



Preview Pricing

MODEL	FROM FLOORS	TYPE	APPROX. SUITE SIZE	EXPOSURE	PRICES FROM:
The Astoria	8	1 Bed + Den	648	W	\$296,900
The Carlyle	2	1 Bed + Den	698	N	\$331,900
The Lexington	7	2 Bedroom	765	NW	\$362,900
The Lexington	7	2 Bedroom	765	SW	\$372,900
The Pierre	3	1 Bed + Den	775	S	\$355,900
The Regis	2	2 Bedroom	820	NE	\$379,900
The Regis	3	2 Bedroom	820	SE	\$391,900
The Conrad	2	2 Bed + Den	915	NW	\$415,900
The Conrad	3	2 Bed + Den	915	SW	\$429,900
The Madison	20	2 Bedroom	1550	S	\$727,900

(Subject to availability). Premiums apply to floors and views.
Floor increases per floor are approx. \$1,000. Speak to sales representative for details

Terrace Collection

MODEL	SUITE	TYPE	APPROX. SUITE SIZE	EXPOSURE	APPROX. TERRACE SIZE	PRICES FROM:
The Pierre	202	1 Bed + Den	775	S	326	\$370,900
The Pierre	203	1 Bed + Den	775	S	326	\$370,900
The Regis	201	2 Bedroom	820	SE	2162	\$431,900
The Conrad	204	2 Bed + Den	915	SW	513	\$449,900

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

Deposit Structure \$5,000 with Agreement Balance of 5% in 30 days 5% in 90 days 5% in 370 days 5% on Occupancy International Deposit Structure \$5,000 with Agreement Balance of 10% in 30 days 10% in 90 days 10% in 370 days 5% on Occupancy One Parking space: Included in Purchase Price Lockers: \$5,000	Maintenance \$0.48 cents per square foot Hydro metered separately Parking Maintenance fee - \$35.00/ month Locker Maintenance - \$12.00/ month Taxes Estimated at approximately 1% of purchase price annually. Prices include H.S.T. First Tentative Occupancy Date: September 2016
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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. May 1, 2014.
*Please see a Sales Representative for details.

Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected.
Phone Number: 905-553-7275 Email: parkavenueplace@bakersales.info





Features List

Building & Neighborhood Features:

- 24 Hour concierge service
- Party Room with Bar/Lounge
- Guest Suite
- Games room, reading room, state of the art fitness centre
- Outdoor landscaped terrace, finished with a fire pit and comfortable sitting

Suite Interiors:

- Tall 9' ceiling heights on Floors 2 through 22
- Soaring 10' ceiling heights on Penthouse floor in main living areas
- Classic smooth ceilings
- Contemporary baseboard and casing trim package
- 8' solid core paneled doors on Penthouse levels with contemporary brushed nickel hardware
- Green friendly thermal insulated energy efficient double glazed bronze tinted windows

Signature Kitchen:

- High quality 4 piece European 24" Miele Appliance package:
 - Miele fully integrated refrigerator
 - Miele fully integrated stainless steel oven and ceramic cooktop
 - Miele fully integrated dishwasher
 - Miele high performance, European-style designer hood fan
- European style cabinetry to be selected from Vendor's standard selections
- Luxurious quartz 2cm countertops with polished square edge selected from Vendor's standard selections
- Sleek single under-mount stainless steel sink with modern integrated pull-out spray faucet
- Elegant ceramic or glass backsplash selected from Vendor's standard selections

Floor Finishings:

- Premium laminate floating floor throughout living and dining rooms, breakfast area, den, bedrooms, hallways and foyer
- 12" by 12" or 12" by 24" Timeless porcelain and/or ceramic tiles to be included within the Vendor's standard selections

Spa-Inspired Bathrooms:

- European style vanity selected from Vendor's standard selections
- 2cm elegant quartz or marble countertop selected from Vendor's standard selections
- Contemporary deep 5ft soaker tub with integrated shower head as per plan
- Contemporary shower stalls with modern frameless glass shower door as per plan
- Porcelain and/or ceramic tile for tub enclosures and shower stalls selected from Vendor's standard selections
- Beveled designer Vanity mirror

Laundry:

- Convenient in-suite energy efficient stacked washer/dryer vented to exterior
- Quick water shut off valve

*As per city bylaws. Features and finishes are subject to change without notice. E.&O.E. Last Updated: May 1st, 2014



WORKSHEET

EMAIL: parkavenueplace@bakersales.info

OFFICE USE ONLY

Date Received: _____	BASE PURCHASE PRICE \$ _____
Baker Sales Representative: _____	PARKING COST \$ _____
SUITE: _____ (the Unit)	LOCKER COST \$ _____
MODEL: _____	TOTAL PURCHASE PRICE \$ _____

PLEASE FILL OUT THE FOLLOWING

	MODEL	FLOOR
CHOICE #1		
CHOICE #2		
CHOICE #3		
CHOICE #4		
CHOICE #5		

PURCHASER INFORMATION : PLEASE ENCLOSE CLEAR COPY OF PURCHASER IDENTIFICATION

PURCHASER 1	PURCHASER 2
First Name: _____	First Name: _____
Last Name: _____	Last Name: _____
Address: _____	Address: _____
Suite # _____	Suite # _____
City: _____ Province: _____	City _____ Province: _____
Postal Code: _____	Postal Code: _____
Main Phone: _____	Main Phone: _____
Alternate Phone: _____	Alternate Phone: _____
Date of Birth: _____	Date of Birth: _____
S.I.N. # _____	S.I.N. # _____
Driver's Licence # _____	Driver's Licence # _____
Expiry Date: _____	Expiry Date: _____
Email: _____	Email: _____
PURCHASER PROFILE: (TO BE COMPLETED BY AGENT)	
Did you register through the Web? _____	How did you hear about us? _____
Profession: _____	Marital Status: _____
How many dependents? _____	Ages? _____
End User or Investor _____	

Co-operating Broker: Please enclose Agent's business card.

Name: _____

Brokerage: _____

Address: _____

Mobile: _____

Office: _____

Fax: _____

Email: _____



PARK AVENUE

PLACE

LENDI POWER
REAL ESTATE LTD. BROKERAGE

LIVING HERE IS WHERE YOU WANT TO BE



PARK AVENUE
PLACE

REAL ESTATE LTD. BROKERAGE



Artist's concept.



A PRIVILEGED FEW



There are opportunities that only happen once in a lifetime, with a lucky few who are able to recognize and appreciate them.

Timeless architectural design, built with the finest materials and finished off with luxurious details all come together

to offer you an experience rivaled by none. Welcome to life at **Park Avenue Place**.



Park Avenue Place – Tower I. Artist's concept.



A TOWERING ACHIEVEMENT

Soaring above the rest, the **Park Avenue Place** towers are a beauty to behold in their own right. Designed to become a modern classic, it emanates the elegance and quality craftsmanship that you come to expect from a Solmar community.

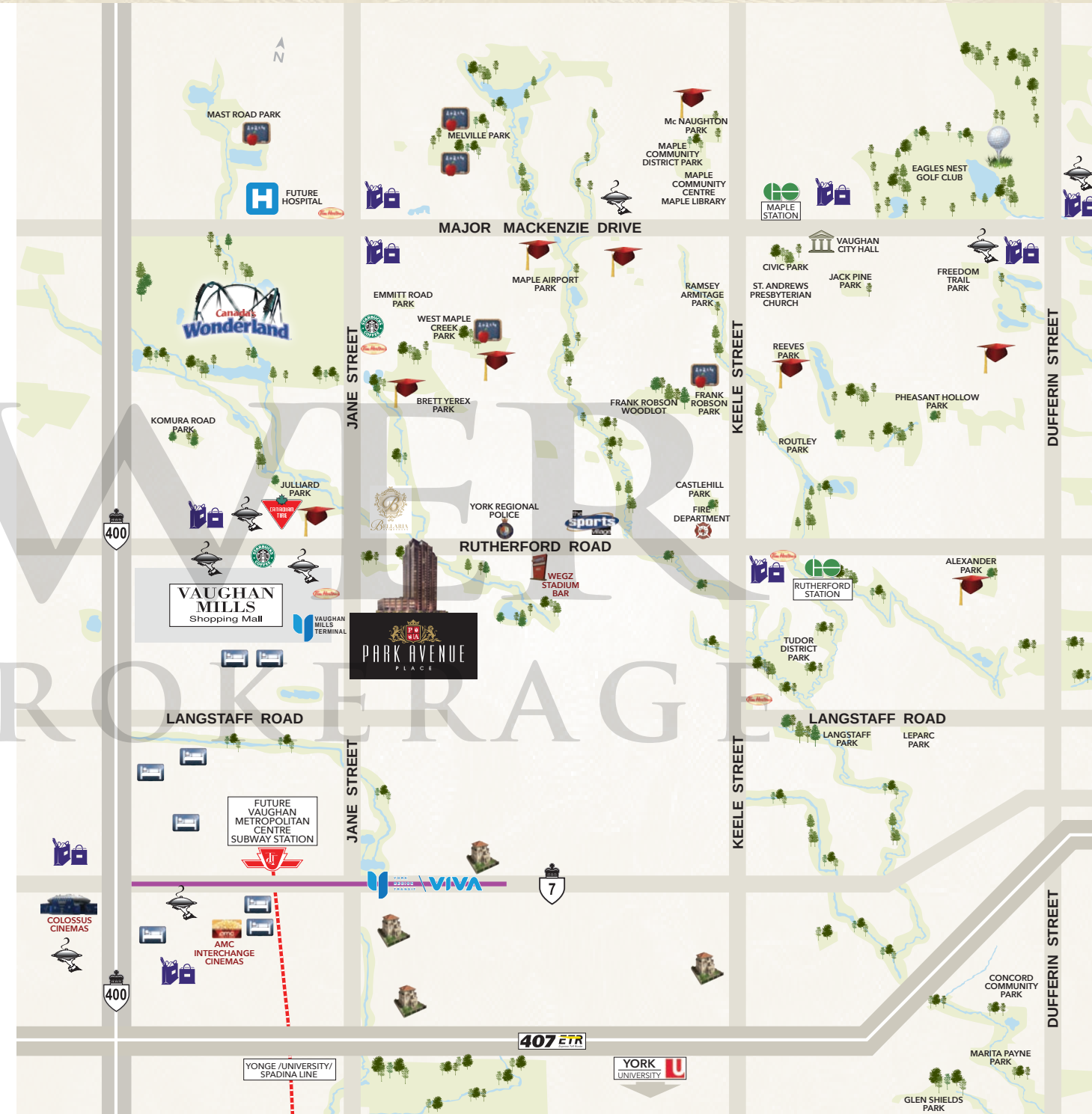
EXPLORE EVERY AVENUE

The ultimate luxury is having all the beauty and features of a downtown condominium without the hassles of living downtown. Accessibility goes hand in hand with luxury, and access to anything you need is always close at hand. Located in Vaughn, **Park Avenue Place** brings just the right mix of high style and low key living that you deserve.



Located just off of highway 400, **Park Avenue Place** is situated in the perfect location for all of your needs. From your front doorstep you can access some of the largest shopping and entertainment attractions in Ontario. Vaughan Mills is home to a wide array of shops and restaurants that will never fail to please. For the more adventurous, Canada's Wonderland is the perfect destination for a day of thrills. For your everyday needs, there are a wide variety of schools located close by, including prestigious York University. Easy access to Toronto's downtown highways, plus conveniently located by GO Transit stations and the upcoming TTC subway expansion. If you head a little further north, beautiful Kleinburg is yours to explore with many fine dining experiences and quaint boutiques.

PLACES OF INTEREST	
	ELEMENTARY SCHOOL
	HIGH SCHOOL
	RESTAURANT
	SHOPPING
	VIVA RAPIDWAY-PHASE 1
	HOTEL
	BANQUET HALL





LUXURY IS
ATTENTION TO DETAIL



The beauty of your home begins with the first few steps into the immaculately detailed lobby of **Park Avenue Place**.

With polished marble flooring and a grand marble fireplace, accented throughout with modern, elegant furnishings, you'll find yourself spending as much time in the lobby as in your new home.





Artist's concept.



MAKE YOURSELF AT HOME

Entertain friends and family effortlessly in the exclusive **Park Avenue Place** party room, fully stocked with all the modern finishes and furnishings, it's all you need to host a fantastic night. With an elegant fireplace, televisions, and bar, amusement and entertainment will always be close at hand.





EMBRACE QUALITY TIME

Revel in the height of luxury with the expansive roof top terrace. Sit back and enjoy modern, plush furniture, landscaped gardens, full length loungers, and a warm, inviting outdoor fire pit area. Enjoy your view from the top at **Park Avenue Place**.



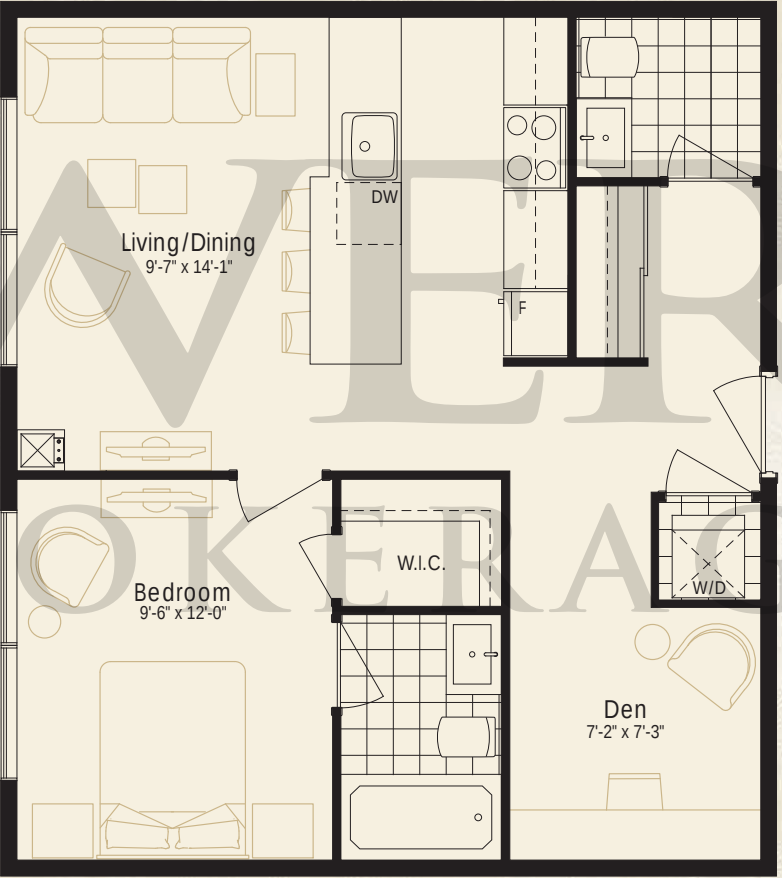


LUXURY AMENITIES

Luxury is important to you, and you expect it from the ground up. The ground floor of **Park Avenue Place** is replete with a variety of amenities for anything you could need. A fully equipped gym lets you stay at the height of health. Entertain friends and family with ease in a fully furnished party room complete with sleek bar and a separate lounge. Extend the evening in the games room, stocked for fun and memorable nights. Everything you need to make your life that much more enjoyable is steps away from your lobby door...









698

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FT

THE CARLYLE

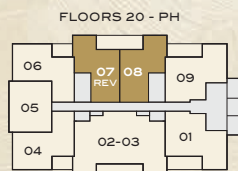
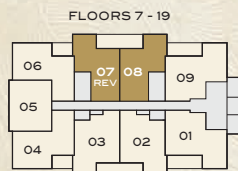
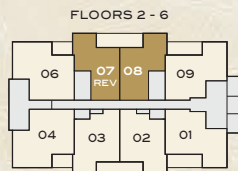
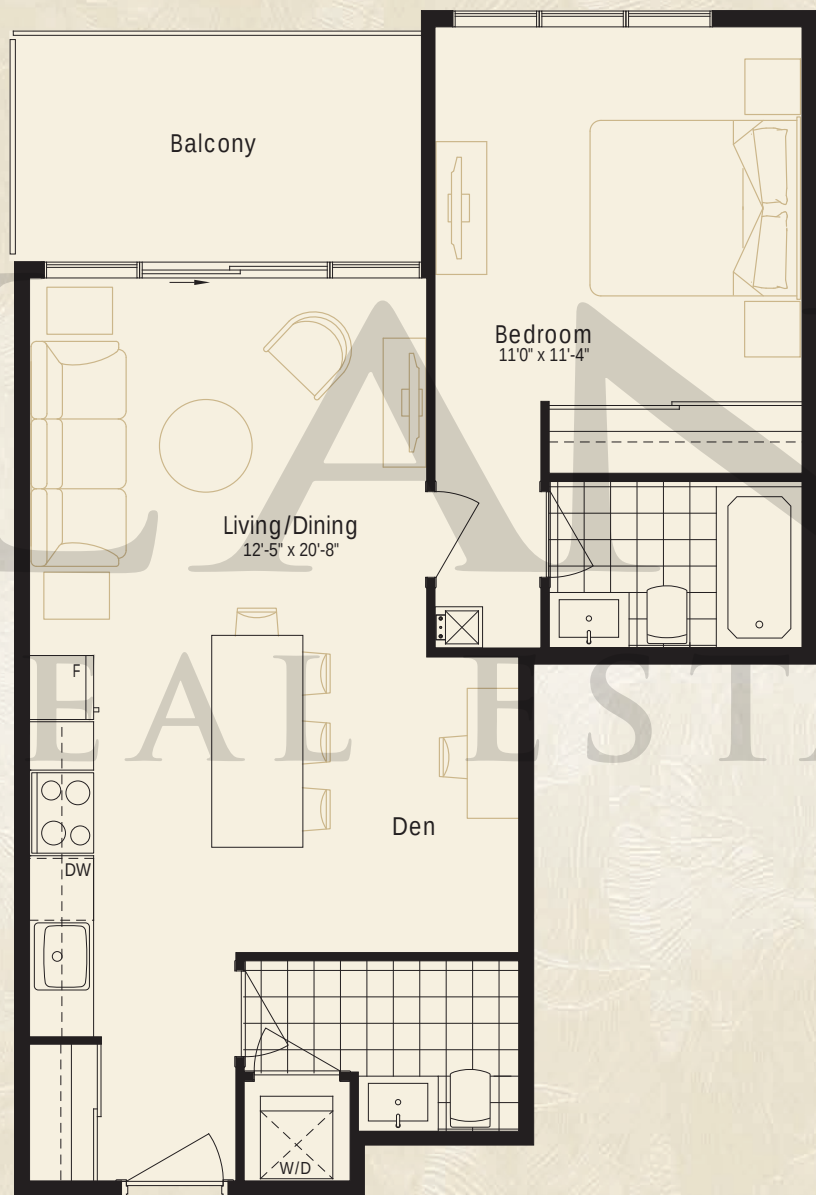
ONE BEDROOM + DEN

THE LEXINGTON

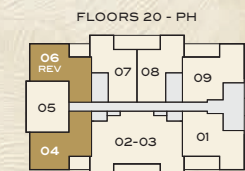
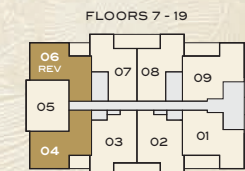
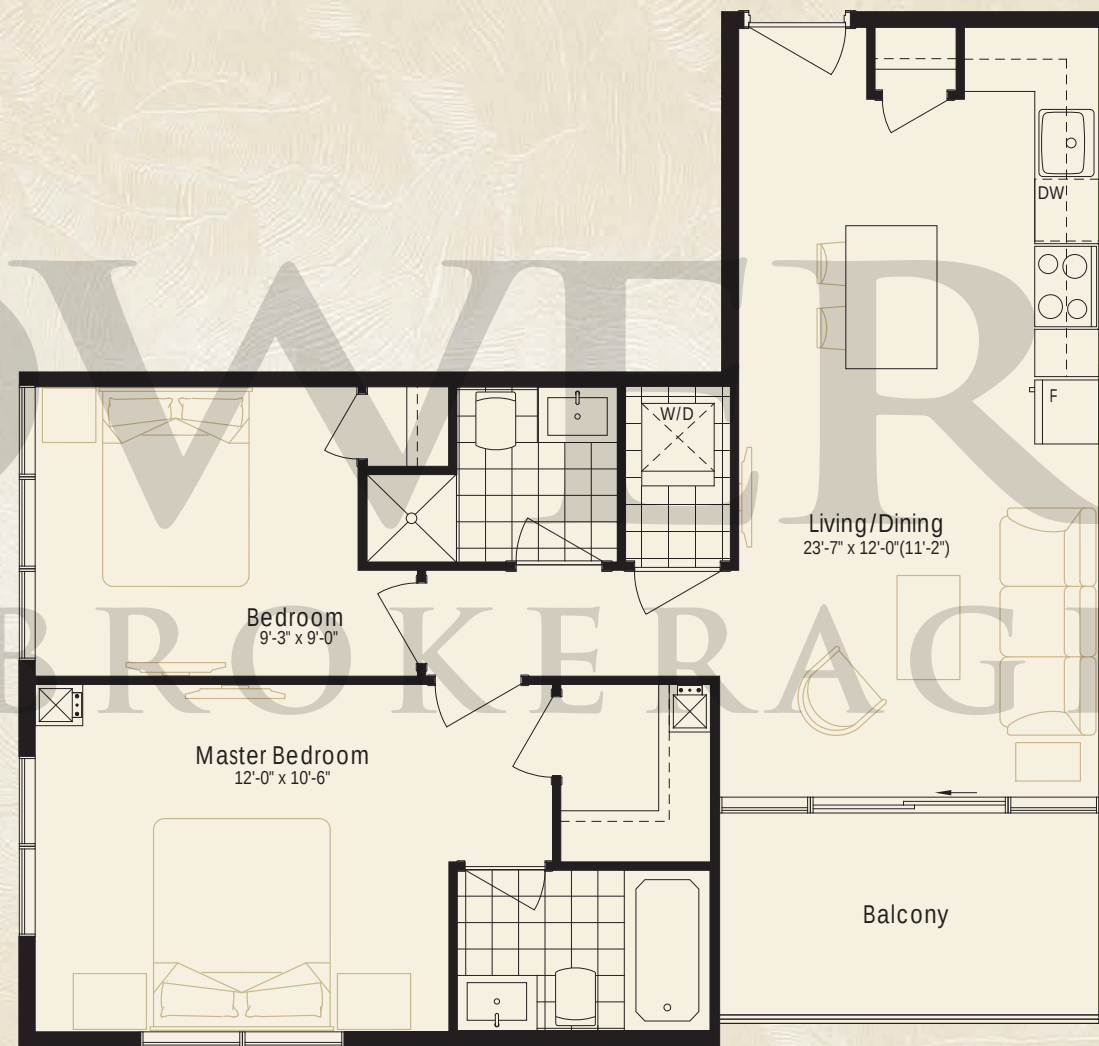
TWO BEDROOM

765

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FT



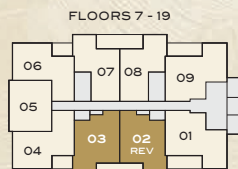
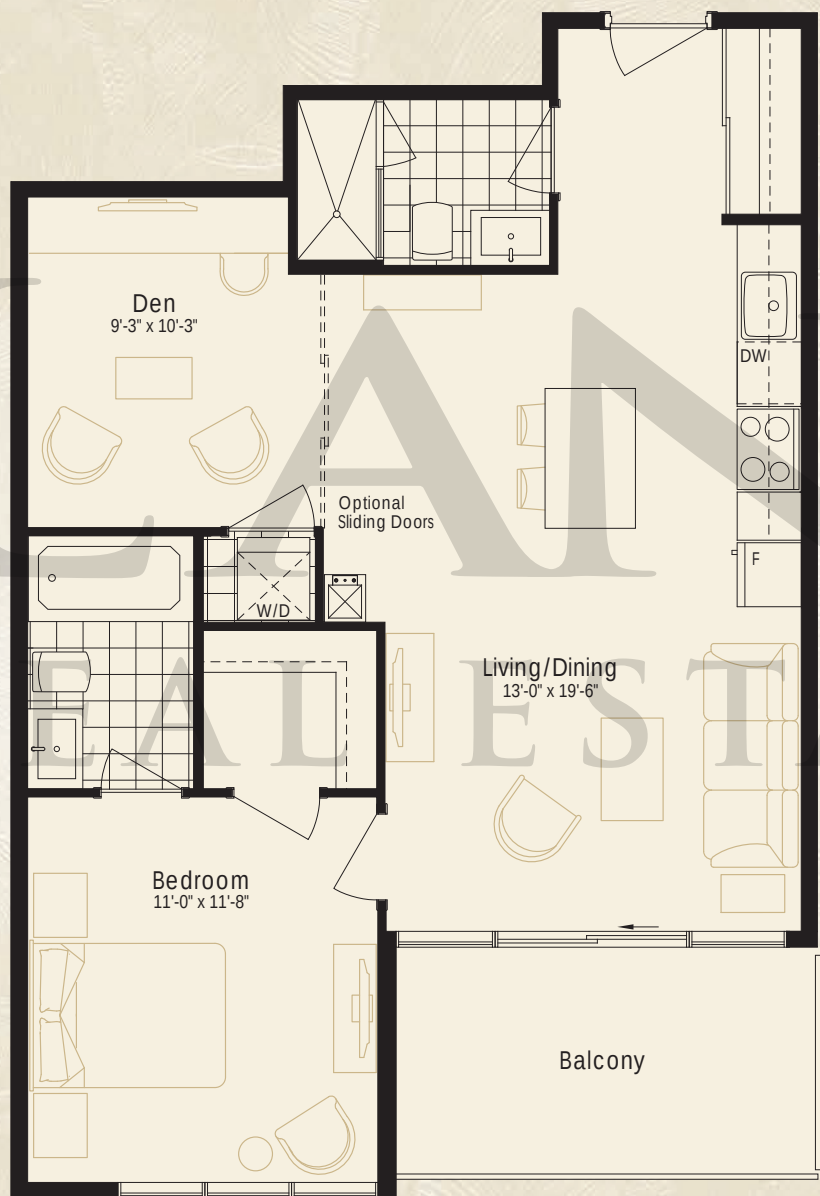
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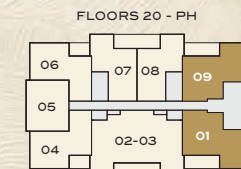
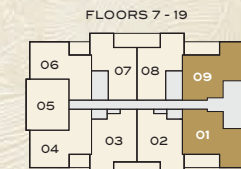
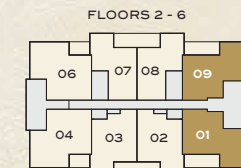
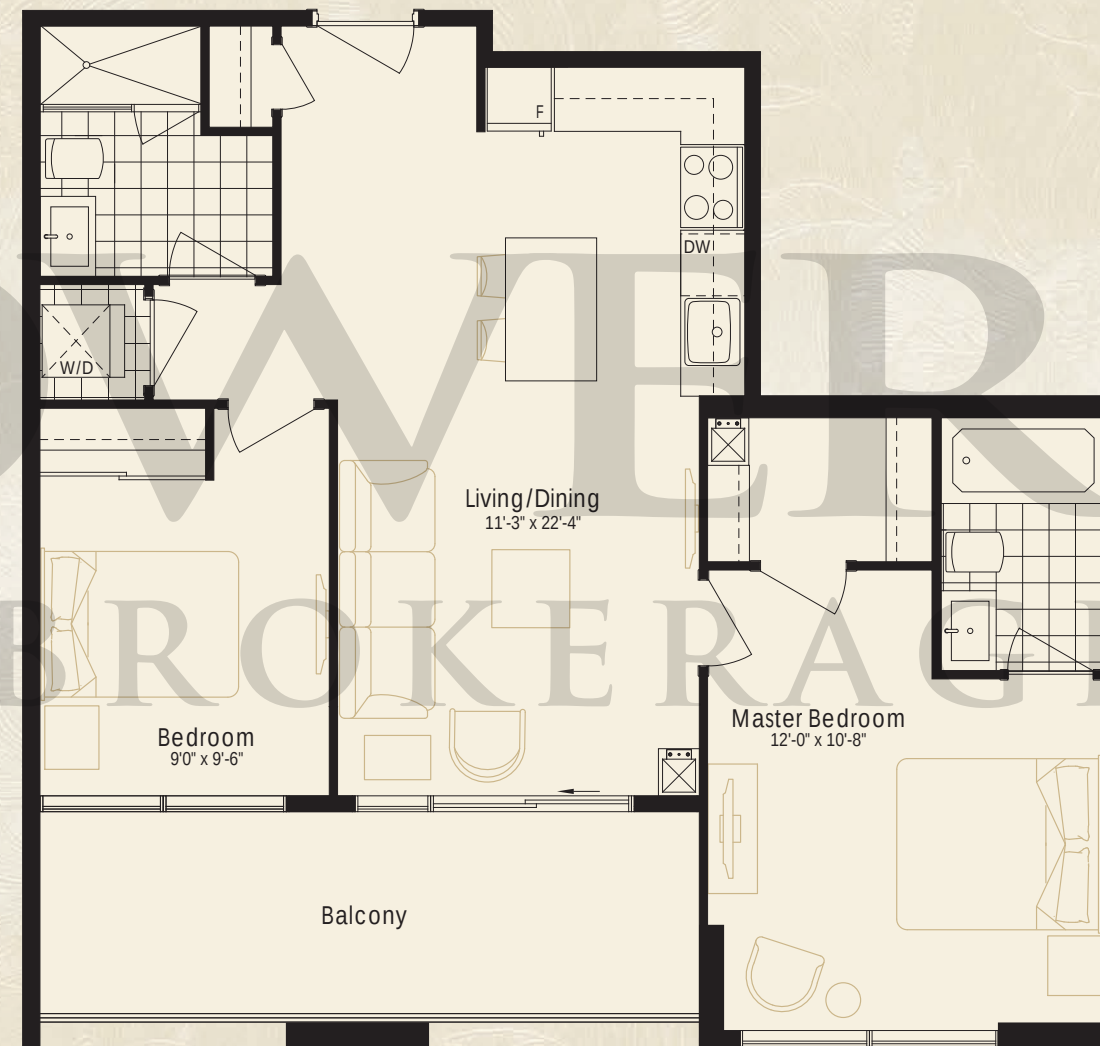
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775 | SQ FT | THE PIERRE
ONE BEDROOM + DEN



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915

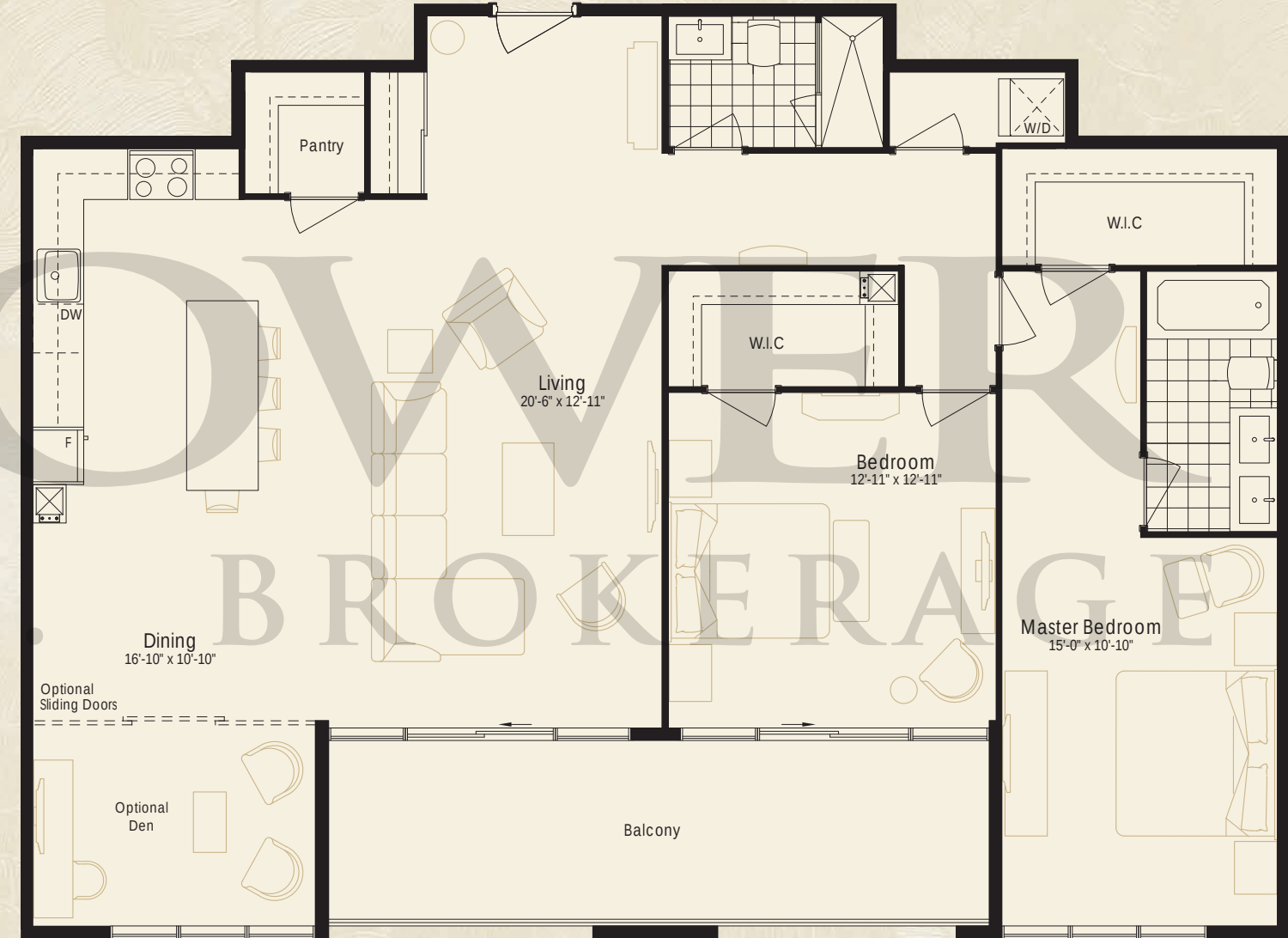
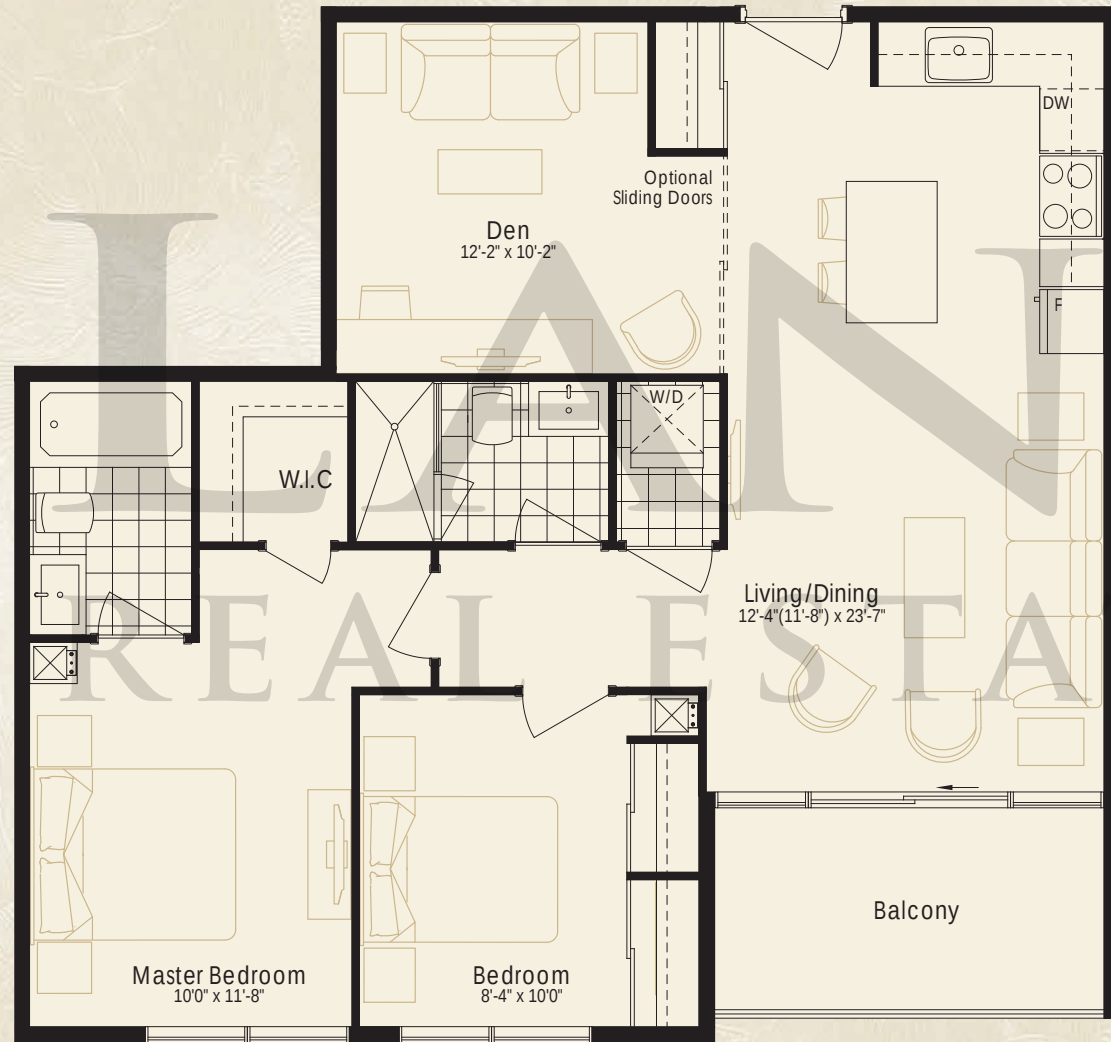
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THE CONRAD
TWO BEDROOM + DEN

THE MADISON
TWO BEDROOM WITH OPTIONAL DEN

1550

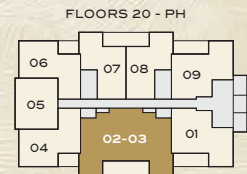
SQ
FT



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FEATURES & FINISHES

IMPRESSIVE BUILDING FEATURES

Go beyond condominium living with building features that sets **Park Avenue Place** apart from the rest. Luxurious living is yours with a 24 hour concierge service available to residents to assist with anything you may need. Within the building there are amenities that will fulfill any of your needs and desires, including a party room with bar/lounge, guest suite, games room, reading room, state of the art fitness centre, as well as an elegant lobby furnished with marble accents. An outdoor landscaped terrace finished with a fire pit and comfortable seating, as well as beautifully landscaped exteriors, lets you enjoy the outdoors with style and sophistication.

REFINED SUITE INTERIORS

To ensure that only the best goes into your home, each suite has been designed with you in mind, reflecting the high standards of **Park Avenue Place** and its residents.

- Tall 9' ceiling heights on Floors 2 through 22
- Soaring 10' ceiling heights on Penthouse floor in the main living areas
- Classic smooth ceilings painted with flat paint throughout
- All Interior walls will be primed and painted with high quality latex paint
- Kitchen, bathroom(s), laundry areas all elegantly trim painted with white semi-gloss paint
- 7' paneled doors complete with contemporary brushed nickel hardware
- Contemporary baseboard and casing trim package for all typical suites throughout

- 8' solid core paneled doors on Penthouse Levels with contemporary brushed nickel hardware
- Contemporary upgraded baseboard and casing trim package for all Penthouse Level Suites
- Entry closet with single door or mirrored sliding doors (as indicated on plans)
- Green friendly thermal insulated energy efficient double glazed bronze tinted windows

SIGNATURE KITCHEN

Park Avenue Place offers state of the art, modern kitchens that come with only the highest quality enhancements. Take your kitchen to the upper echelon of style and functionality with our exclusive Miele appliance package for everything you need in your kitchen.

- High quality 4 piece European 24" Miele Appliance package:
 - Miele fully integrated refrigerator
 - Miele fully integrated stainless steel oven and ceramic cooktop
 - Miele fully integrated dishwasher
 - Miele high performance, European-style designer hood fan
- European style cabinetry to be selected from Vendor's standard selections
- Luxurious quartz 2cm countertops with polished square edge selected from Vendor's standard selections
- Sleek single under-mount stainless steel sink with modern integrated pull-out spray faucet
- Elegant ceramic or glass backsplash selected from Vendor's standard selections

FLOOR FINISHINGS

- Premium laminate floating floor throughout living and dining rooms, breakfast area, den, bedrooms, hallways and foyer selected from Vendor's standard selections
- 12" by 12" or 12" by 24" Timeless porcelain and/or ceramic tiles to be included within the Vendor's standard selections

SPA-INSPIRED BATHROOMS

- European style vanity selected from Vendor's standard selections
- 2cm elegant quartz or marble countertop selected from Vendor's standard selections
- Contemporary deep 5ft soaker tub with integrated shower head as per plan
- Contemporary shower stalls with modern frameless glass shower door as per plan
- Porcelain and/or ceramic tile for tub enclosures and shower stalls selected from Vendor's standard selections
- Luxurious pressure balanced, temperature controlled shower faucet
- Convenient exhaust fan vented to exterior
- Flattering vanity chrome strip lighting
- Contemporary Ceramic white plumbing fixtures
- Beveled designer vanity mirror

LAUNDRY

- Convenient in-suite energy efficient stacked washer/dryer vented to exterior
- Quick water shut off valve
- Easy Access Lint Trap

ELECTRICAL SERVICE AND FIXTURES

- Individual 100 amp service panel with circuit breakers
- Individually metered hydro service to each suite
- White designer receptacles and switches throughout
- Ceiling light fixtures in foyer, hallway(s), walk-in closet(s), kitchen, den and breakfast area as per plan
- Capped ceiling light outlet in dining room as per buildings standard location
- Convenient switch controlled receptacle outlets in living room

COMMUNICATION

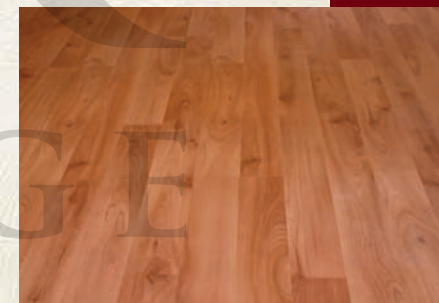
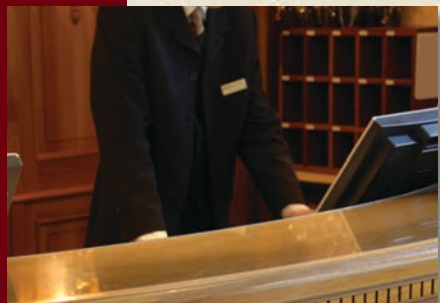
- All residences are conveniently pre-wired for cable television, telephone and internet services
- Fiber directly to every suite delivering the fastest speeds and latest products in TV & Internet available
- Pre-wired TV and telephone outlets in living room and bedroom(s)

SAFETY AND SECURITY

- Well lit underground parking with security cameras in the garage
- Personally encoded suite intrusion alarm with suite door contact and keypad, monitoring to be arranged by purchaser
- Carbon monoxide and smoke detector(s) hard wired
- Suite fire alarm with heat sensor(s) connected to building fire panel

PERSONAL COMFORT SYSTEM

- Separately metered suites for personal control of suite
- Individually controlled vertical fan coil system providing seasonal heating and air conditioning





EVERY COMMUNITY
FROM SOLMAR
IS A DEDICATION
TO QUALITY LIVING

For over 25 years, Solmar has led the way in building exquisite single family and condominium communities as well as exceptional commercial properties in prime locations across the Greater Toronto Area.

Distinguished by timeless elegance, sophisticated interior designs and meticulous attention to detail, every Solmar community is a dedication to quality living.

Our residential communities are rich in character and personality, imbued with old world values and new age efficiencies. Classic in appeal, yet modern in outlook, a Solmar community is a benchmark of quality that exceeds expectations.





PARKAVENUEPLACE.CA

SOLMAR[®]
DEVELOPMENT CORP