

RougeBijou
Promenade

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 PROMENADE CONDOMINIUMS PREVIEW PRICING (SUBJECT TO AVAILABILITY)

MODEL	TYPE	FLOOR	APPROXIMATE SUITE SIZE	EXPOSURE	PRICED FROM:
GROSVENOR	1BED	5	540 SQ.FT.	NORTH	\$195,900
ARUNDEL	1 BED	1	615 SQ. FT.	NORTH	\$202,900
PARAGON	1 BED + DEN	1&3	660 SQ. FT	SOUTH	\$217,900
TORRINGTON	1 BED + DEN	2	680 SQ. FT.	NORTH	\$224,900
SUMMERSON	1 BED + DEN	2	705 SQ. FT.	NORTH	\$229,900
RATCLIFFE	1 BED + DEN	1-2	730 SQ.FT.	SOUTH	\$244,900
BEAUMONT	1 BED + DEN	1-2	735 SQ. FT	SOUTH	\$244,900
BUTTERFIELD	1 BED + DEN	1-3	745 SQ. FT	NORTH/SOUTH	\$247,900
INWOOD	2 BED	6	835 SQ.FT.	SOUTH	\$275,900
HARLEY	2 BED	7	915 SQ.FT.	SOUTH	\$324,900
HAMSTEAD	2 BED	7	925 SQ.FT.	SOUTH	\$331,900
ORFORD	2 BED + DEN	1-3	1040 SQ. FT.	NORTH EAST/SOUTH EAST NORTH WEST/ SOUTH WEST	\$331,900
HOLBORN	2 BED + DEN	4	965 SQ. FT.	SOUTH EAST/ SOUTH WEST	\$338,900
KERR	2 BED + DEN	5 & 7	1090 SQ. FT.	SOUTH WEST	\$354,900
DEBIN	2 BED + DEN	7	1060 SQ. FT.	SOUTH EAST	\$381,900
RAMSHOLT	2 BED + DEN	7	1090 SQ.FT.	NORTH EAST	\$391,900

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

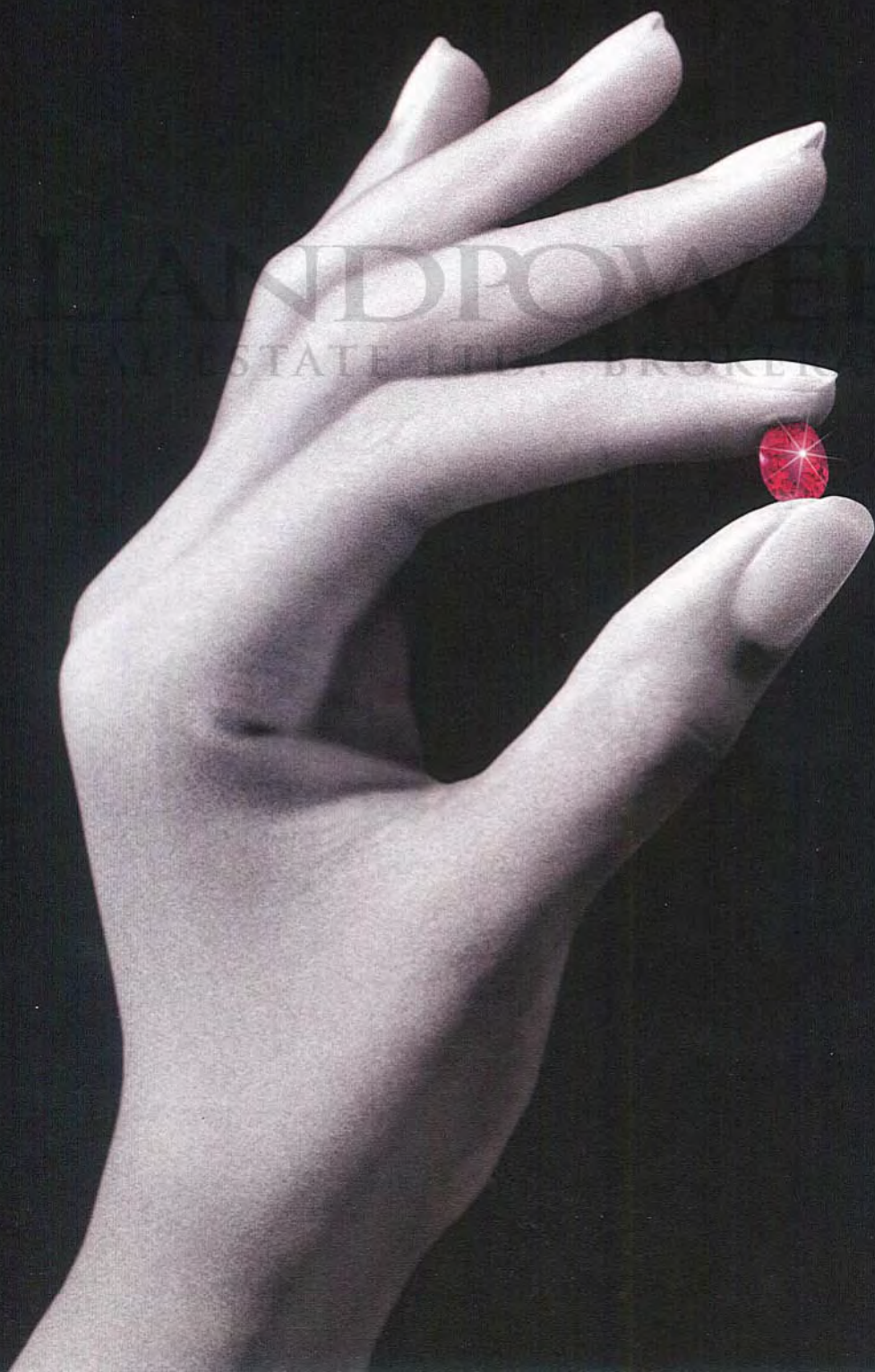
T. 905-948-9900
F. 905-948-9964

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**

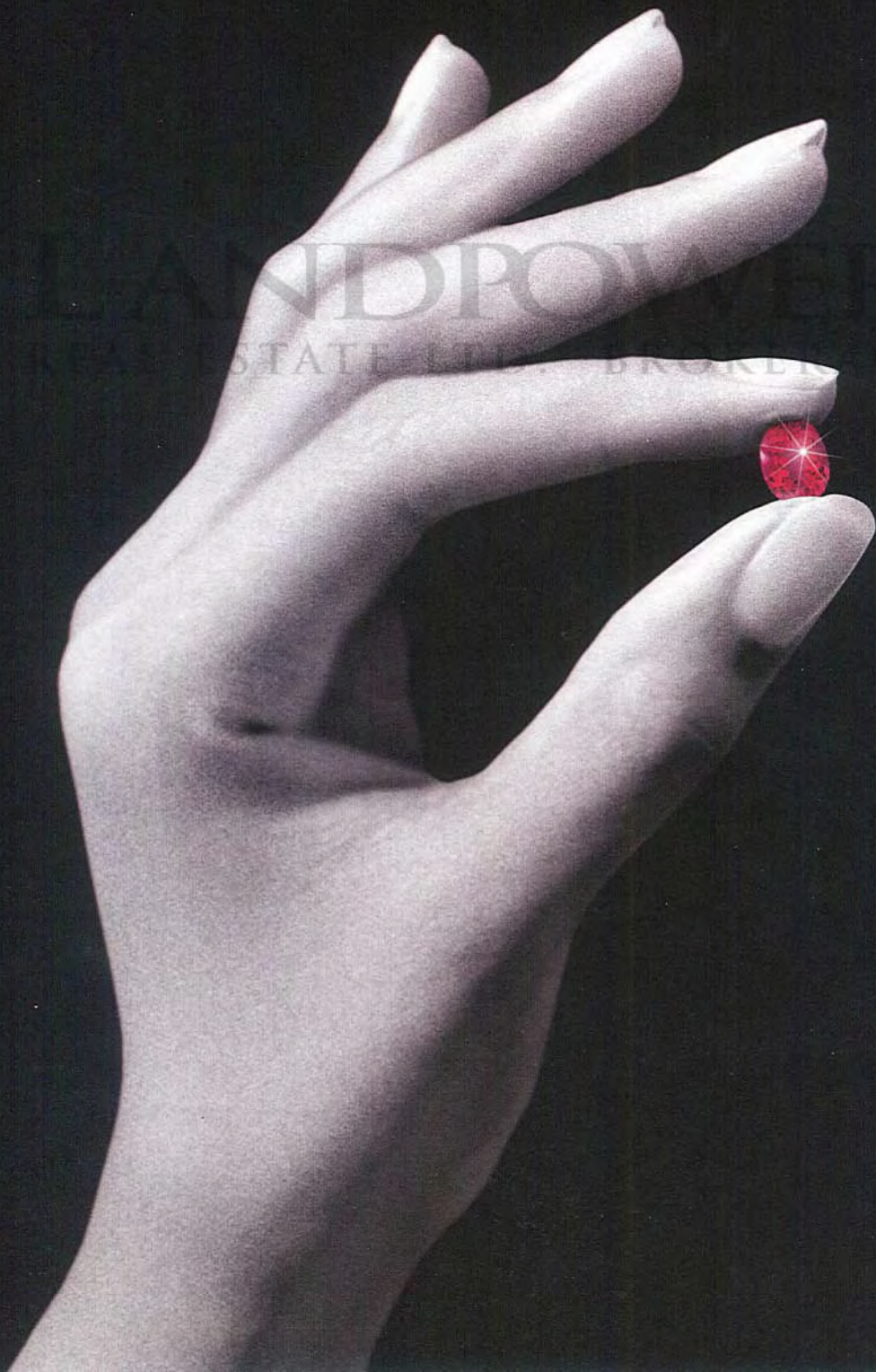


Downtown Markham™ developed and built by The Remington Group Inc.

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



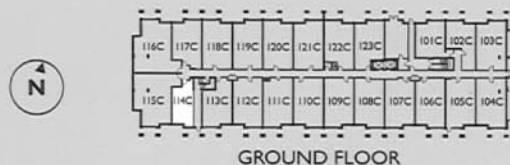
Albermarle

485 square feet
studio / one bathroom



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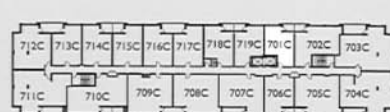
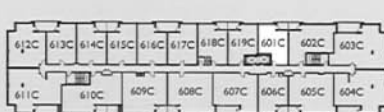
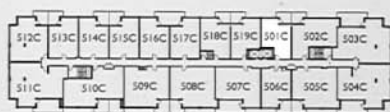
All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O. E.
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Albany

540 square feet
one bedroom / one bathroom



RougeBijouPromenade

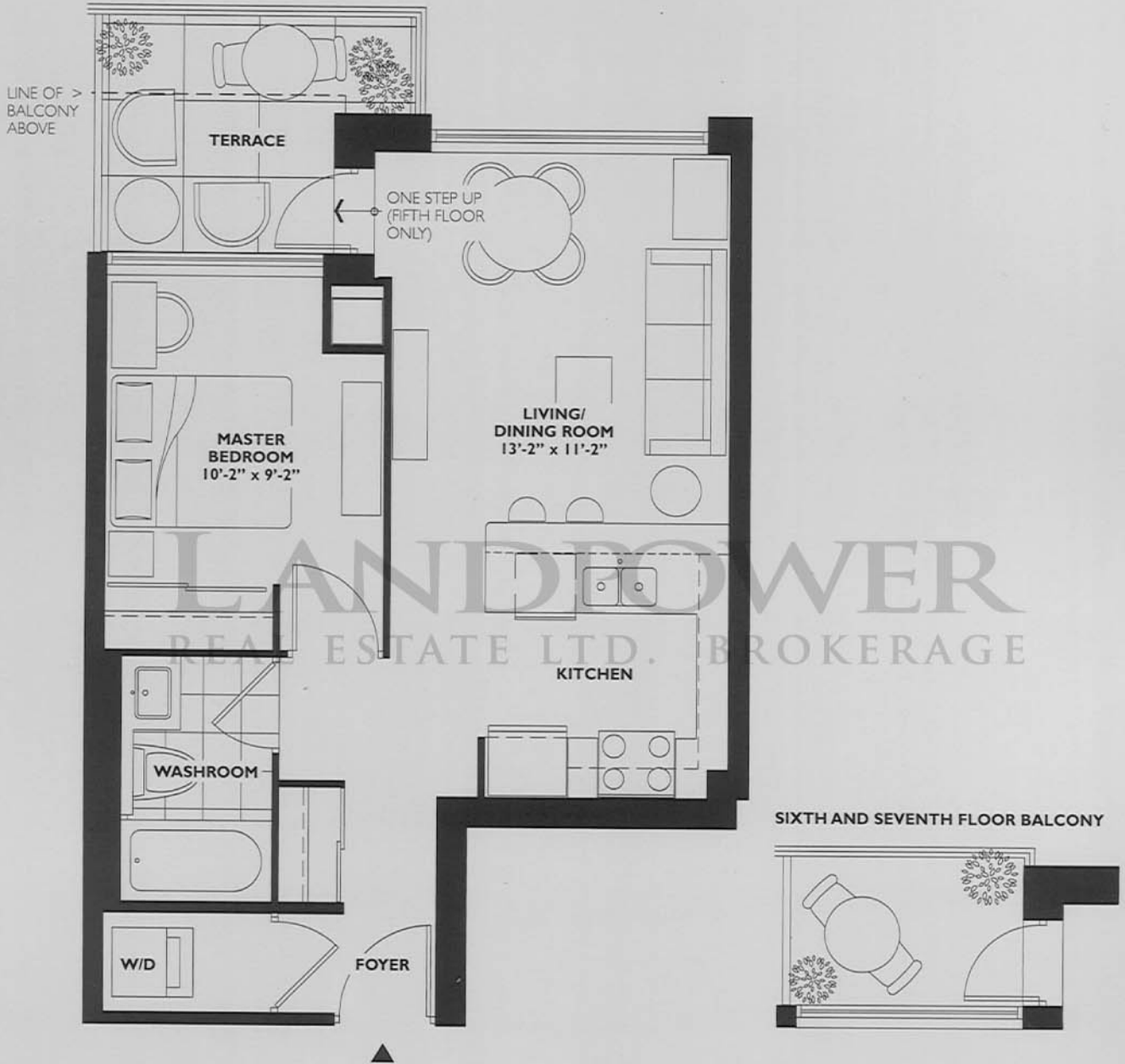


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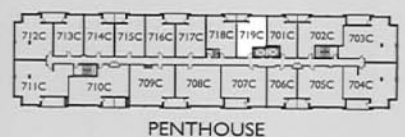
Grosvenor

540 square feet

one bedroom / one bathroom



RougeBijouPromenade



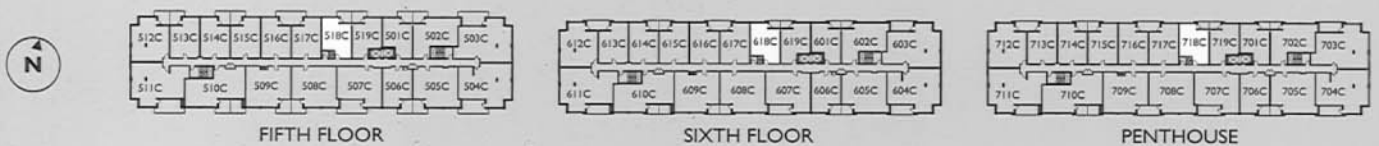
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Pimlico

565 square feet
one bedroom / one bathroom



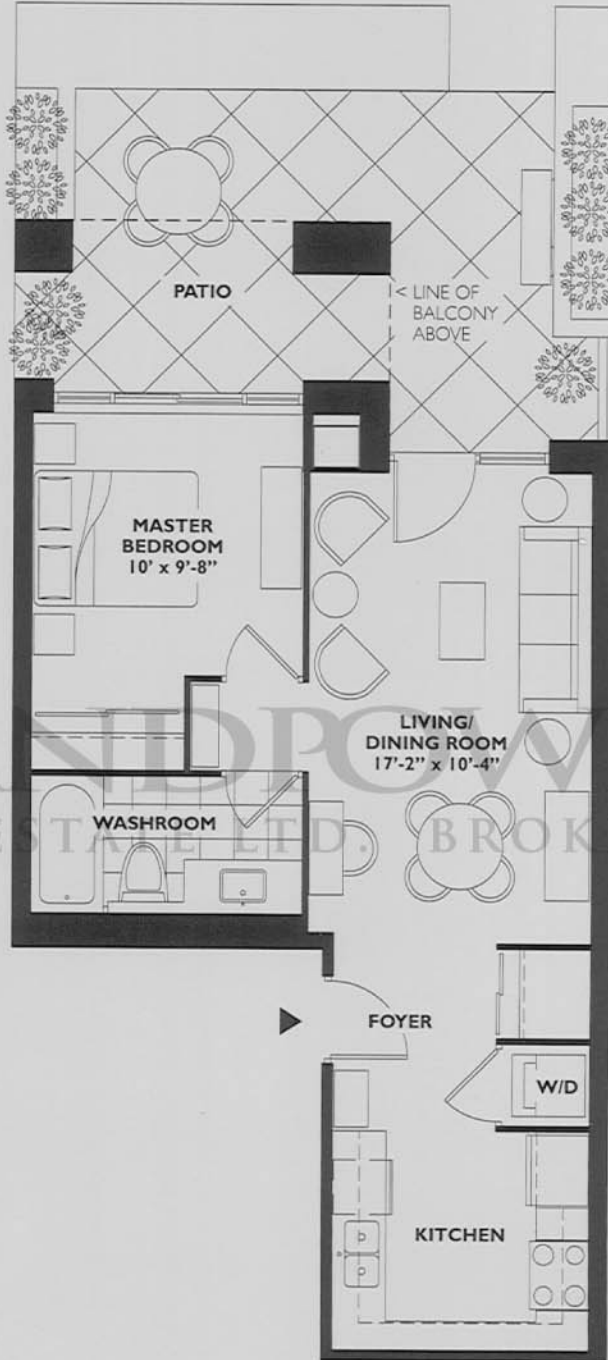
RougeBijou Promenade



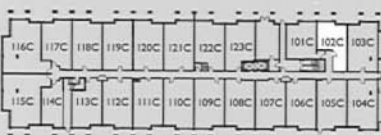
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Woburn

570 square feet
one bedroom / one bathroom



RougeBijou Promenade

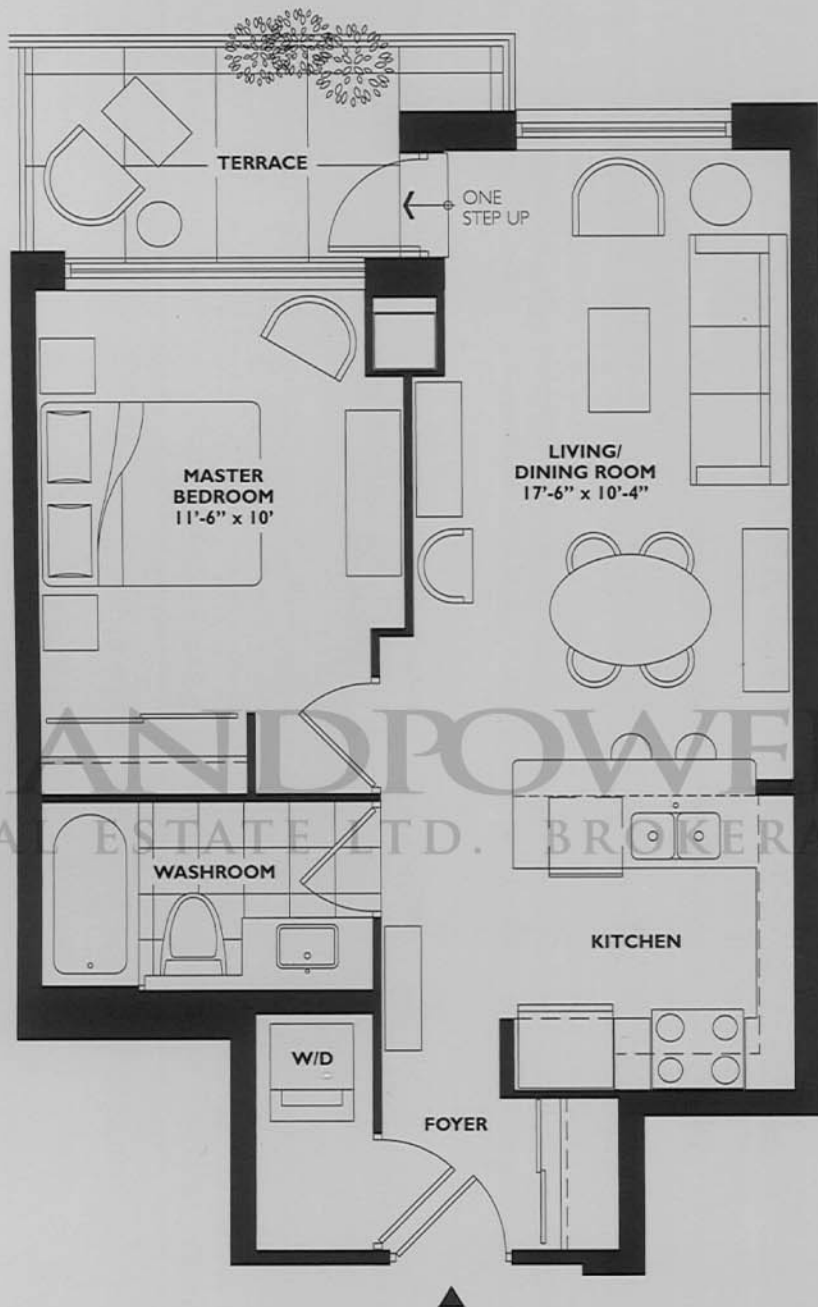


GROUND FLOOR

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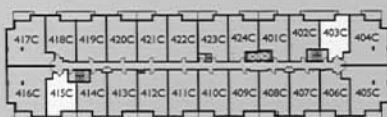
Sherrin

575 square feet
one bedroom / one bathroom



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FOURTH FLOOR

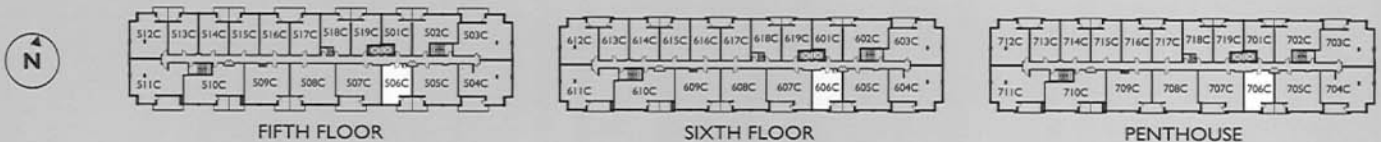
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Verity

575 square feet
one bedroom / one bathroom



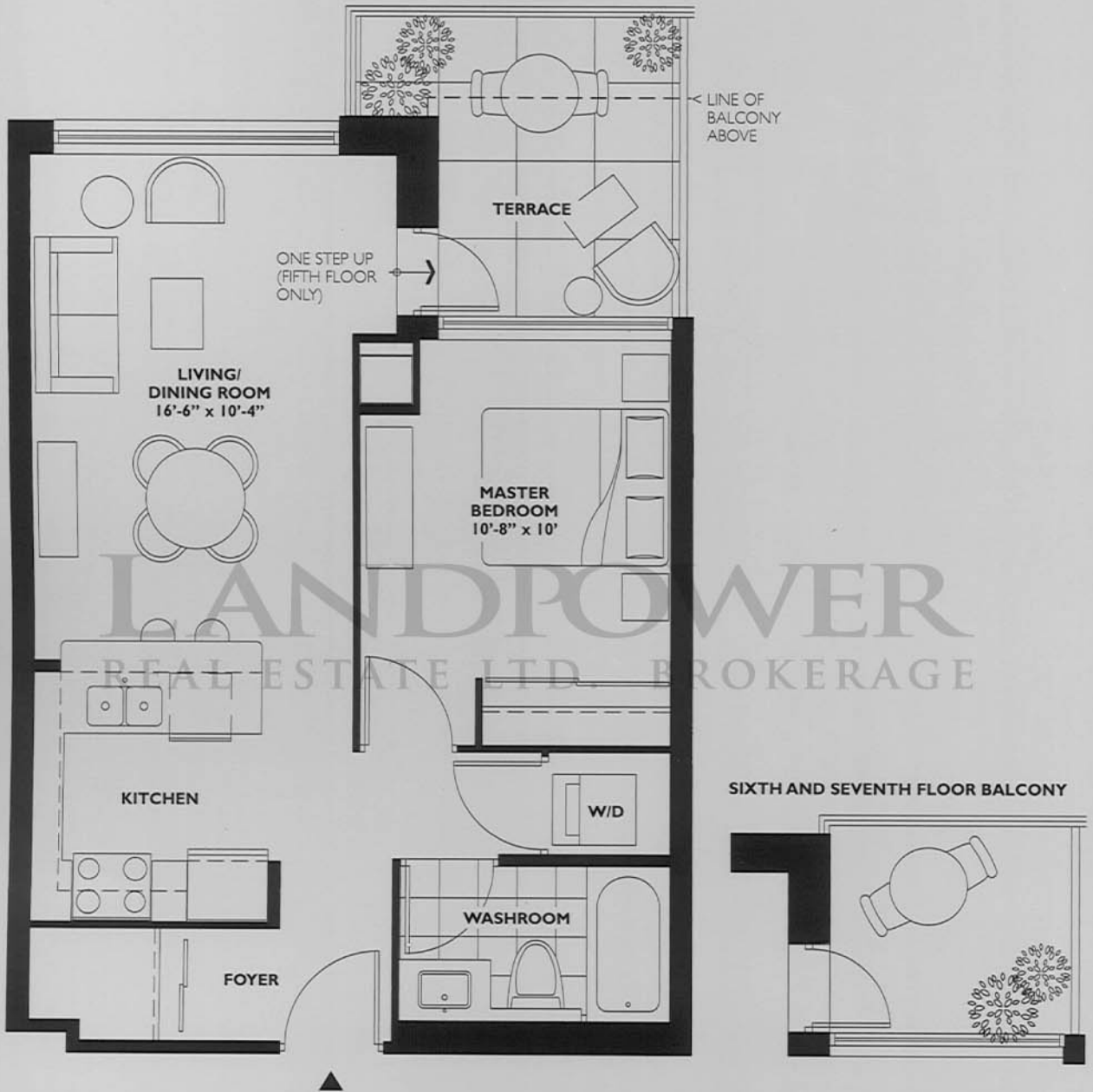
RougeBijou Promenade



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Hammersmith

585 square feet
one bedroom / one bathroom



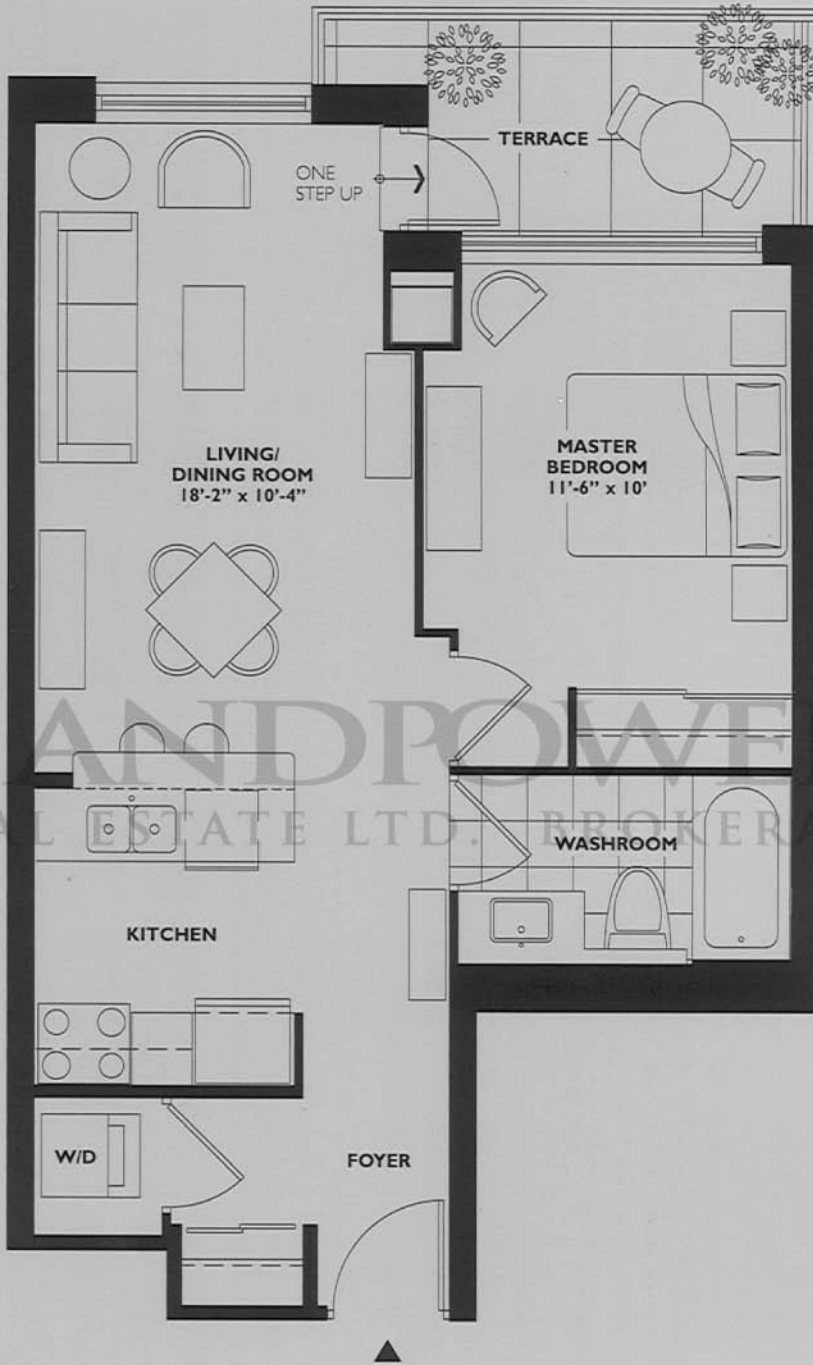
RougeBijou Promenade



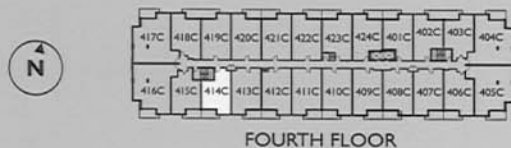
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Anthenaemum

590 square feet
one bedroom / one bathroom



RougeBijou Promenade



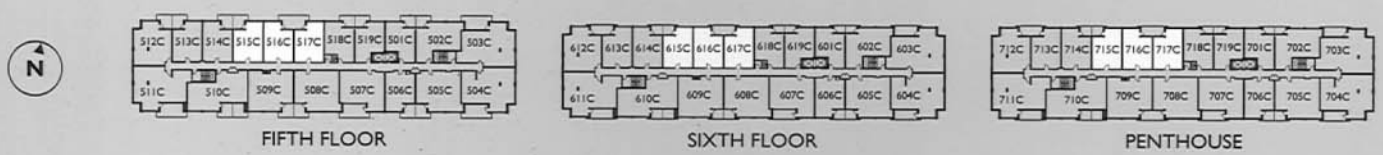
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Camden

590 square feet
one bedroom / one bathroom



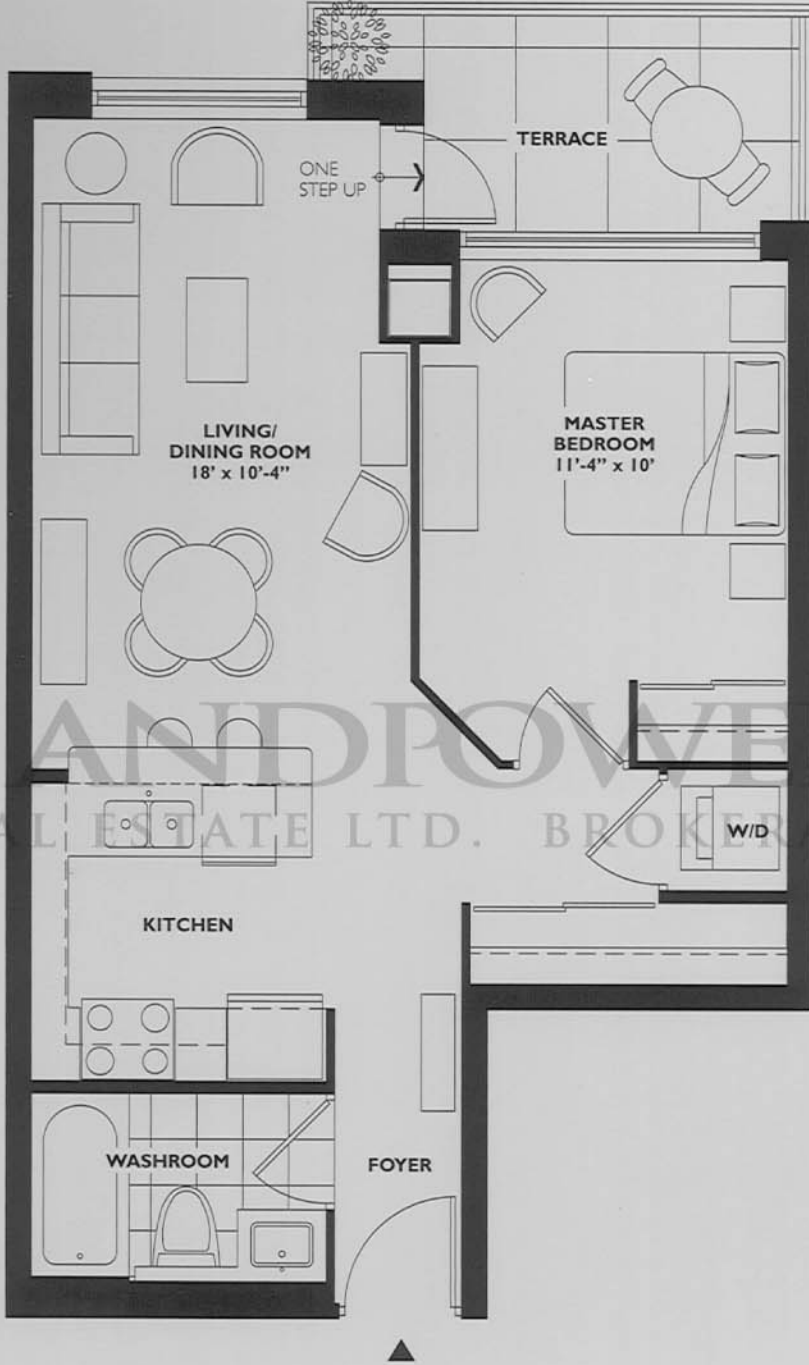
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Spencer

605 square feet
one bedroom / one bathroom



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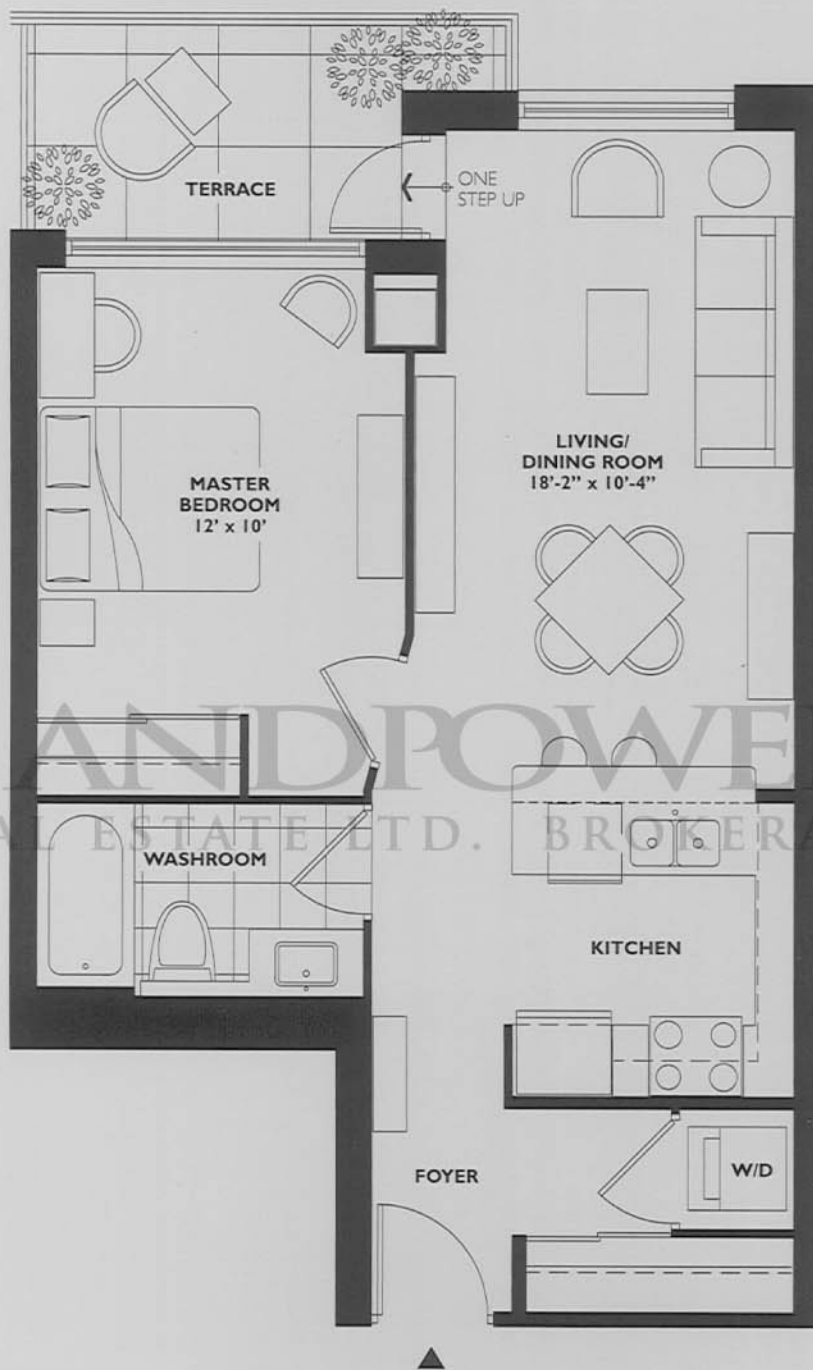


FOURTH FLOOR

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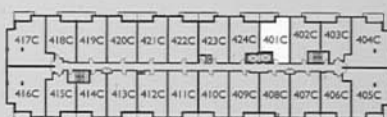
Melton

610 square feet
one bedroom / one bathroom



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RougeBijou Promenade



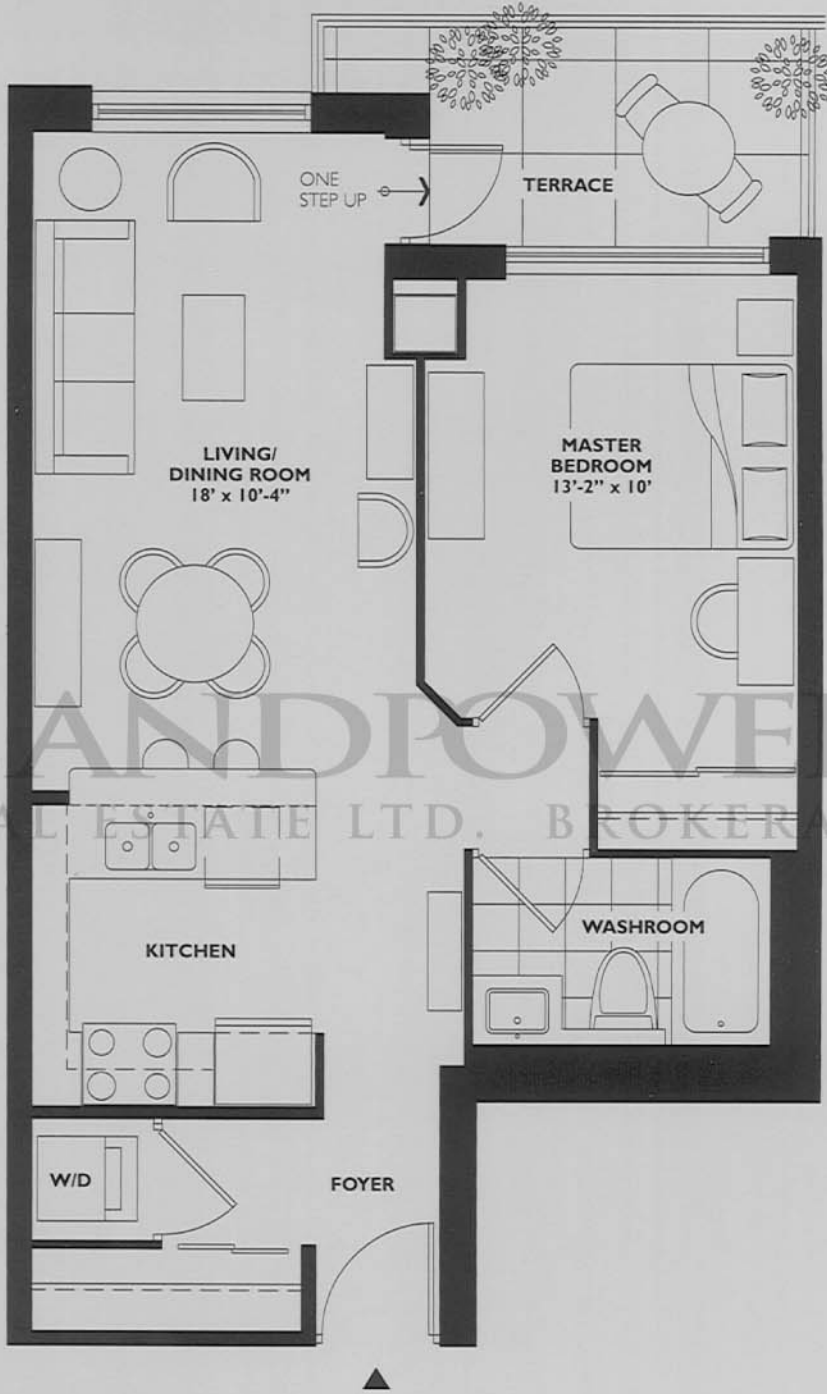
FOURTH FLOOR

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Albian

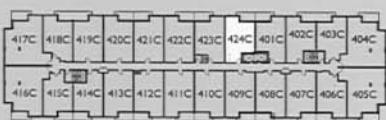
615 square feet

one bedroom / one bathroom



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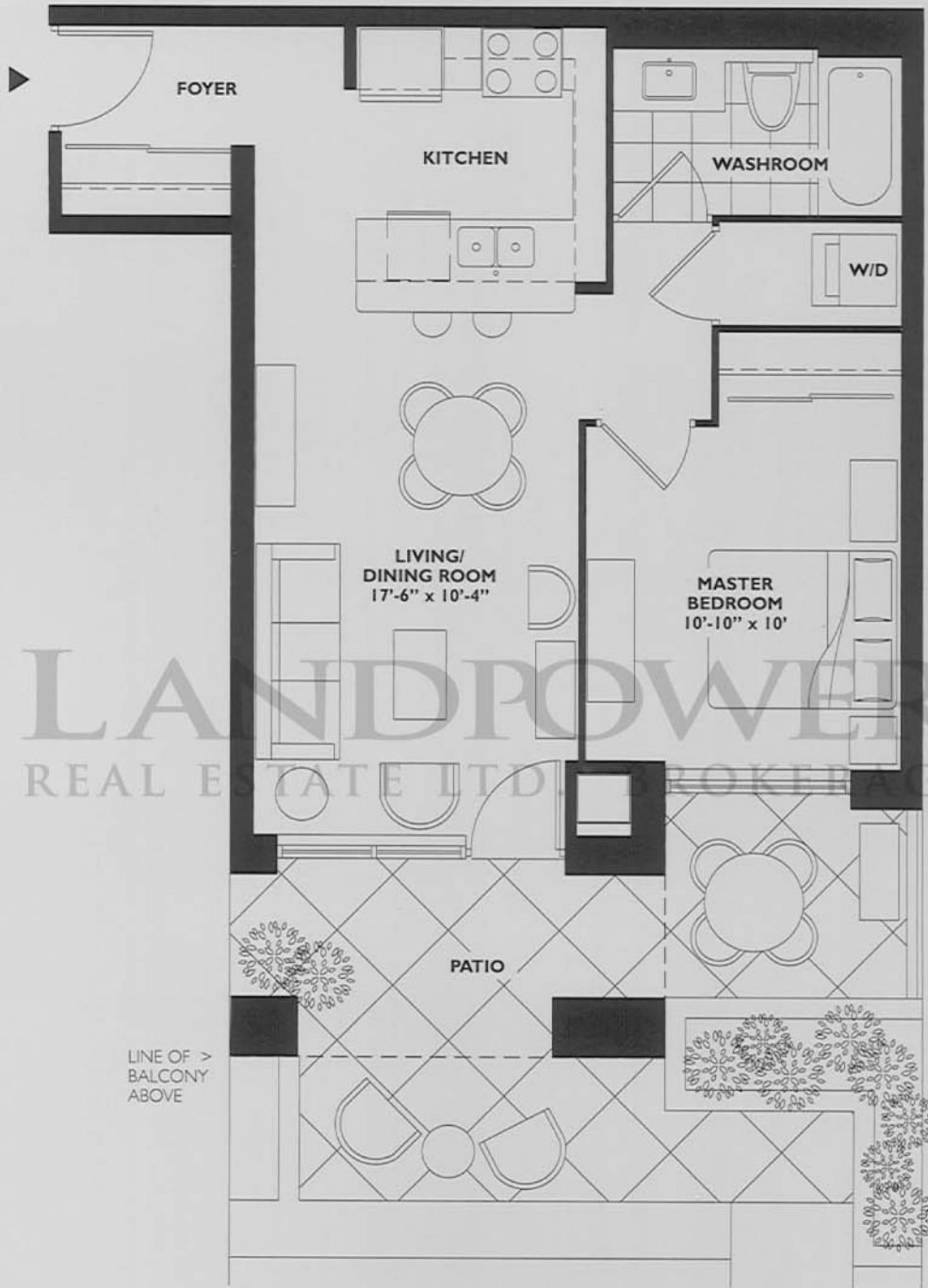


FOURTH FLOOR

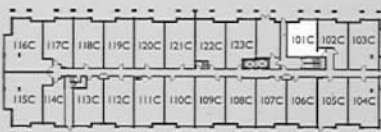
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Arundel

615 square feet
one bedroom / one bathroom



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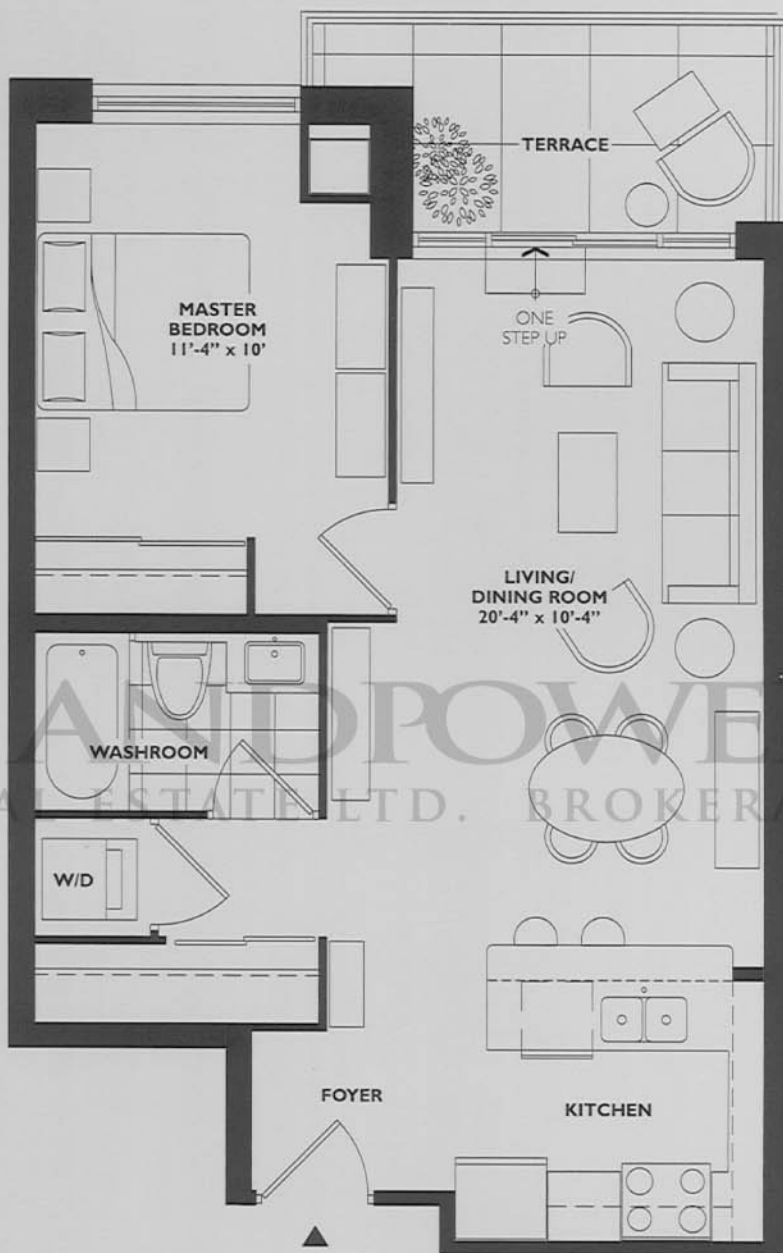


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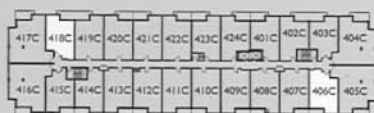
Telford

615 square feet

one bedroom / one bathroom



RougeBijou Promenade



FOURTH FLOOR

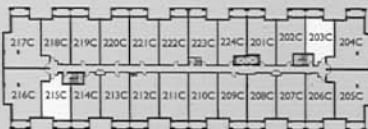
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Archer

640 square feet
one bedroom / one bathroom



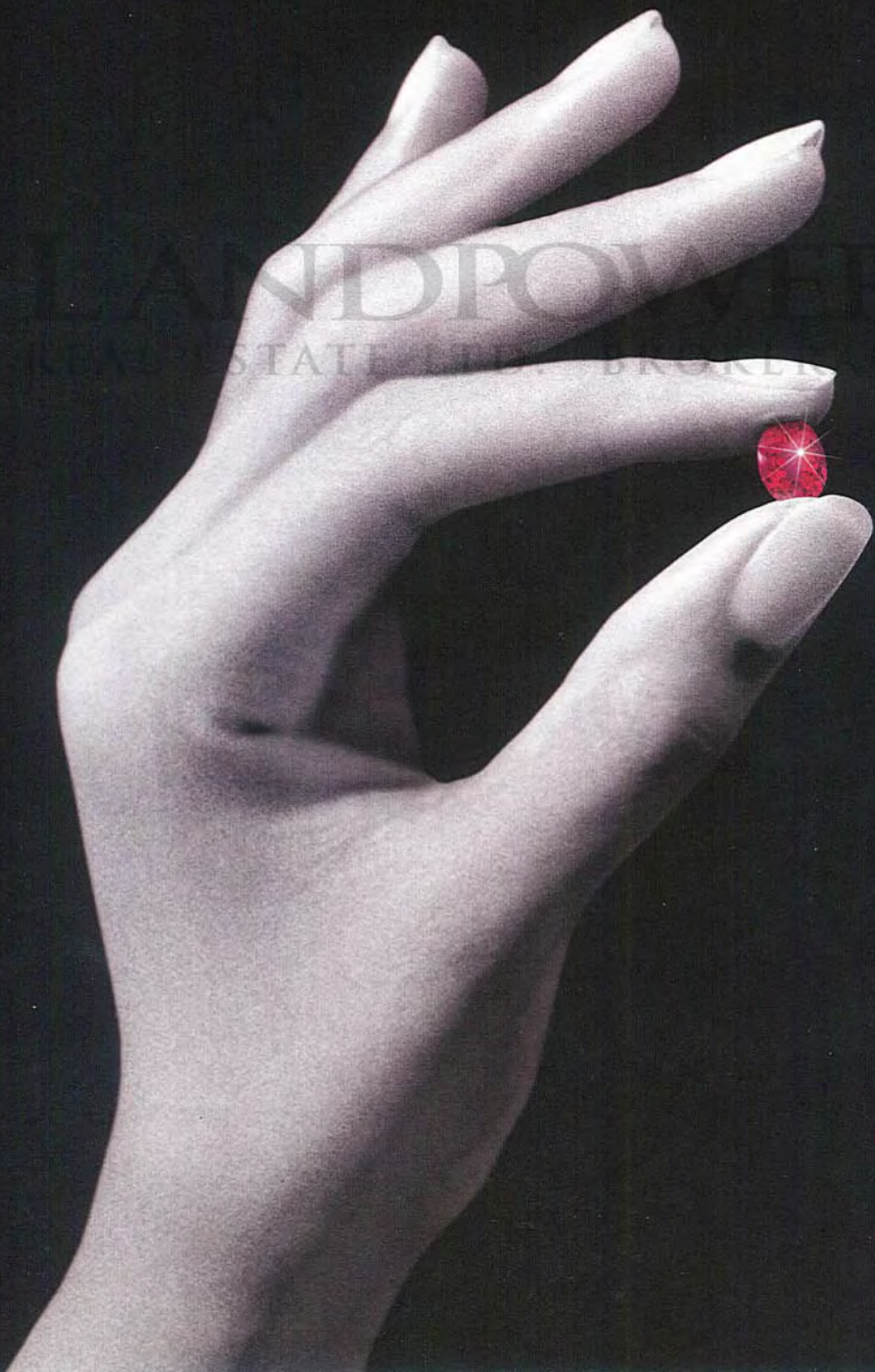
RougeBijouPromenade



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RougeBijou

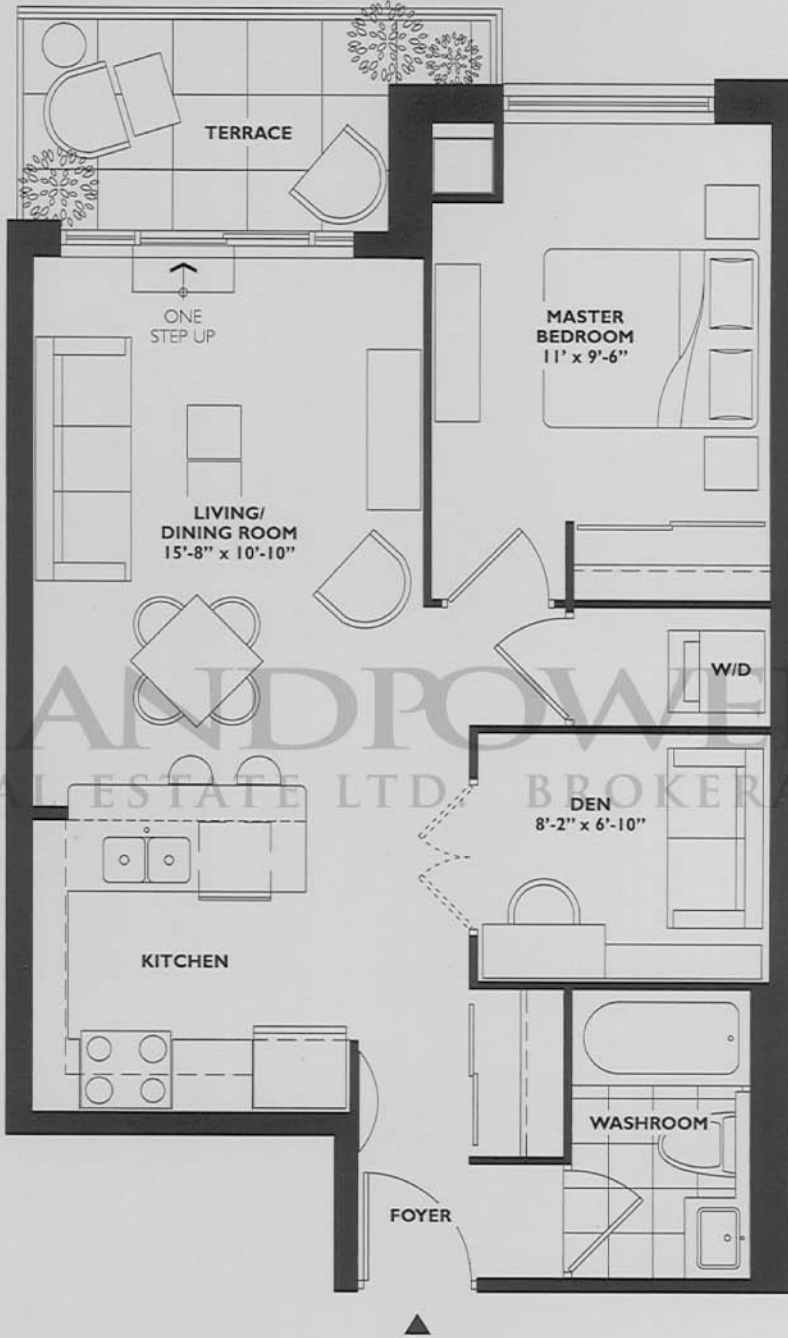
One Bedroom + Den



Donne

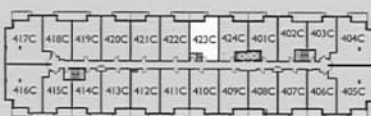
635 square feet

one bedroom plus den / one bathroom



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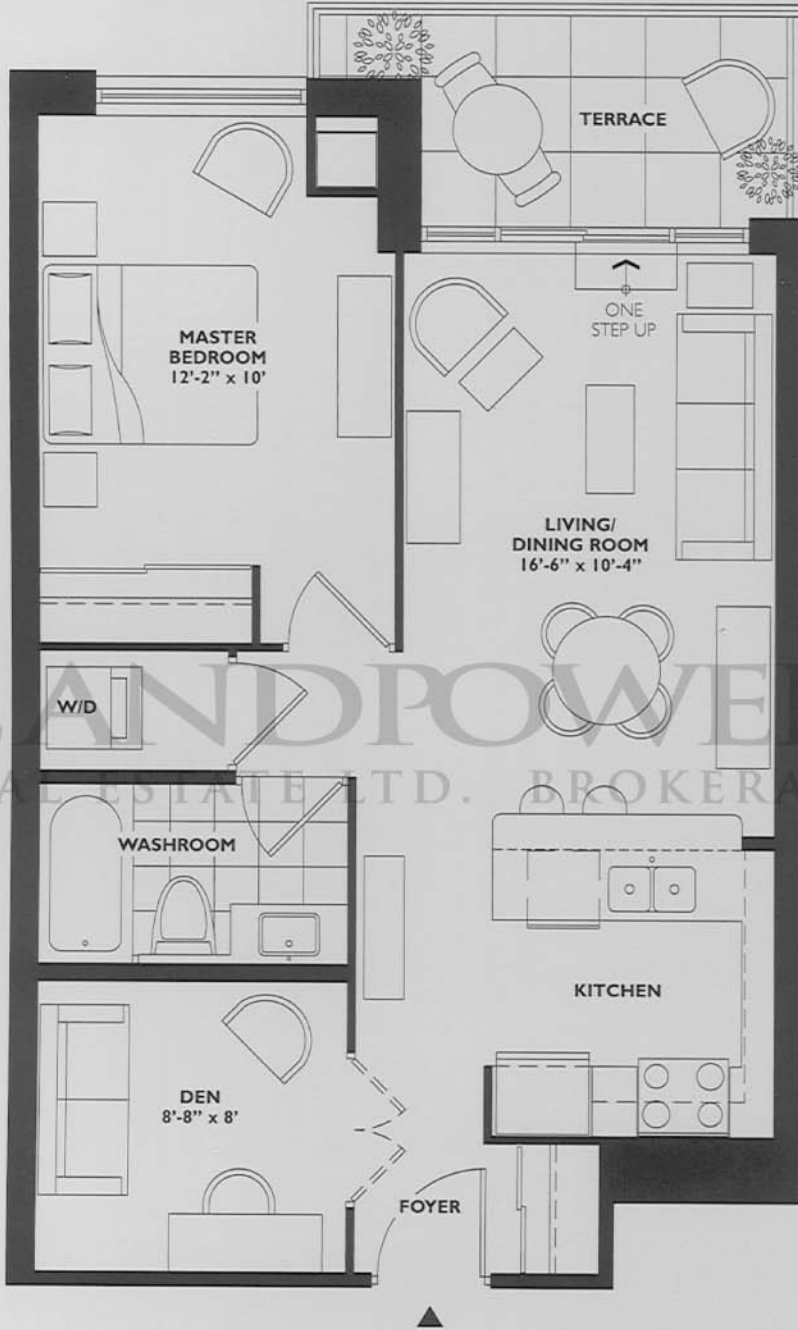


FOURTH FLOOR

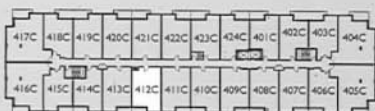
All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O.E.
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Truefitt

655 square feet
one bedroom plus den / one bathroom



RougeBijou Promenade

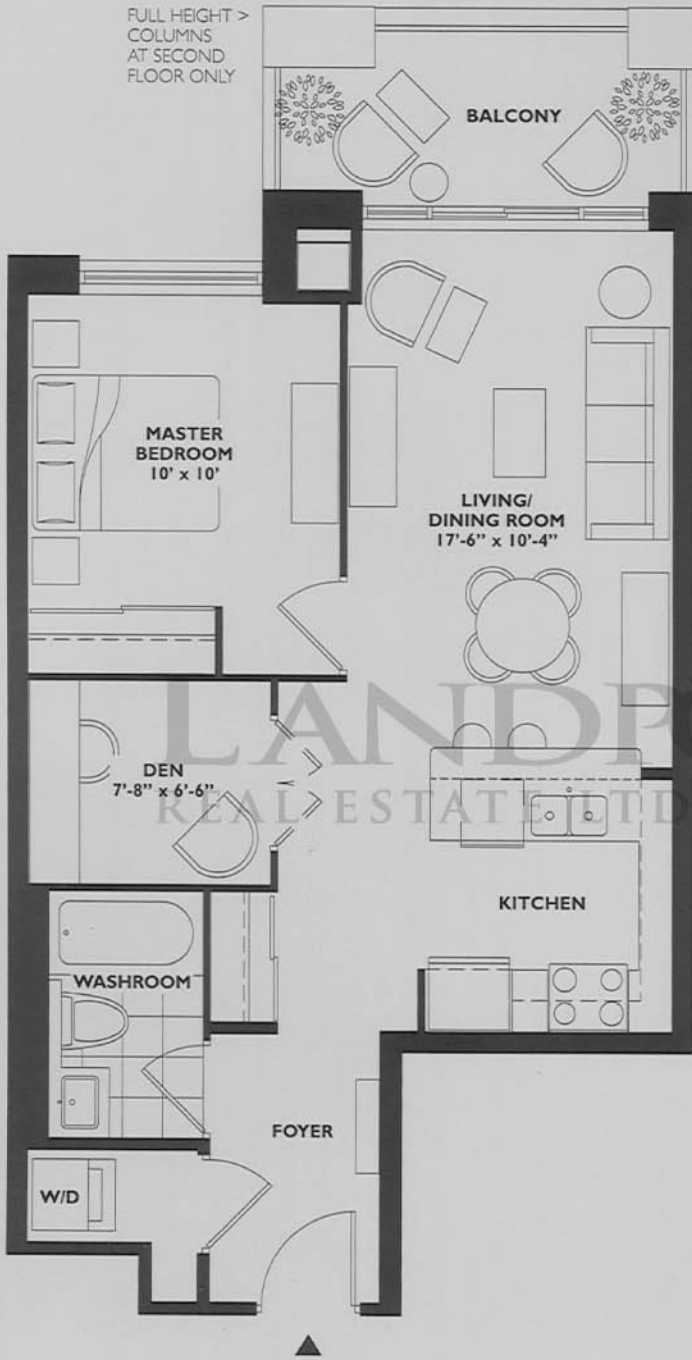


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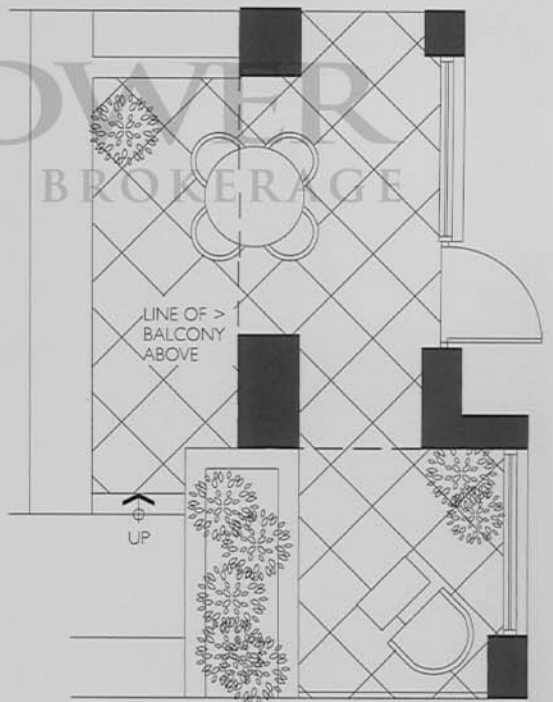
Paragon

660 square feet

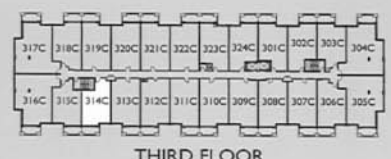
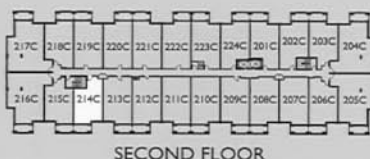
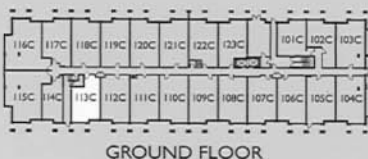
one bedroom plus den / one bathroom



GROUND FLOOR PATIO



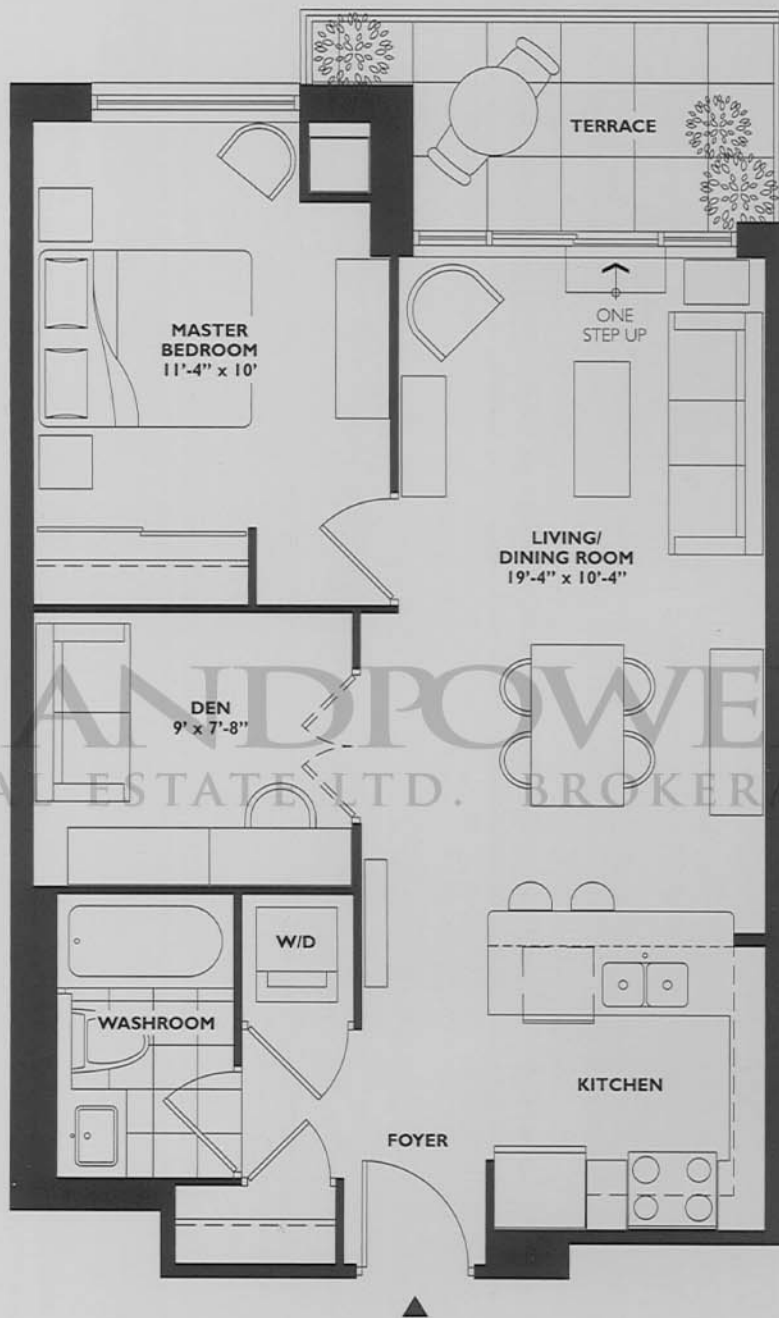
RougeBijou Promenade



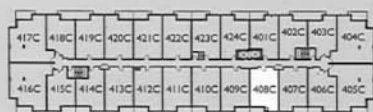
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Rennie

660 square feet
one bedroom plus den / one bathroom



RougeBijouPromenade



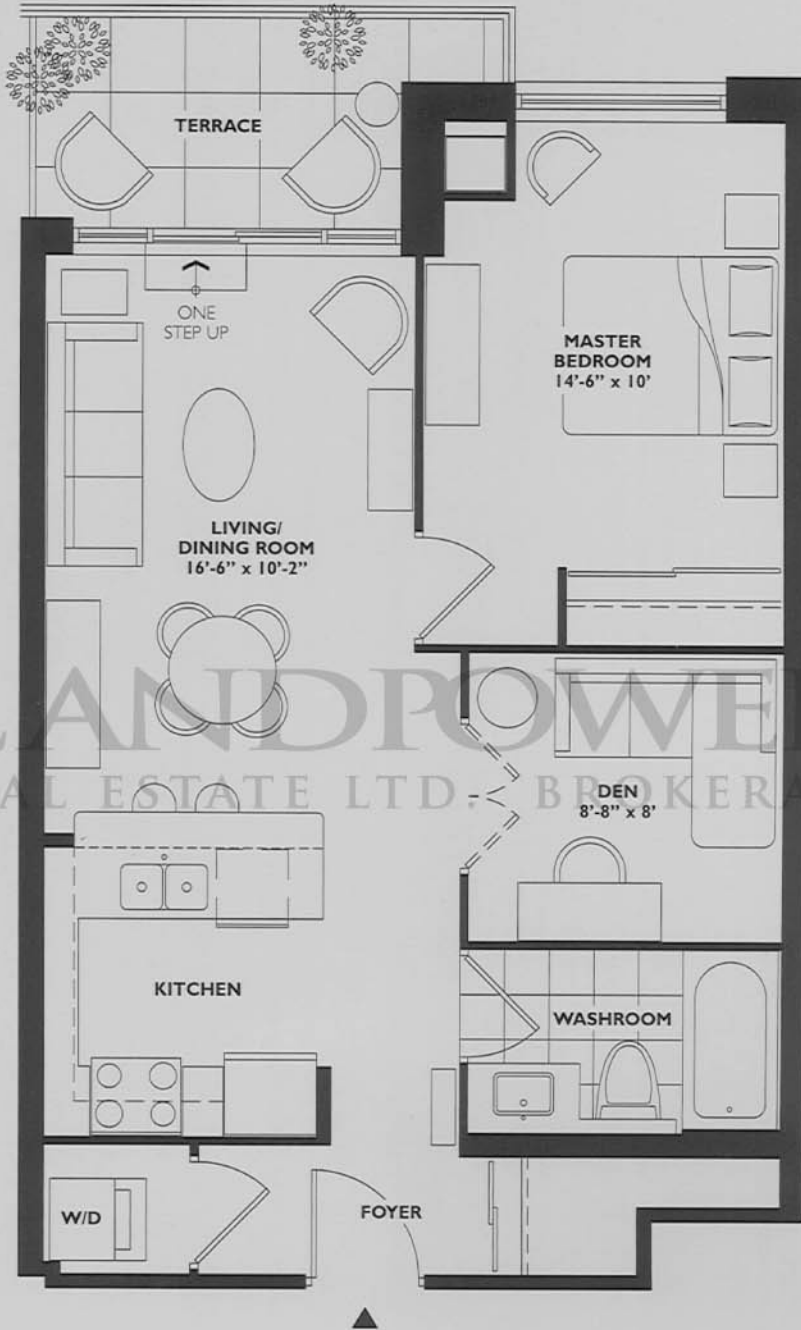
FOURTH FLOOR

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Melbourne

670 square feet

one bedroom plus den / one bathroom



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RougeBijou Promenade

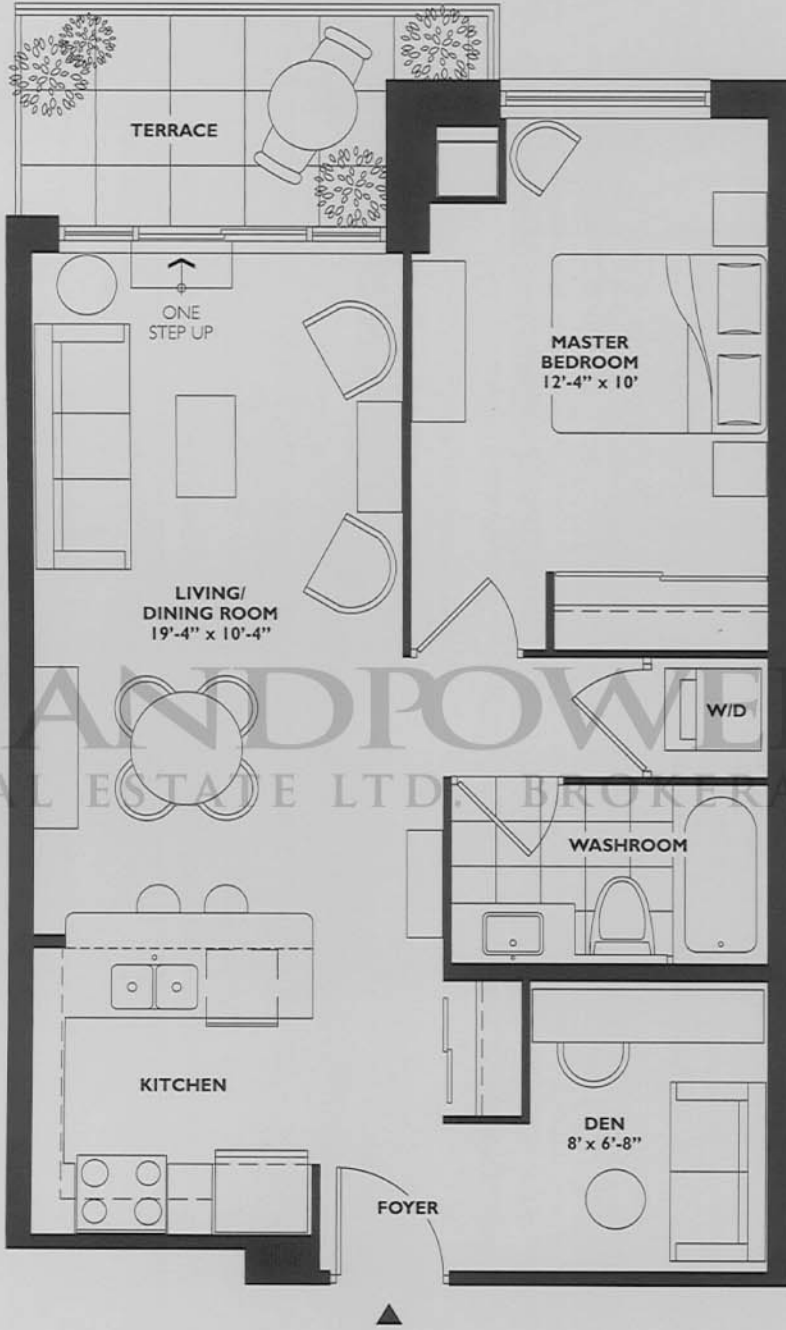


FOURTH FLOOR

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Mortimer

670 square feet
one bedroom plus den / one bathroom



RougeBijouPromenade



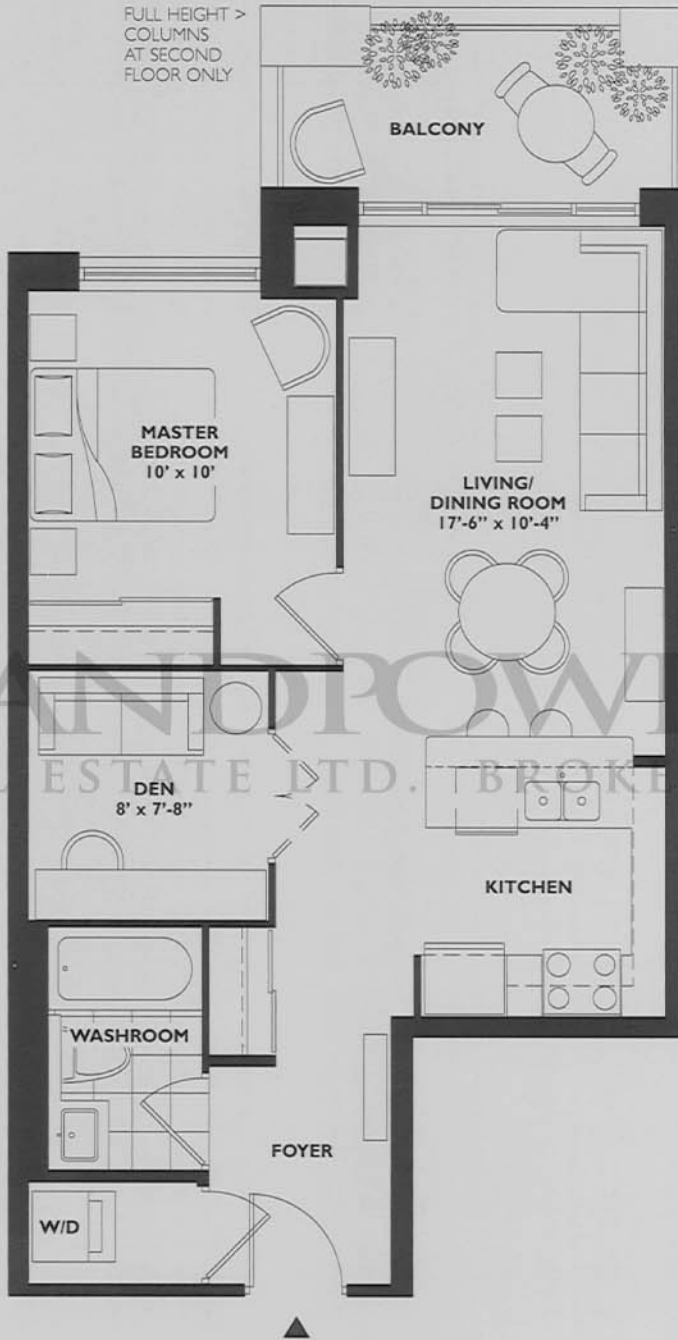
FOURTH FLOOR

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.

Wyndham

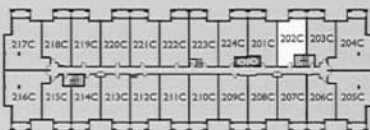
670 square feet

one bedroom plus den / one bathroom



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RougeBijouPromenade



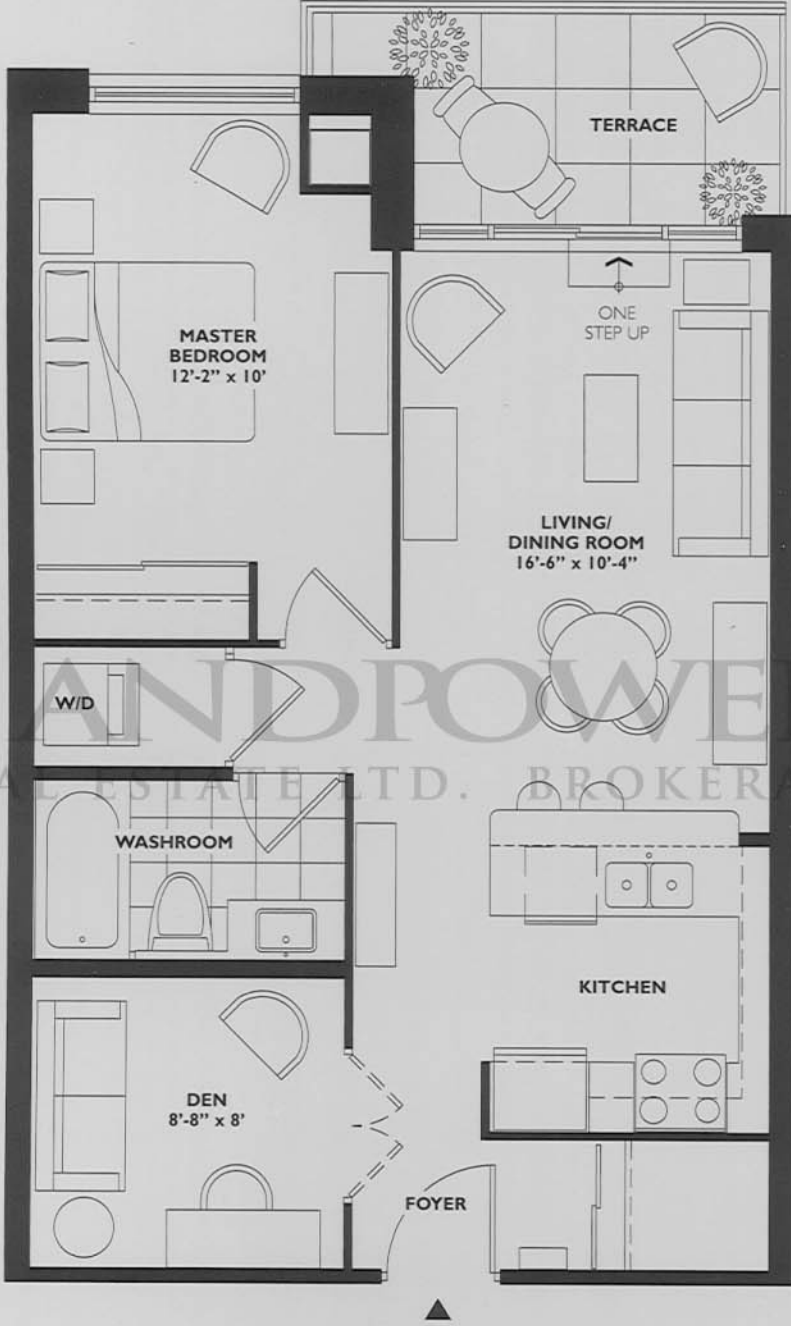
SECOND FLOOR



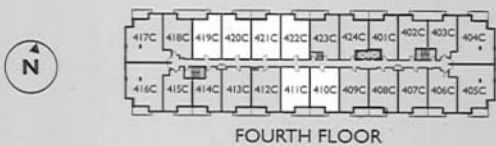
THIRD FLOOR

Barclay

675 square feet
one bedroom plus den / one bathroom



RougeBijouPromenade

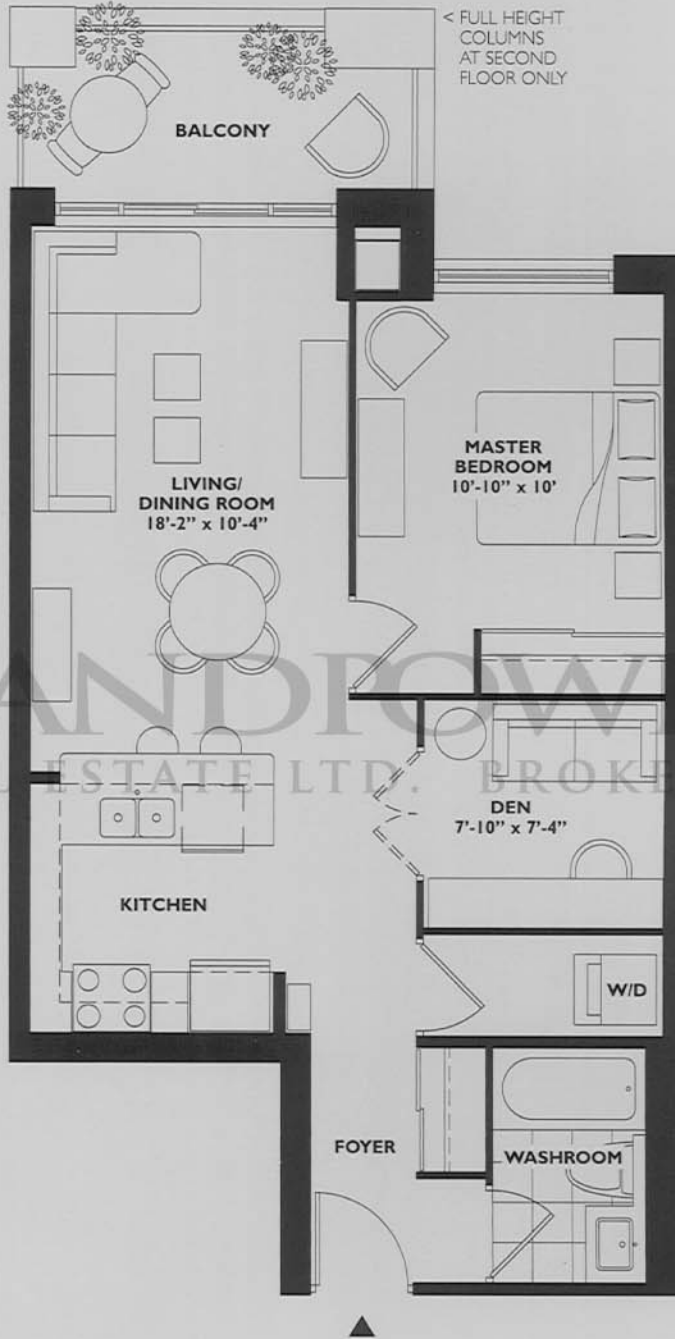


All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O.E.
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Torrington

680 square feet

one bedroom plus den / one bathroom



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SECOND FLOOR

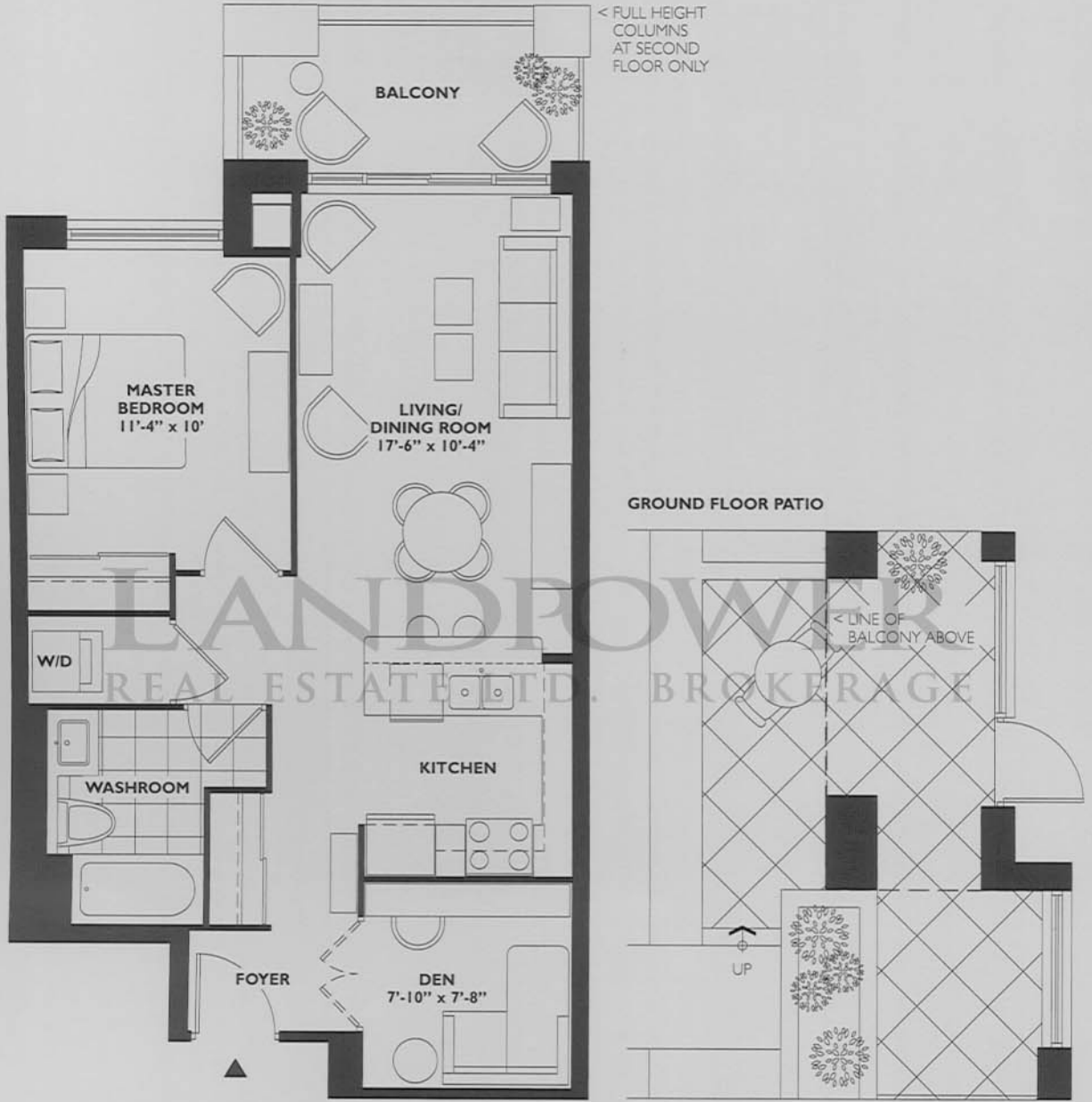


THIRD FLOOR

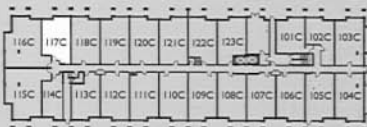
All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O. E. All illustrations are artist's concept. Actual usable floor space varies from the stated floor area. Furniture not included.

Bond

685 square feet
one bedroom plus den / one bathroom



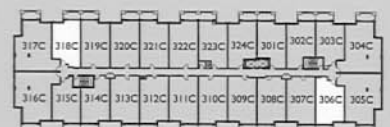
RougeBijouPromenade



GROUND FLOOR



SECOND FLOOR



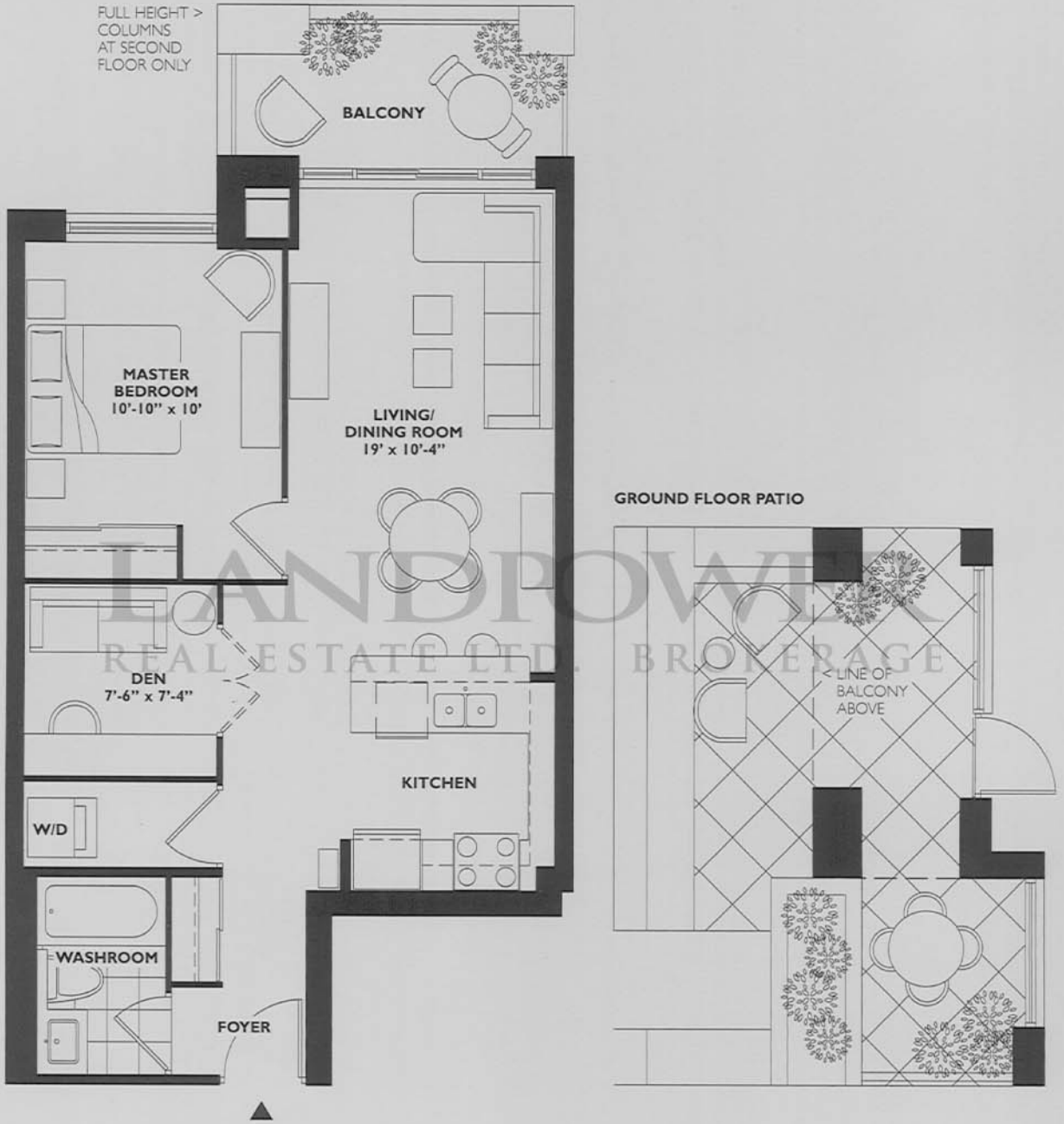
THIRD FLOOR

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.

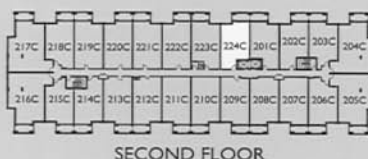
Newgate

685 square feet

one bedroom plus den / one bathroom



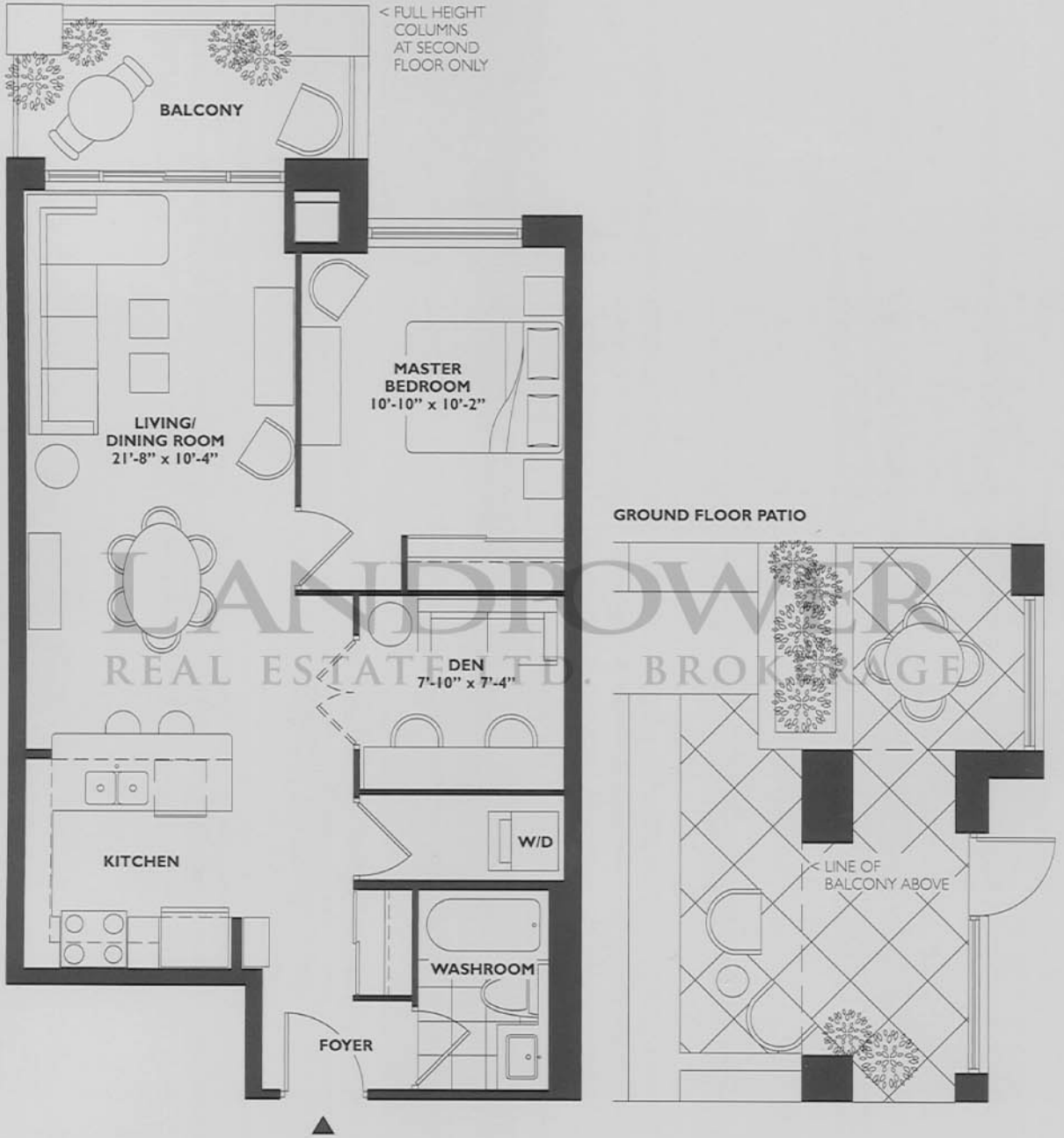
RougeBijou Promenade



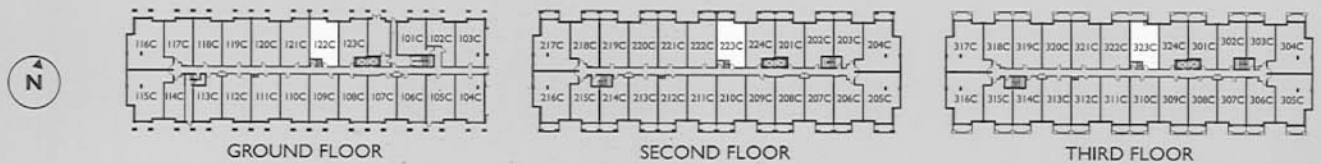
All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O. E.
All illustrations are artist's concept. Actual usable floor space varies from the stated floor area. Furniture not included.

Summerson

705 square feet
one bedroom plus den / one bathroom



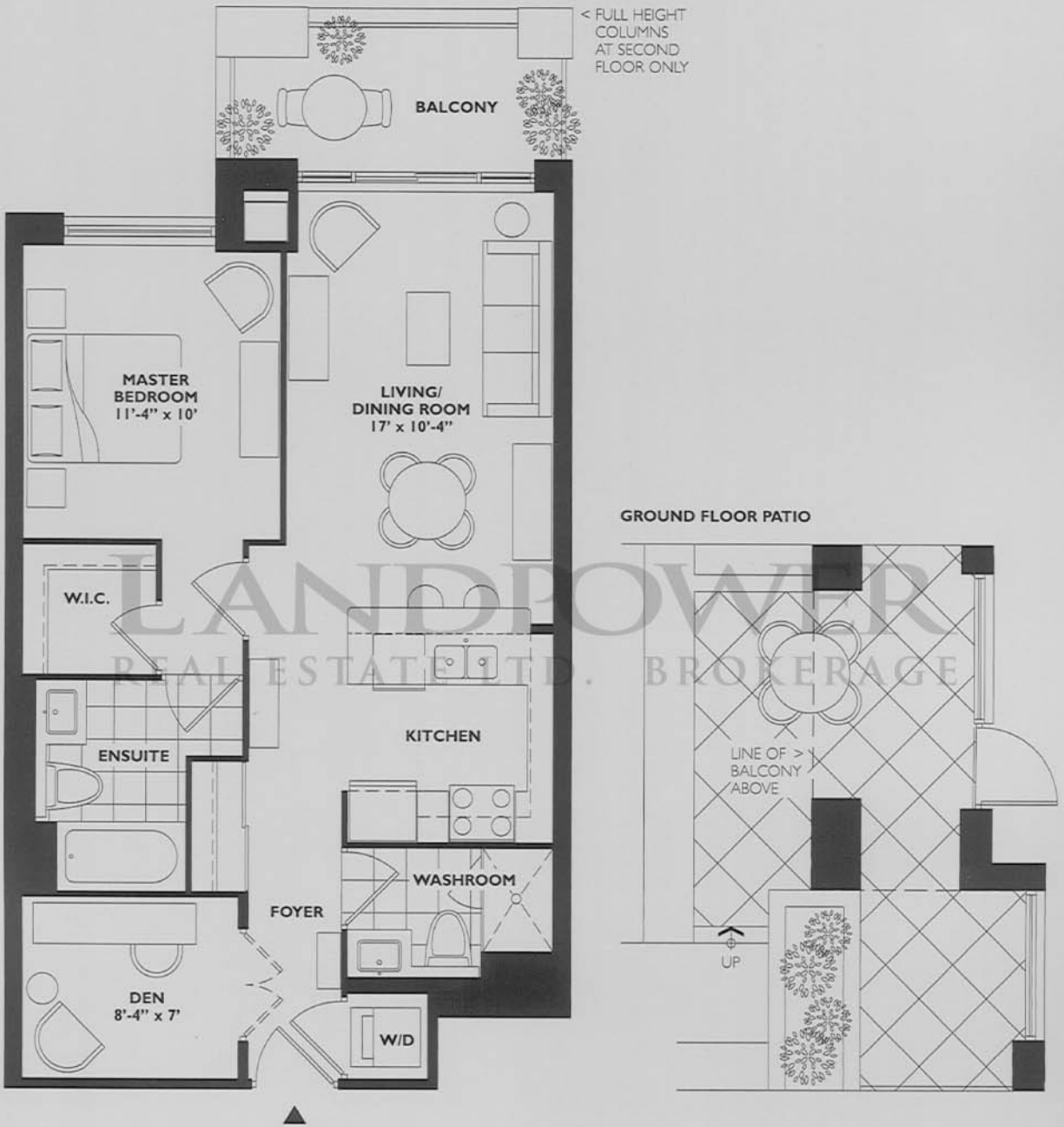
RougeBijouPromenade



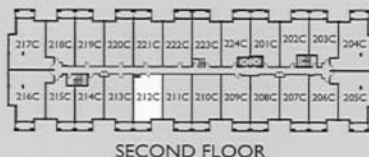
All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O. E.
All illustrations are artist's concept. Actual usable floor space varies from the stated floor area. Furniture not included.

Leverton

730 square feet
one bedroom plus den / two bathrooms



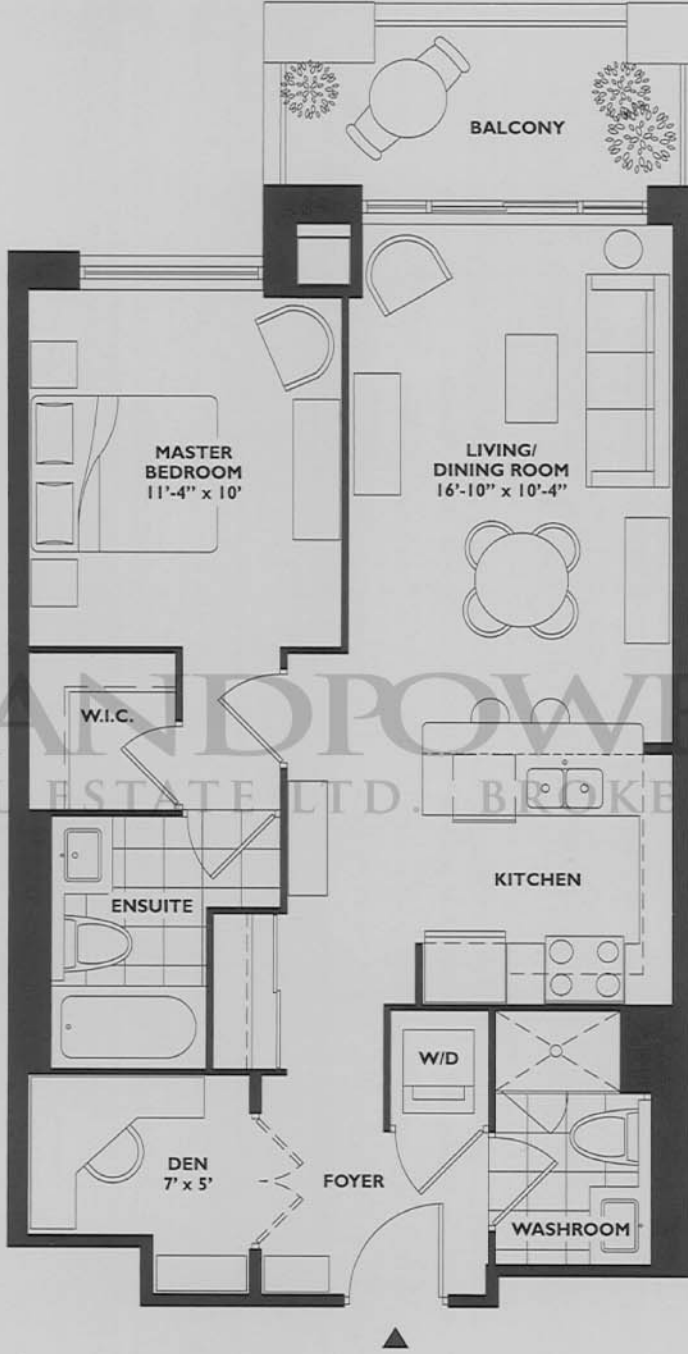
RougeBijouPromenade



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.

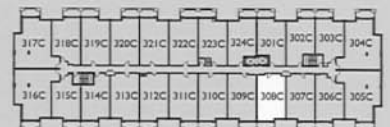
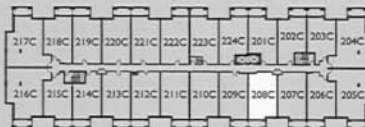
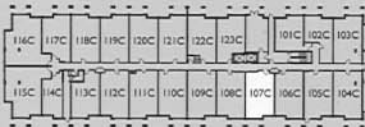
Ratcliffe

730 square feet
one bedroom plus den / two bathrooms



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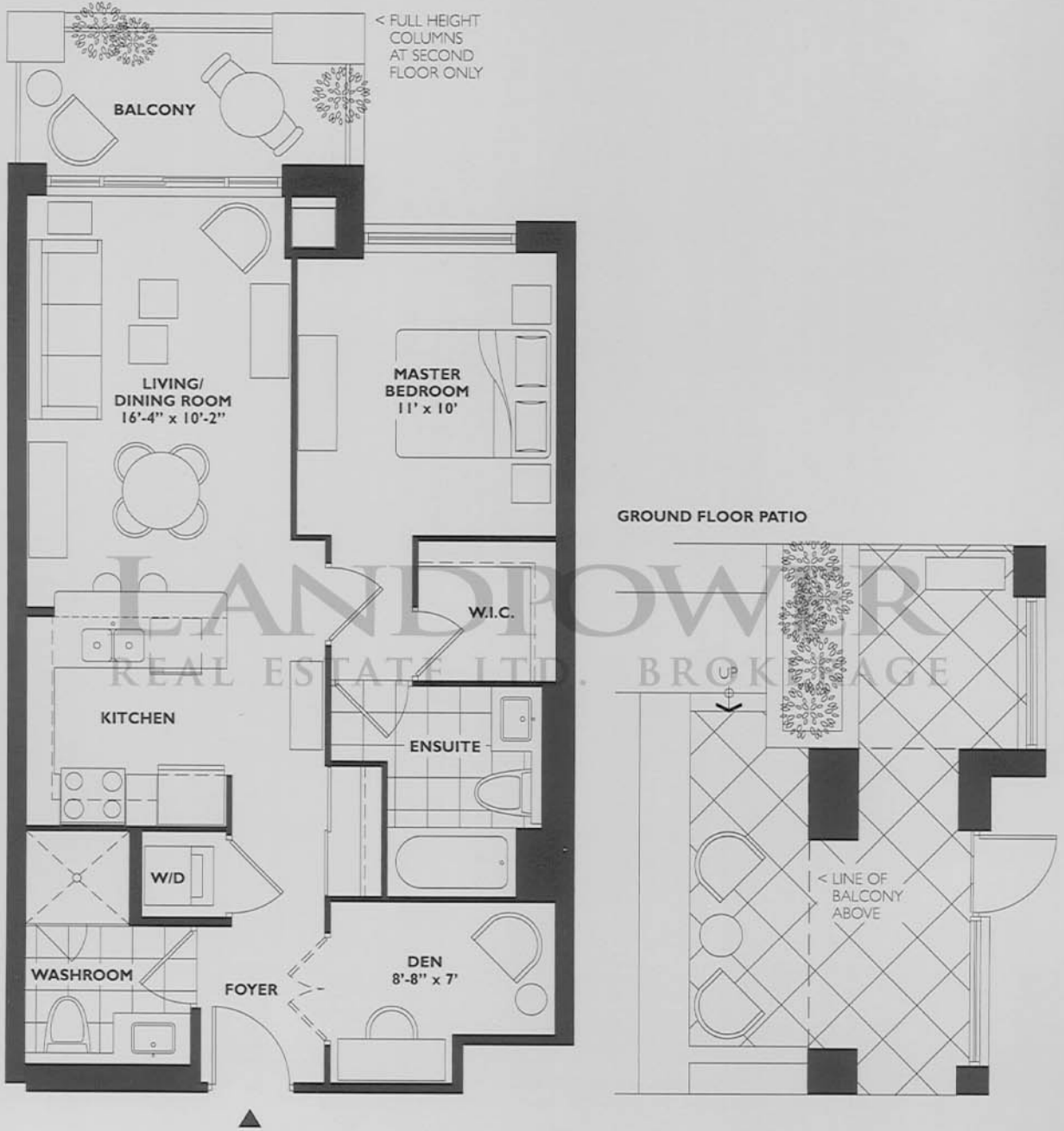


All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O.E.
All illustrations are artist's concept. Actual usable floor space varies from the stated floor area. Furniture not included.

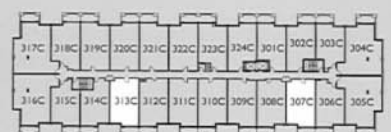
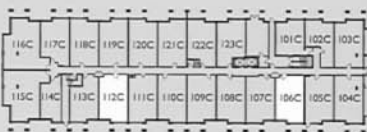
Beaumont

735 square feet

one bedroom plus den / two bathrooms



RougeBijou Promenade



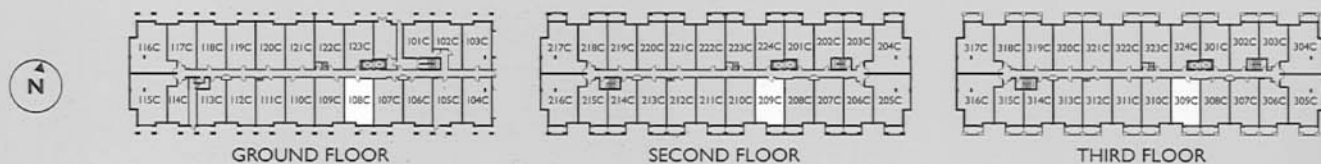
All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O. E.
All illustrations are artist's concept. Actual usable floor space varies from the stated floor area. Furniture not included.

Osterly

735 square feet
one bedroom plus den / two bathrooms



RougeBijouPromenade



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

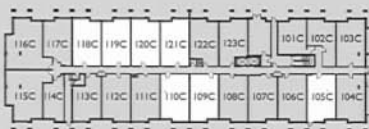
Butterfield

745 square feet

one bedroom plus den / two bathrooms



RougeBijouPromenade



GROUND FLOOR



SECOND FLOOR



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.

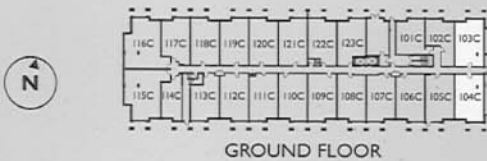
Mansfield

765 square feet
one bedroom plus den / two bathrooms



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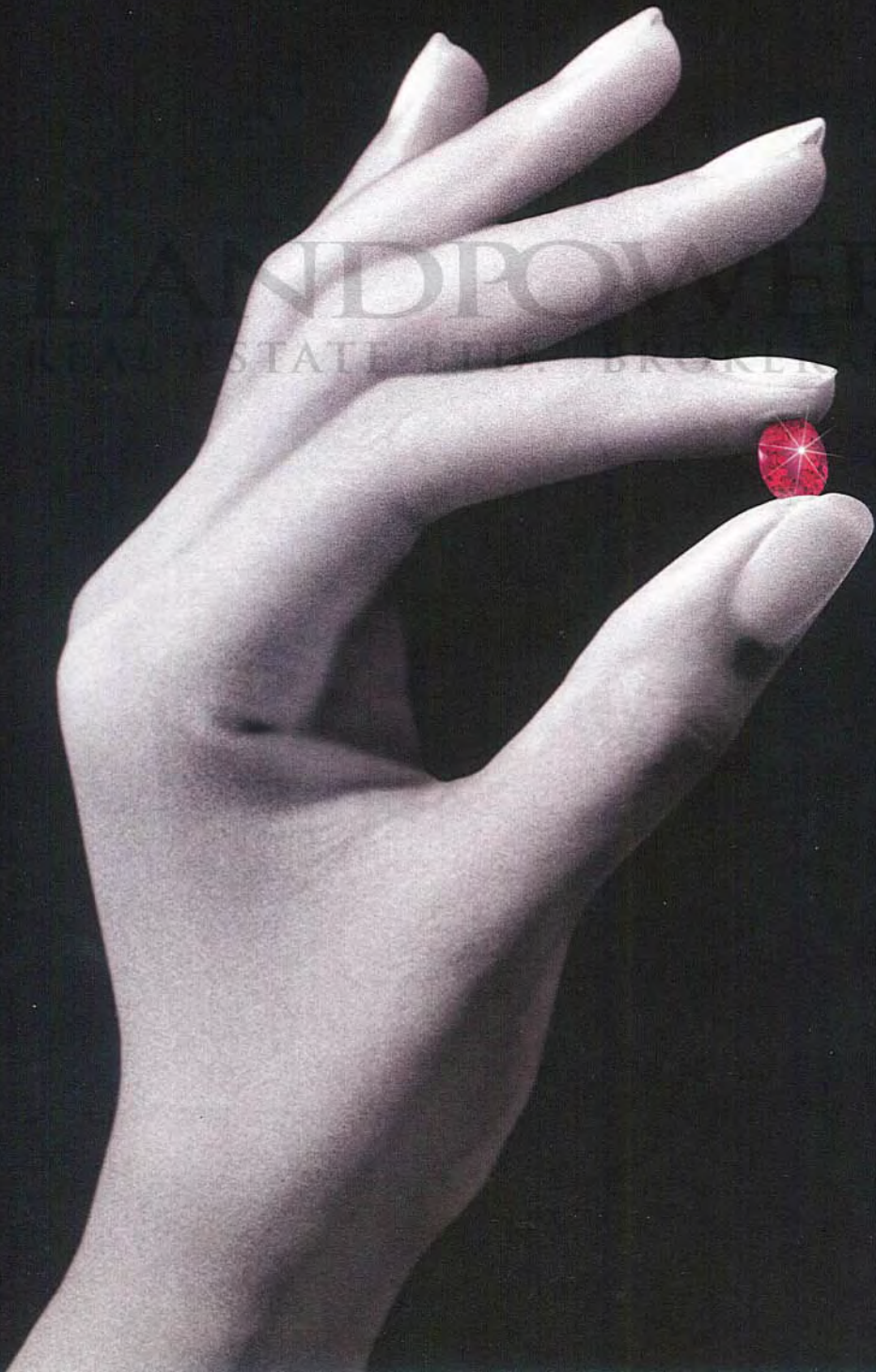
RougeBijouPromenade



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

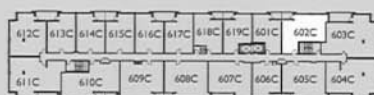


Blaise

780 square feet
two bedroom / two bathrooms



RougeBijou Promenade



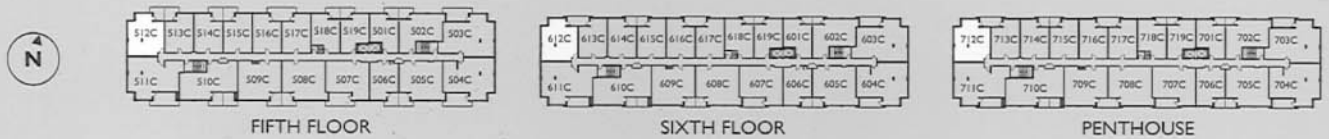
All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O, E.
All illustrations are artist's concept. Actual usable floor space varies from the stated floor area. Furniture not included.

Lettson

810 square feet
two bedroom / one bathroom



RougeBijouPromenade

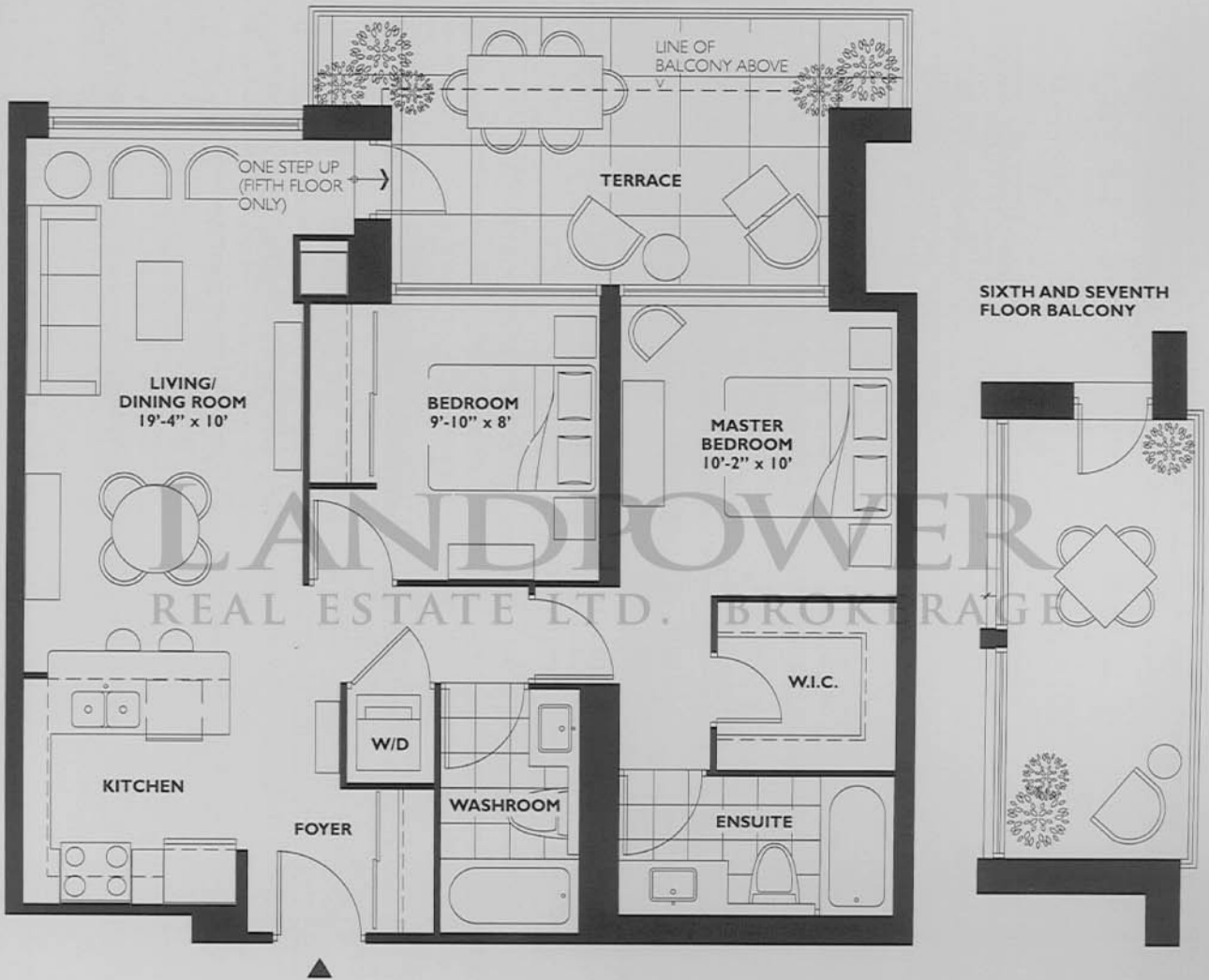


All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O.E.
All illustrations are artist's concept. Actual usable floor space varies from the stated floor area. Furniture not included.

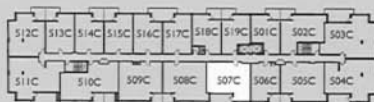
Inwood

835 square feet

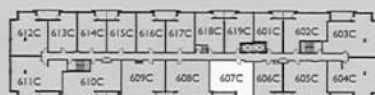
two bedroom / two bathrooms



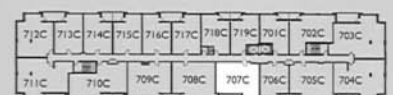
RougeBijou Promenade



FIFTH FLOOR



SIXTH FLOOR



PENTHOUSE

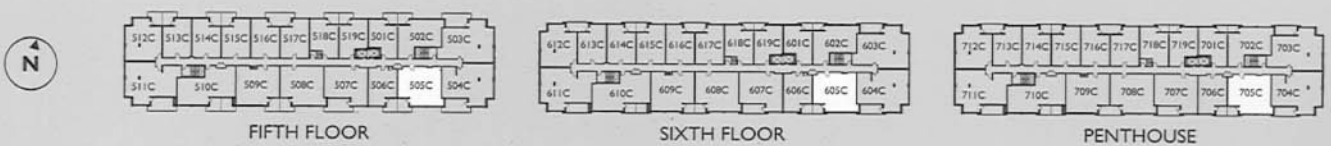
All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O. E.
 All illustrations are artist's concept. Actual usable floor space varies from the stated floor area. Furniture not included.

Harley

915 square feet
two bedroom / two bathrooms



RougeBijou Promenade



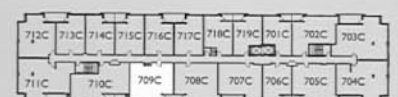
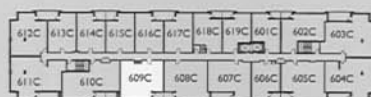
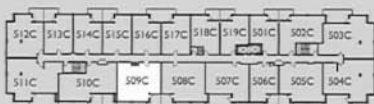
All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O.E.
All illustrations are artist's concept. Actual usable floor space varies from the stated floor area. Furniture not included.

Tallis

915 square feet
two bedroom / two bathrooms



RougeBijou Promenade



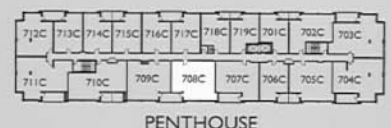
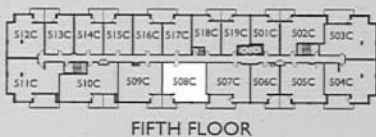
All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O. E.
All illustrations are artist's concept. Actual usable floor space varies from the stated floor area. Furniture not included.

Hampstead

925 square feet
two bedroom / two bathrooms



RougeBijouPromenade



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

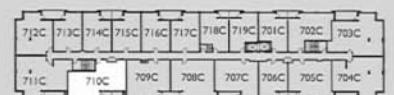
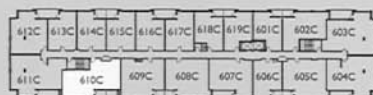
Kennington

995 square feet

two bedroom / two bathrooms



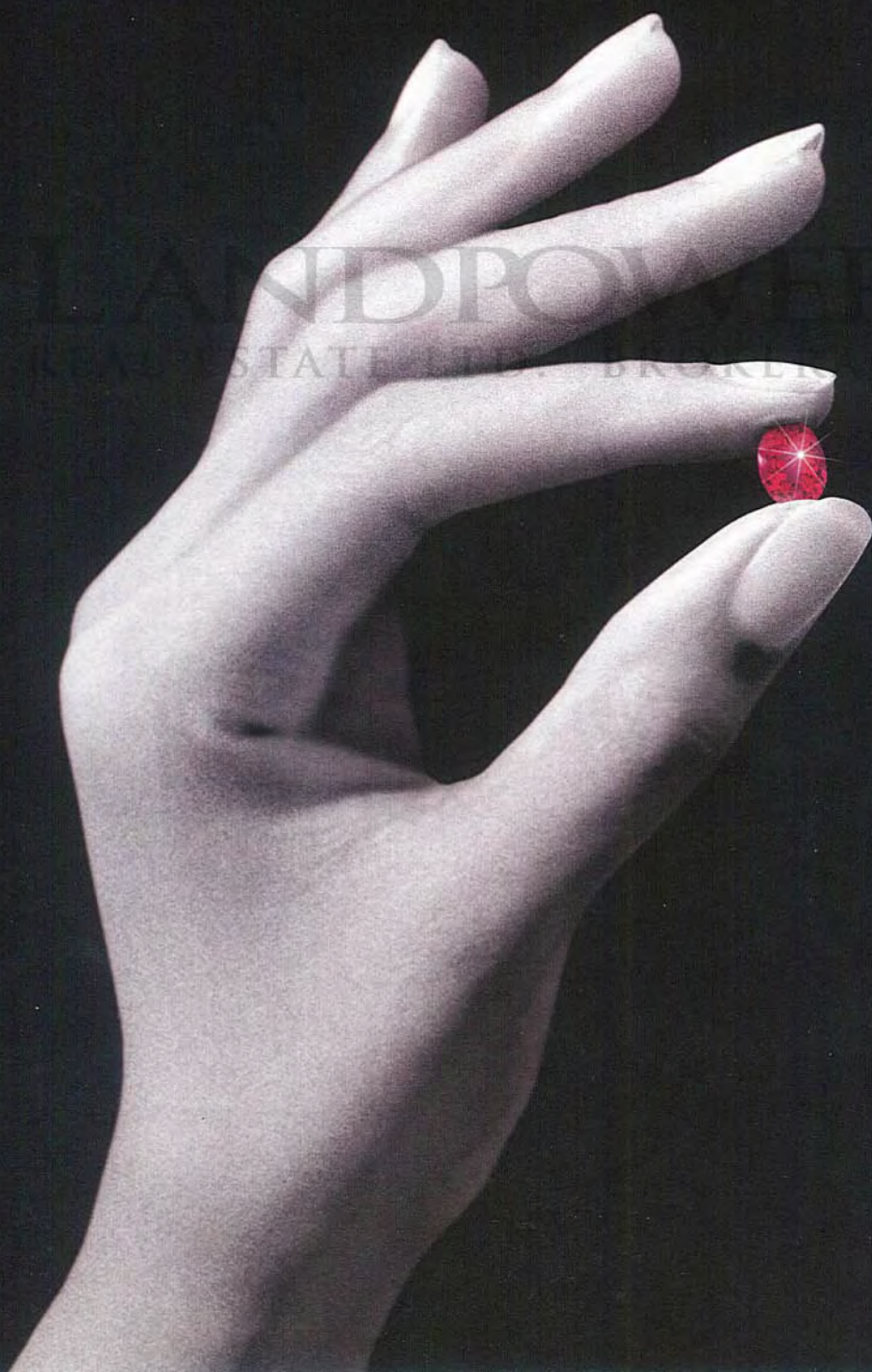
RougeBijou Promenade



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

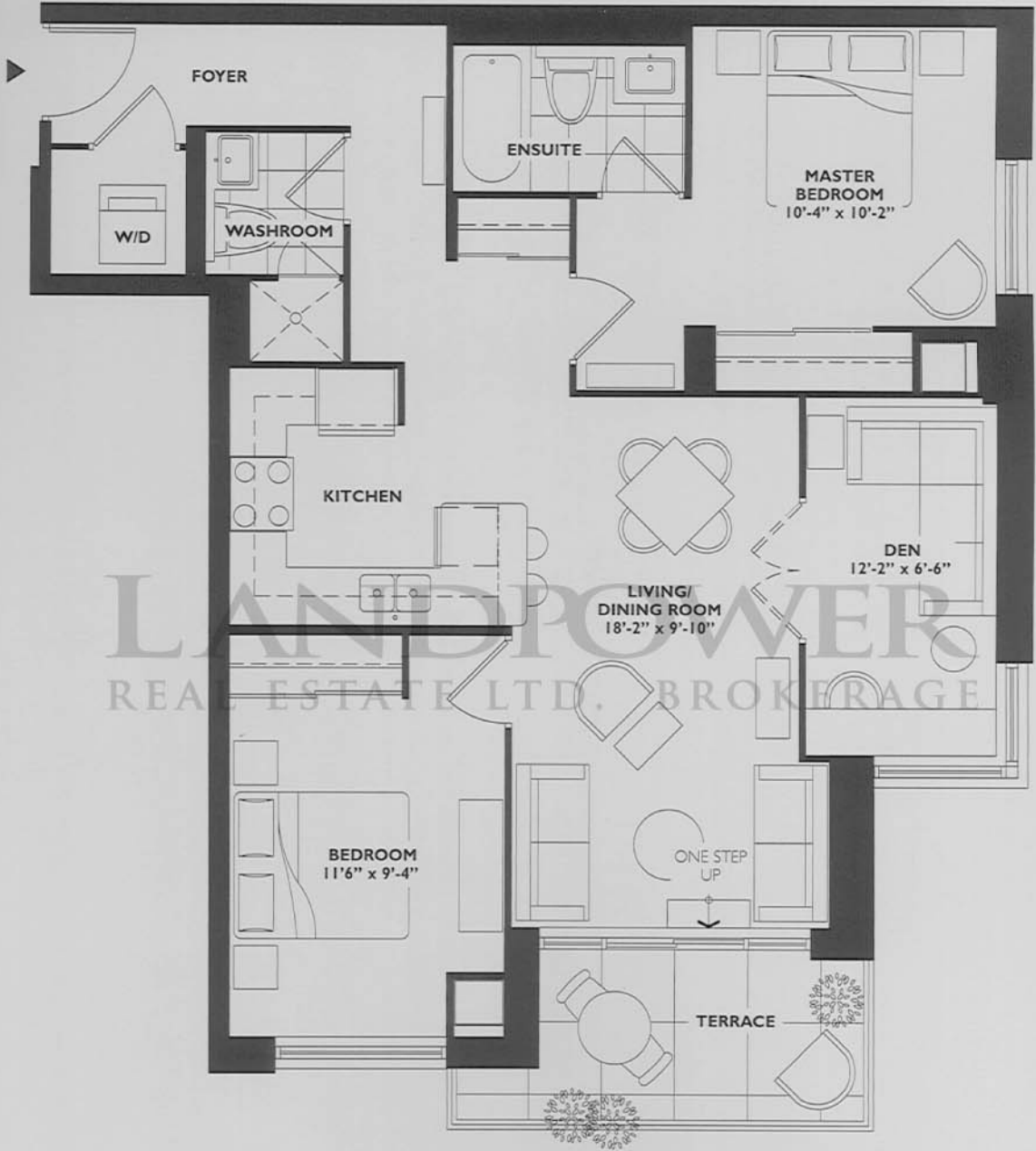
Two Bedrooms + Den



Holborn

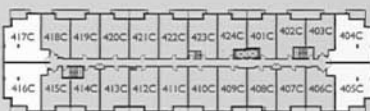
965 square feet

two bedroom plus den / two bathrooms



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RougeBijou Promenade

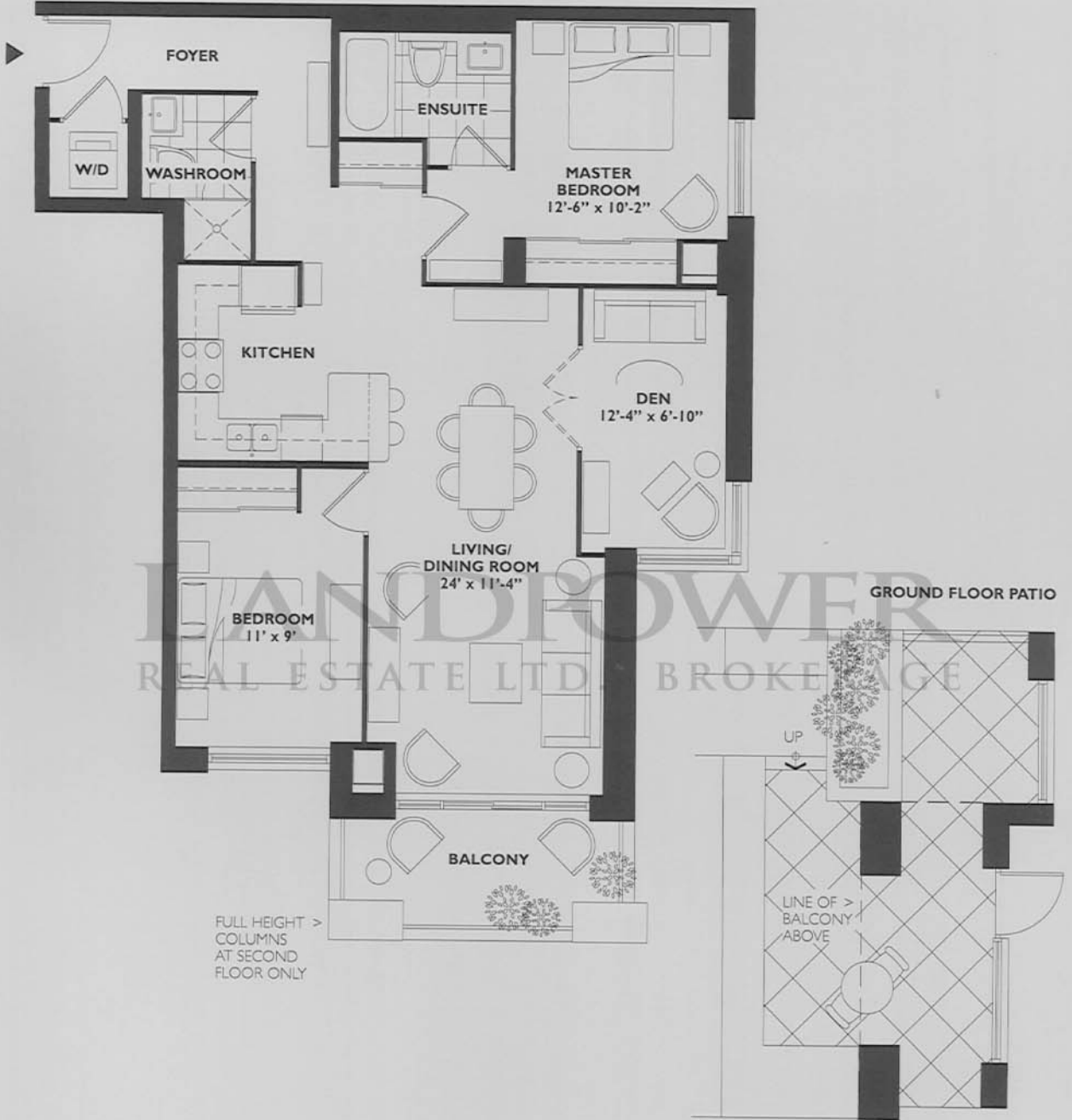


FOURTH FLOOR

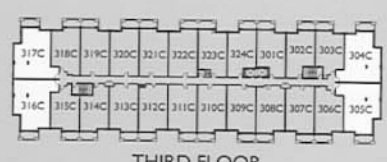
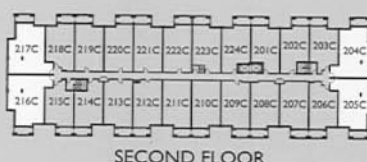
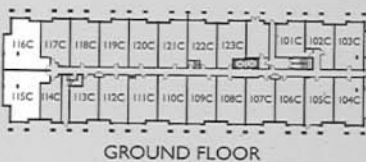
All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O.E.
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Orford

1040 square feet
two bedroom plus den / two bathrooms



RougeBijou Promenade



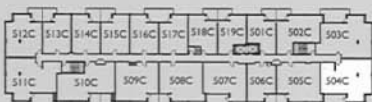
All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O. E.
All illustrations are artist's concept. Actual usable floor space varies from the stated floor area. Furniture not included.

Debin

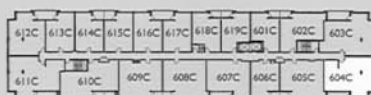
1060 square feet
two bedroom plus den / two bathrooms



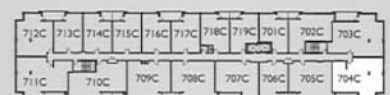
RougeBijouPromenade



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.

Kerr

1090 square feet
two bedroom plus den / two bathrooms



RougeBijouPromenade



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.

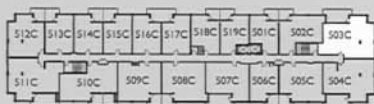
Ramsholt

1090 square feet

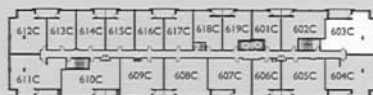
two bedroom plus den / two bathrooms



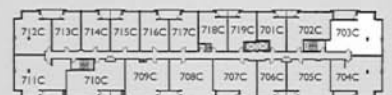
RougeBijou Promenade



FIFTH FLOOR



SIXTH FLOOR



PENTHOUSE

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RougeBijou

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