

CENTRO

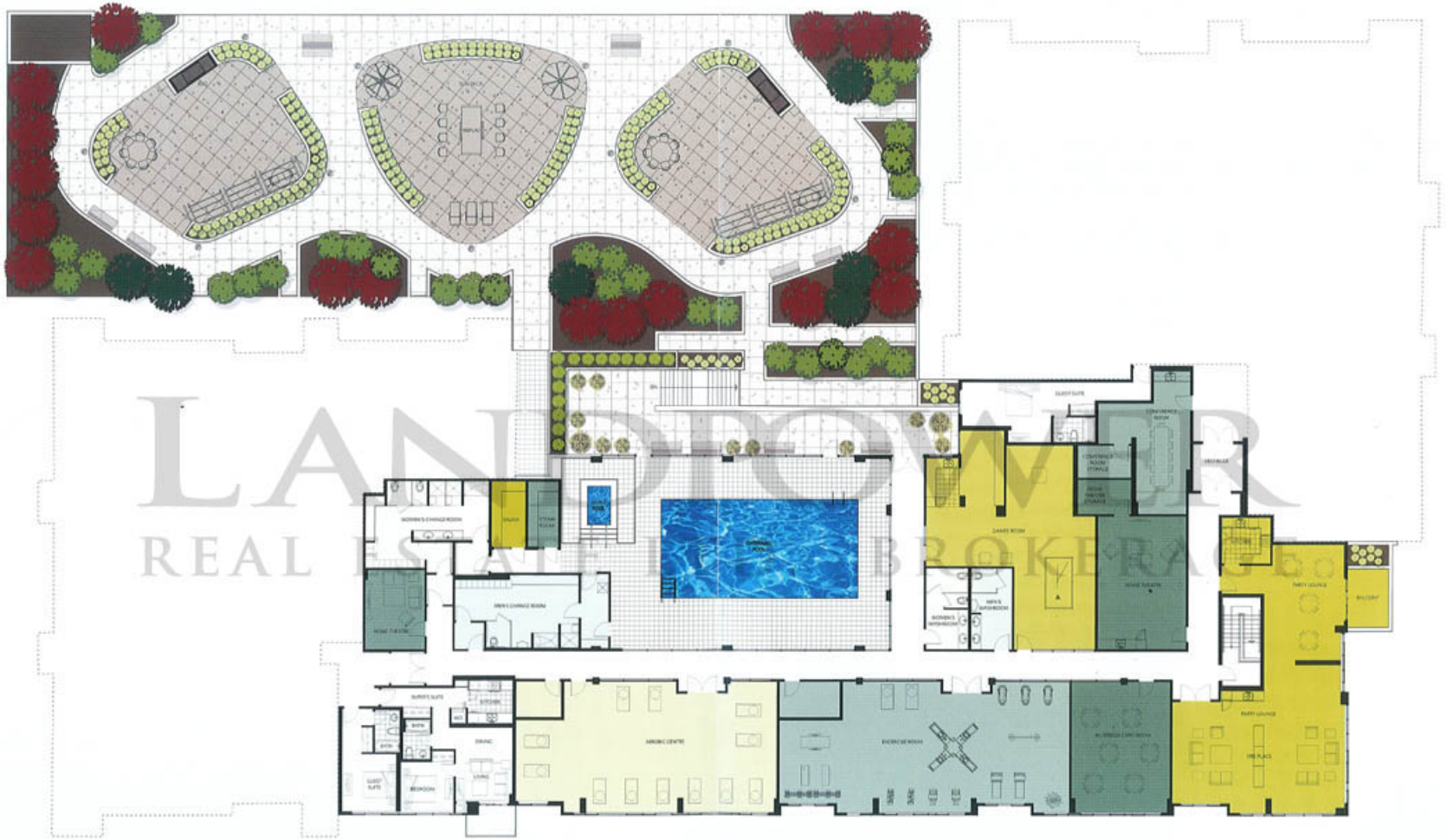
THE HEART OF LIVING

LANDPOWER
REAL ESTATE LTD. BROKERAGE

introducing **CENTRO** by Henderson Development

Introducing Centro, a defining modern centerpiece in the heart of Scarborough: two distinctive 31-storey towers featuring 562 homes and sixteen 2-storey loft-style townhomes, connected by an exclusive owner-only amenity building. Centro combines easy access to urban amenities with the unequalled luxury of an adjacent natural woodlot and parks, making this coveted address a vibrant, active and trendsetting hub.





LANDING REAL ESTATE BROKERAGE

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The Developer reserves the right to make modifications and changes to the information contained herein. Photos and drawings are illustrative and are not accurate. Some Rooms and Features may not be available in all Homes. © 2014

FEATURES LIST

FLOORING

- Selection of 40oz lush carpet in living, dining, entry ways, dens* and bedrooms.
- Selection of European style porcelain floor tiles in kitchen, ensuites* and bathrooms
- Designer baseboards throughout except storage/laundry area

SUITE INTERIOR

- Superior 1 and 2 bedroom plus den* suites offering spacious open concept designs complete with open air balconies
- Swing or sliding doors to balconies or terraces*
- Interior walls are finished in a double-coat of professional quality off-white latex paint
- Direct venting to the outside for kitchen hood, bathroom and dryer exhaust fans
- White stippled ceiling in living, dining and bedrooms
- Raised panel interior doors

KITCHEN

- Selection of Stone Wash series heat tempered porcelain tile for added durability
- Selection of custom flat paneled gourmet cabinets with stainless steel hardware
- Sleek black kitchen appliances including a generous 18 cubic foot frost free refrigerator, self-cleaning oven with electronic ceramic cooktop, and dishwasher
- Modern polished chrome kitchen faucet with sprayer
- Ceramic tile backsplash
- Double bowl stainless steel basin

BATHROOM

- Selection of Stone Wash series porcelain floor tile
- Selection of porcelain stone floor tile in ensuites*
- Selection of accent and surround wall tile for bathroom tub and shower
- Custom designed imported wall mounted vanity cabinet with built-in basin
- White durable gelcoat/fibreglass bathtub
- Contemporary ceramic shower surround wall tile
- Temperature controlled and pressure balanced shower and faucet
- Exhaust fan vented to the exterior

LAUNDRY

- In-suite laundry closet featuring full size stacking laundry unit with heavy-duty wiring and receptacle for dryer
- Ventilation to exterior with automatic relay sensor exhaust control

TECHNOLOGY

- Wired communication ports for high speed Internet
- Advanced, patch panel design in-suite structured wiring
- Pre-wired cable outlet in living room, bedroom(s) and den*
- Pre-wired telephone outlet in living room, bedroom(s), den* and kitchen
- One multi-port outlet (telephone and cable connections located on the same faceplate), location determined by vendor
- Category 5 telephone wiring to all telephone outlets and multi-port*

PEACE OF MIND SECURITY

- Pre-wired security system for personally encoded suite intrusion alarm system with key pad and door contact
- Full-time 24/7/365 attendant on duty for added security
- Electronic communication system placed in the lobby foyer
- Live surveillance cameras in prime locations monitored by the attendant
- Computer controlled access system provided at all building main entry points
- Heat detectors connected to the fire annunciator panel
- Hard wired smoke detector

ELECTRICAL FEATURES

- Individual 100 amp service panels with circuit breakers
- White designer series electrical outlets and switches throughout
- Ceiling light fixtures in foyer, hallway(s), bedrooms and den
- Capped ceiling light outlet in dining room

SUSTAINABILITY

- Low E glass for ultra energy efficient windows
 - Central heating and cooling four-pipe heat pump system allowing individualized comfort control for every unit
 - Suite electricity sub-metering for individual energy management
 - Dual flush toilets in all bathrooms (low flush conserves 25% - 50% on potable water)
 - On-site water detention
 - Water wise landscaping
 - Tri-sorter for automated garbage and recycling management
 - 38,000ft² preserved woodlot adjacent to Centro project site
- * in applicable suites as per plan.

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NORTH TOWER PRICE LIST

<u>MODEL</u>	<u>TYPE</u>	<u>VIEW</u>	<u>SQ FT</u>	<u>LEGAL LEVEL</u>	<u>PRICED FROM</u>
1 Bedroom :					
CH2	1B	W	620	3	\$249,400
2 Bedroom Units:					
REDWOOD	2B	NW	1,014	18 - 29	\$333,700
CYPRESS	2B	SW	1,019	6 - 29	\$342,300
REDWOOD	2B	NE	1,014	18 - 29	\$343,700
CYPRESS	2B	SE	1,019	7 - 29	\$345,000
2 Bedroom + Den Units:					
LINDEN	2B+D	NW	1,060	17	\$343,700
LINDEN	2B+D	NE	1,060	4 - 9	\$341,300
Penthouse Units:					
PH2	2B	W	902	31	\$362,600
PH2T	2B	W	901	30	\$369,100
PH2T.877	2B	E	877	30	\$372,100
PH1	2B+D	NE	1,108	31	\$413,300
PH1T	2B+D	NW	1,108	30	\$424,100
PH1T	2B+D	NE	1,108	30	\$427,800
Townhome Units:					
TH1	2B	W	1,025	1	\$343,400

402

338

PRICING:

Floor Increments vary depending on view (typically premiums are \$700 per Floor)
 Certain views have special price premiums
 Units with Terraces have special premiums
 See Sales Representative for details, H.S.T. included in all prices

PARKING:

1 Parking spot is included in price (Except for LAUREL Units)

MAINTENANCE FEE:

\$0.48 per square foot per month. Includes:
 - Concierge 24/7
 - All Common Area Utilities
 - All Common Area Maintenance
 - (Hydro to each suite is individually metered)

PROPERTY TAXES:

Estimated at 1.25% of the Purchase Price per annum

OCCUPANCY DATE:

April 18, 2011

DEPOSIT SCHEDULE:

5% of the Purchase Price - with Agreement
 Additional 5% of the Purchase Price - 60 days from Agreement Date
 10% of the Purchase Price - on Interim Closing Date
 Total Deposit: 20% of the Purchase Price

Cheques payable to Aird & Berlis LLP in trust

Sales Office: 1 Town Centre Court, Scarborough, ON M1P 0B3
 Hours: Monday to Thursday 12 noon - 7 pm Weekend and Holidays 11 am - 5 pm
 Please contact our sales representative **Christina Leung** for further information
 Tel: (416) 296-1898 Fax: (416) 296-1899
 Website: www.livingcentro.com E-mail: info@livingcentro.com

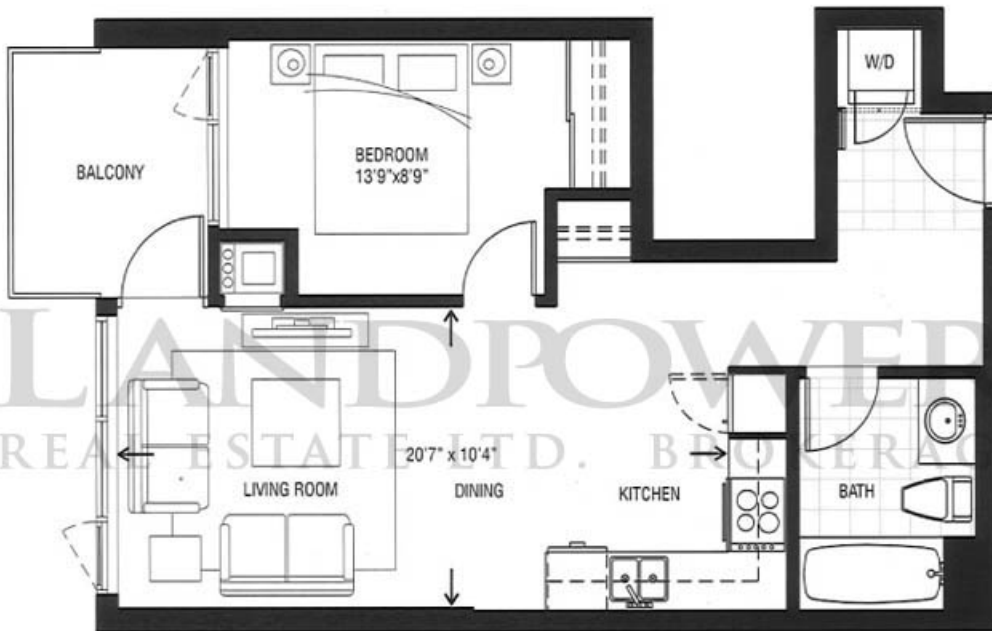
Exclusive marketing by International Home Marketing Group Limited. Brokers Protected.
 Prices & Specifications are subject to change without notice. E. & O.E. January 28, 2011



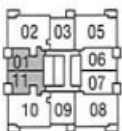
HENDERSON DEVELOPMENT
 (CENTRO) LTD.
 恒基兆業(加拿大)

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LEVELS 5 - 20



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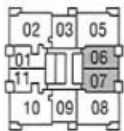
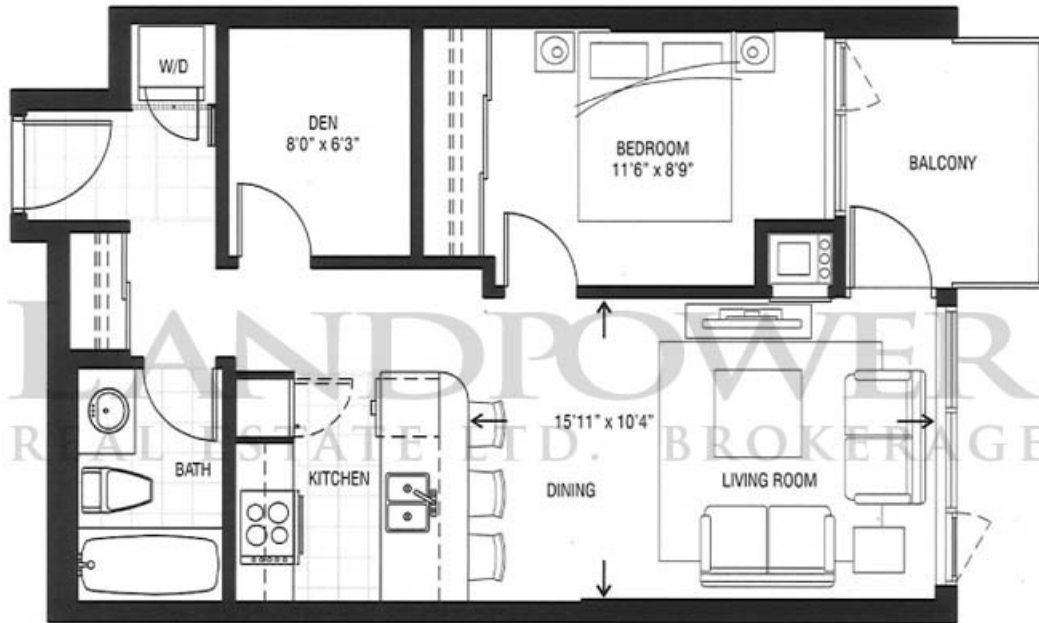
LAUREL

1 BEDROOM	529 SQ FT
BALCONY	58 SQ FT
TOTAL	587 SQ FT

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E & O.E.

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LEVELS 7 - 33



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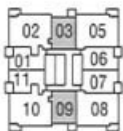
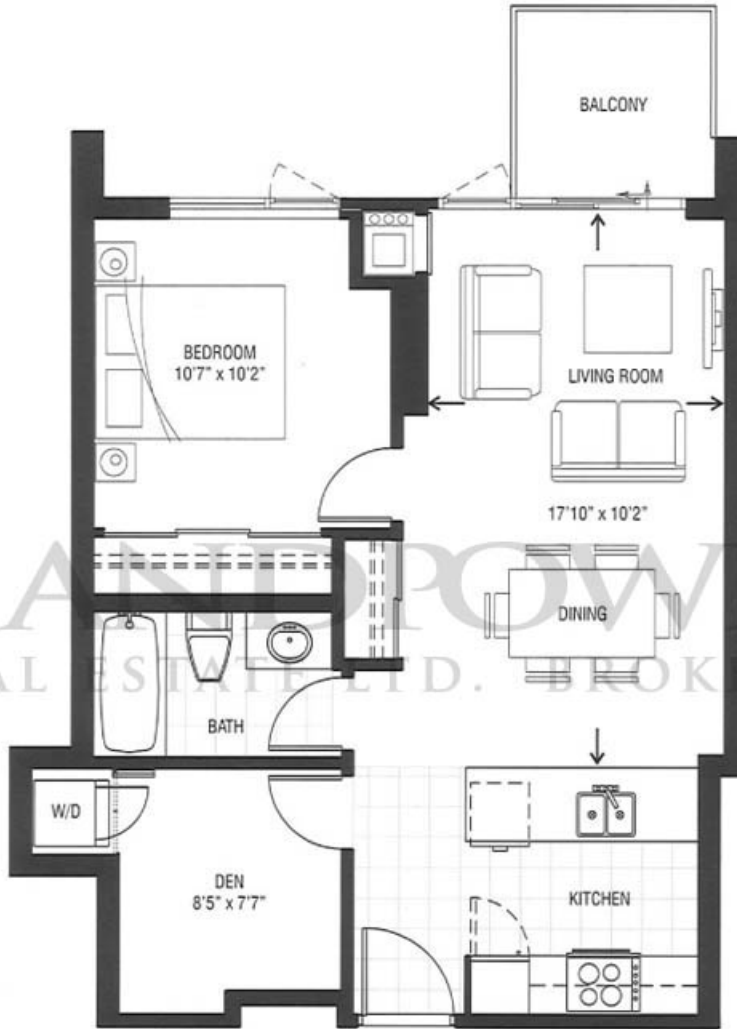
MAPLE

1 BEDROOM + DEN	589 SQ FT
BALCONY	58 SQ FT
TOTAL	647 SQ FT

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Unit 03 = LEVELS 3 - 33
Unit 09 = LEVELS 5 - 20

OAK

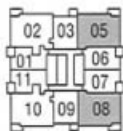
1 BEDROOM + DEN	615 SQ FT
BALCONY	46 SQ FT
TOTAL	661 SQ FT

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Unit 05 = LEVELS 6 - 33
Unit 08 = LEVELS 6 - 20

CYPRESS

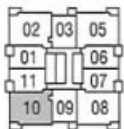
2 BEDROOM 973 SQ FT
BALCONY 59 SQ FT
TOTAL 1,032 SQ FT

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E & O.E.

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LEVELS 21 - 33



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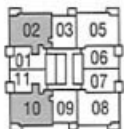
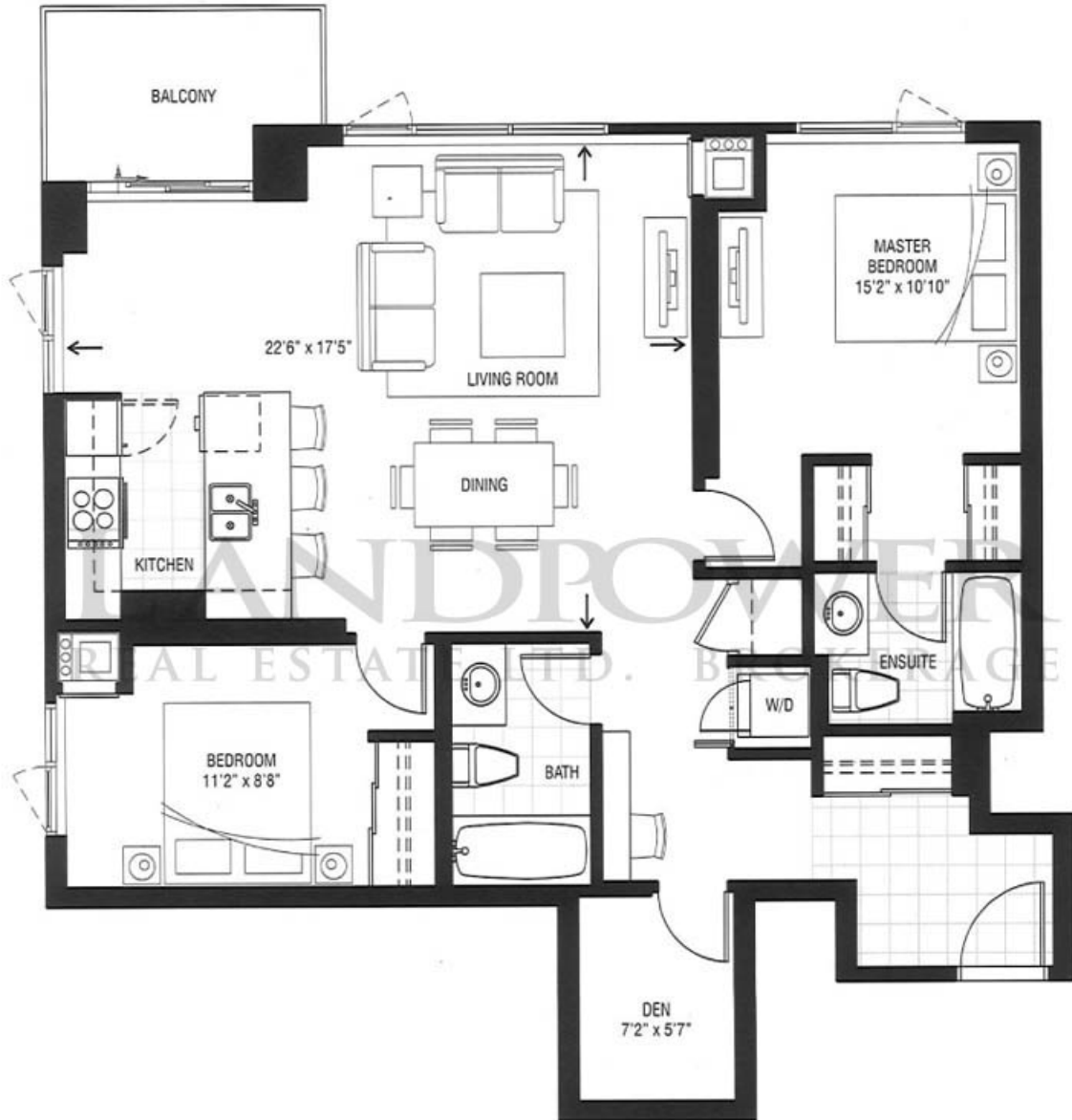
REDWOOD

2 BEDROOM 973 SQ FT
BALCONY 59 SQ FT
TOTAL 1,032 SQ FT

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LEVELS 5 - 20



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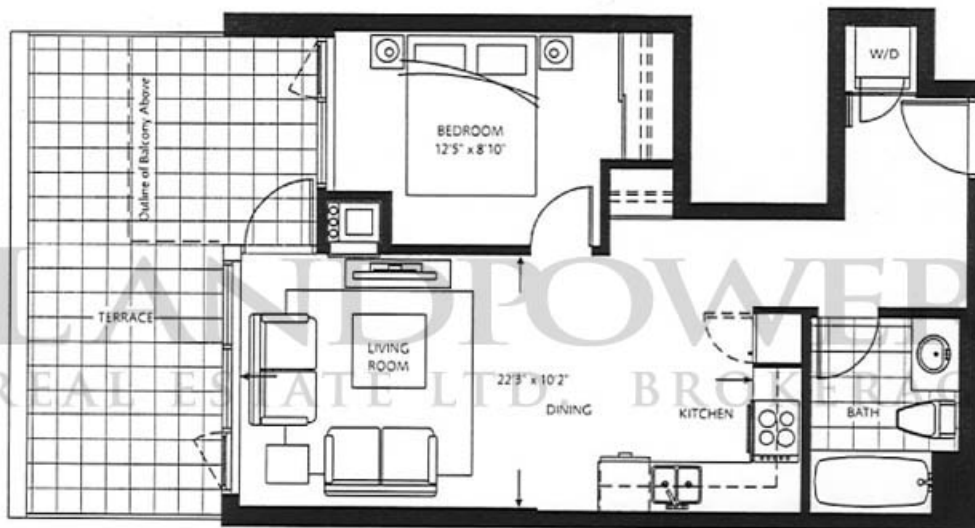
LINDEN

2 BEDROOM + DEN 1,009 SQ FT
BALCONY 59 SQ FT
TOTAL 1,068 SQ FT

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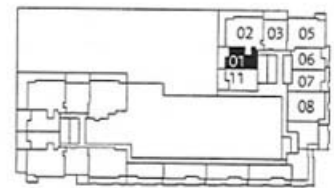
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LAUREL ST1

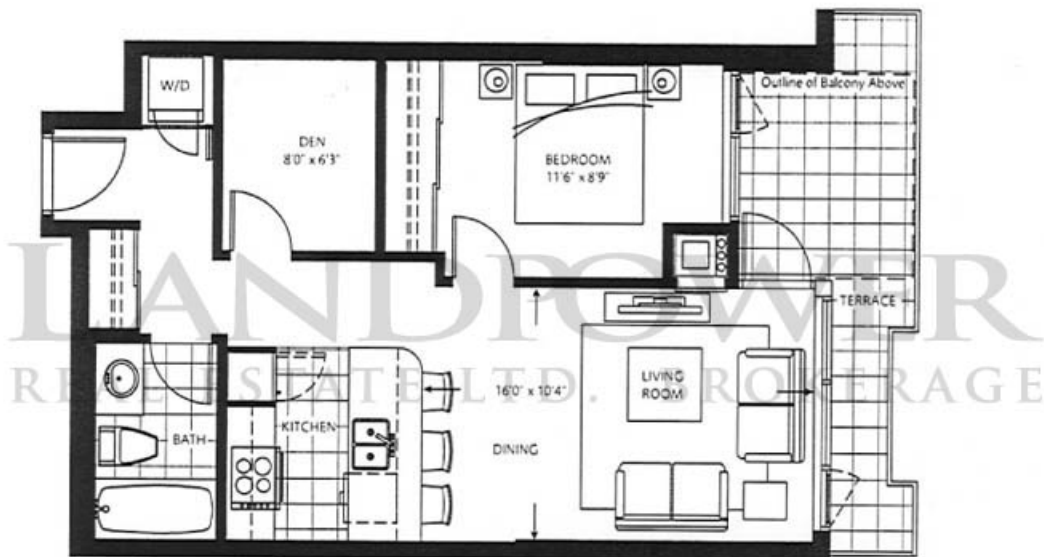
1 BEDROOM 545 SQ FT
BALCONY 190 SQ FT
TOTAL 735 SQ FT



NORTH 
South Tower
LEVEL 3

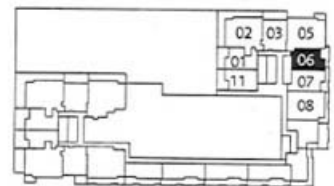
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MAPLE ST1

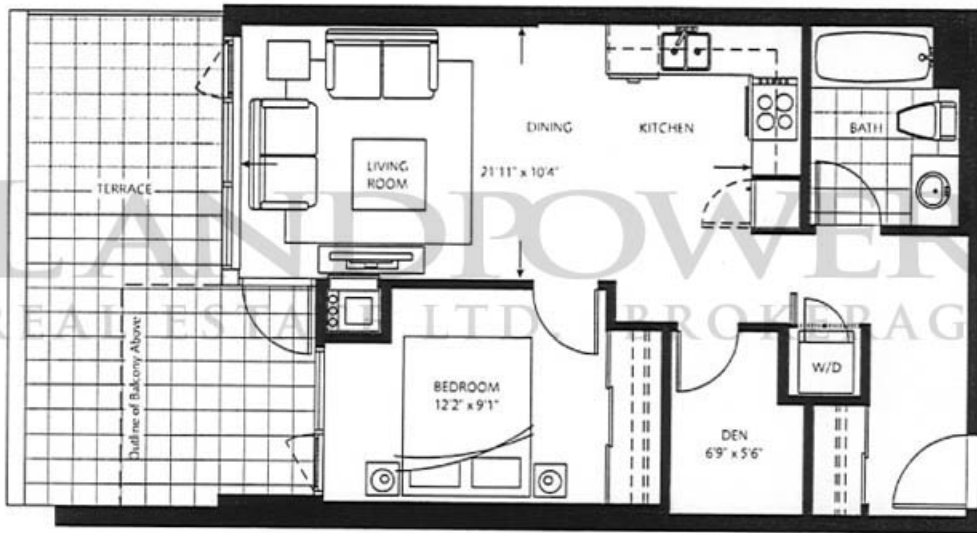
1 BEDROOM + DEN	597 SQ FT
TERRACE	97 SQ FT
TOTAL	694 SQ FT



NORTH 
South Tower
LEVEL 3

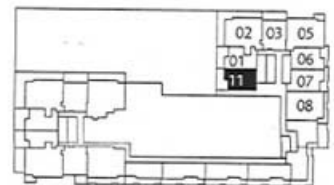
CENTRO

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LAUREL ST2

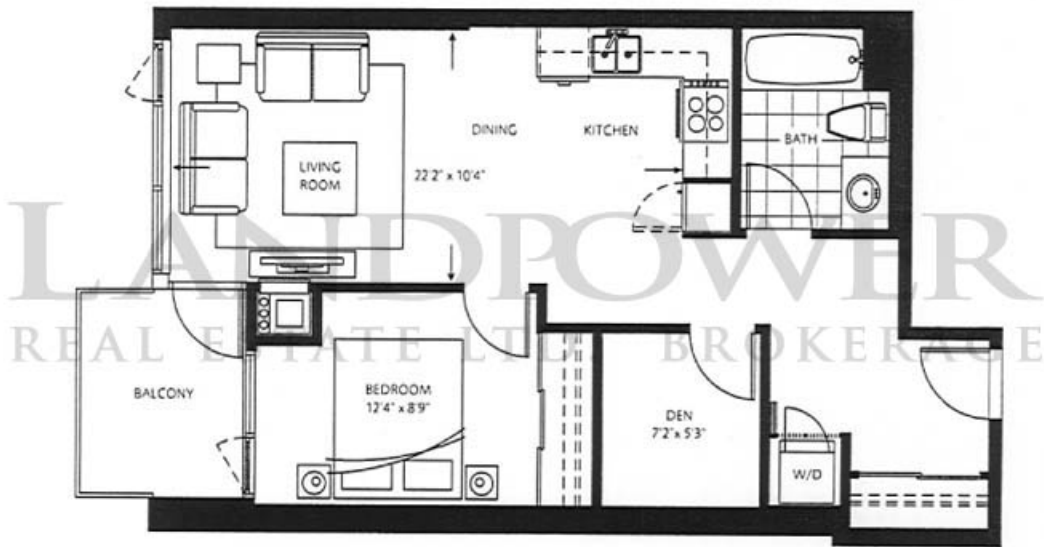
1 BEDROOM + DEN 603 SQ FT
TERRACE 194 SQ FT
TOTAL 797 SQ FT



NORTH 
South Tower
LEVEL 3

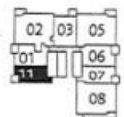
CENTRO

THE HEART OF LIVING



LAUREL ST511

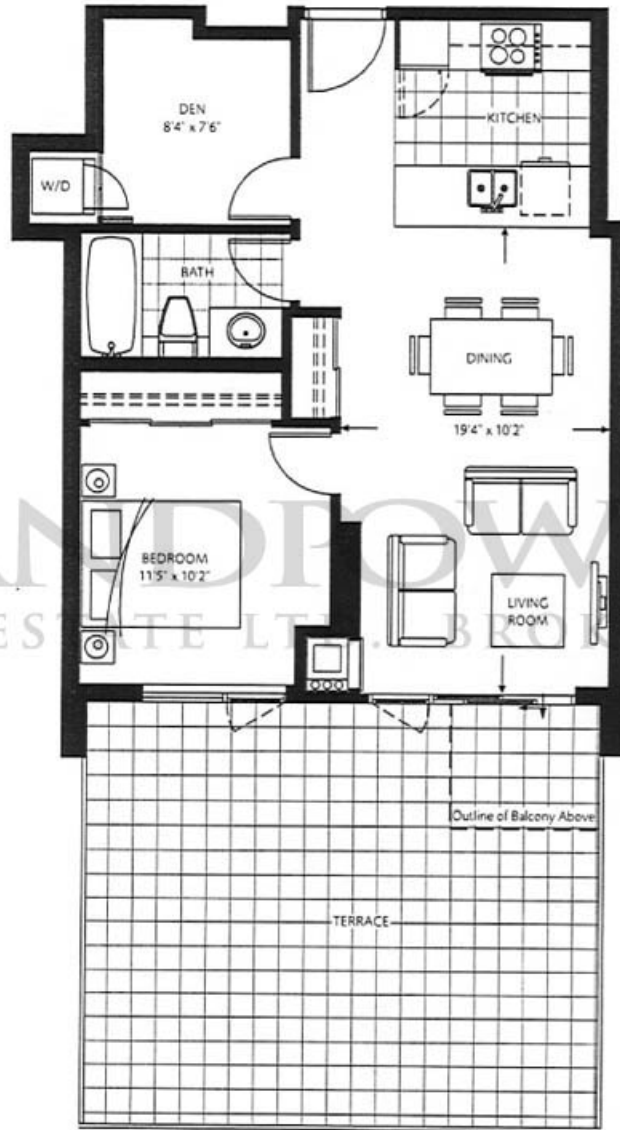
1 BEDROOM + DEN 603 SQ FT
BALCONY 58 SQ FT
TOTAL 661 SQ FT



NORTH
South Tower
LEVEL 5

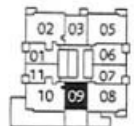
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OAK ST1

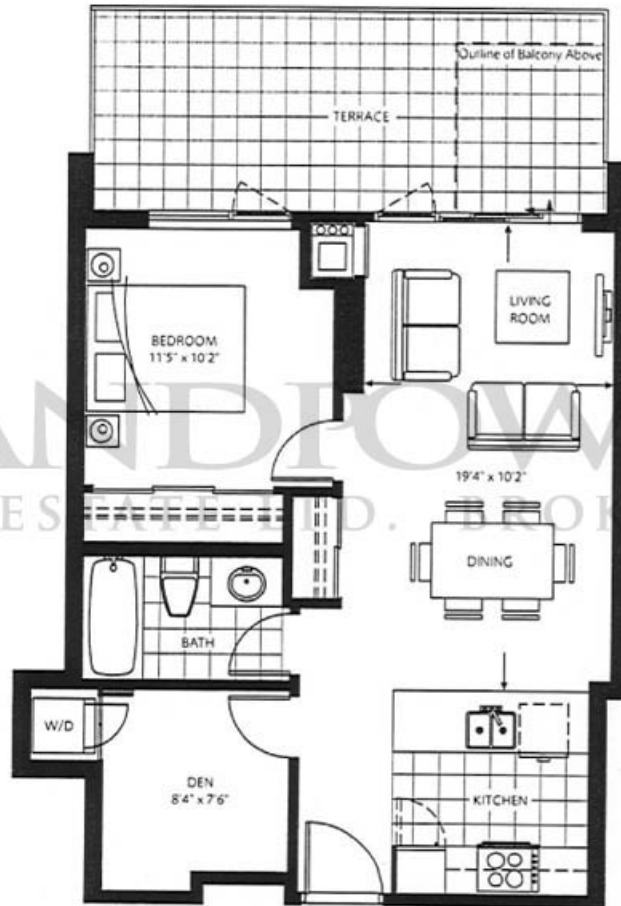
1 BEDROOM + DEN 625 SQ FT
TERRACE 300 SQ FT
TOTAL 925 SQ FT



NORTH 
South Tower
LEVEL 6

CENTRO

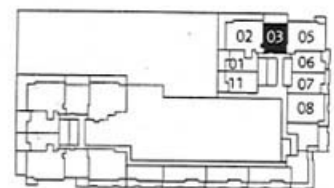
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OAK ST2

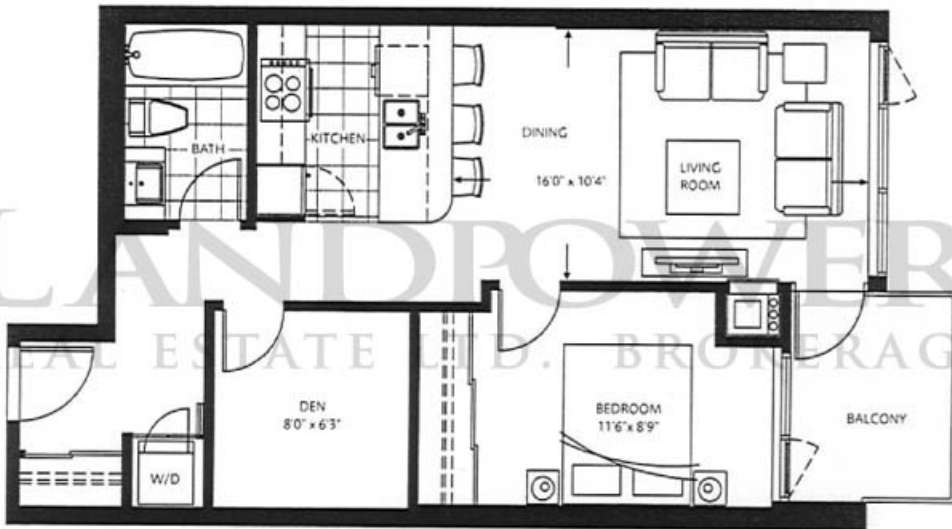
1 BEDROOM + DEN 625 SQ FT
BALCONY 174 SQ FT
TOTAL 799 SQ FT



NORTH 
South Tower
LEVEL 3

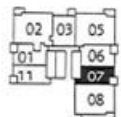
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MAPLE ST507

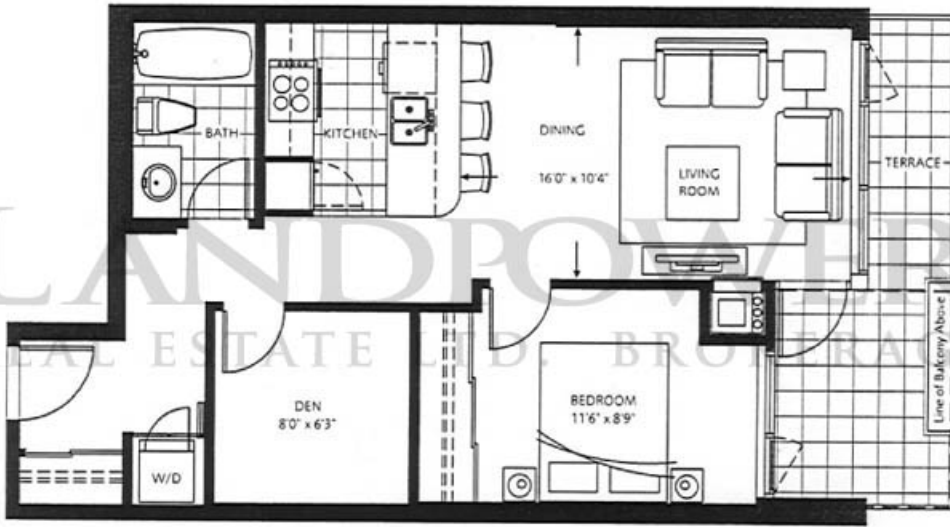
1 BEDROOM + DEN 633 SQ FT
BALCONY 58 SQ FT
TOTAL 691 SQ FT



NORTH 
South Tower
LEVEL 5

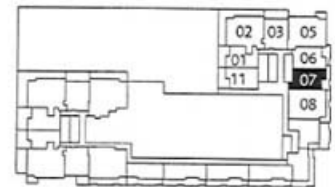
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MAPLE ST2

1 BEDROOM + DEN	634 SQ FT
TERRACE	105 SQ FT
TOTAL	739 SQ FT



NORTH 
South Tower
LEVEL 3

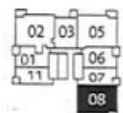
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CYPRESS ST508

2 BEDROOM 933 SQ FT
BALCONY 158 SQ FT
TOTAL 1091 SQ FT



NORTH 
South Tower
LEVEL 5

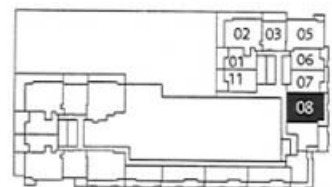
CENTRO

THE HEART OF LIVING



CYPRESS ST308

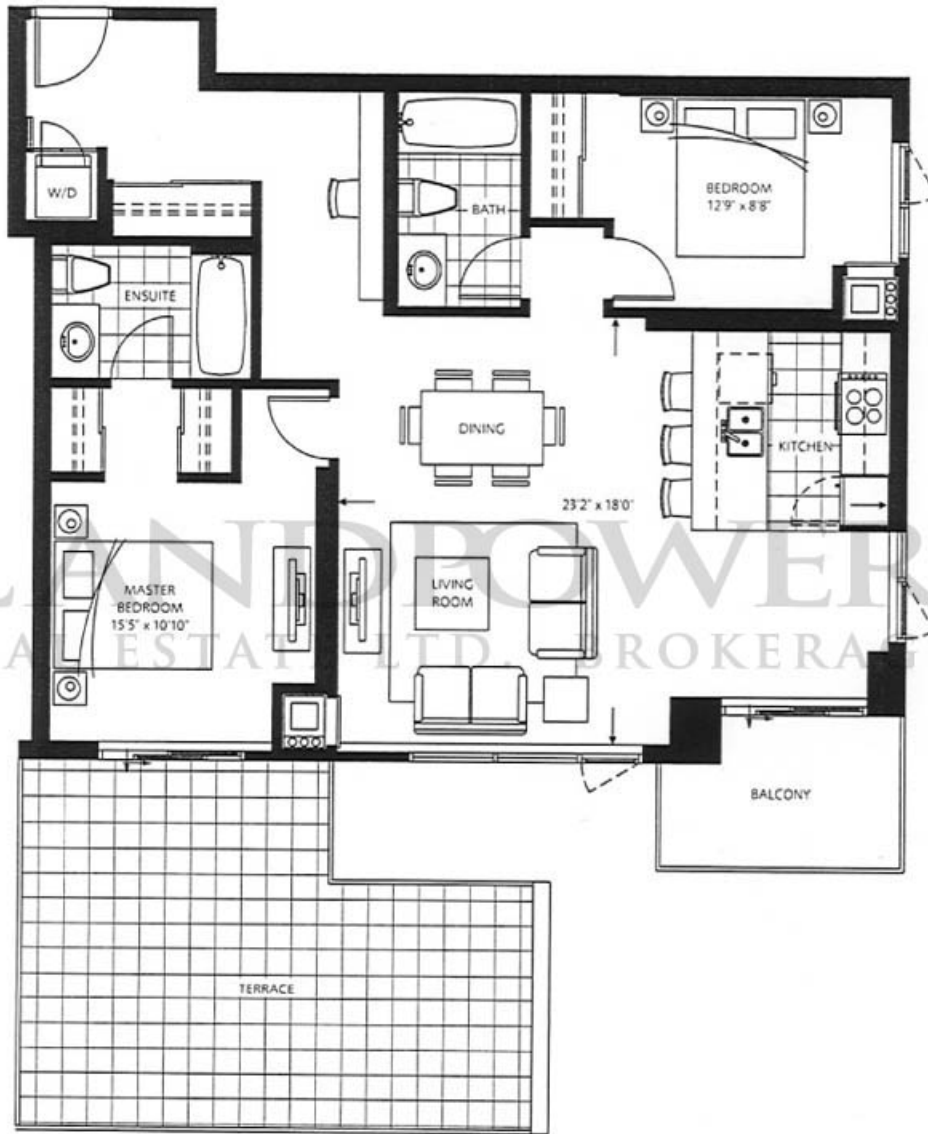
1 BEDROOM + DEN 943 SQ FT
TERRACE 124 SQ FT
TOTAL 1067 SQ FT



NORTH 
South Tower
LEVEL 3

CENTRO

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CYPRESS ST1

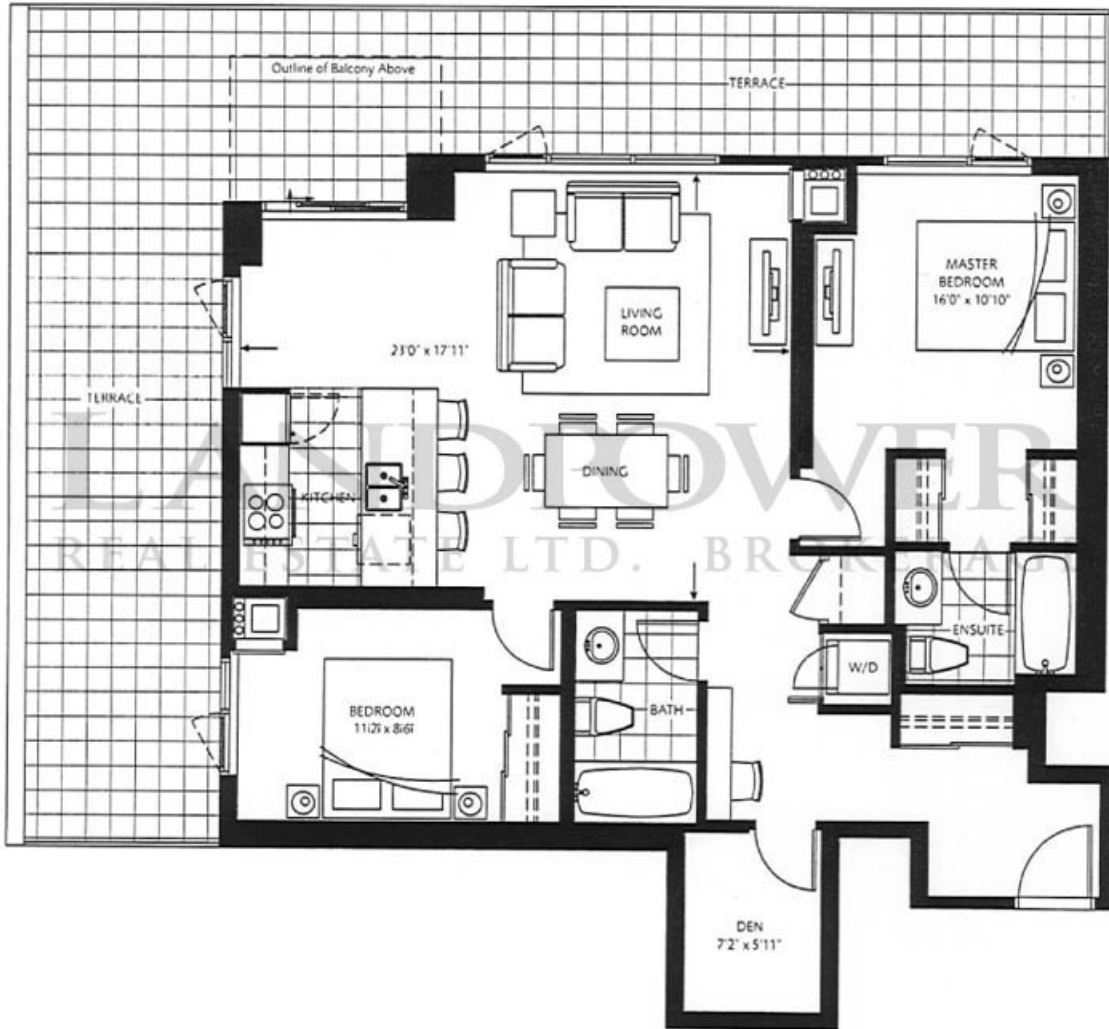
2 BEDROOM	989 SQ FT
TERRACE	281 SQ FT
BALCONY	59 SQ FT
TOTAL	1329 SQ FT



NORTH 
 South Tower
 LEVEL 6

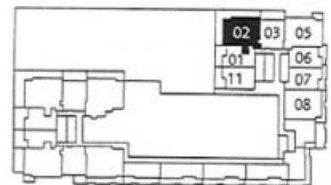
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LINDEN ST2

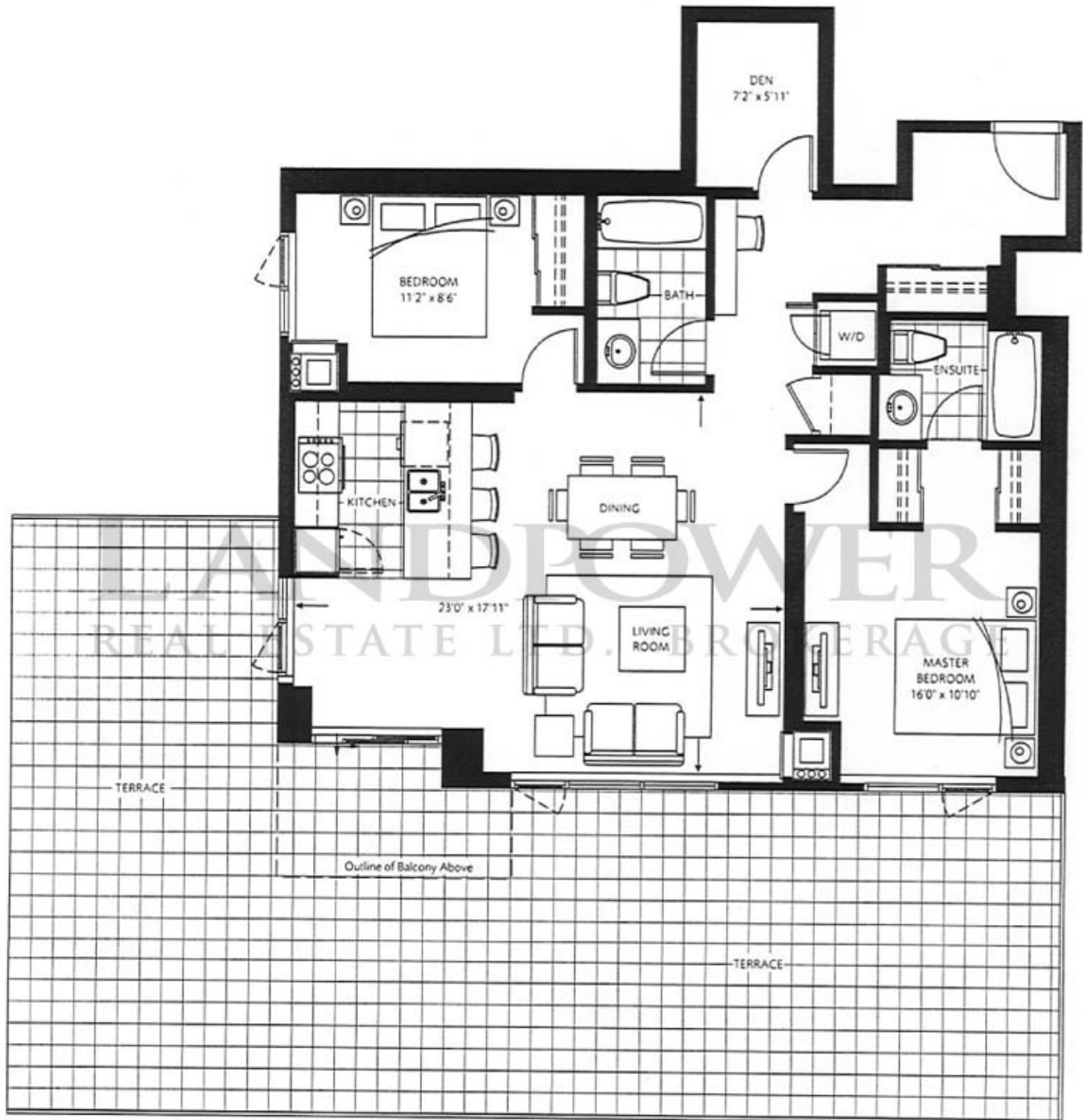
2 BEDROOM + DEN 1028 SQ FT
 TERRACE 510 SQ FT
 TOTAL 1538 SQ FT



NORTH 
 South Tower
 LEVEL 3

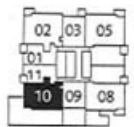
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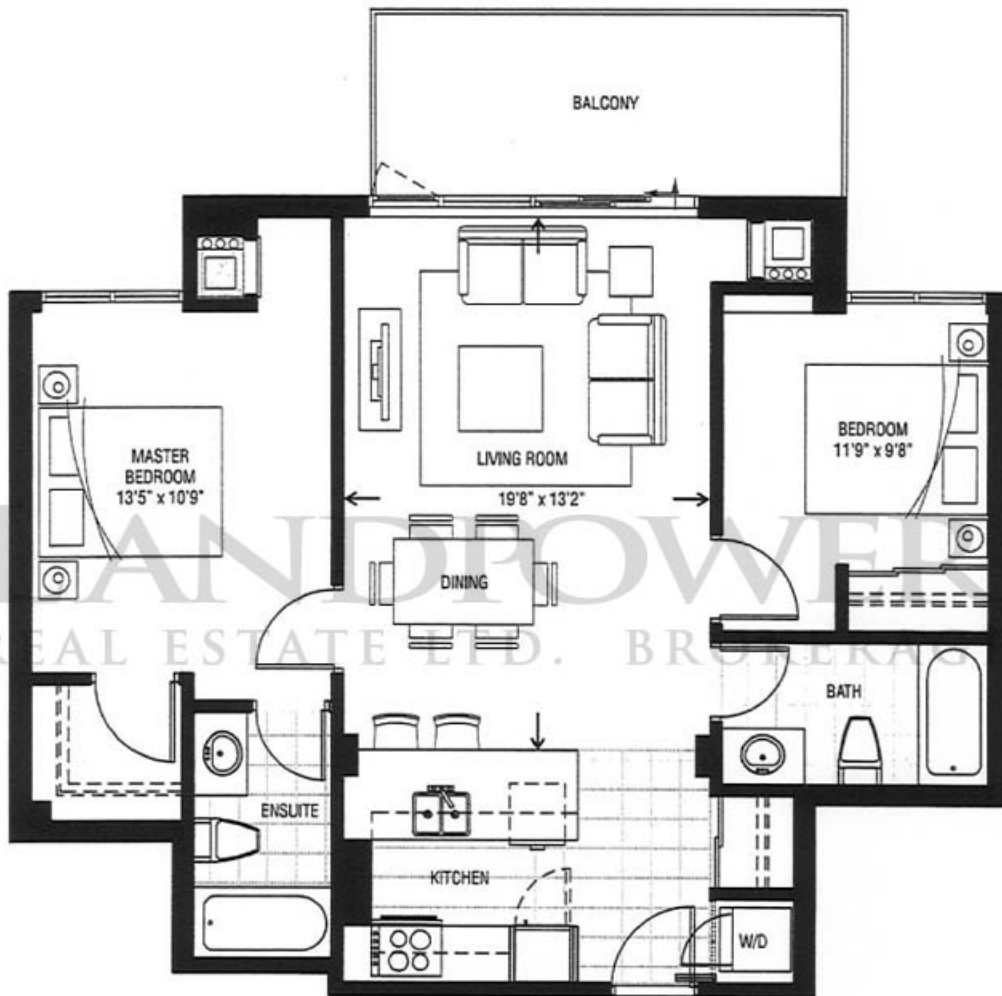


LINDEN ST1

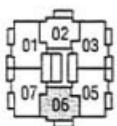
2 BEDROOM + DEN	1029 SQ FT
TERRACE	800 SQ FT
TOTAL	1829 SQ FT



NORTH 
 South Tower
 LEVEL 6



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LEVEL 36



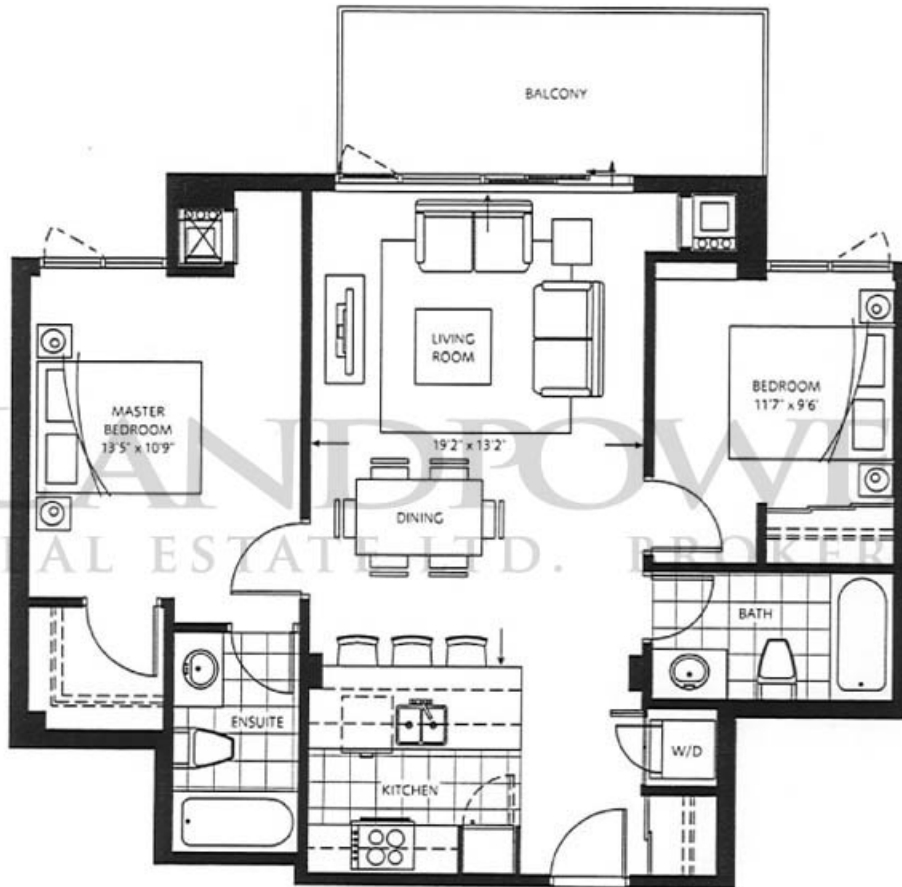
PH 2

2 BEDROOM	892 SQ FT
BALCONY	0 SQ FT
TOTAL	0 SQ FT

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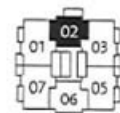
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PH 2.851

2 BEDROOM 851 SQ FT
BALCONY 112 SQ FT
TOTAL 963 SQ FT



NORTH

North Tower
LEVEL 36 | South Tower
LEVEL 36

CENTRO

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PH 2T.851

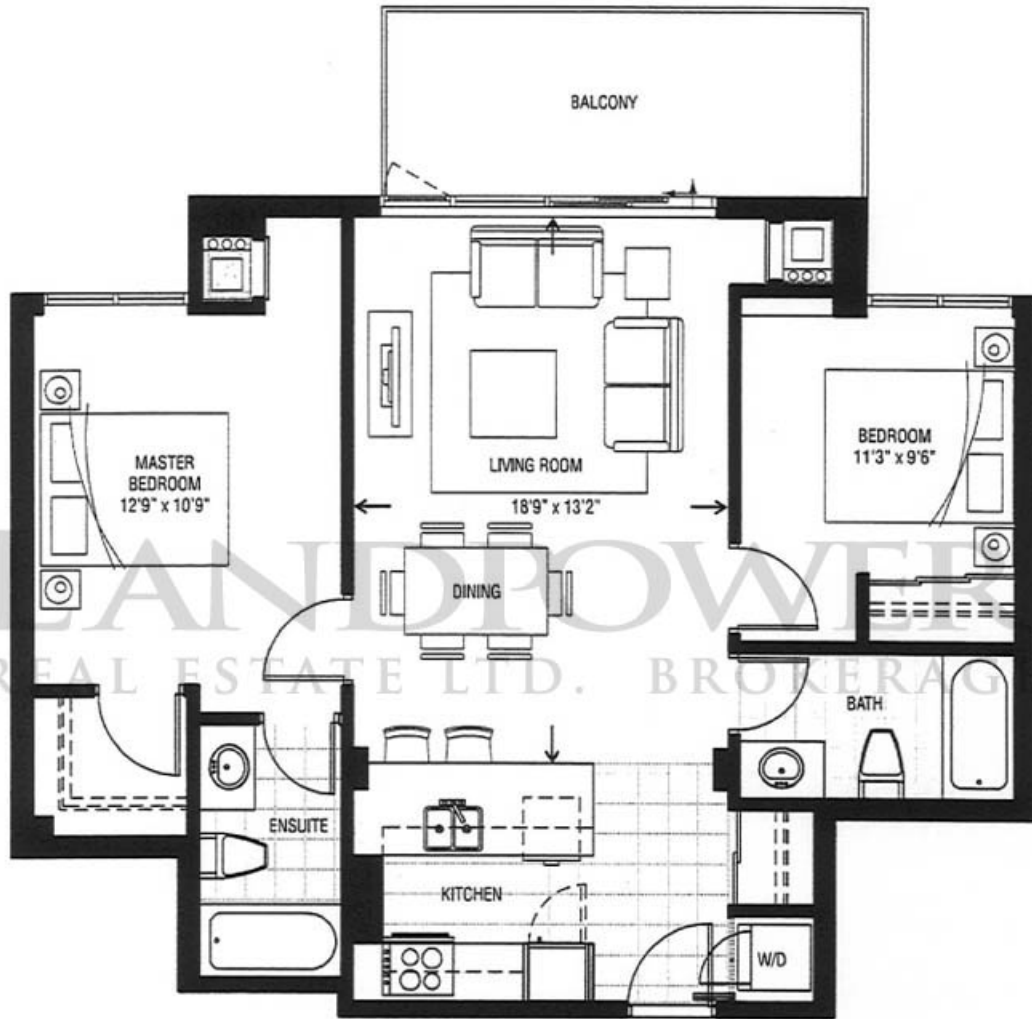
2 BEDROOM + DEN	851 SQ FT
TERRACE	55 SQ FT
BALCONY	112 SQ FT
TOTAL	1018 SQ FT



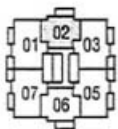
NORTH

North Tower
LEVEL 35

South Tower
LEVEL 35



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LEVEL 36



PH 2.857

2 BEDROOM	857 SQ FT
BALCONY	0 SQ FT
TOTAL	0 SQ FT

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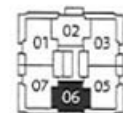
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PH 2T

2 BEDROOM + DEN	874 SQ FT
TERRACE	55 SQ FT
BALCONY	112 SQ FT
TOTAL	1041 SQ FT



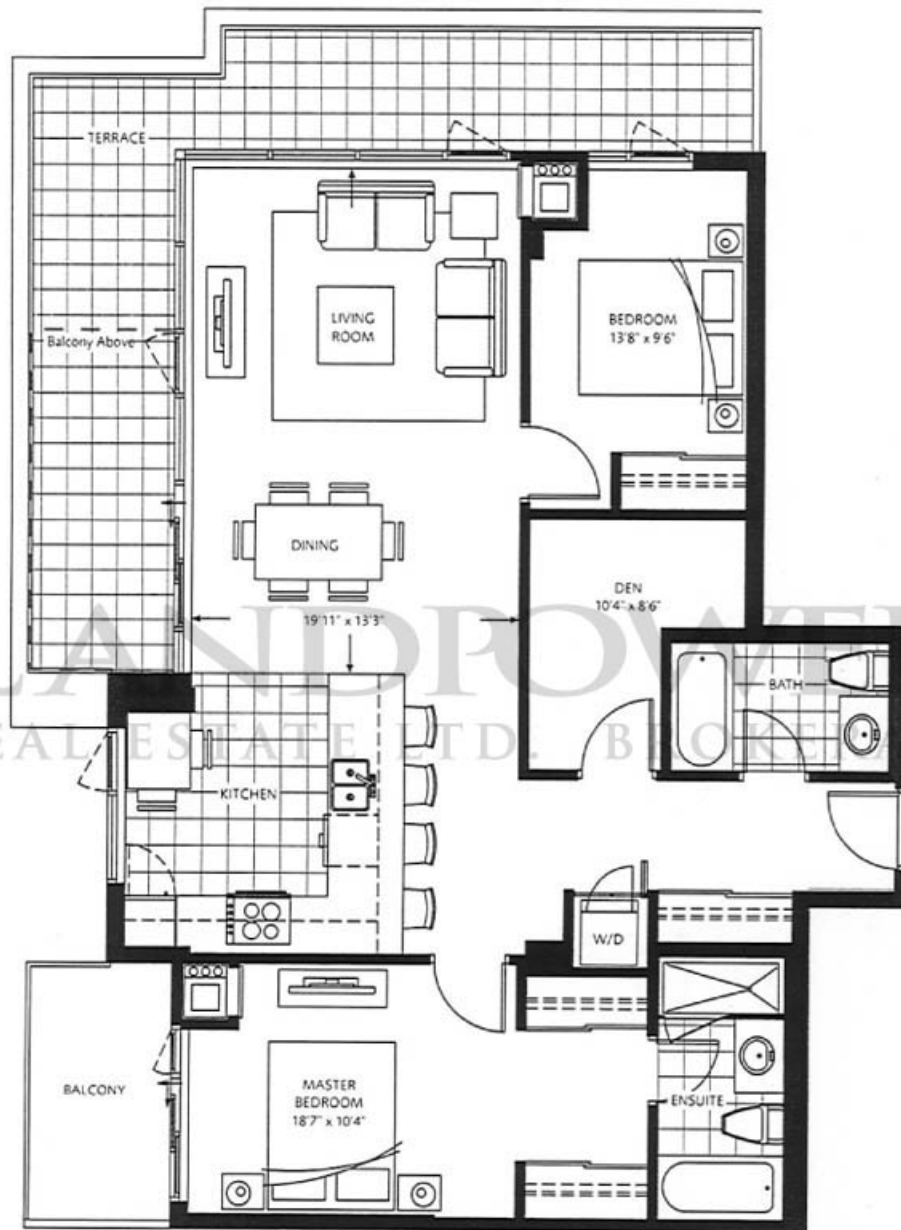
NORTH

North Tower
LEVEL 35

South Tower
LEVEL 35

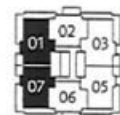
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PH 1T

2 BEDROOM + DEN	1067 SQ FT
TERRACE	251 SQ FT
BALCONY	65 SQ FT
TOTAL	1383 SQ FT



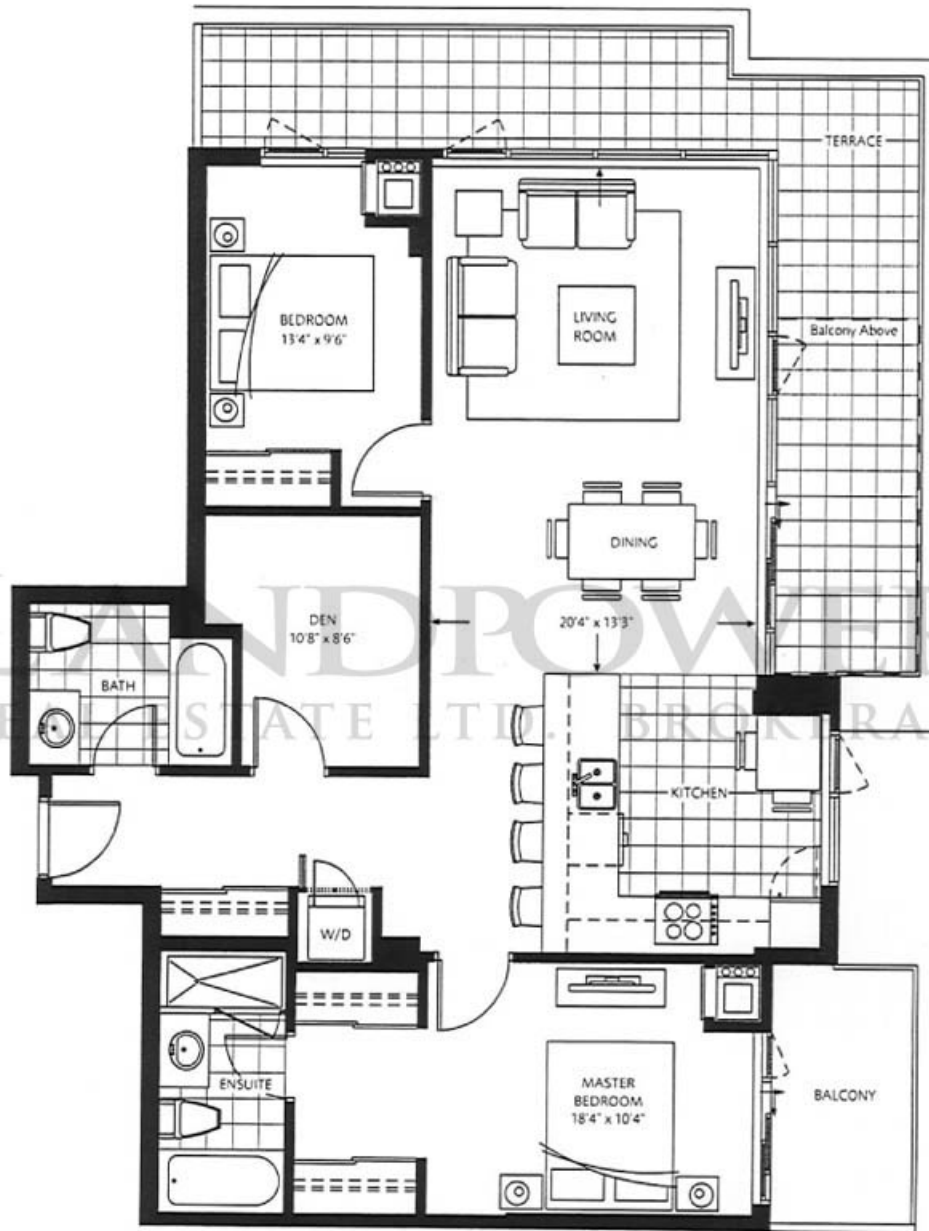
NORTH

North Tower
LEVEL 35

South Tower
LEVEL 35

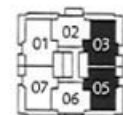
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PH 3T

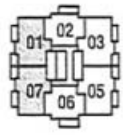
2 BEDROOM + DEN	1083 SQ FT
TERRACE	251 SQ FT
BALCONY	65 SQ FT
TOTAL	1399 SQ FT



NORTH

North Tower
LEVEL 35

South Tower
LEVEL 35



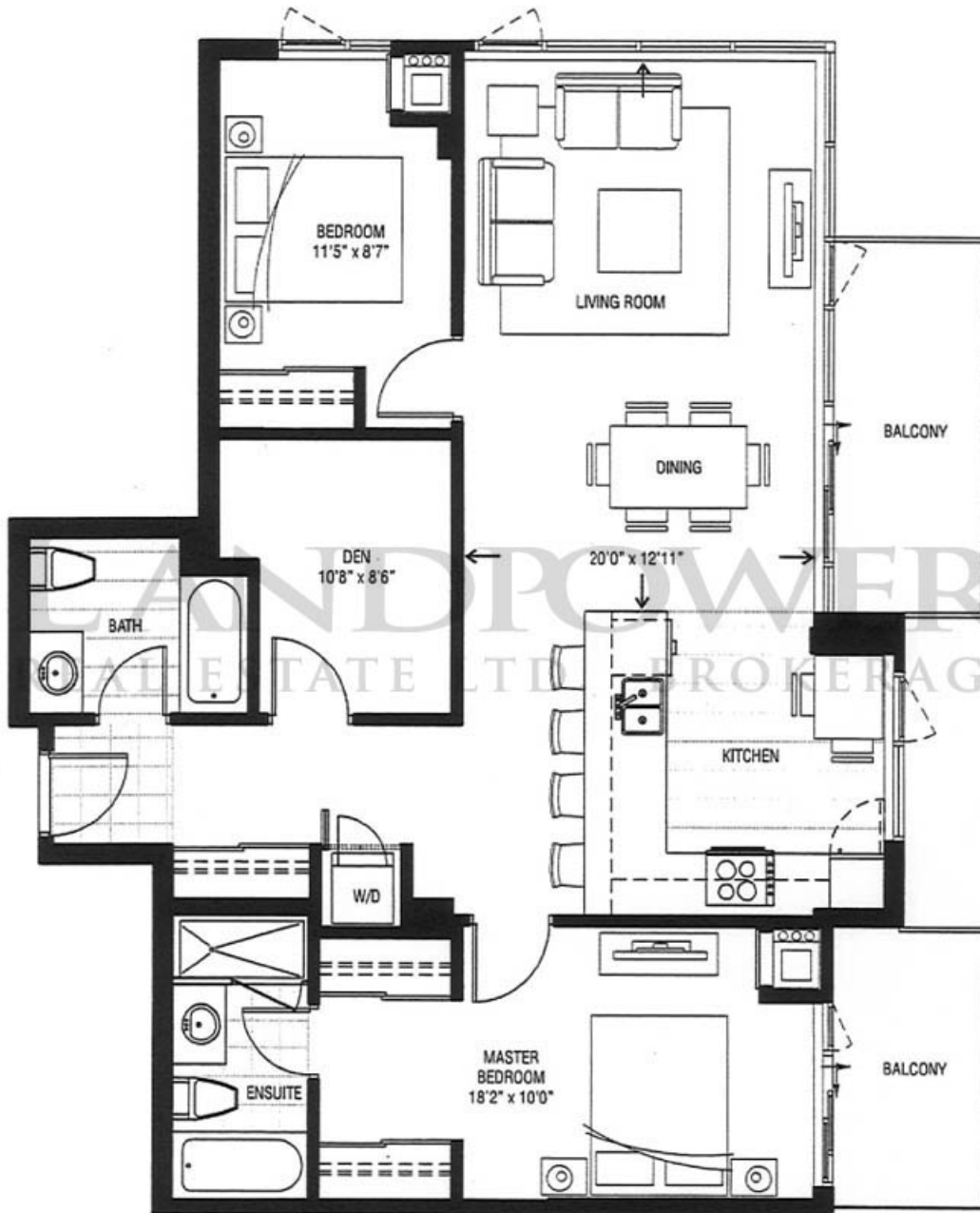
LEVEL 36



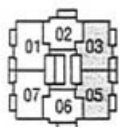
PH 1

2 BEDROOM + DEN	1,090 SQ FT
BALCONY	0 SQ FT
TOTAL	0 SQ FT

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E.S. O.E.



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LEVEL 36



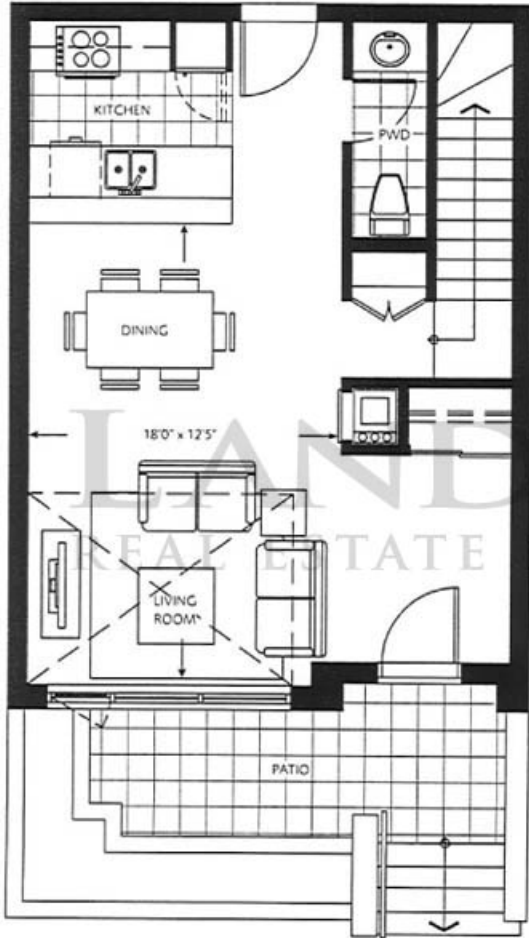
PH 3

2 BEDROOM + DEN 1,106 SQ FT
 BALCONY 0 SQ FT
 TOTAL 0 SQ FT

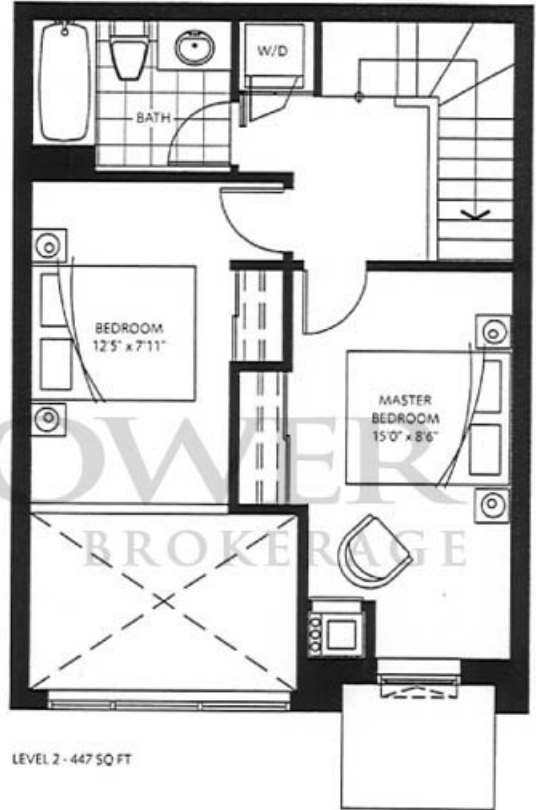
Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E.S. O.E.

CENTRO

THE HEART OF LIVING



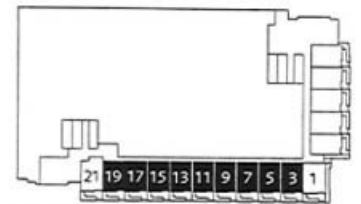
LEVEL 1 - 525 SQ FT



LEVEL 2 - 447 SQ FT

TH 1

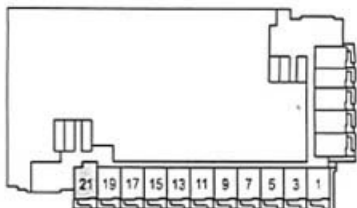
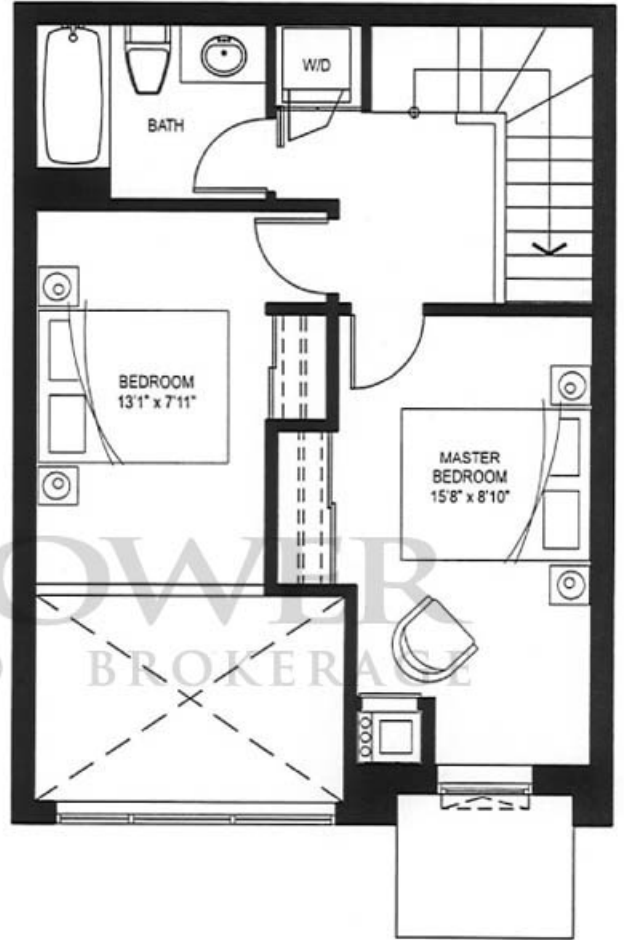
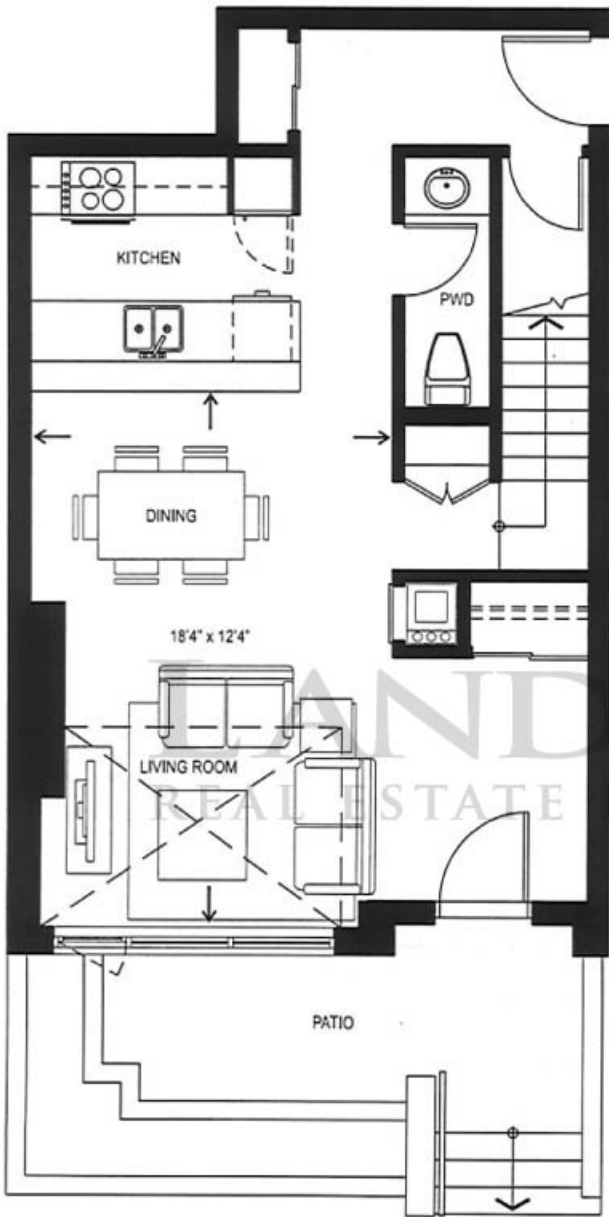
2 BEDROOM 972 SQ FT
 PATIO 71 SQ FT
 TOTAL 1043 SQ FT



NORTH

North Tower
LEVELS 1-2

South Tower
LEVELS 1-2



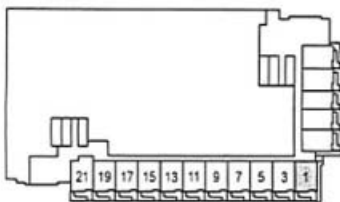
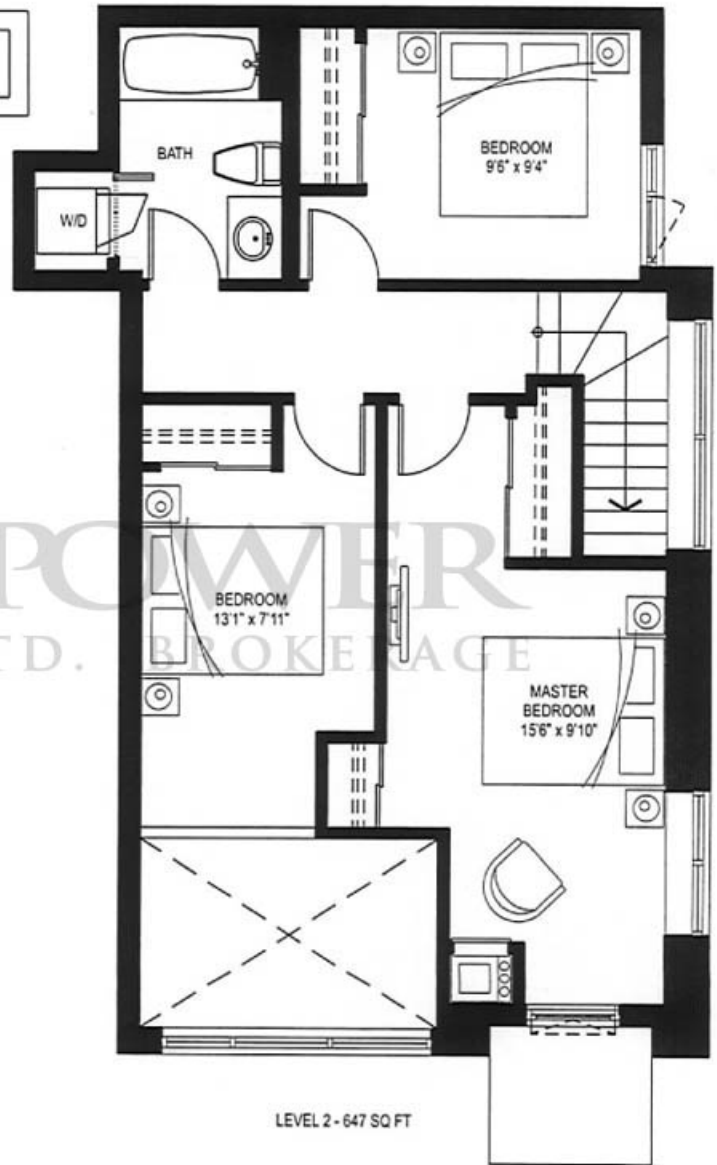
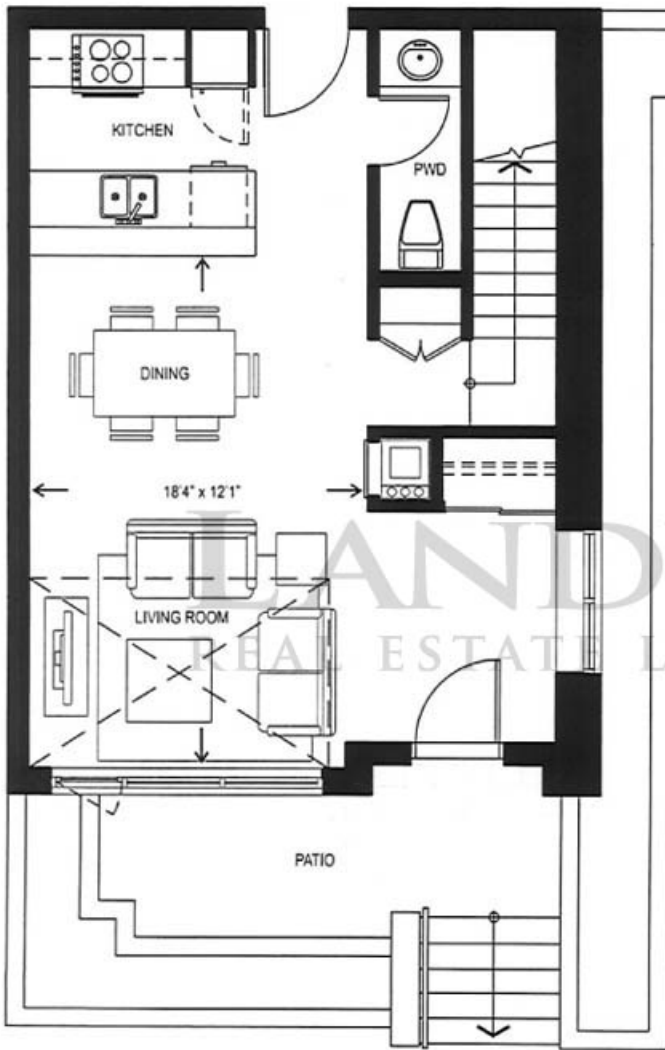
TH-1A

2 BEDROOM 1,037 SQ FT

PATIO 71 SQ FT

TOTAL 1,108 SQ FT

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E.S O.E.



TH-2

3 BEDROOM 1,172 SQ FT
 PATIO 71 SQ FT
 TOTAL 1,243 SQ FT

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