

Grand Palace-BROCHURE, 8.5×13.75 verB11 HR:Layout 2 4/10/12 1:38 PM Page 13

Luxury Features & Finishes

Imported Stone Countertops

- No two cuts of stone are ever alike. The elegant centerpiece of your future kitchen and bathrooms is guaranteed to be one-of-a-kind.
- Choose from an exquisite array of granite countertops for the kitchen (including breakfast bar where applicable) and bathrooms.

Fisher & Paykel refrigeration

 $\bullet \ The \ Grand \ Palace \ is \ proud \ to \ present \ the \ elite \ Energy \ Star \ certified \ Fisher \ \& \ Paykel \ EZKleen \ stainless-steel \ "Active Smart" \ Active \ Smart" \ Active \ Smart'' \ Active \ Activ$ refrigerator, a brand long synonymous with style and cutting-edge innovation.

Water Saving Fixtures

- In the kitchen, premium fixtures include a double sink and single-level faucet with pull-out vegetable sprayer for double the convenience.
- $\bullet \ In \ the \ bathrooms, enjoy \ temperature- and \ pressure-balanced \ fixtures \ throughout \ plus \ under-mount \ sinks \ and$ a 5' soaker tub.

A Grand Entrance

• The foyer features a 9' ceiling and mirrored closet doors. *

• Smooth-finished 9' standard ceilings create an enhanced sense of spaciousness in the kitchen and all bathrooms.

Prestigious Floor Coverings

- Luxury at your feet. Your suite features premium laminate flooring in the bedroom, living room, dining room, den even the kitchen in all open-concept layouts.
- Should you desire, carpeting can be substituted in the bedroom.
- Premium porcelain tiles complete the picture in all bathrooms and kitchen (when layout permits). Your choice of porcelain or ceramic in foyer.

Gourmet Kitchens

- Stylish entertaining begins and ends in your gourmet Grand Palace kitchen, tastefully designed for your convenience and culinary pleasure.
- Custom-designed contemporary kitchen cabinetry features 42" uppers with extra depth over the Fisher & Paykel refrigerator, with cabinet doors available in your choice of 6 dramatic door profiles and 3 exciting colours.
- Get more done with the power of Whirlpool appliances. Designer Whirlpool kitchen appliances include an Energy Star® stainless-steel high-efficiency time-delay dishwasher, stainless-steel self-clean built-in combination oven, 30° electric ceramic glass cooktop, and a 30" wall-mount glass canopy hood or a 20 cubic-foot stainless-steel microwave/hood
- Attractive backsplash options include your choice of modern mosaic or ceramic tiles.
- Under-mount sink offers a clean countertop to showcase the designer stone to dramatic effect.
- Under valence & lighting.

Laundry

- Whirlpool full-sized stacked front-loading dryer and Energy Star® high-efficiency front-loading washer.
- Premium ceramic flooring

Spa-Like Retreats

- Elegant full bathrooms offer modern luxury features including built in deep soaker tubs with a full-height
- Ensuites include a seperate shower with recessed lighting and frameless tempered glass enclosure.
- Custom double-door vanity, granite countertop and a medicine cabinet with mirrored door above.
- · Convenient light in the shower.
- Dual-flush high-performance toilet saves water.



Design & Comfort Details

BASEBOARDS & CASINGS (PSC Certified)

- Architecturally designed modern 5" baseboards.
- Painted casings on interior doors.

HARDWARE

· Lush brushed-metal hardware.

PAINT

• Walls, baseboards, trim and doors to be professionally painted with primer and finished with two coats of off-white eggshell wall paints (no-or low-VOC).

• Architecturally designed aluminum window frames with thermally insulated low-e coated double-pane sealed glazed window units that conserve energy.

• Year-round in-suite individual climate control ensures your suite is heated or cooled to your personal comfort.

COMMUNICATION SYSTEMS

• Pre-wired cable, television and telephone outlets throughout offer modern communication convenience. *

LIGHTING

- Artfully designed ceiling-mounted halogen track lighting and under-cabinet task lighting in the kitchen.
- Distinctive ceiling light fixtures in foyer, kitchen, den, hallways and walk-in closets. **
- White Decora light switches and electrical outlets.
- Capped outlets in the dining room and bedrooms.

Live in Absolute Comfort & Peace of Mind

- Courteous concierge service will be available 24 hours a day, 7 days a week in the residential lobby.
- Easy-use security card access at all entrances keeps the building safe from unwanted visitors.
- Closed circuit television monitoring in underground parking for greater peace of mind.

The Height of Elegance

All penthouse suites feature soaring 10' ceilings.

Relax Outside

· Spacious balconies and terraces are perfect for outdoor entertaining

^{*}As per plan. **As per vendor's standard samples. All dimensions, including ceiling height and area, if any, are approximate and may change. Actual living area may vary from any stated floor area. References to model types or model numbers refer to current manufacturer's models. If these types or models shall change, the Vendor shall provide an equivalent model and the Purchaser is bound to accept the same. The Vendor shall have the right to substitute other products and materials for those listed in this Schedule or described in other plans and specifications provided to the Purchaser by the Vendor, provided that the substituted products and materials are of a quality equal to, or better, than the products and materials so listed or so provided. The Purchaseracknowledges that some items displayed in the presentation centre of the Vendor may not be standard features and finishes and may (if available) be purchased from the Vendor at an extra cost. Selections of all features and finishes, where the Purchaser isgiven the option to select the model, style and/or colour, shall be made from the Vendor's predetermined standard selections. All features and finishes may vary from suite to suite. Prices and specifications are subject to change without notice. E.&O.E. May 2011



TOWER A - PRICELIST

MODEL	TYPE	SQ. FT.	VIEW	PRICED FROM	LEVEL
1	1 Bedroom + Den	667	W	\$359,990	5-14
2	2 Bedroom	955	NW	\$501,990	5-14
3	1 Bedroom + Den	626	N	\$346,990	5-14
4	2 Bedroom + Den	901	NE	\$472,990	2-14
5	1 Bedroom + Den	664	Е	\$358,990	5-14
6	1 Bedroom + Den	606	Е	\$335,990	5-14
7	2 Bedroom	959	SE	\$503,990	2-14
8	1 Bedroom + Den	587	S	\$324,990	2-14
9	1 Bedroom + Den	585	S	\$323,990	2-14
10	1 Bedroom	691	SW	\$372,990	2-14
11	1 Bedroom + Den	673	W	\$363,990	5-14

A - TYPICAL					
11a	1 Bedroom + Den	725	W	\$380,990	2-4
28	1 Bedroom	569	S	\$315,990	2-3
28	1 Bedroom	569	N	\$315,990	2-4
28a	1 Bedroom	542	SW	\$300,990	2-3
28b	1 Bedroom	606	NW	\$335,990	2-3
33	1 Bedroom + Den	808	S	\$423,990	2-4
34	1 Bedroom + Den	901	E	\$472,990	2-4
35a	1 Bedroom + Den	861	E	\$451,990	2-4
40	1 Bedroom	641	N	\$345,990	2-4

EXECUTIVE SUITES					
47	2 Bedroom	1271	W	\$633,990	4
47a	2 Bedroom	1207	W	\$667,990	4

PENTHOUSE					
Penthouse 1 - 1504a	2 Bedroom	1240	SE	\$650,990	15
Penthouse 2 - 1505	1 Bedroom + Den	941	S	\$493,990	15
Penthouse 3 - 1501	2 Bedroom + Den	1095	SW	\$574,990	15
Penthouse 5 - 1502	2 Bedroom + Den + Family Room	1409	NW	\$739,990	15
Penthouse 6 - 1503	2 Bedroom + Den + Family Room	1480	NE	\$776,990	K A 15 T

PRICING:

Floor Increments vary depending on views and locations. See Sales Representatives for details, H.S.T. included in all prices.

PARKING:

One Parking Space Included. Additional Parking Space \$25,000 + HST

LOCKER:

Available at \$2,500 per Locker + HST.

MAINTENANCE FEES:
Approximately \$0.54 per square feet per month.

Building Insurance and the upkeep of common areas,

heat/air conditioning.

Hydro, water, parking, locker, cable, phone, internet plus applicable taxes.

TOWER A

Number of Suites: 168 Number of Levels: 15

DEPOSIT STRUCTURE

\$5,000 with Offer 5% less \$5,000 in 30 Days 5% in 90 Days 5% in 120 Days 5% in 365 Days

PROPERTY TAXES: Estimated at 1.25% of the Purchase Price per annum.

Tentative Occupancy

Summer 2014



TOWER B - PRICELIST

MODEL	TYPE	SQ. FT.	VIEW	PRICED FROM	LEVEL
1	1 Bedroom + Den	667	W	\$355,990	2-14
2	2 Bedroom	955	SW	\$501,990	5-14
3	1 Bedroom + Den	626	S	\$346,990	5-14
4	2 Bedroom + Den	901	SE	\$472,990	5-14
5	1 Bedroom + Den	664	E	\$358,990	5-14
6	1 Bedroom + Den	606	E	\$335,990	5-14
7	2 Bedroom	1015	NE	\$532,990	2-14
8	1 Bedroom + Den	587	N	\$295,000	2-14
9	1 Bedroom + Den	585	N	\$323,900	2-14
10	1 Bedroom	691	NW	\$372,990	2-14
11	1 Bedroom + Den	673	W	\$363,990	2-14

A - TYPICAL					
24	1 Bedroom + Den	678/682	W	\$368,990	2-4
34a	1 Bedroom + Den	768	E	\$414,990	2-4
35	1 Bedroom + Den	815	E	\$427,990	2-4
37	1 Bedroom + Den	786	E	\$412,990	2-4
38	1 Bedroom + Den	724	E	\$390,990	2-4
38a	1 Bedroom + Den	677	Е	\$365,990	2-3
49	2 Bedroom	977	SW	\$512,990	2-3
50	1 Bedroom + Den	782	SE	\$410,990	2-3
51	1 Bedroom + Den	630	E	\$348,990	2-3
52	1 Bedroom + Den	710	W	\$383,990	2-4

44	1 Bedroom + Terrace	778	E	\$408,990	4
45	1 Bedroom + Den + Terrace	780	W	\$409,990	4
46	1 Bedroom + Terrace	933	SE	\$489,990	4
48	2 Bedroom + Terrace	1153	SW	\$605,990	4

PENTHOUSE					
Penthouse 1 - 1503	2 Bedroom + Den + Family Room	1480	SE	\$776,990	15
Penthouse 2 - 1502	2 Bedroom + Den + Family Room	1409	SW	\$739,990	CKA 15J C
Penthouse 3 - 1501	2 Bedroom + Den	1095	NW	\$574,990	15
Penthouse 5 - 1505	1 Bedroom + Den	941	N	\$493,990	15
Penthouse 6 - 1504	2 Bedroom	1293	NE	\$678,990	15

Floor Increments vary depending on views and locations. See Sales Representatives for details, H.S.T. included in all prices.

PARKING:

One Parking Space Included. Additional Parking Space \$25,000 + HST.

LOCKER:

Available at \$2,500 per Locker + HST.

MAINTENANCE FEES:

Approximately \$0.54 per square feet per month.

Includes:

Building Insurance and the upkeep of common areas,

heat/air conditioning.

Excludes:

Hydro, water, parking, locker, cable, phone, internet plus applicable taxes.

TOWER B

Number of Suites: 168 Number of Levels: 15

DEPOSIT STRUCTURE

\$5,000 with Offer 5% less \$5,000 in 30 Days 5% in 90 Days 5% in 120 Days 5% in 365 Days

PROPERTY TAXES: Estimated at 1.25% of the Purchase Price per annum.

Tentative Occupancy

Summer 2014

SUITE TYPE 28a

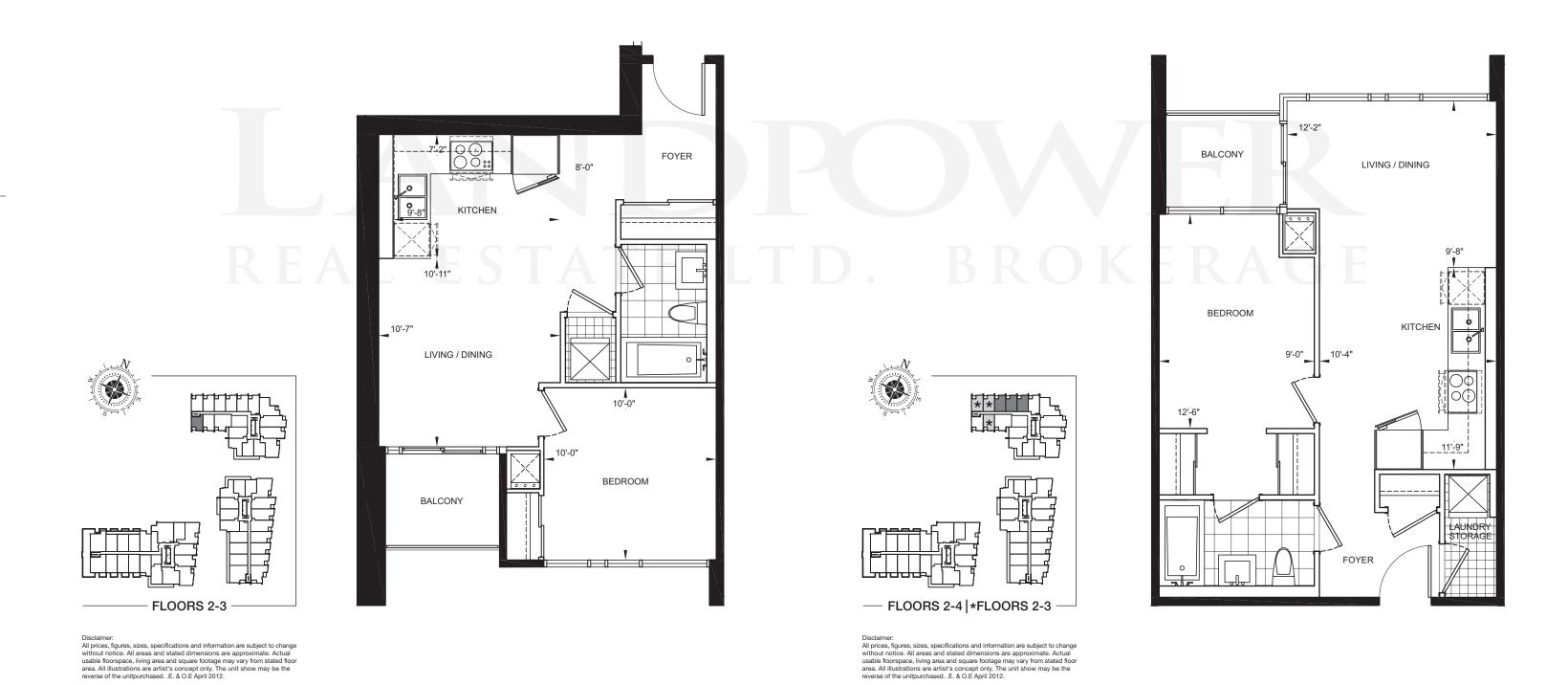
542 sq ft: one bedroom

Grand Palace

SUITE TYPE 28

569 sq ft: one bedroom

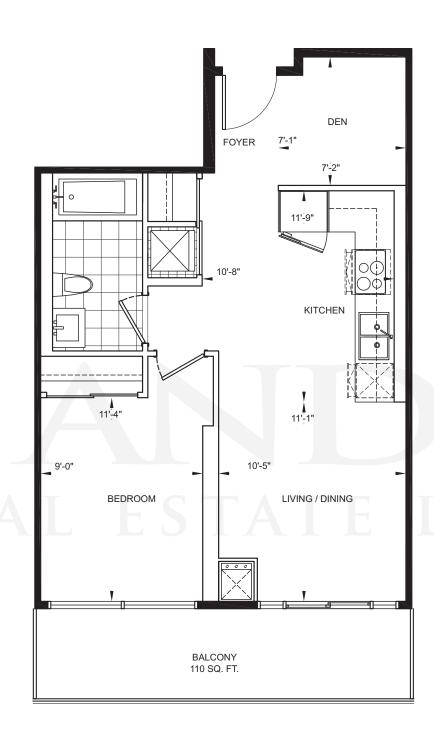
Grand Palace

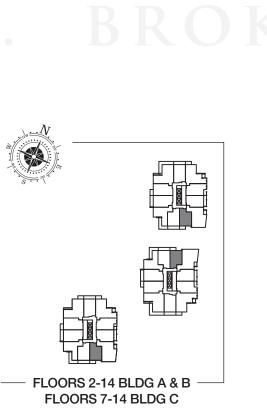


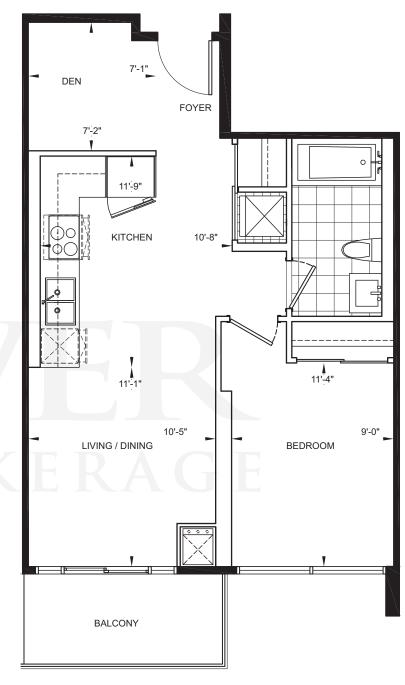
A: 585 sq ft, B: 585 sq ft:, C: 585 sq ft: one bedroom + den

SUITE TYPE 08

A: 587 sq ft, B: 587 sq ft:, C: 587 sq ft: one bedroom + den







FLOORS 2-14 BLDG A & B FLOORS 7-14 BLDG C

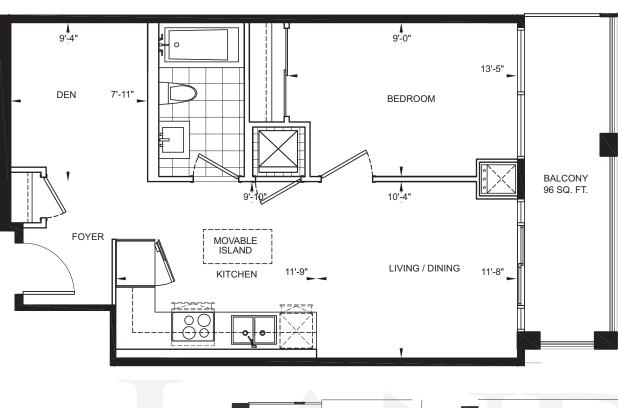
Disclaimer.

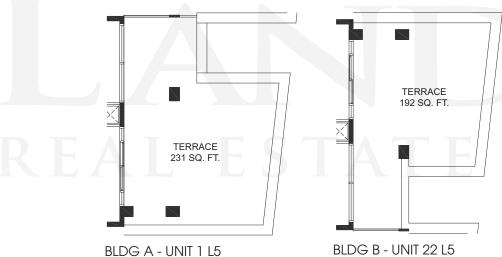
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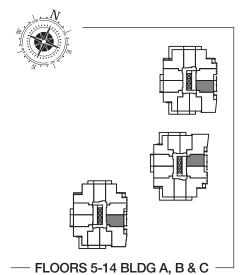




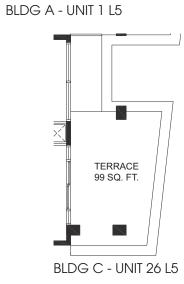
A: 606 sq ft, B: 606 sq ft:, C: 601 sq ft: one bedroom + den + terrace







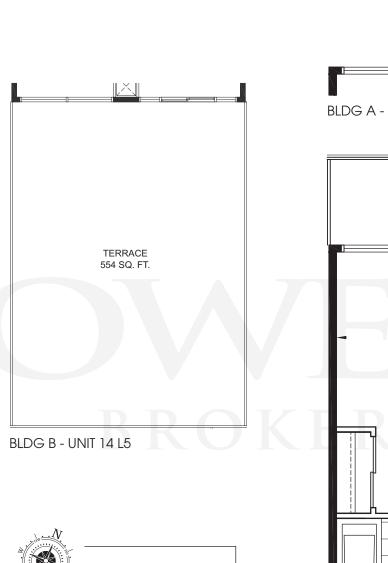
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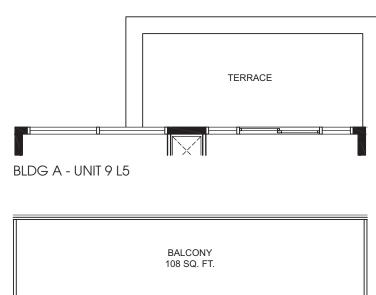
SUITE TYPE 03

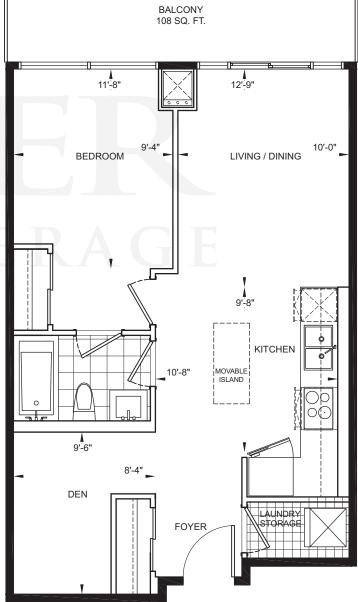
A: 626 sq ft, B: 626 sq ft:, C: 626 sq ft: one bedroom + den + terrace



FLOORS 7-14 BLDG C

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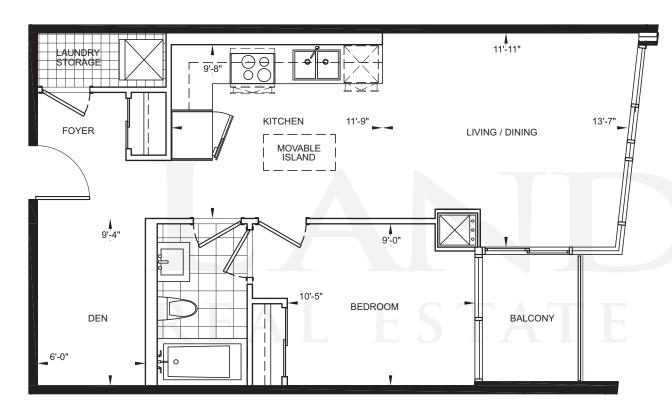


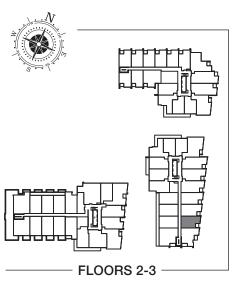


630 sq ft: one bedroom + den

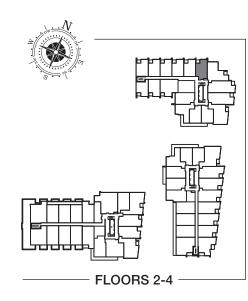
SUITE TYPE 40

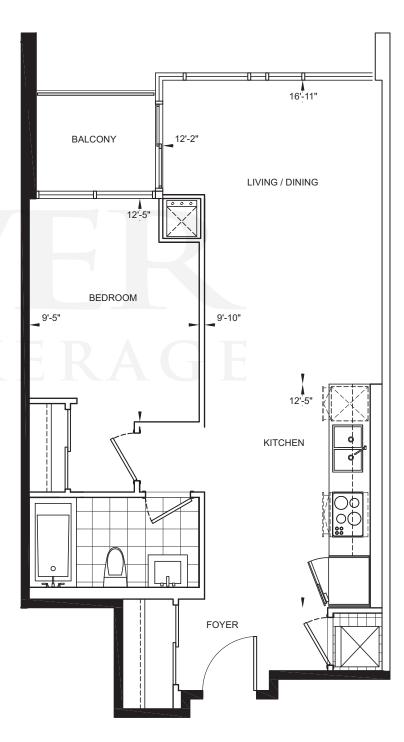
641 sq ft: one bedroom





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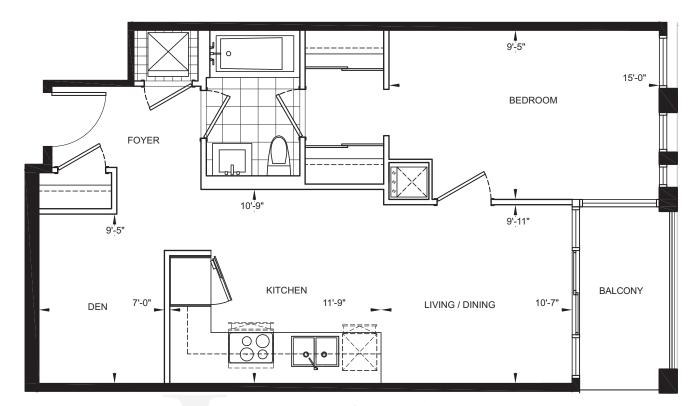






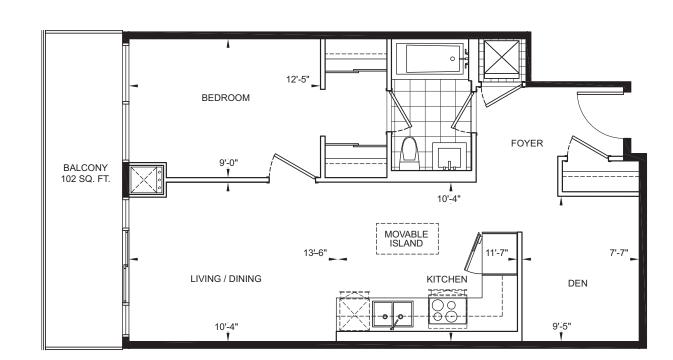


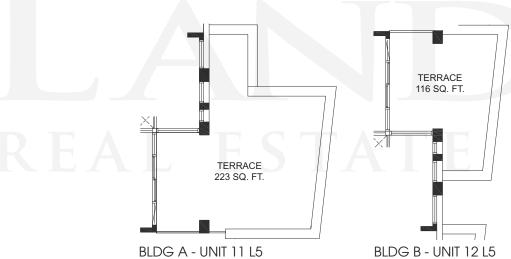
A: 664 sq ft, B: 664 sq ft:, C: 659 sq ft: one bedroom + den + terrace

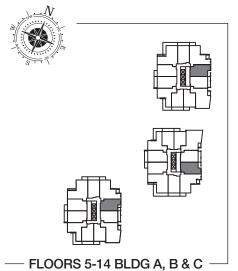


SUITE TYPE 01

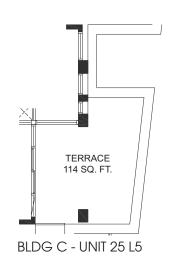
A: 667 sq ft, B: 667 sq ft:, C: 672 sq ft: one bedroom + den + terrace



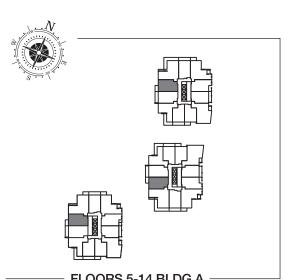




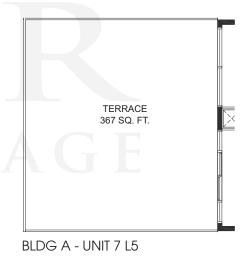


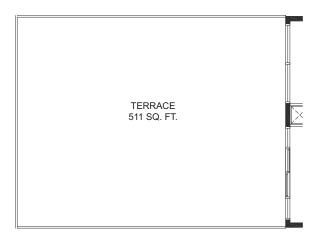


Grand Palace



FLOORS 5-14 BLDG A FLOORS 2-14 BLDG B FLOORS 7-14 BLDG C

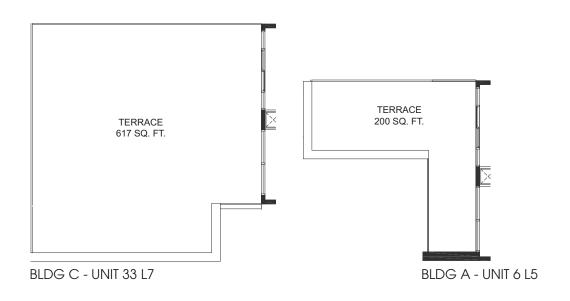


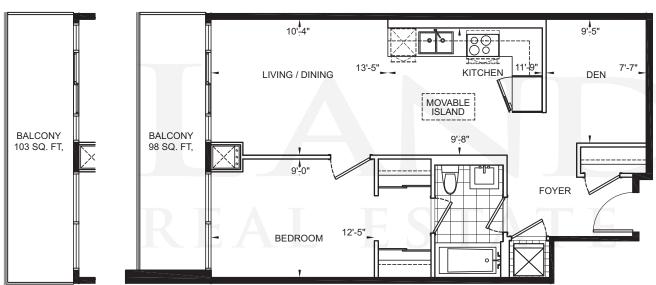


BLDG C - UNIT 23 L7

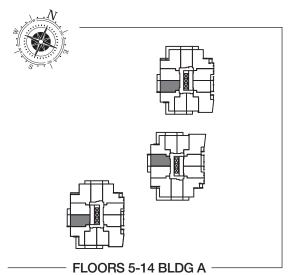


A: 673 sq ft, B: 673 sq ft:, C: 672 sq ft: one bedroom + den + terrace





BLDG C - UNIT 33 L8-14



FLOORS 2-14 BLDG B | FLOORS 7-14 BLDG C

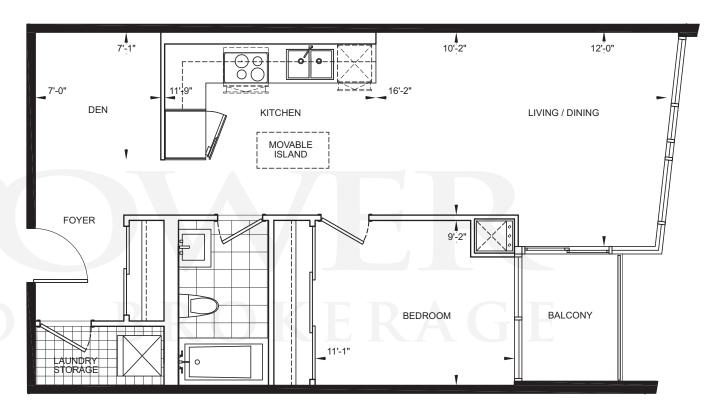
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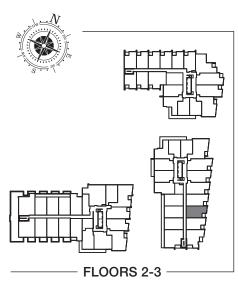
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SUITE TYPE 38a

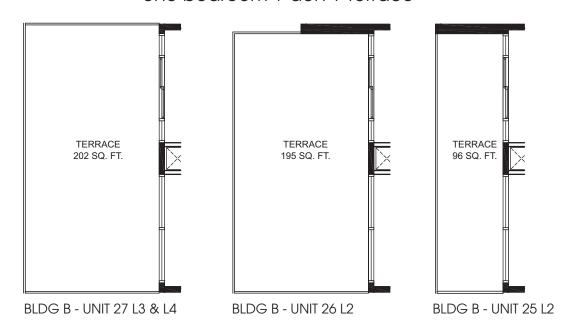
677 sq ft: one bedroom + den

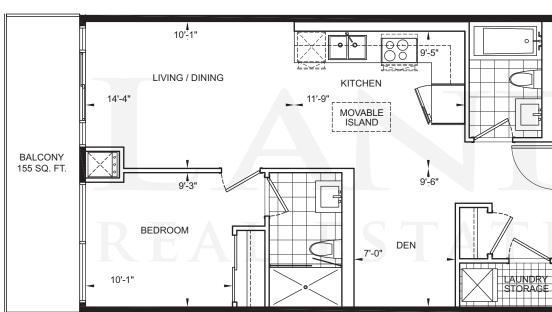


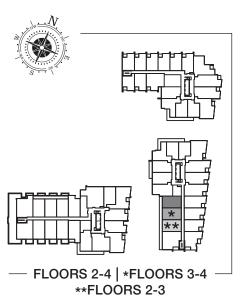




678 sq ft / 682 sq ft (UNIT 26 L2, UNIT 27 L3 & L4) one bedroom + den + terrace





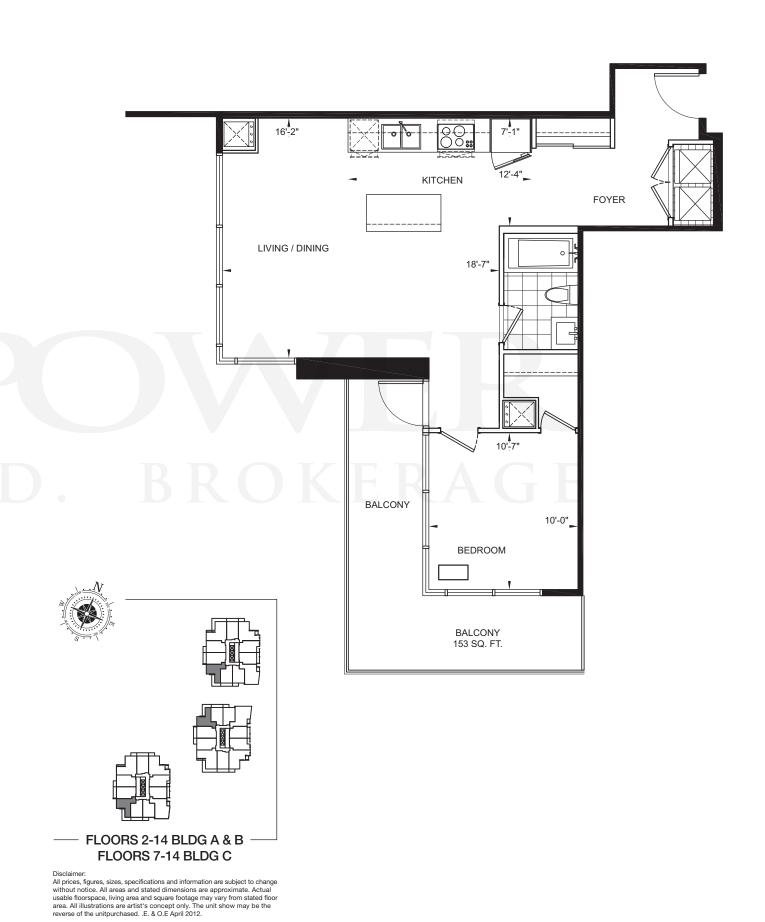


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SUITE TYPE 10

A: 691 sq ft, B: 691 sq ft:, C: 690 sq ft: one bedroom





710 sq ft: one bedroom + den

SUITE TYPE 38

724 sq ft: one bedroom + den

KITCHEN

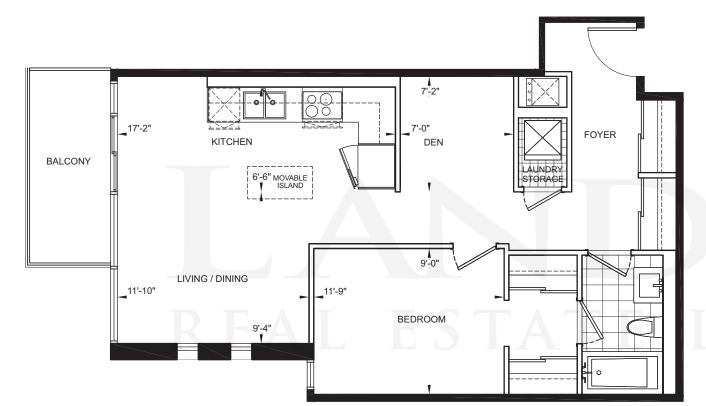
10'-2"

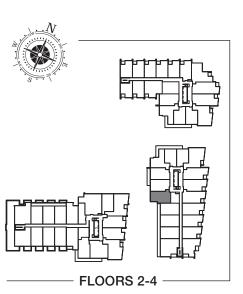
BEDROOM

12'-0"

LIVING / DINING

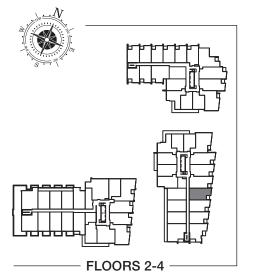
BALCONY





Disclaimer:

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DEN

Disclaimer:



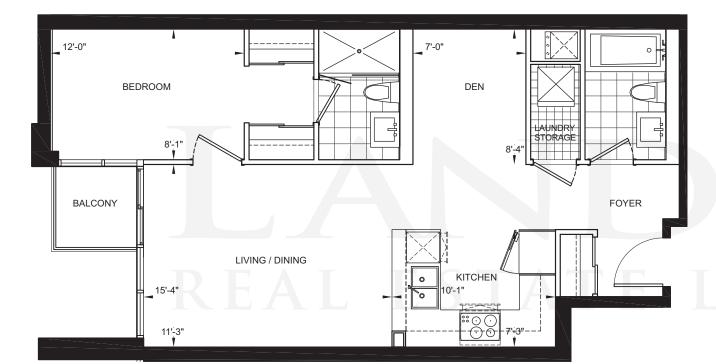


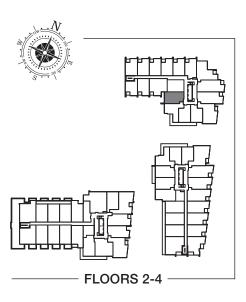
SUITE TYPE 11A

725 sq ft: one bedroom + den

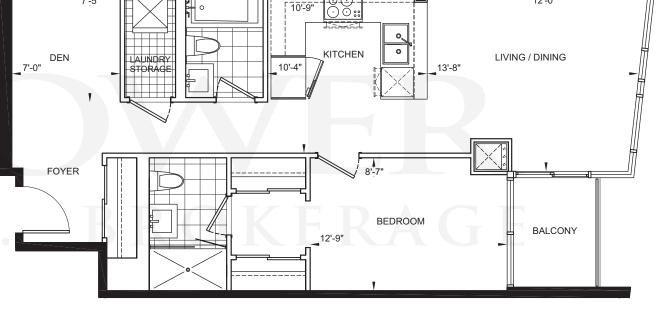
SUITE TYPE 34a

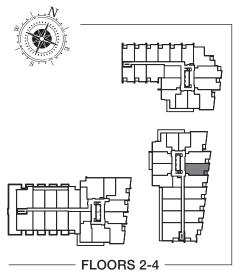
768 sq ft: one bedroom + den





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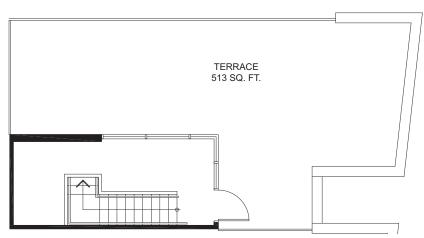




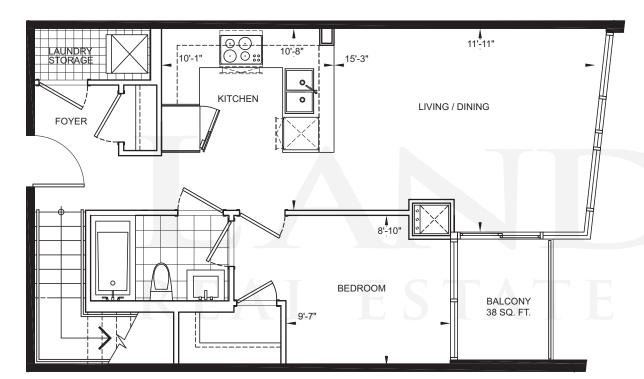


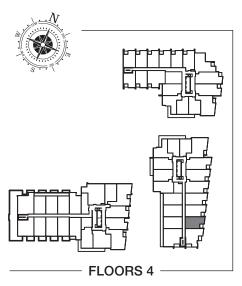


778 sq ft: one bedroom + terrace



ROOFTOP TERRACE





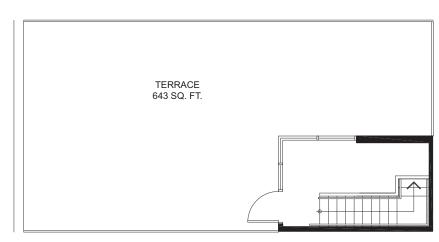
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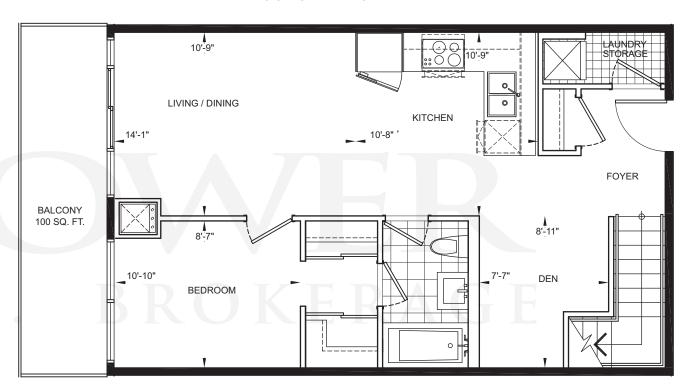


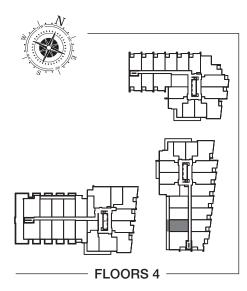
SUITE TYPE 45

780 sq ft: one bedroom + den + terrace



ROOFTOP TERRACE





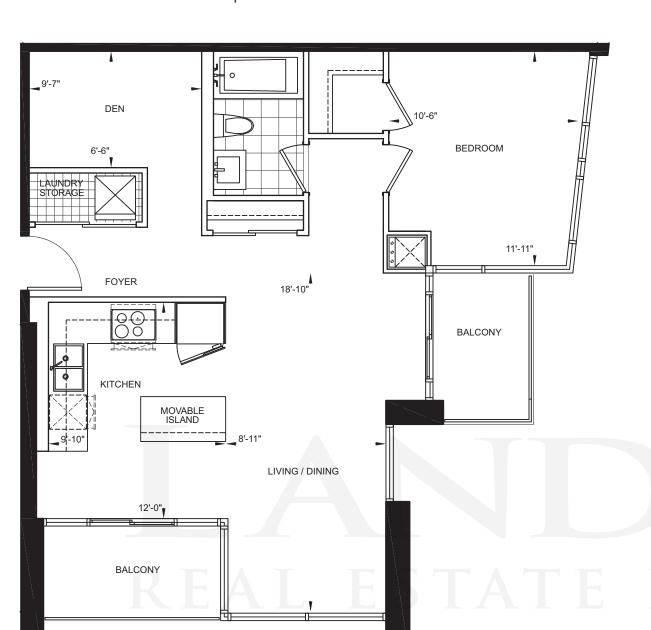
Disclaime All prices

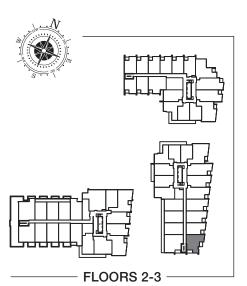




SUITE TYPE 50

782 sq ft: one bedroom + den



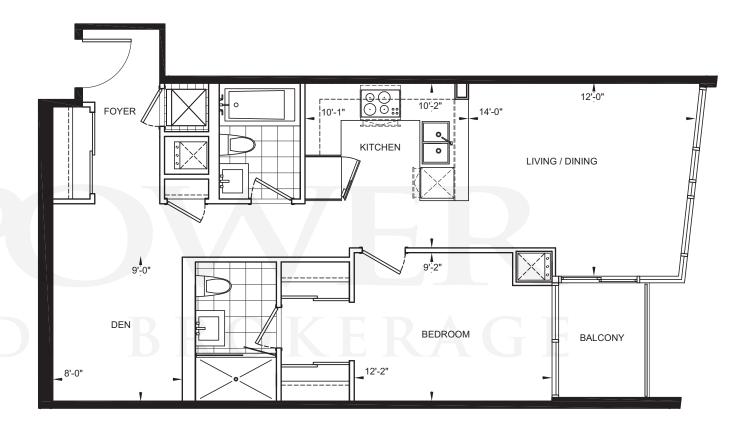


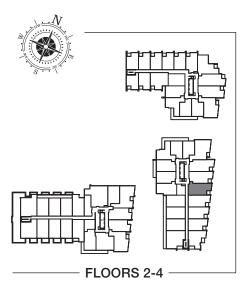
Disclaimer: All prices, figures, sizes, specifications and information are subject to change without notice. All areas and stated dimensions are approximate. Actual usable floorspace, living area and square footage may vary from stated floor area. All illustrations are arist's concept only. The unit show may be the reverse of the unitpurchased. .E. & O.E April 2012.



SUITE TYPE 37

786 sq ft, one bedroom + den

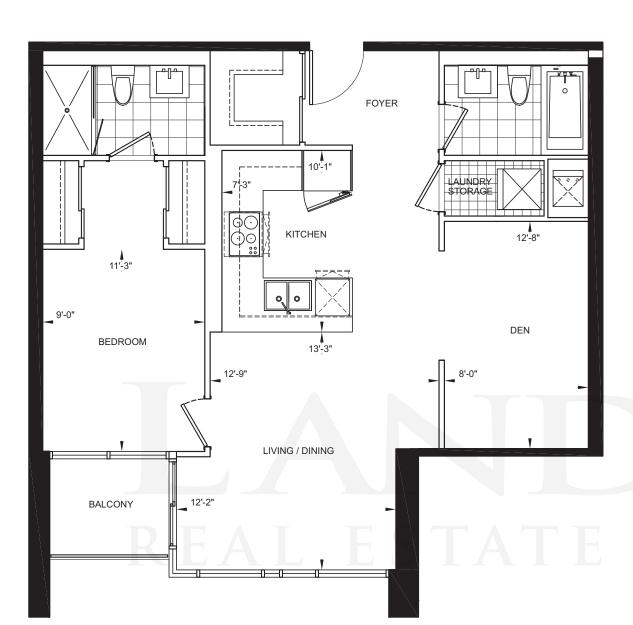


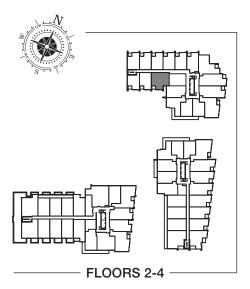




SUITE TYPE 33

808 sq ft, one bedroom + den



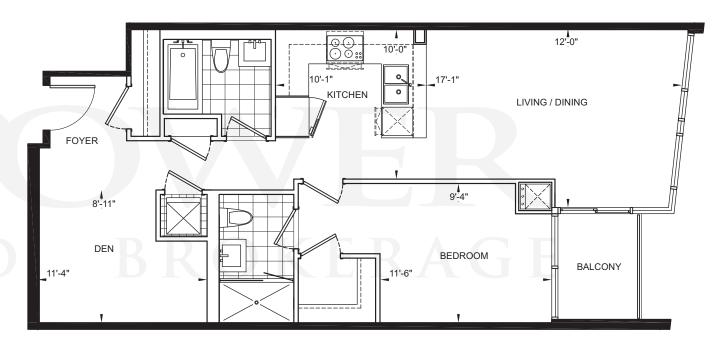


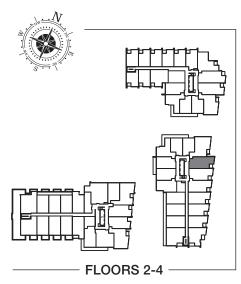
Disclaimer: All prices, figures, sizes, specifications and information are subject to change without notice. All areas and stated dimensions are approximate. Actual usable floorspace, living area and square footage may vary from stated floor area. All illustrations are arist's concept only. The unit show may be the reverse of the unitpurchased. .E. & O.E April 2012.



SUITE TYPE 35

815 sq ft, one bedroom + den





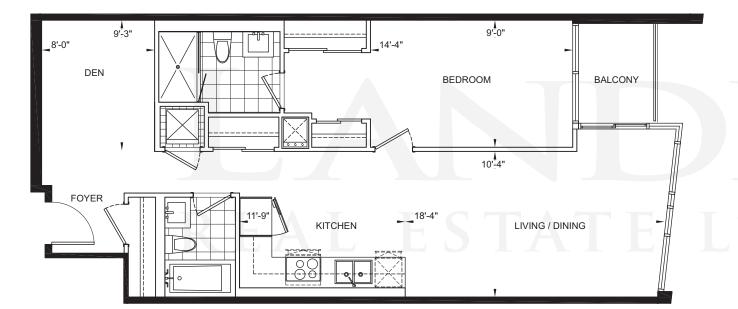


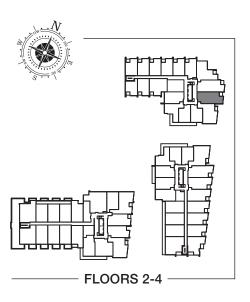
SUITE TYPE 35a

861 sq ft, one bedroom + den

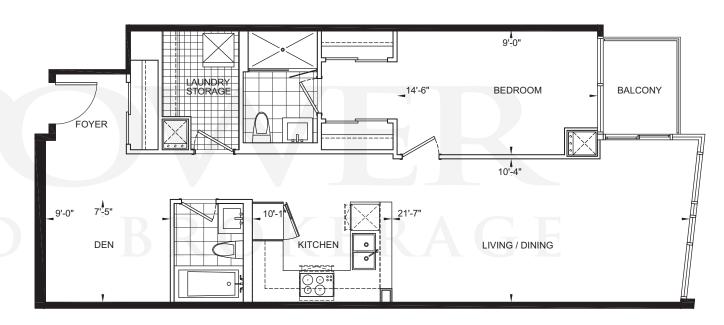
SUITE TYPE 34

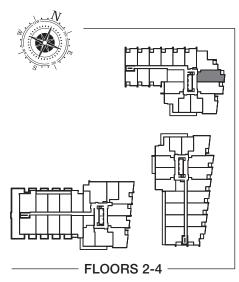
901 sq ft, one bedroom + den





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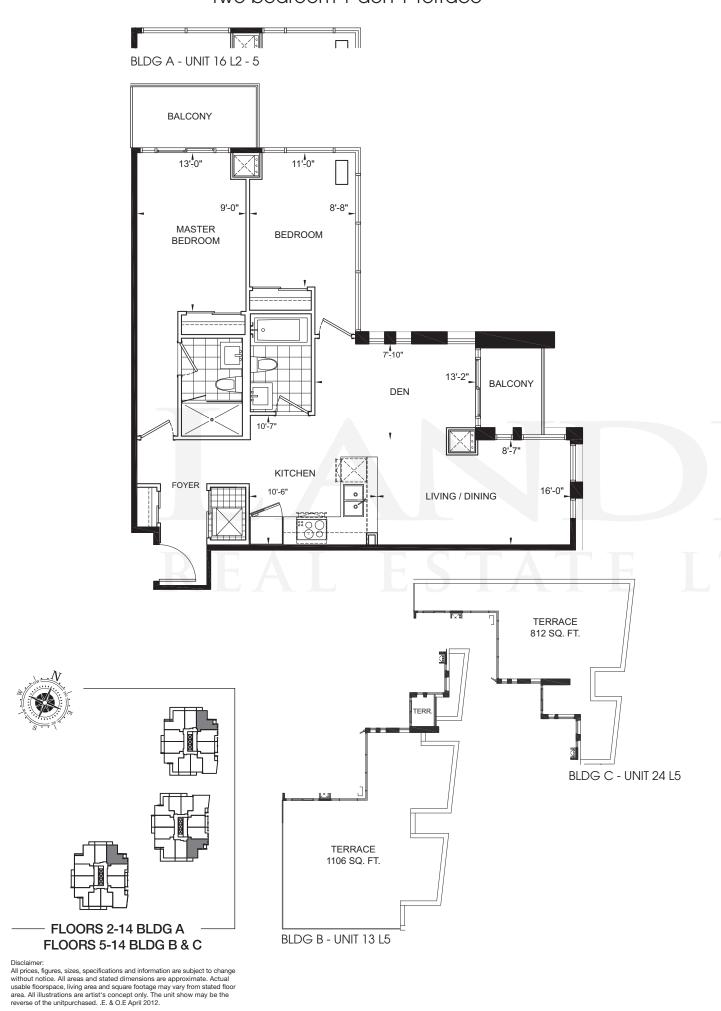








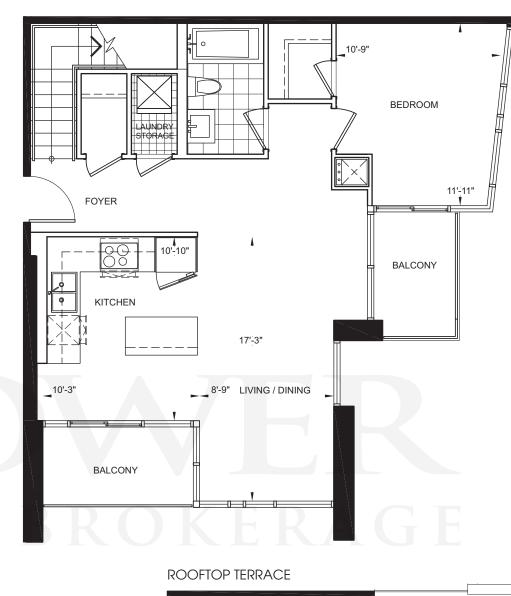
A: 901 sq ft, B: 901 sq ft:, C: 899 sq ft: two bedroom + den + terrace

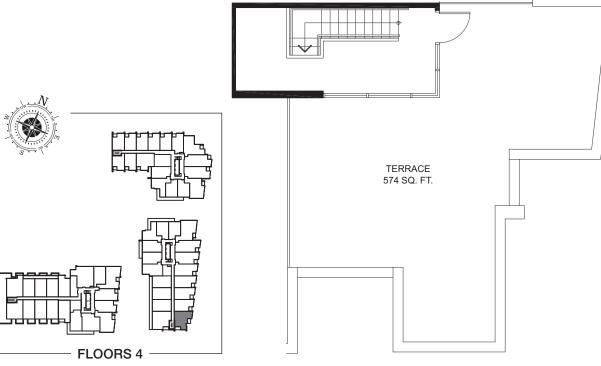


Grand Palace

SUITE TYPE 46

933 sq ft, one bedroom + terrace

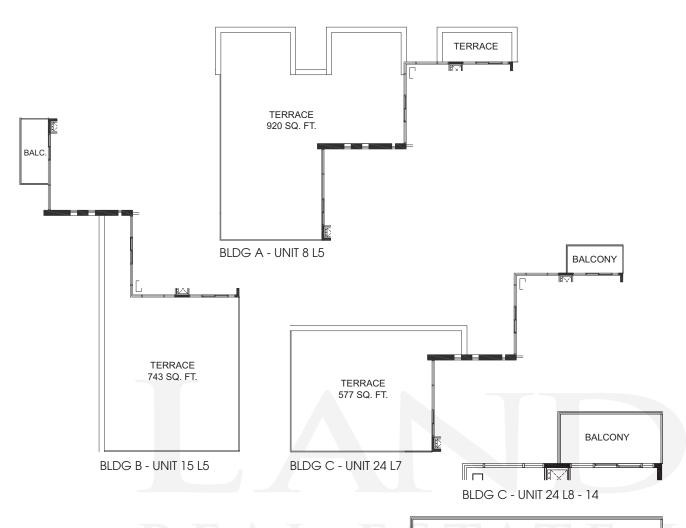


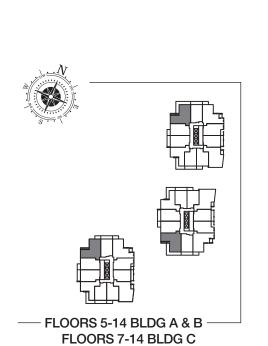


Disclaimer: All prices, figur



A: 955 sq ft, B: 955 sq ft:, C: 957 sq ft: two bedroom + terrace





Disclaimer:
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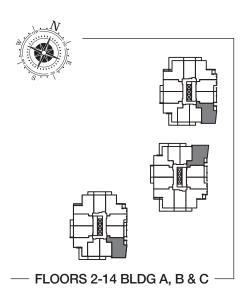


two bedroom

SUITE TYPE 07

A: 959 sq ft, B: 1015 sq ft:, C: 958 sq ft:





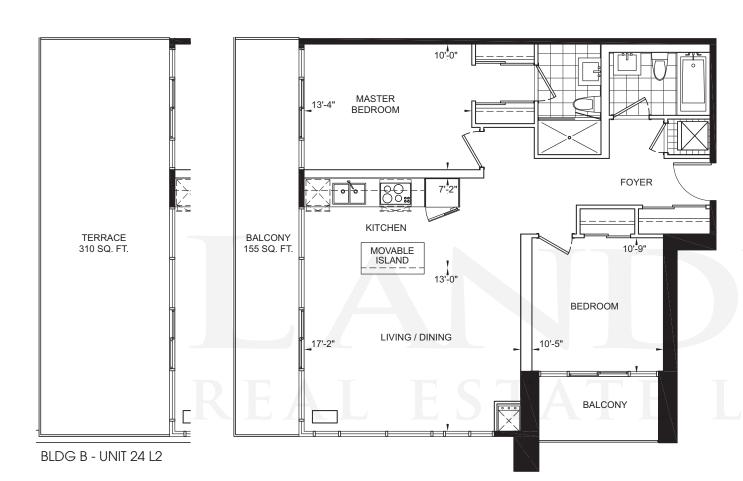


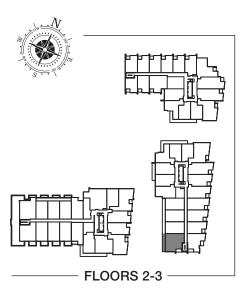


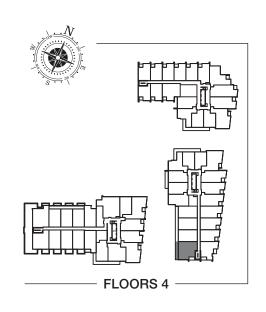
977 sq ft, two bedroom + terrace

SUITE TYPE 48

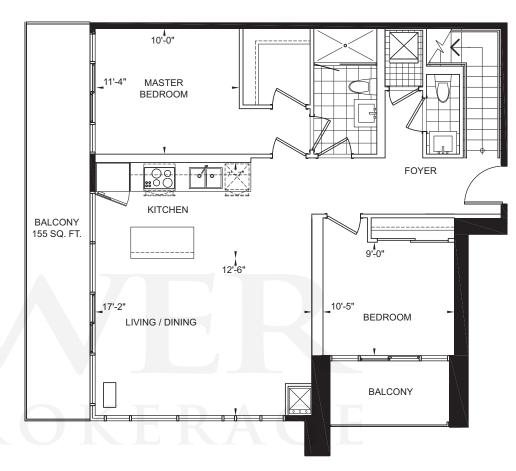
1153 sq ft, two bedroom + terrace







Disclaimer:
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ROOFTOP TERRACE

