

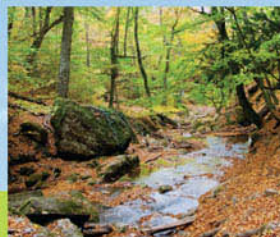


# River Park

Condominium Residences  
Along The Rouge River Valley

LANDFLOWER  
REAL ESTATE LTD. BROKERAGE

## Building A



MARKHAM  
**Uptown**  
Move up to a great place to live

The first phase of UPTOWN MARKHAM is RIVER PARK, a stunning ensemble of low and high rise condominium residences that are elegant, energy efficient, maintenance-free and truly affordable.

The graceful architectural style of the façade is punctuated with terraces, balconies, decorative railings, plasters and columns, bringing traditional high calibre European style to the site's natural surroundings, and contributing to the dynamic growth of the communities of Markham and Unionville.

In addition, UPTOWN SQUARE will be built in the very heart of the community -- a great European style plaza that will harmoniously blend together residential with retail. The over 170,000 square feet of neighborhood shops,

services and supermarkets are scheduled to be open for the shopping pleasure of the community's first residents the day they move in. All this in the finest and most prestigious location north of Toronto.

A pinnacle of achievement in the company's 25-year history, TIMES GROUP is proud of the part it is playing in the genesis of UPTOWN MARKHAM -- a legacy development built to the highest and most energy efficient LEED® Gold standards.

## River Park

# move Up

Building A

Building B



Building C



Building A

Building B

Building C



AND OVER  
ESTATE DEVELOPMENT

Building B

Building A

Building C

LEWIS  
RE  
POW  
D. BRO





Building A

Building B

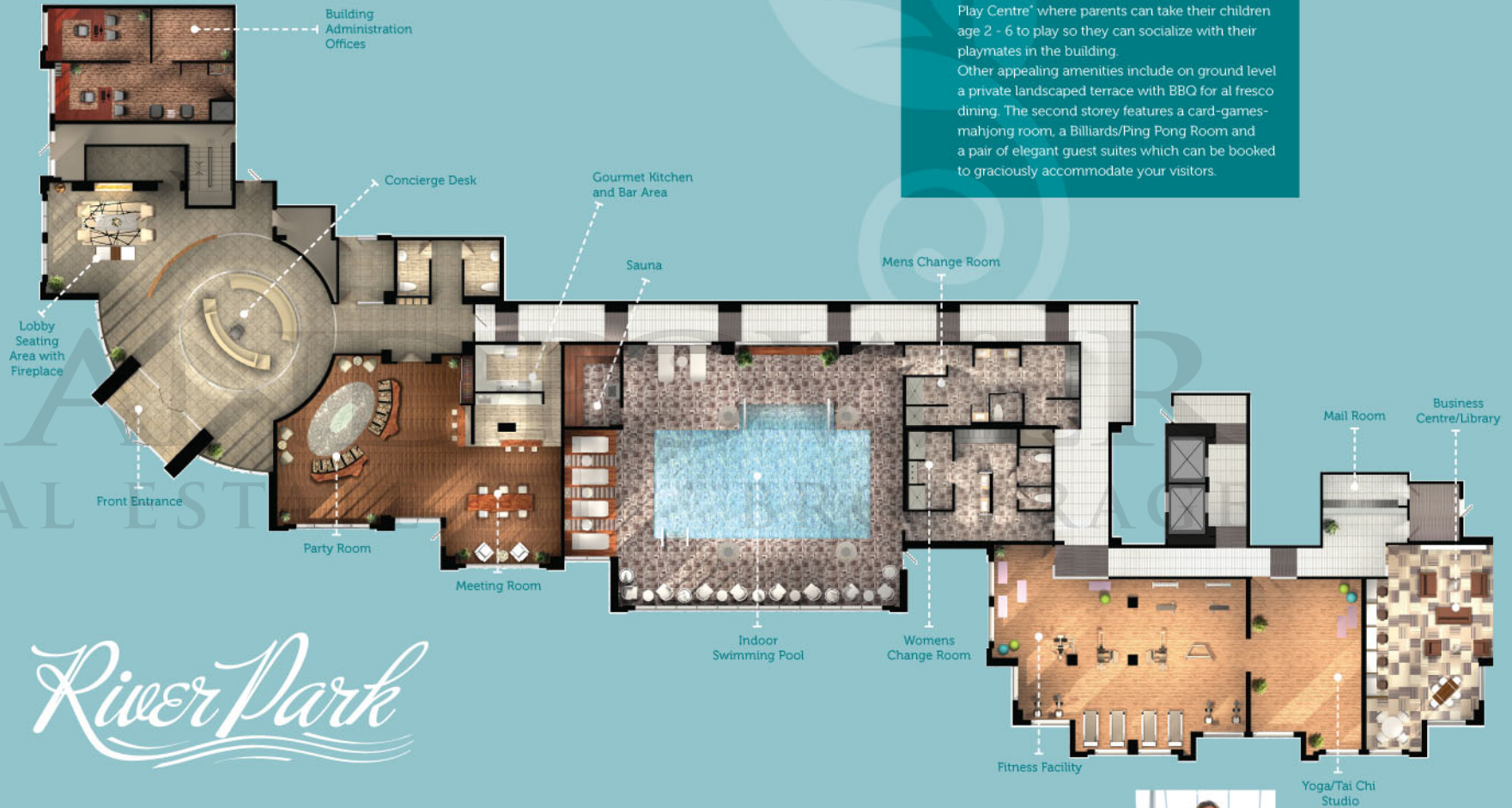
LANDPR  
ESTATE LTD

PHASE 1





## First Floor



The Party Lounge, The Pool, The Theatre.... all will become regular destinations of those who are fortunate enough to reside at RIVER PARK. There is also a feature that is much in demand and a first in the condominium industry – a 'Pre-School Play Centre' where parents can take their children age 2 - 6 to play so they can socialize with their playmates in the building. Other appealing amenities include on ground level a private landscaped terrace with BBQ for al fresco dining. The second storey features a card-games-mahjong room, a Billiards/Ping Pong Room and a pair of elegant guest suites which can be booked to graciously accommodate your visitors.

# River Park

# Upwardly mobile





Pre-School Play Centre  
(Ages 2 – 6, Parental supervision required)



Uptown

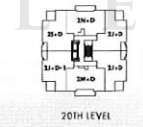
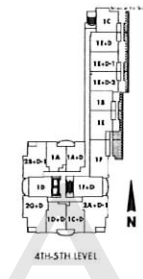
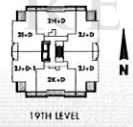
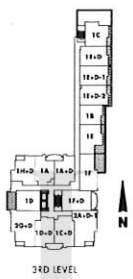
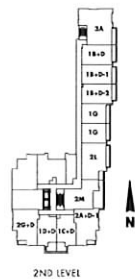
play

River Park

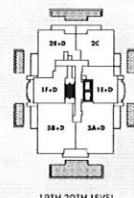
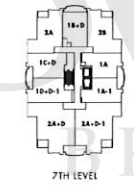
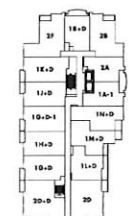
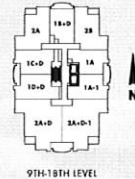
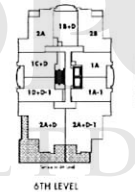
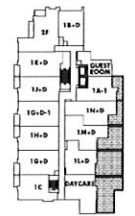
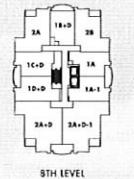
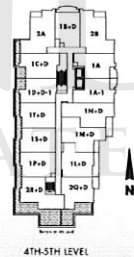
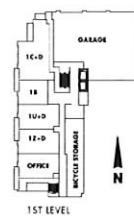
MARKHAM  
Uptown  
Move up to a great place to live



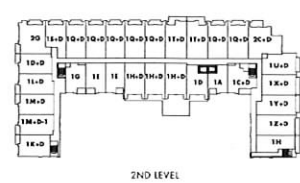
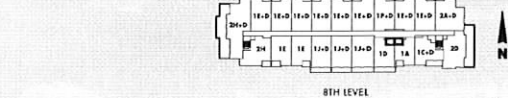
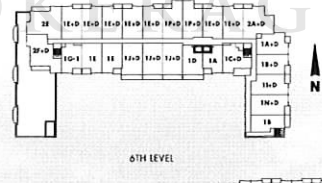
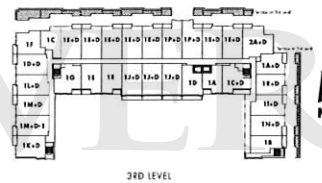
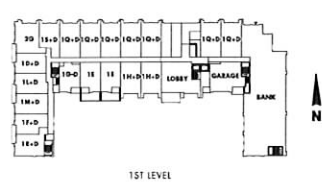
### Building A



### Building B



### Building C



River Park

# SUITES FEATURES & FINISHES

## SUITE FEATURES

- Thermally insulated energy efficient double-glazed architecturally designed windows.
- Distinctive insulated patio door or sliding door to balcony.\*
- Distinctive Quartz Stone windowsills.
- Pure white stippled ceiling in all areas except the kitchen, laundry area and bathrooms which shall be smooth and painted with white semi-gloss paint.
- One designer paint colour for interior walls as per Palette selected. Bathrooms and all woodwork and trims are painted with white low Volatile Organic Compounds (VOCs) semi-gloss paint.
- Suite entry closet with contemporary mirrored sliding doors.\*
- Window covering<sup>1</sup> for windows and sliding doors (excluding balcony and patio doors).\*

- wood surround and modern hardware.
- Stylish 7' interior doors with modern hardware.
- Stylish 7¼" baseboard and 3¼" casings (paint finish) except in laundry, bathrooms and storage areas.
- Crown mouldings in foyer, and living/dining area and den.\*
- Engineered hardwood floor in hallway, living/dining area and den.\*

### All other Units will also include:

- Custom Designed 7' high single solid-core suite entry door with wood surround and modern hardware.
- Stylish 6'-8" interior doors with modern hardware.
- Stylish 5¼" wood baseboards with 2¾" casings (paint finish) except in laundry, bathrooms and storage areas.

### Approximate suite ceiling height<sup>2</sup>:

Floors	Building A	Building B
1 to 3	9'	9'
5	8'	8'
6	9'	9'
7 to 21	8'	8'
RG	9'	9'
PH	10'	10'

Floors	Building C
1 to 7	9'
RG	9'
PH	10'

### Suite Finishes

- Choice of 3 Designer Selected Interior Finishes Palettes.
- Each Palette will consist of the following finishes:
  - Plank Laminate flooring in living room, dining room, and den.\*
  - 40 oz environmentally-friendly textured carpet for

bedrooms from Shaw Industries or equivalent.

- Porcelain tile flooring in foyer, main washroom, kitchen, and master ensuite.\*
- Ceramic wall tile surround for bath tub/shower
- Ceramic tile kitchen back splash (one colour)
- Contemporary Signature Kitchen and Vanity Cabinetry
- Quartz Stone Kitchen and Vanity Countertops
- Two additional Upgrade Finishes Palettes available at additional cost (consult with Sales Representative).

### Kitchens

- Energy Star Black or White appliance package including fridge, stove and dishwasher.
- Hood fan vented to outside.
- Contemporary Signature Kitchen Cabinetry.\*
- Deep upper cabinet over refrigerator for extra storage space.
- Top-mount stainless steel sink with single lever pull-out faucet.
- Under cabinet lighting with valance.
- Contemporary central light fixture.
- Extended upper kitchen cabinets in all units with 9' or 10' ceilings.

### Bathrooms

- Signature vanity cabinetry with mirrored medicine cabinet over basin (approximately 20"-24" wide and 36" high).
- Quartz Stone countertop with under-mount basin and single-lever chrome faucet.
- Pressure balanced shower faucets

- in all bathrooms in chrome finish.
- Settle back and relax in a deep soaker tub.\*
- Distinctive clear glass shower stall with ceiling light.\*
- Contemporary chrome and glass wall sconce light fixture.
- Contemporary chrome towel bar or ring, toilet paper holder, and soap dish in shower/bathtub.\*

### Peace of Mind Safety and Security

- 24-hour executive concierge, monitors live closed circuit cameras throughout the garage area as well as community access system including direct two way communication with push call buttons from parking and entry areas.
- Personally encoded suite intrusion alarm system, with suite door contact and keypad connected to concierge desk for total security.
- Sprinkler system throughout building and individual units.
- In-suite fire alarm and speaker connected to fire annunciation panel.
- Key fob allows effortless access at selected secure building entrance points and amenity areas.
- Main garage doors operated by key fob.

### Energy Saving Comfort System & Metering

- Individually controlled central heating and cooling using 4 pipe fan coil system giving you year round control.
- Hot and cold water supplied by Markham District Energy for heating and cooling to optimize energy savings.
- Suites are individually metered<sup>1</sup> for electricity, hot water and cold water.

- Continuous fresh air provided directly to occupied units.
- Laundry
- Dedicated electrical outlet and exterior venting for dryer.
- Stacked washer and dryer in white.

### Electrical Services & Fixtures

- Individual service panel with circuit breakers.
- Suites with terraces will have an outdoor duplex outlet.\*
- White Decora designer series receptacles and switches throughout the suite.
- Distinctive ceiling light fixtures in foyer, hallways, bedrooms, and walk-in closets.\*
- Capped ceiling light outlet in dining room and living room.\*
- Convenient switch-controlled split outlets in living room.
- Telephone and cable television outlets in bedrooms, living room and den.\*

### Notes:

- \* Indicates as per suite plan.
- <sup>1</sup> Refer to the Agreement of Purchase and Sale for the associated adjustment costs.
- <sup>2</sup> Where bulkheads are installed and where dropped ceilings are required, the ceiling height will be less than stated, as per Vendor's plans. Mezzanine floors of multi-level units may have ceiling heights that are different than the main level.
- All plans, elevations, sizes and specifications are subject to change from time to time by the Vendor without notice. All areas and dimensions are approximate. Actual useable space may vary from stated floor area. All images, photography and illustrations are artist's concept. E. & O. E.
- Purchaser(s) shall select the

colour/materials based on one Pallet from the Vendor's three fixed Designer Selected Finishes Palettes within a specified time period before closing.

- Purchaser(s) who cannot attend for color selection within the time period, the Vendor will apply standard items on Purchaser(s)' behalf.
- Purchaser(s) may be required to re-select colour/material from Vendor's Standard Finishes Palettes as a result of unavailability or discontinuation.
- Purchaser(s) may select from one of the Vendor's Upgraded Finishes Palettes and shall pay the upgrade costs at the time of colour and finishes selection.
- Vendor reserves the right to substitute any material, of equal or better quality, used in the construction.
- Variation from Vendor's samples may occur due to normal production process, or discontinuance or unavailability of product.

- Unit owners are covered by TARION, (formerly known as ONHWP).
- The Purchaser shall indemnify and save the Vendor its servants and its agents harmless from all action, causes of action, claims and demands for, upon or by reason of any damage, loss or injury to the Purchaser, or any of his friends, relatives workmen agents who have entered on the real property or in any part of the subdivision of which the real property forms a part whether with or without the authorization, express or implied, by the Vendor.

## Schedule B

### Uptown Markham – River Park – Buildings A, B & C Suite Features & Finishes

#### Suite Features

- Thermally insulated energy efficient double-glazed architecturally designed windows.
- Distinctive insulated patio door or sliding door to balcony.\*
- Distinctive Quartz Stone windowsills.
- Pure white stippled ceiling in all areas except the kitchen, laundry area and bathrooms which shall be smooth and painted with white semi-gloss paint.
- One designer paint colour for interior walls as per Palette selected. Bathrooms and all woodwork and trims are painted with white low Volatile Organic Compounds (VOCs) semi-gloss paint.
- Suite entry closet with contemporary mirrored sliding doors.\*
- Window covering<sup>1</sup> for windows and sliding doors (excluding balcony and patio doors).\*

#### Units on PH floor will also include:

- Custom designed 8' high single solid-core suite entry door with wood surround and modern hardware.
- Stylish 8' interior doors with modern hardware.
- Stylish 7½" baseboard and 3¼" casings (paint finish) except in laundry, bathrooms and storage areas.
- Crown mouldings in foyer, and living/dining area and den. \*
- Engineered hardwood floor in hallway, living/dining area and den. \*

#### Units on RG floor will also include:

- Custom Designed 7' high single solid-core suite entry door with wood surround and modern hardware.
- Stylish 7' interior doors with modern hardware.
- Stylish 7½" baseboard and 3¼" casings (paint finish) except in laundry, bathrooms and storage areas.
- Crown mouldings in foyer, and living/dining area and den. \*
- Engineered hardwood floor in hallway, living/dining area and den. \*

#### All other Units will also include:

- Custom Designed 7' high single solid-core suite entry door with wood surround and modern hardware.
- Stylish 6'-8" interior doors with modern hardware.
- Stylish 5½" wood baseboards with 2¾" casings (paint finish) except in laundry, bathrooms and storage areas.

#### Approximate suite ceiling height<sup>2</sup>:

Floor	Building A	Building B
1 to 3	9'	9'
5	8'	8'
6	9'	9'
7 to 21	8'	8'
RG	9'	9'
PH	10'	10'

Floor	Building C
1 to 7	9'
RG	9'
PH	10'

#### Suite Finishes

- Choice of 3 Designer Selected Interior Finishes Palettes.
- Each Palette will consist of the following finishes:
  - Plank Laminate flooring in living room, dining room, and den.\*
  - 40 oz environmentally-friendly textured carpet for bedrooms from Shaw Industries or equivalent.
  - Porcelain tile flooring in foyer, main washroom, kitchen, and master ensuite.\*
  - Ceramic wall tile surround for bath tub/shower
  - Ceramic tile kitchen backsplash (one colour)
  - Contemporary Signature Kitchen and Vanity Cabinetry
  - Quartz Stone Kitchen and Vanity Countertops
- Two additional Upgrade Finishes Palettes available at additional cost (consult with Sales Representative).

#### Kitchens

- Energy Star Black or White appliance package including fridge, stove and dishwasher.
- Hood fan vented to outside.
- Contemporary Signature Kitchen Cabinetry.\*
- Deep upper cabinet over refrigerator for extra storage space.
- Top-mount stainless steel sink with single lever pull-out faucet.
- Under cabinet lighting with valance.

Uptown Markham Offer Worksheet - River Park (Bldg. B)

Date: \_\_\_\_\_  
Time: \_\_\_\_\_

**Purchaser Information:**

First Name \_\_\_\_\_ Last Name \_\_\_\_\_ SIN \_\_\_\_\_ DOB (Month/Day/Year) \_\_\_\_\_  
 1. \_\_\_\_\_  
 2. \_\_\_\_\_  
 3. \_\_\_\_\_

Address: \_\_\_\_\_  
 \_\_\_\_\_  
 Home Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_  
 Business Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Please fill-out this form  
 with all **BLOCK** letters  
 and fax to:  
 905-479-1942

Choice #	Type	Model	Suite (sq.ft.)	Bal / Ter / Patio (sq.ft.)	Available Floor	View	* Price Range		Preferrable Floor (please state Low/ Mid /High Level)
							From	To	
	1+D	1B+D	587	B-85	2/F - 21/F	N	\$239,600	\$257,300	
	1 Br	1A	596	B-55	3/F - 21/F	E	\$239,800	\$257,300	
	1 Br	1A-1	610	T-86	2/F	E	\$220,000	-	
	1 Br	1A-1	610	B-56	3/F - 21/F	E	\$245,300	\$262,800	
	1+D	1C+D	640	T-131	5/F	W	\$257,700	-	
	1+D	1C+D	640	B-52	6/F - 21/F	W	\$263,700	\$272,500	
	1+D	1D+D	686	B-52	7/F - 21/F	W	\$274,900	\$290,400	
	2 Br	2A	790	B-48+T-46	5/F	NW	\$314,400	-	
	2 Br	2A	790	B-48	6/F - 21/F	NW	\$322,400	\$338,900	
	2 Br	2B	791	B-48	3/F - 21/F	NE	\$318,500	\$338,500	
	2+D	2A+D	1255	B-62+T-75	8/F - 21/F	SW	\$502,000	\$528,500	
	2+D	2A+D-1	1255	B-62+T-252	7/F	SE	\$531,000	-	
	2+D	2A+D-1	1255	B-62	8/F - 21/F	SE	\$494,500	\$521,000	

Choice #	Type	Model	Suite (sq. ft.)	Bal / Ter / Patio (sq.ft.)		View	* Price Range		Preferrable Floor (please state RG / Penthouse)
				Roof Garden	Penthouse		Roof Garden	Penthouse	
	1+D	1F+D	688	B-80	B-80	W	\$310,000	\$317,000	
	1+D	1E+D	716	T-80+40	T80+40	E	\$330,000	\$340,000	
	2 Br	2C	880	T-70+130	B50+100	NE	\$384,800	\$398,800	
	2 Br	2E+D	1027	T-140+130	B100+100	NW	\$440,000	\$452,400	
	3 Br	3A+D	1265	T-140+250	B60+100	SE	\$548,000	\$568,000	
	3 Br	3B+D	1292	T-140+250	B60+100	SW	\$560,000	\$580,000	

**Broker/Agent Information:** \* All Prices & Terms are subject to change without notice. E. & O. E.

Name of Company: \_\_\_\_\_  
 Name of Agent: \_\_\_\_\_ Cell: \_\_\_\_\_  
 Company Address: \_\_\_\_\_  
 \_\_\_\_\_

Tel.: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

VENDOR'S OFFICE USE ONLY	Unit assigned: <b>BLDG. B</b> - Suite No.:	Remarks:
<b>Deposit Structure:</b> 1st \$ _____ w/Offer 2nd \$ _____ 5% bal. In 30 Days 3rd \$ _____ 5% bal. In 120 Days 4th \$ _____ 5% bal. In 360 Days 5th \$ _____ on Occupancy	<b>Asking:</b> \$ _____ <b>Disc. (Less):</b> _____ <b>Sub-Total:</b> _____ <b>Parking (Add):</b> _____ <b>Extra (Add):</b> _____ <b>TOTAL:</b> \$ _____	

**(NEW RELEASE) Uptown Markham - River Park (Bldg. A)**

5/5/2011 5:06 PM

Type	Model	Suite Size (sq. ft.)	Bal / Ter /Patio (sq.ft)	View	Available Floor	Suite #	* Selling Price	Maint. Fee **
1 Br	1A	560	B55	N	3/F	303	\$241,000	\$235
1 Br	1G	563	B84	E	2/F	207	\$235,000	\$236
1 Br	1E	643	T174	E	3/F	311	\$286,000	\$270
1 Br	1F	697	T212	E	3/F	312	\$310,000	\$293
1+D	1E+D	618	T73	E	3/F	307	\$262,000	\$260
1+D	1F+D	678	B109	E	3/F	315	\$291,000	\$285
1+D	1H+D	681	B47	NW	3/F	302	\$289,000	\$286
1+D	1B+D-2	689	B78	E	2/F	206	\$280,700	\$289
1+D	1B+D-1	692	B78	E	2/F	205	\$281,800	\$291
2 Br	2M	883	B275	E	2/F	210	\$380,000	\$371
2 Br	2L	960	B52+B99	E	2/F	209	\$398,500	\$403
2+D	2C+D	869	B100	W	9/F - 21/F	901	\$381,500	\$365
2+D	2A+D-1	874	B84	SE	2/F	211	\$371,000	\$367
2+D	2A+D	884	T325	NE	8/F	806	\$400,000	\$371
2+D	2A+D	884	B47	NE	15/F - 21/F	1506	\$393,900	\$371
2+D	2B+D	891	B47	NW	8/F - 21/F	802	\$385,000	\$374
2+D	2G+D	895	B47	SW	3/F	319	\$380,300	\$376
2+D	2D+D	994	B109	E	8/F - 21/F	807	\$433,000	\$417
2+D	2E+D	1190	B48+B50	SE	8/F - 20/F	808	\$499,000	\$500
2+D	2F+D	1243	B48+B50	SW	8/F - 20/F	809	\$530,000	\$522
3 Br	3A	1217	B76	NE	2/F	202	\$478,000	\$511

**ROOF GARDEN (Ceiling Height - 9') & PENTHOUSE (Ceiling Height - 10')**

Type	Model	Suite Size (sq. ft.)	Bal / Ter /Patio (sq.ft)	View	Available Floor	Suite #	* Selling Price	Maint. Fee **
2+D	2H+D	1043	T173	N	Roof Garden	RG2	\$479,400	\$438
2+D	2I+D	1059	B54+T42+T89	NW	Roof Garden	RG1	\$484,400	\$445
2+D	2I+D	1059	B54+B96	NW	Penthouse	PH1	\$500,300	\$445
2+D	2J+D	1072	B54+T42+T89	NE	Roof Garden	RG3	\$497,800	\$450
2+D	2J+D	1072	B54+B97	SE	Penthouse	PH5	\$524,600	\$450
2+D	2J+D	1072	B54+B97	NE	Penthouse	PH3	\$513,800	\$450

**General Information:**

- Total No. of Suites: 184 Units
- Total Levels: 20 Levels

**Occupancy Starting from December, 2013**

- 9' ceiling on 1/F, 2/F, 3/F & 6/F
- 8' ceiling on 5/F, 7/F to 21/F
- 9' ceiling on RG & 10' ceiling on Penthouse level  
(please consult our Sales Representative for details)

**Preview Special:**

- GST & HST included
- One FREE Locker
- Stainless Steel appliance (Fridge, Stove, Dishwasher & Hood Fan)
- White Energy Star Space-efficient stacked Dryer and Washer
- UPG1 Wood Flooring throughout except tiled areas (as per Builder's sample)
- Quartz Stone and Vanity Countertops with undermount sinks in Kitchen & Washroom(s)  
(Additional Features for Roof Garden/Penthouse units, please consult our Sales Representative)

**Preview Special****All cheques to be made to DELZOTTO ZORZI LLP IN TRUST****Deposit Structure:**

- 1) 5,000 with Offer
- 2) 5% less \$5,000 in 30 Days after signing
- 3) 5% in 120 days after signing
- 4) 5% in 180 days after signing
- 5) 5% on Occupancy

**- Parking Spot is NOT INCLUDED in Selling Price. It cost \$25,000 extra!**

**- One Locker is Free during promotion, additional Lockers cost \$3,000**

**Maintenance Fee:**

Approximately \$0.42 per sq.ft. per month, plus Parking & Locker Fees if applicable

**Includes:** Air-Conditioning & Heating

**Excludes:** Water, Hydro, Cable & Internet Service

**Property Tax:**

Estimated at approximately 1.25%\*\* of Purchase Price annually

\*\* Maintenance and taxes are approximation/estimation only and are finalized on condominium registration

\* Premium for each level higher may vary, please consult our Sales Representative for details

\* All Prices & Terms are subject to change without notice. E. & O.E.



Uptown Markham Sales Office  
60 South Town Centre Blvd.  
Markham, ON L6G 0C5  
Tel.: 905-479-5557 Fax: 905-479-1942

**Office Hours:** Mon. - Thu. - (12 noon - 7 p.m.)  
Fri. - (Closed) Sat. & Sun. - (12 noon - 5 p.m.)

Website: www.UptownMarkham.com  
Email: info@UptownMarkham.com



Type	Model Type	Suite Size (sq. ft.)	Bal / Ter /Patio (sq.ft)	View	Available Floor	Suite #	* Selling Price	Maint. Fee **
1 Br	1A	560	B55	N	3/F	303	\$241,000	\$235
1 Br	1E	643	T174	E	3/F	311	\$286,000	\$270
1 Br	1F	697	T212	E	3/F	312	\$310,000	\$293
1+D	1H+D	681	B47	NW	3/F	302	\$289,000	\$286
1+D	1B+D-2	689	B78	E	2/F	206	\$280,700	\$289
1+D	1B+D-1	692	B78	E	2/F	205	\$281,800	\$291
2 Br	2M	883	B275	E	2/F	210	\$380,000	\$371
2 Br	2L	960	B52+B99	E	2/F	209	\$398,500	\$403
2+D	2C+D	869	B100	W	9/F - 21/F	1001	\$383,000	\$365
2+D	2A+D-1	874	B84	SE	2/F-3/F & 6/F	211	\$371,000	\$367
2+D	2A+D	884	T325	NE	8/F	806	\$400,000	\$371
2+D	2A+D	884	B47	NE	15/F - 21/F	1506	\$393,900	\$371
2+D	2B+D	891	B47	NW	8/F - 21/F	802	\$385,000	\$374
2+D	2E+D	1190	B48+B50	SE	9/F - 20/F	908	\$501,000	\$500
2+D	2G+D	895	B47	SW	2/F & 3/F	216	\$378,800	\$376
2+D	2D+D	994	B109	E	8/F - 21/F	807	\$433,000	\$417
2+D	2F+D	1243	B48+B50	SW	8/F - 20/F	809	\$530,000	\$522
3 Br	3A	1217	B76	NE	2/F	202	\$478,000	\$511

**ROOF GARDEN (Ceiling Height - 9') & PENTHOUSE (Ceiling Height - 10')**

Type	Model	Suite Size (sq. ft.)	Bal / Ter /Patio (sq.ft)	View	Available Floor	Suite #	* Selling Price	Maint. Fee **
2+D	2I+D	1059	B54+T42+T89	NW	Roof Garden	RG1	\$484,400	\$445
2+D	2I+D	1059	B54+B96	NW	Penthouse	PH1	\$500,300	\$445
2+D	2J+D	1072	B54+T42+T89	NE	Roof Garden	RG3	\$497,800	\$450
2+D	2J+D	1072	B54+B97	SE	Penthouse	PH5	\$524,600	\$450
2+D	2J+D	1072	B54+B97	NE	Penthouse	PH3	\$513,800	\$450

Each of "Model-Type" we have a minimum of 1 unit available, however on most models we have 2, 5 or more suites available on other or higher floor levels. Please ask!

**General Information:**

- Total No. of Suites: 184 Units
- Total Levels: 20 Levels

**Occupancy Starting from October 30, 2013**

- 9' ceiling on 1/F, 2/F, 3/F & 6/F
- 8' ceiling on 5/F, 7/F to 21/F
- 9' ceiling on RG & 10' ceiling on Penthouse level (please consult our Sales Representative for details)

**Preview Special:**

- HST included
  - One FREE Locker
  - Stainless Steel appliance (Fridge, Stove, Dishwasher & Hood Fan)
  - White Energy Star Space-efficient stacked Dryer and Washer
  - UPG1 Wood Flooring throughout except tiled areas (as per Builder's sample)
  - Quartz Stone and Vanity Countertops with undermount sinks in Kitchen & Washroom(s)
- (Additional Features for Roof Garden/Penthouse units, please consult our Sales Representative)

**Preview Special****Deposit Structure:****All cheques to be made to DELZOTTO ZORZI LLP IN TRUST**

- 1) 5,000 with Offer
- 2) 5% less \$5,000 in 30 Days after signing
- 3) 5% in 120 days after signing
- 4) 5% in 180 days after signing
- 5) 5% on Occupancy

**- Parking Spot is NOT INCLUDED in Selling Price. It cost \$25,000 extra!**

**- One Locker is Free during promotion, additional Lockers cost \$3,000**

**Maintenance Fee:**

Approximately \$0.42 per sq.ft. per month, plus Parking & Locker Fees if applicable

**Includes:** Air-Conditioning & Heating

**Excludes:** Water, Hydro, Cable & Internet Service

**Property Tax:**

Estimated at approximately 1.25%\*\* of Purchase Price annually

\*\* Maintenance and taxes are approximation/estimation only and are finalized on condominium registration

\* Premium for each level higher may vary, please consult our Sales Representative for details

\* All Prices & Terms are subject to change without notice. E. & O.E.



Uptown Markham Sales Office  
60 South Town Centre Blvd.  
Markham, ON L6G 0C5  
Tel.: 905-479-5557 Fax: 905-479-1942

**Office Hours:** Mon. - Thu. - (12 noon - 7 p.m.)  
Fri. - (Closed) Sat. & Sun. - (12 noon - 5 p.m.)

Website: www.UptownMarkham.com

Email: info@UptownMarkham.com



Type	Model Type	Suite Size (sq. ft.)	Bal / Ter /Patio (sq.ft)	View	Available Floor	Suite #	* Selling Price	Maint. Fee **
1 Br	1A	560	B55	N	2/F, 7/F & 11-21 /F	202	\$235,000	\$235
1+D	1A+D	596	B55	N	2/F	203	\$243,000	\$250
1+M	1A-Z	655	B67	NE	2/F	209	\$268,000	\$275
1+D	1H+D	681	B47	NW	3/F	302	\$292,000	\$286
1+D	1A-X	650	B35	W	2/F-7/F	206	\$275,000	\$273
1+D	1A-Y	737	B70	NW	2/F-7/F	208	\$313,000	\$310
1+D	1B+D-1	692	B78	E	2/F	211	\$284,800	\$291
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2+D	2B+D	891	B47	NW	8/F - 21/F	802	\$390,000	\$374
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Type	Model	Suite Size (sq. ft.)	Bal / Ter /Patio (sq.ft)	View	Available Floor	Suite #	* Selling Price	Maint. Fee **
2+D	2I+D	1059	B54+T42+T89	NW	Roof Garden	RG1	\$490,400	\$445
2+D	2I+D	1059	B54+B96	NW	Penthouse	PH1	\$506,300	\$445
2+D	2J+D	1072	B54+B97	NE	Penthouse	PH3	\$519,800	\$450

Each of "Model-Type" we have a minimum of 1 unit available, however on most models we have 2, 5 or more suites available on other or higher floor levels. Please ask!

**Occupancy Starting from October 30, 2013**

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Property Tax: Estimated at approximately 1.25%\*\* of Purchase Price annually

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 \* Premium for each level higher may vary, please consult our Sales Representative for details  
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 Website: www.UptownMarkham.com  
 Email: info@UptownMarkham.com



# River Park

# Building A



MODEL **2A+D**

TWO BEDROOM PLUS DEN

**884** sq. ft.

Plus 47 sq. ft. Balcony

Plus 325 sq. ft. Terrace on 7th Level

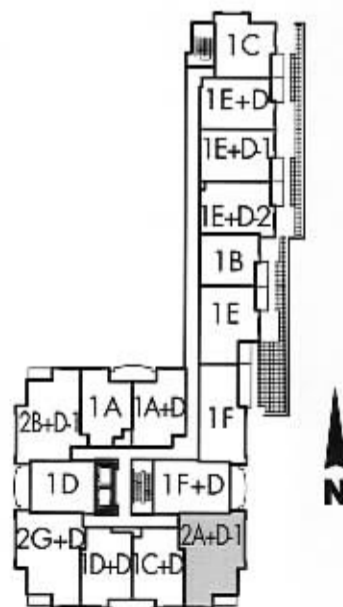
MARKHAM  
**Uptown**  
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TIMES GROUP  
CORPORATION



# River Park

# Building A



BUILDING A-LEVEL 2-6

MODEL **2A+D<sub>1</sub>**

TWO BEDROOM PLUS DEN  
**874** sq. ft.  
 Plus 48 sq. ft. Balcony

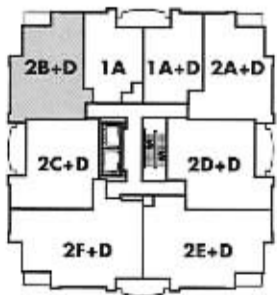
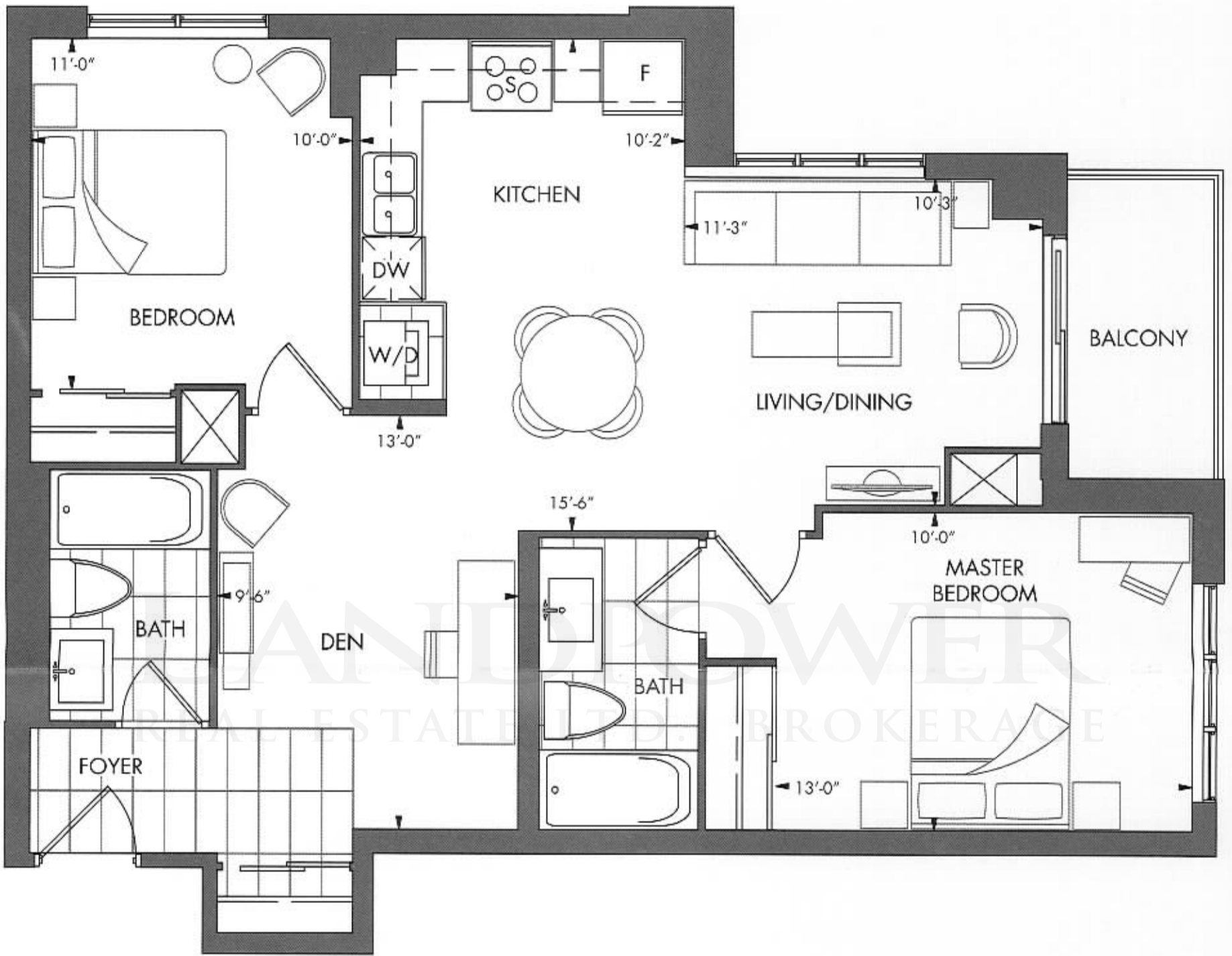
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# River Park

# Building A



BUILDING A-LEVEL 7-18

MODEL **2B+D**

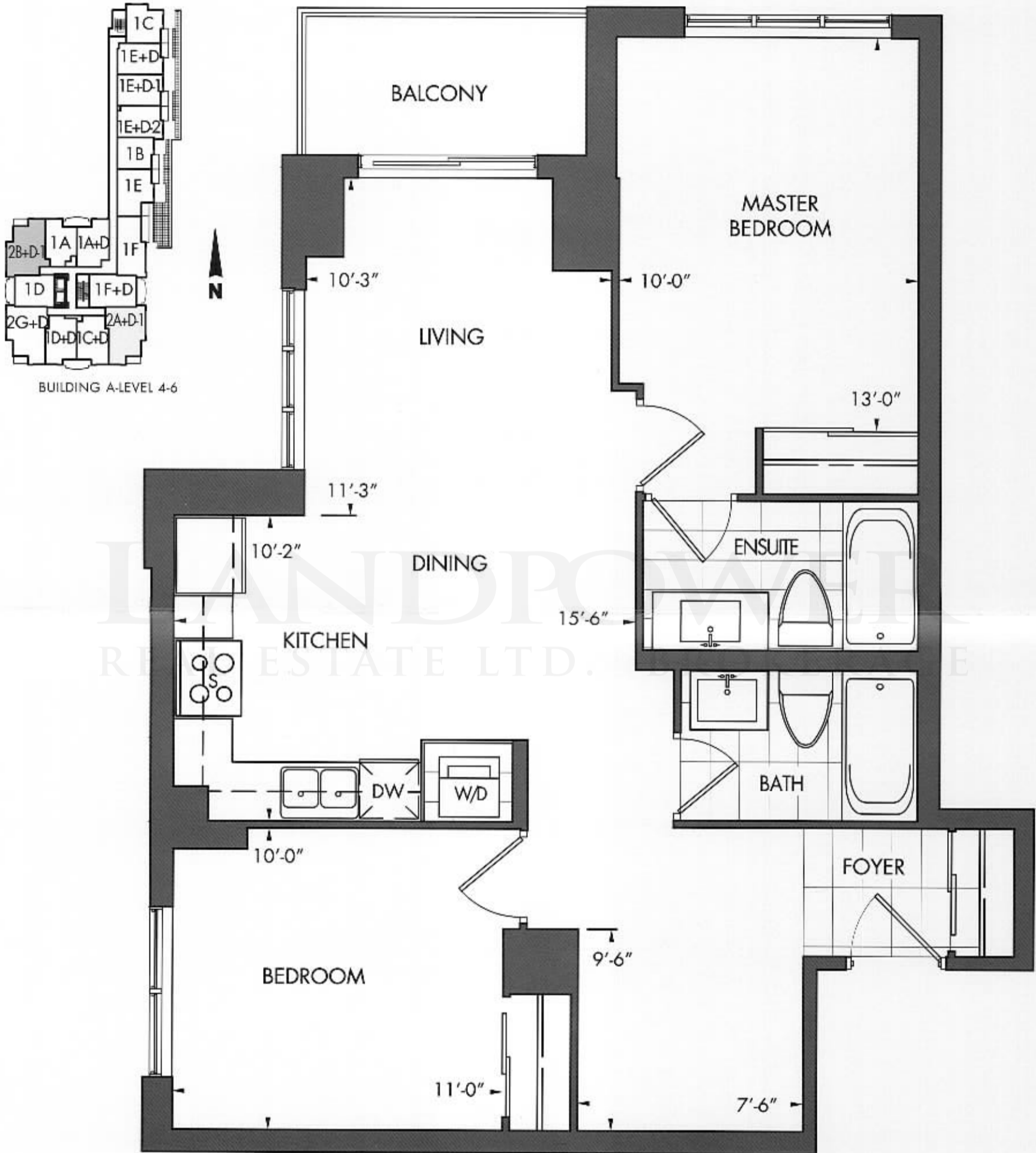
TWO BEDROOM PLUS DEN  
**891** sq. ft.  
 Plus 47 sq. ft. Balcony

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# River Park

# Building A



MODEL

**2B+D-1**

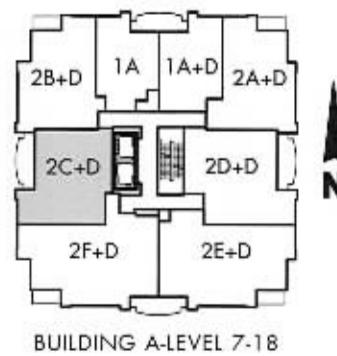
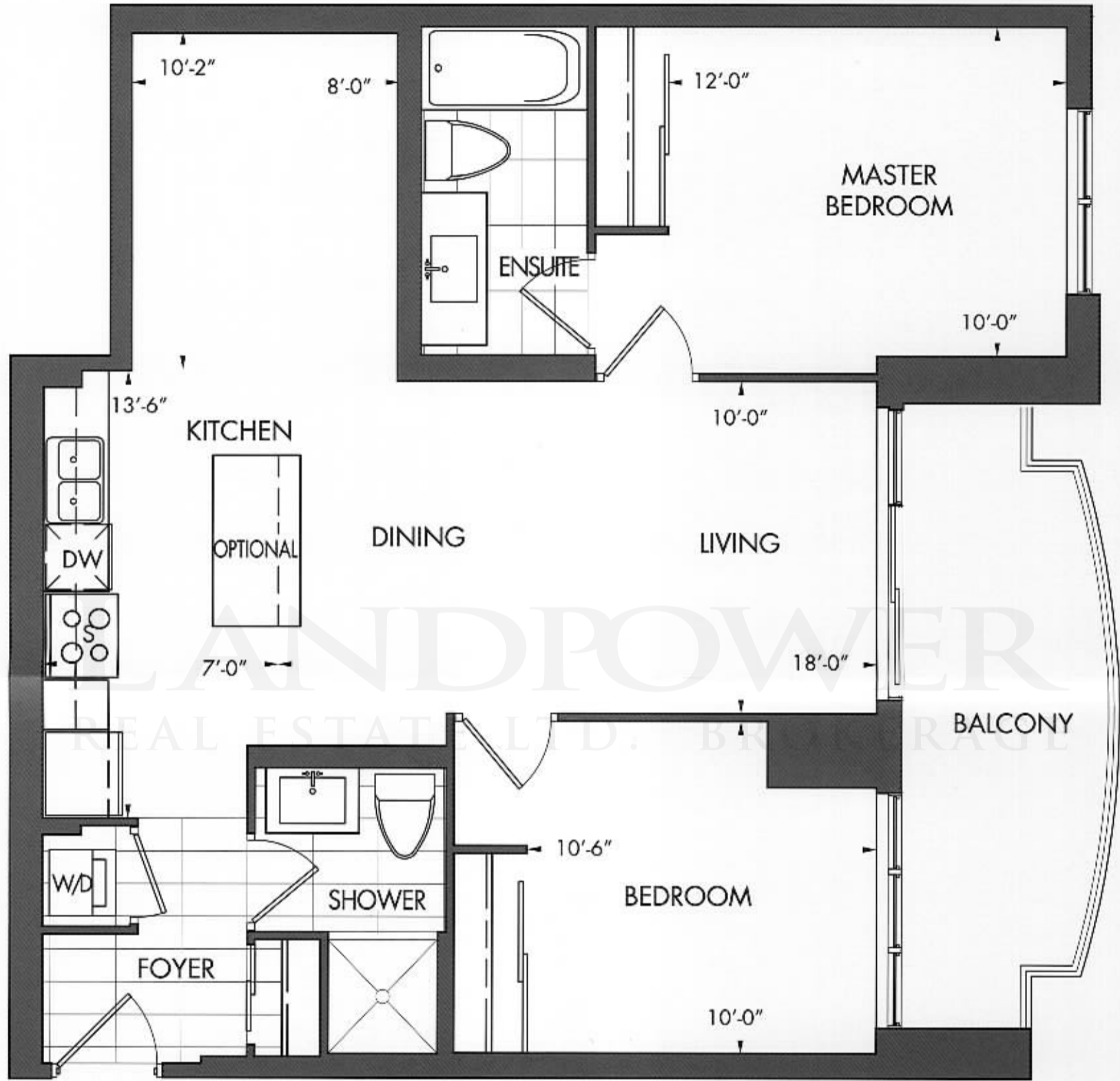
TWO BEDROOM PLUS DEN

**865** sq. ft.

Plus 47 sq. ft. Balcony

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MODEL **2C+D**

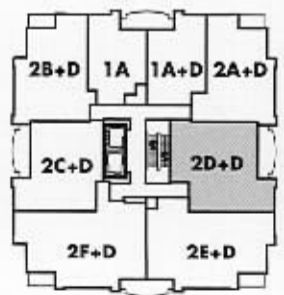
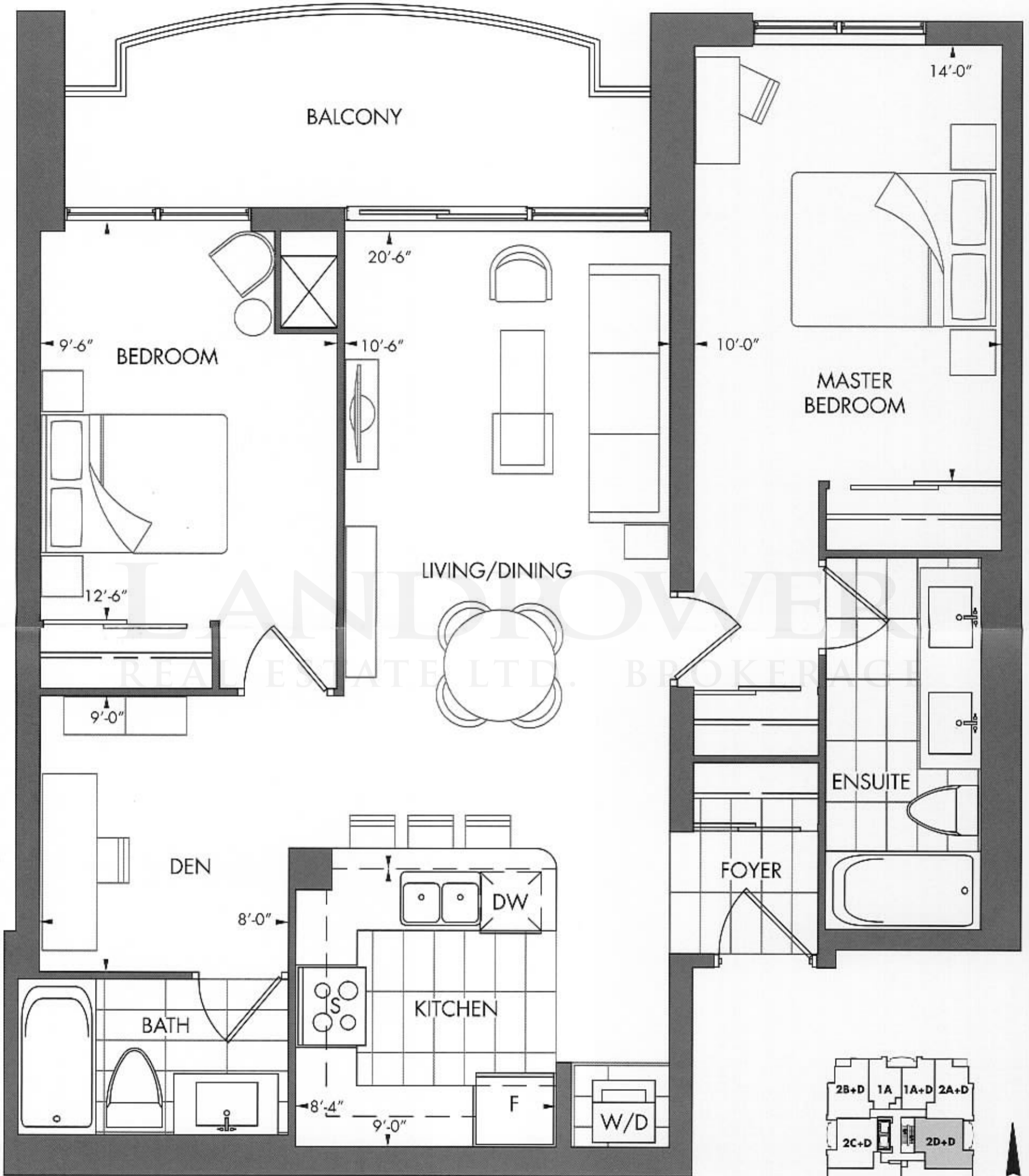
TWO BEDROOM PLUS DEN  
**869** sq. ft.  
 Plus 100 sq. ft. Balcony

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# River Park

# Building A



BUILDING A-LEVEL 7-18

MODEL **2D+D**

TWO BEDROOM PLUS DEN

**994** sq. ft.

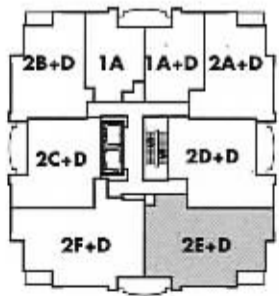
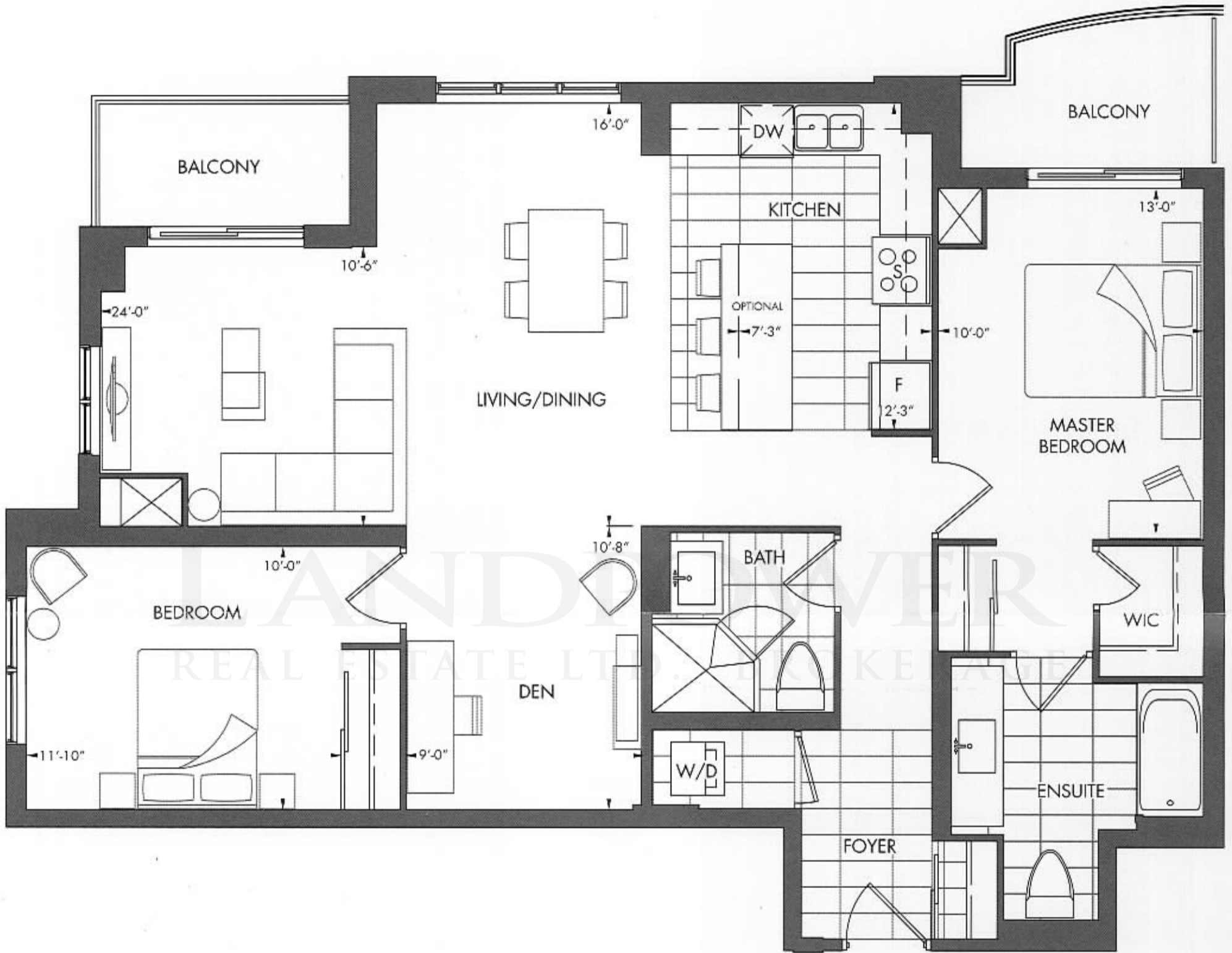
Plus 109 sq. ft. Balcony

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# River Park

# Building A



BUILDING A-LEVEL 7-18

MODEL **2E+D**

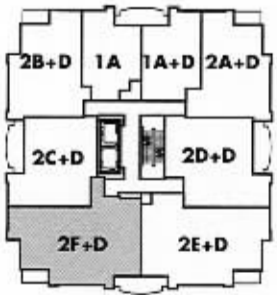
TWO BEDROOM PLUS DEN  
**1,190** sq. ft.  
 Plus 48 & 50 sq. ft. Balcony

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# River Park

# Building A



BUILDING A-LEVEL 7-18

MODEL **2F+D**

TWO BEDROOM PLUS DEN

**1,243** sq. ft.

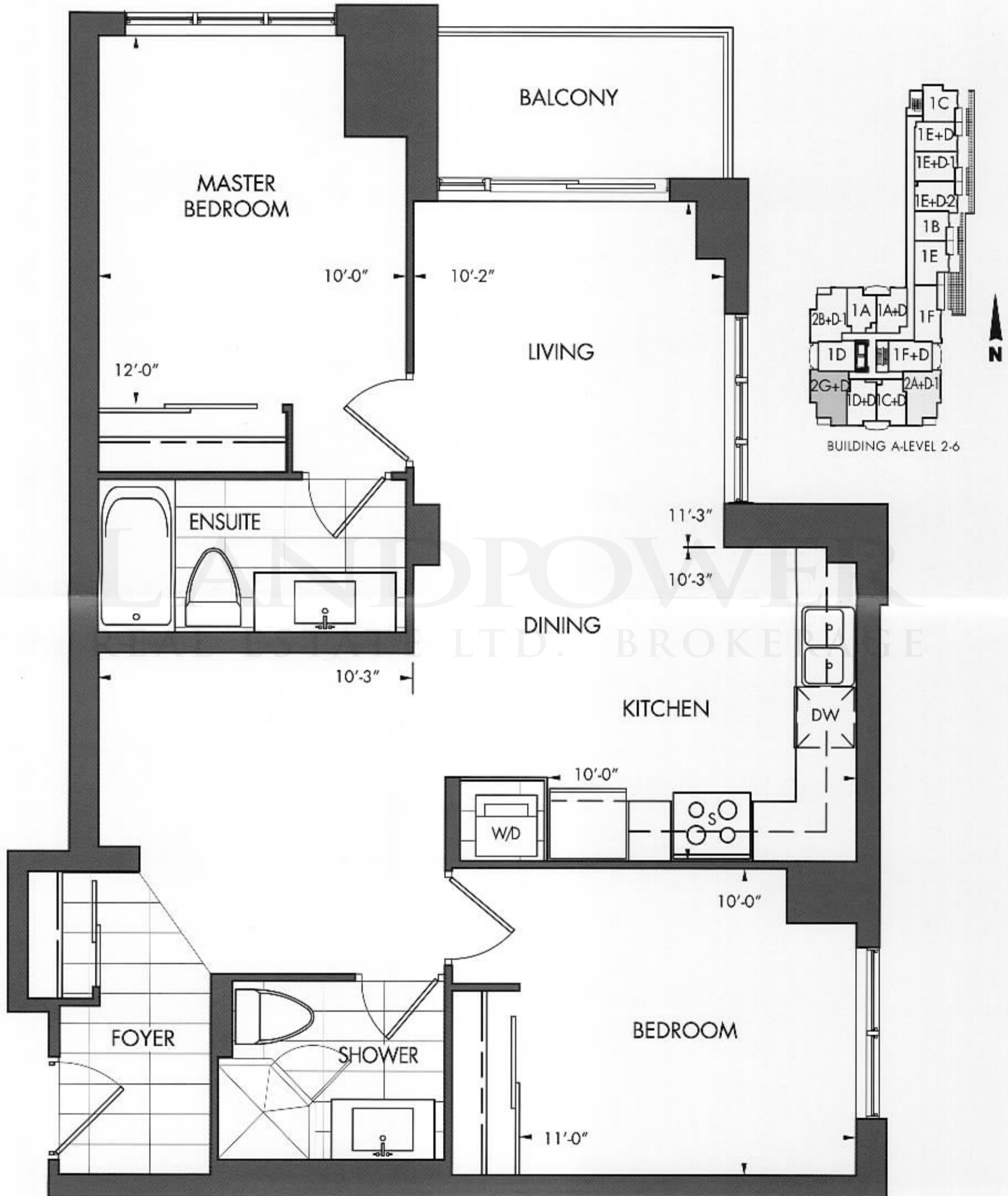
Plus 48 & 50 sq. ft. Balcony

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# River Park

# Building A



MODEL **2G+D**

TWO BEDROOM PLUS DEN

**895** sq. ft.

Plus 47 sq. ft. Balcony

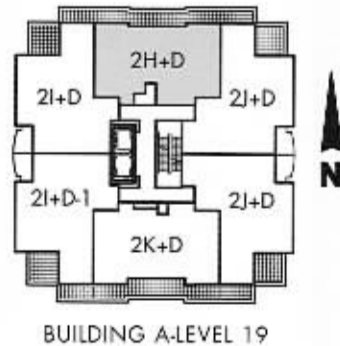
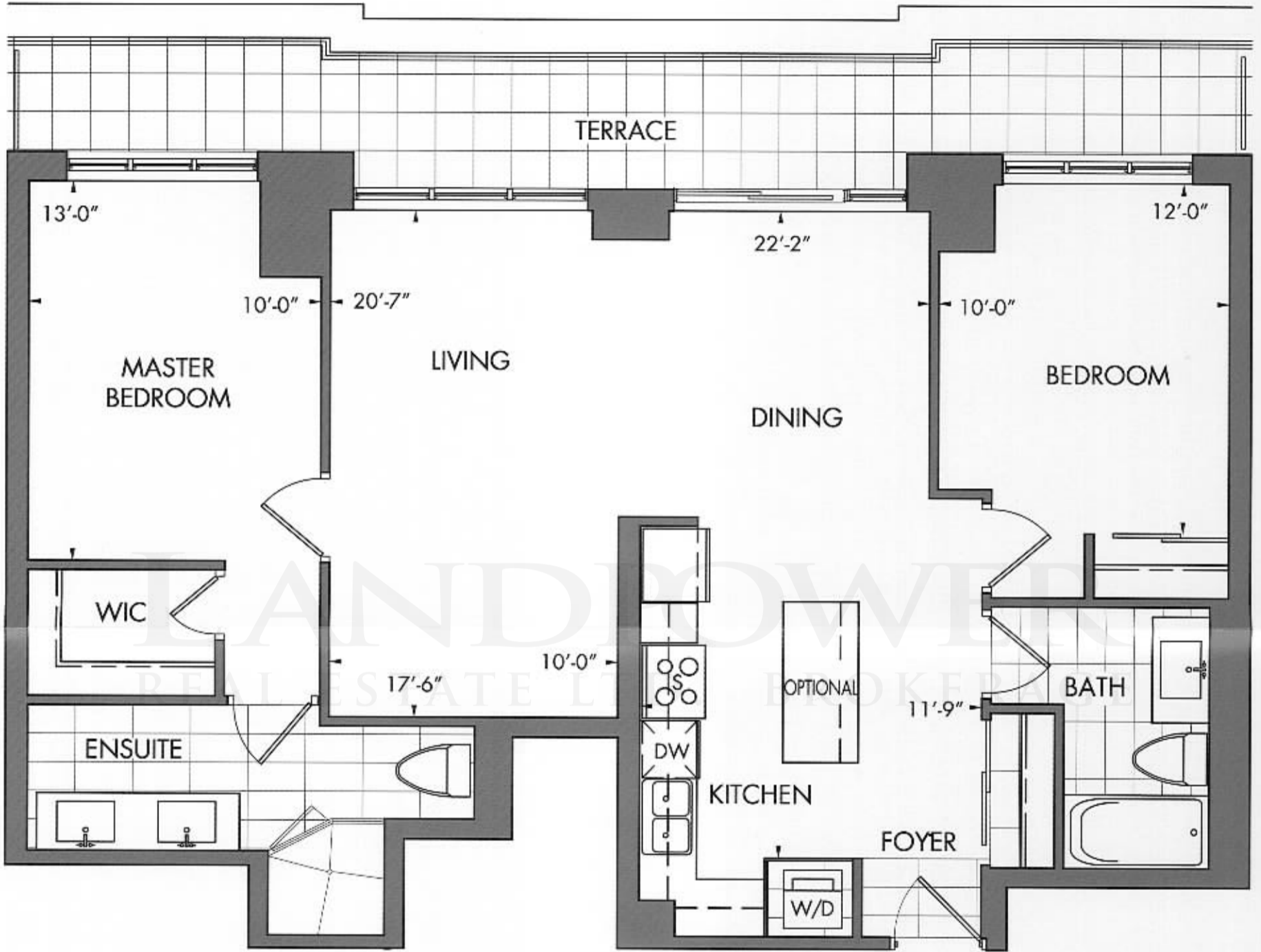
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# River Park

# Building A



MODEL **2H+D**

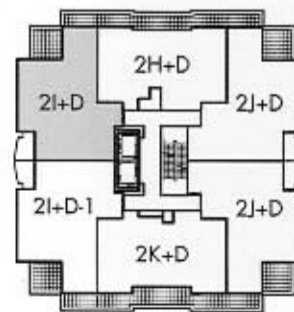
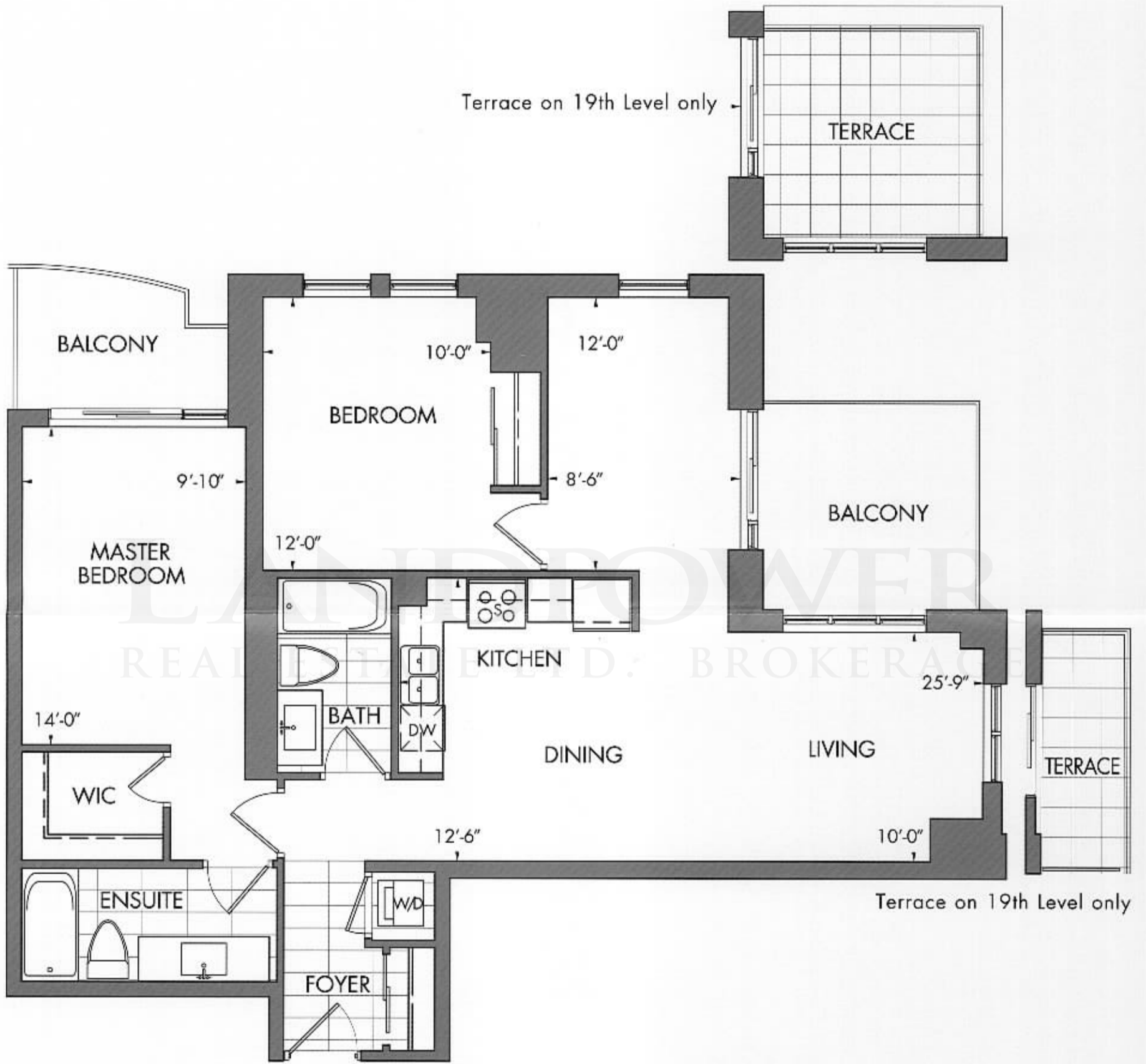
TWO BEDROOM PLUS DEN  
**1,043** sq. ft.  
 Plus 173 sq. ft. Terrace

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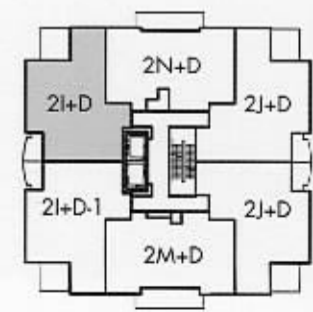
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# River Park

# Building A



BUILDING A-LEVEL 19



BUILDING A-LEVEL 20



MODEL **2I+D**

TWO BEDROOM PLUS DEN

**1,059** sq. ft.

Plus 54 sq. ft. Balcony

Plus 42+89 sq. ft. Terrace

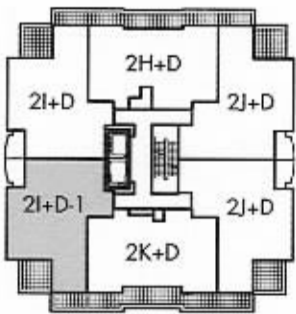
Plus 54+96 sq. ft. Balcony on 20th Level

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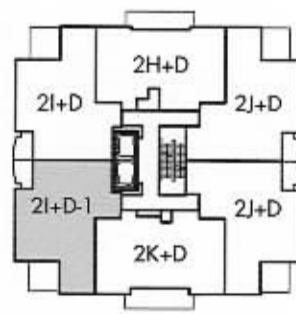
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# River Park

# Building A



BUILDING A-LEVEL 19



BUILDING A-LEVEL 20

MODEL **2I+D-1**

TWO BEDROOM PLUS DEN

**1,067** sq. ft.

Plus 55 sq. ft. Balcony  
Plus 47+89 sq. ft. Terrace

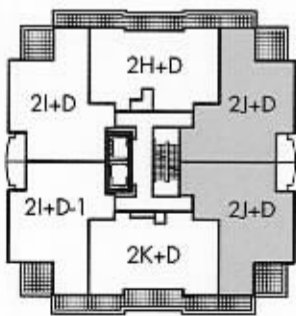
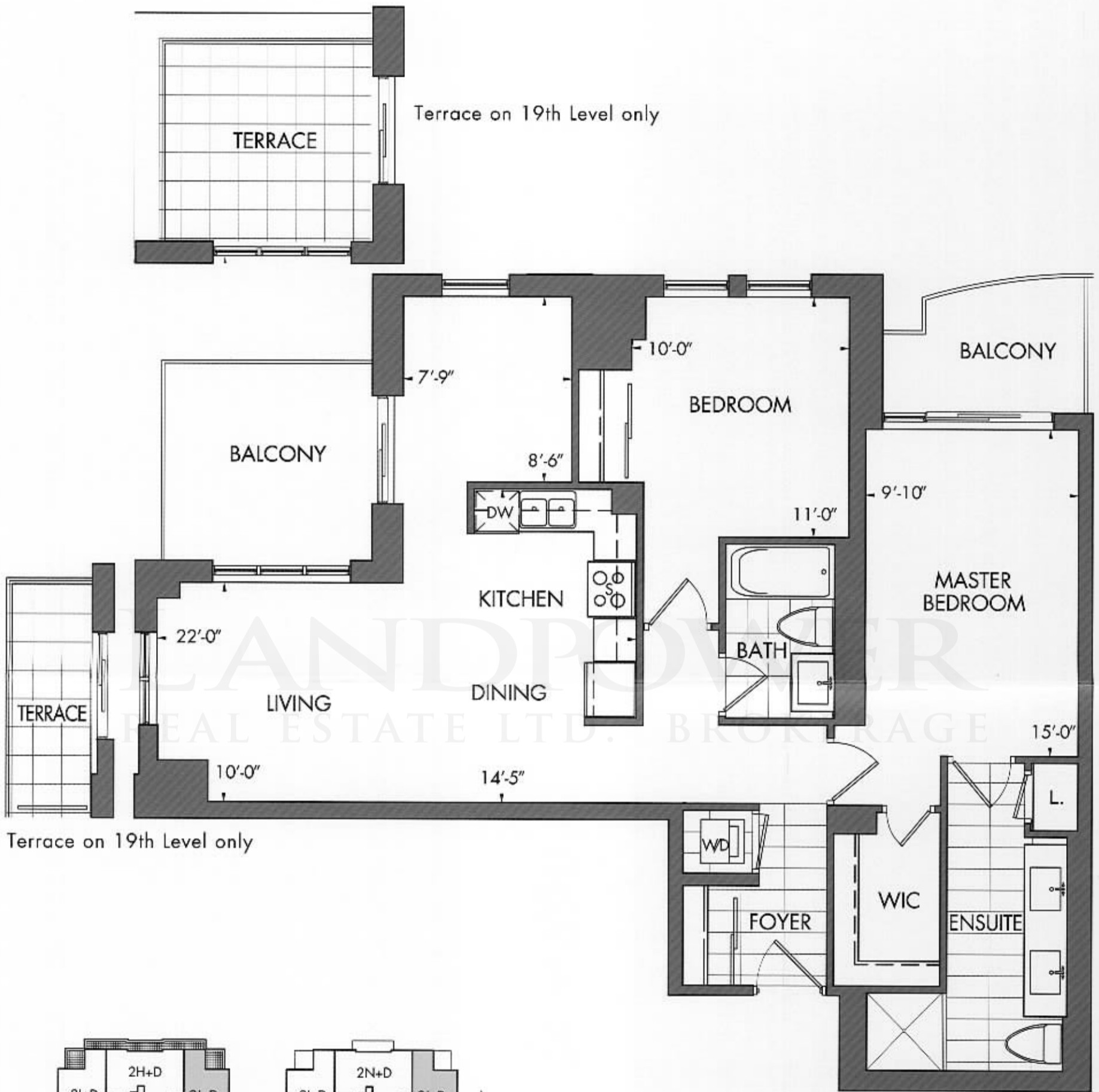
Plus 55+97 sq. ft. Balcony on 20th Level

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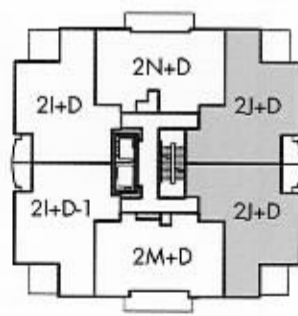
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# River Park

# Building A



BUILDING A-LEVEL 19



BUILDING A-LEVEL 20



MODEL **2J+D**

TWO BEDROOM PLUS DEN

**1,072** sq. ft.

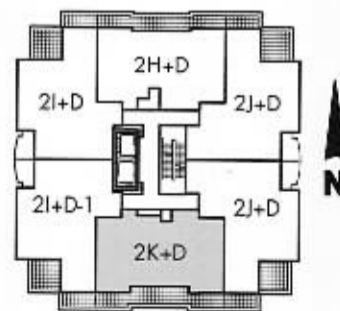
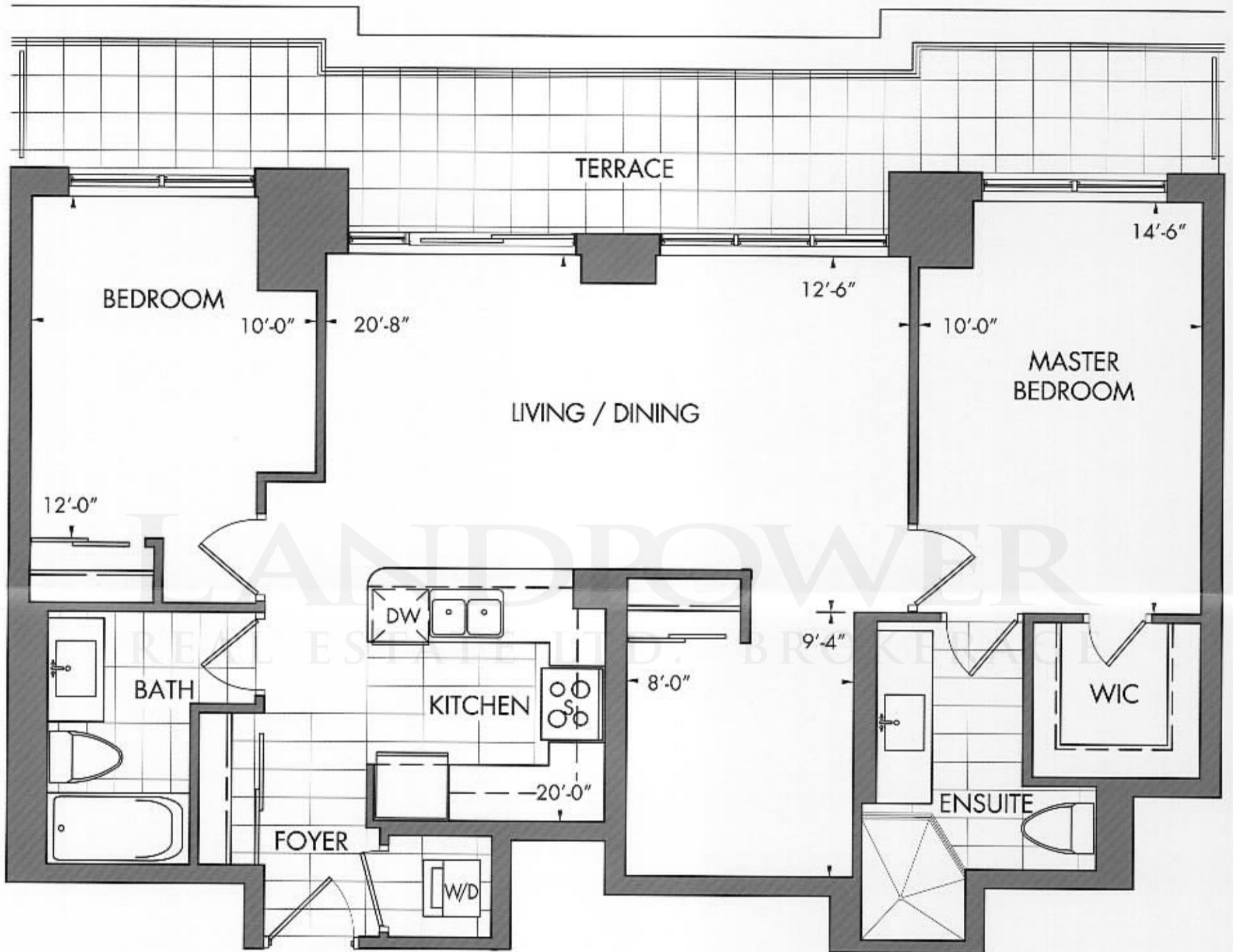
Plus 54 sq. ft. Balcony

Plus 42+89 sq. ft. Terrace

Plus 54+97 sq. ft. Balcony on 20th Level

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BUILDING A-LEVEL 19

MODEL **2K+D**

TWO BEDROOM PLUS DEN

**1,028** sq. ft.

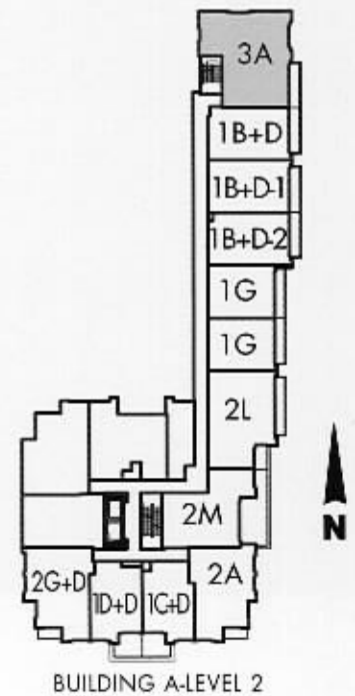
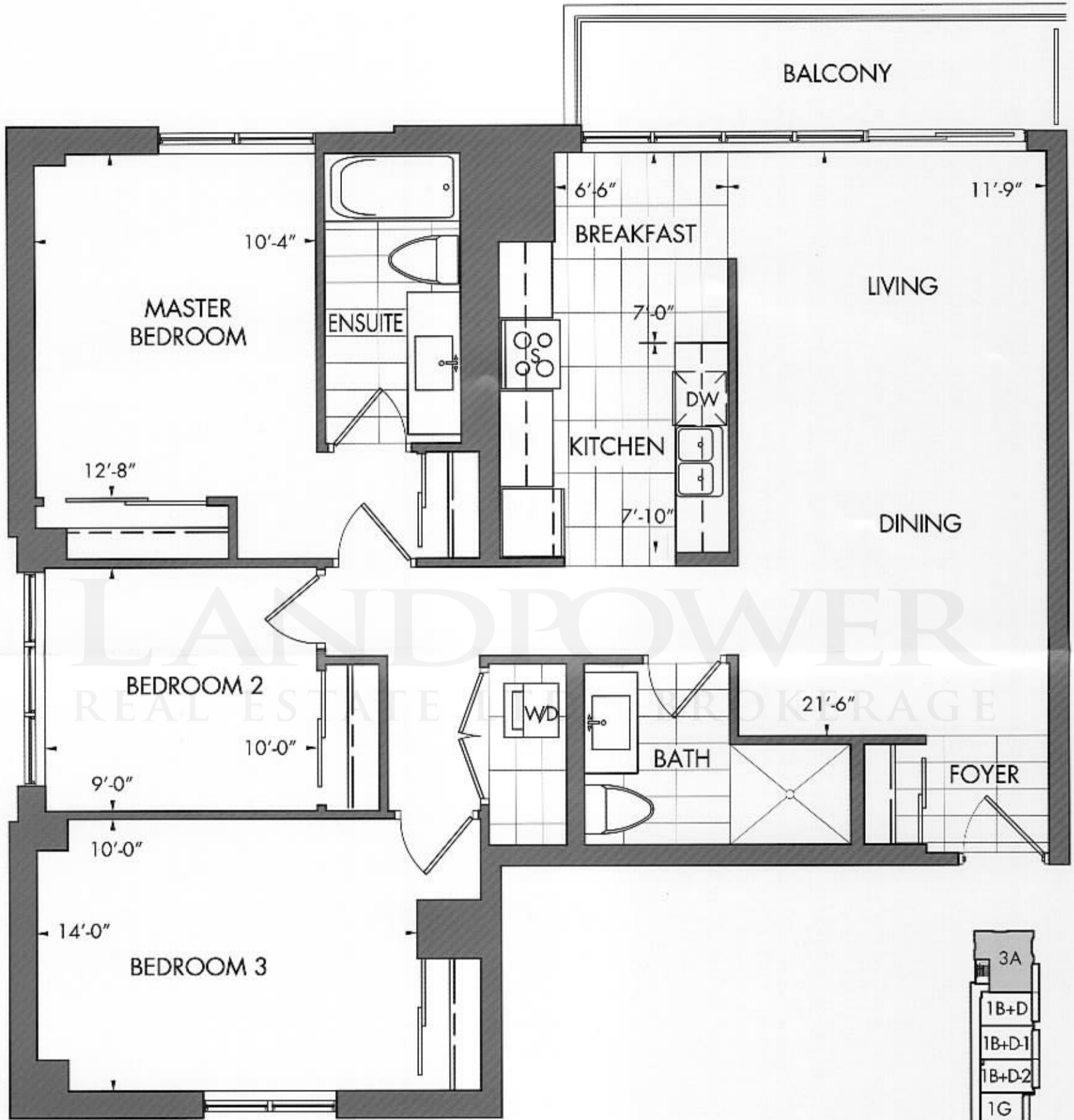
Plus 213 sq. ft. Balcony

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# River Park

# Building A



MODEL **3A** THREE BEDROOM  
**1,217** sq. ft.  
 Plus 76 sq. ft. Balcony

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All renderings are artist's concept. Prices and specifications are subject to change without notice. Actual usable floor space may vary from the stated floor area. E. & O.E.