



Penthouse  
Release

**cloud9**  
CONDOMINIUMS

LANDPOWER  
REAL ESTATE LTD. BROKERAGE

# Special Penthouse Broker Event



Thursday April 19, 2012  
NOON to 3:00 PM

**PLACE:** Cloud9 Presentation Centre  
60 Esther Lorrie Drive  
(Kipling Ave. North Of Hwy. 401)

**RSVP:** by April 17TH, 2012  
dee@cloud9condos.ca or call 416-747-0199



# Broker Incentives

## SPECTACULAR LAKE OR RAVINE VIEWS FROM ALL SUITES

1 Bed & 1 Bed + den from \$223,990 – 2 Bed from \$299,990

### AGENT'S INCENTIVE

#### 5% commission

2.5% will be paid as follows: 30 days after deal goes firm, all post dated cheques for deposits and mortgage approval received

2.5% payable upon Final Closing

### PURCHASER'S INCENTIVE

- Extended Deposit Structure:
  - \$2000 on Signing
  - Balance to 5% in 30 days
  - 5% in 180 days
  - 5% in 270 days
  - 5% on occupancy
- Levy Cap\*
  - \$3000: 1 Bed & 1 Bed + den
  - \$5000: 2 Bed
- Credit on Closing
  - 1 Bed & 1 Bed + den: \$5000
  - 2 Bed: \$8000

#### Free Parking, Locker and Assignment

\* Limited time only. See sales representatives for details. E. & O.E. 2012.

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REAL ESTATE LTD.

Limited Time Preview Bonus

Up to **\$8,000** CASH BACK



# FEATURES & FINISHES

## BUILDING FEATURES AND FINISHES

- Tree lined entrance to circular driveway
- Multi-purpose/party room with kitchen facilities
- Rooftop Club9 Fitness Centre and swimming pool
- Landscaped outdoor rooftop terrace with bbq, lounge seating, and indoor and outdoor kitchen areas
- Rooftop Fire Pit
- Furnished guest suite
- Concierge

## THE SUITES

- Solid core wood suite entry door with contemporary hardware and security viewer
- Slab interior paint grade doors
- Wood door casings
- Interior door hardware polished chrome finish
- Sliding or swing doors to balcony or terrace as per plan
- Stylishly designed and painted wood baseboards
- Painted walls throughout, off white
- Pre-wired for personally encoded stand alone intrusion alarm system
- Laundry with stacked Washer/Dryer vented to exterior

## THE FLOORING

- Porcelain tile or plank laminate in foyer\*
- Plank laminate in Living, Dining areas\*
- Porcelain tile or plank laminate flooring in Kitchen\*

- Broadloom with under-pad in bedroom(s)\*
- Porcelain tile in master ensuite bathroom as per plan\*
- Porcelain tile in second bathroom\*
- Plank laminate flooring in den as per plan\*
- White porcelain tile in laundry closet/room as per plan

## THE KITCHEN

- Selection of Contemporary European style kitchen cabinetry
- Solid granite countertops\*
- Deluxe Appliance package includes refrigerator, stove, over the range microwave oven with built-in hood fan, and dishwasher
- Stainless steel sinks with pull-out single lever faucet Ceramic tile backsplash\*

## THE BATHROOM

- Contemporary vanity and sink with modern polished single lever faucet
- Decorative wall lighting above vanity cabinet
- White plumbing fixtures
- 5' rectangular tub
- Walk-in shower with 1 piece shower base in master ensuite bathroom as per plan
- Frameless glass shower enclosure in ensuite complete with polished chrome hardware as per plan
- Tile at tub and shower surround as per plan
- Polished chrome thermostatic volume control in bath and shower
- Dual flush, low flow toilets

## THE LAUNDRY

- Convenient in-suite laundry
- Stacked white washer and dryer

## ELECTRICAL AND TECHNICAL FEATURES

- Ceiling light in hallway/foyer as per plan
- Ceiling mounted track lighting in kitchen
- Capped ceiling outlets in dining room, breakfast area, bedroom(s) and den as per plan
- Smoke, carbon and heat detectors
- Switch controlled split outlet in living room
- All suites pre-wired for telephone outlets in living room, bedrooms(s) and den as per plan
- Pre-wired for cable television outlets in den, living room, bedroom(s)
- All suites pre-wired for high-speed internet
- All suites pre-wired for individual security systems
- Individual hydro metered suites
- Sprinkler system

## HOMEOWNER WARRANTY PROTECTION

- Tarion Warranty Corporation New Home Warranty Protection
- Manufacturer's warranty on appliances

\*as per standard builders samples

Specifications are subject to change without notice. All room measurements and sizes are approximate. Builder may substitute materials for those provided in the plans and specifications. Decorative and upgraded items displayed in the furnished model and sales office are for display purposes only and are not included in the purchase price. E. & O.E.



## Special Pricing Limited Time Only

Unit Number	Type	Name	Sq. Ft.	Exposure	Starting Price Including Parking & Locker	Cash Back On Closing	Discounted Price
1215	1B+D	Stratus S	515	N	\$223,990	\$5,000	\$218,990
1202	1B+D	Stratus I	531	W	\$225,990	\$5,000	\$220,990
1217	1B+D	Stratus T	523	N	\$227,990	\$5,000	\$222,990
1201	1B+D	Stratus C	590	W	\$229,990	\$5,000	\$224,990
1216	1B+D	Stratus U	530	N	\$230,990	\$5,000	\$225,990
1211	1B	Cumulus O	542	S	\$239,990	\$5,000	\$234,990
1203	1B+D	Stratus K	584	W	\$249,990	\$5,000	\$244,990
1206	1B+D	Stratus V	602	E	\$259,990	\$5,000	\$254,990
1209	1B+D	Stratus W	607	E	\$263,990	\$5,000	\$258,990
1207	1B+D	Stratus X	616	E	\$265,990	\$5,000	\$260,990
1208	1B+D	Stratus Y	616	E	\$265,990	\$5,000	\$260,990
1212	2B	Cirrus D	683	S	\$299,990	\$8,000	\$291,990
1214	2B	Cirrus E	707	N/W	\$309,990	\$8,000	\$301,990
1210	2B	Cirrus G	734	S/E	\$314,990	\$8,000	\$306,990
1205	2B	Cirrus F	713	N/E	\$319,990	\$8,000	\$311,990
1204	2B	Cirrus H	774	N/W	\$334,990	\$8,000	\$326,990
1213	2B	Cirrus I	759	S/W	\$349,990	\$8,000	\$341,990

**Deposits: \$2,000 on Signing • Balance to 5% in 30 days • 5% in 180 days • 5% in 270 days • 5% on occupancy**

**\*\* Deposits are flexible and BMO providing Deposit Loans**

**Parking : Included\***

**Locker: Included\***

**Free Assignment**

**HST: Included**

**Occupancy: Spring 2015**

### Maintenance Fee:

Approximately \$0.52 / sq. ft. includes: bldg. ins., common area maintenance, landscaping, heat, air-conditioning, concierge and water. (hydro is separate and individually metered)

Phone: 416-747-0199 • Email: info@cloud9condos.ca • Fax: 647-350-6116

[www.cloud9condos.ca](http://www.cloud9condos.ca)

\*\* Speak to our Sales Representative for details

\* Limited time offer & subject to availability.

Special offering subject to change without notice, Representations & information contained herein do not form part of any Agreement of Purchase & Sale.

Prices subject to change without notice.

E.& O.E. - April 9/2012 @ 3:00 PM

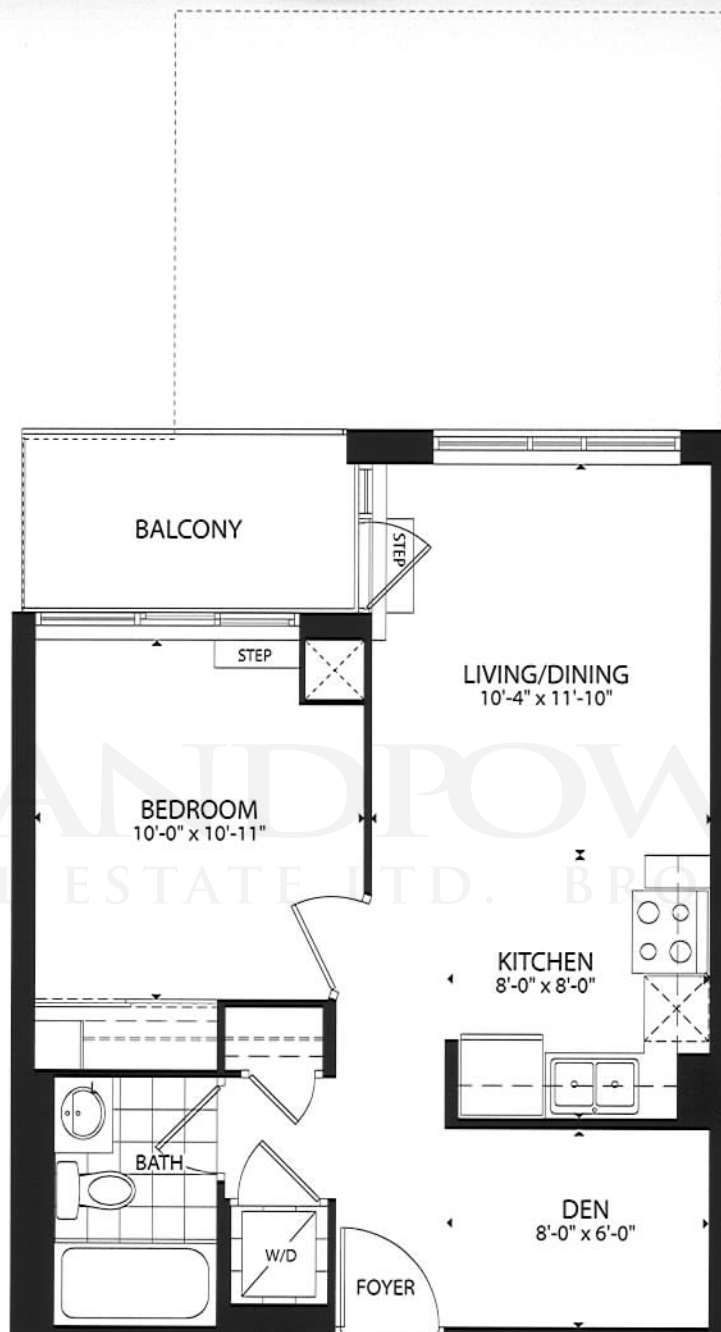
Tradeup Real Estate Inc. Brokerage

# STRATUS I

CLUD  
CONDOMINIUMS

## 1 Bedroom + Den

Interior 531 sq.ft. • Balcony 56 sq.ft. • Total 587 sq.ft.



DOTTED AREA INDICATES TERRACE ON FLOOR 2



FLOOR 2



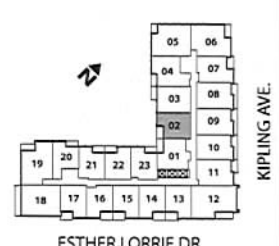
FLOOR 3



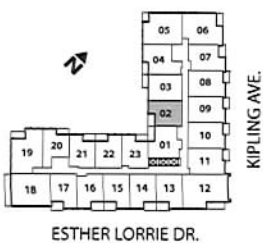
FLOOR 4



FLOOR 5



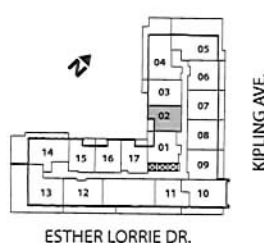
FLOOR 6



FLOORS 7-10



FLOOR 11



FLOOR 12

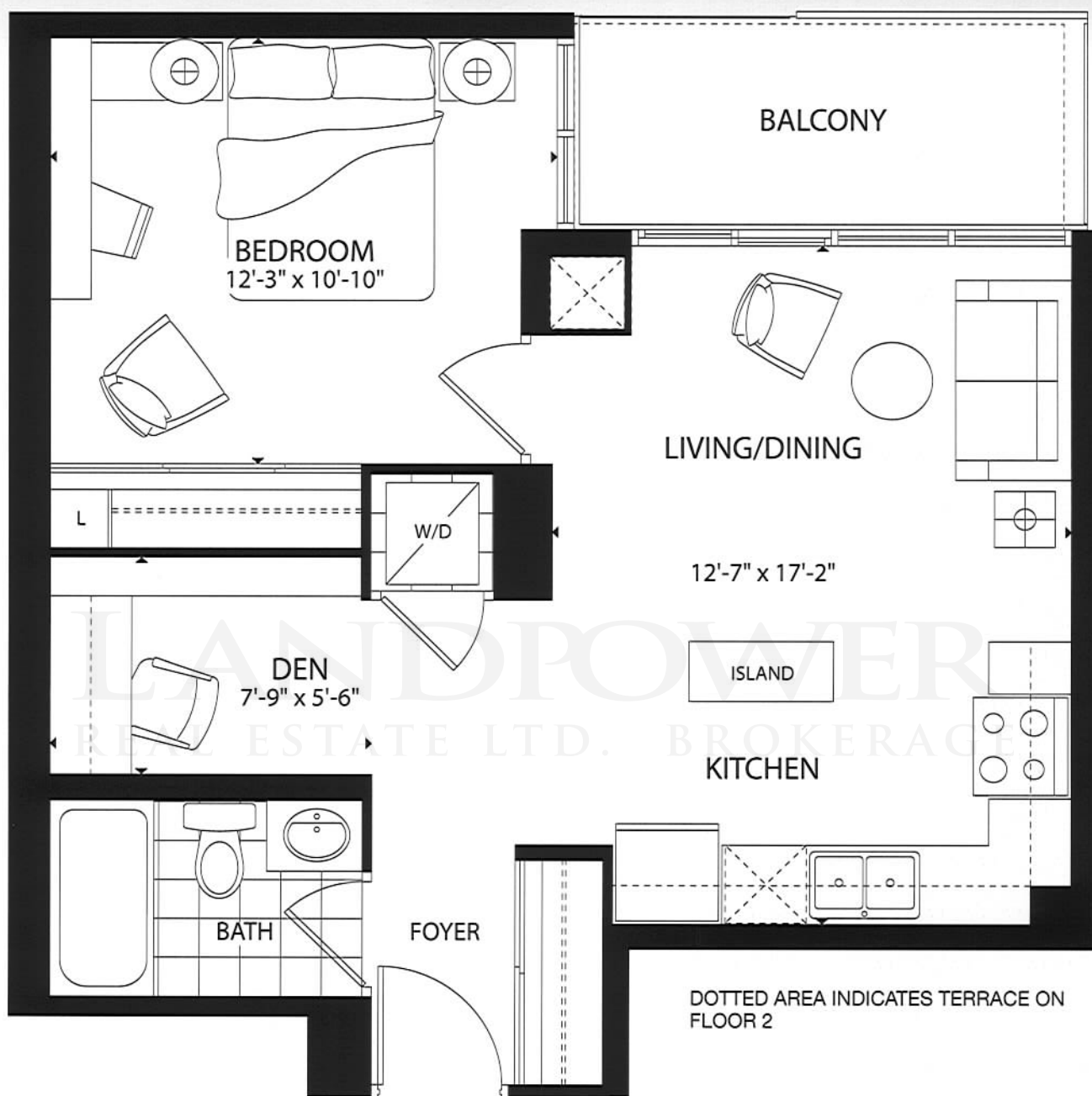
NOTE: Floorplan and balcony sizes may vary depending on floors and unit locations in the building. Please see sales representative for further details. E. & O.E. 2012.

# STRATUS C

**CLOUD**  
CONDOMINIUMS

## 1 Bedroom + Den

Interior 590 sq.ft. • Balcony 69 sq.ft. • Total 659 sq.ft.



FLOOR 2



FLOOR 3



FLOOR 4



FLOOR 5



FLOOR 6



FLOORS 7-10



FLOOR 11



FLOOR 12

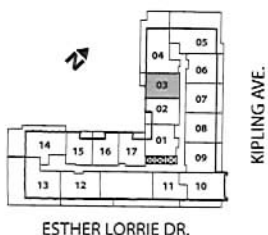
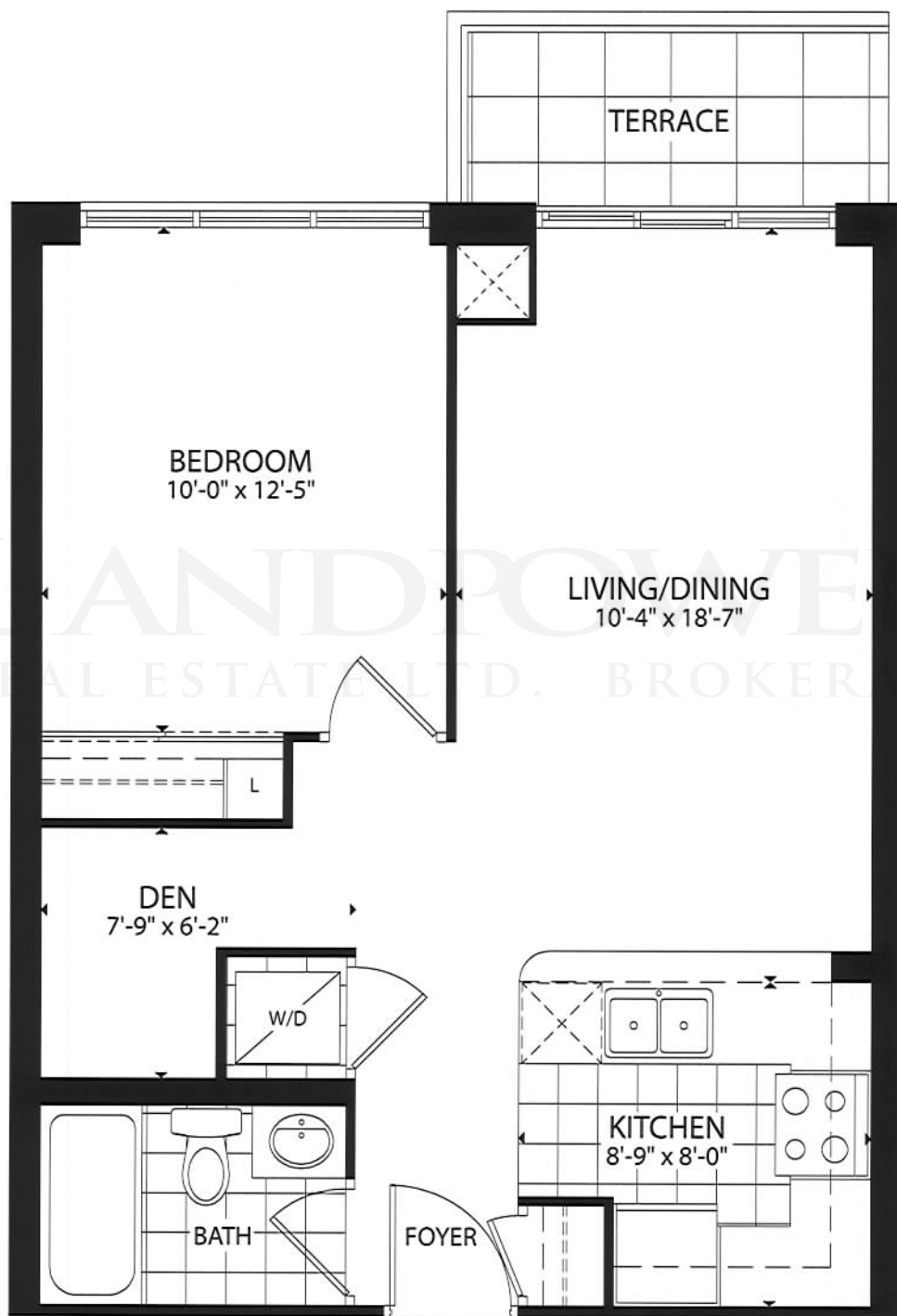
NOTE: Floorplan and balcony sizes may vary depending on floors and unit locations in the building. Please see sales representative for further details. E. & O.E. 2012.

# STRATUS K

CLUD  
CONDOMINIUMS

## 1 Bedroom + Den

Interior 584 sq.ft. • Terrace 46 sq.ft. • Total 630 sq.ft.



FLOOR 12

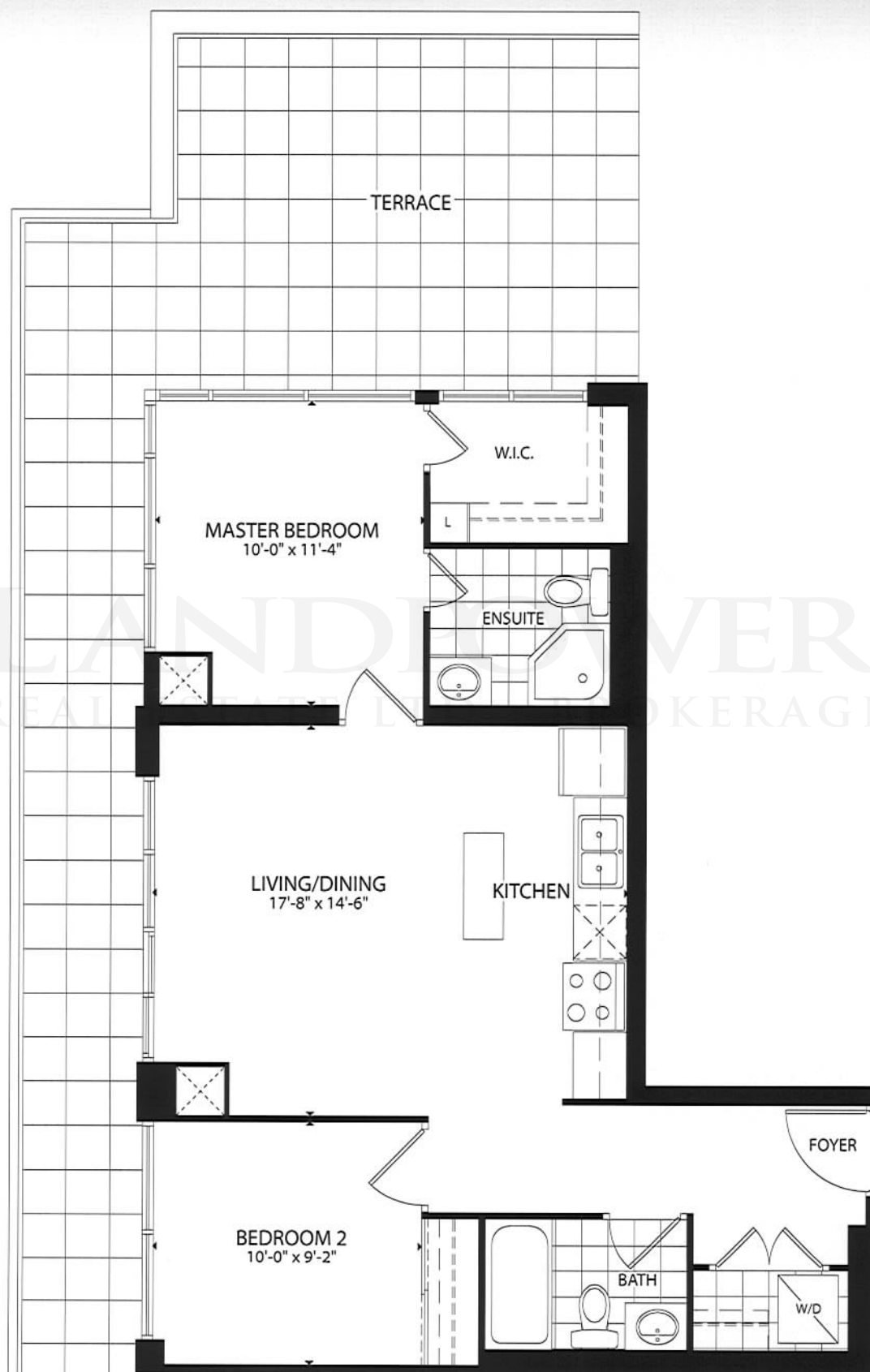
NOTE: Floorplan and balcony sizes may vary depending on floors and unit locations in the building. Please see sales representative for further details. E. & O.E. 2012.

# CIRRUS H

CLUD  
CONDOMINIUMS

## 2 Bedroom

Interior 774 sq.ft. • Terrace 422 sq.ft. • Total 1,196 sq.ft.



FLOOR 12

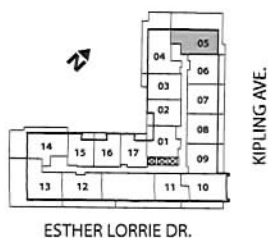
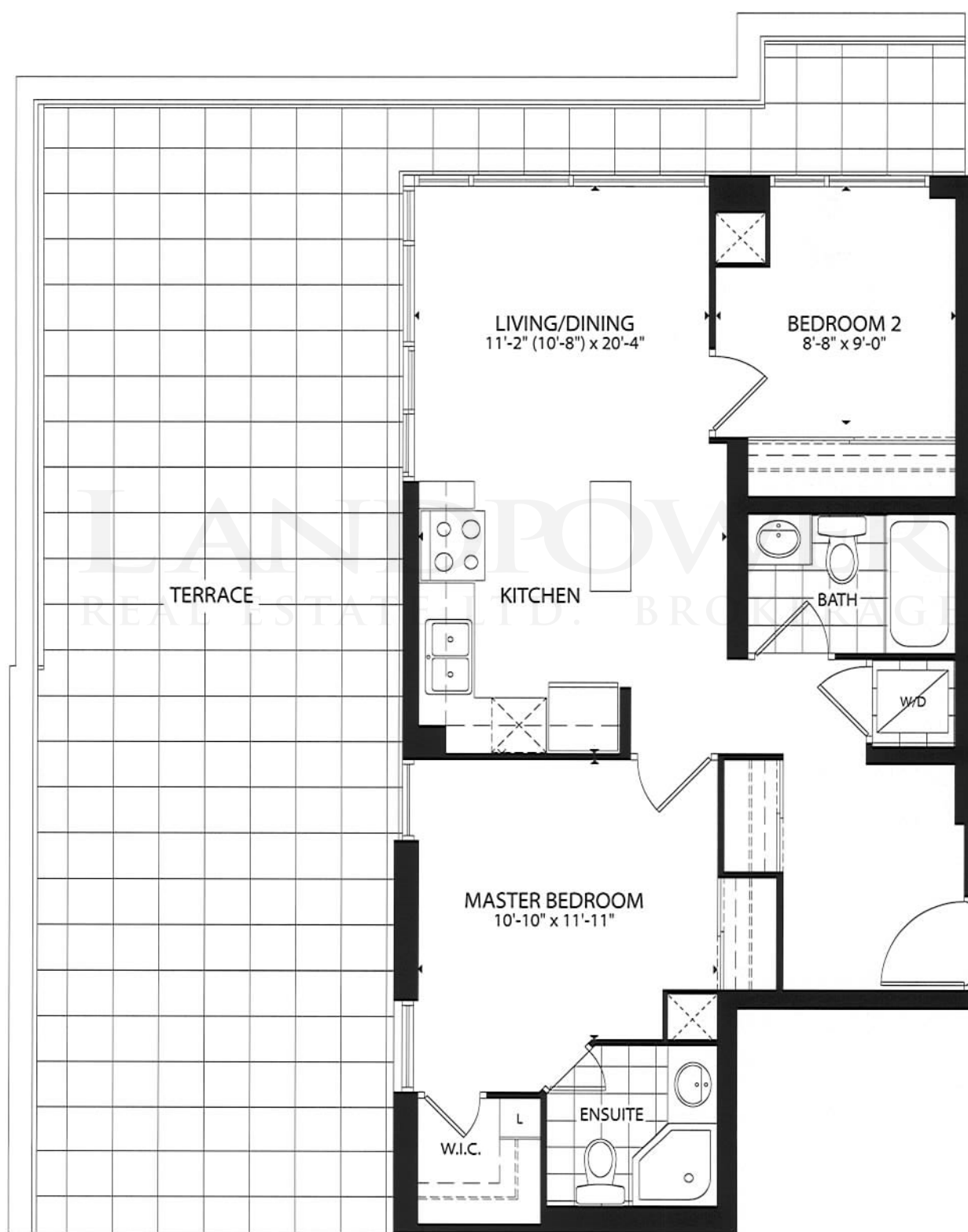
NOTE: Floorplan and balcony sizes may vary depending on floors and unit locations in the building. Please see sales representative for further details. E. & O.E. 2012.

# CIRRUS F

CLUD  
CONDOMINIUMS

## 2 Bedroom

Interior 713 sq.ft. • Terrace 594 sq.ft. • Total 1,307 sq.ft.



FLOOR 12

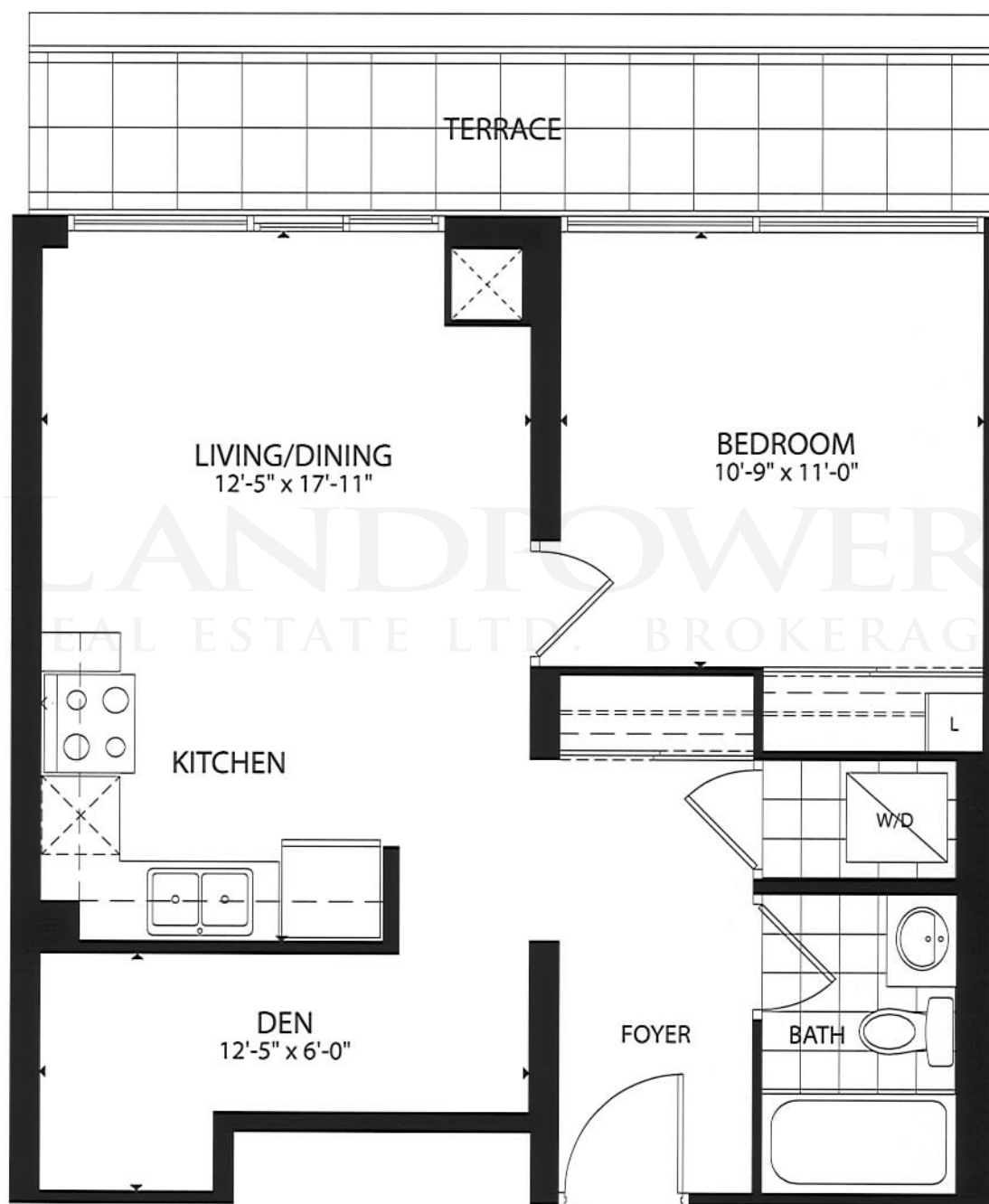
NOTE: Floorplan and balcony sizes may vary depending on floors and unit locations in the building. Please see sales representative for further details. E. & O.E. 2012.

# STRATUS V

CLOUD  
CONDOMINIUMS

## 1 Bedroom + Den

Interior 602 sq.ft. • Terrace 101 sq.ft. • Total 703 sq.ft.



FLOOR 12

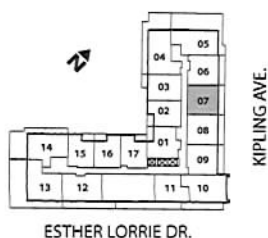
NOTE: Floorplan and balcony sizes may vary depending on floors and unit locations in the building. Please see sales representative for further details. E. & O.E. 2012.

# STRATUS X

CLOUD  
CONDOMINIUMS

## 1 Bedroom + Den

Interior 616 sq.ft. • Terrace 101 sq.ft. • Total 717 sq.ft.



FLOOR 12

NOTE: Floorplan and balcony sizes may vary depending on floors and unit locations in the building. Please see sales representative for further details. E. & O.E. 2012.

# STRATUS Y

CLOUD  
CONDOMINIUMS

## 1 Bedroom + Den

Interior 616 sq.ft. • Terrace 101 sq.ft. • Total 717 sq.ft.



FLOOR 12

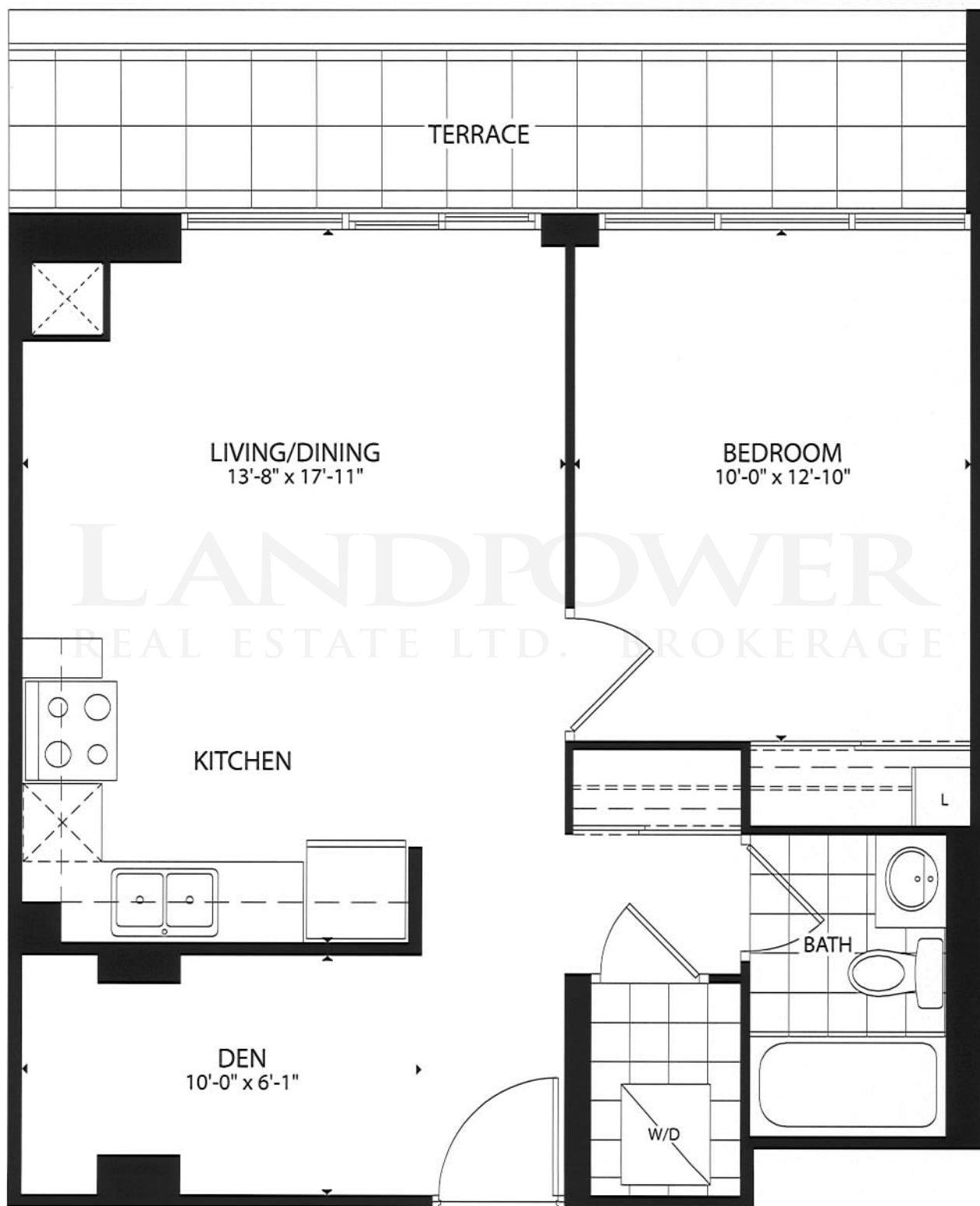
NOTE: Floorplan and balcony sizes may vary depending on floors and unit locations in the building. Please see sales representative for further details. E. & O.E. 2012.

# STRATUS W

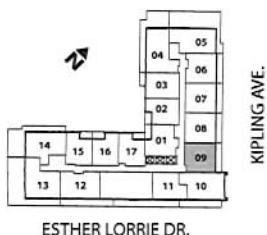
CLoud  
CONDOMINIUMS

## 1 Bedroom + Den

Interior 607 sq.ft. • Terrace 99 sq.ft. • Total 706 sq.ft.



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FLOOR 12

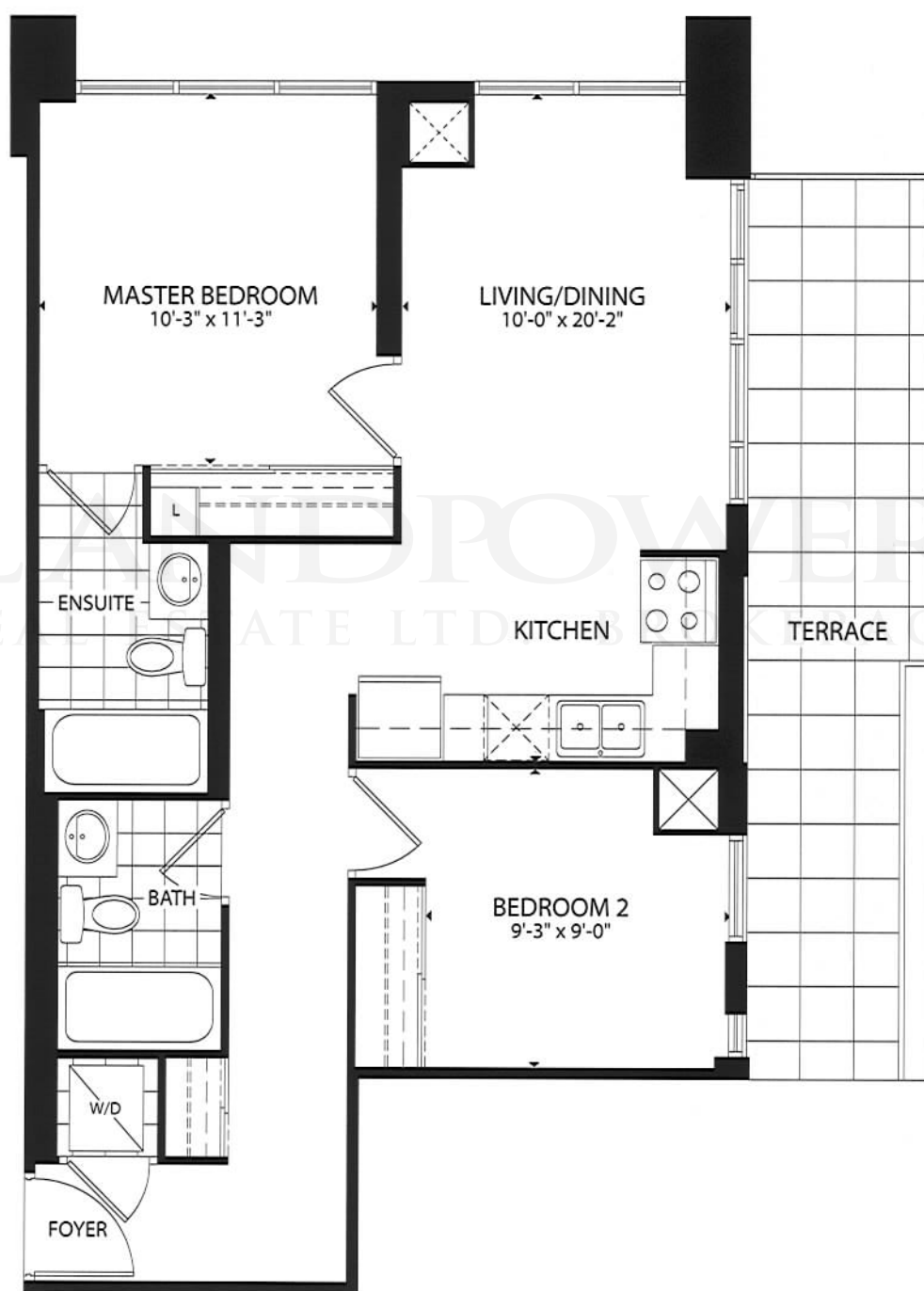
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# CIRRUS G

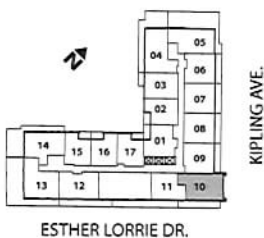
CL9UD  
CONDOMINIUMS

## 2 Bedroom

Interior 734 sq.ft. • Terrace 141 sq.ft. • Total 875 sq.ft.



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### FLOOR 12

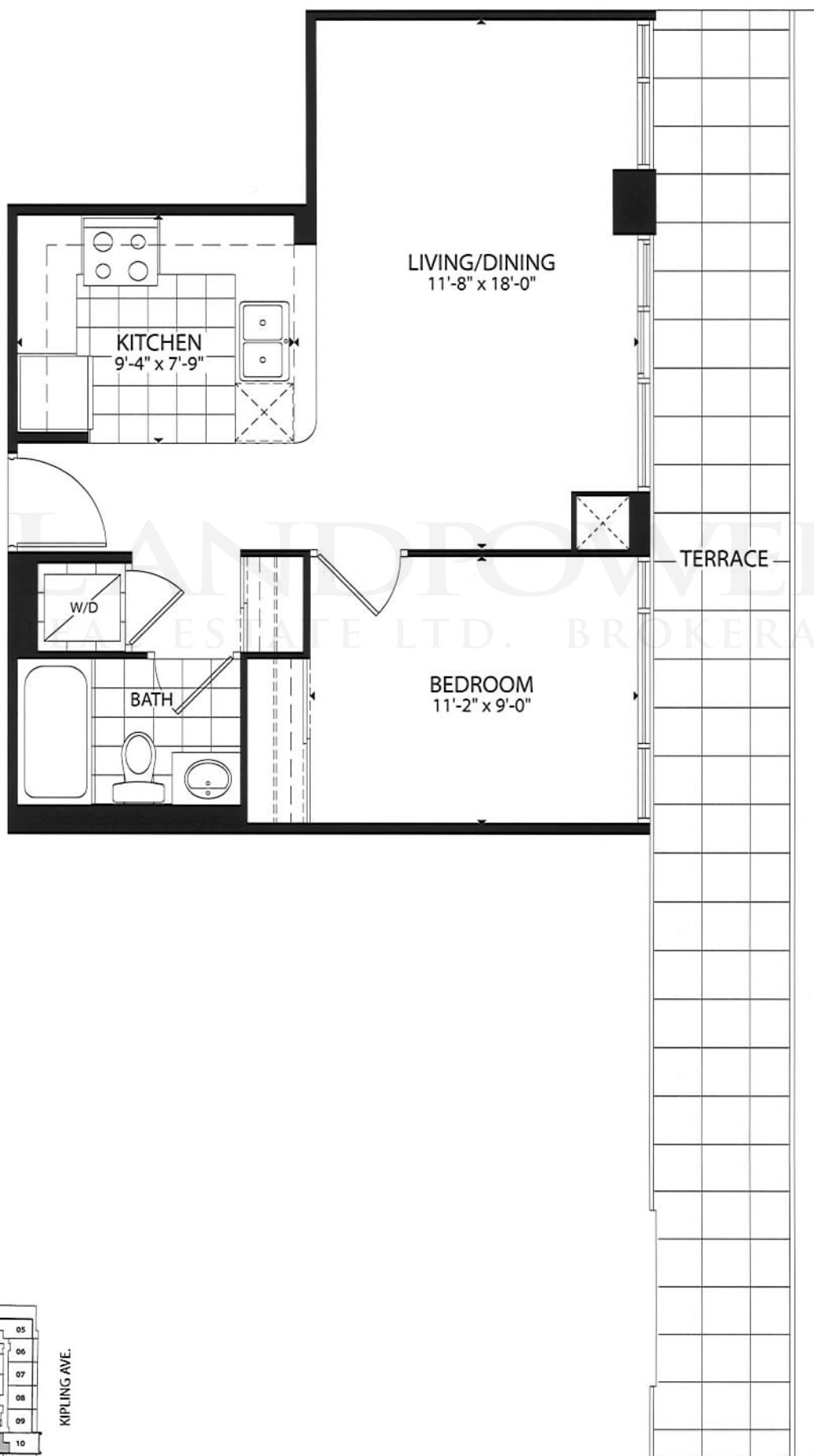
NOTE: Floorplan and balcony sizes may vary depending on floors and unit locations in the building. Please see sales representative for further details. E. & O.E. 2012.

# CUMULUS O

CL9UD  
CONDOMINIUMS

## 1 Bedroom

Interior 542 sq.ft. • Terrace 232 sq.ft. • Total 774 sq.ft.



ESTHER LORRIE DR.

KIPLING AVE.

FLOOR 12

# CIRRUS D

**CLOUD**  
CONDOMINIUMS

## 2 Bedroom

Interior 683 sq.ft. • Terrace 251 sq.ft. • Total 934 sq.ft.



ESTHER LORRIE DR.

KIPLING AVE.

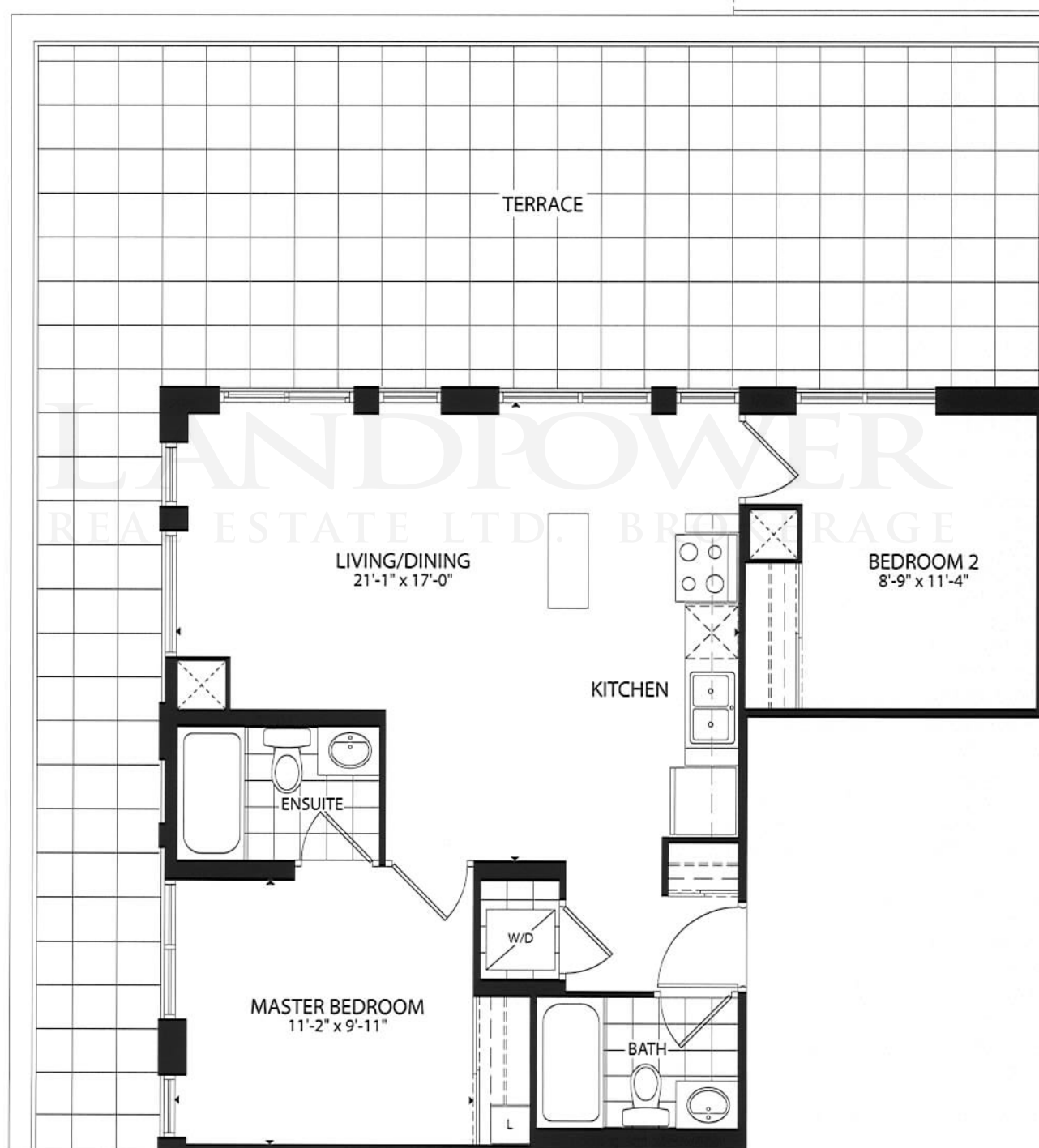
**FLOOR 12**

# CIRRUS I

CLUD  
CONDOMINIUMS

## 2 Bedroom

Interior 759 sq.ft. • Terrace 620 sq.ft. • Total 1,379 sq.ft.



ESTHER LORRIE DR.

FLOOR 12

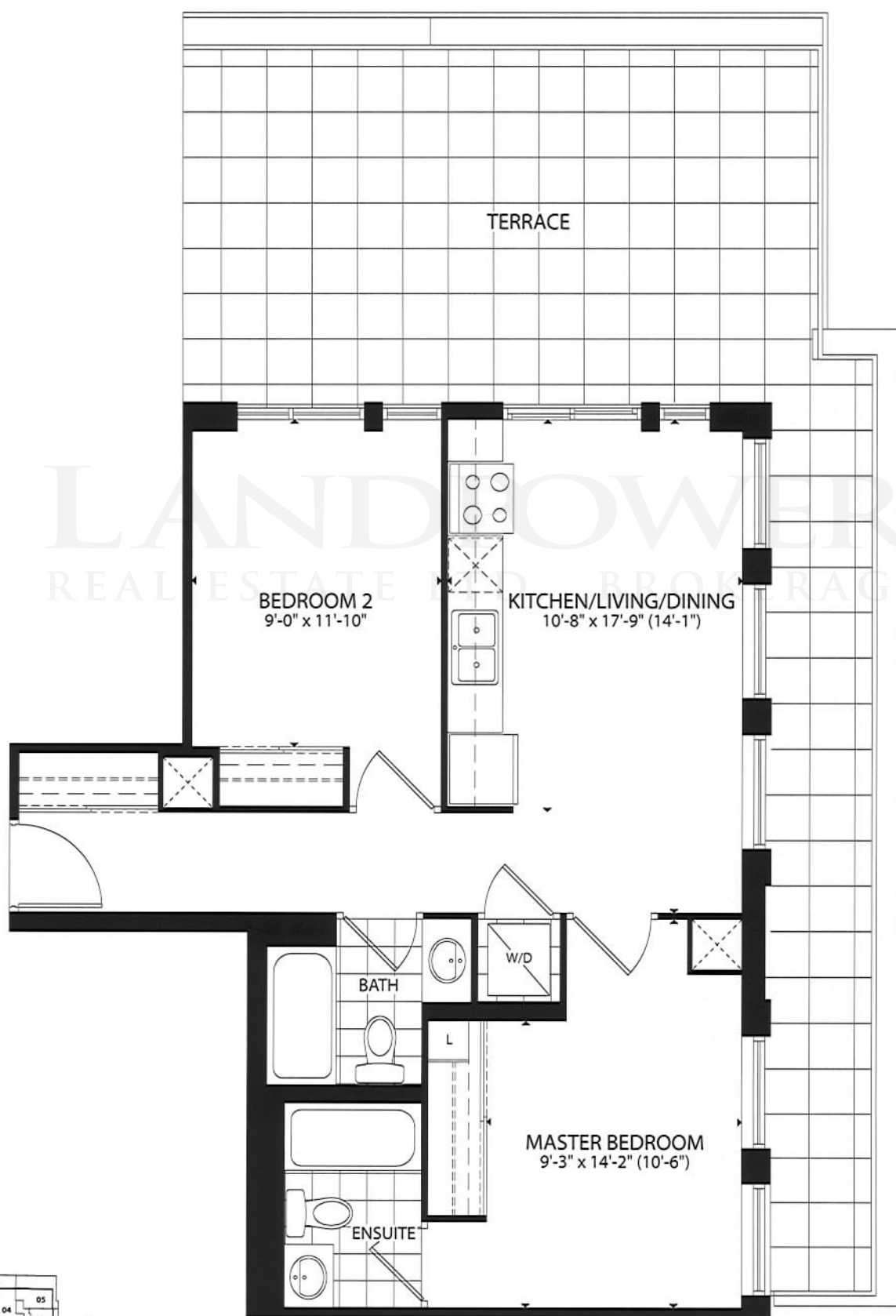
NOTE: Floorplan and balcony sizes may vary depending on floors and unit locations in the building. Please see sales representative for further details. E. & O.E. 2012.

# CIRRUS E

CL<sup>9</sup>UD  
CONDOMINIUMS

## 2 Bedroom

Interior 707 sq.ft. • Terrace 422 sq.ft. • Total 1,129 sq.ft.



ESTHER LORRIE DR.

FLOOR 12

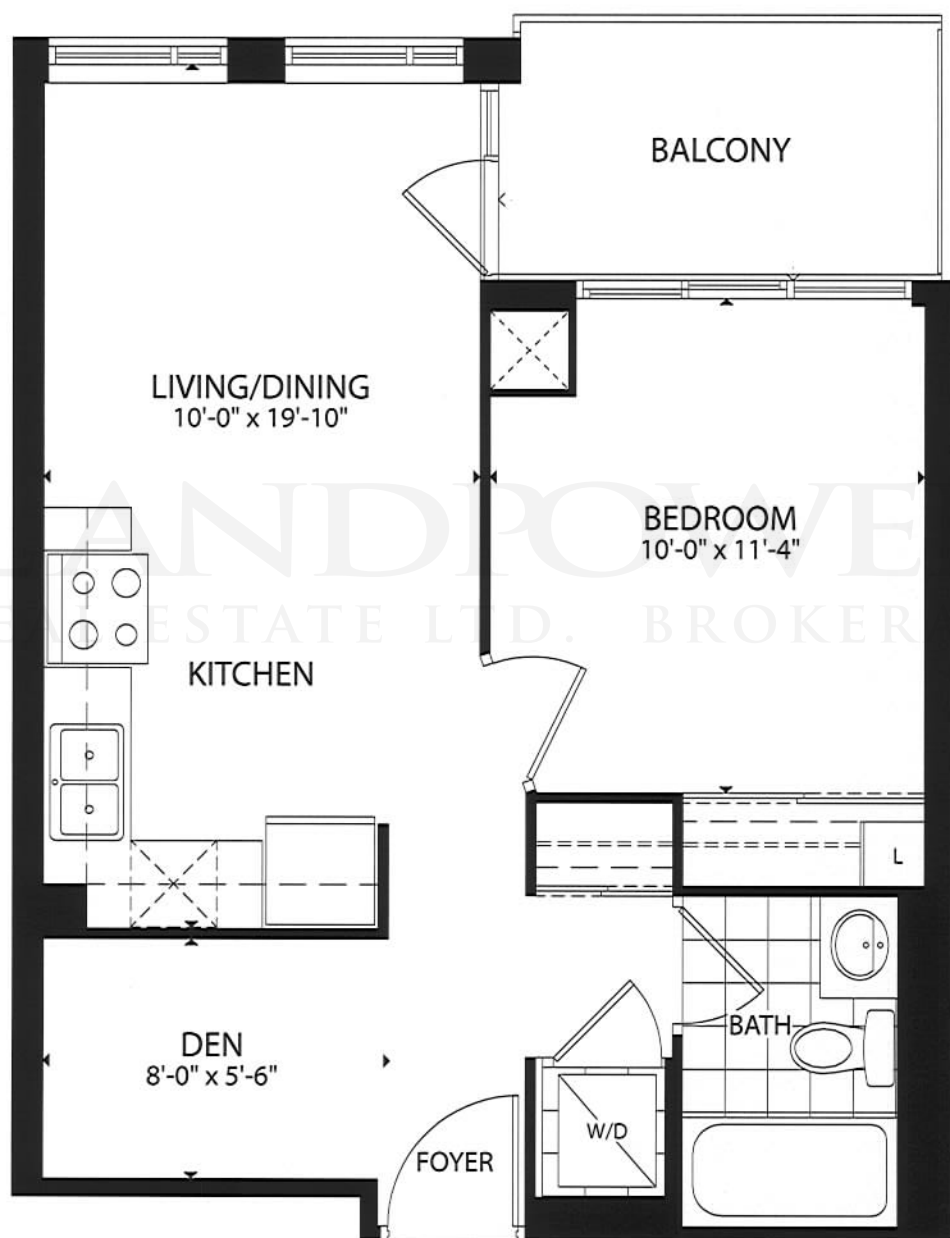
NOTE: Floorplan and balcony sizes may vary depending on floors and unit locations in the building. Please see sales representative for further details. E. & O.E. 2012.

# STRATUS S

CLUD  
CONDOMINIUMS

## 1 Bedroom + Den

Interior 515 sq.ft. • Balcony 61 sq.ft. • Total 576 sq.ft.



FLOOR 12

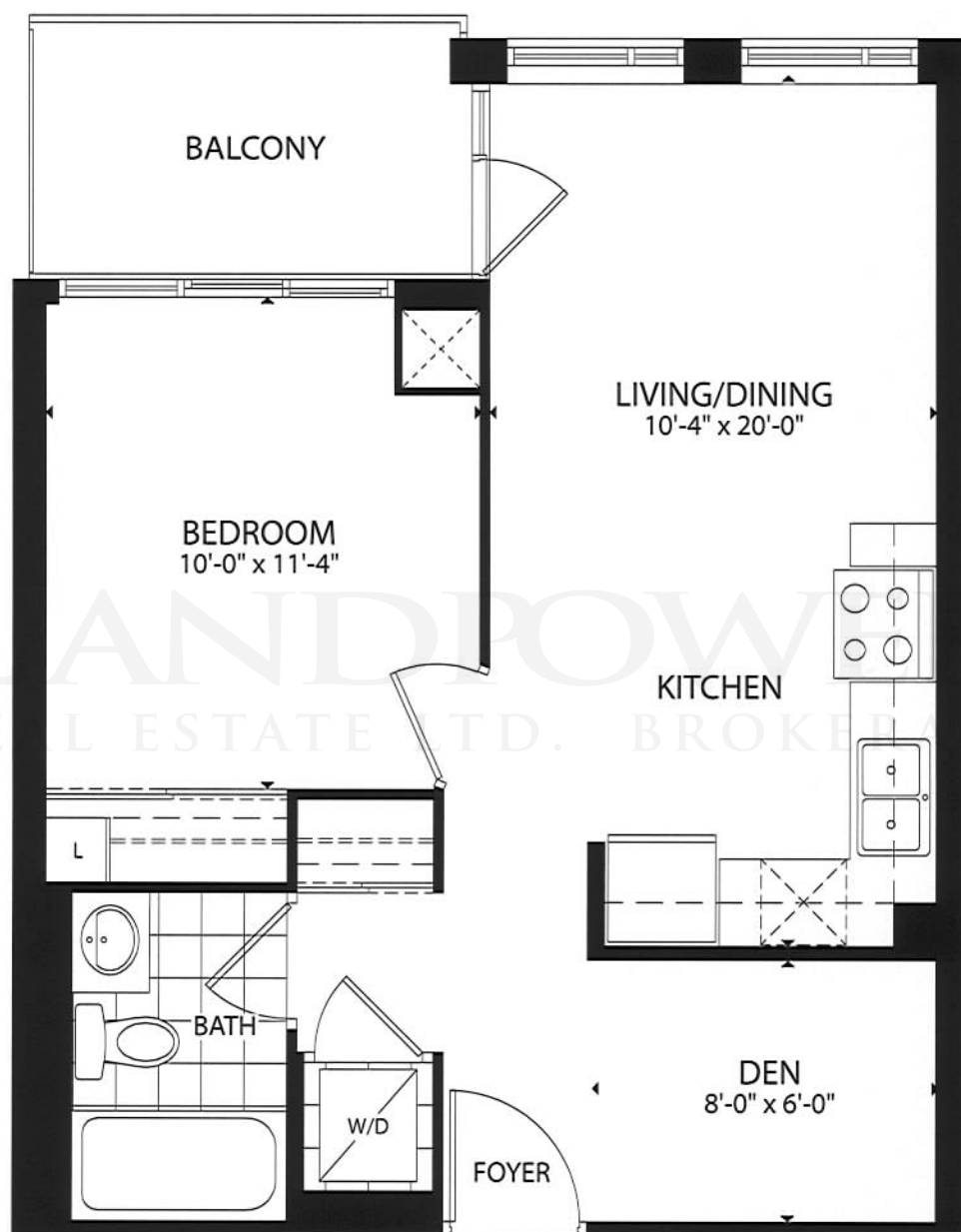
NOTE: Floorplan and balcony sizes may vary depending on floors and unit locations in the building. Please see sales representative for further details. E. & O.E. 2012.

# STRATUS U

CLOUD  
CONDOMINIUMS

## 1 Bedroom + Den

Interior 530 sq.ft. • Balcony 62 sq.ft. • Total 592 sq.ft.



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ESTHER LORRIE DR.

KIPLING AVE.

FLOOR 12

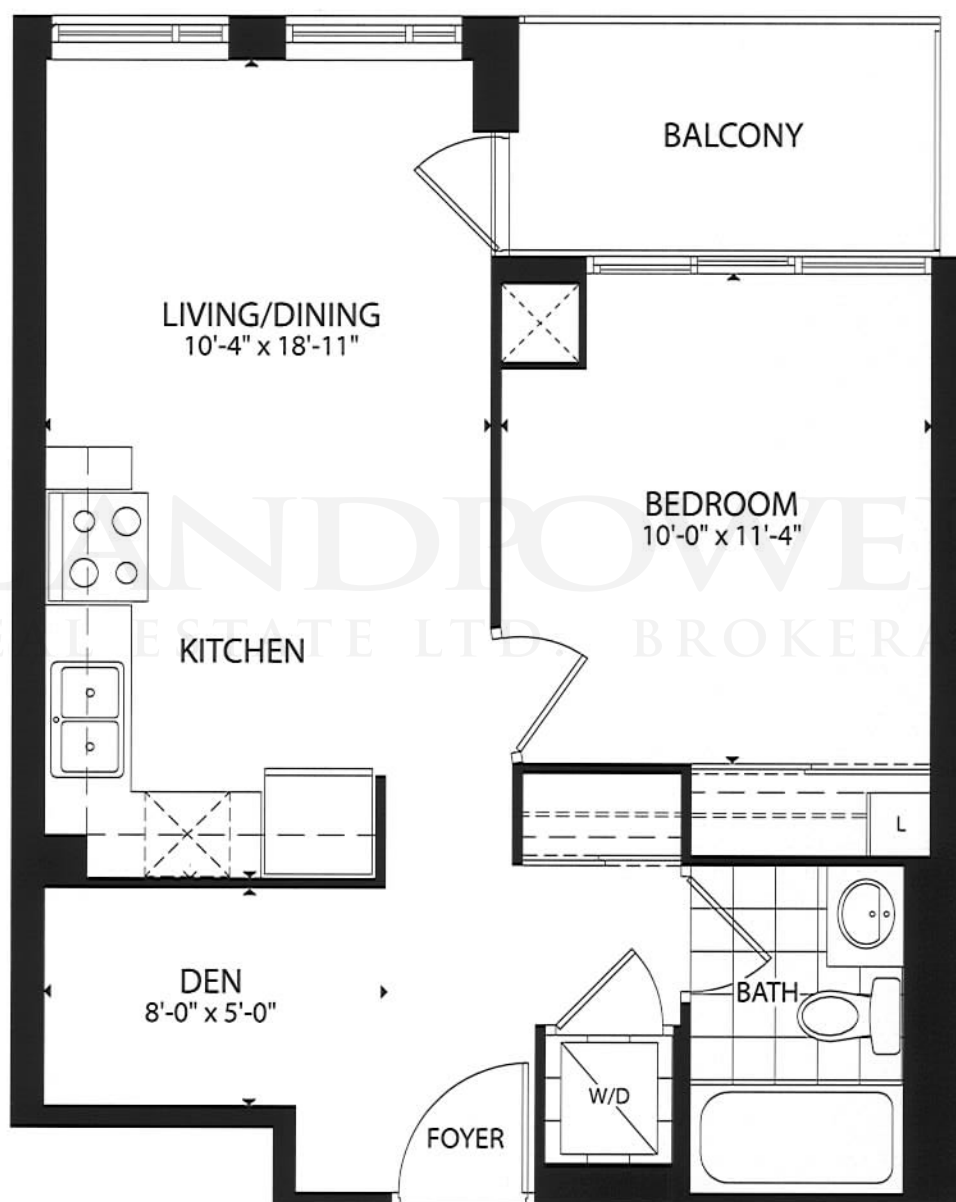
NOTE: Floorplan and balcony sizes may vary depending on floors and unit locations in the building. Please see sales representative for further details. E. & O.E. 2012.

# STRATUS T

CLOUD  
CONDOMINIUMS

## 1 Bedroom + Den

Interior 523 sq.ft. • Balcony 55 sq.ft. • Total 578 sq.ft.



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FLOOR 12

NOTE: Floorplan and balcony sizes may vary depending on floors and unit locations in the building. Please see sales representative for further details. E. & O.E. 2012.