

the
CUMBERLAND
AT YORKVILLE PLAZA

THE MOST SOUGHT AFTER ADDRESS IN YORKVILLE



FLOORPLAN
PREVIEW PACKAGE

THIS
ONE-OF-A-KIND
ADDRESS IS IN THE
VERY HEART OF
YORKVILLE.

BROUGHT TO YOU BY



the
CUMBERLAND
AT YORKVILLE PLAZA

LAVER
REAL ESTATE
KORAGE

All images are artist concept and may include upgraded features and finishes, some features may not be available.
Plans and specifications are subject to change without notice. E.&O.E.

**THE CUMBERLAND
NORTH WEST FACADE**



THE CUMBERLAND PRIVATE EVENT SPACE

The Epitome Of Yorkville Living.

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World-Class Living...



THE CUMBERLAND TYPICAL SUITE

...At The Best Corner In Yorkville.

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PLATINUM AGENT’S PURCHASER INCENTIVES

1. Special Platinum Assignment Fee - ~~\$5,000~~ \$1,500

2. Deferred Deposit Structure

Resident Extended Deposit Structure:	Non-Resident Extended Deposit Structure:
\$5,000 on day of Signing	\$5,000 on day of Signing
Balance of 5% on Dec 18, 2013	Balance of 5% on Dec 18, 2013
5% on Mar 18, 2014	10% on Mar 18, 2014
5% on Sept 18, 2014	10% on Sept 18, 2014
5% on Jan 18, 2015	10% on Jan 18, 2015
5% on Occupancy	5% on Occupancy

3. One Year Free Maintenance

4. Cash Back

- \$5,000 off 1 Bedroom
- \$7,500 off 1 Bedroom + Den
- \$10,000 off 2 Bedroom

5. Development Levy/ Charges CAP

6. Connection/ Meter Charges CAP

SALES OFFICE

Phone Number: 416-966-3003 Email: sales@thecumberland.ca

*Please see sales representative for full details

Prices, specifications, features and offerings are subject to change without notice. E. & O.E
Nov 8, 2013





PLATINUM AGENT'S RELEASE

Suite Name	Unit Number	Bed Type	Floors	Size	View	Prices Starting From
Chelsea	01/13	1 Bedroom	8-28	385	West	\$347,900*
Strand	05/09	2 Bedroom	8-28	445	East	\$414,900*
Cambridge	06	1 Bedroom	8-28	490	East	\$442,900*
Oxford	02/12	1 Bedroom	8-28	500	North West	\$444,900*
Edinburgh	08	1 Bedroom + Den	8-28	510	East	\$460,900*
Savoy	03/11	1 Bedroom + Den	8-28	515	North	\$464,900*
Hampton	07	1 Bedroom + Den	8-28	525	East	\$463,900*
Ascot	04/10	2 Bedroom	8-28	825	South East	\$733,900*

LANDPOWER REAL ESTATE LTD. BROKERAGE

<u>DEPOSIT STRUCTURE*</u> \$5,000 on Signing Balance of 5% on Dec 18, 2013 5% on March 18, 2014 5% on Sept 18, 2014 5% on Jan 18, 2015 5% on Occupancy	<u>OCCUPANCY DATE*</u> Fall 2016 <u>24 HR VALET PARKING*</u> \$85,000+HST (Assigned) \$65,000+HST(Unassigned) <u>LOCKER*</u> \$6,000	<u>MAINTENANCE FEE*</u> \$0.55/ sq. ft. (estimated) <u>TAXES*</u> 1% (estimated)
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Nov 8, 2013



CAMROST-FELCORP.COM



PLATINUM BROKER SUITE REQUEST



email: sales@TheCumberland.ca
fax: 416.486.6653

DATE:

	Model	Floor	View/Exposure	Purchase Price
1st Choice:				
2nd Choice:				
3rd Choice:				

PARKING REQUEST	SELECT ONE
Parking (2 Bedrooms Only)	\$85,000 + HST (ASSIGNED SPOT) \$65,000 + HST (UNASSIGNED SPOT) None
Parking Spot Waiting List (Over 400 Sq.Ft. Only)	YES / NO
Locker	\$6,000 YES / NO

PURCHASER 1

*FULL NAME:

*SIN # :

*DOB (MM/DD/YYYY):

*ADDRESS (suite #):

*CITY, PROVINCE:

*POSTAL CODE:

*OCCUPATION:

*Home Phone Number:

*Mobile Phone Number:

Fax Number:

*Email:

PURCHASER 2

*FULL NAME:

*SIN # :

*DOB (MM/DD/YYYY):

*ADDRESS (suite #):

*CITY, PROVINCE:

*POSTAL CODE:

*OCCUPATION:

*Home Phone Number:

*Mobile Phone Number:

Fax Number:

*Email:

*Mandatory Fields

DEPOSIT STRUCTURE (25%)	DATE DUE	AMOUNT
\$5,000	On signing	\$5,000
Balance of 5%	December 18 th , 2013	\$
5%	March 18 th , 2014	\$
5%	September 18 th , 2014	\$
5%	January 18 th , 2015	\$
5%	Occupancy	\$

ADDITIONAL NOTES:

ATTACH BUSINESS CARD
(OR FILL OUT BELOW)

Name:

Brokerage:

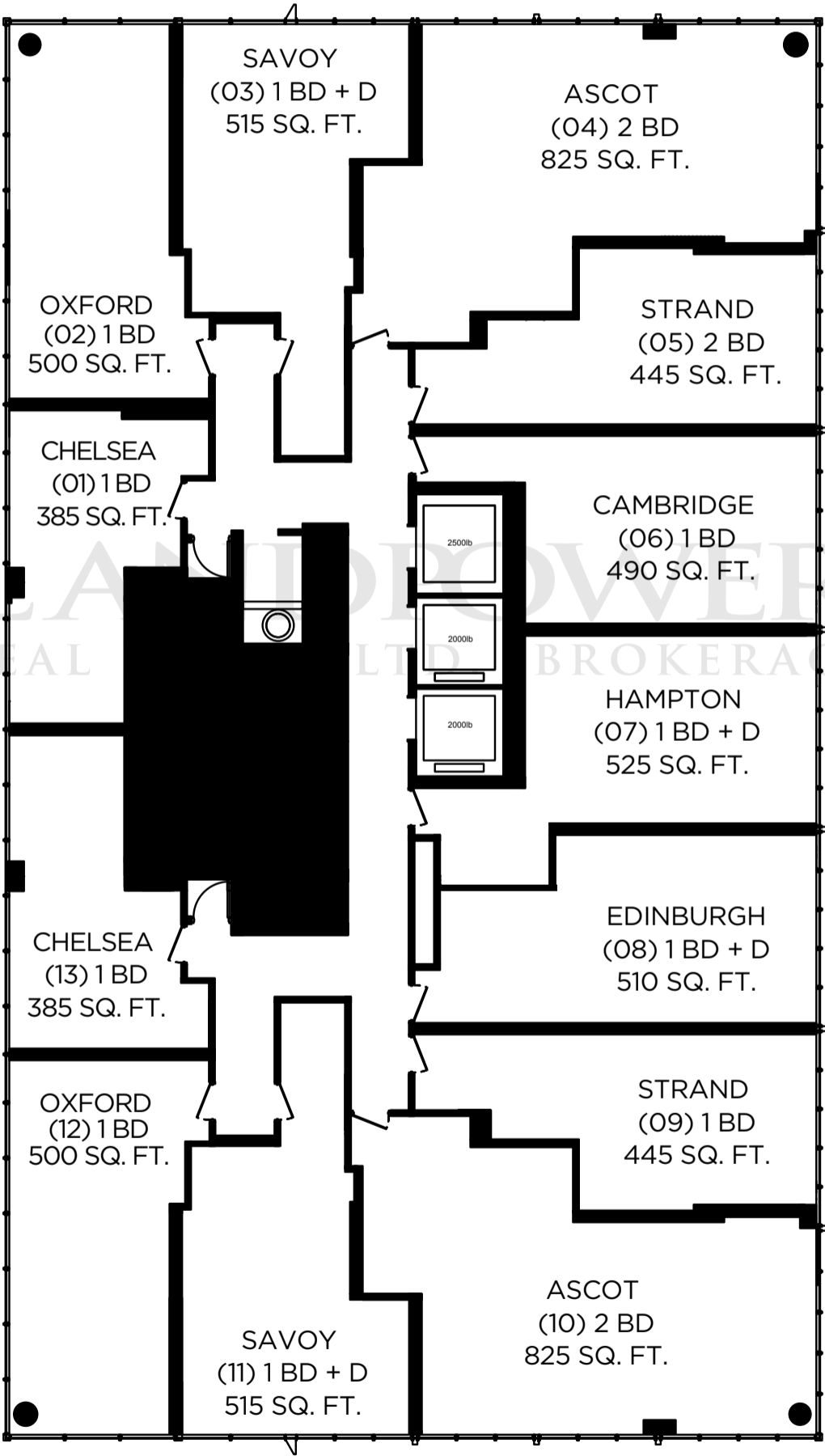
Email:

Phone Number:

Address:

*Please Make Cheques Payable to Brattys LLP
* Please enclose clear copy of purchasers government issued identification

FLOORS 7 - 28



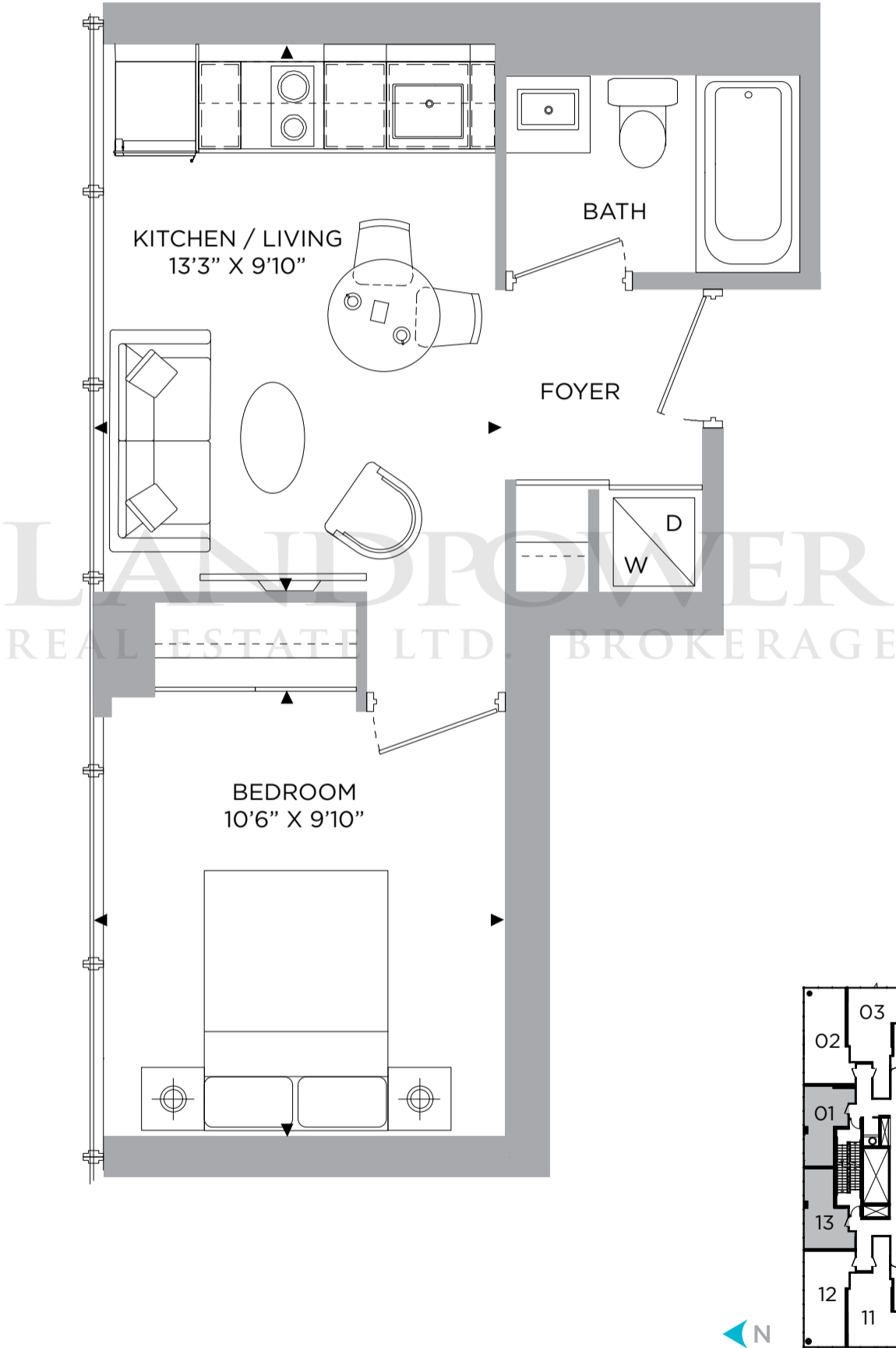
Dimensions, specifications, layouts (including tile patterns), window sizes, mullions, fixture representation, appliance locations, and materials are approximate only, may vary, and are subject to changes without notice as provided in the Agreement of Purchase and Sale. Plans may be reversed. Wall thickness will vary with floor levels reducing room dimensions accordingly. Furniture is not included. Prices are subject to change without notice. E. & O. E. Plans not to scale. For more information on the method used for calculating the floor area of any unit, reference should be made to Builder Bulletin NO. 22 published by Tarion.

CHELSEA
1 BEDROOM 385 SQ. FT.

the

CUMBERLAND

AT YORKVILLE PLAZA



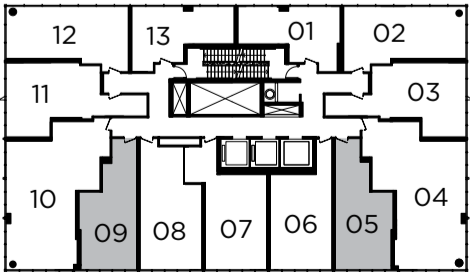
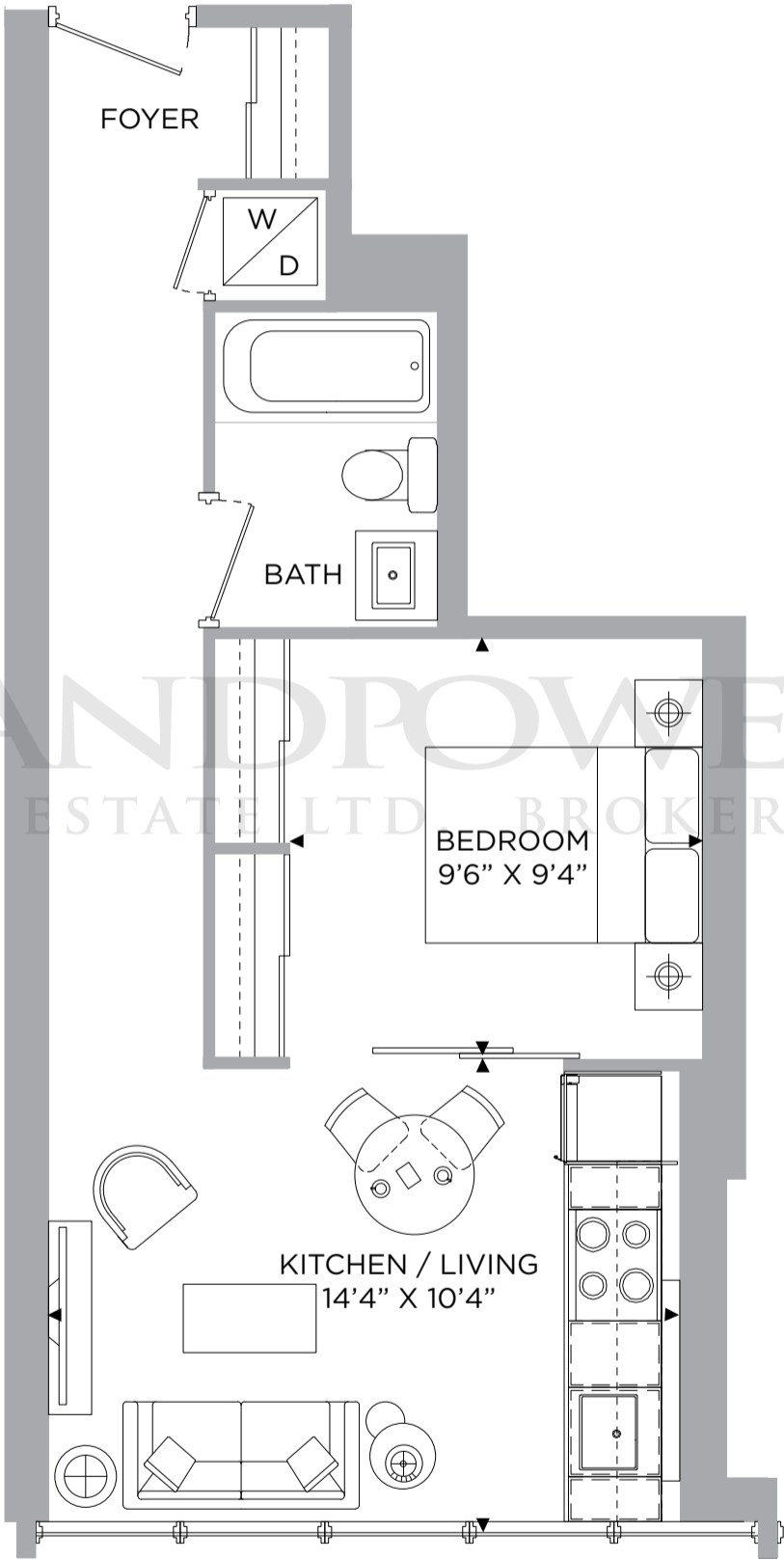
FLOORS 7 - 28

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STRAND

I BEDROOM 445 SQ. FT.

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FLOORS 7 - 28

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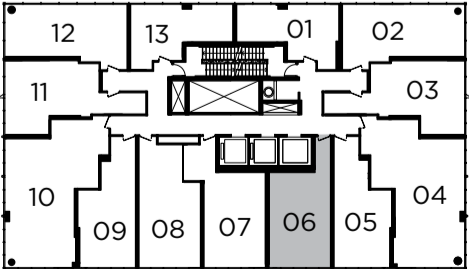
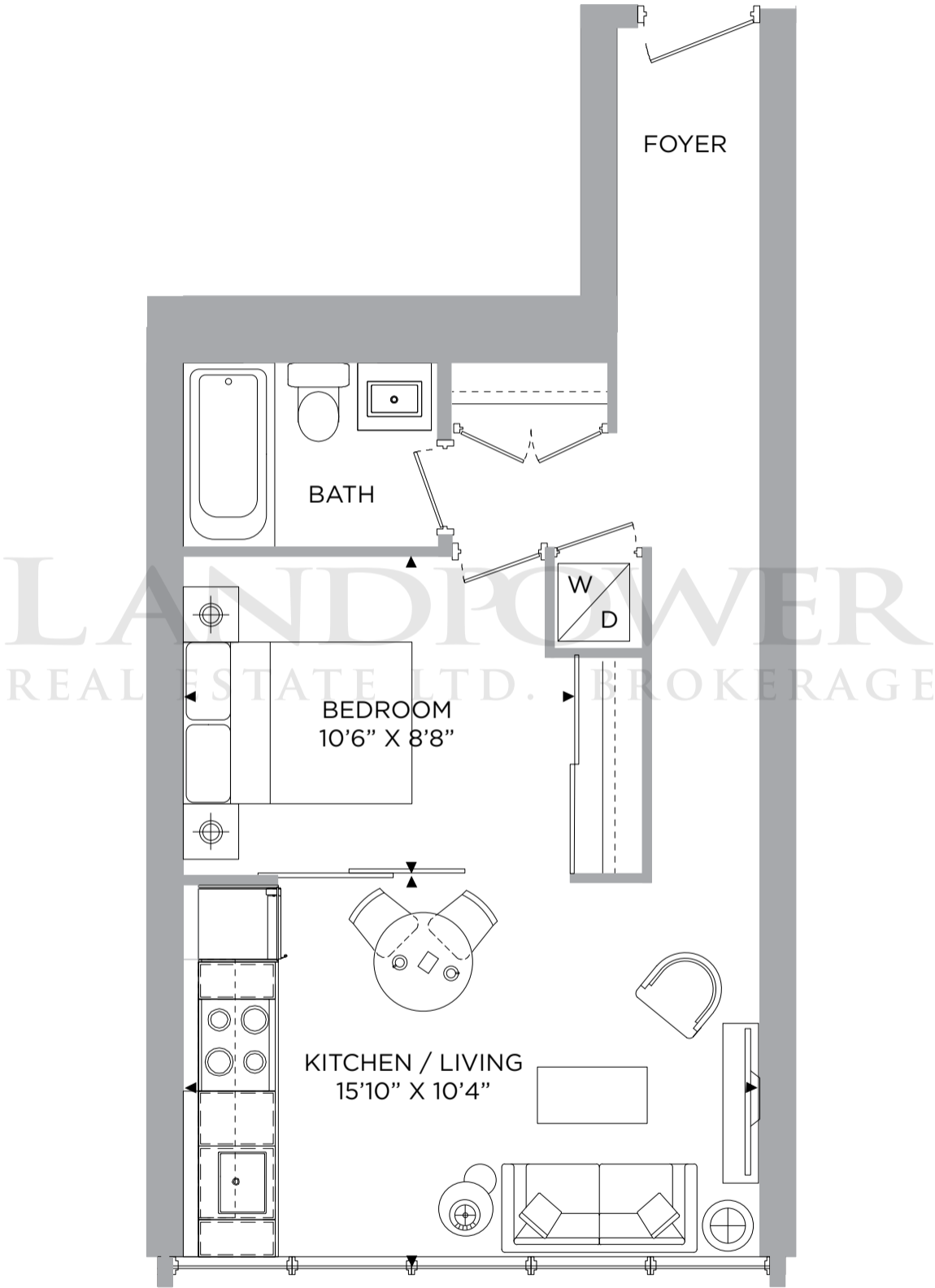
CAMBRIDGE

I BEDROOM 490 SQ. FT.

the

CUMBERLAND

AT YORKVILLE PLAZA




N
FLOORS 7 - 28

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CAMROST

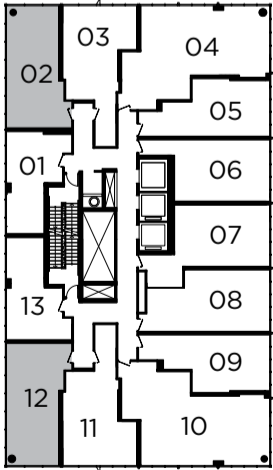
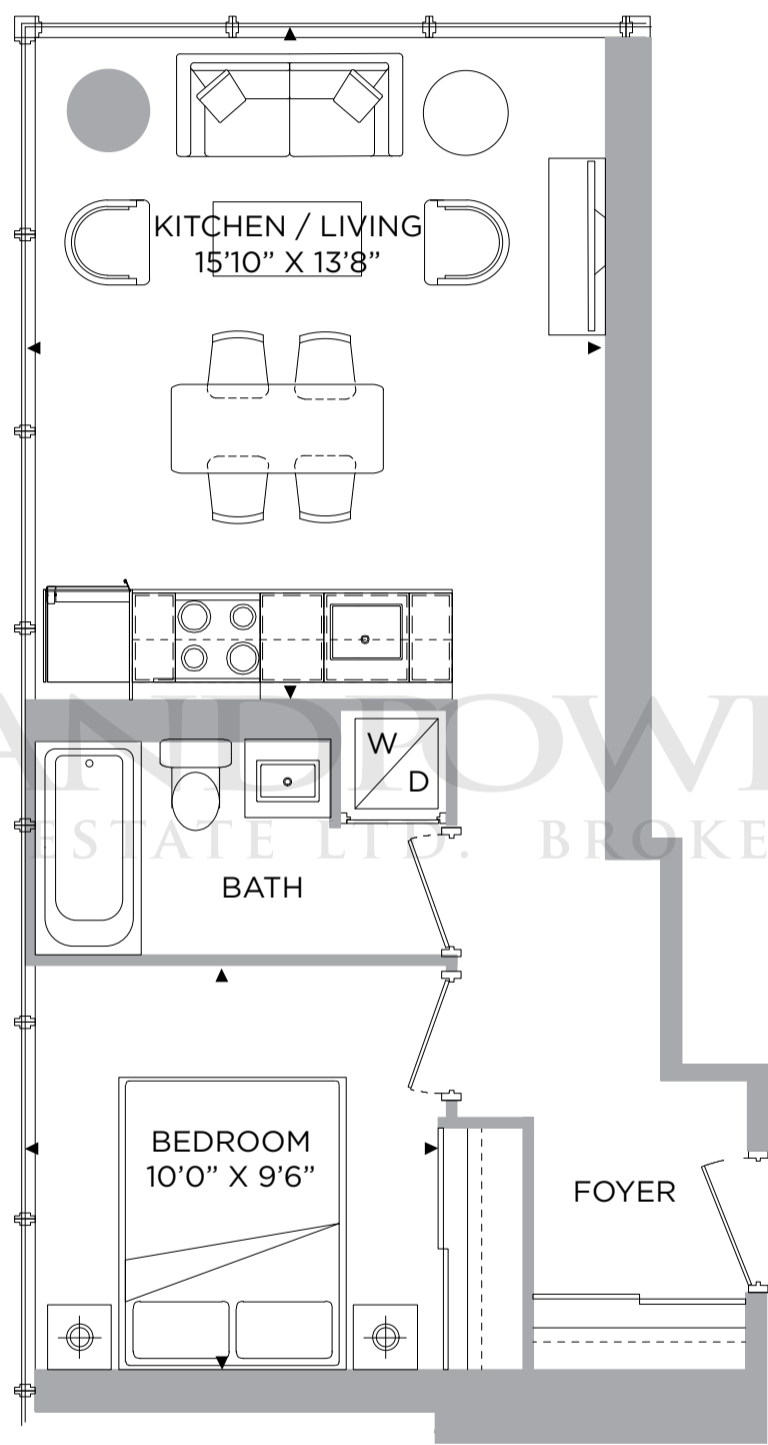
FELCORP

Building Excellence since 1976

OXFORD

I BEDROOM 500 SQ. FT.

the
CUMBERLAND
AT YORKVILLE PLAZA



FLOORS 7 - 28

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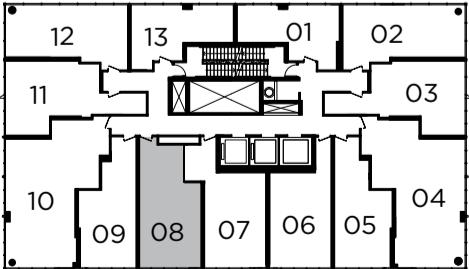
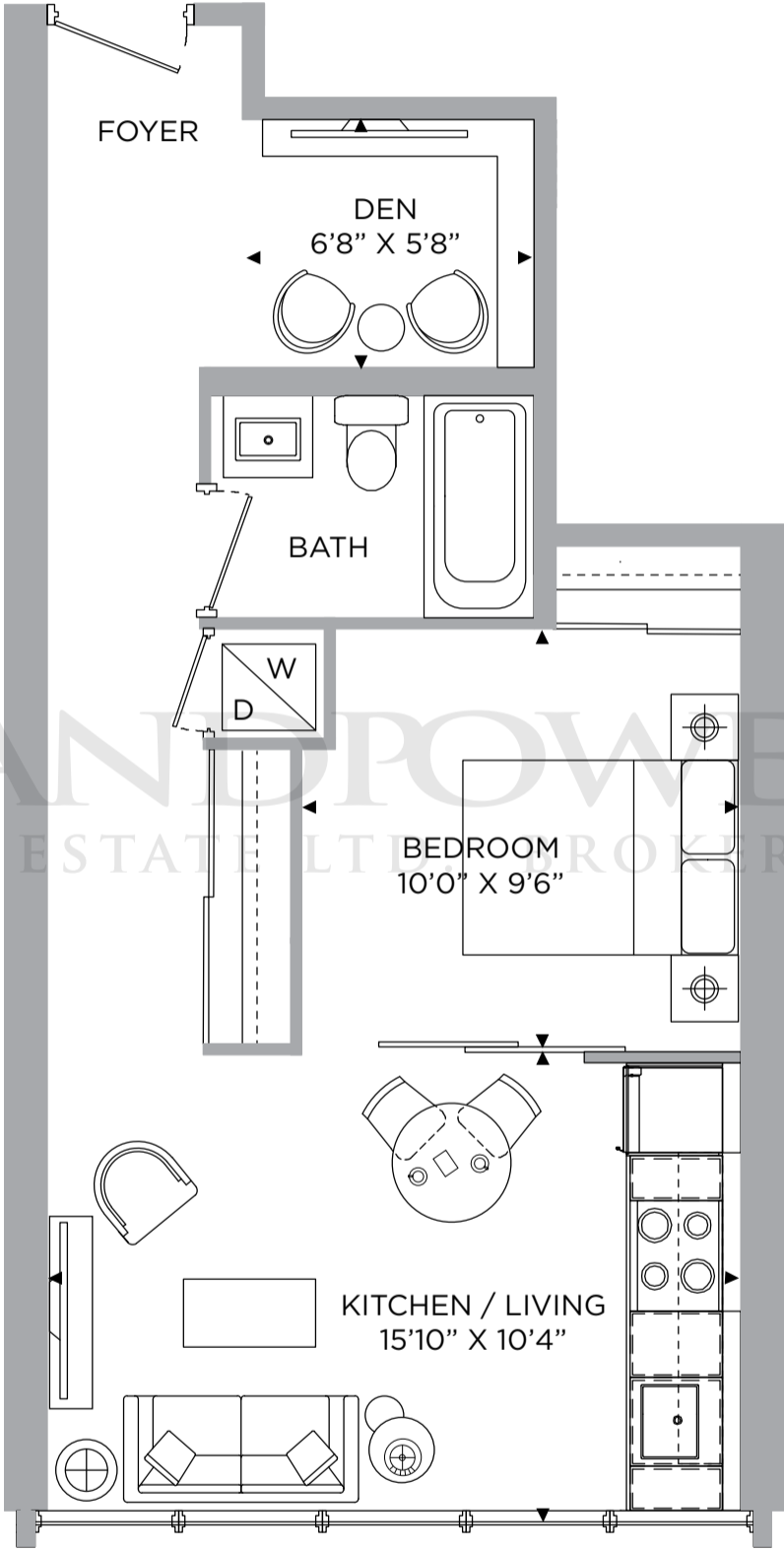


EDINBURGH

1 BEDROOM + DEN 510 SQ. FT.

the
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AT YORKVILLE PLAZA

LANDPOWER
REAL ESTATE LTD. BROKERAGE




N
FLOORS 7 - 28

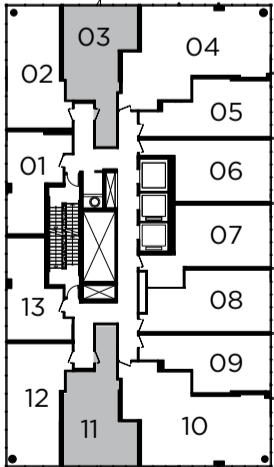
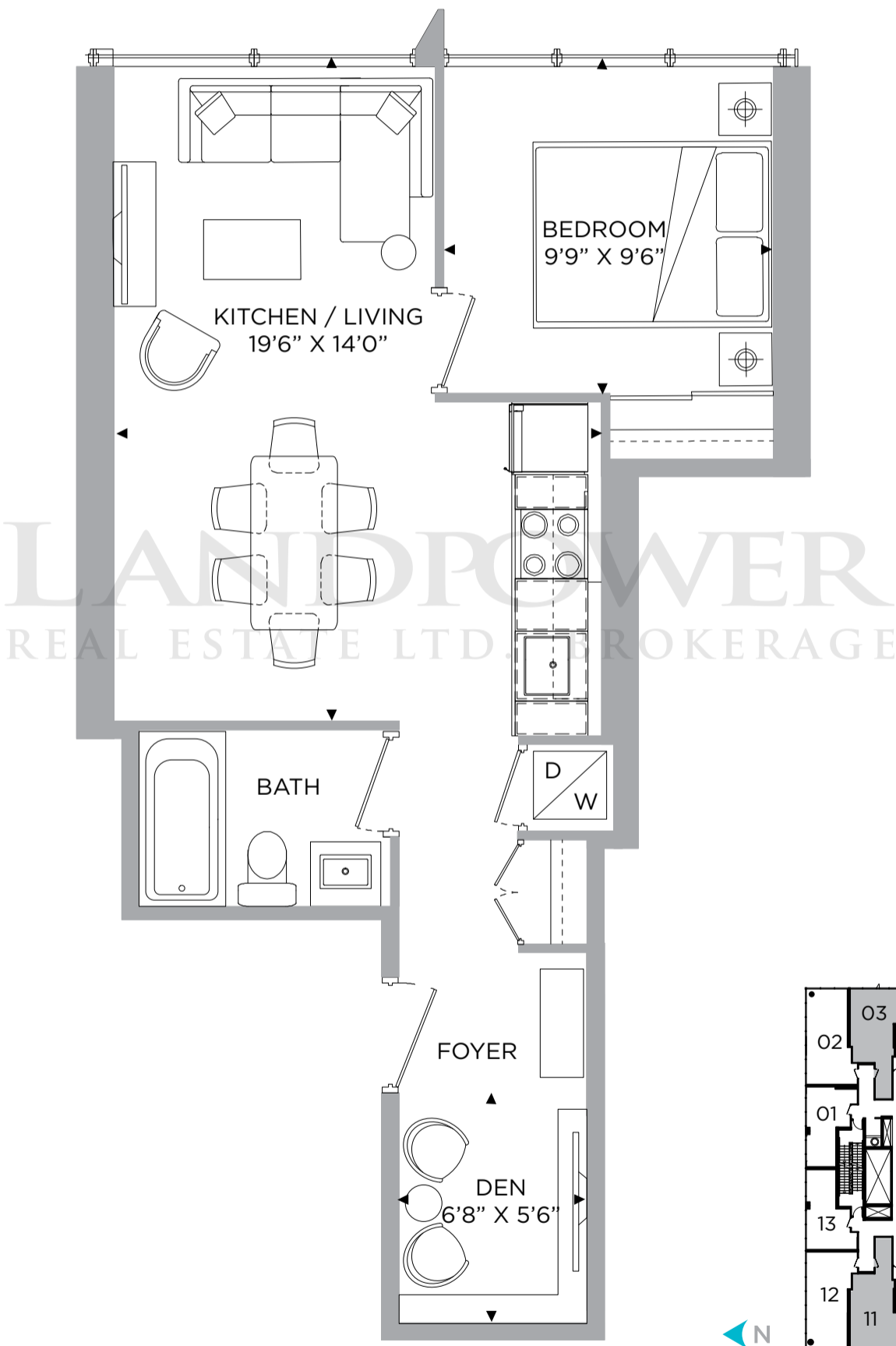
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CAMROST
FELCORP
Building Excellence since 1976

SAVOY

I BEDROOM + DEN 515 SQ. FT.

the
CUMBERLAND
AT YORKVILLE PLAZA



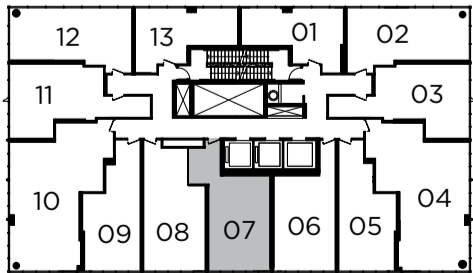
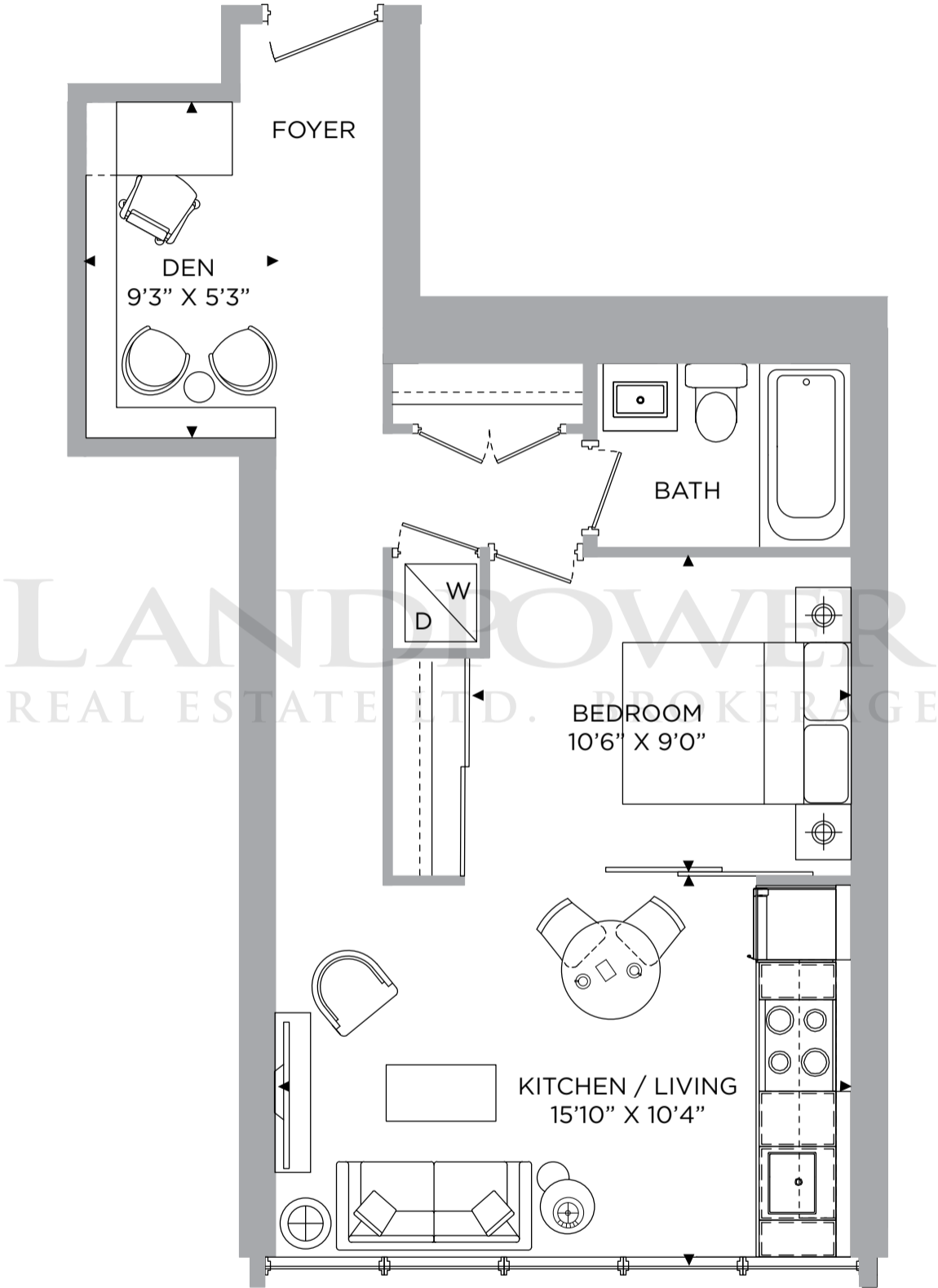
FLOORS 7 - 28

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HAMPTON

I BEDROOM + DEN 525 SQ. FT.

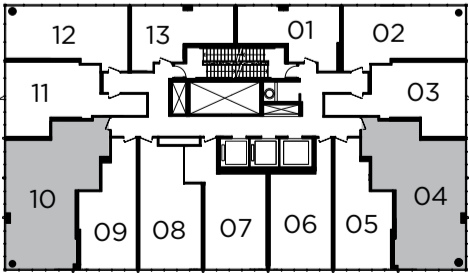
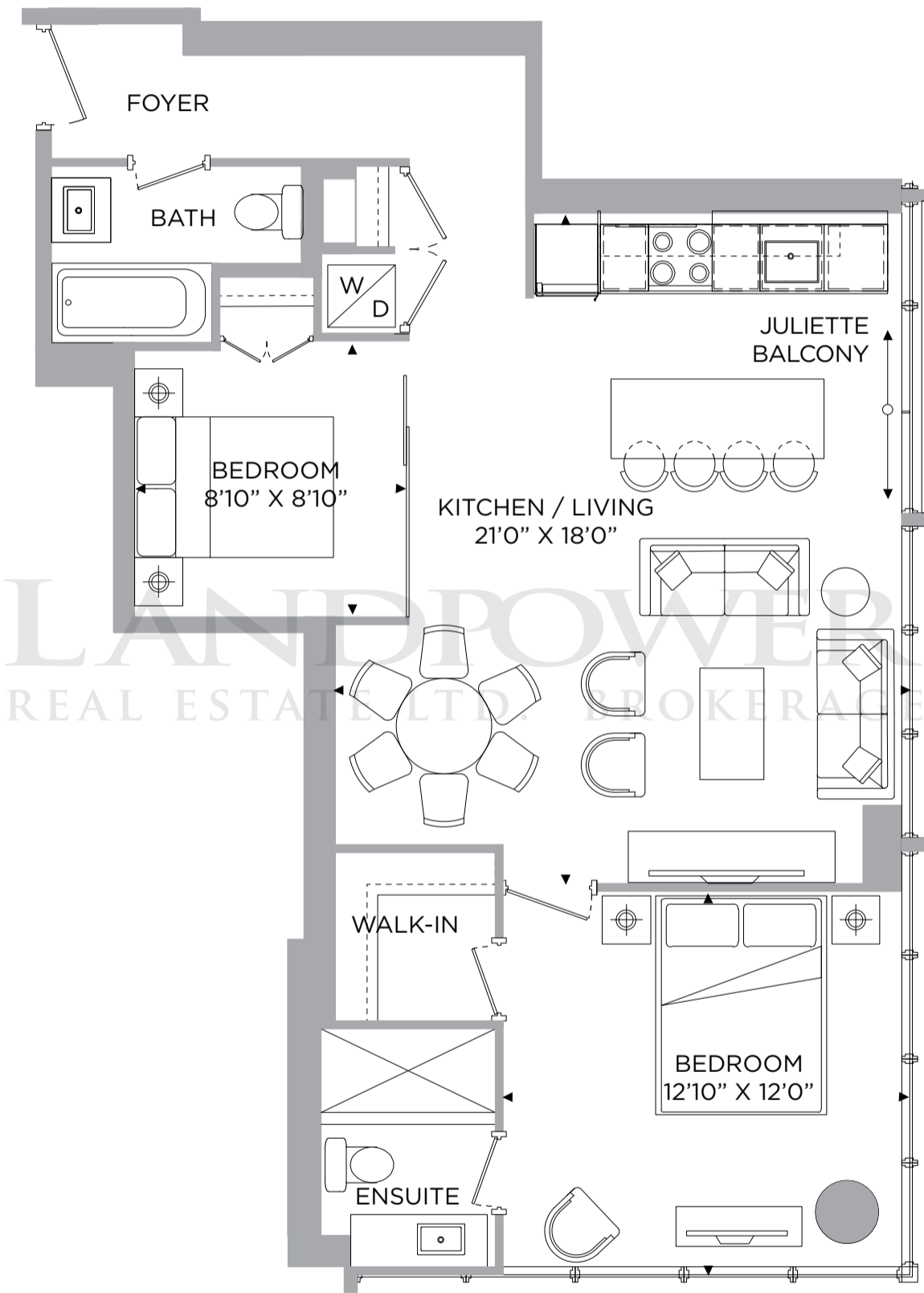


N
FLOORS 7 - 28

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ASCOT
2 BEDROOM 825 SQ. FT.



N
FLOORS 7 - 28

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INCOMPARABLE FEATURES AND FINISHES TO MAKE YOUR NEW HOME AN EXCLUSIVE URBAN ADDRESS



ICONIC ARCHITECTURE, A GLOBAL LANDMARK

- Stunning architectural limestone, granite and glass clad exterior
- Spectacular landscaped podium with enchanting water feature
- Magnificent Grand modern gallery-style ground floor Lobby with brilliant backdrop of the new cultural landmark Sculpture Garden
- Elegant 24-hour Concierge Station and sculpturally furnished Lounge
- Entry phone system
- High-speed elevators with custom designed cabs
- Plush, designer selected broadloom in corridors
- Modern garbage chute system with recycling capability

UNSURPASSED LIFESTYLE AMENITIES TO ENHANCE YOUR QUALITY OF LIVING

- Aquatics Centre complete with an indoor Pool and invigorating Whirlpool Spa
- Walkout from Pool to a gorgeous outdoor Sun Deck and Lounge
- Separate Men's and Women's Change Rooms with showers, day lockers and Steam Room
- State-of-the-art Fitness Auditorium with circuit training and cardio equipment
- Inspiring Meditation Yoga/Studio
- Welcoming Reception Lounge and Dining Room for private events with access to Outdoor Terrace Lounge
- Spectacular Outdoor lounge adjacent to Reception Lounge equipped with outdoor covered modern bar and prep kitchen, gas BBQs and seating arrangement
- 2 well-appointed Guest Suites for the benefit of your overnight company**
- Modern Superintendent's Suite**
- Fully equipped Management Office

ELEGANT SUITE FEATURES

- Gracious 8'6" high smooth painted ceilings in principal rooms*
- Expansive floor to ceiling windows
- High quality laminate plank flooring* throughout except in tiled areas
- Painted slab swing interior doors with designer-selected hardware
- Frameless sliding closet doors where shown as sliding doors on plan (Schedule A)
- Provision for telephone outlet in bedroom(s), den and living room in Vendor pre-determined locations
- Provision for cable outlet in bedroom(s), den and living room in Vendor pre-determined locations
- Switched capped ceiling outlet in foyer, hallways, bedroom(s) and walk-in closets
- Switched wall outlets in living room and den
- Individually controlled heating and air conditioning
- Stacked washer and matching dryer

SUMPTUOUS SPA-INSPIRED BATHROOMS

- Gleaming porcelain tile* floors
- Luxurious white soaker tub where shown on Schedule A
- 2 piece white water closet
- Full height porcelain tile* tub surround
- Pressure balance valve for tub or shower
- Separate shower stall, where shown on Schedule A, featuring frameless glass enclosure
- Vapour-proof ceiling light in shower stall or over bathtub
- Stylish vanity mirror above sink with integrated lighting
- Contemporary European style vanity cabinet(s)*
- Single lever faucet for vanity sink(s)
- Designer selected bathroom accessories
- Privacy locks on all bathroom doors
- Exhaust ducted to the exterior

GORGEOUS GOURMET KITCHENS

- High quality laminate plank flooring*
- Custom-designed kitchen cabinetry* by Award-Winning interior design firm The Design Agency with stone countertops*
- Premium brand-name appliance package comprised of:
 - Miele smooth electric cooktop
 - Miele Built-in, undercounter Oven
 - Miele fully integrated refrigerator with bottom-mount freezer
 - Miele fully integrated dishwasher
- Exhaust fan ducted to the exterior, integrated into cabinetry
- Single stainless steel under-mounted sink as per Schedule A
- Single lever pull-out faucet
- Recessed puck task lighting in kitchen in Vendor pre-determined locations

TOTAL PEACE-OF-MIND SAFETY AND SECURITY

- 24-hour building security
- Computer controlled access system provided at main building entry points
- Emergency response key chain pendants, usable in selected areas within the underground parking garage.
- Video cameras and 2-way communicator to concierge station for selected zones in underground garage and entry areas
- Smoke and heat detector(s) as per Ontario Building Code
- EVC (Emergency Voice Communications) in suite as per Ontario Building Code
- In-suite sprinkler fire protection system
- Fire detection, protection and sprinkler systems as per Ontario Building Code
- Conduit provided for purchasers' future in-suite alarm system

* colour and styles for these finishes and features are to be selected from Vendor's standard samples
** Principal rooms are living/dining and bedroom(s).

NOTE: Specifications are subject to change without notice. Vendor may substitute materials for those shown in the Plans and Specifications, provided such materials in the sole opinion of the Vendor's consultant are of at least comparable quality. Model suites, displays, marketing materials and Schedule "A"s may include finishes that are upgrades and are not included in the Purchase Price. These upgrades may be offered at extra cost at time of colour selection or may not be made available. Presentation centre kitchen is not necessarily representative of a kitchen to be installed in all the Units. Where brand names are specified, the Vendor, in its sole discretion, may substitute with similar product of at least equal quality from another manufacturer. Appliance locations shown on Schedule "A"s may vary. Only those items designated with an asterisk (*) may be selected by Purchaser. All dimensions stated herein are approximate only. Presentation Centre display furnishings and decorations are not included. Errors and omissions are excepted.





IMPERIAL
PLAZA



MARINA
DEL REY



KINGS
COURT



ROYAL BANK
BUILDING



THE
AVENUE



CALIFORNIA
CONDOS



THE NEW RESIDENCES OF
YORKVILLE PLAZA



RED HOT
CONDOS



iLOFT AND
TIDES
AT MYSTIC
POINTE

THE VISION TO BE A LEADER.



Camrost-Felcorp, under the leadership of David Feldman, has successfully established its place as one of the foremost names in the development industry for over 35 years by consistently leading the way in creating landmark condominiums and is behind many of the Greater Toronto Area’s most distinctive and memorable residential communities and commercial properties. Unique in design, each is built on a similar foundation of excellent craftsmanship, a pre-eminent address and a style that is ahead of its time. Camrost-Felcorp’s impressive portfolio includes over 9,000 residences and more than 1 million square feet of office and retail space. Among the landmark residences: in midtown Toronto, The Iconic Imperial Plaza, The New Residences of Yorkville Plaza, The Avenue, One Glen Park and Village Gate in lower Forest Hill; in downtown Toronto, 9T6 Condominium Residences and Kings Court; the Savoy in Don Mills; The Palace and Manor Gates in Mississauga; and both the multi-faceted Mystic Pointe Community and the award-winning Marina Del Rey in south Etobicoke.



SALES@THECUMBERLAND.CA

416-966-3003

BROUGHT TO YOU BY

