

# PARKSIDE

AT ATRIA

TRIDEL®  
BUILT FOR LIFE

DORSAY

LANDPOWER  
REAL ESTATE BROKERAGE

elevate your senses

sophisticated living by the park -  
PARKSIDE at Atria.

LAND  
REAL ESTATE

For those who dream with a passion for the extraordinary, Tridel Dorsay's new master planned condominium community on Sheppard Avenue just east of Hwy 404, will not disappoint. Introducing PARKSIDE at Atria: an exquisite condominium residence on a tree-lined street adjoining a lush park. As a Tridel **Built Green. Built For Life.**® community, both residences will offer bright open concept suites featuring a host of premium quality features and finishes requiring less energy, allowing for healthier, more comfortable living.





raise your point of view.





Having vibrant city offerings nearby is one thing. But when you come home, you want to be a little removed from it all. That's why the approach to ALTO and PARKSIDE at Atria is along a pedestrian-friendly streetscape, lined with lush park space. Feel the quiet, and know you've arrived home.

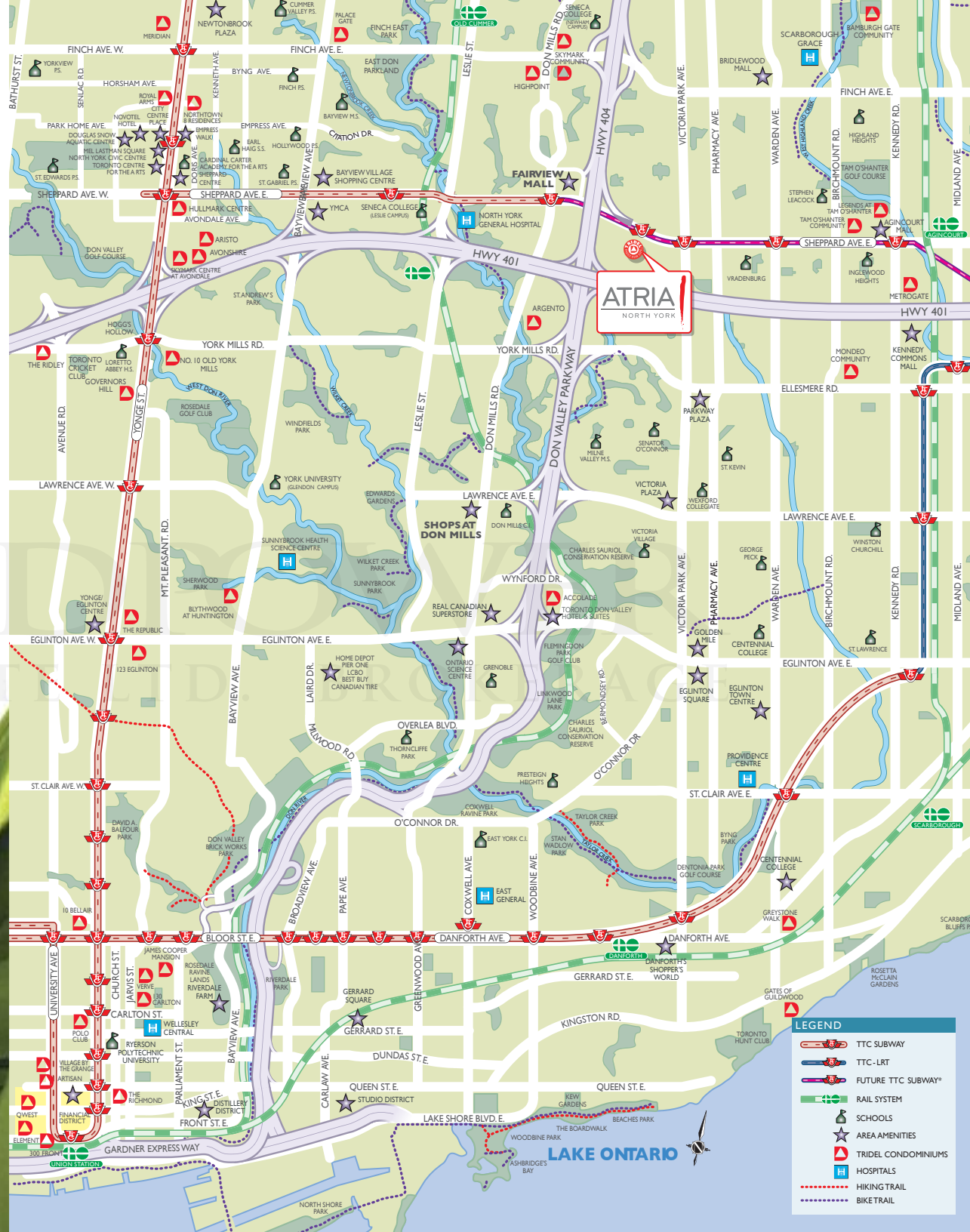




feel the vibe of  
what surrounds you

When a location is this ideally situated, everything becomes possible. Fairview Mall is just moments away, offering a host of restaurants, entertainment and fashion-forward shopping options. Don Mills Subway Station is nearby, as are the everyday conveniences running east and west along Sheppard Avenue. All points downtown and out of town are also easily accessible, with the ATRIA community's proximity to TTC, Hwys 404/DVP and 401.

\*Source: The City of Toronto Official Plan and the Agincourt Secondary Plan, a future bus and subway terminal or other transit related uses are proposed for this site. Illustrations are artist's concept. Map not to scale. E. & O.E. January 2012.





# discover an oasis, masterfully planned

Certainly location is everything, but then again so is what immediately surrounds you. That's why the ATRIA community is surrounded by lush parkland with trees and open green spaces. Strategic planning has the ALTO and PARKSIDE at Atria residences accessed from a new tree-lined street off Atria Boulevard. An array of retail conveniences at ATRIA will front the property along Sheppard Avenue East.

LAND  
REAL ESTATE



Park and any retail uses will not be complete or available for use at the time of occupancy. Land south of dotted property line is not part of the ATRIA community. Illustrations are artist's concept. Specifications and landscape design subject to change without notice. E. & O.E. January 2012

Atria office complex property





LA  
REAL ESTATE



rooftop terrace



ground floor lobby & club ATRIA

## the lobby & club ATRIA

The central Lobby, state-of-the-art fitness centre and all the sumptuous offerings of Club ATRIA are all conveniently accessed on the ground floor.



## Parkside At Atria

 [DOWNLOAD FLOORPLANS](#)

SUITE TYPE	PRICED FROM*	SQUARE FOOTAGE (APPROXIMATE*)	MAINTENANCE (MONTHLY ESTIMATED*)	PROPERTY TAX (MONTHLY ESTIMATED*)
<b>1M+D</b>	\$291,000	575	\$265	\$192
<b>1P+D</b>	\$337,000	668	\$307	\$223
<b>2M+D</b>	\$495,000	945	\$435	\$326
<b>2N</b>	\$373,000	718	\$330	\$246
<b>2Q</b>	<b>SOLD OUT</b>	-	-	-
<b>2R+D</b>	\$428,000	824	\$379	\$283
<b>2R1+D</b>	<b>SOLD OUT</b>	-	-	-
<b>2S+M</b>	\$396,000	768	\$353	\$262
<b>2U+D</b>	\$436,000	762	\$351	\$288
<b>2W+D</b>	<b>SOLD OUT</b>	-	-	-
<b>2X+D</b>	\$444,000	852	\$392	\$293
<b>2Y+D</b>	\$445,000	844	\$388	\$294
<b>2Z+D</b>	\$450,000	867	\$399	\$297
<b>3A</b>	\$464,000	823	\$379	\$307
<b>3C</b>	\$603,000	1207	\$555	\$398

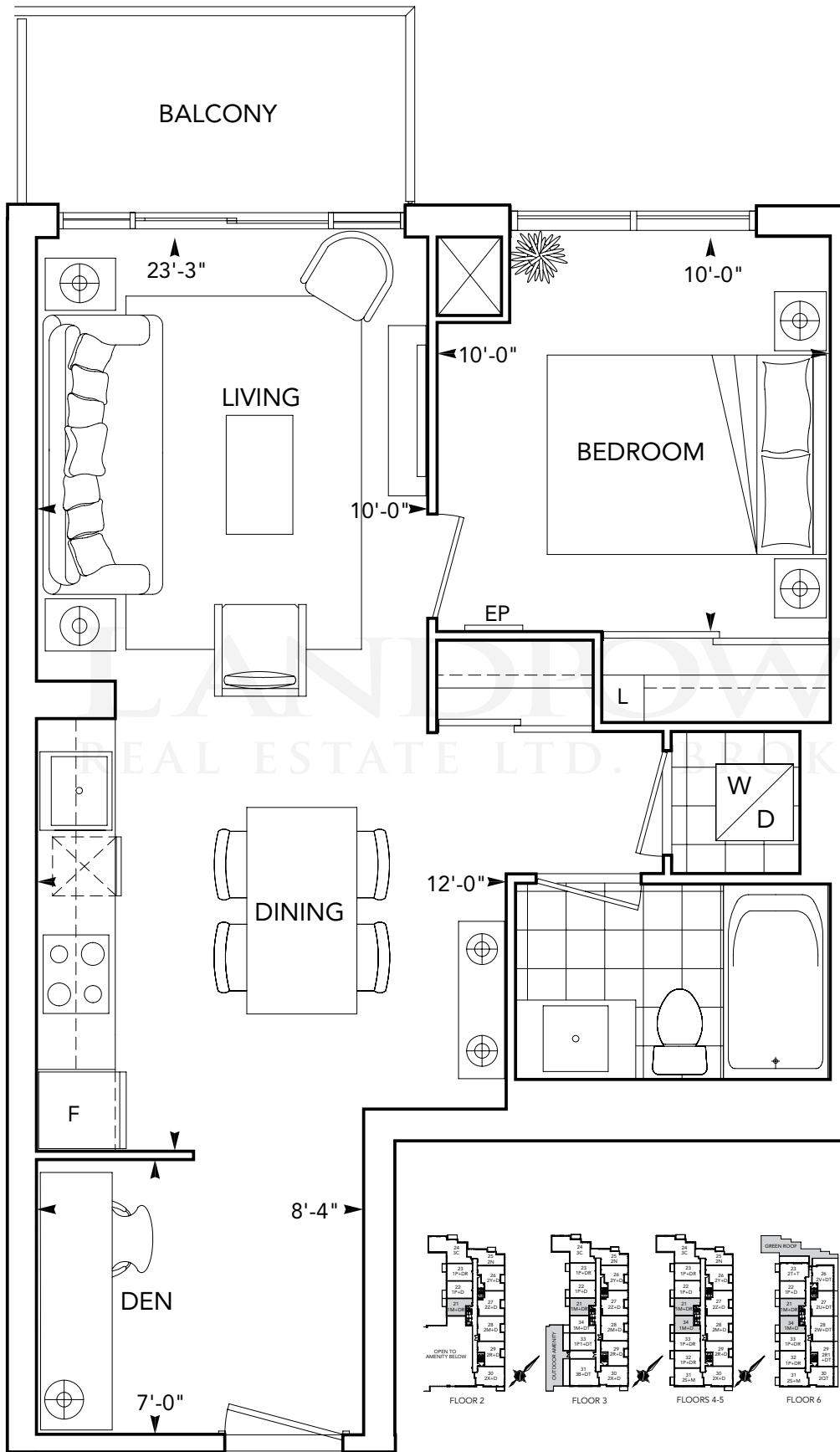
Tentative Occupancy Late 2014



## 1M+D

1 Bedroom plus Den  
 Starting from \$291,000\* ~ 575 sq.ft.\*  
 Tentative Occupancy Early 2015\*

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Tridel, for the fourth consecutive year, has been ranked number one in the 2009 J.D. Power and Associates New Condominium Builder Customer Satisfaction Study in the GTA.



2010 Ontario High-Rise Builder of the Year by Tarion.



2010 High-Rise Green Builder of the Year by BILD.



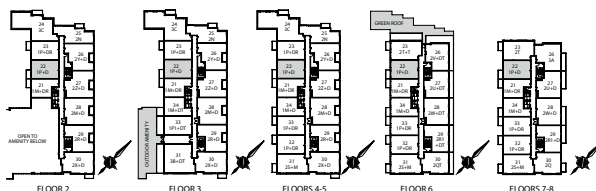
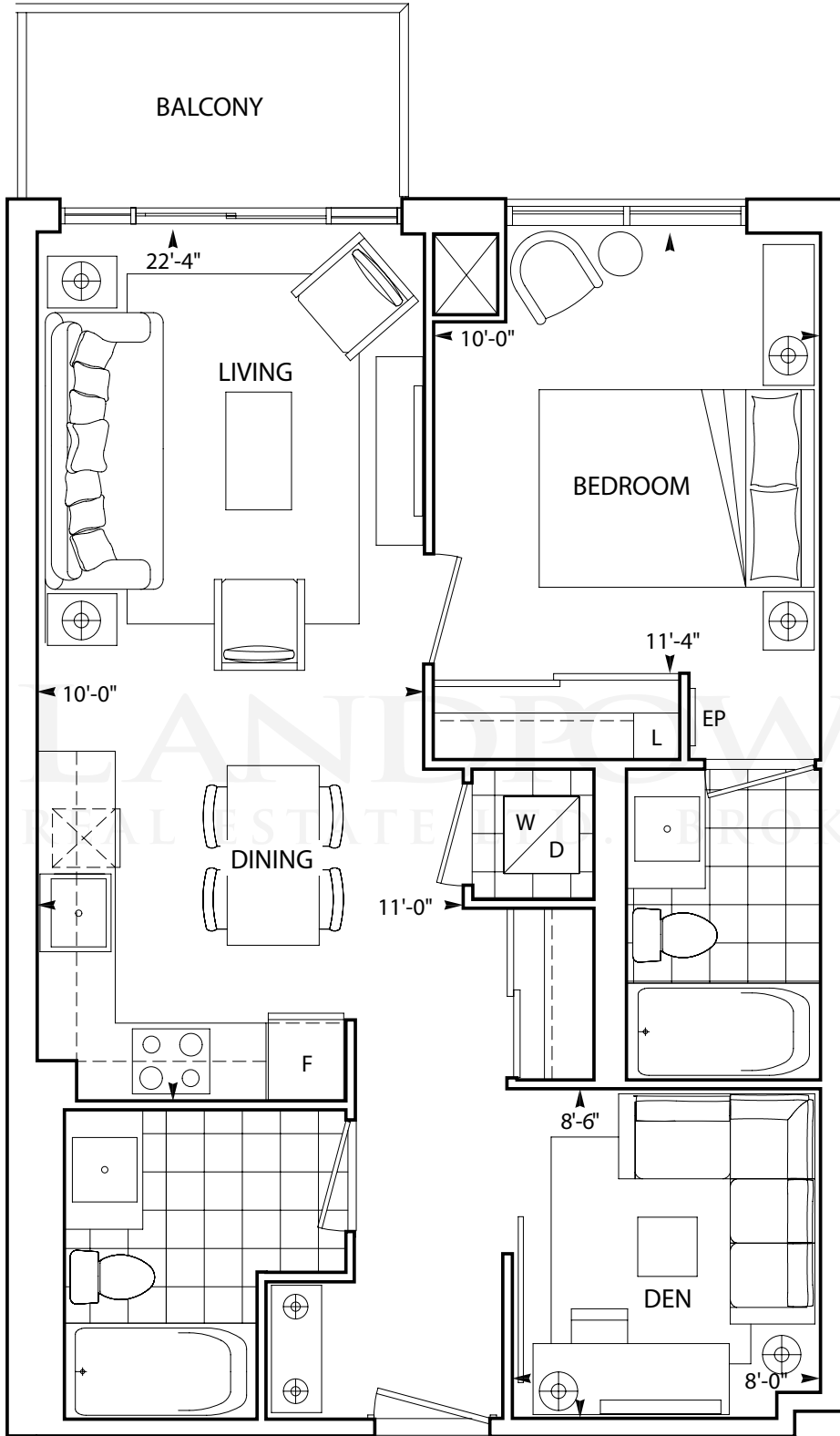
2009 Home Builder of the Year by the Ontario Home Builders' Association.



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## 1P+D

1 Bedroom plus Den  
 Starting from \$337,000\* ~ 668 sq.ft.\*  
 Tentative Occupancy Early 2015\*



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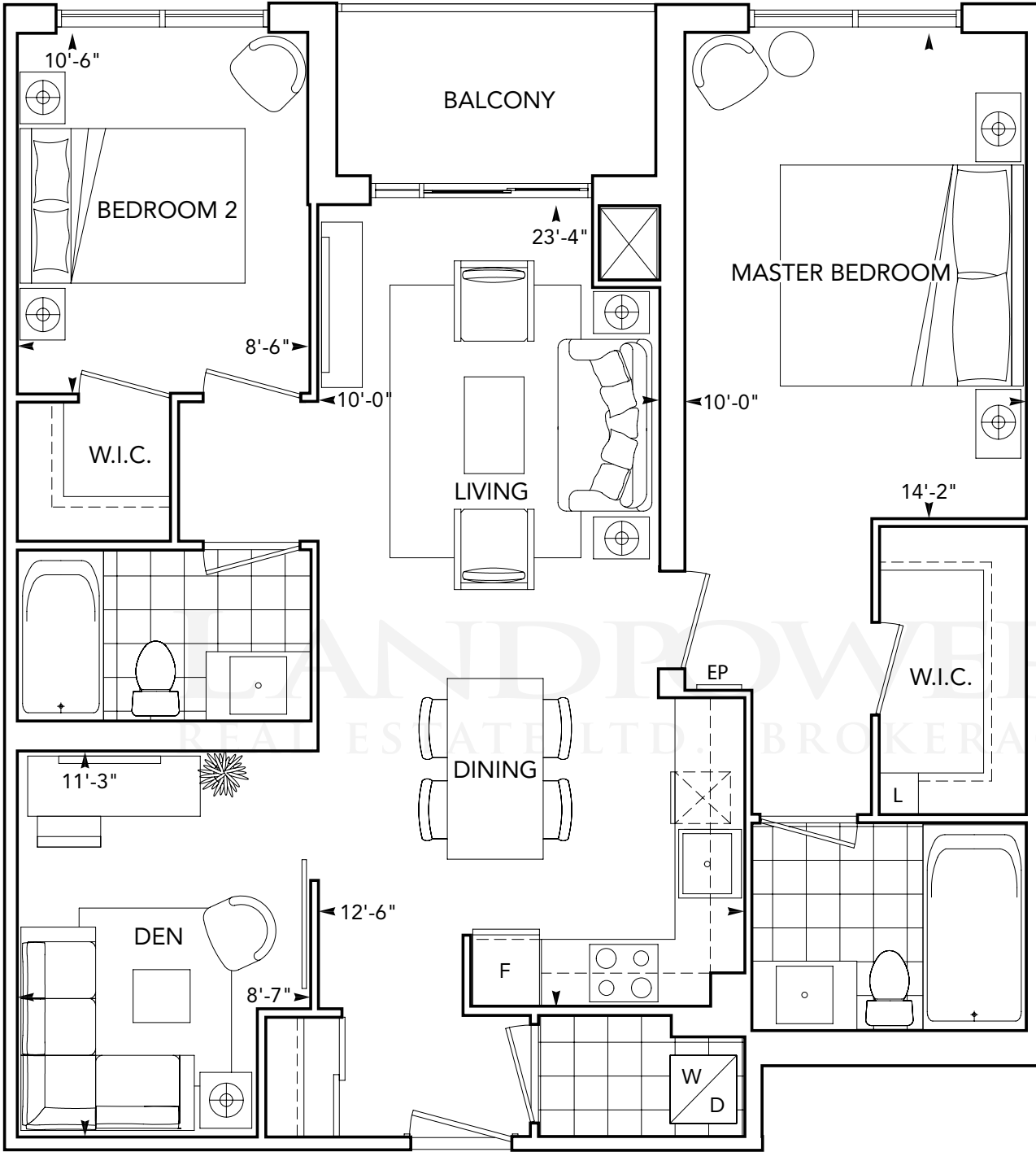
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## 2M+D

2 Bedroom plus Den  
 Starting from \$495,000\* ~ 945 sq.ft.\*  
 Tentative Occupancy Early 2015\*

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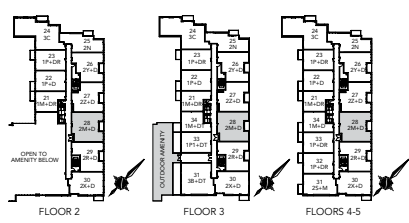
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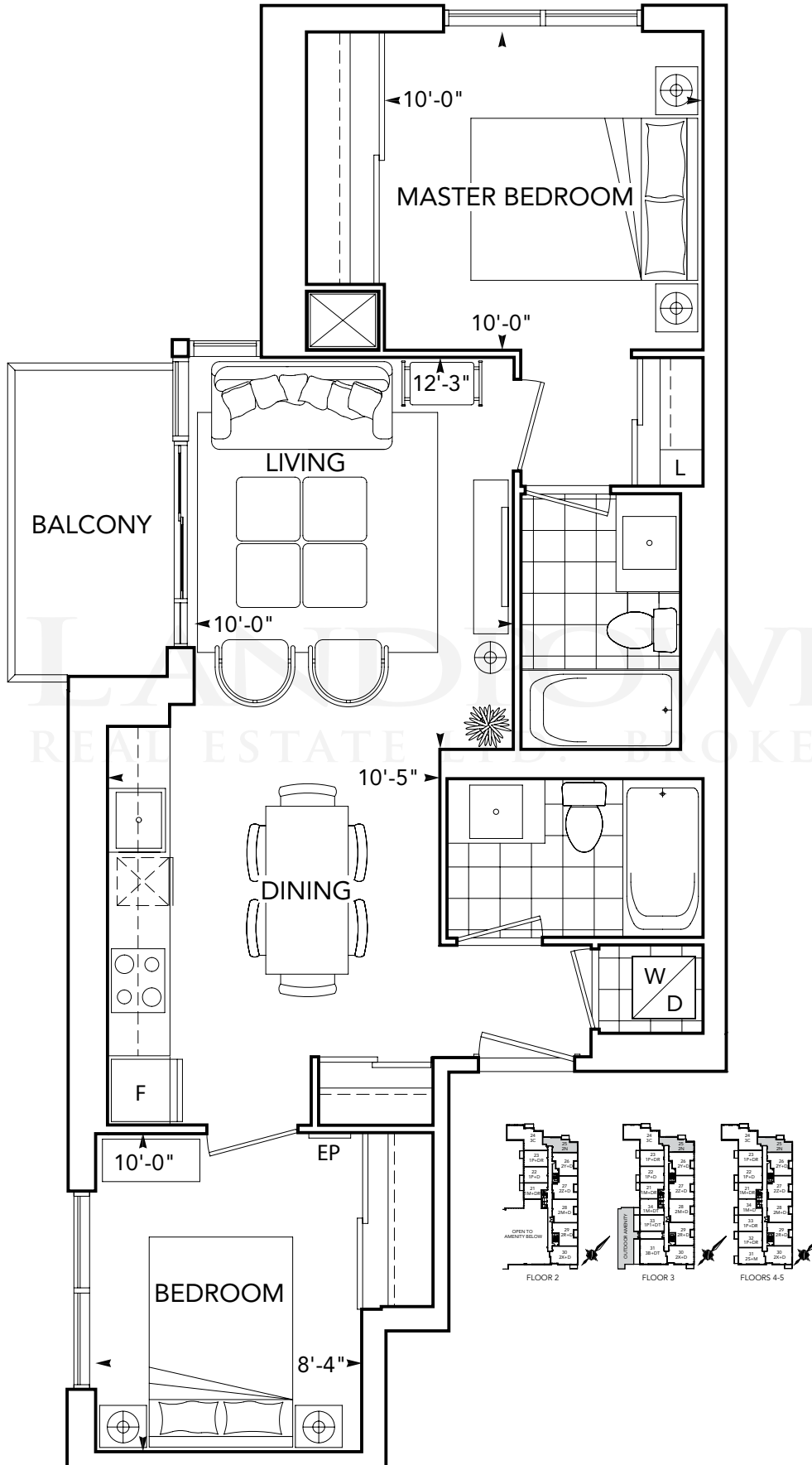


## 2N

2 Bedroom

Starting from \$373,000\* ~ 718 sq.ft.\*

Tentative Occupancy Early 2015\*



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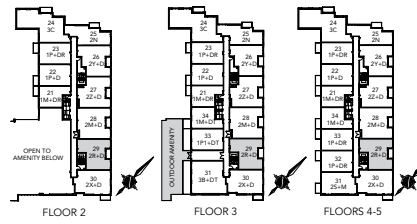


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## 2R+D

2 Bedroom plus Den  
 Starting from \$428,000\* ~ 824 sq.ft.\*  
 Tentative Occupancy Early 2015\*



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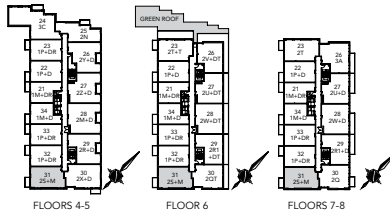
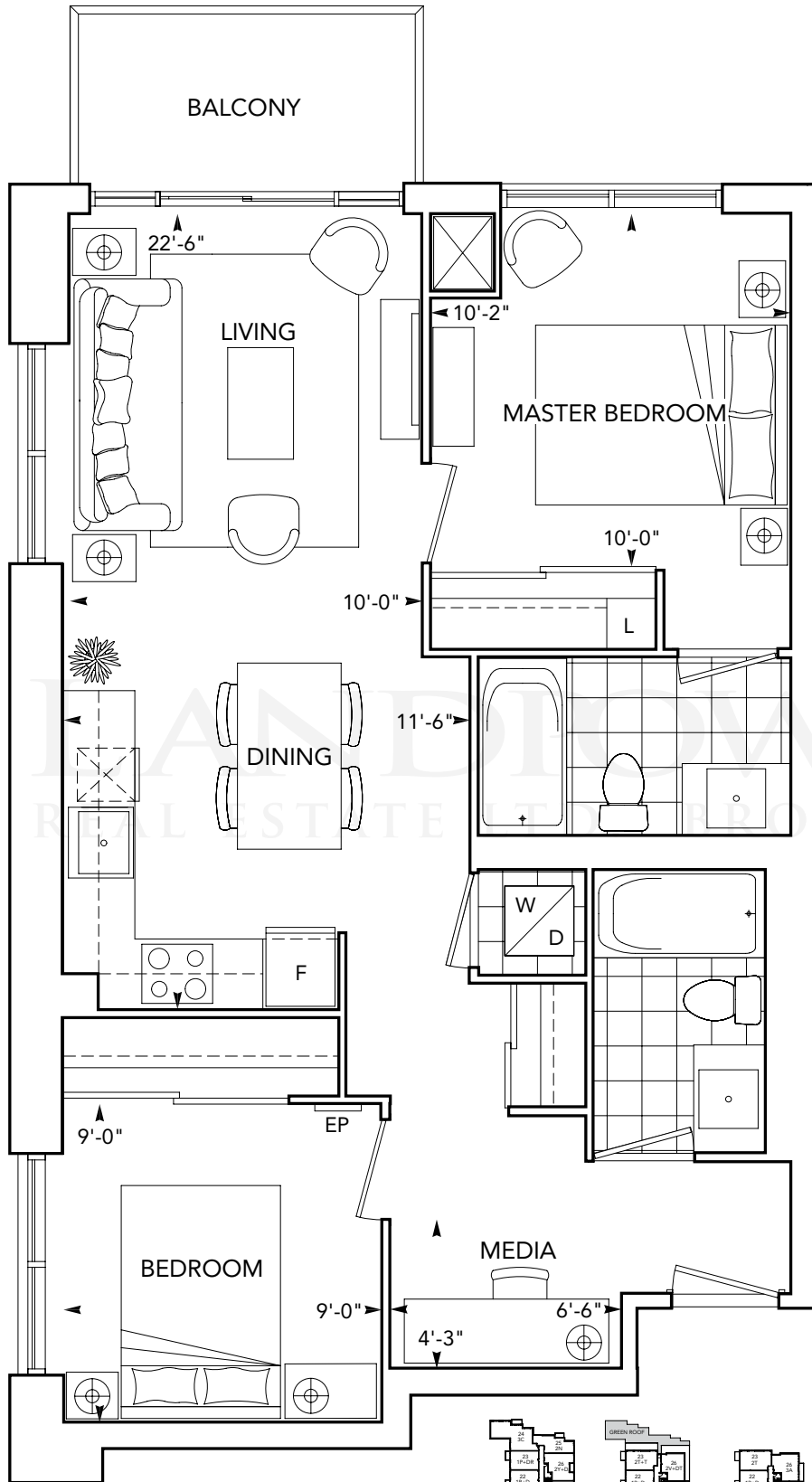
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## 2S+M

2 Bedroom plus Den  
 Starting from \$396,000\* ~ 768 sq.ft.\*  
 Tentative Occupancy Early 2015\*



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## 2U+D

2 Bedroom plus Den  
 Starting from \$436,000\* ~ 762 sq.ft.\*  
 Tentative Occupancy Early 2015\*

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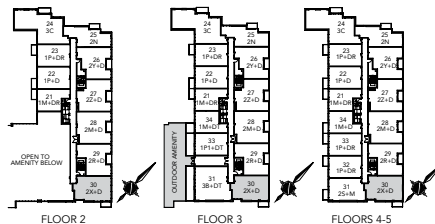
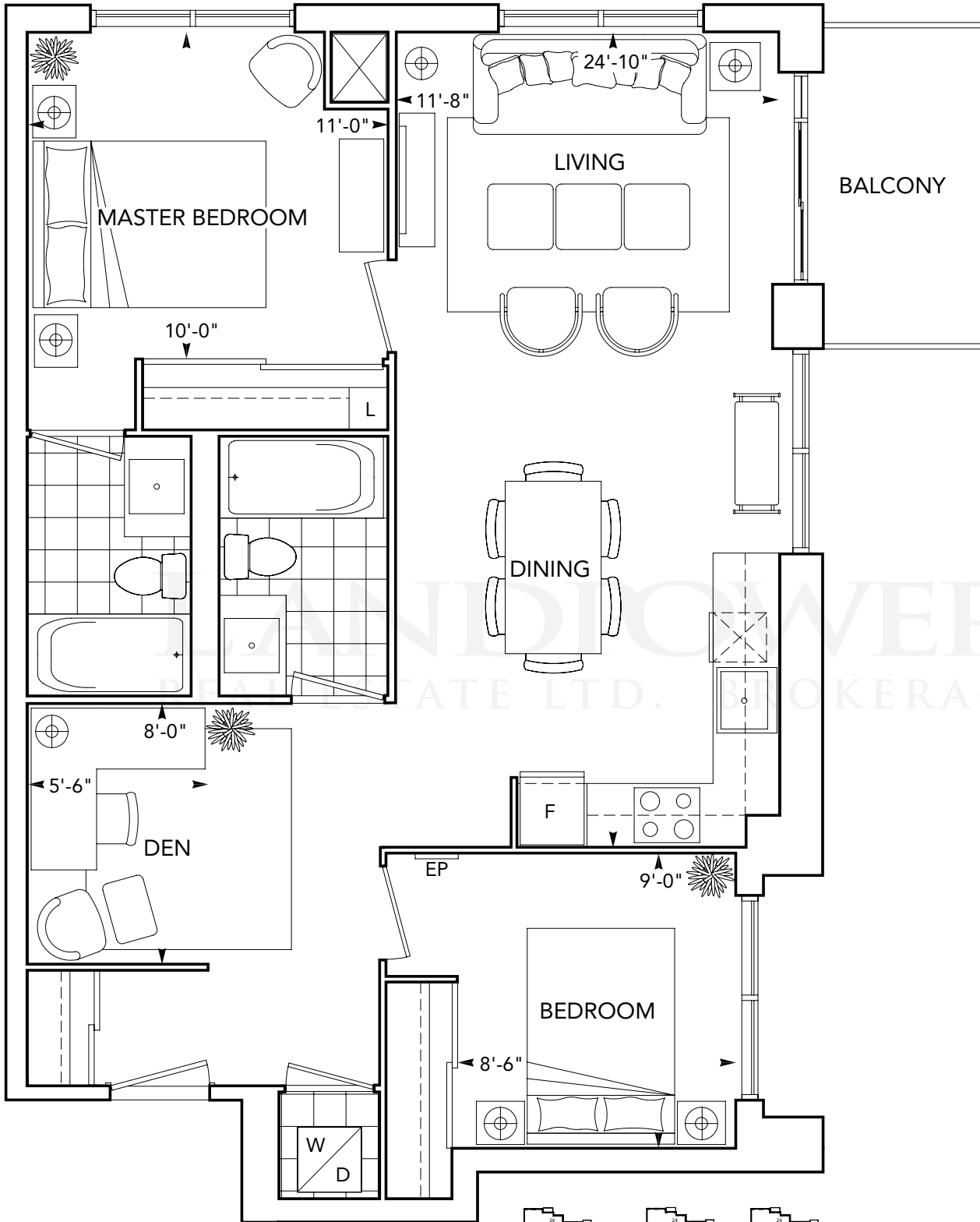
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# PARKSIDE

AT ATRIA

## 2X+D

2 Bedroom plus Den  
 Starting from \$444,000\* ~ 852 sq.ft.\*  
 Tentative Occupancy Early 2015\*



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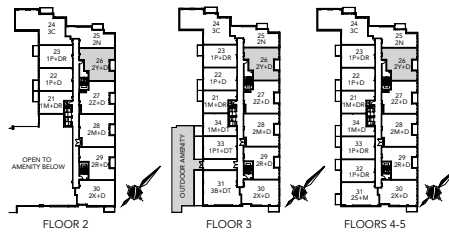
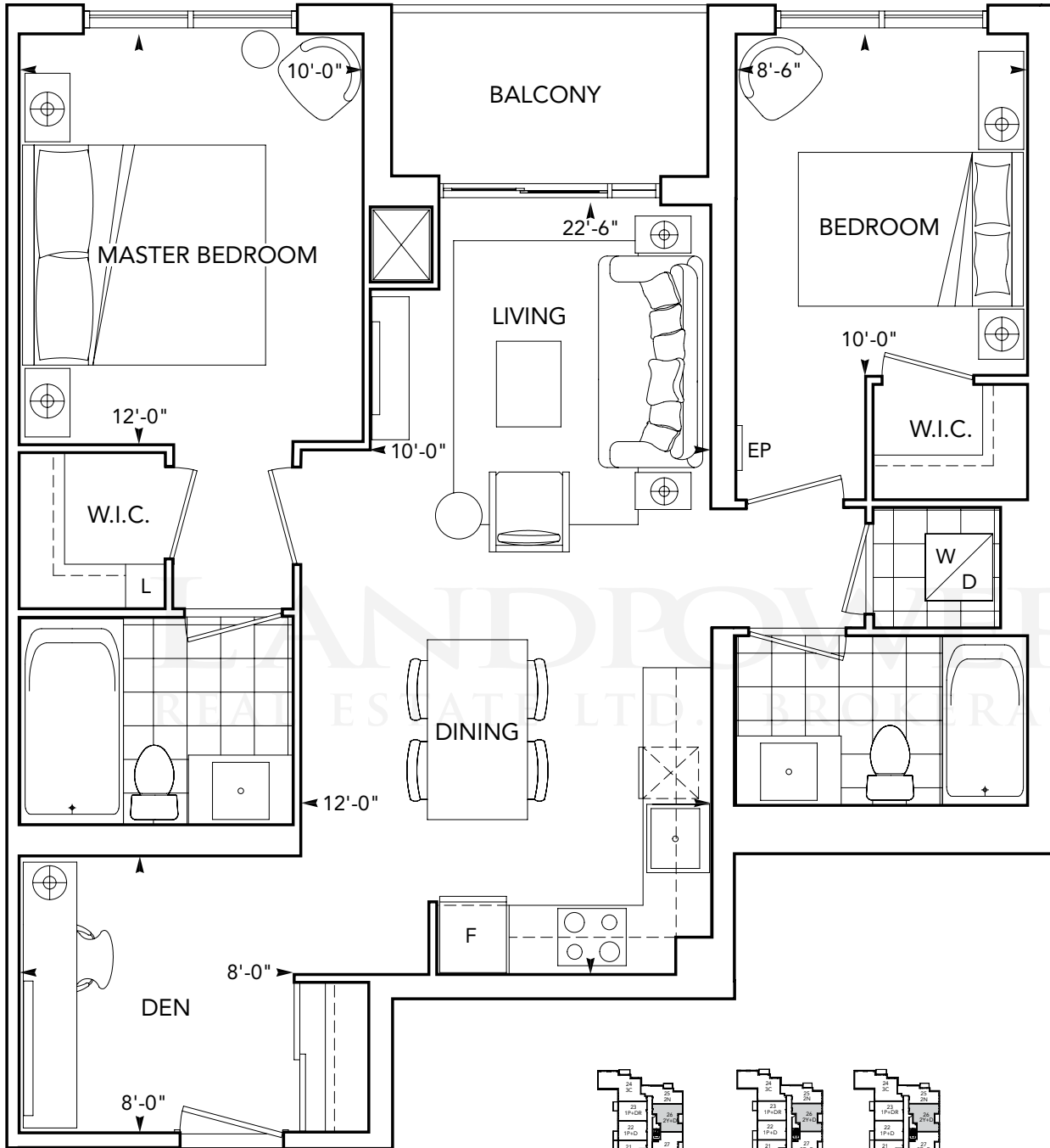


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## 2Y+D

2 Bedroom plus Den  
 Starting from \$445,000\* ~ 844 sq.ft.\*  
 Tentative Occupancy Early 2015\*



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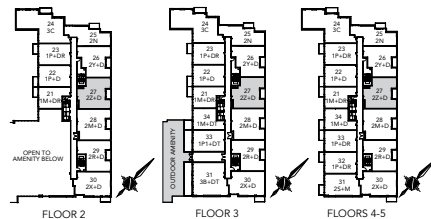
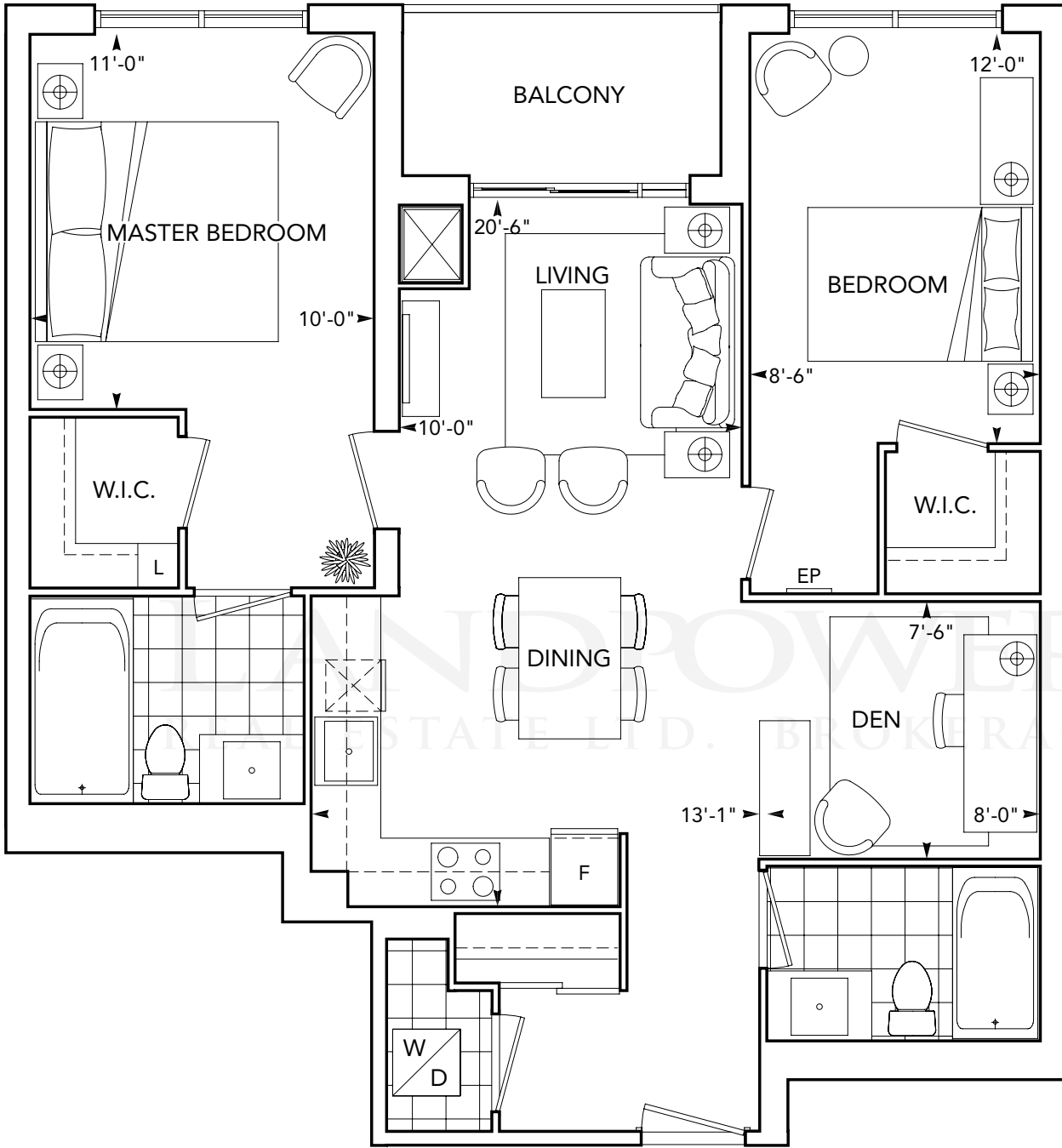


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## 2Z+D

2 Bedroom plus Den  
 Starting from \$450,000\* ~ 867 sq.ft.\*  
 Tentative Occupancy Early 2015\*

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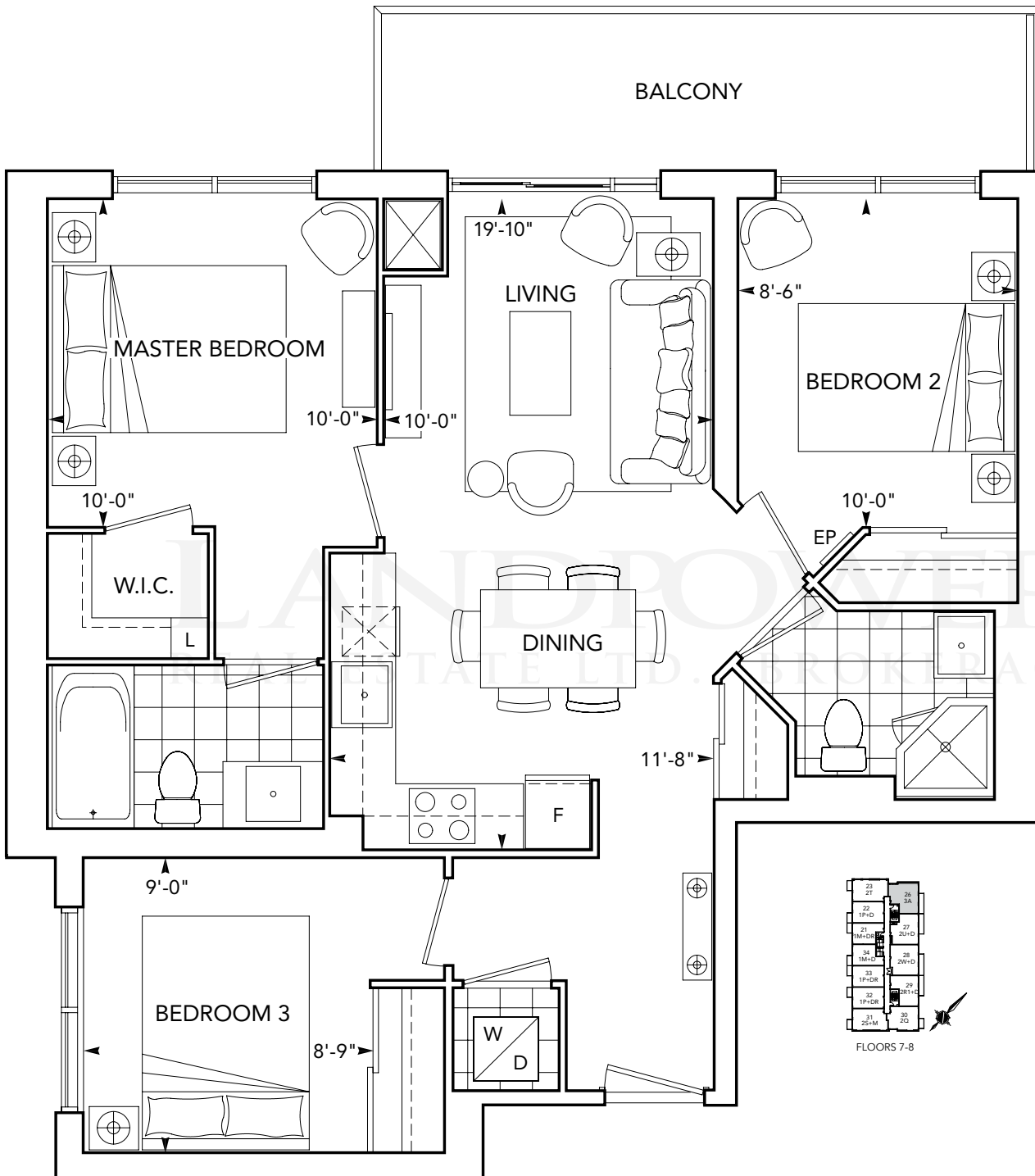




## 3A

3 Bedroom  
 Starting from \$464,000\* ~ 823 sq.ft.\*  
 Tentative Occupancy Early 2015\*

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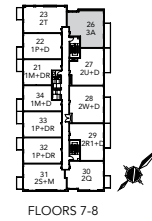
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2010 High-Rise Green Builder of the Year by BILD.



2009 Home Builder of the Year by the Ontario Home Builders' Association.



## 3C

3 Bedroom

Starting from \$603,000\* ~ 1207 sq.ft.\*

Tentative Occupancy Early 2015\*

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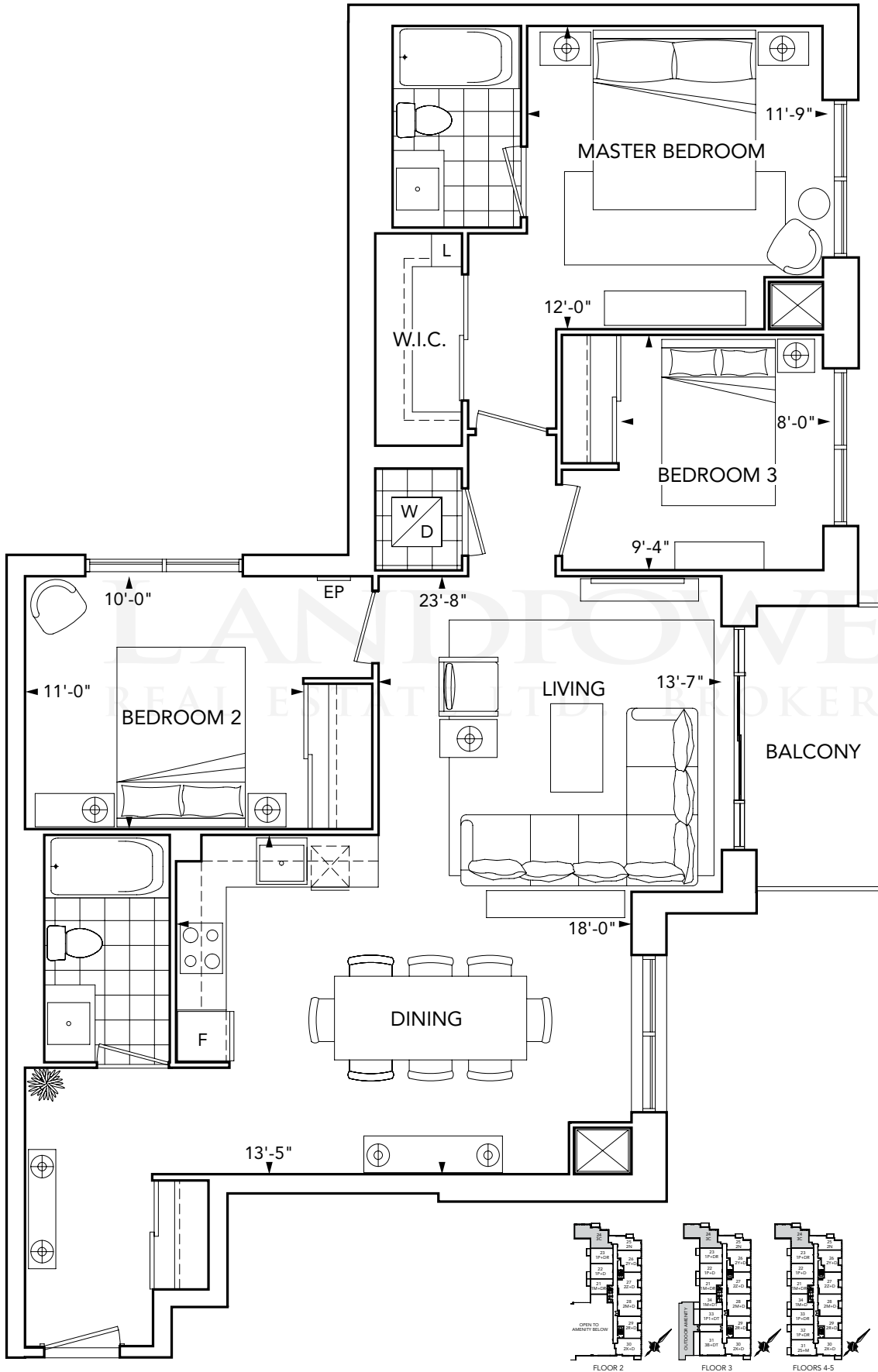
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## PRICE LIST

Suite	Approximate Square Feet	Design Type	View	Starting Floor	Starting Prices*	Property Tax** (Monthly Estimate)
<b>1 Bedroom + Den</b>						
1M+D (34)	575	1 Bedroom + Den	W	4	\$287,000	\$190
1M+DR (21)	575	1 Bedroom + Den	W	2	\$285,000	\$189
1P+D (22)	668	1 Bedroom + Den (2 Baths)	W	2	\$335,000	\$222
1P+DR (23,32,33)	668	1 Bedroom + Den (2 Baths)	W	2	\$335,000	\$222
<b>2 Bedroom</b>						
2N (25)	718	2 Bedroom	NE	2	\$370,000	\$245
2Q (30)	730	2 Bedroom	SE	7	\$381,000	\$252
<b>2 Bedroom + Den</b>						
2M+D (28)	945	2 Bedroom + Den	E	2	\$492,000	\$326
2R+D (29)	824	2 Bedroom + Den	E	2	\$425,000	\$281
2R1+D (29)	720	2 Bedroom + Den	E	7	\$377,000	\$250
2S+M (31)	768	2 Bedroom + Media	SW	4	\$392,000	\$260
2U+D (27)	762	2 Bedroom + Den	E	7	\$402,000	\$266
2W+D (28)	841	2 Bedroom + Den	E	7	\$443,000	\$293
2X+D (30)	852	2 Bedroom + Den	SE	2	\$441,000	\$292
2Y+D (26)	844	2 Bedroom + Den	E	2	\$442,000	\$293
2Z+D (27)	867	2 Bedroom + Den	E	2	\$447,000	\$296
<b>3 Bedroom</b>						
3A (26)	823	3 Bedroom	NE	7	\$430,000	\$285
3C (24)	1207	3 Bedroom	NW	2	\$600,000	\$397

- \$1,000 Floor Increment
- 10' Ceilings on the PH floor Premium \$25,000 for 1 Bedroom and \$30,000 for 2 Bedroom and 3 Bedroom

### PARKING

ONE Parking (\$35,000 Value) included in the Purchase Price

### DEPOSIT STRUCTURE

- 5% due on signing
- 5% due 90 days after signing
- 5% due 180 days after signing
- 5% due 270 days after signing

### MAINTENANCE FEES

Maintenance fees \$0.46 per sq.ft  
(excluding parking and locker maintenance)  
Individual metering of electricity, heating, cooling and hot water.

### PRESENTATION CENTRE

4800 Dufferin Street - Entrance A  
North York, Ontario  
Tel: 416-645-8866  
Fax: 416-410-8686  
Email: atria@tridel.com  
Website: tridel.com/communities/parkside

### HOURS

Monday to Friday:  
11am – 7pm  
Saturday, Sunday & Holidays:  
12 Noon – 6pm

### SALES REPRESENTATIVES

Nasim Radkhoshnoud  
Sales Representative  
E: nradkhoshnoud@tridel.com

Tiffani Tsoi  
Sales Representative  
ttsoi@tridel.com

**TENTATIVE OCCUPANCY DATE: LATE 2014**

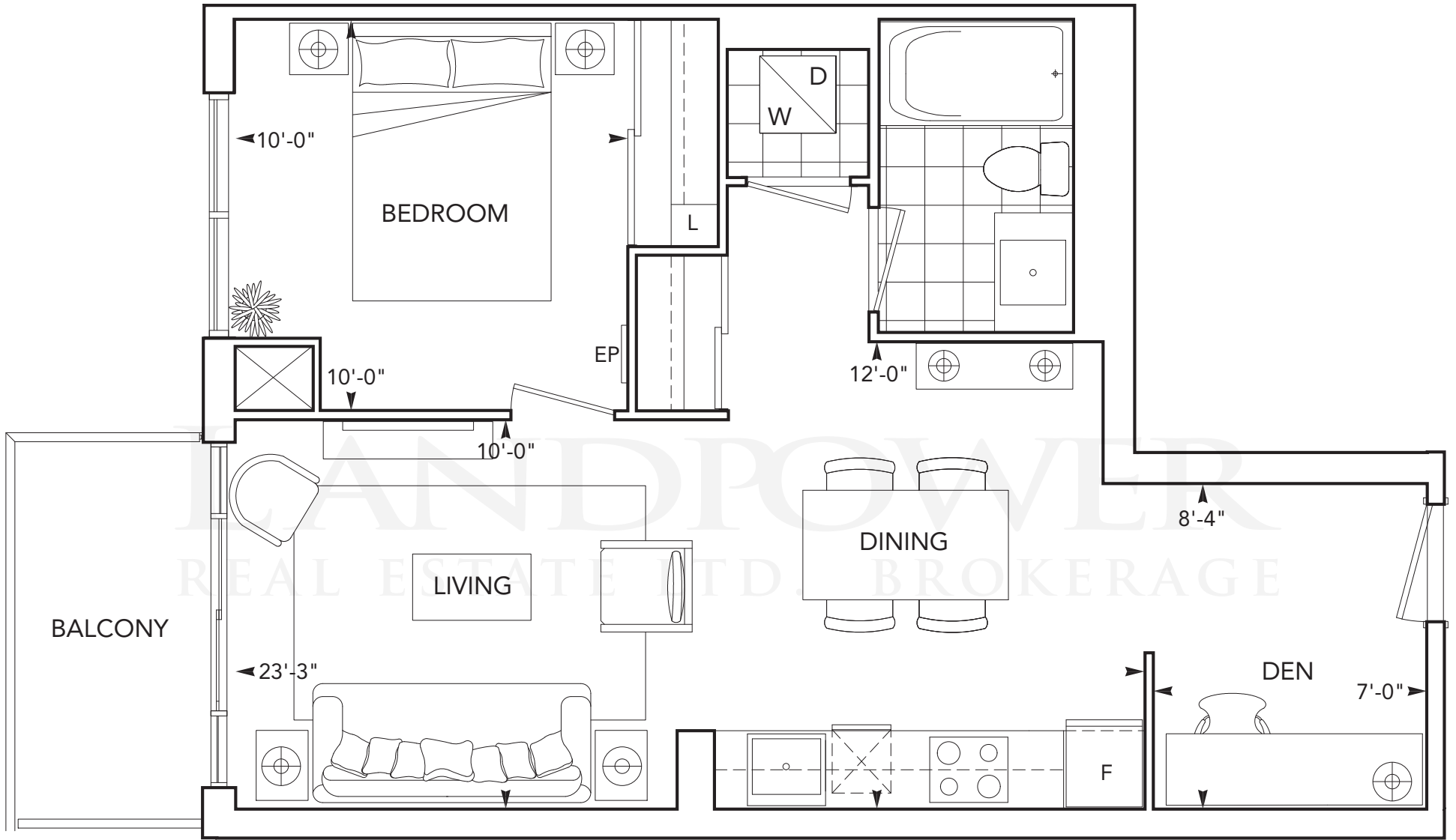


**Relax, it's a Tridel.**

"Highest in Customer Satisfaction" for a Fourth Consecutive Year by J.D. Power and Associates



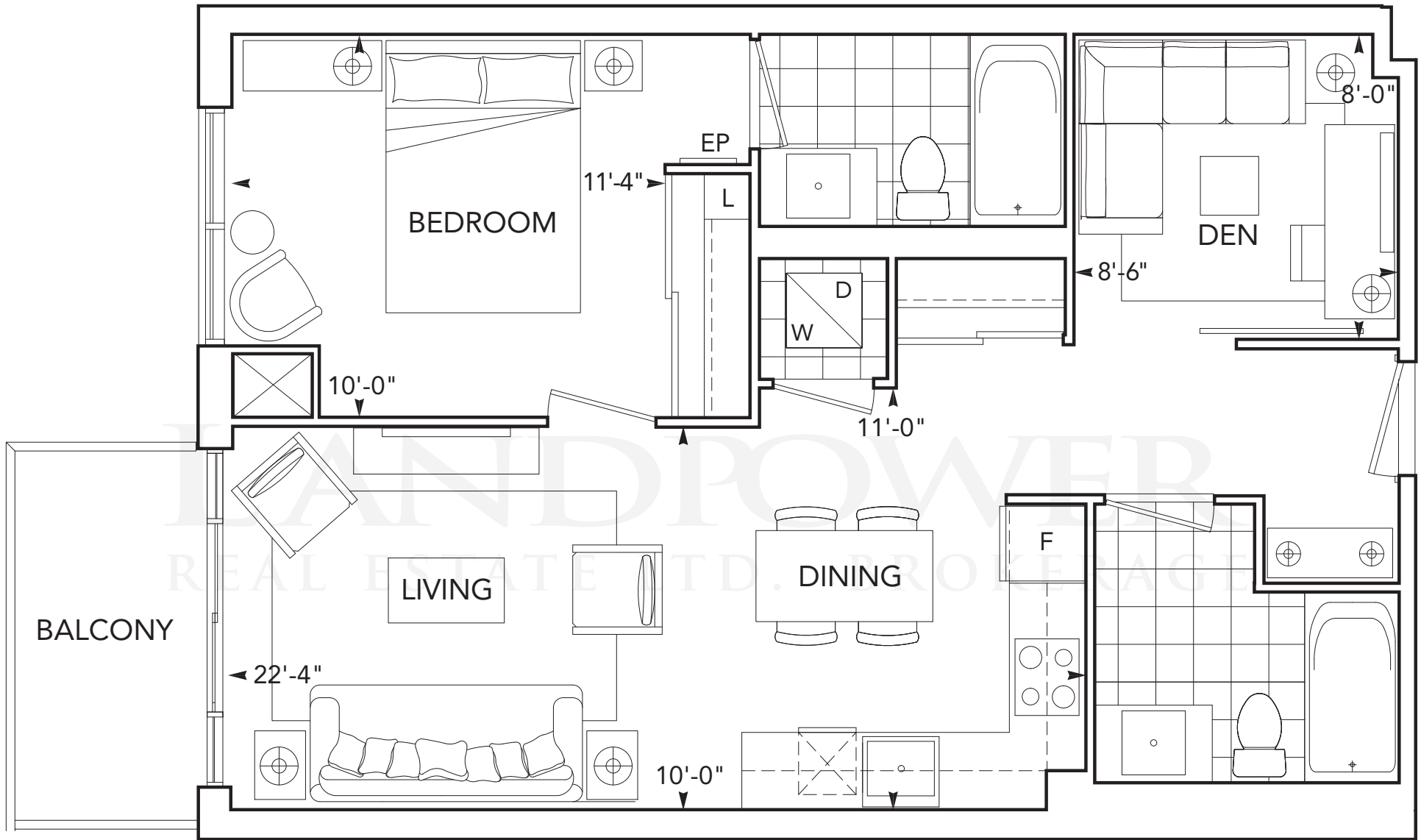




## residence 1M+D (34), 1M+DR (21)

1 bedroom, living/dining room, den plus balcony

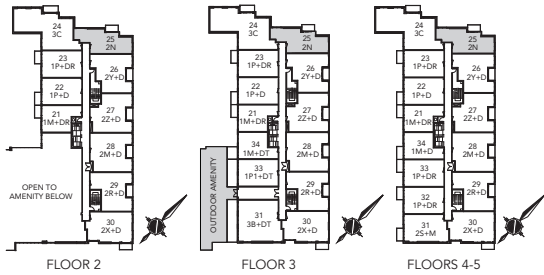
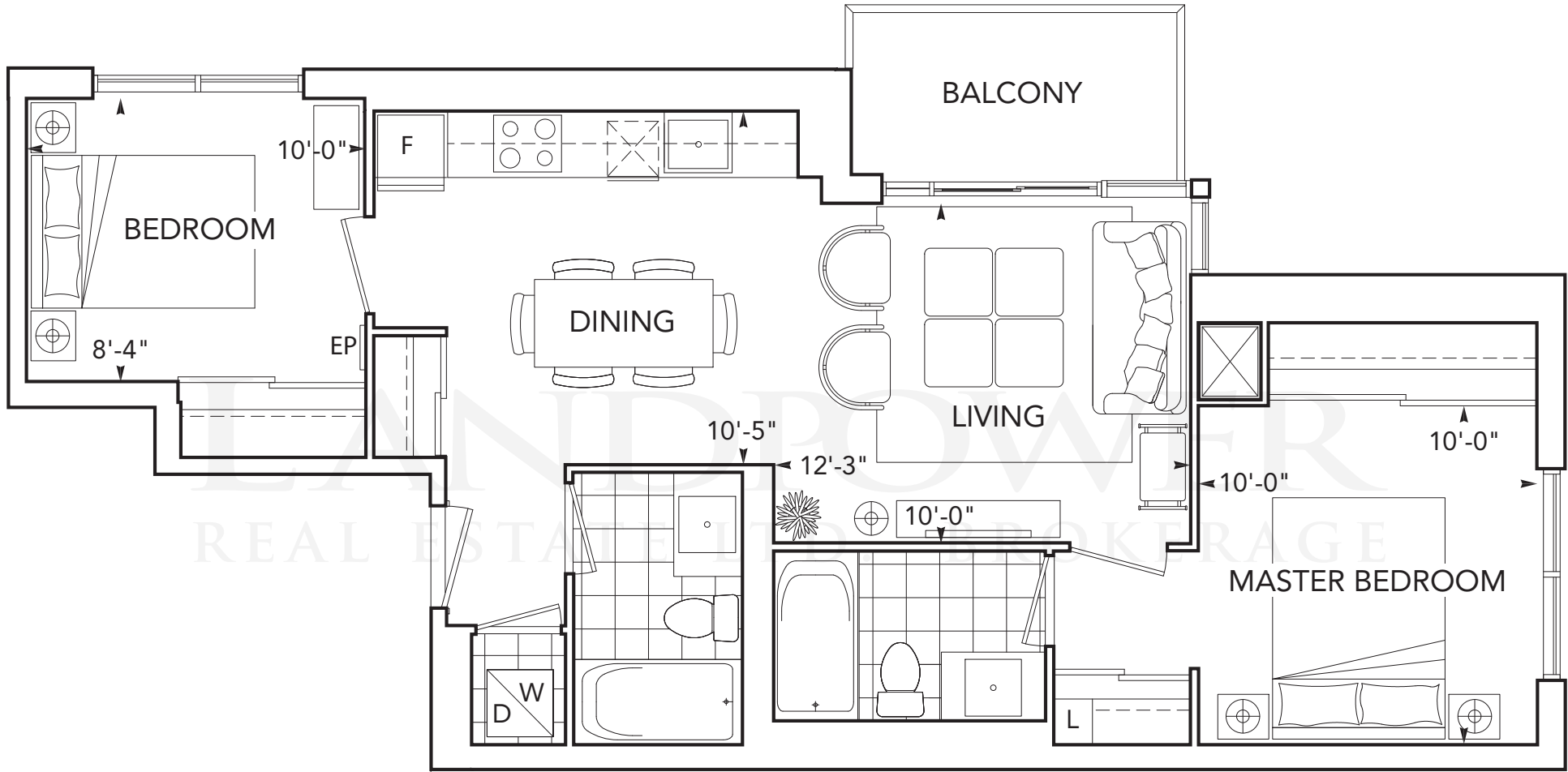
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## residence 1P+D (22), 1P+DR (23, 32, 33)

1 bedroom, living/dining room, den plus balcony

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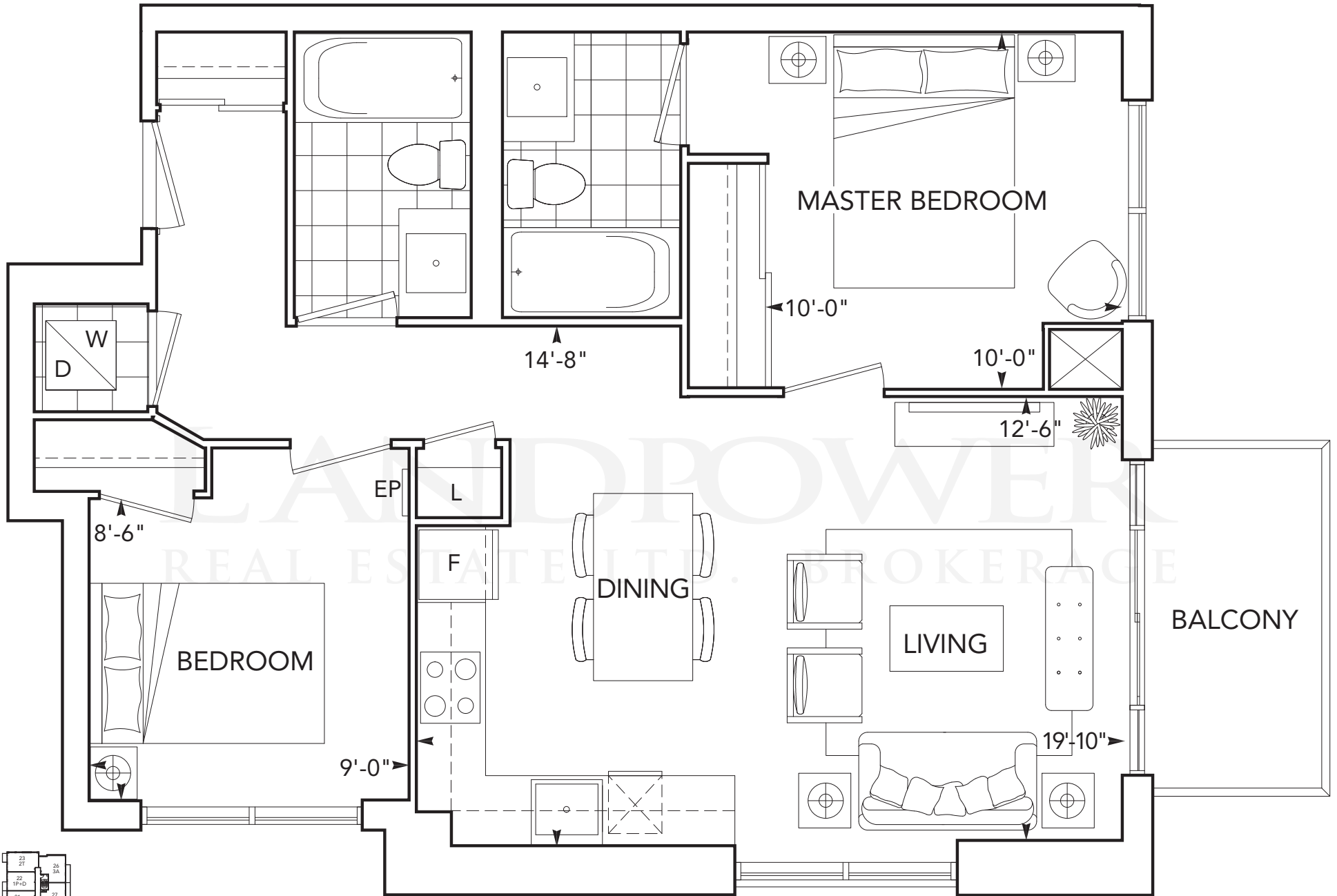


## residence 2N (25)

2 bedroom, living/dining room plus balcony

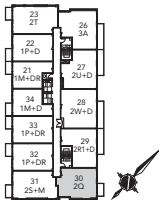
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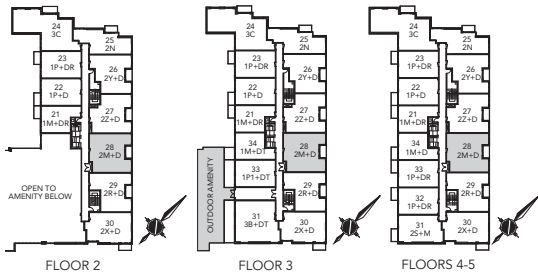
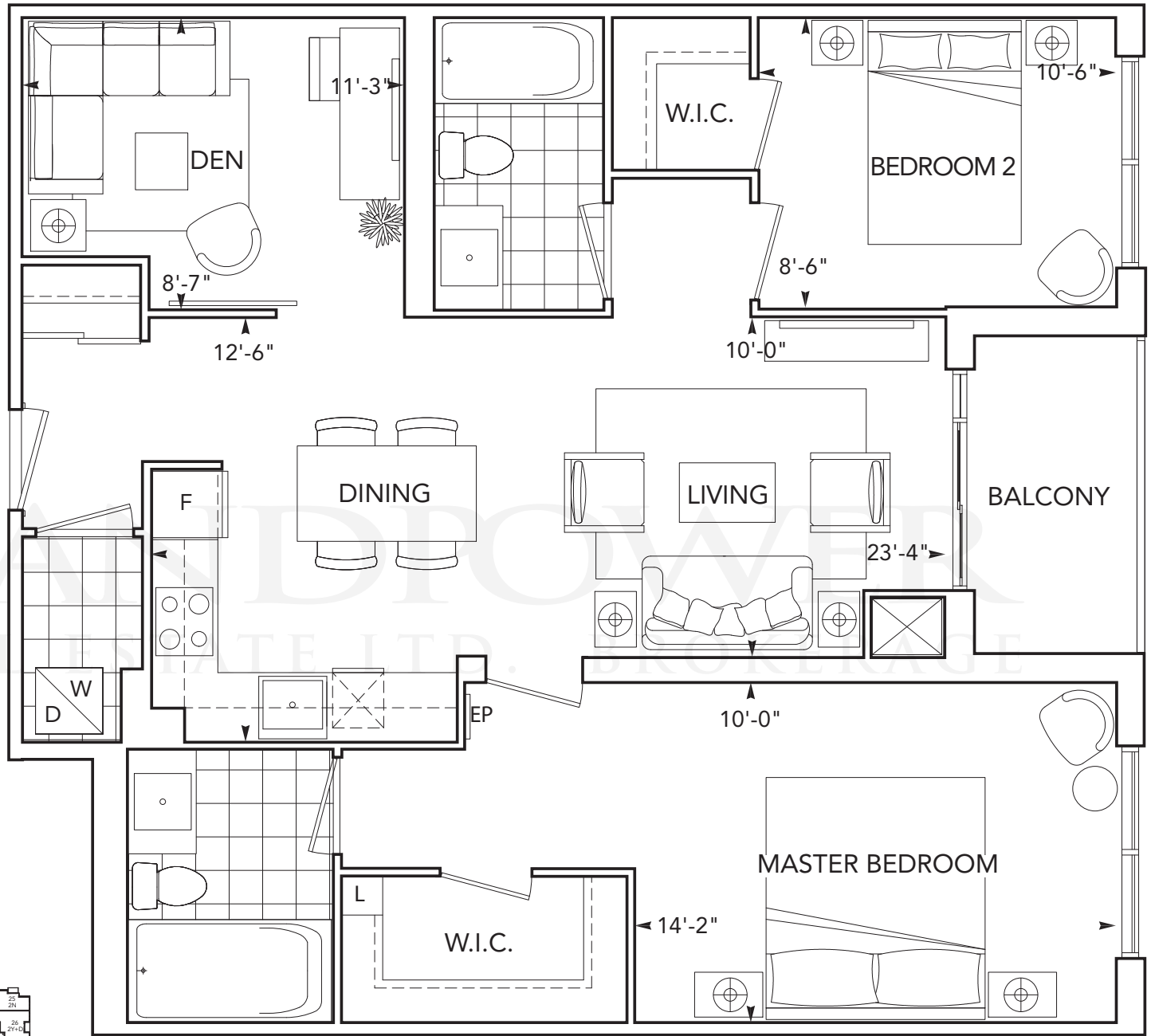
## residence 2Q (30)

2 bedroom, living/dining room plus balcony



FLOORS 7-8

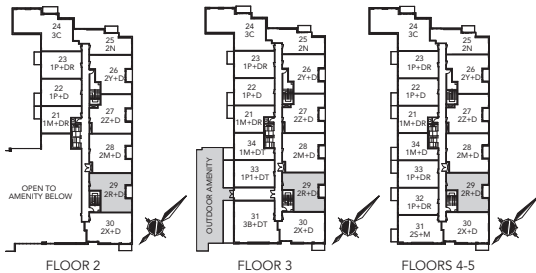
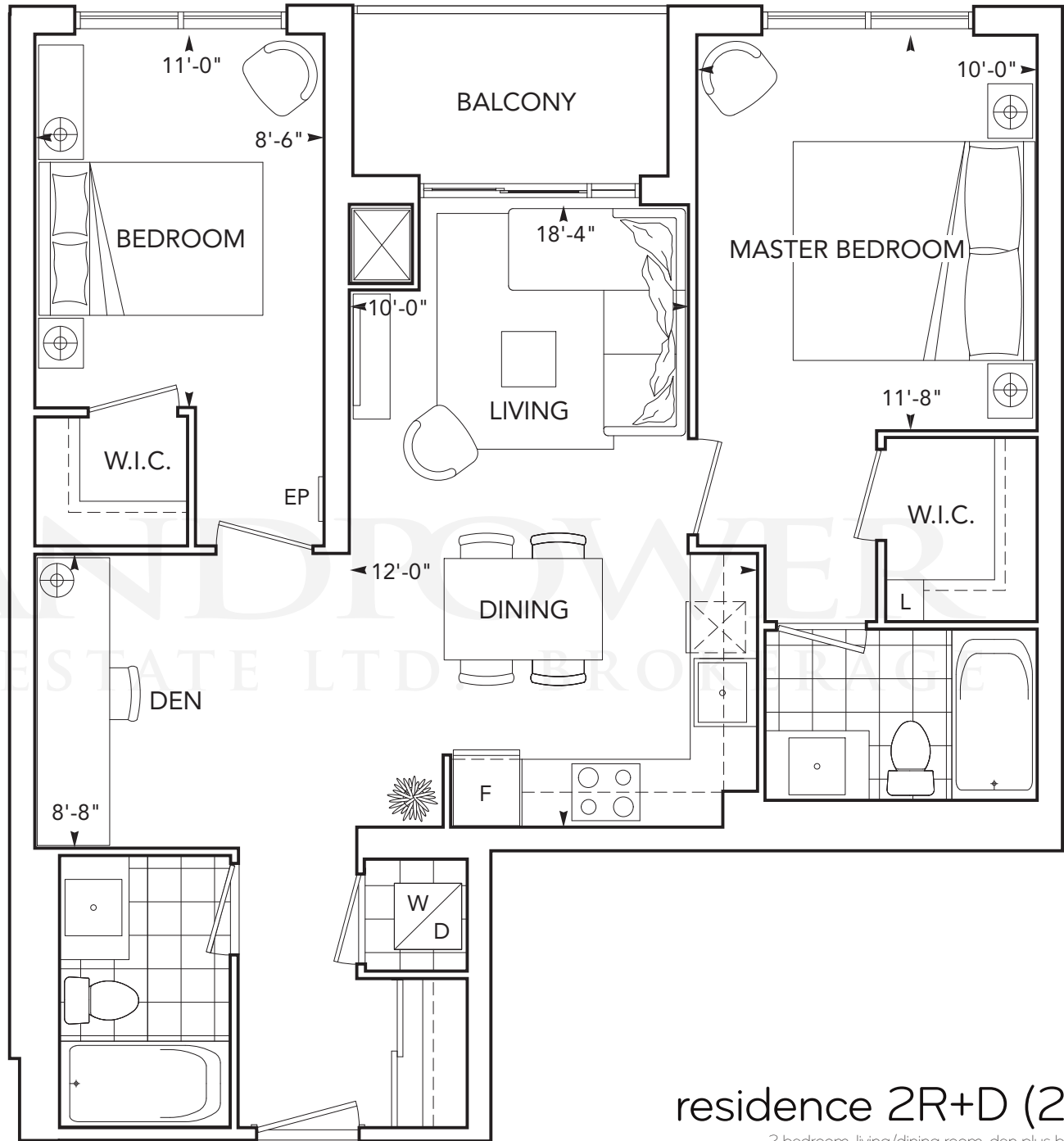
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## residence 2M+D (28)

2 bedroom, living/dining room, den plus balcony

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## residence 2R+D (29)

2 bedroom, living/dining room, den plus balcony

All dimensions are approximate and subject to normal construction variances. Dimensions may exceed the useable floor area. Sizes and specifications subject to change without notice. Furniture is displayed for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. Tridel®, Tridel Built for Life®, and Tridel Built Green. Built For Life.® are registered trademarks of Tridel and used under license. ©Tridel 2012. All Rights Reserved. E. & O.E. January 2012

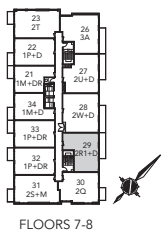


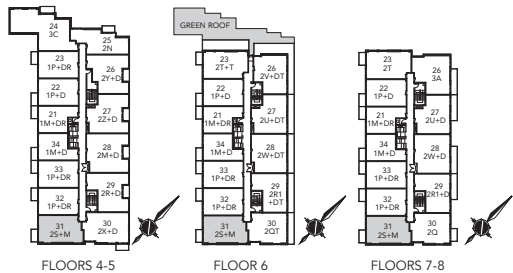
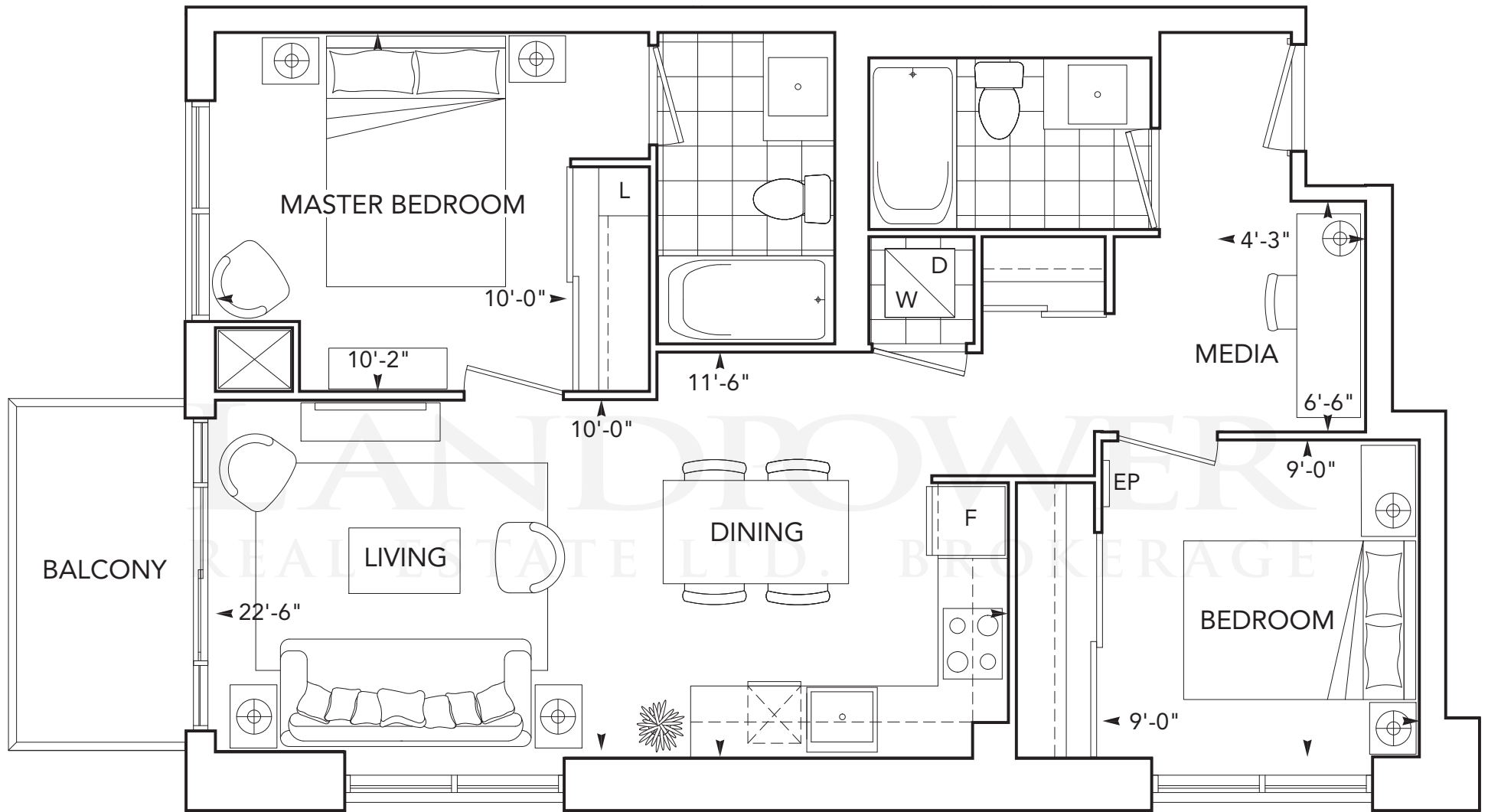


## residence 2R1+D (29)

2 bedroom, living/dining room, den plus balcony

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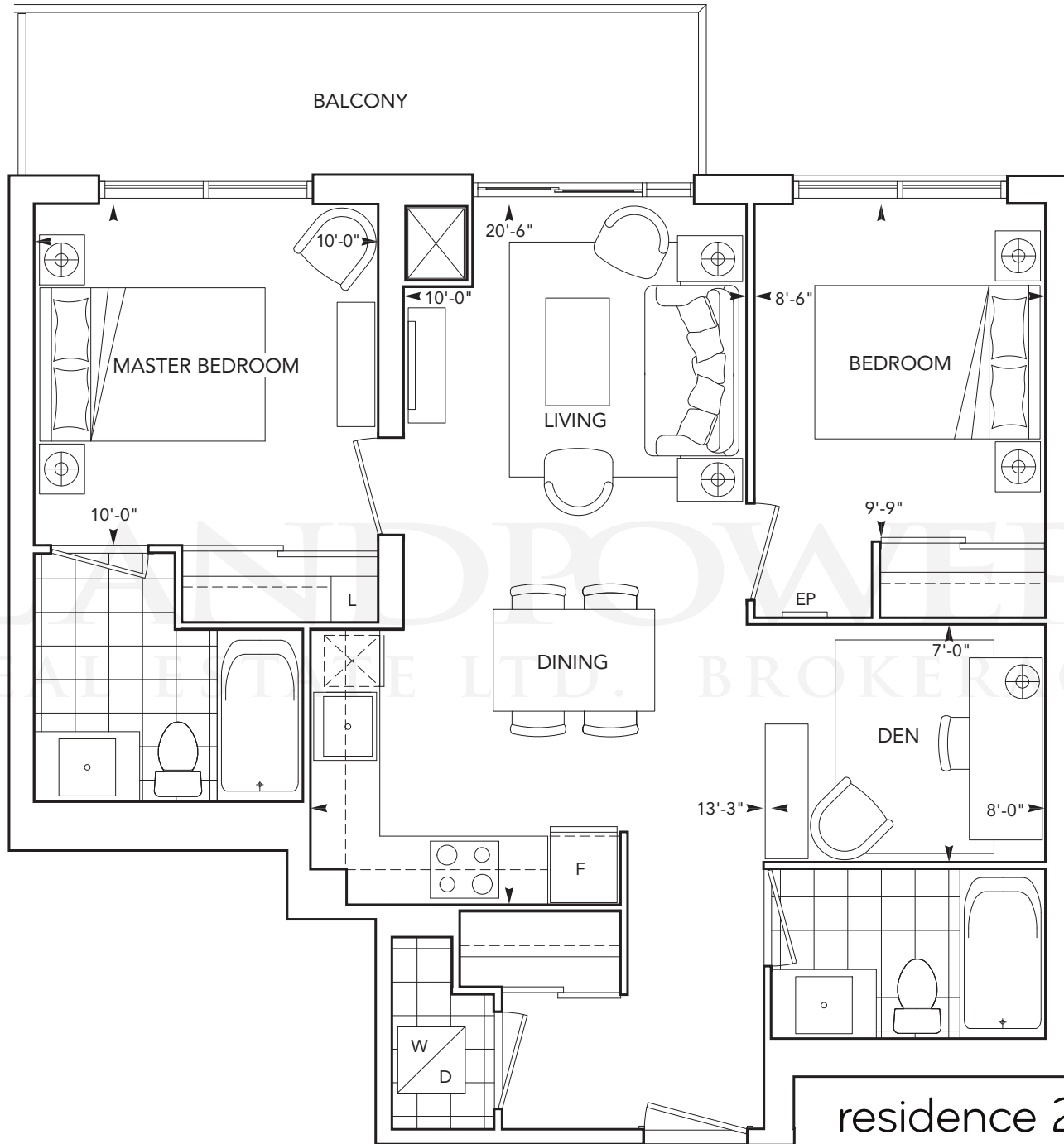




## residence 2S+M (31)

2 bedroom, living/dining room, media plus balcony

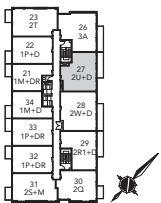
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## residence 2U+D (27)

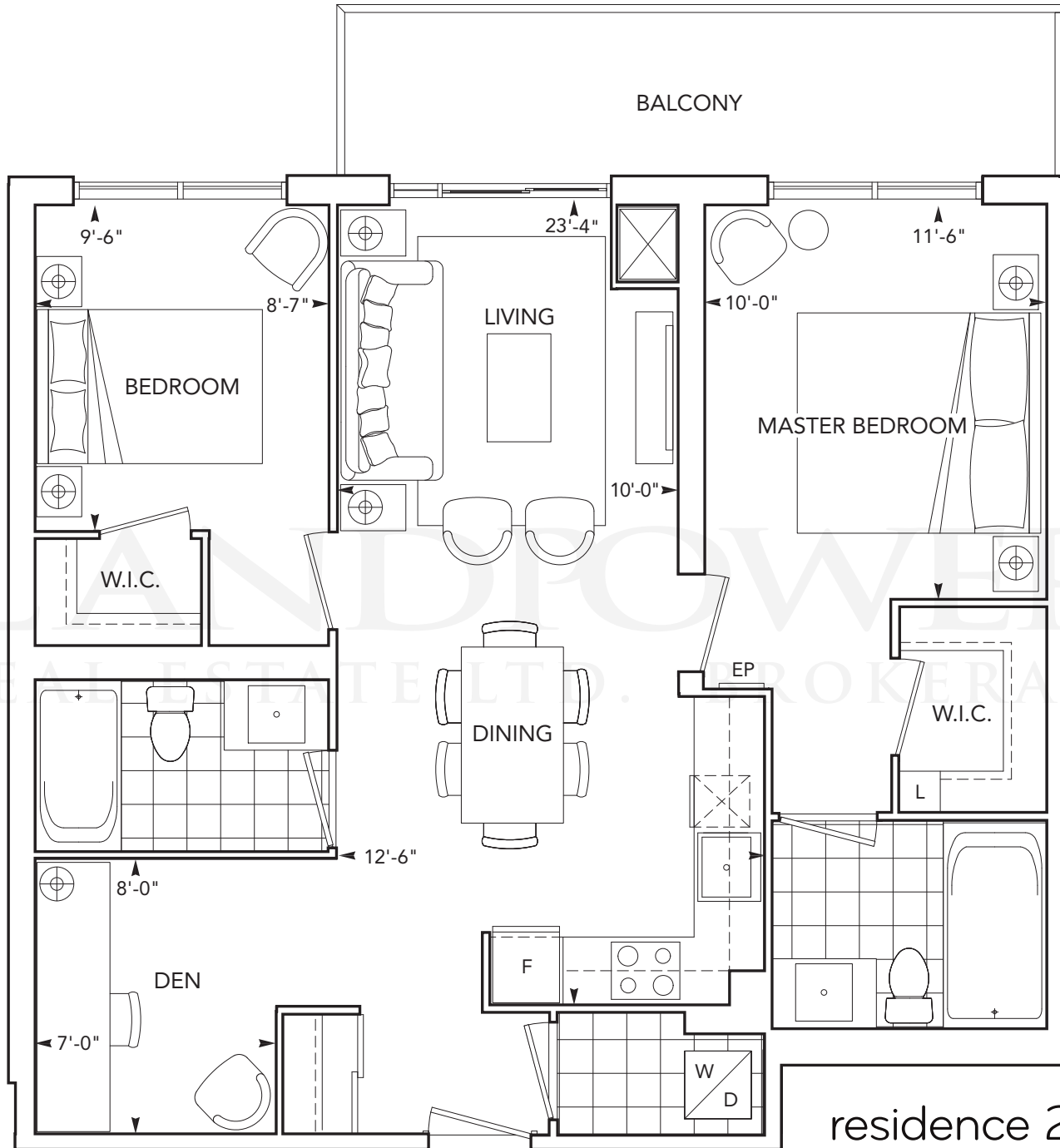
2 bedroom, living/dining room, den plus balcony

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FLOORS 7-8

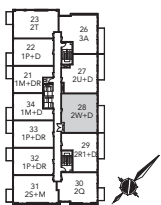




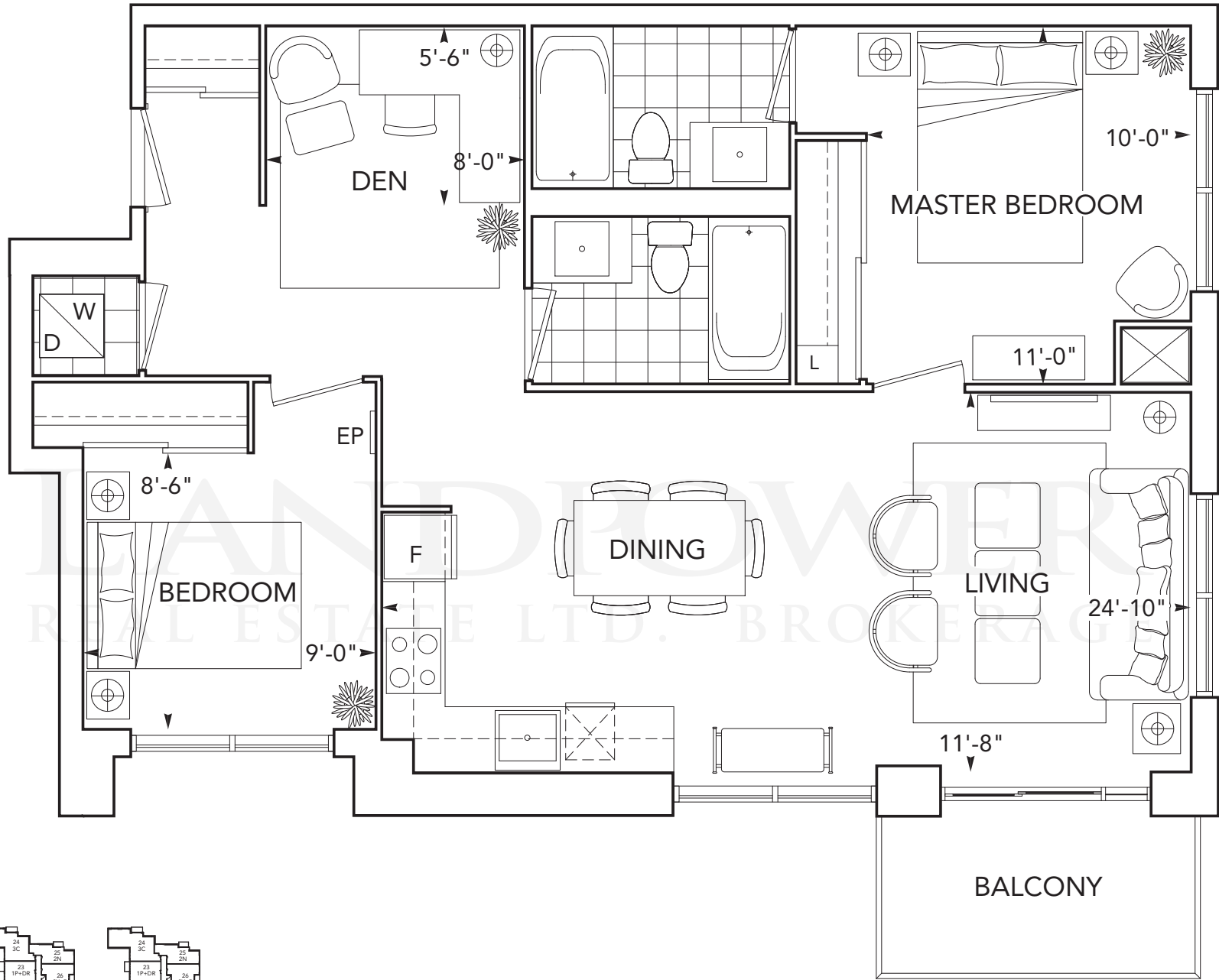
## residence 2W+D (28)

2 bedroom, living/dining room, den plus balcony

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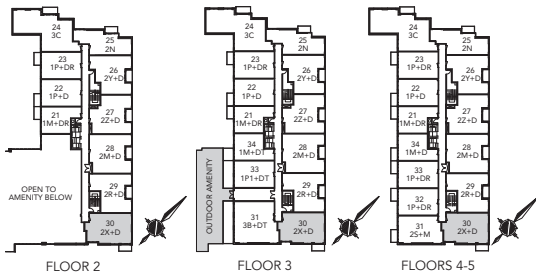


FLOORS 7-8

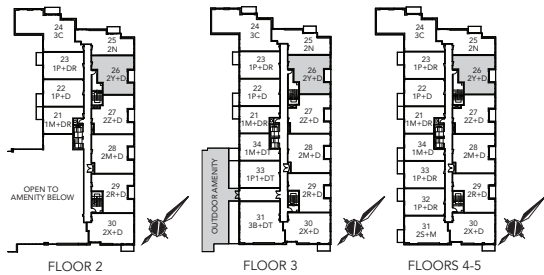
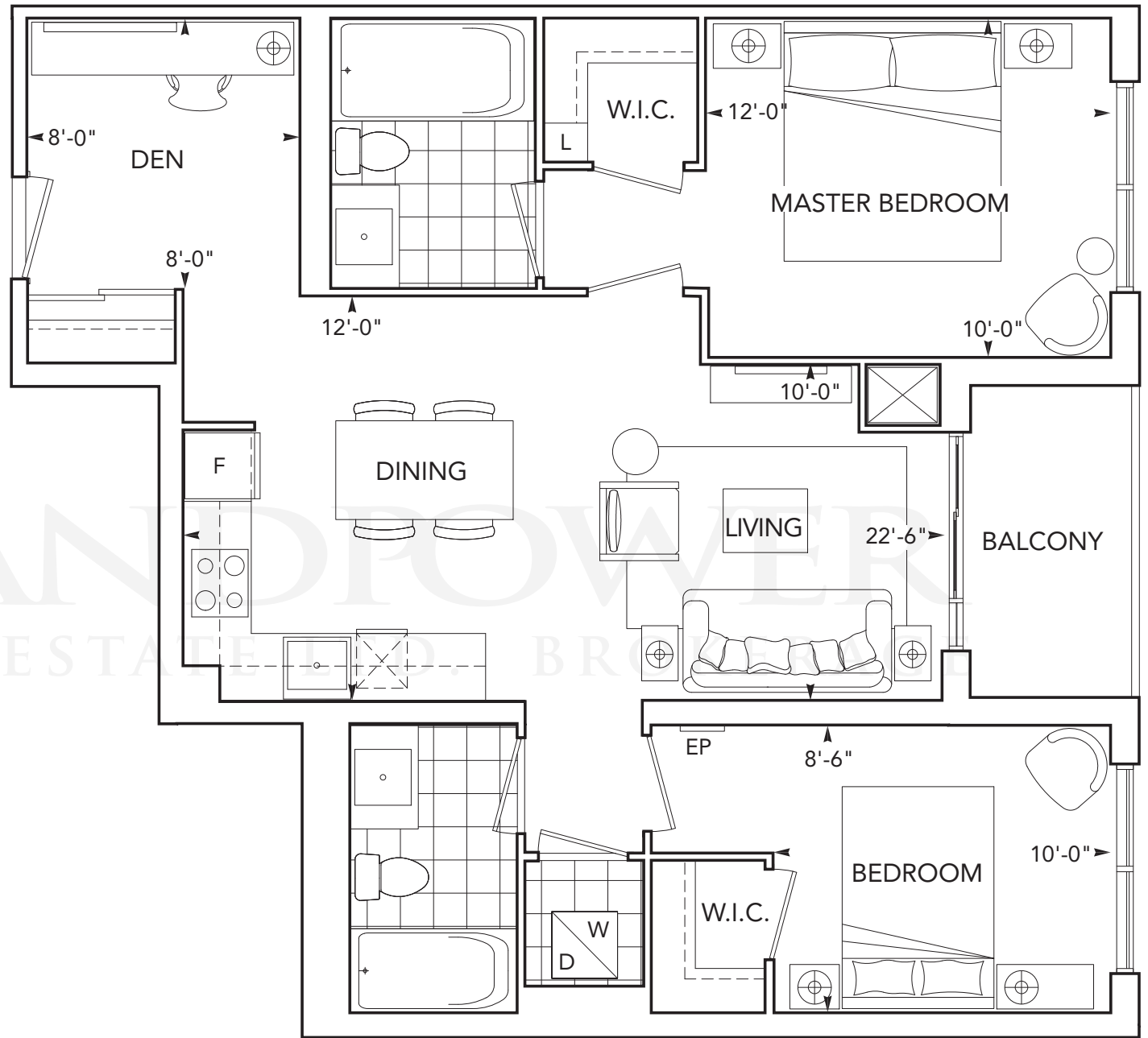


## residence 2X+D (30)

2 bedroom, living/dining room, den plus balcony



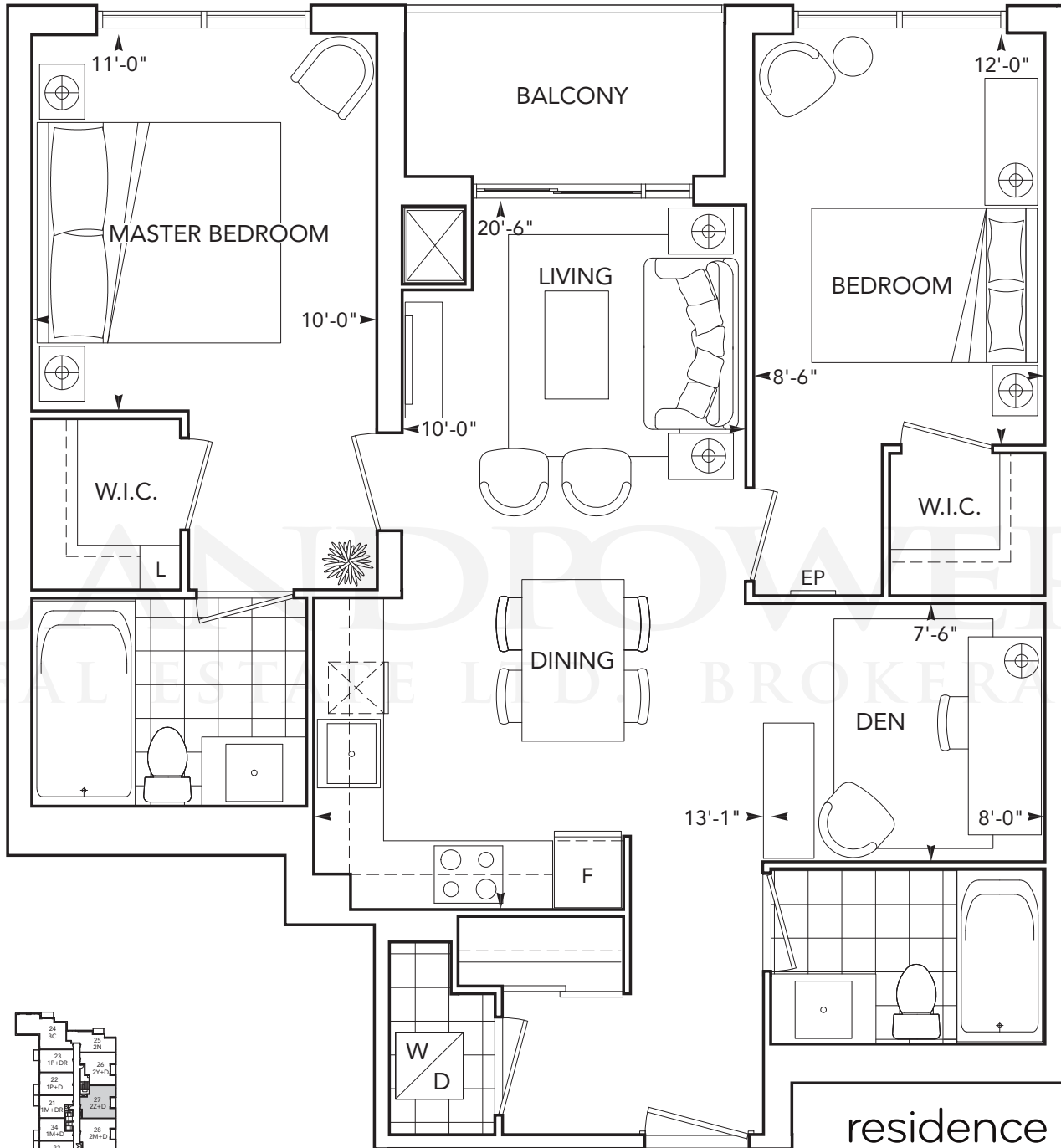
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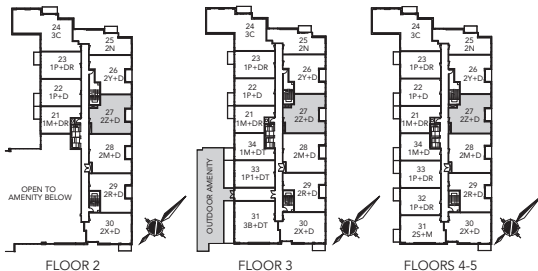
## residence 2Y+D (26)

2 bedroom, living/dining room, den plus balcony

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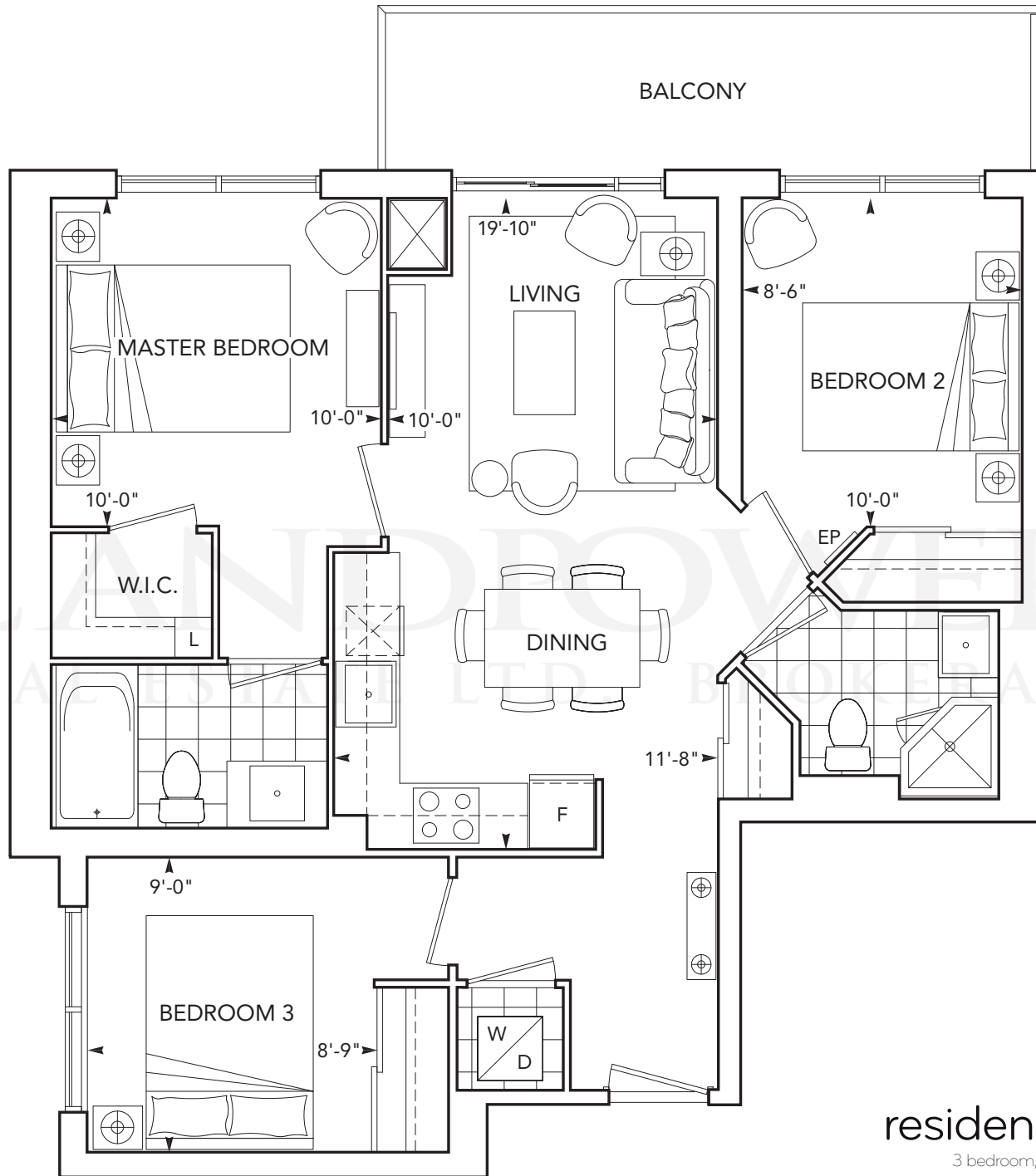


**residence 2Z+D (27)**  
 2 bedroom, living/dining room, den plus balcony



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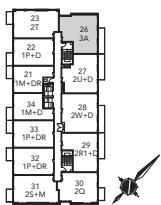


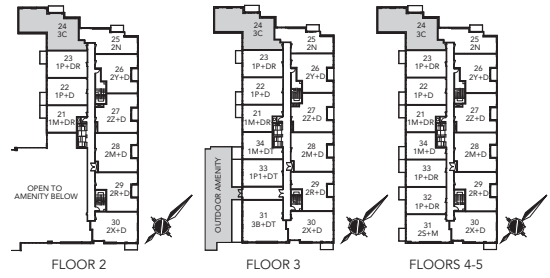
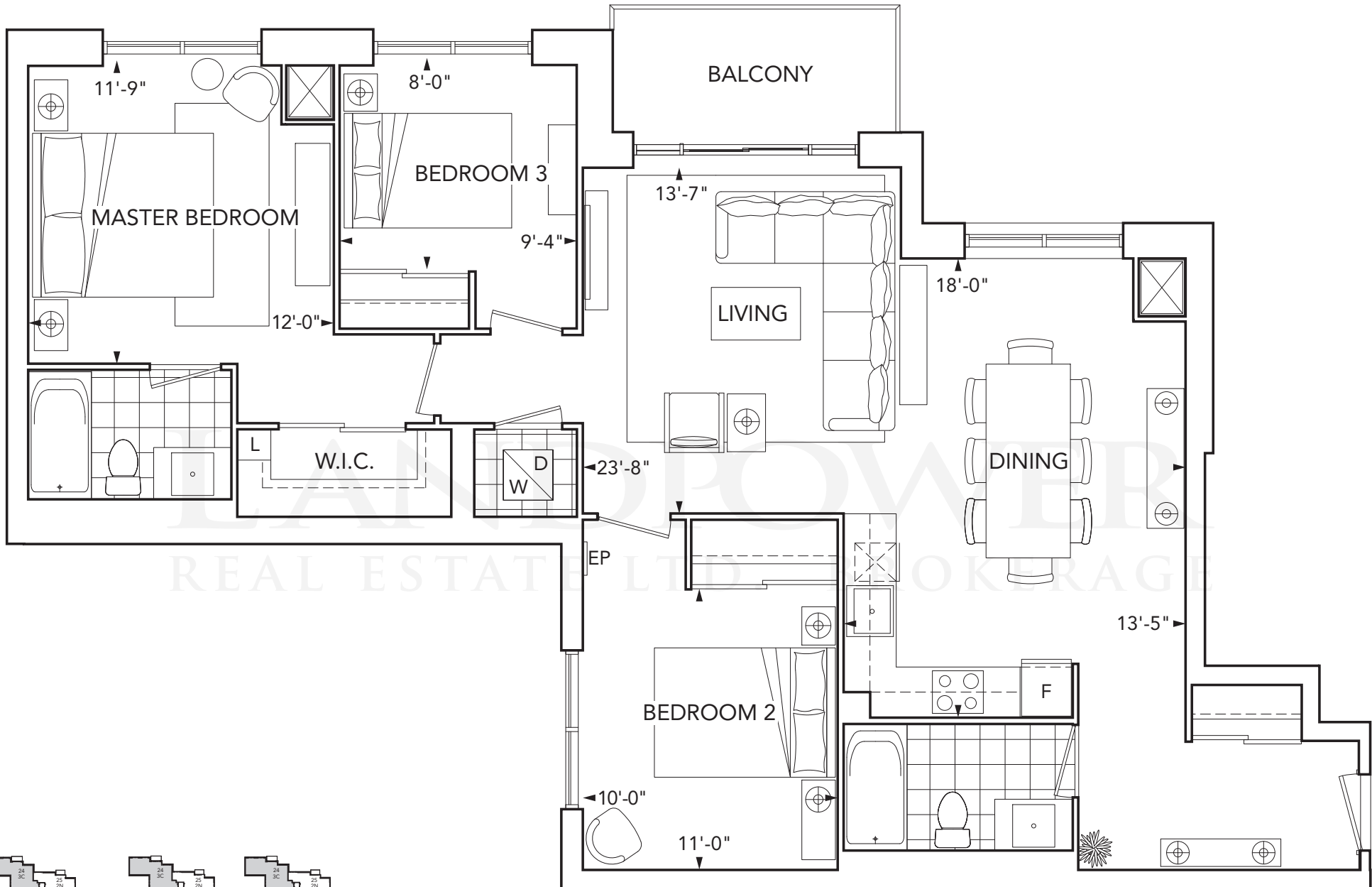


## residence 3A (26)

3 bedroom, living/dining room, plus balcony

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## residence 3C (24)

3 bedroom, living/dining room plus balcony

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live for the details

**Each suite delivers design forward features and finishes in Tridel's signature style:**

- › Plank Laminate floating floor in kitchen, living room, dining room, den\*, hallways\*, foyer and bedroom(s)
- › Kitchen cabinetry with deep upper cabinet above fridge
- › Granite kitchen countertop with polished square edge and drop-in stainless steel sink
- › Space saving, ENERGY STAR® high efficiency dishwasher in Stainless Steel finish
- › Counter-depth, ENERGY STAR® high efficiency bottom mount refrigerator in Stainless Steel finish
- › Exhaust hood fan in Stainless Steel finish
- › 24 inch built-in Oven with Stainless Steel finish
- › 24 inch built-in cooktop with ceran top
- › 5' soaker tub
- › Stacked front loading dryer and ENERGY STAR® high efficiency front loading washer in white
- › Central building water filtration system



Award Winning Communities.

It's where you belong.

**TRIDEL**<sup>®</sup>  
BUILT FOR LIFE



Of all the Things We've Built,  
Your Trust is Valued the Most.

**2009 Highest in Customer Satisfaction by J.D. Power and Associates.**

Four consecutive years of offering the "Highest in Customer Satisfaction" demonstrates our tradition of offering the most responsive and caring customer service experience.

**2010 Ontario High-Rise Builder of the Year by Tarion.**

An exceptional achievement in after-sales service, the Tarion Award of Excellence acknowledges Tridel's ongoing commitment to your satisfaction long after you have taken possession of your new home.

**2011 High-Rise Green Builder of the Year by Building Industry and Land Development Association (BILD).**

As Canada's largest builder of sustainable communities, Tridel builds condominiums which provide you with energy-efficient and healthy living environments that help preserve our planet for future generations. This is the fourth time that Tridel has been recognized for this prestigious award.

**2009 Home Builder of the Year by the Ontario Home Builders' Association.**

Recognition by our peers, the voice of the residential building industry in Ontario, a Tridel Built for Life<sup>®</sup> community means your assurance of quality, value and service.

Relax, it's a Tridel

Canada's leader in sustainable condominium living  
with over 20 communities pursuing LEED<sup>®</sup> designation.

Tridel ranked "Highest in Customer Satisfaction With New Condominium Builders in the Greater Toronto Area (GTA) Four Consecutive Years" by J.D. Power and Associates 2009 Canadian New-Condominium Builder Customer Satisfaction Study<sup>SM</sup>. Tridel received the highest numerical score in the Greater Toronto Area (GTA) in the proprietary J.D. Power and Associates 2006-2009 Canadian New Condominium Builder Customer Satisfaction Studies<sup>SM</sup>. 2009 study based on 745 responses from new condominium owners in the GTA, measuring 8 builders and measures opinions of owners who registered their new condominium in January-December 2008. Proprietary study results are based on experiences and perceptions of consumers surveyed in March-May 2009. Your experiences may vary. Visit [jdpower.com](http://jdpower.com). Tridel<sup>®</sup>, Tridel Built For Life<sup>®</sup> and Tridel Built Green. Built For Life<sup>®</sup> are registered trademarks of Tridel and used under license. ©Tridel 2012. All Rights Reserved. Illustrations are artist's concept only. E.&O.E. January 2012.



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