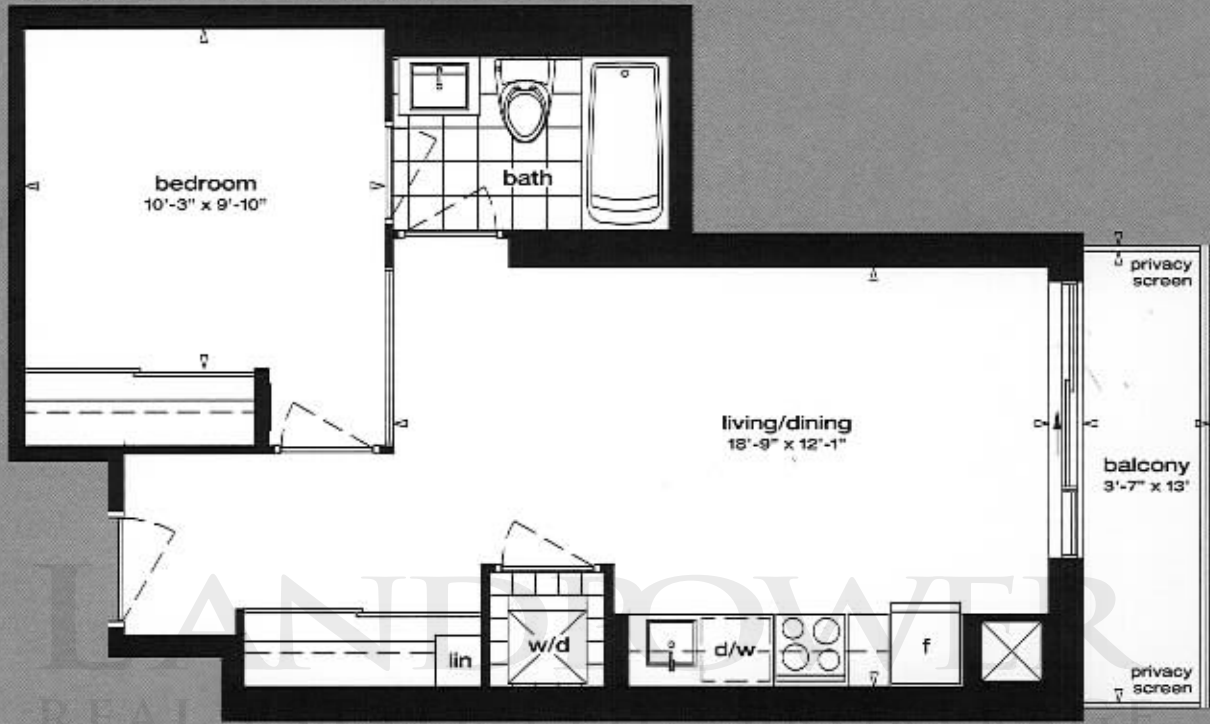


5th floor

Suite 1F+D-T

715 Sq. Ft. 1 Bedroom + Den + Terrace

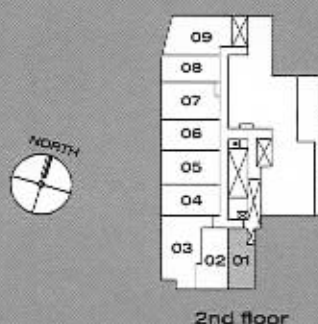
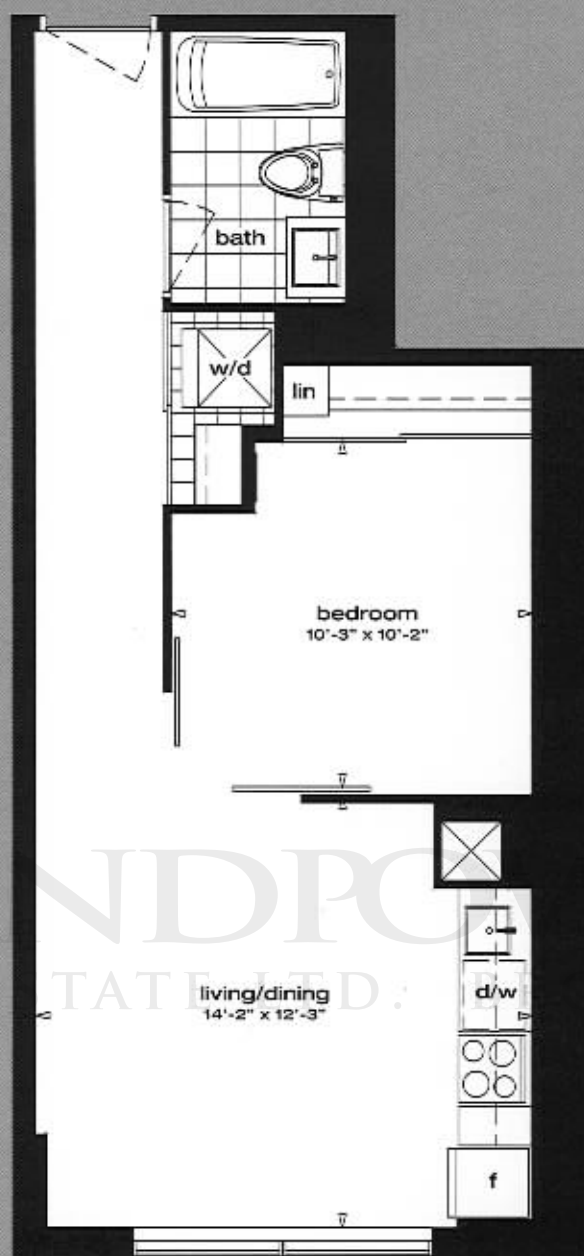
Dimensions, specifications, layouts (including tile patterns), window sizes, millions, and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Terioli bulletin #2. Actual living areas will vary from area stated. E. & O.E. Plans may be reversed.



Suite 1G

520 Sq. Ft. 1 Bedroom

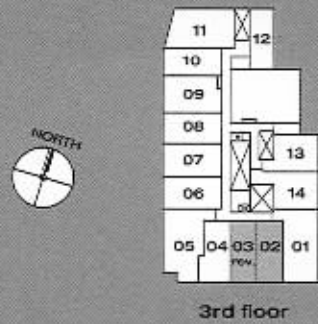
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Suite 1H

545 Sq. Ft. 1 Bedroom

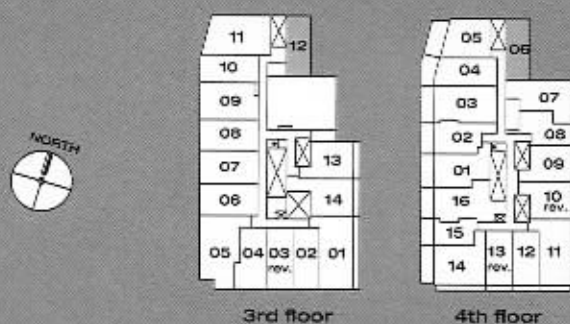
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Suite 1J

555 Sq. Ft. 1 Bedroom

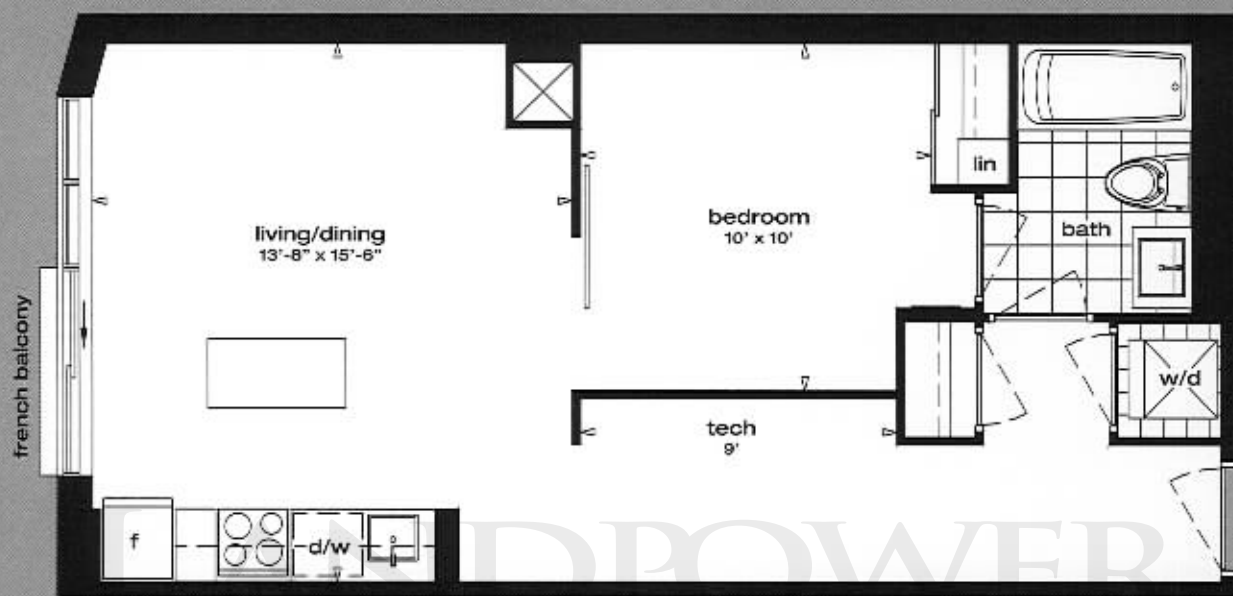
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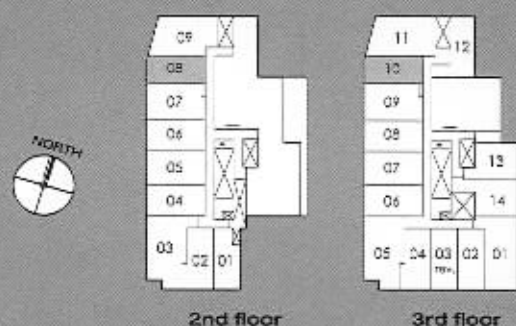
Suite 1K

560 Sq. Ft. 1 Bedroom

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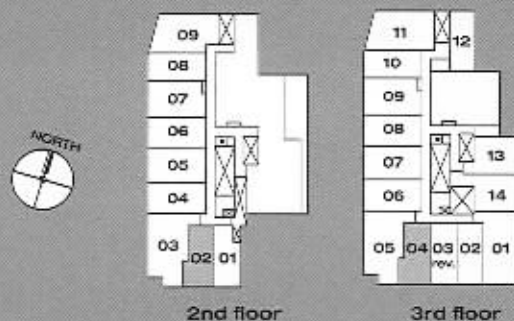
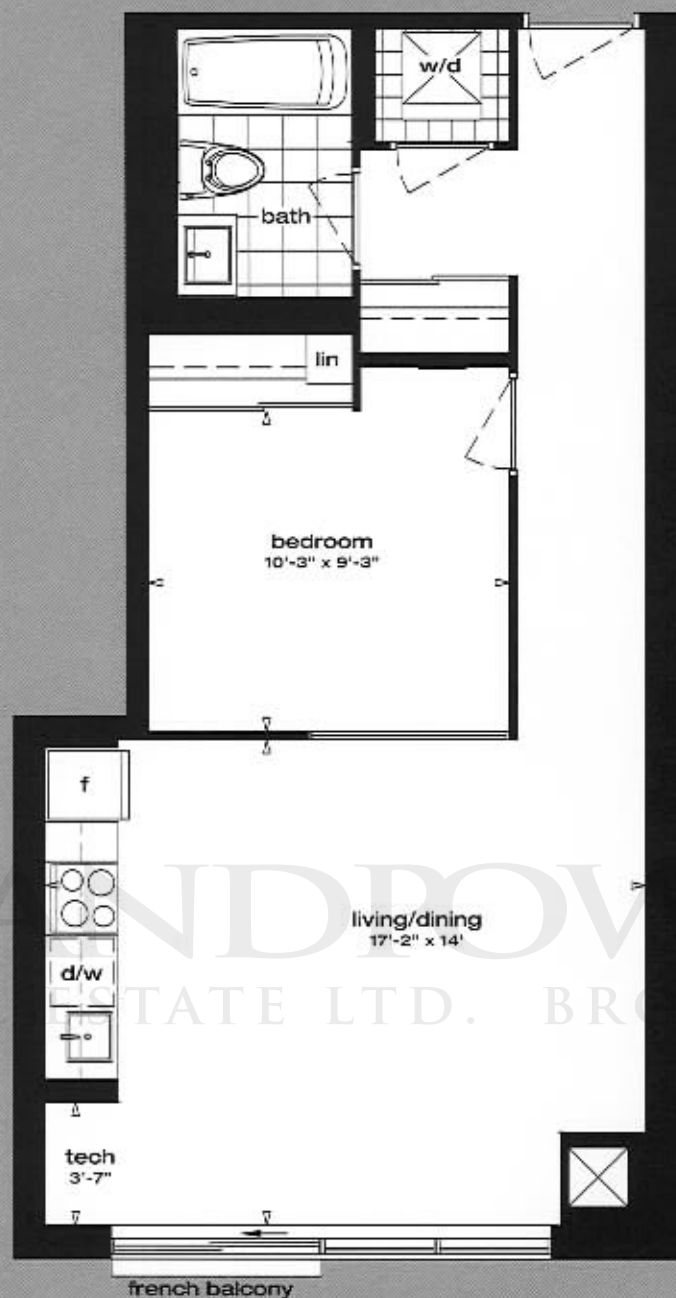
POWER
REAL ESTATE LTD. BROKERAGE



Suite 1L

565 Sq. Ft. 1 Bedroom

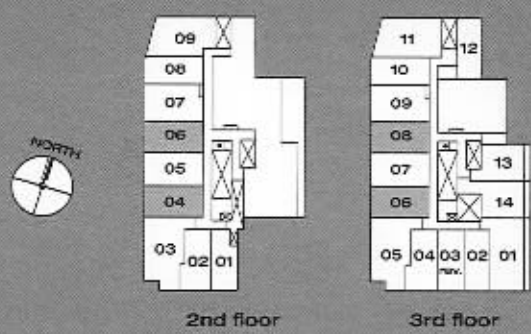
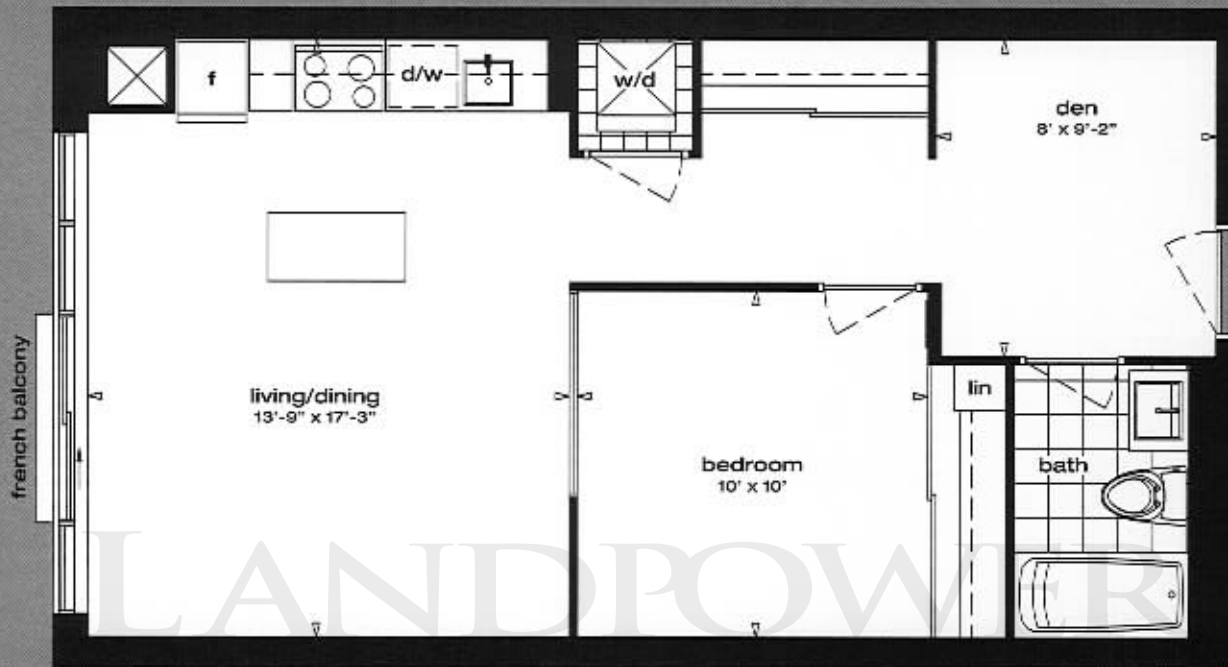
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Suite 1P

600 Sq. Ft. 1 Bedroom

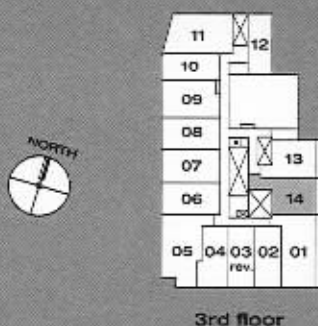
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Suite 1R+D

625 Sq. Ft. 1 Bedroom + Den

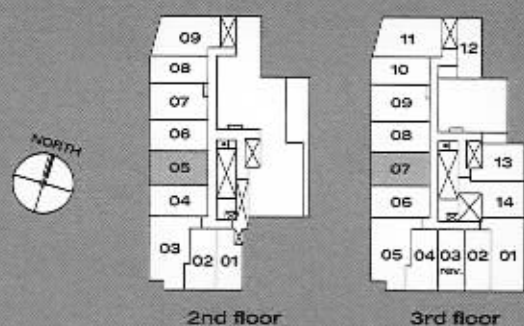
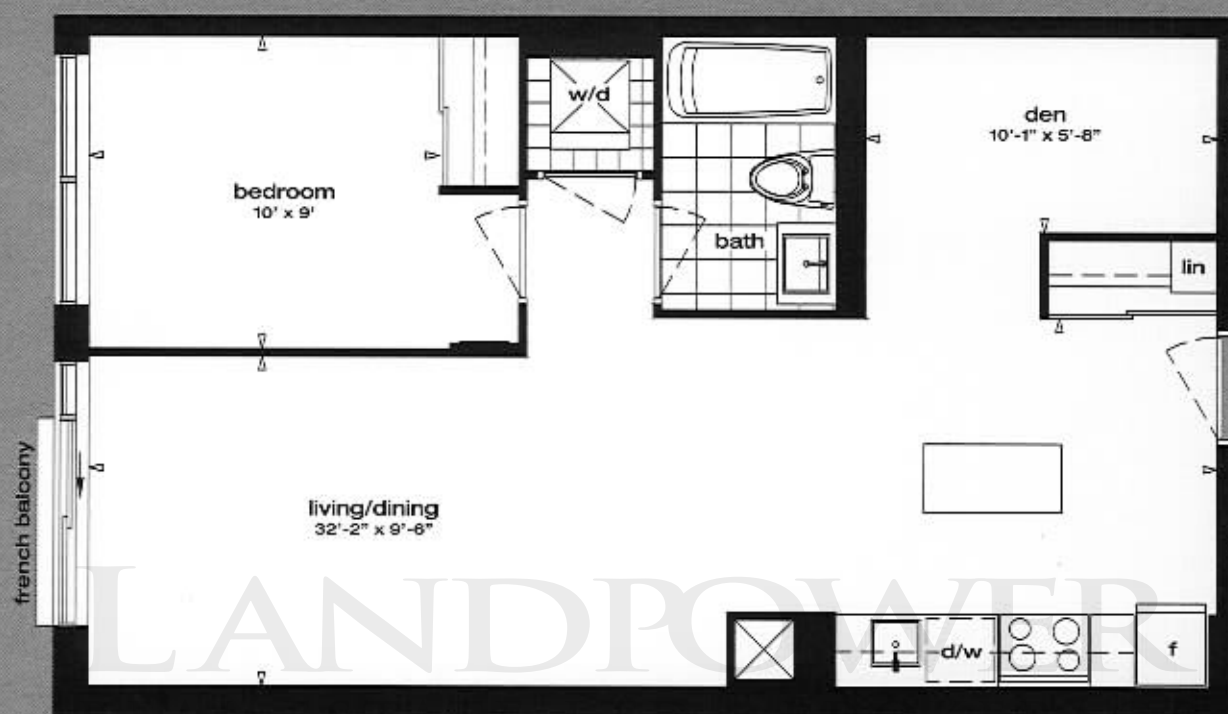
Dimensions, specifications, layouts (including tile patterns), window sizes, mullions, and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E.& O.E. Plans may be reversed.



Suite 1S

640 Sq. Ft. 1 Bedroom

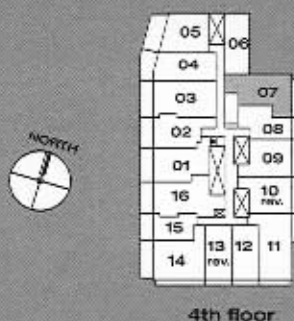
Dimensions, specifications, layouts (including tile patterns), window sizes, millions, and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tabor bulletin #2. Actual living areas will vary from area stated. E.&O.E. Plans may be reversed.



Suite 1U+D

680 Sq. Ft. 1 Bedroom + Den

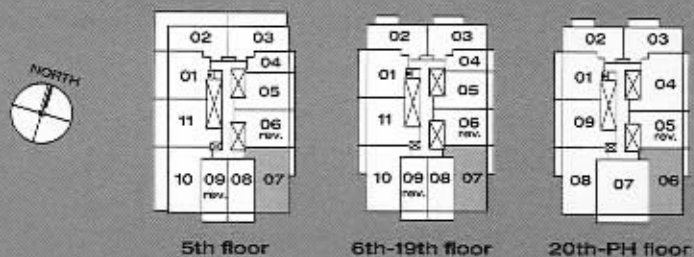
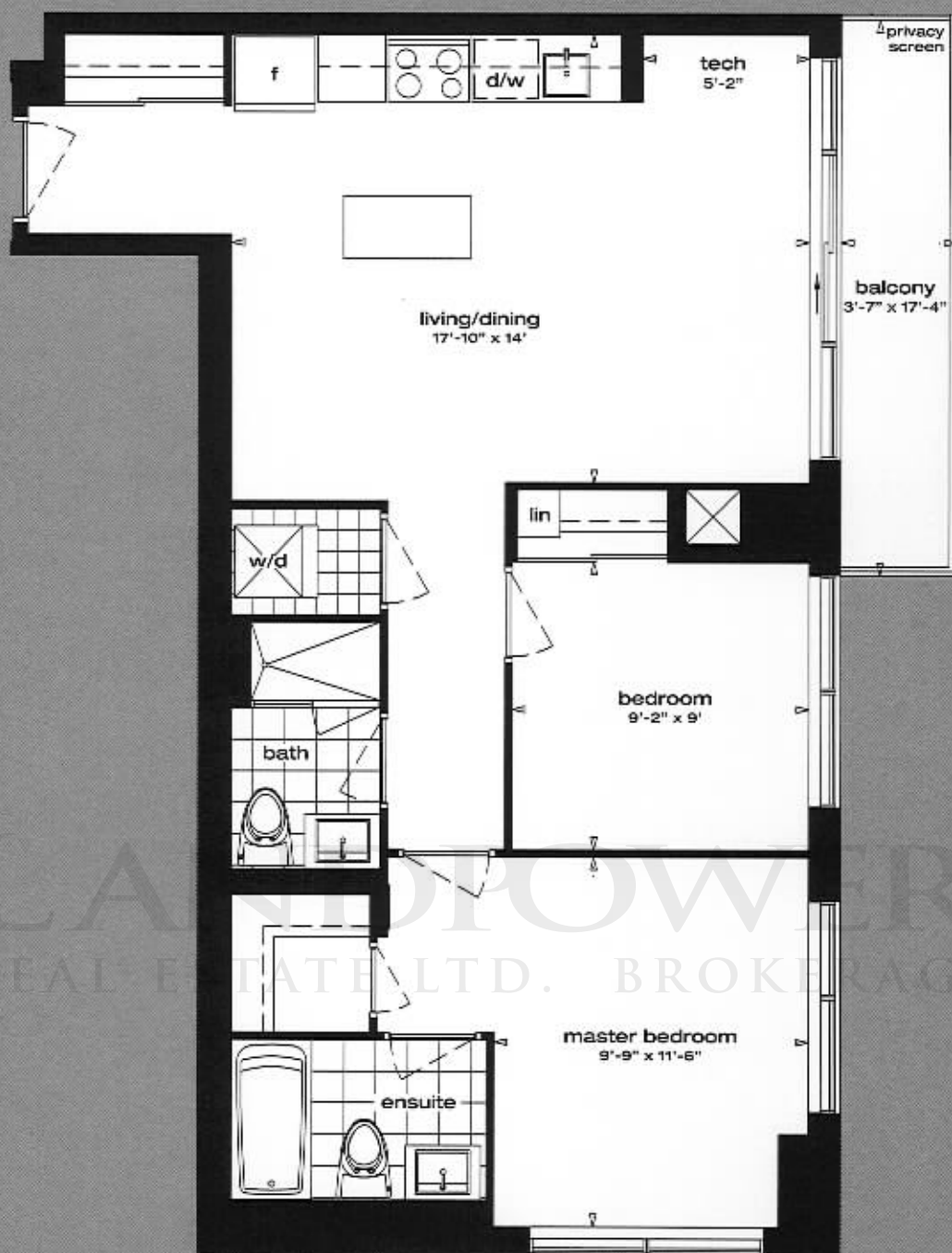
Dimensions, specifications, layouts (including tile patterns), window sizes, fixtures, and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E.&O.E. Plans may be reversed.



Suite 1V+D

735 Sq. Ft. 1 Bedroom + Den

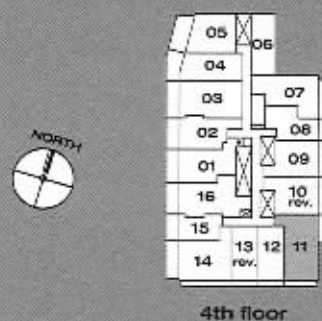
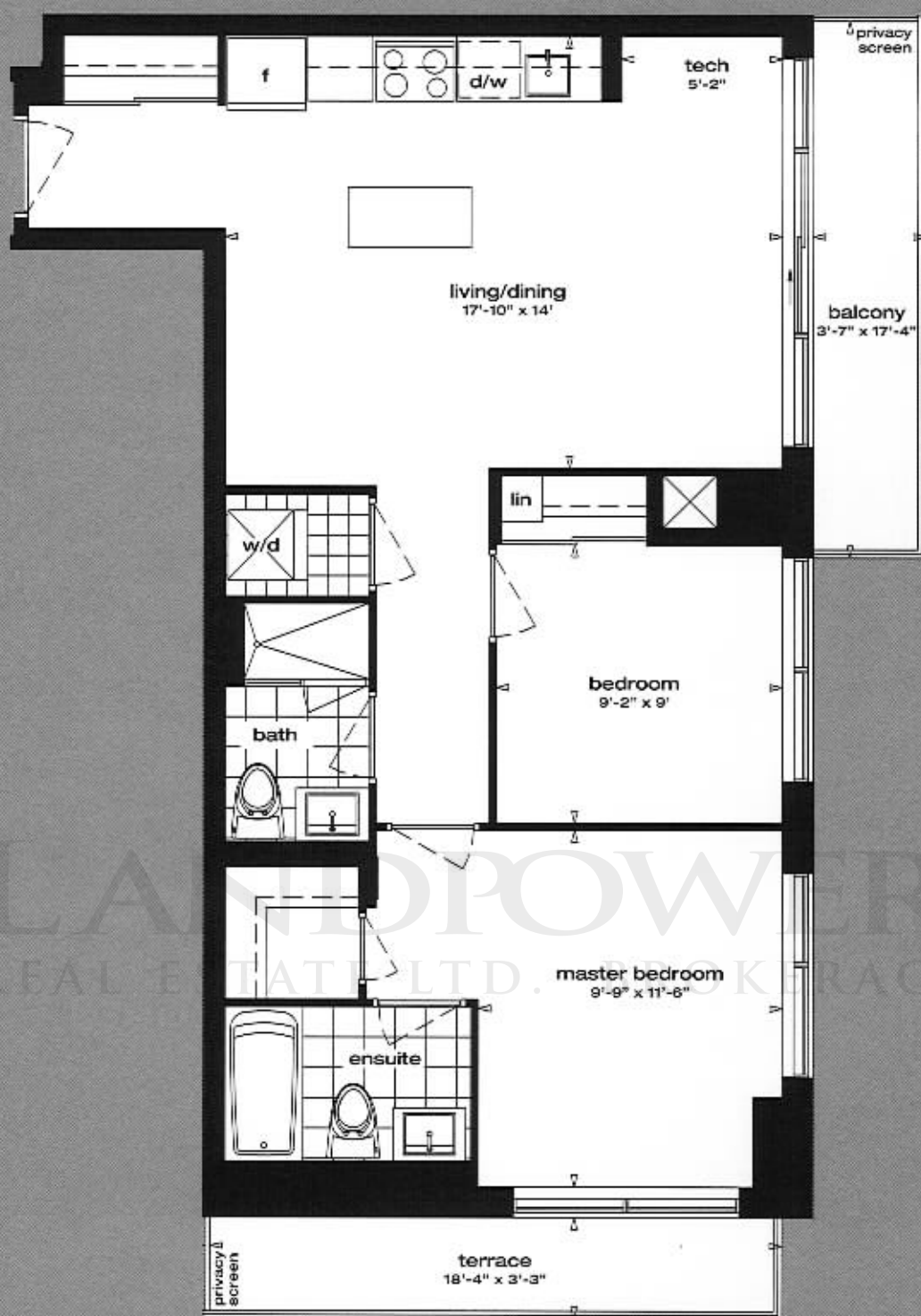
Dimensions, specifications, layouts (including tile patterns), window sizes, mullions, and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E.A.O.E. Plans may be reversed.



Suite 2A

805 Sq. Ft. 2 Bedroom

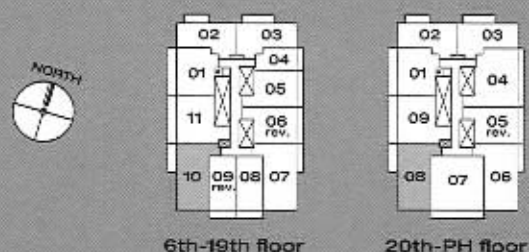
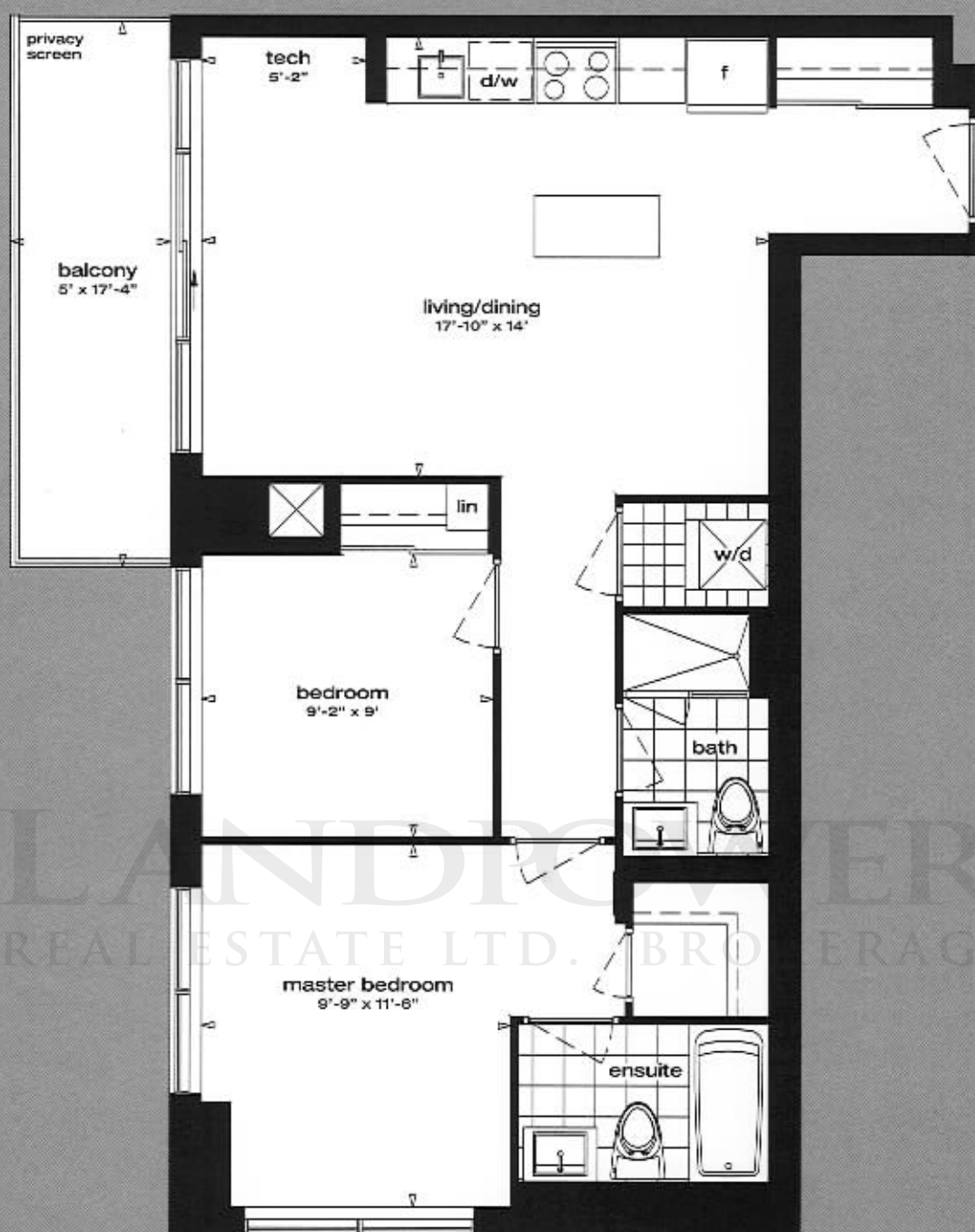
Dimensions, specifications, layouts (including tile patterns), window sizes, mullions, and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarrion bulletin #2. Actual living areas will vary from area stated. E.&O.E. Plans may be reversed.



Suite 2A-T

805 Sq. Ft. 2 Bedroom + Terrace

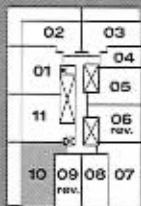
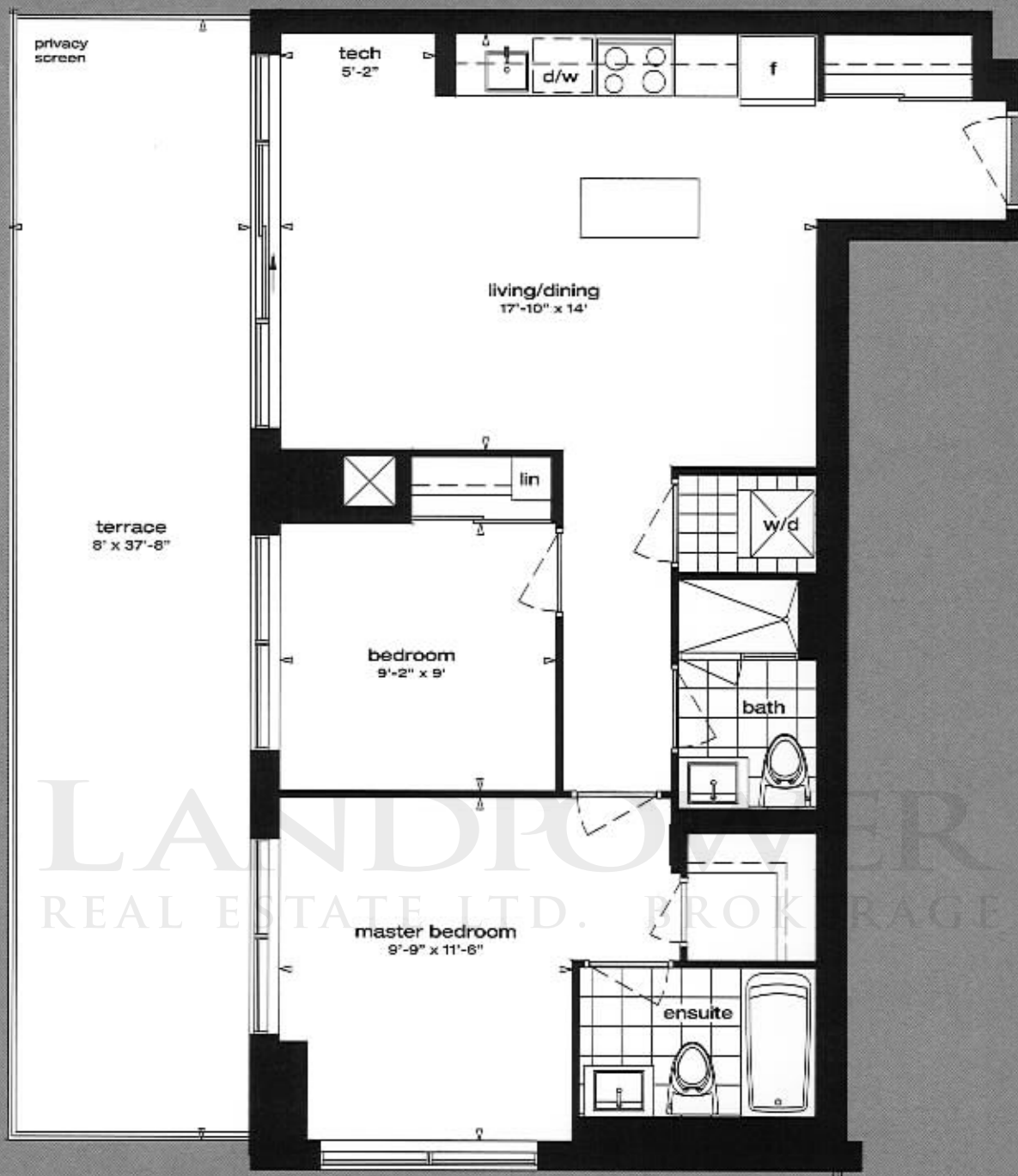
Dimensions, specifications, layouts (including tile patterns), window sizes, motions and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living area will vary from area stated. E & O.E. Plans may be reversed.



Suite 2A1

805 Sq. Ft. 2 Bedroom

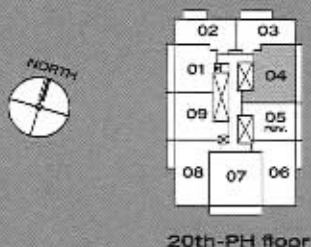
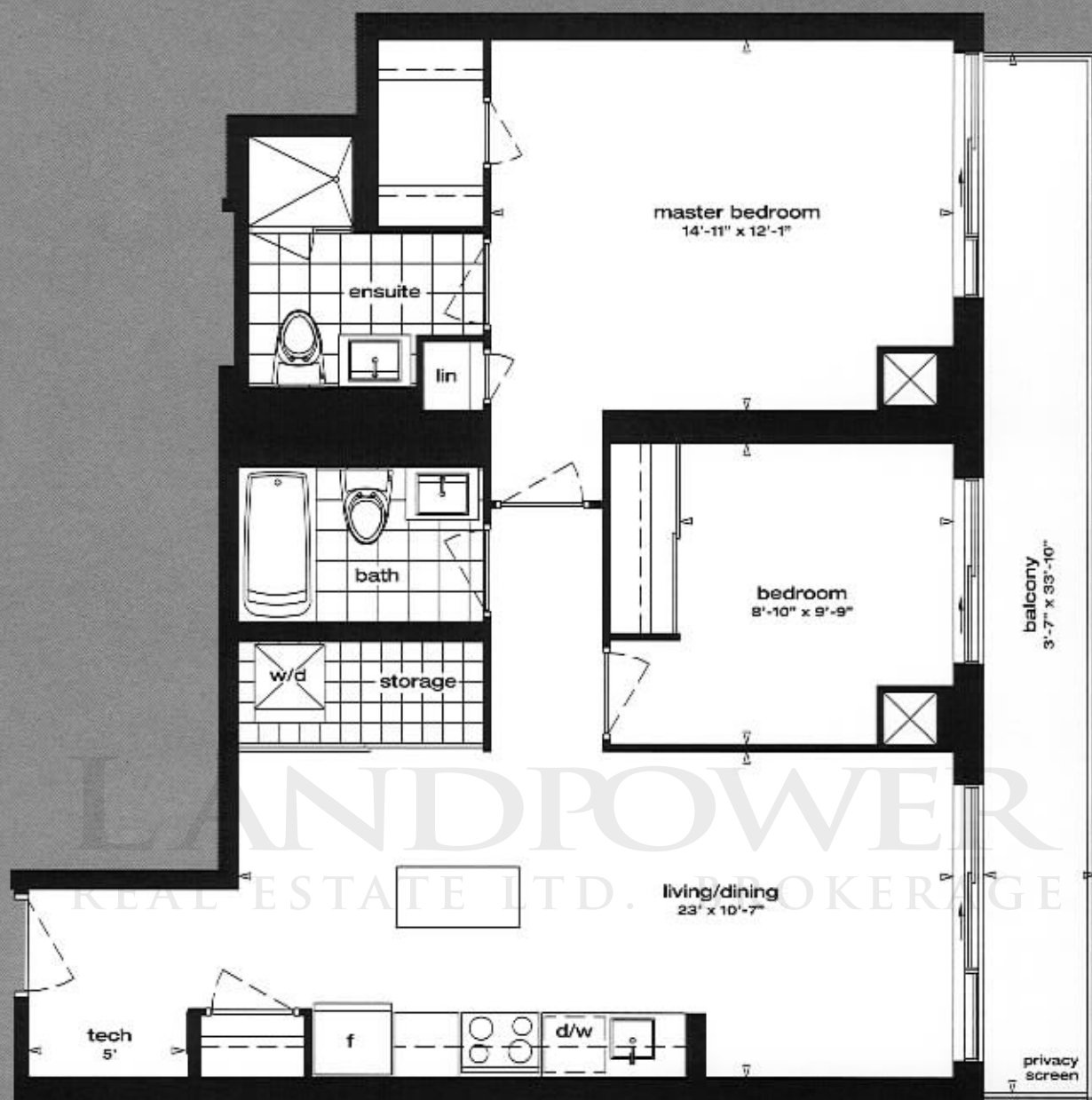
Dimensions, specifications, layouts (including tile patterns), window sizes, mullions, and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Fannie Bulletin #2. Actual living areas will vary from area stated. E. & O. E. Plans may be reversed.



5th floor

Suite 2A1-T

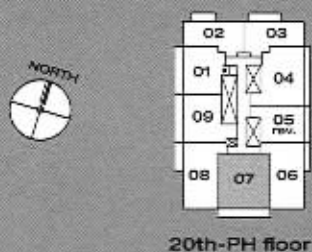
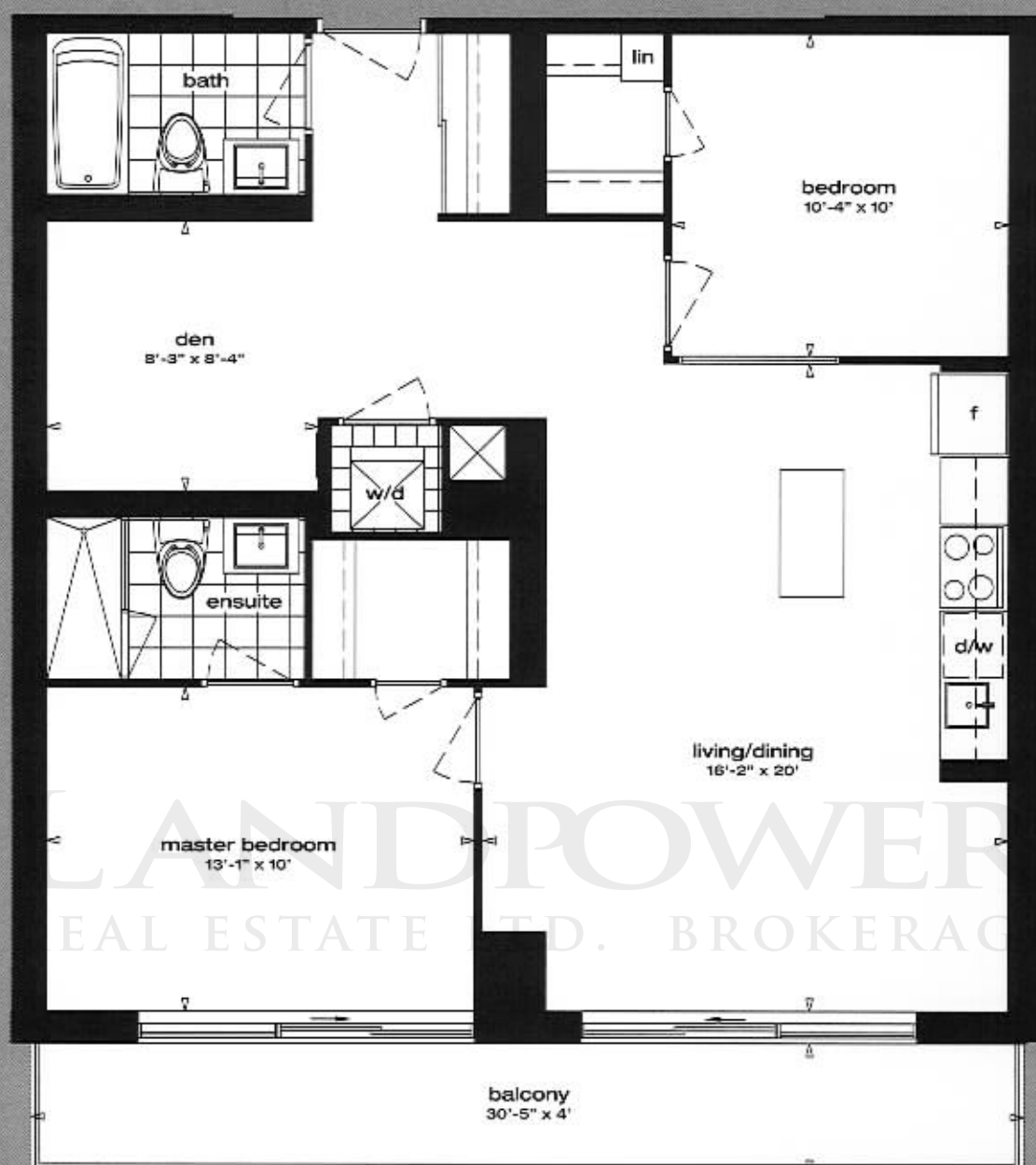
805 Sq. Ft. 2 Bedroom + Terrace



20th-PH floor

Suite 2B

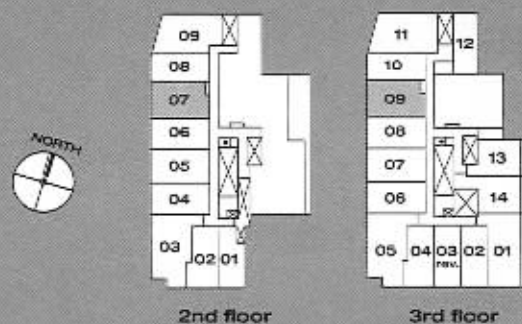
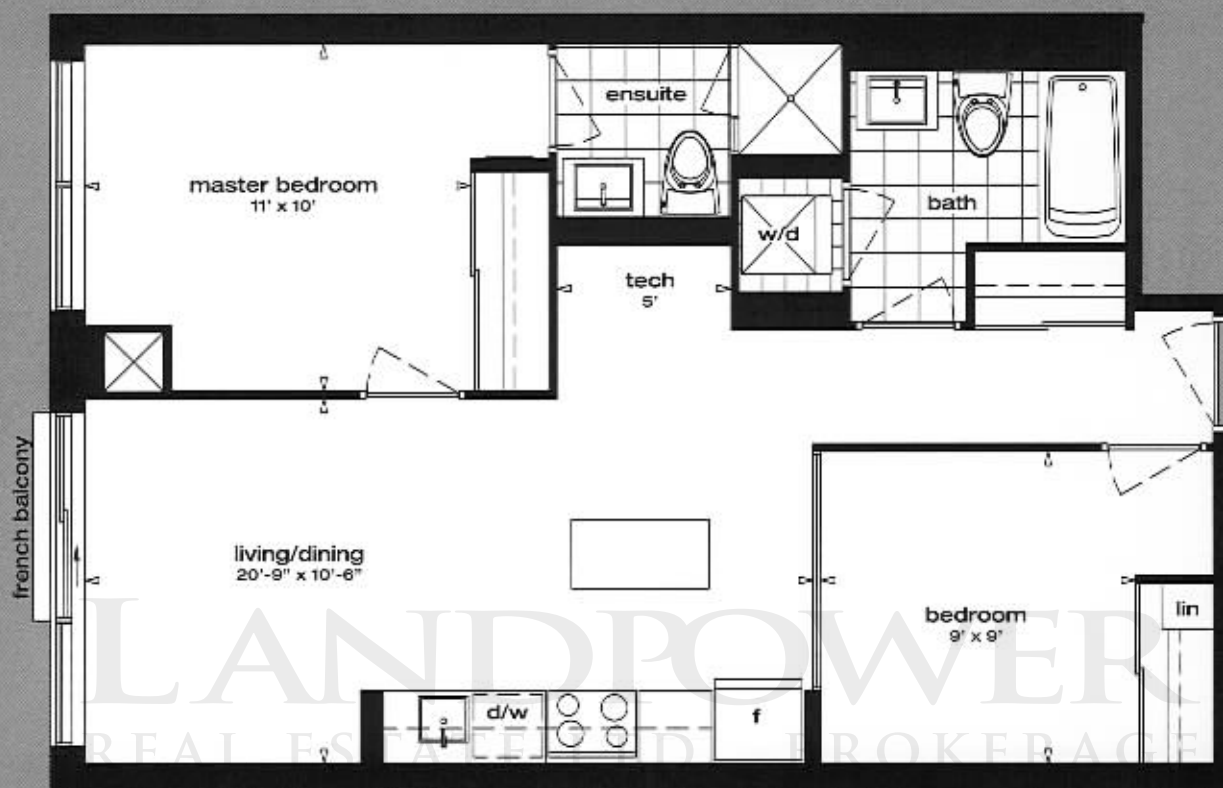
900 Sq. Ft. 2 Bedroom



Suite 2C+D

980 Sq. Ft. 2 Bedroom + Den

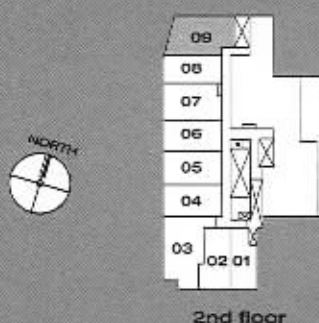
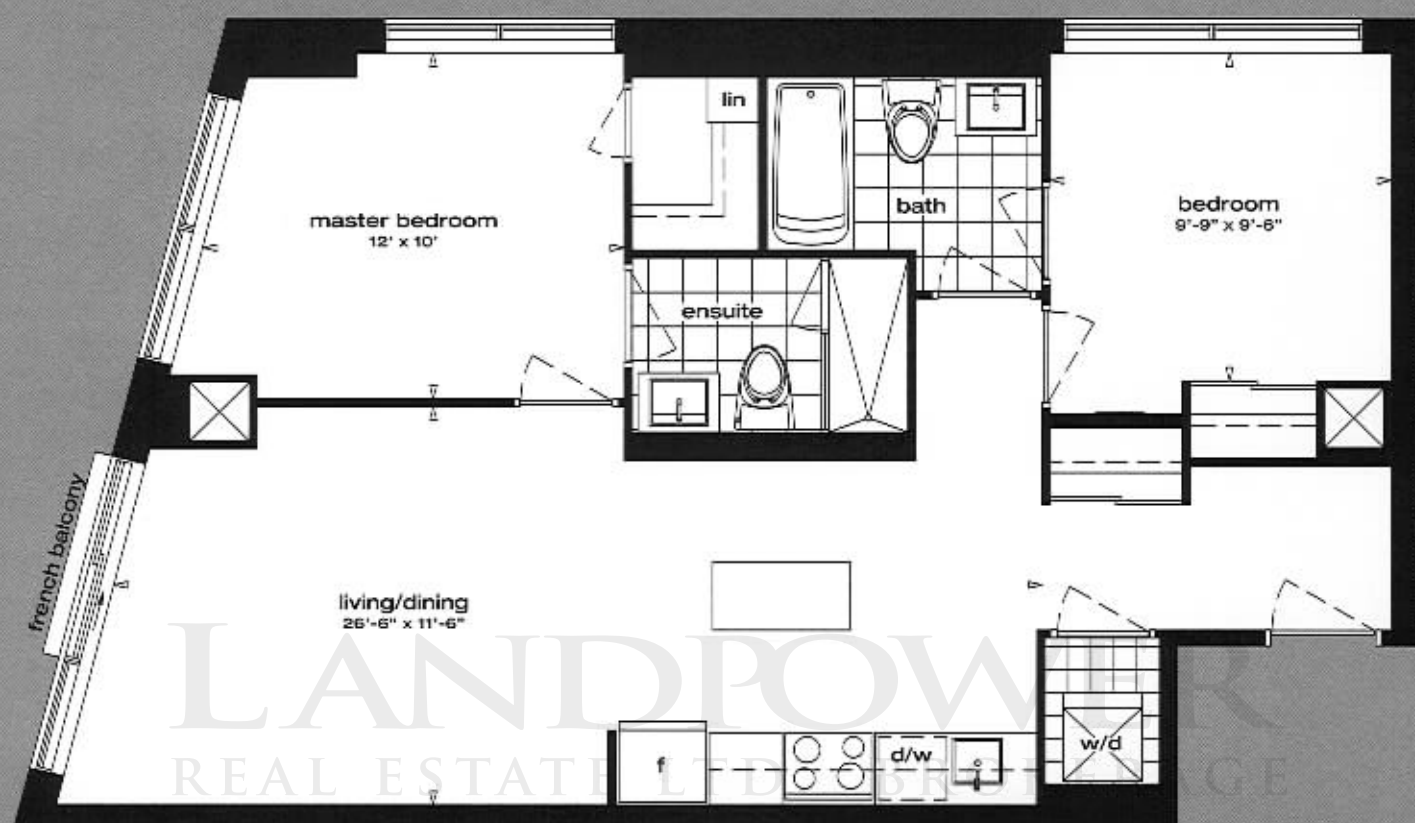
Dimensions, specifications, layouts (including tile patterns), window sizes, millwork, and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated, E.& O.E. Plans may be reversed.



Suite 2D

725 Sq. Ft. 2 Bedroom

Dimensions, specifications, layouts (including tile patterns), window sizes, millions and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E.&O.E. Plans may be reversed.



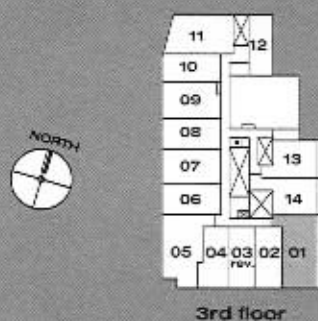
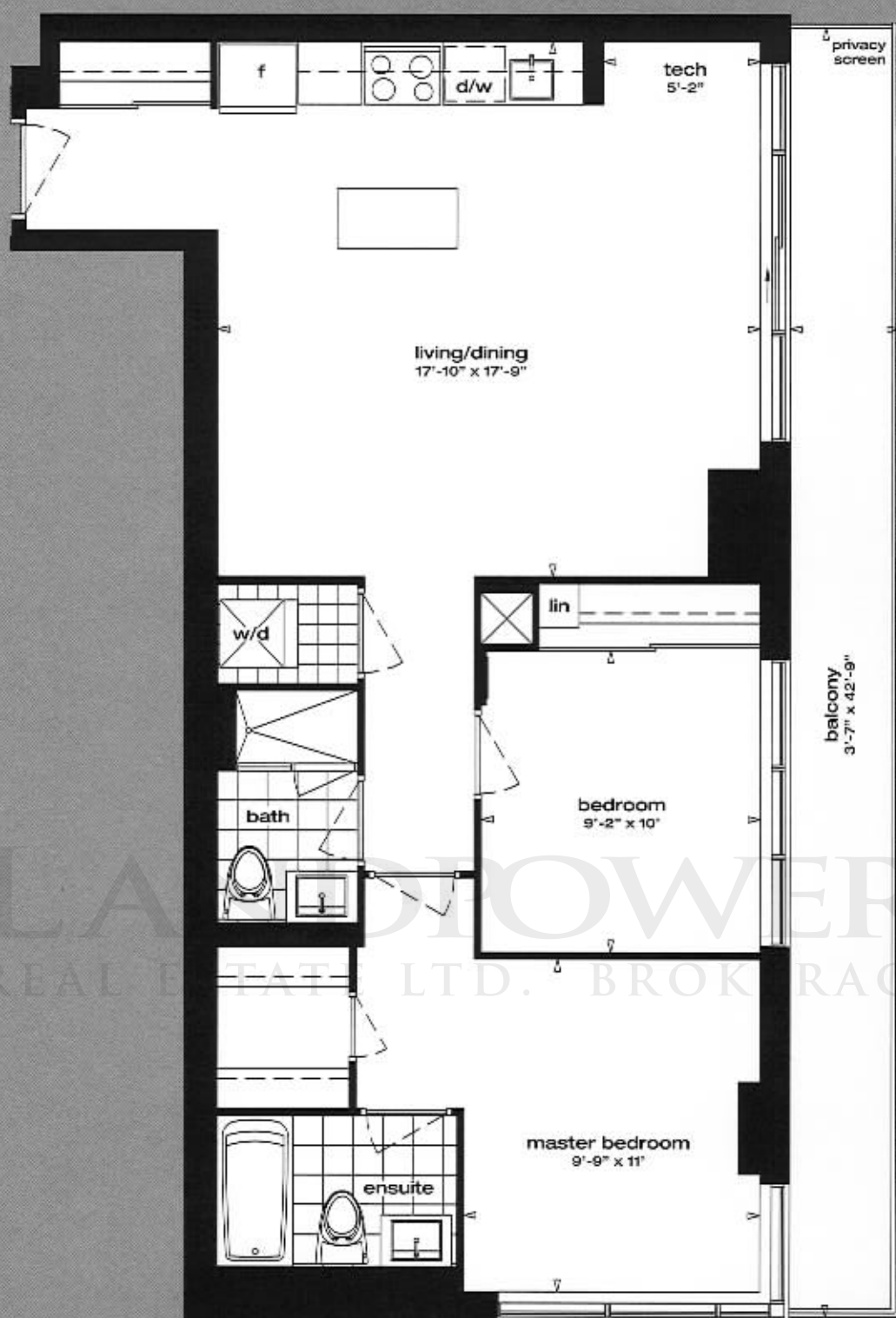
Suite 2H

845 Sq. Ft. 2 Bedroom

Dimensions, specifications, layouts (including tile patterns), window sizes, mussions, and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Taron bulletin #2. Actual living areas will vary from area stated. E & O.E. Plans may be reversed.



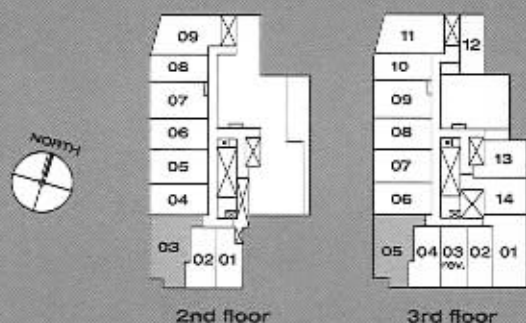
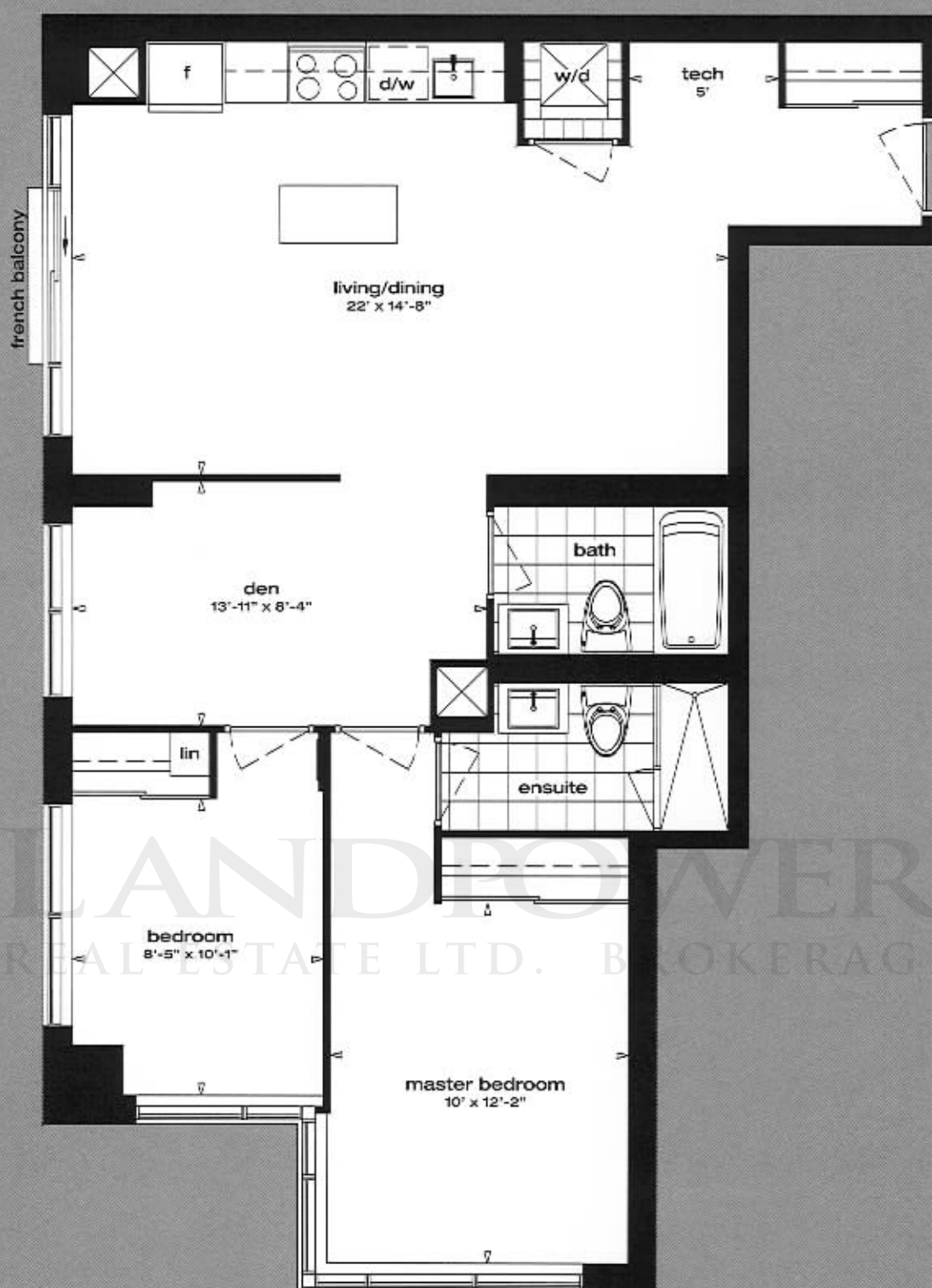
880 Sq. Ft. 2 Bedroom



Suite 2K

890 Sq. Ft. 2 Bedroom

Dimensions, specifications, layouts (including tile patterns), window sizes, mullions, and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E. & O.E. Plans may be reversed.



Suite 2L+D

970 Sq. Ft. 2 Bedroom + Den

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NEON condominiums

DATE: MILBORNE SALES: SOURCE:

SUITE NUMBER: UNIT SIZE: REALTOR:

BEDROOM TYPE: STUDIO 1B 1B+D 2B 2B+D

PARKING: \$45,000 LOCKER: \$2,500(2X6 horizontal) - \$3,000(2x4 vertical) - \$3,500(3x5)

BASE PRICE: \$ PARKING: \$ LOCKER: \$ TOTAL: \$

PURCHASER 1:

PURCHASER 2:

NAME

NAME

SIN #

SIN #

DOB (YY/MM/DD)

DOB (YY/MM/DD)

ADDRESS

ADDRESS

CITY/PROVINCE

CITY/PROVINCE

POSTAL CODE

POSTAL CODE

HOME:

HOME:

OFFICE:

OFFICE:

E-MAIL:

E-MAIL:

OCCUPATION:

OCCUPATION:

DEPOSIT STRUCTURE:

\$	5,000.00	ON SIGNING
\$		BALANCE TO 5% DUE 30 DAYS FROM DATE OF SIGNING
\$		5% DUE 90 DAYS FROM DATE OF SIGNING
\$		5% DUE 180 DAYS FROM DATE OF SIGNING
\$		5% DUE 365 DAYS FROM DATE OF SIGNING
\$		5% DUE AT OCCUPANCY

PURCHASER'S SOLICITOR

NAME:

FIRM:

STREET ADDRESS:

CITY/PROVINCE:

POSTAL CODE:

TELEPHONE:

FAX:

EMAIL:

COOPERATING BROKER:

NOTES:

(ATTACH BUSINESS CARD HERE)

PLEASE MAKE CHEQUES PAYABLE TO: BRATTY AND PARTNERS, LLP in Trust

7501 Keele St., Suite 200, Vaughan, ON., L4K 1Y2

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