

LANDPOWER  
REAL ESTATE LTD. BROKERAGE

**SKY CITY**  
CONDOMINIUMS

RENDERINGS



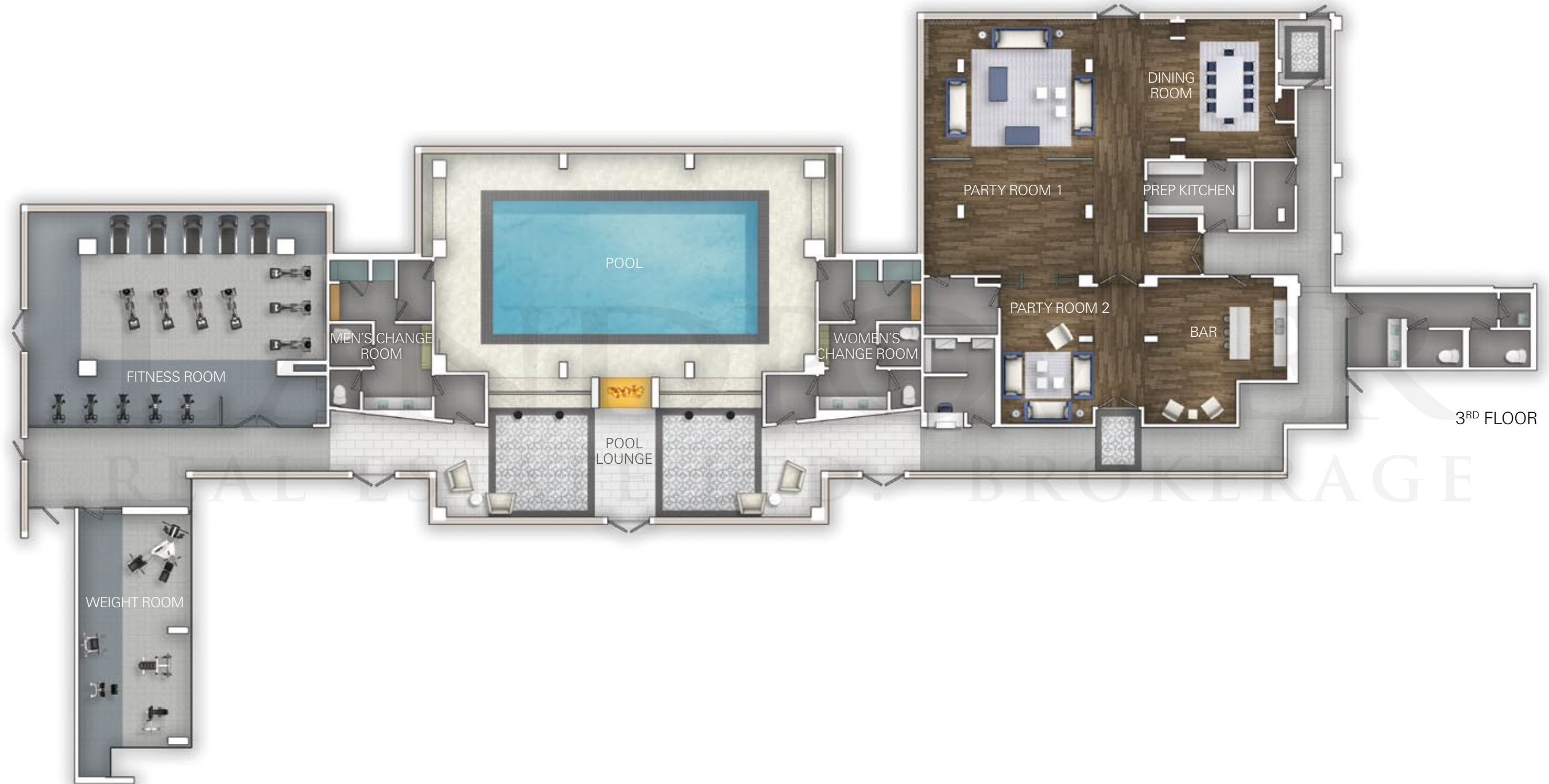


LOBBY ENTRANCE

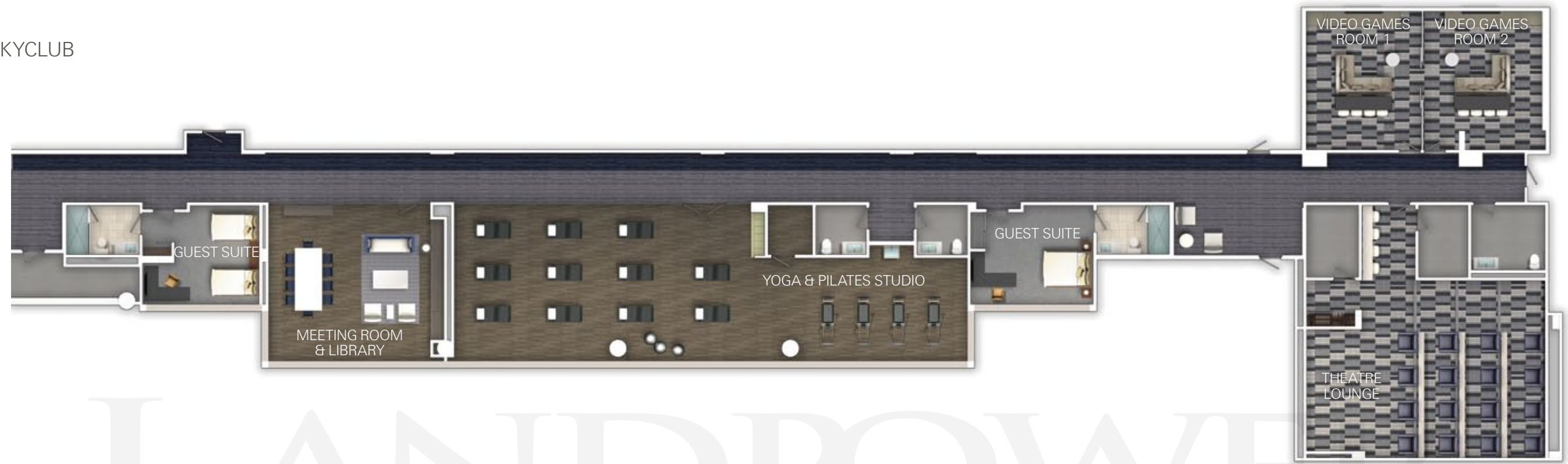
THE LOBBY



THE SKYCLUB



THE SKYCLUB



2<sup>ND</sup> FLOOR

LANDPOWER  
REAL ESTATE BROKERAGE



GROUND FLOOR

THE POOL



THE FITNESS AREA





THE YOGA & PILATES STUDIO



THE THEATRE LOUNGE



THE PARTY ROOM



THE PARTY ROOM



THE PARTY ROOM



THE SKYGARDEN



THE SKYGARDEN



THE LANDSCAPE PLAN



TRELLIS

LAWN

WALKING PATH

AMENITY  
PODIUM

TOWER TWO

GARDEN  
RETREAT

POOL,  
TERRACE &  
SUN DECK  
FIREPLACE

GAMES  
AREA

PATIO

TOWER ONE

FIRE  
PIT

DINING  
TERRACE

LOOK OUT  
AREA

TRELLIS

OUTDOOR  
KITCHEN &  
BBQ'S



# FEATURES & FINISHES

## QUALITY KITCHEN FEATURES

- 5 1/2" wide laminate flooring from Vendor's samples
- Convenient pass-throughs in kitchen as per plan
- Undermount stainless steel double sink with single lever chrome pull down faucet
- Contemporary designed cabinetry with 40" high upper cabinets from Vendor's samples
- Under cabinet lighting with valance
- Choice of 3/4" Caesar Stone or 3/4" granite countertop with square edge from Vendor's samples
- Choice of 1/2" x 1/2" glass or marble mosaic back splash from Vendor's samples
- Contemporary ceiling light fixture

## LUXURIOUS BATHROOM FEATURES

- Contemporary design vanity cabinet from Vendor's samples
- 12" x 24" porcelain floor tile from Vendor's samples
- 4" x 16" glazed ceramic wall tile for shower/bath enclosure from Vendor's samples
- 1/2" x 1/2" glass or marble mosaic accent tile for bath/shower enclosure from Vendor's samples
- Under mount vanity sink
- Chrome single lever faucet
- Choice of 3/4" Caesar Stone or 3/4" granite counter top with standard square edge and matching 4" up stand from Vendor's samples
- Contemporary mirrored medicine cabinet
- Exhaust fan in all bathrooms vented to outside
- Privacy locks on bathroom doors
- Pressure balanced valve for bathtub and shower
- Soaker bathtub as per plan
- Walk in shower with frameless glass enclosure and door as per plan

## INTERIOR FEATURES

- Individual seasonally controlled heating and air conditioning (vertical fancoil(s) complete with electric duct heater)
- Outdoor balcony or patio as per plan
- Emergency voice communication system, smoke detector and heat detector per O.B.C.
- Laundry area complete with washer/dryer hook-up and white ceramic tile floor
- Suite entry alarm connected to 24-hour-a-day monitoring located at concierge desk. Windows and sliding doors monitored for ground floor suites only
- Copper electrical wiring with circuit breaker service panel
- Individual hydro meter

## LIVING AREA FEATURES

- 5 ½" laminate flooring for living room, dining room, den, bedroom(s), hall and foyer from Vendor's samples
- Mirrored sliding closet door at front foyer as per plan. Balance sliding closet doors to be finished in a white laminate.
- Contemporary interior doors with chrome lever hardware
- 2 ¼" door casing
- 4 ½" base board
- Walls, ceilings and bulkheads to be painted with white latex paint. Smooth finished ceiling
- Floor to ceiling height 9' in principal rooms excluding bulkheads
- Wood trim and doors to be painted with semi-gloss white latex paint
- Pre-wired telephone outlets in living room, master bedroom, 2nd bedroom or den
- Pre-wired outlets for cable TV in living room, master bedroom, 2nd bedroom or den
- Capped ceiling outlet in dining room only
- Ceiling light fixture in foyer
- Electrical outlet located on balcony or patio

## APPLIANCES

- 17 cubic-foot frost-free refrigerator, counter depth, bottom mount freezer, stainless steel finish
- 30" self-cleaning range, slide in with glass top, stainless steel finish
- 24" built-in dish washer, stainless steel finish
- Built-in combination microwave range hood, stainless steel finish
- Stacked combination washer and dryer, colour white

**PLEASE NOTE :** The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the 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. The Purchaser acknowledges that colour, texture, appearance, grains, veining, natural variations in appearance etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes and as a result of any such finishes being of natural products and the Purchaser agrees that the Vendor is not responsible for same. The Vendor is not responsible for shade difference occurring in the manufacture of items such as, but not limited to, finishing materials or products such as carpet, tiles, bath tubs, sinks and other such products where the product manufacturer establishes the standard for such finishes. Nor shall the Vendor be responsible for shade difference in colour of components manufactured from different materials but which components are designed to be assembled into either one product or installed in conjunction with another product and in these circumstances the product as manufactured shall be accepted by the Purchaser. Purchaser acknowledges and agrees that carpeting may be seamed in certain circumstances and said seams may be visible. Purchaser acknowledges and agrees that pre-finished wood flooring (if any) may react to normal fluctuating humidity levels inducing gapping or cupping. The Purchaser acknowledges that marble (if any) is a very soft stone which will require a substantial amount of maintenance by the Purchaser and is very easily scratched and damaged. Plan and specifications are subject to change without notice. E. & O.E.

### **YOUR NEW HOME IS PROTECTED BY FOUR LEVELS OF GUARANTEES**

- One Year Guarantee on the workmanship and materials of your new home, a guarantee backed by the TARION' New Home Warranty Program (the new name for the trusted Ontario New Home Warranty Program).
- Full 2 years coverage on electrical, plumbing, heat delivery & distribution system.
- The TARION' New Home Warranty Program 7 Year Structural Guarantee on major structural components of your new home.
- Individual components in your new home are guaranteed by the manufacturer. Warranties provided by these reputable brand-name manufacturers are all passed on to you.

\*See the TARION New Home Warranty Program for full warranty details.



## VIP Broker Work Sheet SkyCity Condominiums

Date: \_\_\_\_\_ Company: \_\_\_\_\_

Salesperson: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Design: \_\_\_\_\_ Exposure: \_\_\_\_\_ Unit No.: \_\_\_\_\_

Suite Choices: 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ 3<sup>rd</sup> \_\_\_\_\_ 4<sup>th</sup> \_\_\_\_\_

### PURCHASE PRICE & DEPOSITS:

Base Purchase Price: \$ \_\_\_\_\_ Additional Parking (2-Bed & 2+Den ONLY)  
Price: \$20,340.00 (with tax)  
Yes \_\_\_\_\_ No \_\_\_\_\_

#### (THIS SECTION FOR OFFICE USE ONLY)

<b>1st Deposit:</b>	Date of Agreement	\$5,000.00	
<b>2nd Deposit:</b>	Bal to 5% 30 days	\$ _____	Date: _____
<b>3rd Deposit:</b>	5% in 90 days	\$ _____	Date: _____
<b>4th Deposit:</b>	5% in 180 days	\$ _____	Date: _____
<b>5th Deposit:</b>	5% in 365 days	\$ _____	Date: _____
<b>6th Deposit:</b>	5% on Occupancy	\$ _____	Date: _____

**\*REQUIRED FIELD. Purchaser names must reflect valid photo identification. Required as of June 2008.**

### PURCHASER #1

\_\_\_\_\_  
First, Middle & Last Name

\_\_\_\_\_  
Date of Birth: (M/D/Y) S.I.N.

\_\_\_\_\_  
Photo ID Number Photo ID Expiry

\_\_\_\_\_  
Address Suite #

\_\_\_\_\_  
City Postal Code

\_\_\_\_\_  
Residence Phone

\_\_\_\_\_  
Cell Phone

\_\_\_\_\_  
E-mail Address

\_\_\_\_\_  
Purchaser's Job Title and Name of Employer

\_\_\_\_\_  
Business Phone Number Extension

### PURCHASER #2

\_\_\_\_\_  
First, Middle & Last Name

\_\_\_\_\_  
Date of Birth: (M/D/Y) S.I.N.

\_\_\_\_\_  
Photo ID Number Photo ID Expiry

\_\_\_\_\_  
Address Suite #

\_\_\_\_\_  
City Postal Code

\_\_\_\_\_  
Residence Phone

\_\_\_\_\_  
Cell Phone

\_\_\_\_\_  
E-mail Address

\_\_\_\_\_  
Purchaser's Job Title and Name of Employer

\_\_\_\_\_  
Business Phone Number Extension

Luxurious Suite Finishes	Building Amenities
<ul style="list-style-type: none"> <li>• 5 ½" wide laminate flooring throughout *</li> <li>• 9-foot high ceilings in principal rooms</li> <li>• 4 Stainless steel appliances including: fridge with bottom-mount freezer, slide-in range, microwave range hood and dishwasher</li> <li>• Washer and dryer (white)</li> <li>• Choice of Caesar stone or granite counter top in bathroom and kitchen*</li> <li>• Under-mount sink in bathroom and kitchen **</li> <li>• Under upper cabinet lighting with valance</li> <li>• Smooth ceilings throughout</li> <li>• 40" high upper cabinets *</li> <li>• ½" x ½" Glass or marble mosaic kitchen backsplash &amp; accent tile for bath/shower enclosure *</li> <li>• Individual suite entry alarm system</li> </ul> <p>* As per vendor's standard samples **As per plan</p>	<ul style="list-style-type: none"> <li>• 24-Hour concierge service</li> <li>• Fitness room with change rooms and steam showers</li> <li>• Swimming pool with double sided fireplace</li> <li>• Roof-top sun deck with outdoor fireplace and BBQ area</li> <li>• Beautifully landscaped grounds</li> <li>• Two Party rooms with kitchen facilities and bar</li> <li>• Two video game rooms</li> <li>• Dining Room</li> <li>• Theatre Lounge</li> <li>• Yoga/Pilates studio</li> <li>• Two Guest Suites</li> </ul>

## OCCUPANCY SPRING 2015

<p><b>25% Deposit</b></p> <p><b>1<sup>st</sup> Deposit:</b> \$5,000 with the agreement</p> <p><b>2<sup>nd</sup> Deposit:</b> Balance to 5% in 30 days</p> <p><b>3<sup>rd</sup> Deposit:</b> 5% in 90 days</p> <p><b>4<sup>th</sup> Deposit:</b> 5% in 180 days</p> <p><b>5<sup>th</sup> Deposit:</b> 5% in 365 days</p> <p><b>6<sup>th</sup> Deposit:</b> 5% on Occupancy</p> <p><b>Price Includes HST</b></p>	<p><b>Maintenance Fees</b></p> <p>Approximately 0.56 cents per square foot including 1 parking and 1 locker</p> <p><b>Includes:</b> heat, water, AC, maintenance of all common/amenity areas, building insurance</p> <p><b>Excludes:</b> Property taxes, hydro, cable TV, telephone, internet service</p> <p><b>Property taxes:</b> Approximately 1.00% of the purchase price per year, subject to adjustment</p>
<p><b>Parking</b></p> <p>ONE INCLUDED</p>	<p><b>Locker</b></p> <p>ONE INCLUDED</p>

### Sales Office Hours:

Monday to Thursday 12-7pm | Friday Closed | Saturday, Sunday & Holidays 12-6pm

**Telephone:** 905-709-5700 **Fax:** 289-475-5057

**E-mail:** skycity@sales.pembertongroup.com

**Sophia A. von Niebelschuetz, Broker**



**Circle M Realty Corporation, Brokerage**



Pemberton Group



## VIP Brokers Price List

### Executive Suites (floors 2 to 4)

Model	Bedrooms	Size	Exposure	Starting from
1A	1Bed	640	West	\$316,000
1A	1Bed	645	West	\$305,500
1B+Den	1Bed+Den	665	West	\$316,500
1C +Den/ 1C+Den (Rev)	1Bed+Den	690/695	East	\$335,000
1B+Den (2 models)	1Bed+Den	725/730	East	\$337,000
2A (2 models)	2Bed	800/815	North	\$363,500
2B+Den	2Bed+Den	895	South	\$417,000
2B+Den	2Bed+Den	915	East	\$416,000
2C	2Bed	945	North/East	\$430,000
2D-large Terrace	2Bed	955	South/East	\$443,400
2B+Den	2Bed+Den	970	East	\$439,000
2F+Den	2Bed+Den	1035	South/West	\$461,000

### Tower Suites (Floors 5 to Penthouse)

Model	Bedrooms	Size	Exposure	Starting from
1A	1Bed	640	West	\$316,500
1B+Den (Rev)	1Bed+Den	665	West	\$317,500
1C+Den/1C+Den (Rev)	1Bed+Den	690/695	East	\$335,500
2A	2Bed	800	North	\$374,500
2B+Den	2Bed+Den	895	South	\$417,500
2C	2Bed	945	North/East	\$430,500
2D	2Bed	955	South/East	\$443,900
2E+Den	2Bed+Den	960	North/West	\$431,500
2F+Den	2Bed+Den	1035	South/West	\$461,500

*\*Floor premiums apply, please see Sales Representative for details\**

### Ground Floor with Large Patios

Model	Bedrooms	Size	Exposure	Starting from
1B+Den	1+Den	725	East	\$337,000
1B+Den	1+Den	730	East	\$339,000
2B	2Bed	845	East	\$387,000
2B+Den	2Bed+Den	945	South/East	\$429,000
2B+Den	2Bed+Den	970	East	\$439,000

# SKYCITY07

1A ONE BEDROOM 640 SQ. FT.

FLRS 6, 9, 12, 15, 18



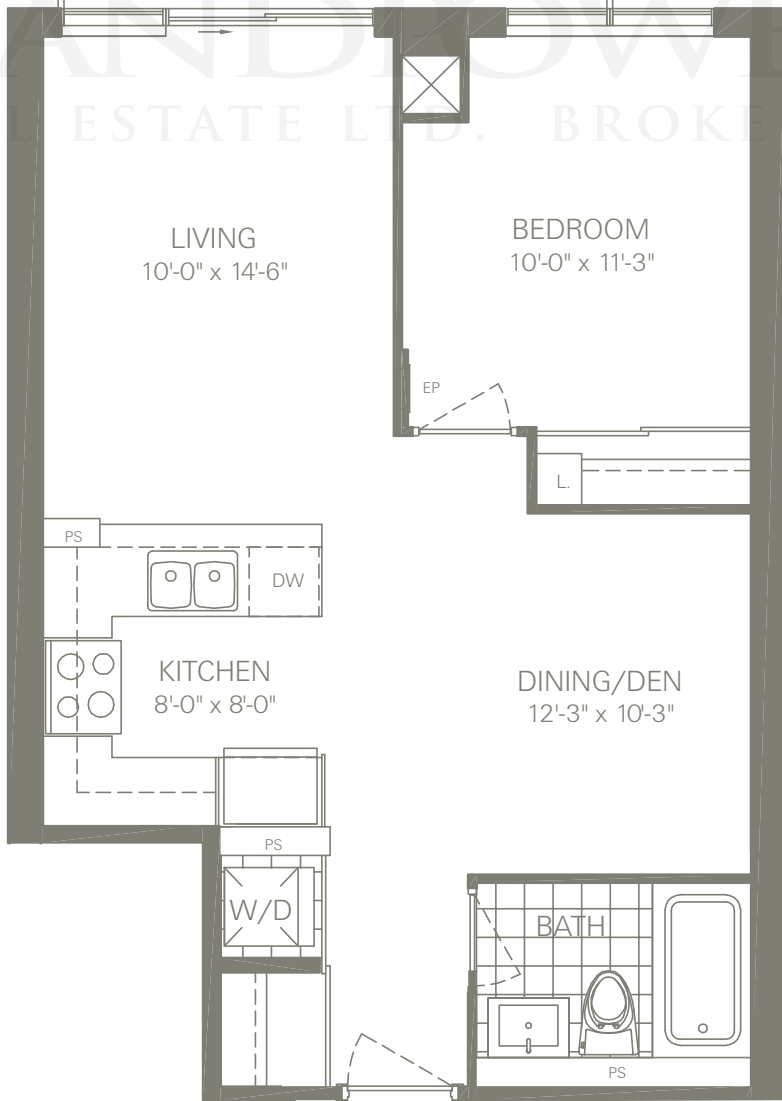
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FLRS 5, 8, 11, 14, 17, 20



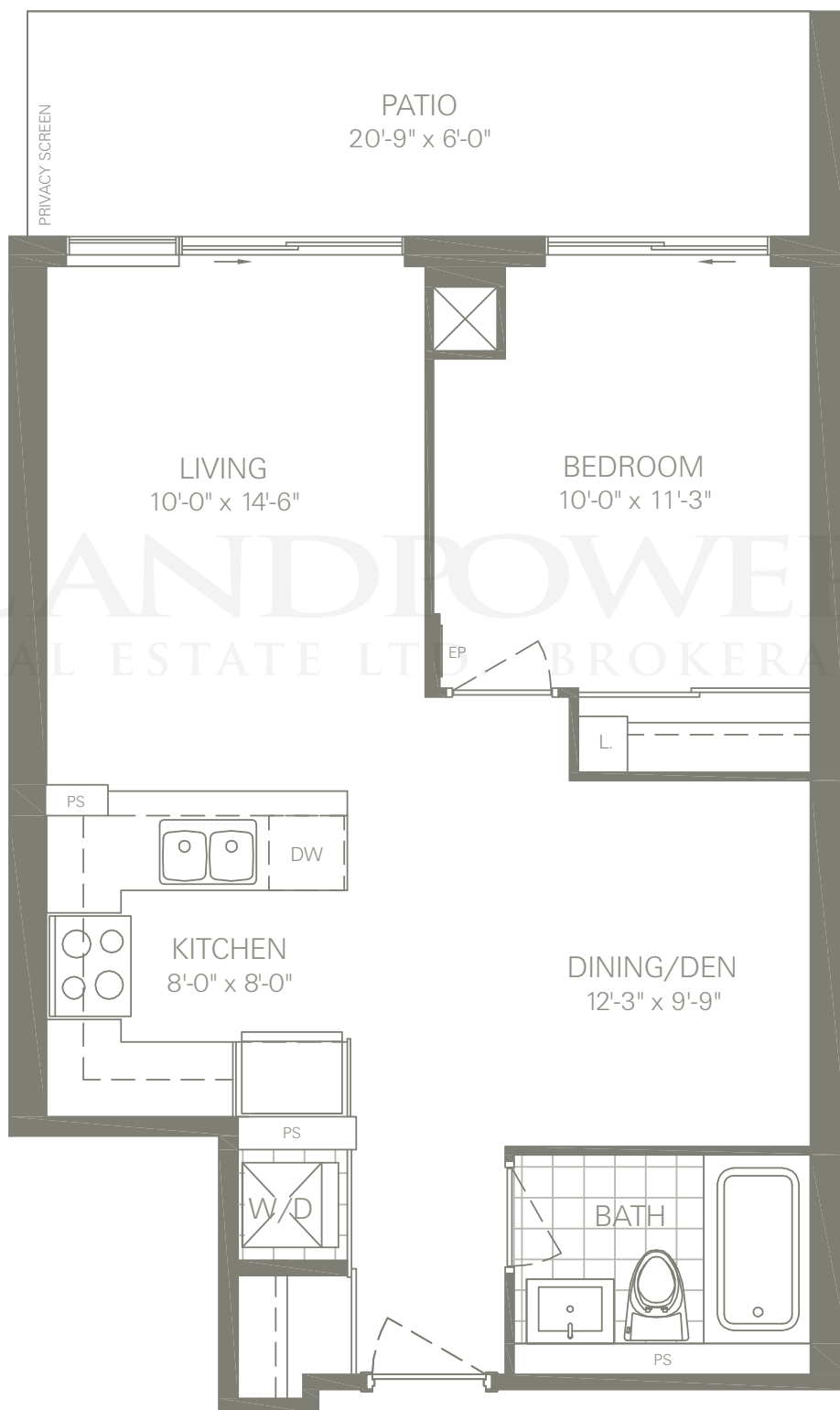
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Dimensions, specifications, layouts (including tile patterns), window sizes, mullions and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E & O.E. Plans may be reversed.

# SKYCITY07

1A ONE BEDROOM 645 SQ. FT.



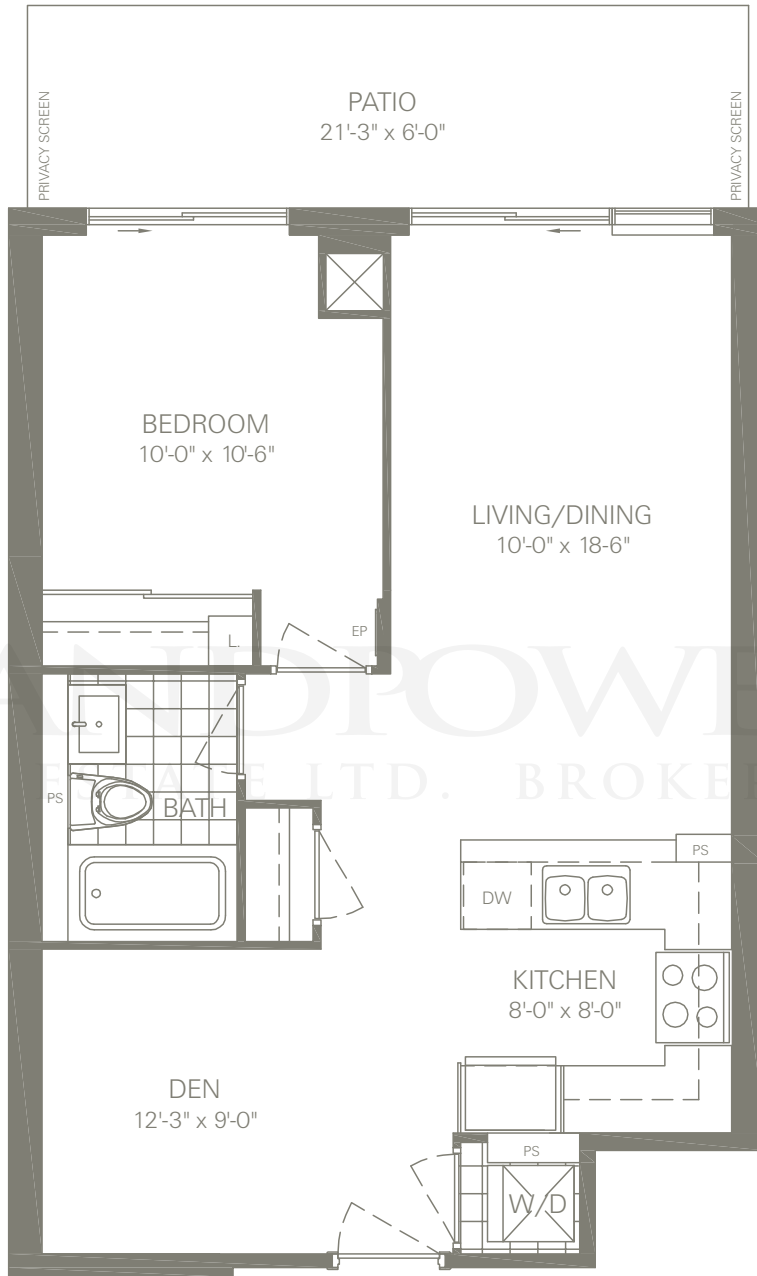
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# SKY CITY 05

1B+D ONE BEDROOM + DEN 665 SQ. FT.



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# SKYCITY05

1B+D ONE BEDROOM + DEN 665 SQ. FT.

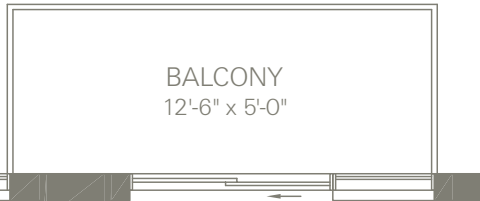
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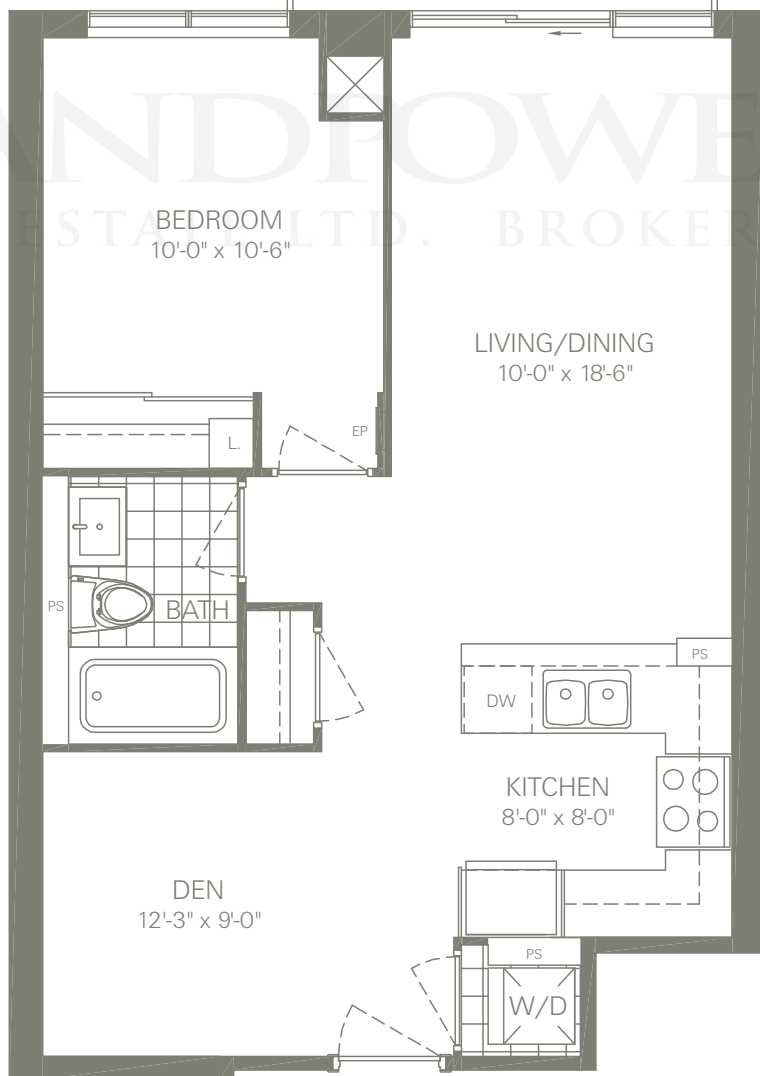
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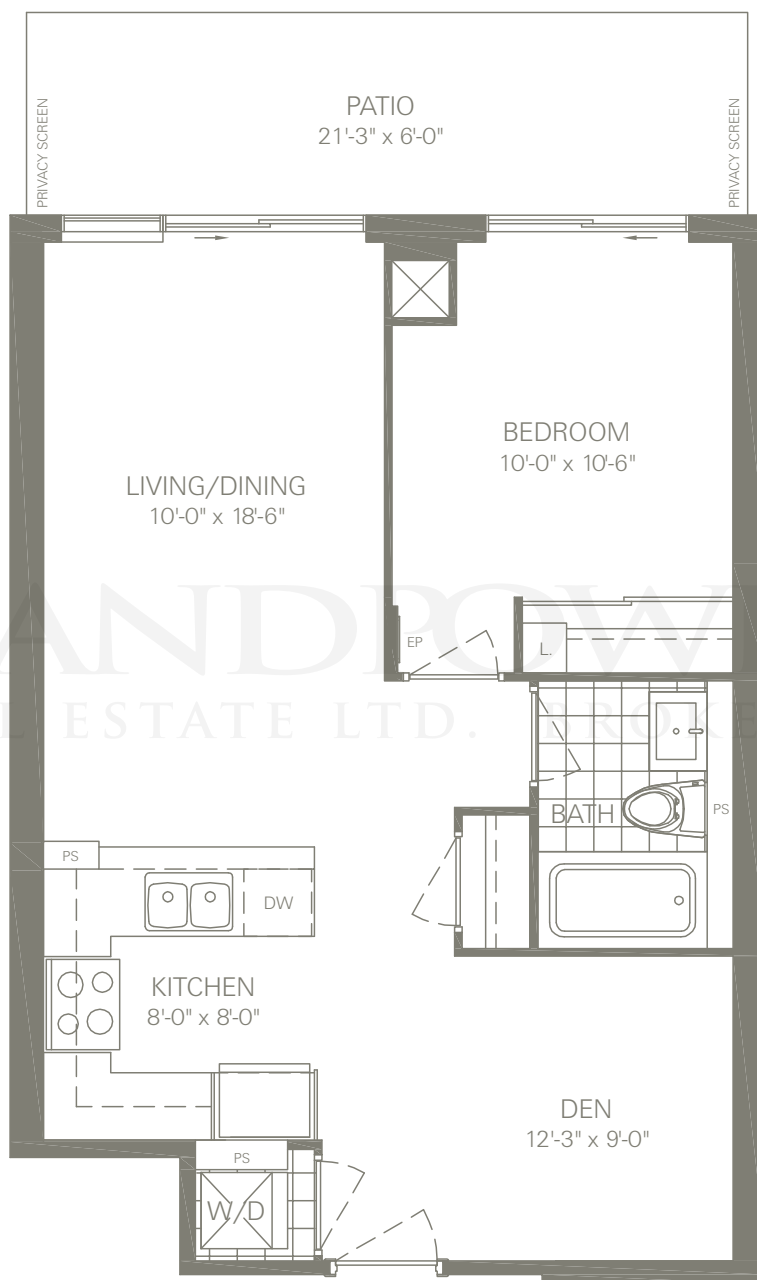
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# SKYCITY06

1B+D(R) ONE BEDROOM + DEN 665 SQ. FT.



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# SKYCITY06

1B+D(R) ONE BEDROOM + DEN 665 SQ. FT.

FLRS 6, 9, 12, 15, 18



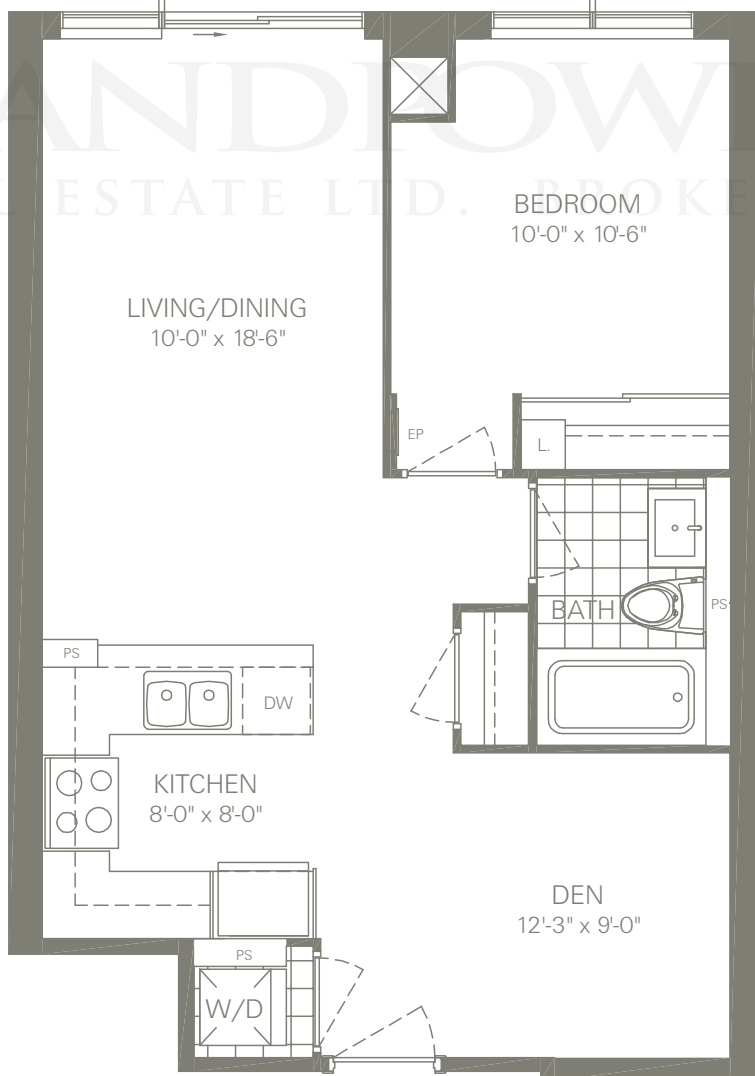
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FOURTH FLOOR

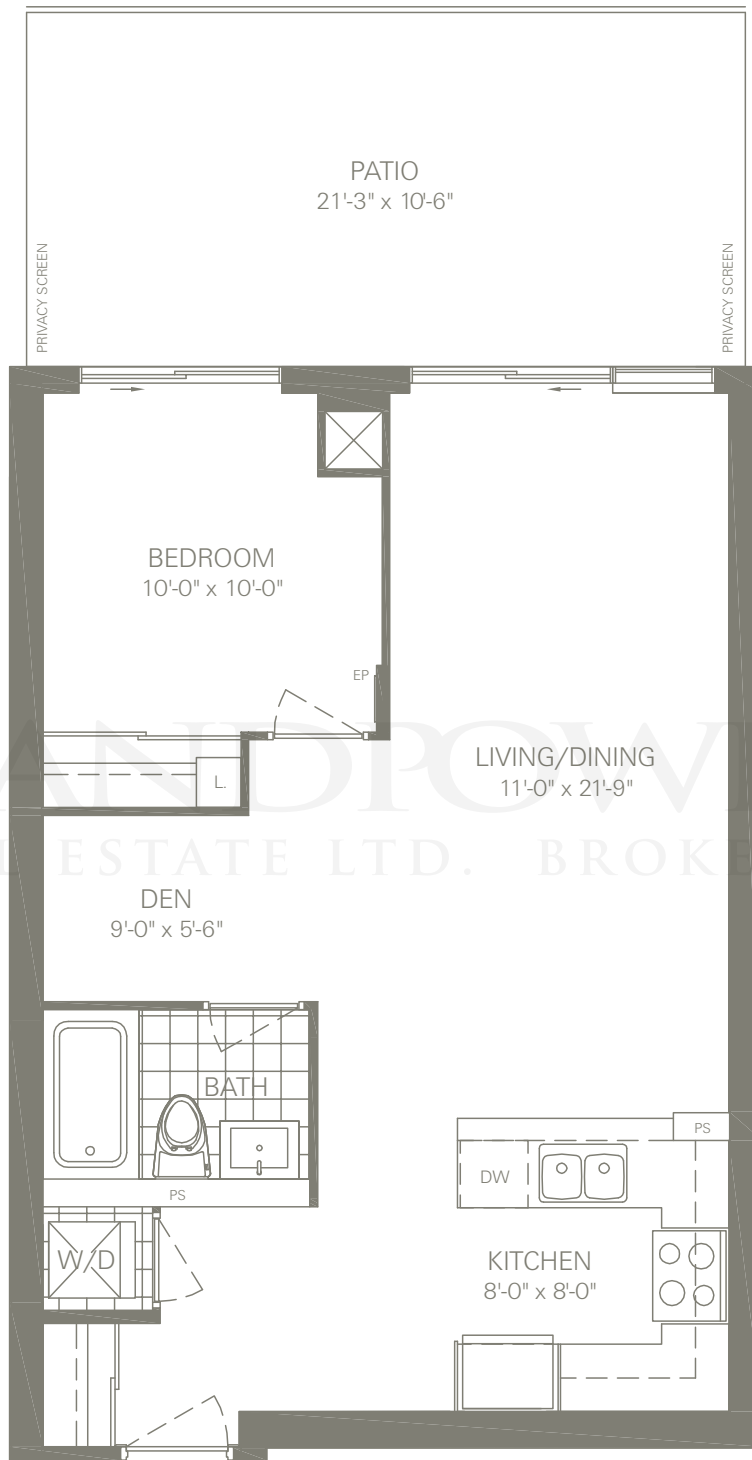


TYPICAL FLOORS (5-20)



# SKYCITY10

1C+D(R) ONE BEDROOM + DEN 690 SQ. FT.



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# SKYCITY 11

1C+D(R) ONE BEDROOM + DEN 690 SQ. FT.

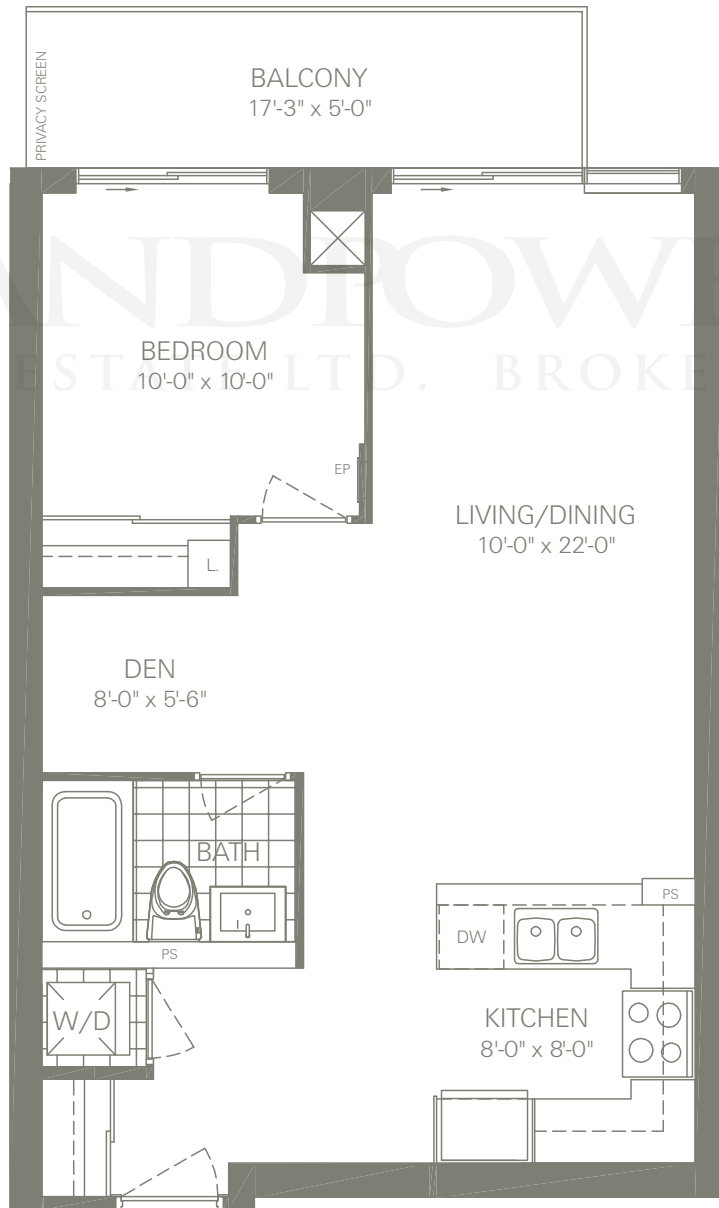
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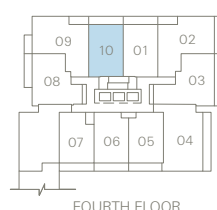
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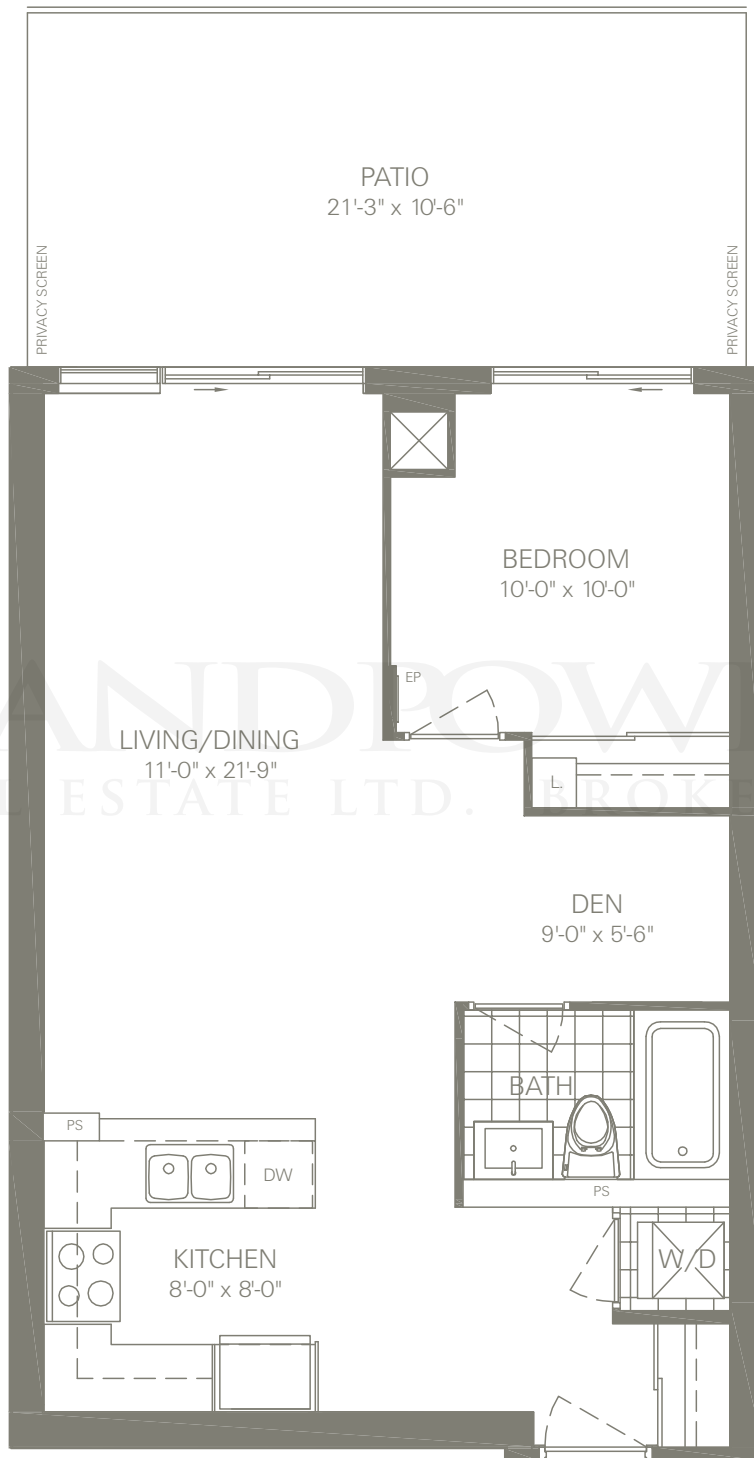
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# SKYCITY01

1C+D ONE BEDROOM + DEN 695 SQ. FT.



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# SKYCITY01

1C+D ONE BEDROOM + DEN 695 SQ. FT.

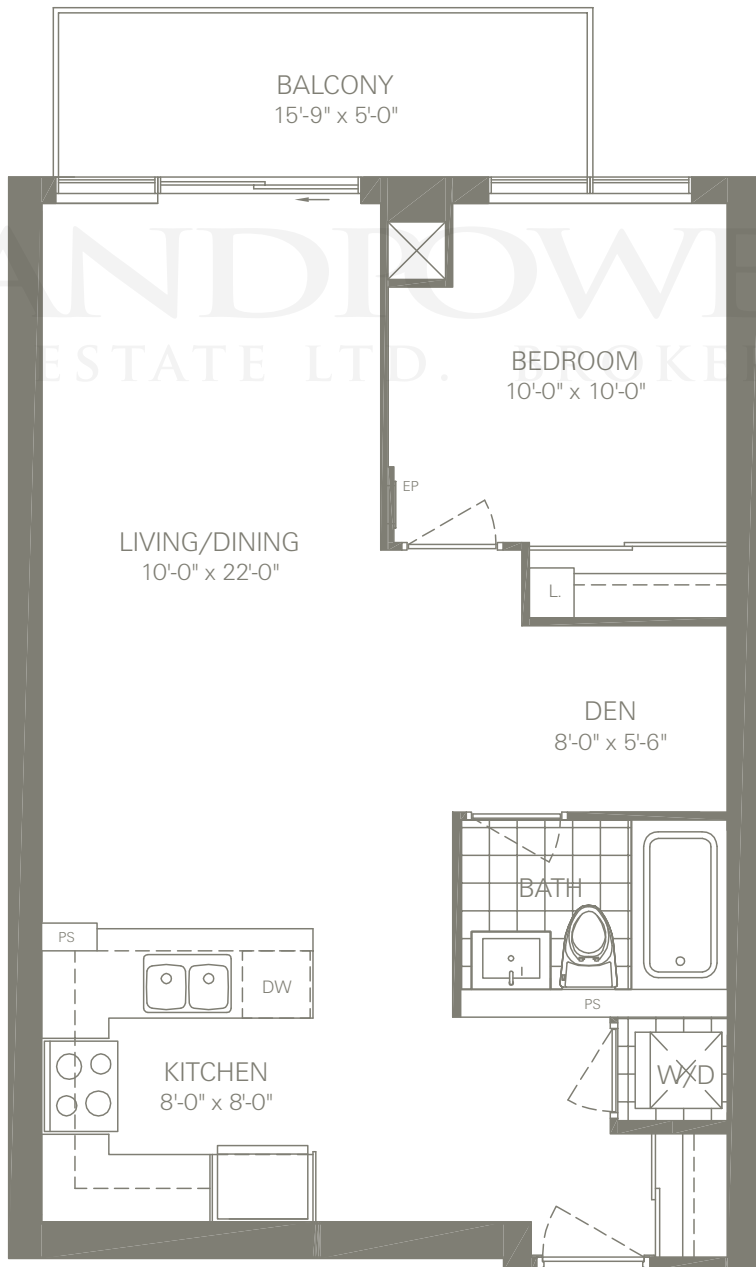
FLRS 6, 9, 12, 15, 18



FLRS 4, 7, 10, 13, 16, 19



FLRS 5, 8, 11, 14, 17, 20



LANDFLOWER  
REAL ESTATE LTD. BROKERAGE



FOURTH FLOOR



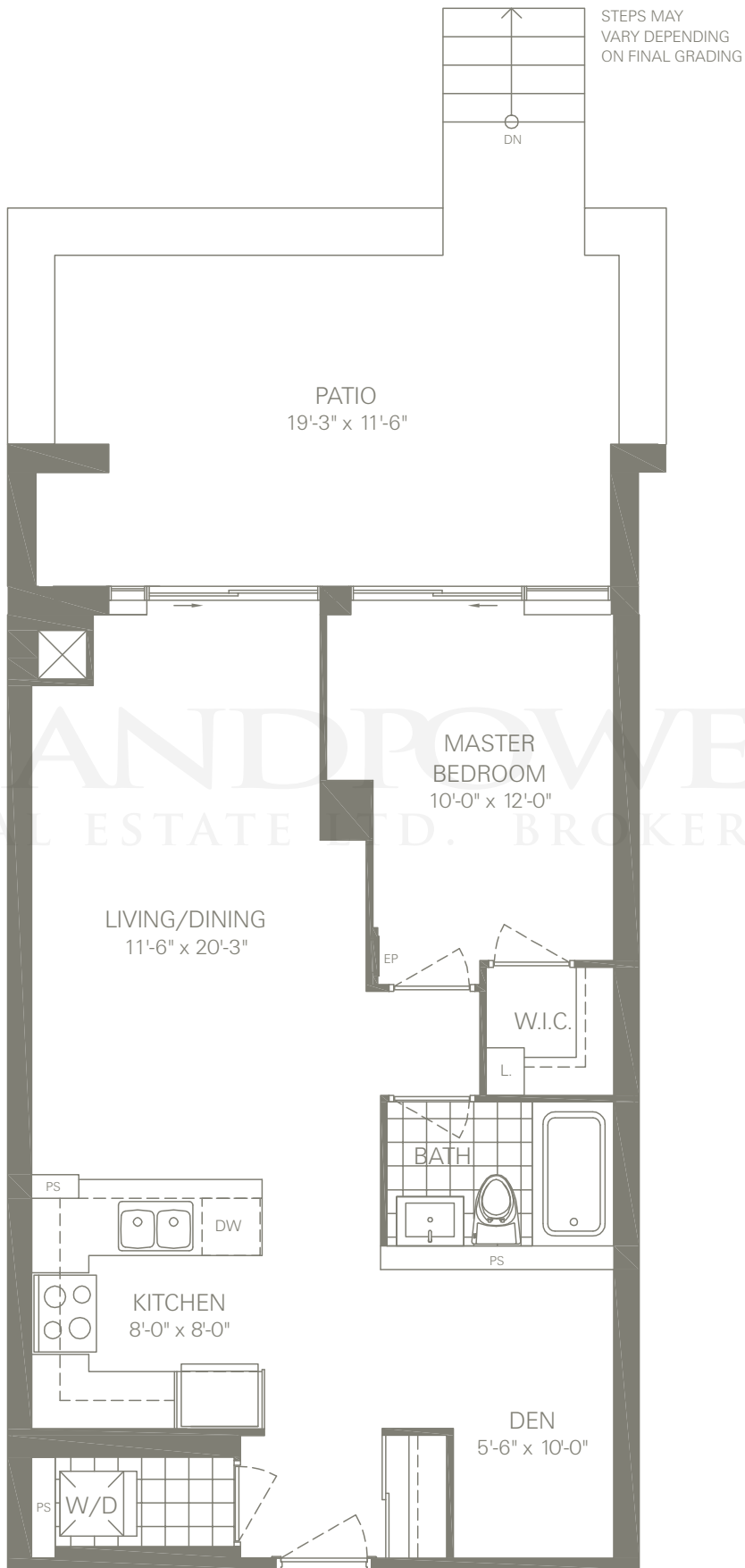
TYPICAL FLOORS (5-20)



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# SKYCITY03

1B+D ONE BEDROOM + DEN 725 SQ. FT.



STEPS MAY VARY DEPENDING ON FINAL GRADING

LANDPOWER REAL ESTATE LTD. BROKERAGE



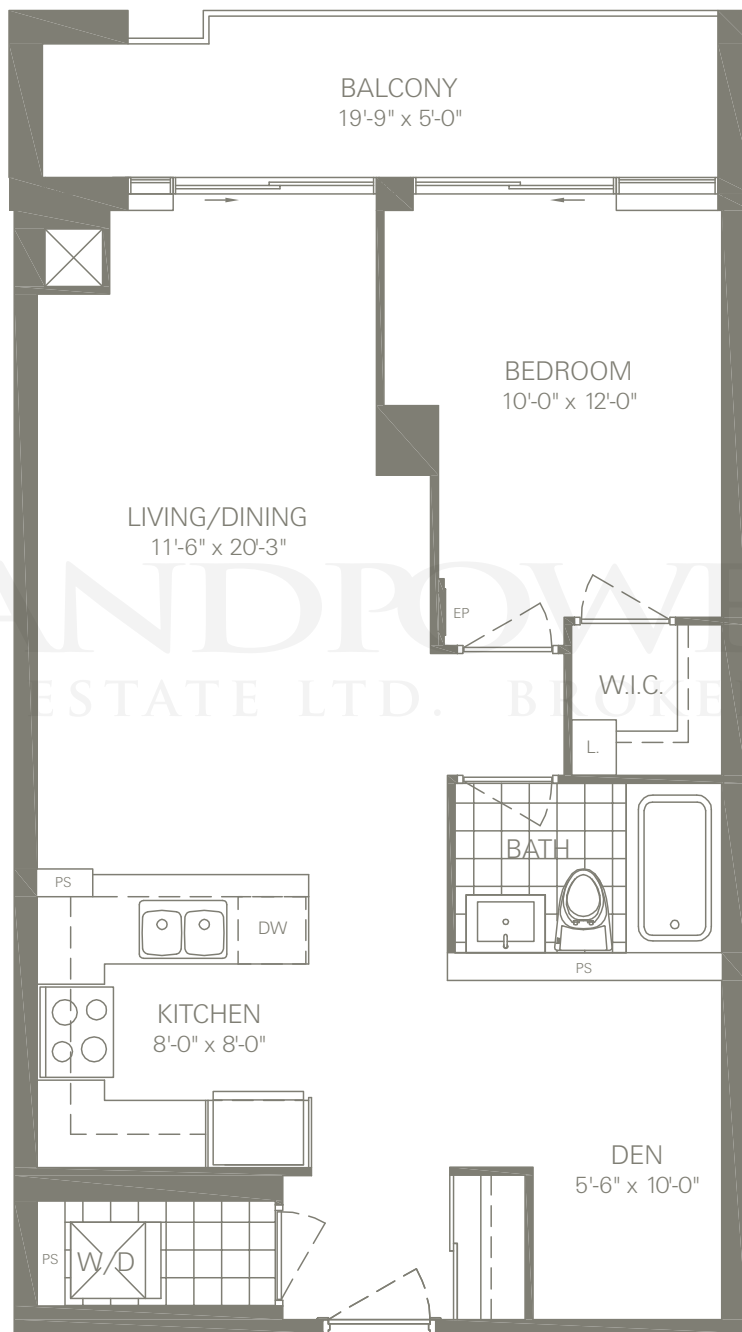
GROUND FLOOR

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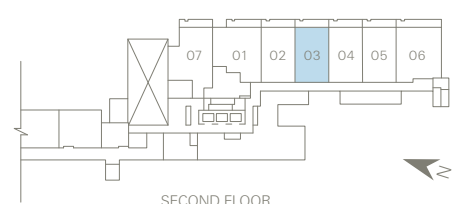


# SKYCITY03

1B+D ONE BEDROOM + DEN 725 SQ. FT.



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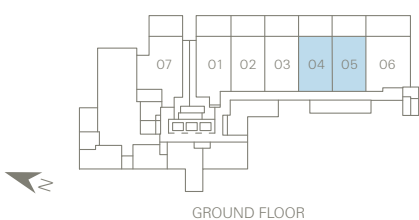
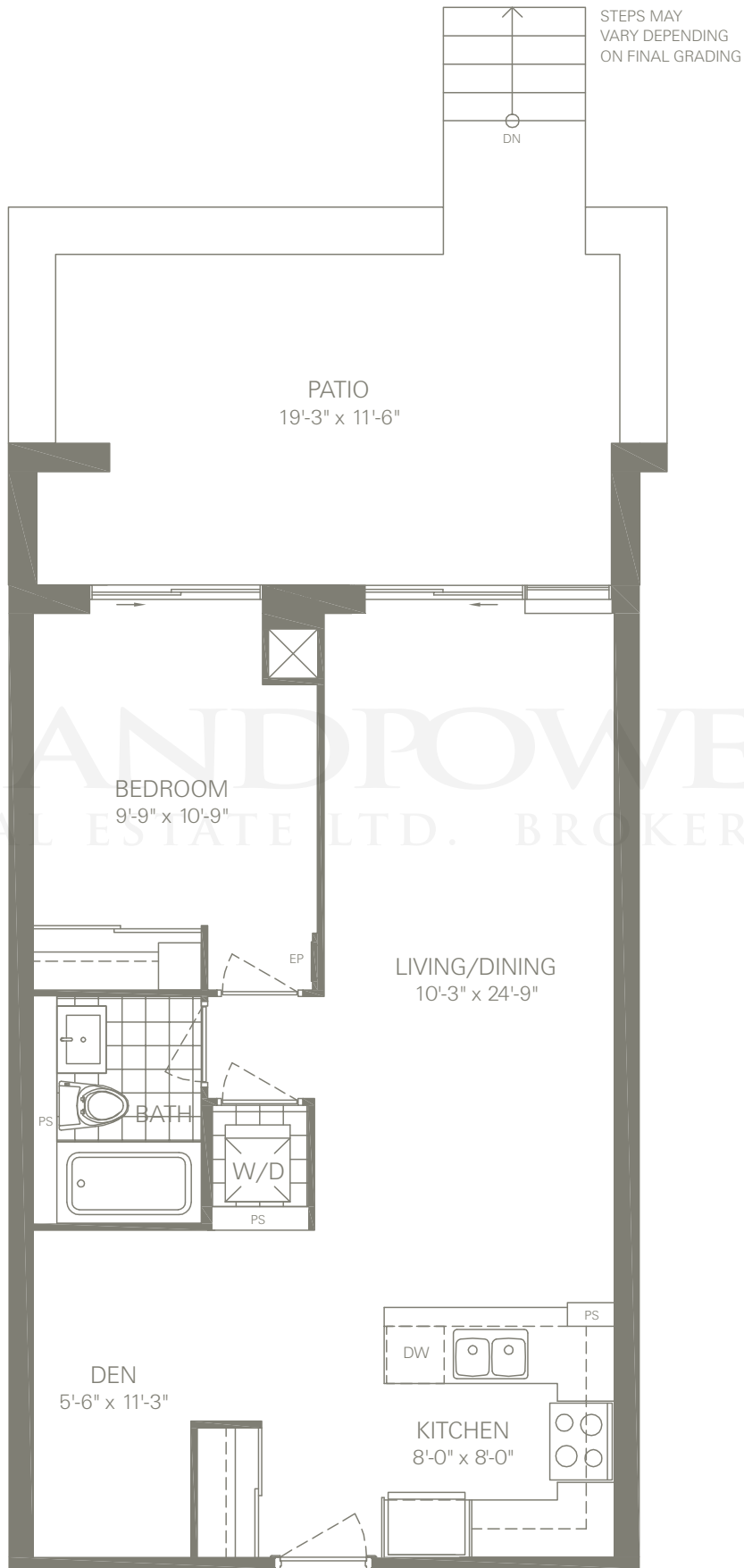


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SECOND FLOOR

# SKYCITY04,05

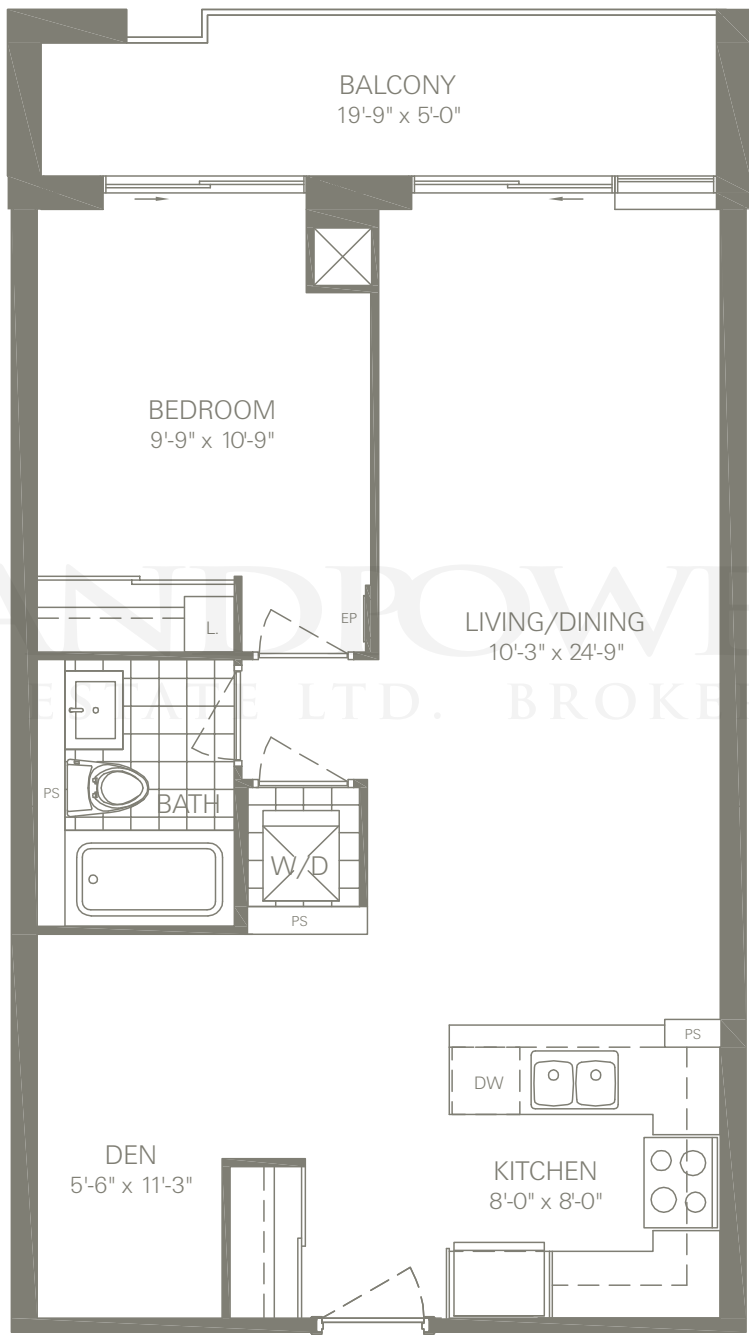
1B+D ONE BEDROOM + DEN 725 SQ. FT.



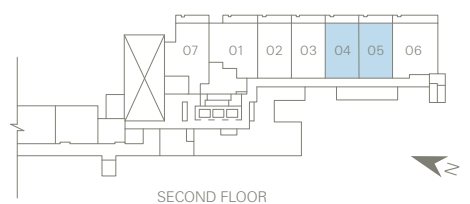
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# SKYCITY04,05

1B+D ONE BEDROOM + DEN 725 SQ. FT.



LANDPOWER  
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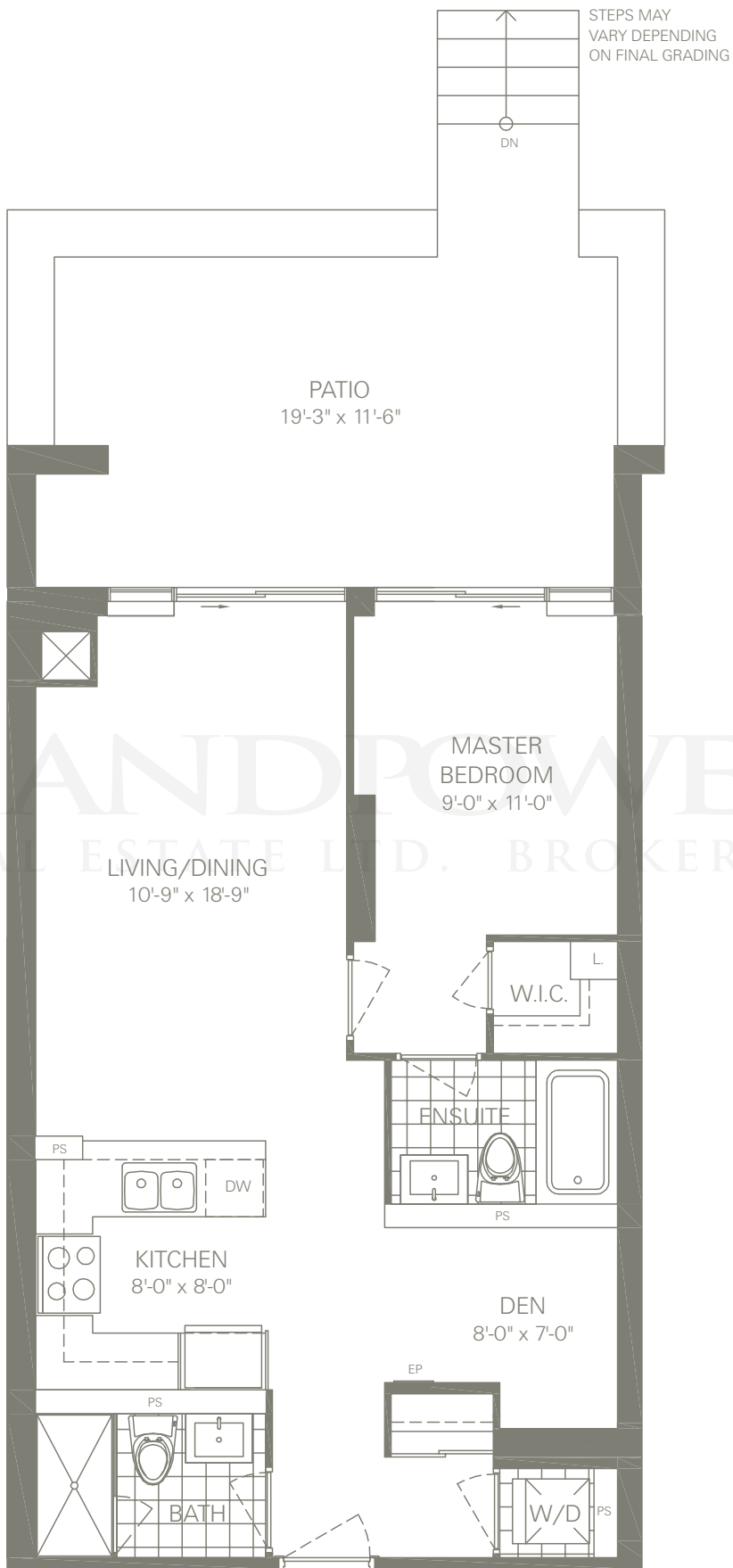


SECOND FLOOR

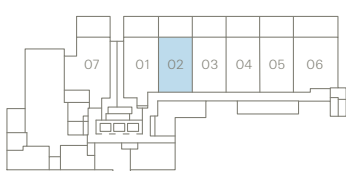
Dimensions, specifications, layouts (including tile patterns), window sizes, mullions and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E.& O.E. Plans may be reversed.

# SKYCITY02

1B+D ONE BEDROOM + DEN 730 SQ. FT.



LANDPOWER  
REAL ESTATE LTD. BROKERAGE

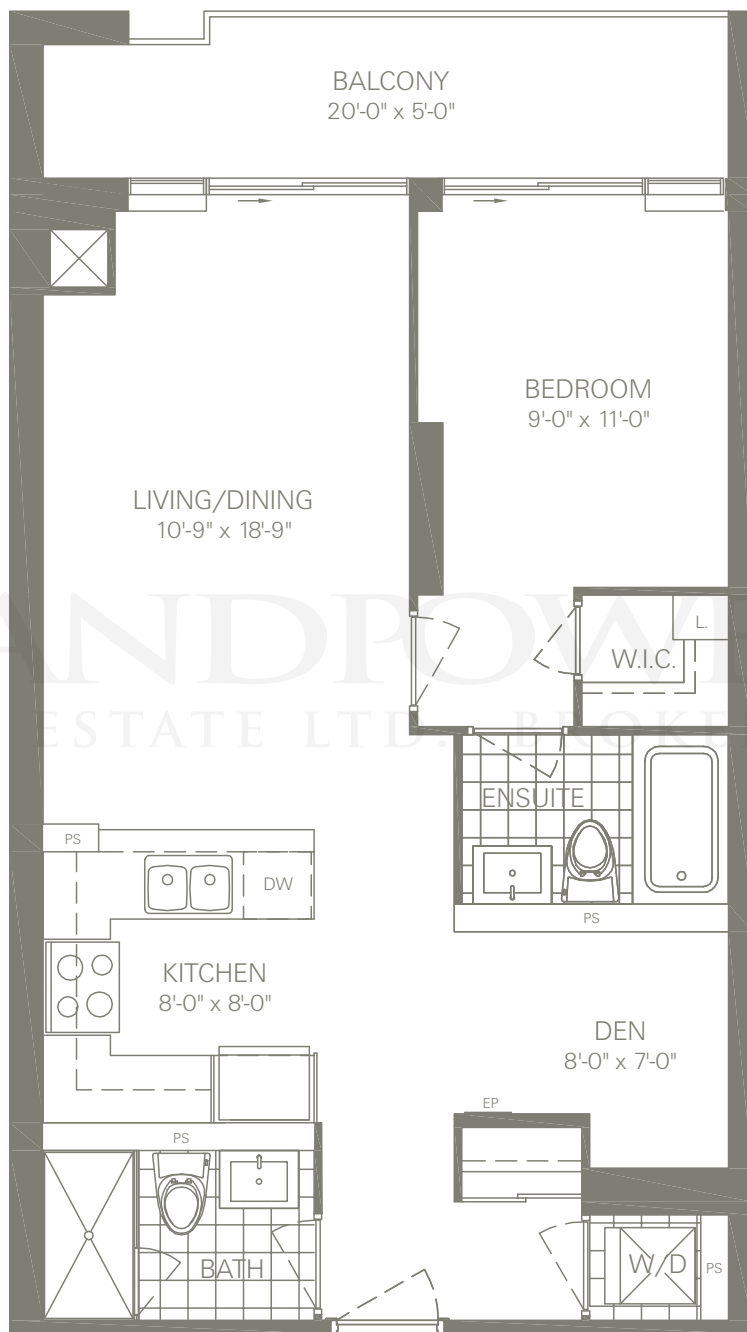


GROUND FLOOR

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# SKYCITY02

1B+D ONE BEDROOM + DEN 730 SQ. FT.



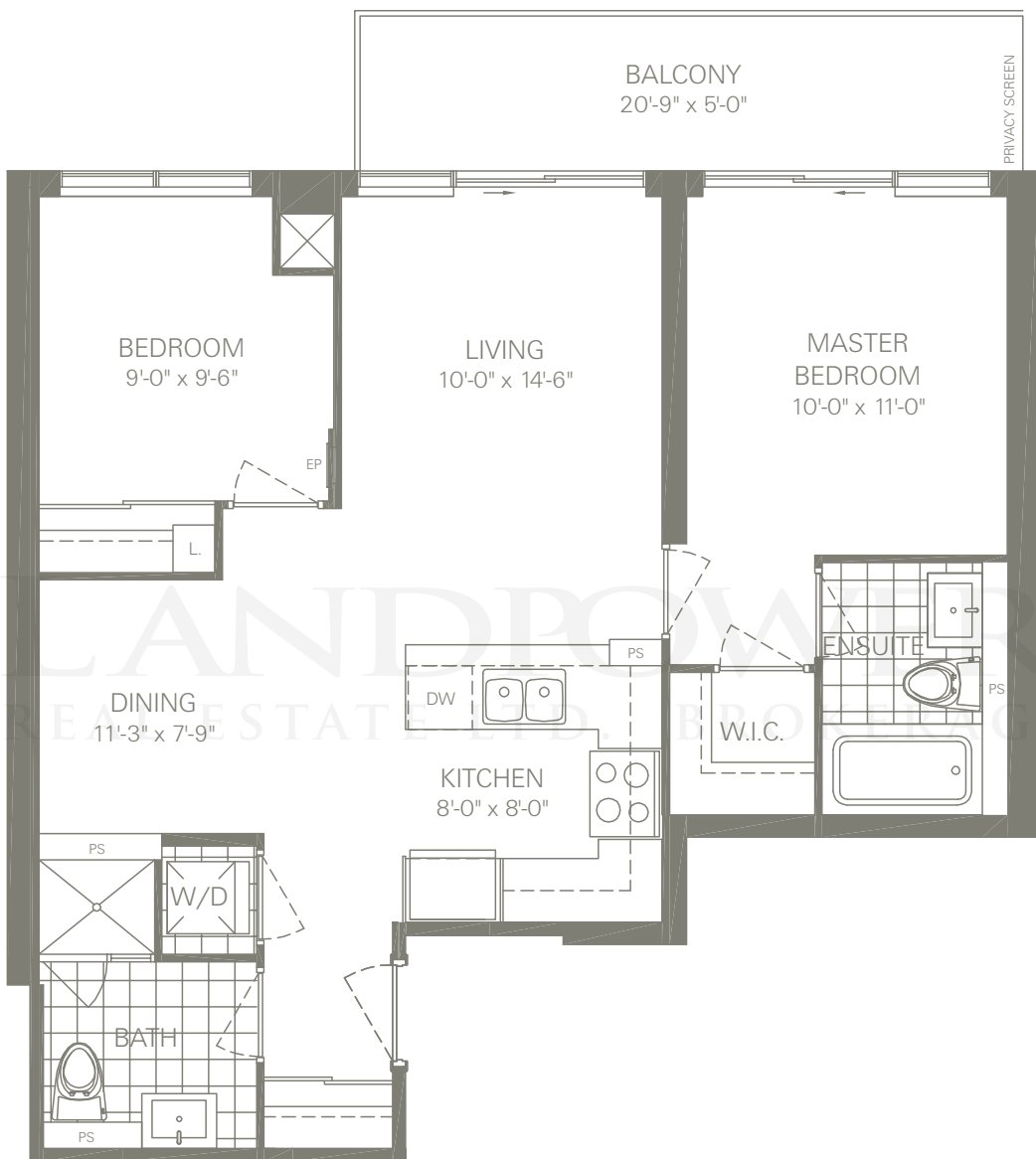
LANDPOWER  
REAL ESTATE LTD. BROKERAGE



SECOND FLOOR

# SKYCITY09

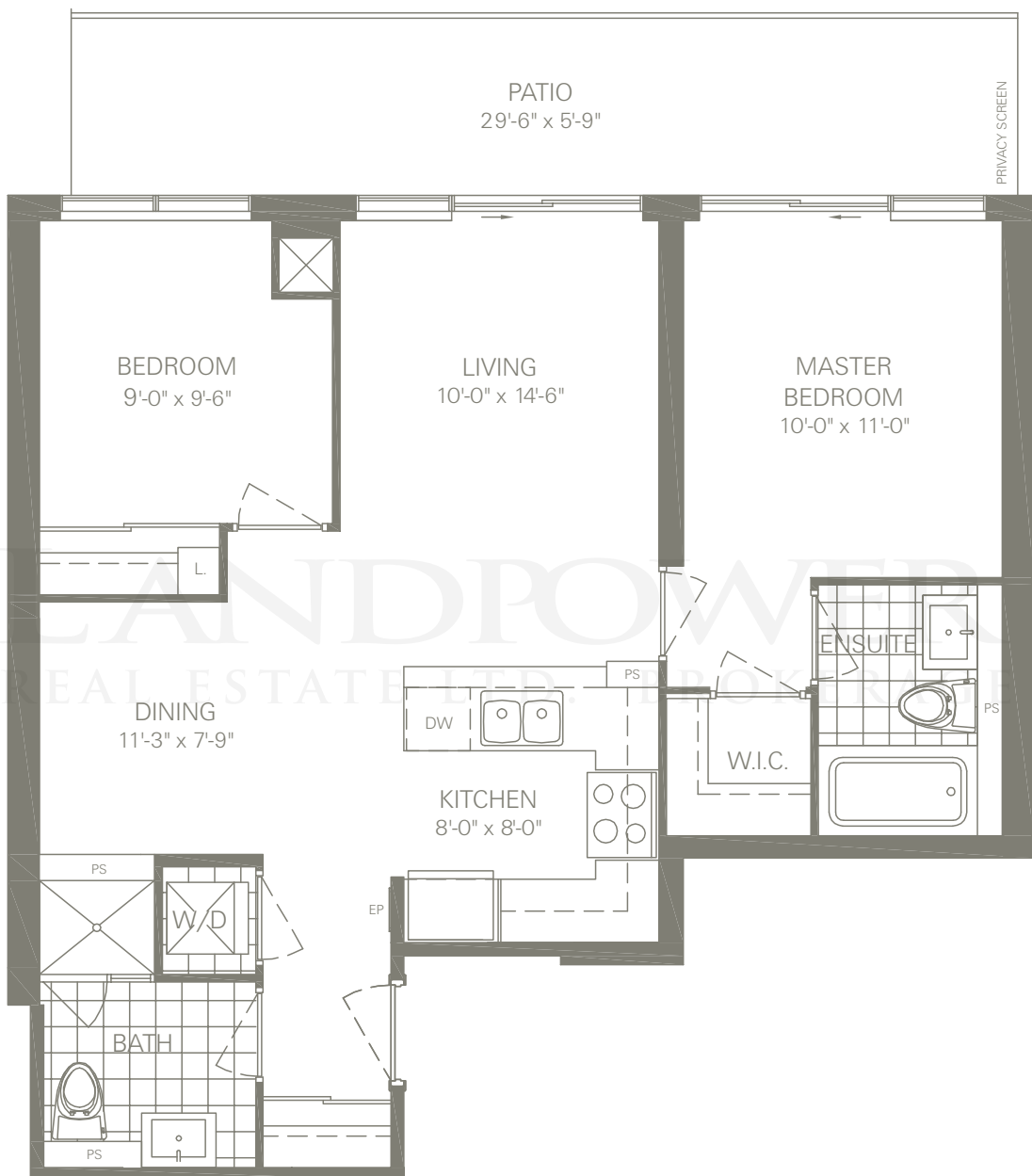
2A TWO BEDROOM 800 SQ. FT.



Dimensions, specifications, layouts (including tile patterns), window sizes, mullions and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E.&O.E. Plans may be reversed.

# SKYCITY08

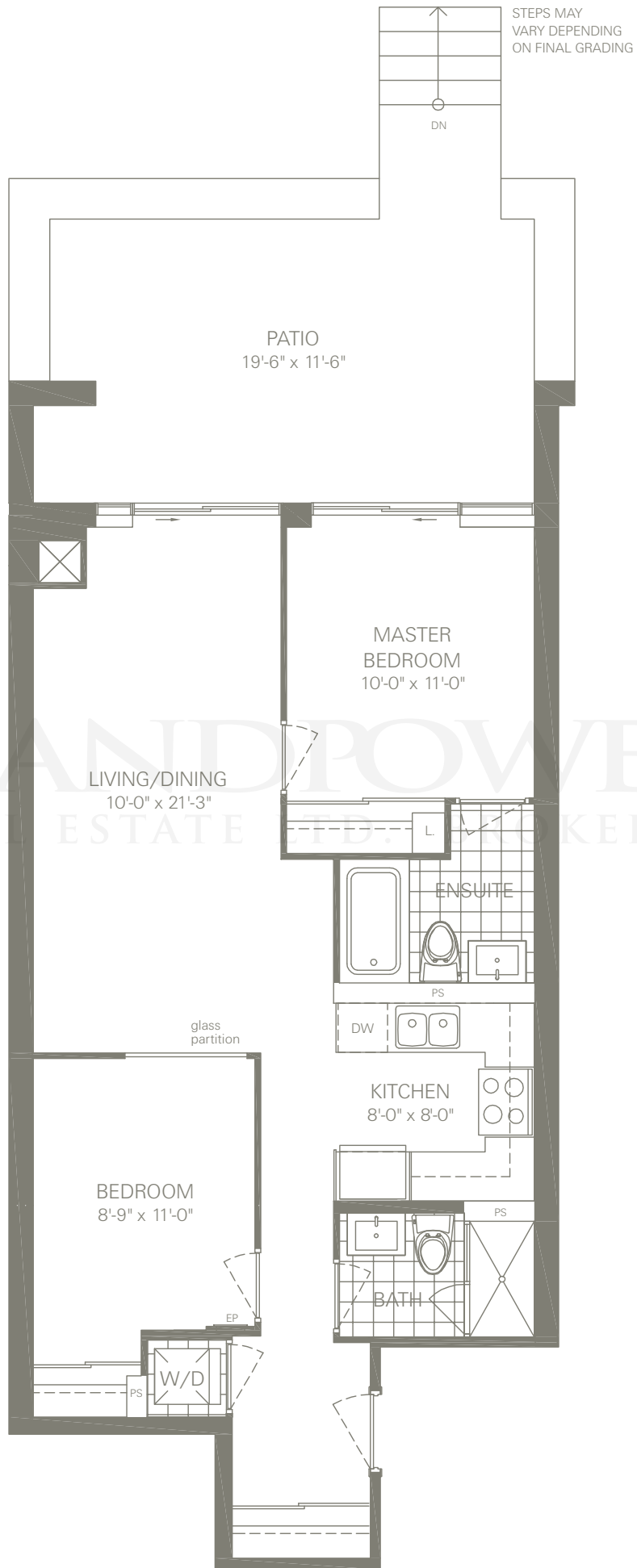
2A TWO BEDROOM 815 SQ. FT.



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# SKYCITY01

2B TWO BEDROOM 845 SQ. FT.



GROUND FLOOR

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# SKYCITY09

2C TWO BEDROOM 945 SQ. FT.



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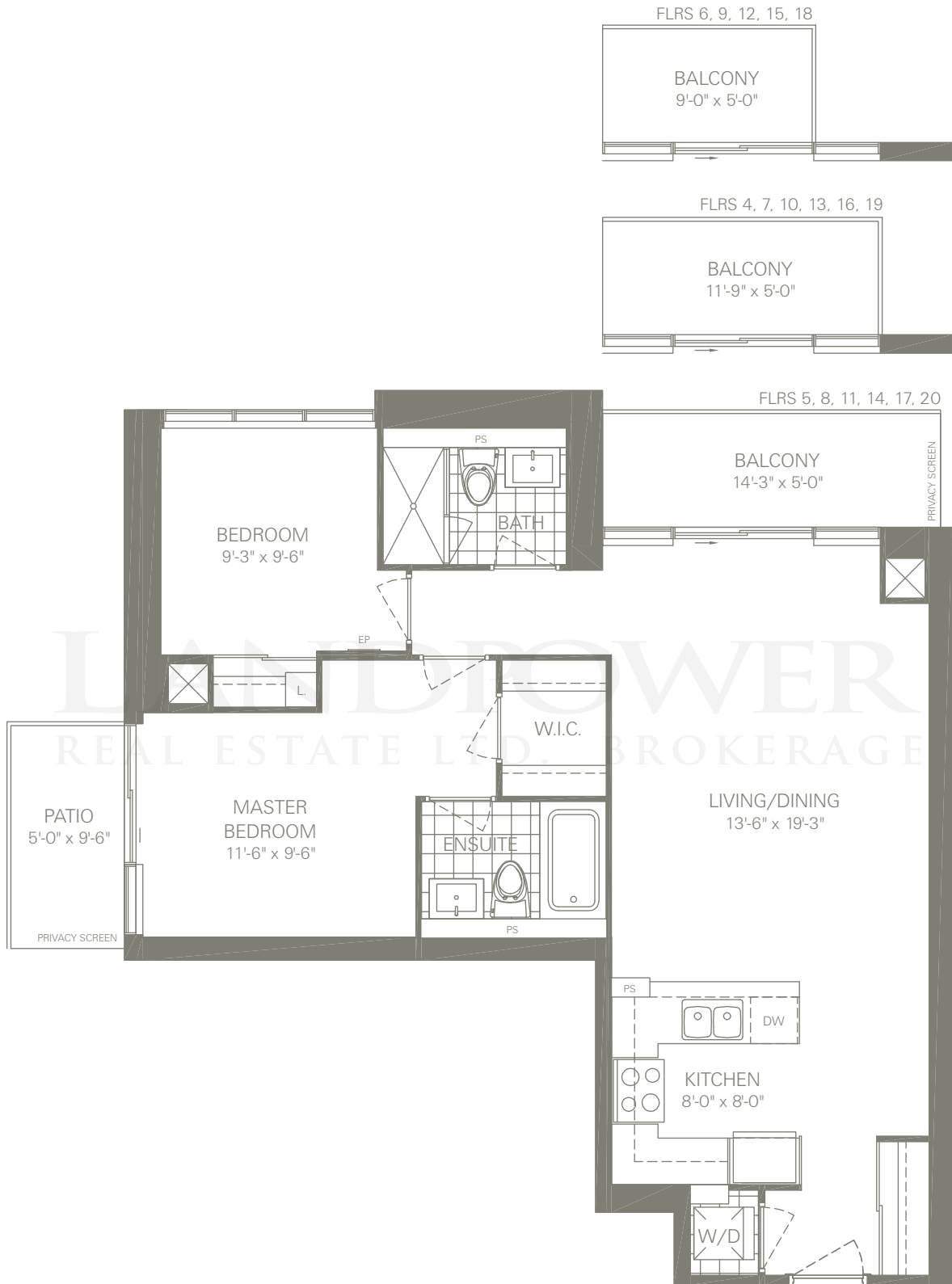


THIRD FLOOR

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# SKYCITY10

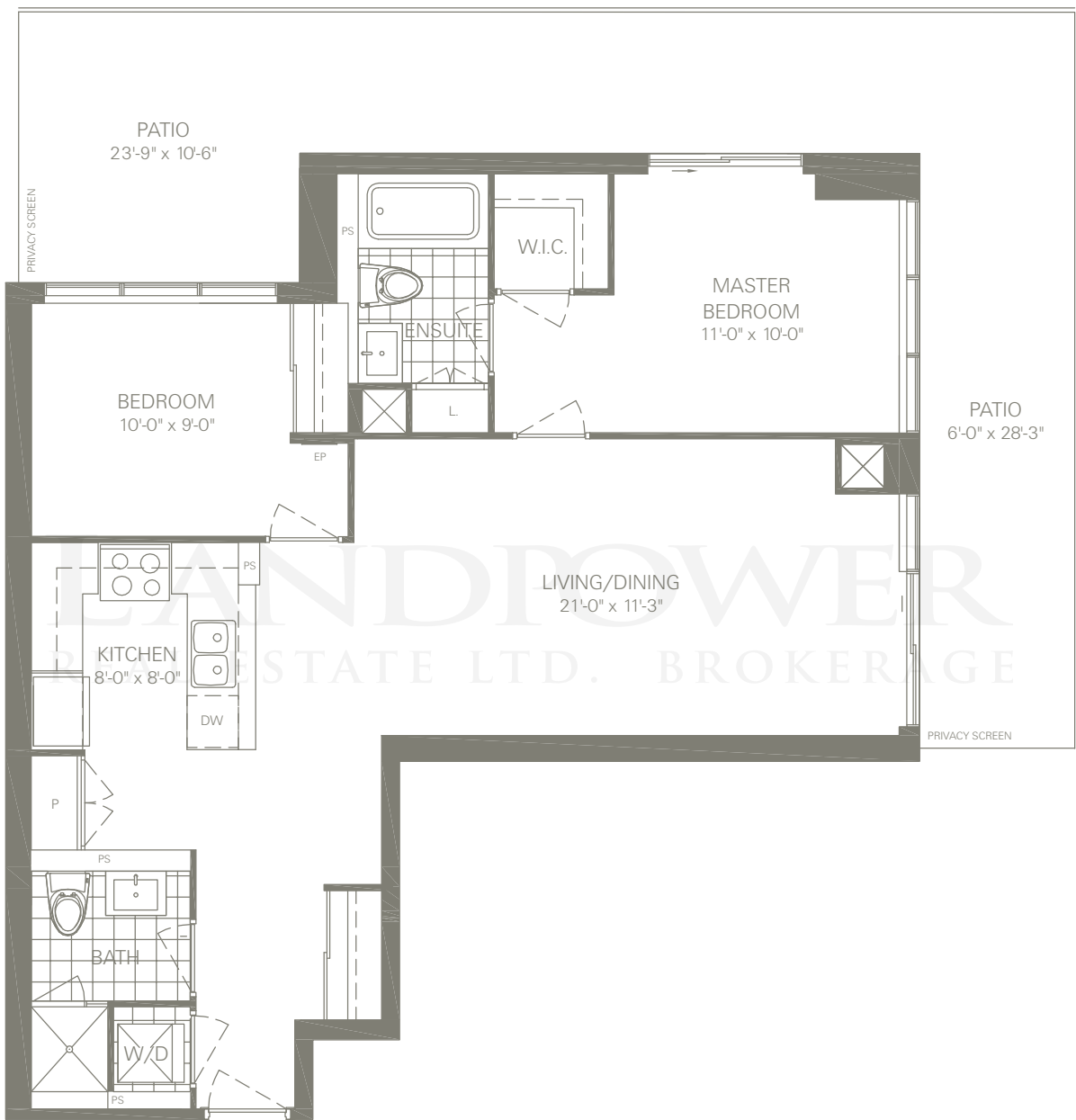
2C TWO BEDROOM 945 SQ. FT.



Dimensions, specifications, layouts (including tile patterns), window sizes, mullions and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E & O.E. Plans may be reversed.

# SKYCITY02

2D TWO BEDROOM 955 SQ. FT.

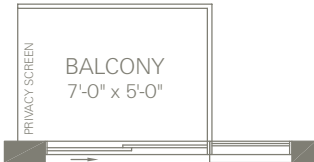


Dimensions, specifications, layouts (including tile patterns), window sizes, mullions and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E.& O.E. Plans may be reversed.

# SKYCITY02

2D TWO BEDROOM 955 SQ. FT.

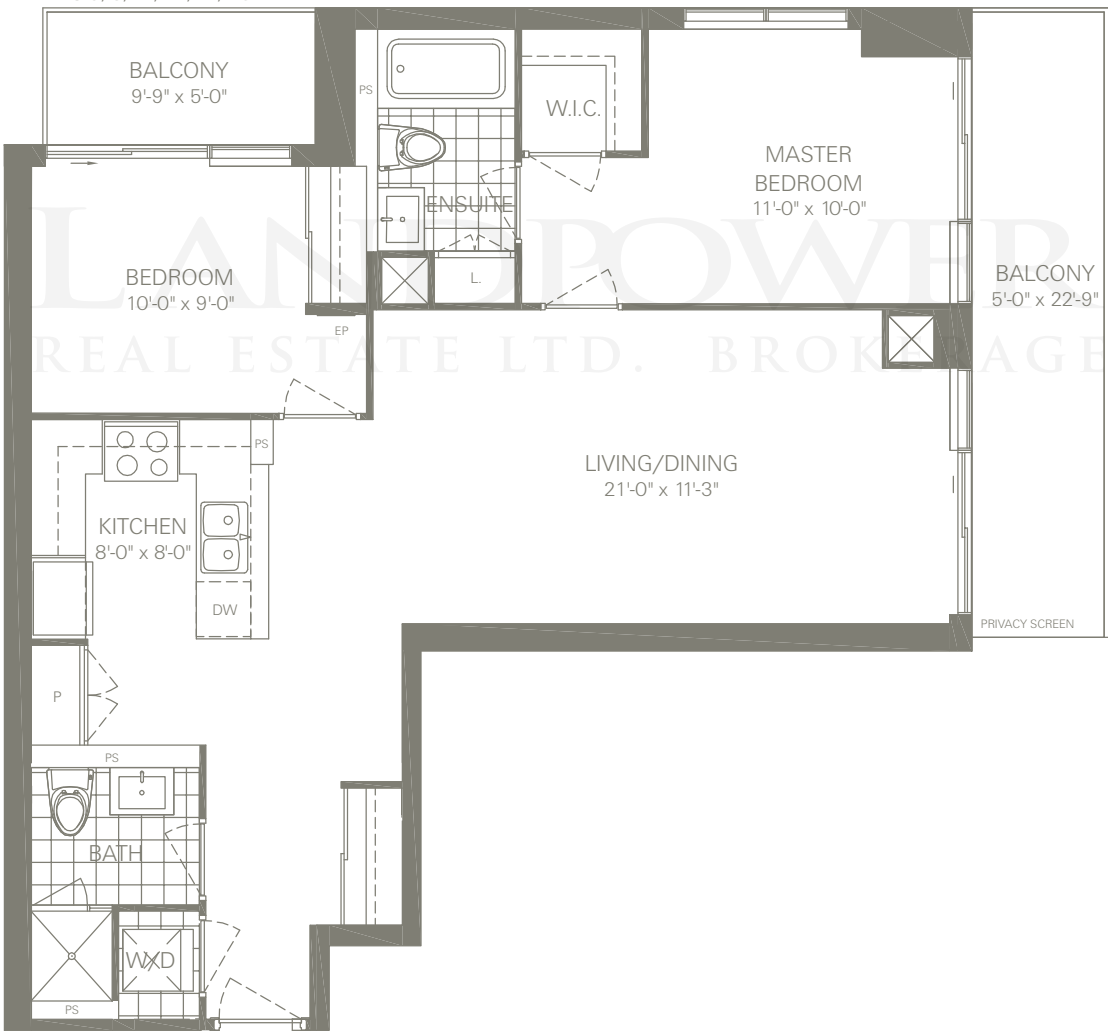
FLRS 6, 9, 12, 15, 18



FLRS 4, 7, 10, 13, 16, 19



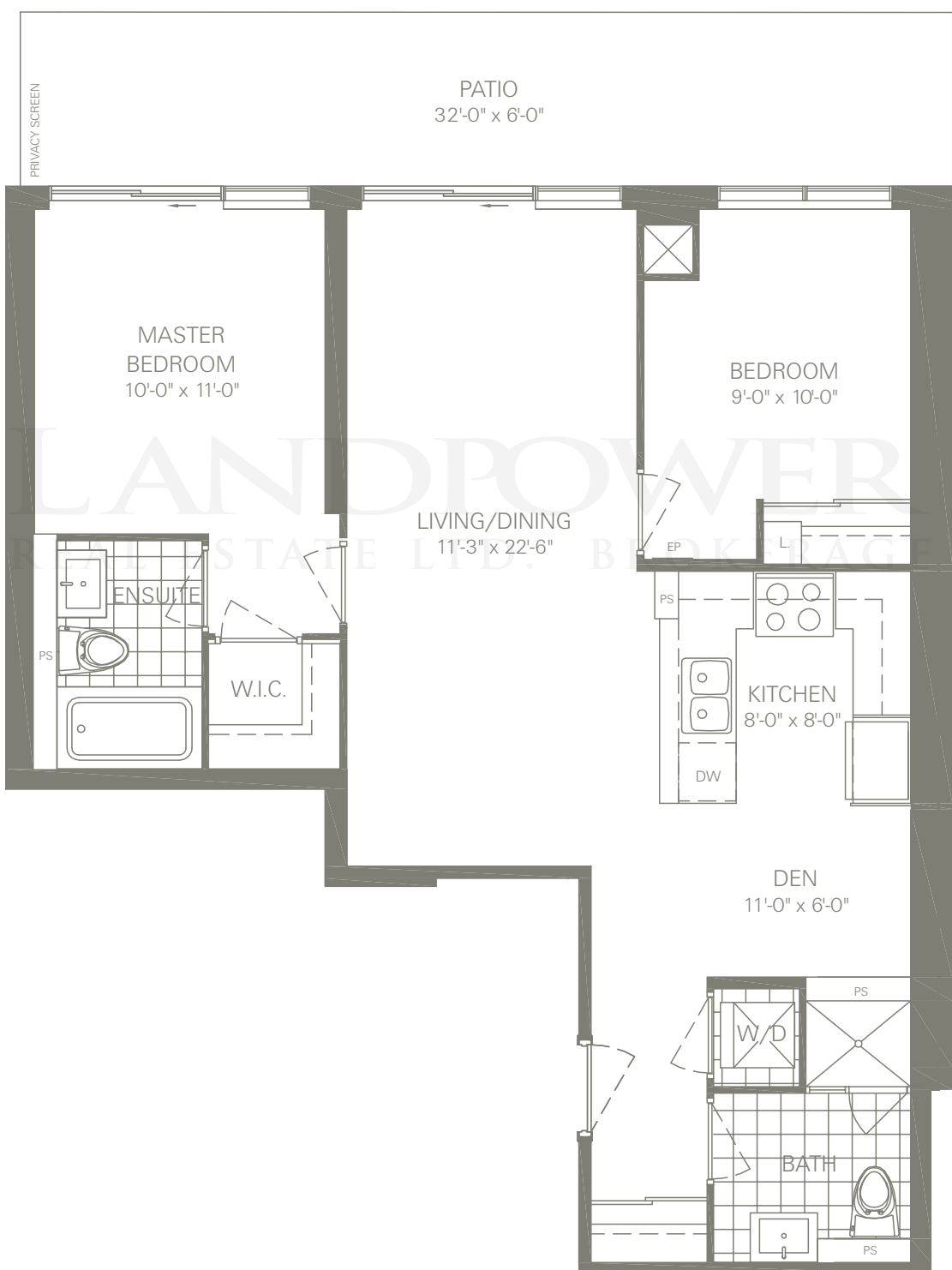
FLRS 5, 8, 11, 14, 17, 20



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# SKYCITY03

2B+D TWO BEDROOM + DEN 895 SQ. FT.

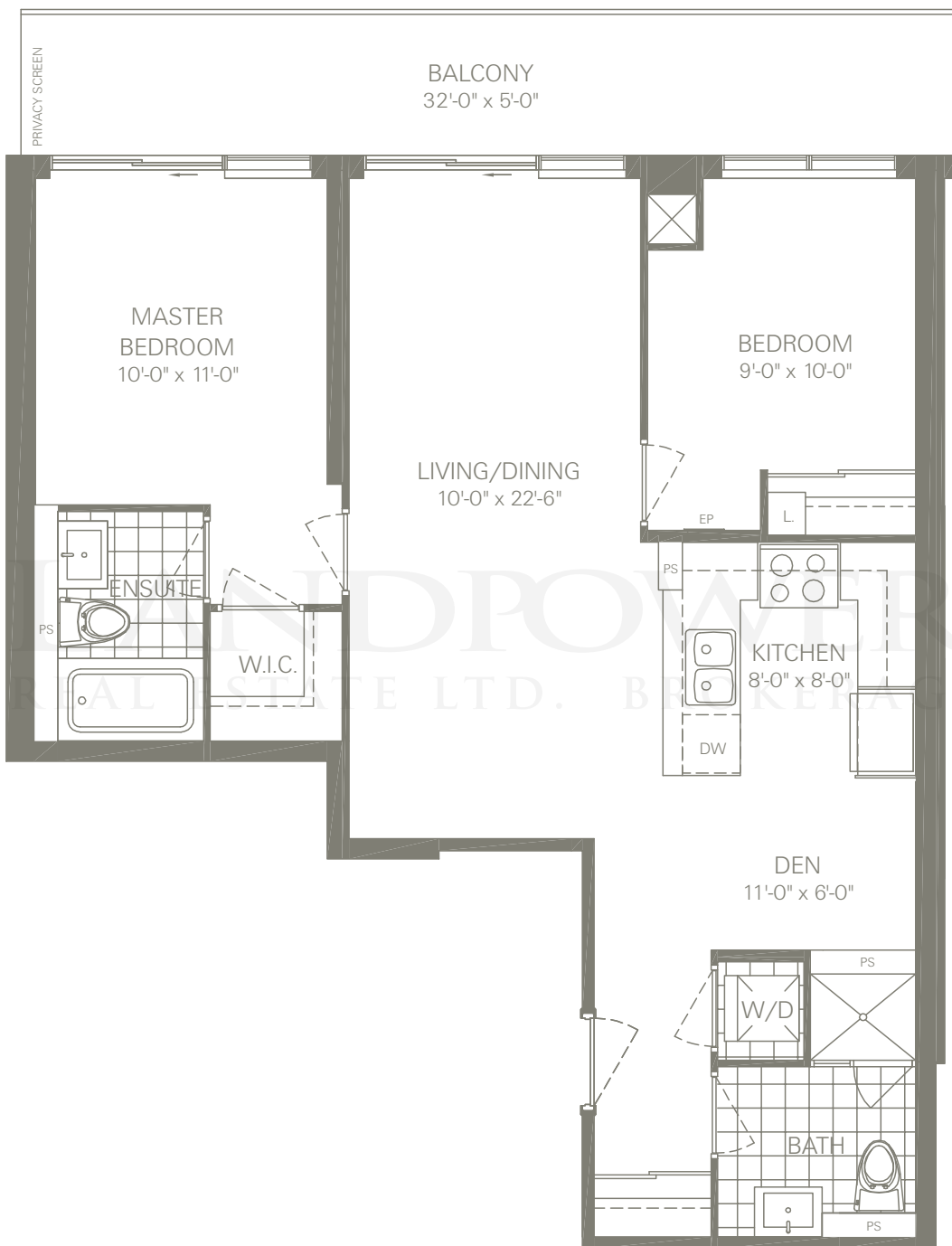


Dimensions, specifications, layouts (including tile patterns), window sizes, mullions and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E.& O.E. Plans may be reversed.

THIRD FLOOR

# SKYCITY03

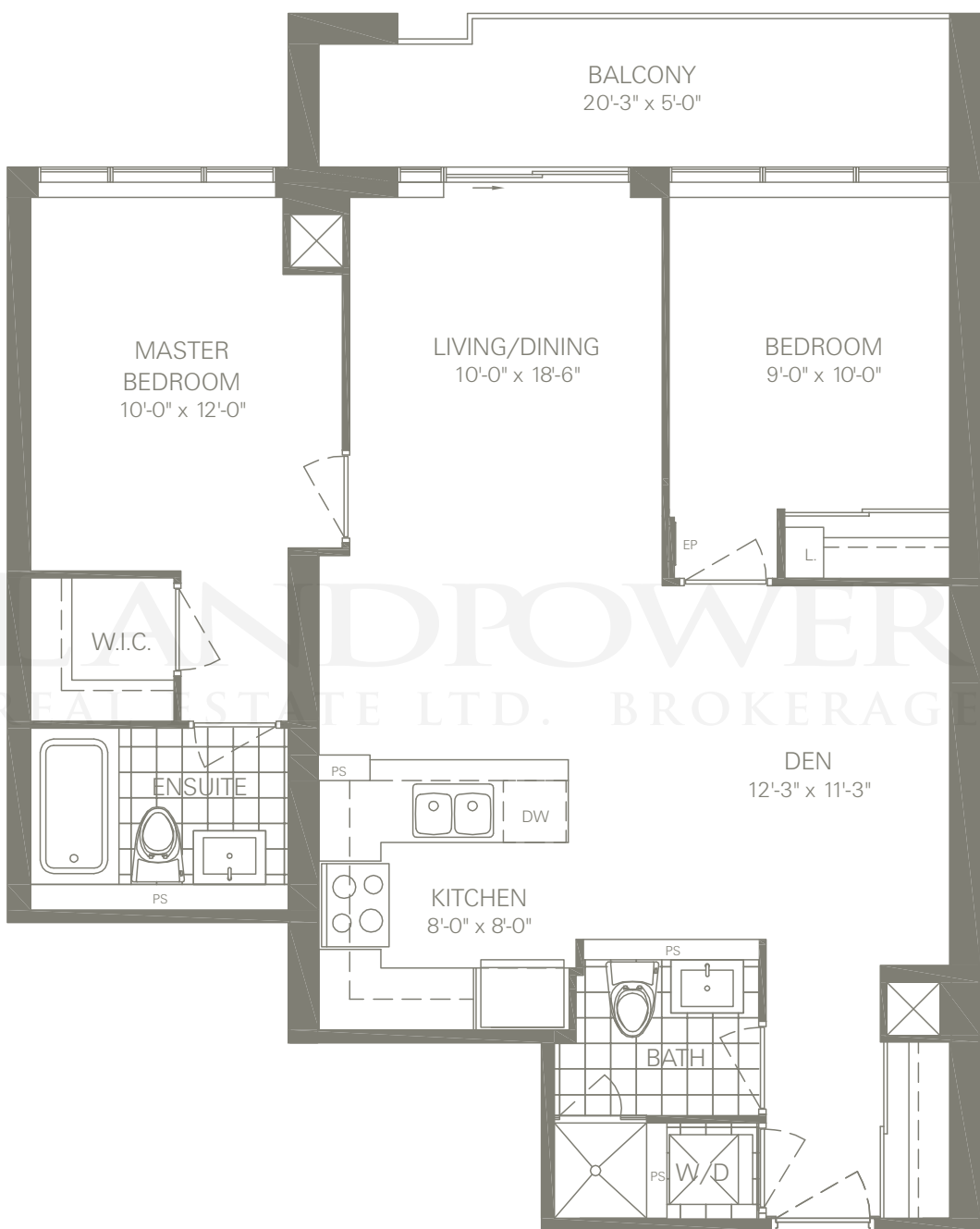
2B+D TWO BEDROOM + DEN 895 SQ. FT.



Dimensions, specifications, layouts (including tile patterns), window sizes, mullions and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E & O.E. Plans may be reversed.

# SKYCITY01

2B+D TWO BEDROOM + DEN 915 SQ. FT.

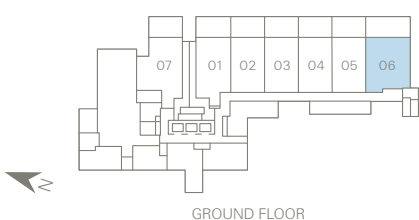
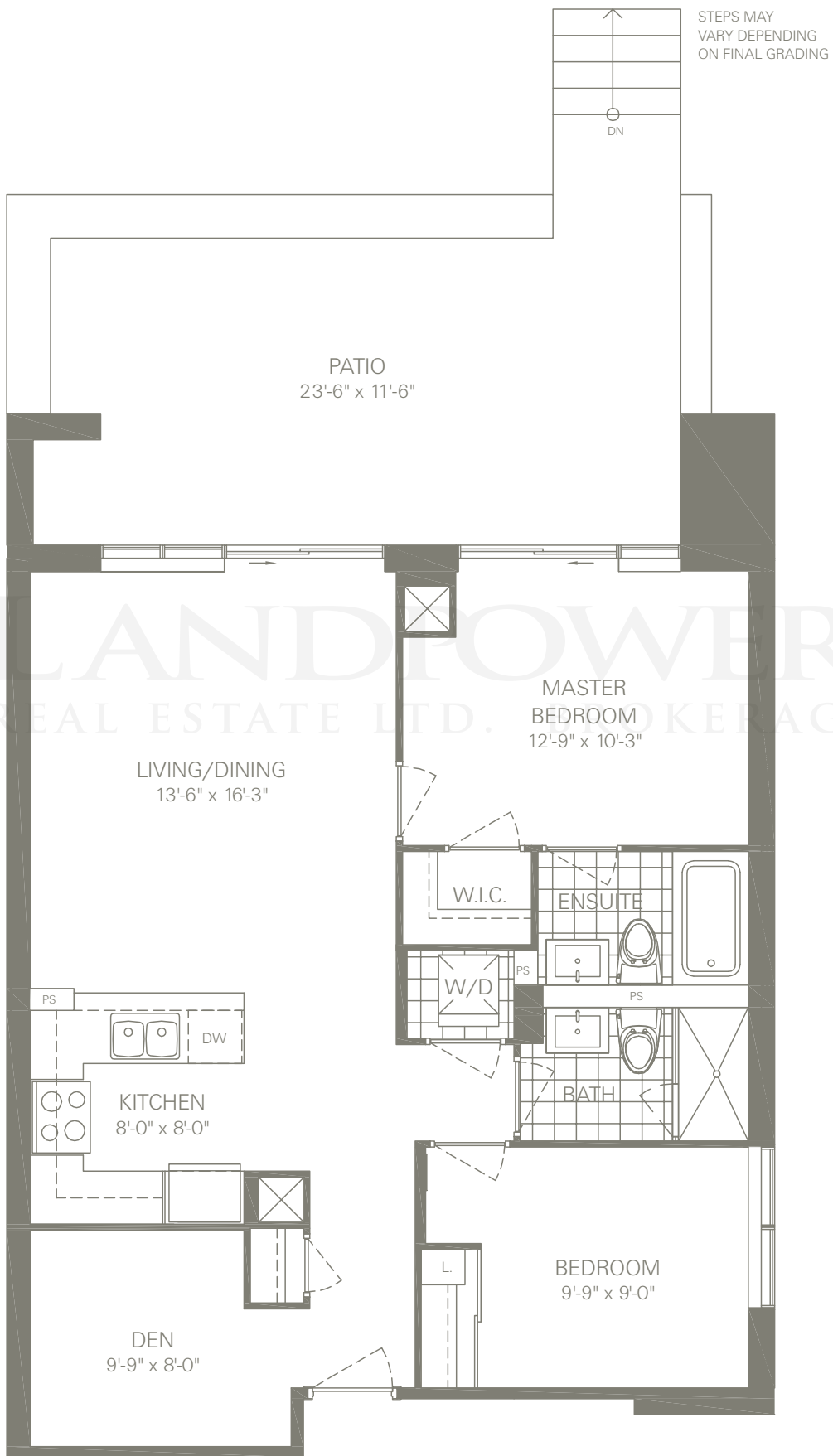


SECOND FLOOR

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# SKY CITY 06

2B+D TWO BEDROOM + DEN 945 SQ. FT.

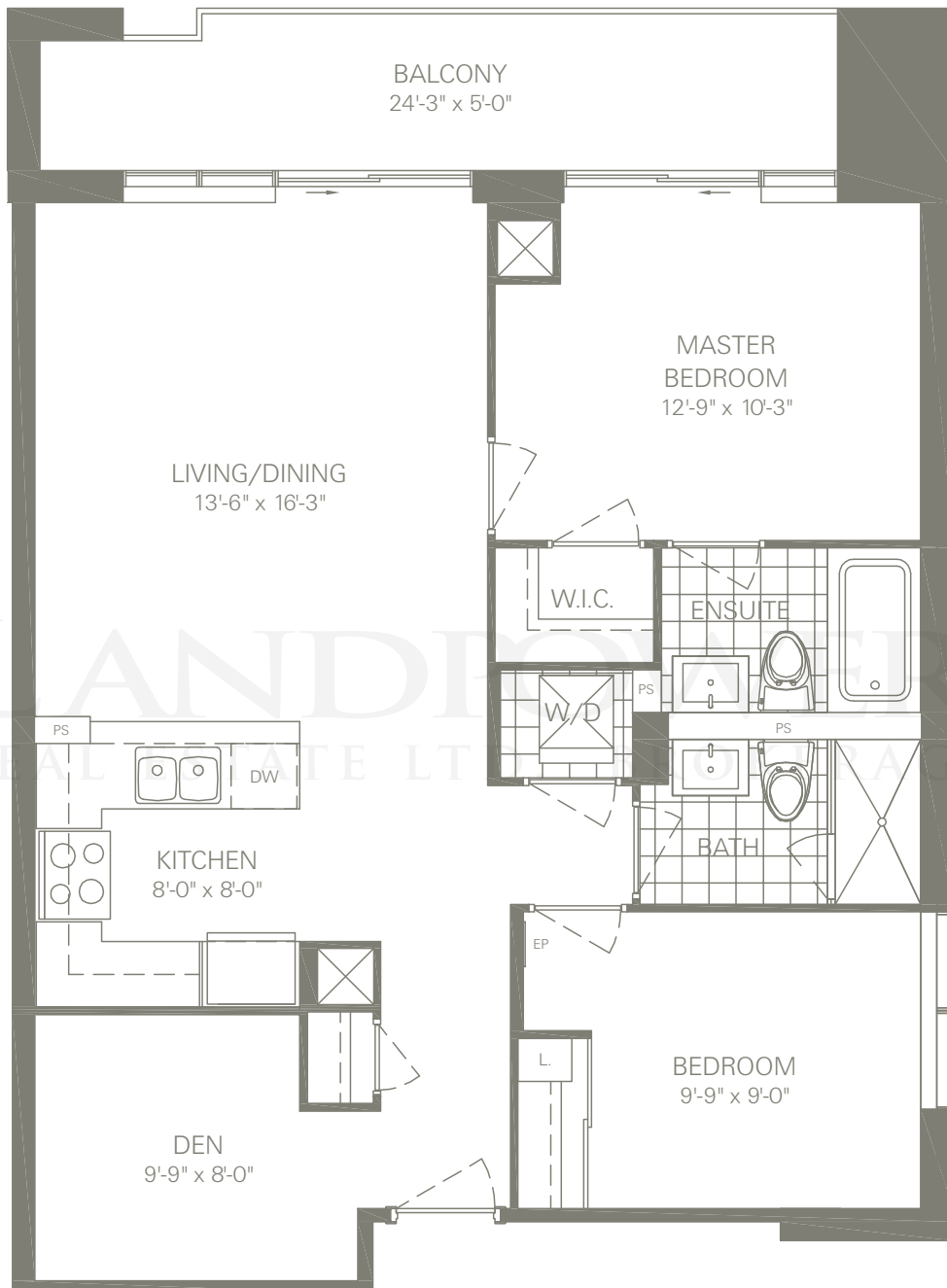


Dimensions, specifications, layouts (including tile patterns), window sizes, mullions and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E.& O.E. Plans may be reversed.

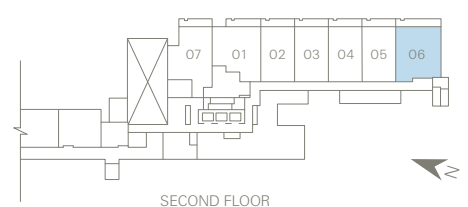


# SKYCITY06

2B+D TWO BEDROOM + DEN 945 SQ. FT.



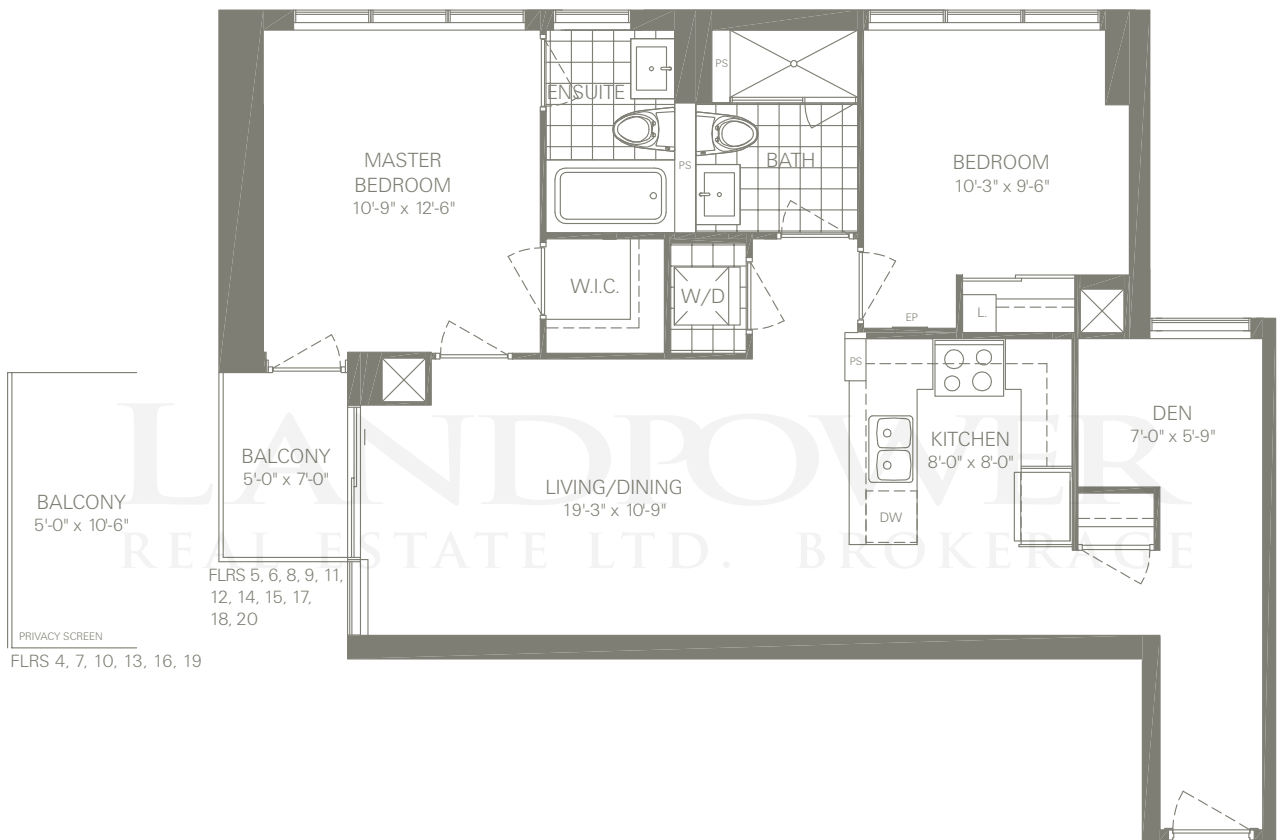
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Dimensions, specifications, layouts (including tile patterns), window sizes, mullions and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E.& O.E. Plans may be reversed.

# SKYCITY08

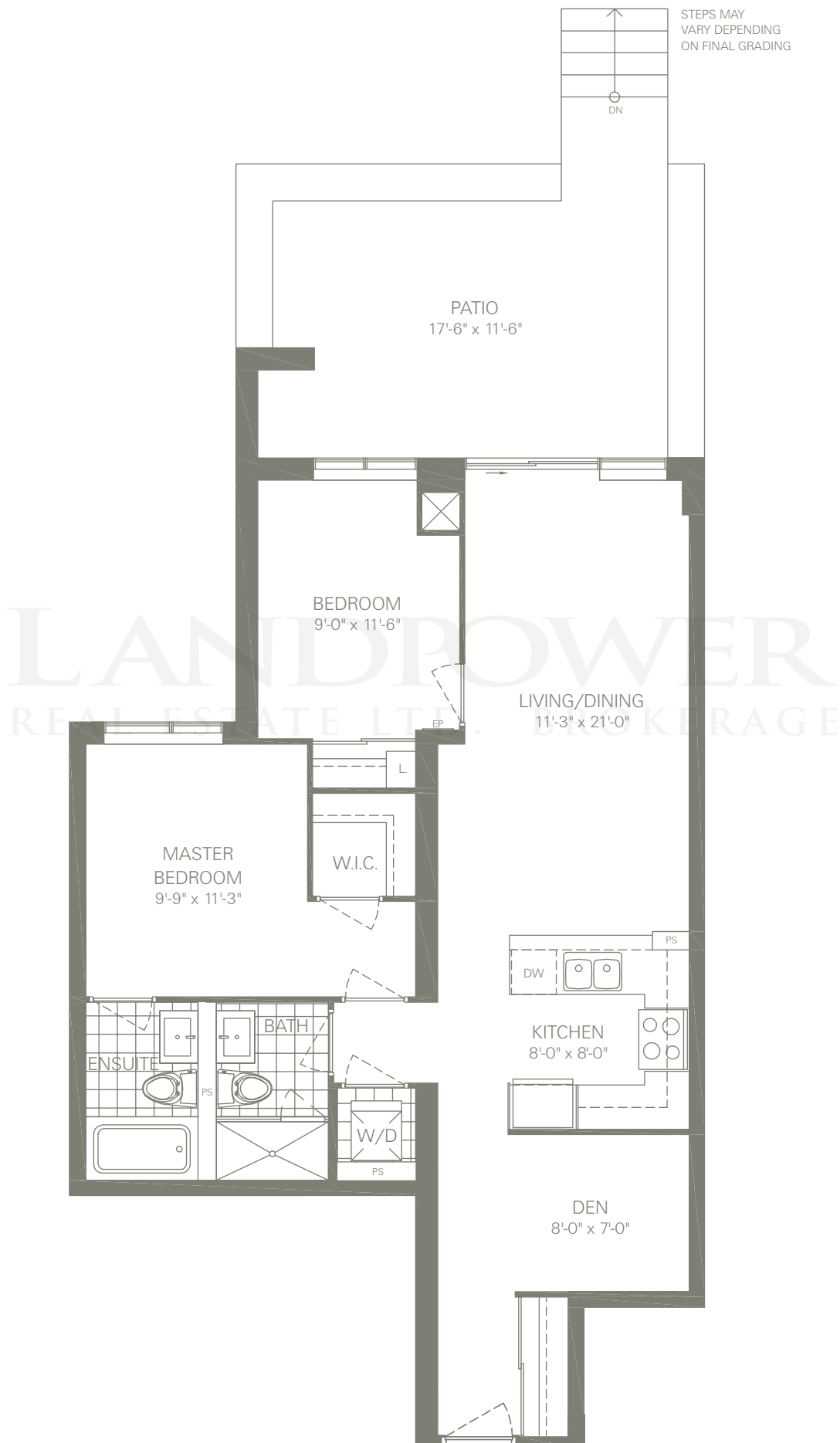
2E+D TWO BEDROOM + DEN 960 SQ. FT.



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# SKYCITY07

2B+D TWO BEDROOM + DEN 970 SQ. FT.



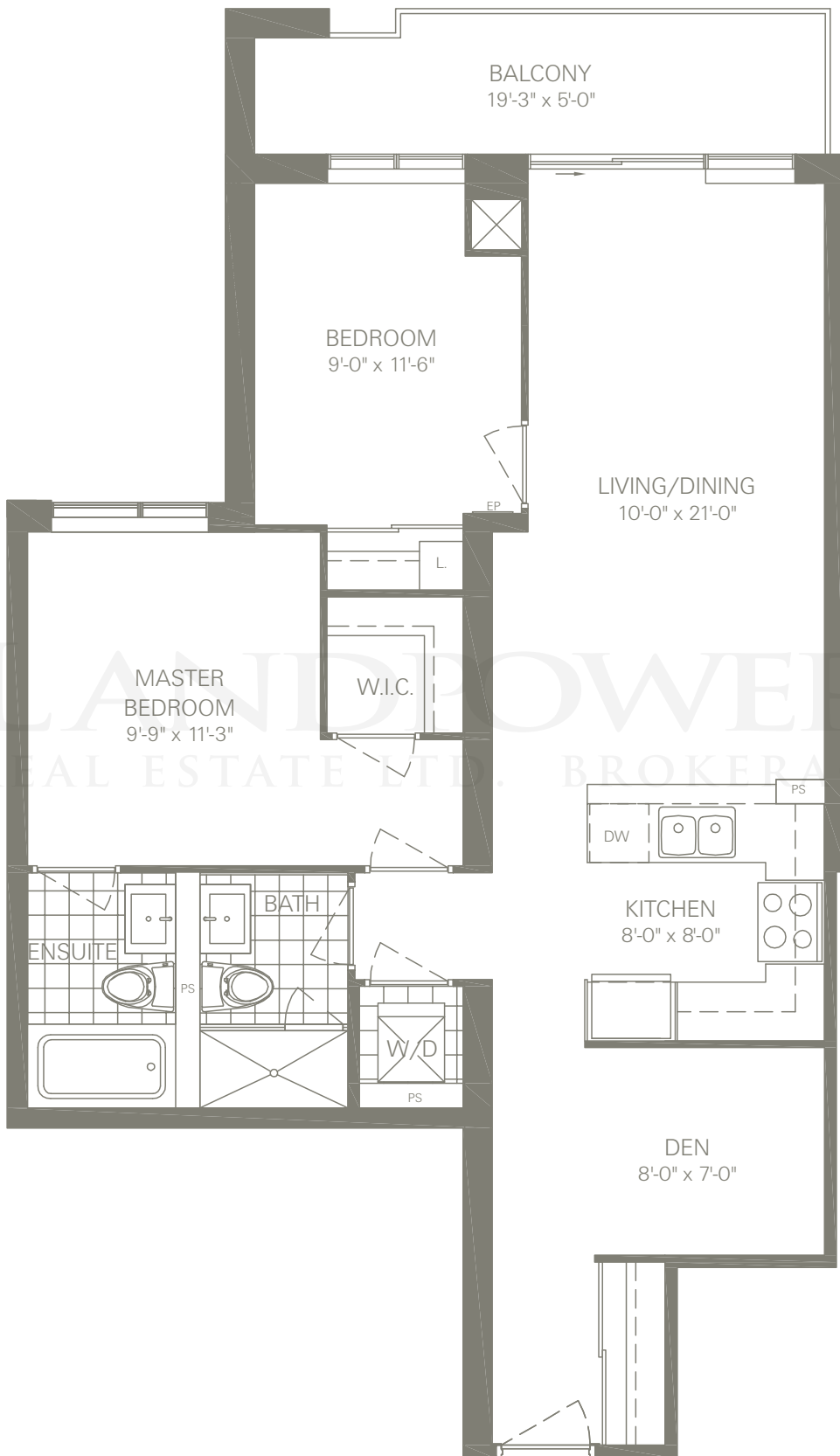
Dimensions, specifications, layouts (including tile patterns), window sizes, mullions and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E.& O.E. Plans may be reversed.

GROUND FLOOR



# SKYCITY07

2B+D TWO BEDROOM + DEN 970 SQ. FT.



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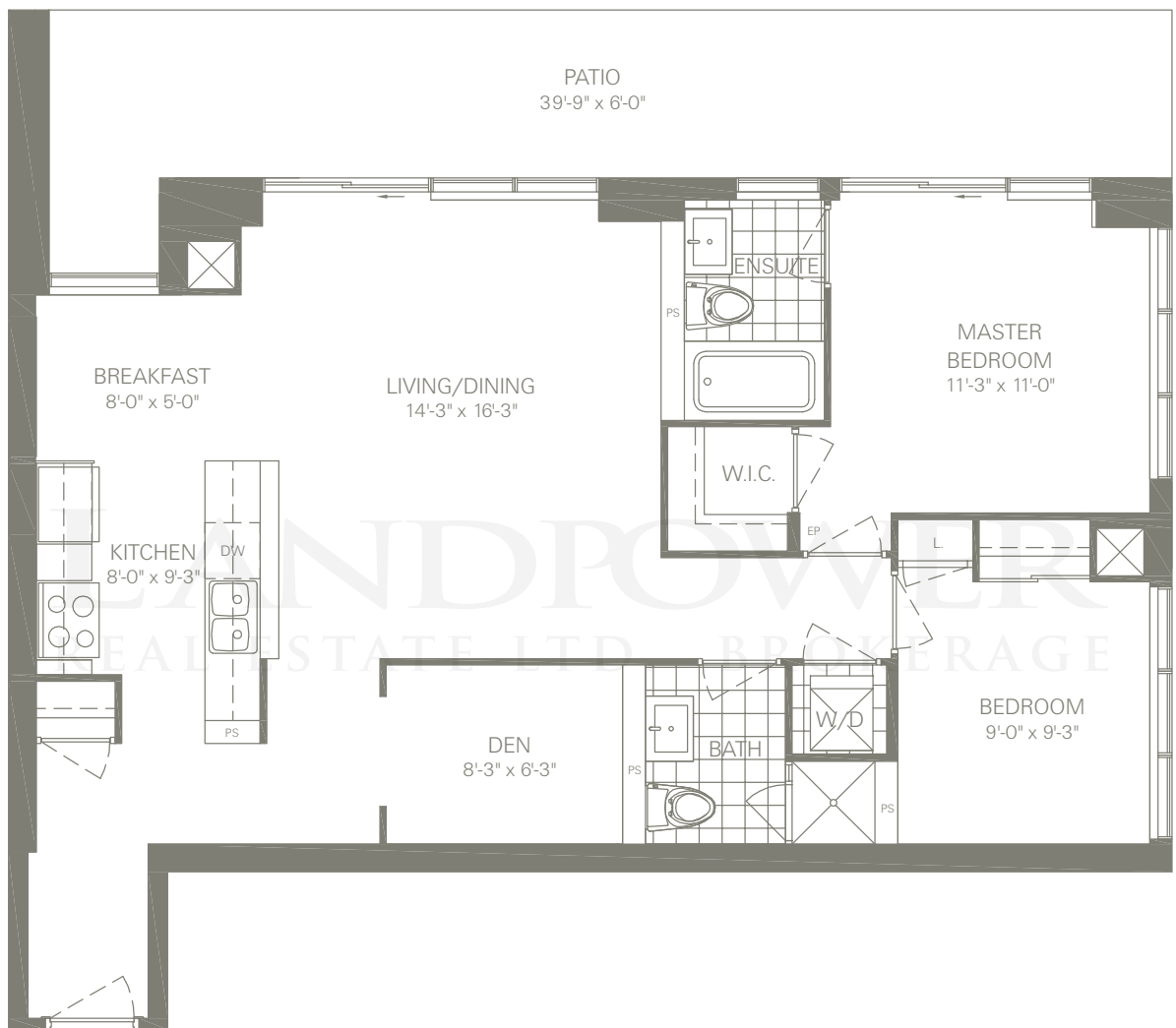


SECOND FLOOR

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# SKYCITY04

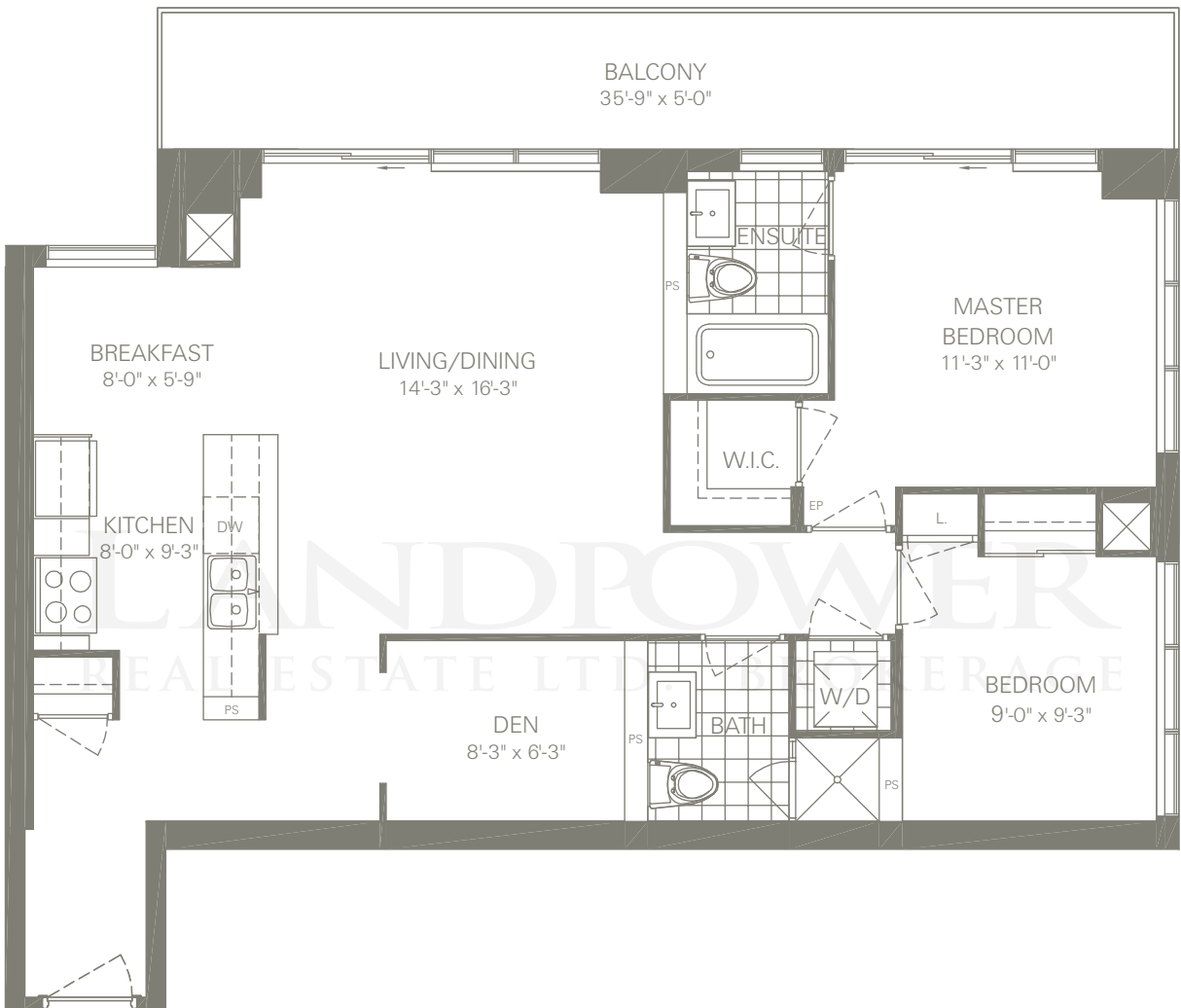
2F+D TWO BEDROOM + DEN 1035 SQ. FT.



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# SKYCITY04

2F+D TWO BEDROOM + DEN 1035 SQ. FT.



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