

RougeBijou

REAL ESTATE

The exciting
new Luxury
Condominium
Residences
in Downtown
Markham



UL
RE
ER
RIAG

Agula

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

AGENT SALE - PREVIEW PRICING

(SUBJECT TO AVAILABILITY)

MODEL	TYPE	FLOORS	APPROXIMATE SUITE SIZE	EXPOSURE	PRICED FROM:
MIDDLEBRIDGE	1 BEDROOM	4	550 SQ. FT.	SOUTH	\$179,900
MEADOWFIELD	1 BEDROOM	3	620 SQ. FT.	SOUTH	\$189,900
BALDWIN	1 BEDROOM	2 TO 7	630 SQ. FT.	NORTH	\$195,900
SULLIVAN	1 BED + DEN	1 TO 9	625 SQ. FT.	SOUTH	\$200,900
FOXLEY	1 BED + DEN	1 TO 9	640 SQ. FT.	NORTH	\$202,900
SUMMERSIDE	1 BED + DEN	1 TO 7	655 SQ. FT.	SOUTH	\$205,900
WESTBRIDGE	1 BED + DEN	2 TO 9	750 SQ. FT.	WEST	\$241,900
WILLOWBRAE	1 BED + DEN	1 TO 7	760 SQ. FT.	SOUTH	\$235,900
SADDLEFIELD	1 BED + DEN	1 TO 7	790 SQ. FT.	NORTH	\$232,900
MCNAB	2 BEDROOM	4	920 SQ. FT.	NORTH EAST SOUTH EAST	\$283,900
MOSEBY	2 BED + DEN	3	995 SQ. FT.	NORTH EAST SOUTH EAST	\$312,900
VALLEYVIEW	2 BED + DEN	1 TO 9	1050 SQ. FT.	NORTH WEST SOUTH WEST	\$323,900
BIDWELL	2 BED + DEN	8 TO 9	1050 SQ. FT.	NORTH	\$326,900
PILKINGTON	2 BED + DEN	8 TO 9	1090 SQ. FT.	SOUTH	\$327,900
GRANGE	2 BED + DEN	7	1140 SQ. FT.	SOUTH EAST	\$366,900
BRIDGEFORD	2 BED + DEN	7	1160 SQ. FT.	NORTH EAST	\$375,900
FOUNTAINBRIDGE	2 BED + DEN	9	1200 SQ. FT.	NORTH EAST	\$403,900
EASTBRIDGE	2 BED + DEN	9	1215 SQ. FT.	NORTH EAST	\$393,900
VALLEYCROSS	2 BED + DEN	5 TO 6	1300 SQ. FT.	SOUTH EAST	\$391,900
GREENFIELD	2 BED + DEN	5 TO 6	1325 SQ. FT.	NORTH EAST	\$401,900

PENTHOUSES

MODEL	TYPE	FLOORS	APPROXIMATE SUITE SIZE	EXPOSURE	PRICED FROM:
D'ARCY	2 BEDROOM	PH	905 SQ. FT.	SOUTH	\$337,900
STEWART	2 BEDROOM	PH	940 SQ. FT.	NORTH	\$347,900
VAN EGMOND'S	2 BED + DEN	PH	990 SQ. FT.	NORTH	\$368,900
RAVENSWOOD	2 BED + DEN	PH	1025 SQ. FT.	SOUTH	\$374,900
UPPERDUKE	2 BED + DEN	PH	1315 SQ. FT.	NORTH WEST SOUTH WEST	\$460,900
LORD DURHAM	2 BED + DEN	PH	1330 SQ. FT.	NORTH EAST SOUTH	\$470,900

2-STOREY VILLAS

MODEL	TYPE	FLOORS	APPROXIMATE SUITE SIZE	EXPOSURE	PRICED FROM:
DUNCOMBE	2 BEDROOM + DEN + PATIO	1	1405 SQ. FT.	SOUTH	\$396,900
ROSEBERRY	2 BEDROOM + DEN + PATIO	1	1420 SQ. FT.	NORTH	\$396,900
FITZGIBBON	2 BEDROOM + DEN + PATIO	1	1610 SQ. FT.	SOUTH EAST	\$434,900
BONNYCASTLE	2 BEDROOM + DEN + PATIO	1	1735 SQ. FT.	NORTH EAST	\$476,900

BUILDING FEATURES

COSMOPOLITAN, CLASSIC AND ELEGANT LOBBY FEATURING 24-HOUR CONCIERGE. CLUB BIJOU FEATURES SPECTACULAR AMENITIES INCLUDING 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 CRATED CABINERY AND A CHOICE OF GRANITE KITCHEN COUNTER TOPS AND 6 STAINLESS, WHITE OR BLACK BRAND-NAME APPLIANCES. A CHOICE OF PRE-ENGINEERED FLOORING IN KITCHEN, LIVING/DINING ROOMS AND FOYER. LUXURIOS MARBLE MASTER BATHS.

DEPOSIT STRUCTURE \$3,000 WITH OFFER BALANCE OF 5% IN 30 DAYS 5% IN 60 DAYS 5% IN 120 DAYS 5% ON OCCUPANCY PRICES INCLUDE ONE PARKING, ONE LOCKER AND G.S.T.	TAXES ESTIMATED AT APPROXIMATELY 0.99% OF PURCHASE PRICE, AS PER THE CITY OF MARKHAM TAX RATE (ESTIMATED) MAINTENANCE FEES \$0.39 / SQ. FT. (HYDRO METERED SEPARATELY) OCCUPANCY MARCH 30TH, 2008
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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. July 5th, 2006.

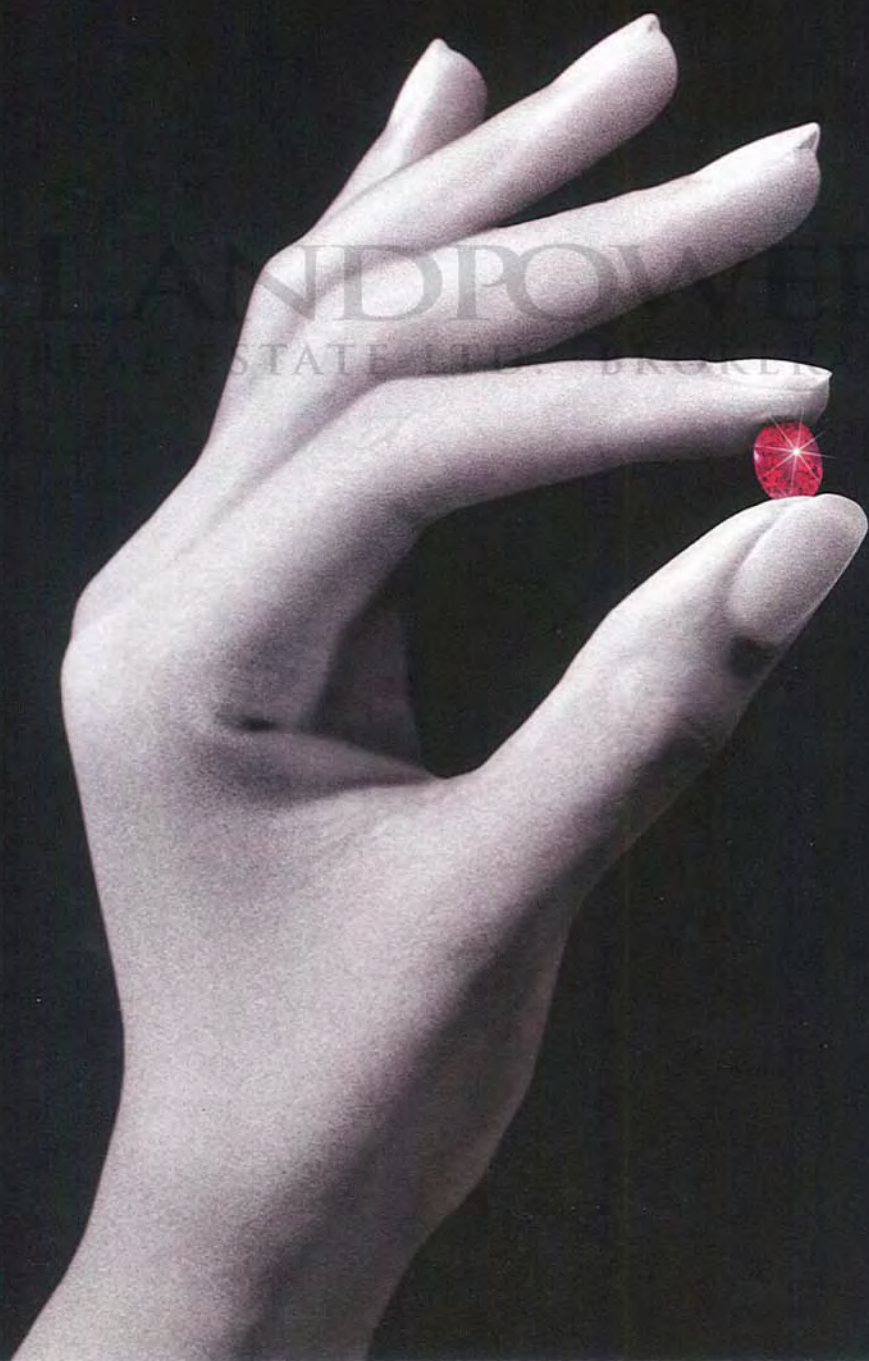
T. 416 923 5065.

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
- Copper wiring throughout separately metered
- 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 will have the right to meet manufacturer's charges in the opinion of the vendor in parts and appliances if required and to substitute other material for that provided for herein with nothing that is of equal or better quality than that provided for herein. The substitution of materials or not a substitute material is of equal or better quality shall be made by the Vendor's architect which, determination shall be final and binding. Color, texture, appearance, etc. of features and finishes installed in the final unit may differ from Vendor's standard samples as a result of normal manufacturing and installation practices.

RougeBijou

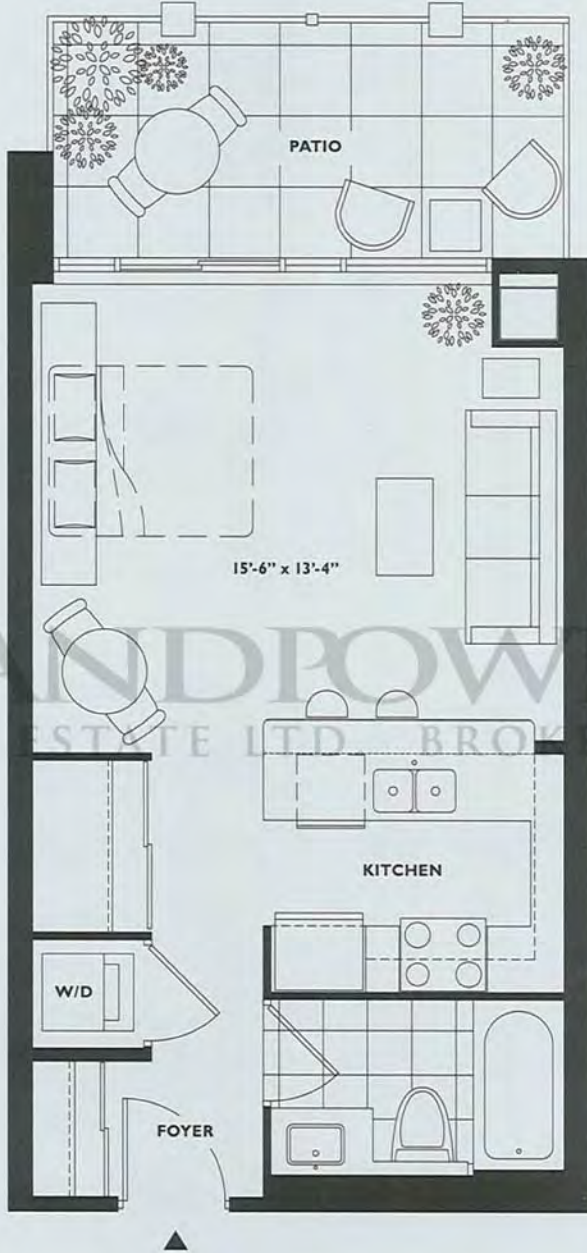
LUXURY
REAL ESTATE

One Bedroom

The exciting
new Luxury
Condominium
Residences
in Downtown
Markham

Munshaw

470 square feet
studio / one bathroom



LANDPOWER
REAL ESTATE LTD. BROKERAGE

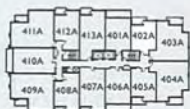
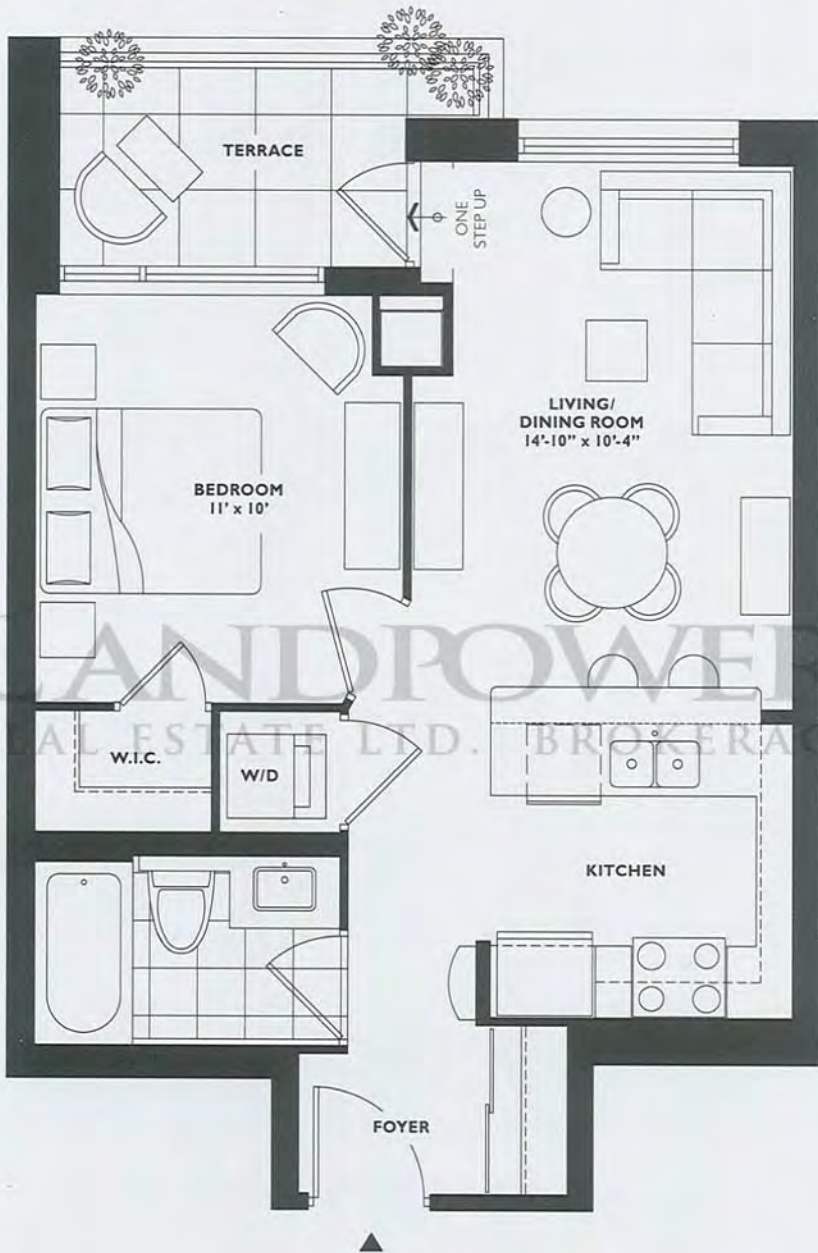


GROUND FLOOR

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.

Powell

535 square feet
one bedroom / one bathroom



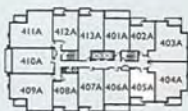
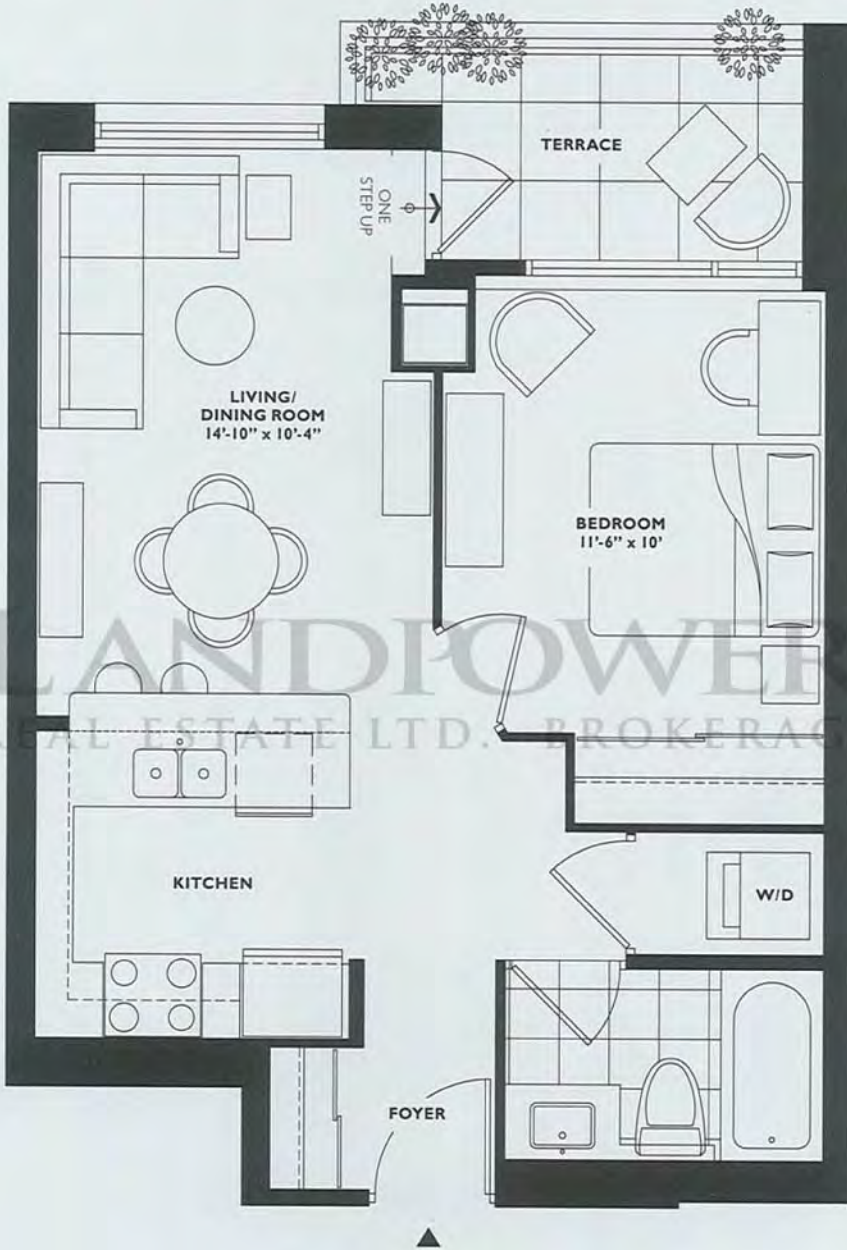
FOURTH FLOOR

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Middlebridge

550 square feet

one bedroom / one bathroom



FOURTH FLOOR

Moodie

610 square feet
one bedroom / one bathroom



LANDPOWER
REAL ESTATE LTD. BROKERAGE

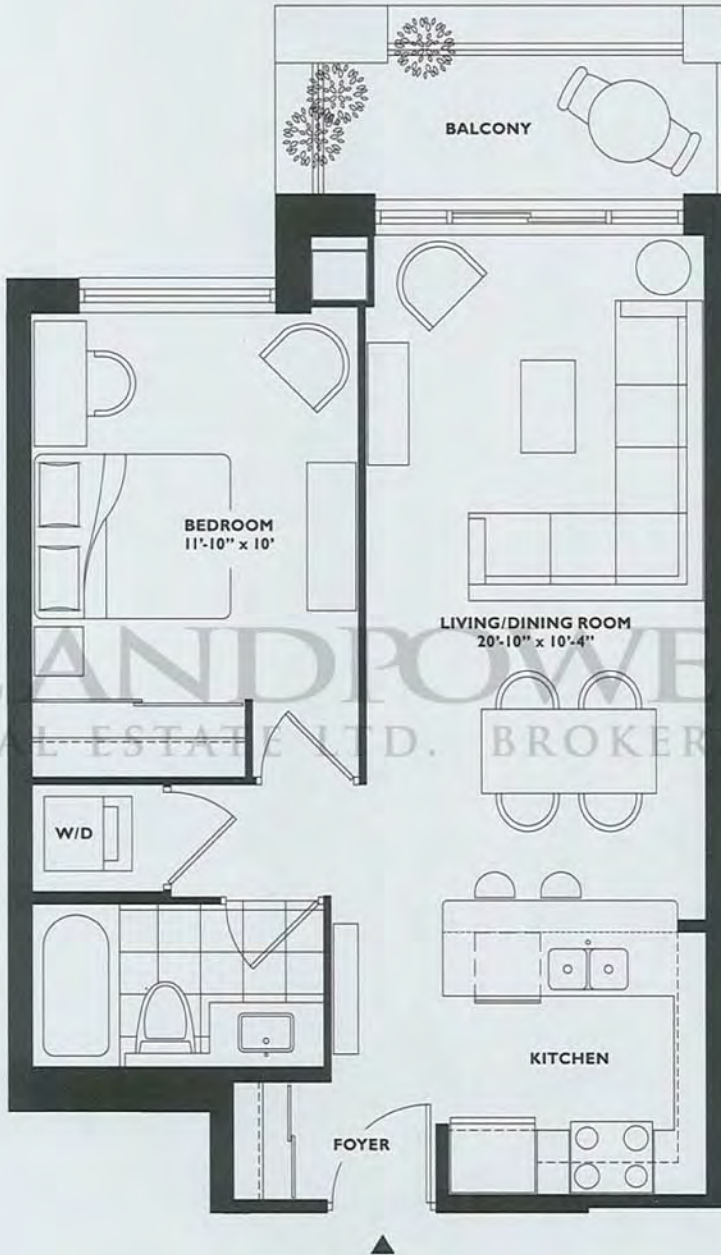


THIRD FLOOR

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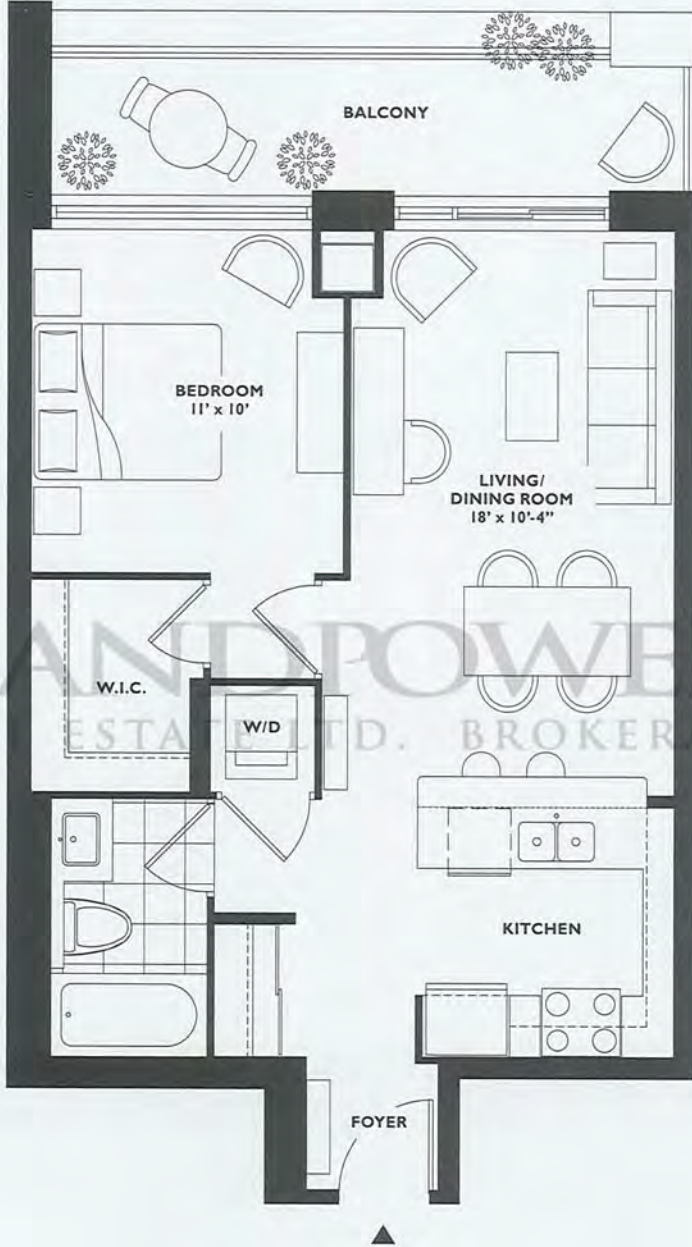
Meadowfield

620 square feet
one bedroom / one bathroom



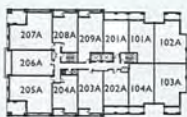
Baldwin

630 square feet
one bedroom / one bathroom



◀ FULL HEIGHT COLUMN AT THE SECOND FLOOR. COLUMN CAP AT THE THIRD FLOOR.

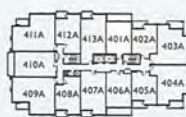
LANDPOWER
REAL ESTATE LTD. BROKERAGE



SECOND FLOOR



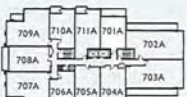
THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR



SEVENTH FLOOR



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RougeBijou

LUXURY
REAL ESTATE

One Bedroom + Den

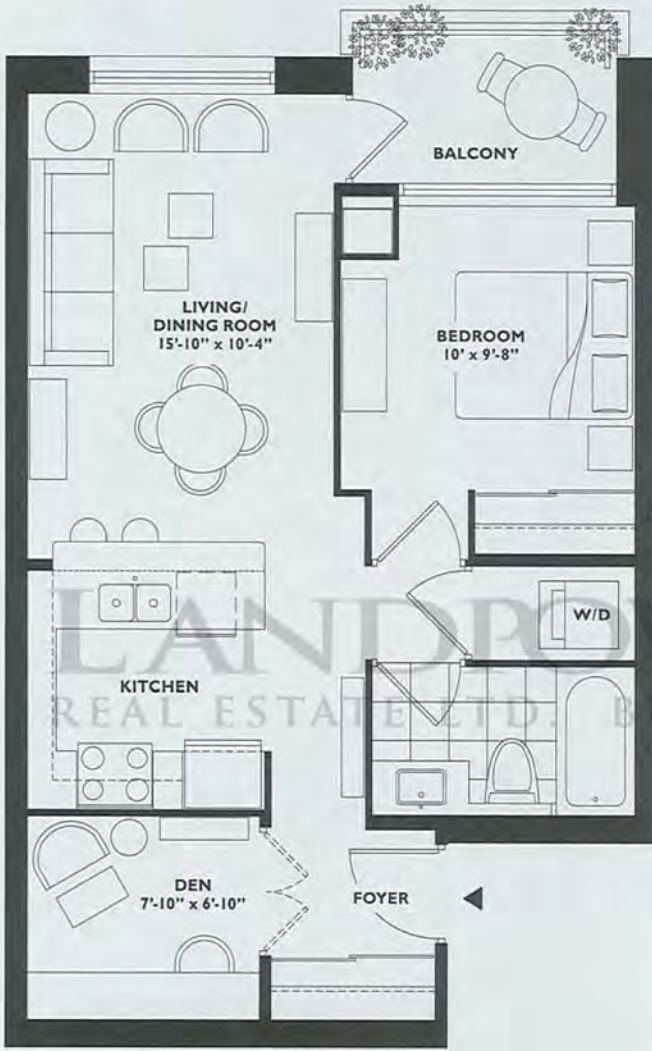
The exciting
new Luxury
Condominium
Residences
in Downtown
Markham

Sullivan

625 square feet

one bedroom plus den / one bathroom

**FOURTH TO NINTH FLOOR:
BALCONY LAYOUT**



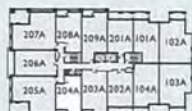
**GROUND FLOOR ONLY:
PATIO LAYOUT**



**SECOND AND THIRD FLOOR:
BALCONY LAYOUT**



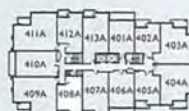
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR



SIXTH FLOOR



SEVENTH FLOOR



EIGHTH FLOOR



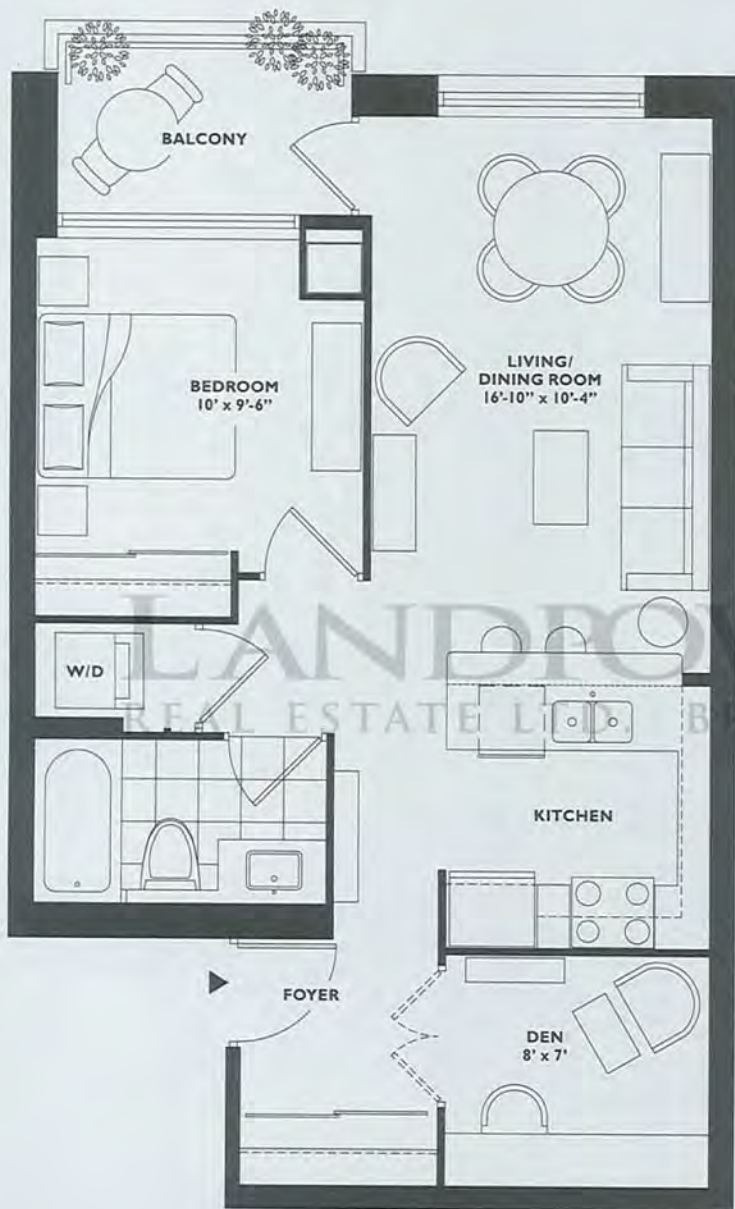
NINTH FLOOR



Foxley

640 square feet
one bedroom plus den / one bathroom

FOURTH TO NINTH FLOOR:
BALCONY LAYOUT



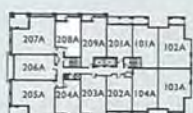
GROUND FLOOR ONLY:
PATIO LAYOUT



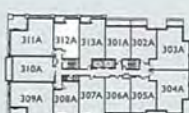
SECOND AND THIRD FLOOR:
BALCONY LAYOUT



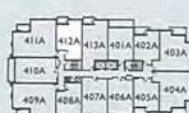
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



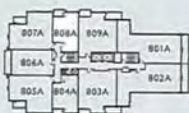
FIFTH FLOOR



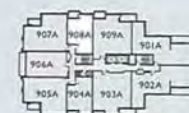
SIXTH FLOOR



SEVENTH FLOOR



EIGHTH FLOOR

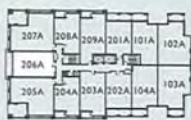
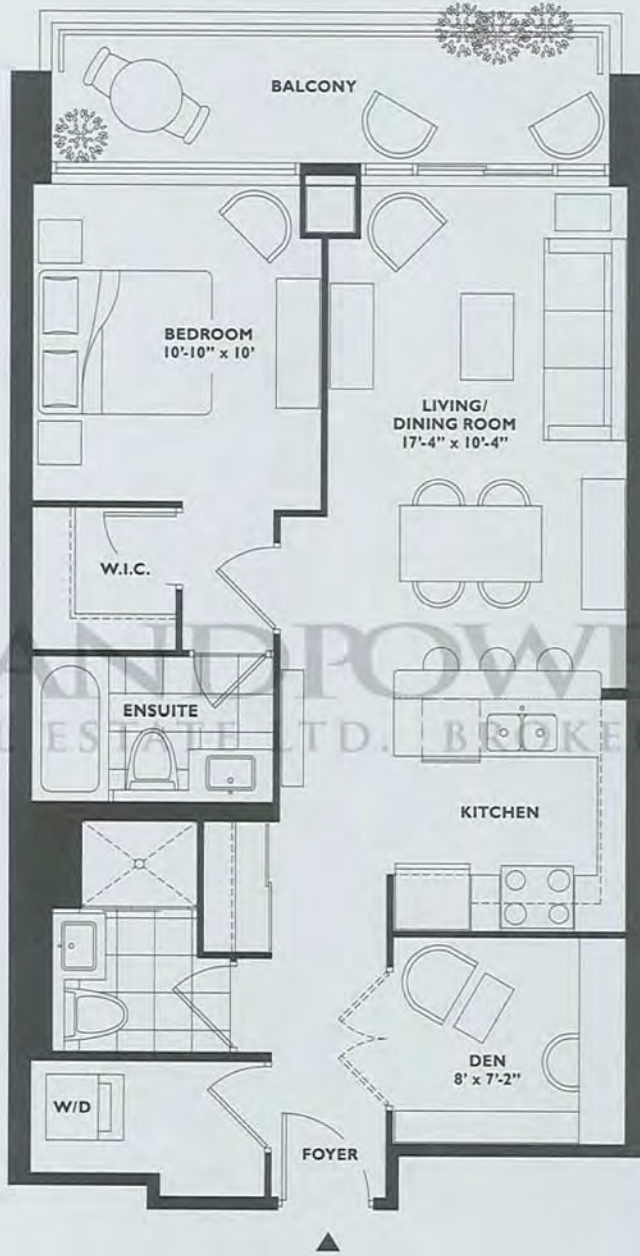


NINTH FLOOR

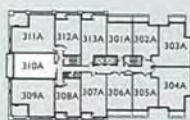


Westbridge

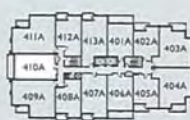
750 square feet
one bedroom plus den / two bathrooms



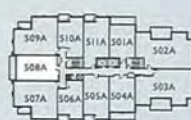
SECOND FLOOR



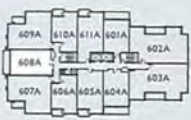
THIRD FLOOR



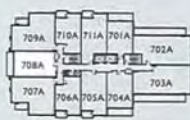
FOURTH FLOOR



FIFTH FLOOR



SIXTH FLOOR



SEVENTH FLOOR



EIGHTH FLOOR



NINTH FLOOR

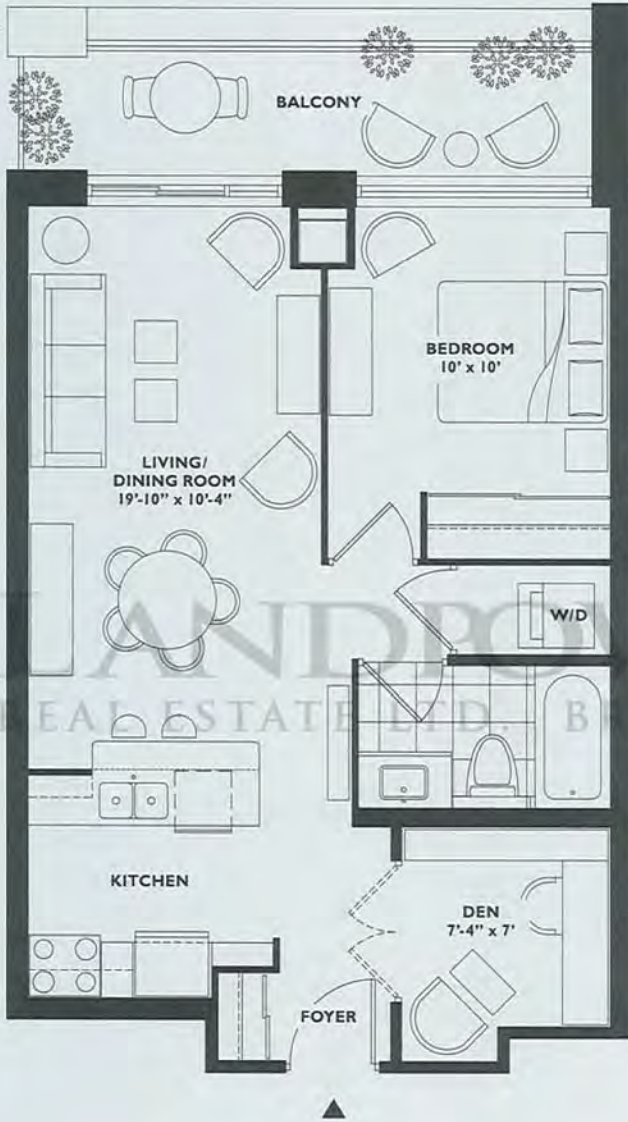
Summerside

665 square feet

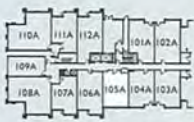
one bedroom plus den / one bathroom

SECOND TO SEVENTH FLOOR: BALCONY LAYOUT

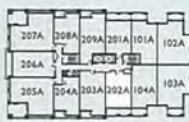
FULL HEIGHT COLUMN
AT THE SECOND FLOOR.
COLUMN CAP AT THE
THIRD FLOOR.



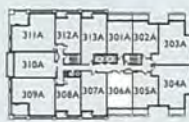
GROUND FLOOR ONLY: PATIO LAYOUT



GROUND FLOOR



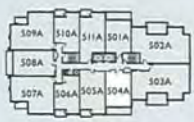
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR



SIXTH FLOOR



SEVENTH FLOOR

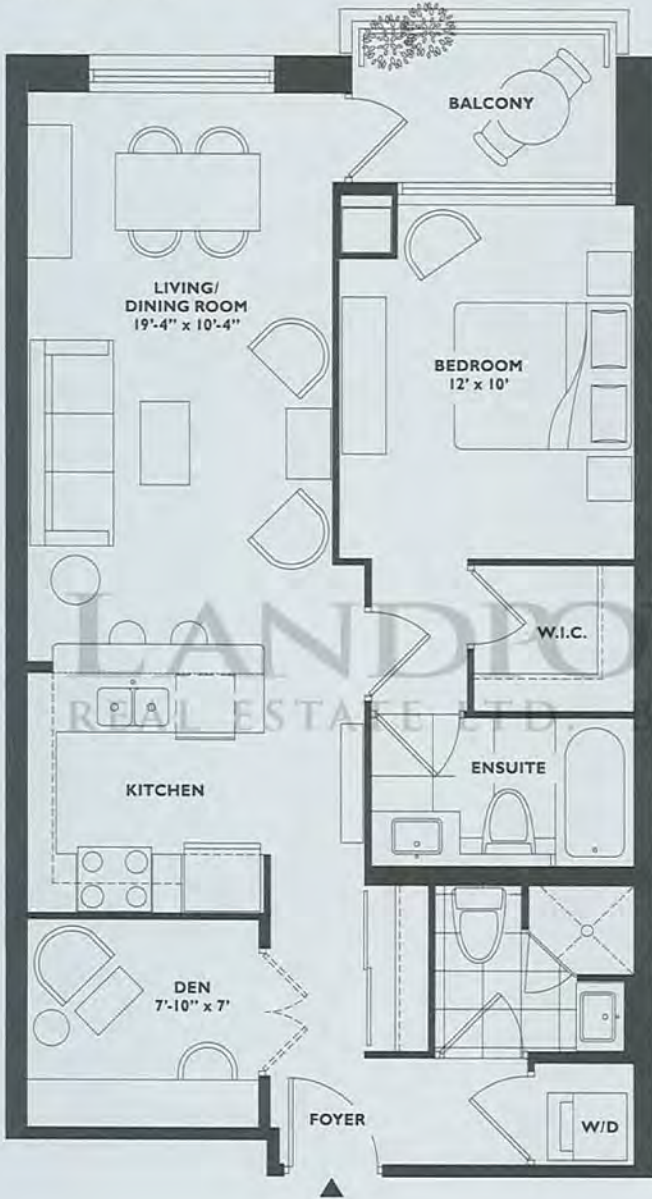


Willowbrae

760 square feet

one bedroom plus den / two bathrooms

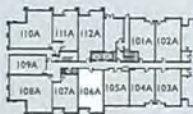
FOURTH TO SEVENTH FLOOR: BALCONY LAYOUT



GROUND FLOOR ONLY: PATIO LAYOUT



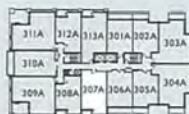
SECOND AND THIRD FLOOR: BALCONY LAYOUT



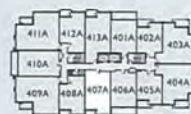
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR



SIXTH FLOOR



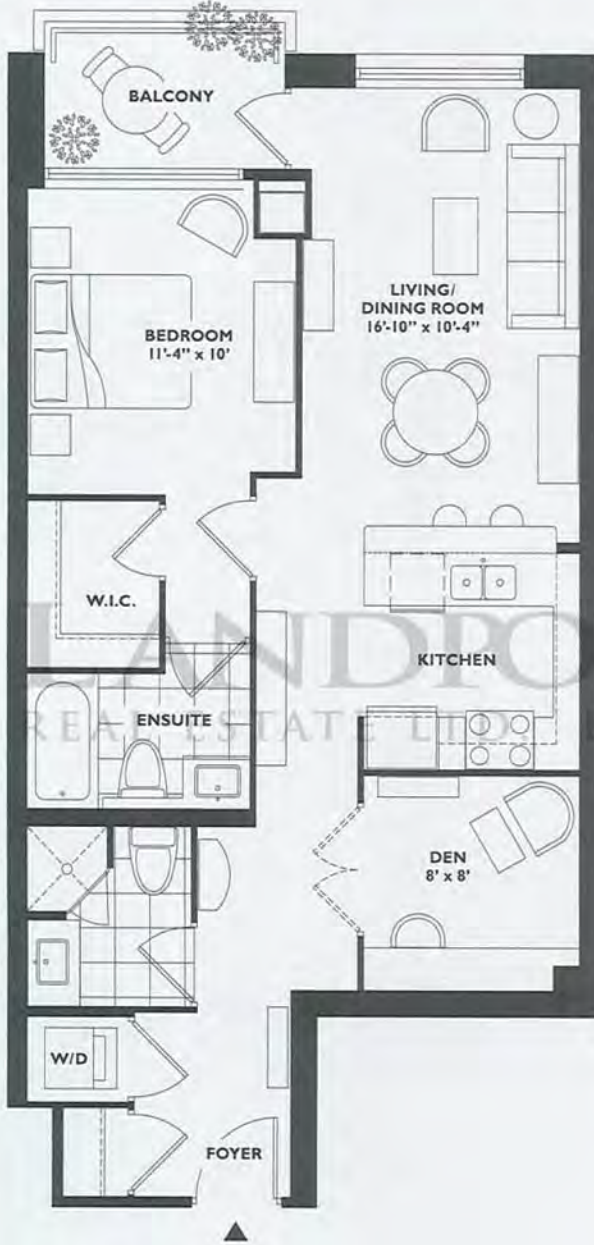
SEVENTH FLOOR



Saddlefield

795 square feet
one bedroom plus den / two bathrooms

FOURTH TO SEVENTH FLOOR:
BALCONY LAYOUT



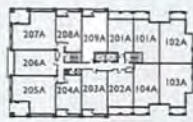
GROUND FLOOR ONLY:
PATIO LAYOUT



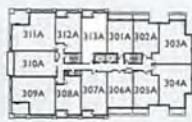
SECOND AND THIRD FLOOR:
BALCONY LAYOUT



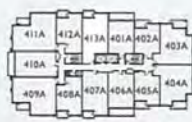
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



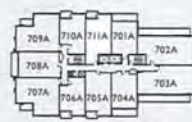
FOURTH FLOOR



FIFTH FLOOR



SIXTH FLOOR



SEVENTH FLOOR



RougeBijou

LUXURY
REAL ESTATE

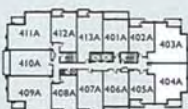
Two Bedrooms

The exciting
new Luxury
Condominium
Residences
in Downtown
Markham

MacNab

920 square feet

two bedrooms / two bathrooms



FOURTH FLOOR

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RougeBijou

LUXURY
REAL ESTATE

Two Bedrooms + Den

The exciting
new Luxury
Condominium
Residences
in Downtown
Markham

Moseby

995 square feet

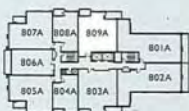
two bedrooms plus den / two bathrooms



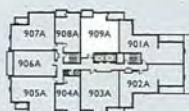
THIRD FLOOR

Bidwell

1050 square feet
two bedrooms plus den / two bathrooms



EIGHTH FLOOR



NINTH 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 usual floor space varies from the stated floor area. Furniture not included.

Valleyview

1050 square feet

two bedrooms plus den / two bathrooms

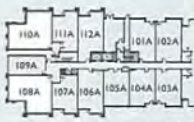
FOURTH TO NINTH FLOOR:
BALCONY LAYOUT



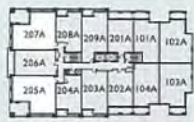
GROUND FLOOR ONLY:
PATIO LAYOUT



SECOND AND THIRD FLOOR:
BALCONY LAYOUT



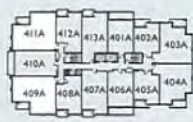
GROUND FLOOR



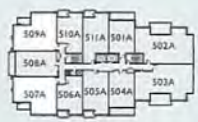
SECOND FLOOR



THIRD FLOOR



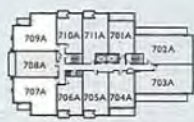
FOURTH FLOOR



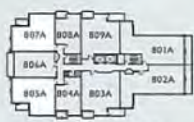
FIFTH FLOOR



SIXTH FLOOR



SEVENTH FLOOR



EIGHTH FLOOR



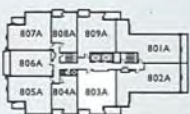
NINTH FLOOR



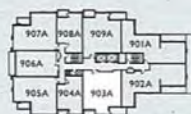
Pilkington

1090 square feet

two bedrooms plus den / two bathrooms



EIGHTH FLOOR

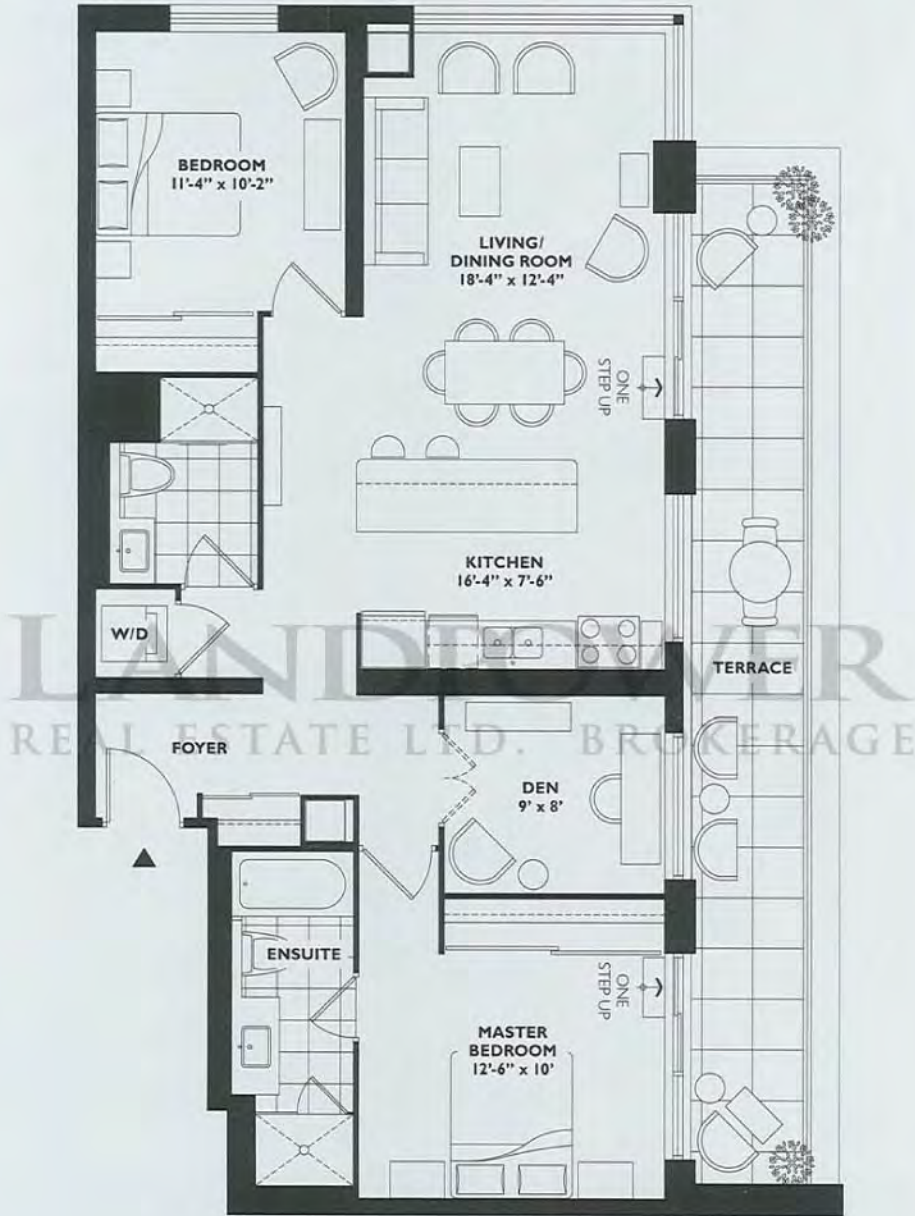


NINTH FLOOR

Grange

1140 square feet

two bedrooms plus den / two bathrooms

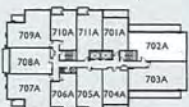
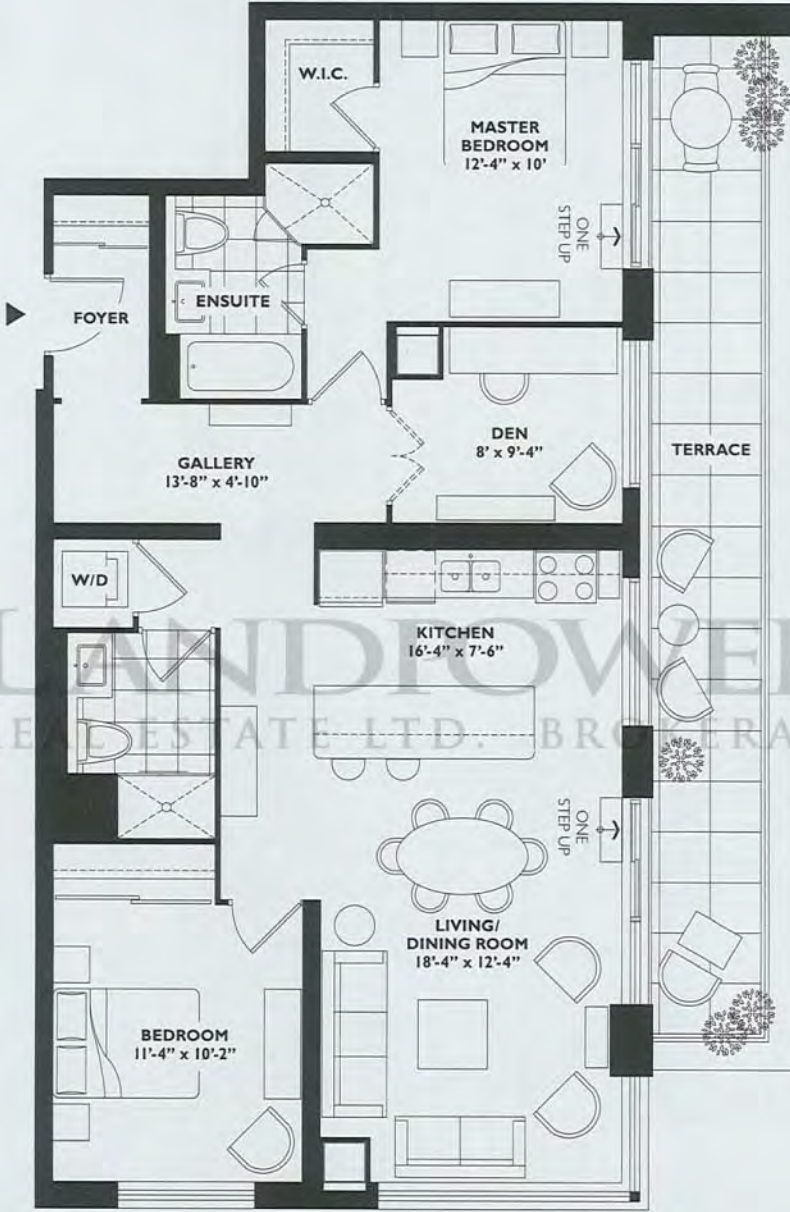


SEVENTH FLOOR

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Bridgefords

1160 square feet
two bedrooms plus den / two bathrooms



SEVENTH FLOOR

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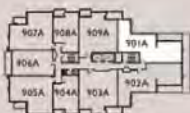
Fountainbridge

1200 square feet

two bedrooms plus den / two bathrooms



LANDPOWER
REAL ESTATE LTD. BROKERAGE



NINTH FLOOR

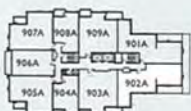
Eastbridge

1215 square feet

two bedrooms plus den / two bathrooms



LANDPOWER
REAL ESTATE LTD BROKERAGE



NINTH FLOOR

Valleycross

1300 square feet

two bedrooms plus den / two bathrooms

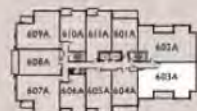
FIFTH FLOOR: TERRACE LAYOUT



SIXTH FLOOR: BALCONY LAYOUT



FIFTH FLOOR

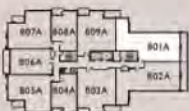


SIXTH FLOOR

Holmes

1320 square feet

two bedrooms plus den / two bathrooms



EIGHTH FLOOR

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Greenfield

1325 square feet
two bedrooms plus den / two bathrooms

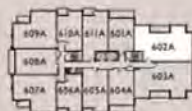
FOURTH TO NINTH FLOOR:
BALCONY LAYOUT



GROUND FLOOR ONLY:
PATIO LAYOUT



FIFTH FLOOR



SIXTH FLOOR

Newton

1340 square feet
two bedrooms plus den / two bathrooms



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EIGHTH FLOOR

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



RougeBijou

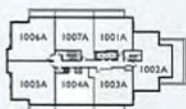
LUXURY
REAL ESTATE

Penhouses

The exciting
new Luxury
Condominium
Residences
in Downtown
Markham

D'Arcy

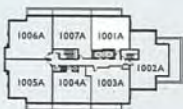
905 square feet / penthouse
two bedrooms / two bathrooms



TENTH FLOOR

Stewart

940 square feet / penthouse
two bedroom / two bathrooms

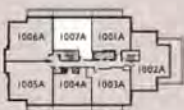


TENTH FLOOR

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

Van Egmond's

990 square feet / penthouse
two bedrooms plus den / two bathrooms

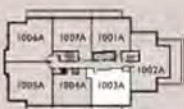


TENTH FLOOR

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

Ravenswood

1025 square feet / penthouse
two bedrooms plus den / two bathrooms

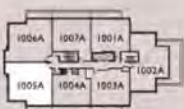


TENTH FLOOR

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.

Upper Duke I

1315 square feet / penthouse
two bedrooms plus den / two bathrooms

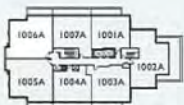


TENTH FLOOR

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

Upper Duke II

1305 square feet / penthouse
two bedrooms plus den / two bathrooms

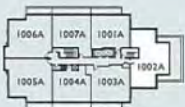


TENTH FLOOR

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

Lord Durham

1330 square feet / penthouse
two bedrooms plus den / two bathrooms



TENTH FLOOR



RougeBijou

LUXURY
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Villas

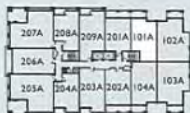
The exciting
new Luxury
Condominium
Residences
in Downtown
Markham

Roseberry

1420 square feet / two story villa
two bedrooms plus den / two bathrooms



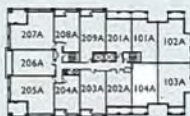
GROUND FLOOR



SECOND FLOOR

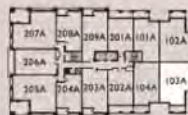
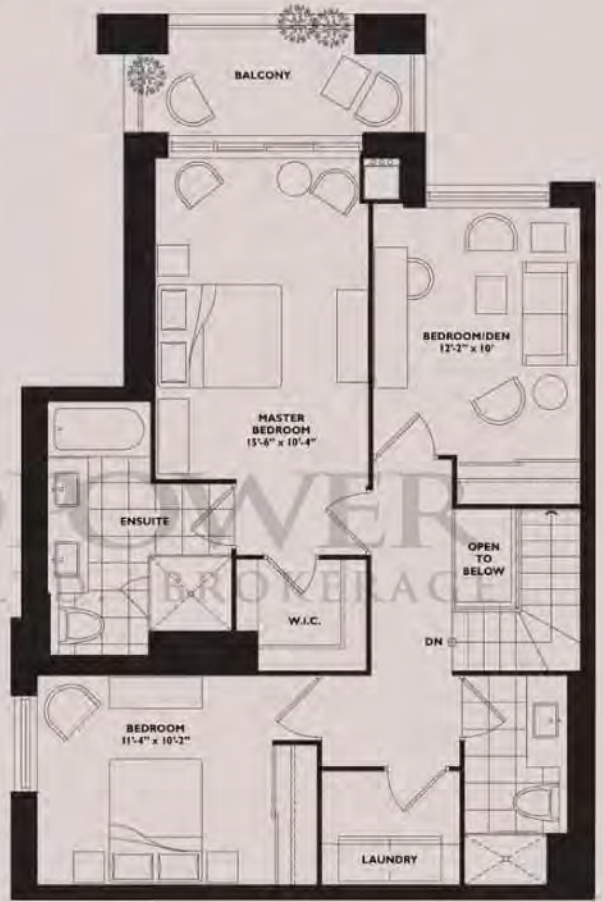
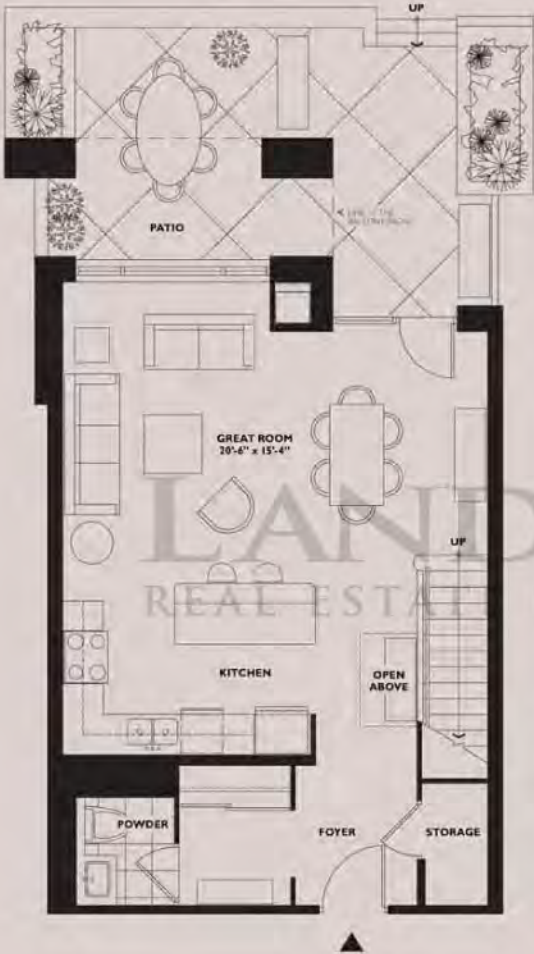
Duncombe

1420 square feet / two story villa
two bedrooms plus den / three bathrooms



Fitzgibbon

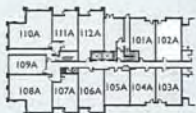
1610 square feet / two story villa
two bedrooms plus den / two bathrooms



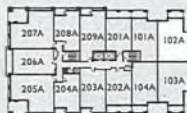
All dimensions and drawings are approximate. Sizes and specifications subject to change without notice. E & O E.
All illustrations are artist's concept. Actual visual floor space varies from the stated floor area. Furniture not included.

Bonnycastle

1735 square feet / two story villa
two bedrooms plus den / two bathrooms



GROUND FLOOR



SECOND FLOOR

RougeBijou

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