

me2

MARKHAM & ELLESMERE LIVING

Podium Preview Pricing

Subject to availability. Premiums apply to floors and views¹

Model	Type	Starting Floor	Interior Size (sq. ft.)	Exterior Size (sq. ft.)	Total Size (sq. ft.)	Exposure	Prices From ¹
1A - 7	1 bedroom	2	402	66	468	West	\$179,990
1D	1 bedroom	2	548	75	623	South East	\$239,990
1E	1 bedroom	2	561	80	641	South East	\$244,990
1O+D-2	1 bed + den	2	501	47	548	South West	\$229,990
1N+D-2	1 bed + den	2	517	49	566	South West	\$234,990
1A+D-2 HC	1 bed + den	2	575	60	635	West	\$249,990
1M+D	1 bed + den	2	646	103	749	South East	\$284,990
1L+D	1 bed + den	2	676	101	777	West	\$284,990
1H+D-2	1 bed + den	2	677	61	738	East	\$294,990
2I+D-1	2 bed + den	2	664	61	725	East	\$299,990
2A+D-2	2 bed + den	2	807	63	870	West	\$349,990
2G+D	2 bed + den	2	864	60	924	East	\$374,990

Suite Features

Solid core wood suite entry door with contemporary hardware and security viewer. Slab interior paint grade doors. Wood door casings with semi-gloss paint. Sliding or swing doors to balcony or terrace**. Stylishly designed painted wood baseboards. Painted walls throughout. Pre-wired for personally encoded stand-alone intrusion alarm system. Floor to ceiling low e argon gas filled windows. FLOORS: Porcelain tile in foyer, kitchen and ensuite, plank laminate flooring in living & dining areas, dense cut pile carpeting with under-pad in bedroom(s), ceramic tile in main bathroom, plank laminate flooring in den, white ceramic tile in laundry closet/room. KITCHENS: custom granite countertops, deluxe brand name appliance package includes refrigerator, stove, dishwasher and over the range microwave oven with built-in hood fan, stainless steel sink with single lever kitchen faucet. BATHROOMS: Contemporary vanity and sink with modern polished single lever faucet. Decorative wall lighting above vanity cabinet. White plumbing fixtures. Tile at tub and shower surround will extend to ceiling**. Convenient in-suite laundry. Stacked white washer and dryer** vented to exterior. Ceramic tile. Electrical & Technical Features: Ceiling light in hallway/foyer, ceiling mounted track lighting in kitchen, capped ceiling outlets in dining room, breakfast area, bedroom(s) and den**. Smoke, carbon monoxide and heat detectors. Switch controlled split outlet in living room. All suites pre-wired for telephone outlets in living room, bedrooms(s) and den. Cable television outlets in den, living room, bedroom(s). All suites pre-wired for high-speed internet. All suites include individual security systems. Individual hydro metered suites for personal control. In suite sprinkler system. All suite features listed are as per standard builder samples. **as per plan.

Building Features

Tree lined courtyard with scenic water feature. Seasonal pond and skating area. Grand designer-inspired lobby with concierge. Dramatic Lobby water feature. Interactive Sports Lounge with games area, billiard table, bar area and multiple plasma screen high definition T.V.'s. Fitness room with Yoga area. Multipurpose room with kitchen, private dining room, celebrity kitchen overlooking spacious party room, guest suites, Hollywood-style private theatre. Wi-Fi. Professionally landscaped Podium Rooftop with outdoor pool and tanning areas, private outdoor dining and barbeque areas, comfortable lounge and seating areas, custom outdoor fireplace feature, adjacent change room and showers.

Deposit Structure

20% Total Deposit

\$3,000 -Due on signing
Balance to 5% - due in 30 days
5% in 180 days
5% in 360 days
5% on occupancy

Parking and Locker

Locker - \$5,000
Parking - \$15,000



Maintenance Fees

Approximately **\$2¢** per square foot
(interior size)
Hydro is separately metered.

Taxes

Estimated at approximately
1% of Purchase Price.
All prices quoted include H.S.T.

Tentative Occupancy

December 2020

All prices, figures and materials are preliminary and are subject to change without notice. E. & O.E. ***Available for a limited time

Sales Representatives: Danusia Steele, Patricia Masters, & Emmy Cao

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