

RougeBijou
Arbor

RougeBijou

The exciting
new Luxury
Condominium
Residences
in Downtown
Markham

DOWNTOWN MARKHAM MASTER PLAN



RougeBijou

Rouge River Valley

Unionville
Go Station

Legend	Residential	Mixed Use	Commercial District	Civic and Educational



Rouge Bijou is a way of life!

Featuring amenities and

services most often reserved

for luxury hotels. Your own

private cinema. A billiards room.

Virtual golf. The ultimate health

club. **Introducing Club Bijou.**



DOWNTOWN MARKHAM™

ROUGE BIJOU ARBOR CONDOMINIUMS

PREVIEW PRICING

(SUBJECT TO AVAILABILITY)

MODEL	TYPE	FLOORS	APPROXIMATE SUITE SIZE	EXPOSURE	PRICED FROM:
HAYMARKET	1 BED	4	580 SQ. FT.	SOUTH	\$205,900
CHANDOS	1 BED	5&7	590 SQ. FT.	NORTH	\$207,900
EYRE	1 BED	3	615 SQ. FT.	NORTH	\$208,900
GOWER	1 BED	4	615 SQ. FT.	NORTH	\$209,900
FITZROY	1 BED	2	640 SQ. FT.	SOUTH	\$210,900
GREENWICH	1 BED + DEN	1&3	650 SQ.FT.	SOUTH	\$219,900
WHITEHALL	1 BED + DEN	1-2	730 SQ. FT.	SOUTH	\$247,900
MYDELTON	1 BED + DEN	1	790 SQ.FT.	SOUTH EAST	\$259,900
MARBLE HILL	2 BED	5-7	800 SQ. FT.	SOUTH EAST	\$275,900
CRUNDEN	2 BED	3	895 SQ. FT.	NORTH EAST	\$302,900
LAWLOR	2 BED	6	915 SQ.FT.	SOUTH	\$307,900
POYNTER	2 BED	5-6	960 SQ. FT.	NORTH EAST	\$323,900
BENTHAM	2 BED + DEN	4	930 SQ. FT.	NORTH	\$330,900
CHELSEA	2 BED + DEN	2-3	1045 SQ. FT.	NORTH WEST	\$335,900
BAKER	2 BED + DEN	4	960 SQ. FT.	NORTH WEST/SOUTH WEST	\$337,900
HILLYARD	2 BED	7	980 SQ. FT.	SOUTH	\$350,900
PADDINGTON	2 BED + DEN	5	1075 SQ. FT.	NORTH WEST	\$359,900
TAVISTOCK	2 BED + DEN	5-6	1105 SQ. FT.	SOUTH WEST	\$362,900
HIGHBURY	2 BED + DEN	4	1125 SQ. FT.	NORTH EAST	\$367,900

Prices increase approximately \$1,000 per floor. Some premiums apply.

BUILDING FEATURES

COSMOPOLITAN, CLASSIC AND ELEGANT LOBBY FEATURING 24-HOUR CONCIERGE. CLUB BIJOU FEATURES SPECTACULAR AMENITIES INCLUDING EXERCISE ROOM, VIRTUAL GOLF, LOUNGE WITH KITCHEN AND PARTY ROOM WITH GAMES AREA, SCREENING ROOM, UNDERGROUND BICYCLE STORAGE, VISITOR PARKING AND GUEST SUITE

SUITE FEATURES

ALL SUITES FEATURE 9' OR 10' CEILINGS, CHEF'S KITCHEN WITH FINELY CRAFTED CABINERY AND A CHOICE OF GRANITE KITCHEN COUNTER TOPS AND 6 STAINLESS, WHITE OR BLACK BRAND-NAME APPLIANCES. A CHOICE OF PRE-ENGINEERED HARDWOOD FLOORING IN KITCHEN, LIVING/DINING ROOMS AND FOYER. LUXURIOUS MARBLE MASTER BATHS.

<p>DEPOSIT STRUCTURE \$3,000 WITH OFFER BALANCE OF 5% IN 30 DAYS 5% IN 60 DAYS 5% IN 120 DAYS 5% ON OCCUPANCY</p> <p>PRICES INCLUDE ONE PARKING, ONE LOCKER AND G.S.T.</p>	<p>TAXES ESTIMATED AT APPROXIMATELY 0.99% OF PURCHASE PRICE, AS PER THE CITY OF MARKHAM TAX RATE (ESTIMATED)</p> <p>MAINTENANCE FEES \$0.39 / SQ. FT. (HYDRO METERED SEPARATELY)</p> <p>OCCUPANCY MAY 30TH, 2008</p>
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All prices, figures and materials are preliminary and are subject to change without notice E. & O. E. Note: All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Bulletin #22. Actual living area will vary from floor area stated. September 17th, 2006

T. 905-948-9900

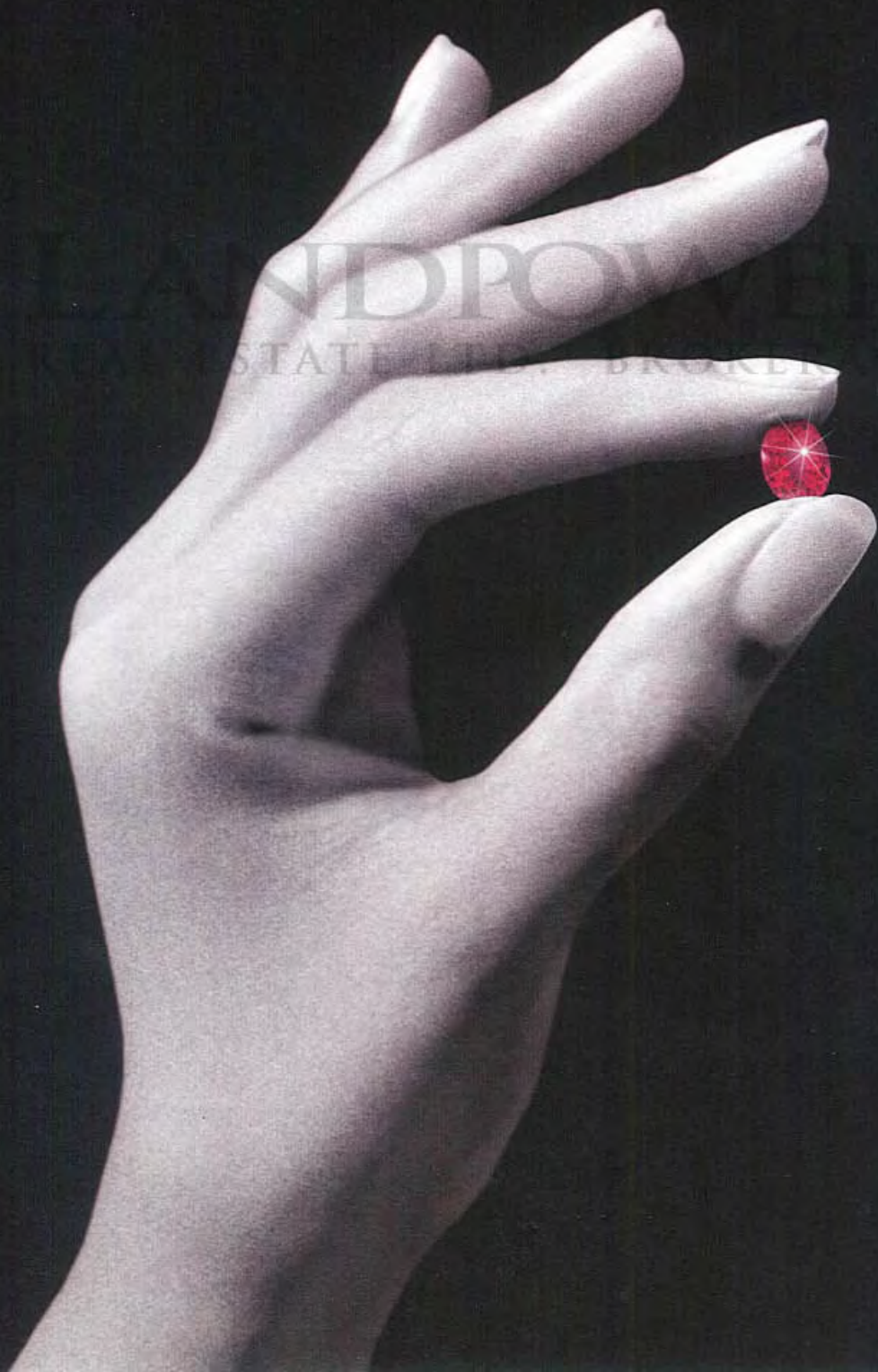
F. 905-948-9964

WWW.DOWNTOWNMARKHAM.CA

Baker Real Estate Corporation, Exclusive Agent for the Vendor

RougeBijou

FEATURES LIST



Cosmopolitan and modern, elegant and luxurious ~ Rouge Bijou features exquisitely-appointed suites, a stunning lobby entrance, exclusive amenities and a 24-hour concierge. You'll find Rouge Bijou in the heart of Downtown Markham, overlooking Simcoe Promenade.

CLUB BIJOU

Perfect for exercise and leisure – work-out or host the ultimate soiree. Club Bijou offers residents and guests a fully-equipped exercise facility, lounge/party room and games area, state-of-the-art screening room, demonstration kitchen and a separate virtual golf room. A furnished guest suite is available for visiting friends and family, spacious storage lockers, secure underground guest parking and a convenient bicycle storage room are just a few of the extras you'll enjoy as a member of Club Bijou.

THE SUITES

Elegant and sophisticated. Expansive balconies, patios and terraces are complemented by high ceilings, hardwood floors and modern appliances.

- 9-foot standard ceilings, 10 foot ceilings in Penthouses, Patio Suites and the first floor of the Villas
- Expansive balconies, patios and terraces**
- Elegant, solid core entry door; privacy viewer and quality-finished hardware
- Engineered hardwood floors in foyer; living, dining area and den*
- 40 oz. CRI® Green Label certified carpet to promote Indoor Air Quality in bedrooms and applicable closets*
- Attractive mirrored sliding closet doors in foyer and bedrooms**
- Designer 7-foot interior doors with quality-finished hardware
- Convenient ventilated white plastic coated shelving in closets
- Elegant, custom baseboards, door frames and casings
- Stacked or side by side full-size brand name washer and dryer**
- Bedrooms with separate light switches and capped ceiling outlets**
- Paints will have a "Green Seal"® Certification

CHEF'S KITCHEN

- Finely crafted cabinetry with glass accent door and taller upper cabinets in a selection of finishes and colours*
- Attractive granite countertops*
- Ceramic or mirrored backsplash*
- Convenient double stainless steel sink with single-lever faucet and pullout vegetable sprayer
- Task-lighting under upper cabinet
- Ceiling-mounted halogen track lighting
- Engineered wood or distinctive ceramic floor tiles*
- Six major appliances (Energy Star® appliances where applicable), choices include stainless steel, black or white 18-cubic-foot frost-free refrigerator; self-cleaning range, built-in dishwasher; and over-the-range microwave. All appliances connected and ready to use*

*From builder's standard samples **As per plan

Rouge Bijou Condominium is LEED® Registered

All suites protected under Tarion

(formerly the Ontario New Home Warranty Program)

BATHROOMS

- Master en-suite Bathrooms or suites with one Bathroom
- Marble or ceramic floors*
- Elegant, quality cabinetry with locked medicine storage*
- Marble banjo-style counter-top and full-width mirror* **
- Polished chrome faucets and designer accessory package
- Designer white bathroom fixtures – featuring water saving dual-flush water closet
- Frameless glass shower door; with ceramic walls in shower stalls**
- Contemporary soaker tub for deep relaxation**
- Safety pressure balance valve for tub and shower
- Energy recovery exhaust ventilation system
- Custom halogen lighting* **

SECOND BATHROOM

- Ceramic tile floors and tub surround*
- Elegant, quality cabinetry options*
- Marble countertops*
- Polished chrome faucets and designer accessory package
- Designer white bathroom fixtures – featuring water saving dual-flush water closet
- Shower stall with glass door and ceramic walls*
- Safety pressure balance valve in shower
- Energy recovery exhaust ventilation system
- Custom halogen lighting* **

TECHNOLOGY

- High performance fixed and operable windows improve thermal comfort and decrease energy costs
- Telephone outlets in living room, kitchen, master bedroom, 2nd bedroom or den
- Cable TV and high-speed Internet access outlets in living room, master bedroom, 2nd bedroom or den**
- Individual seasonally controlled heating and air conditioning improve energy efficiency through energy recovery technology
- Individual suite controlled energy recovery ventilator to provide mechanically replenished fresh air; exhaust the suites, recover heated or cooled air to decrease energy costs, and provide a higher level of indoor environmental quality and comfort
- Individual, separately metered circuit breaker panel with copper wiring throughout
- Convenient, on site recycling collection

SAFETY

- Professional 24 hour concierge service
- Secure underground parking with elevator access to your home
- Each suite is equipped with an entry alarm, monitored by the concierge
- Each suite has fire, heat and smoke alarm systems
- Main entrances and exits monitored by closed-circuit television systems
- Security access throughout all common areas

RougeBijou

**DOWNTOWN
MARKHAM**

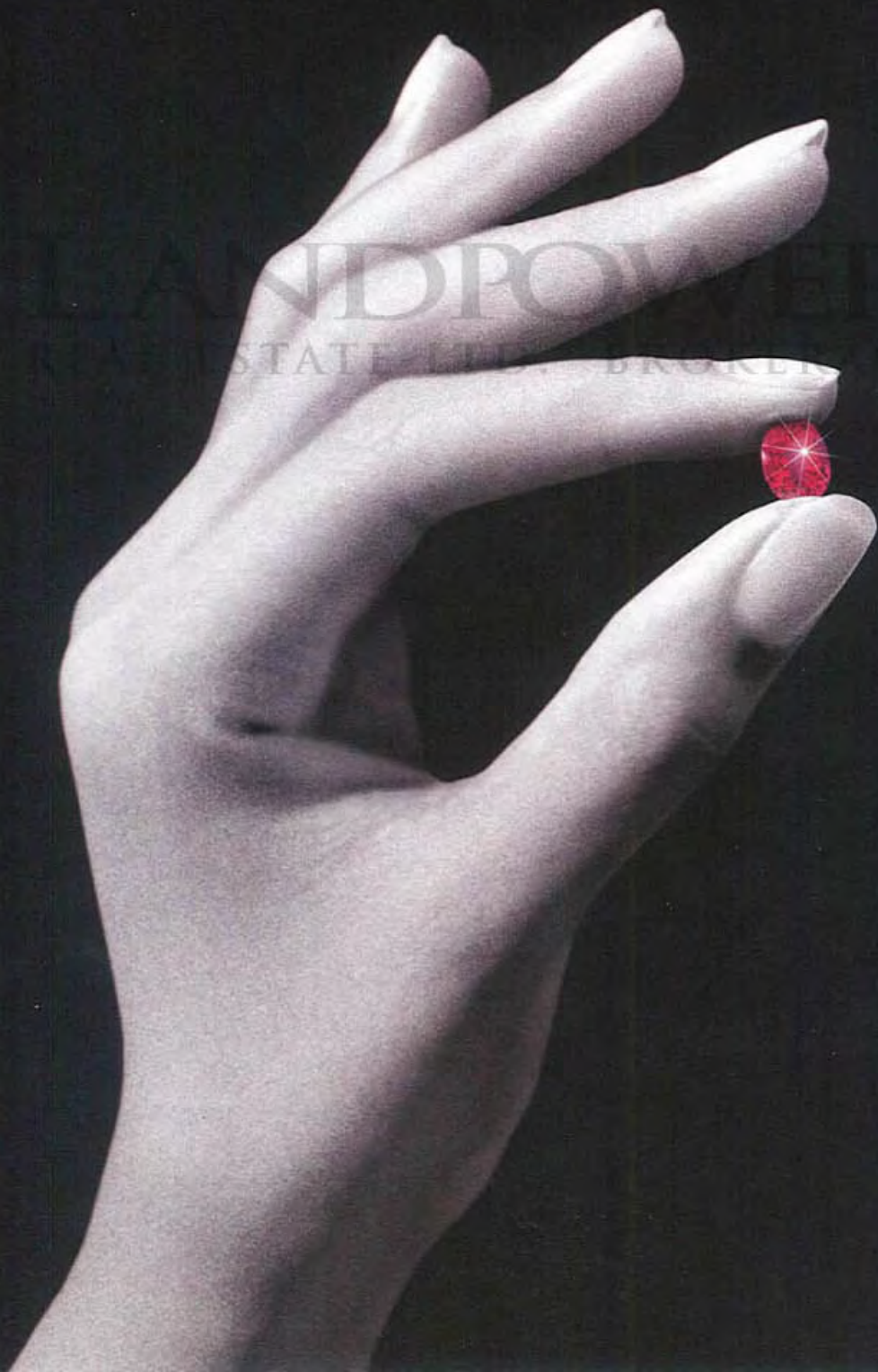


Downtown Markham™ developed and built by The Remington Group Inc.

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

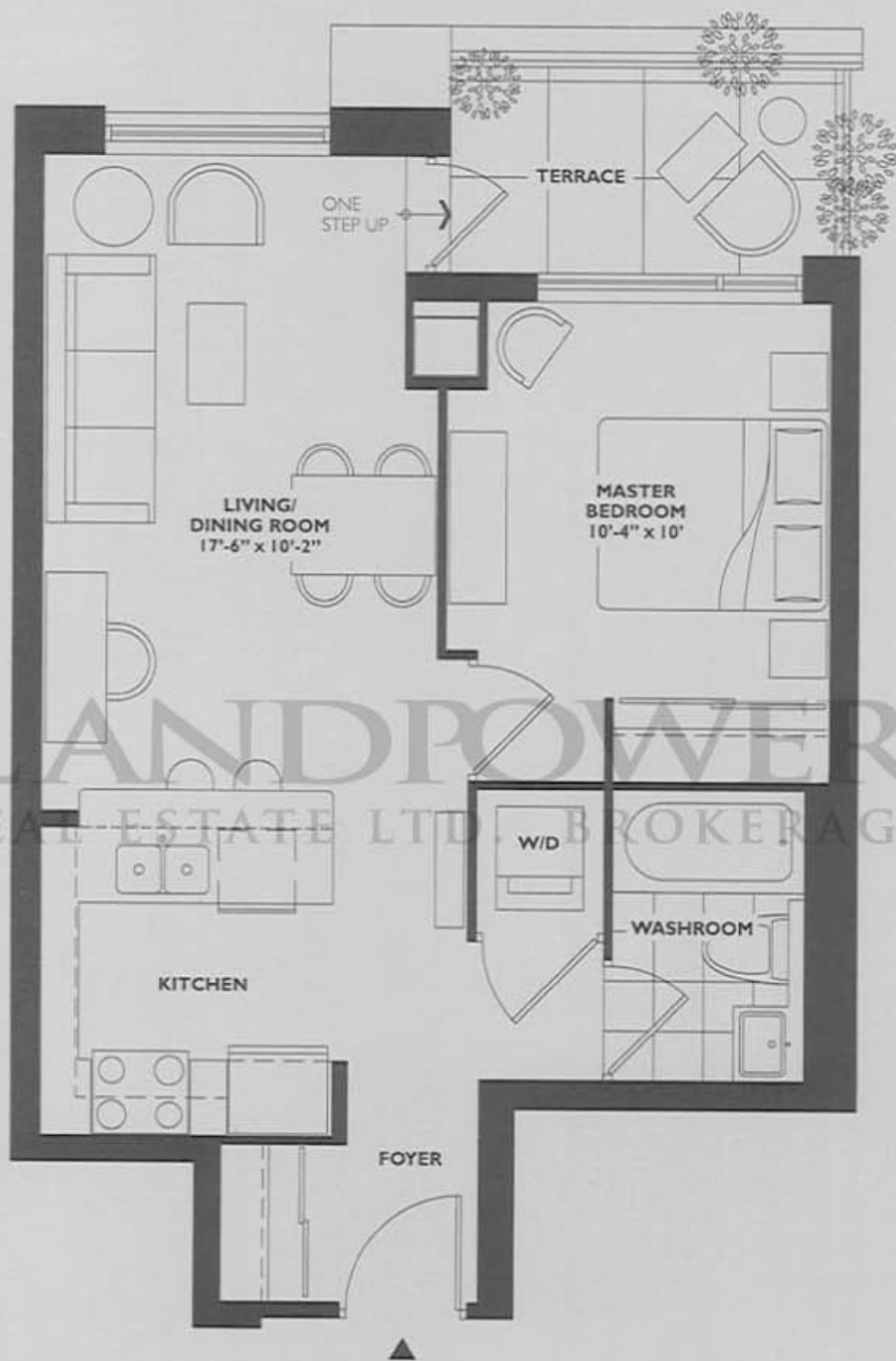
RougeBijou

One Bedroom



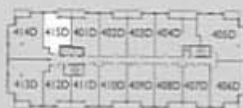
Mainwaring

560 square feet
one bedroom / one bathroom



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RougeBijouArbor

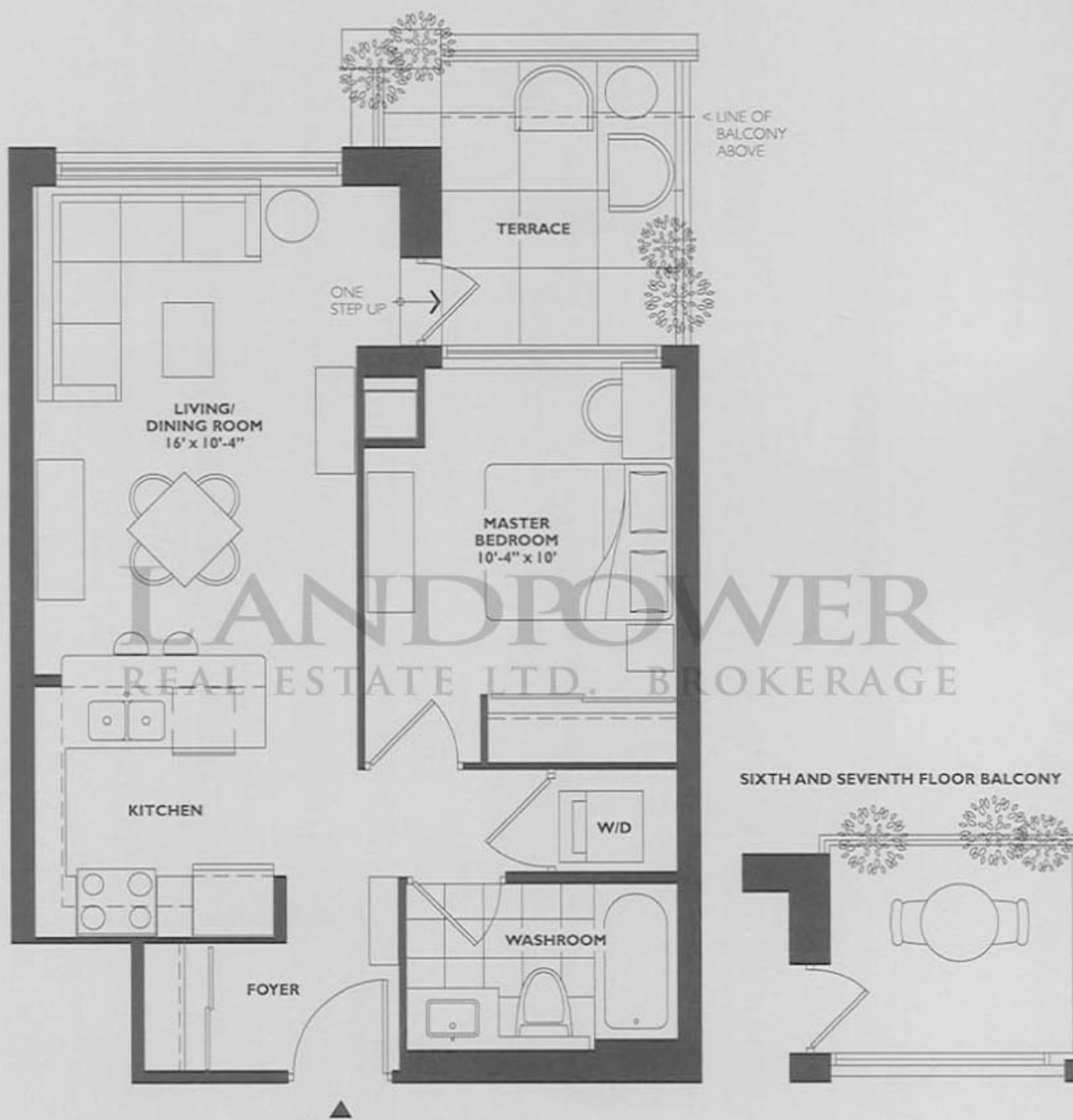


FOURTH FLOOR

All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O.E.
All illustrations are artist's concept. Actual usable floor space varies from the stated floor area. Furniture not included.

Bedford

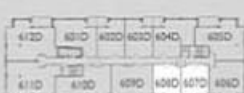
575 square feet
one bedroom / one bathroom



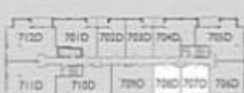
RougeBijouArbor



FIFTH FLOOR



SIXTH FLOOR



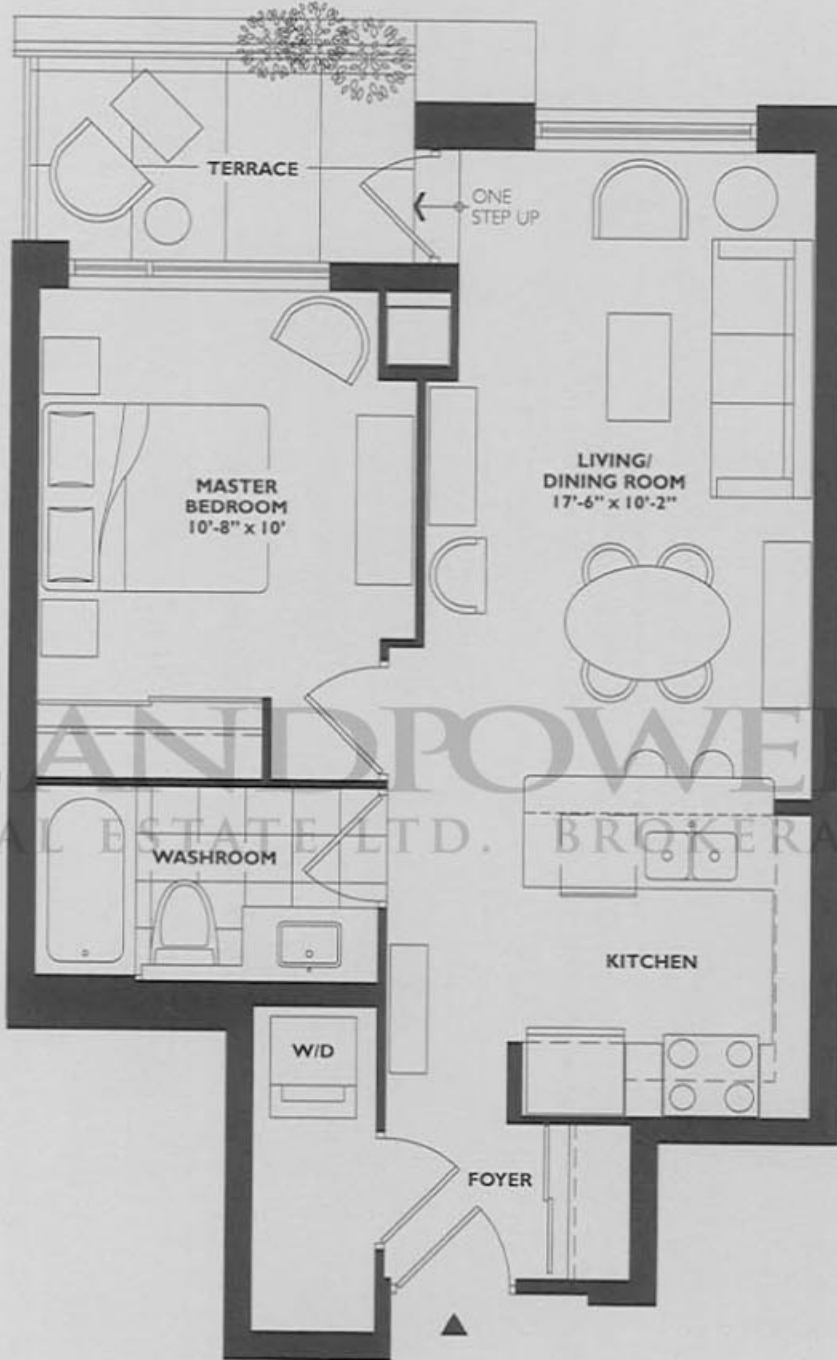
PENTHOUSE

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Hawksmoor

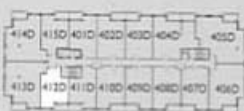
580 square feet

one bedroom / one bathroom



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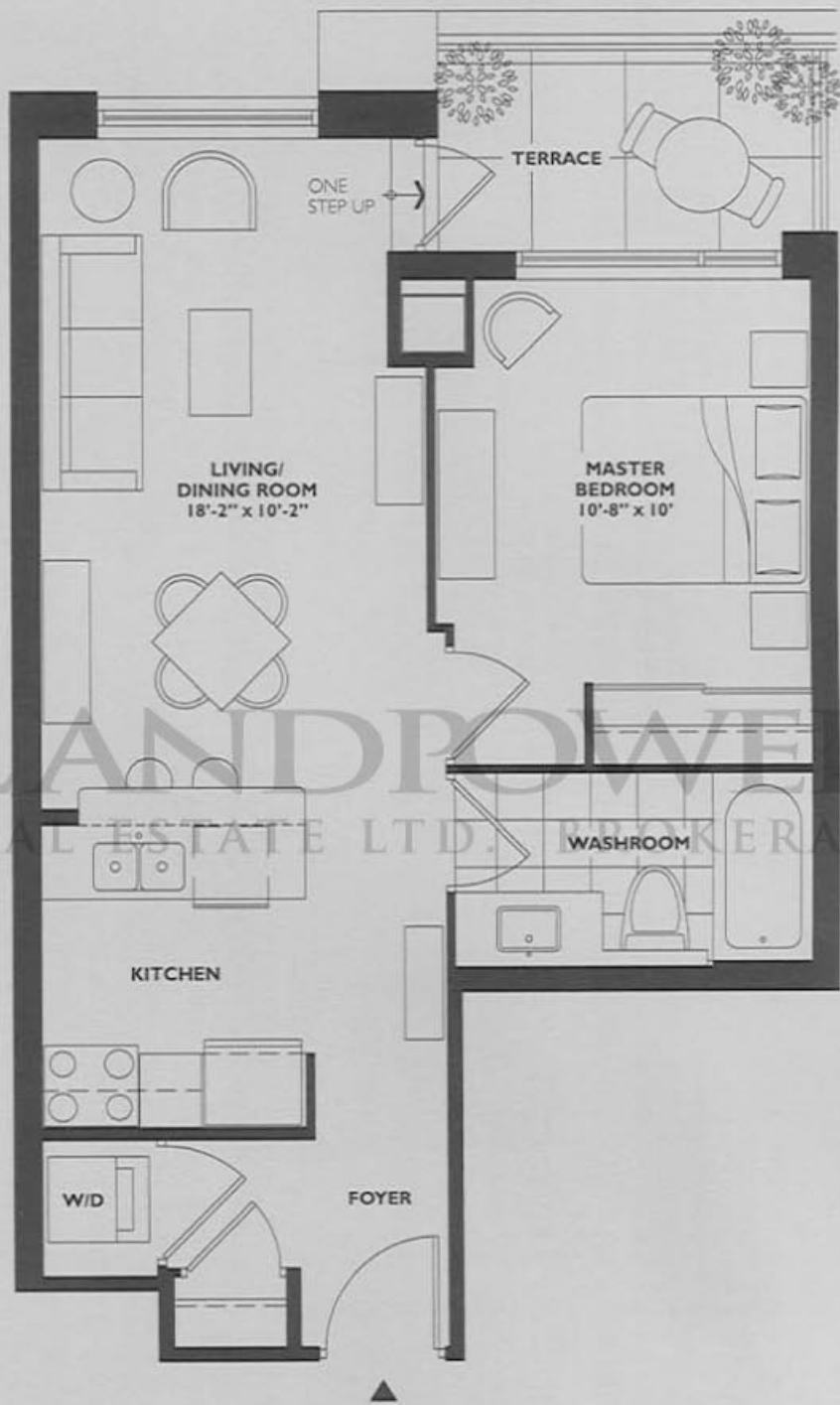
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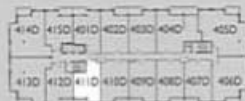
Haymarket

580 square feet

one bedroom / one bathroom



RougeBijou Arbor

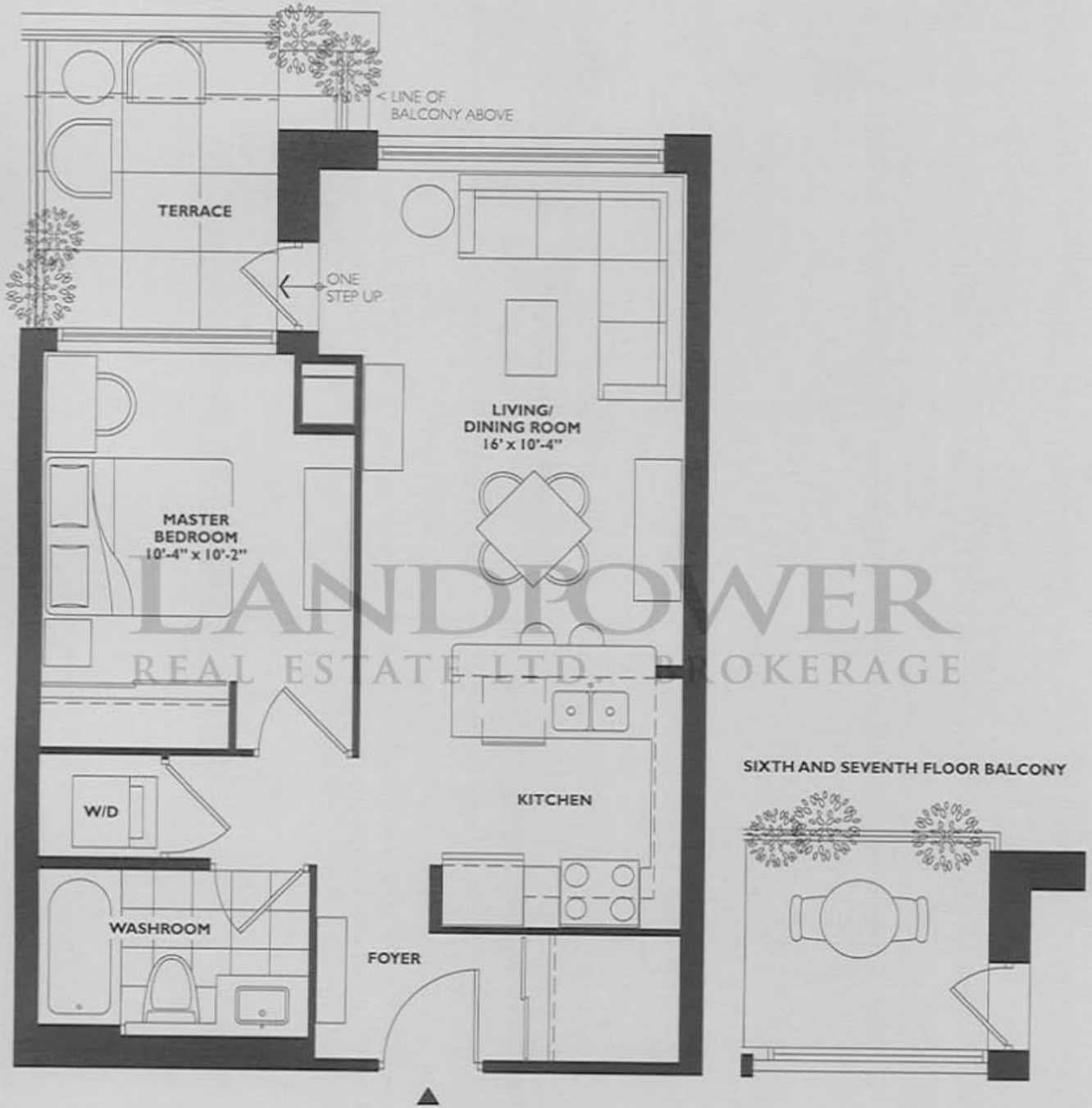


FOURTH FLOOR

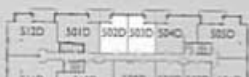
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Chandos

590 square feet
one bedroom / one bathroom



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FIFTH FLOOR



SIXTH FLOOR



PENTHOUSE

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Eyre

615 square feet
one bedroom / one bathroom



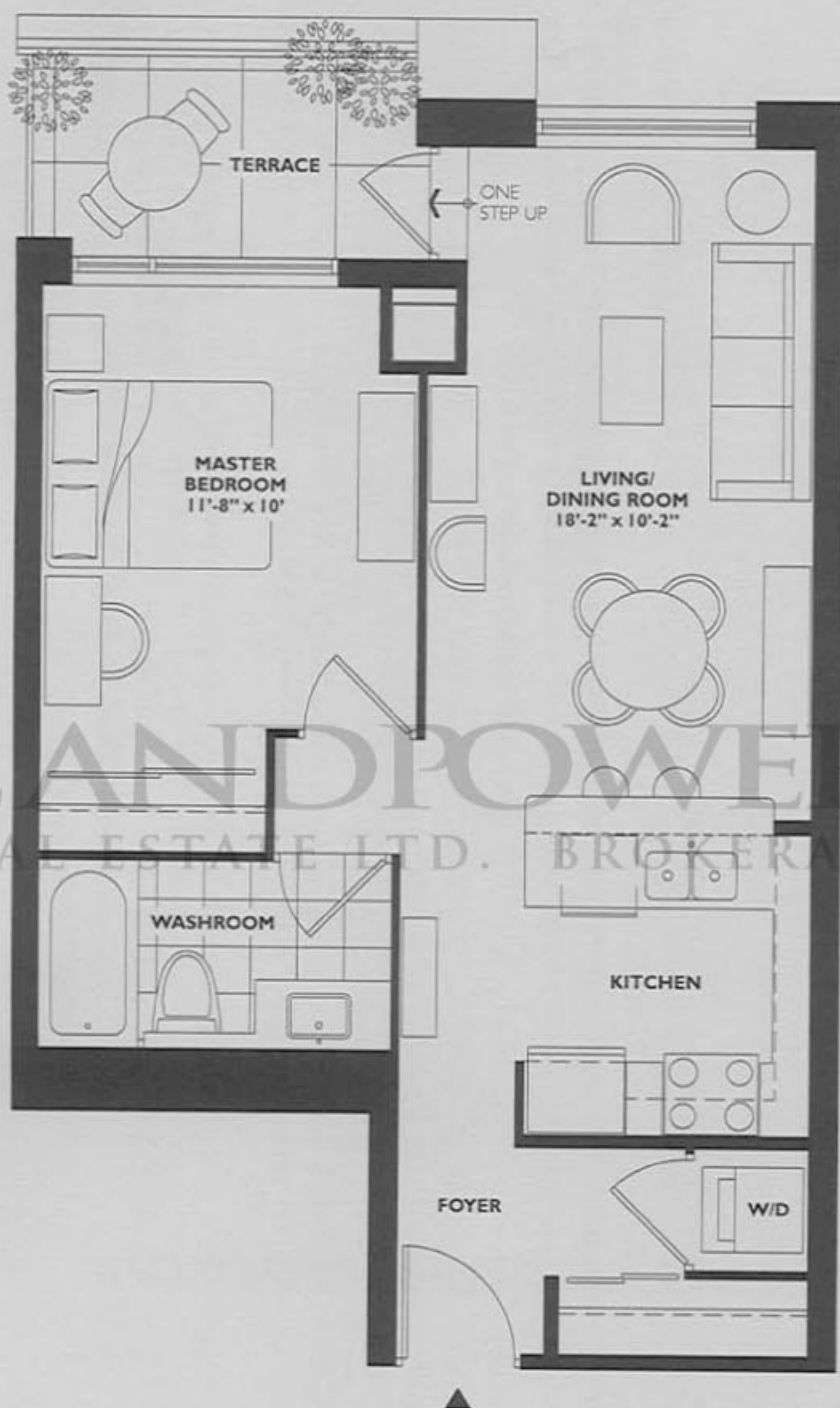
RougeBijouArbor



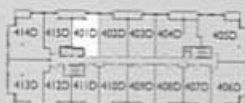
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Gower

615 square feet
one bedroom / one bathroom



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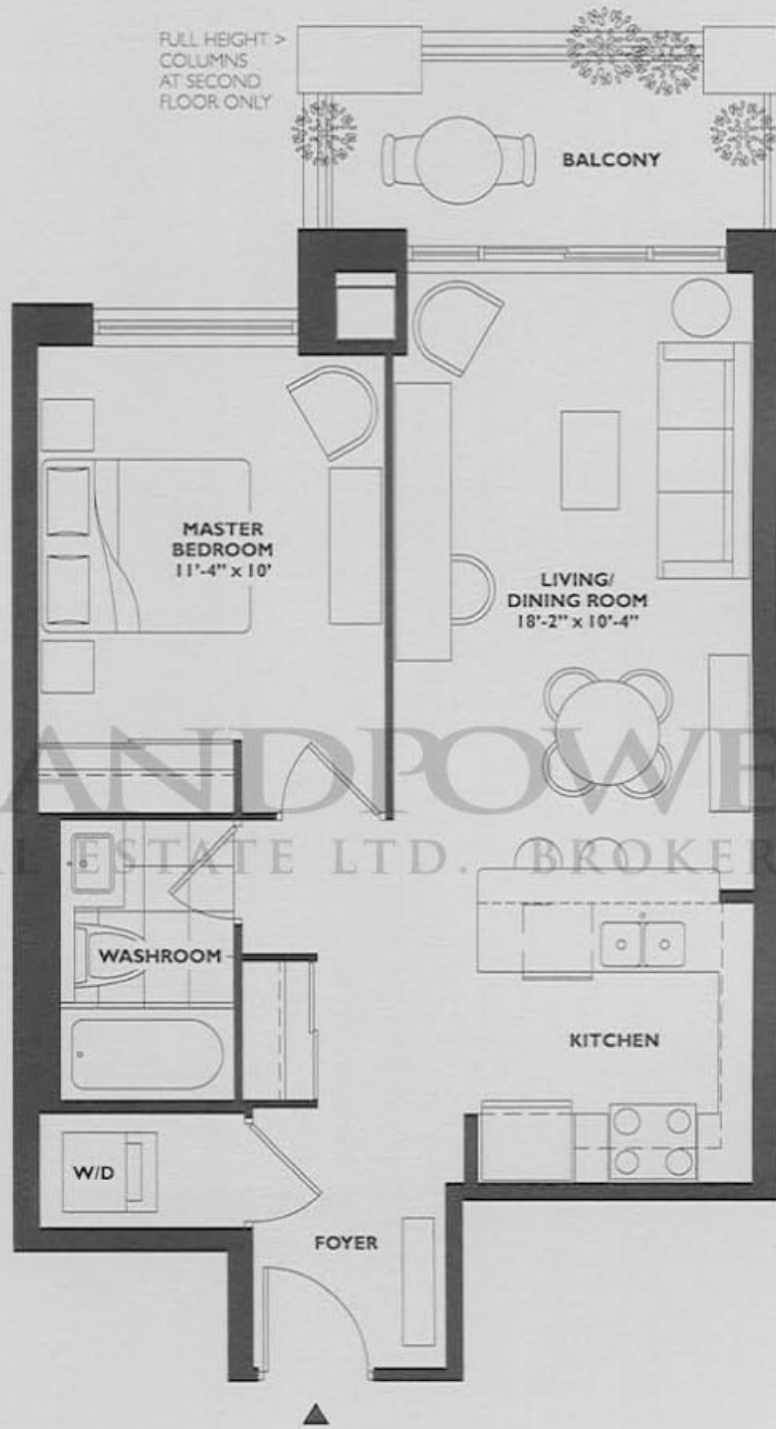


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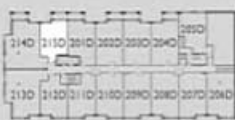
Drury

620 square feet
one bedroom / one bathroom

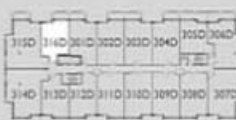


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SECOND FLOOR



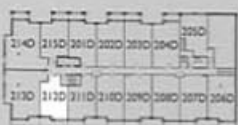
THIRD FLOOR

Fitzroy

640 square feet
one bedroom / one bathroom



RougeBijou Arbor



SECOND FLOOR



THIRD FLOOR

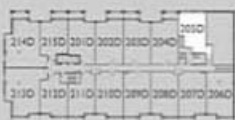
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Lowther

700 square feet
one bedroom / one bathroom



RougeBijouArbor

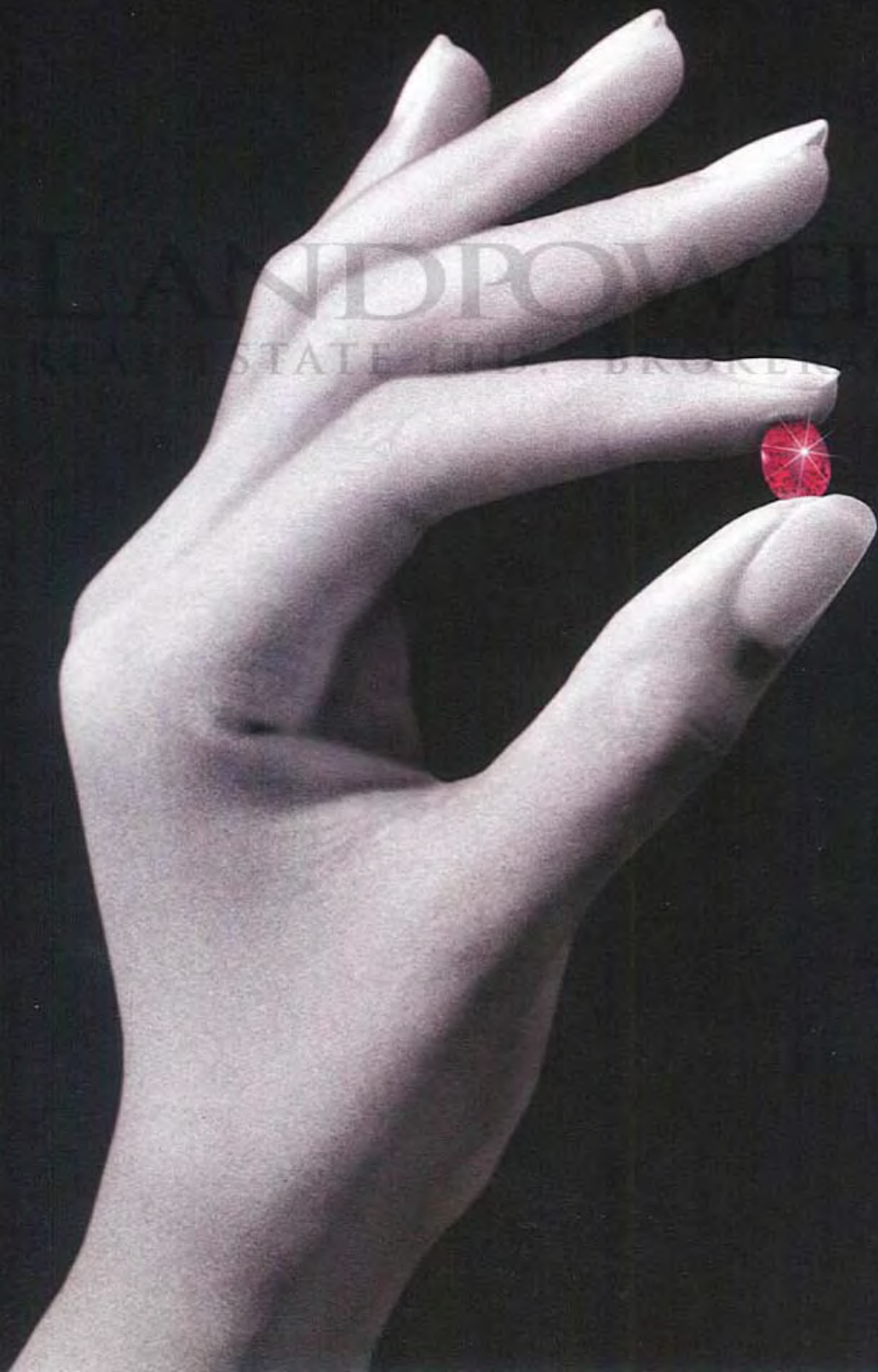


SECOND FLOOR

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RougeBijou

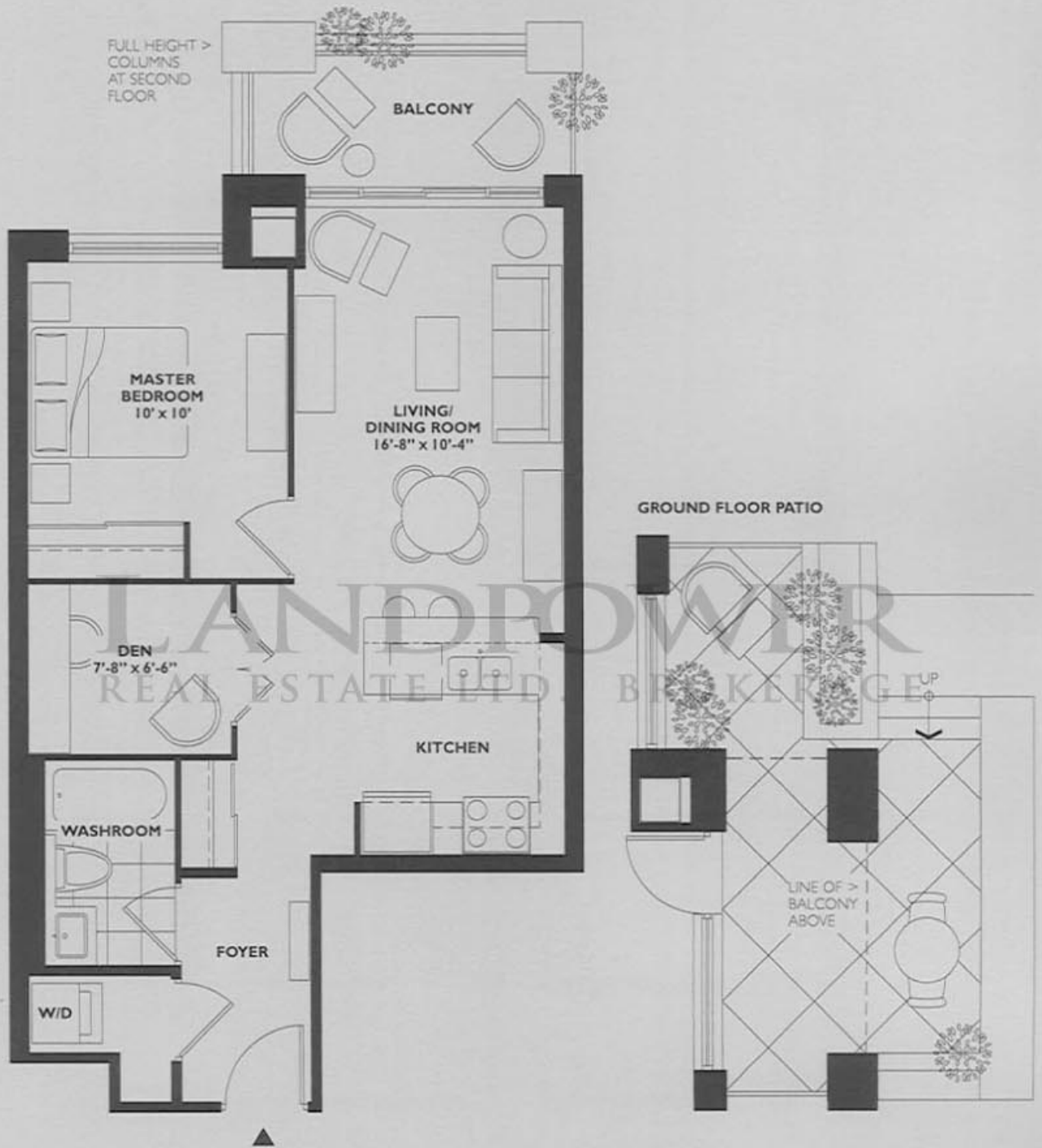
One Bedroom + Den



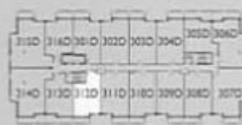
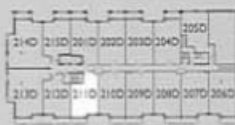
Greenwich

650 square feet

one bedroom plus den / one bathroom



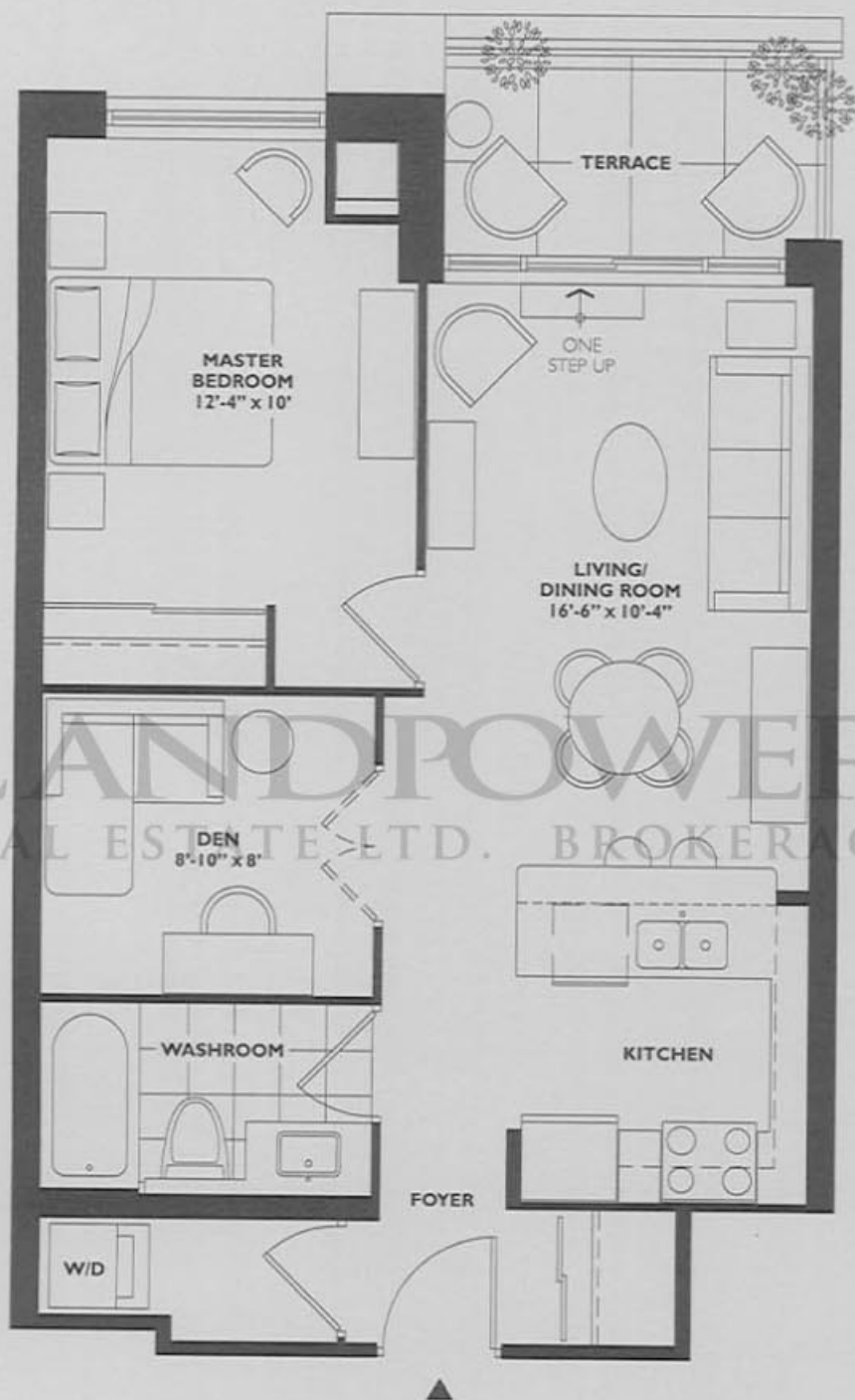
RougeBijou Arbor



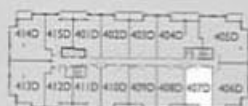
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Harcourt

660 square feet
one bedroom plus den / one bathroom



RougeBijouArbor



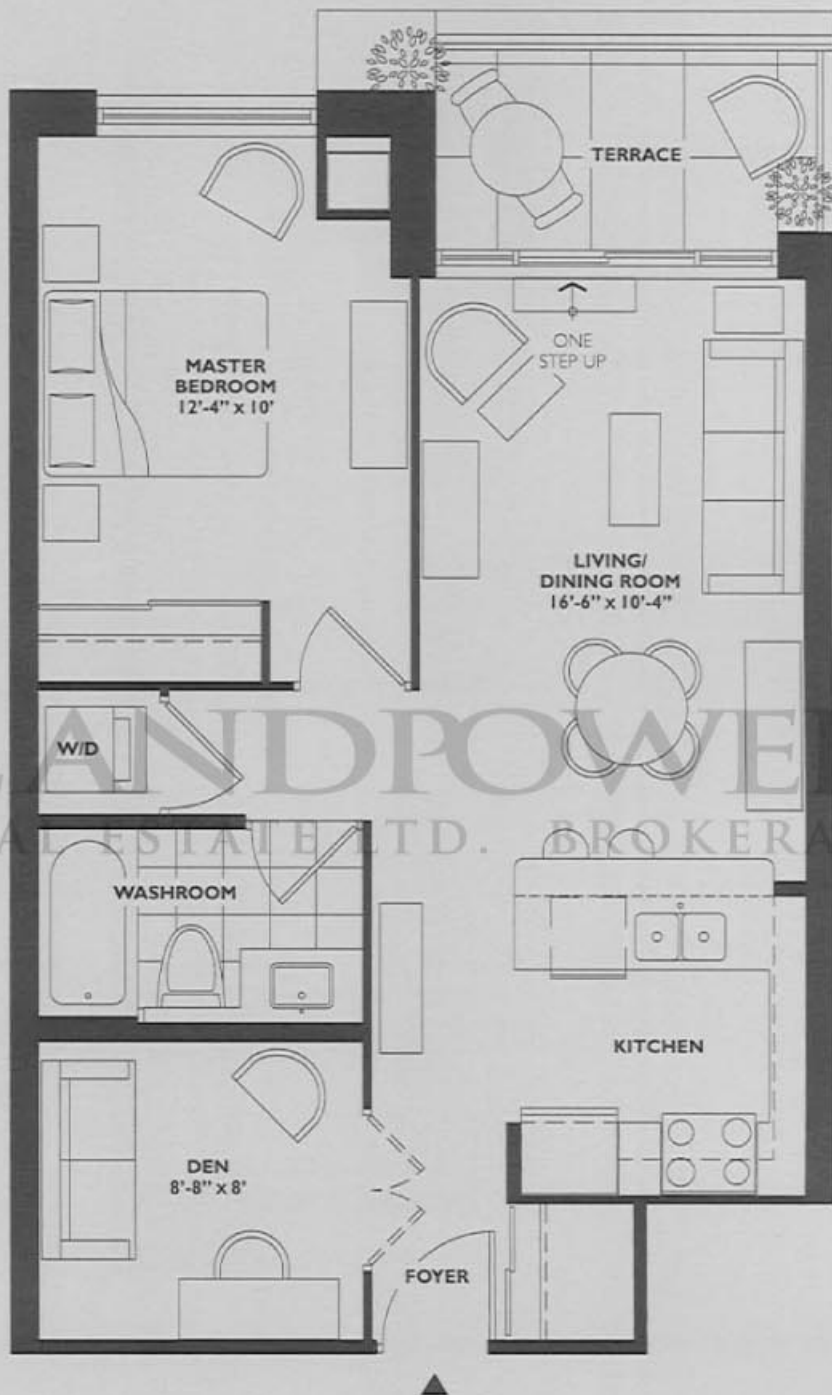
FOURTH FLOOR.

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Fordyce

665 square feet

one bedroom plus den / one bathroom



RougeBijou Arbor



FOURTH FLOOR

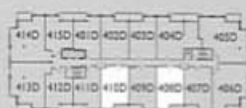
All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O.E.
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Garick

665 square feet
one bedroom plus den / one bathroom



RougeBijou Arbor



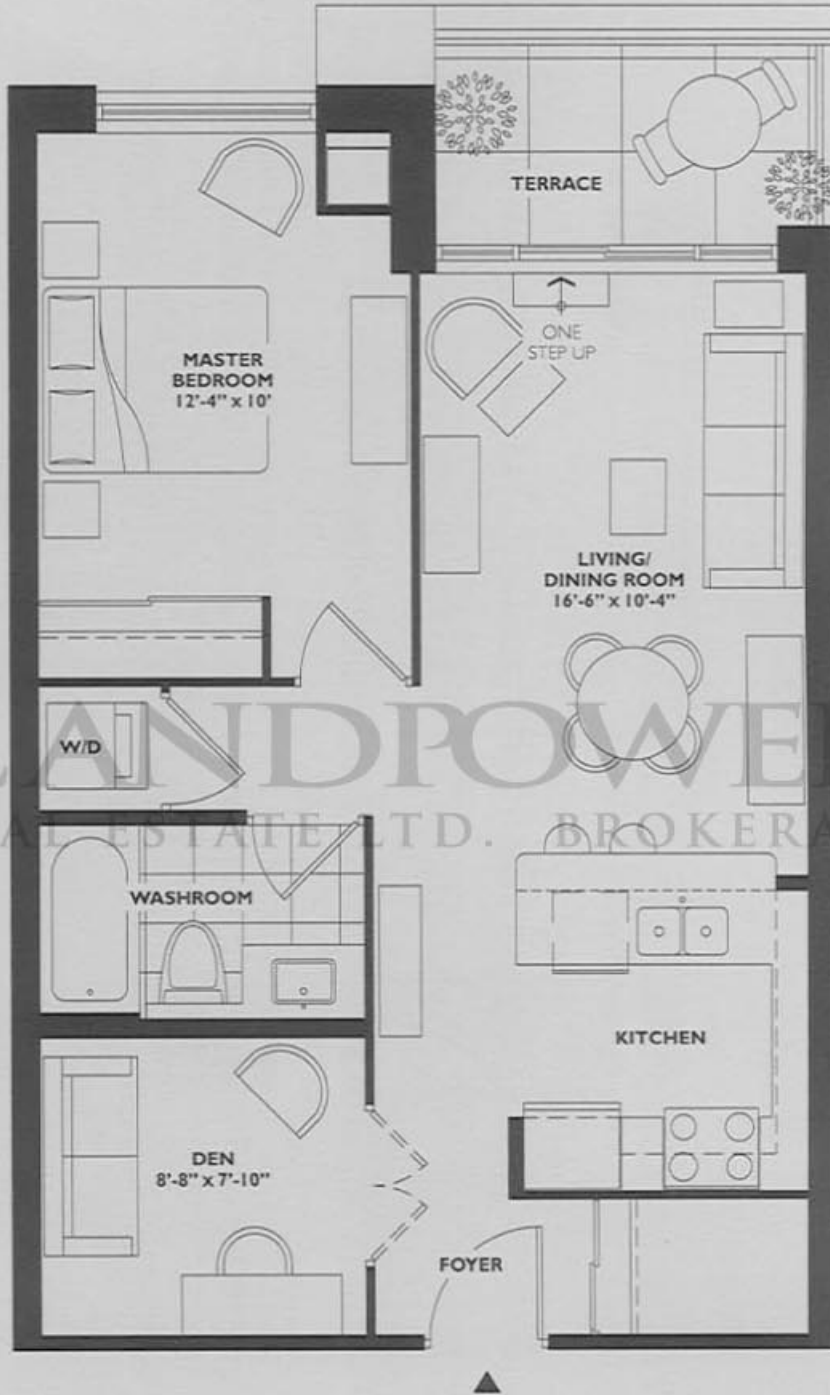
FOURTH FLOOR

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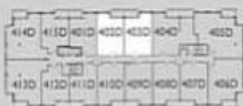
Phillimore

675 square feet

one bedroom plus den / one bathroom



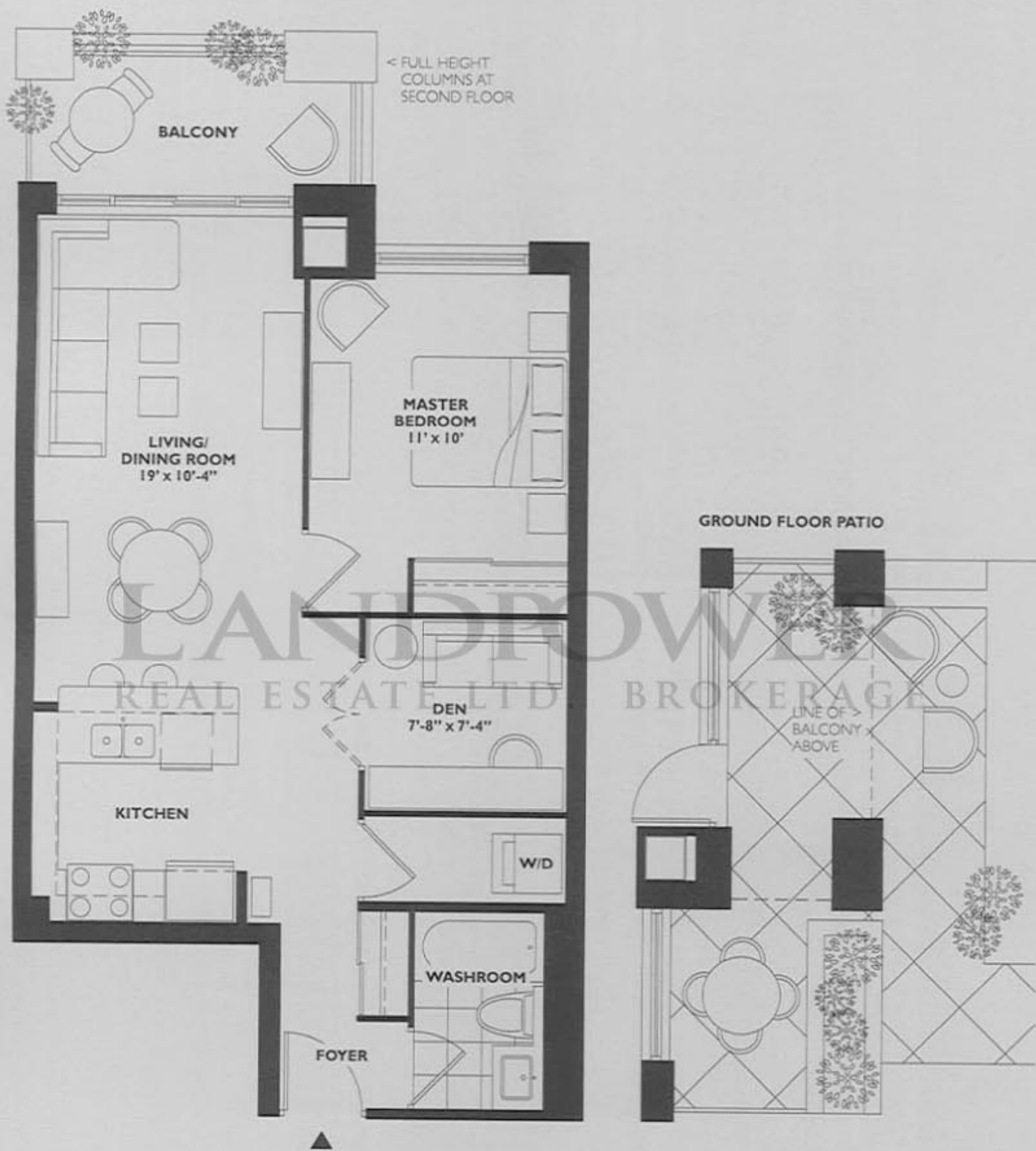
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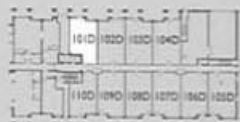
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Britton

685 square feet
one bedroom plus den / one bathroom



RougeBijou Arbor

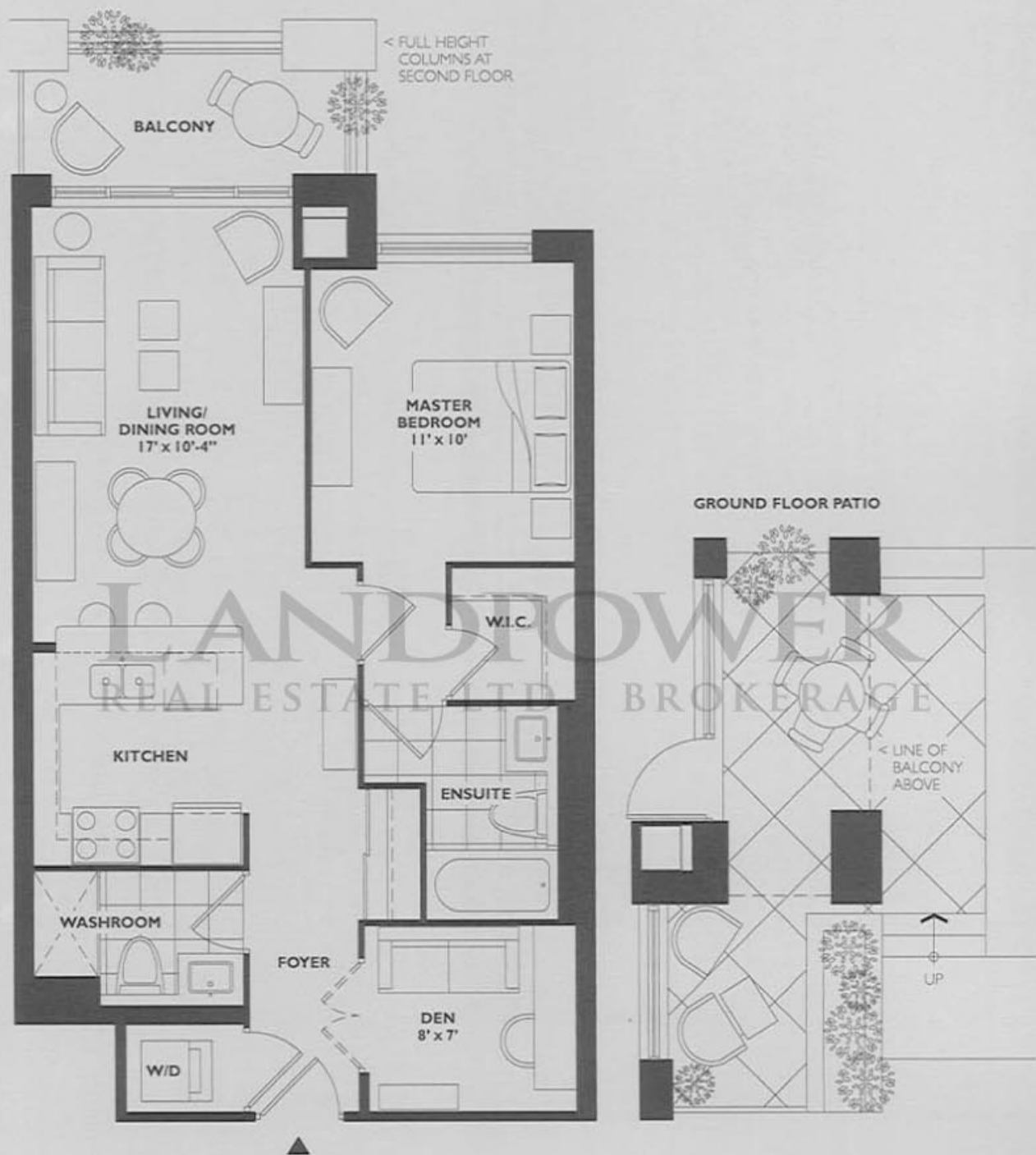


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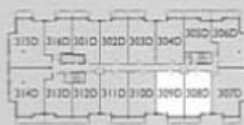
Whitehall

730 square feet

one bedroom plus den / two bathrooms



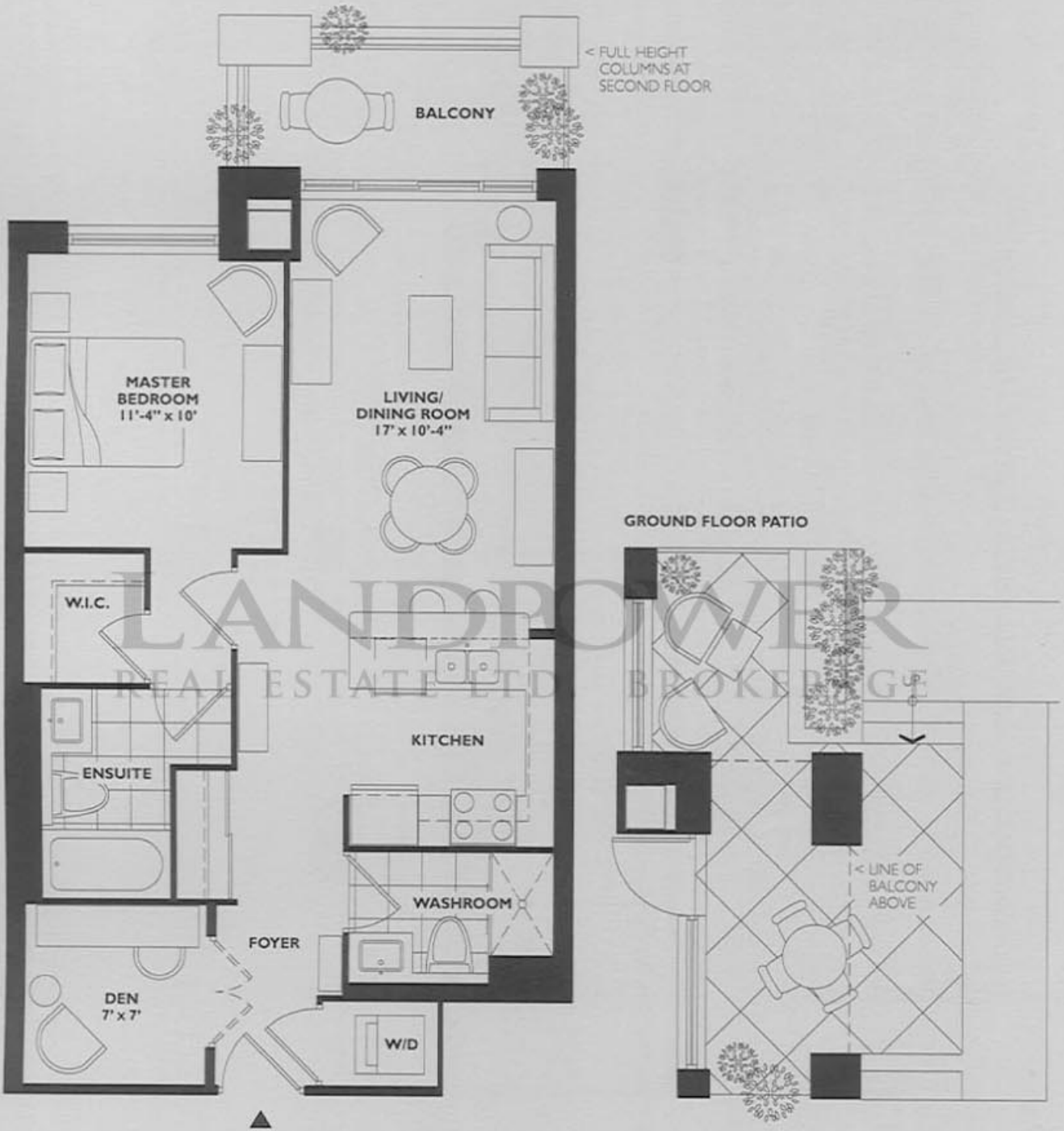
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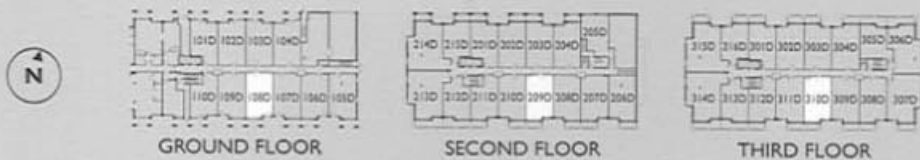
All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O.E.
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Calthorpe

735 square feet
one bedroom plus den / two bathrooms



RougeBijouArbor

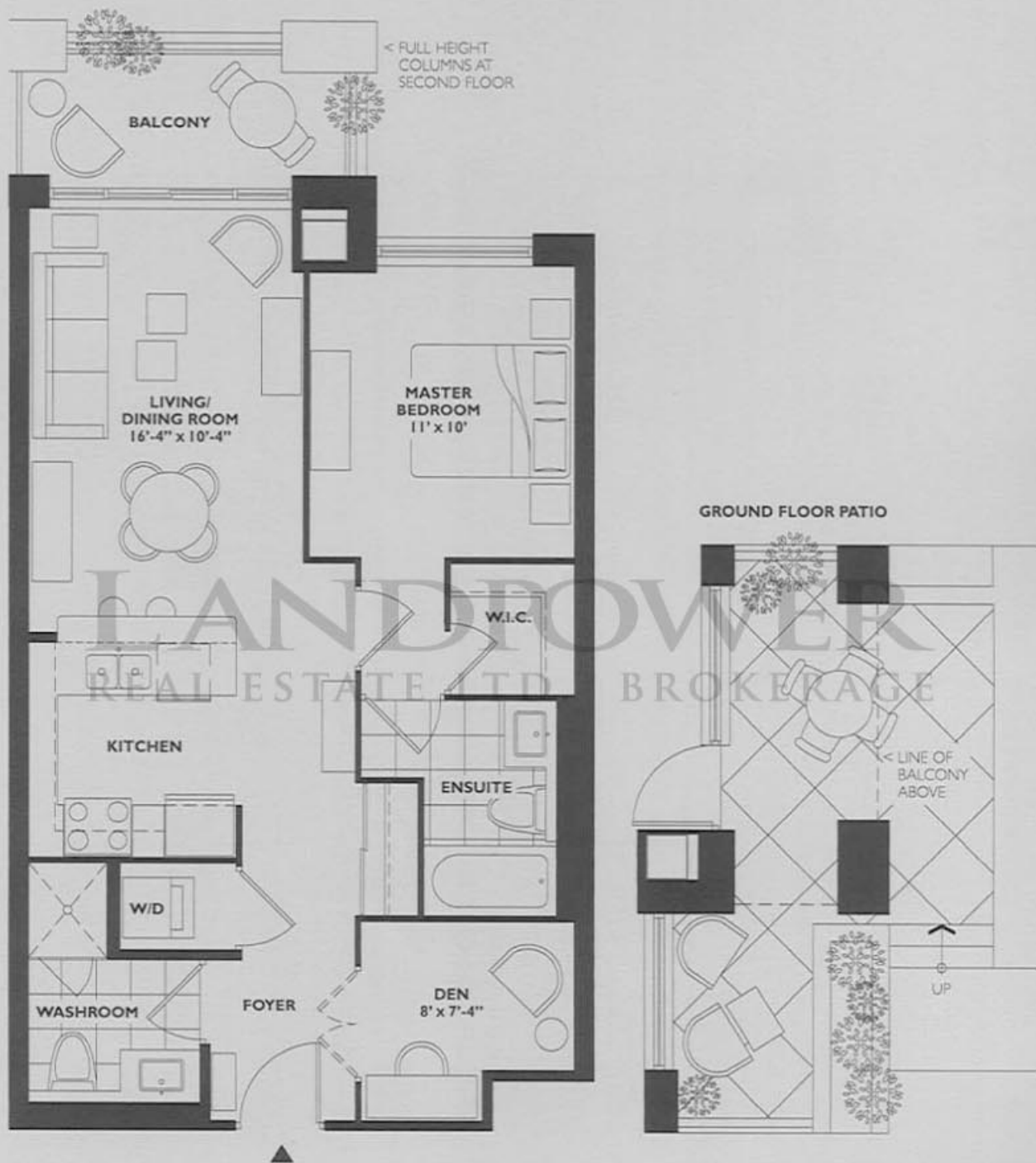


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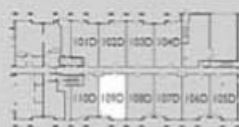
Montague

735 square feet

one bedroom plus den / two bathrooms



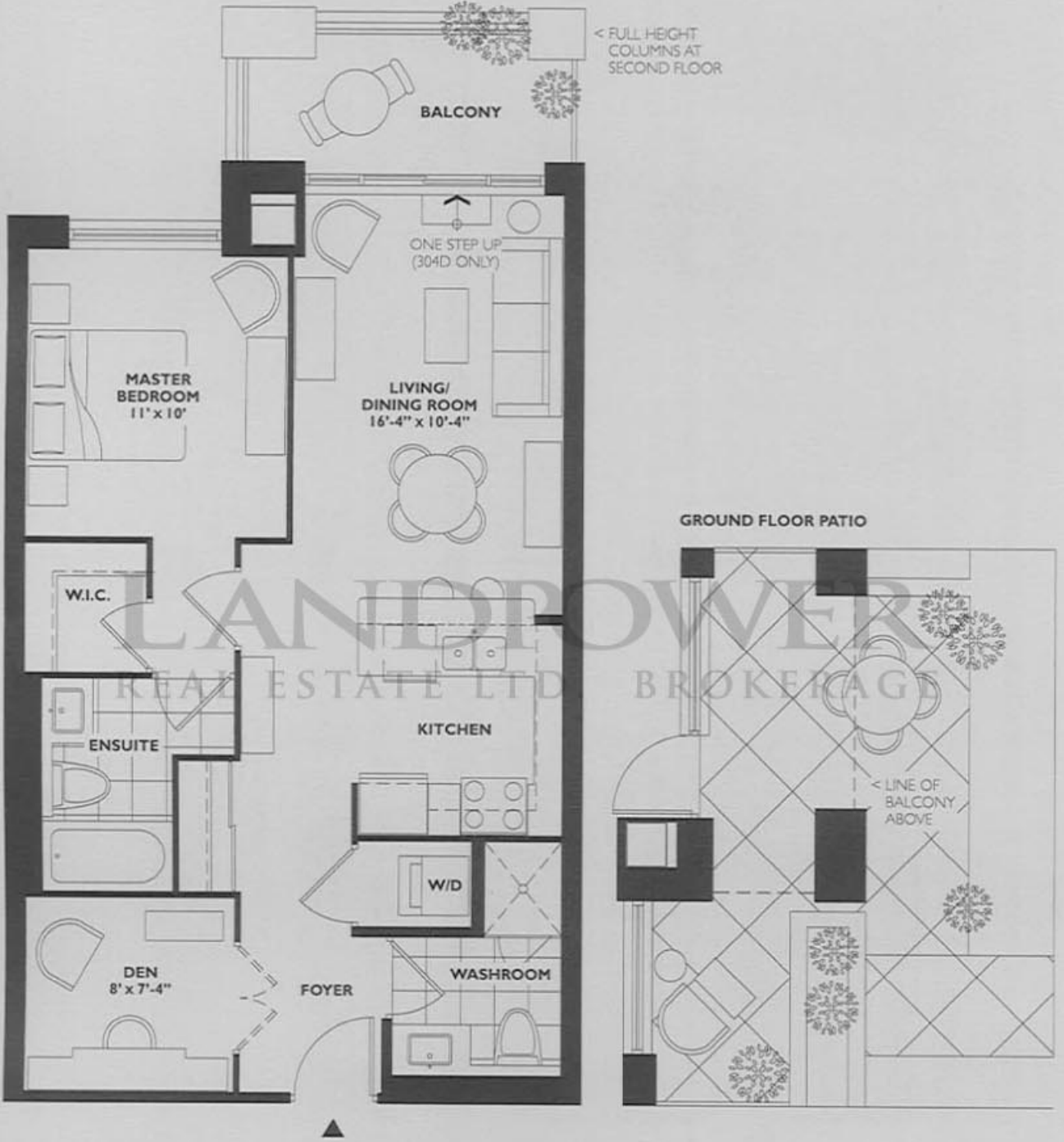
RougeBijouArbor



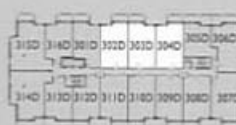
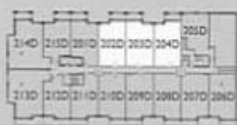
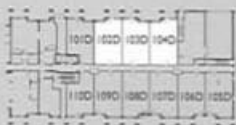
All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O. E.
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Evelyn

745 square feet
one bedroom plus den / two bathrooms



RougeBijou Arbor

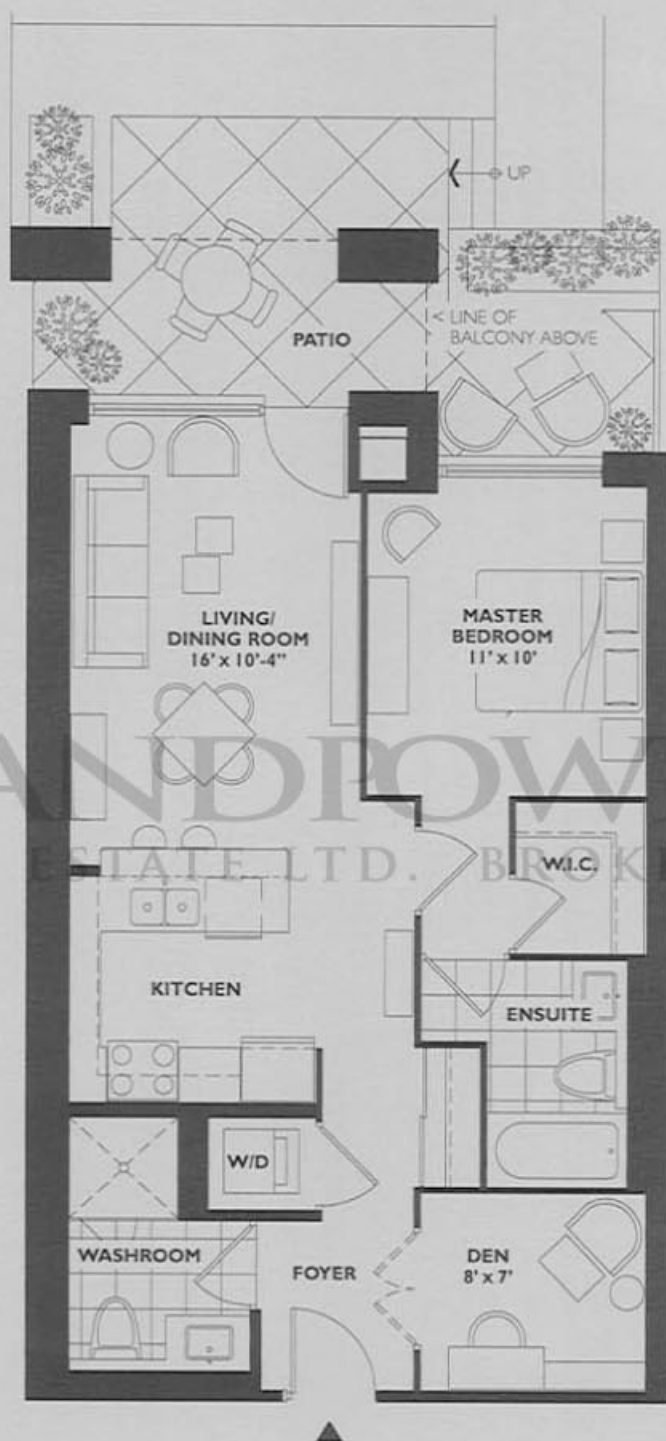


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Mydelton

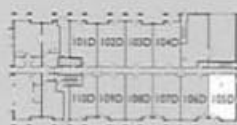
790 square feet

one bedroom plus den / two bathrooms



LANDFLOWER
REAL ESTATE LTD. BROKERAGE

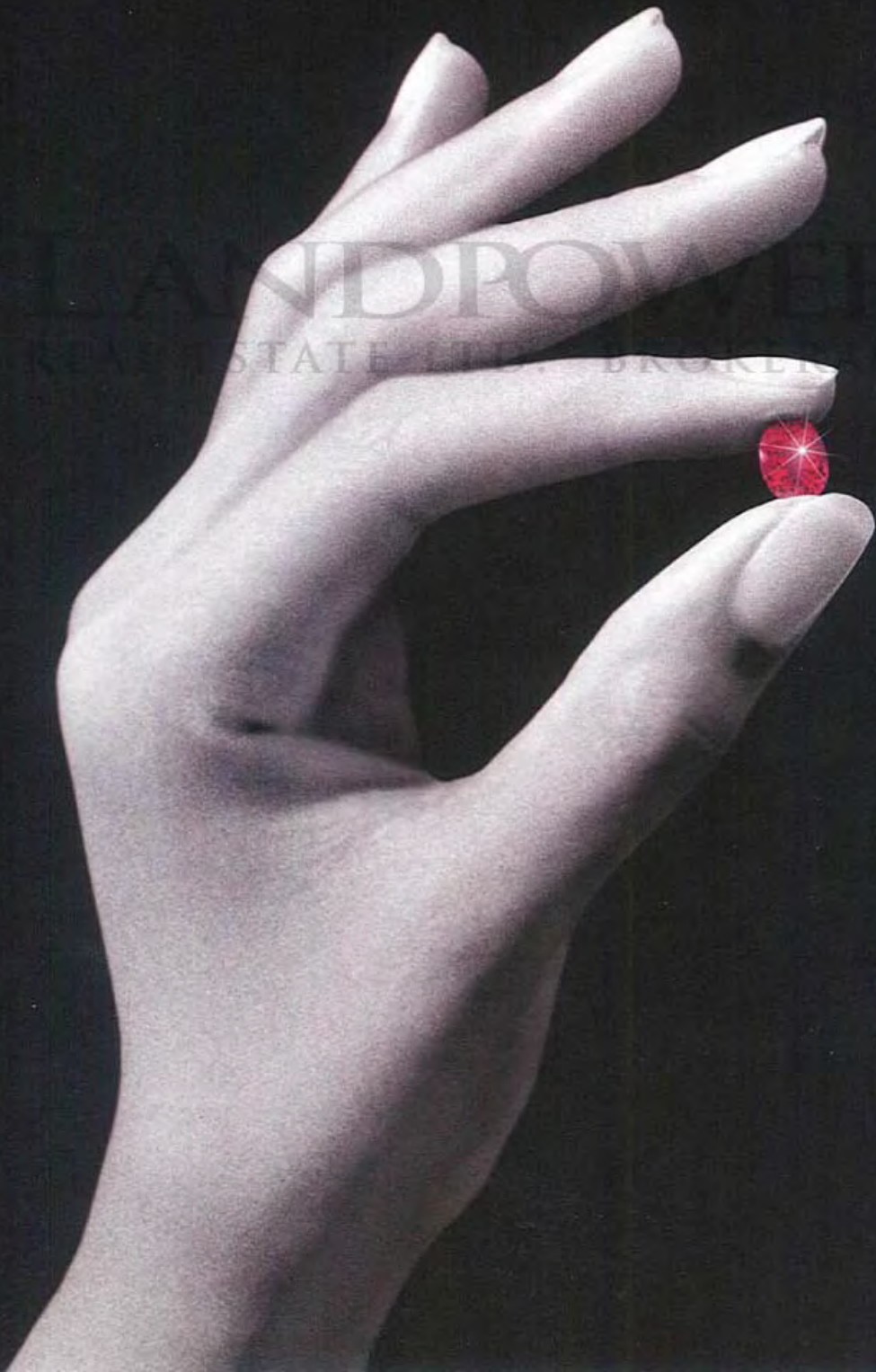
RougeBijou Arbor



All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O.E.
All illustrations are artist's concept. Actual usable floor space varies from the stated floor area. Furniture not included.

RougeBijou

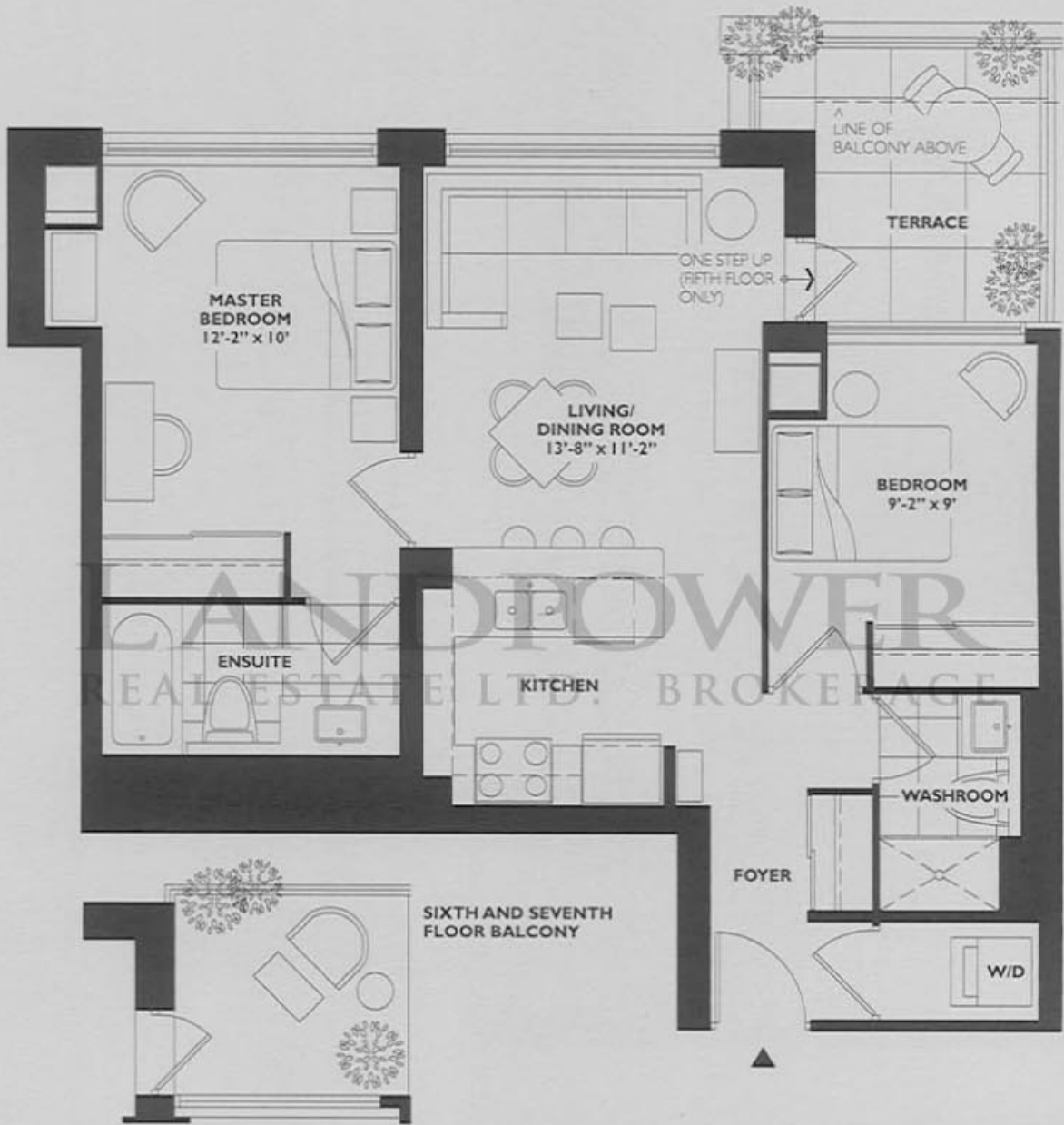
Two Bedrooms



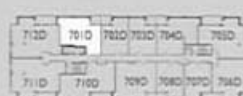
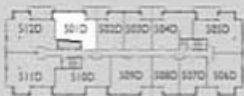
Queensbury

785 square feet

two bedroom / two bathrooms



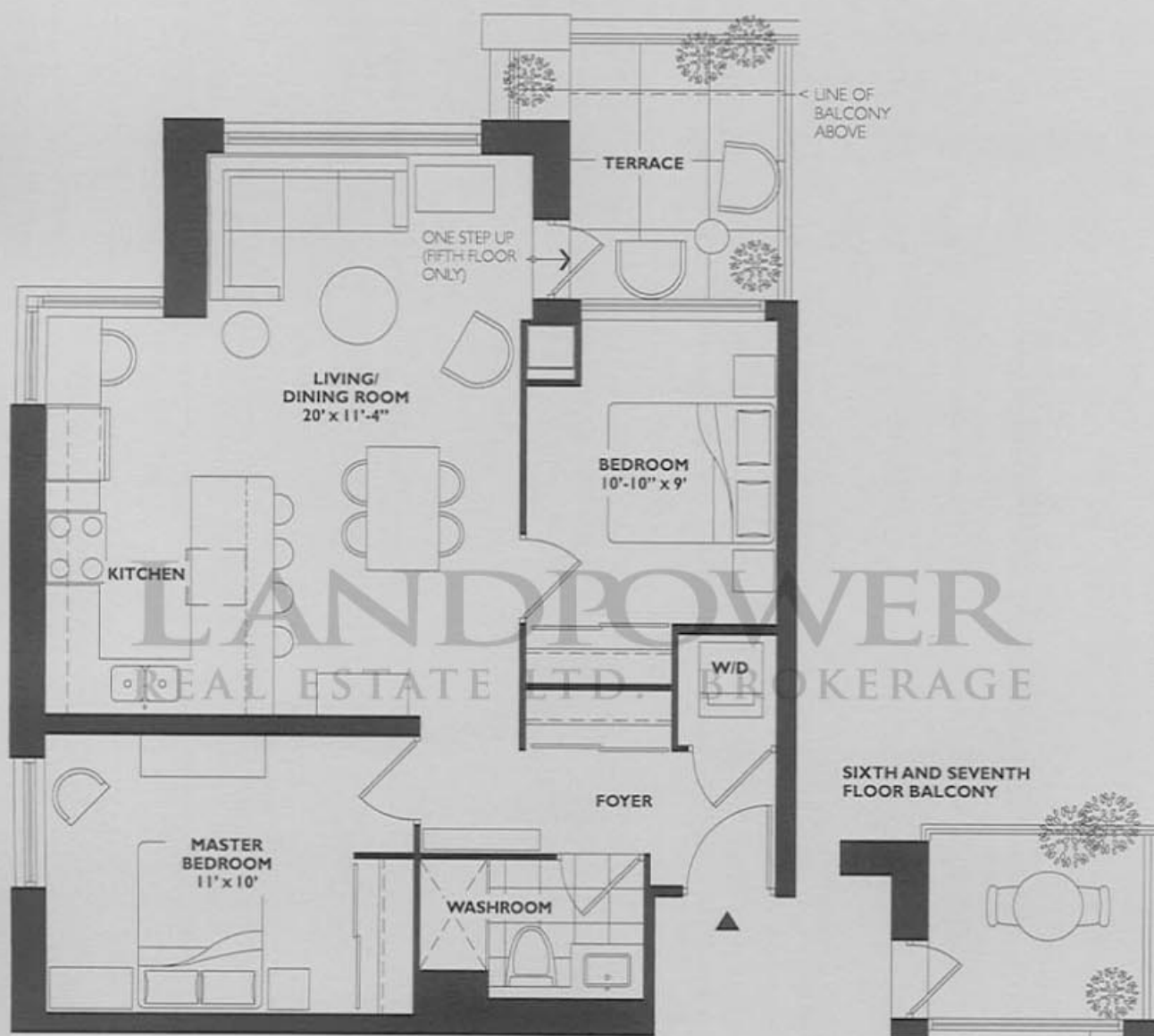
RougeBijouArbor



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Marble Hill

800 square feet
two bedroom / one bathroom



RougeBijouArbor



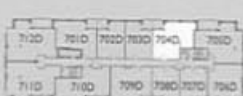
All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O.E.
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Colvin

840 square feet
two bedroom / two bathrooms



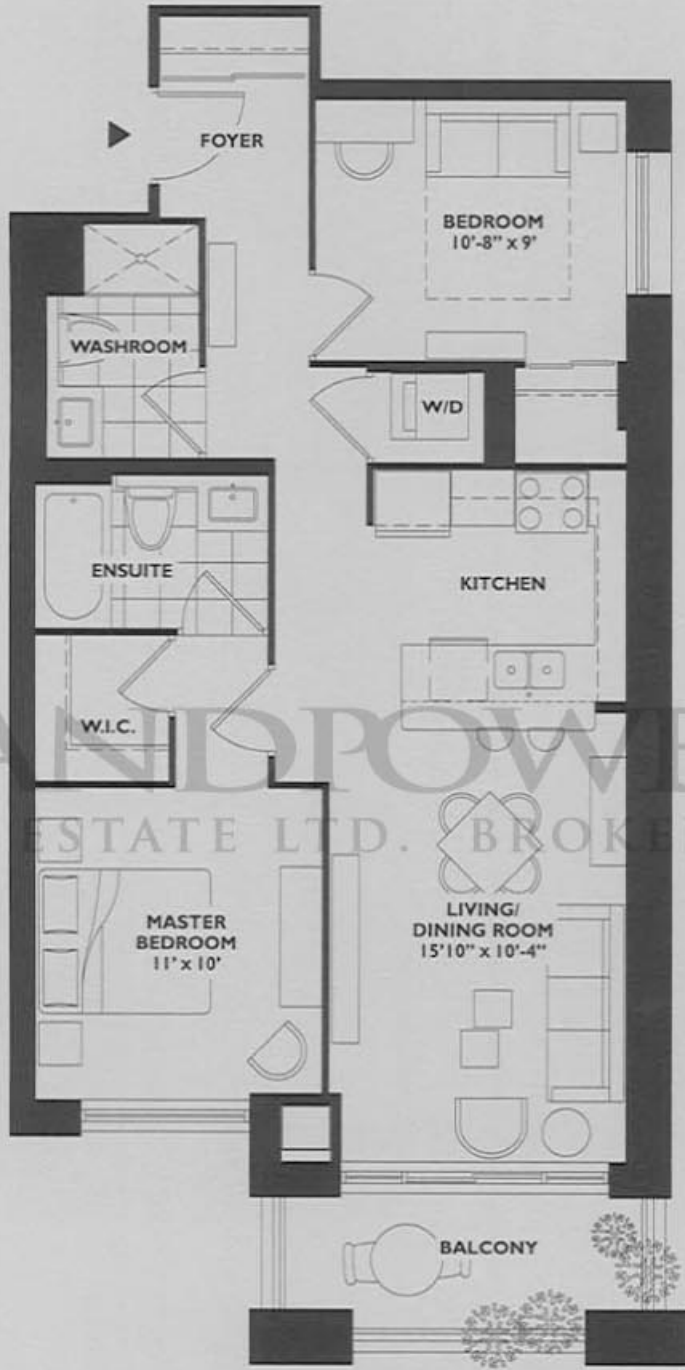
RougeBijouArbor



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All illustrations are artist's concept. Actual usable floor space varies from the stated floor area. Furniture not included.

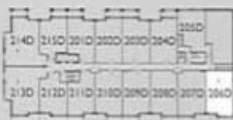
Fetter

845 square feet
two bedroom / two bathrooms



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RougeBijou Arbor



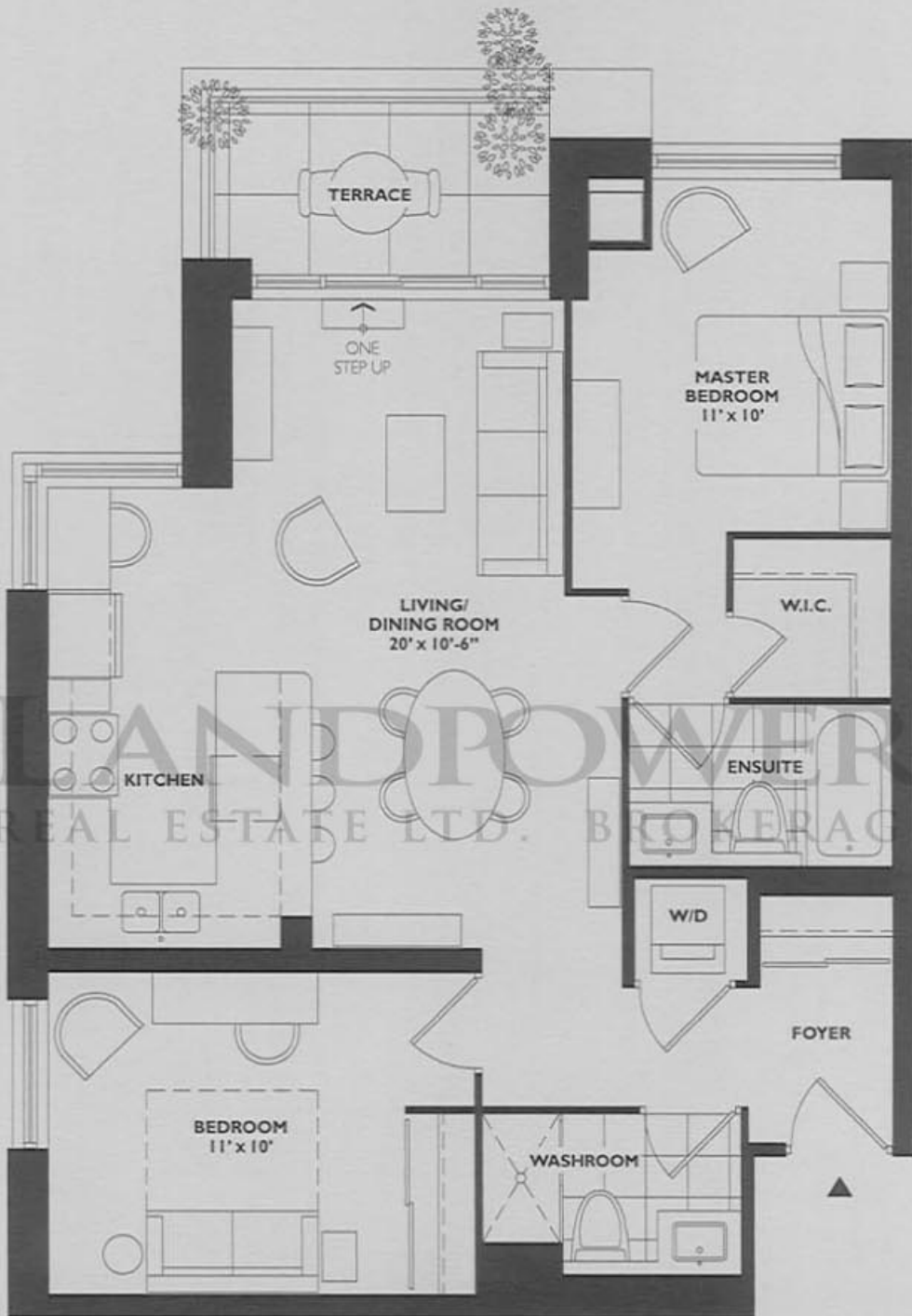
SECOND FLOOR

All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O. E.
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Shaftsbury

885 square feet

two bedroom / two bathrooms



RougeBijouArbor

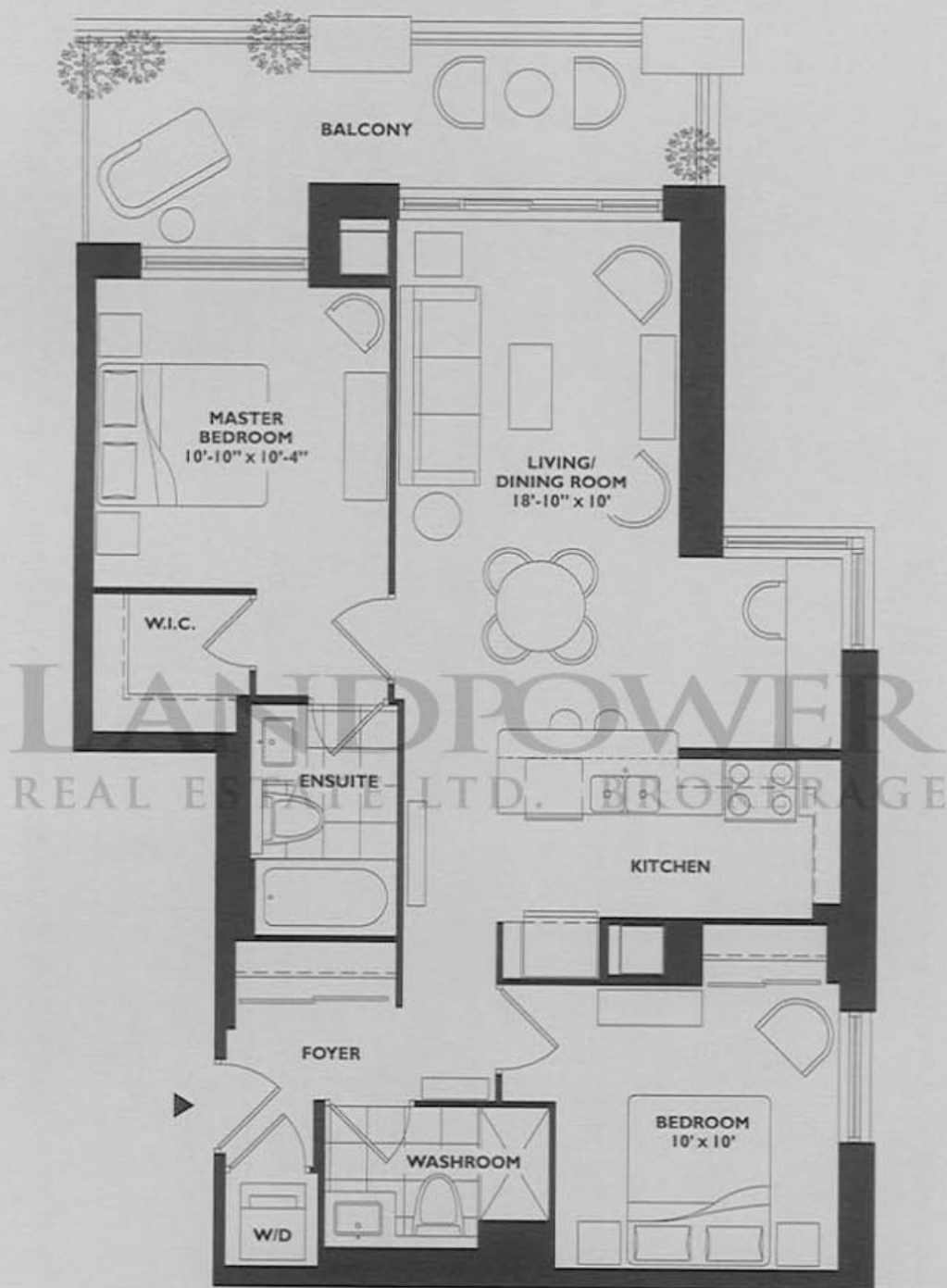


FOURTH FLOOR

All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O.E.
All illustrations are artist's concept. Actual usable floor space varies from the stated floor area. Furniture not included.

Crunden

895 square feet
two bedroom / two bathrooms



RougeBijouArbor



THIRD FLOOR

All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O.E.
All illustrations are artist's concept. Actual usable floor space varies from the stated floor area. Furniture not included.

Lawlor

915 square feet

two bedroom / two bathrooms



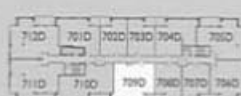
RougeBijouArbor



FIFTH FLOOR



SIXTH FLOOR

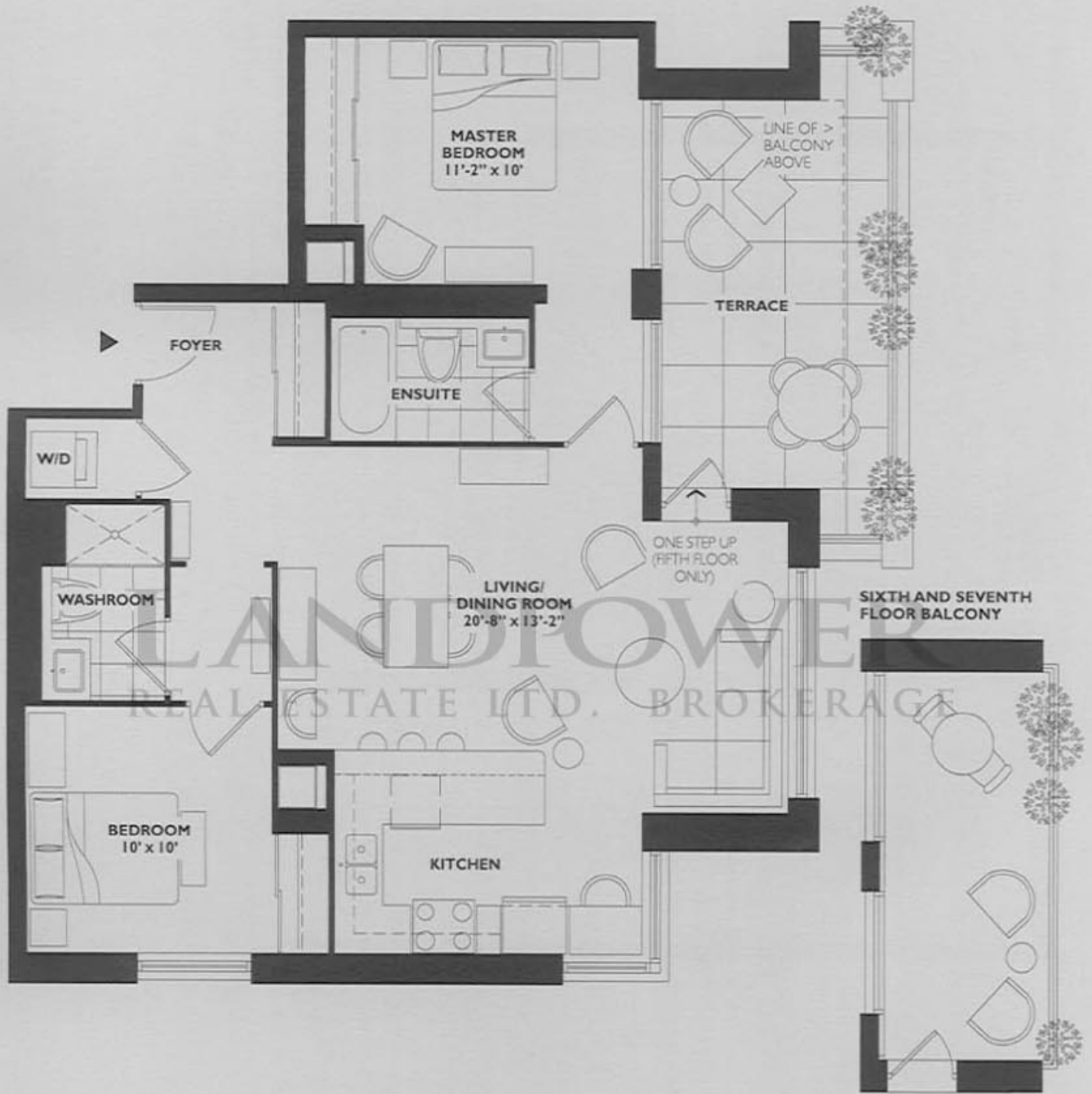


PENTHOUSE

All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O.E.
All illustrations are artist's concept. Actual usable floor space varies from the stated floor area. Furniture not included.

Poynter

960 square feet
two bedroom / two bathrooms



RougeBijou Arbor



FIFTH FLOOR



SIXTH FLOOR



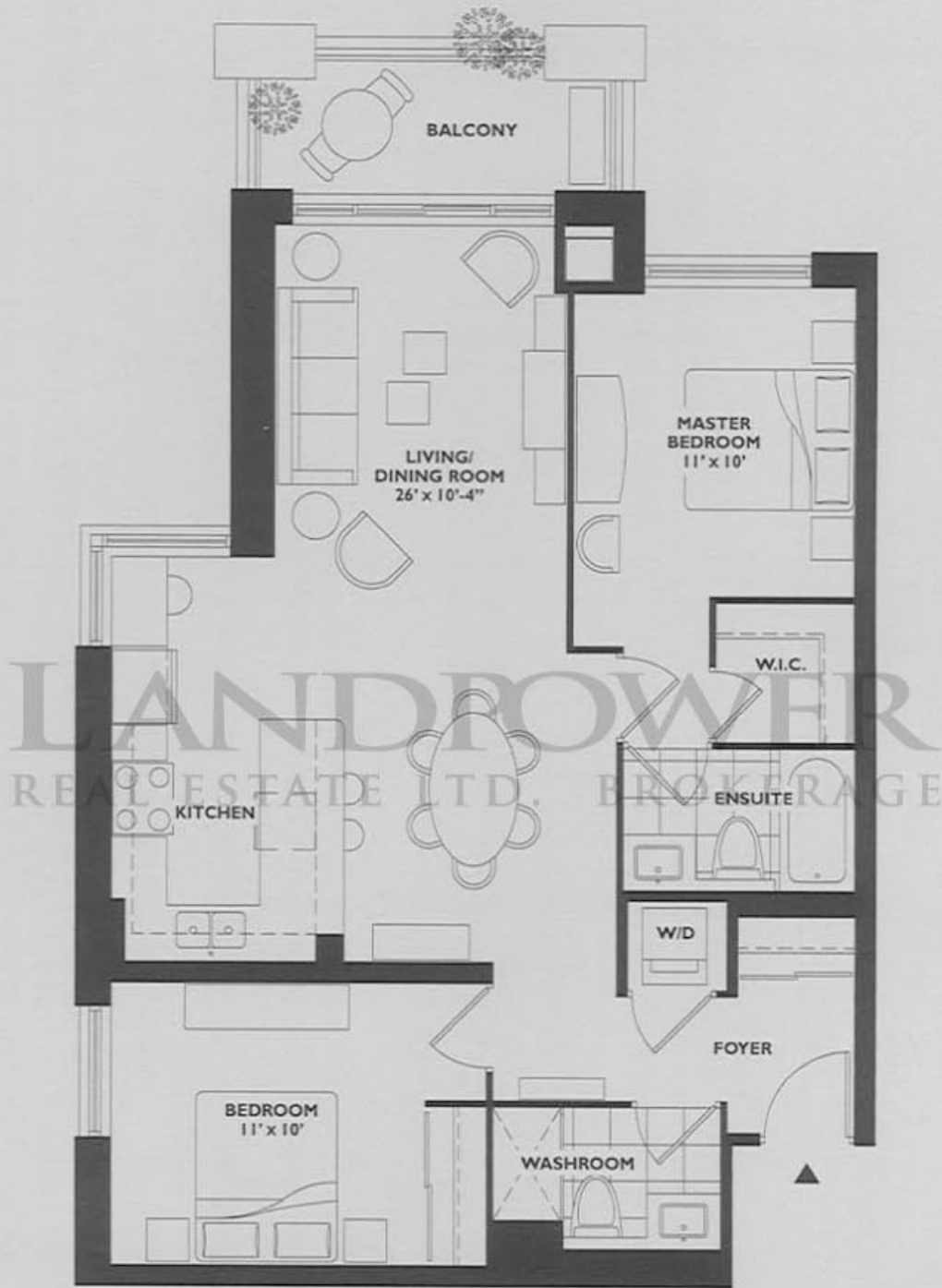
PENTHOUSE

All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O. E.
All illustrations are artist's concept. Actual usable floor space varies from the stated floor area. Furniture not included.

Dowbiggin

965 square feet

two bedroom / two bathrooms



RougeBijou Arbor

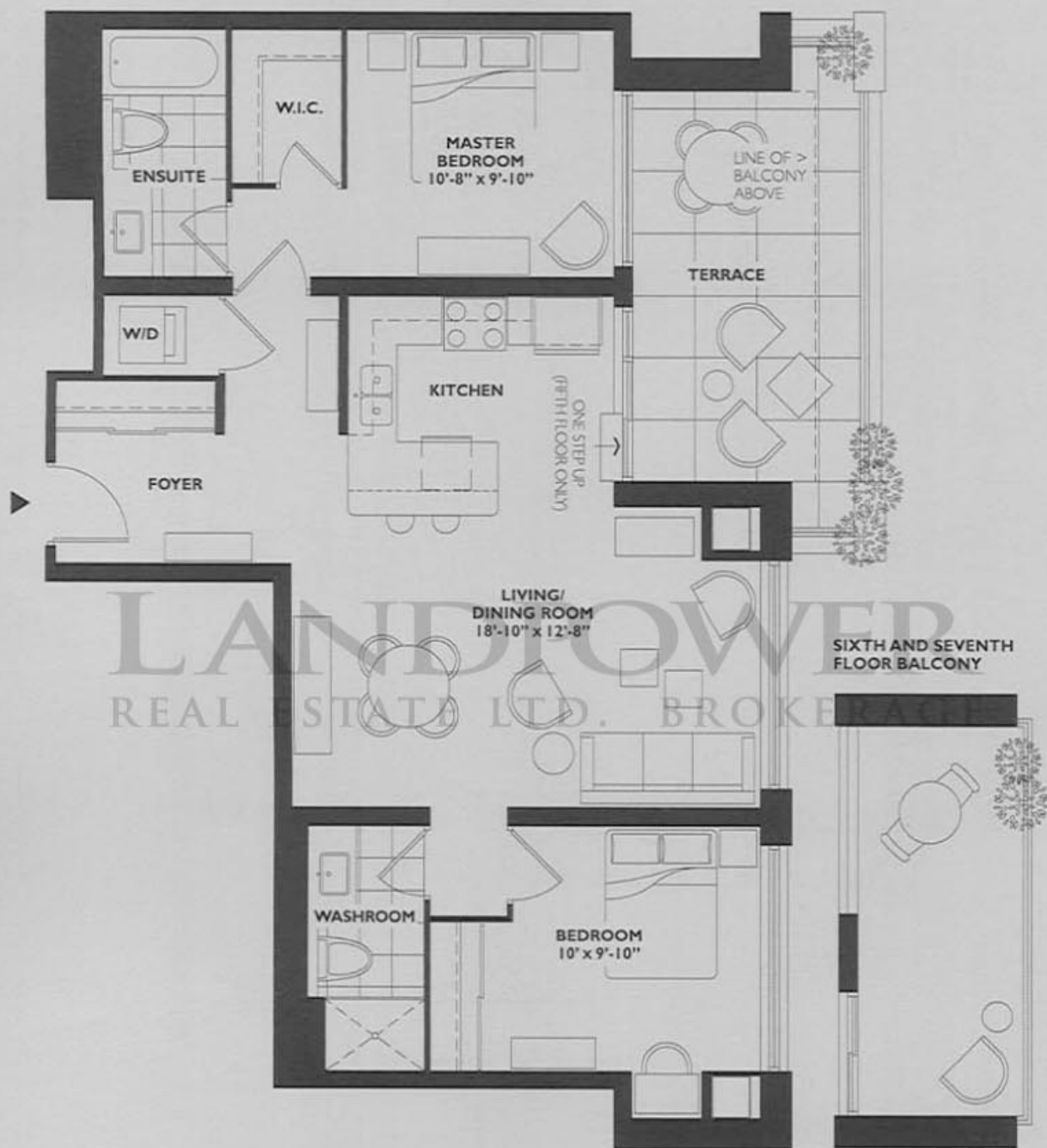


THIRD FLOOR

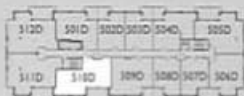
All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & Q.E.
All illustrations are artist's concept. Actual usable floor space varies from the stated floor area. Furniture not included.

Hillyard

980 square feet
two bedroom / two bathrooms



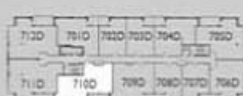
RougeBijou Arbor



FIFTH FLOOR



SIXTH FLOOR

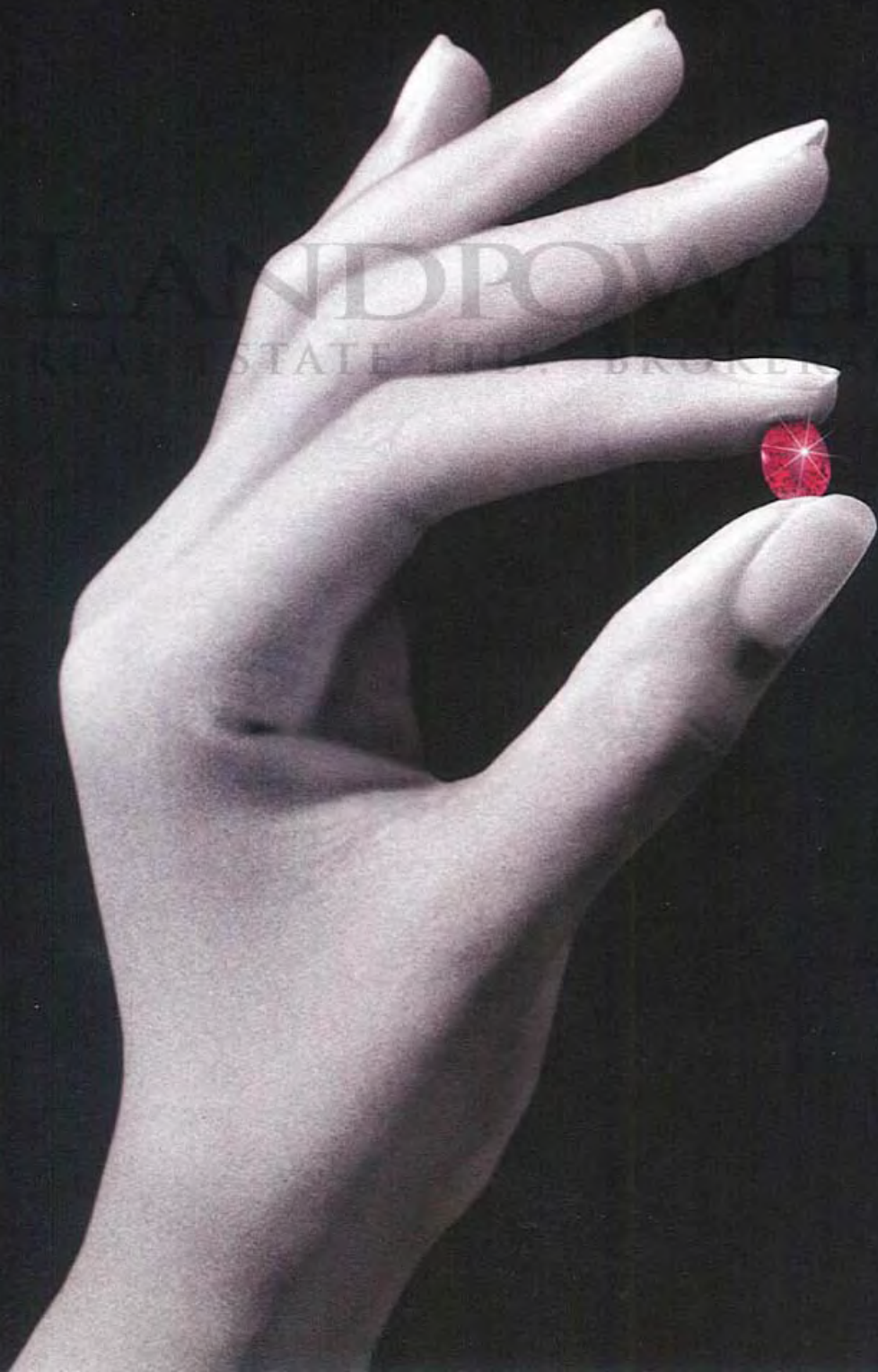


PENTHOUSE

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RougeBijou

Two Bedrooms + Den

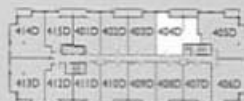


Bentham

930 square feet
two bedroom plus den / two bathrooms



RougeBijou Arbor



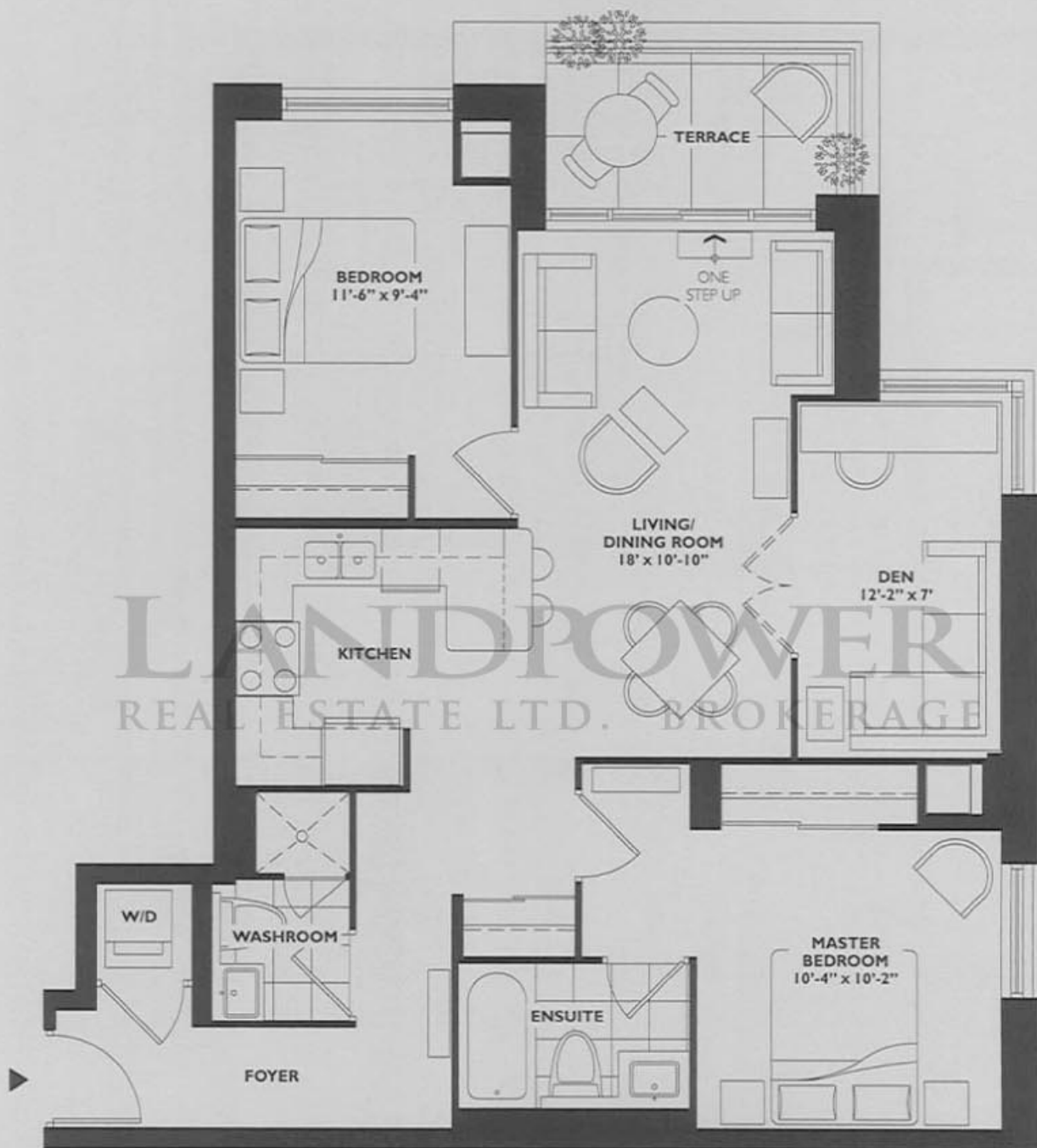
FOURTH FLOOR

All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O. E.
All illustrations are artist's concept. Actual usable floor space varies from the stated floor area. Furniture not included.

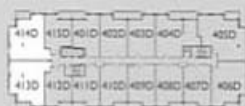
Baker

960 square feet

two bedroom plus den / two bathrooms



RougeBijouArbor



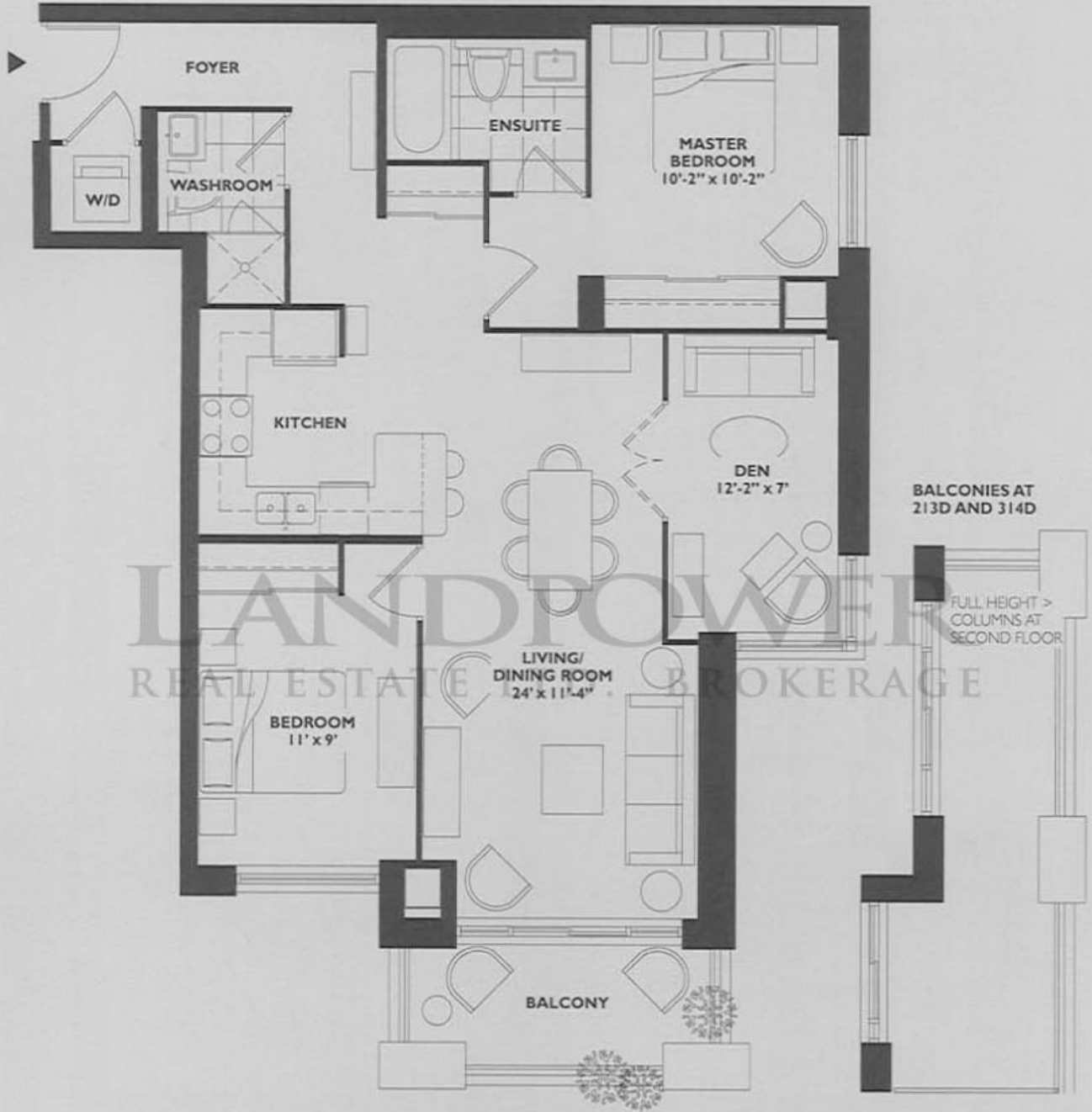
FOURTH FLOOR

All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O. E.
All illustrations are artist's concept. Actual usable floor space varies from the stated floor area. Furniture not included.

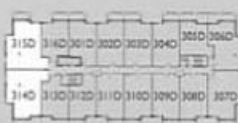
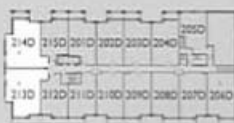
Chelsea

1045 square feet

two bedroom plus den / two bathrooms



RougeBijouArbor

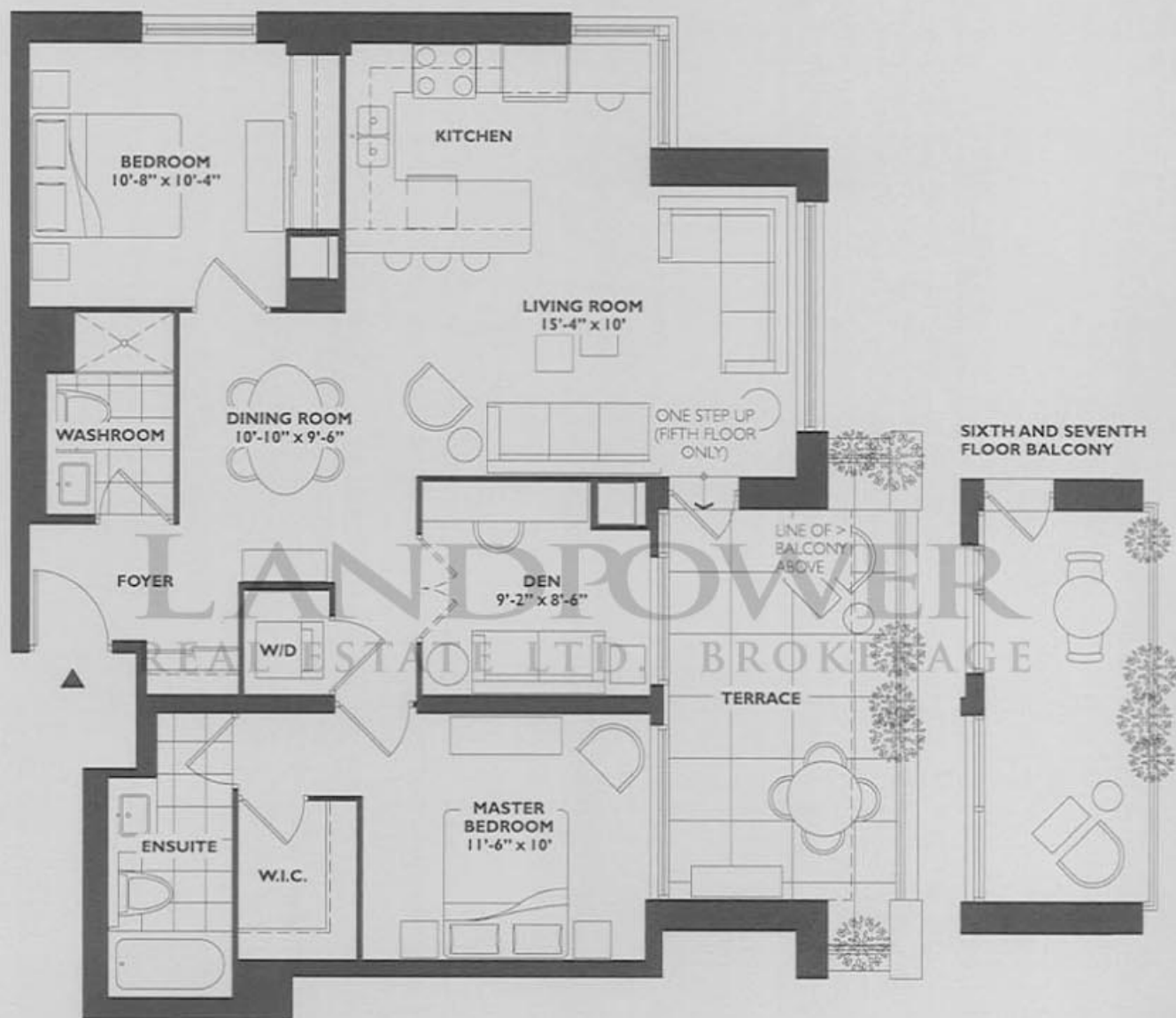


All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & C. E. All illustrations are artist's concept. Actual usable floor space varies from the stated floor area. Furniture not included.

Paddington

1075 square feet

two bedroom plus den / two bathrooms



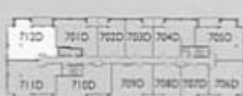
RougeBijou Arbor



FIFTH FLOOR



SIXTH FLOOR

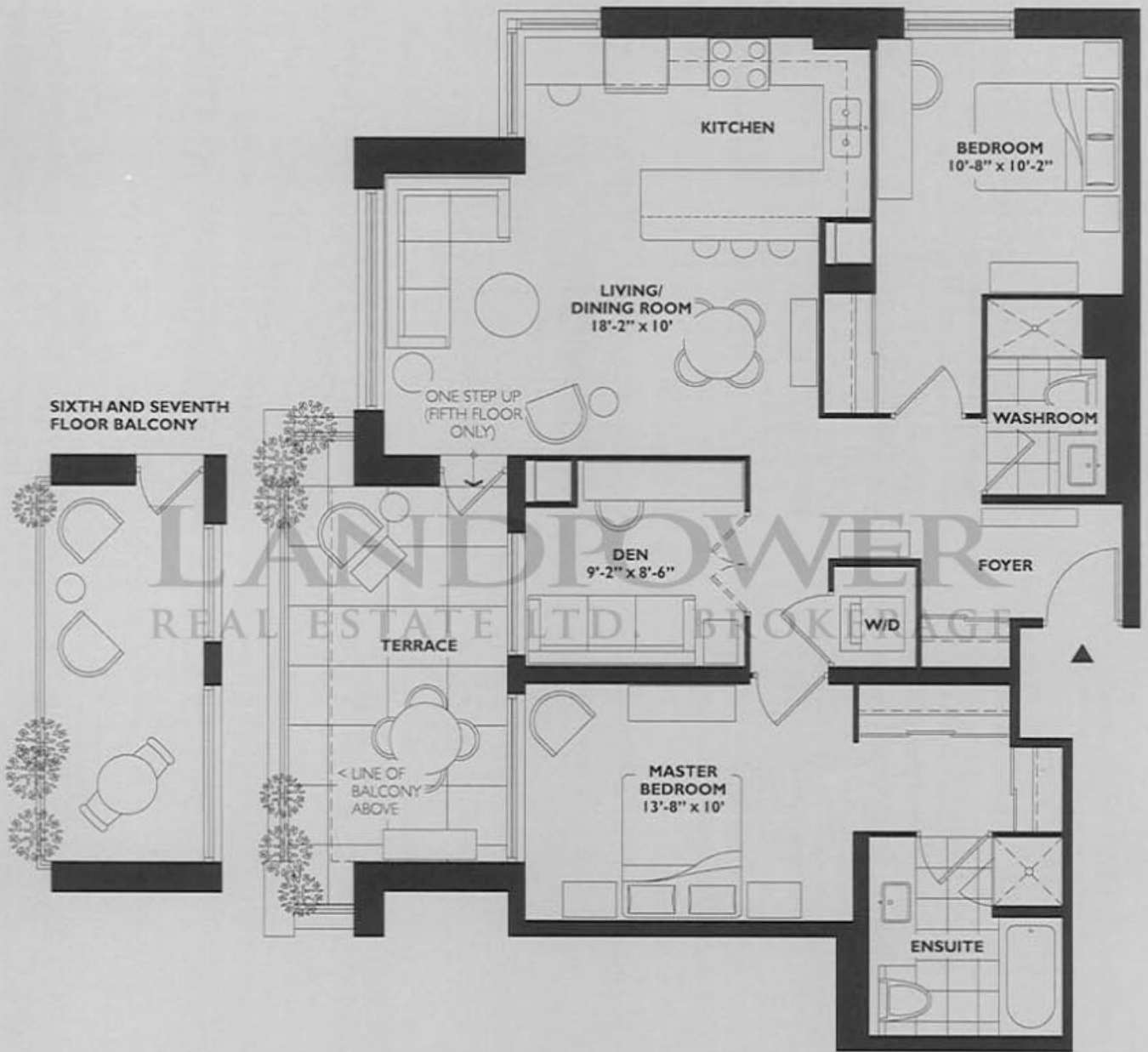


PENTHOUSE

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All illustrations are artist's concept. Actual usable floor space varies from the stated floor area. Furniture not included.

Tavistock

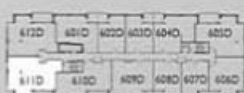
1105 square feet
two bedroom plus den / two bathrooms



RougeBijouArbor



FIFTH FLOOR



SIXTH FLOOR



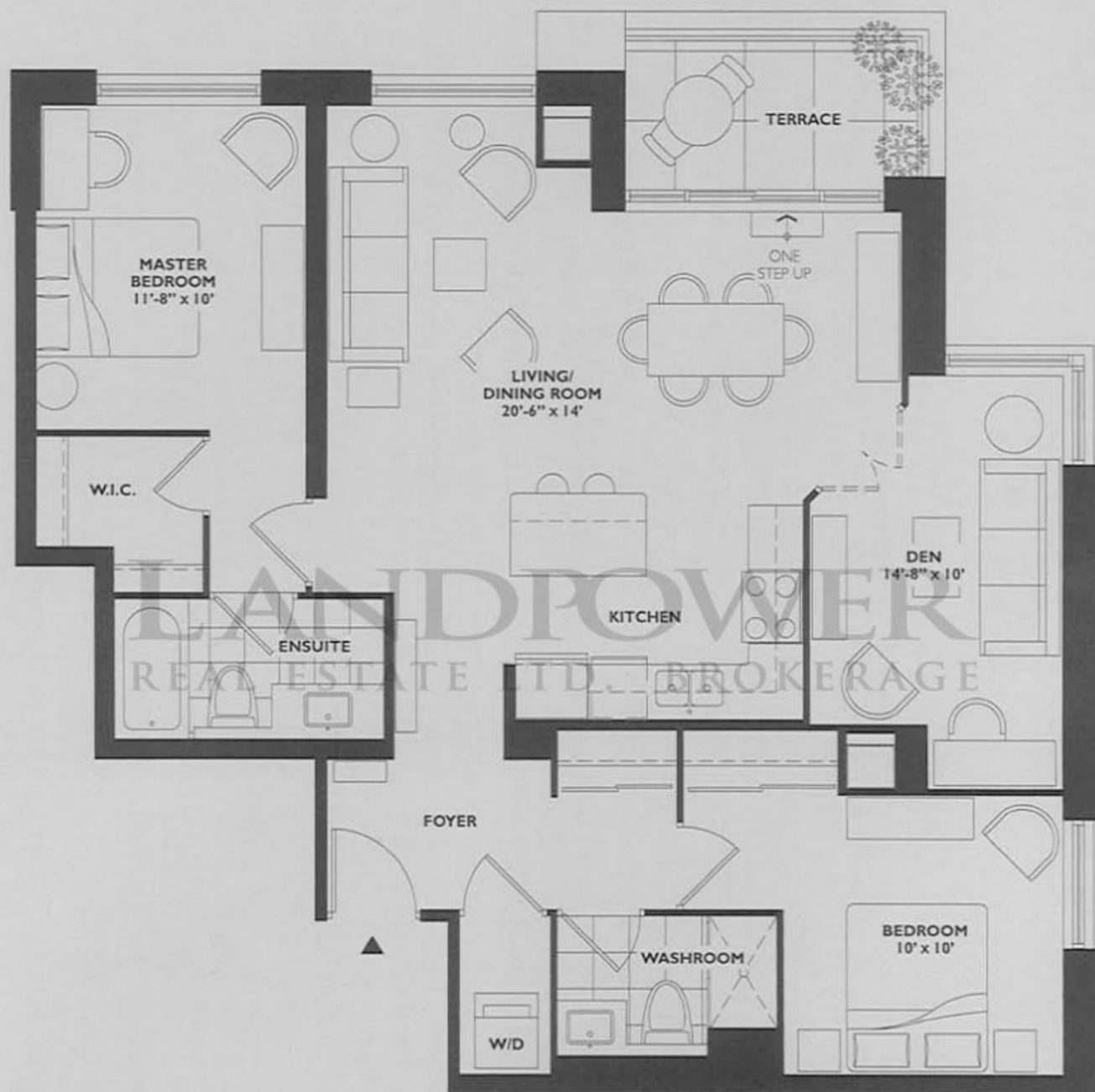
PENTHOUSE

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All illustrations are artist's concept. Actual usable floor space varies from the stated floor area. Furniture not included.

Highbury

1125 square feet

two bedroom plus den / two bathrooms



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FOURTH FLOOR

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RougeBijou

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