

MIDTOWN

BE AT THE CENTRE OF IT ALL.





Turn over a new leaf.

Welcome to GreenLife Midtown Markham, another ecologically revolutionary building from Del Ridge Homes. With its wealth of environmentally friendly building technologies and central locale in the heart of Markham, GreenLife Midtown Markham is making it even simpler to go green. This opportunity gives you the best of both worlds. A place where the newest advances in environmentally sound development meet the craftsmanship and care of a time thought long past.

LANE
REAL ESTATE

MARKHAM
BROKERAGE



By embracing all we've learned in previous projects and implementing newer and more innovative technological solutions, GreenLife provides an embodiment of both comfort and conservation.



Live Green, Save Green.

The reasons to call GreenLife home aren't merely ecological, they're economical too! Boasting the lowest condo fees in Canada, GreenLife helps you conserve your money as well. Just how much lower are the condo fees at GreenLife you ask? Well, typical condo fees average approximately 45 cents per square foot. This means a 1000 square foot condo would cost you an additional \$450 a month.

Thanks to the energy savings generated in a GreenLife building, the condo fees are drastically reduced and are approximately only 14 cents a square foot. Which means a 1000 square foot condo will cost you a mere \$140 a month in condo fees. It's just one more way GreenLife saves you a lot more "green".

LIVE LIFE GREEN
**NET
ZERO**



See how GreenLife saves you money.



GREENLIFE CONDO FEES:

\$0.14/sq.ft.
1000 sq.ft. condo = \$140/mth

GREENLIFE CONDO UTILITIES:

1000 sq.ft. condo = \$56/mth*

TYPICAL CONDO FEES:

\$0.45/sq.ft.
1000 sq.ft. condo = \$450/mth

TYPICAL CONDO UTILITIES:

1000 sq.ft. condo = \$225/mth*

The GreenLife savings:

CONDO FEES:

\$310/mth x 12 = \$3,720/year
Save more than \$90,000 over the life of a 25 year mortgage.

UTILITIES:

\$169/mth x 12 = \$2,028/year
Save more than \$50,000 over the life of a 25 year mortgage.



**SAVE OVER
\$140,000.00!**

*Based on the average utility bill for all heating/cooling, appliances, lighting and electrical uses.
Note: There are absolutely no gas bills in a GreenLife Condominium.

With GreenLife,
doing your part
couldn't be easier



LANDPOWER
REAL ESTATE LTD. BROKERAGE

Some ecology facts for thought.

The top six miles of the Earth's crust contains 50,000 times more thermal energy than all the oil and natural gas resources on the planet.

Canada is the world's largest producer of hydroelectric power, and ranks as the third largest producer of electricity overall.

In one hour the Earth receives the same amount of energy from the sun as humans consume in a full year.

Did you know that GreenLife Energy has installed more than 500,000 watts of photovoltaics to date.

World-wide, more electricity is generated from coal than any other source.

Based on per capita, Canadians are among the heaviest users of energy in the world.

Did you know that Geothermal energy is 4 times as efficient as the highest efficiency gas furnace on the market.

Did you know that GreenLife projects use approximately 20% of the energy used by other typical condo buildings.

Thanks to its vast size and geography, Canada has the world's second-largest wind energy potential after Russia.

Did you know that if GreenLife Midtown was to build the way other builders build, then 95,869 mature trees would have to be planted to ensure a "zero-footprint" like GreenLife.

For each tonne of newspaper recycled, 17 trees are saved.

Del Ridge Homes is Canada's most advanced net-zero builder.

The future of economy is ecology

For most, the role of builder/developer ends when the keys are handed over. At GreenLife Energy, our most exciting time is when the building is complete, owners move in, and our passion comes to life.

It is at this point that we can now start to monitor the changes we have made in our most recent endeavour. In every building undertaken, GreenLife Energy utilizes the data collected to improve and refine this and future projects.

The importance of data collection on individual and comprehensive systems cannot be understated as we consistently strive to do more and in turn, make a difference.

For today and the future.

GreenLife's current building portfolio is 6 strong and growing. The benefits of studying how the GreenLife building/energy systems operate under real-time analysis is ongoing and very rewarding as we strive to learn from past lessons and apply that knowledge moving forward.

Making the study of energy a focal point ensures us that the sustainable solutions are usually right under our nose. Just as understanding the need for sustainability guides us to mindful respect for major global problems, so too does the constant analysis of GreenLife building systems and their related energies. It better steers us towards relying on sustainable technologies for today's life and tomorrow's security.



A great location

Use of Geothermal, Wind and Solar energy make GreenLife Midtown condos not just the choice for now but the trend for the future, allowing residents to take advantage of a condo lifestyle in the heart of Markham. All within minutes of shopping, major highways, public transit, schools, parks, and more.

-  Postal
-  Grocery
-  Shopping Mall
-  Drugstore
-  Restaurant
-  Coffee
-  Fire Hall Emergency
-  Entertainment
-  Sites of Interest
-  Community Centre
-  Curling
-  Library
-  Cinema
-  Golf Course
-  College University
-  Tennis
-  Baseball
-  Soccer
-  Swimming
-  Skating
- SCHOOLS**
-  Public Elementary
-  Separate Elementary
-  Private
-  Public Secondary
-  Separate Secondary





GreenLife Midtown

This isn't just a place to live, it's a place to grow. A thoughtfully designed and developed project in harmony with its surroundings.



The difference is Del Ridge

The principals at Del Ridge have over a quarter century of well-earned experience in the housing industry. Over that time they have garnered the respect and admiration of not only homebuyers, but industry peers as well.

They are well respected for their achievements and their integrity. The foundation of their success is showcased across the GTA in a variety of successful and desirable communities. Locations include Ajax, Burlington, Mississauga, Vaughan, Markham and Milton. One of their most recent projects is also one in which they take an immense amount of pride. That project is GreenLife Downtown in Milton. It is one of Canada's first NET ZERO Condominiums and raises the bar when it comes to homes with a cleaner ecological footprint. Not only does this building save owners thousands in condo fees, it also helps conserve valuable resources and leaves a healthier planet for the next generation. Del Ridge has also recently added a number of successful projects to their portfolio such as; GreenLife Centre, GreenLife Business Centre, GreenLife Westside, and GreenLife Golden.

With so many great success stories, it's easy to see why Del Ridge is able to offer homebuyers something that only those with true expertise can promise. Call it a knack for knowing. Call it learned wisdom. The principals at Del Ridge know exactly what people put on their unspoken wish list for the most important decision of their lives. And perhaps even more importantly, Del Ridge has the skill, know-how and understanding to bring together the best people and put together the best teams in the industry to deliver just that. This is precisely why so many people feel so at home with Del Ridge.



Features & finishes that define your space

Buildings and Site

- 1. Designated parking space provided.
- 2. Bike racks provided for common use.
- 3. Elevator service to all floors.
- 4. Above ground visitor parking.
- 5. Designated exclusive use storage unit in underground area.
- 6. Stone and Brick exterior as per plans.
- 7. Balcony with decorative railing, as per applicable model.
- 8. Landscaped grounds.
- 9. Thermo pane insulated windows with sliding doors/garden doors, as per applicable model.
- 10. Games Room, Exercise Room, and Amenity/Event Room.
- 11. Extra outdoor parking spaces to purchase.

Kitchen Features

- 1. Choice of quality custom factory-made kitchen cabinets from Vendor's samples.
- 2. Choice of granite countertops from Vendor's samples.
- 3. Double stainless steel under mount sink in kitchen with pull-out spray faucet.
- 4. Heavy-duty wiring and receptacle for stove.
- 5. Stainless Steel Energy Star® rated fridge, stove.
- 6. Stainless Steel dishwasher and over the range microwave.

Bath Features

- 1. Quality bathroom fixtures.
- 2. Dual flush toilets.
- 3. Ceramic floor and wall tile from vendor's samples.
- 4. Full width vanity mirror.
- 5. Choice of vanity cabinet and marble countertop from vendor's samples.
- 6. Chrome single lever faucets.
- 7. Chrome single lever tub and shower faucet complete with pressure balance valve.
- 8. Lighting above vanity mirror.

Laundry Features

- 1. Energy Star® rated Stackable Washer/Dryer with exterior venting and heavy-duty wiring and outlet.

Flooring Features

- 1. Imported ceramic tile in kitchen, front foyer, bathrooms and walk-in laundry room, as per applicable plan.
- 2. Choice of laminate or carpet with high quality underpad in living room, dining room and hall.
- 3. Carpet with high quality underpad in bedrooms and den.

Interior Finish

- 1. Solid core suite entry door with polished plated hardware and security viewer.
- 2. Quality 2 panel interior suite doors throughout, with pewter lever handles.
- 3. Screens provided on all operating windows.
- 4. Upgraded 4" baseboards, 2 ¾" casing and trim.
- 5. Stippled ceiling throughout except for smooth bathrooms, kitchen and laundry room.
- 6. Closets have zinc-plated rods with finished shelf above
- 7. Suites to have professional post construction clean prior to occupancy.

Painting

- 1. Interior doors and trim painted white with low VOC semi-gloss paint.
- 2. Interior walls painted with quality low VOC latex paint.

Electrical Features

- 1. Décor switches and receptacles.
- 2. In suite circuit breaker panel.
- 3. Telephone and Cable Distribution.
- 4. Cat 5e for enhanced telephone and networking signal.

Heating Features

- 1. Self-contained geothermal heating and cooling systems.
- 2. Hot water tank rental.
- 3. Programmable Thermostat.

Safety and Security Systems

- 1. Keypad entry system in main lobby.
- 2. Smoke detector and carbon monoxide detector.
- 3. Security alarm systems in all ground floor units.
- 4. Communication system to lobby.
- 5. Closed circuit camera in underground parking garage.
- 6. Unit fire sprinkler system throughout.

Energy Features

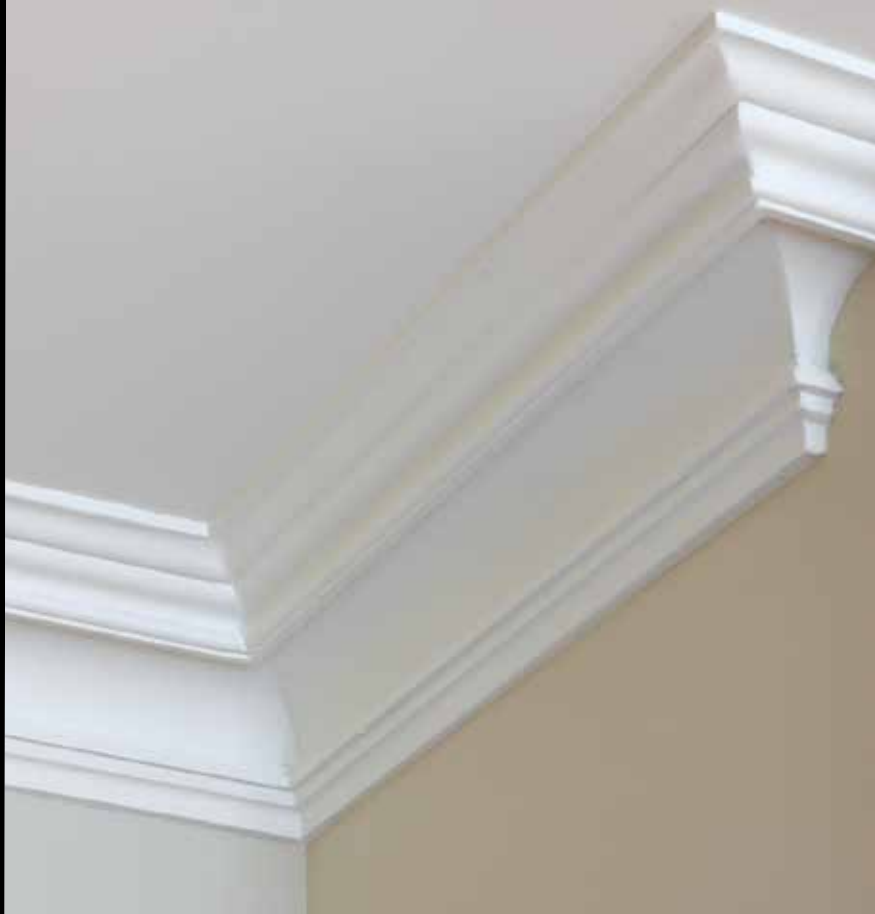
- 1. Solar panels.
- 2. Insulated Concrete Form construction.
- 3. R60 minimum roof insulation.
- 4. Low E Argon triple pane windows.
- 5. LED and CFL lighting.
- 6. Motion sensed lighting in designated areas.
- 7. Insulated hot water tanks.
- 8. Energy Star® rated appliances (where applicable).
- 9. Geothermal heating and cooling.

GUARANTEE/WARRANTY/MISCELLANEOUS TARIION PROGRAM

- 1. 7 years – major structural defects.
- 2. 2 years – plumbing, heating and electrical systems and building envelope.
- 3. 1 year – builder's comprehensive warranty.
- 4. Purchaser agrees to pay the Taron enrollment fee as an adjustment on closing.

Please note:

The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the 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 of better quality shall be made by the Vendor's architect whose determination shall be final and binding. Colour, texture, appearance, etc. of features and finished installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes. E & O.E.





LANDPRO
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LIVE LIFE GREEN



MAKE THE RIGHT IMPRESSION.
REDUCE YOUR CARBON FOOTPRINT.

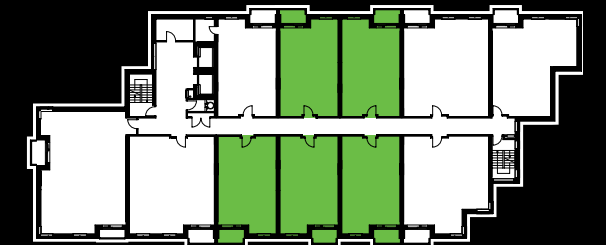
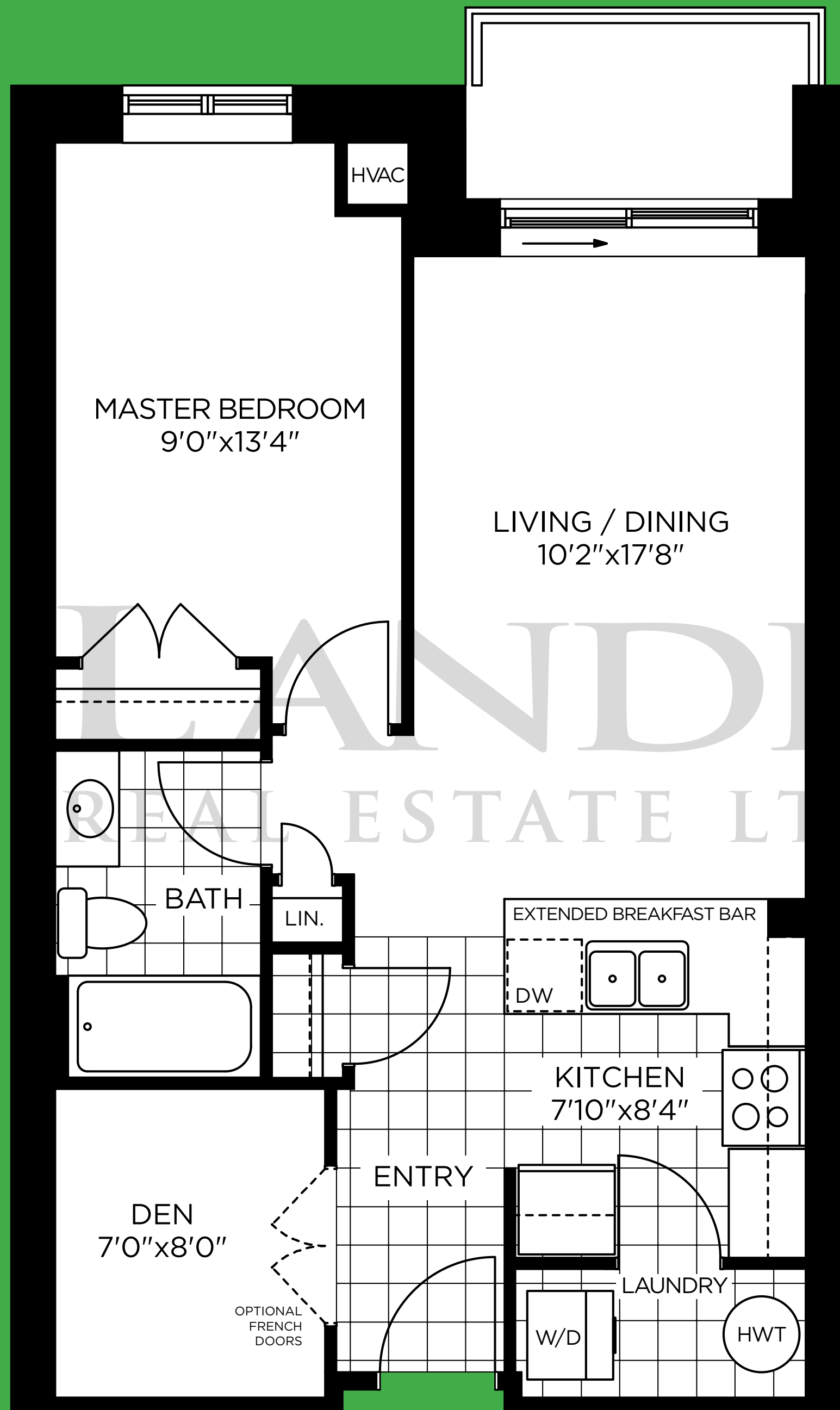


delridgehomes.com

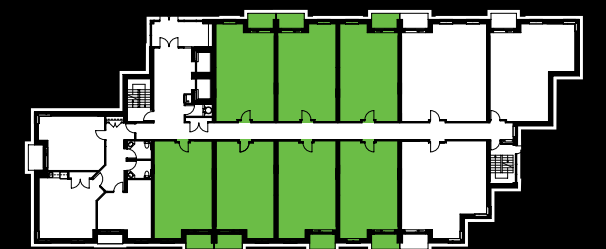
All renderings and illustrations are artist's concept and are not exactly as shown. Map is not intended to be a directional map and is only a sampling of the amenities available. Materials, specifications and floor plans are approximate and are subject to change without notice. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E.&O.E.

Ginger

1 Bedroom+Den
683 sq.ft. plus 45 sq.ft. Balcony



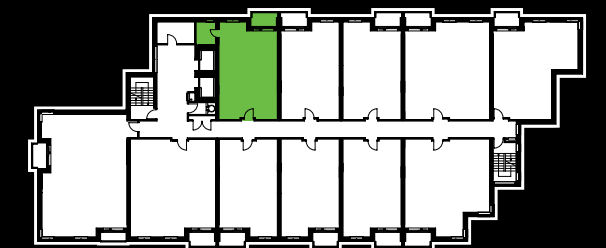
2nd to 6th floor



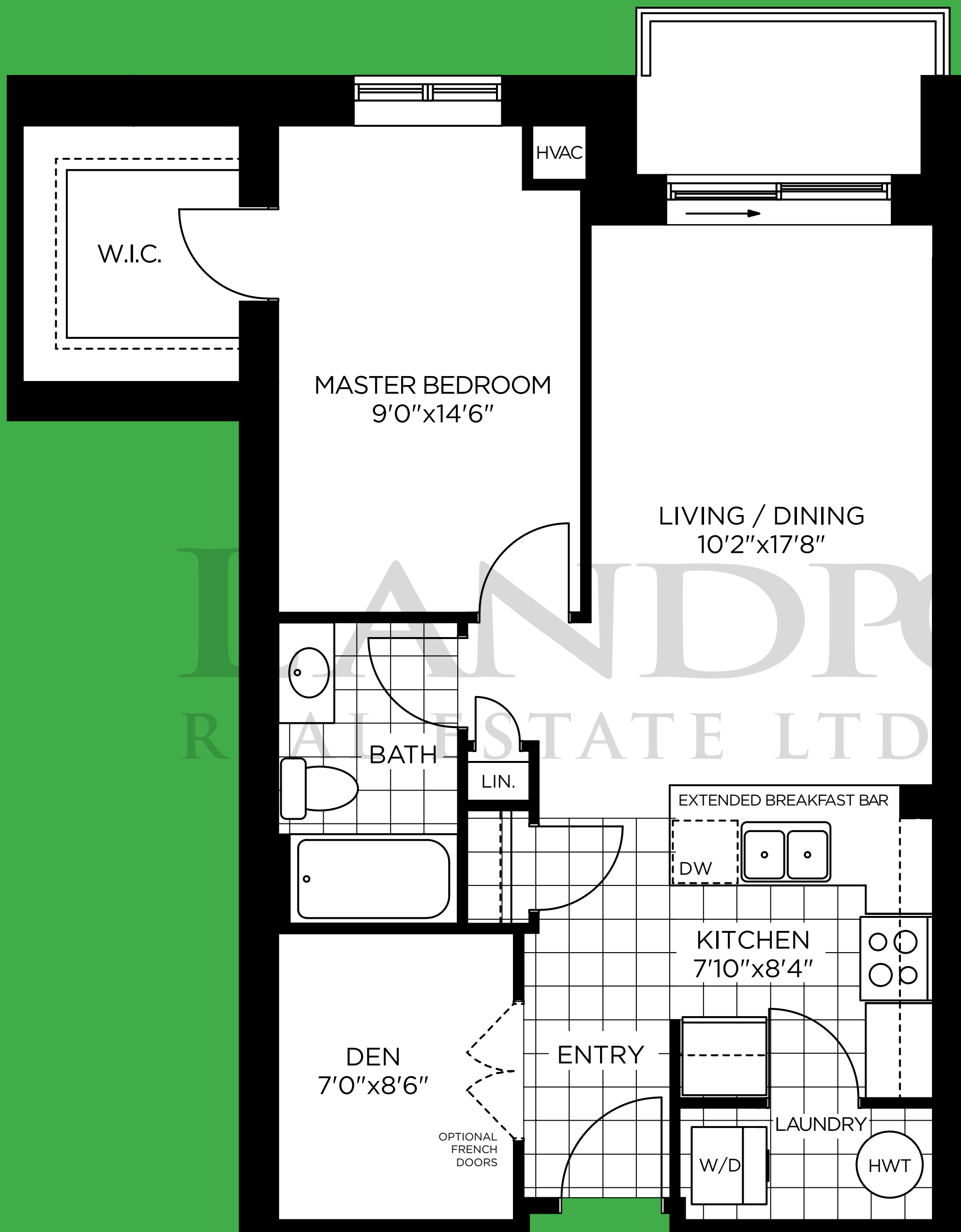
Ground Floor

Chai

1 Bedroom+Den
760 sq.ft. plus 45 sq.ft. Balcony

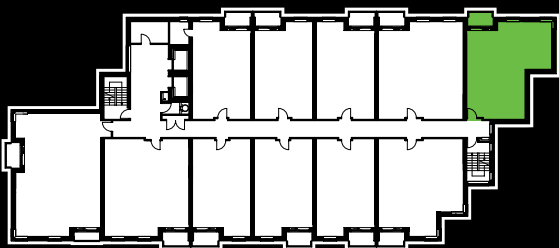


2nd to 6th floor

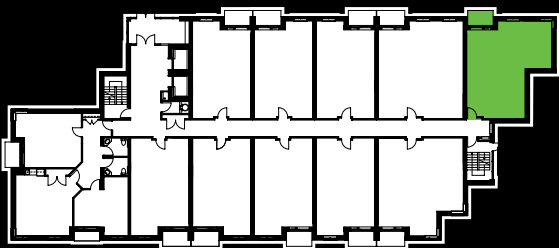


Ginseng

2 Bedroom
895 sq.ft. plus 45 sq.ft. Balcony



2nd to 6th floor

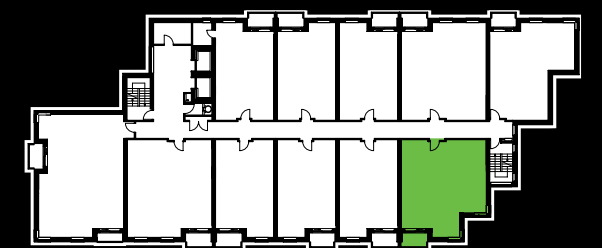


Ground Floor

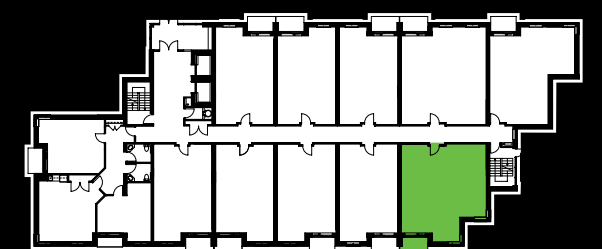


Jasmine 1

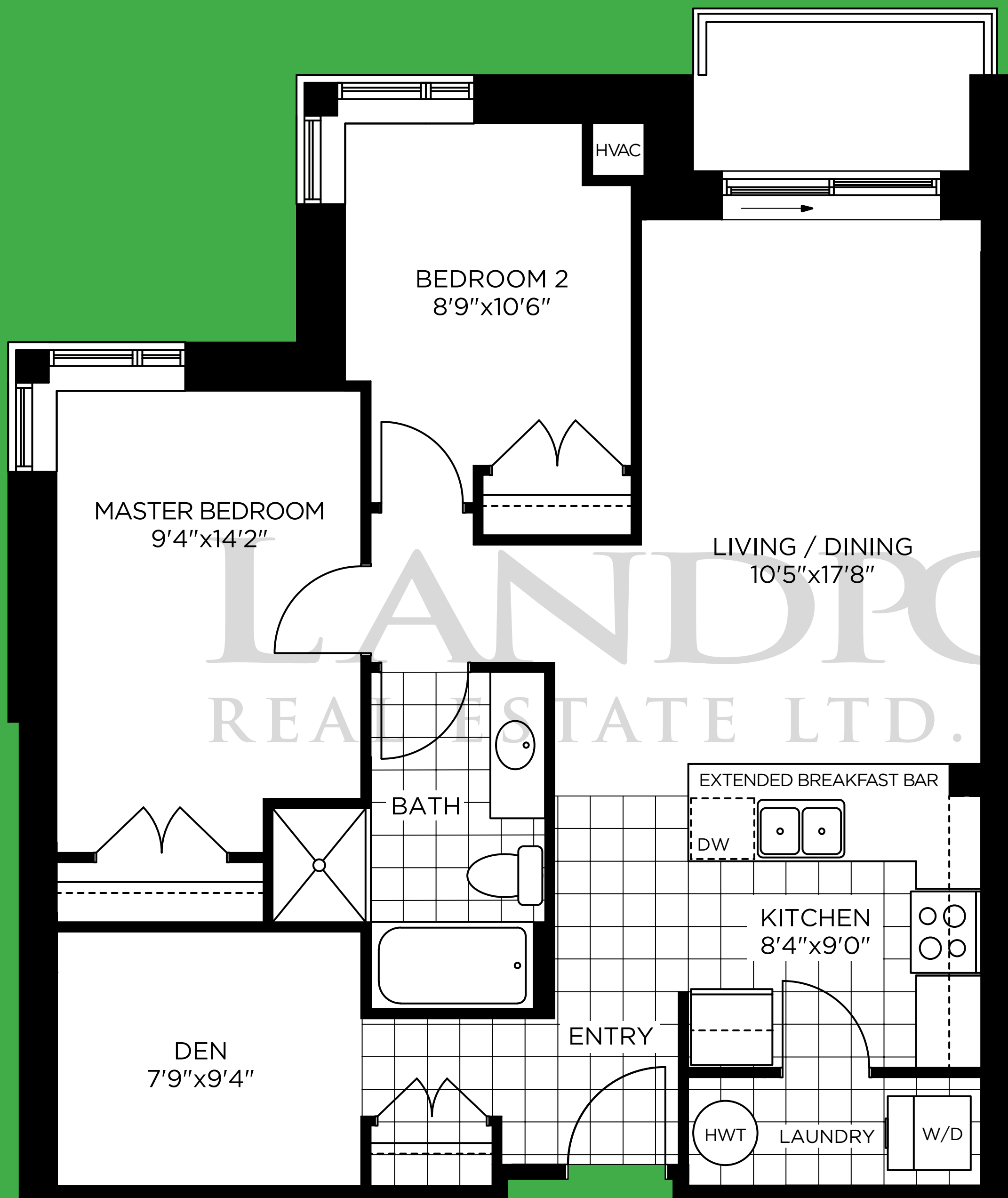
2 Bedroom+Den
934 sq.ft. plus 45 sq.ft. Balcony



2nd to 6th floor

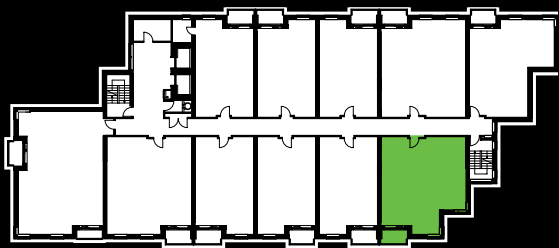


Ground Floor

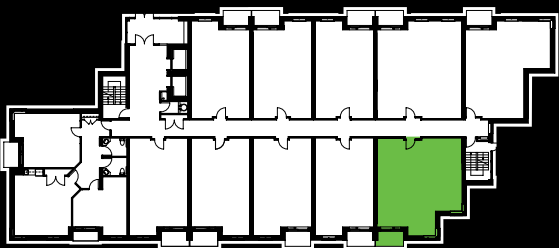


Jasmine 2

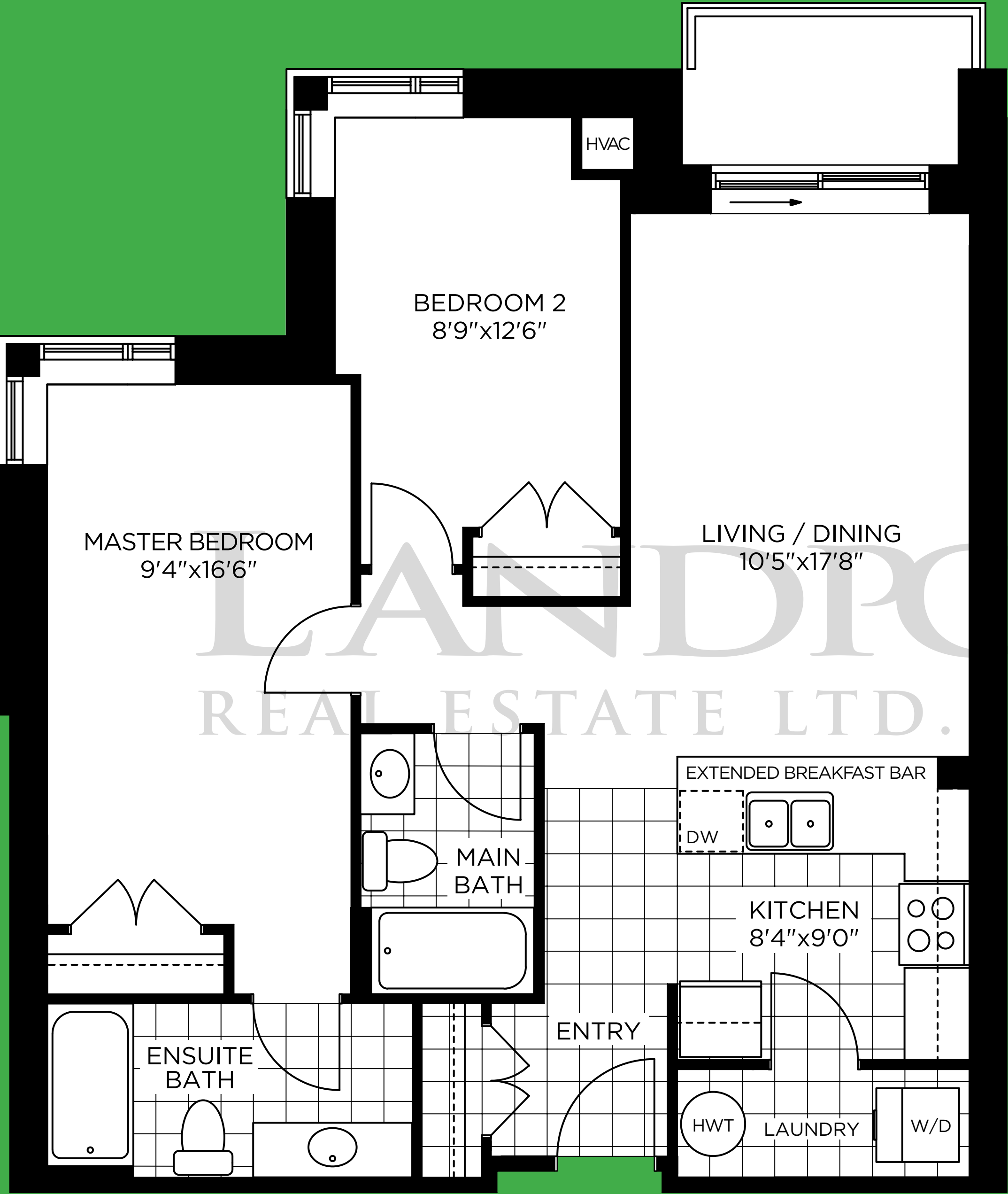
2 Bedroom
934 sq.ft. plus 45 sq.ft. Balcony



2nd to 6th floor

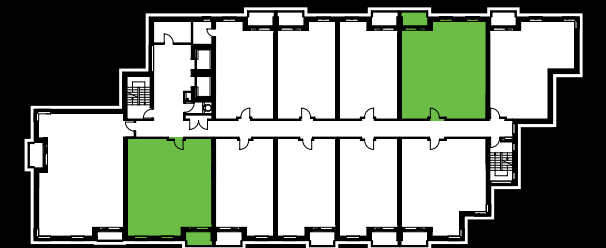
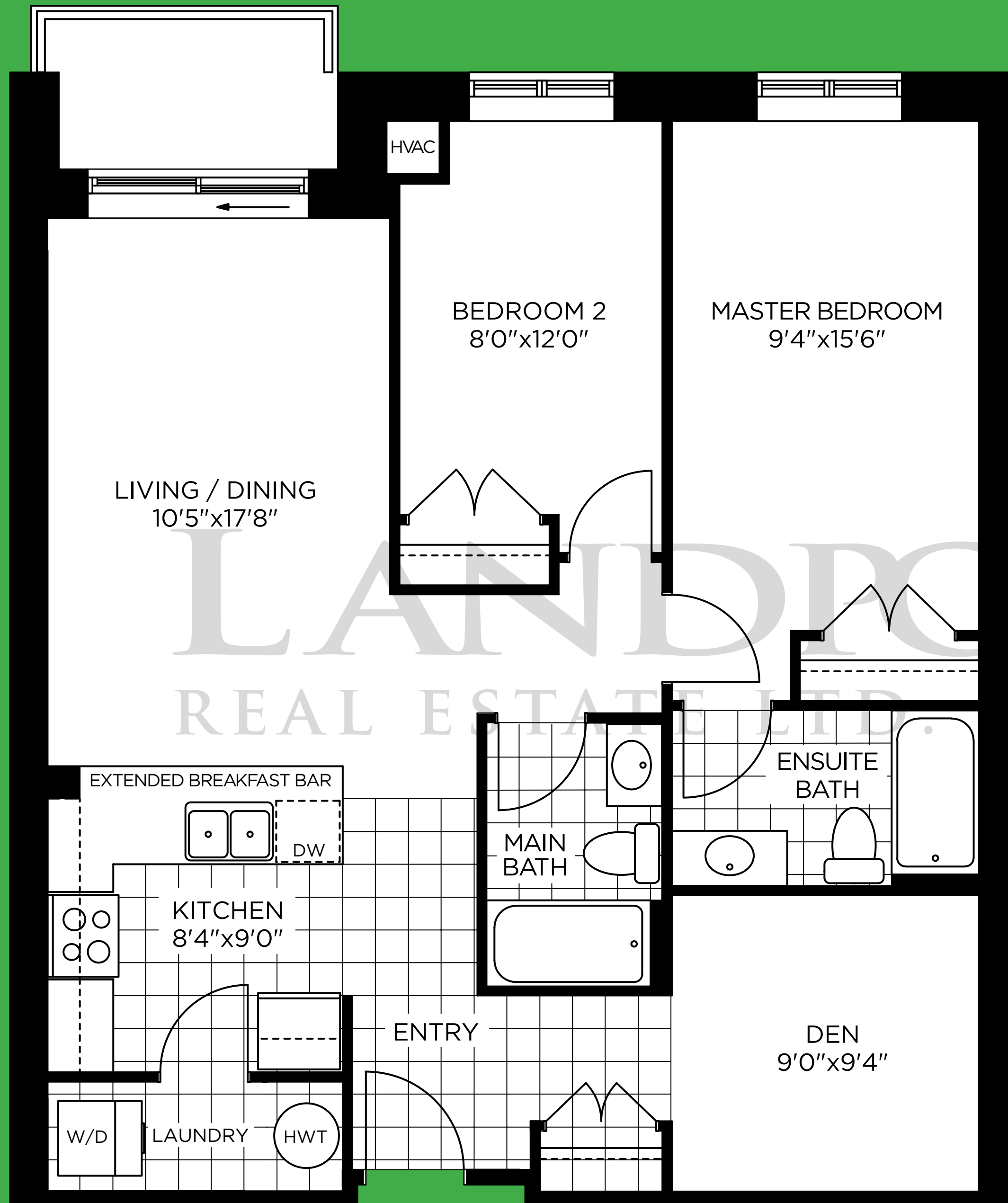


Ground Floor

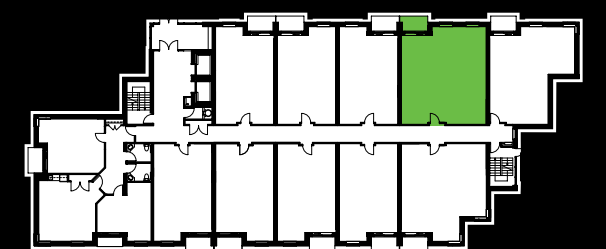


Cranberry

2 Bedroom+Den
988 sq.ft. plus 45 sq.ft. Balcony



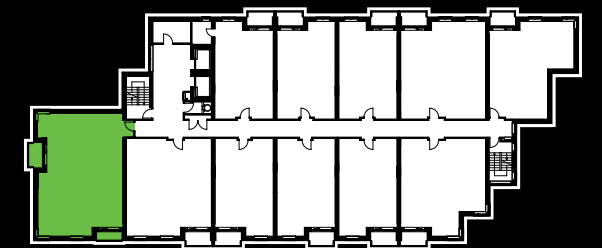
2nd to 6th floor



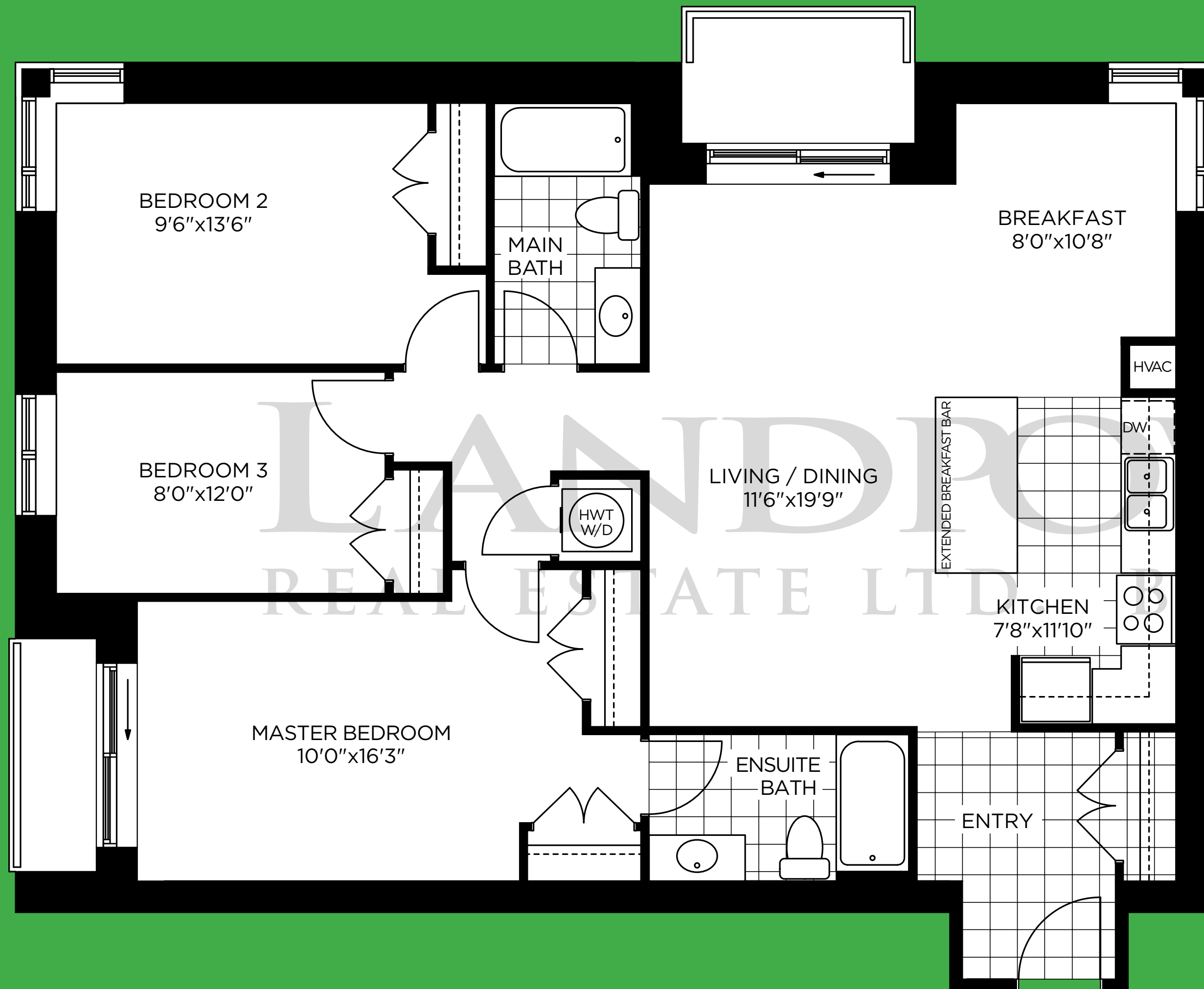
Ground Floor

Peppermint

3 Bedroom
1,302 sq.ft. plus 30 & 45 sq.ft. Balconies



2nd to 6th floor



PRICE LIST

FLOOR	MODEL	TYPE	SQ. FT.	SALE PRICE
1	Ginger	1 bedroom + den	683	\$278,800.00
1	Chai	1 bedroom + den	760	-
1	Ginseng	2 bedroom	895	\$358,800.00
1	Jasmine 1	2 bedroom + den	934	\$371,800.00
1	Jasmine 2	2 bedroom	934	\$371,800.00
1	Cranberry	2 bedroom + den	988	\$388,800.00
1	Peppermint	3 bedroom	1302	-
2	Ginger	1 bedroom + den	683	\$281,800.00
2	Chai	1 bedroom + den	760	\$308,800.00
2	Ginseng	2 bedroom	895	\$361,800.00
2	Jasmine 1	2 bedroom + den	934	\$374,800.00
2	Jasmine 2	2 bedroom	934	\$374,800.00
2	Cranberry	2 bedroom + den	988	\$391,800.00
2	Peppermint	3 bedroom	1302	\$498,800.00
3	Ginger	1 bedroom + den	683	\$284,800.00
3	Chai	1 bedroom + den	760	\$311,800.00
3	Ginseng	2 bedroom	895	\$364,800.00
3	Jasmine 1	2 bedroom + den	934	\$377,800.00
3	Jasmine 2	2 bedroom	934	\$377,800.00
3	Cranberry	2 bedroom + den	988	\$394,800.00
3	Peppermint	3 bedroom	1302	\$501,800.00
4	Ginger	1 bedroom + den	683	\$287,800.00
4	Chai	1 bedroom + den	760	\$314,800.00
4	Ginseng	2 bedroom	895	\$367,800.00
4	Jasmine 1	2 bedroom + den	934	\$380,800.00
4	Jasmine 2	2 bedroom	934	\$380,800.00
4	Cranberry	2 bedroom + den	988	\$397,800.00
4	Peppermint	3 bedroom	1302	\$504,800.00
5	Ginger	1 bedroom + den	683	\$290,800.00
5	Chai	1 bedroom + den	760	\$317,800.00
5	Ginseng	2 bedroom	895	\$370,800.00
5	Jasmine 1	2 bedroom + den	934	\$383,800.00
5	Jasmine 2	2 bedroom	934	\$383,800.00
5	Cranberry	2 bedroom + den	988	\$400,800.00
5	Peppermint	3 bedroom	1302	\$507,800.00
6	Ginger	1 bedroom + den	683	\$293,800.00
6	Chai	1 bedroom + den	760	\$320,800.00
6	Ginseng	2 bedroom	895	\$373,800.00
6	Jasmine 1	2 bedroom + den	934	\$386,800.00
6	Jasmine 2	2 bedroom	934	\$386,800.00
6	Cranberry	2 bedroom + den	988	\$403,800.00
6	Peppermint	3 bedroom	1302	\$510,800.00

Prices include 1 locker & parking space

Purchase Price includes H.S.T.

****DEPOSIT STRUCTURE (ALL 3 CHEQUES REQUIRED ON SIGNING)****			
ALONG WITH VALID PHOTO I.D.			
Purchase Price	Due On Signing	Due in 45 Days	Due in 90 Days
\$278,800 - \$293,800	\$20,000	\$15,000	\$10,000
\$308,800 - \$370,800	\$20,000	\$20,000	\$15,000
\$371,800 - \$403,800	\$25,000	\$20,000	\$20,000
\$498,800 - \$510,800	\$30,000	\$25,000	\$25,000