

connect your life.

nexus

SOUTH
CONDOMINIUM RESIDENCES

LANDFLOWER
REAL ESTATE LTD. BROKERAGE



AVER
RAGE



Warden Avenue

Nexus Condominiums

Simcoe Promenade

HWY 407

Birchmount Road

Enterprise Boulevard

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

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* **

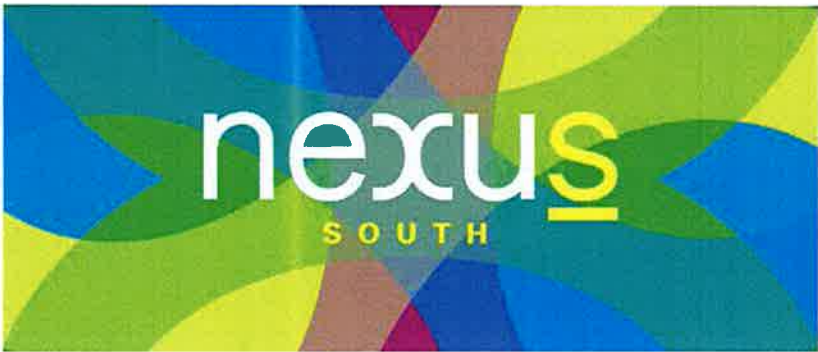
technology

- 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 Taron (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



EXCLUSIVE VIP AGENTS PREVIEW PRICING

MODEL	UNIT	FLOOR	TYPE	APPROXIMATE SUITE SIZE	EXPOSURE	V.I.P. AGENT PRICES FROM:
Brisbane	14	2 to 7	Studio	428	E	\$207,900
Osaka	03 / 04	11 to 13	1 Bed + Den / 1b	550	S	\$263,900
Luxembourg	17 / 18	2 to 9	1 Bed / 1b	572	S	\$266,900
Nagoya	20 / 23	2 to 7	1 Bed + Den / 1b	626	S / N	\$284,900
Lisbon	06	2	1 Bed + Den / 1b	635	W	\$288,900
Miami	18 / 19 / 20	2 to 9	1 Bed + Den / 1b	652	S	\$296,900
Singapore	15 / 16	2 to 9	1 Bed + D / 1b	652	E	\$297,900
Oslo	01	2 to 7	1 Bed + Den / 1b	665	W	\$298,900
Dusseldorf	05 / 06	2 to 7	1 Bed + Den / 1b	662	W	\$299,900
Santiago	23 / 24	2 to 9	1 Bed + Den / 1b	670 / 385 / 387	N	\$304,900
Dubai	03 / 04 / 09 / 10 11 / 12 / 13	2 to 7	1 Bed + Den / 2b	720 / 725 / 737	W / E	\$322,900
Perth	01	12 to 13	1 Bed + Den / 1b	745	E	\$343,900
Boston	15	9	1 Bed + Den / 1.5b / 2-sty	785	E	\$365,900
Brussels	02 / 03	11 to 13	2 Bed / 2b	800	S	\$368,900
Nuremberg	06 / 07	11 to 13	2 Bed / 2b	851	N	\$388,900
Adelaide	01	9	2 Bed / 2b	879	W	\$392,900
Buenos Aires	21 / 22	2 to 7	2 Bed / 2b	905	SW / NW	\$393,900
Leipzig	04 / 05	11 to 13	2 Bed / 2b	900	SW	\$398,900
Prague	02	2 to 7	2 Bed + Den / 2b	941	W	\$407,900
Calgary	07 / 08	1	2 Bed + FR / 2b / T	972	NW	\$416,900
Bern	07 / 08	3 to 7	2 Bed + FR / 2b	1030	NW	\$438,900
Auckland	16 / 17	2 to 9	2 Bed + Den / 2b	1045	SE	\$444,900
Wellington	06	9	2 Bed / 2b / 2-sty	1016	W	\$449,900
Helsinki	05 / 06	11 to 13	2 Bed + Den / 2b	1067	NW	\$465,900
Birmingham	08	9	2 Bed + Den / 2b / 2-sty	1100	N	\$481,900
Budapest	01 / 02	11 to 13	2 Bed + Den / 2b	1104	SE	\$484,900
Los Angeles	22	9	2 Bed + Den / 2b / T	1225	NW	\$532,900
Kobe	02 / 03 / 04 / 10 11 / 12 / 13 / 14	9	2 Bed + Den / 3b / 2-sty	1241 / 1247 1268 / 1230	W / E	\$543,900
Washington	05	9	2 Bed + FR / 3b / 2-sty	1321	W	\$561,900
Melbourne	07 / 09	9	2 Bed + FR / 3b / 2-sty	1312	NW	\$563,900

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



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

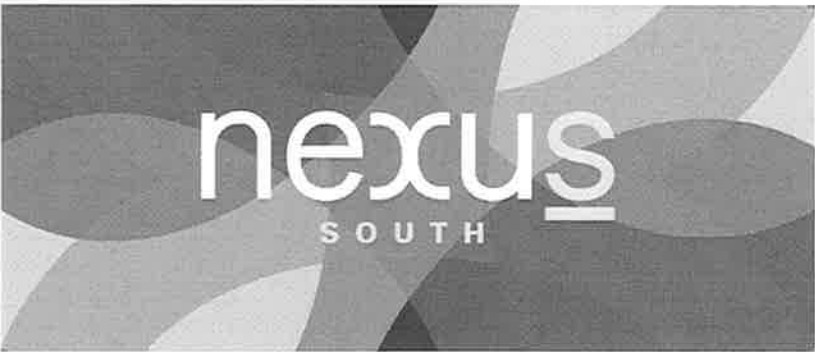
Amenities include 24-hour professional concierge service, fabulous party room featuring wood paneled ceiling, fireplace, library and caterer's kitchen. Landscaped rooftop garden and the Maxim Club spa with hydrotherapy including infinity edge whirlpool backed by a cascading waterfall, cold plunge pool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

Deposit Structure \$3,000 with Agreement Balance of 5% in 30 days 5% in 60 days 5% in 120 days 5% on April 2, 2013 One Parking space: Included in Purchase Price One Locker: Included in Purchase Price First Tentative Occupancy Date: April 2, 2013	Maintenance 45 cents per square foot Hydro and water metered separately Parking Maintenance fee - \$39 per month Locker Maintenance - \$13 per month Taxes Estimated at approximately 1 % of purchase price. Prices include 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. September 21, 2011
*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



WORK SHEET
(PLEASE PRINT CLEARLY)

Date: _____

Company: _____ Sales Representative: _____

SUITE _____ (the “Unit”) Model: _____

PURCHASE PRICE \$ _____

PARKING COST \$ _____

LOCKER COST \$ _____

TOTAL PURCHASE PRICE \$ _____ DOWNPAYMENT

%

PURCHASER INFORMATION: TO BE COMPLETED IN FULL

Purchaser Name: (Mr. / Mrs. / Ms.) <i>Legal Name Required</i>	Purchaser Name: (Mr. / Mrs. / Ms.) <i>Legal Name Required</i>
Address:	Address:
Suite #	Suite #
City: Province:	City Province:
Postal Code:	Postal Code:
Residence Phone:	Residence Phone:
Business Phone:	Business Phone:
Date of Birth:	Date of Birth:
S.I.N. #	S.I.N. #
Drivers Licence #	Drivers Licence #
Email:	Email:

PURCHASER PROFILE: *(TO BE COMPLETED BY ON-SITE SALES REPRESENTATIVE)*

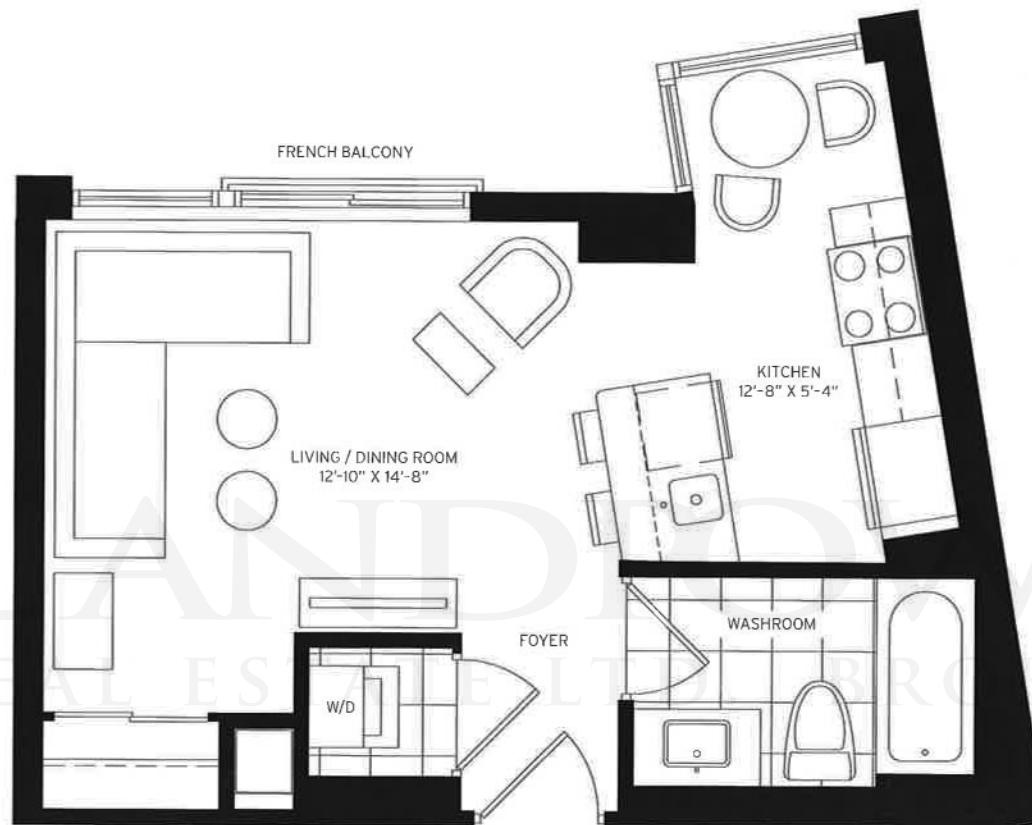
Did You Register through the Web?	How did you hear about us?
Profession:	Marital Status:
How Many Dependents Living with You?	Their Ages:
End User or Investor?	

1 Bedroom

LANDPOWER
REAL ESTATE LTD. BROKERAGE

BRISBANE

428 square feet
studio / one bathroom



SECOND FLOOR



THIRD FLOOR

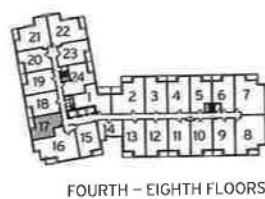
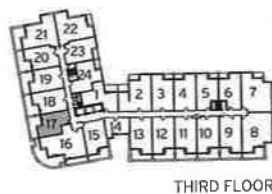
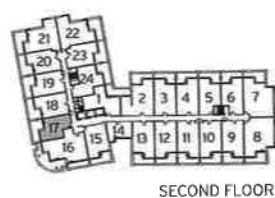
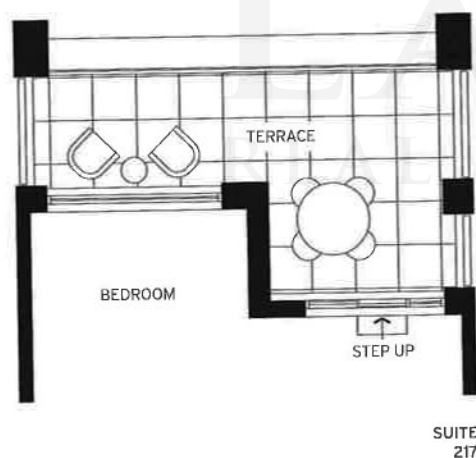
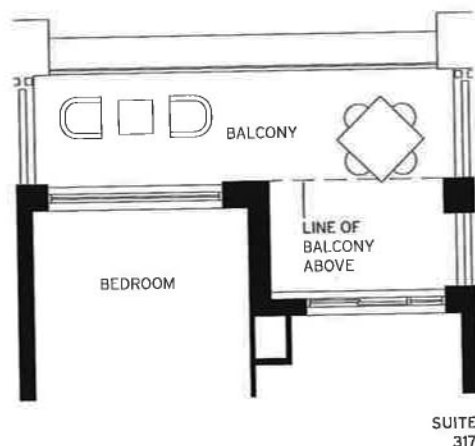


FOURTH - EIGHTH FLOORS

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.

LUXEMBOURG

572 square feet
one bedroom / one bathroom



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SAN JUAN

585 square feet
one bedroom / one bathroom



TENTH FLOOR

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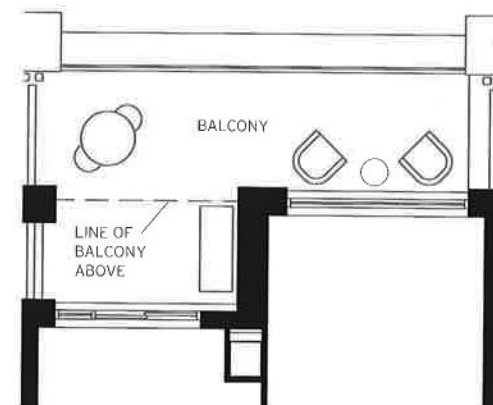
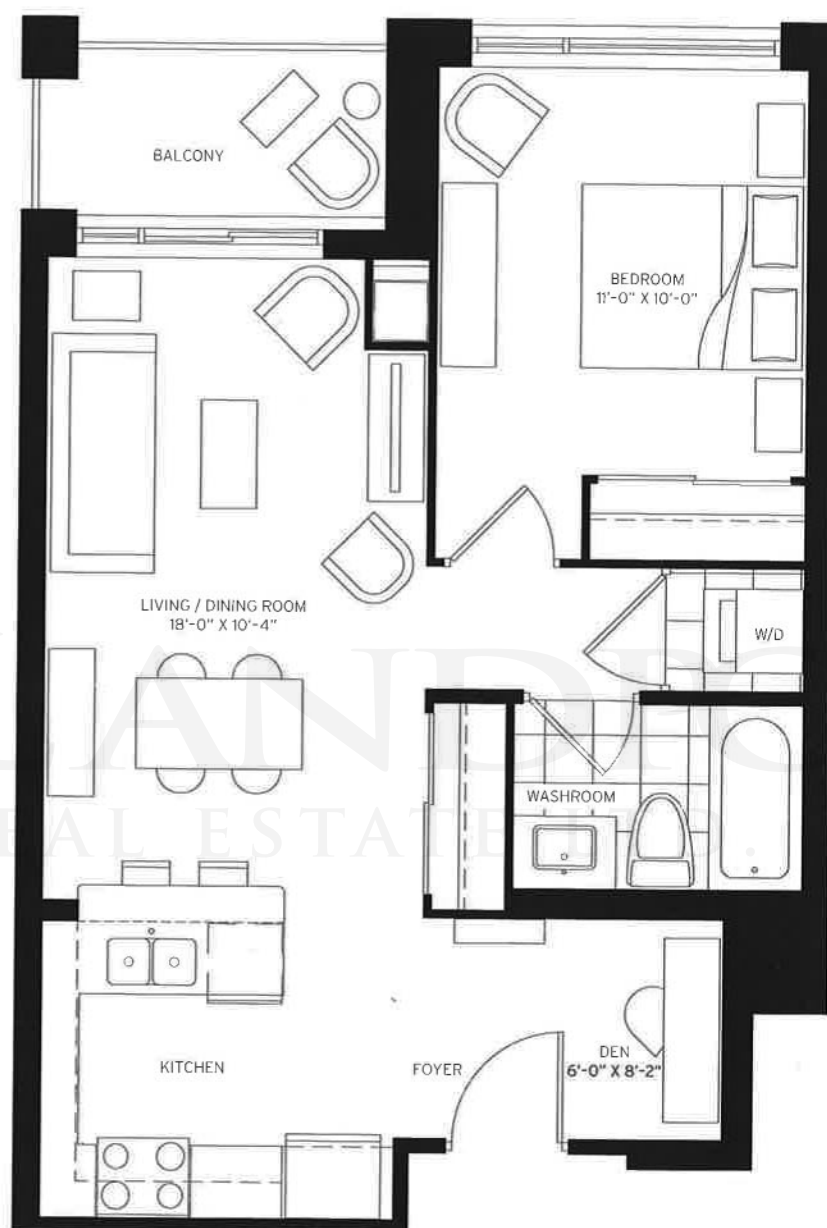
1 Bedroom + Den

LANDPOWER
REAL ESTATE LTD. BROKERAGE

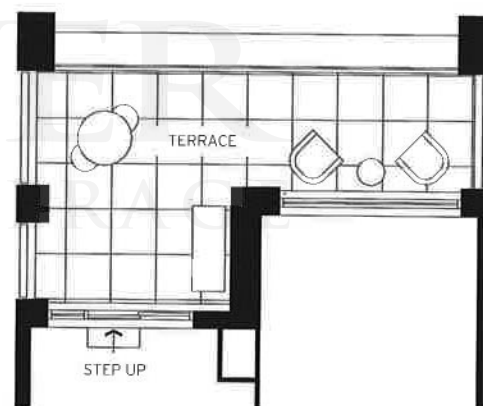
NAGOYA

626 square feet

one bedroom + den / one bathroom



SUITE
320



SUITE
220, 223



SECOND FLOOR



THIRD FLOOR

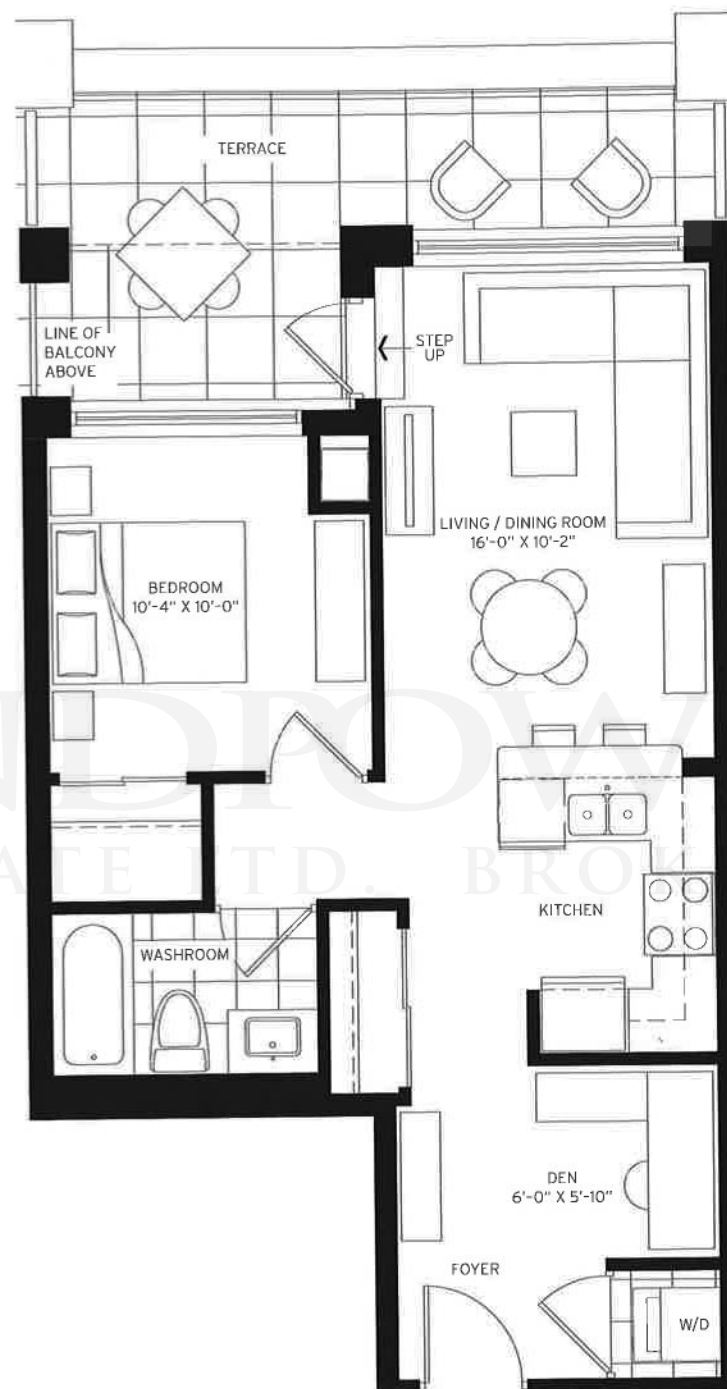


FOURTH - EIGHTH FLOORS

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LISBON

635 square feet
one bedroom + den / one bathroom



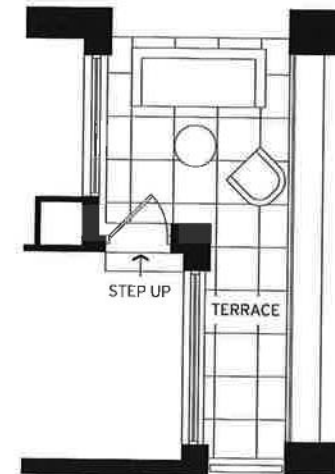
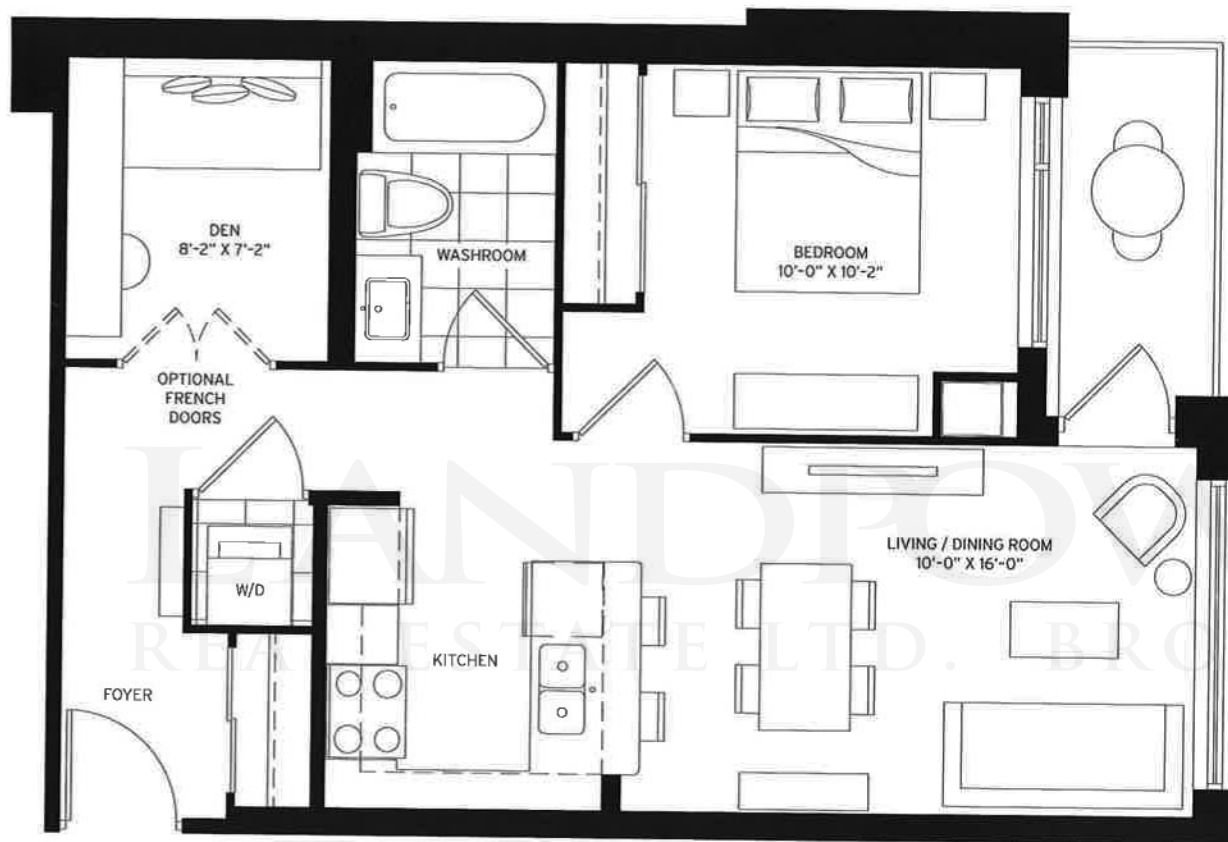
SECOND FLOOR



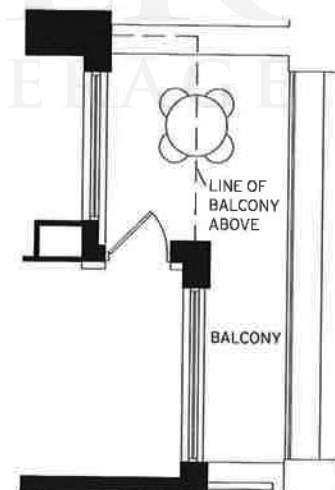
All dimensions and drawings are approximate. Sizes and specifications subject to change without notice, E & O.E. All illustrations are artist's concept. Actual useable floor space varies from the stated floor area. Furniture not included.

SINGAPORE

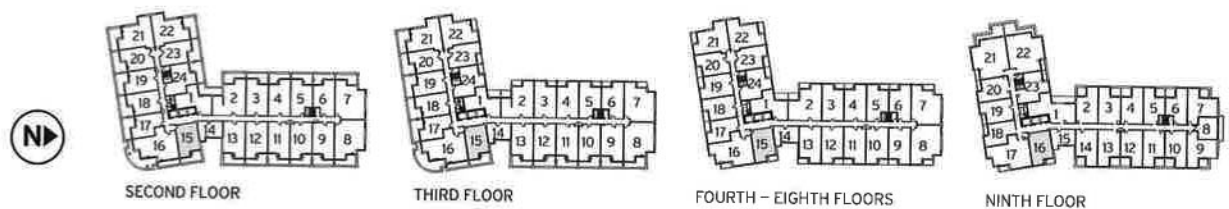
652 square feet
one bedroom + den / one bathroom



SUITE
215



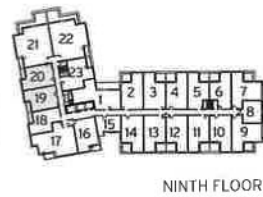
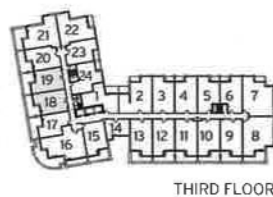
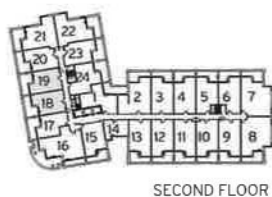
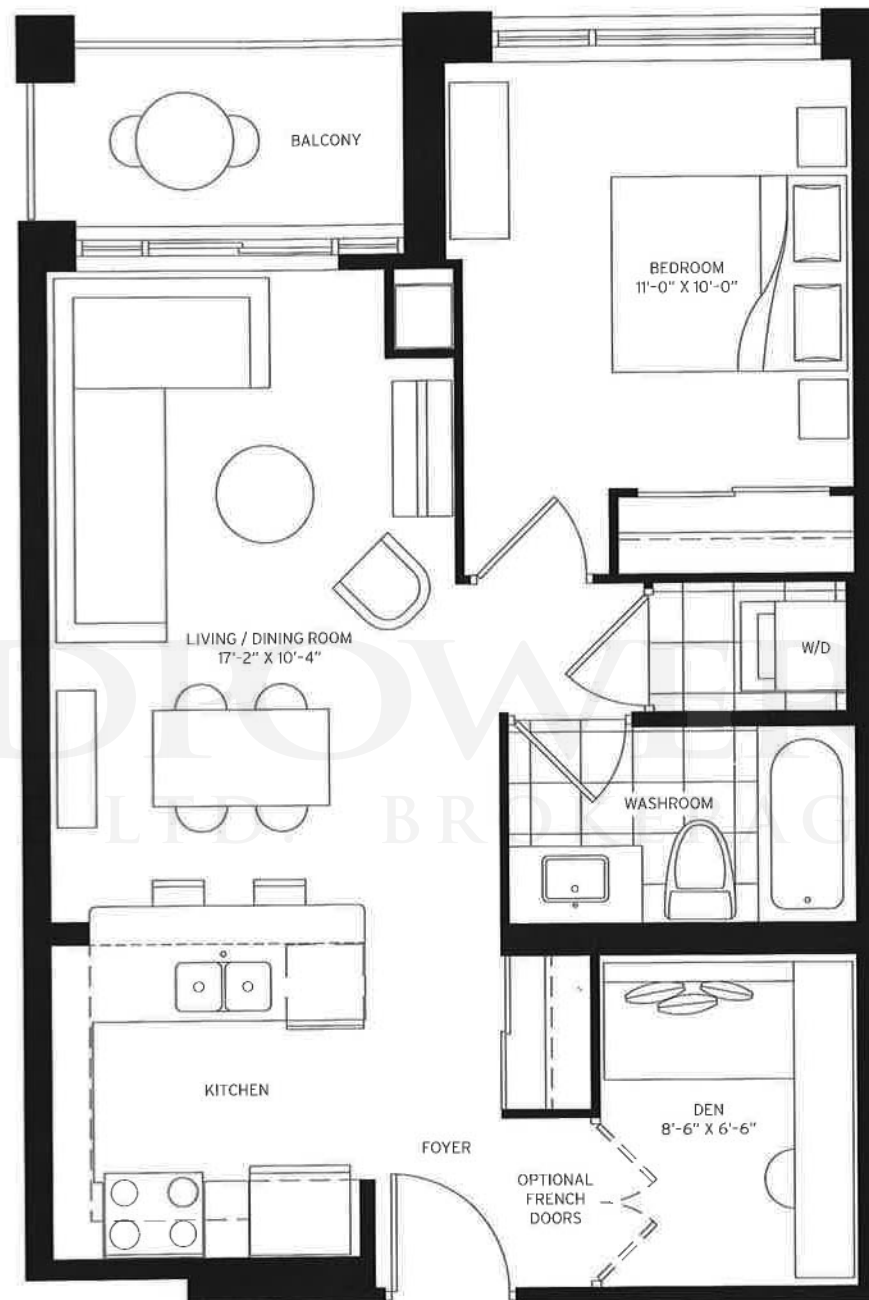
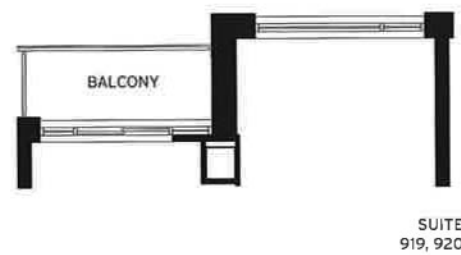
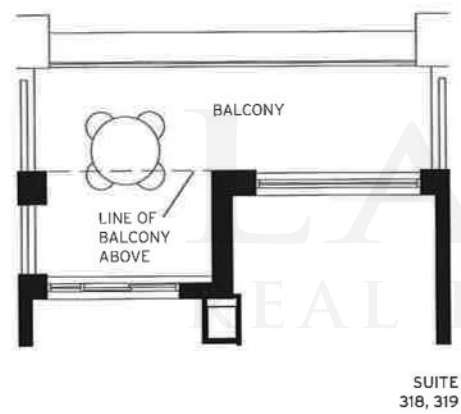
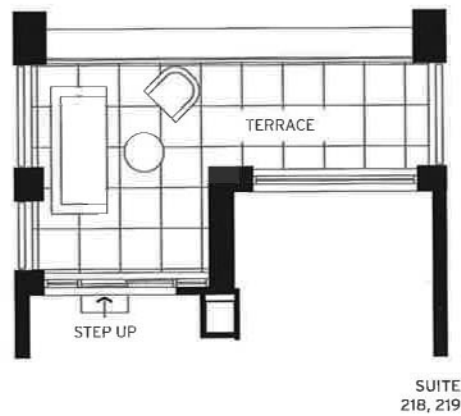
SUITE
315



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MIAMI

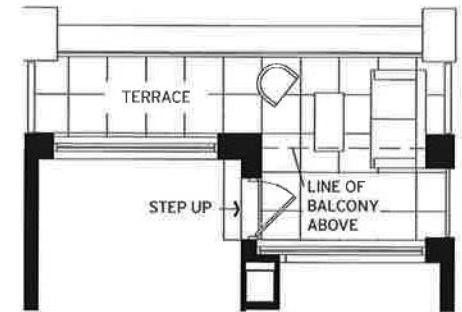
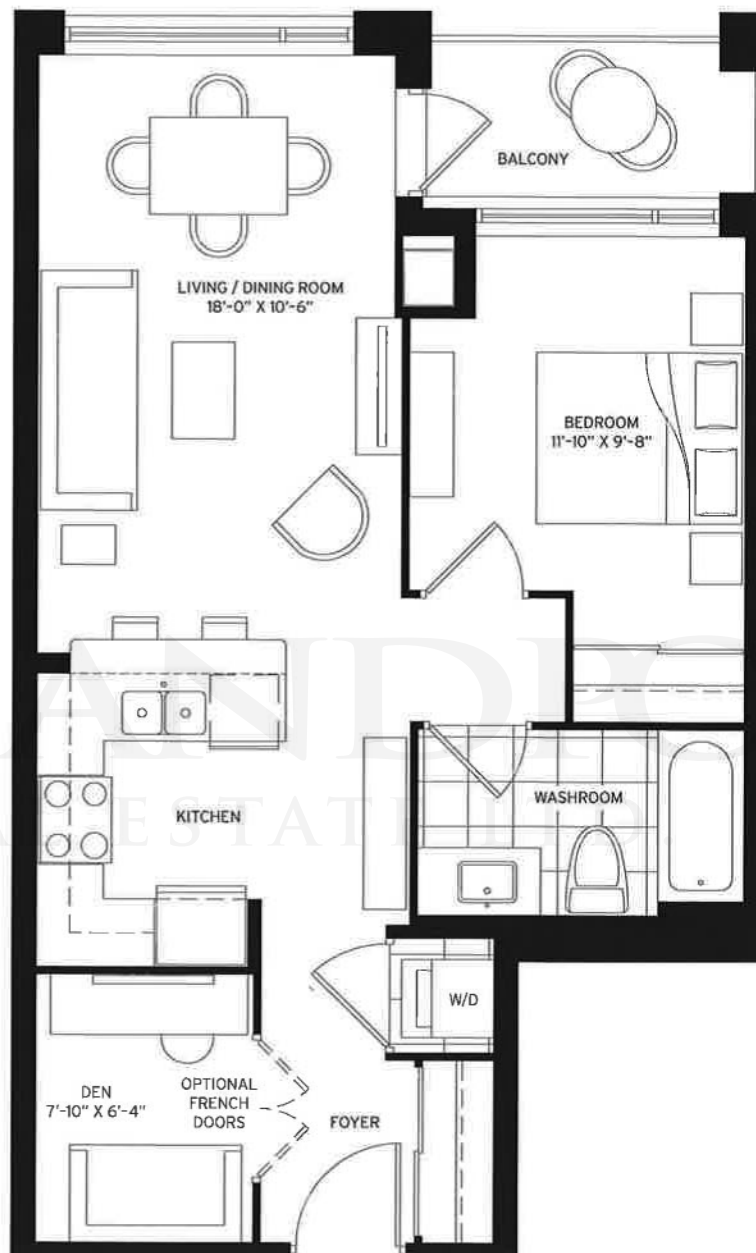
652 square feet
one bedroom + den / one bathroom



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DÜSSELDORF

662 square feet
one bedroom + den / one bathroom



SUITE
205



SECOND FLOOR



THIRD FLOOR

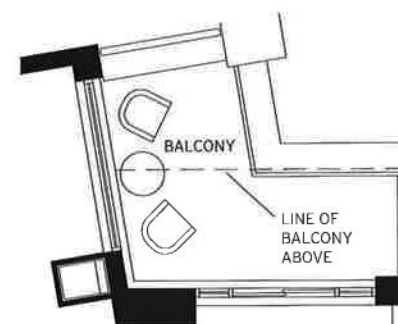


FOURTH - EIGHTH FLOORS

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.

OSLO

665 square feet
one bedroom + den / one bathroom



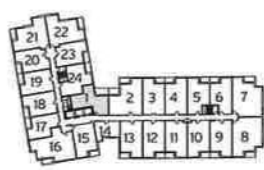
SUITE
201



SECOND FLOOR



THIRD FLOOR



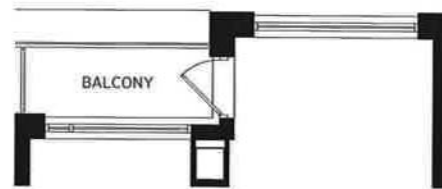
FOURTH - EIGHTH FLOORS



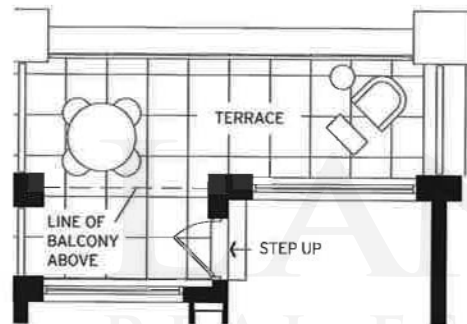
All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O.E. All illustrations are artist's concept. Actual useable floor space varies from the stated floor area. Furniture not included.

SANTIAGO

670 / 685 square feet
one bedroom + den / one bathroom



SUITE
923



SUITE
224



SECOND FLOOR



THIRD FLOOR



FOURTH - EIGHTH FLOORS

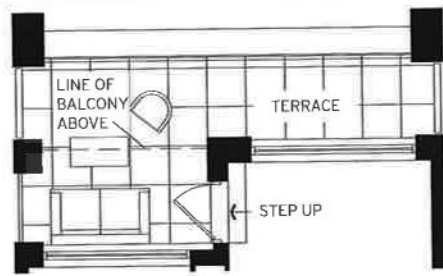


NINTH FLOOR

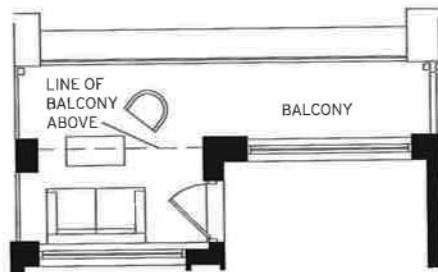
All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O.E. All illustrations are artist's concept. Actual useable floor space varies from the stated floor area. Furniture not included.

DUBAI

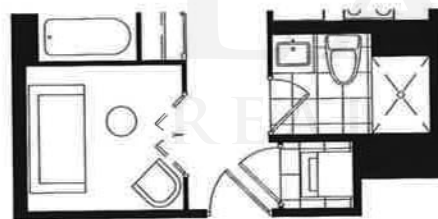
720 / 725 / 737 square feet
one bedroom + den / two bathroom



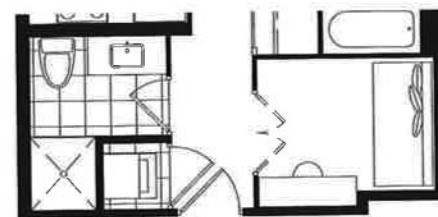
SUITE
203, 204, 209-213



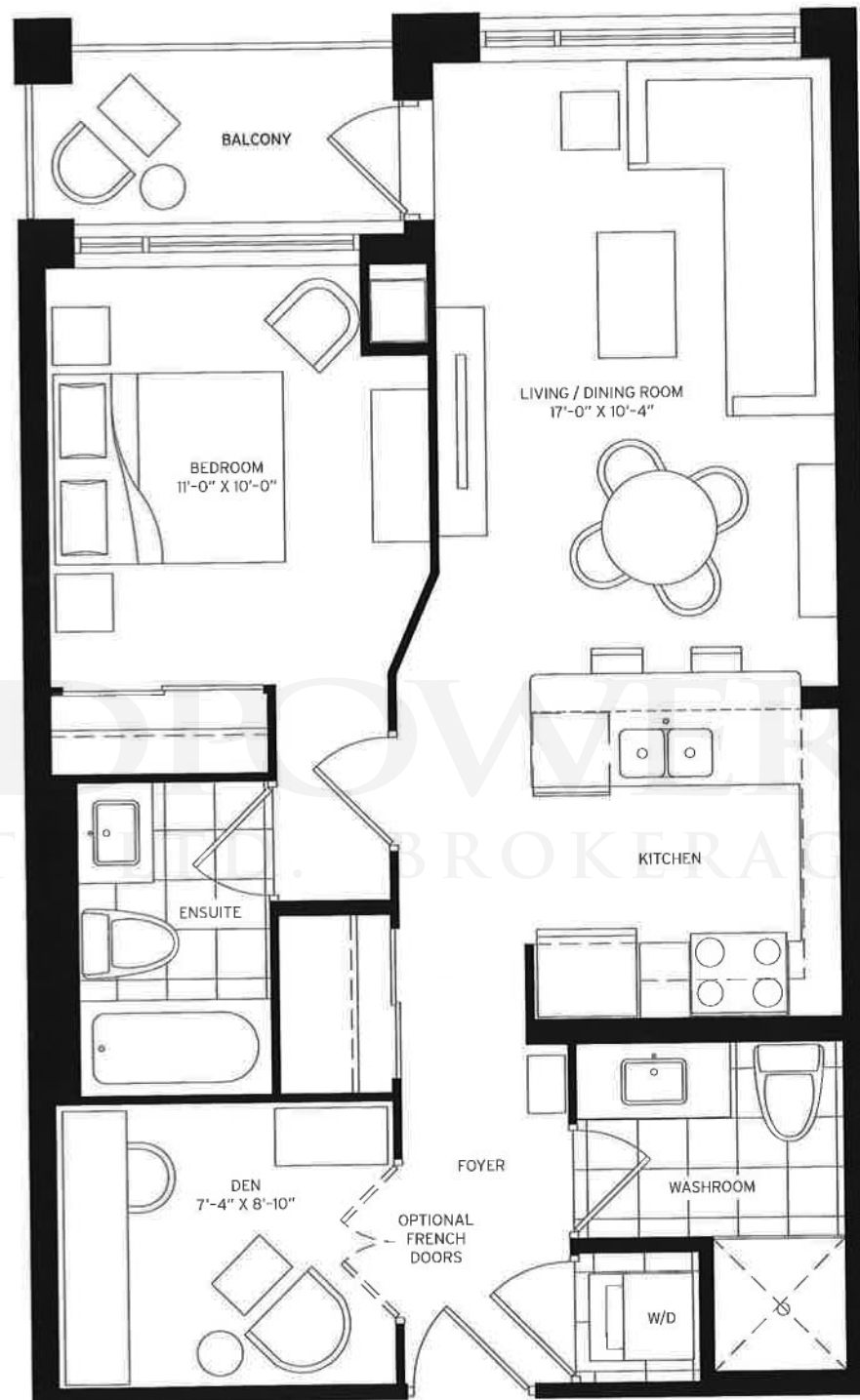
SUITE
309-313



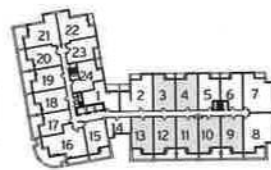
SUITE
210, 211, 310, 311, 410, 411, 510, 511,
610, 611, 710, 711, 810, 811
(720 square feet)



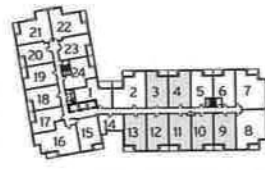
SUITE
209, 309, 409, 509, 609, 709, 809
(720 square feet)



SECOND FLOOR



THIRD FLOOR



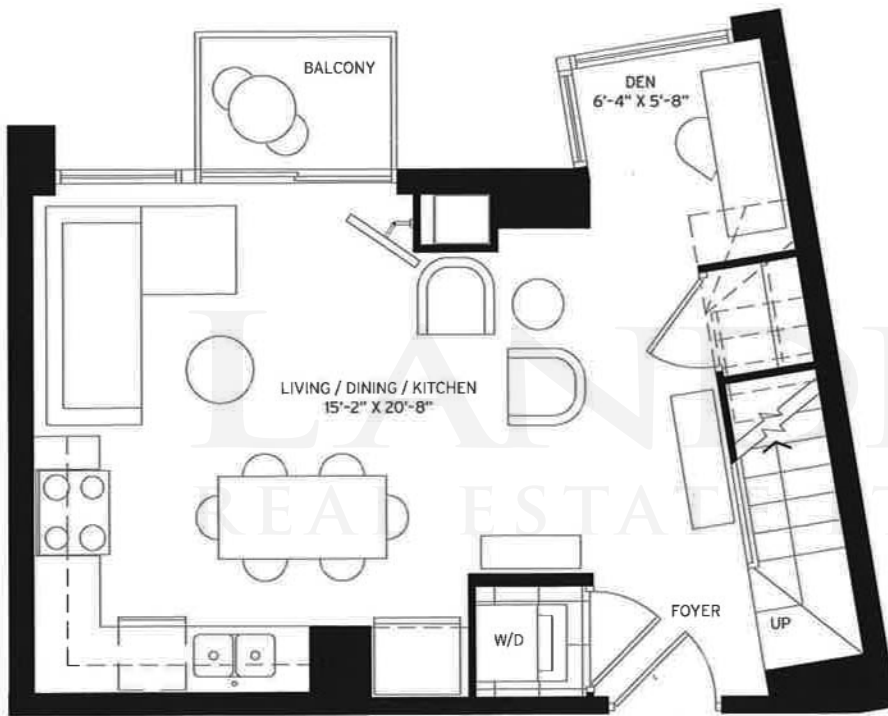
FOURTH - EIGHTH FLOORS



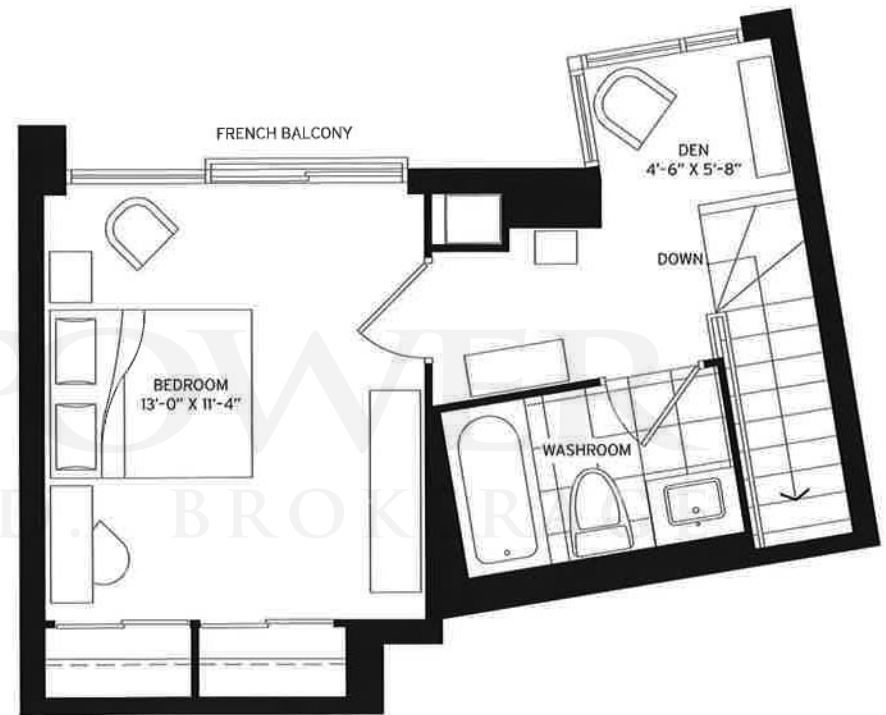
All dimensions and drawings are approximate. Sizes and specifications subject to change without notice, E & O.E. All illustrations are artist's concept. Actual useable floor space varies from the stated floor area. Furniture not included.

BOSTON

785 square feet
one bedroom + two den / one bathroom



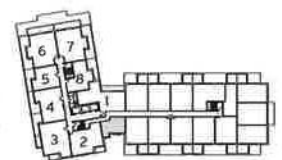
LOWER LEVEL



UPPER LEVEL



NINTH FLOOR



TENTH FLOOR

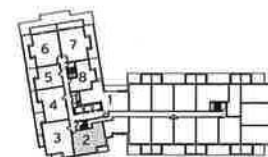
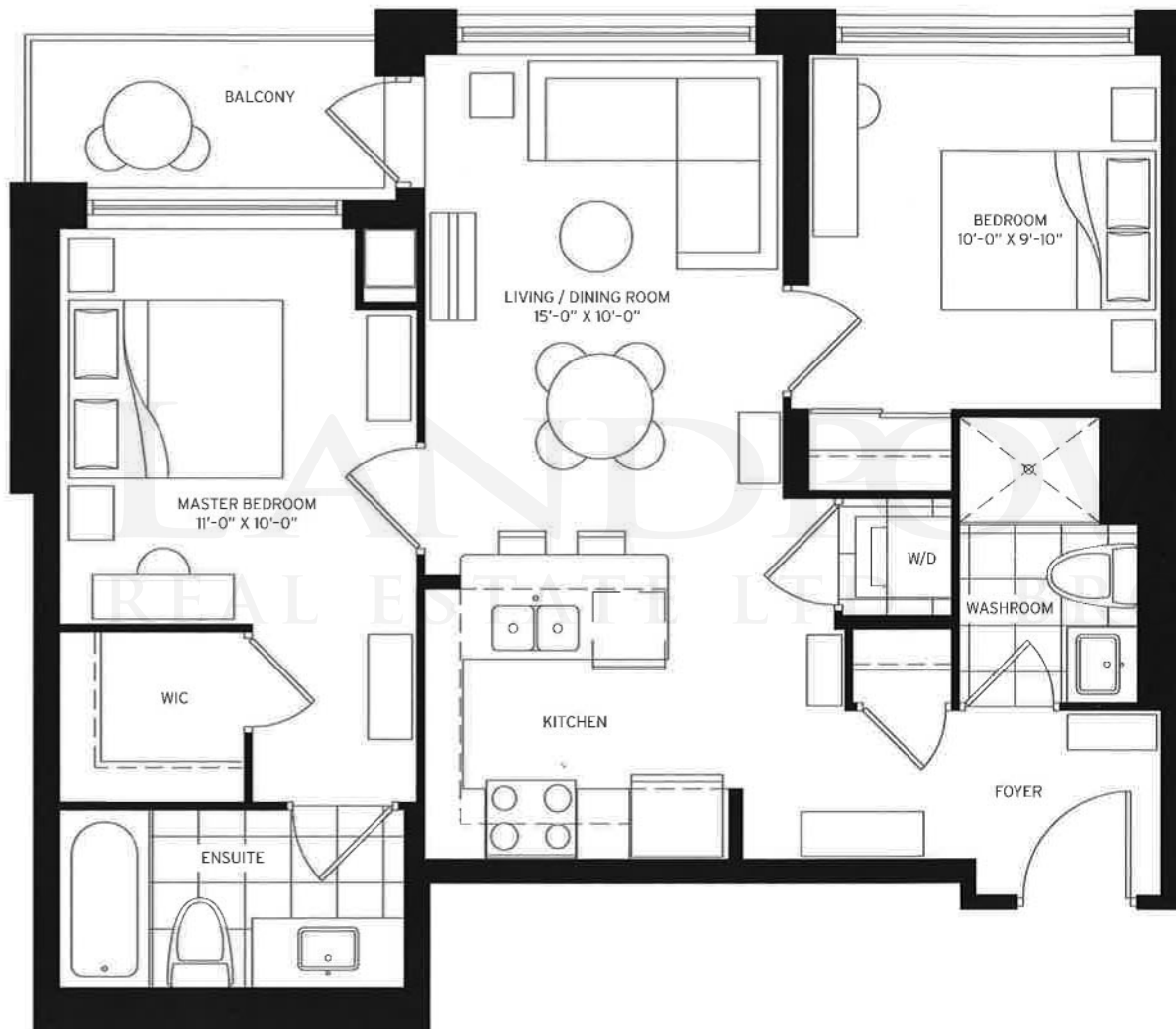
All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O. E. All illustrations are artist's concept. Actual useable floor space varies from the stated floor area. Furniture not included.

2 Bedroom

LANDPOWER
REAL ESTATE LTD. BROKERAGE

YOKOHAMA

790 square feet
two bedroom / two bathroom

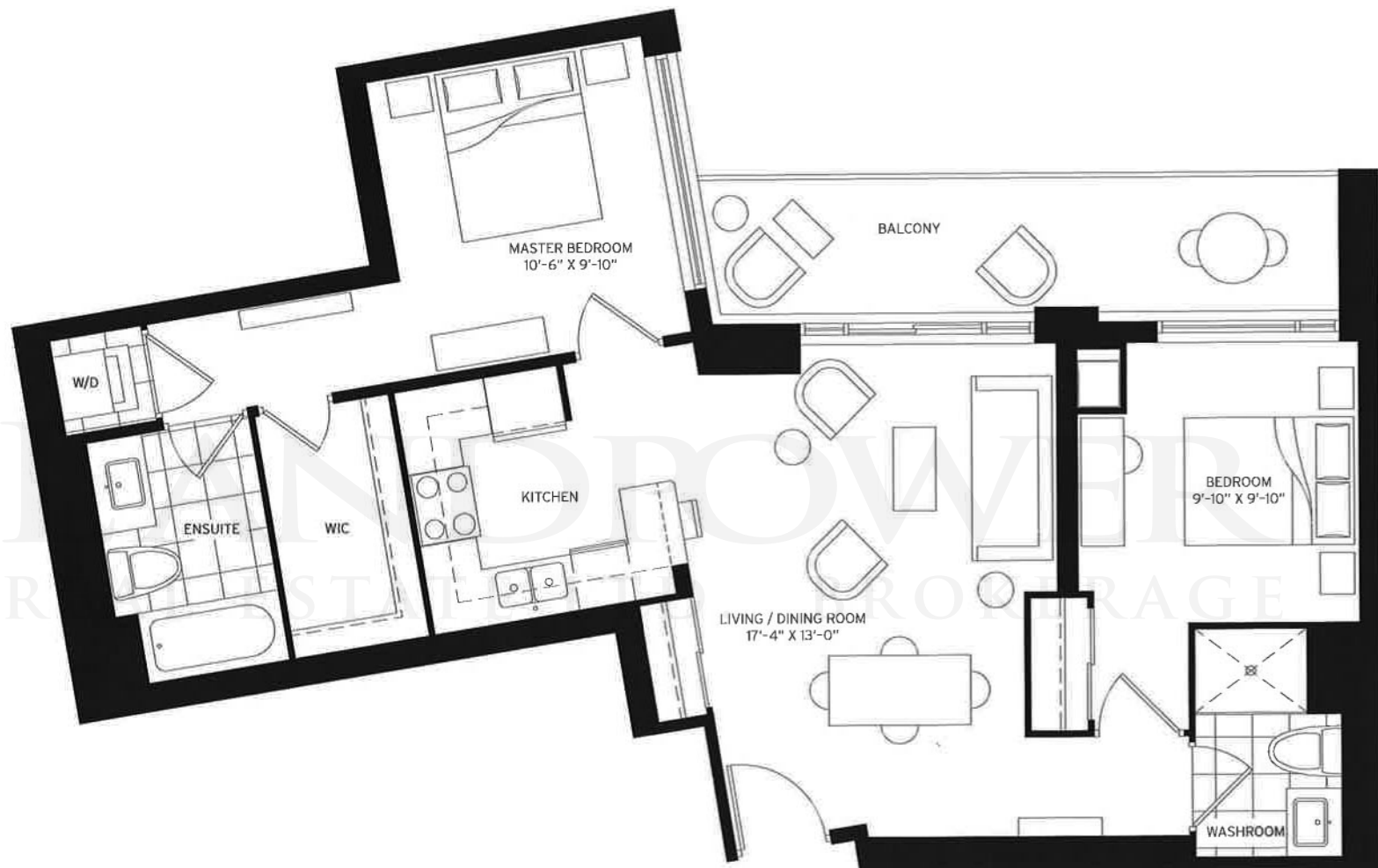


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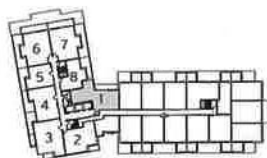
All dimensions and drawings are approximate. Sizes and specifications subject to change without notice, E & O.E. All illustrations are artist's concept. Actual useable floor space varies from the stated floor area, Furniture not included.

ADELAIDE

879 square feet
two bedroom / two bathroom



NINTH FLOOR



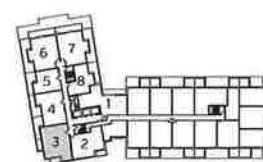
TENTH FLOOR



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.

LYON

902 square feet
two bedroom / two bathroom

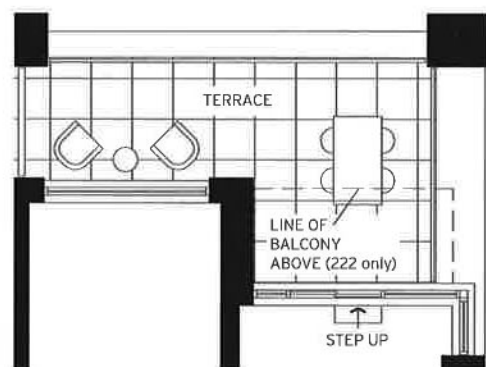


TENTH FLOOR

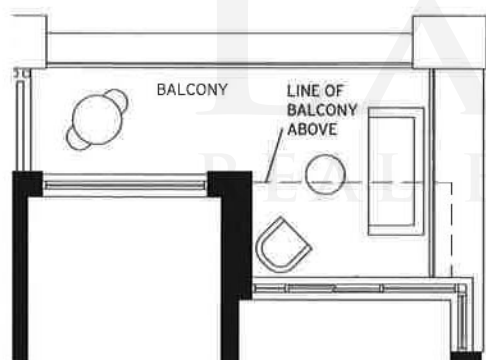
All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O. E. All illustrations are artist's concept. Actual useable floor space varies from the stated floor area. Furniture not included.

BUENOS AIRES

905 square feet
two bedroom / two bathroom



SUITE
221, 222



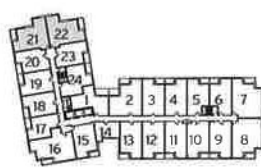
SUITE
321



SECOND FLOOR



THIRD FLOOR



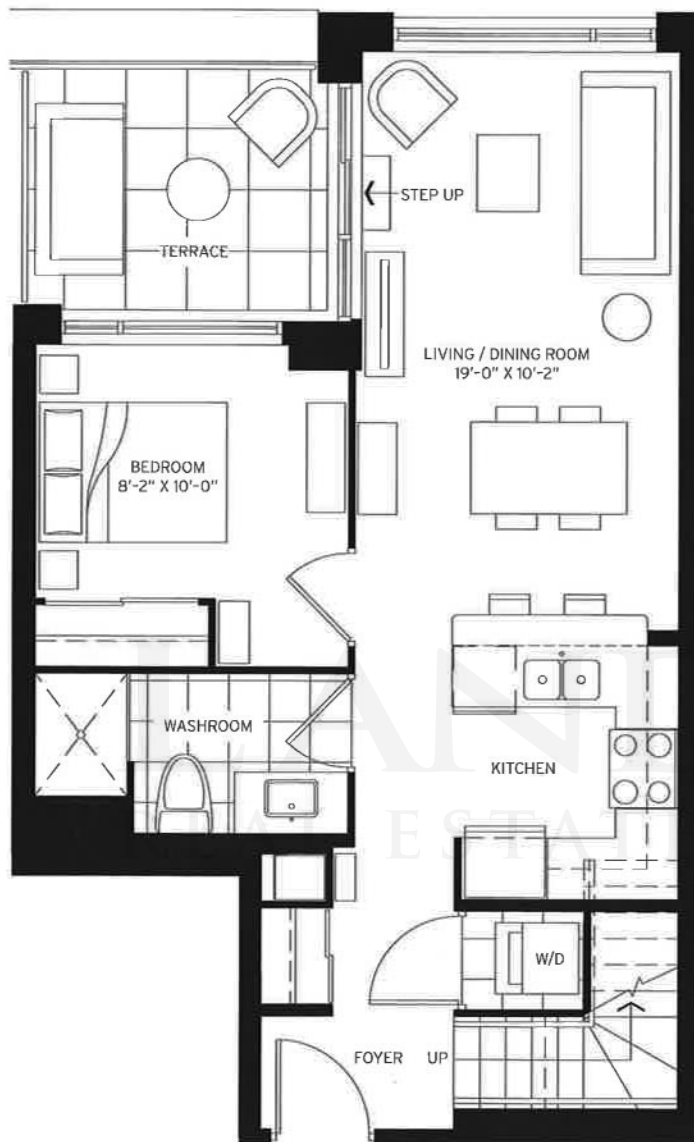
FOURTH - EIGHTH FLOORS



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.

WELLINGTON

1016 square feet
two bedroom / two bathroom



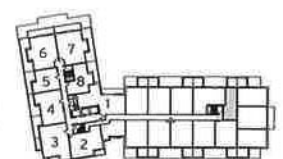
LOWER LEVEL



UPPER LEVEL



NINTH FLOOR



TENTH FLOOR

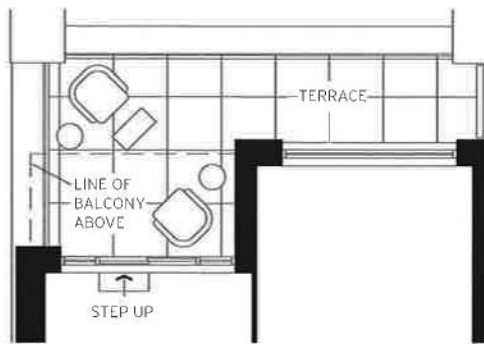
All dimensions and drawings are approximate. Sizes and specifications subject to change without notice, E & O.E. All illustrations are artist's concept. Actual useable floor space varies from the stated floor area. Furniture not included.

2 Bedroom + Den

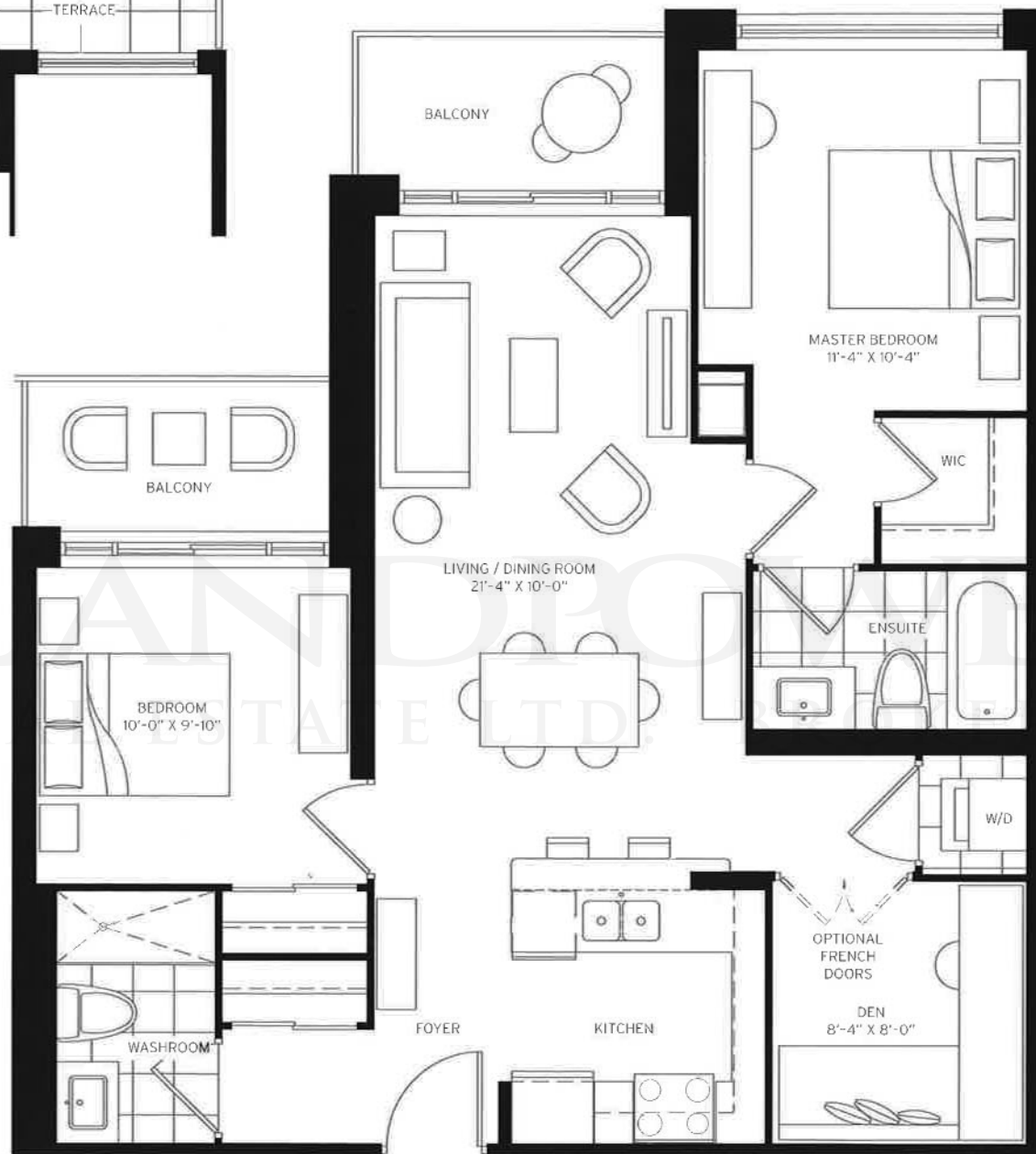
LANDPOWER
REAL ESTATE LTD. BROKERAGE

PRAGUE

941 square feet
two bedroom + den / two bathroom



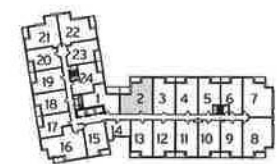
SUITE 202



SECOND FLOOR



THIRD FLOOR

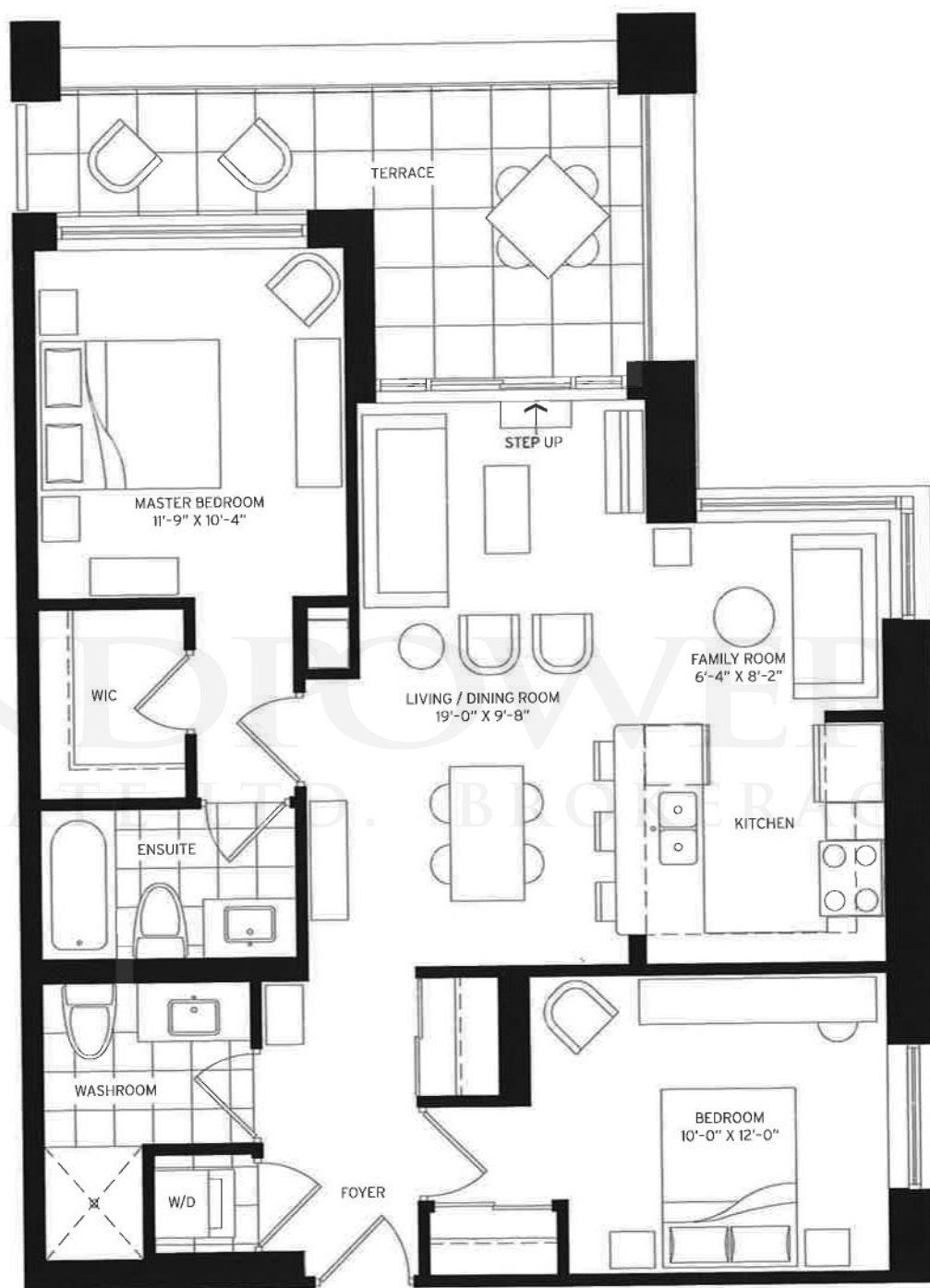


FOURTH - EIGHTH FLOORS

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.

CALGARY

972 square feet
two bedroom
+ family room / two bathroom



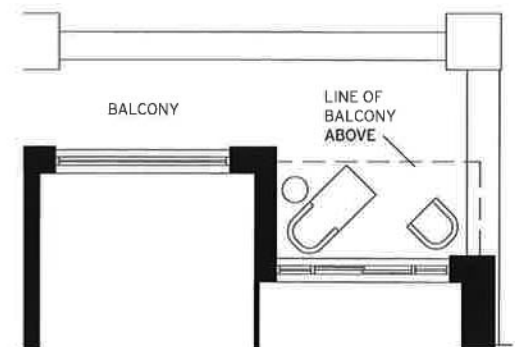
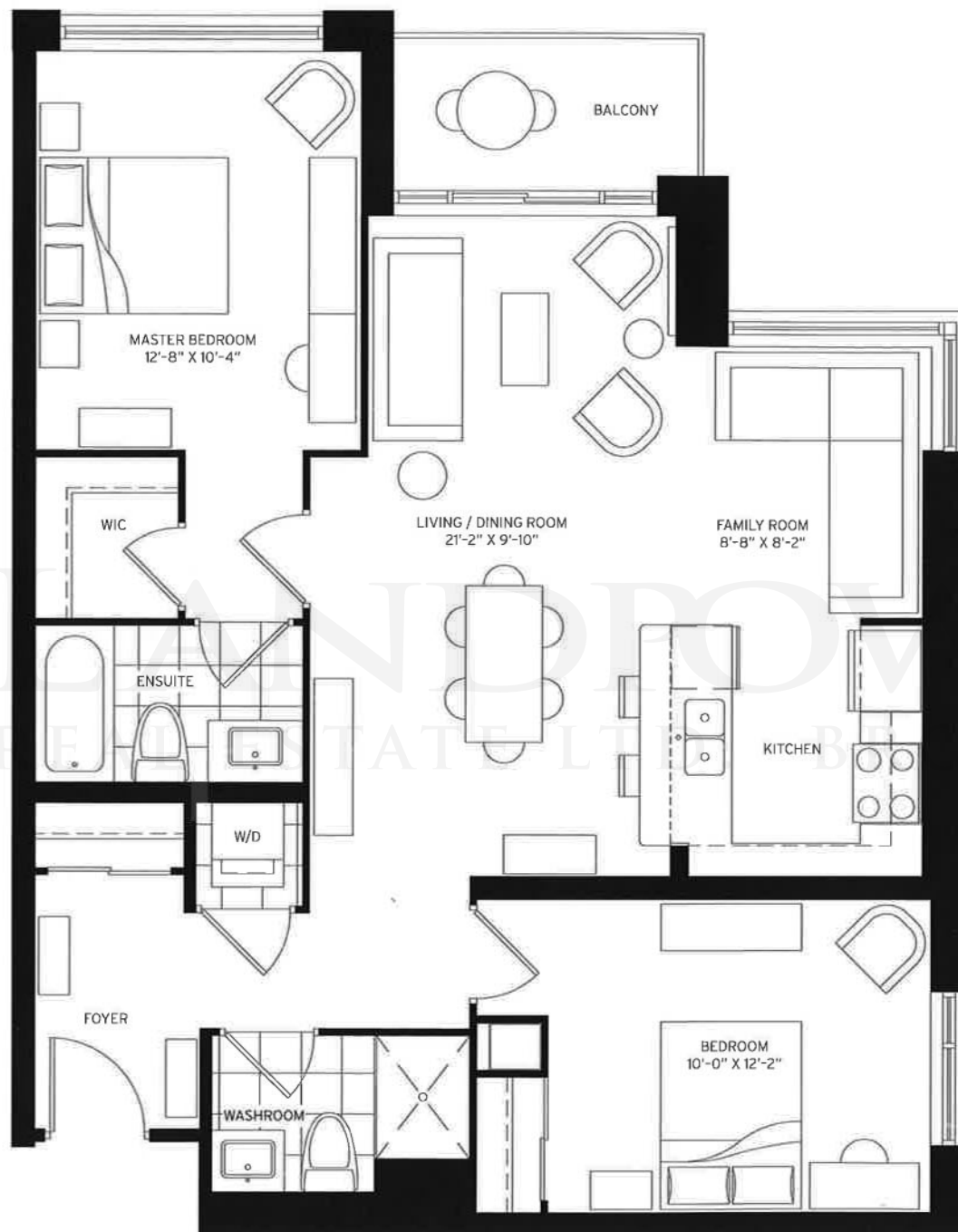
SECOND FLOOR



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.

BERN

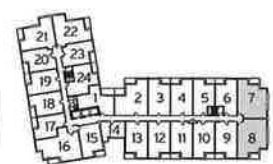
1030 square feet
two bedroom
+ family room / two bathroom



SUITE
308



THIRD FLOOR

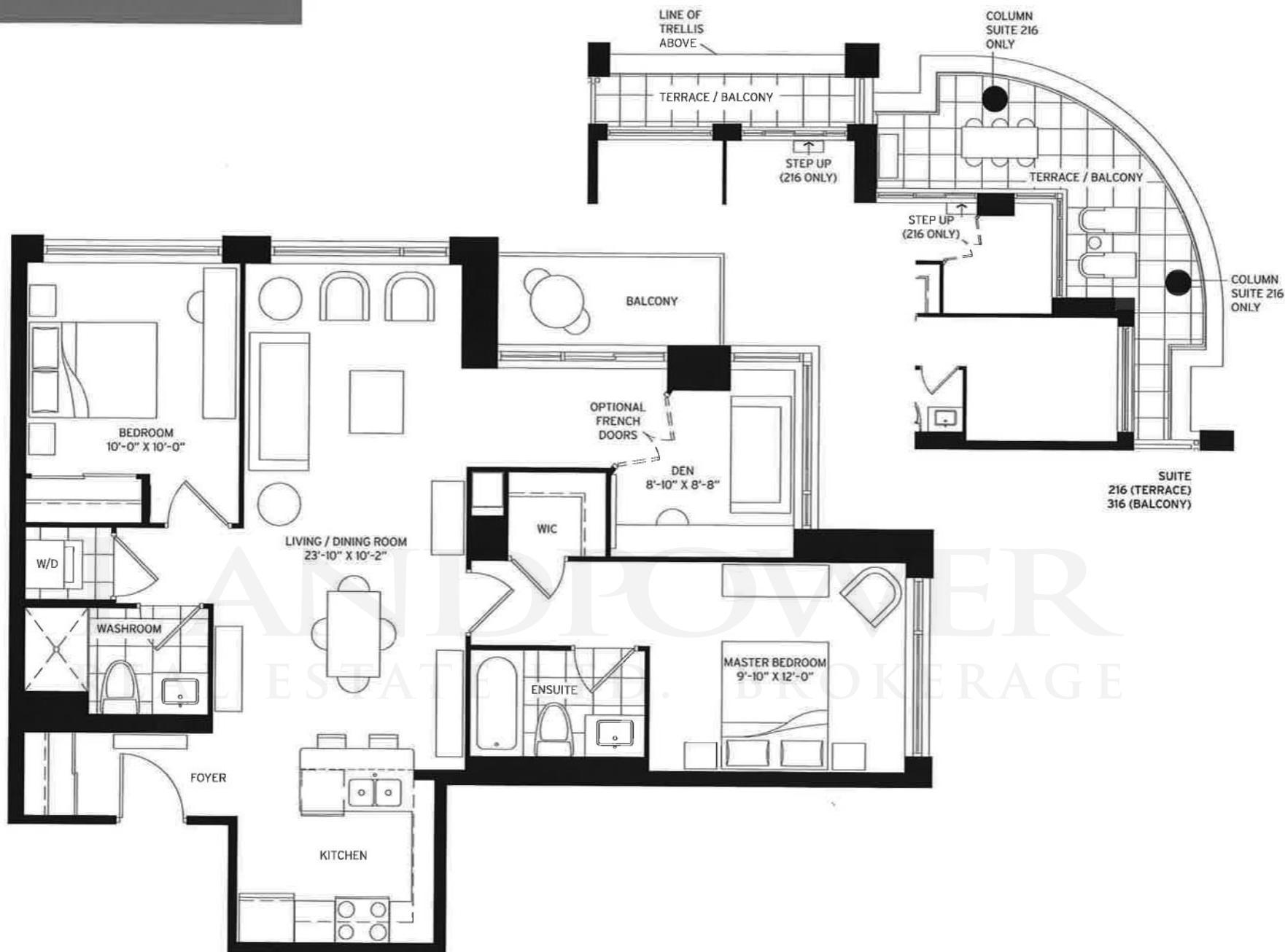


FOURTH - EIGHTH FLOORS

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.

AUCKLAND

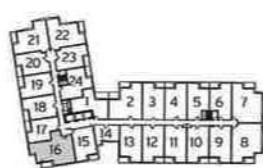
1045 square feet
two bedroom + den / two bathroom



SECOND FLOOR



THIRD FLOOR



FOURTH - EIGHTH FLOORS



NINTH FLOOR



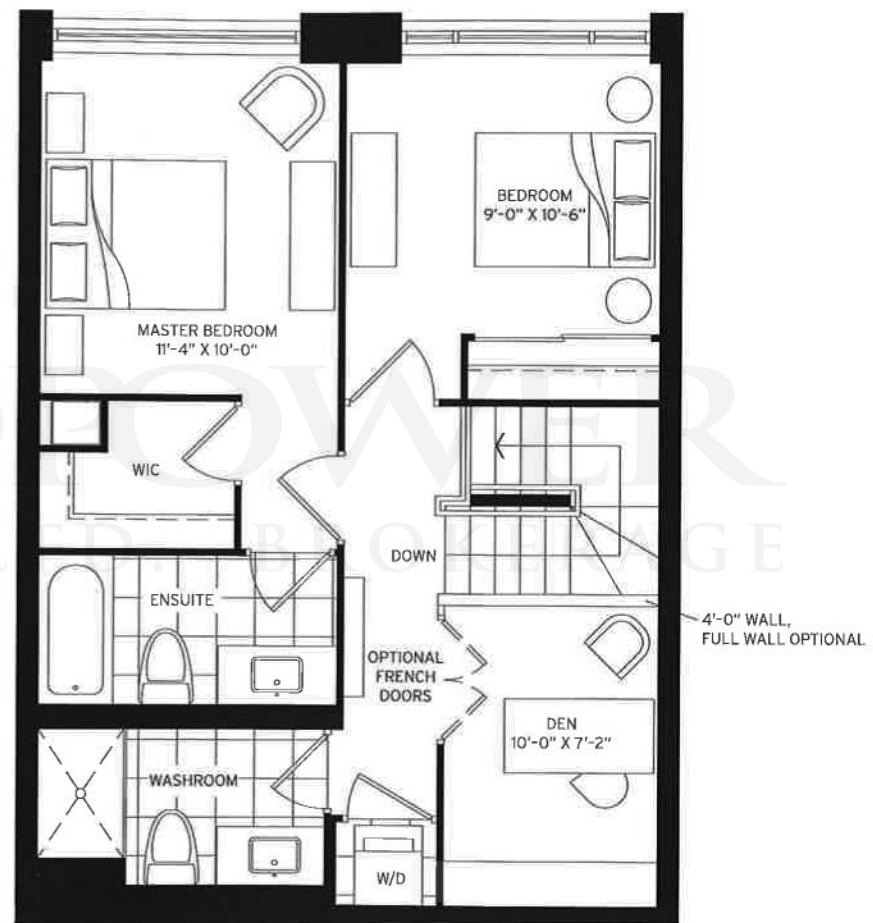
All dimensions and drawings are approximate. Sizes and specifications subject to change without notice, E & O.E. All illustrations are artist's concept. Actual useable floor space varies from the stated floor area. Furniture not included.

BIRMINGHAM

1100 square feet
two bedroom + den / two bathroom



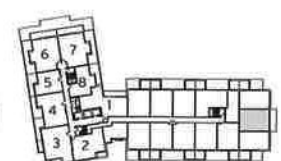
LOWER LEVEL



UPPER LEVEL



NINTH FLOOR



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.

LOS ANGELES

1225 square feet
two bedroom + den / two bathroom



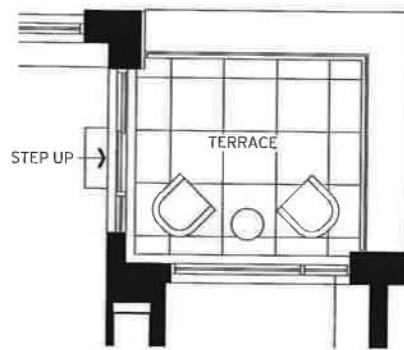
NINTH FLOOR



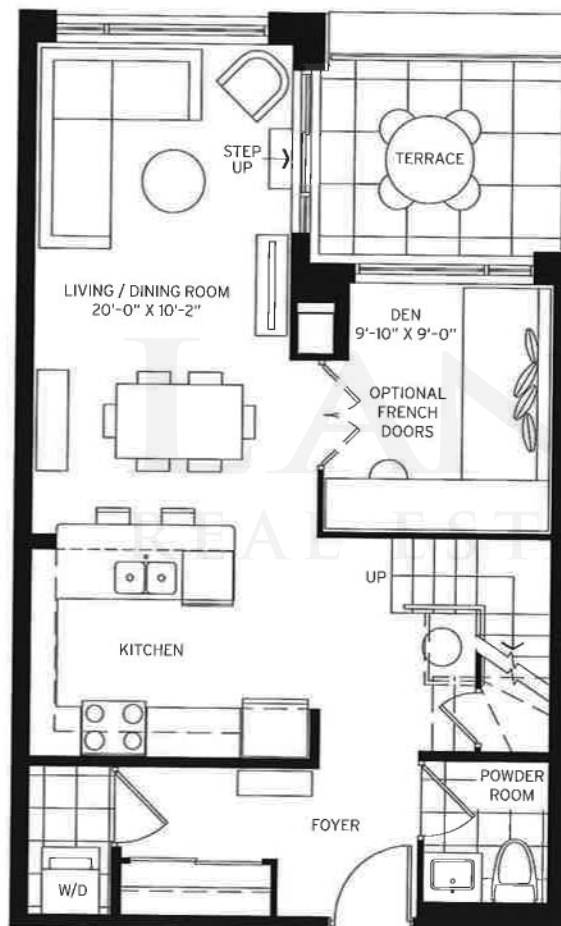
All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O.E. All illustrations are artist's concept. Actual useable floor space varies from the stated floor area. Furniture not included.

KOBE

1230 / 1241 / 1247 / 1268 square feet
two bedroom + den / three bathroom



SUITE
902, 914
(corner units, lower level)

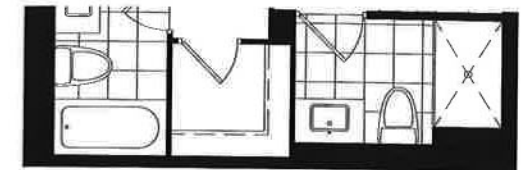


LOWER LEVEL SUITE
903, 904, 913
(1247 square feet)

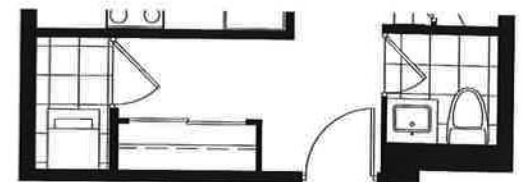
SUITE
902, 914
(1268 square feet)



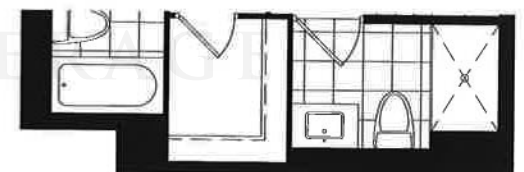
UPPER LEVEL SUITE
902-904, 913, 914



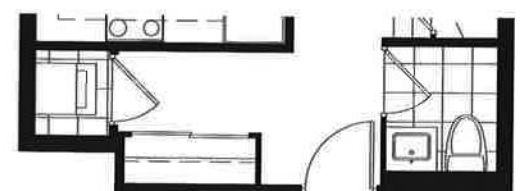
UPPER LEVEL SUITE
910



LOWER LEVEL SUITE
910
(1241 square feet)



UPPER LEVEL SUITE
911, 912



LOWER LEVEL SUITE
911, 912
(1230 square feet)



NINTH FLOOR

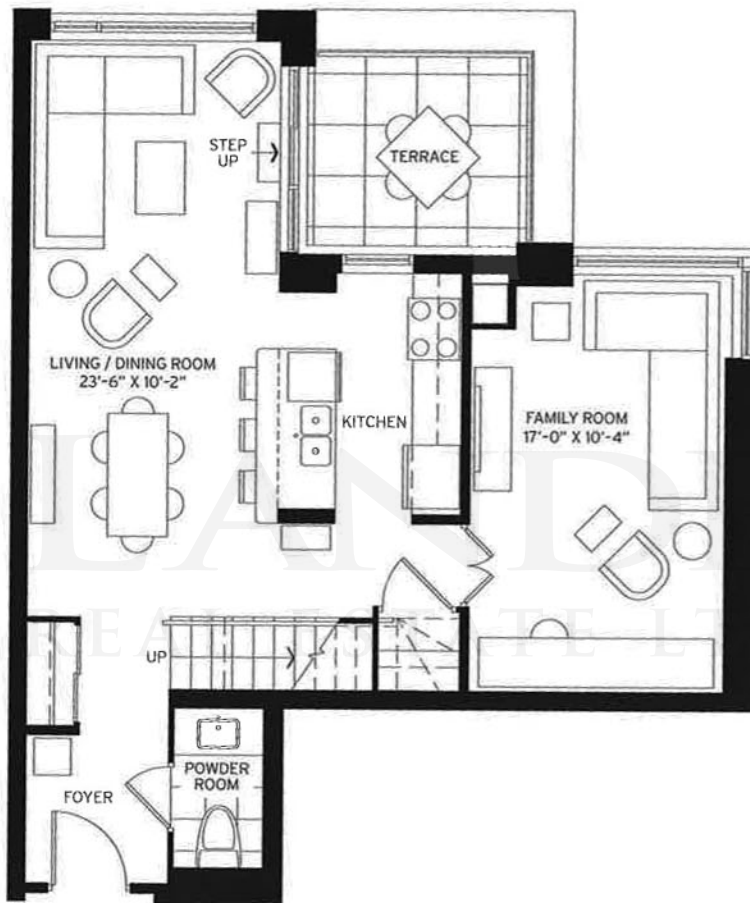


TENTH FLOOR

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.

MELBOURNE

1312 square feet
two bedroom
+ family room / three bathroom



LOWER LEVEL



UPPER LEVEL



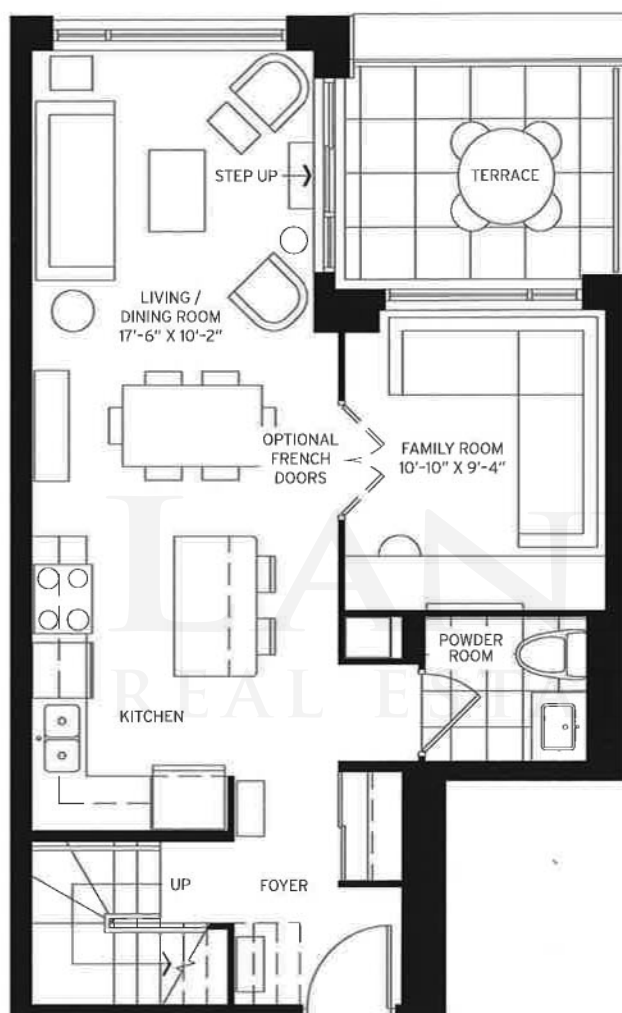
NINTH FLOOR

TENTH FLOOR

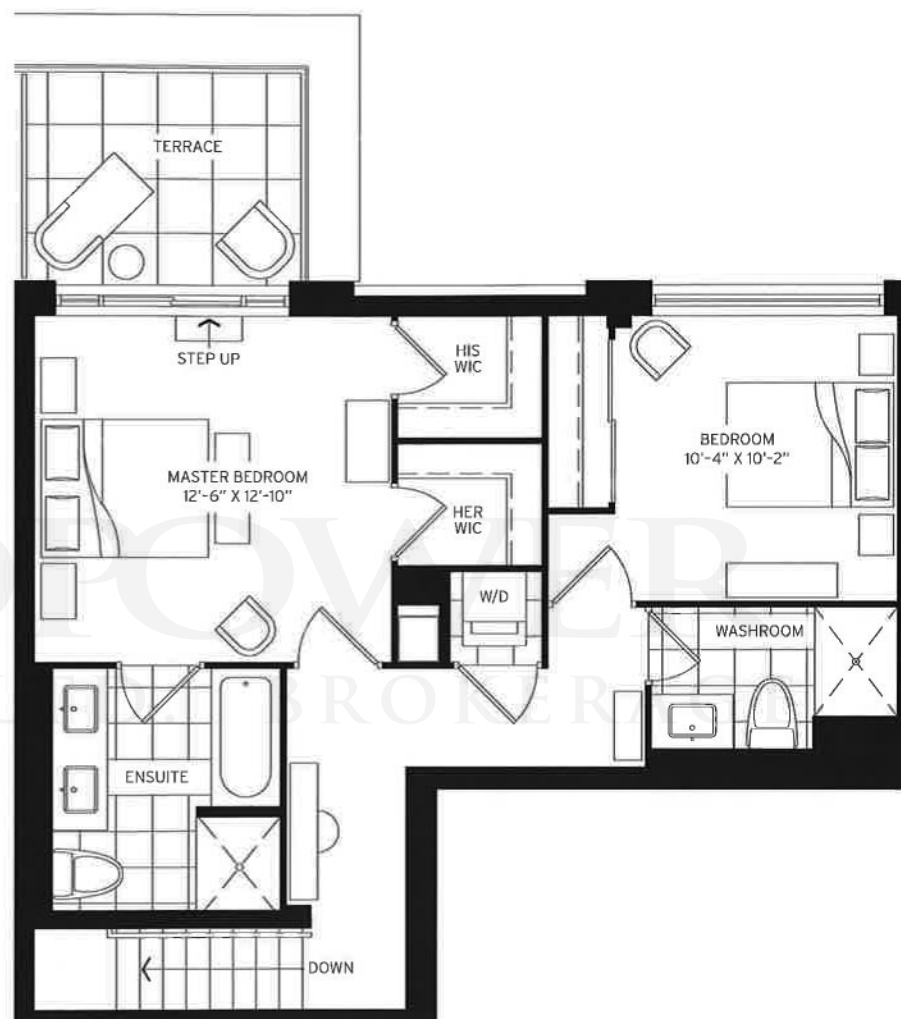
All dimensions and drawings are approximate. Sizes and specifications subject to change without notice, E & O, E. All illustrations are artist's concept. Actual useable floor space varies from the stated floor area. Furniture not included.

WASHINGTON

1321 square feet
two bedroom
+ family room / three bathroom



LOWER LEVEL



UPPER LEVEL



NINTH FLOOR



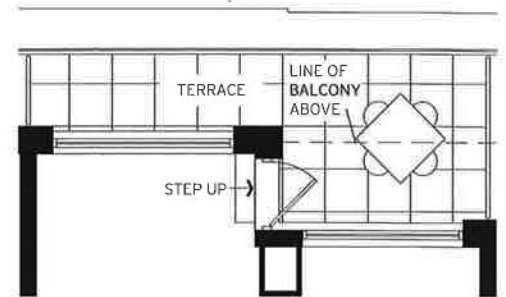
TENTH FLOOR

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.

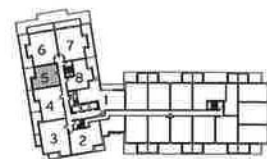
Penthouse
LANDPOWER
REAL ESTATE LTD. BROKERAGE

OSAKA

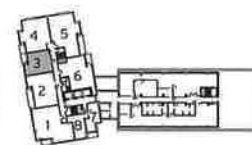
550 square feet
one bedroom / one bathroom



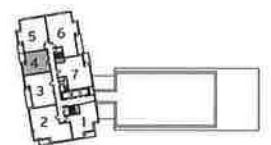
SUITE
1005



TENTH FLOOR



ELEVENTH FLOOR

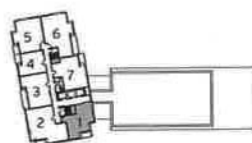
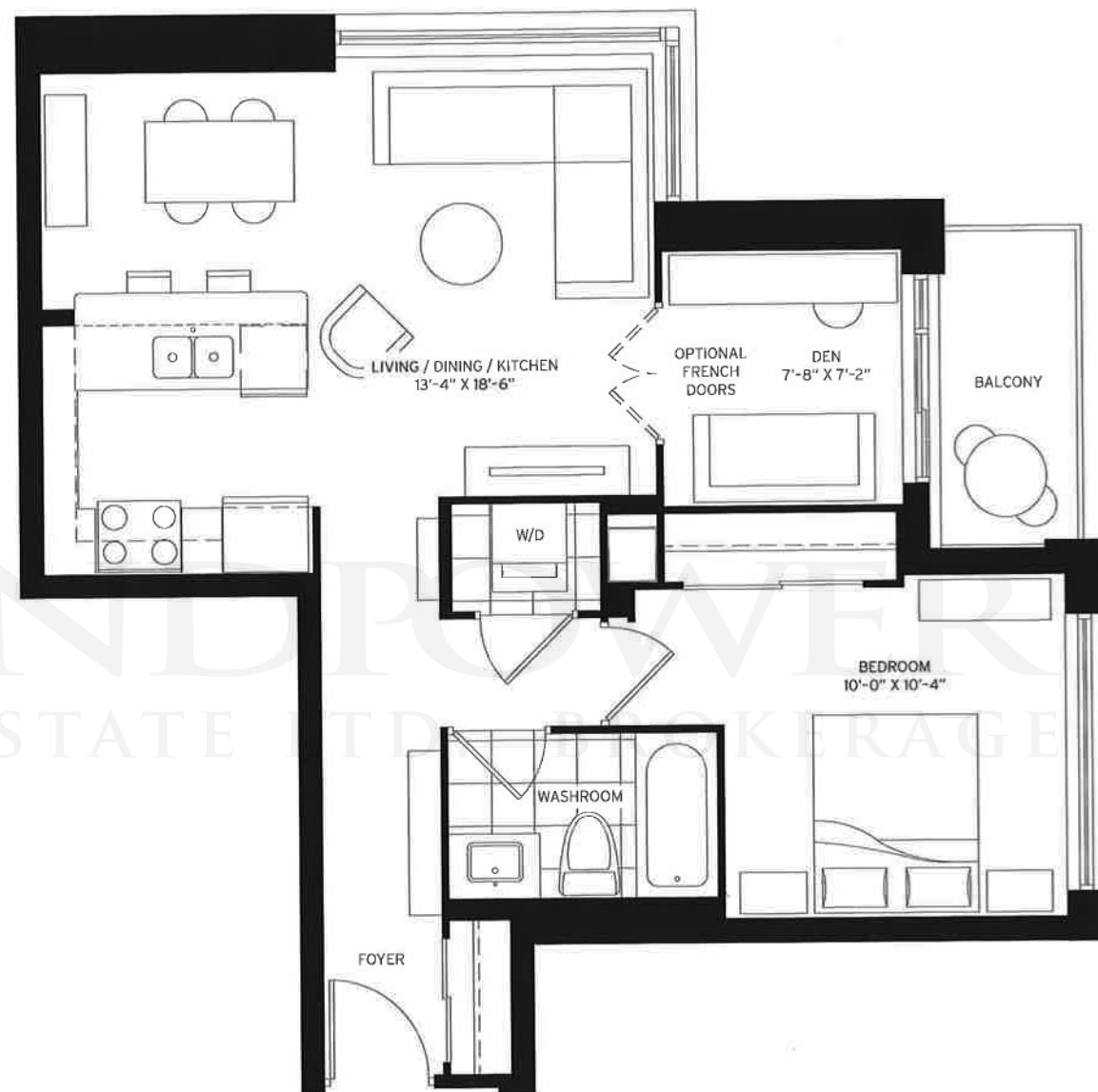


TWELFTH - FOURTEENTH FLOORS

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.

PERTH

745 square feet
one bedroom + den / one bathroom



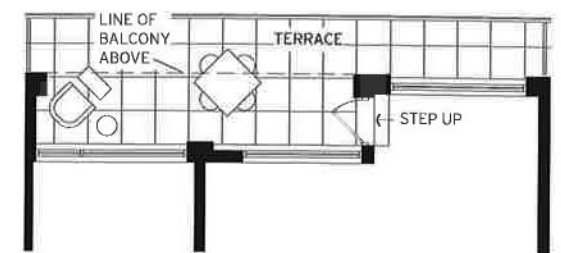
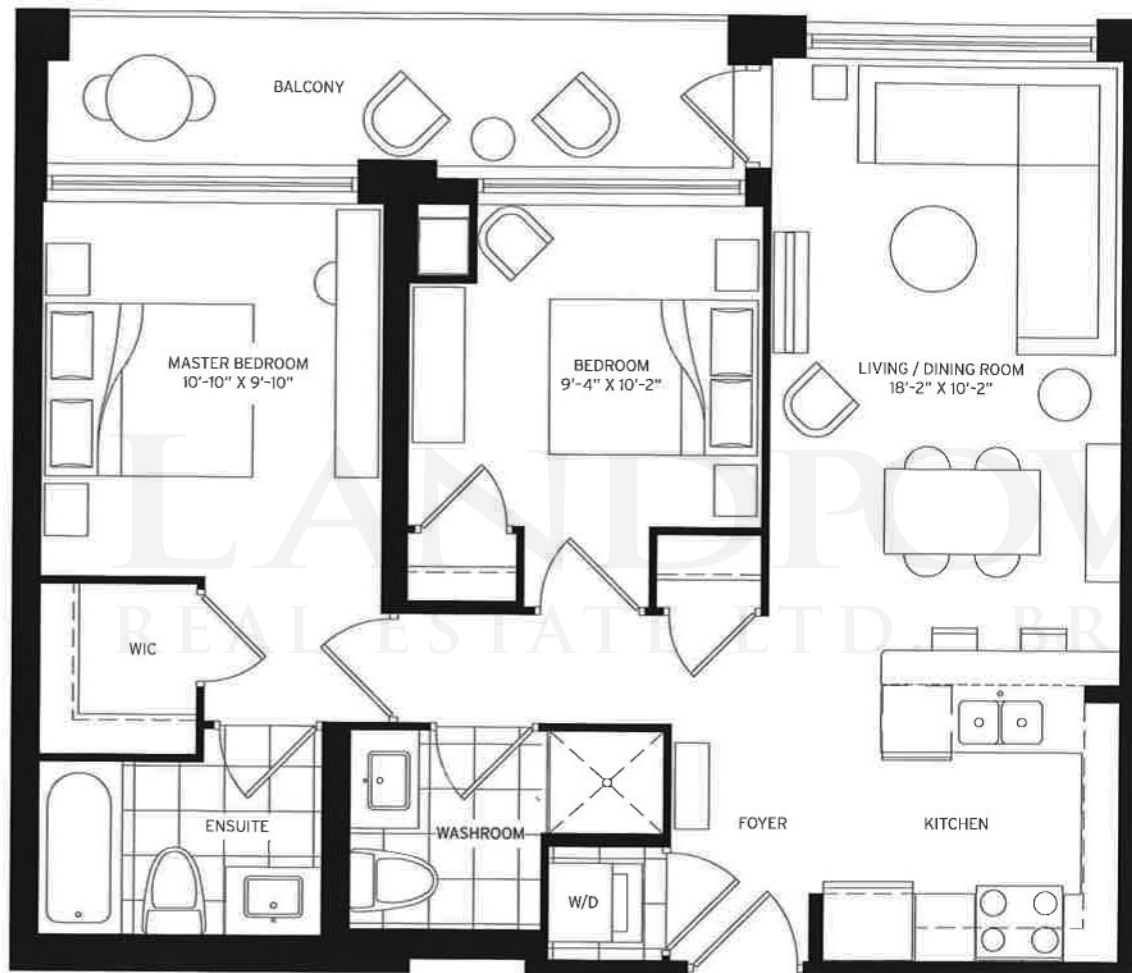
TWELFTH - FOURTEENTH FLOORS



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.

BRUSSELS

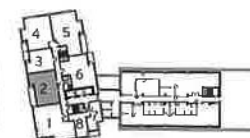
800 square feet
two bedroom / two bathroom



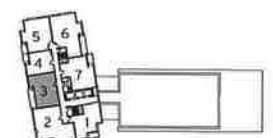
SUITE
1004



TENTH FLOOR



ELEVENTH FLOOR

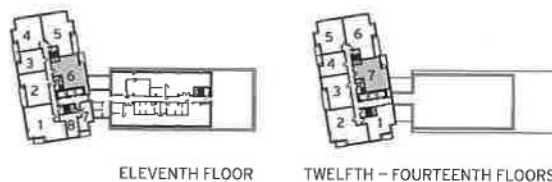
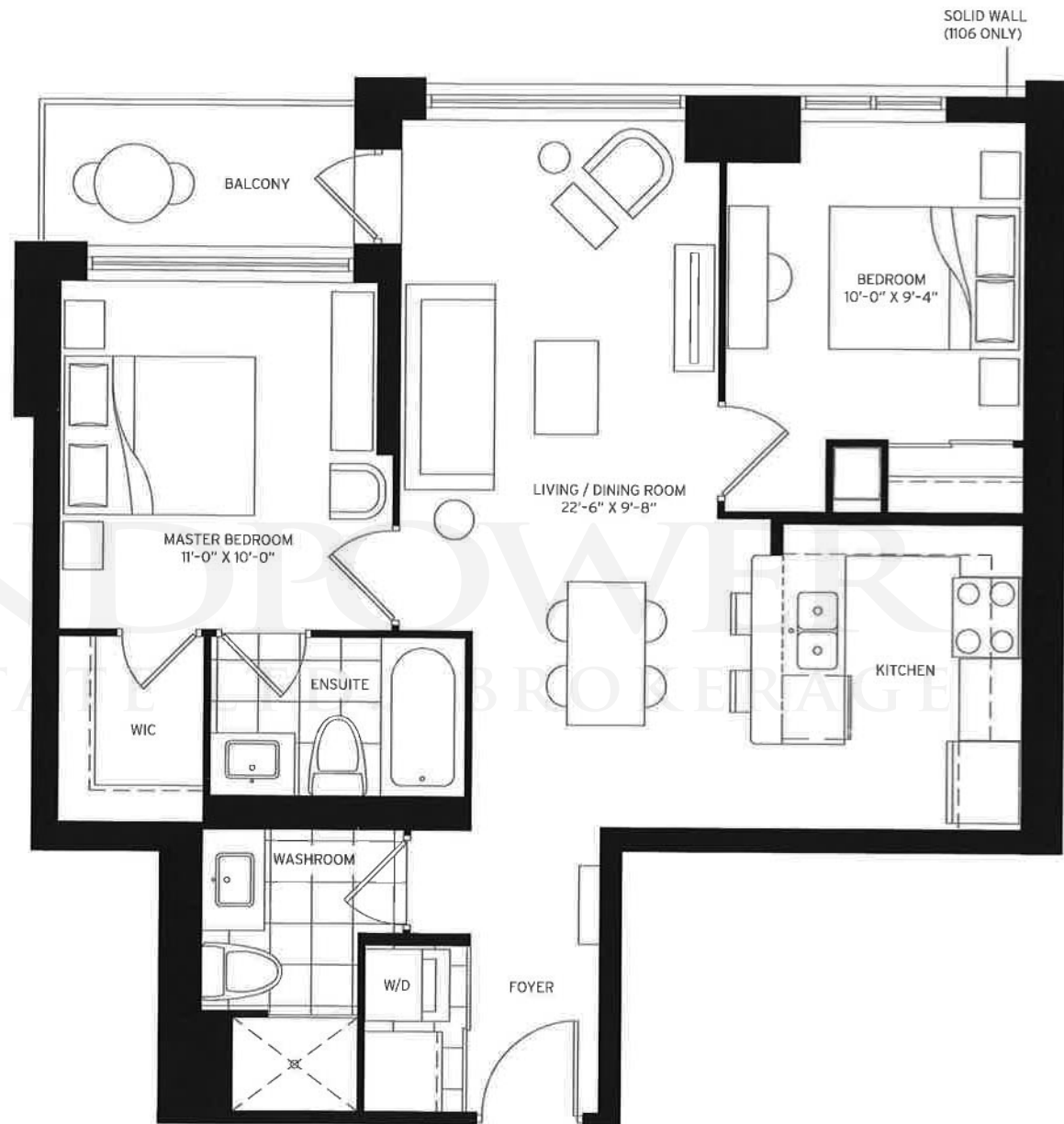


TWELFTH - FOURTEENTH FLOORS

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.

NUREMBERG

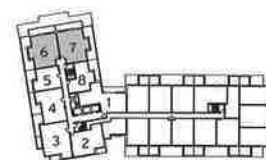
851 square feet
two bedroom / two bathroom



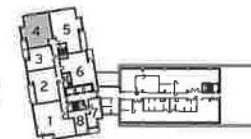
All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O, E. All illustrations are artist's concept. Actual useable floor space varies from the stated floor area. Furniture not included.

LEIPZIG

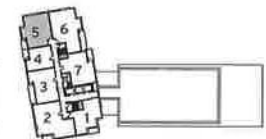
900 square feet
two bedroom / two bathroom



TENTH FLOOR



ELEVENTH FLOOR

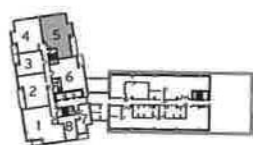
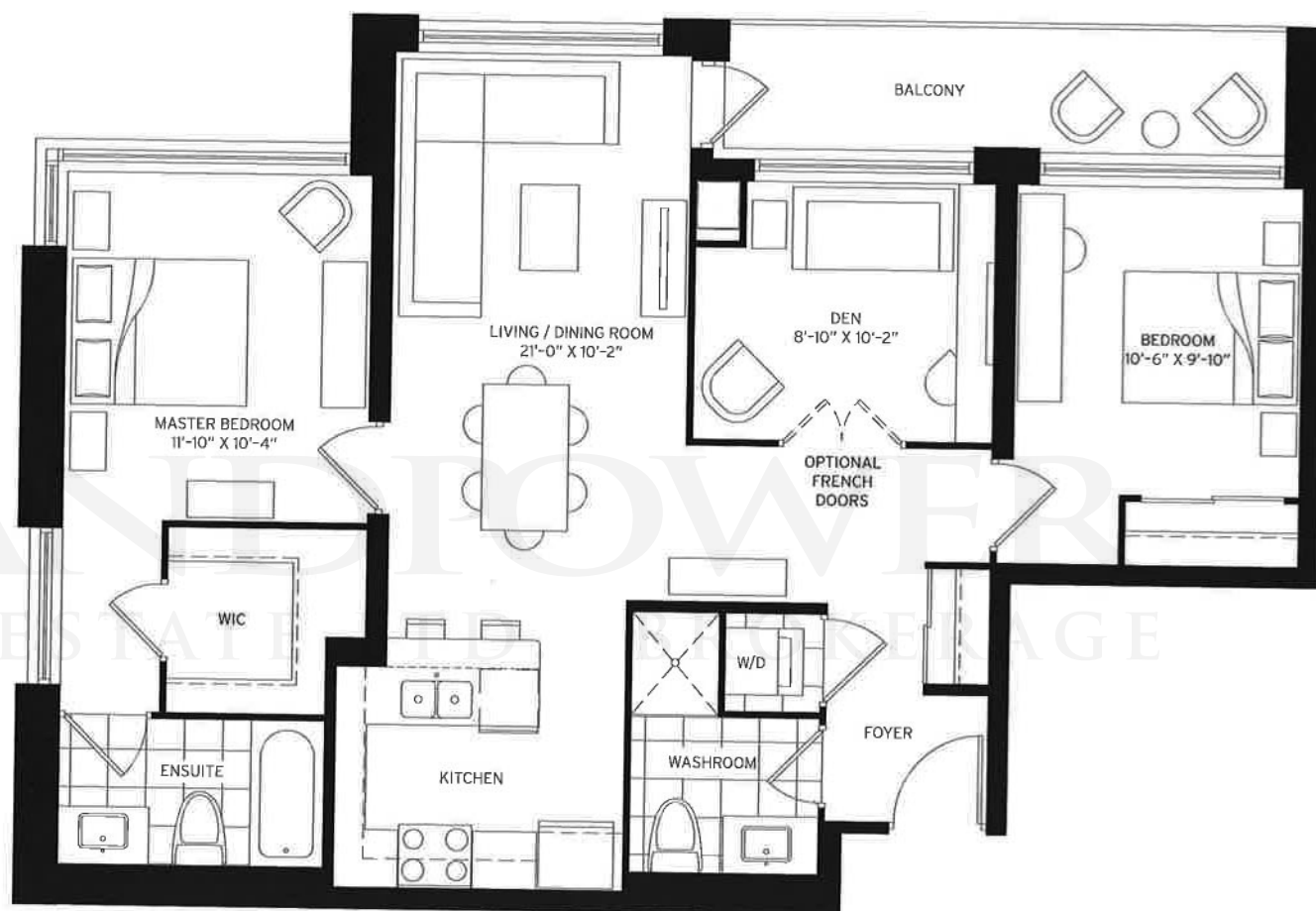


TWELFTH - FOURTEENTH FLOORS

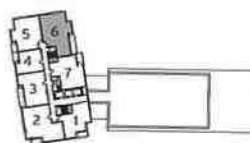
All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O.E. All illustrations are artist's concept. Actual useable floor space varies from the stated floor area. Furniture not included.

HELSINKI

1067 square feet
two bedroom + den / two bathroom



ELEVENTH FLOOR



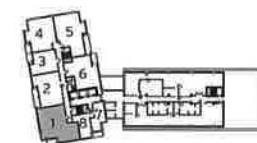
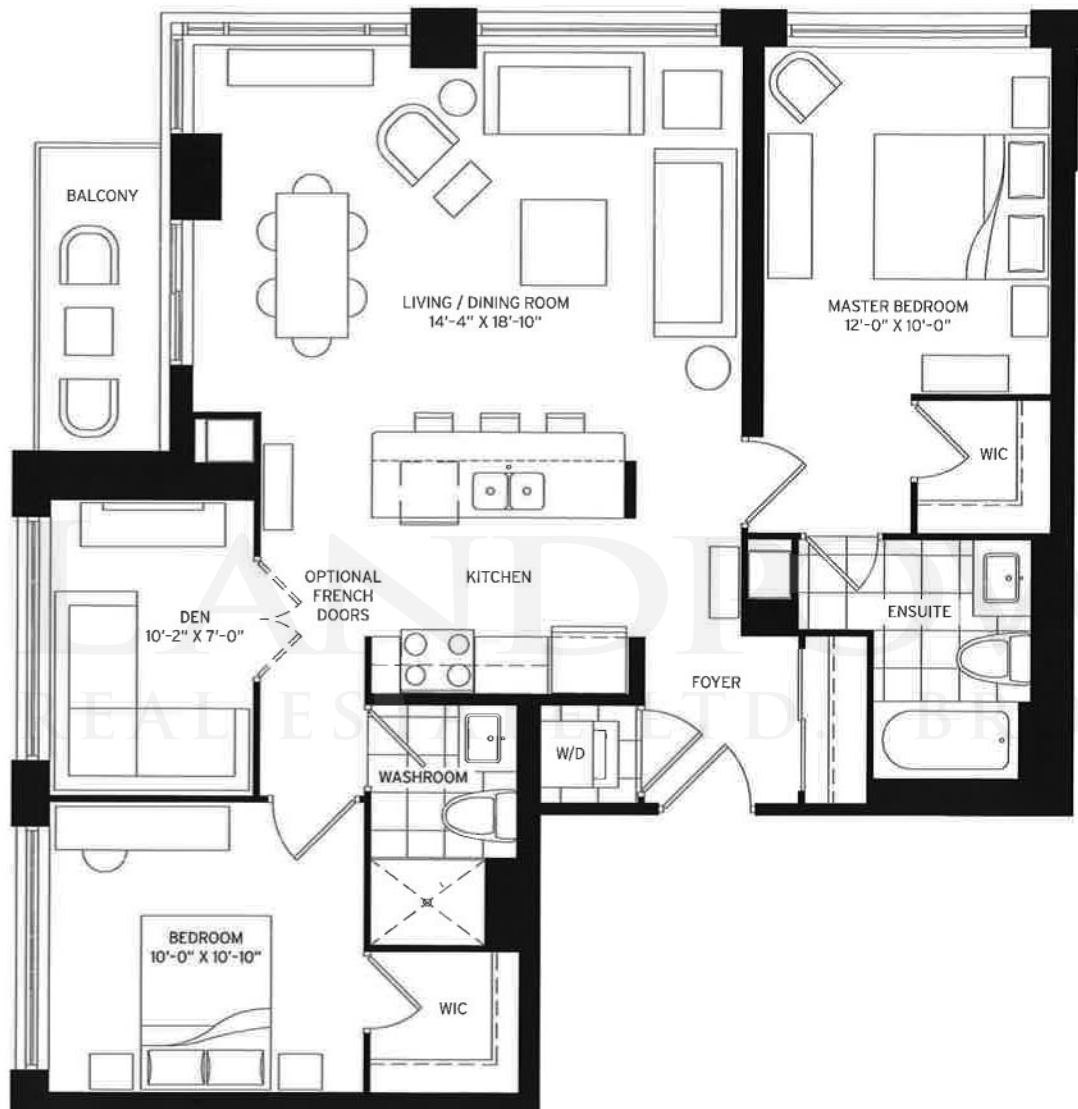
TWELFTH - FOURTEENTH FLOORS



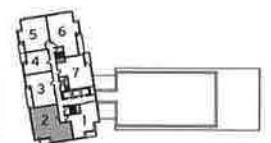
All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O.E. All illustrations are artist's concept. Actual useable floor space varies from the stated floor area. Furniture not included.

BUDAPEST

1104 square feet
two bedroom + den / two bathroom



ELEVENTH FLOOR



TWELFTH - FOURTEENTH FLOORS

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.