

connect your life.

LANDFLOWER
REAL ESTATE LTD. BROKERAGE

nexus
NORTH

CONDOMINIUM RESIDENCES





Warden Avenue

Nexus Condominiums

Simcoe Promenade

Birchmount Road

Enterprise Boulevard

HWY 407

Downtown Markham Masterplan



Nexus North 2nd Floor Amenities



Nexus South 11th Floor Amenities

euphoria

primus reasonus for nexus

Amenity is an interesting word. While we usually think of it as the value-added features that make living anywhere an experience worth living there for, it actually means “pleasantness or agreeableness”—or as Remington prefers to think of it—the primus reasonus to live in Nexus. Let’s start with the 24-hour concierge who will take your requests as seriously as he takes your personal security. The Maxim Club Spa provides residents with access to a sauna and therapy room, a jacuzzi, cold plunge pool, and rain shower as well as a fully equipped exercise room. And, once you’ve worked-out, or mellowed-out, there’s a party room and, not one, but two rooftop terraces—one high, the other higher! In addition to those amenities, there is a games room, media room, and two guest suites.

AMENITIES ABOUND, TAKE THE TIME TO GET ACQUAINTED WITH YOUR NEXUS LIFESTYLE

features list

the suites

- 9-foot ceilings, 10-foot ceilings on 2nd floor and Penthouses**
- Expansive balconies and terraces**
- Elegant solid core entry door, privacy viewer and quality-finish hardware*
- Engineered hardwood floors in foyer, kitchen, living area, dining area and den*
- 40 oz, CRI Green Label Certified carpet to promote Indoor Air Quality in bedrooms and applicable closets*
- Attractive mirrored sliding closet doors in foyer and bedrooms**
- Stylish interior doors with quality-finish hardware*
- Convenient ventilated white plastic coated shelving in closets*
- Elegant, custom baseboards, door frames and casings*
- Bedrooms with separate light switches and capped ceiling outlets**
- LEED® compliant environmentally friendly low V.O.C. paints on walls, ceilings, and trim*
- High performance double-glazed windows for increased energy efficiency

chefs kitchen

- Finely crafted cabinetry with full height upper cabinets in a variety of finishes and colours*
- Attractive granite countertop with integrated breakfast bar*
- Convenient undermount double-bowl stainless steel sink with single lever faucet and pullout vegetable sprayer*
- Ceramic backsplash*
- Task lighting under upper cabinets*
- Ceiling-mounted halogen track lighting*
- Engineered hardwood flooring*
- Four stainless steel major appliances (Energy Star appliances where applicable): 18-cubic foot frost-free refrigerator, self-cleaning range, built-in dishwasher, and over-the-range microwave with built-in fan or Sakura rangehood fan*

laundry

- Full-size stacked front loading dryer and Energy Star front loading washer**
- Ceramic floor in laundry

the bathrooms

Master en-suite Bathrooms or main bath

- Porcelain or ceramic floors*
- Elegant, quality cabinetry with locked medicine storage*
- Marble countertop with undermount sink and mirror*
- Polished chrome faucets and designer accessory package*
- Designer white bathroom fixtures - featuring water saving dual-flush water closet*
- Glass shower door, with ceramic walls in shower stalls**
- Contemporary tub with stylish shower rod*
- Safety pressure balance valve for tub and shower*
- Custom lighting* **

second bathroom (if applicable)

- Ceramic tile floors and tub surround*
- Elegant, quality cabinetry options*
- Cultured marble countertop with integrated sink
- Polished chrome faucets and designer accessory package
- Designer white bathroom fixtures - featuring dual-flush water closet
- Shower stall with glass door and ceramic tiled walls* **
- Safety pressure balance valve in shower
- Custom lighting* **

technology

- Telephone outlets in living room, kitchen, master bedroom, 2nd bedroom or den (if any)
- Cable TV and CAT 5 high-speed internet access outlets in living room, master bedroom, 2nd bedroom or den**
- Wi-Fi connectivity in selected amenity areas
- Individual suite controlled Energy Recovery Ventilator (ERV) to exhaust the suite, replenish fresh air, decrease energy costs, and provide a higher level of indoor environmental quality and comfort
- Individual, separately metered circuit breaker service panel with copper wiring throughout
- Convenient on-site recycling
- Year-round individually controlled heating and cooling system

safety

- Professional 24-hour concierge service
- Security monitored underground parking garage
- Each suite is equipped with an entry alarm system, monitored by the concierge
- Each suite is equipped with fire, heat, and smoke detectors
- Main entrances and exits monitored by closed-circuit television systems
- Secured access to all common areas

*From the builders standard samples **As per plan The Nexus Condominium Residence is LEED® Registered. All Suites protected under Tarion (formerly the Ontario New Homes Warranty Program) The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in 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 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. Colour, texture, appearance, etc. of features and finishes installed in the Unit may vary from Vendor's standard samples as a result of normal manufacturing and installation process.



nexus

NORTH

CONDOMINIUM RESIDENCES

Exclusive V.I.P. Agents' Preview Pricing

MODEL	FLOOR	TYPE	APPROXIMATE SUITE SIZE	EXPOSURE	GENERAL PUBLIC PRICES FROM:	V.I.P. AGENT PRICES FROM:
Frankfurt	2 to 6	One Bedroom	582	West	\$242,900	\$237,900
Geneva	6	One Bedroom	590	West	\$250,900	\$245,900
Amsterdam	2 to 6	One Bedroom + Den	626	North	\$257,900	\$252,900
Sydney	3 to 6	One Bedroom	625	West	\$266,900	\$261,900
Vancouver	2	One Bedroom + Den + Terrace	635	West	\$268,900	\$263,900
Stockholm	2 to 9	One Bedroom + Den	662	West	\$277,900	\$272,900
Zurich	2 to 9	One Bedroom + Den	720	East	\$303,900	\$298,900
Zurich	2 to 9	One Bedroom + Den	720	West	\$299,900	\$294,900
Rome	3	One Bedroom + Den + Terrace	765	West	\$308,900	\$303,900
Rome	4 to 5	One Bedroom + Den	780	West	\$311,900	\$306,900
Milan	8 to 9	Two Bedroom	856	West	\$375,900	\$370,900
London	2	Two Bedroom + Terrace	972	South-West	\$397,900	\$392,900
London	2	Two Bedroom + Terrace	972	South-East	\$400,900	\$395,900
Athens	9	Two Bedroom + Family	980	South-West	\$425,900	\$420,900
Barcelona	2 to 6	Two Bedroom + Den	995	North	\$406,900	\$401,900
Chicago	7 & 8	Two Bedroom + Den	1012	North-East	\$440,900	\$435,900
Hamburg	3 to 8	Two Bedroom + Den	1030	South-East	\$421,900	\$416,900
Hamburg	3 to 8	Two Bedroom + Den	1030	South-West	\$427,900	\$422,900
Ottawa	2 to 6	Two Bedroom + Den	1133	North-East	\$464,900	\$459,900
Tokyo	2 to 6	Two Bedroom + Den	1141	South-West	\$467,900	\$462,900
Tokyo	2 to 6	Two Bedroom + Den	1141	North-West	\$467,900	\$462,900
Montreal	9	Two Bedroom + Den + Terrace	1235	North-West	\$521,900	\$516,900
Berlin	7	Two Bedroom + Den + Terrace	1245	North-West	\$550,900	\$545,900
Dublin	8	Two Bedroom + Den	1276	North-West	\$538,900	\$533,900

Penthouse Floor

MODEL	FLOOR	TYPE	APPROXIMATE SUITE SIZE	EXPOSURE	GENERAL PUBLIC PRICES FROM:	V.I.P. AGENT PRICES FROM:
Hong Kong	10	Two Bedroom + Terrace	903	East	\$401,900	\$396,900
Paris	10	Two Bedroom + Den + Terrace	935	East	\$415,900	\$410,900
Glasgow	10	Two Bedroom + Terrace	1015	North-West	\$437,900	\$432,900
Vienna	10	Two Bedroom + Den + Terrace	1186	South-East	\$512,900	\$507,900
Vienna	10	Two Bedroom + Den + Terrace	1186	South-West	\$512,900	\$507,900
Copenhagen	10	Two Bedroom + Den + Terrace	1220	West	\$527,900	\$522,900
Madrid	10	Two Bedroom + Den + Terrace	1460	North-East	\$645,900	\$640,900

(Subject to availability). Premiums apply to floors and views.*

Suite Features

Includes 9-ft. ceilings, 10-ft. ceiling on 2nd floor and penthouses. Engineered hardwood floors in foyer, kitchen, living, dining and den. 40 oz. CRI Green Label Certified carpet in bedrooms. Chef kitchen includes granite countertop with breakfast bar; task lighting under upper cabinets; four stainless steel major appliances by Energy Star. Marble countertops with under mount sink in Master ensuite and Energy Recovery Ventilation systems.

Building Features

Amenities include 24-hour professional concierge service, fabulous party room featuring wood paneled ceiling, fireplace, library and caterer's kitchen. Landscaped rooftop garden and the Maxim Club spa with hydrotherapy including infinity edge whirlpool backed by a cascading waterfall, cold plunge pool and sauna.

Deposit Structure \$3,000 with Agreement Balance of 5% in 30 days 5% in 60 days 5% in 120 days 5% on Occupancy One Parking space: Included in Purchase Price One Locker: Included in Purchase Price First Tentative Occupancy Date: August 2012	Maintenance 45 cents per square foot Hydro and water metered separately Parking Maintenance fee - \$39/ month Locker Maintenance - \$13 /month Taxes Estimated at approximately 1 % of purchase price. Prices include G.S.T. and H.S.T.
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All prices, figures and materials are preliminary and are subject to change without notice E. & O. E. Note: All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Bulletin #22. Actual living area will vary from floor area stated. April 20, 2010

*Please see a Sales Representative for details.

** As per plan from Vendor's samples.

Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected.

Phone Number: 905-948-9900 Fax: 905-948-9964

floorplans

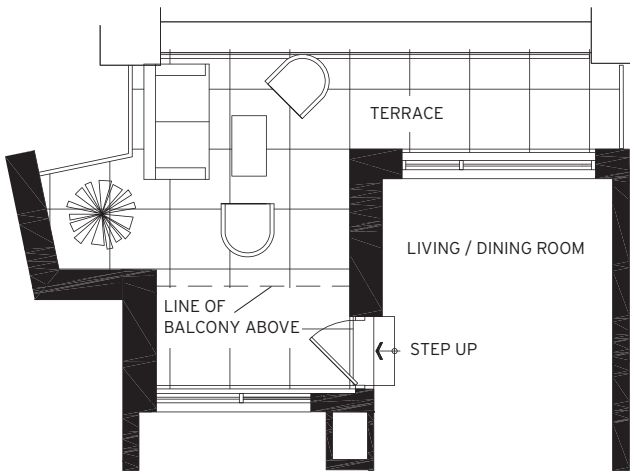
1 bedroom

LANDPOWER

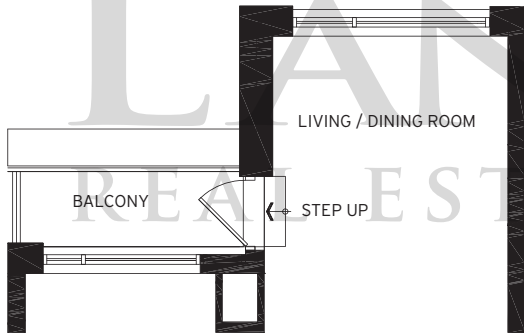
REAL ESTATE LTD. BROKERAGE

FRANKFURT

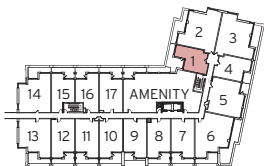
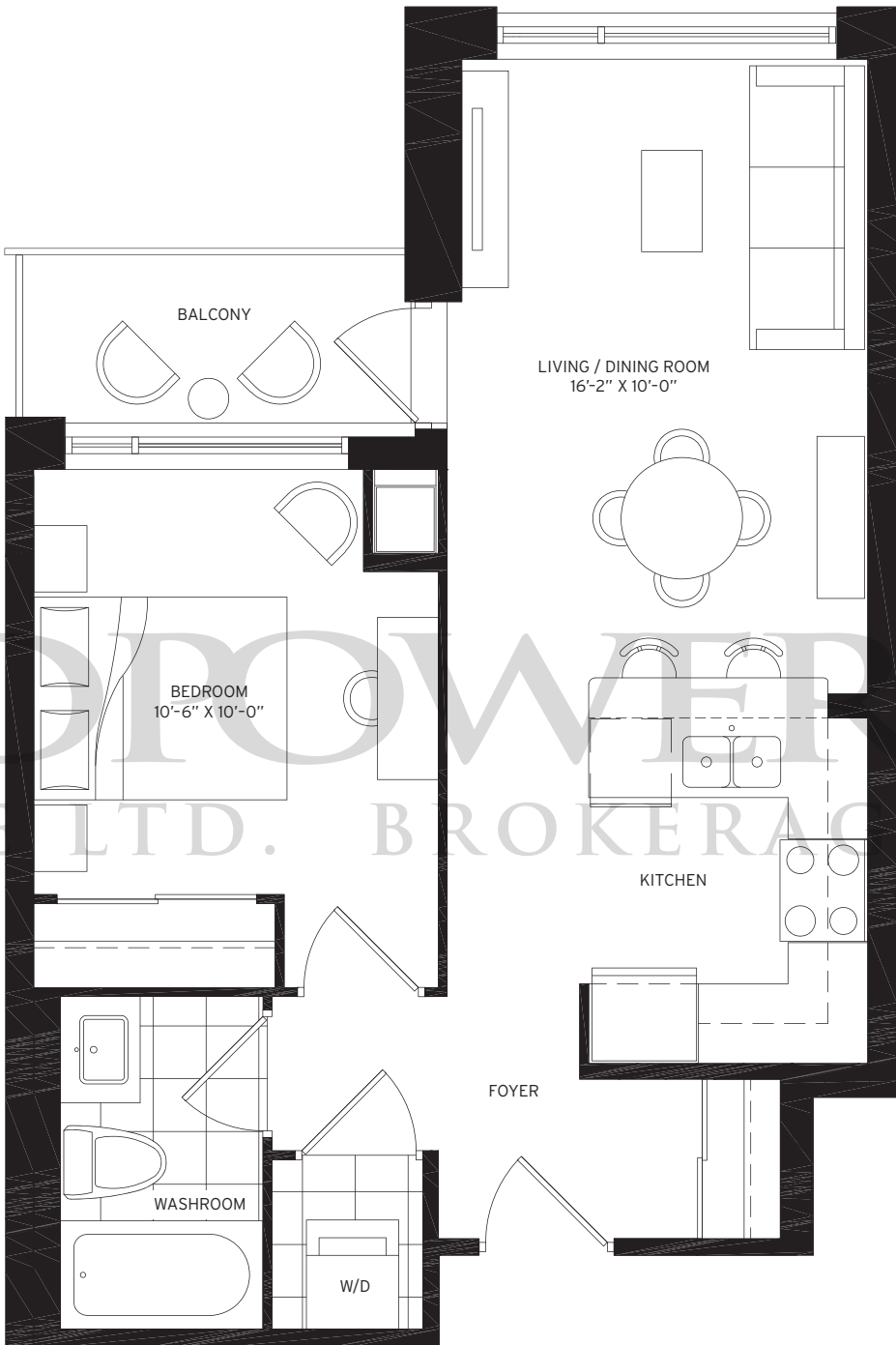
582 square feet
one bedroom / one bathroom



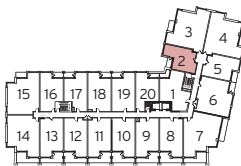
SUITE 201



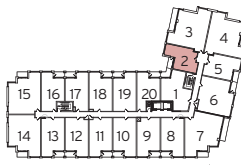
SUITE 302



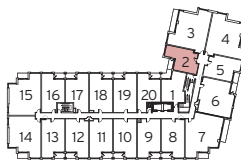
SECOND FLOOR



THIRD FLOOR



FOURTH & FIFTH FLOORS

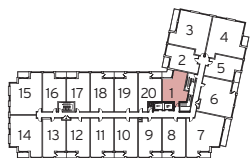
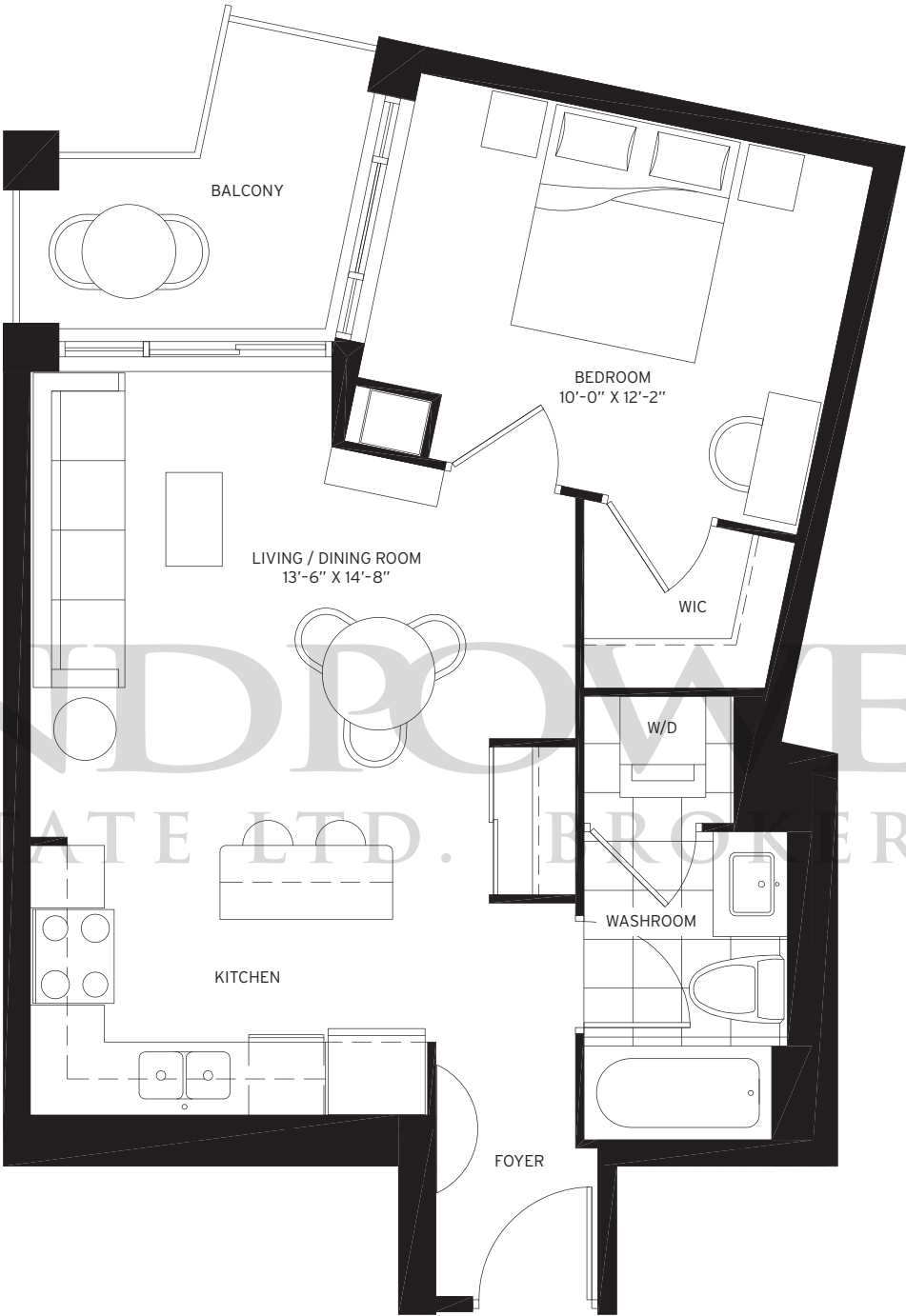


SIXTH FLOOR

All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O. E. All illustrations are artist's concept. Actual useable floor space varies from the stated floor area. Furniture not included.

GENEVA

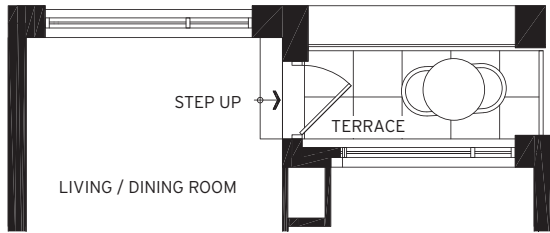
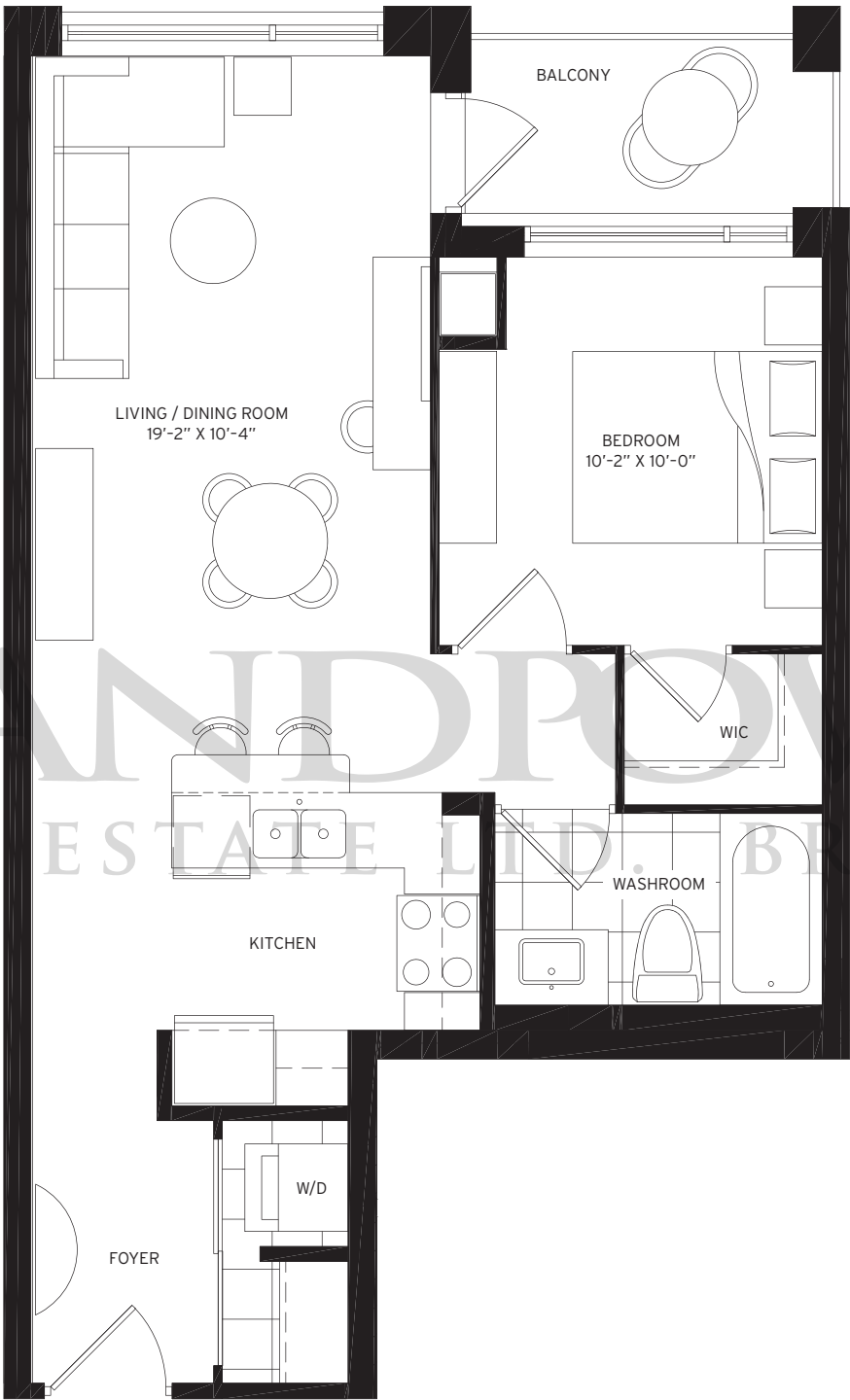
590 square feet
one bedroom / one bathroom



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SYDNEY

625 square feet
one bedroom / one bathroom



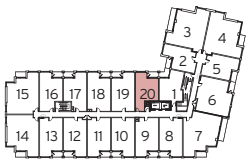
SUITE
320, 715



THIRD FLOOR



FOURTH & FIFTH FLOORS



SIXTH FLOOR



SEVENTH FLOOR

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floorplans

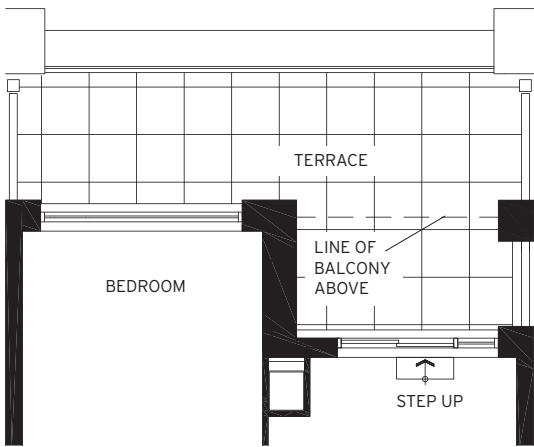
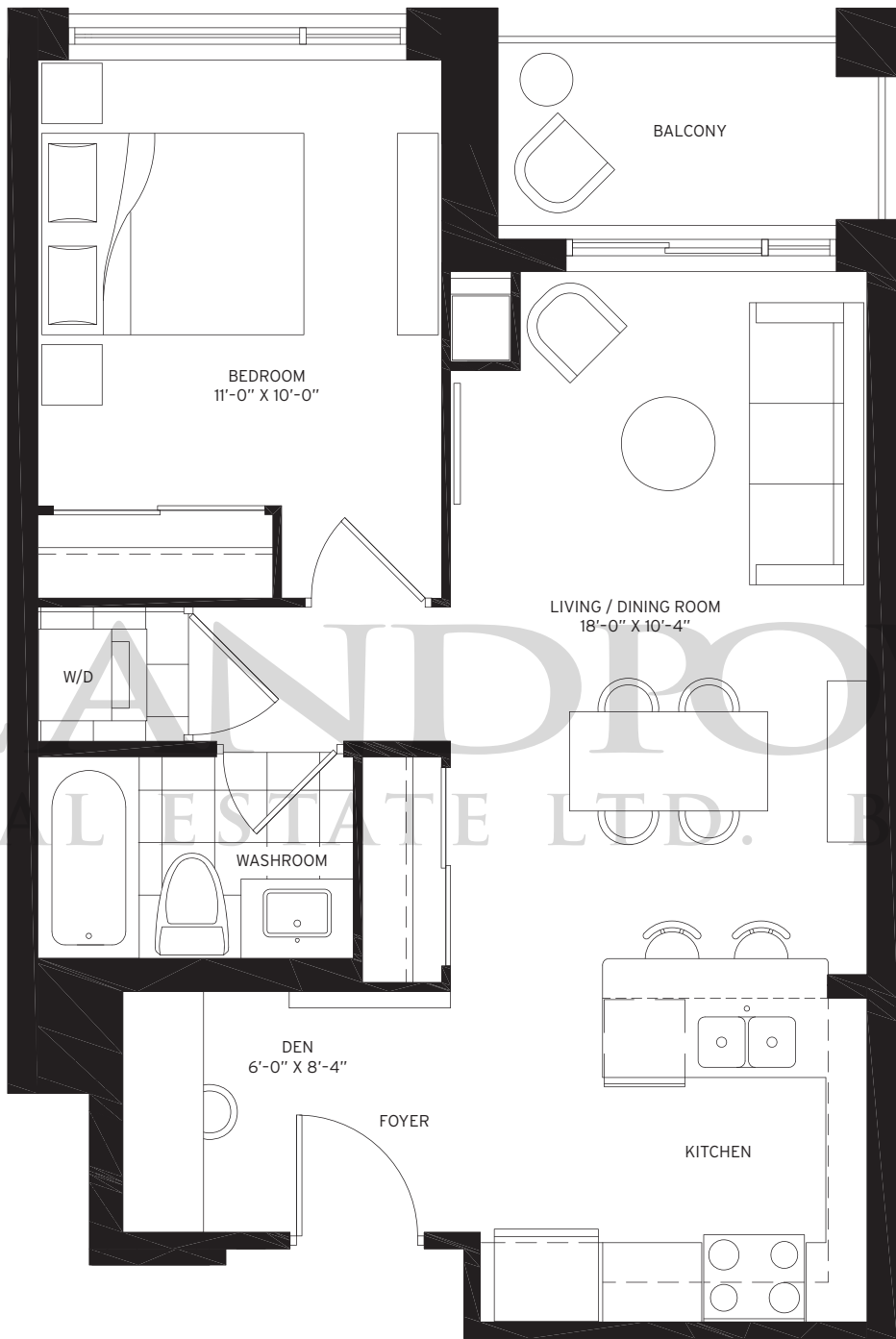
1 bedroom + den

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AMSTERDAM

626 square feet
one bedroom + den / one bathroom



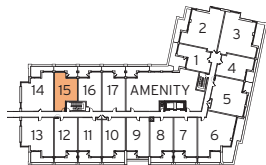
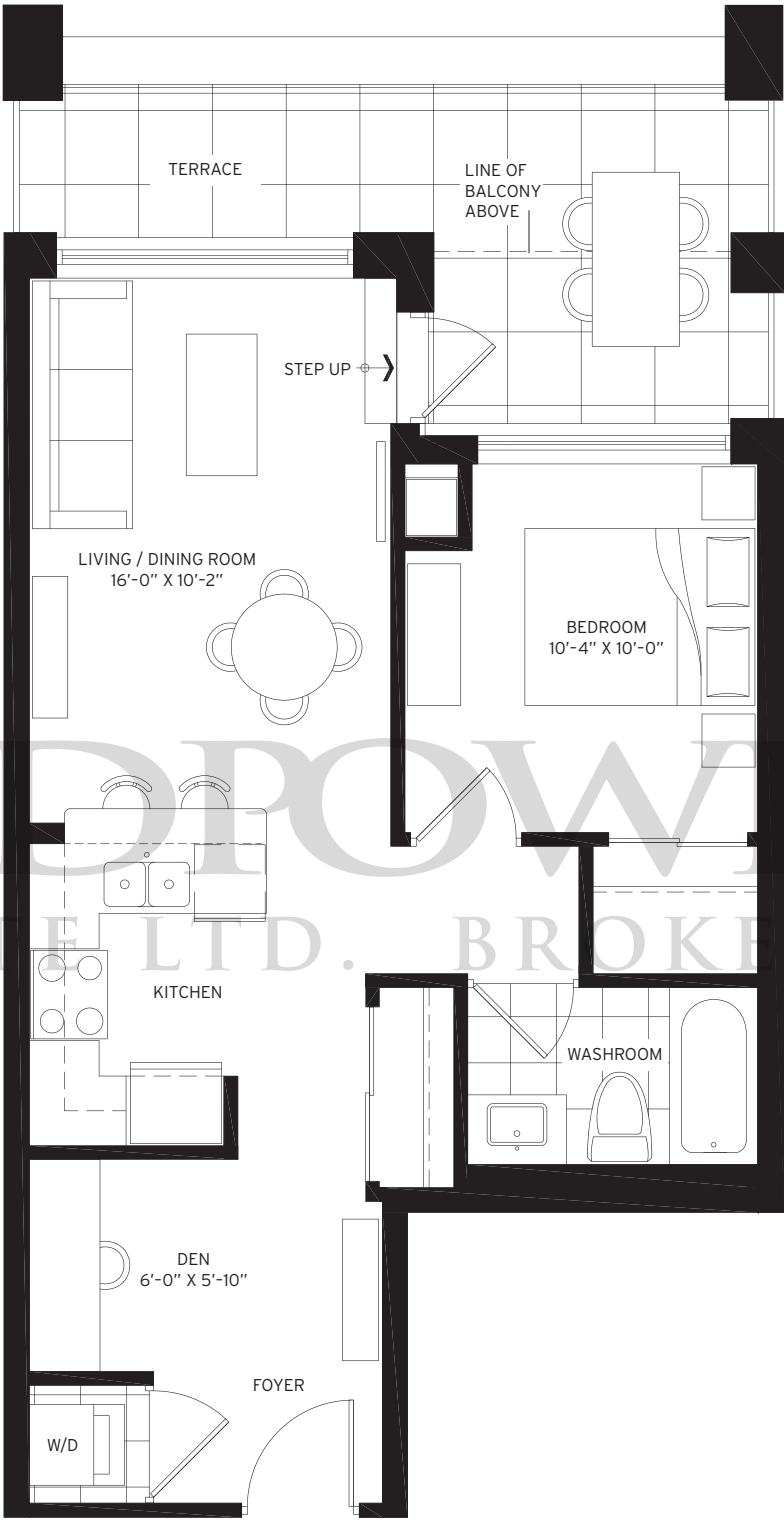
SUITE 204



All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O. E. All illustrations are artist's concept. Actual useable floor space varies from the stated floor area. Furniture not included.

VANCOUVER

635 square feet
one bedroom + den / one bathroom



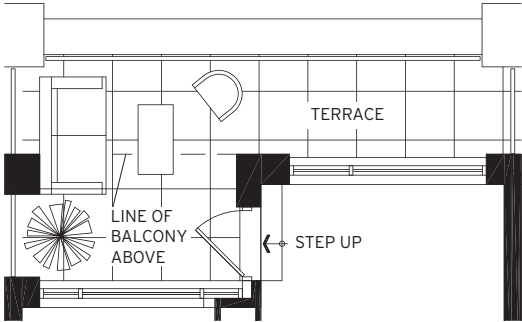
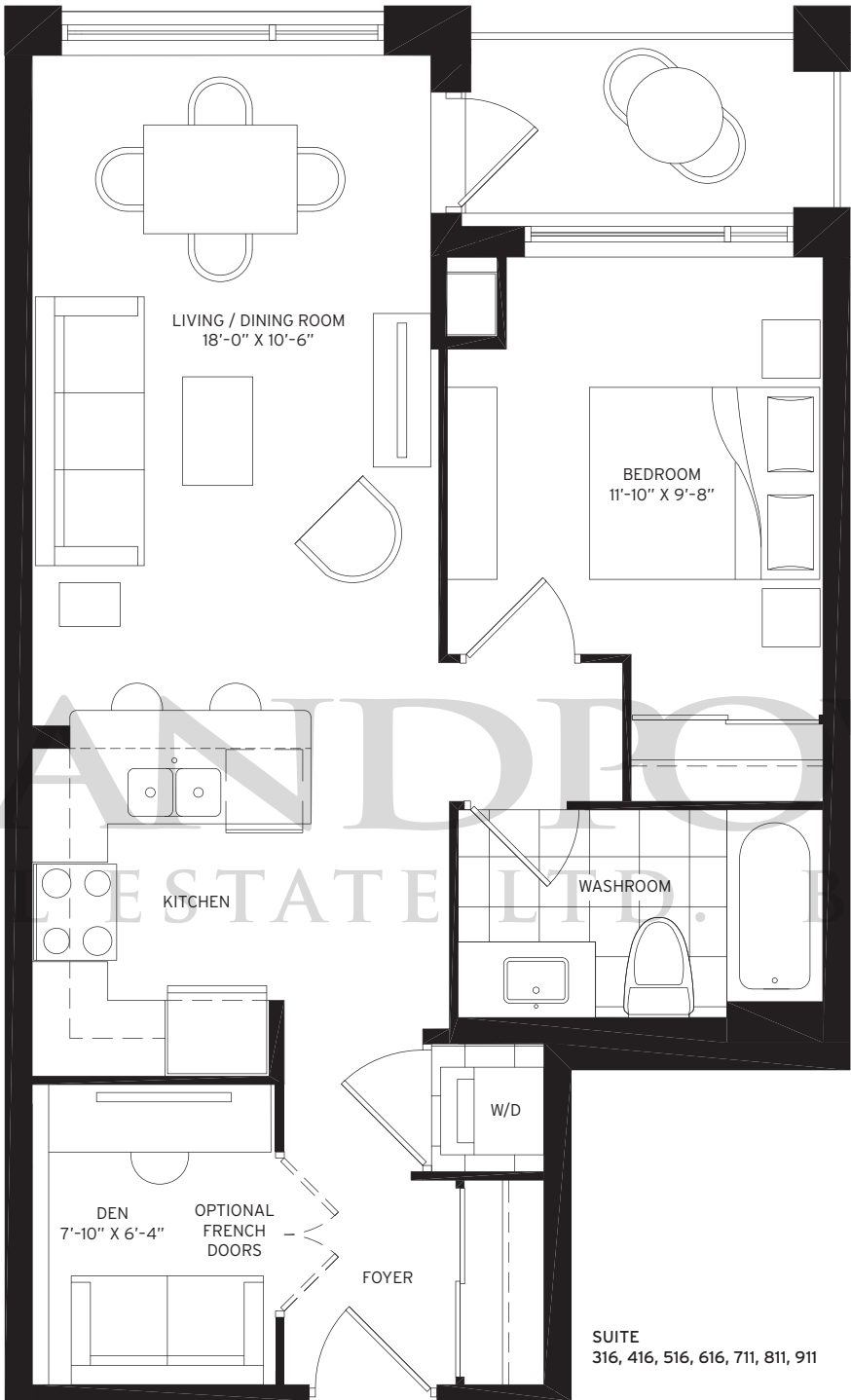
SECOND FLOOR



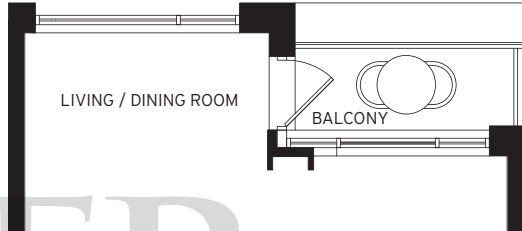
All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O.E. All illustrations are artist's concept. Actual useable floor space varies from the stated floor area. Furniture not included.

STOCKHOLM

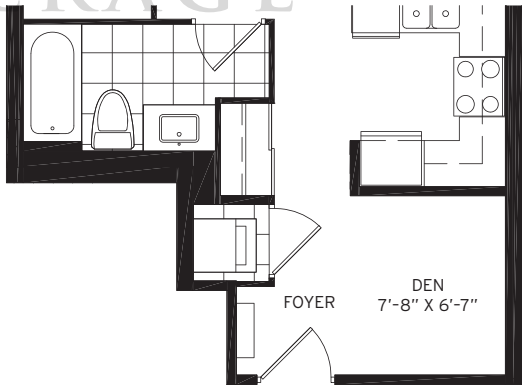
662 square feet
one bedroom + den / one bathroom



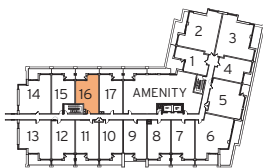
SUITE
216



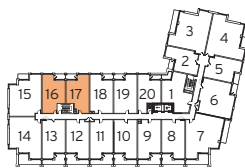
SUITE
911, 912



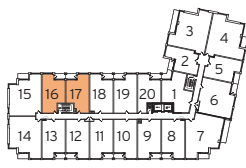
SUITE
216, 317, 417, 517, 617, 712, 812, 912



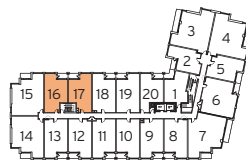
SECOND FLOOR



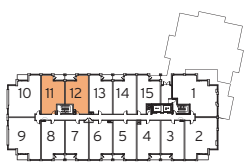
THIRD FLOOR



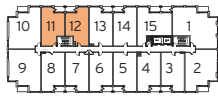
FOURTH & FIFTH FLOORS



SIXTH FLOOR



SEVENTH FLOOR



EIGHTH FLOOR

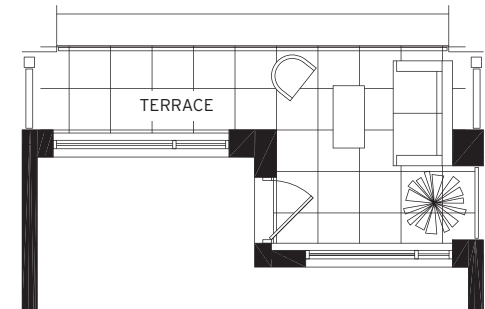
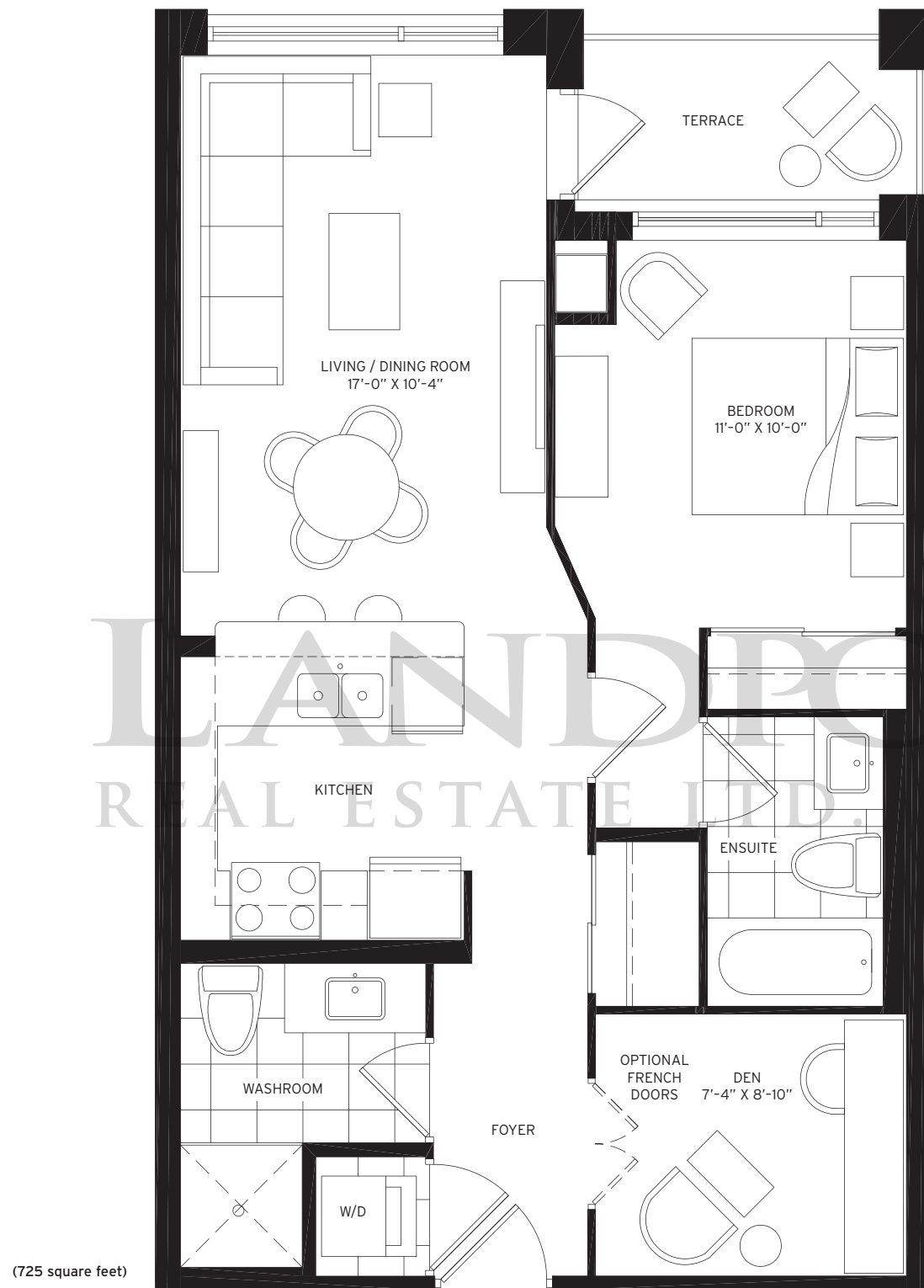


NINTH FLOOR

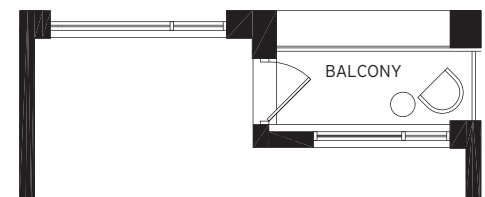
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ZURICH

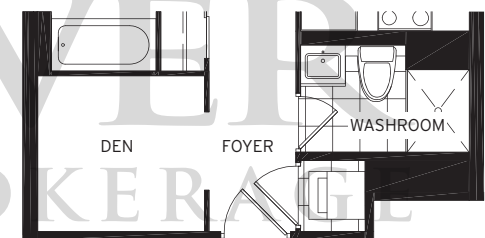
720 / 725 square feet
one bedroom + den / two bathroom



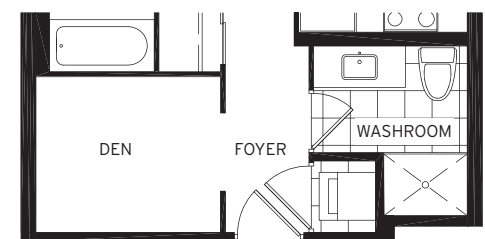
SUITE
207-212, 217



SUITE
903-908, 913, 914



SUITE
208, 210, 211, 217, 309, 311, 312, 318, 409, 411, 412,
418, 509, 511, 512, 518, 609, 611, 612, 618, 704, 706,
707, 713, 804, 806, 807, 813, 904, 906, 907, 913, 910
(720 square feet)



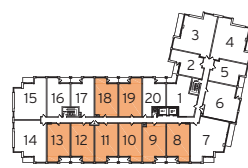
SUITE
207, 209, 212, 308, 313, 408, 413, 508, 513, 608,
613, 703, 708, 803, 808, 903, 908, 715
(720 square feet)



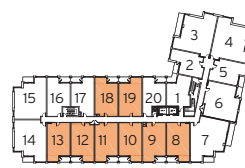
SECOND FLOOR



THIRD FLOOR



FOURTH & FIFTH FLOORS



SIXTH FLOOR



SEVENTH FLOOR



EIGHTH FLOOR



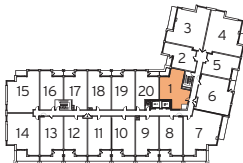
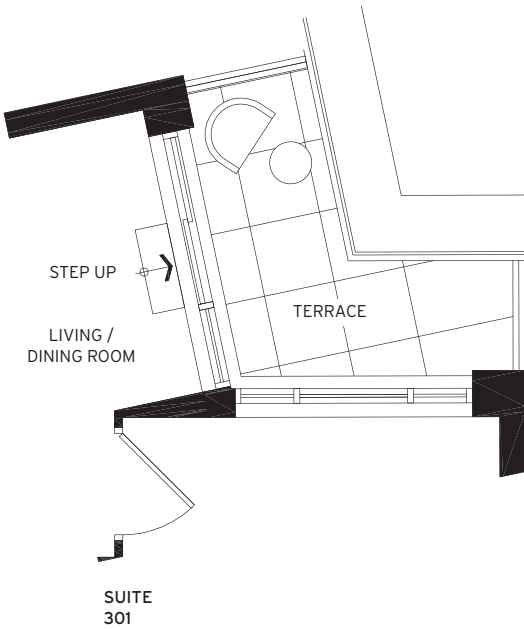
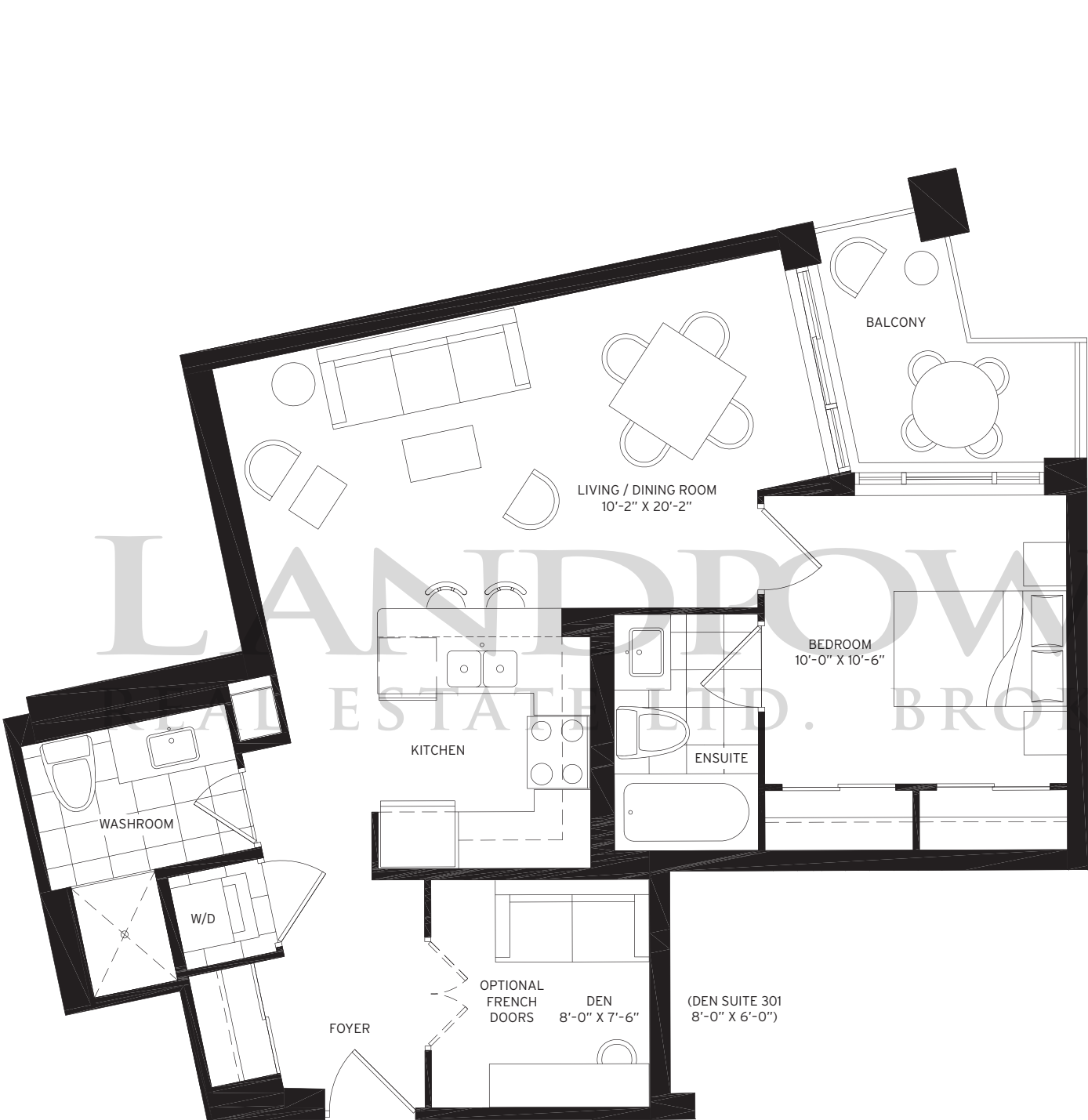
NINTH FLOOR

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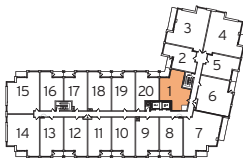


ROME

765 / 780 square feet
one bedroom + den / two bathroom



THIRD FLOOR



FOURTH & FIFTH FLOORS

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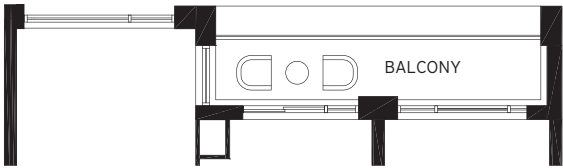
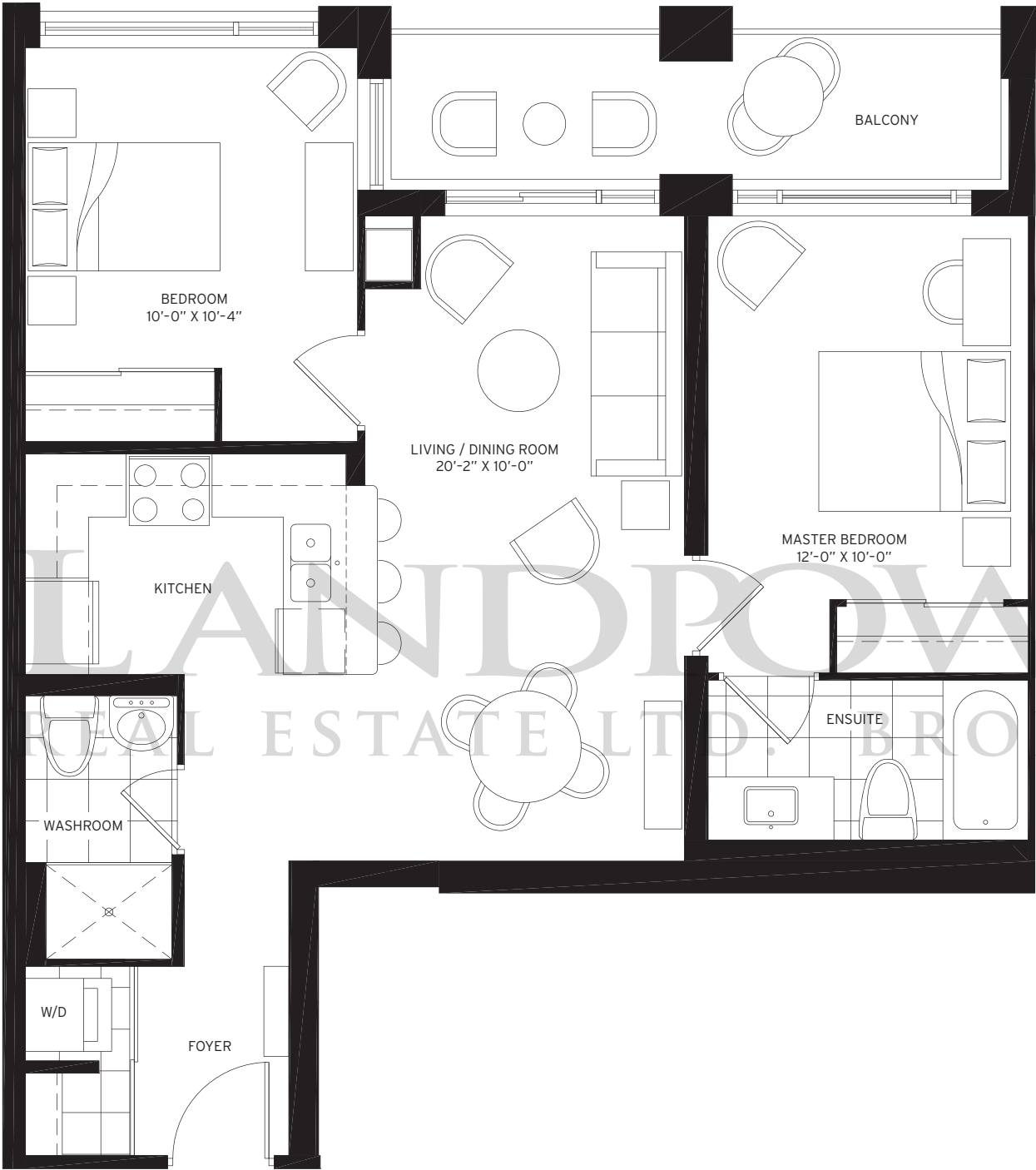
floorplans

2 bedroom

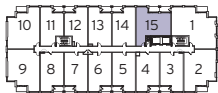
LANDPOWER
REAL ESTATE LTD. BROKERAGE

MILAN

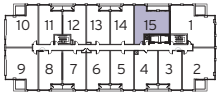
856 square feet
two bedroom / two bathroom



SUITE
915



EIGHTH FLOOR

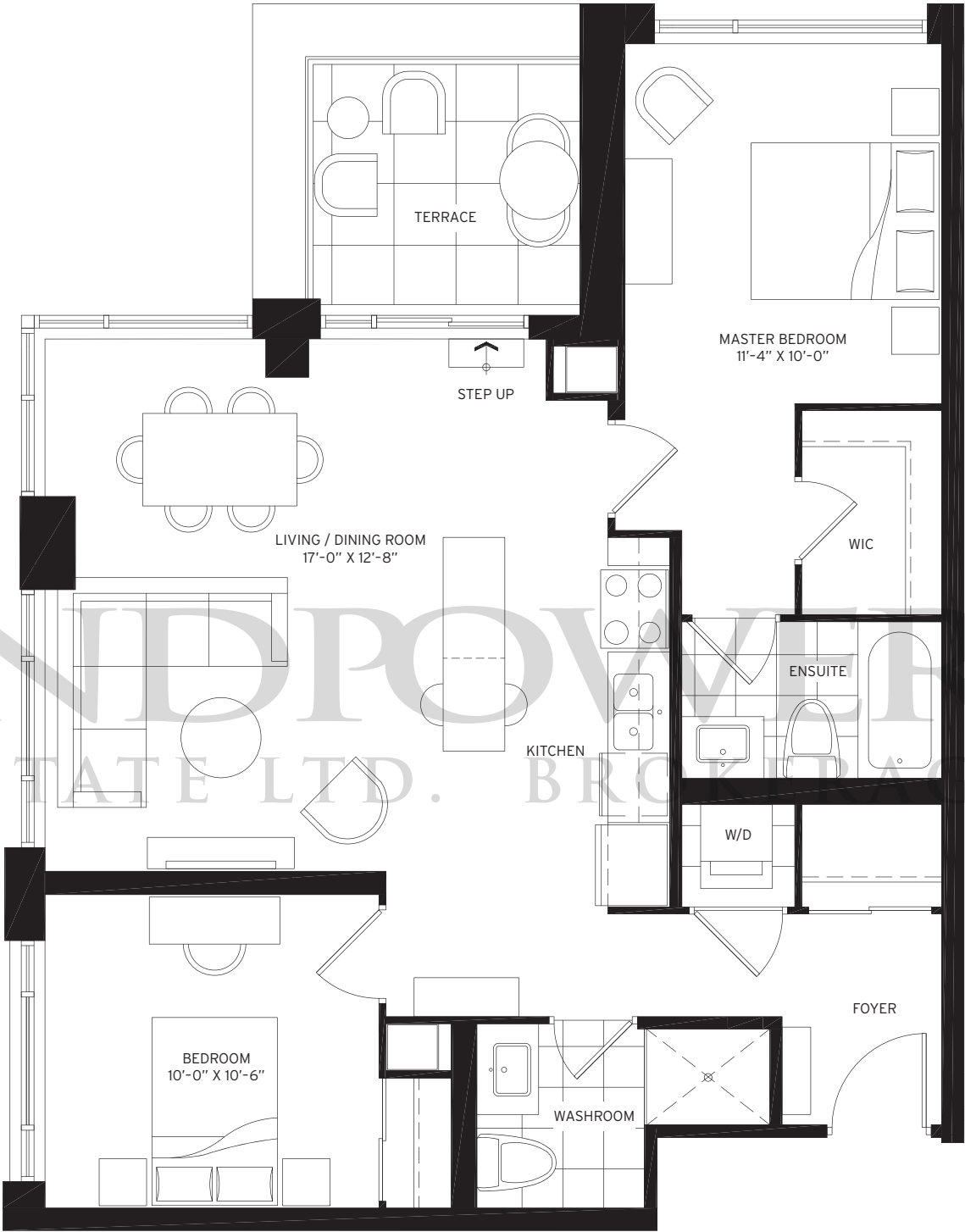


NINTH FLOOR

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TORONTO

965 square feet
two bedroom / two bathroom



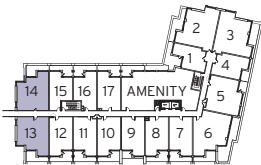
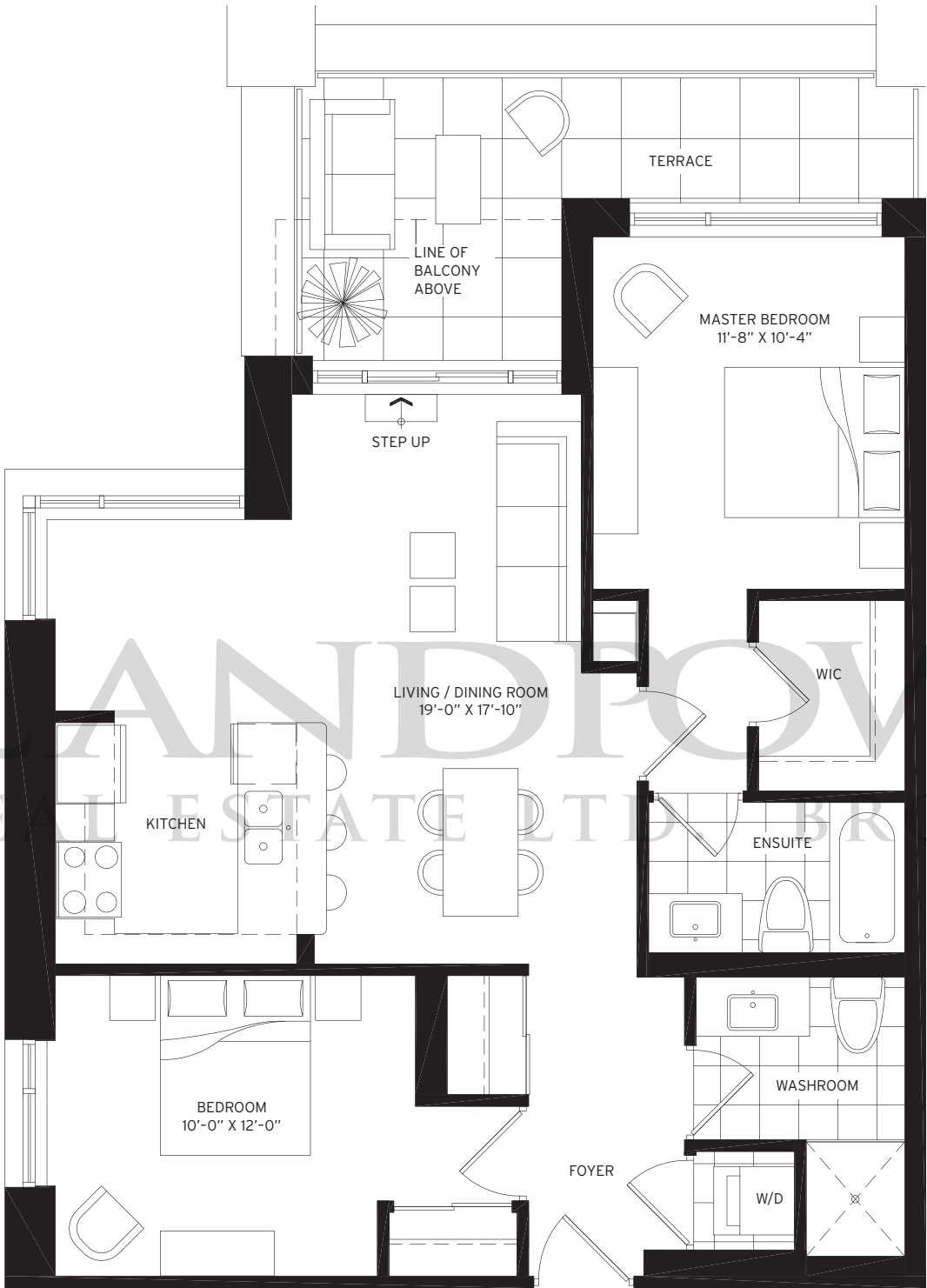
NINTH FLOOR



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LONDON

972 square feet
two bedroom / two bathroom



SECOND FLOOR

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floorplans

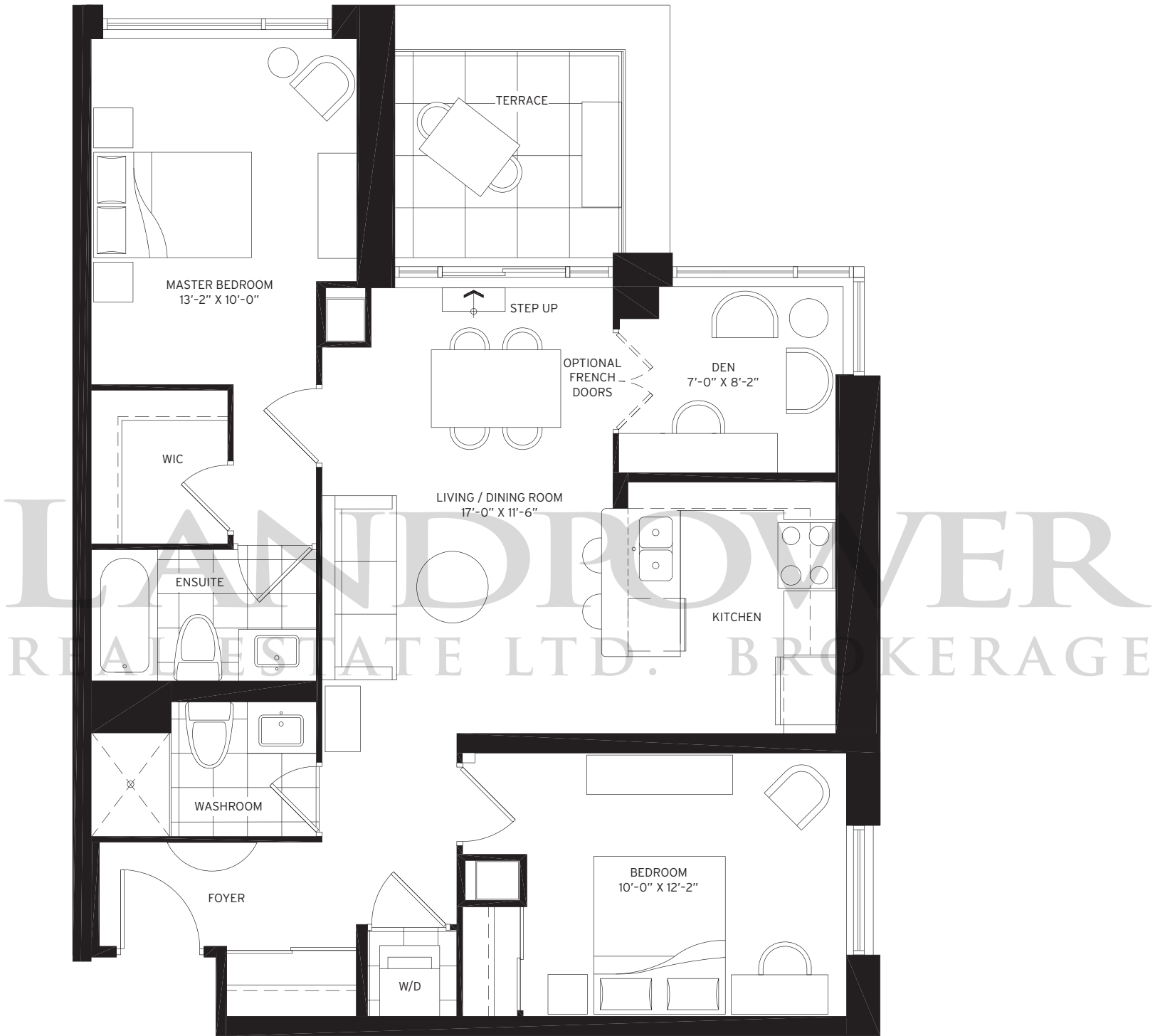
2 bedroom + den

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ATHENS

980 square feet
two bedroom + den / two bathroom

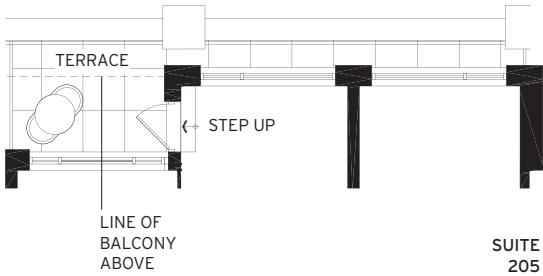


NINTH FLOOR

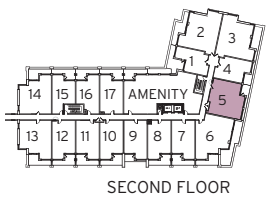
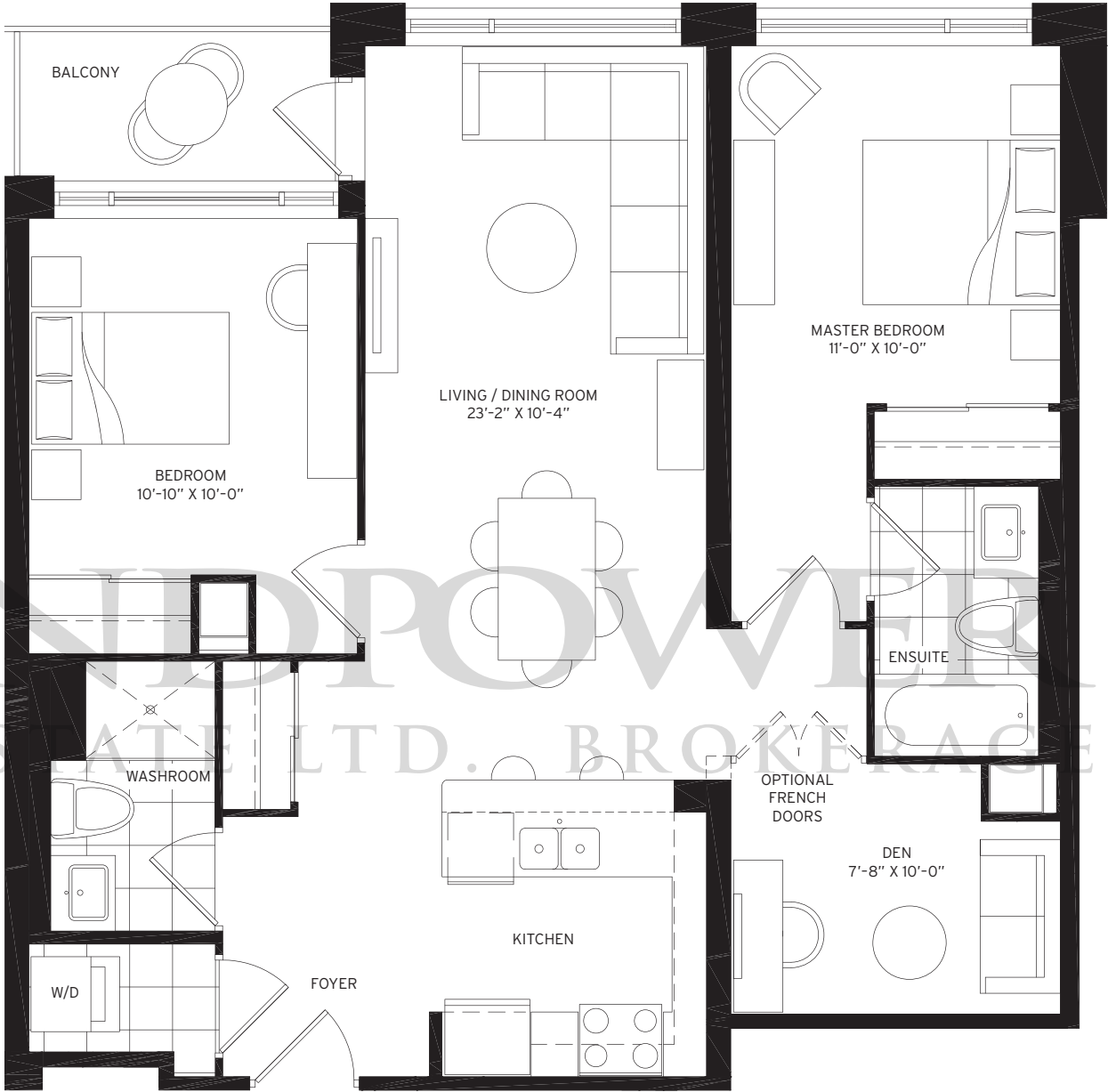
All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O. E. All illustrations are artist's concept. Actual useable floor space varies from the stated floor area. Furniture not included.

BARCELONA

995 square feet
two bedroom + den / two bathroom



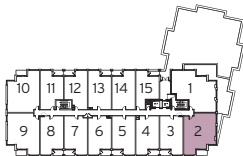
SUITE 205



All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O.E. All illustrations are artist's concept. Actual useable floor space varies from the stated floor area. Furniture not included.

CHICAGO

1012 square feet
two bedroom + den / two bathroom



SEVENTH FLOOR

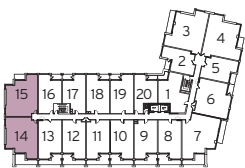


EIGHTH FLOOR

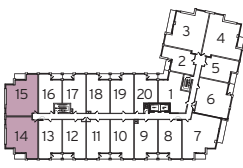
All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O. E. All illustrations are artist's concept. Actual useable floor space varies from the stated floor area. Furniture not included.

HAMBURG

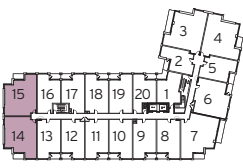
1030 square feet
two bedroom
+ family room / two bathroom



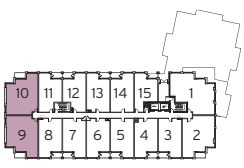
THIRD FLOOR



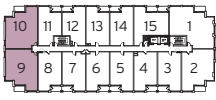
FOURTH & FIFTH FLOORS



SIXTH FLOOR



SEVENTH FLOOR



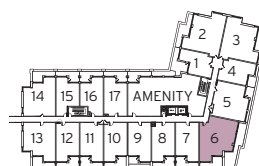
EIGHTH FLOOR



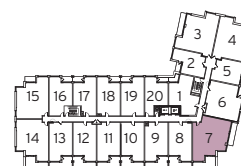
All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O.E. All illustrations are artist's concept. Actual useable floor space varies from the stated floor area.
Furniture not included.

OTTAWA

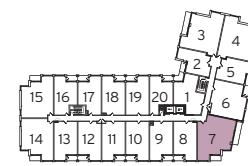
1133 square feet
two bedroom + den / two bathroom



SECOND FLOOR



THIRD FLOOR



FOURTH & FIFTH FLOORS

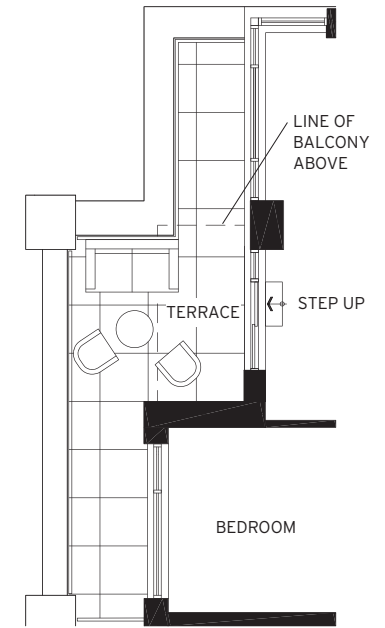
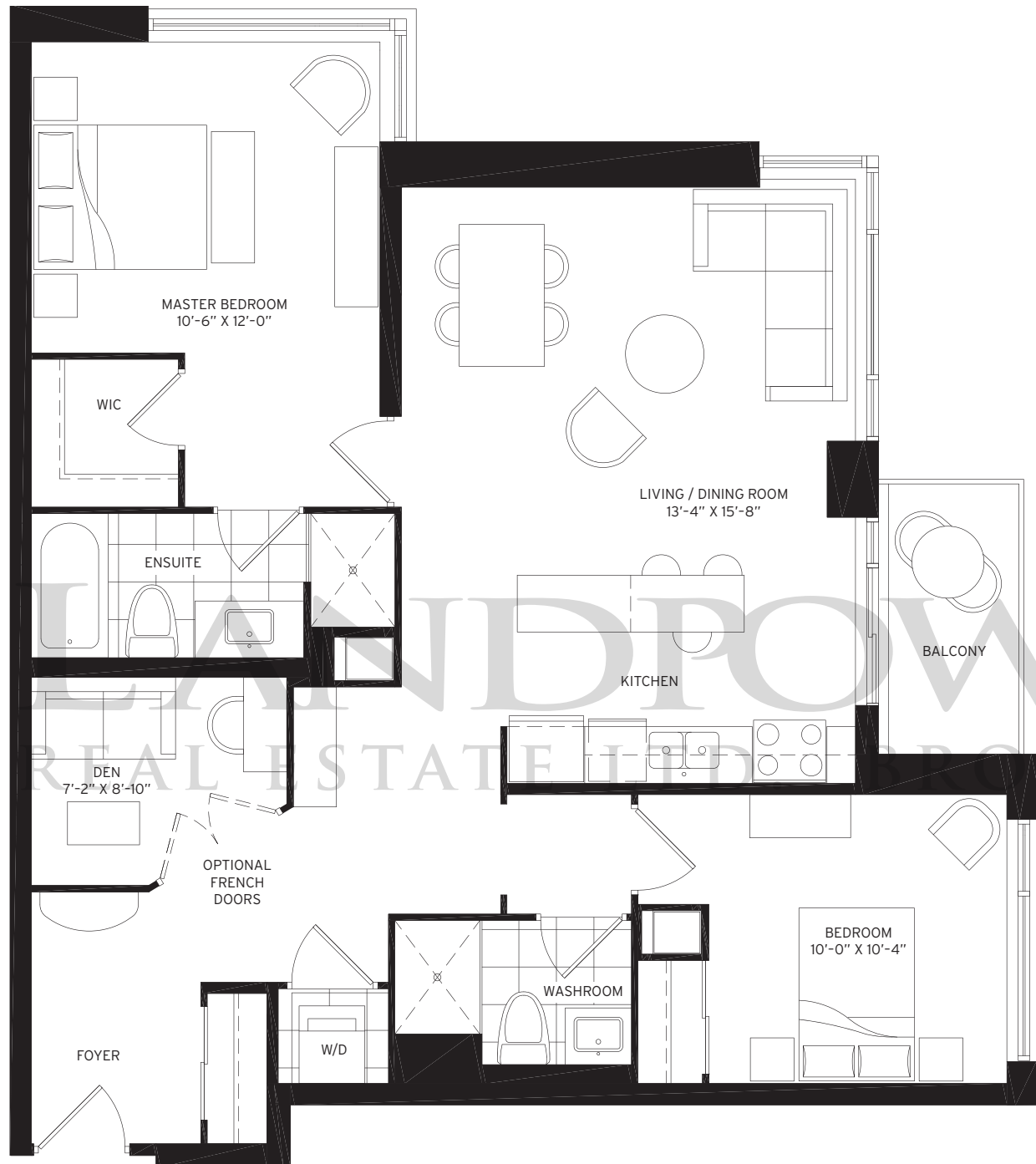


SIXTH FLOOR

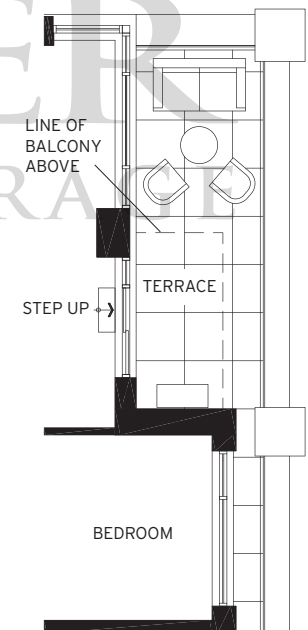
All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O. E. All illustrations are artist's concept. Actual useable floor space varies from the stated floor area. Furniture not included.

TOKYO

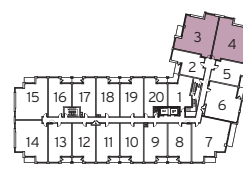
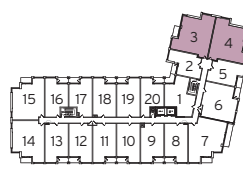
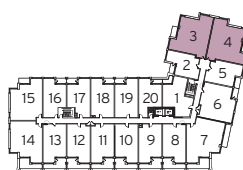
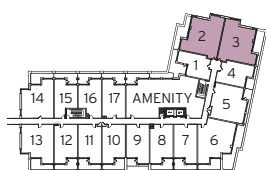
1141 square feet
two bedroom + den / two bathroom



SUITE 202



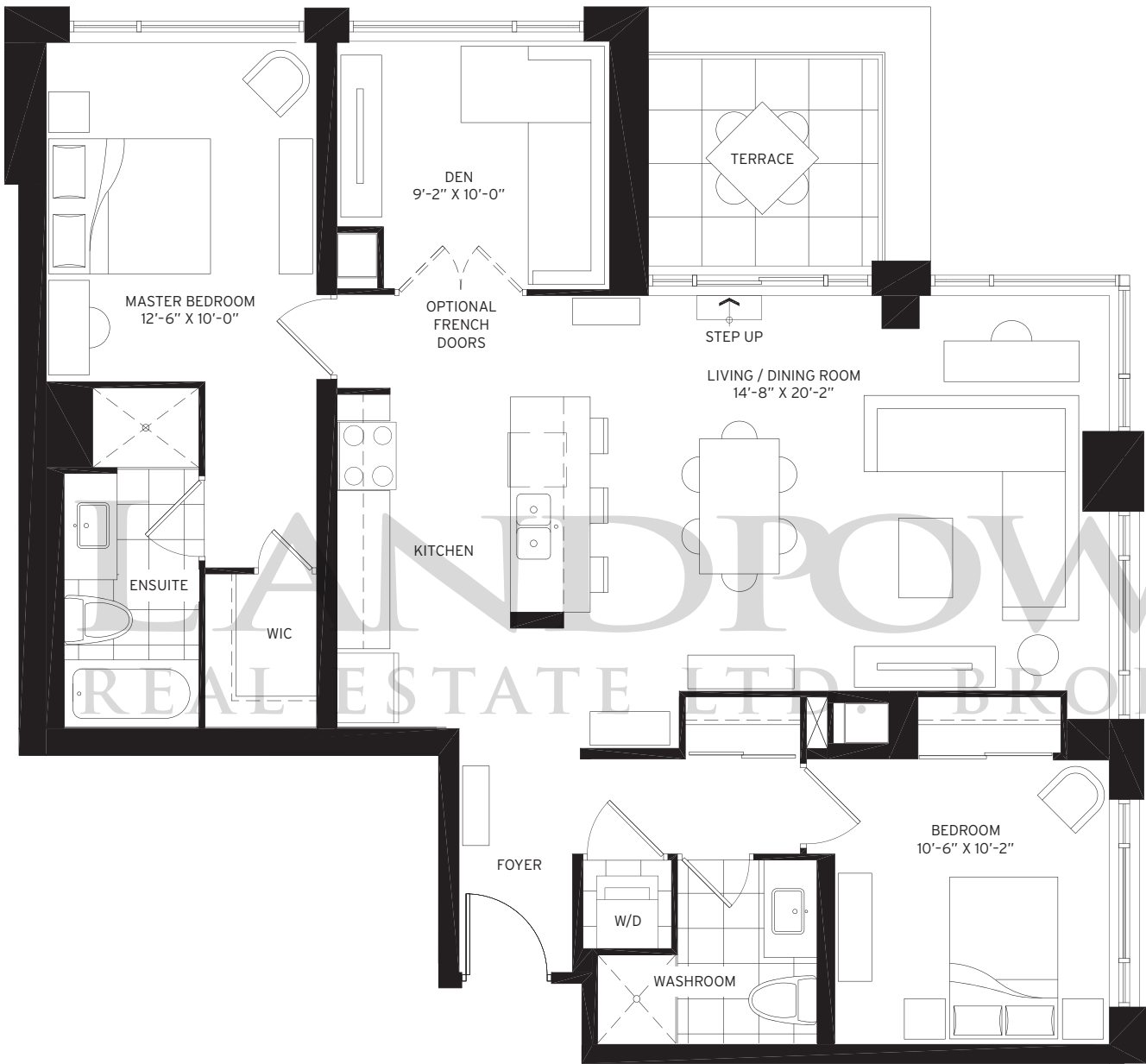
SUITE 203



All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O.E. All illustrations are artist's concept. Actual useable floor space varies from the stated floor area. Furniture not included.

MONTREAL

1235 square feet
two bedroom + den / two bathroom

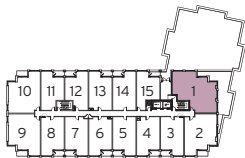
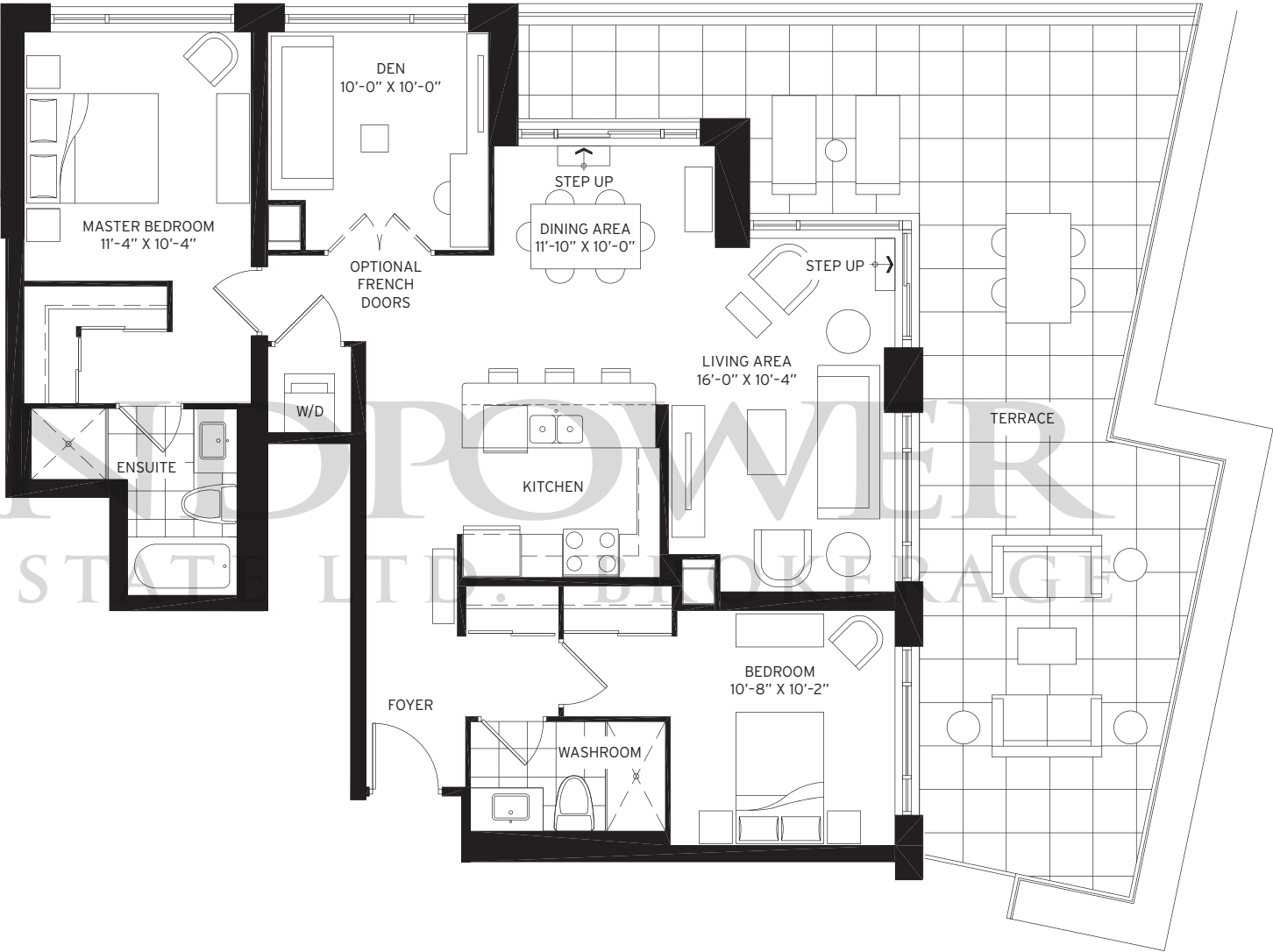


NINTH FLOOR

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BERLIN

1245 square feet
two bedroom + den / two bathroom



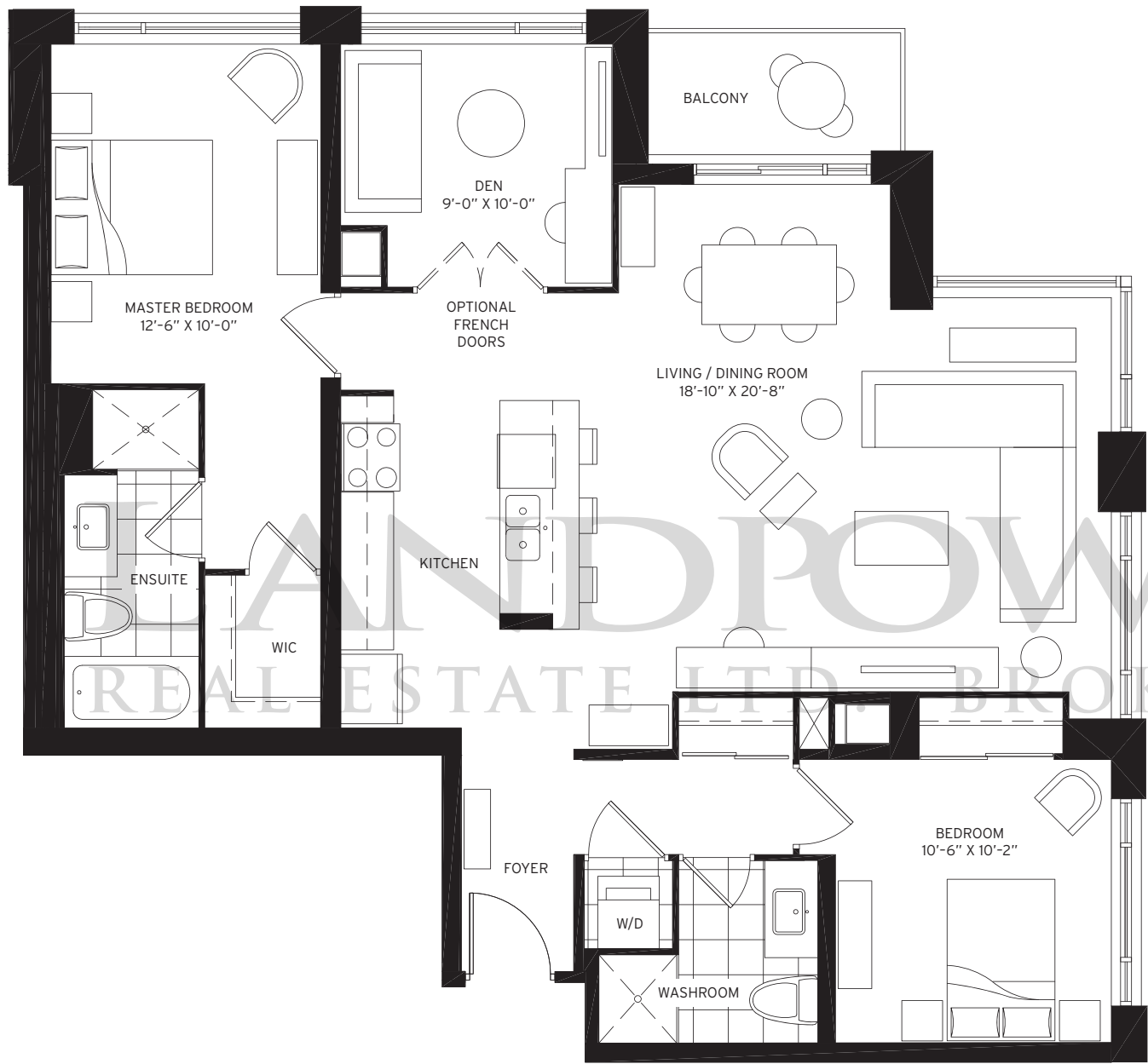
SEVENTH FLOOR



All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O.E. All illustrations are artist's concept. Actual useable floor space varies from the stated floor area.
Furniture not included.

DUBLIN

1276 square feet
two bedroom + den / two bathroom



EIGHTH FLOOR

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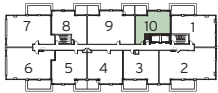
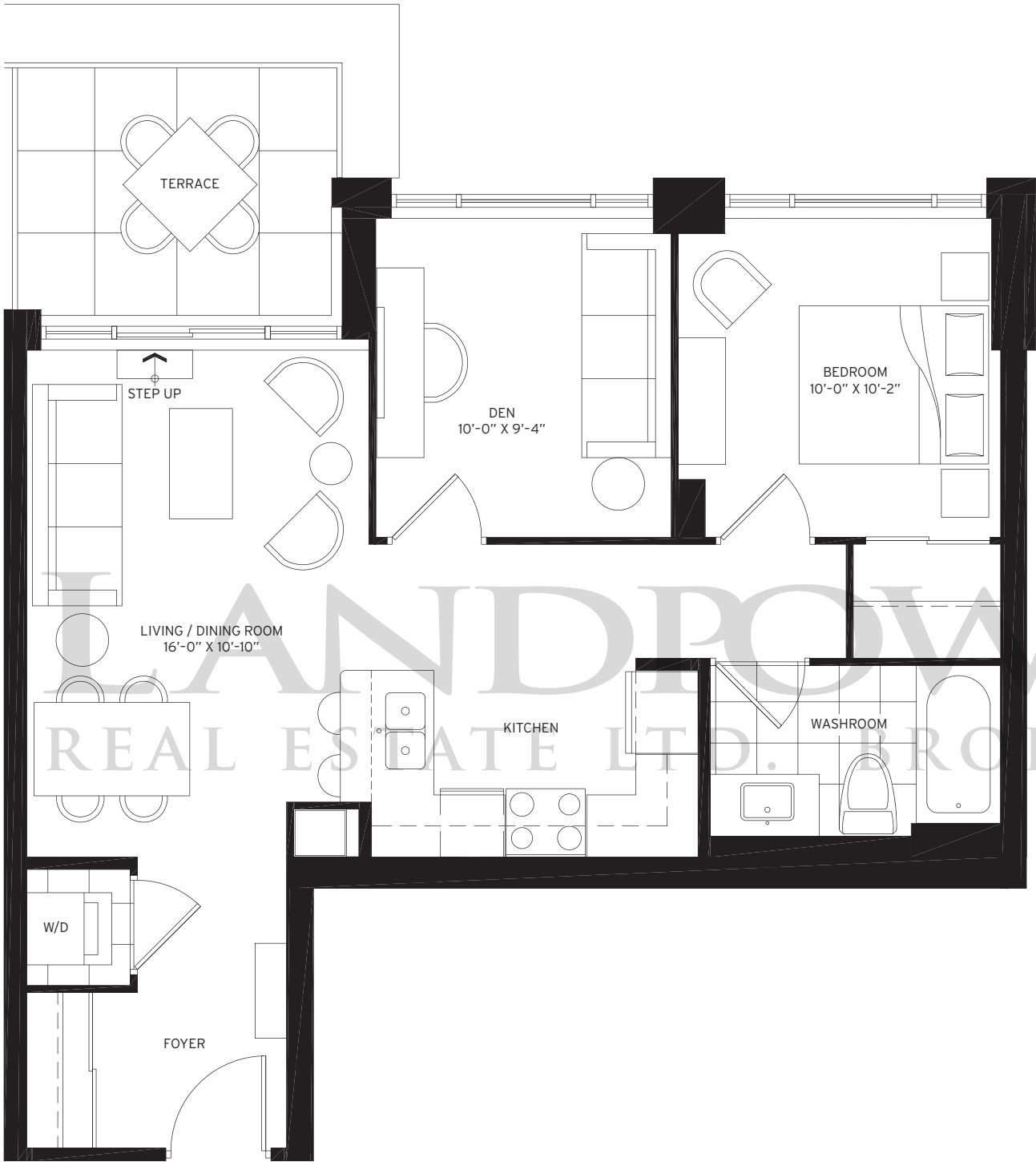
floorplans

penthouse

25110 AVE
KIDDERLYNCH, MO 63112

SAN FRANCISCO

745 square feet
one bedroom + den / one bathroom

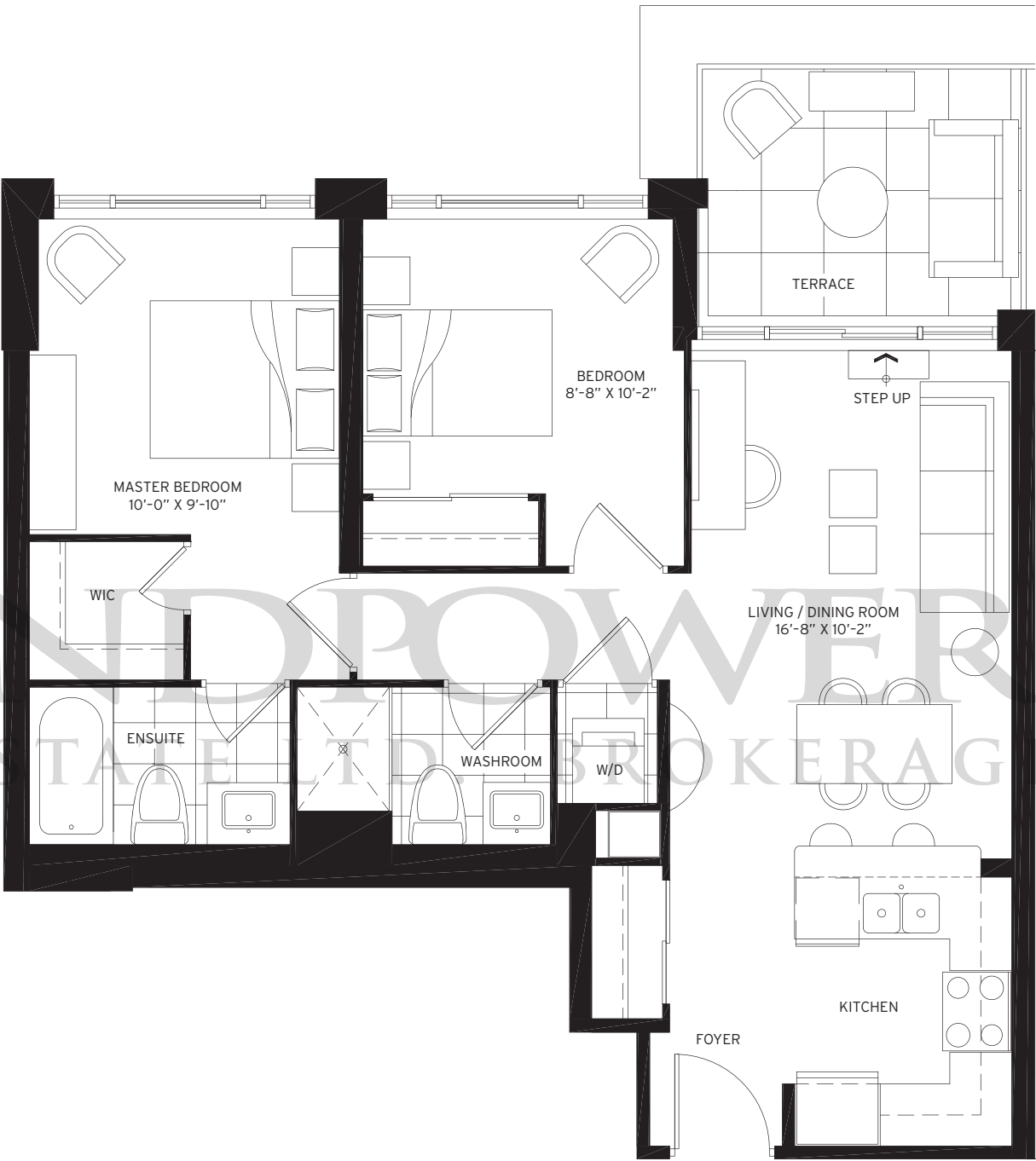


TENTH FLOOR

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HONOLULU

782 square feet
two bedroom / two bathroom



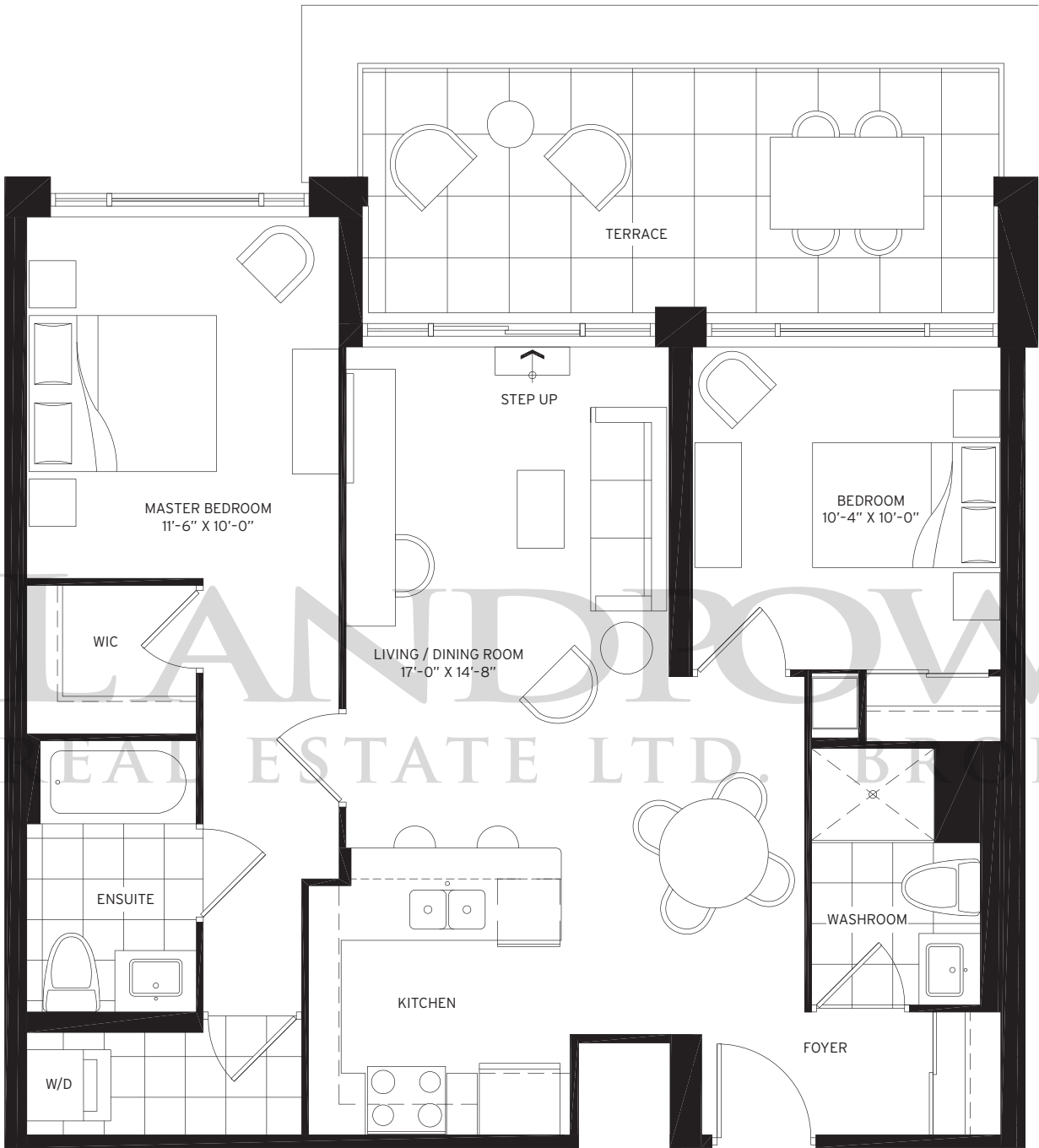
TENTH FLOOR



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NEW YORK

890 square feet
two bedroom / two bathroom



TENTH FLOOR

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HONG KONG

903 square feet
two bedroom / two bathroom



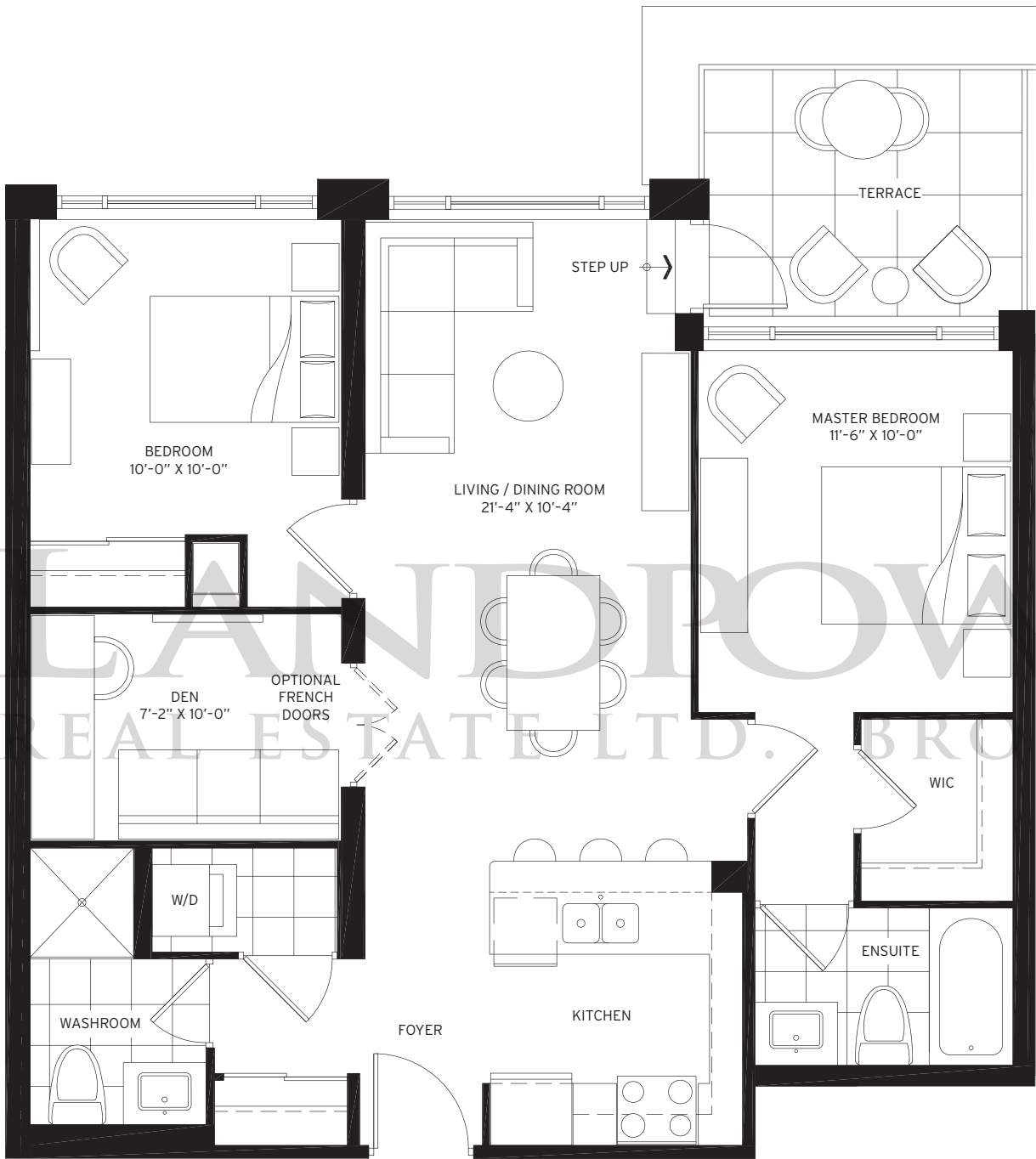
TENTH FLOOR



All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O.E. All illustrations are artist's concept. Actual useable floor space varies from the stated floor area.
Furniture not included.

PARIS

935 square feet
two bedroom + den / two bathroom

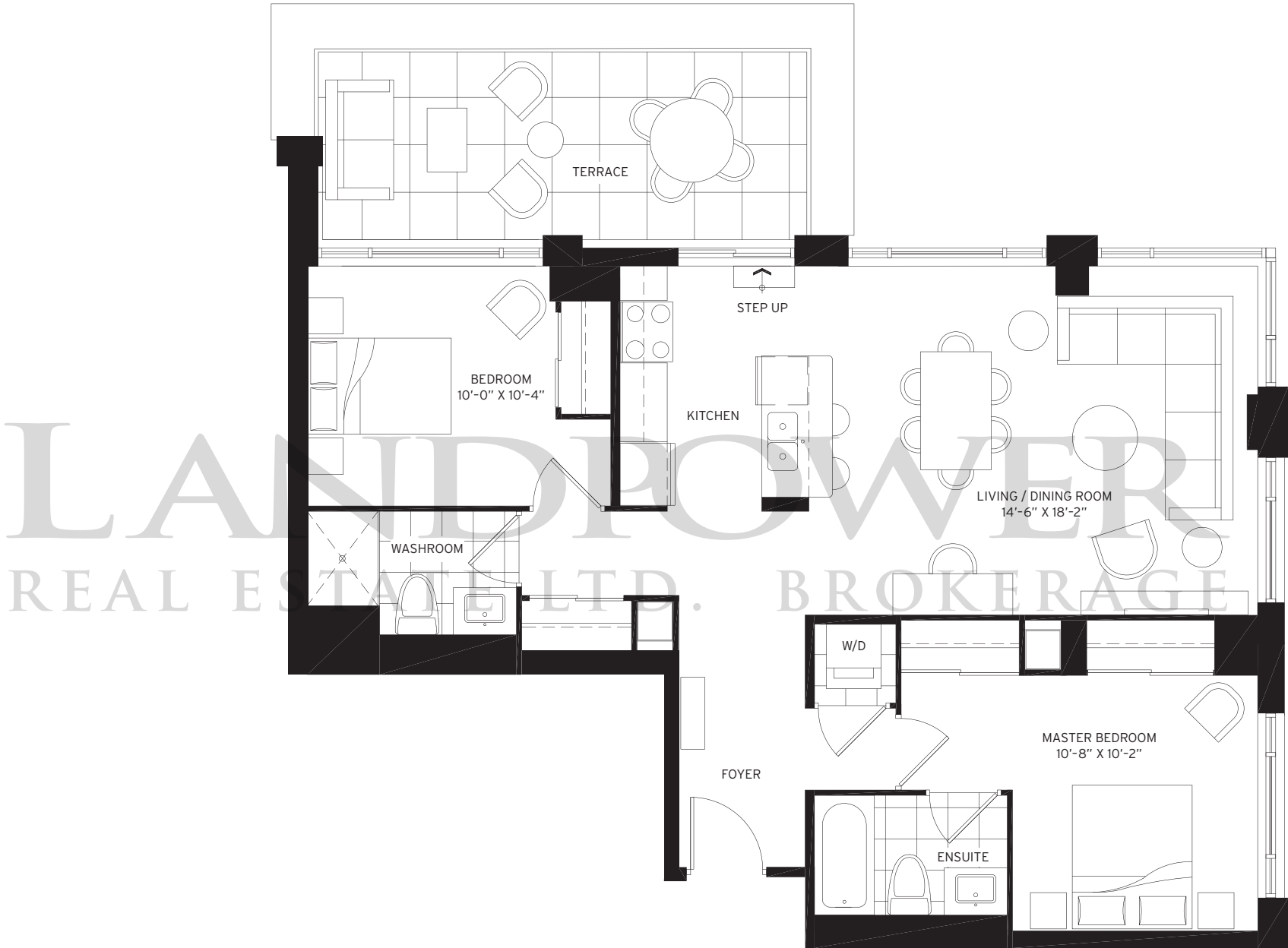


TENTH FLOOR

All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O. E. All illustrations are artist's concept. Actual useable floor space varies from the stated floor area. Furniture not included.

GLASGOW

1015 square feet
two bedroom / two bathroom



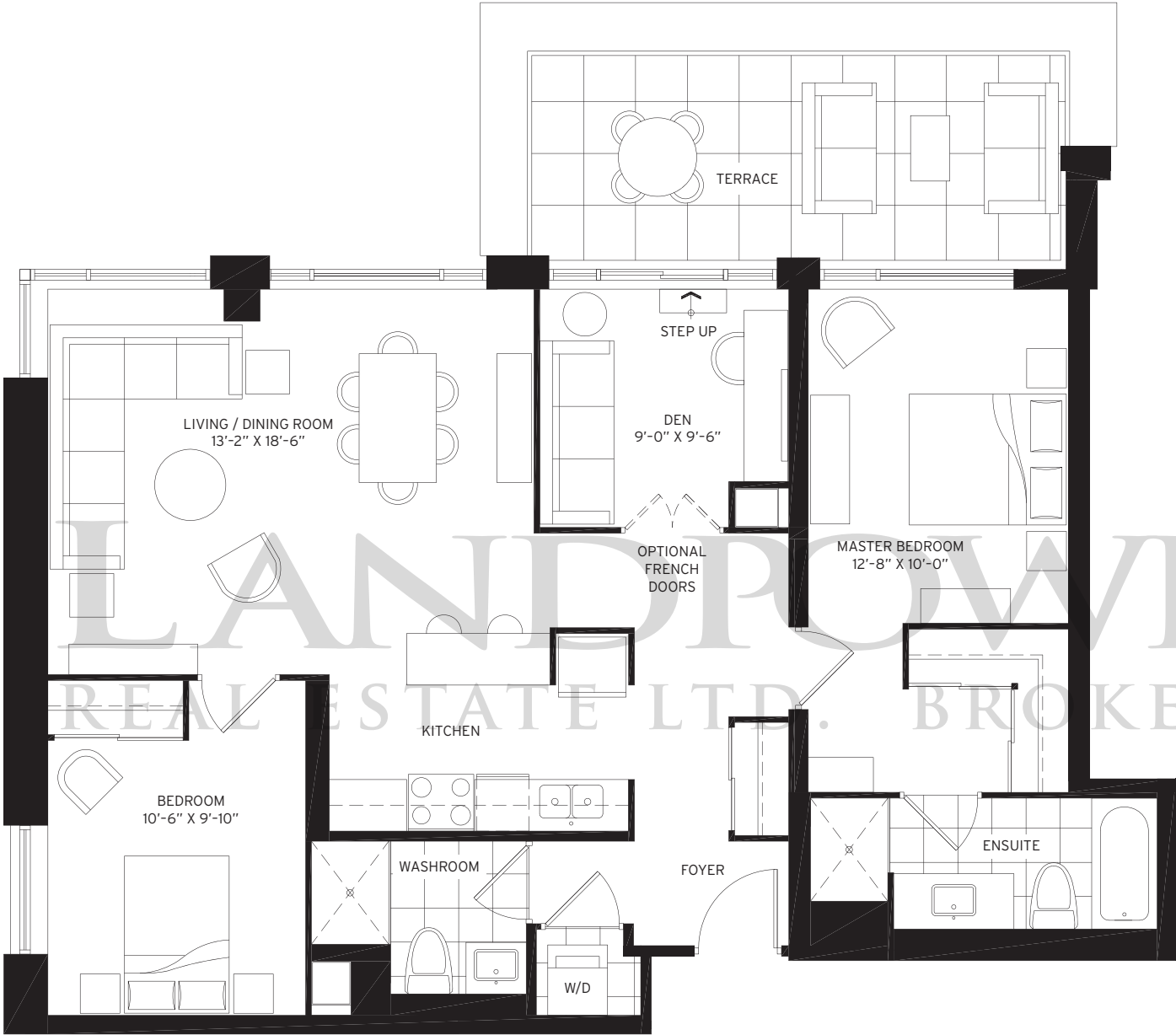
TENTH FLOOR



All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O.E. All illustrations are artist's concept. Actual useable floor space varies from the stated floor area. Furniture not included.

VIENNA

1186 square feet
two bedroom + den / two bathroom

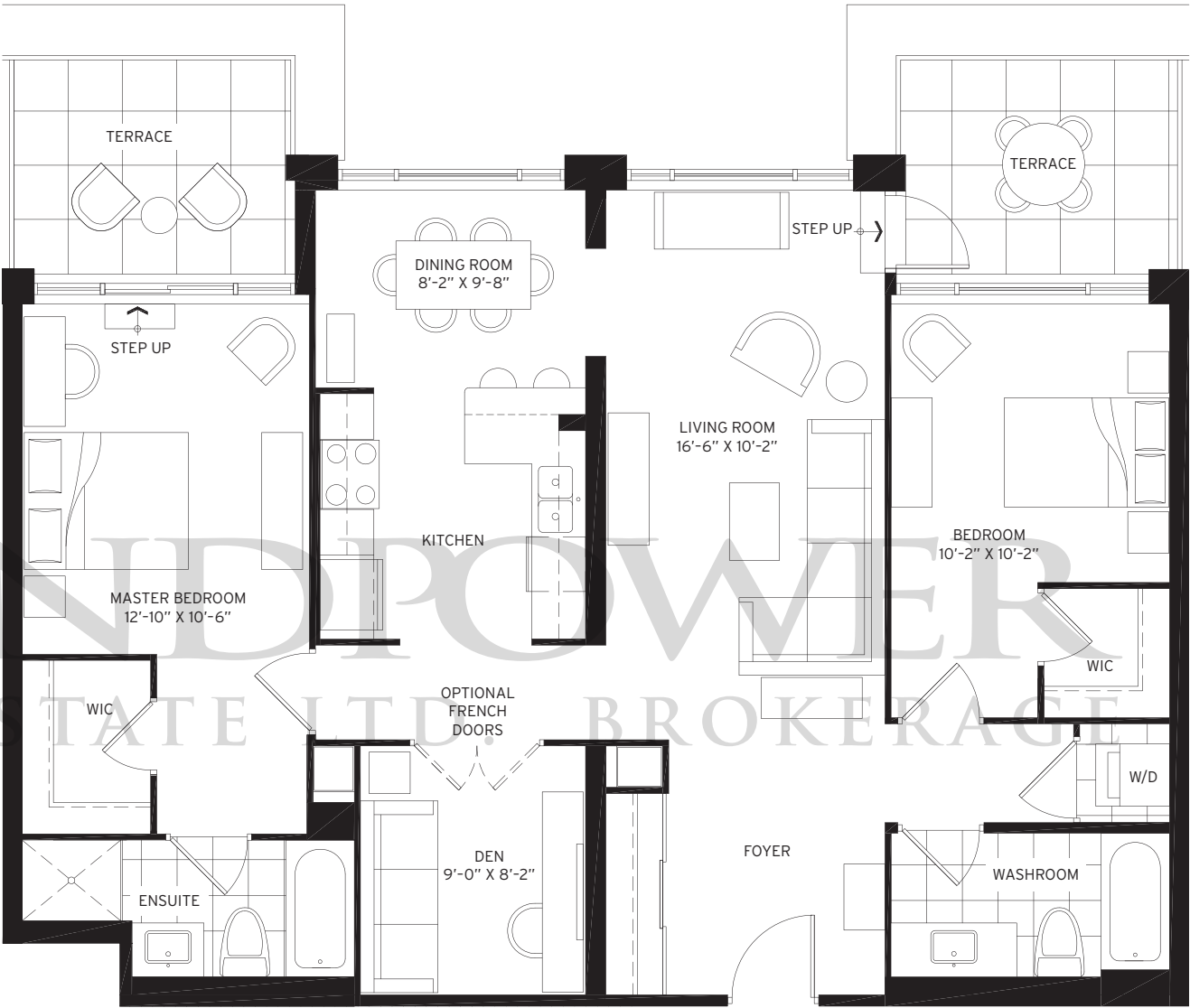


TENTH FLOOR

All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O. E. All illustrations are artist's concept. Actual useable floor space varies from the stated floor area. Furniture not included.

COPENHAGEN

1220 square feet
two bedroom + den / two bathroom



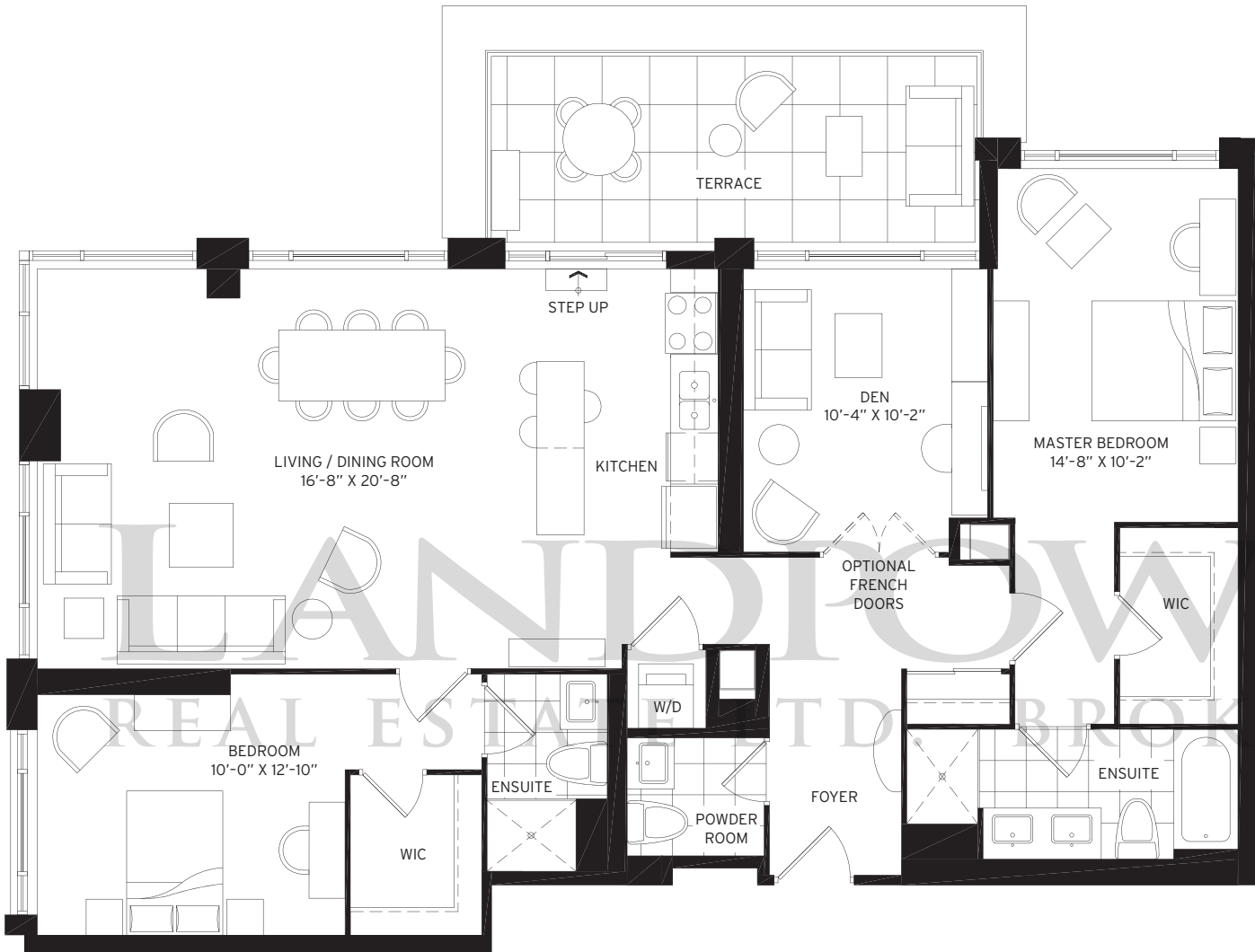
TENTH FLOOR



All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O.E. All illustrations are artist's concept. Actual useable floor space varies from the stated floor area. Furniture not included.

MADRID

1460 square feet
two bedroom + den / three bathroom



TENTH FLOOR

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LANDPOWER
REAL ESTATE LTD. BROKERAGE