


THE TOWER


THREE BEDROOM PLUS DEN

RETIRED BROKERAGE

THREE BEDROOM PLUS DEN



VARLEY
COMMERCIAL REAL ESTATE
1000 W. 10TH ST.
UNIONVILLE





**VARLEY CONDOMINIUM RESIDENCES
SPECIAL V.I.P. PREVIEW PRICE LIST**

A dramatic 4-storey building located at 20 Fred Varley Drive designed by Graziani + Corazza Architects. Amenities include The Varley Club – an exclusive residents’ space featuring a Theatre, Fitness Centre with cardio and weights areas, Yoga Studio, Party Room with Dining Space and a beautifully landscaped Outdoor Courtyard. The building also includes a Guest Suite and a 24 hour Concierge.

FLOOR	TYPE	SQ.FT	VIEW	STARTING PRICE
Ground floor	1 bedroom + den	649	Courtyard	\$412,990
Ground floor	1 bedroom + den	833	Residential South	\$563,990
Ground floor	2 bedroom + den	1270	Park	\$929,990
Ground floor	2 bedroom + den	1424	Residential South	\$1,029,990
2 nd & 3 rd	1 bedroom + den	649	Courtyard	\$403,990
2 nd & 3 rd	1 bedroom + den	916	Residential South	\$698,990
2 nd & 3 rd	2 bedroom	941	Residential West	\$630,990
2 nd & 3 rd	2 bedroom	1010	Fred Varley Drive	\$686,990
2 nd & 3 rd	2 bedroom	1108	Courtyard	\$675,990
2 nd & 3 rd	2 bedroom	1172	North West	\$791,990
2 nd & 3 rd	2 bedroom + den	1301	Residential South	\$952,990
2 nd & 3 rd	2 bedroom + den	1568	Park	\$1,128,990
Penthouse	2 bedroom	1155	Residential West	\$919,990
Penthouse	2 bedroom + den	1488	Fred Varley Drive	\$1,160,990
Penthouse	3 bedroom + den	2471	Park	\$2,045,990

All prices include 1 underground parking space

SUITE FEATURES:

- Suite layouts designed by Bryon Patton & Associates
- Typical suites have 10’ ceilings, 13’ on ground floor
- Pre-engineered hardwood flooring in living room, dining room, main hallway, bedrooms and den, where applicable
- Designer kitchens by Irpinia
- Granite countertops with flush breakfast bar or island, as per plan
- Miele integrated paneled 30” fridge and 24” dishwasher, 30” electric cooktop with 30” built-in wall oven, 30” built-in hood fan and 24” built-in microwave
- Single bowl stainless steel undermount sink with contemporary design faucet
- Glass mosaic backsplash (from Builder’s Décor package selection)

DEPOSIT STRUCTURE:

- 5% due on signing
- 5% due in 60 days
- 5% due in 120 days
- 5% due in 360 days
- 5% due at Occupancy

ADDITIONAL PARKING:

\$45,000 + HST
(see Sales Rep for availability)

LOCKER:

\$4,500 + HST

MAINTENANCE FEES:

\$0.50 per square foot
Plus individual hydro, water, gas

ESTIMATED PROPERTY TAX:

1% of the purchase price

TENTATIVE OCCUPANCY DATE:

September 2016

Grand Opening Hours:
Monday to Thursday: 12pm – 7pm
Weekends: 11am – 6pm

Brokers Protected

SALES REPRESENTATIVE: Rosy Chodirker

TRIBUTE COMMUNITIES CONDOMINIUM PRESENTATION CENTRE:

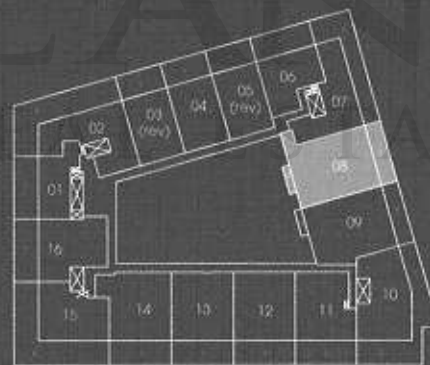
20 Fred Varley Drive, Unionville, Ontario
Tel: 905-604-1477 Fax: 905-604-1478
varley@tributecommunities.com

Prices, materials, specifications and floor plans are subject to change without notice. All floor plans are approximate dimensions. Actual useable floor space may vary from the stated floor area. E & O. E

PH 08

THREE BEDROOM PLUS DEN /// 2543 SQ. FT.

LANDPOWER
REALTY LTD. BROKERAGE



⊗ Penthouse Floor

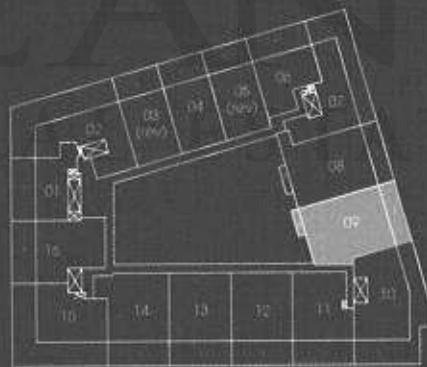
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PH 09

THREE BEDROOM PLUS DEN /// 2471 SQ. FT.

LANDPOWER
REALTY LTD. BROKERAGE



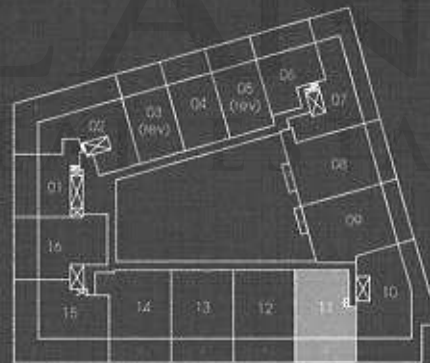
 Parquet Floor

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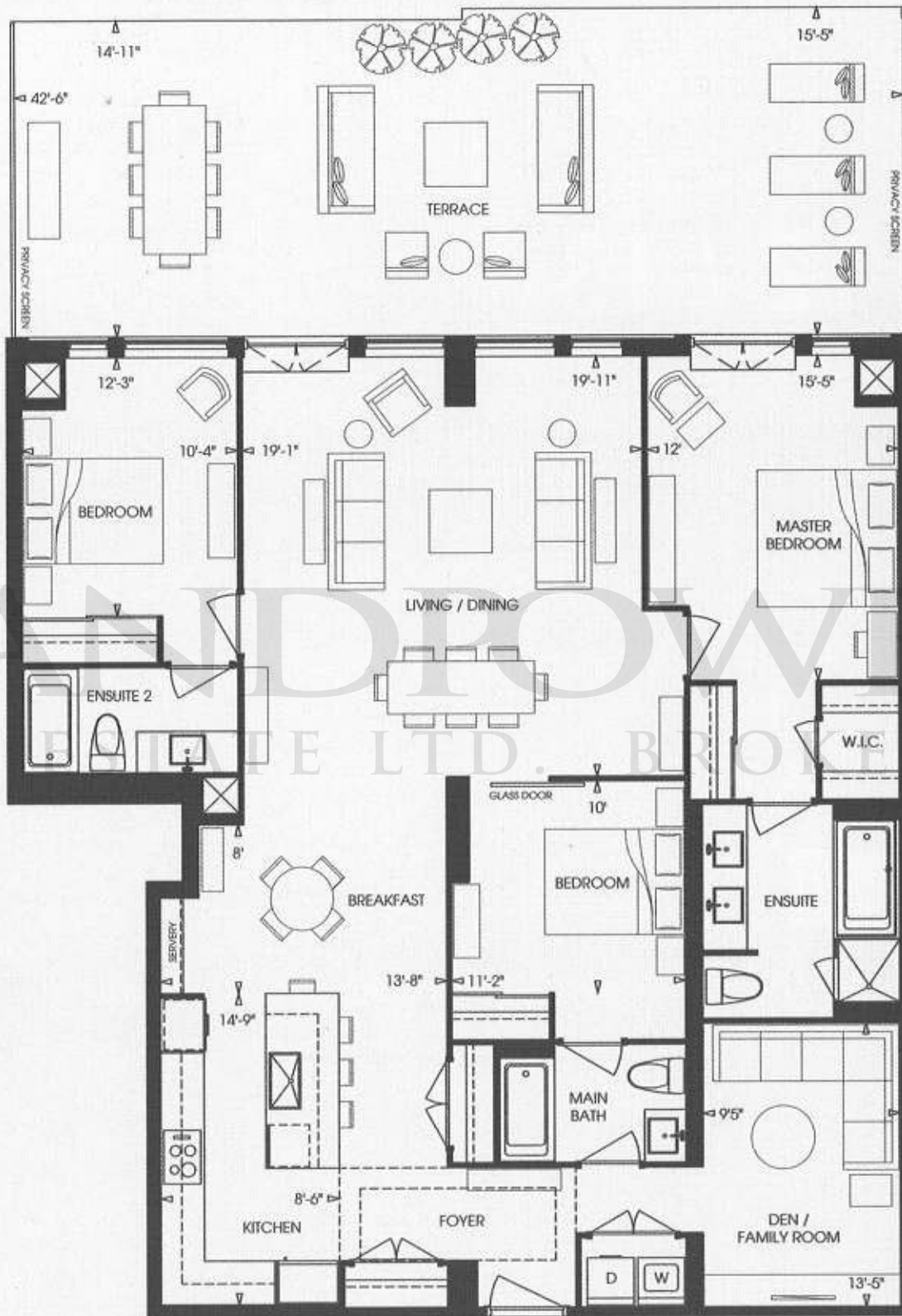
PH 11

THREE BEDROOM PLUS DEN /// 1837 SQ. FT.



⊗ Penthouse Floor

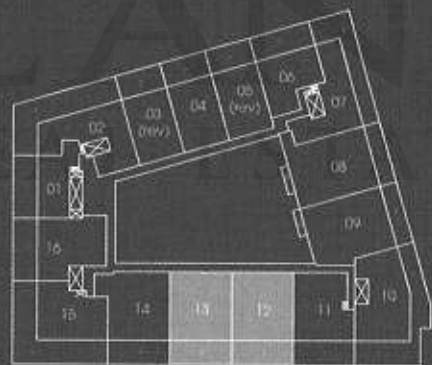
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LAND PROVER
 REAL ESTATE LTD. BROKERAGE

PH 12 / 13

THREE BEDROOM PLUS DEN /// 1972 SQ. FT.



Parquet floor

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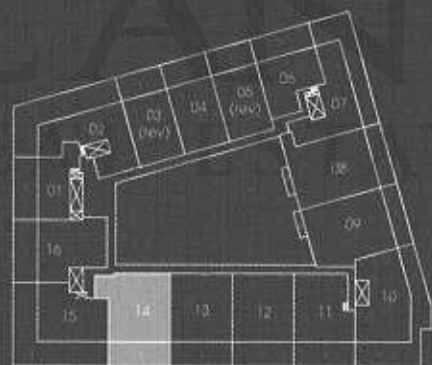
L.A. AND POWER
 REAL ESTATE LTD. BROKERAGE



FOR PH 12 ONLY (1984 sq. ft.)

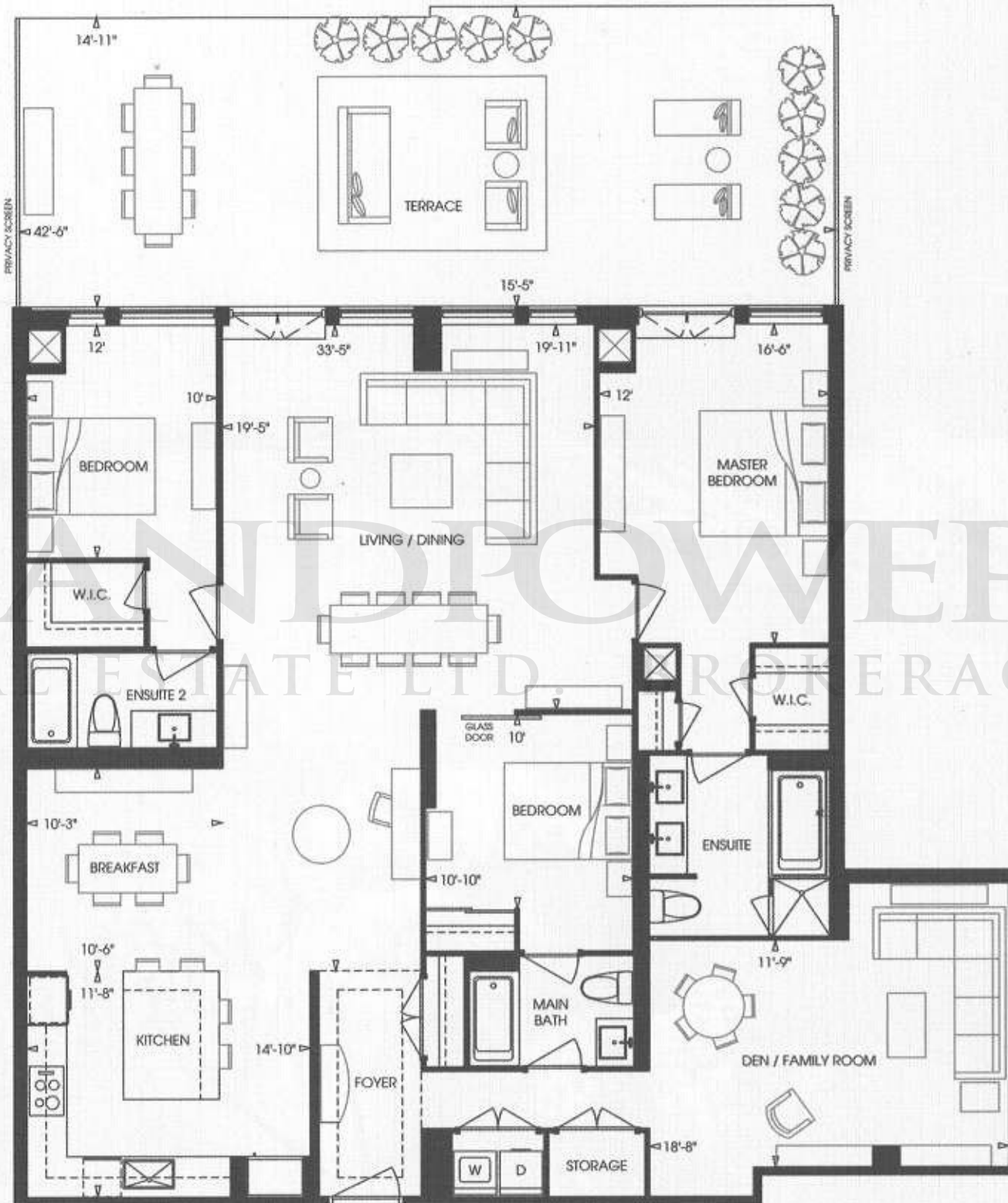
PH 14

THREE BEDROOM PLUS DEN /// 2123 SQ. FT.



Parthouse Floor

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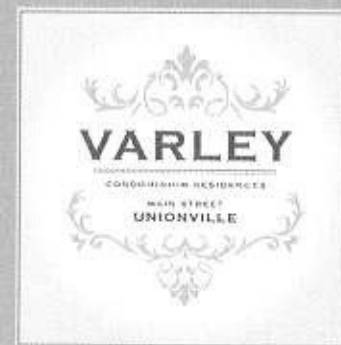


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 REAL ESTATE LTD. BROKERAGE



THE TOWER
REAL ESTATE LTD. BROKERAGE

ONE BEDROOM PLUS DEN





**VARLEY CONDOMINIUM RESIDENCES
SPECIAL V.I.P. PREVIEW PRICE LIST**

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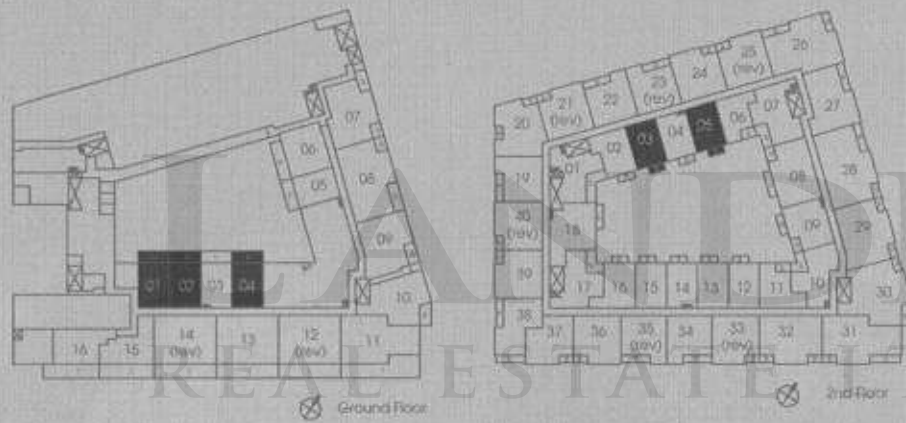
20 Fred Varley Drive, Unionville, Ontario
Tel: 905-604-1477 Fax: 905-604-1478
varley@tributecommunities.com

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SUITE

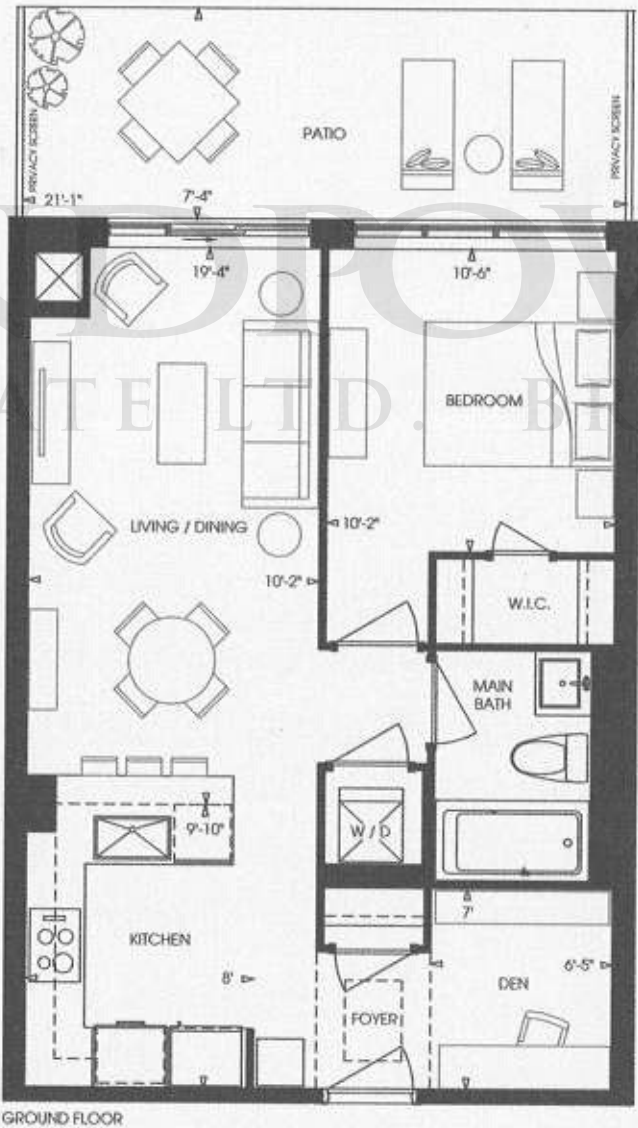
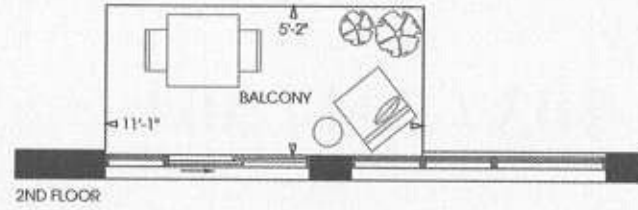
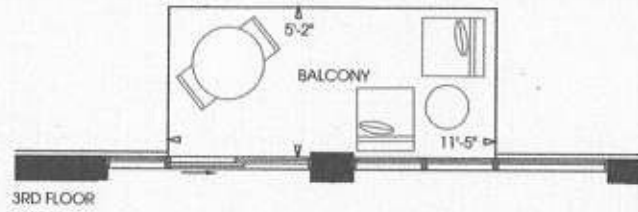
101 / 102 / 104 / 203
205 / 303 / 305

ONE BEDROOM PLUS DEN. /// 649 SQ. FT.



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LANDPOWER
 REAL ESTATE LTD. BROKERAGE

SUITE 103 / 204 / 304

ONE BEDROOM PLUS DEN /// 638 SQ. FT.



Ground Floor

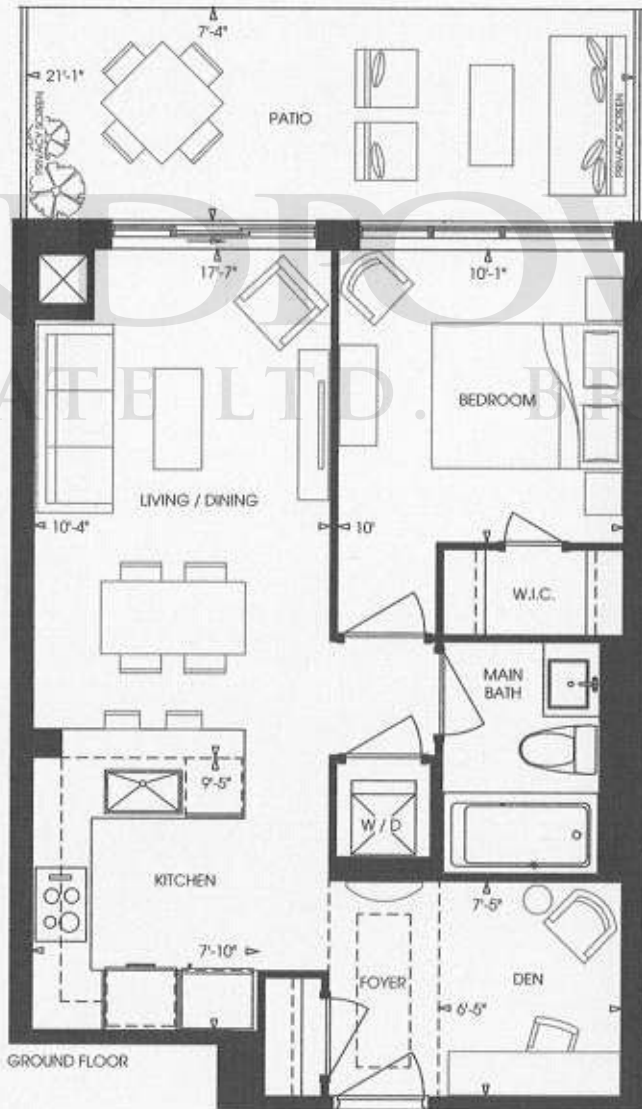
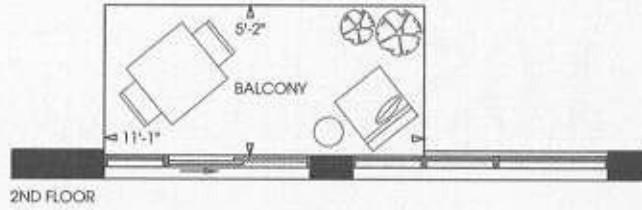
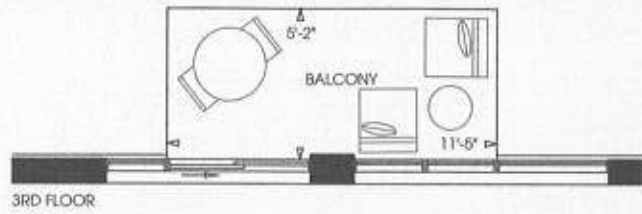
2nd Floor



3rd Floor

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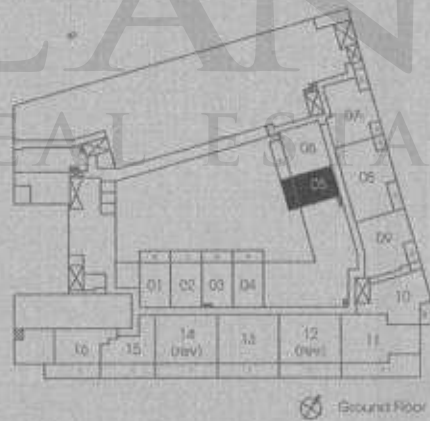


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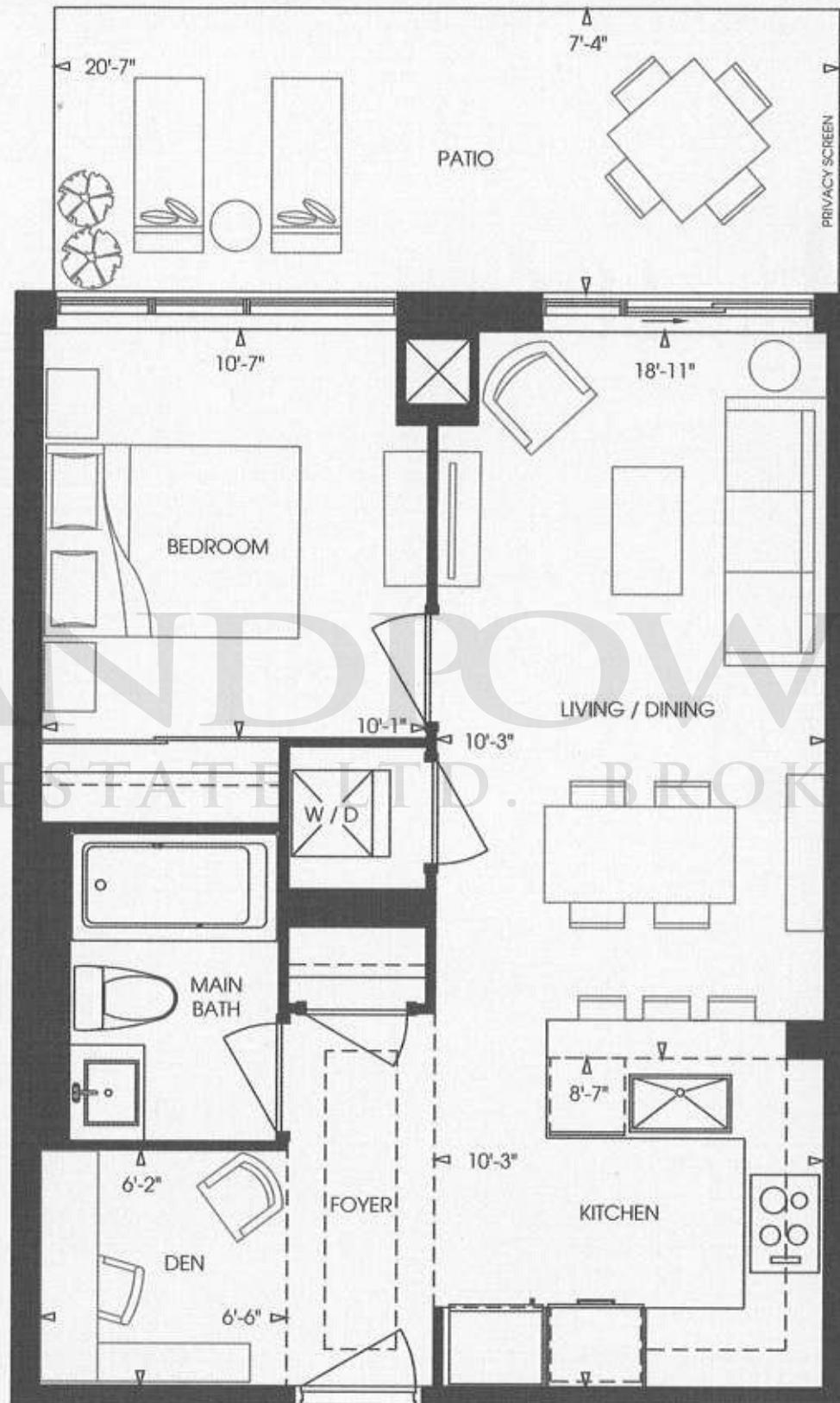
SUITE 105

ONE BEDROOM PLUS DEN /// 617 SQ. FT.

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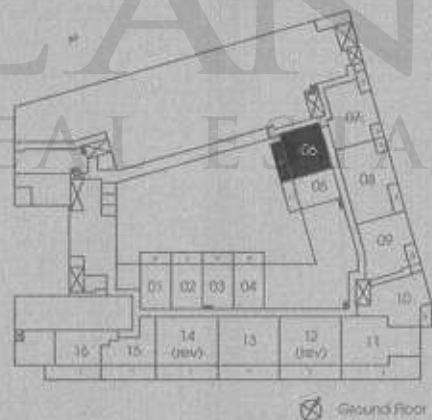


LANDPOVER
REAL ESTATE LTD. BROKERAGE

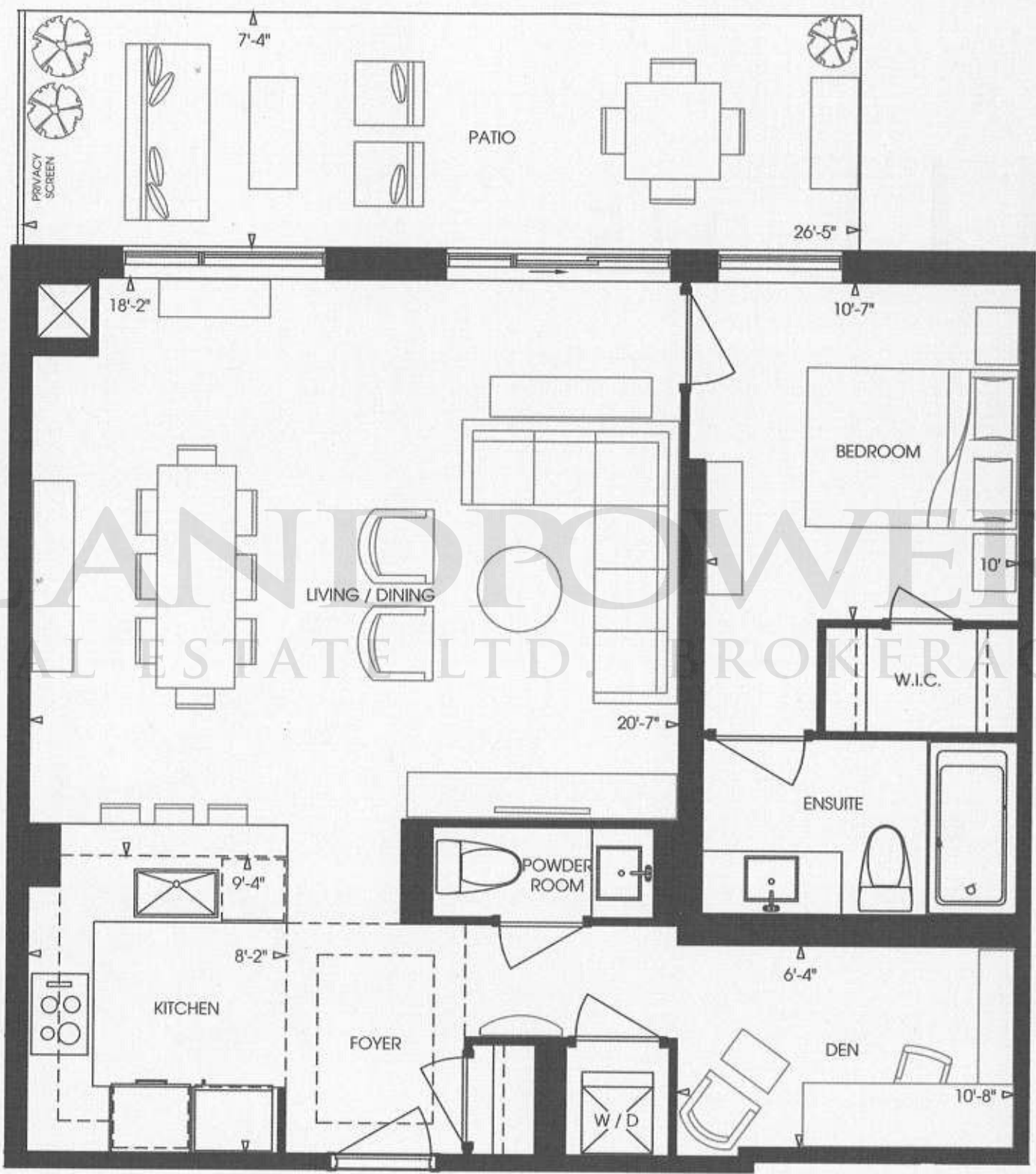
SUITE 106

ONE BEDROOM PLUS DEN /// 927 SQ. FT.

LANDPOWER
REAL ESTATE LTD. BROKERAGE



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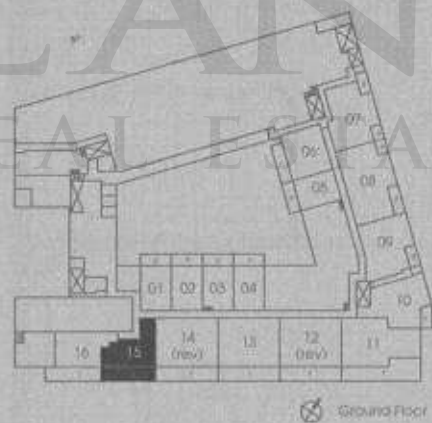


LANDPOWER
REAL ESTATE LTD. BROKERAGE

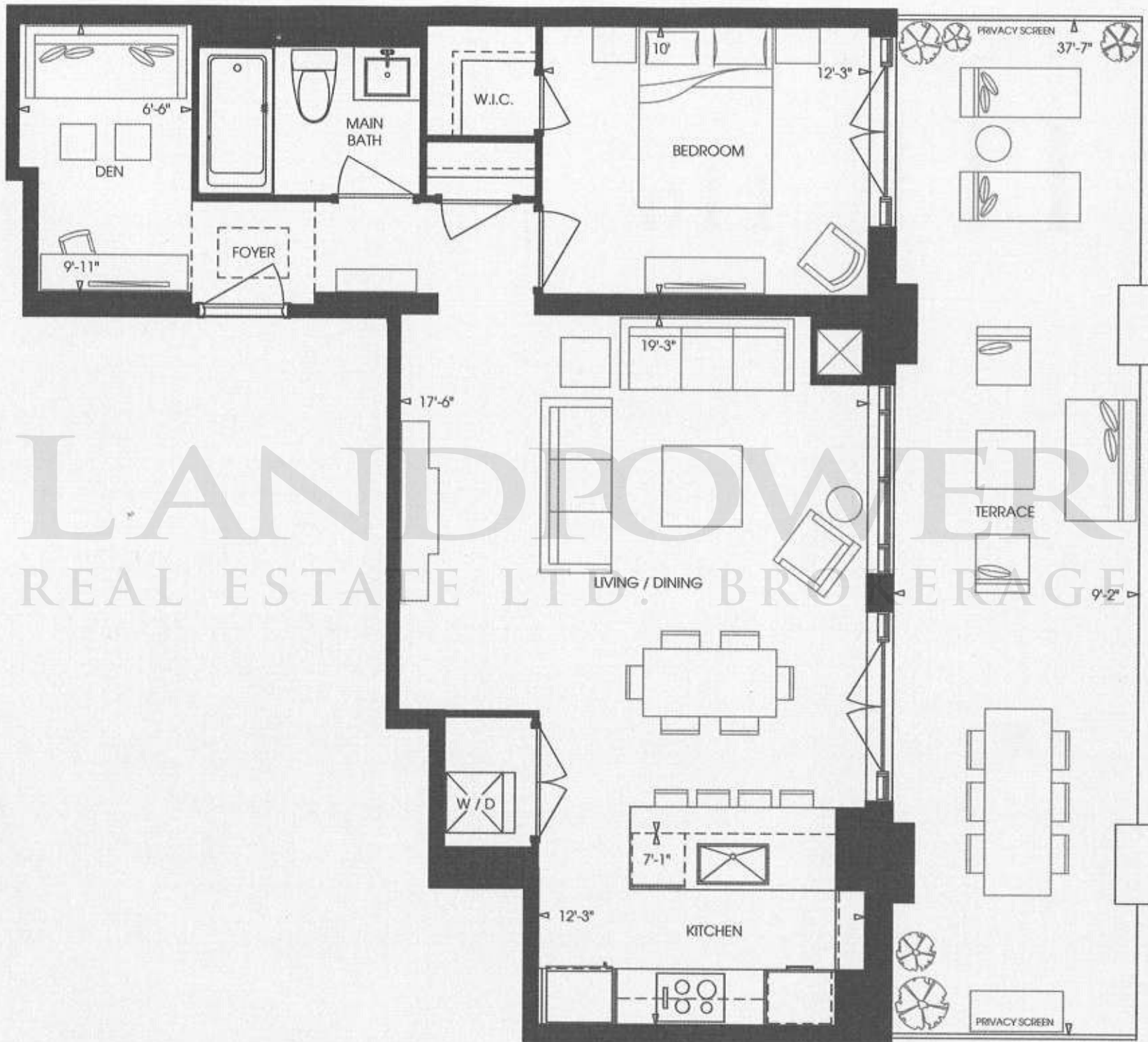
SUITE 115

ONE BEDROOM PLUS DEN /// 833 SQ. FT.

LANDPOWER
REAL ESTATE LTD. BROKERAGE



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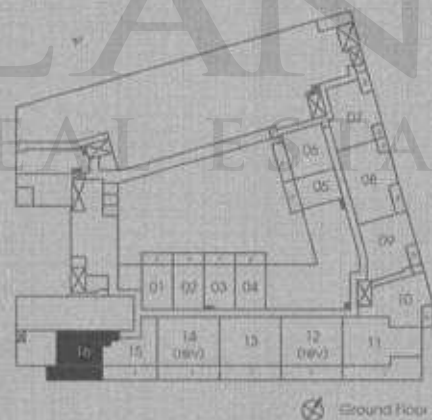


LAND POWER
REAL ESTATE LTD. BROKERAGE

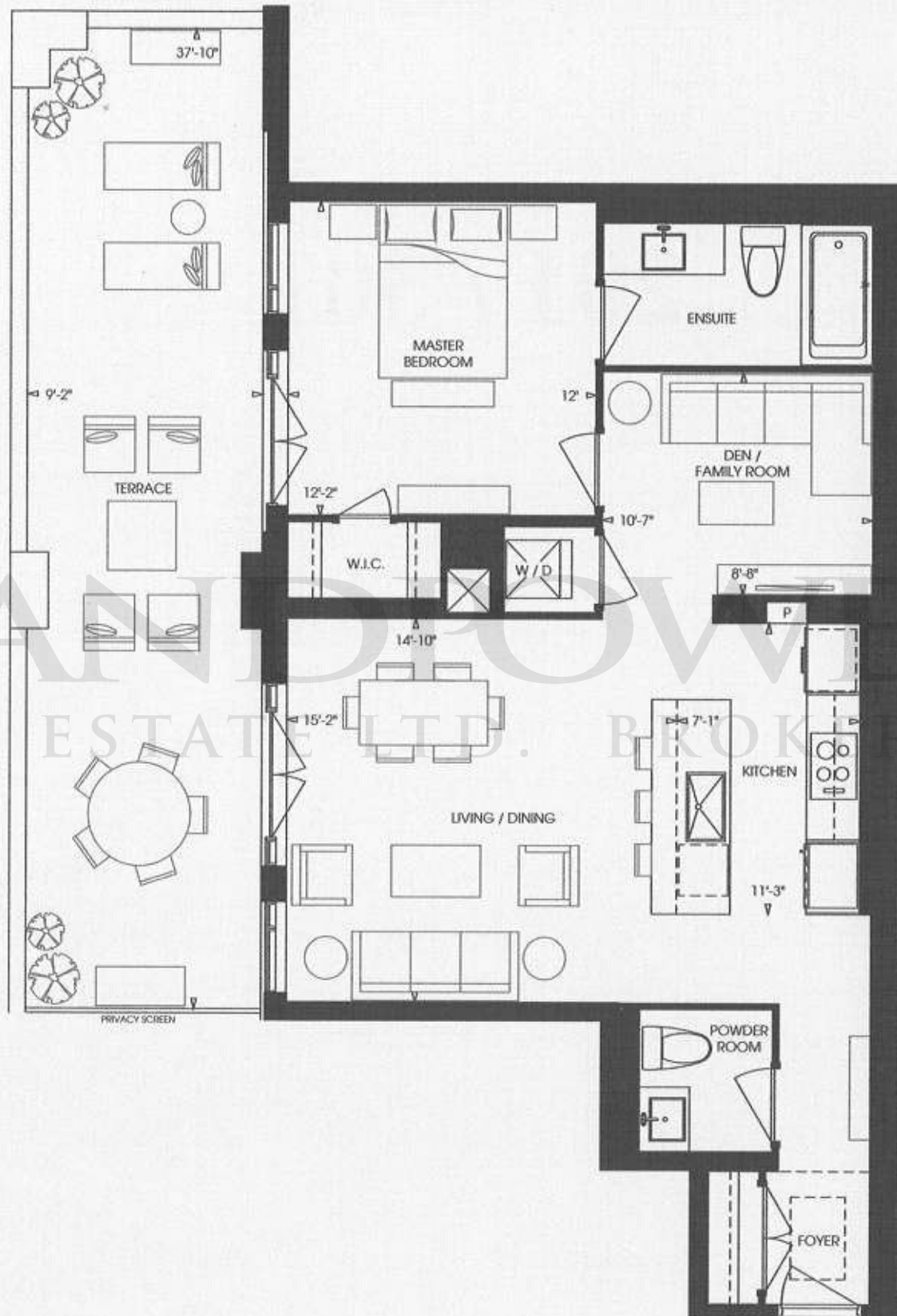
SUITE 116

ONE BEDROOM PLUS DEN /// 920 SQ. FT.

LANDPOWER
REAL ESTATE LTD. BROKERAGE



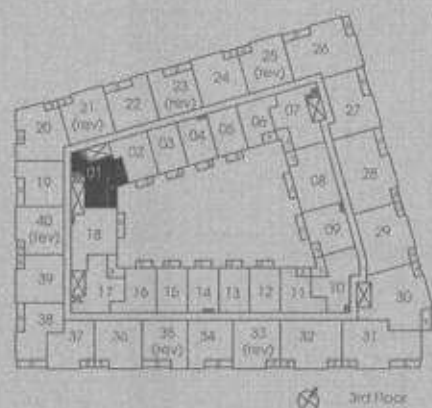
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LAND OVER
REAL ESTATE LTD. BROKERAGE

SUITE 201 / 301

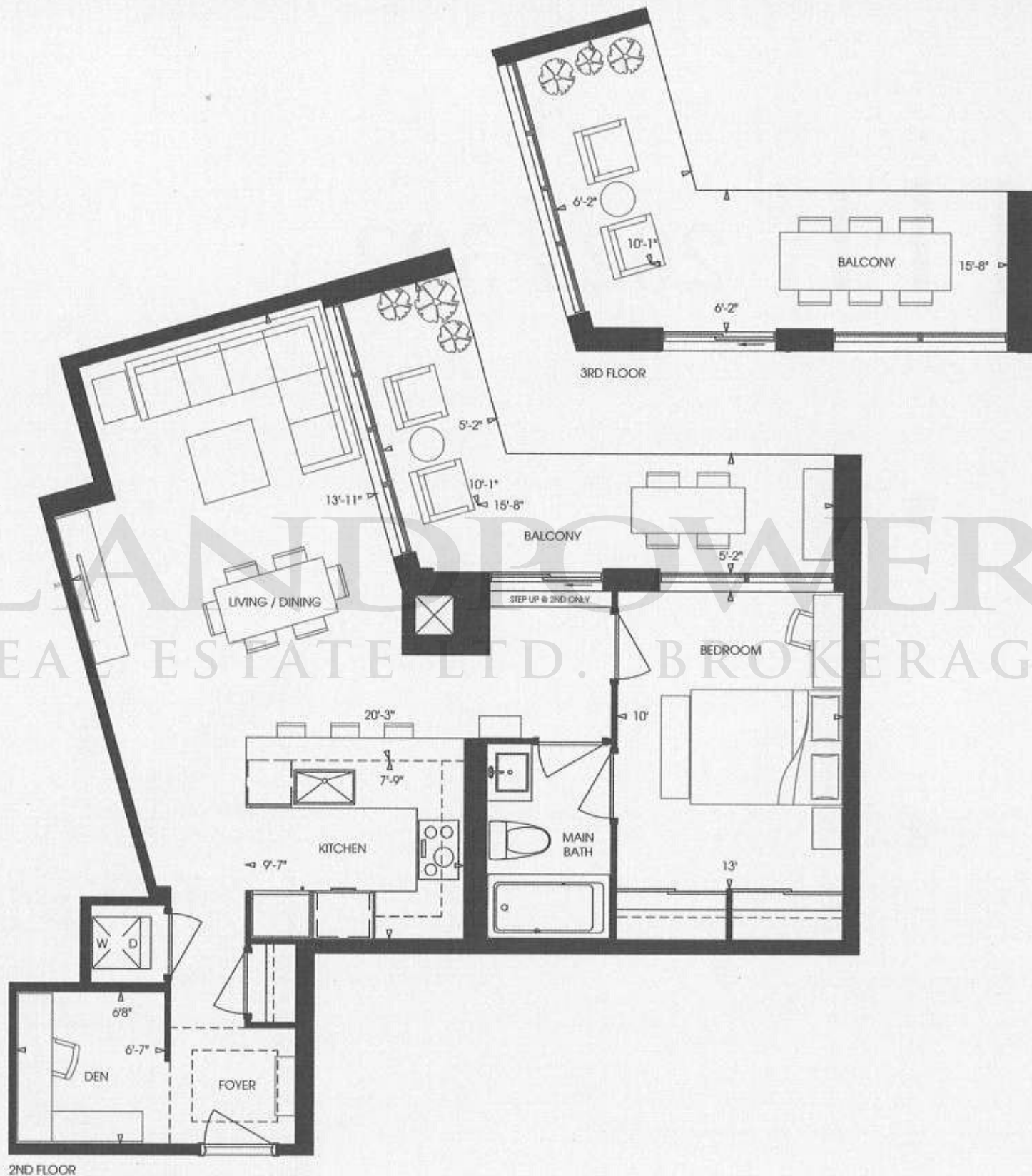
ONE BEDROOM PLUS DEN /// 852 SQ. FT.



LANDPOWER
REAL ESTATE LTD. BROKERAGE



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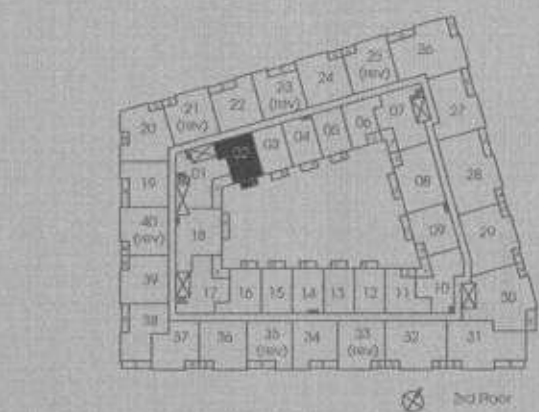
LANDFLOWER
 REAL ESTATE LTD. BROKERAGE

2ND FLOOR

3RD FLOOR

SUITE 202 / 302

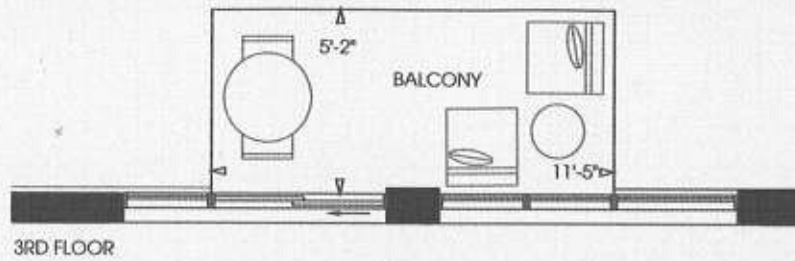
ONE BEDROOM PLUS DEN /// 738 SQ. FT.



LANDPOWER
REAL ESTATE LTD. BROKERAGE

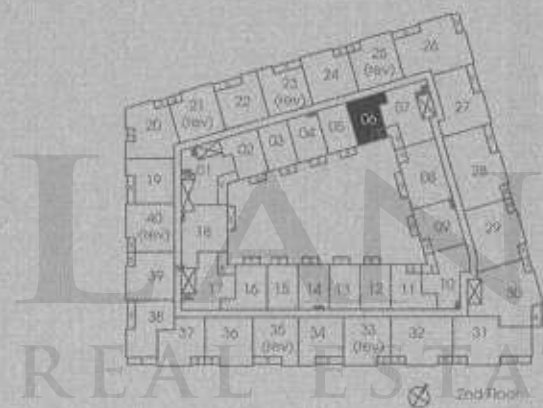


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SUITE 206 / 306

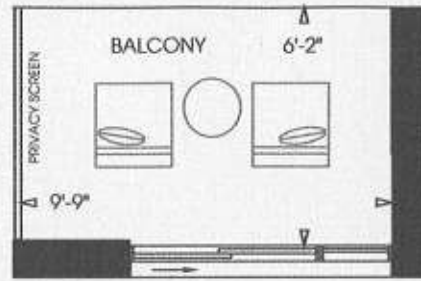
ONE BEDROOM PLUS DEN /// 744 SQ. FT.



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REAL ESTATE LTD. BROKERAGE



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3RD FLOOR



2ND FLOOR

LAND POWER
REAL ESTATE LTD. BROKERAGE

SUITE 207 / 307

ONE BEDROOM PLUS DEN /// 943 SQ. FT.



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REAL ESTATE LTD. CO. INC.



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2ND FLOOR

3RD FLOOR

LANDPOWER
 REAL ESTATE LTD. BROKERAGE

SUITE 209 / 309

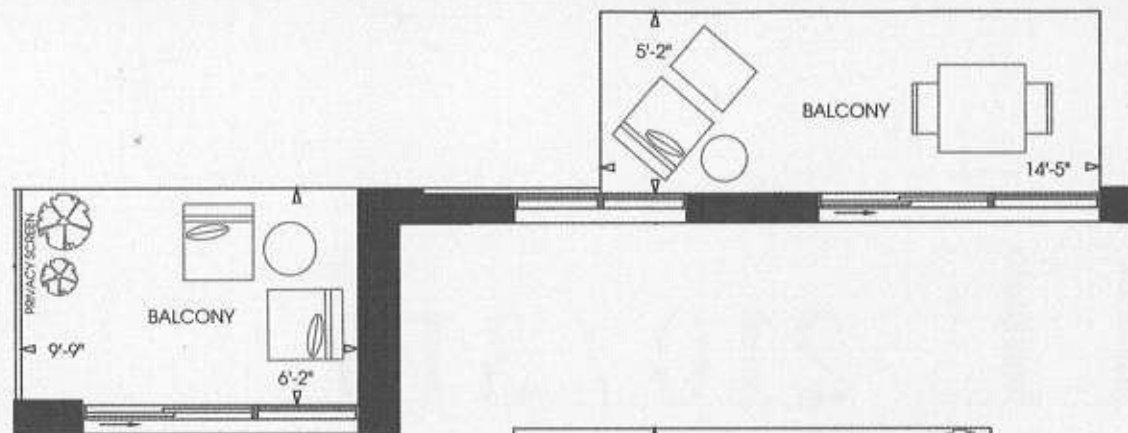
ONE BEDROOM PLUS DEN /// 851 SQ. FT.



LANDPOWER
REAL ESTATE LTD. BROKERAGE



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3RD FLOOR



2ND FLOOR

SUITE 210 / 310

ONE BEDROOM PLUS DEN // 918 SQ. FT.



LANDPOWER
REAL ESTATE LTD. BROKERAGE



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LANDFLOWER
REAL ESTATE BROKERS

SUITE 211 / 311

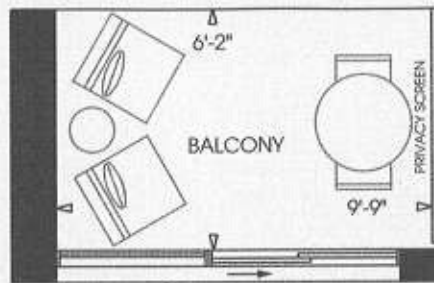
ONE BEDROOM PLUS DEN /// 708 SQ. FT.



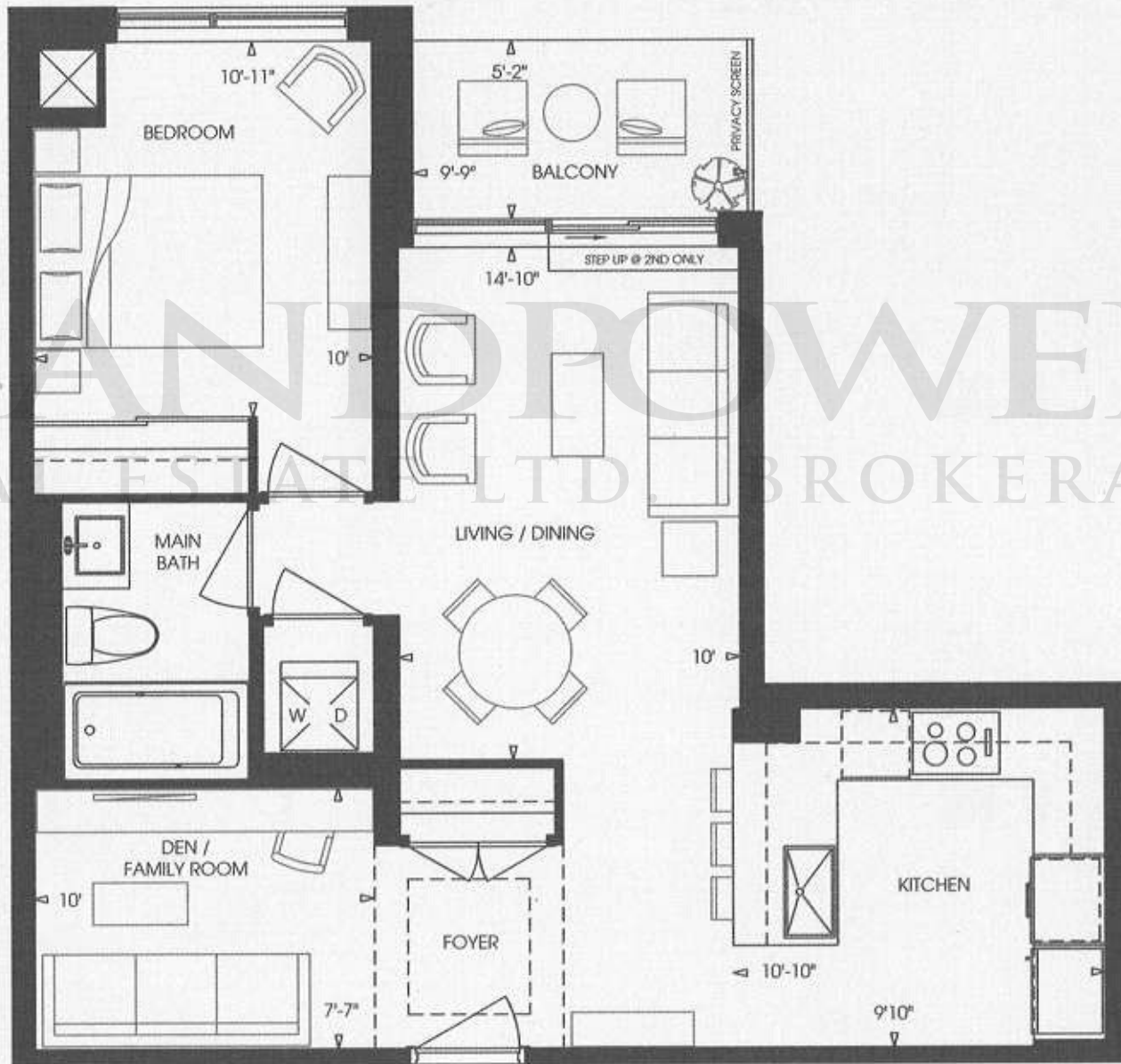
LANDPOWER
REAL ESTATE LTD. BROKERAGE



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3RD FLOOR

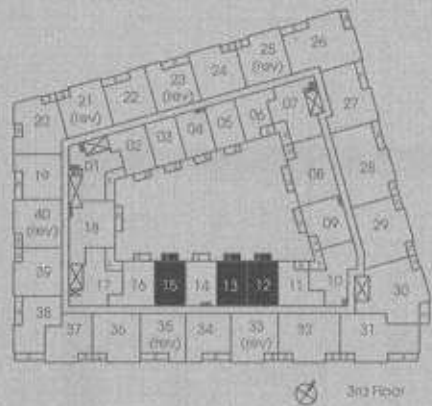
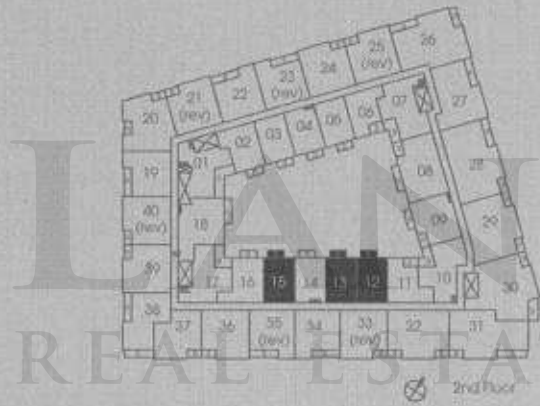


2ND FLOOR

LANDPOWER
REAL ESTATE LTD. BROKERAGE

SUITE 212 / 213 / 215 312 / 313 / 315

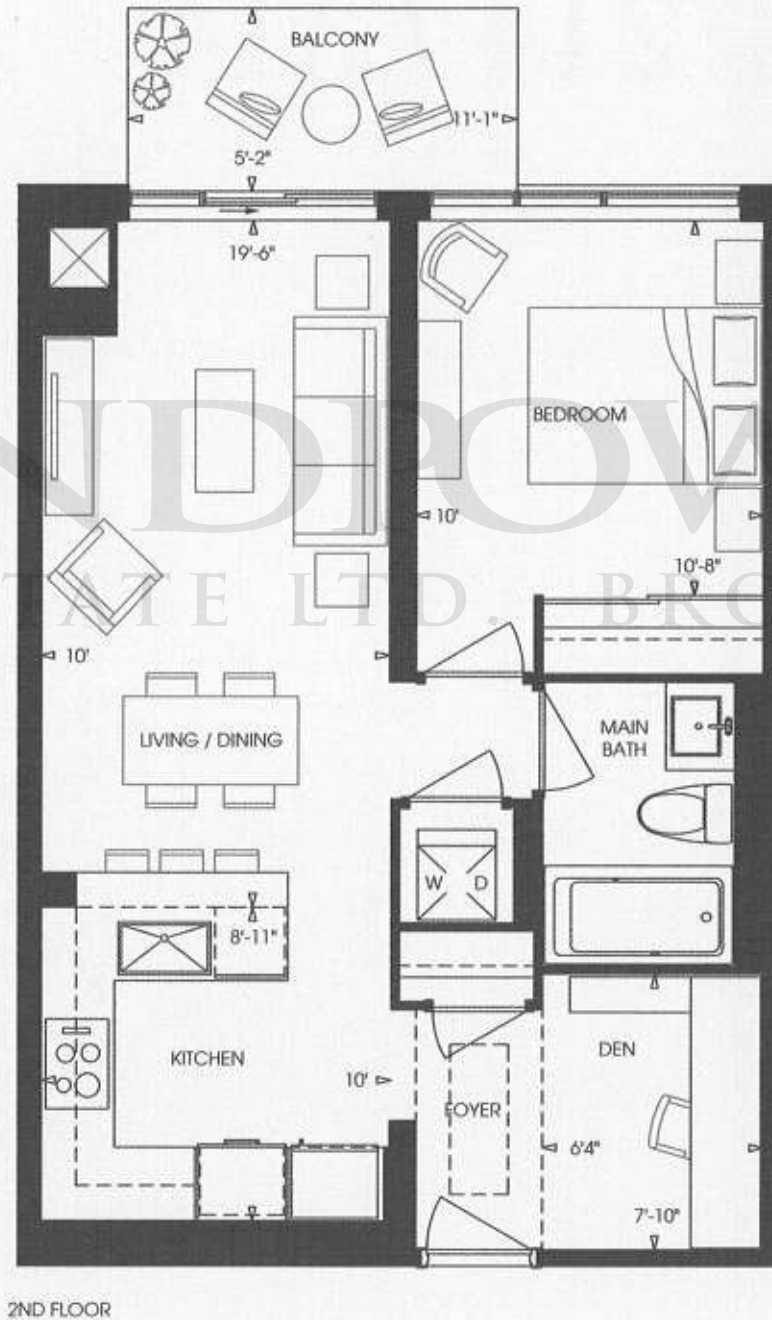
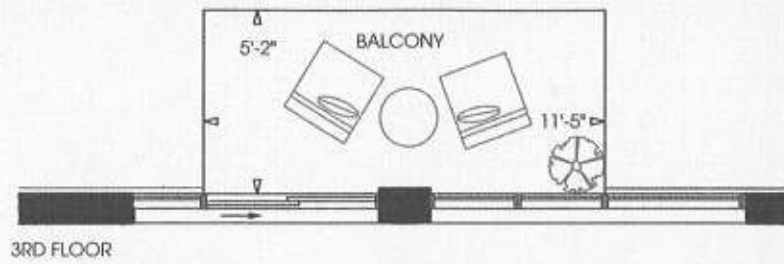
ONE BEDROOM PLUS DEN /// 649 SQ. FT.



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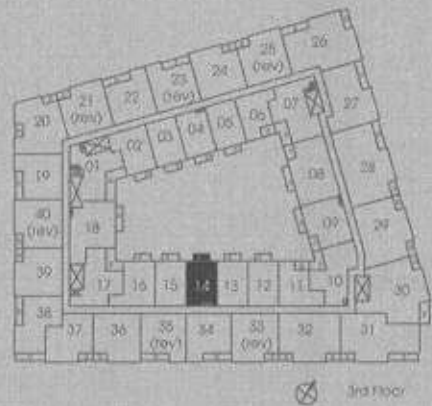
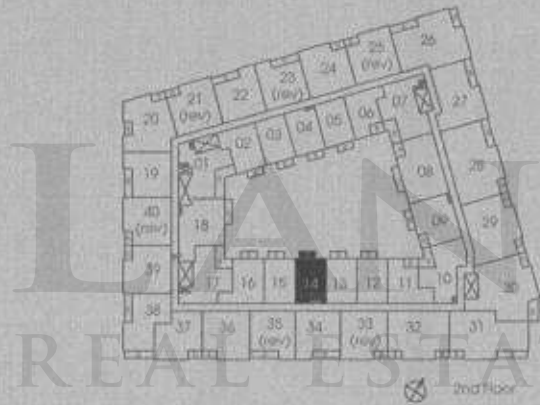


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SUITE 214 / 314

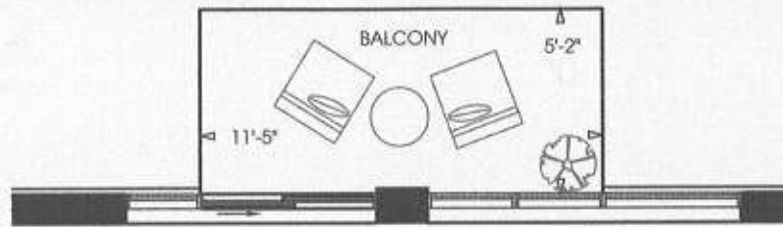
ONE BEDROOM PLUS DEN /// 638 SQ. FT.



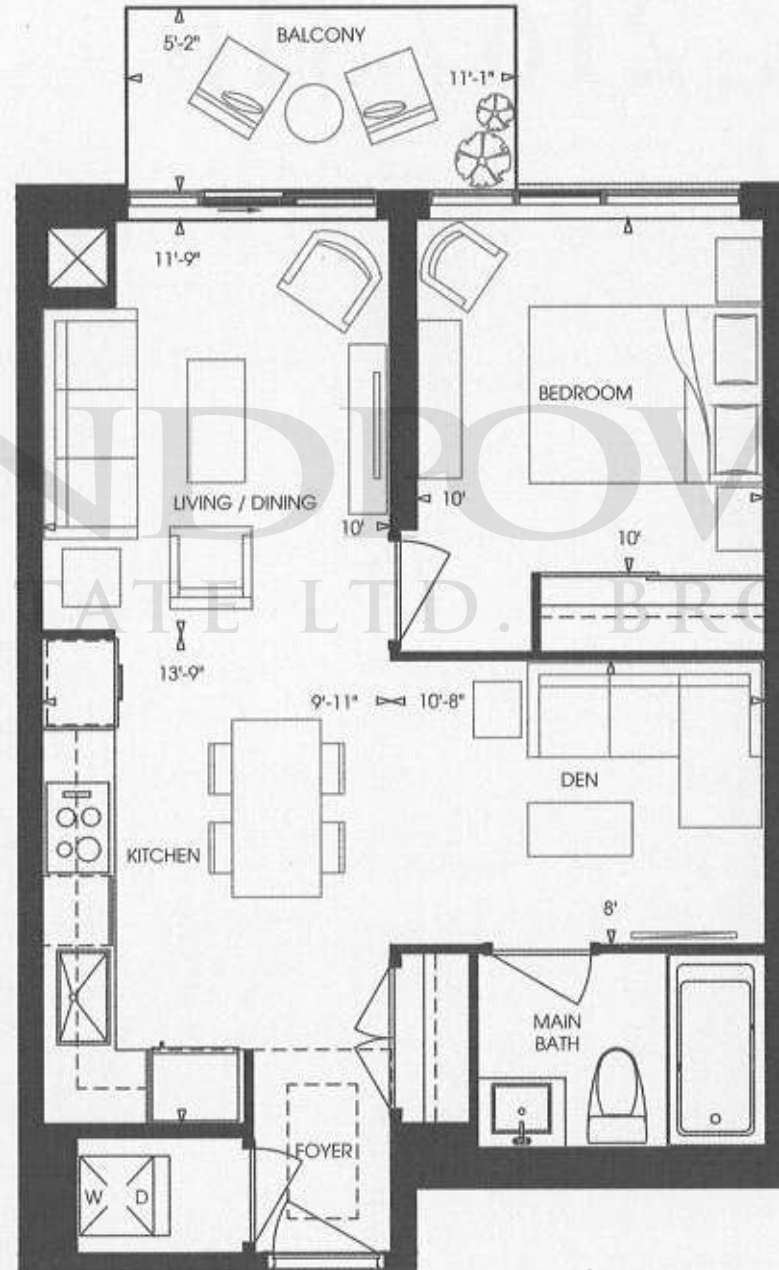
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3RD FLOOR



2ND FLOOR

LAND PROVER
 REAL ESTATE LTD. BROKERAGE

SUITE 216 / 316

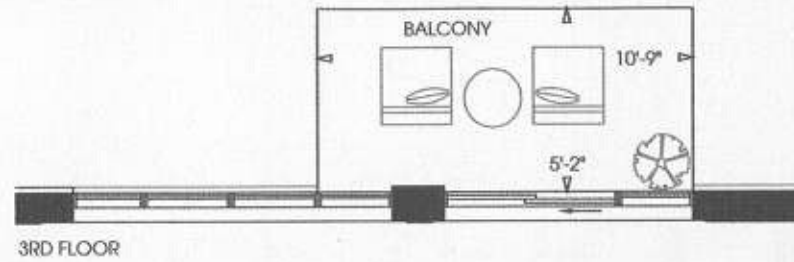
ONE BEDROOM PLUS DEN /// 749 SQ. FT.



LANDPOWER
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LANDPOWER
 REAL ESTATE LTD. BROKERAGE

SUITE 217 / 317

ONE BEDROOM PLUS DEN /// 917 SQ. FT.



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REAL ESTATE LTD. BROKERAGE



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LANDPOWER
REAL ESTATE LTD. BROKERAGE



2ND FLOOR

3RD FLOOR

SUITE 237 / 337

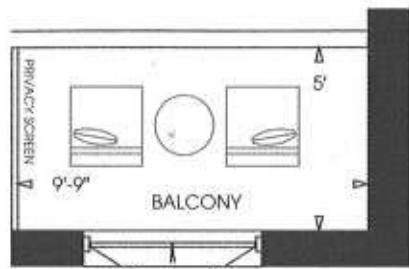
ONE BEDROOM PLUS DEN /// 916 SQ. FT.



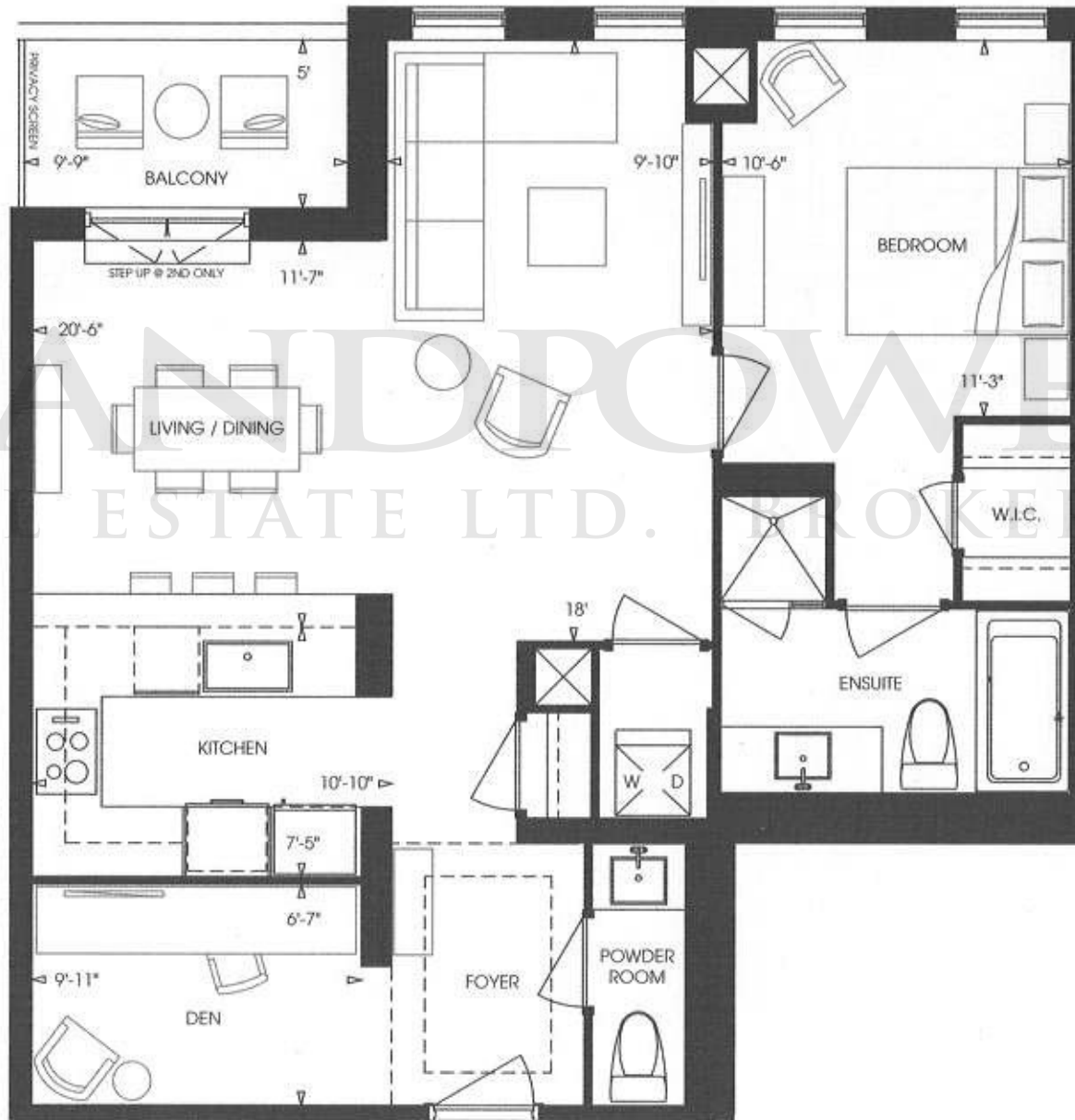
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3RD FLOOR

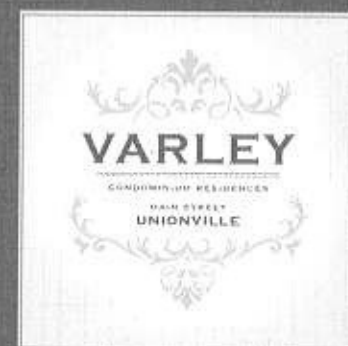


2ND FLOOR

LANDPOWER
 REAL ESTATE LTD. BROKERAGE



THE TOWER
TWO BEDROOM / TWO BEDROOM PLUS DEN
REALTY LTD - BROKERAGE





**VARLEY CONDOMINIUM RESIDENCES
SPECIAL V.I.P. PREVIEW PRICE LIST**

A dramatic 4-storey building located at 20 Fred Varley Drive designed by Graziani + Corazza Architects. Amenities include The Varley Club – an exclusive residents' space featuring a Theatre, Fitness Centre with cardio and weights areas, Yoga Studio, Party Room with Dining Space and a beautifully landscaped Outdoor Courtyard. The building also includes a Guest Suite and a 24 hour Concierge.

FLOOR	TYPE	SQ.FT	VIEW	STARTING PRICE
Ground floor	1 bedroom + den	649	Courtyard	\$412,990
Ground floor	1 bedroom + den	833	Residential South	\$563,990
Ground floor	2 bedroom + den	1270	Park	\$929,990
Ground floor	2 bedroom + den	1424	Residential South	\$1,029,990
2 nd & 3 rd	1 bedroom + den	649	Courtyard	\$403,990
2 nd & 3 rd	1 bedroom + den	916	Residential South	\$698,990
2 nd & 3 rd	2 bedroom	941	Residential West	\$630,990
2 nd & 3 rd	2 bedroom	1010	Fred Varley Drive	\$686,990
2 nd & 3 rd	2 bedroom	1108	Courtyard	\$675,990
2 nd & 3 rd	2 bedroom	1172	North West	\$791,990
2 nd & 3 rd	2 bedroom + den	1301	Residential South	\$952,990
2 nd & 3 rd	2 bedroom + den	1568	Park	\$1,128,990
Penthouse	2 bedroom	1155	Residential West	\$919,990
Penthouse	2 bedroom + den	1488	Fred Varley Drive	\$1,160,990
Penthouse	3 bedroom + den	2471	Park	\$2,045,990

All prices include 1 underground parking space

SUITE FEATURES:

- Suite layouts designed by Bryon Patton & Associates
- Typical suites have 10' ceilings, 13' on ground floor
- Pre-engineered hardwood flooring in living room, dining room, main hallway, bedrooms and den, where applicable
- Designer kitchens by Irpinia
- Granite countertops with flush breakfast bar or island, as per plan
- Miele integrated paneled 30" fridge and 24" dishwasher, 30" electric cooktop with 30" built-in wall oven, 30" built-in hood fan and 24" built-in microwave
- Single bowl stainless steel undermount sink with contemporary design faucet
- Glass mosaic backsplash (from Builder's Décor package selection)

DEPOSIT STRUCTURE:

- 5% due on signing
- 5% due in 60 days
- 5% due in 120 days
- 5% due in 360 days
- 5% due at Occupancy

ADDITIONAL PARKING:

\$45,000 + HST
(see Sales Rep for availability)

LOCKER:

\$4,500 + HST

MAINTENANCE FEES:

\$0.50 per square foot
Plus individual hydro, water, gas

ESTIMATED PROPERTY TAX:

1% of the purchase price

TENTATIVE OCCUPANCY DATE:

September 2016

Grand Opening Hours:
Monday to Thursday: 12pm – 7pm
Weekends: 11am – 6pm

Brokers Protected

SALES REPRESENTATIVE: Rosy Chodirker

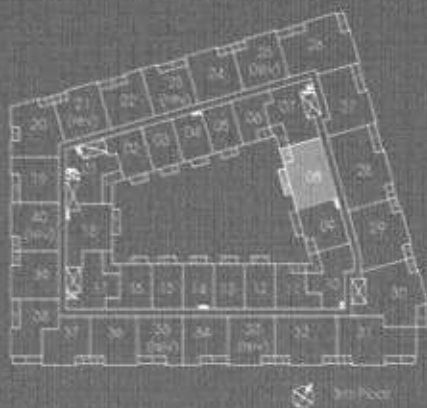
TRIBUTE COMMUNITIES CONDOMINIUM PRESENTATION CENTRE:

20 Fred Varley Drive, Unionville, Ontario
Tel: 905-604-1477 Fax: 905-604-1478
varley@tributecommunities.com

Prices, materials, specifications and floor plans are subject to change without notice. All floor plans are approximate dimensions. Actual useable floor space may vary from the stated floor area. E & O. E

SUITE 208 / 308

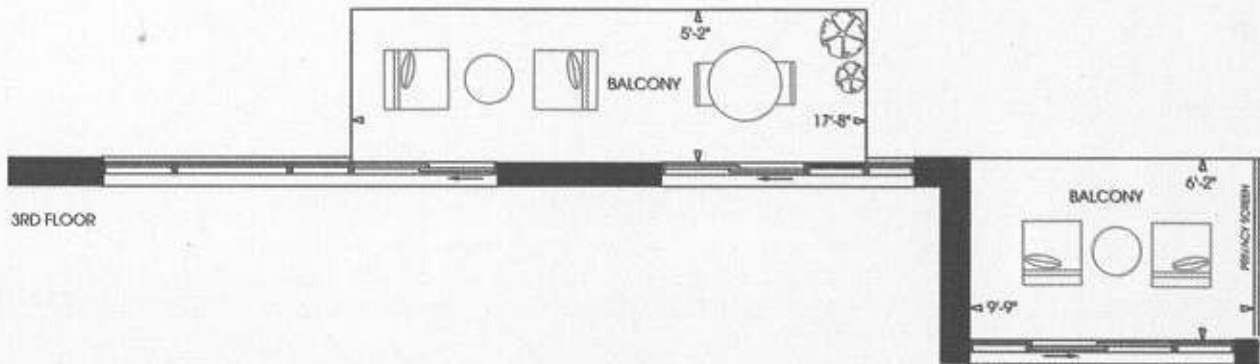
TWO BEDROOM /// 1175 SQ. FT.



LANDPOWER
RENTALS LTD. STORAGE



Measurements, specifications and floor plans are subject to change without notice. All floor plans are approximate dimensions. Actual construction may vary from the stated floor area. S.A.P.E.



2ND FLOOR

LAND OVER REAL ESTATE BROKERAGE

SUITE 218 / 318

TWO BEDROOM /// 1108 SQ. FT.



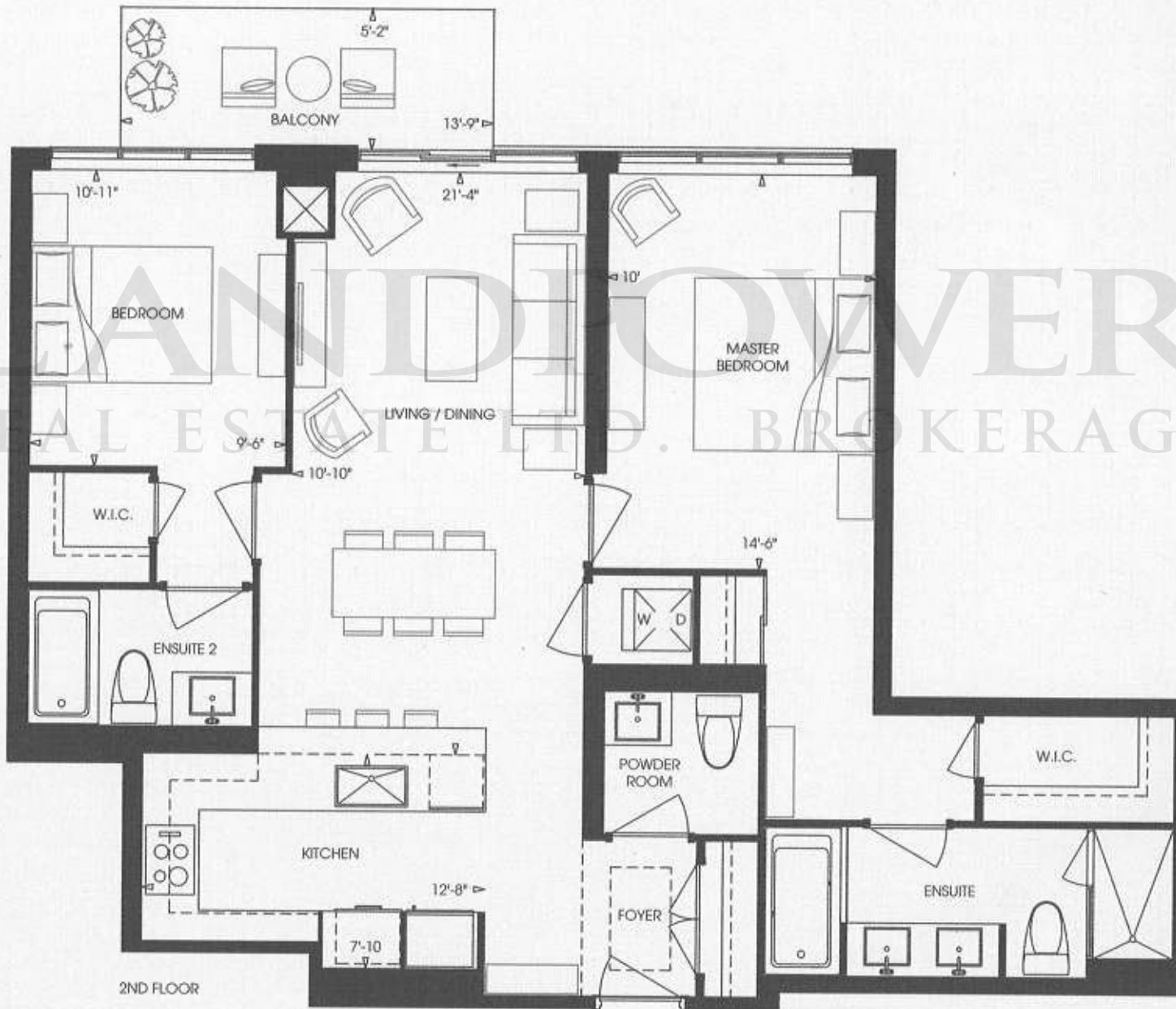
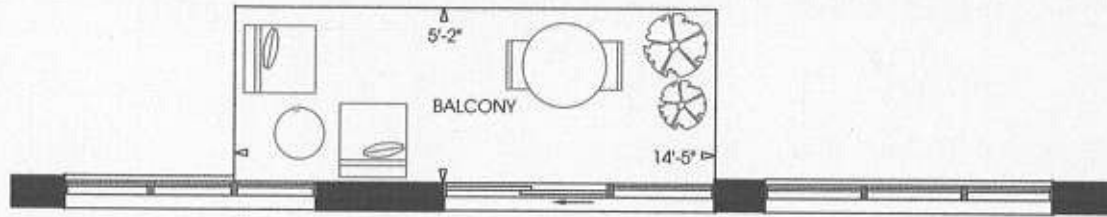
2nd Floor



3rd Floor

Materials, specifications and floor plans are subject to change without notice. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E. & O.E.





SUITE

219 / 222 / 223 / 234 / 235
319 / 322 / 323 / 334 / 335

TWO BEDROOM /// 941 SQ. FT.



2nd Floor

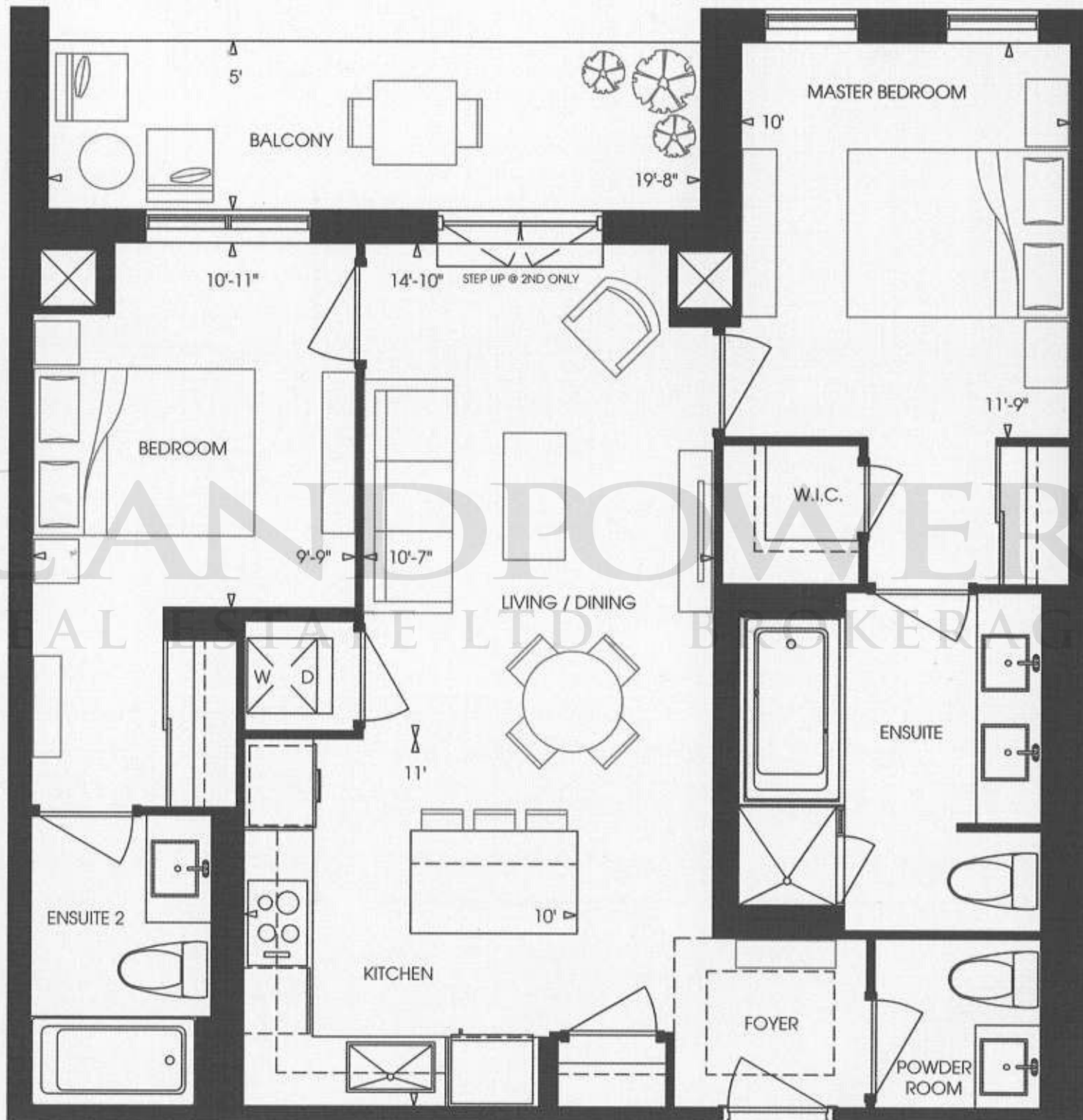


3rd Floor

Materials, specifications and floor plans are subject to change without notice. All floor plans are approximate dimensions. Aerial middle floor space may vary from the stated floor area. E. & O.E.

WINDPOWER
REIT LTD. BROKERAGE





SUITE 220 / 320

TWO BEDROOM /// 1172 SQ. FT.

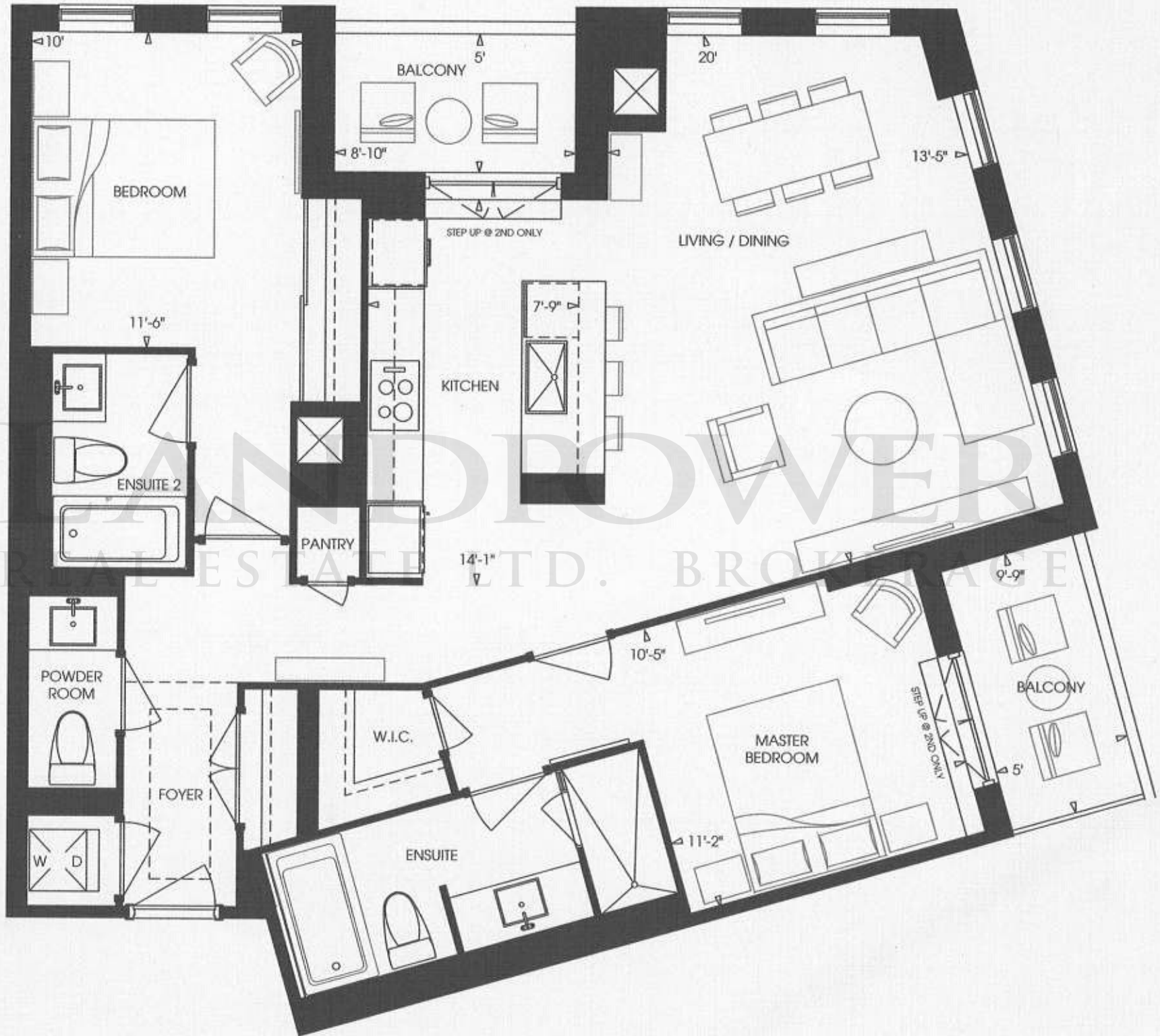


2nd Floor



3rd Floor

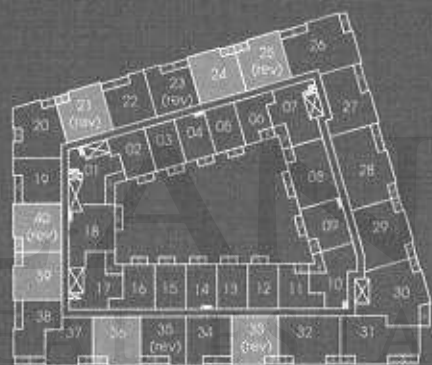
Materials, specifications and floor plans are subject to change without notice. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. P. & O.E.



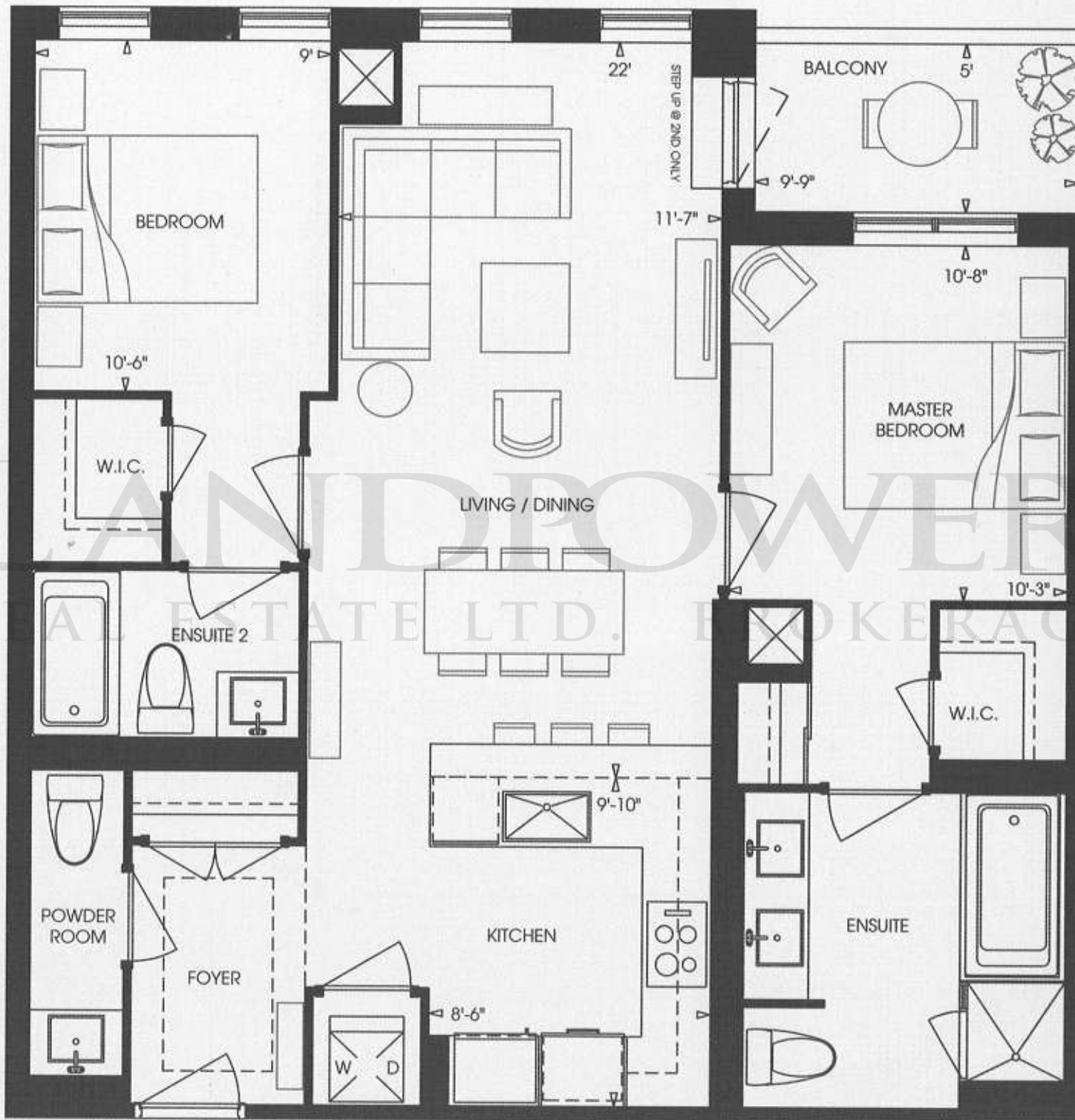
SUITE

221 / 224 / 225 / 233 / 236 / 239 / 240
321 / 324 / 325 / 333 / 336 / 339 / 340

TWO BEDROOM /// 1010 SQ. FT.



Materials, specifications and floor plans are subject to change without notice. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E. & O.E.



LANDPOWER
REAL ESTATE LTD. BROKERAGE

SUITE 227 / 327

TWO BEDROOM /// 1209 SQ. FT.



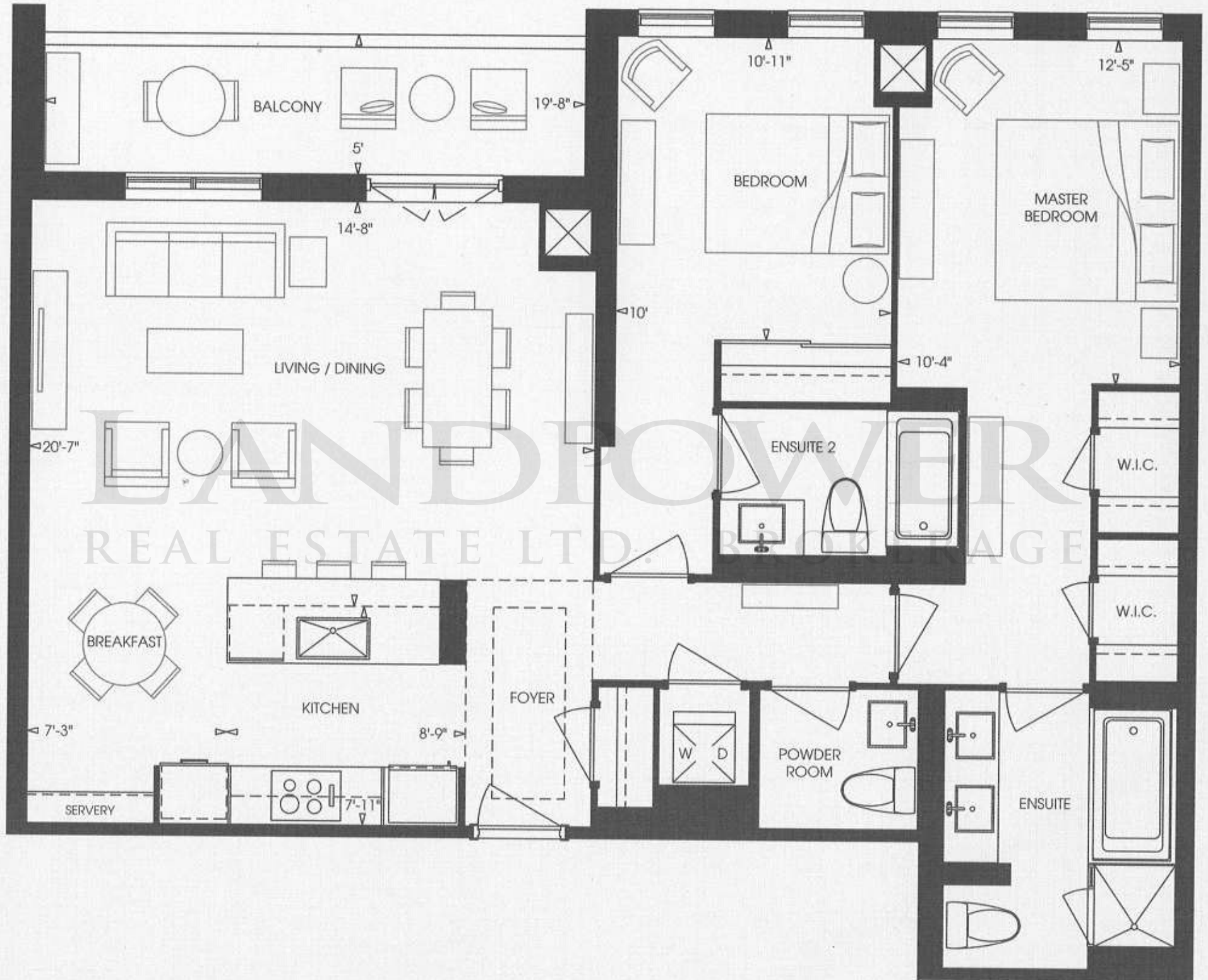
2nd floor



3rd floor

Materials, specifications and floor plans are subject to change without notice. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E. & O.E.





LANDPOWER
REAL ESTATE LTD. BROKER/AGENT

SUITE 238 / 338

TWO BEDROOM /// 1001 SQ. FT.



2nd Floor

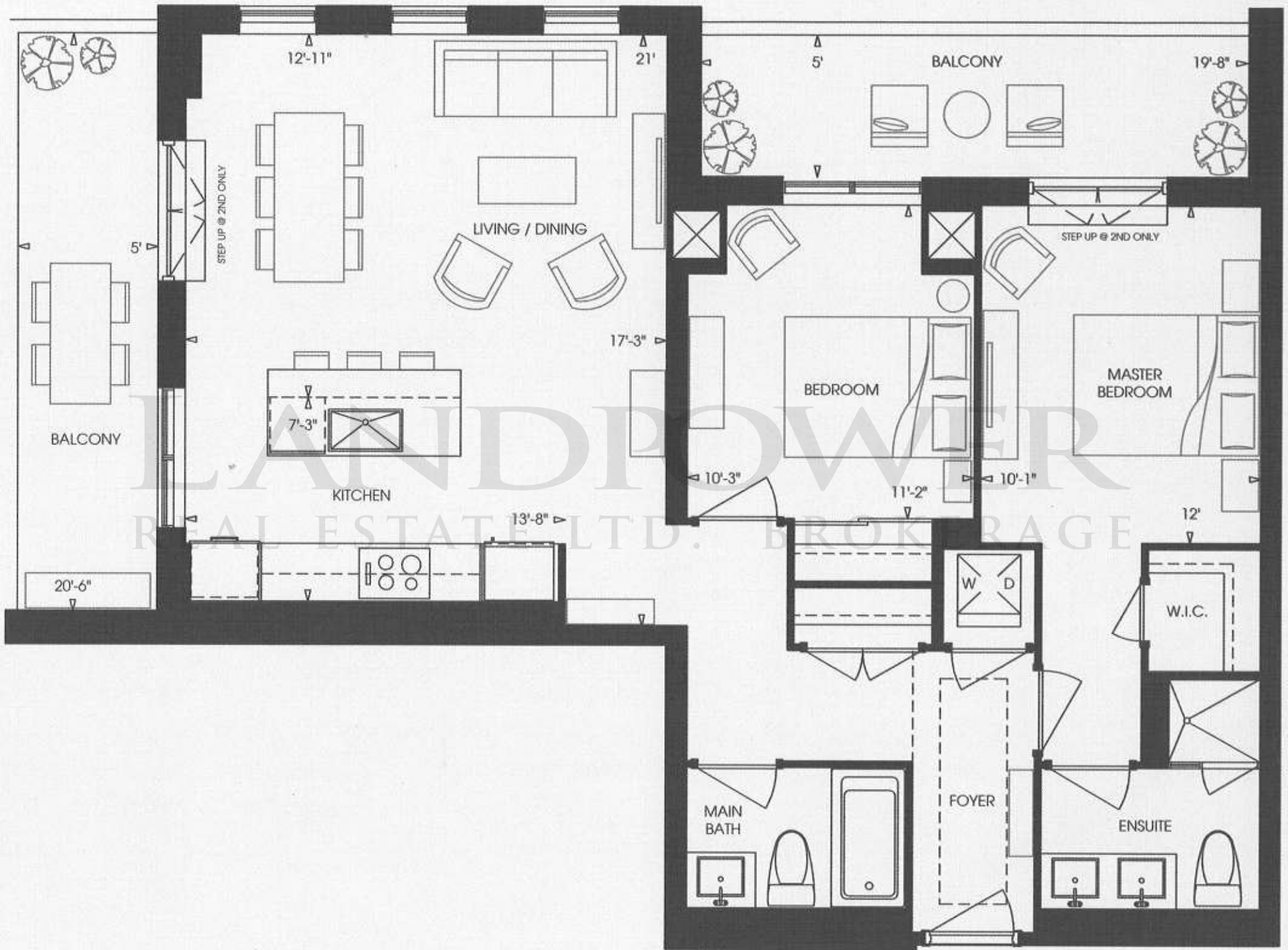


3rd Floor

Materials, specifications and floor plans are subject to change without notice. All floor plans are approximate dimensions. Actual on-site floor plans may vary from the stated floor plan. F.A.O.B.

LANDPOWER
REAL ESTATE LTD. BROKERAGE



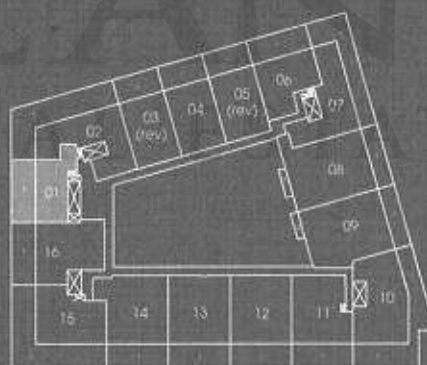


PH 01

TWO BEDROOM /// 1155 SQ. FT.

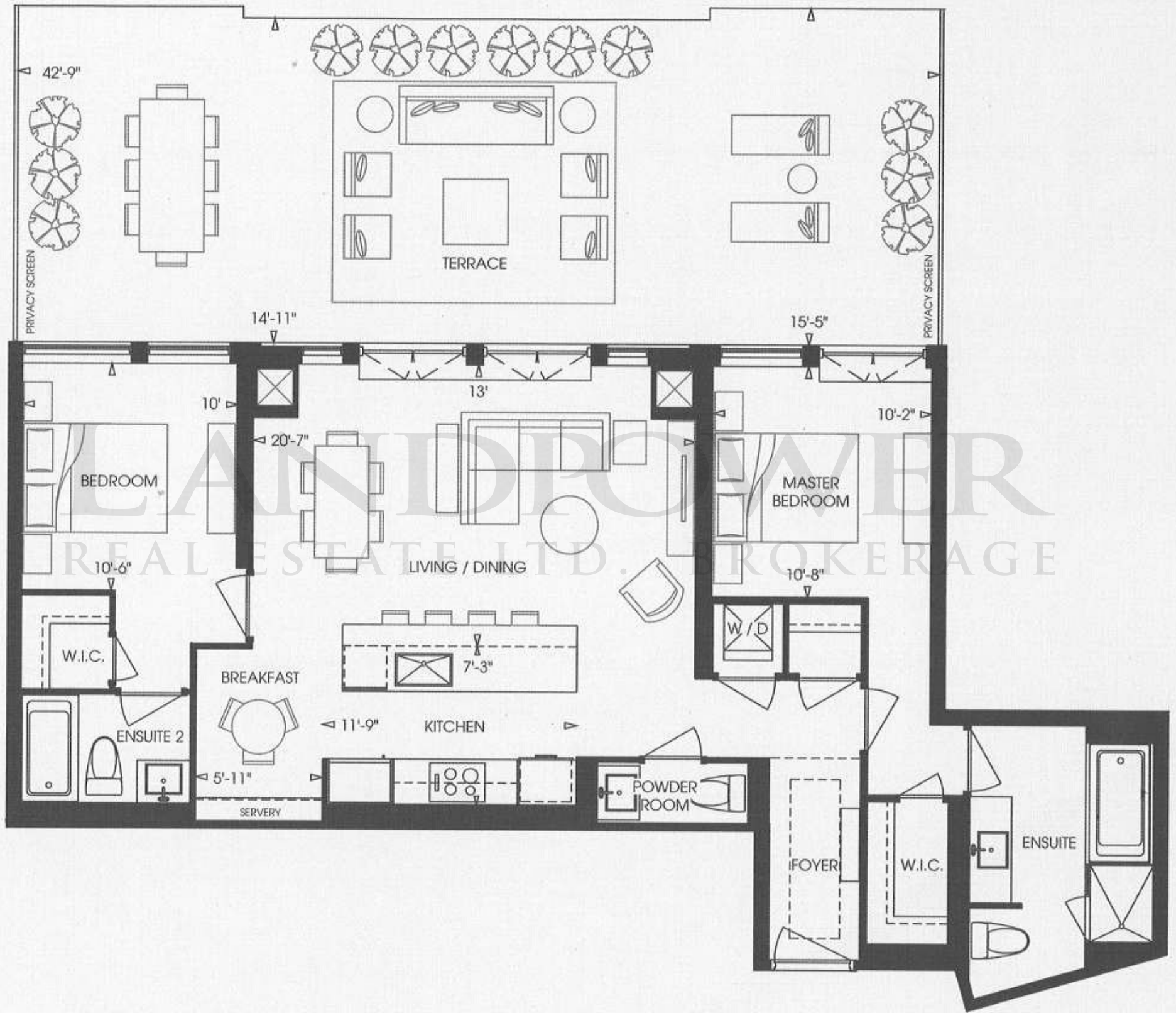
LANDPOWER

REAL ESTATE LTD. BROKERAGE



 Parthouse Floor

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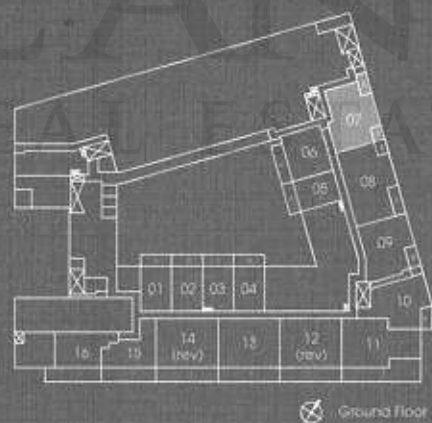


LANSDOWNE
REAL ESTATE LTD. BROKERAGE

SUITE 107

TWO BEDROOM PLUS DEN /// 1270 SQ. FT.

LANDPOWER
REAL ESTATE LTD. BROKERAGE



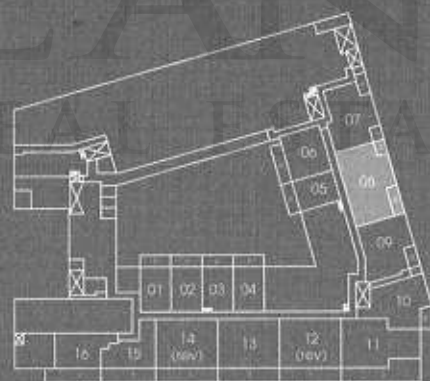
Materials, specifications and floor plans are subject to change without notice. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area, P. & O.P.



SUITE 108

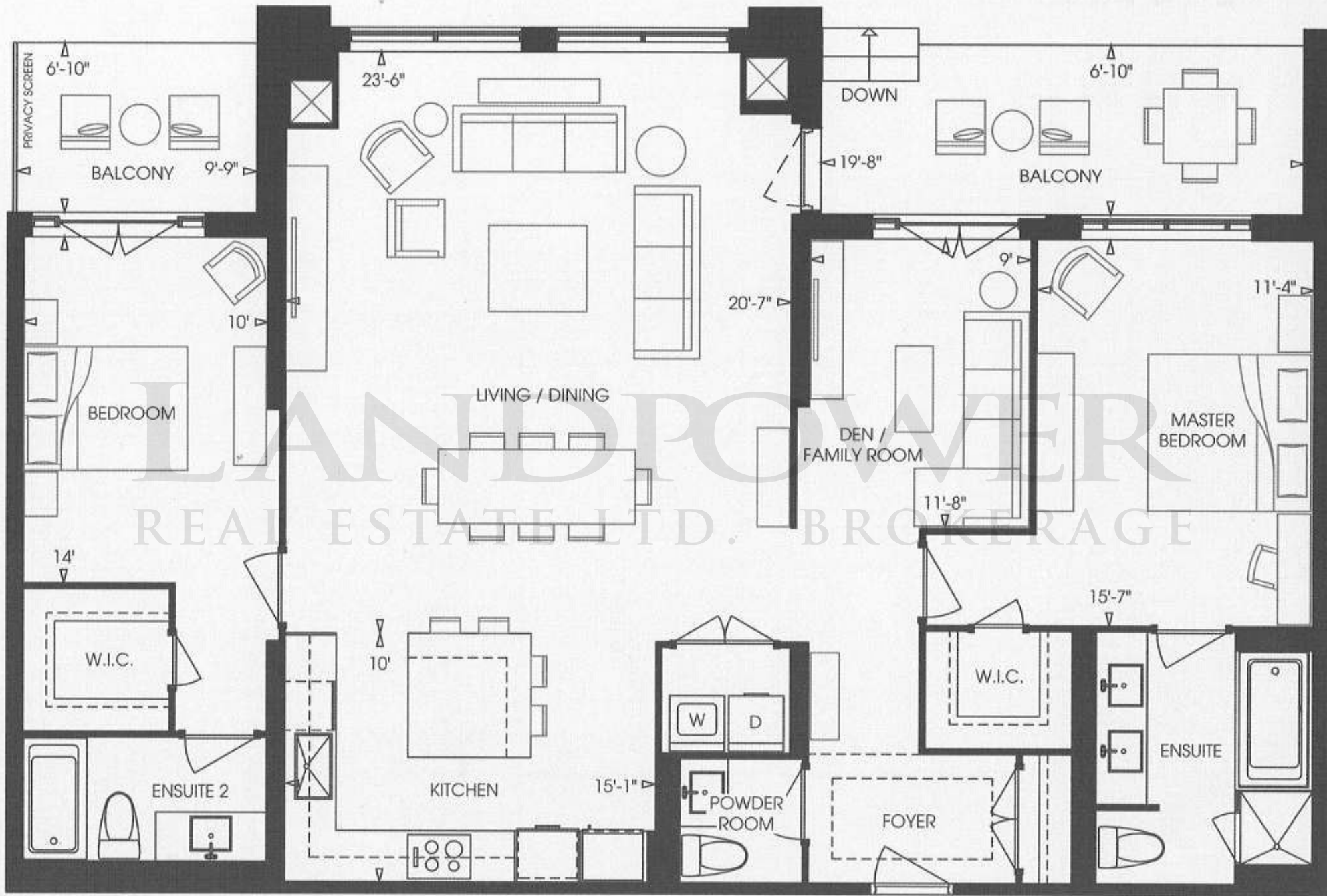
TWO BEDROOM PLUS DEN /// 1642 SQ. FT.

LANDPOWER
REAL ESTATE LTD. BROKERAGE



Ground Floor

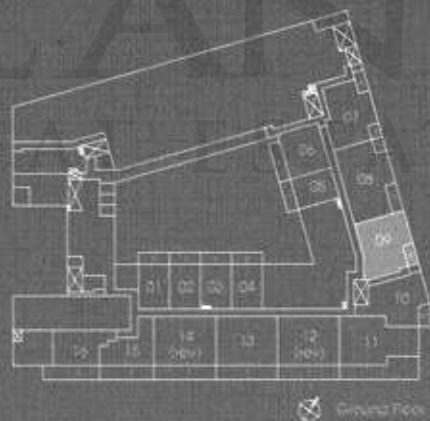
Materials, specifications and floor plans are subject to change without notice. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. B. & O.H.



SUITE 109

TWO BEDROOM PLUS DEN /// 1253 SQ. FT.

LANDPOWER
REAL ESTATE LTD. BROKERAGE



Measurements, specifications and floor plans are subject to change without notice. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. A.C.F.

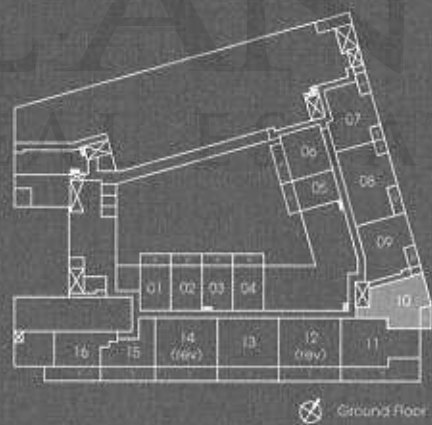




SUITE 110

TWO BEDROOM PLUS DEN /// 1241 SQ. FT.

LANDPOWER
REAL ESTATE LTD. BROKERAGE



Materials, specifications and floor plans are subject to change without notice. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. L. & O.F.



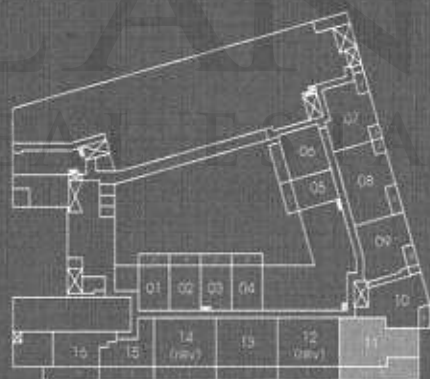


LANDPOWER
REAL ESTATE LTD. BROKERAGE

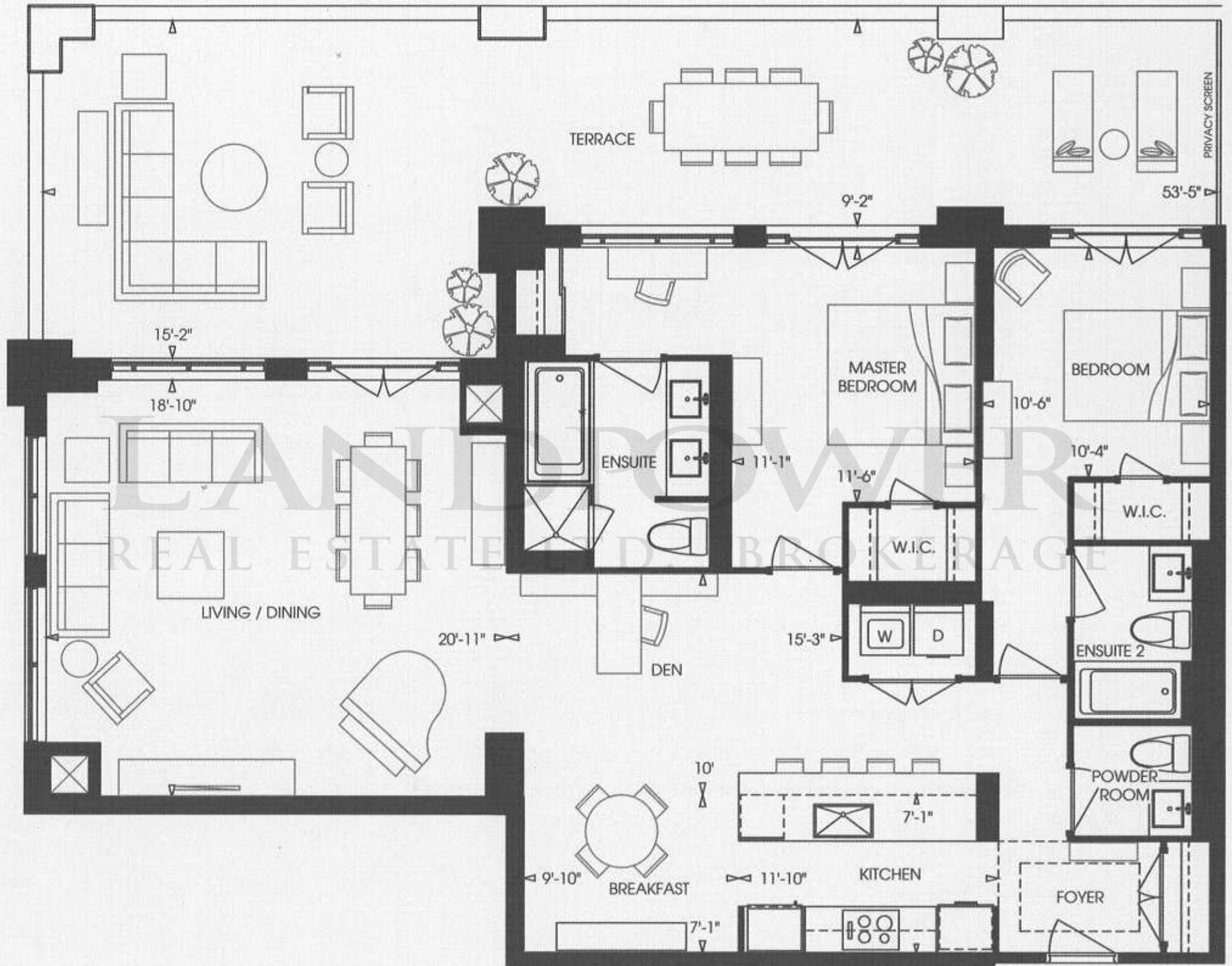
SUITE 111

TWO BEDROOM PLUS DEN /// 1528 SQ. FT.

LANDPOWER
RENTALS LTD. BROKERAGE



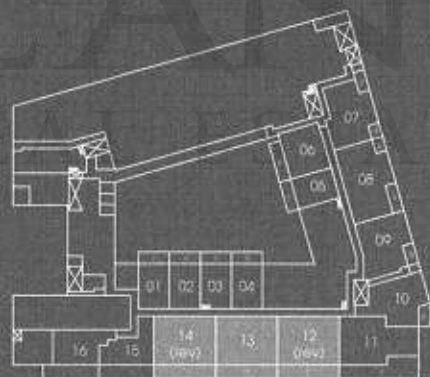
Materials, specifications and floor plans are subject to change without notice. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E. & O.R.



SUITE 112 / 113 / 114

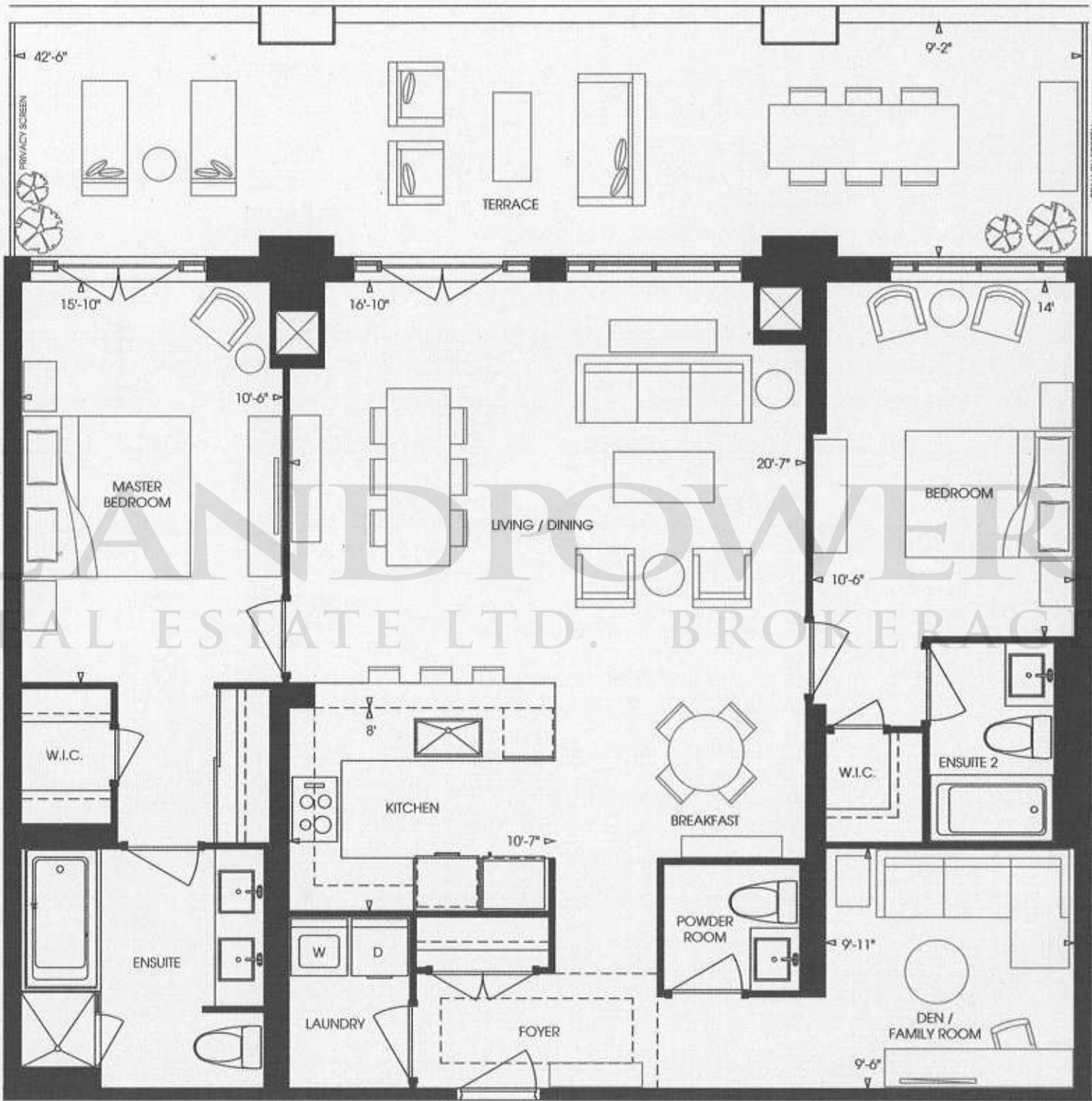
TWO BEDROOM PLUS DEN /// 1424 SQ. FT.

LANDPOWER
RENTALS LTD BROKERAGE



Ground Floor

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LAND POWER
REAL ESTATE LTD. BROKERAGE

SUITE 226 / 326

TWO BEDROOM PLUS DEN /// 1544 SQ. FT.



2nd Floor

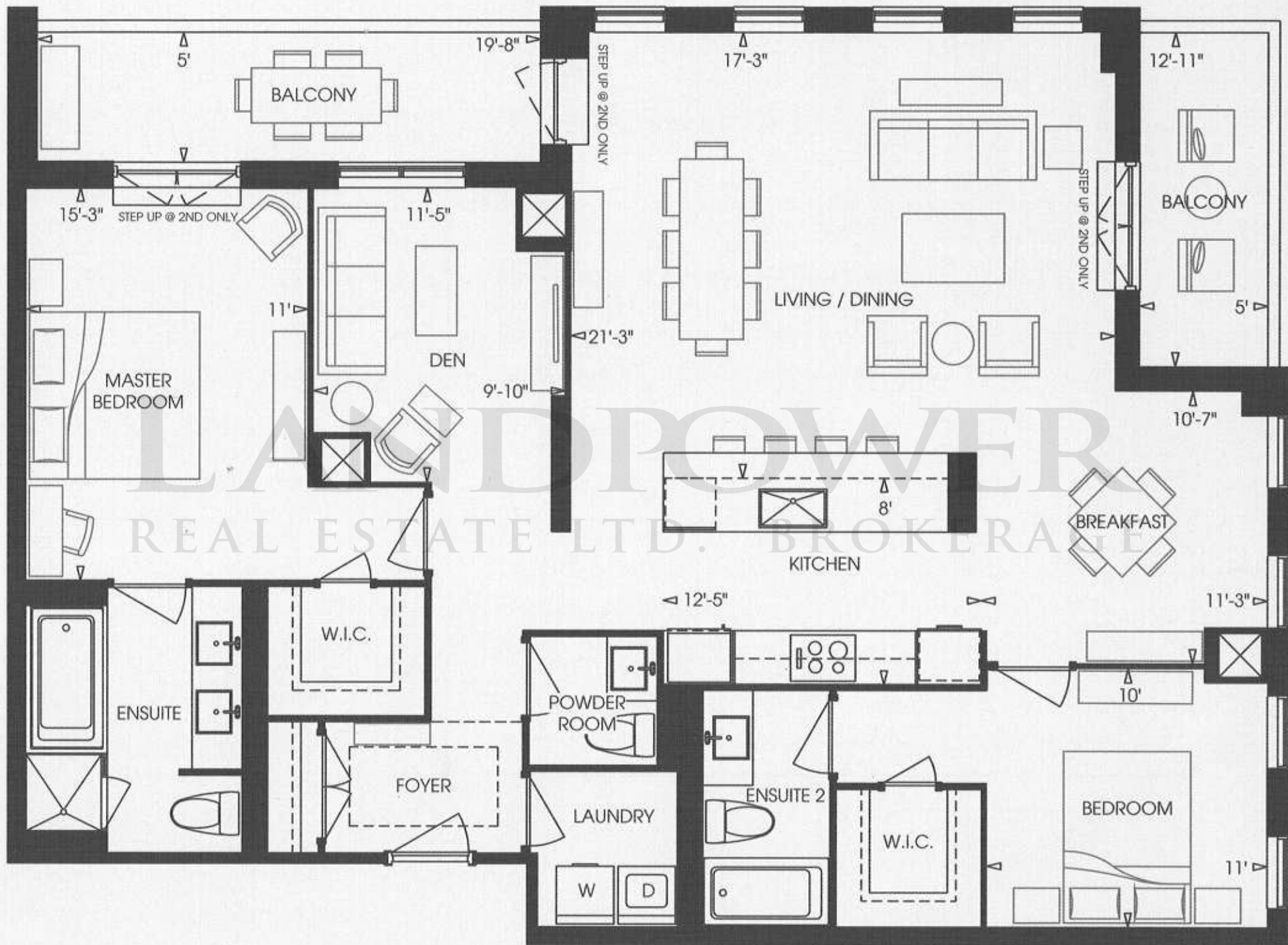


3rd Floor

Materials, specifications and floor plans are subject to change without notice. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E. & O.J.

LANDPOWER
RENTALS LTD. HOUSING

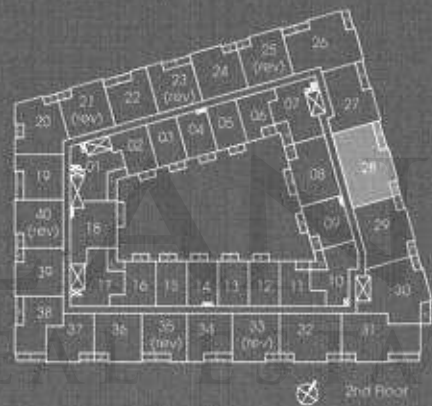




LAND POWER
 REAL ESTATE LTD. BROKERAGE

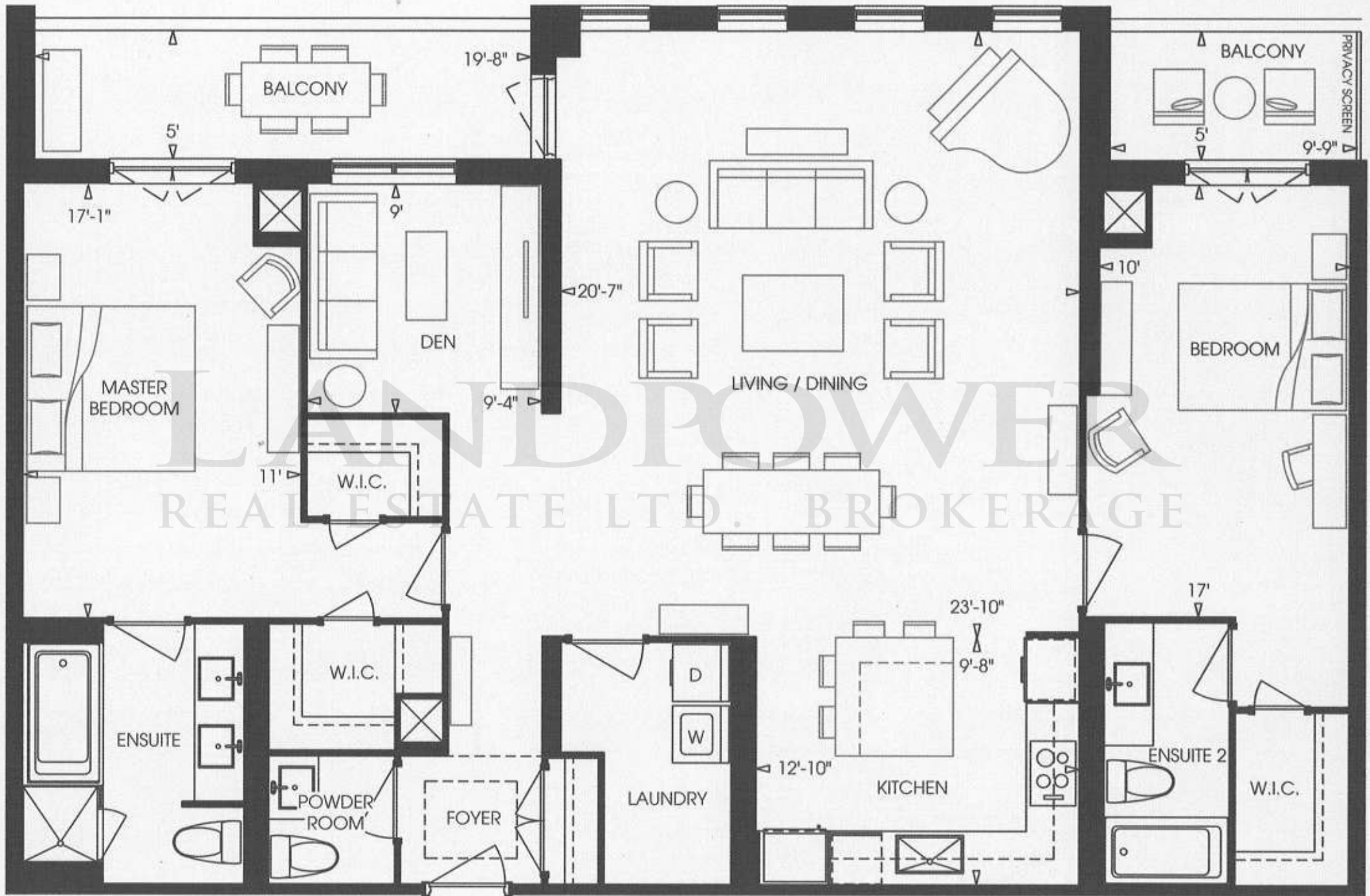
SUITE 228 / 328

TWO BEDROOM PLUS DEN /// 1682 SQ. FT.



Materials, specifications and floor plans are subject to change without notice. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E.A.O.E.





SUITE 229 / 329

TWO BEDROOM PLUS DEN /// 1388 SQ. FT.



2nd Floor



3rd Floor

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LANDPOWER
RESIDENTIAL LTD. BROKERAGE





SUITE 230 / 330

TWO BEDROOM PLUS DEN /// 1568 SQ. FT.



2nd Floor



3rd Floor

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LANDPOWER
REAL ESTATE LTD. BROKERAGE



LANDPOWER
REAL ESTATE LTD. BROKERAGE



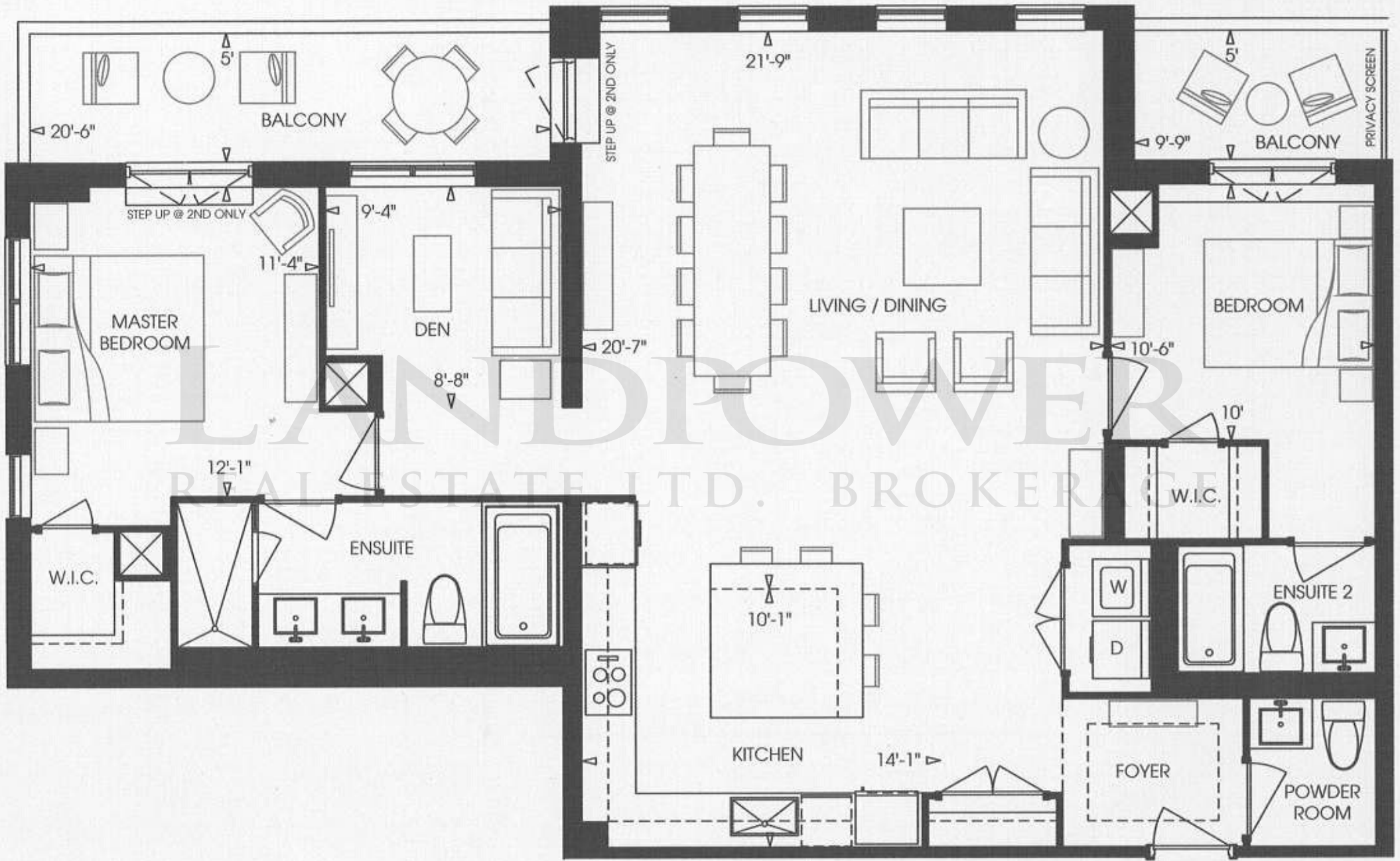
SUITE 231 / 331

TWO BEDROOM PLUS DEN /// 1458 SQ. FT.



Materials, specifications and floor plans are subject to change without notice. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. B. & O.E.





SUITE 232 / 332

TWO BEDROOM PLUS DEN /// 1301 SQ. FT.



2nd Floor



3rd Floor

All rents, specifications and floor plans are subject to change without notice. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. K. & O.J.

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REAL ESTATE LTD. BROKERAGE



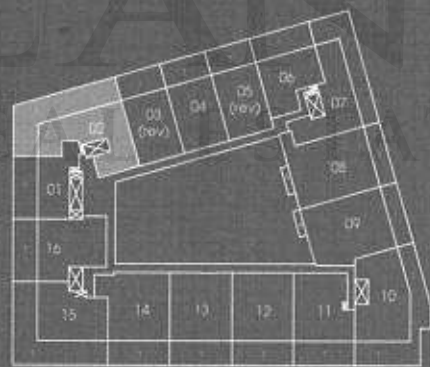


LANDPOWER REALTY STATE LTD. BROKERAGE

PH 02

TWO BEDROOM PLUS DEN /// 1968 SQ. FT.

LANDPOWER
RESTATE LTD. BROKERAGE

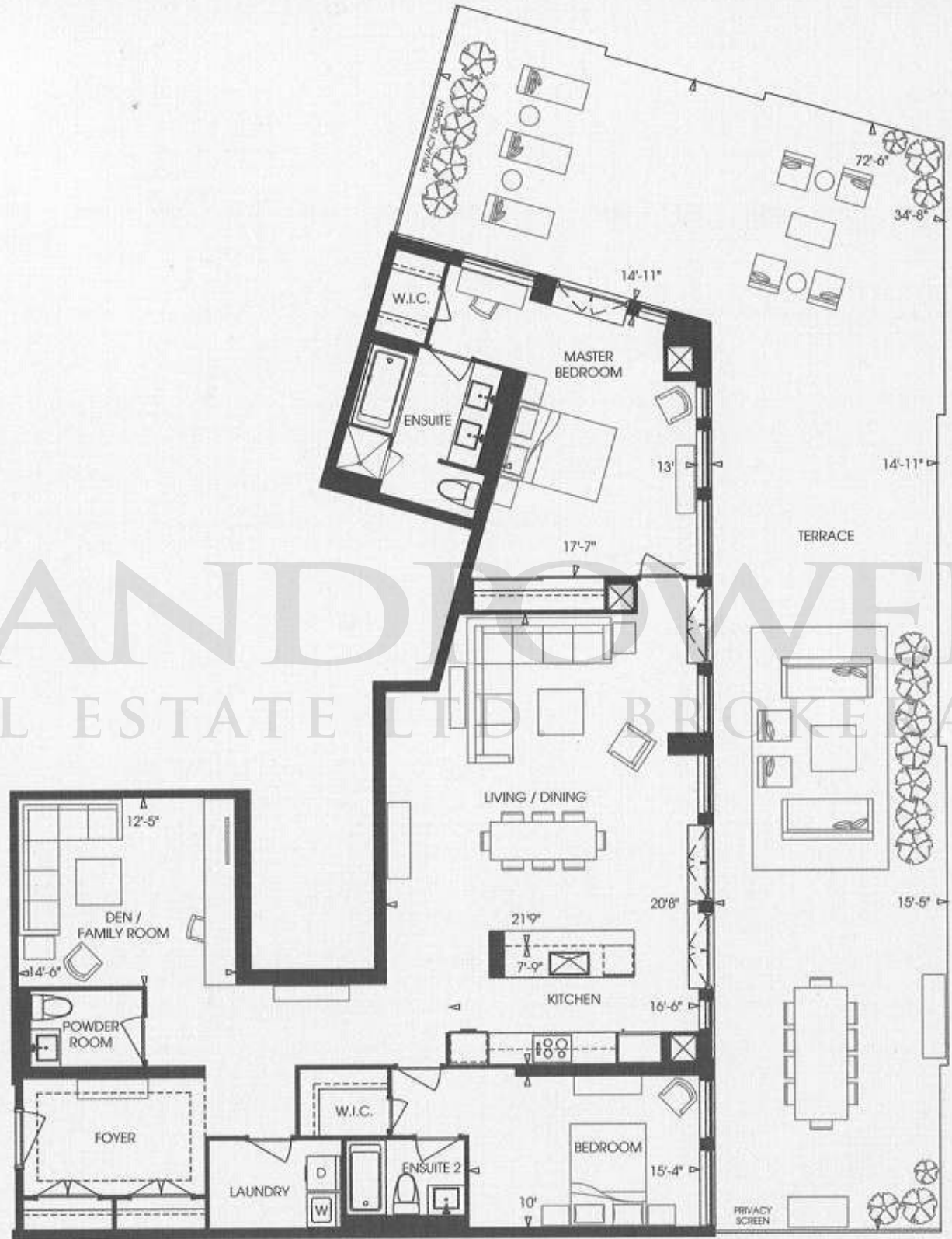


Perthshire floor



Materials, specifications and floor plans are subject to change without notice. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E. & O.B.

LANDFLOWER
REAL ESTATE LTD BROKERAGE

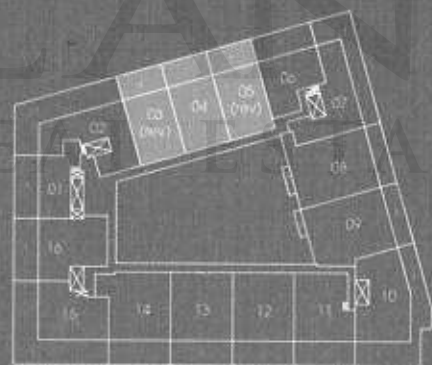


PH 03 / 04 / 05

TWO BEDROOM PLUS DEN /// 1488 SQ. FT.

LANDPOWER

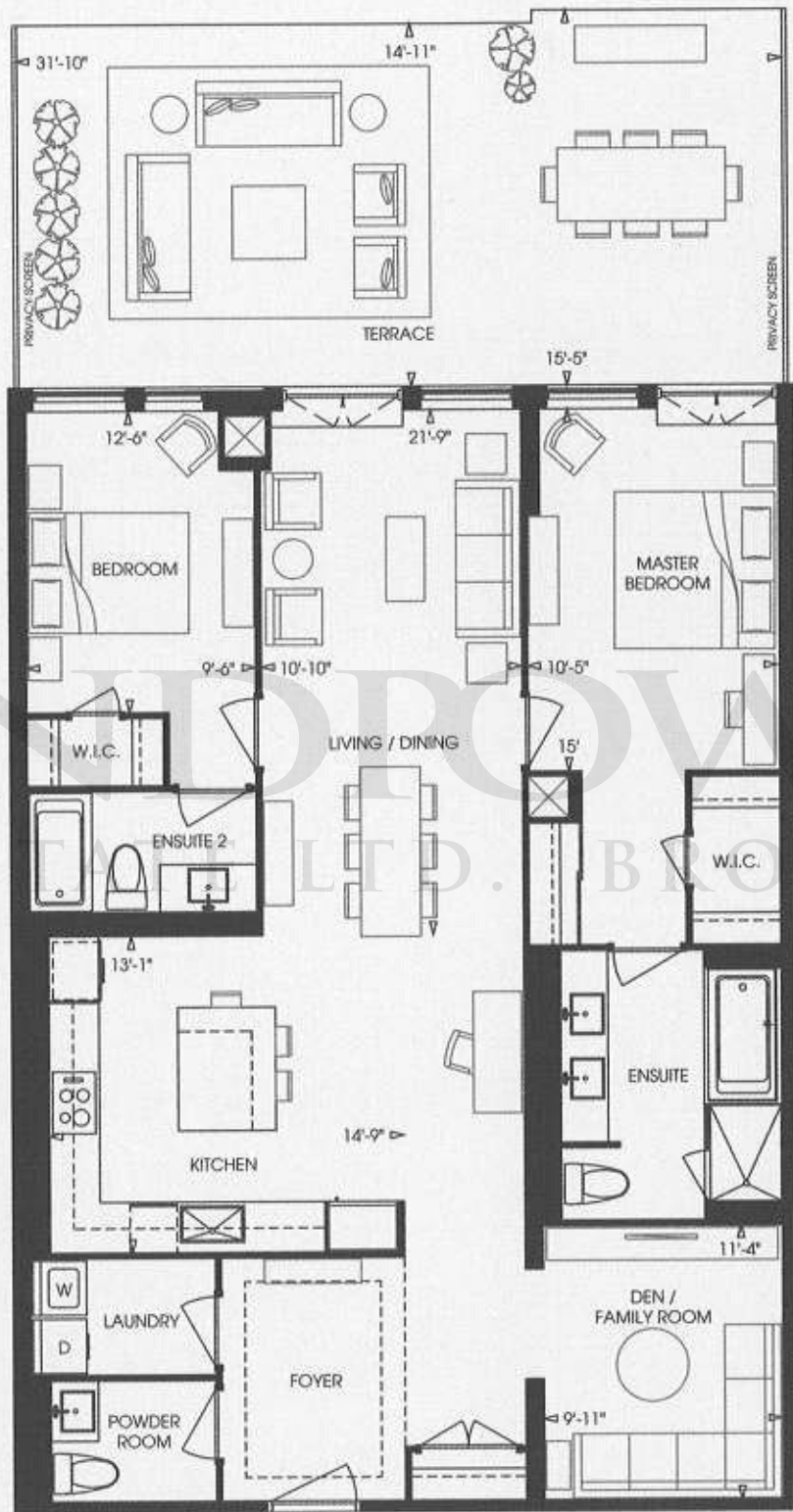
REAL ESTATE LTD. BROKERAGE



⊗ Patio/Deck

Materials, specifications and floor plans are subject to change without notice. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. T. & O.P.



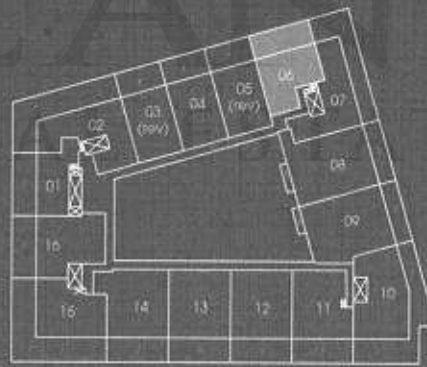



LAMPTOWER
 REAL ESTATE LTD. BROKERAGE

PH 06

TWO BEDROOM PLUS DEN /// 1412 SQ. FT.

LANDPOWER
REALTY LTD., BROKER/AGE



 Penthouse Floor

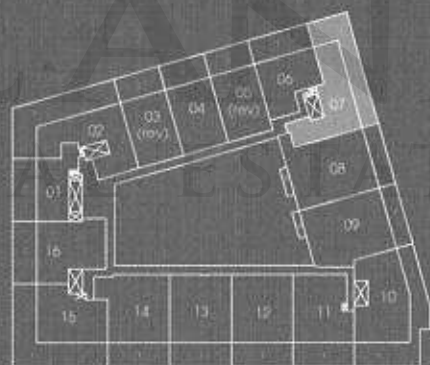
Materials, specifications and floor plans are subject to change without notice. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E. & O.A.



REAL STATE LTD. BROKERAGE

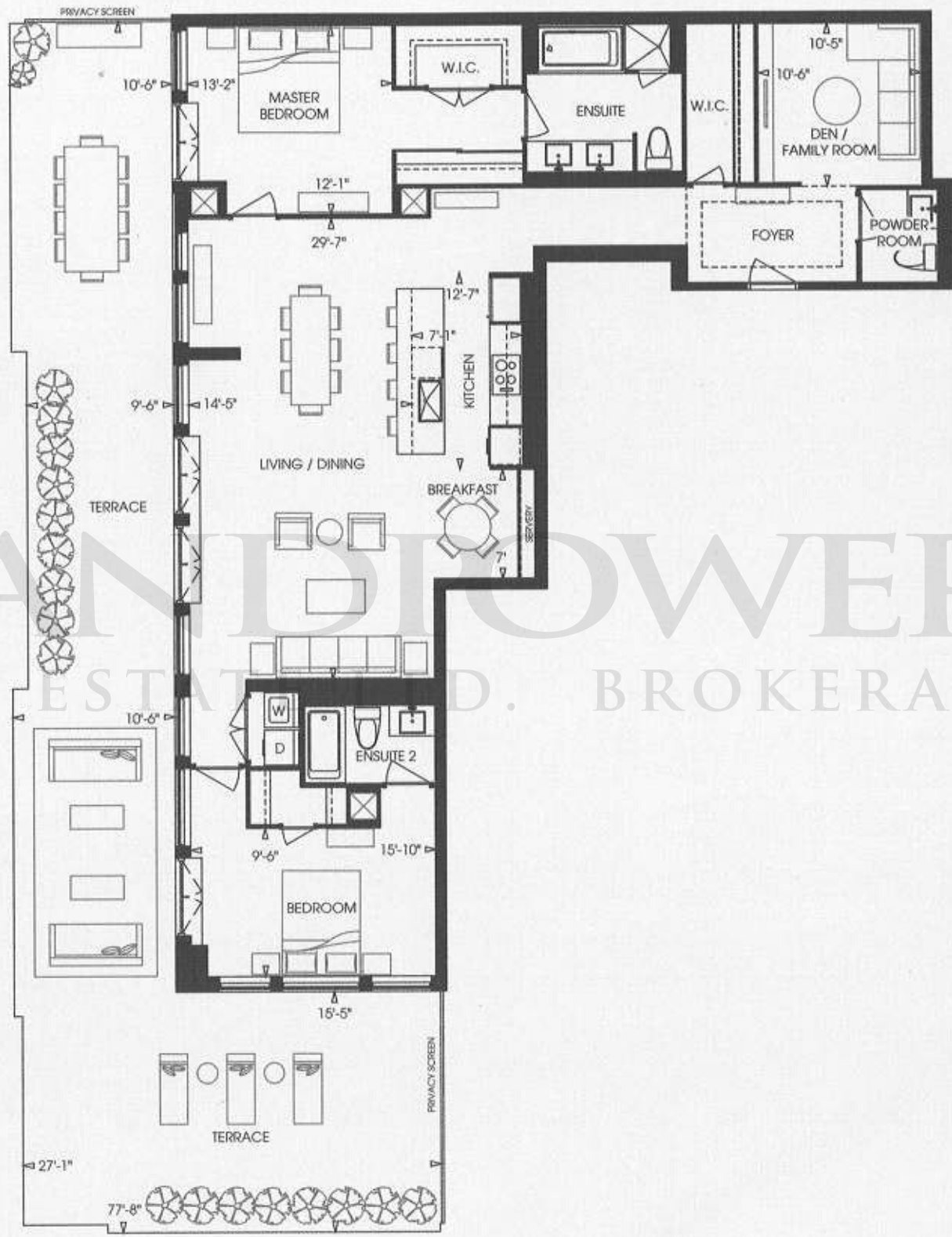
PH 07

TWO BEDROOM PLUS DEN /// 1752 SQ. FT.



☒ Penthouse Floor

Materials, specifications and floor plans are subject to change without notice. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E. & O.E.

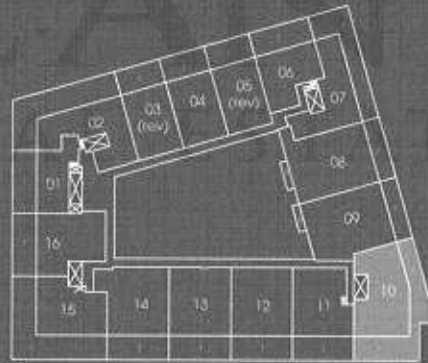


LANDFLOWER
 REAL ESTATE LTD. BROKERAGE

PH 10

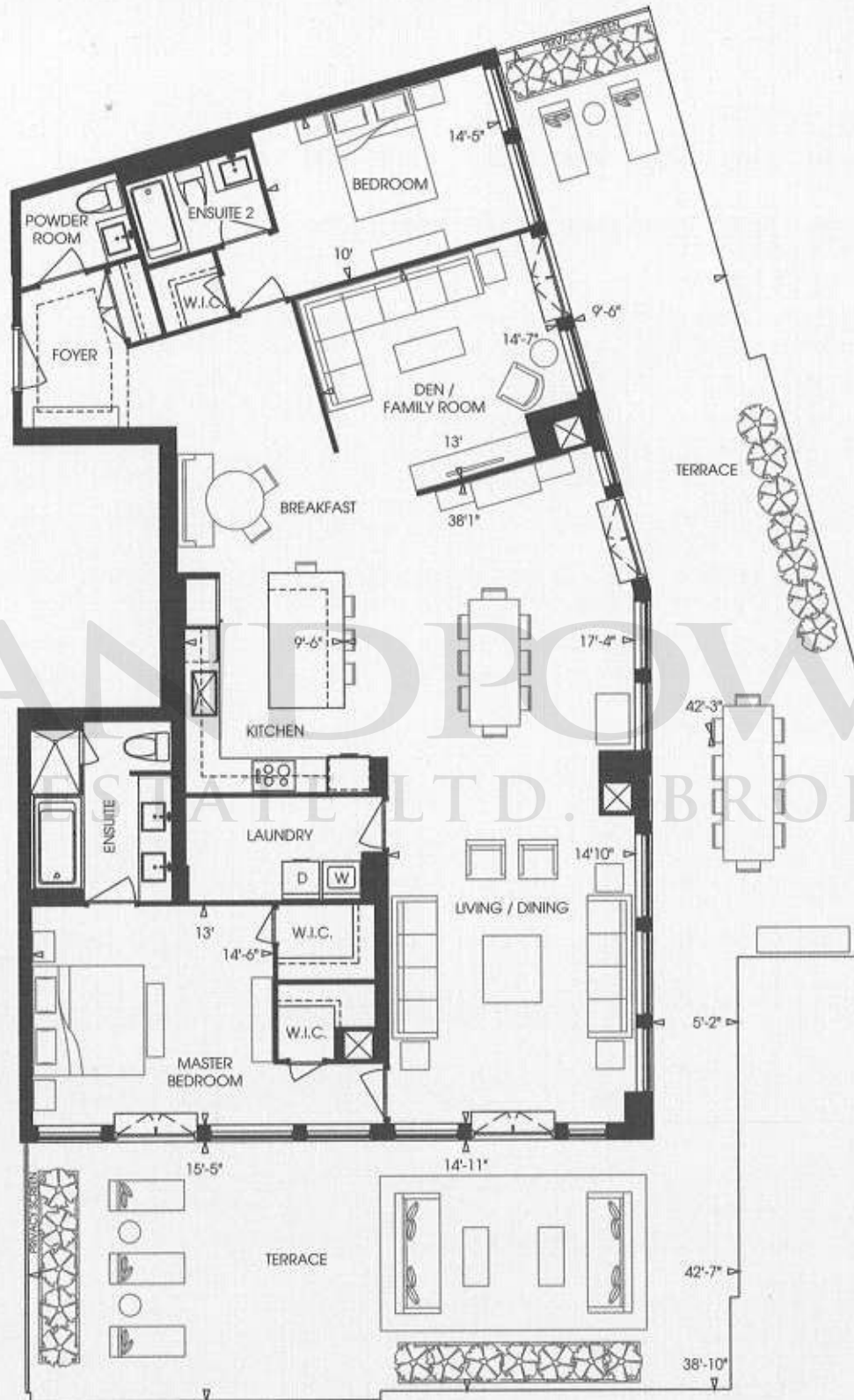
TWO BEDROOM PLUS DEN /// 2038 SQ. FT.

LANDPOWER
REALTY LTD. BROKERAGE



 Penthouse Floor

Materials, specifications and floor plans are subject to change without notice. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. T, & O.E.



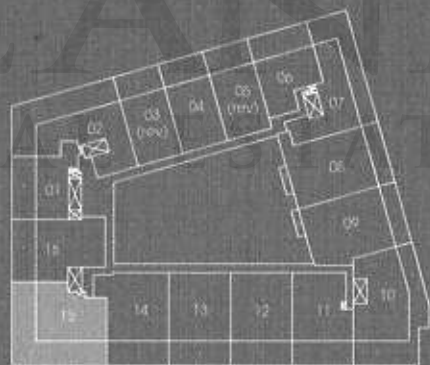
LANDPOWER
 REAL ESTATE LTD. BROKERAGE

PH 15

TWO BEDROOM PLUS DEN /// 1700 SQ. FT.

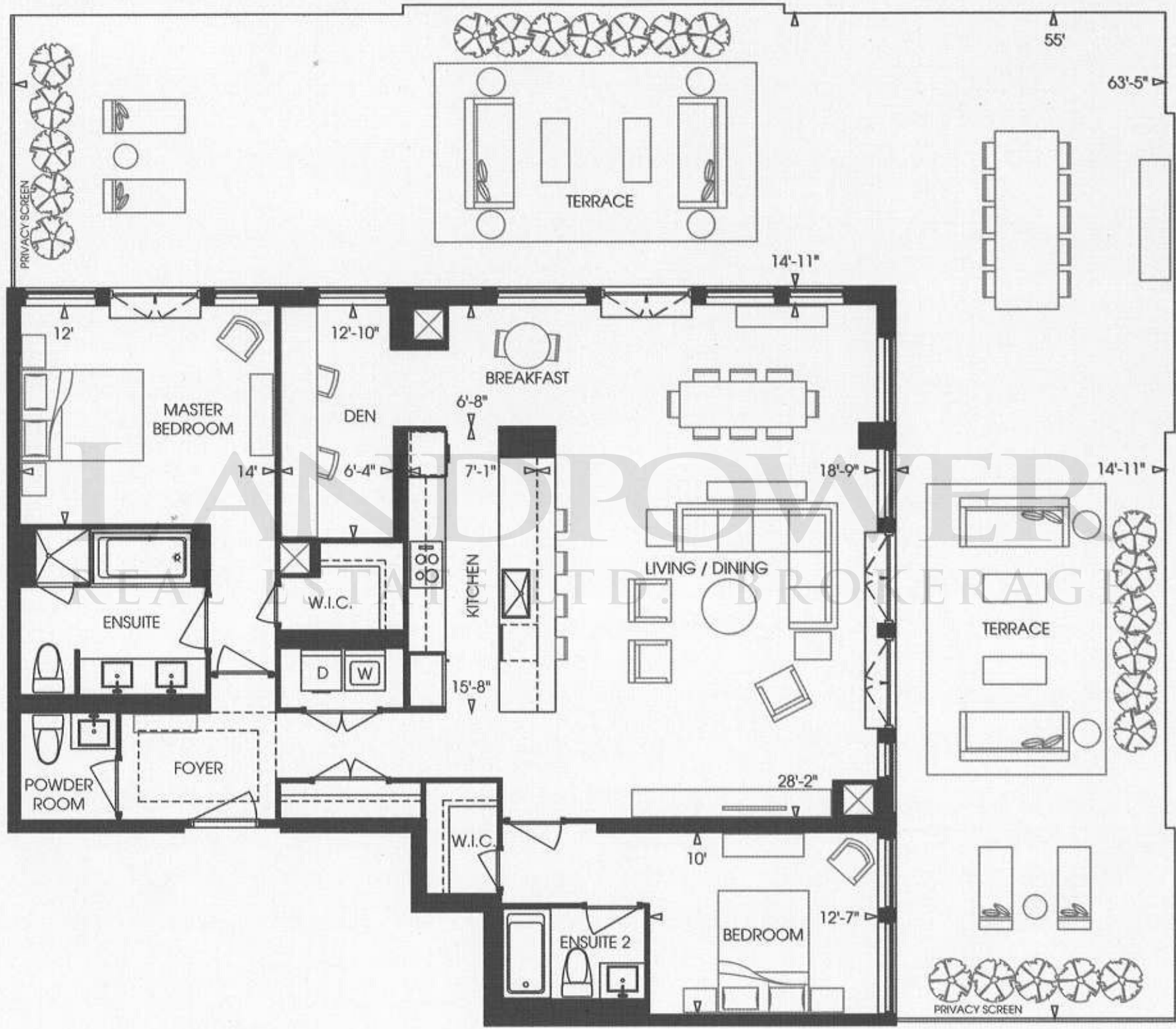
LANDPOWER

REAL ESTATE LTD. BROKERAGE



□ Penthouse Pool

Materials, specifications and floor plans are subject to change without notice. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E. & O.E.

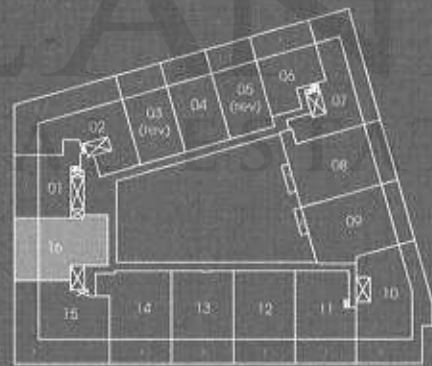


PH 16

TWO BEDROOM PLUS DEN /// 1813 SQ. FT.

LANDPOWER

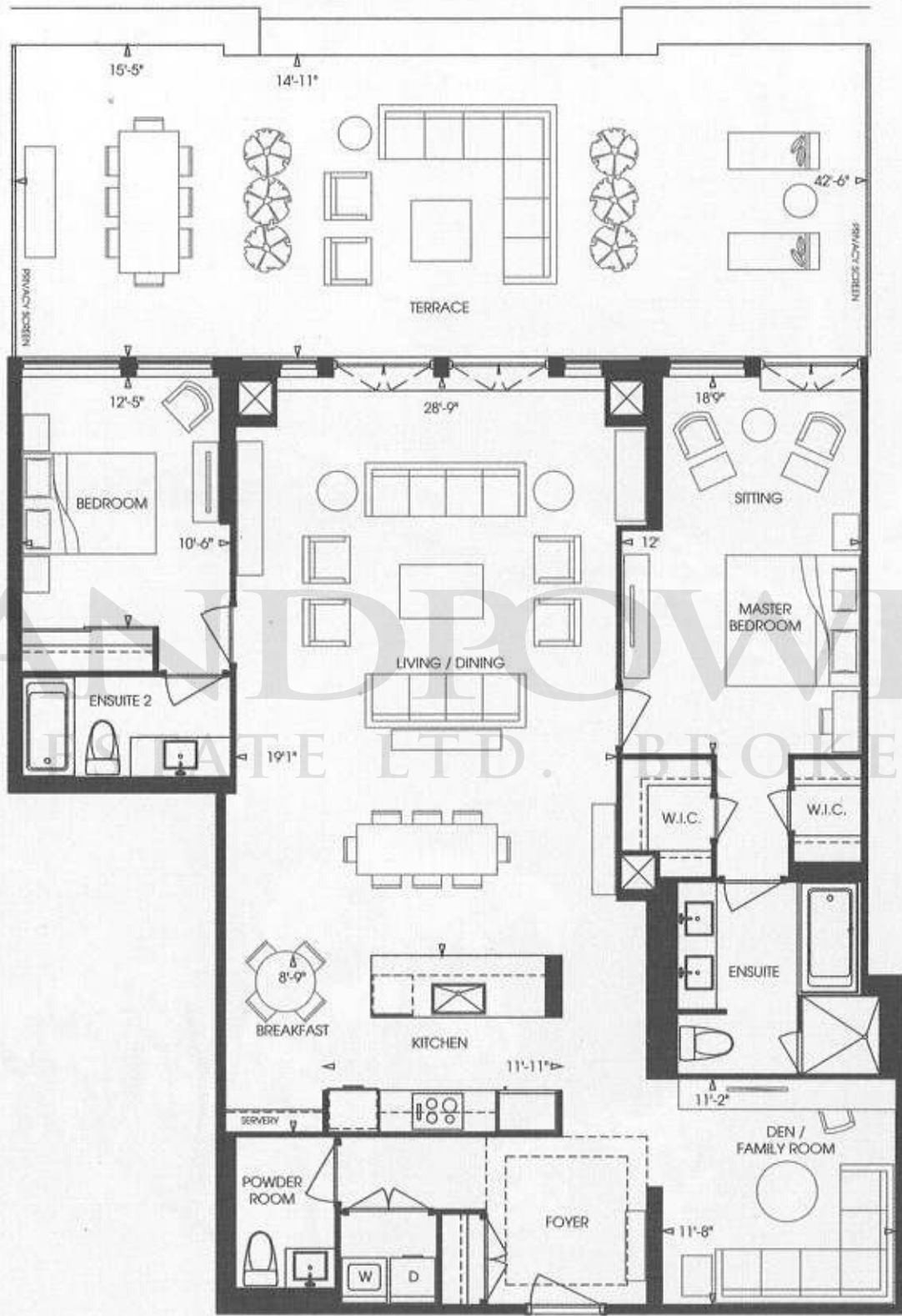
RESIDENTIAL DEVELOPMENT LTD. BROOKLYN, NY



Panthouse Floor

Materials, specifications and floor plans are subject to change without notice. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E. & O.C.





LANDPOWER
 REAL ESTATE LTD. BROKERAGE