
GRAND CORNELL BROWNSTONES

IN MARKHAM

VIP BROKER
PACKAGE

GRAND CORNELL BROWNSTONES

FEATURES & FINISHES

SITE FEATURES:

1. Professionally designed and constructed landscaped areas.
2. Single level underground parking garage including visitor parking accessed by multiple entry/exit points.
3. One parking stall assigned to each unit.

Purchase Price to Include:

A. BUILDING FEATURES:

1. Predetermined brick exterior elevations with prefinished cladding where applicable as per plan, selected from Vendor's architect.
2. Predetermined exterior paint colour as per Vendor's colour schemes.
3. Predetermined self-sealing asphalt roof shingles as per Vendor's colour schemes.
4. Predetermined maintenance-free aluminum soffits, fascia, eavestroughs and downspouts as per Vendor's colour schemes.
5. Exterior wall insulation as per Ontario Building Code requirements.
6. Doors and windows sealed with high quality caulking.
7. Units to be constructed utilizing engineered prefabricated panelized construction technique.

B. INTERIOR FINISHES:

1. Ceiling height approximately 8'0".
2. Stained oak stairs with handrail and "Upgrade 3" black iron spindles, from Vendor's select packages, as per model type. Stairway railings to be mounted on oak nosings in platformed areas, as per model type.
3. All interior doors to be "Cambridge" two-panel style with painted hinges throughout, as per model type.
4. Contemporary paint grade approximately 4" baseboard with detail moulding and approximately 2 3/4" window and door trim throughout.
5. All interior walls to be finished with super premium acrylic latex paint. Trim and doors painted with semi-gloss white paint. Purchaser to have choice of one (1) wall colour throughout from Vendor's standard samples.
6. Smooth finish ceilings throughout.
7. Entry door with grip set and deadbolt.
8. All interior door hardware, excluding hinges, to be a contemporary lever type in a satin nickel finish.

C. KITCHEN SPECIFICATIONS:

1. Single stainless steel ledge back sink with upgraded single lever pullout faucet.
2. "Upgrade 1" cabinetry from Vendor's select packages.
3. Exhaust hood fan over stove ducted to exterior.
4. Standard white appliance package consisting of: self-clean oven, frost free refrigerator and built-in dishwasher.

D. BATHROOM FINISHES:

1. Custom vanities, as per model type.
2. Wall mirror in bathroom(s) and powder room.
3. Bathroom fixtures to be white.
4. Chrome accessories in bathroom(s).
5. Ceramic wall tiles installed in tub enclosure up to and including ceiling from Vendor's select packages.
6. Exhaust fan in bathroom(s).
7. Temperature and pressure control single lever faucet on shower.
8. Single lever faucet on bathroom sink(s).

E. FLOORING FEATURES:

1. High performance laminate flooring throughout excluding tiles areas, as per model type from Vendor's select packages.
2. Ceramic tile floor in foyer(s), bathroom(s), kitchen, laundry and/or utility room, as per model type, from Vendor's select packages.

F. DOORS AND WINDOWS:

1. Vinyl casement or thermo-fixed glass windows, as per model type.
2. Screens on all operational windows.
3. Vinyl sliding patio door with screen or french door(s), as per model type.

G. ELECTRICAL AND LIGHTING DETAILS:

1. Individually metered 100 amp electrical service with breaker panel and copper wiring throughout.
2. Quality light fixtures provided in foyer, great room, kitchen, den, bathroom(s), hallway(s) and bedrooms.
3. Heavy duty receptacle and wiring provided for oven and clothes dryer.
4. Rough-in RG6, or equivalent, cable T.V. in great room and bedrooms.
5. Electronic smoke detector, as per model type.
6. Bathroom(s) electrical duplex receptacle protected by ground-fault interrupter.
7. Rough-in for category 5, or equivalent, voice/data wiring in bedroom(s), kitchen and den.
8. White "Decora" switches and outlet plates throughout.
9. One carbon monoxide detector.

H. PLUMBING AND HEATING SPECIFICATIONS:

1. Standard white stackable washer and dryer.
2. Individually controlled forced air heating and air conditioning system.
3. Installed rental gas hot water heater.

Quality Features correct at time of printing. E.&O.E. D.O.P. January 30, 2014.

Materials may be altered or substituted at the Vendor's sole discretion without notice.

Finished floor height and built-in noise attenuation measures may cause ceiling heights to vary in some areas. Drop ceilings and bulkheads will occur to accommodate HVAC and structural requirements.

LINVEST

GRAND CORNELL BROWNSTONES

PRICE LIST

MODEL	SQ.FOOTAGE	GRAND OPENING PRICE	V.I.P. BROKER PRICE
LINCOLN	979	\$339,900.00	\$319,900.00
SUTTON	863	\$354,900.00	\$334,900.00
SOHO	1035	\$364,900.00	\$344,900.00
TRIBECA	1,013	\$374,900.00	\$354,900.00
HUDSON	1,309	\$409,900.00	\$389,900.00
YORKVILLE	1,637	\$429,900.00	\$409,900.00

DEPOSIT STRUCTURE

- \$10,000.00 With Offer
- \$10,000.00 Within 45 Days
- \$20,000.00 Within 90 Days

All prices are guaranteed during our V.I.P. broker opening.
Some units are subject to a premium. H.S.T. Included.

SALES REPRESENTATIVES

Covine Wong, Vincenzo Ariete,
Deborah Camacho, Andy Chong & Gina Di Caprio

Spectrum Realty Services Inc., Brokerage
(416) 736-6500

V.I.P. BROKER EXCLUSIVE DATES

February 18 – 21 from 1 - 6PM
February 24 – 28 from 1 - 6PM

02/02/2014, E. & O.E.

linvest.com

LINVEST

9 POINT INCENTIVE PACKAGE

1. Lindvest to provide the Exclusive Pre-Sale Agents with Preview Pricing, offering \$20,000.00 less than opening to the public prices.
2. Lindvest to pay the Agents 3% commission on all deals for the duration of this promotion.
3. Lindvest to pay 50% of said commission 30 days after all deposit cheques excluding the occupancy deposit (if any) have cleared and the economic feasibility condition period has expired.
4. Lindvest to allow the Agents 3% commission to be used to reduce the purchase price if they so choose.
5. Lindvest to allow one assignment (full paperwork to be provided by Lindvest), with no fee payable to the Vendor, for all units they either purchase, or their clients purchase.
6. Lindvest to allow the purchaser to list the unit on MLS for re-sale only after the first occupancy in the complex has taken place.
7. Lindvest to allow the purchaser to rent the unit after occupancy has taken place and collect rent monies and not have to wait for registration.
8. Lindvest to provide a Commission Bonus for multiple deals (an additional 0.5% on each of the 4th to 7th deals and a further 0.5% on the 8th and any additional deals).
9. Lindvest to provide "Front of the Line" access to future sales releases.

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Rendering is artist's concept.

PRELIMINARY MARKETING MATERIAL - SUBJECT TO CHANGE



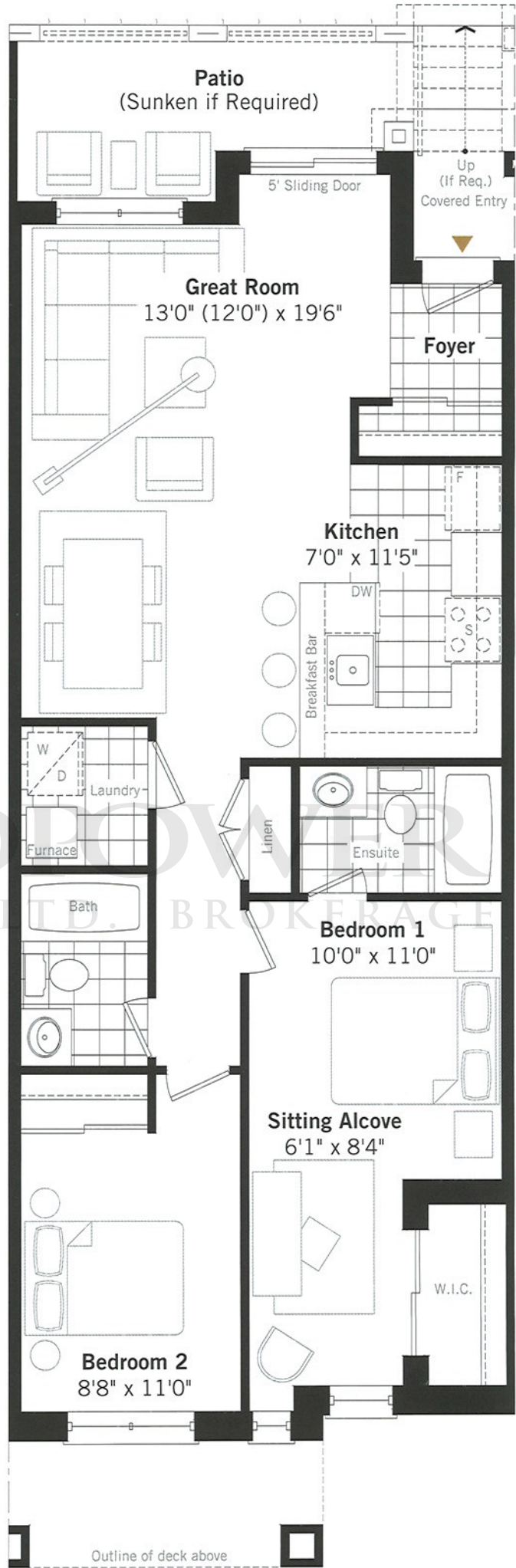
Rendering is artist's concept.

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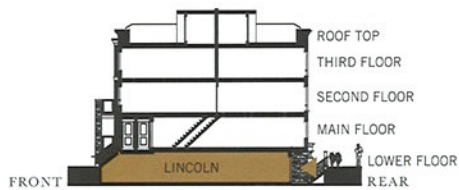
LINCOLN

LOWER UNIT

979 SQ.FT.
2 BEDROOM



LANDFLOWER
REAL ESTATE LTD. BROKERAGE

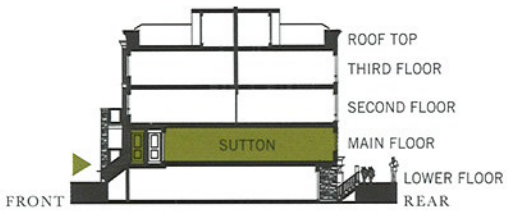
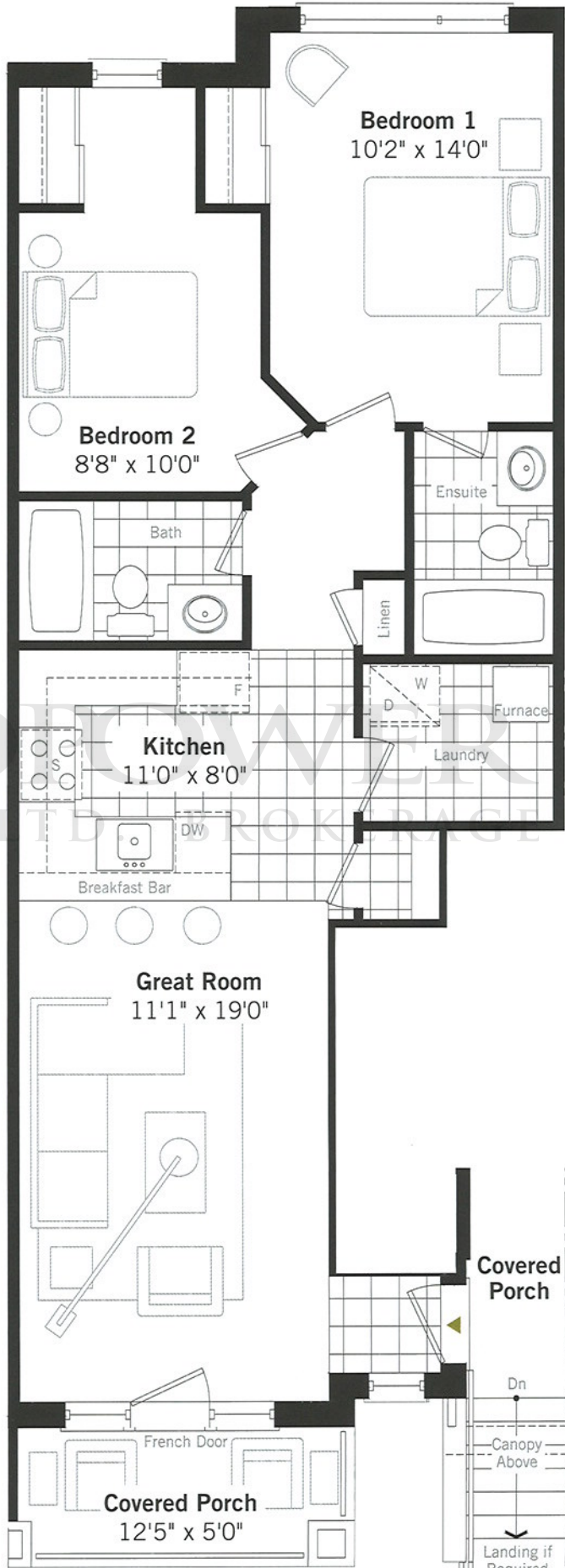


Typical Cross Section

Typical Lower Floor Plan
Interior Condition

Variations in typical plan layouts may occur depending on unit location within the project.
All dimensions, specifications, drawings and floorplans are approximate and are subject to change without notice.
Actual square footage may vary from that stated herein. Floorplans may be mirror image of what is shown.
Furniture not included. E.&O.E. - D.O.P. 10/09/13.
PRELIMINARY MARKETING MATERIAL - SUBJECT TO CHANGE.

SUTTON
 MAIN FLOOR UNIT
 863 SQ.FT.
 2 BEDROOM



Typical Cross Section

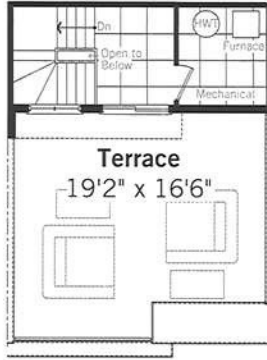
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LANDMARK REAL ESTATE LTD. BROKERAGE

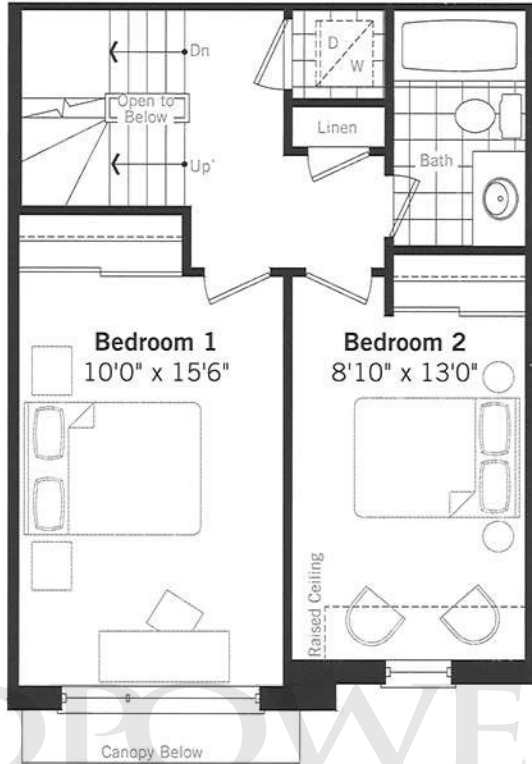
SOHO

FRONT UPPER UNIT
WITH ROOF TERRACE

1,035 SQ.FT.
2 BEDROOM



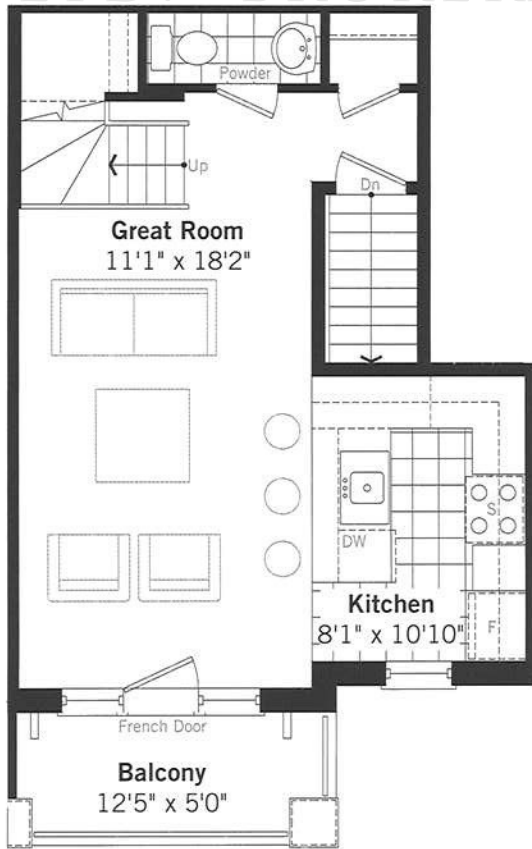
Typical Roof Terrace
Interior Condition



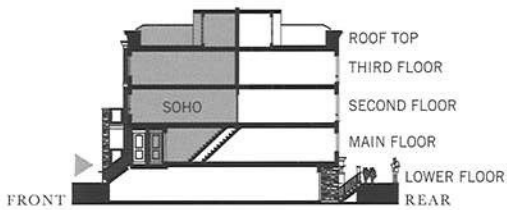
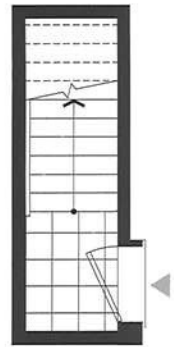
Typical Third Floor Plan
Interior Condition

LANDPOWER

REAL ESTATE LTD. BROKERAGE



Typical Second Floor Plan
Interior Condition



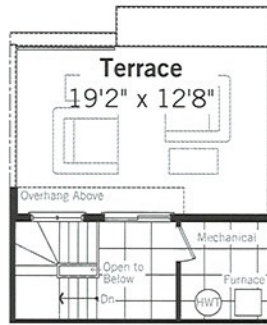
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 *Not all Soho units have a Roof Terrace. Please refer to Keyplate Legend or speak to a Sales Representative
 to confirm such location. PRELIMINARY MARKETING MATERIAL - SUBJECT TO CHANGE

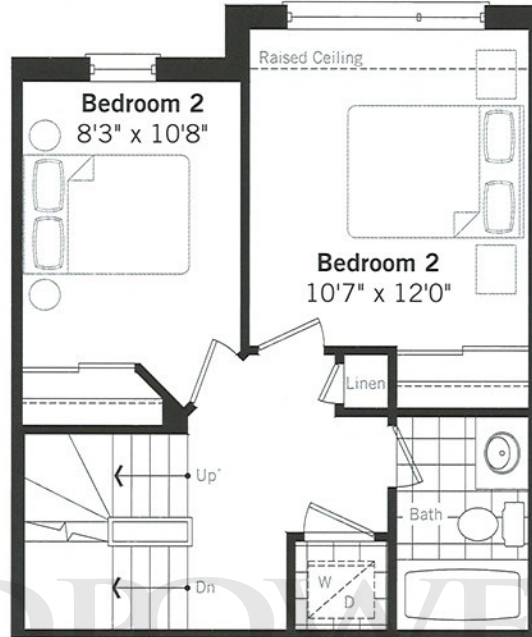
TRIBECA

REAR UPPER UNIT
WITH ROOF TERRACE

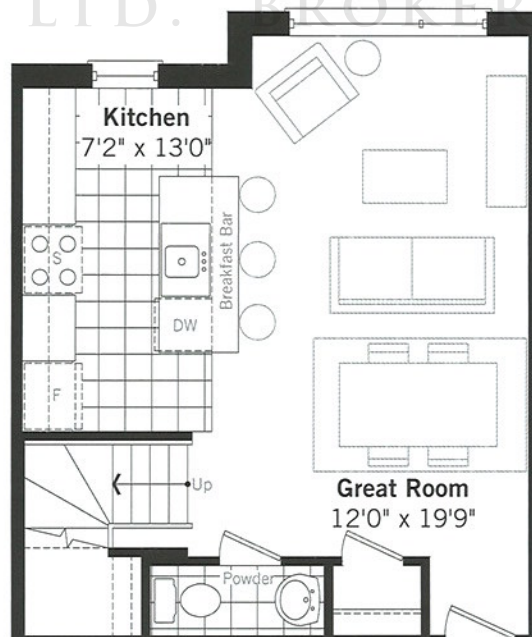
1,013 SQ.FT.
2 BEDROOM



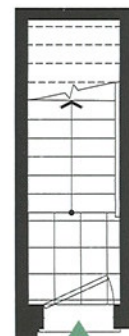
Typical Roof Terrace*
Interior Condition



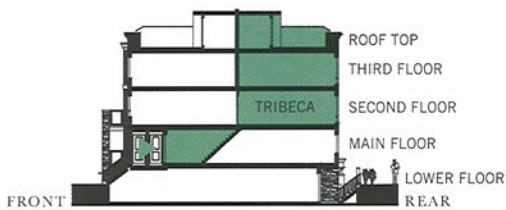
Typical Third Floor Plan
Interior Condition



Typical Second Floor Plan
Interior Condition



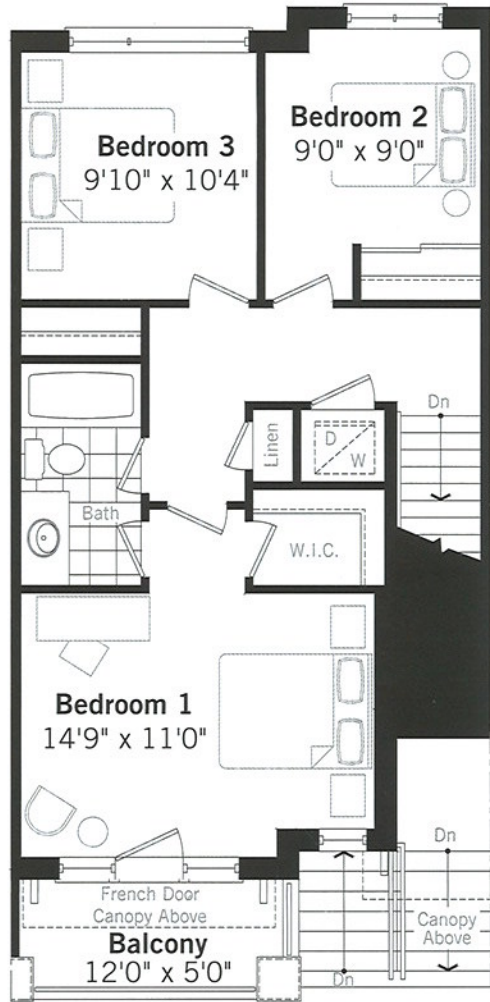
Main Floor Entry



Typical Cross Section

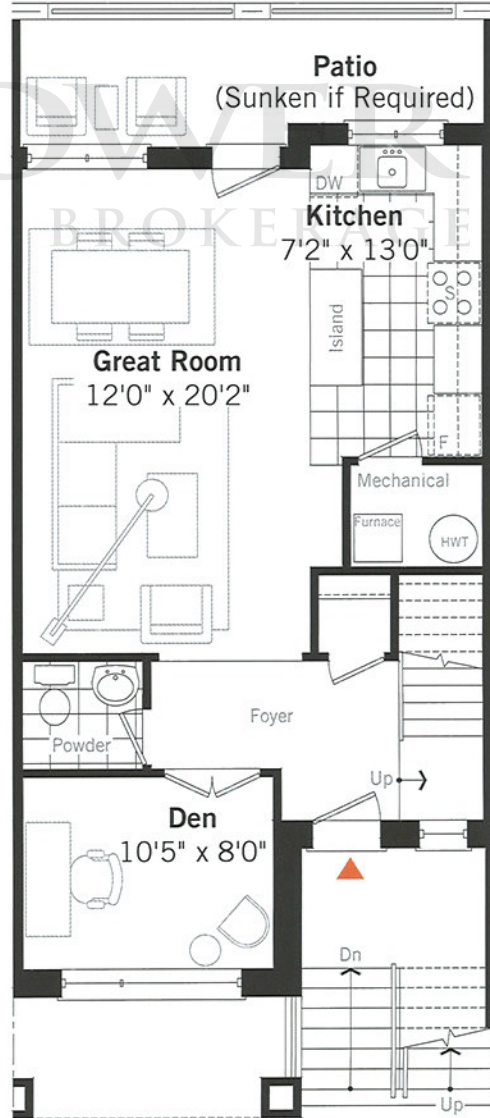
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*Not all Tribeca units have a Roof Terrace. Please refer to Keyplate Legend or speak to a Sales Representative to confirm such location. PRELIMINARY MARKETING MATERIAL - SUBJECT TO CHANGE.

HUDSON
 2 STOREY LOWER UNIT
 1,309 SQ.FT.
 3 BEDROOM

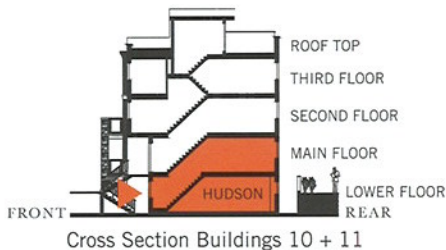


Typical First Floor Plan
 Interior Condition

LANDPOWER
 REAL ESTATE LTD. BROKER



Typical Patio Floor Plan
 Interior Condition



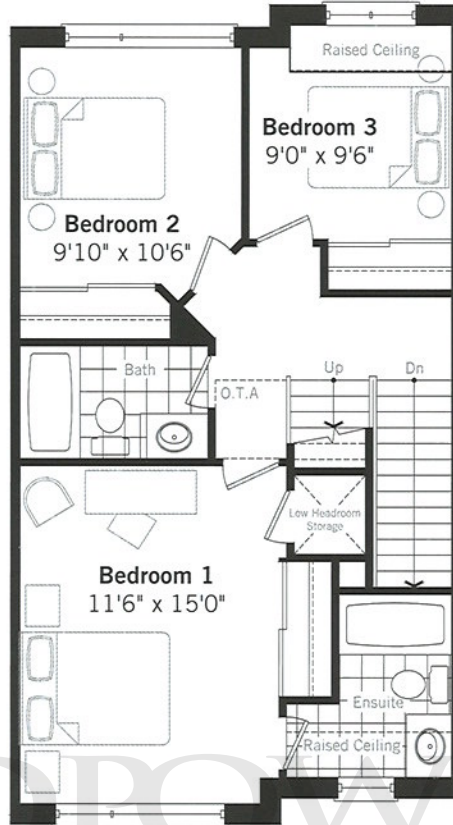
Cross Section Buildings 10 + 11

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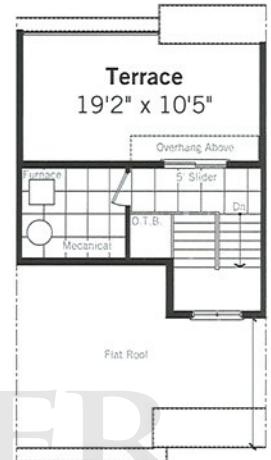
YORKVILLE

2 STOREY UPPER UNIT
WITH ROOF TERRACE

1,637 SQ.FT.
3 BEDROOM

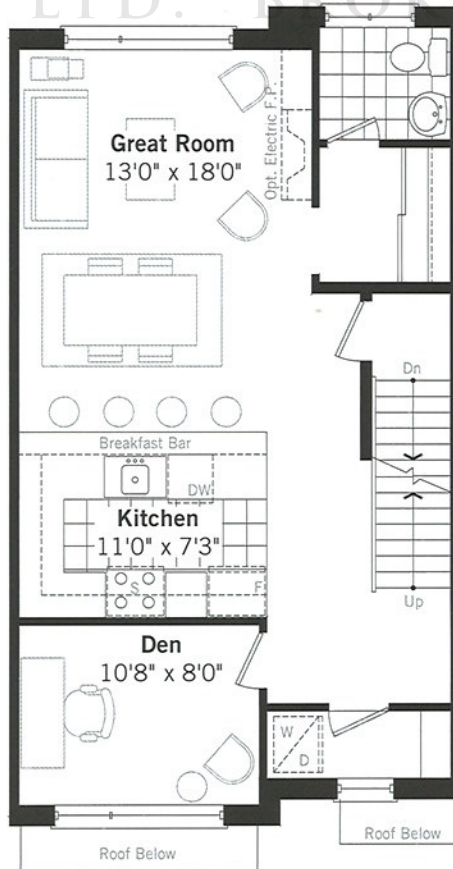


Typical Third Floor Plan
Interior Condition



Typical Roof Terrace
Interior Condition

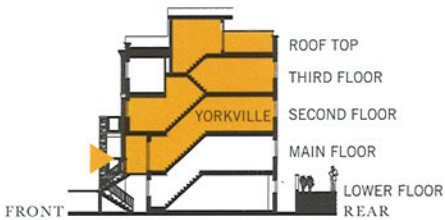
LANDPOWER
REAL ESTATE LTD. BROKERAGE



Typical Second Floor Plan
Interior Condition



Main Floor Entry



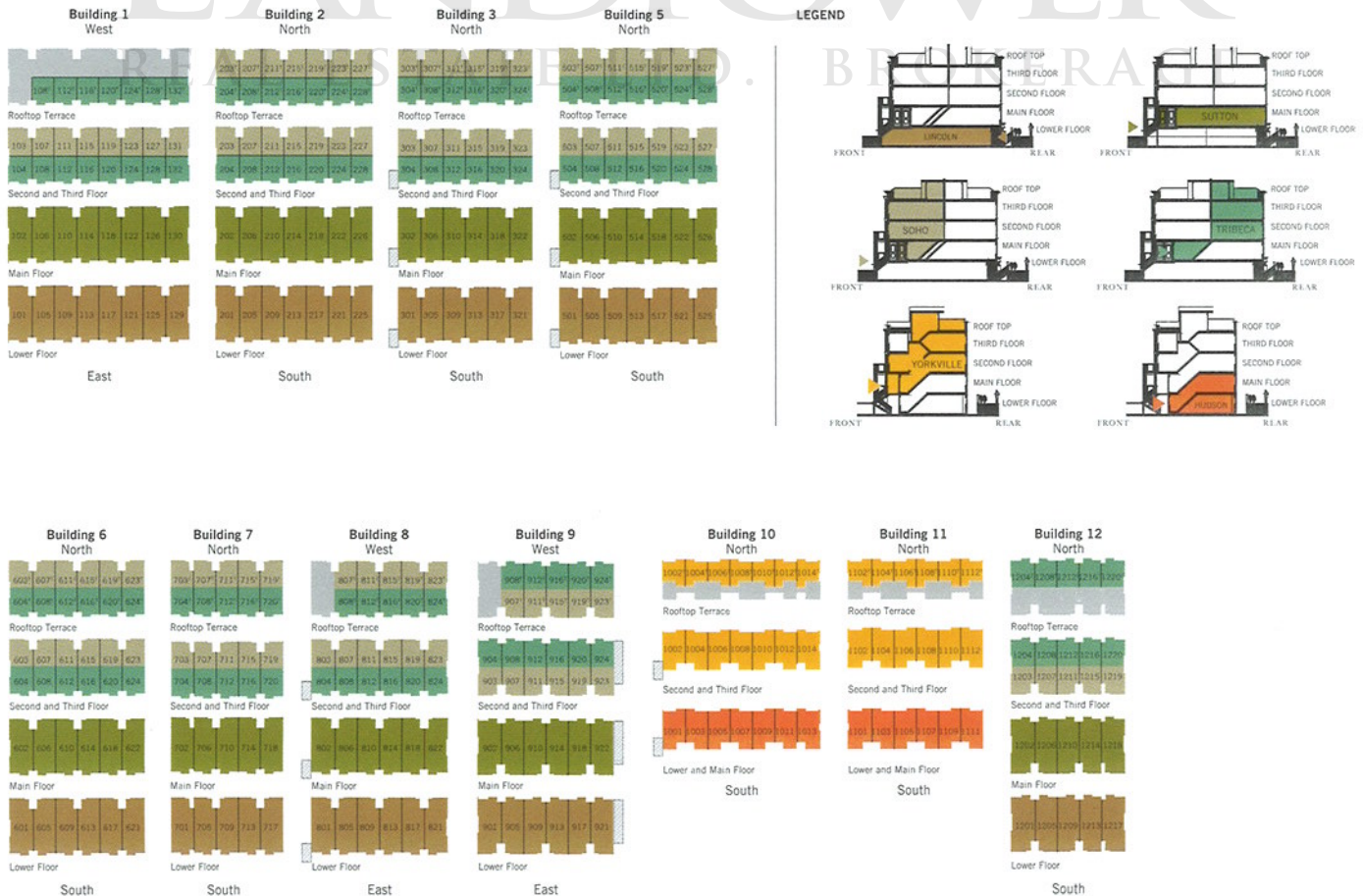
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PRELIMINARY MARKETING MATERIAL - SUBJECT TO CHANGE.



SITE PLAN

LANDPOWER



Unit numbers are for marketing identification purposes only. See site plan table for corresponding door locations. Map not to scale. Landscaping is artist's concept. E.&O.E. - D.O.P. 02/04/14. PRELIMINARY MARKETING MATERIAL - SUBJECT TO CHANGE.