



# *The Verdale*

## ON THE VALLEY

LUXURY CONDOMINIUM RESIDENCES ON THE ROUGE RIVER VALLEY  
BY THE REMINGTON GROUP INC.

— SETTLE FOR EVERYTHING —



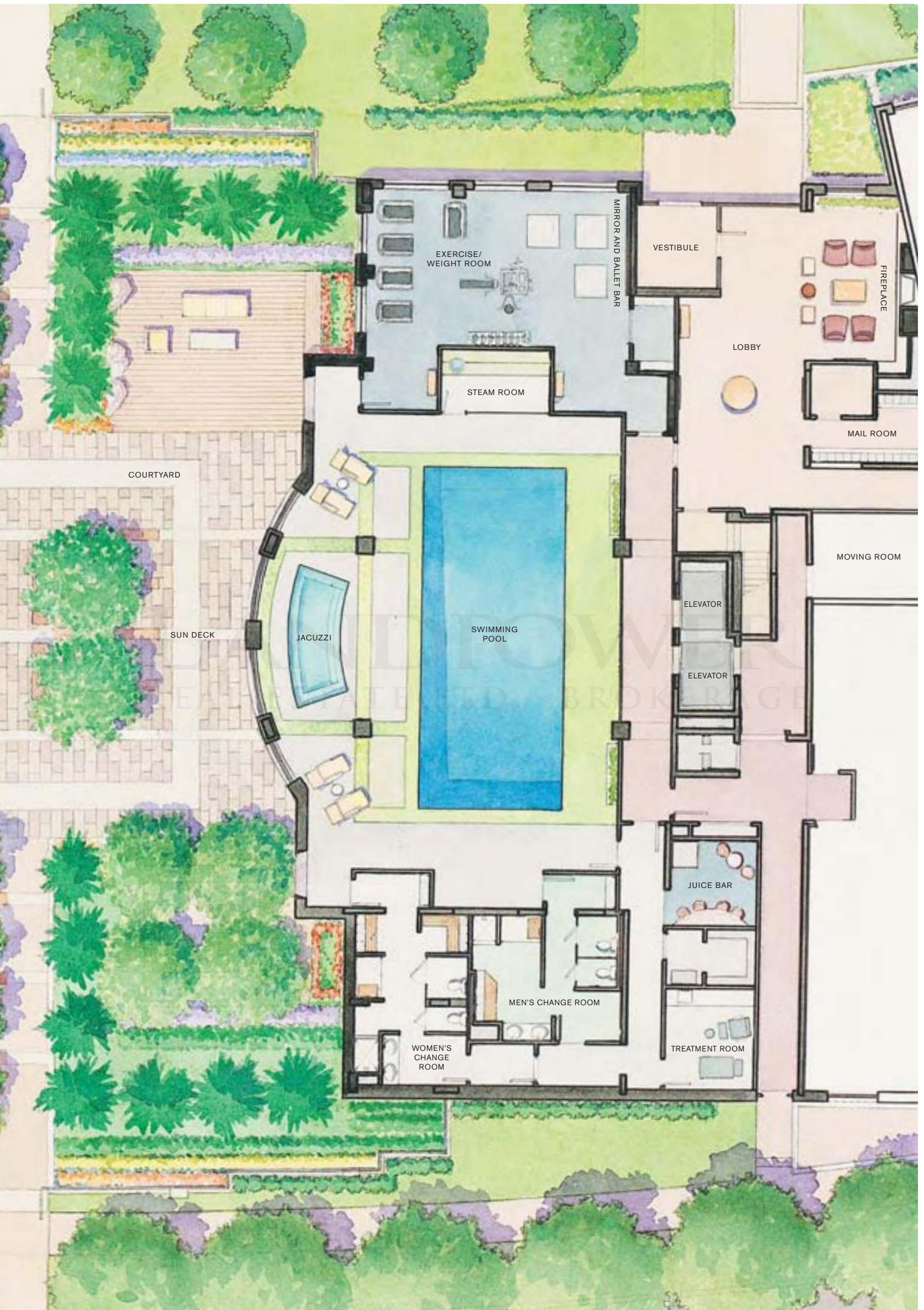


## *Amenities: from desire to fulfillment*

In addition to providing for all your exercise needs, Club Verdale includes a massage room, a virtual golf studio, a games room with a league standard snooker table, a card room, and a media den with comfy seating and a large flat screen HDTV so you and your friends can watch the “big event.”

Adjacent to Club Verdale's generous and elegantly appointed lounge where the fireplace crackles in the fall, is a dining room and fully equipped kitchen for large functions — all considered, it's a bit like being in a sleek boutique hotel, except it's yours.





EXERCISE/  
WEIGHT ROOM

MIRROR AND BALLET BAR

VESTIBULE

FIREPLACE

LOBBY

STEAM ROOM

MAIL ROOM

COURTYARD

MOVING ROOM

SUN DECK

JACUZZI

SWIMMING  
POOL

ELEVATOR

ELEVATOR

JUICE BAR

MEN'S CHANGE ROOM

WOMEN'S  
CHANGE  
ROOM

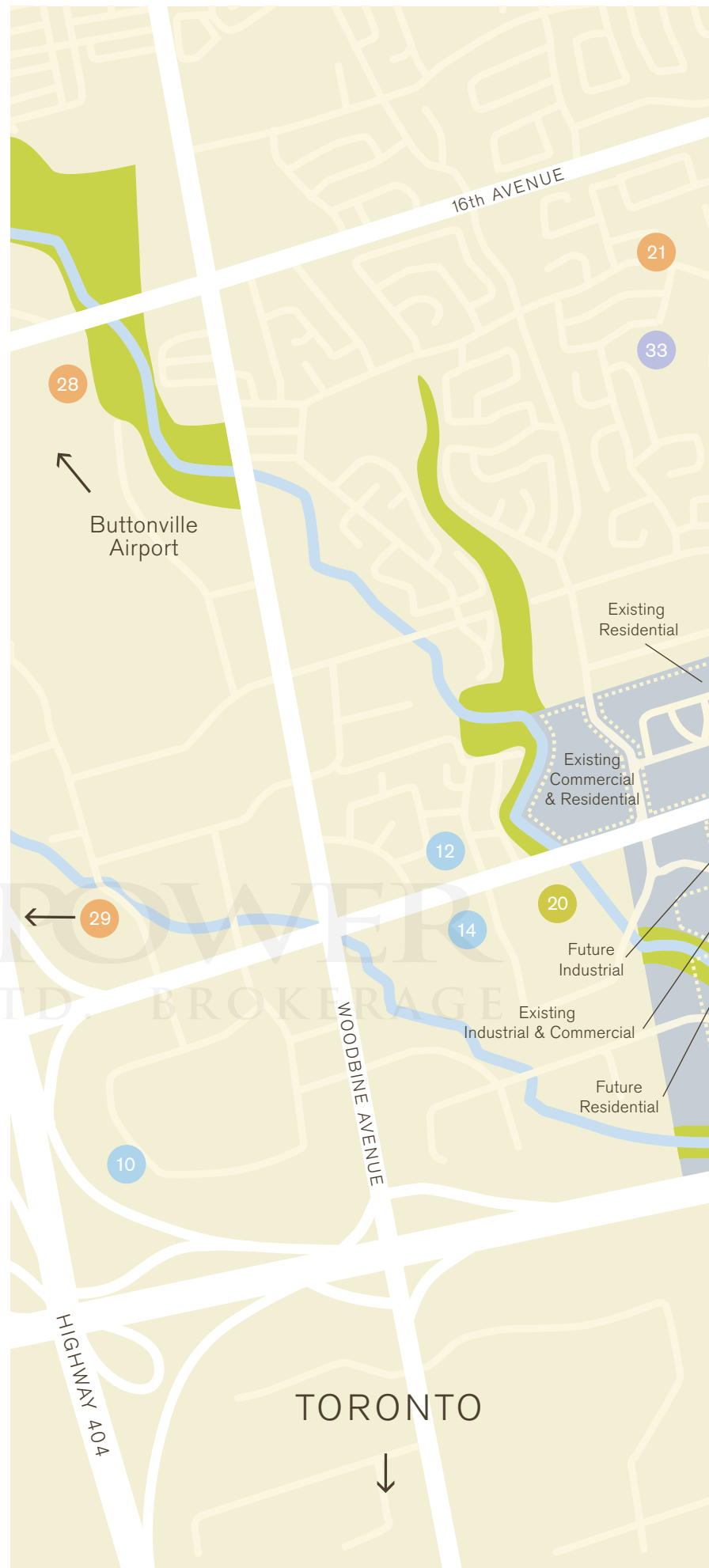
TREATMENT ROOM

# *This is the right place, at the right time*

The critics and pundits, competitors, and politicians have all weighed in – Downtown Markham is exactly the kind of development the people and environment of Southern Ontario need and want.

The Verdale Luxury Condominium Residences are beautifully situated within this 243-acre mixed-use development dubbed “The Heart of Markham.” And Markham, by virtue of the number of software and hi-tech corporations that call Markham “home”, has been designated the “hi-tech capital of Canada.”

“How do I get there from here?” The Verdale is, like Downtown Markham itself, strategically located with easy access to the entire Greater Toronto Area and all regional amenities and services, education and places of worship. Major highways are nearby, as is the GO Train, and Markham’s low-emission VIVA Rapid Transit will be the only vehicular traffic on Simcoe Promenade.



### CIVIC AND HISTORICAL

- 1 Markham Civic Centre (Public Library, Town Hall, Theatre of Performing Arts)
- 2 Bradburn Historical House
- 3 Future National Research Council of Canada
- 4 Unionville Library
- 5 Fire Station

### COMMUNITY SERVICES

- 6 Markham Family YMCA and Rudy Bratty Centre
- 7 Crosby Community Centre
- 8 Warden House

### RETAIL

- 9 Grocery Store
- 10 Grocery Store
- 11 Grocery Store
- 12 Grocery Store
- 13 Grocery Store
- 14 Grocery Store and LCBO
- 15 Shopping Centre



Map Not to Scale

**ENTERTAINMENT AND RECREATION**

- 16 Remington Parkview Golf and Country Club
- 17 Markham Family YMCA and Rudy Bratty Centre
- 18 Milliken Mills Community Centre
- 19 Famous Players Cinema
- 20 Cineplex Odeon Cinema
- First Markham Place

**EDUCATION**

- 21 St Justin Martyr Catholic School
- 22 York Catholic District School Board
- 23 Montessori North School
- 24 Montessori Markville School
- 25 Trillium Montessori School
- 26 Selene's Art School
- 27 Unionville High School
- 28 Seneca College (Buttonville Airport)
- 29 Seneca College (Markham Campus)
- 30 Bill Carothers Senior Secondary School for Active and Healthy Living

**PLACES OF WORSHIP**

- 31 Unionville Presbyterian Church
- 32 Lutheran Church Bethesda
- 33 Apple Creek Seventh-Day Adventist Church
- 34 St Justin Martyr Church
- 35 Hagerman Mennonite Church
- 36 Fellowship Baptist Church
- 37 Markham Christian Community Church
- 38 Toronto Ling Liang Church



**1 Montgomery High Street**

Fashionable stores and inviting restaurants stand shoulder to shoulder along bustling Montgomery High Street, tempting shoppers and providing an animated backdrop for vibrant street life day and night.



**2 The Gallery**

Linking the central square and the downtown entertainment district, The Gallery is an extraordinary open but covered space lined with shops and overlooked by apartments that can be enjoyed all year long.



**3 The Piazza**

Great gathering places have a magical quality. Inevitably something unexpected and delightful happens – you bump into a friend, or hear some incredible music. The Piazza will be the kind of place that keeps you coming back again and again.



**4 Simcoe Promenade**

Simcoe Promenade takes its cue from the famous North American and European promenades where you can walk to a popular bistro, pass the time at your local coffee bar or read the Sunday Times in the comfort of your favourite bookstore.



## A day in your life ...

**7:00 am** Breakfast on your terrace, followed by a scan of your overnight emails while sitting in the courtyard listening to the waterfall, and the bird songs.

**7:40 am** Off to The Piazza for a cappuccino and a morning read of the daily paper. Before heading home, check out that sweater in the shop window on Montgomery High Street, because it would look terrific tonight at dinner.

**8:25 am** Walk back home along Birchmount to the dry cleaners and then, pick up fresh strawberries at the green-grocer.

**8:40 am** Put the strawberries on the counter to catch the sunshine and fill your place with the sweet smell of spring.

**8:50 am** Pick up your jacket, the one that says "professional" and doesn't betray just how excited you are about the day, and the evening ahead. Grab your laptop and head off to work on Enterprise Boulevard where you arrive at 8:59 a.m.

**10:00 am** Go to a meeting with your software account exec in the Commercial District. Great meeting; it's funny how funny we all were....

**12:00 pm** Don't forget to pick up the novel you read about when you go for a sandwich on Simcoe Promenade.

**6:30 pm** Leave the office; walk over to the Café in the Park off Parkside Drive, for a glass of wine with friends.

**7:45 pm** Pick up that sweater!

**8:15 pm** There's the knock on the door. One last look in the mirror – the sweater looks great. You look great! The strawberries are tempting – but wait – the night has just begun.

**8:30 pm** Sit down to dinner on the Promenade. There's time to dine, and wine and laughter – but save the dessert for later, after the movie, after the walk, and talk – and then, the smell of strawberries. The night is young, and so are you. Breathe deeply.



**5 Commercial District**

The commercial district offers the best of both worlds – a productive and thriving corporate environment that is just a short walk to the square, park, shops and restaurants of the downtown core.



**6 The Verdale on the Valley**

The Verdale on the Valley features exquisitely-appointed suites, a stunning courtyard, exclusive amenities and a pool. You'll find The Verdale on the Valley in the heart of Downtown Markham, overlooking Verclaire Gate.





# The Verdale

## ON THE VALLEY

### AGENTS' PREVIEW PRICING

May 27, 2008 - One-Day-Only Sale

(Subject to Availability)

MODEL	TYPE	FLOORS	APPROXIMATE SUITE SIZE	EXPOSURE	PREVIEW PRICES FROM:	SPECIAL BROKER PRICES FROM:
Kansas Feather	Studio	1-6	480 sq ft	North	<del>\$190,900</del>	\$187,900
Yarrow	Studio	1	550 sq ft	South	<del>\$199,900</del>	\$196,900
African Lily	1 Bedroom	2-13	590 sq ft	East	<del>\$239,900</del>	\$236,900
Lavendar	1 Bedroom + Den	1-7	615 sq ft	North	<del>\$242,900</del>	\$239,900
Japanese Brome	1 Bedroom	1-6	635 sq ft	South	<del>\$247,900</del>	\$244,900
Verbena	1 Bedroom + Den	2-6	640 sq ft	South	<del>\$252,900</del>	\$250,900
Snapdragon	1 Bedroom + Den	1-6	675 sq ft	North	<del>\$255,900</del>	\$252,900
Tansy	1 Bedroom + Den	2-6	675 sq ft	North	<del>\$256,900</del>	\$253,900
Snowberry	1 Bedroom + Den	1-6	695 sq ft	North South	<del>\$260,900</del>	\$257,900
Lilac	1 Bedroom + Den	12-13	600 sq ft	West	<del>\$260,900</del>	\$257,900
Evening Primrose	1 Bedroom + Den	1-11	675 sq ft	West	<del>\$262,900</del>	\$259,900
Foxglove	1 Bedroom + Den	2-9	695 sq ft	South	<del>\$266,900</del>	\$263,900
Milo	1 Bedroom	2	690 sq ft	East	<del>\$277,900</del>	\$274,900
Bluebur	1 Bedroom + Den	3-6	755 sq ft	South	<del>\$286,900</del>	\$283,900
SweetClover	2 Bedroom	2-6	895 sq ft	North East South East	<del>\$344,900</del>	\$341,900
Lobster Claw	2 Bedroom + Terrace	12	915 sq ft	South East	<del>\$380,900</del>	\$377,900
Lupin	2 Bedroom + Terrace	12	930 sq ft	South West	<del>\$390,900</del>	\$387,900
Gillyflower	2 Bedroom + Den	3-9	980 sq ft	South East North East	<del>\$381,900</del>	\$378,900
Sea Holly	2 Bedroom + Den	1	990 sq ft	South West	<del>\$382,900</del>	\$379,900
Rose	2 Bedroom + Den	1-9	1020 sq ft	South West North West	<del>\$390,900</del>	\$387,900
Sunflower	2 Bedroom + Den + Terrace	10-11	1100 sq ft	North East	<del>\$442,900</del>	\$439,900
Balloon Flower	2 Bedroom + Den + Terrace	10-11	1100 sq ft	South East	<del>\$445,900</del>	\$442,900
Foxtail Lily	2 Bedroom + Den + Terrace	10-11	1095 sq ft	North West	<del>\$449,900</del>	\$446,900
Carnation	2 Bedroom + Den + Terrace	10-11	1110 sq ft	South West	<del>\$453,900</del>	\$450,900
Golden Rod	2 Bedroom + Den + Terrace	12	1170 sq ft	North West	<del>\$468,900</del>	\$465,900
Starlily	2 Bedroom + Den + Terrace	12	1250 sq ft	North East	<del>\$493,900</del>	\$490,900
Sweet Sultan Penthouse	2 Bedroom + Den + Terrace	14	1200 sq ft	South West North West	<del>\$497,900</del>	\$494,900
Sugarbush Penthouse	2 Bedroom + Den + Terrace	14	1300 sq ft	South East	<del>\$536,900</del>	\$533,900
Blanketflower Penthouse	2 Bedroom + Den + Terrace	14	1330 sq ft	North East	<del>\$548,900</del>	\$545,900

#### Finishing Appointments

All suites feature 9 or 10-foot ceiling heights with engineered hardwood flooring in, living/dining area. Designer 7-foot door with customized baseboards, door frames, lighting and high performance windows. Chef's kitchen with finely crafted cabinetry, granite kitchen countertops and six stainless steel brand name appliances. Bathrooms feature luxurious marble master bathrooms, designer bathroom fixtures and contemporary soaker tub.

#### Building Features

Cosmopolitan, classic and elegant lobby with 24-hour concierge. A spectacular amenities area called Club Verdale featuring state-of-the-art fitness equipments, spa-inspired swimming pool, steam room and Jacuzzi. A grand lounge with a fireplace, dining room and fully equipped kitchen. The Verdale on the Valley also features a massage room, a virtual golf studio, a games room, card room, and a media den with comfy seating and HDTV.

<p>Deposit Structure \$3,000 with Offer Balance of 5% in 30 Days 5% in 60 Days 5% in 120 Days</p> <p>Occupancy Commencing: May 15<sup>th</sup>, 2010 5% on May 15, 2010</p> <p>1 Parking Space: Included in Purchase Price 1 Locker: Included in Purchase Price</p>	<p>Maintenance Approximately \$0.395 per square foot (includes heat, air conditioning, water, building insurance &amp; upkeep of common areas, hydro separately metered)</p> <p>Parking Maintenance fee - \$29.00/ month Locker Maintenance fee - \$9.00/month</p> <p>Taxes Estimated at approximately 1% of Purchase Price Prices Include G.S.T</p>
---	--

All prices, figures and materials are preliminary and are subject to change without notice.

Exclusive Listing Brokerage: Baker Real Estate, Brokers Protected E. & O. E. May 27th, 2008.

Downtown Markham Presentation Center, T. 905-948-9900 / [www.downtownmarkham.ca](http://www.downtownmarkham.ca)

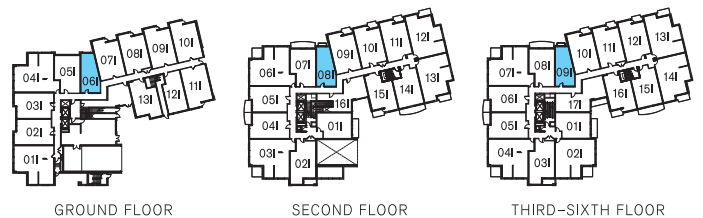
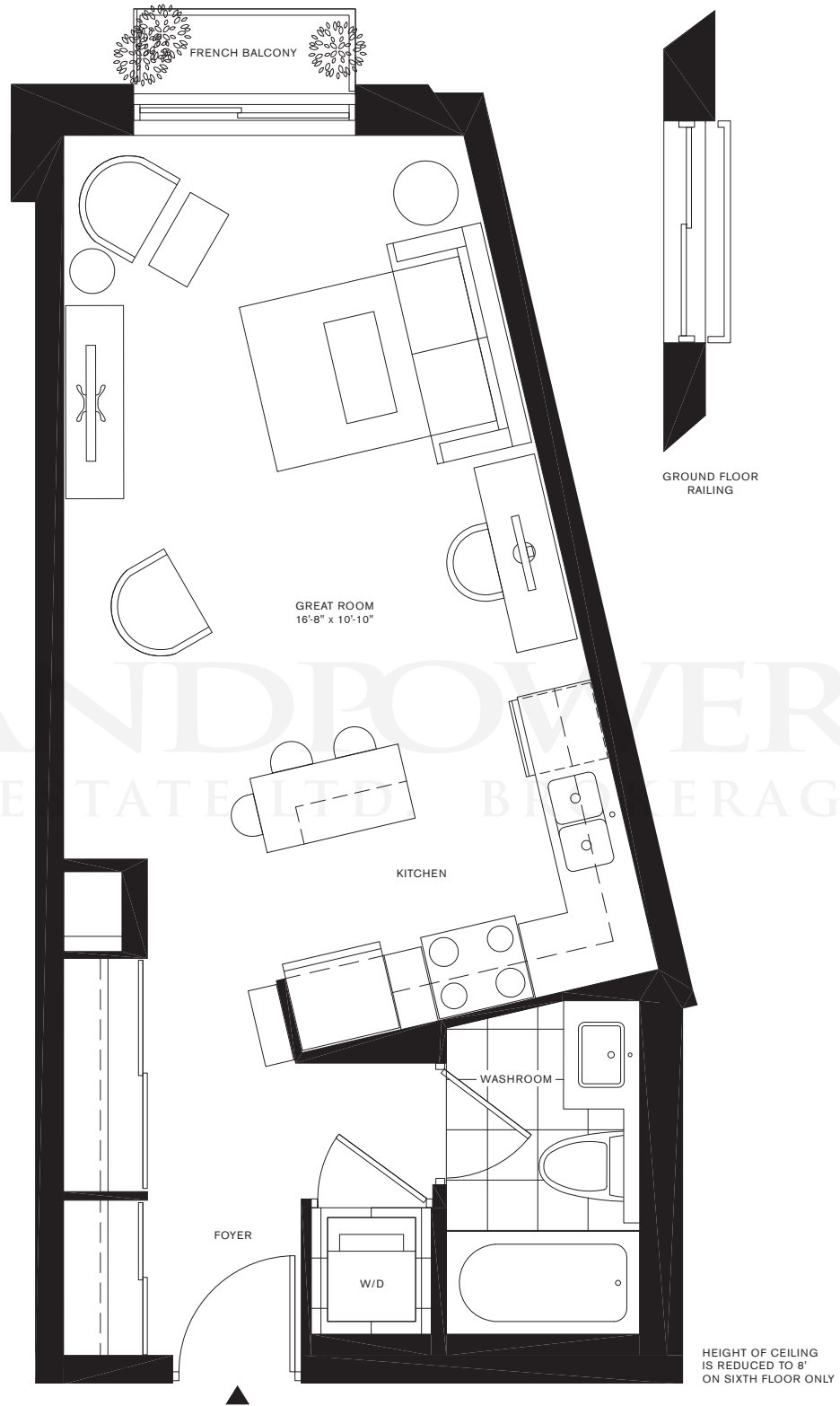
LANDPOWER FLOORPLANS  
REAL ESTATE LTD. BROKERAGE

**1 BEDROOM**

**LANDPOWER**  
REAL ESTATE LTD. BROKERAGE

# KANSAS FEATHER

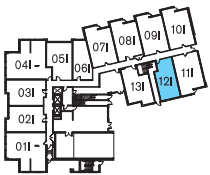
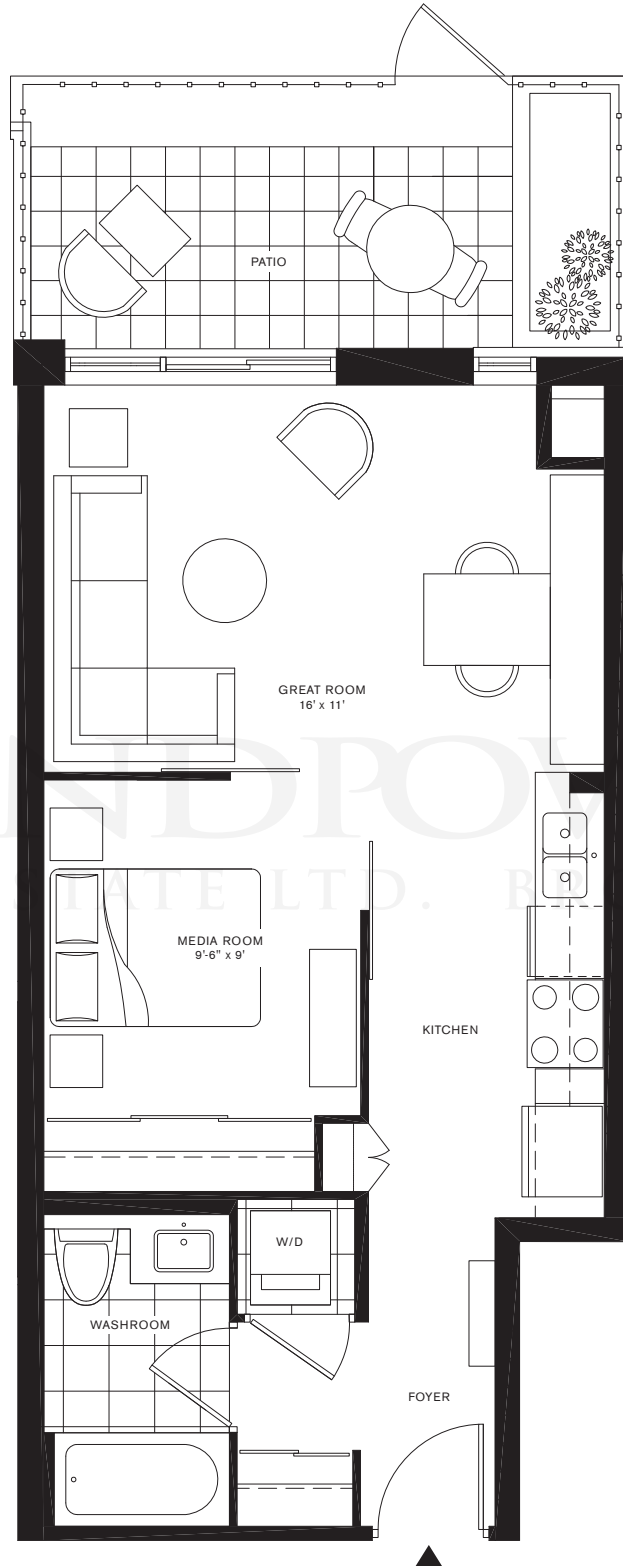
480 Square feet  
studio / one bathroom



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.

# YARROW

550 Square feet  
studio / one bathroom



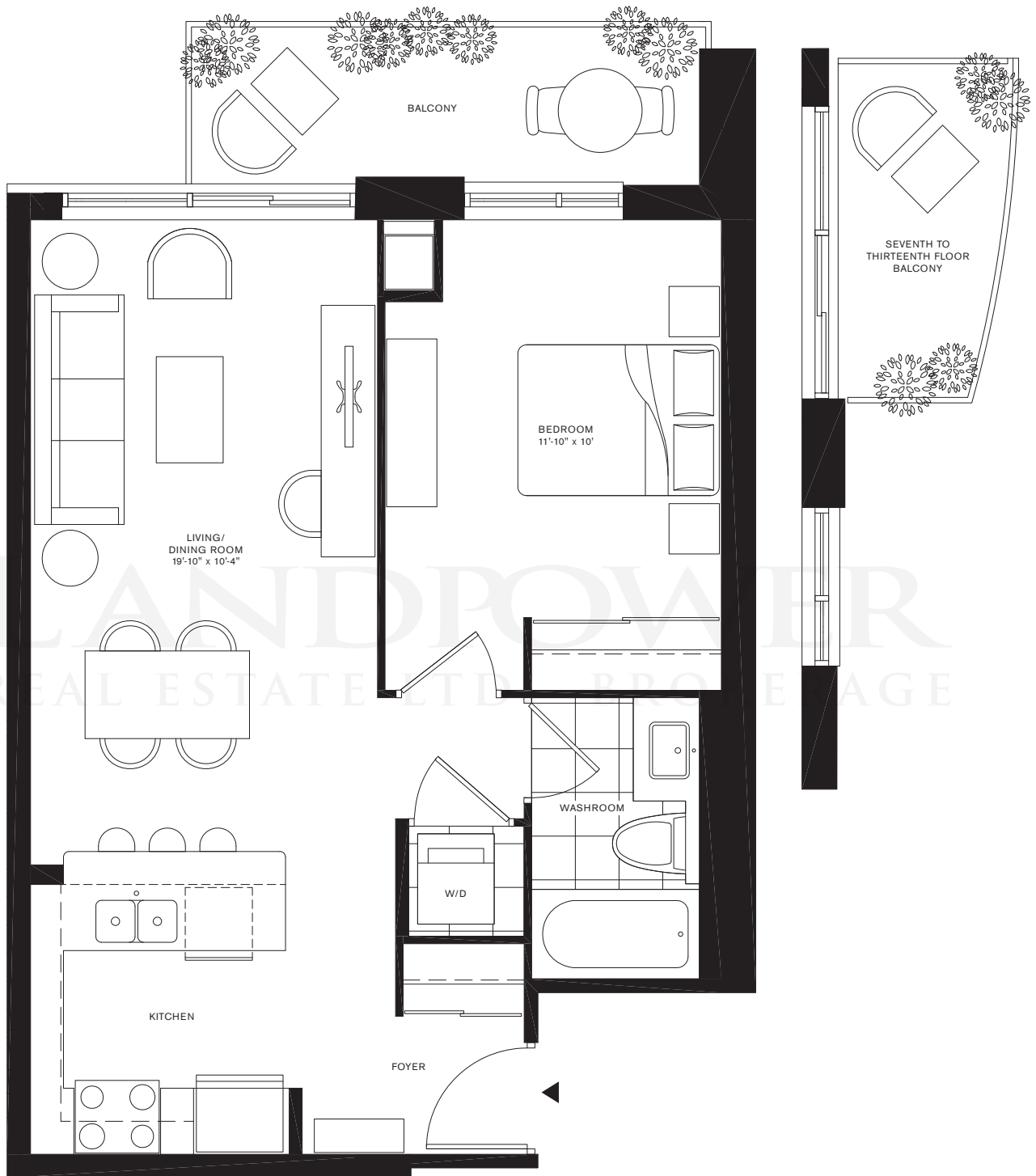
GROUND FLOOR



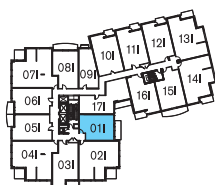
All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O. E.  
All illustrations are artist's concept. Actual useable floor space varies from the stated floor area. Furniture not included.

# AFRICAN LILY

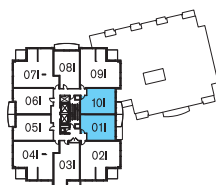
590 Square feet  
one bedroom / one bathroom



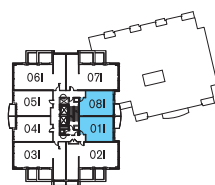
SECOND FLOOR



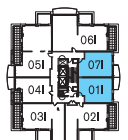
THIRD-SIXTH FLOOR



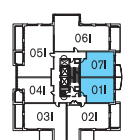
SEVENTH-NINTH FLOOR



TENTH-ELEVENTH FLOOR



TWELFTH FLOOR



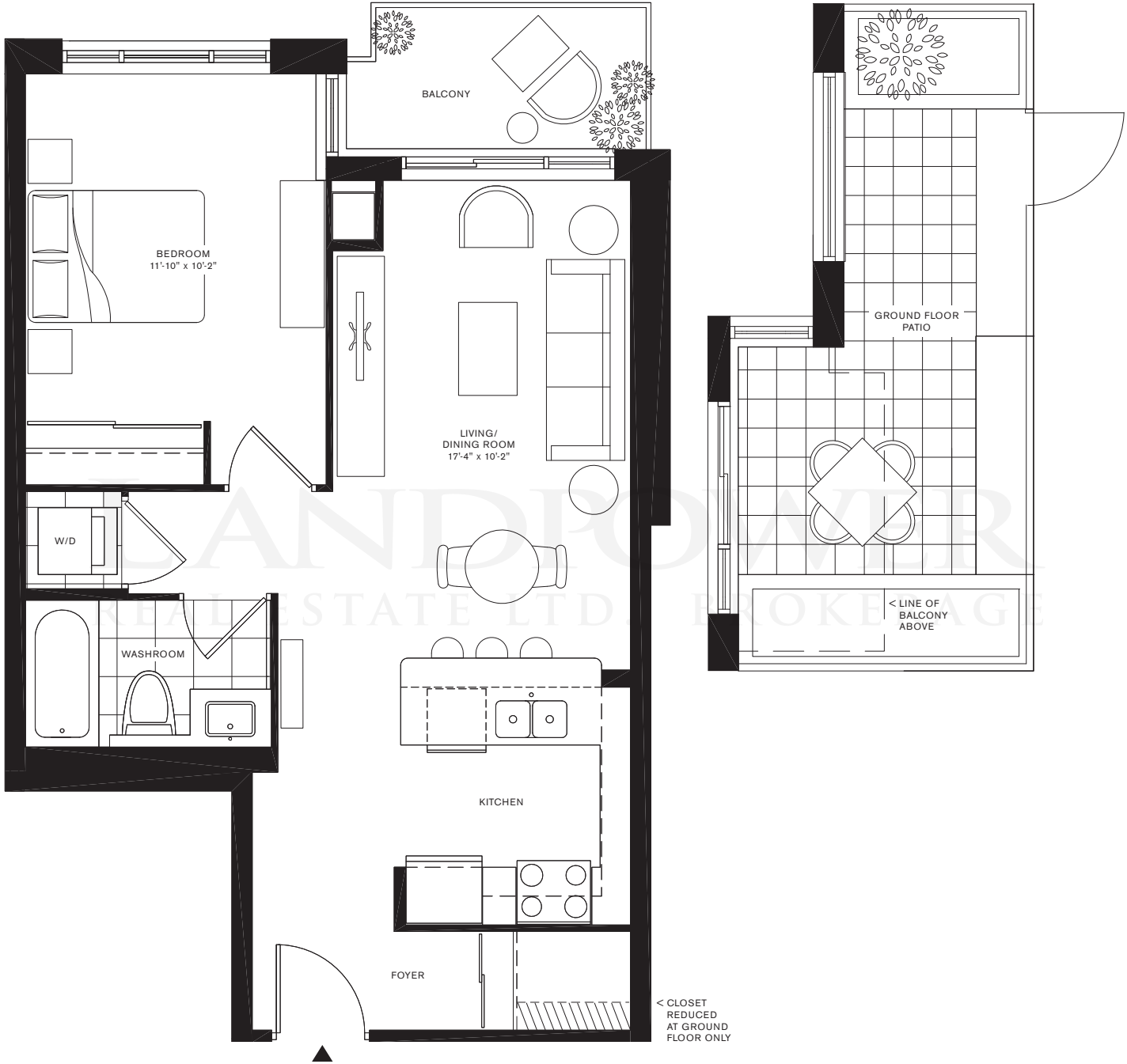
THIRTEENTH FLOOR



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.

# JAPANESE BROME

635 Square feet  
one bedroom / one 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.

# MILO

690 Square feet  
one bedroom / one bathroom



LANDPOWER  
REAL ESTATE LTD. BROKERAGE



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.

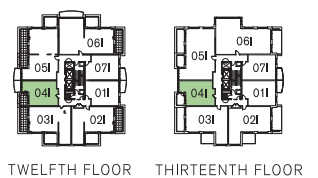


**1 BEDROOM + DEN**

LANDPOWER  
REAL ESTATE LTD. BROKERAGE

# LILAC

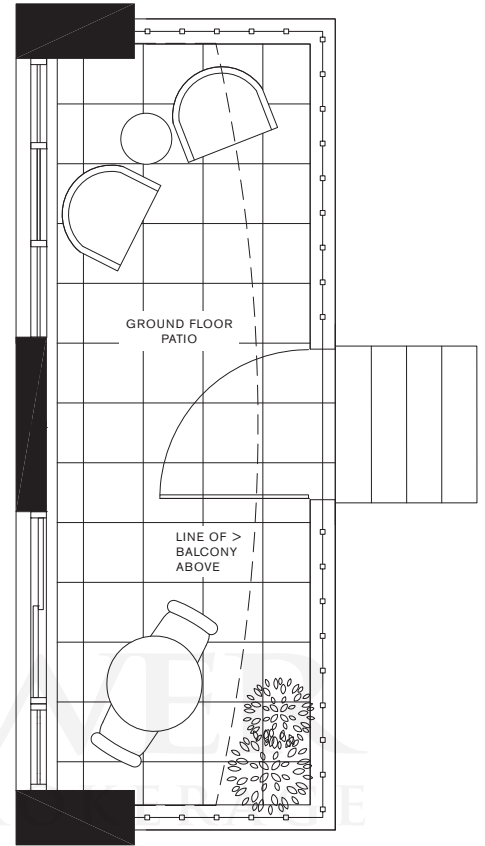
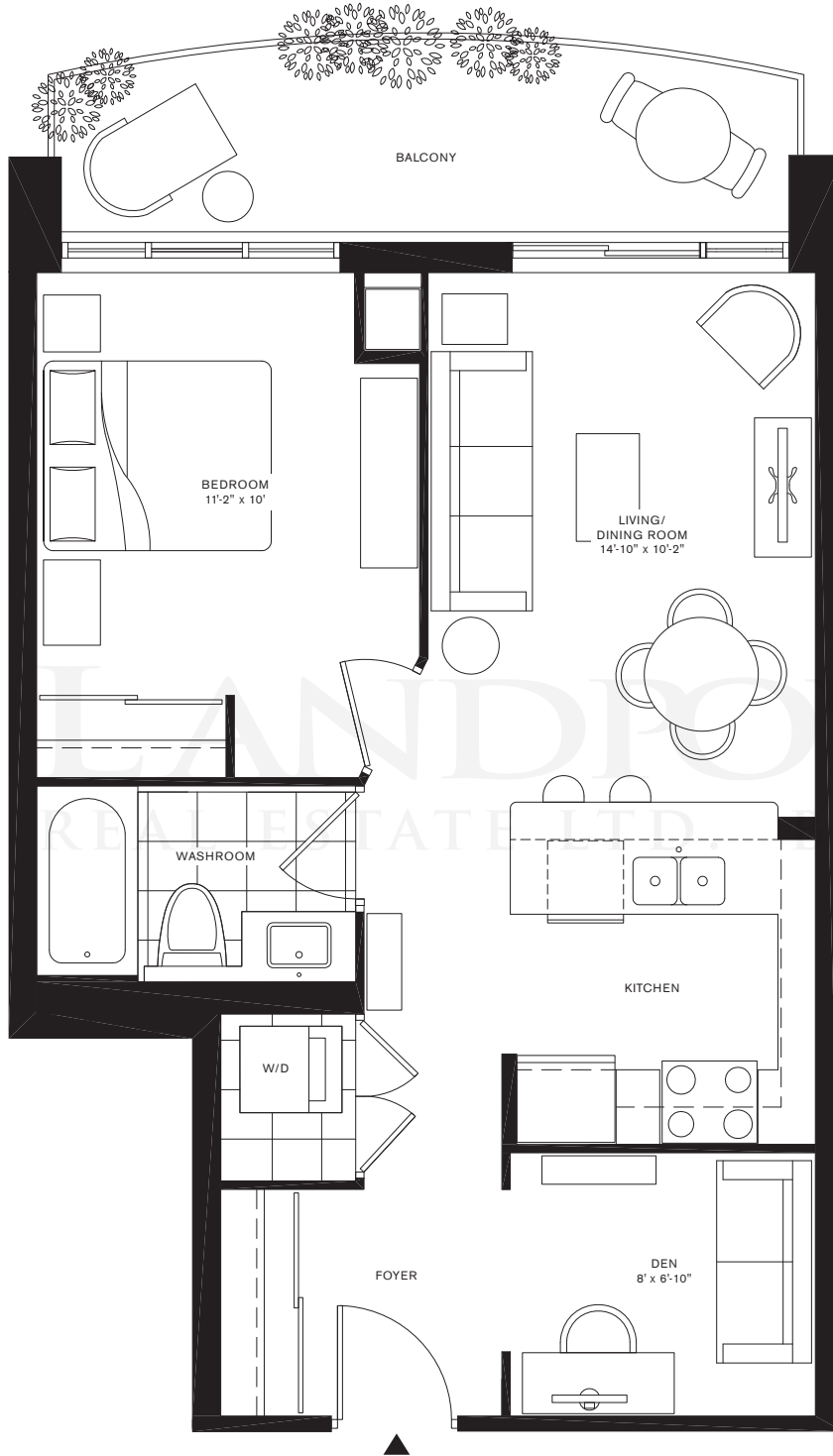
600 Square feet  
one bedroom plus den / one bathroom



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.

# LAVENDER

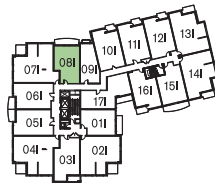
615 Square feet  
one bedroom plus den / one bathroom



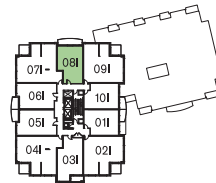
GROUND FLOOR



SECOND FLOOR



THIRD-SIXTH FLOOR



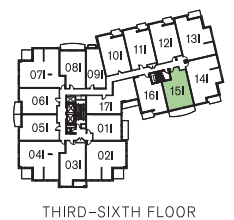
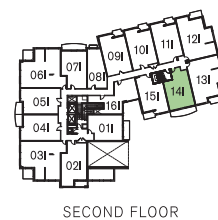
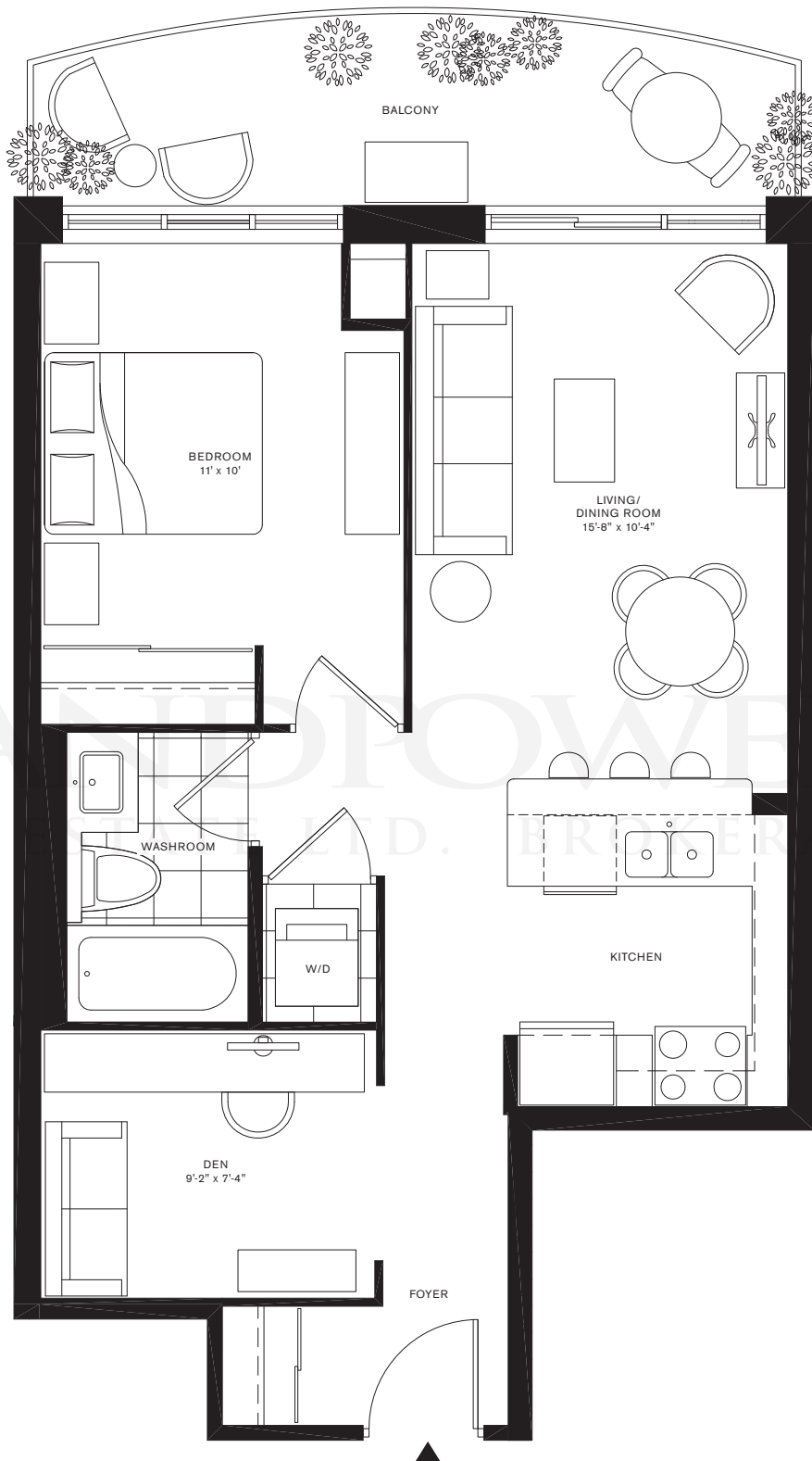
SEVENTH-NINTH FLOOR



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.

# VERBENA

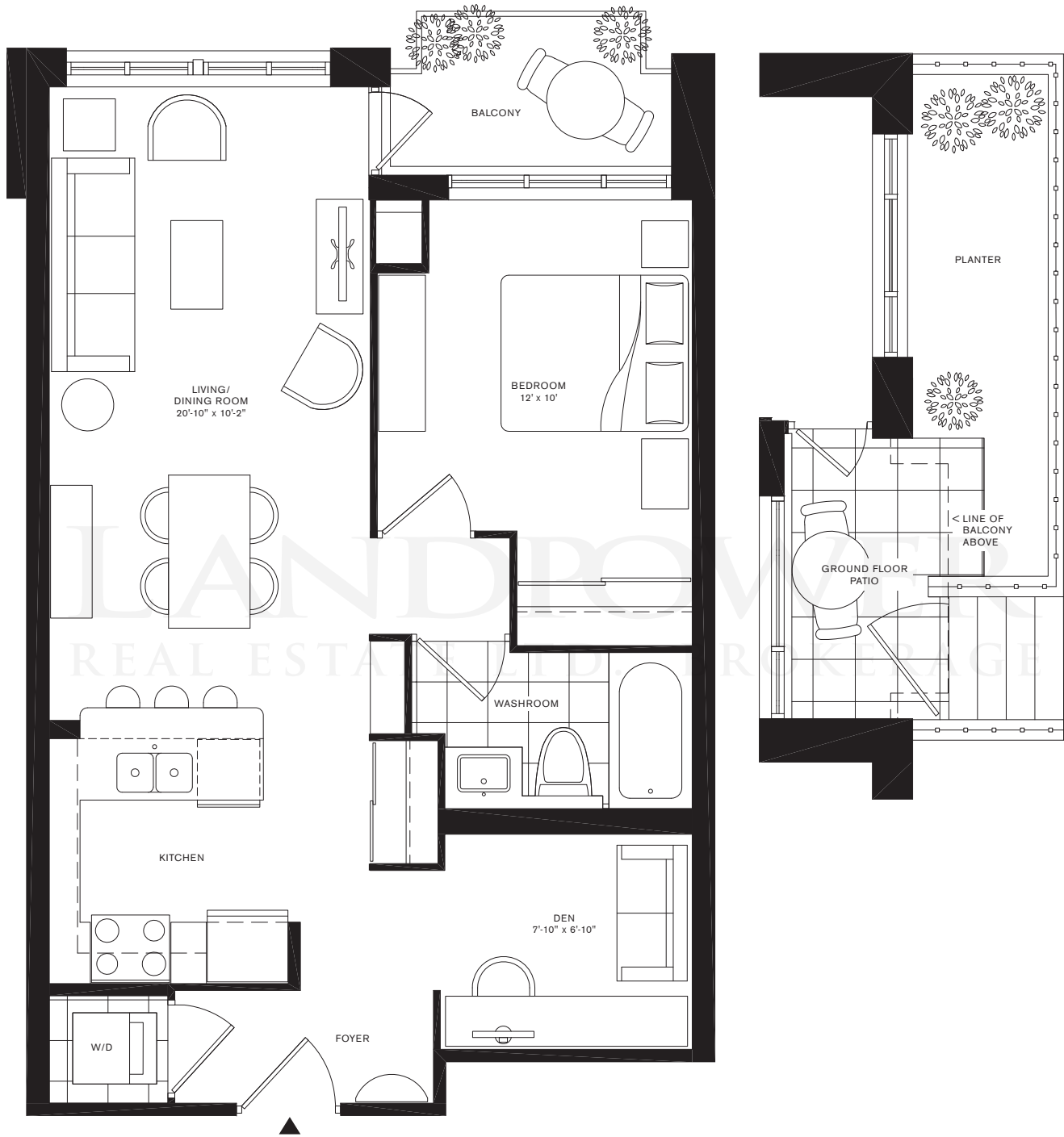
640 Square feet  
one bedroom plus den / one bathroom



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.

# SNAPDRAGON

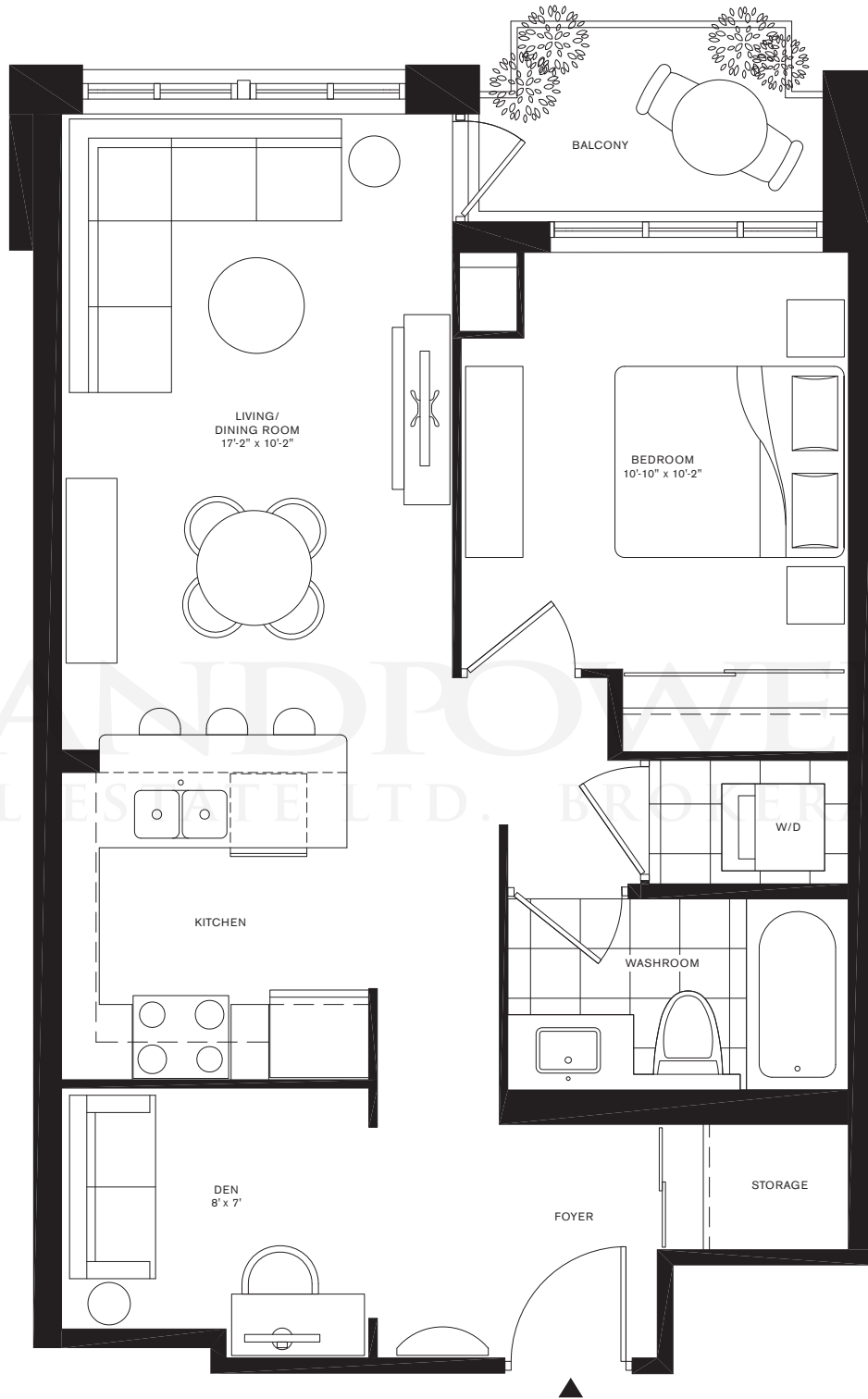
675 Square feet  
one bedroom plus den / one bathroom



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.

# TANSY

675 Square feet  
one bedroom plus den / one bathroom



SECOND FLOOR



THIRD-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.

# EVENING PRIMROSE

675 Square feet  
one bedroom plus den / one bathroom



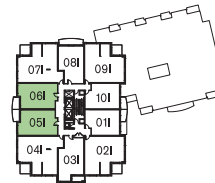
GROUND FLOOR



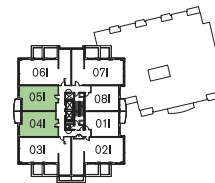
SECOND FLOOR



THIRD-SIXTH FLOOR



SEVENTH-NINTH FLOOR



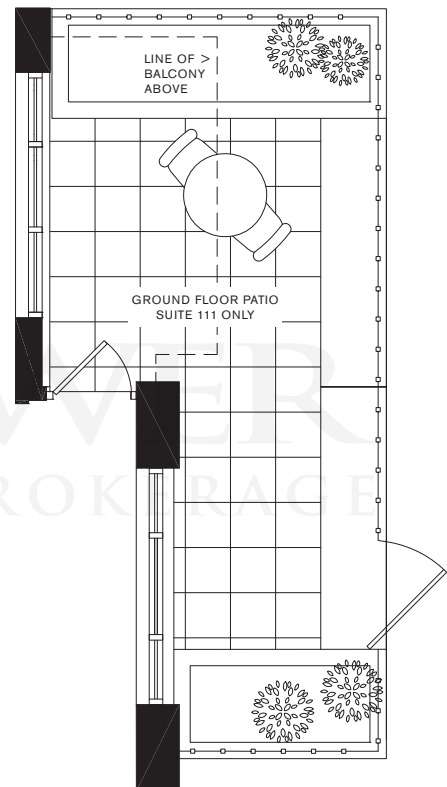
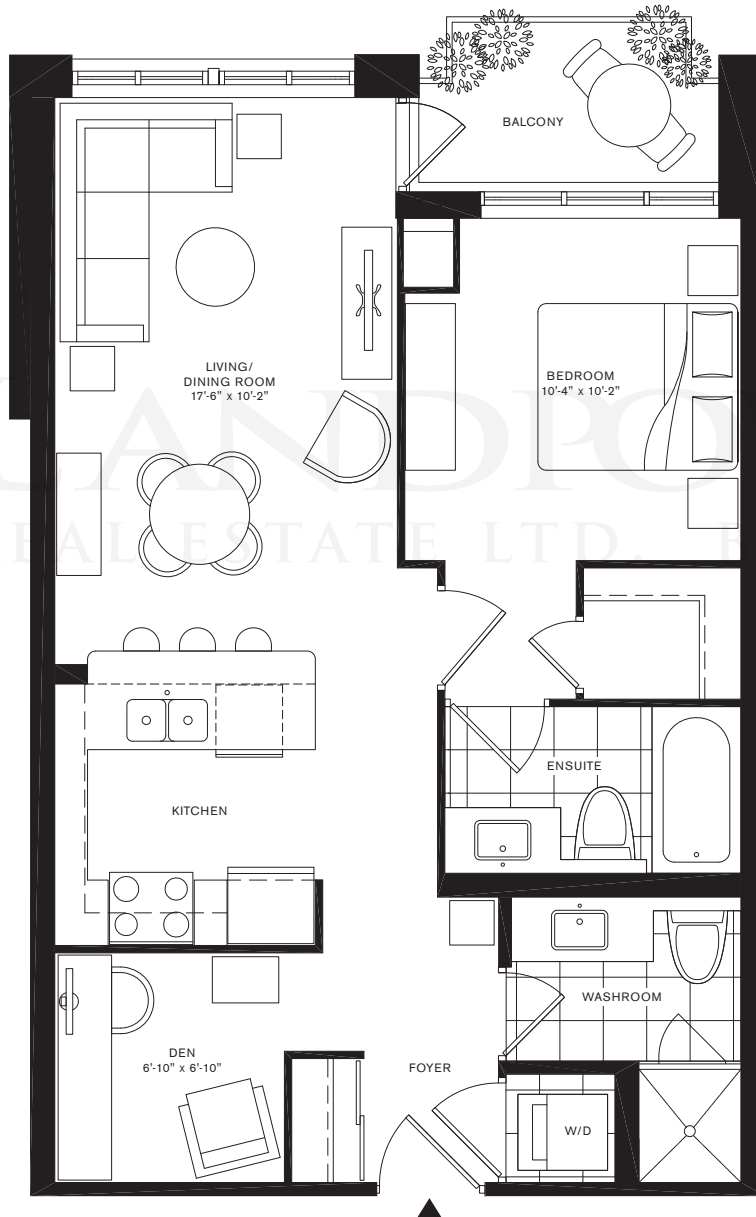
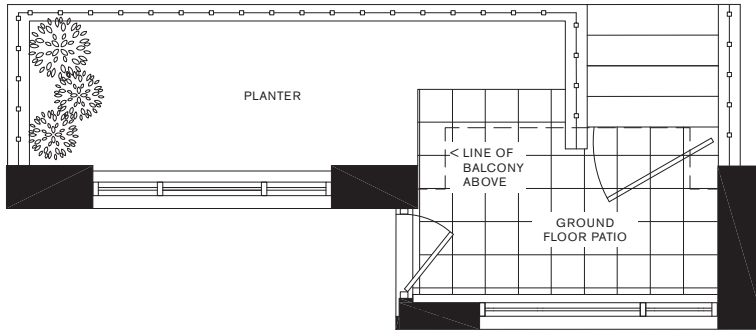
TENTH-ELEVENTH FLOOR



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.

# SNOWBERRY

695 Square feet  
one bedroom plus den / two bathrooms



HEIGHT OF CEILING IS REDUCED TO 8' ON SIXTH FLOOR ONLY



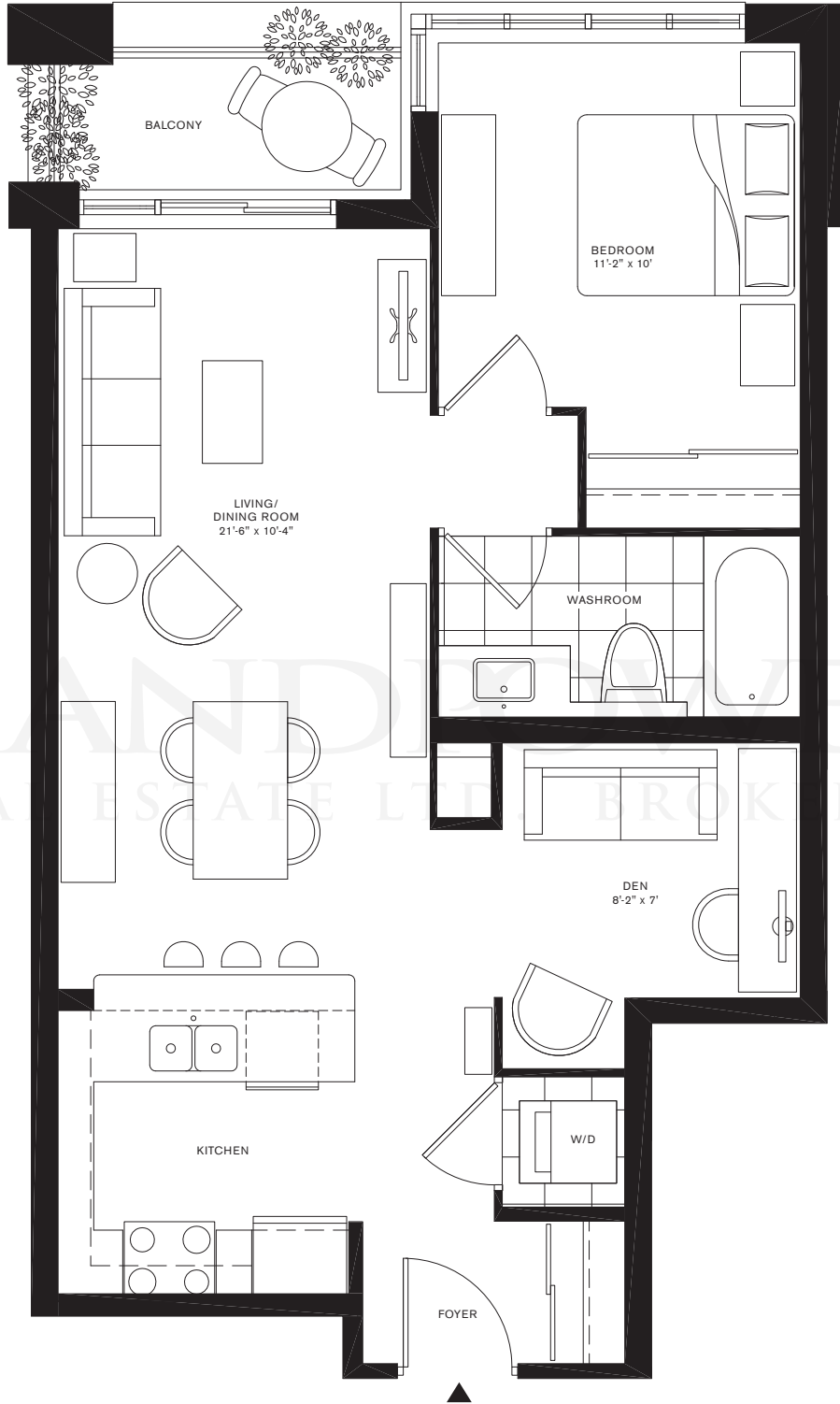
All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O.E. All illustrations are artist's concept. Actual useable floor space varies from the stated floor area. Furniture not included.



# FOXGLOVE

695 Square feet

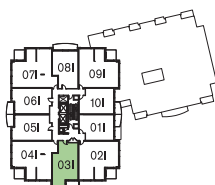
one bedroom plus den / one bathroom



SECOND FLOOR



THIRD-SIXTH FLOOR



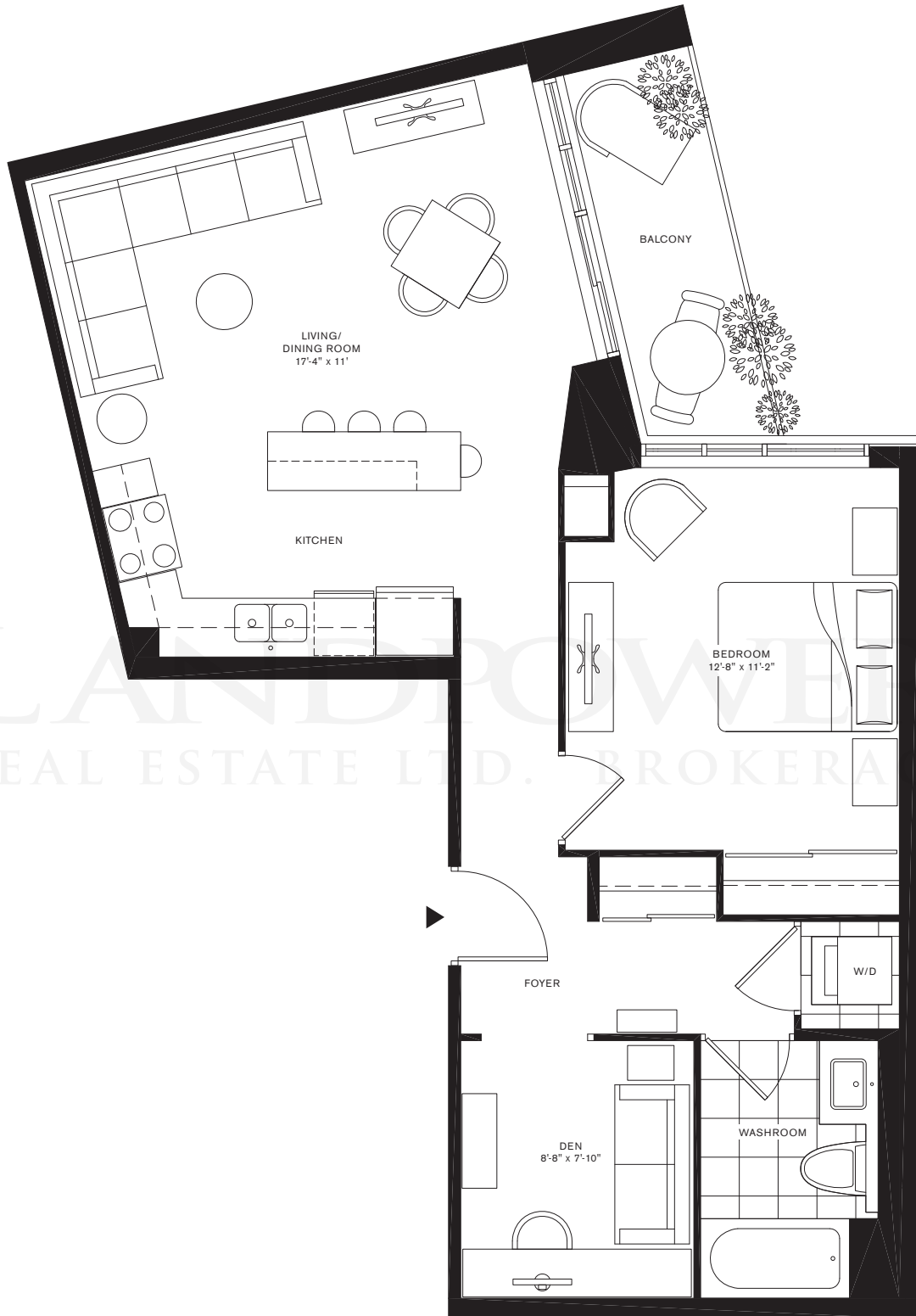
SEVENTH-NINTH FLOOR



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.

# BLUEBUR

755 Square feet  
one bedroom plus den / one bathroom



HEIGHT OF CEILING IS REDUCED TO 8' ON SIXTH FLOOR ONLY



THIRD-SIXTH FLOOR



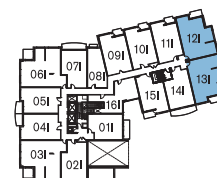
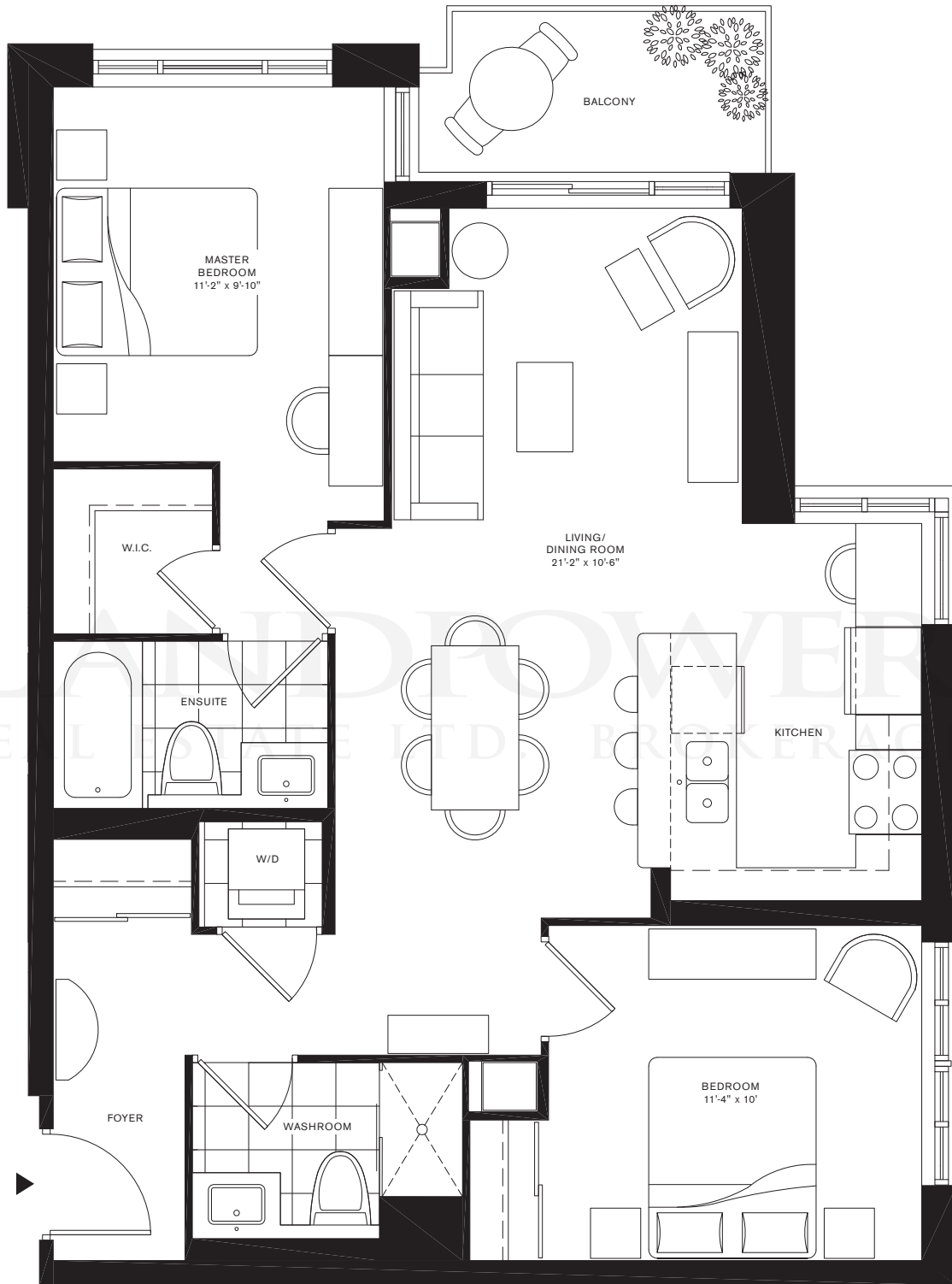
All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O.E. All illustrations are artist's concept. Actual useable floor space varies from the stated floor area. Furniture not included.

**2 BEDROOM**

LANDPOWER  
REAL ESTATE LTD. BROKERAGE

# SWEETCLOVER

895 Square feet  
two bedroom / two bathrooms



SECOND FLOOR



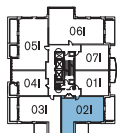
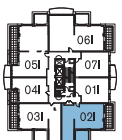
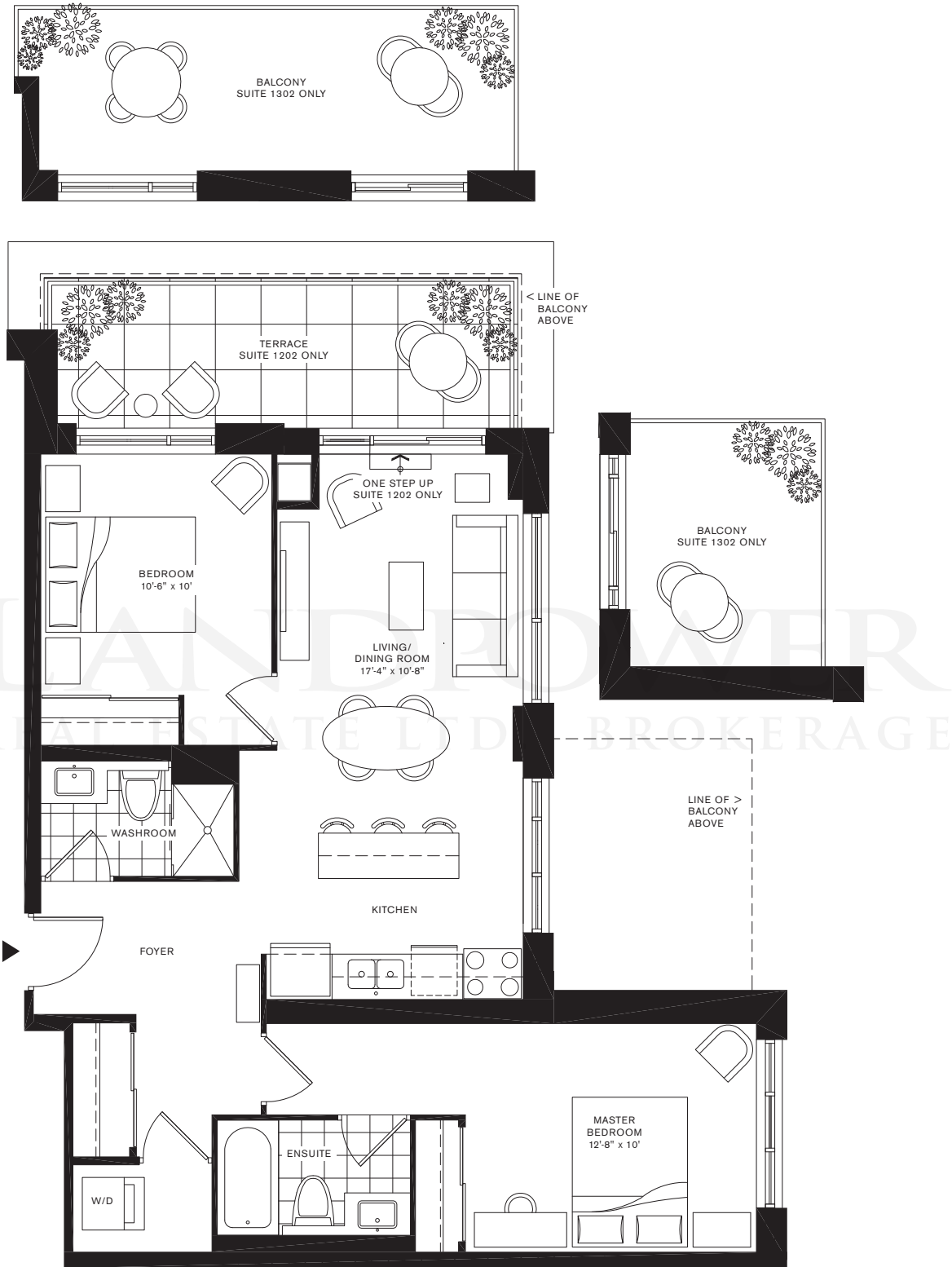
THIRD-SIXTH FLOOR



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.

# LOBSTER CLAW

915 Square feet  
two bedroom / two bathrooms



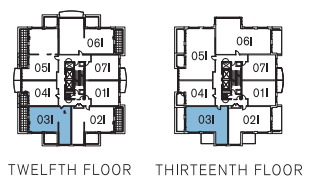
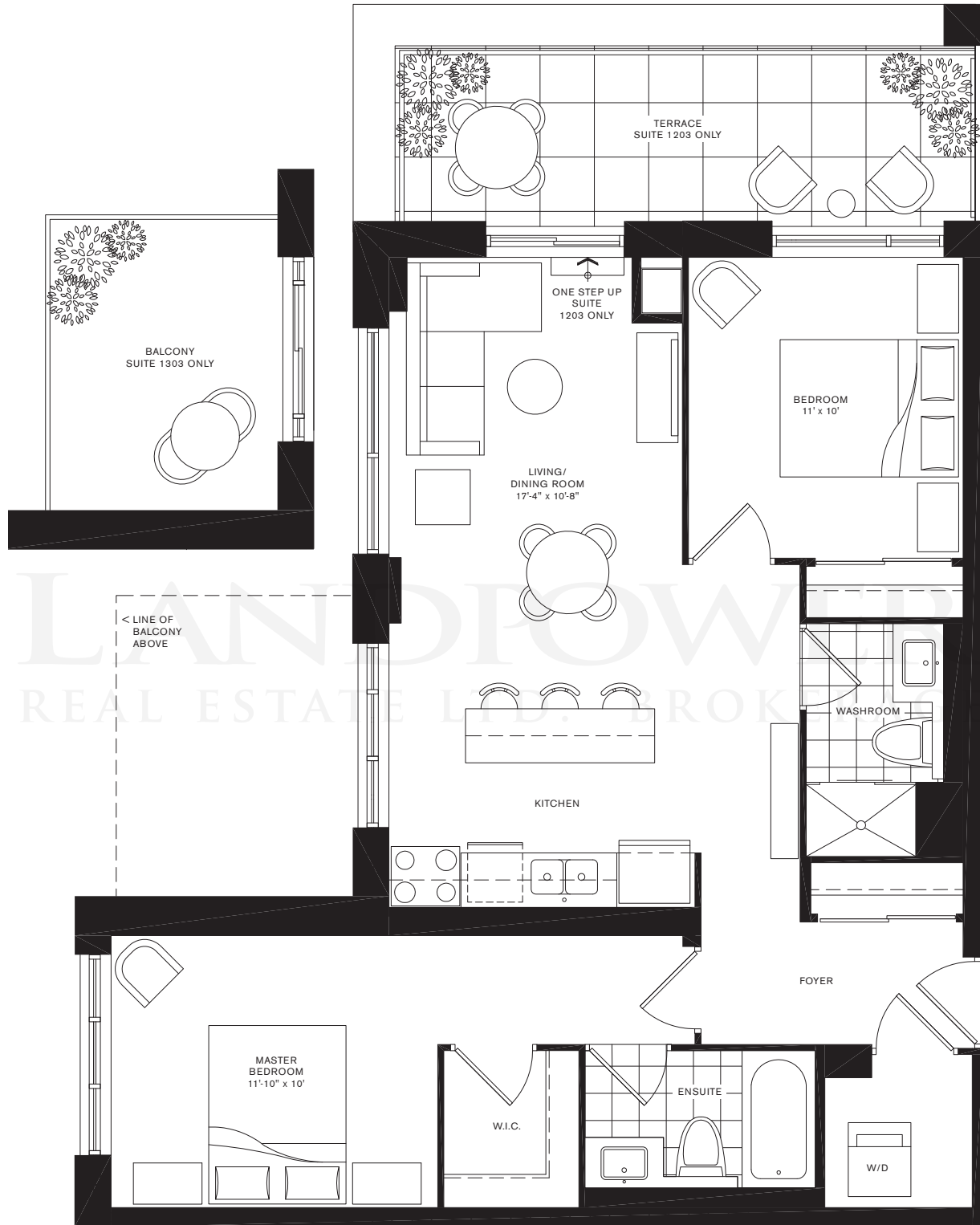
TWELFTH FLOOR THIRTEENTH FLOOR



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.

# LUPIN

930 Square feet  
two bedroom / two bathrooms



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.

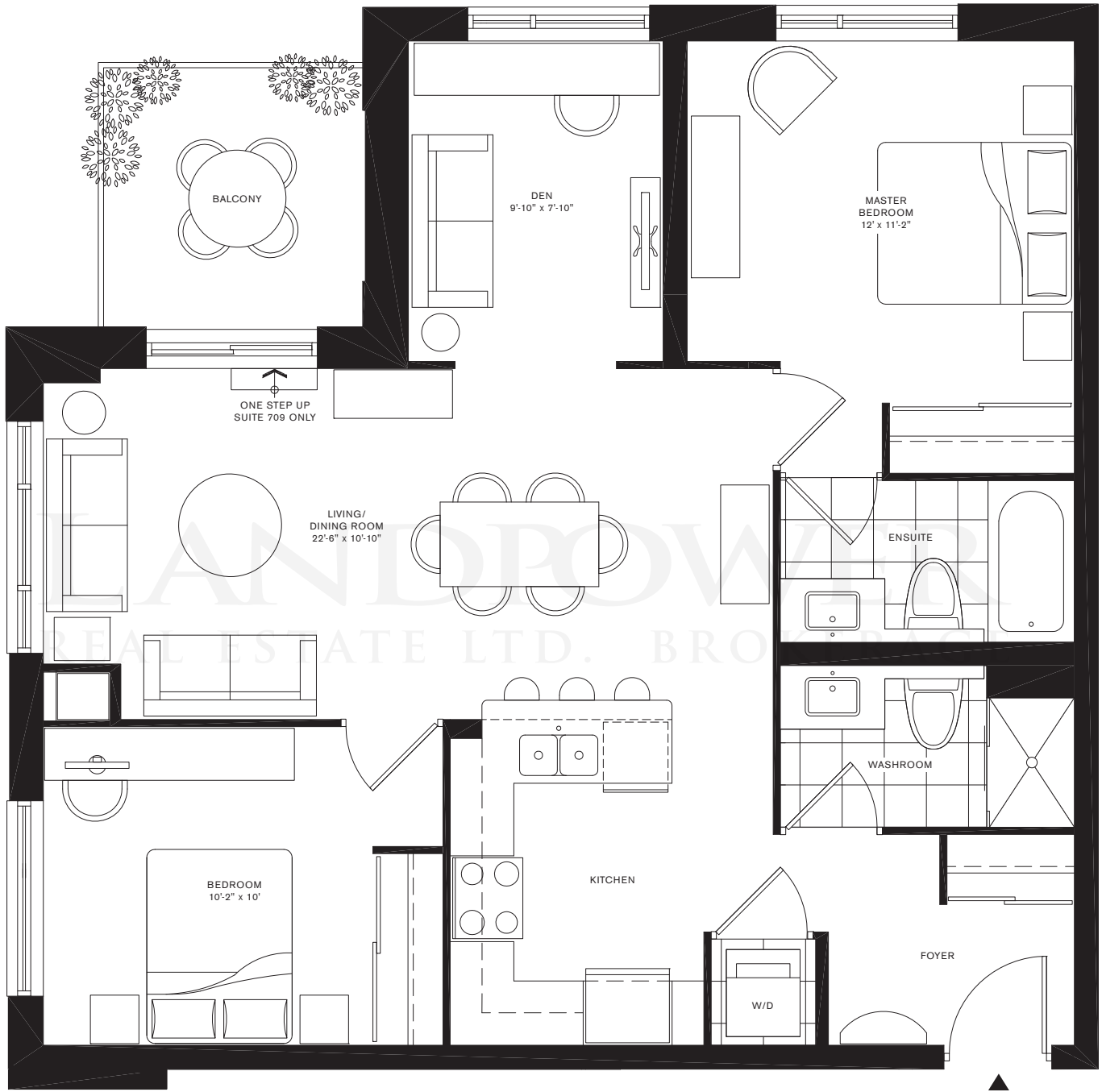
**2 BEDROOM + DEN**

LANDPOWER  
REAL ESTATE LTD. BROKERAGE

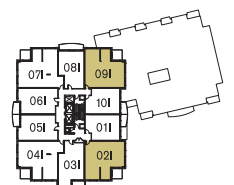
# GILLYFLOWER

980 Square feet

two bedroom plus den / two bathrooms



THIRD-SIXTH FLOOR



SEVENTH-NINTH FLOOR



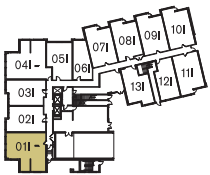
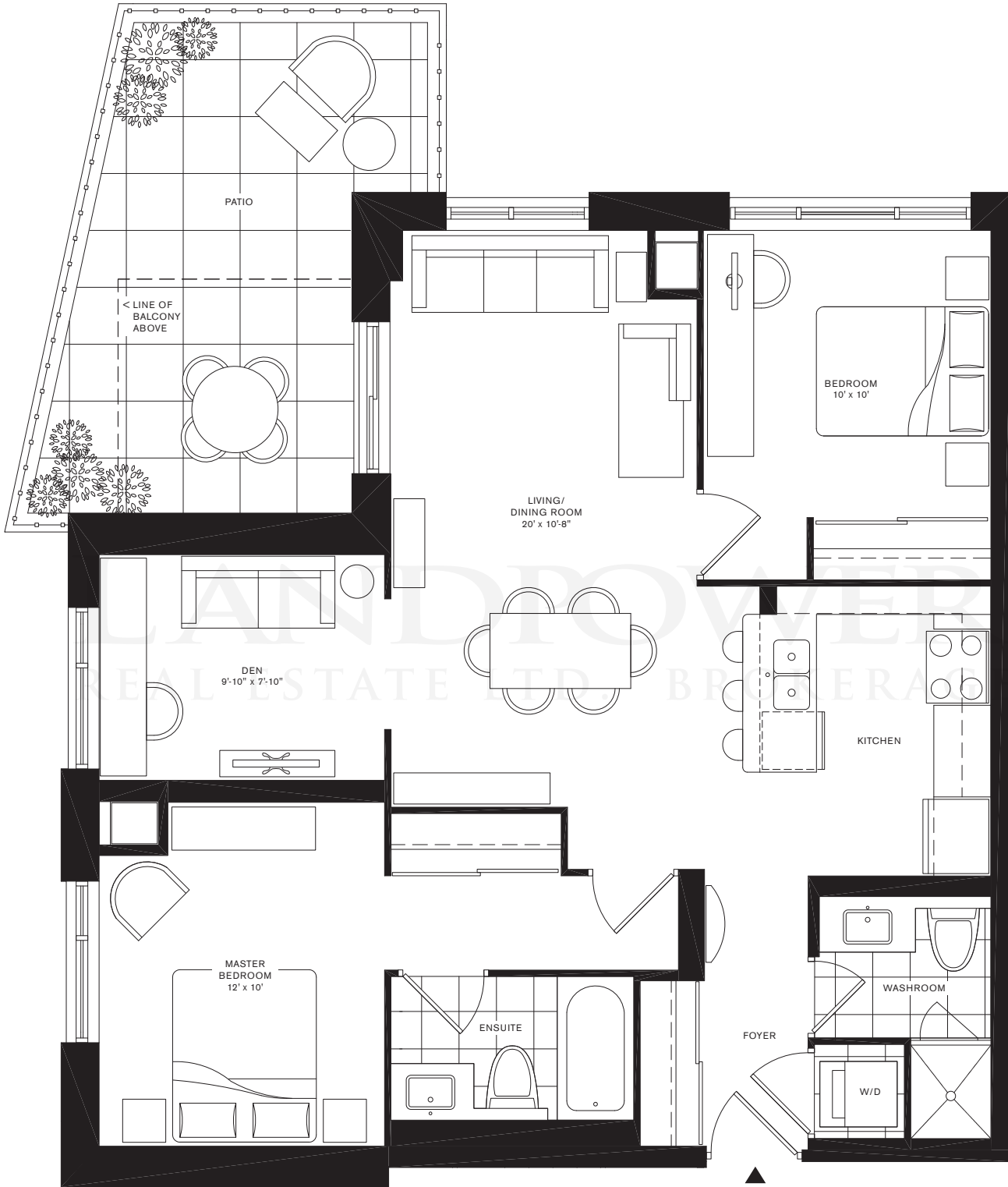
All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O.E. All illustrations are artist's concept. Actual useable floor space varies from the stated floor area. Furniture not included.



# SEA HOLLY

990 Square feet

two bedroom plus den / two bathrooms



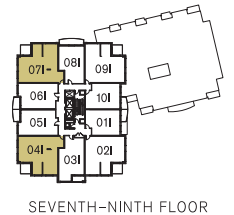
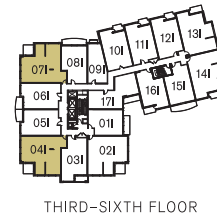
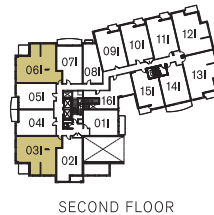
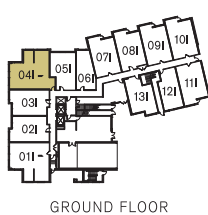
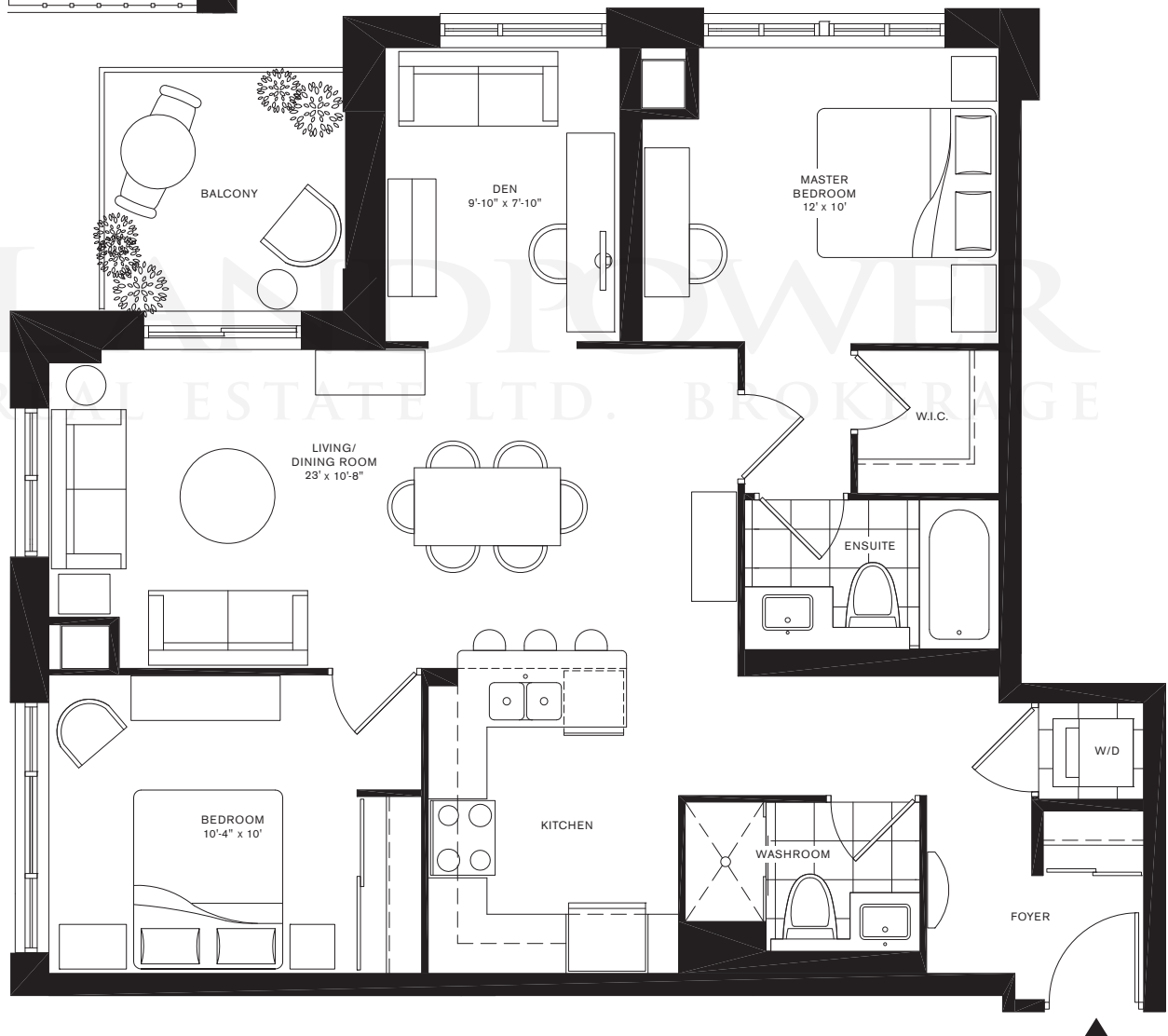
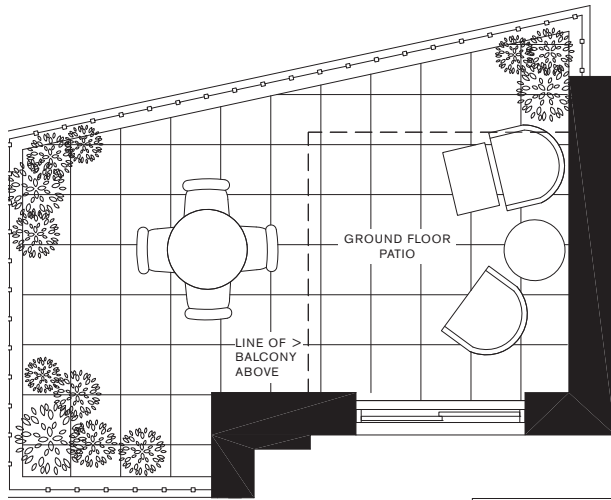
GROUND FLOOR



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.

# ROSE

1020 Square feet  
two bedroom plus den / two bathrooms

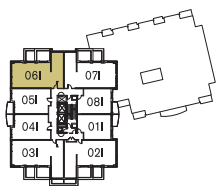
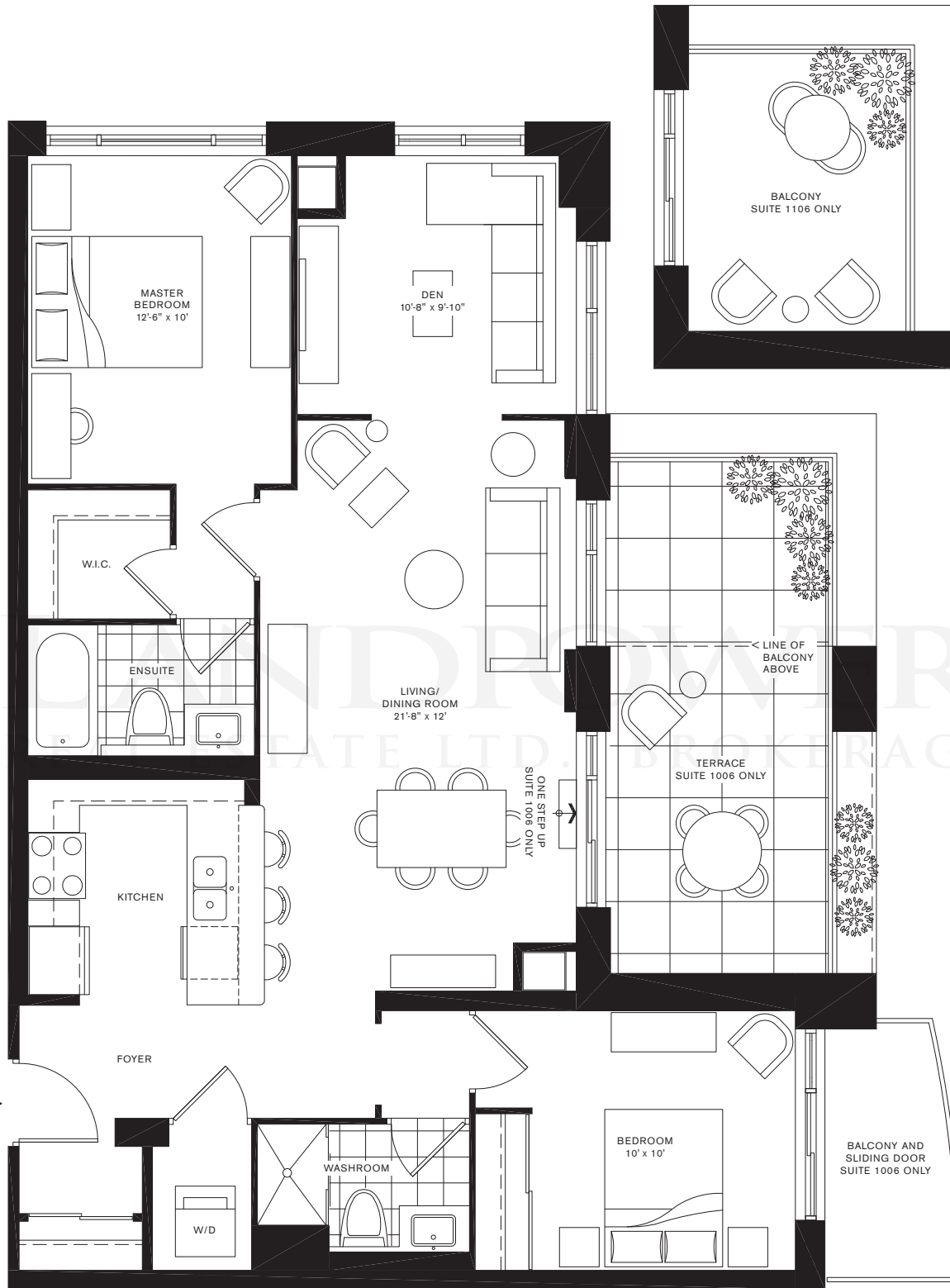


All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O.E. All illustrations are artist's concept. Actual useable floor space varies from the stated floor area. Furniture not included.

# FOXTAIL LILY

1095 Square feet

two bedroom plus den / two bathrooms

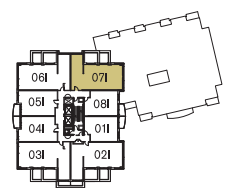
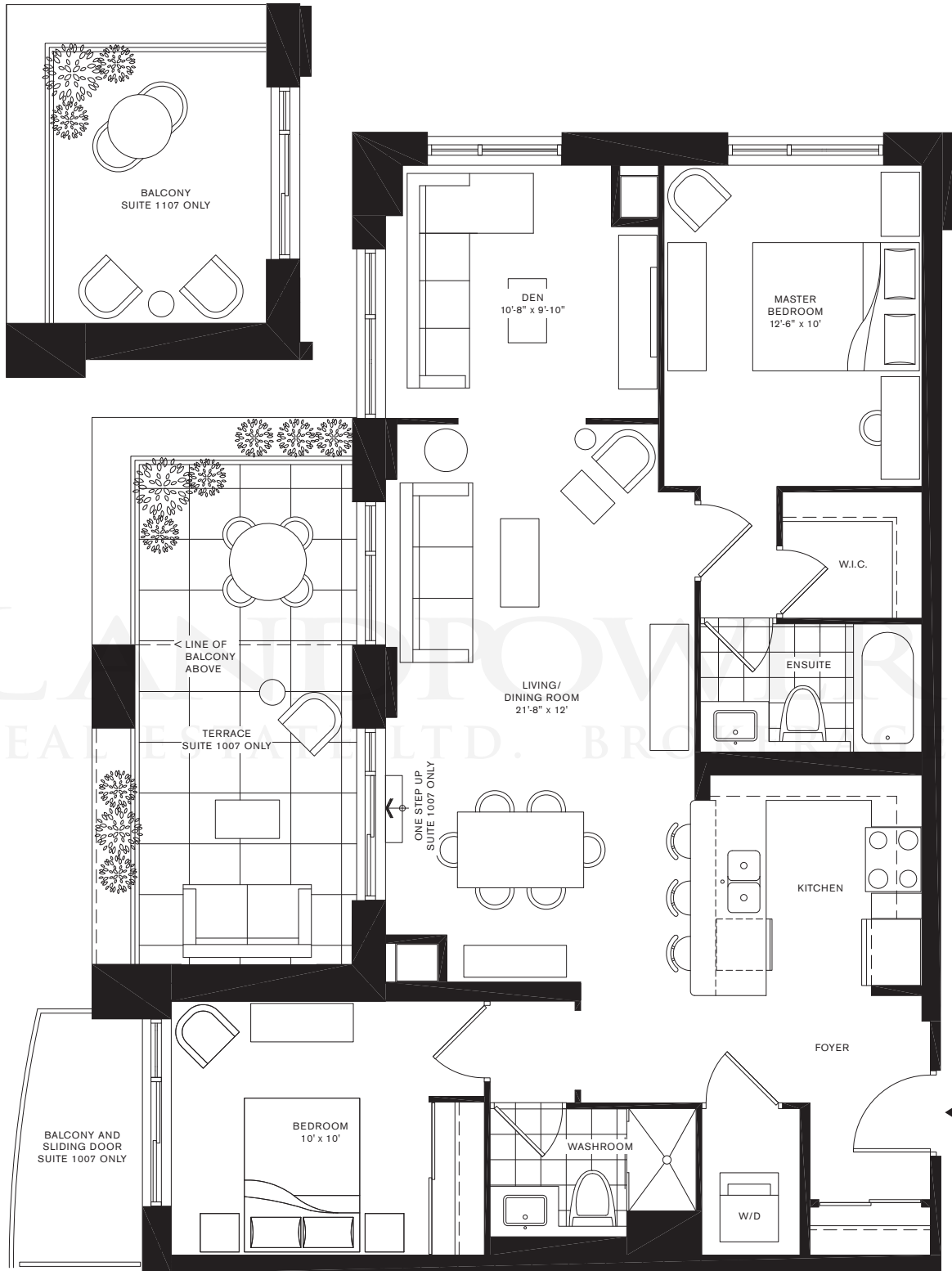


TENTH-ELEVENTH FLOOR

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.

# SUNFLOWER

1100 Square feet  
two bedroom plus den / two bathrooms



TENTH-ELEVENTH FLOOR

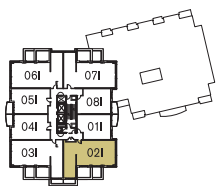
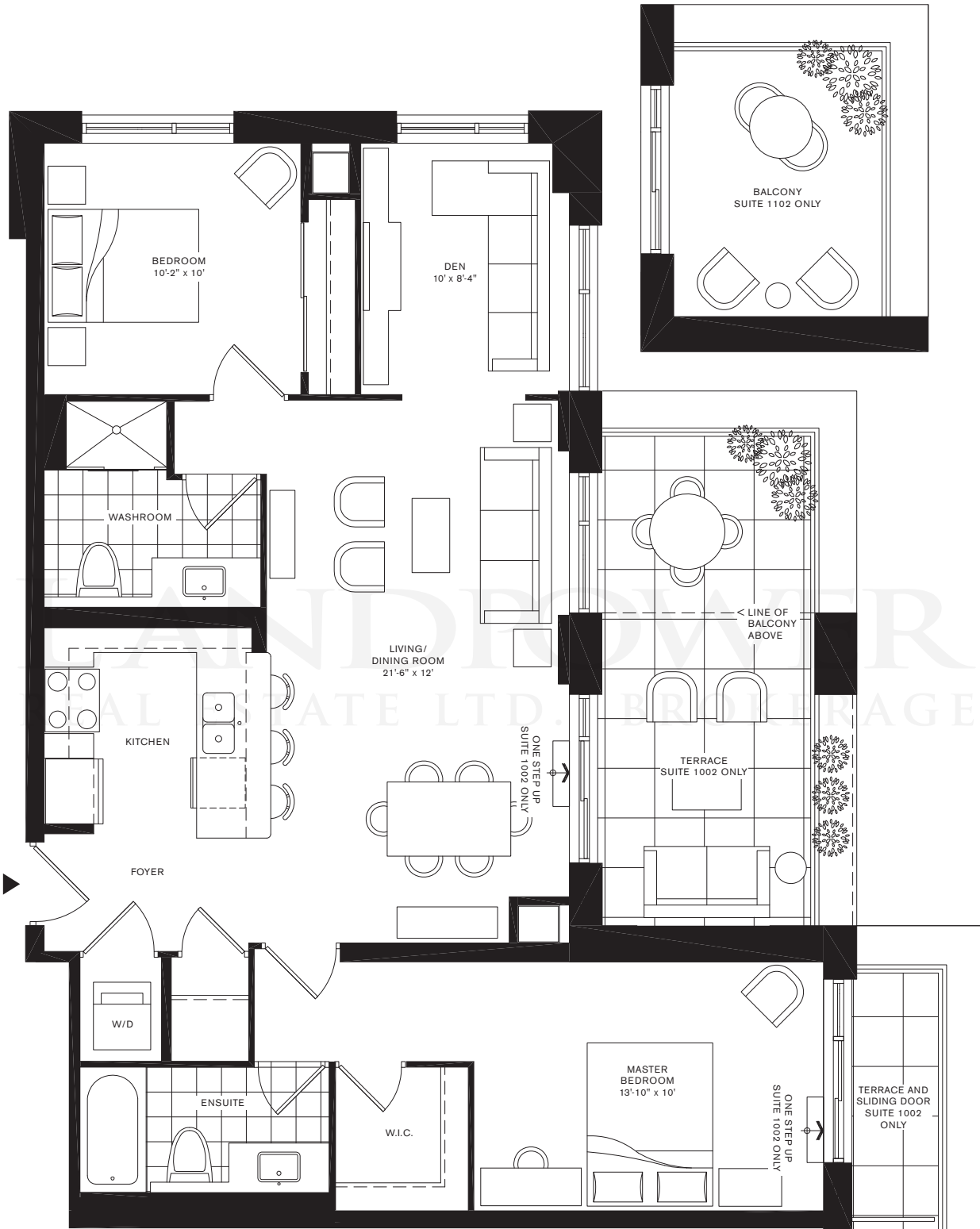


All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O.E. All illustrations are artist's concept. Actual useable floor space varies from the stated floor area. Furniture not included.

# BALLOON FLOWER

1100 Square feet

two bedroom plus den / two bathrooms



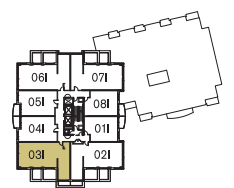
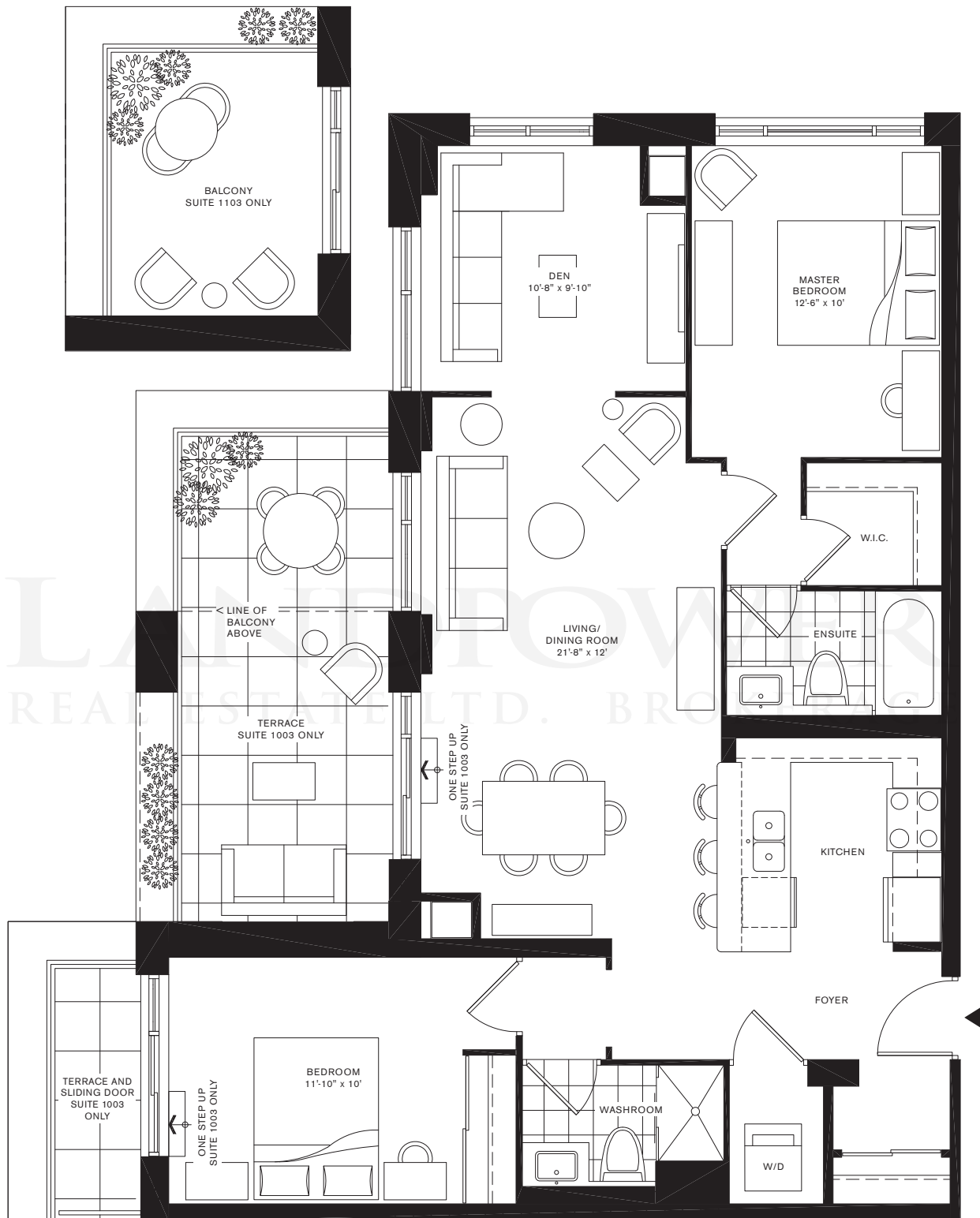
TENTH-ELEVENTH FLOOR

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.

# CARNATION

1110 Square feet

two bedroom plus den / two bathrooms

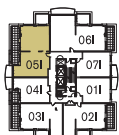
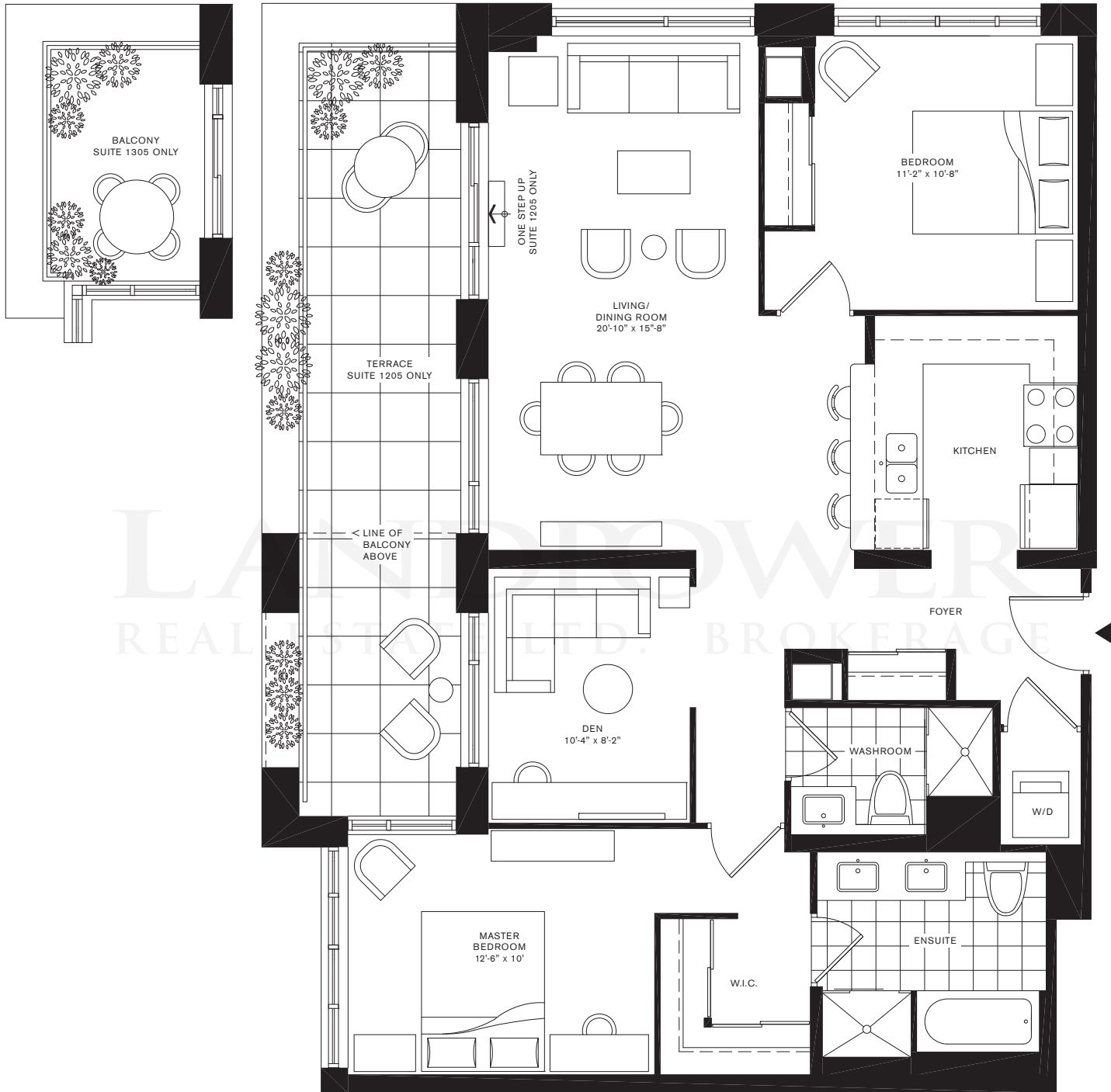


All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O.E. All illustrations are artist's concept. Actual useable floor space varies from the stated floor area. Furniture not included.

# GOLDEN ROD

1170 Square feet

two bedroom plus den / two bathrooms



TWELFTH FLOOR THIRTEENTH FLOOR

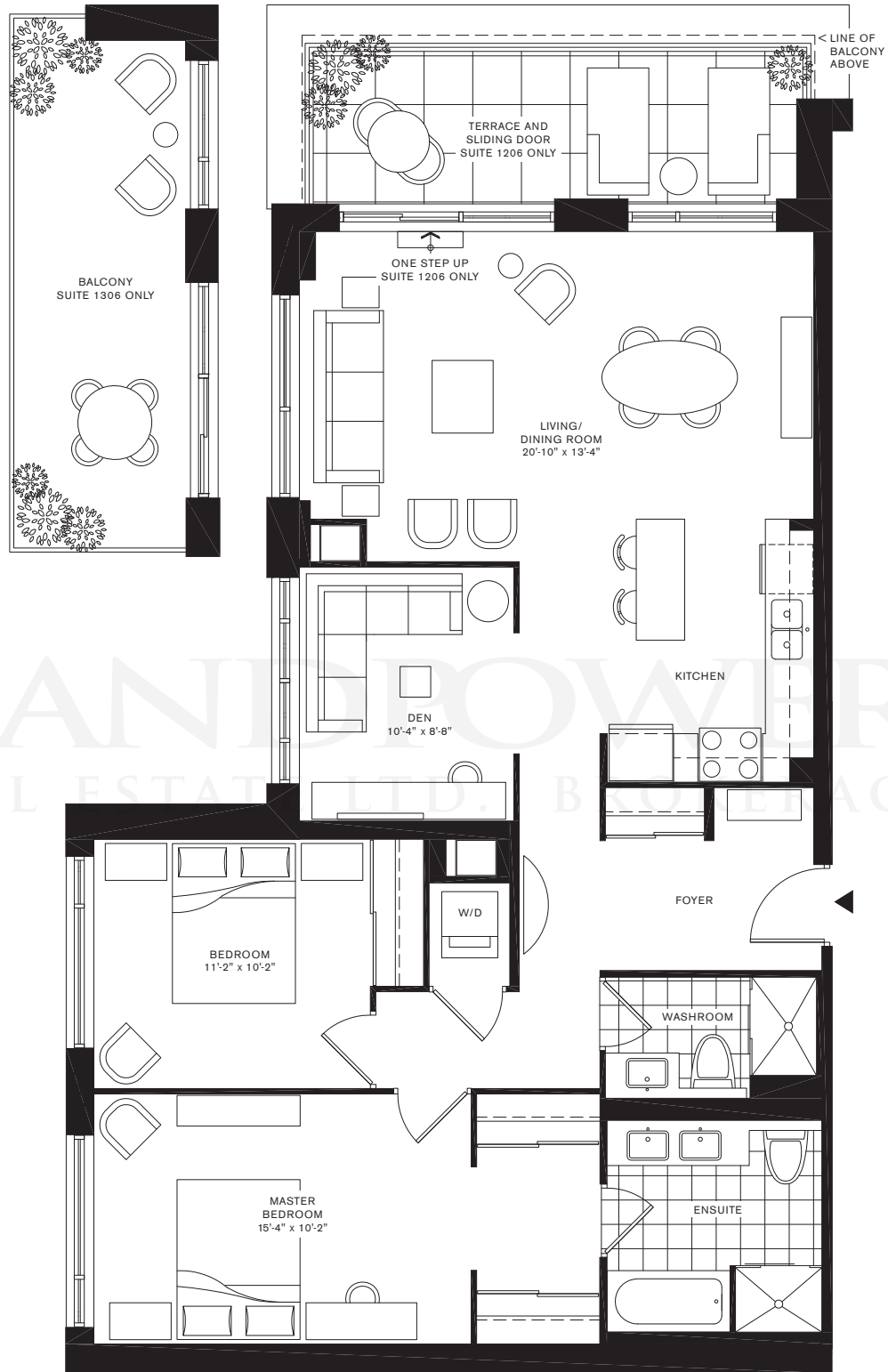


All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O. E. All illustrations are artist's concept. Actual useable floor space varies from the stated floor area. Furniture not included.

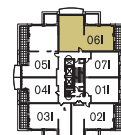
# STARLILY

1250 Square feet

two bedroom plus den / two bathrooms



LANDPOWER  
REAL ESTATE LTD. BROKERAGE



TWELFTH FLOOR



THIRTEENTH 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.

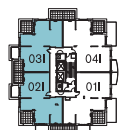
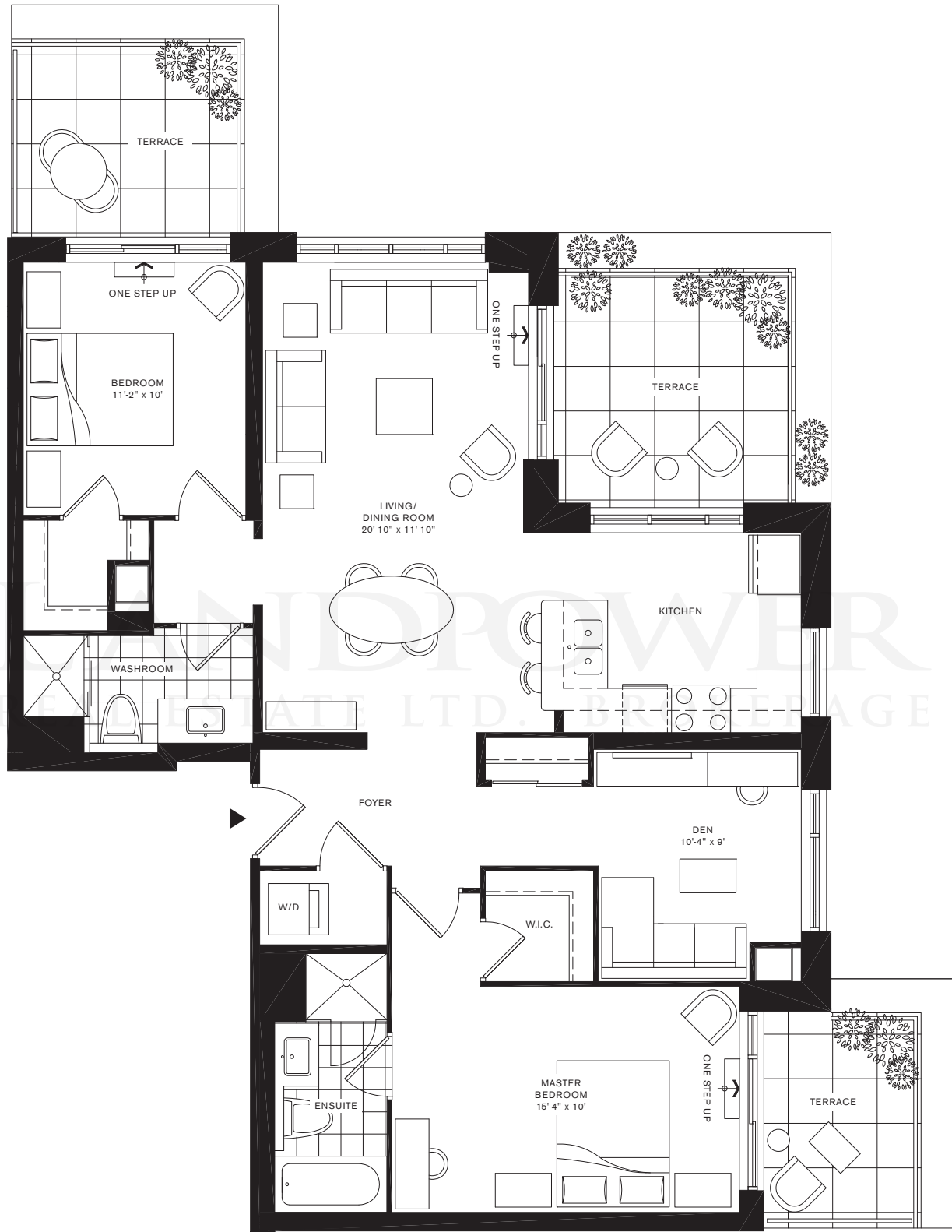


**PENTHOUSE** LANDPOWER  
REAL ESTATE LTD. BROKERAGE

# SWEET SULLAN

1200 Square feet

two bedroom plus den / two bathrooms



PENTHOUSE

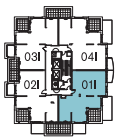
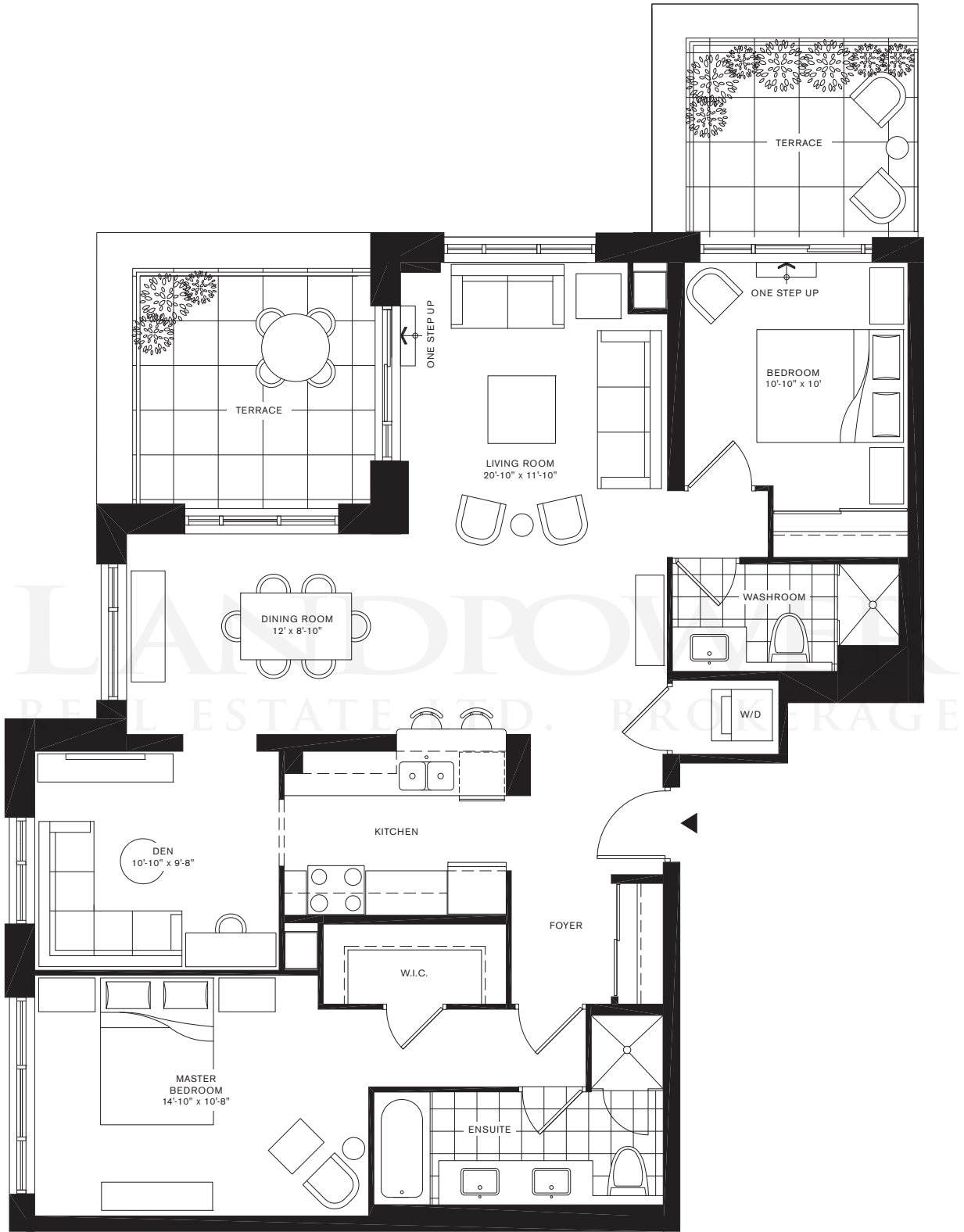


All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O.E. All illustrations are artist's concept. Actual useable floor space varies from the stated floor area. Furniture not included.

# SUGARBUSH

1300 Square feet

two bedroom plus den / two bathrooms



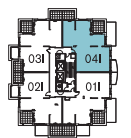
PENTHOUSE

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.

# BLANKETFLOWER

1330 Square feet

two bedroom plus den / two bathrooms



PENTHOUSE



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.

The Remington Group Inc. (TRG) – a privately held company with substantial land holdings – has over 60 years' experience within the industry. TRG operates, develops, manages, and builds an extensive cross-section of residential and income properties all across Ontario. With exemplary vision, commitment, and leadership, The Remington Group will deliver Downtown Markham as a triumphant reality. Led for more than 60 years by brothers Rudolph and Jerry, TRG has built thousands of homes, and owns and manages millions of square feet of commercial, retail, and industrial properties. Today, a third generation of Bratty brothers – Matthew, Mark, Christopher and Michael – carry on the tradition of running a progressive, integrated company that continues to be an industry leader. TRG has earned a reputation for honesty, hard work, and generous community investment and involvement. Among residential owners, retail and commercial tenants, community associations, business partners, and through all levels of government, The Remington Group is known as an ethical and dedicated development company.

# LANDPOWER

## REAL ESTATE LTD. BROKERAGE



Downtown Markham™  
developed and built  
by The Remington Group



Settle for Everything!

All images and photography © 2006 The Remington Group Inc. Not to be re-published without consent. We thank internationally renowned photographers Eduard Hueber and Clifford John for their eye for architectural detail and flare for revealing a world of urbanity. All original photography shot on location in Europe and New York, 2005. Amenities illustrations by Rey Aguila. Building illustration by Quadrangle Architects.

Creative and writing: Scott Thornley and Company. stcworks.ca

All street and place names are subject to change without notice.

All prices and specifications subject to change without notice.  
All items, illustrations and graphics shown are artists' concept only. E.&O.E.  
Exclusive Listing Brokerage: Baker Real Estate Corporation. Brokers Protected.



Environmental  
Quality Control



LEED REGISTERED



Printed on Mohawk Options,  
100% recycled pcw.  
Mohawk paper is manufactured  
using wind power.



*Let's get specific! The Verdale Luxury Condominiums in Downtown Markham will be among Remington's finest. As such, the broad brush-strokes of modernity, elegance, and luxury, depend on the exacting choices of the features listed below. Rest assured, whichever Verdale Condominium you choose, the final piece is a work of art and is "state of the art" in living. The Verdale Luxury Condominiums overlooking the Rouge Valley at Verclaire Gate — Settle for Everything.*

#### CLUB VERDALE

Perfect for exercise and leisure – work-out or host the ultimate soiree. Club Verdale offers residents and guests a fully-equipped exercise facility, indoor pool, jacuzzi, steam room, massage and treatment room, lounge/party room and games area, high-tech screening room, demonstration kitchen and a separate virtual golf room. A stunning 9,000 sqf courtyard complete with benches, lounge chairs, BBQ terrace, outdoor media room and a soothing water fountain – perfect for entertaining or reading your favourite magazine. Two furnished guest suites for visiting friends and family, spacious storage lockers, secure underground guest parking and a convenient bicycle storage room are just a few of the extras you'll enjoy as a member of Club Verdale.

#### THE SUITES

Elegant and sophisticated. Expansive balconies, patios and terraces are complemented by high ceilings, hardwood floors and modern appliances.

- 9-foot standard ceilings, 10 foot ceilings in Penthouses and Patio Suites
- Expansive balconies, patios and terraces\*\*
- Elegant, solid core entry door, privacy viewer and quality-finished hardware
- Engineered hardwood floors in foyer, living, 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\*\*
- Designer 7-foot interior doors with quality-finished hardware
- Convenient ventilated white plastic coated shelving in closets
- Elegant, custom baseboards, door frames and casings
- Stacked or side by side full-size brand name washer and dryer\*\*
- Bedrooms with separate light switches and capped ceiling outlets\*\*
- Paints will have a "Green Seal"® Certification

#### CHEF'S KITCHEN

- Finely crafted cabinetry with glass accent door and taller upper cabinets
- Attractive granite countertops\*
- Ceramic or mirrored backsplash\*
- Convenient undermount double stainless steel sink with single-lever faucet and pullout vegetable sprayer
- Task-lighting under upper cabinet
- Ceiling-mounted halogen track lighting
- Engineered wood or distinctive ceramic floor tiles\*
- Four major appliances (Energy Star® appliances where applicable), choices include stainless steel, black or white 18-cubic-foot frost-free refrigerator, self-cleaning range, built-in dishwasher, and over-the-range microwave. All appliances connected and ready to use\*

#### BATHROOMS

Master en-suite Bathrooms or suites with one Bathroom

- Marble or ceramic floors\*
- Elegant, quality cabinetry with locked medicine storage\*
- Marble banjo-style counter-top, undermount sink and full-width mirror\* \*\*
- Polished chrome faucets and designer accessory package
- Designer white bathroom fixtures – featuring water saving dual-flush water closet
- Frameless glass shower door, with ceramic walls in shower stalls\*\*
- Contemporary soaker tub for deep relaxation\*\*
- Safety pressure balance valve for tub and shower
- Energy recovery exhaust ventilation system
- Custom lighting\* \*\*

#### SECOND BATHROOM

- Ceramic tile floors and tub surround\*
- Elegant, quality cabinetry options\*
- Marble countertops\* and undermount sink
- Polished chrome faucets and designer accessory package
- Designer white bathroom fixtures – featuring water saving dual-flush water closet
- Shower stall with glass door and ceramic walls\*
- Safety pressure balance valve in shower
- Energy recovery exhaust ventilation system
- Custom lighting\* \*\*

#### TECHNOLOGY

- High performance fixed and operable windows improve thermal comfort and decrease energy costs
- Telephone outlets in living room, kitchen, master bedroom, 2nd bedroom or den
- Cable TV and high-speed Internet access outlets in living room, master bedroom, 2nd bedroom or den\*\*
- Individual seasonally controlled heating and air conditioning improve energy efficiency through energy recovery technology
- Individual suite controlled energy recovery ventilator to provide mechanically replenished fresh air, exhaust the suites, recover heated or cooled air to decrease energy costs, and provide a higher level of indoor environmental quality and comfort
- Individual, separately metered circuit breaker panel with copper wiring throughout
- Convenient, on site recycling collection

#### SAFETY

- Professional 24-hour concierge service
- Secure underground parking with elevator access to your home
- Each suite is equipped with an entry alarm, monitored by the concierge
- Each suite has fire, heat and smoke alarm systems
- Main entrances and exits monitored by closed-circuit television systems
- Security access throughout all common areas



\*From builder's standard samples \*\*As per plan The Verdale Condominium Residence is LEED® Registered. All suites protected under Tarion (formerly the Ontario New Home 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 for herein. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. 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.

FOR MORE INFORMATION  
VISIT [WWW.DOWNTOWNMARHAM.CA](http://WWW.DOWNTOWNMARHAM.CA)  
OR CALL 905 948 9900

