



era

AT YONGE

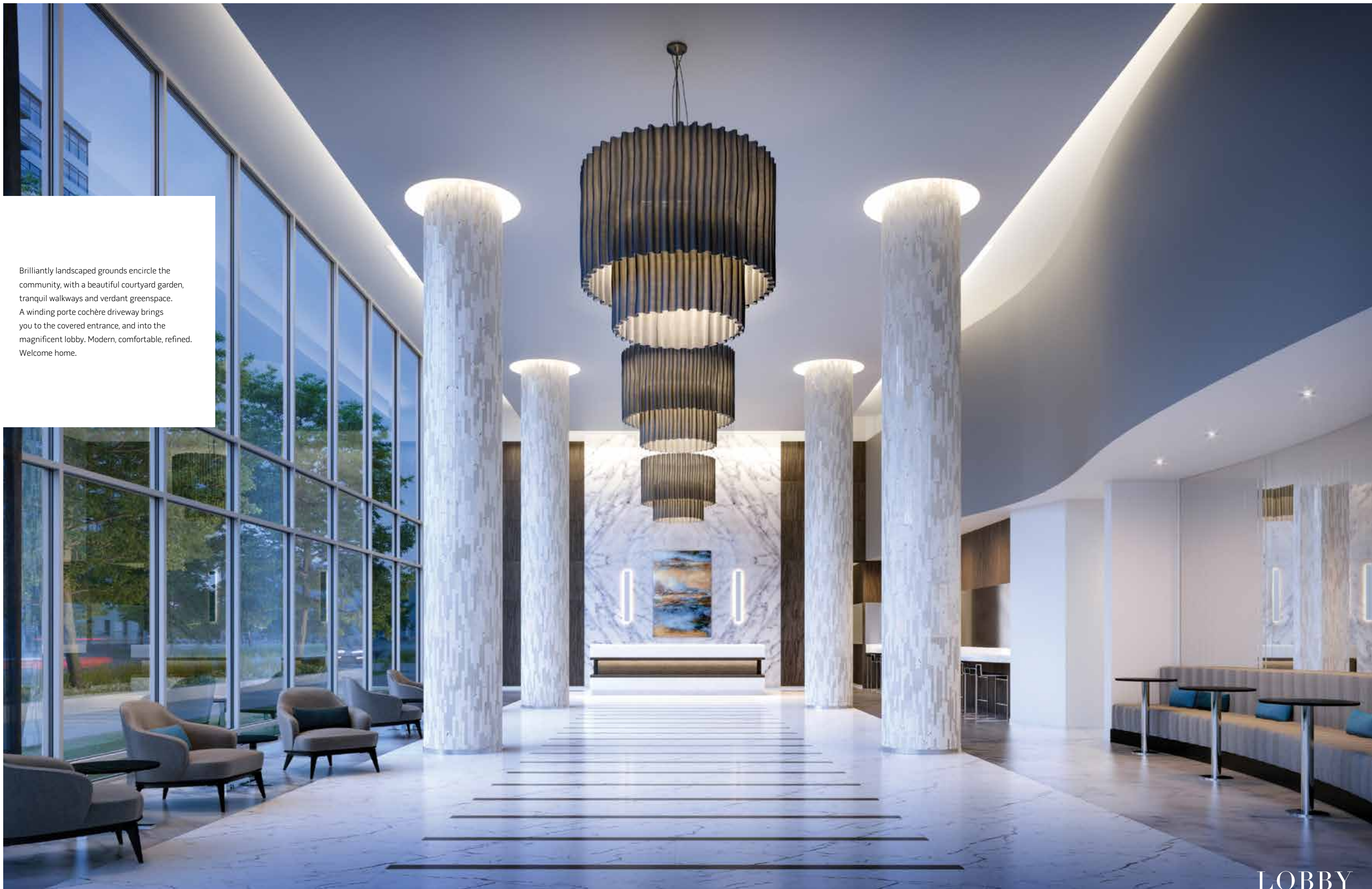
THE DAWN OF A NEW **ERA** IN RICHMOND HILL

A new Era in sophisticated urban living is coming to Yonge Street. Inspired by the culture, energy and dynamism of its iconic setting, Era will redefine condominium living in the heart of Richmond Hill.

Experience the Yonge Street lifestyle in a whole new light – the arts, the culture, the shopping and dining, parks and recreation. Pemberton Group proudly introduces a whole new way of thinking and living in the heart of Richmond Hill. Welcome to Era Condominiums, the dawn of a new era in sophisticated urban living. Two soaring towers rise over a majestic podium, overlooking spectacular views of the neighbourhood. Era is part of Pemberton's iconic master-planned community at Yonge Street and Highway 7, just steps from everything you love.



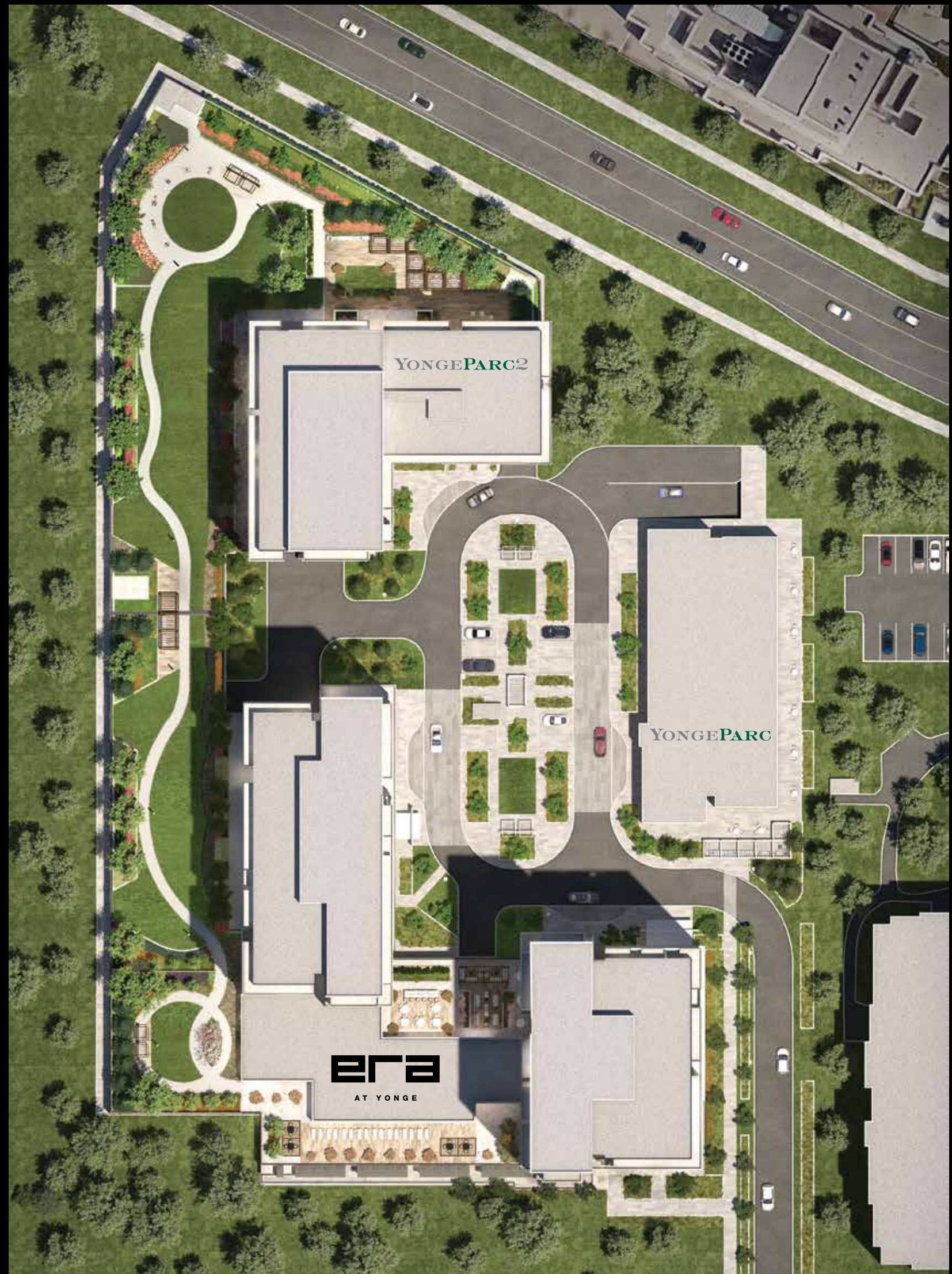
Brilliantly landscaped grounds encircle the community, with a beautiful courtyard garden, tranquil walkways and verdant greenspace. A winding porte cochère driveway brings you to the covered entrance, and into the magnificent lobby. Modern, comfortable, refined. Welcome home.



AMENITY PLAN



- | | |
|----------------------|-----------------------------------|
| 1. Landscaped Garden | 6. Outdoor Terrace & BBQ |
| 2. Yoga Studio | 7. Outdoor Lounge |
| 3. Fitness Centre | 8. Games Room |
| 4. Party Room | 9. Men's Washroom & Steam Room |
| 5. Pool | 10. Women's Washroom & Steam Room |



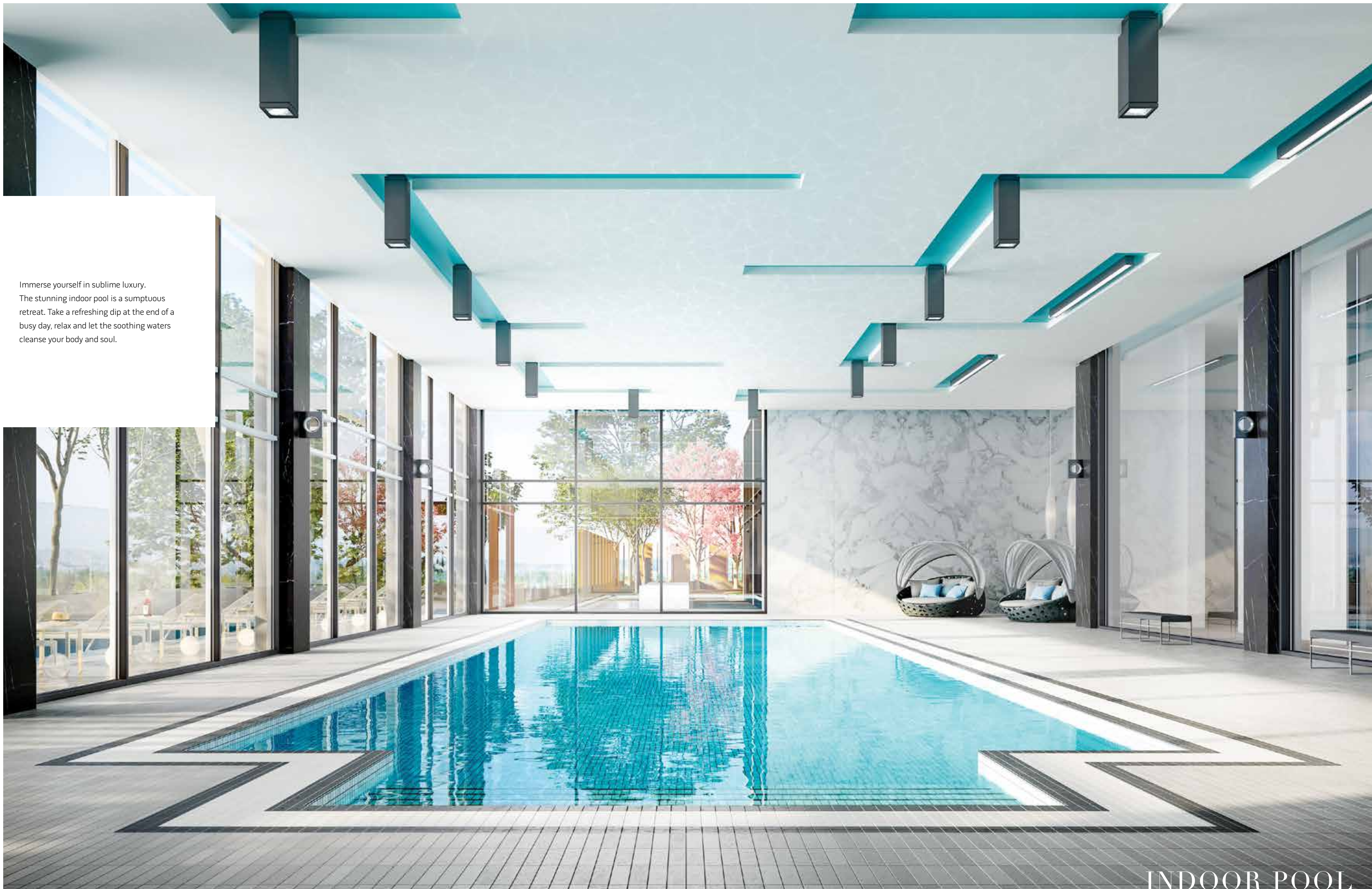
It's about celebrating the good times, enriching the body and soul, and experiencing the finer things in life. Era offers you a spectacular roster of indoor and outdoor lifestyle amenities designed to let you live life to the fullest.

Welcome to alfresco living at its best. Host a special occasion for friends and family on the beautifully landscaped outdoor terrace. Cozy and comfortable seating alcoves enhanced with the warm glow of an outdoor fireplace. Life doesn't get any better.



OUTDOOR TERRACE

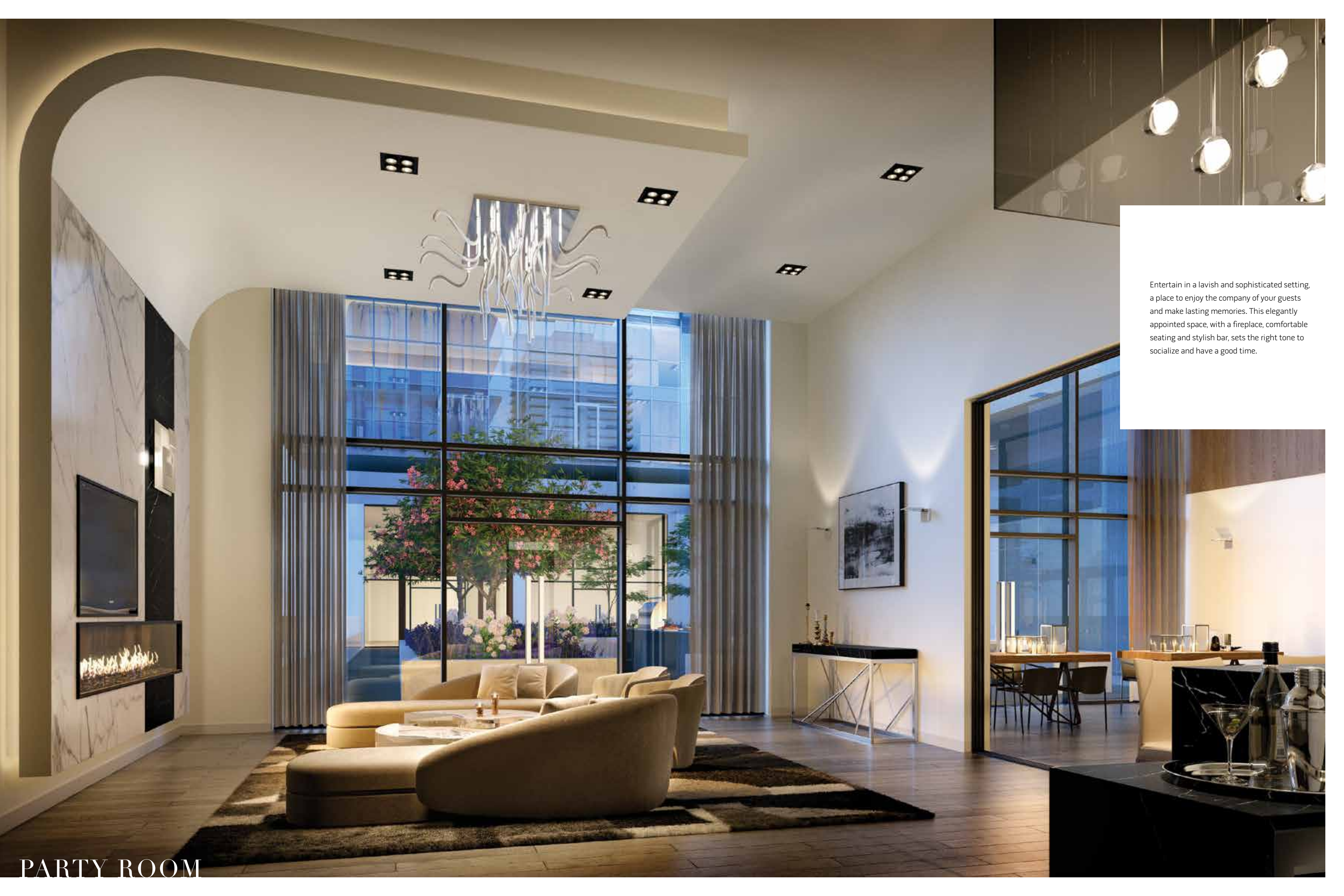
Immerse yourself in sublime luxury. The stunning indoor pool is a sumptuous retreat. Take a refreshing dip at the end of a busy day, relax and let the soothing waters cleanse your body and soul.



INDOOR POOL



Exercise your right to healthy living with a state-of-the-art fitness centre, equipped with the latest cardio, weights and aerobics equipment. This bright, sunlit space has floor-to-ceiling glass walls overlooking the beautifully landscaped terrace, creating a truly inspired setting to take your routine to the next level.



Entertain in a lavish and sophisticated setting, a place to enjoy the company of your guests and make lasting memories. This elegantly appointed space, with a fireplace, comfortable seating and stylish bar, sets the right tone to socialize and have a good time.

PARTY ROOM

Sophisticated urban living underlines the elegant suite designs and luxury finishes at Era. Come home to inspiring features like high quality laminate flooring, bright and spacious open concept layouts, expansive windows and upscale accents designed to elevate living. Every suite offers an exceptional standard of craftsmanship and the latest contemporary styles, features and finishes. Sleek kitchen counters, oversized living areas, luxurious master bedrooms and sumptuous bathrooms all add up to a sophisticated modern lifestyle.



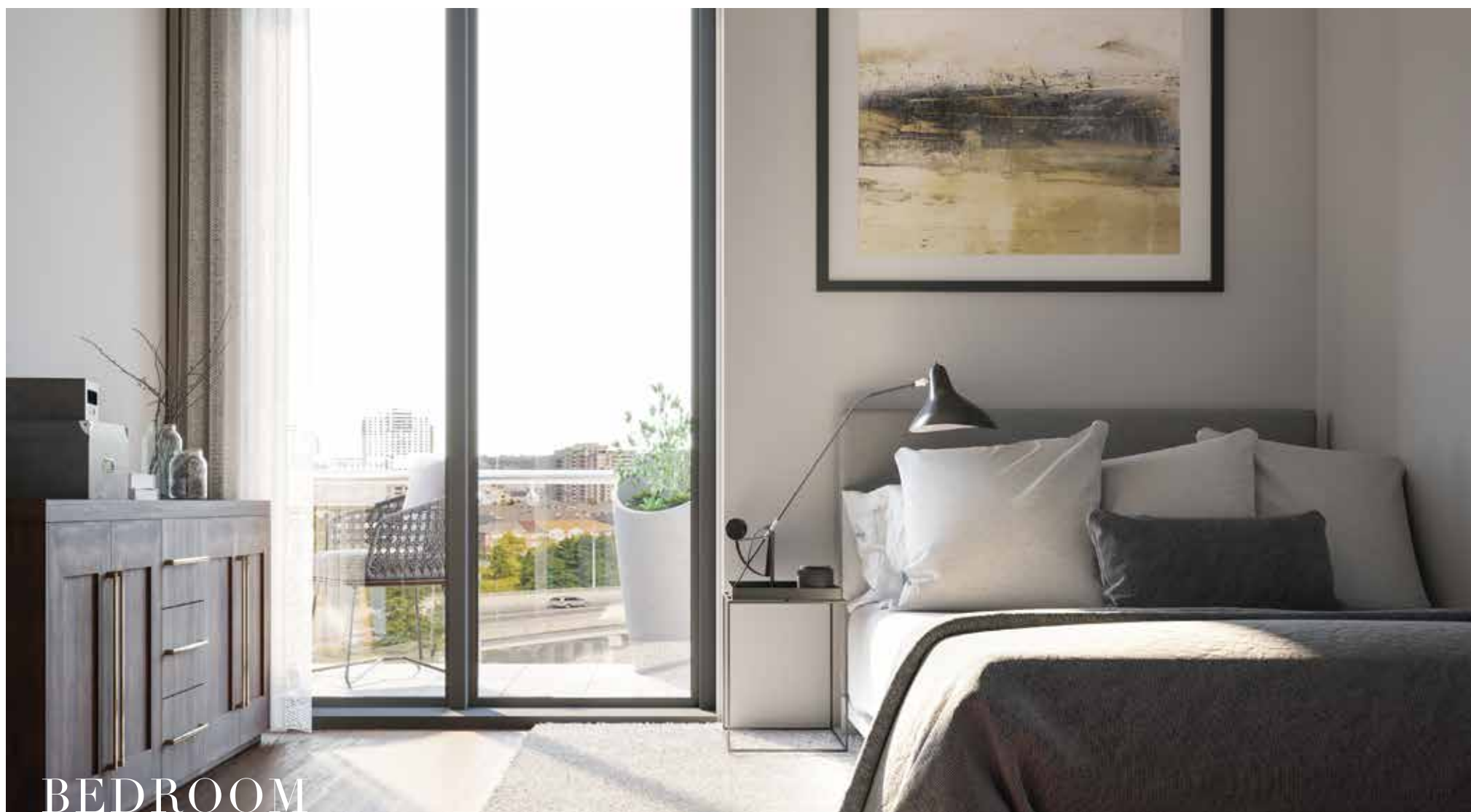
LIVING ROOM



KITCHEN



MASTER BATHROOM



BEDROOM



DEN



MASTER BEDROOM

TARION RESURFACES

quality kitchen features

- 7 ½"-wide laminate flooring from Vendor's samples
- Undermount stainless steel single sink with single-lever chrome pull-down faucet
- Contemporary designed cabinetry from Vendor's samples
- Under upper cabinet lighting
- Choice of ¾" Quartz countertop with square edge from Vendor's samples
- Choice of 2" x 6" glass tile or 4" x 12" porcelain tile for backsplash 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
- 12" x 24" porcelain wall tile for shower/bath enclosure from Vendor's samples
- Undermount vanity sink
- Chrome single-lever faucet
- Choice of ¾" Quartz countertop 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 glass enclosure and frameless 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
- Copper electrical wiring with circuit breaker service panel
- Individual hydro meter

living area features

- 7 ½" laminate flooring for living room, dining room, den, bedroom(s), hall and foyer from Vendor's samples
- ½" quartz windowsills, colour off-white
- Mirrored sliding closet door at front foyer, as per plan. Balance of sliding closet doors to be finished in a white laminate
- Manual roller shades for windows and balcony or patio sliding door(s)
- Contemporary interior doors with chrome lever hardware
- 2 ¼" door casing
- 4 ½" baseboard
- Walls, ceilings and bulkheads to be painted with white latex paint
- Smooth finished ceiling
- Floor to ceiling height 9' in principal rooms excluding bulkheads. Penthouse suites on top floor to have 10' ceiling height instead of 9' in principal rooms
- Wood trim and doors to be painted with semi-gloss white latex paint
- Pre-wired telephone outlets in living room, master bedroom, 2nd bedroom and den
- Pre-wired outlets for cable TV in living room, master bedroom, 2nd bedroom and den
- Capped ceiling outlet in dining room
- Ceiling light fixture in foyer, den and bedrooms, where applicable
- Electrical outlet located on balcony or patio, as per plan

appliances

- 17 cubic-foot refrigerator, counter depth, bottom mount freezer, stainless steel finish
- 30" self-cleaning range 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
- Note: Optional island is available at additional cost, as per plan

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.

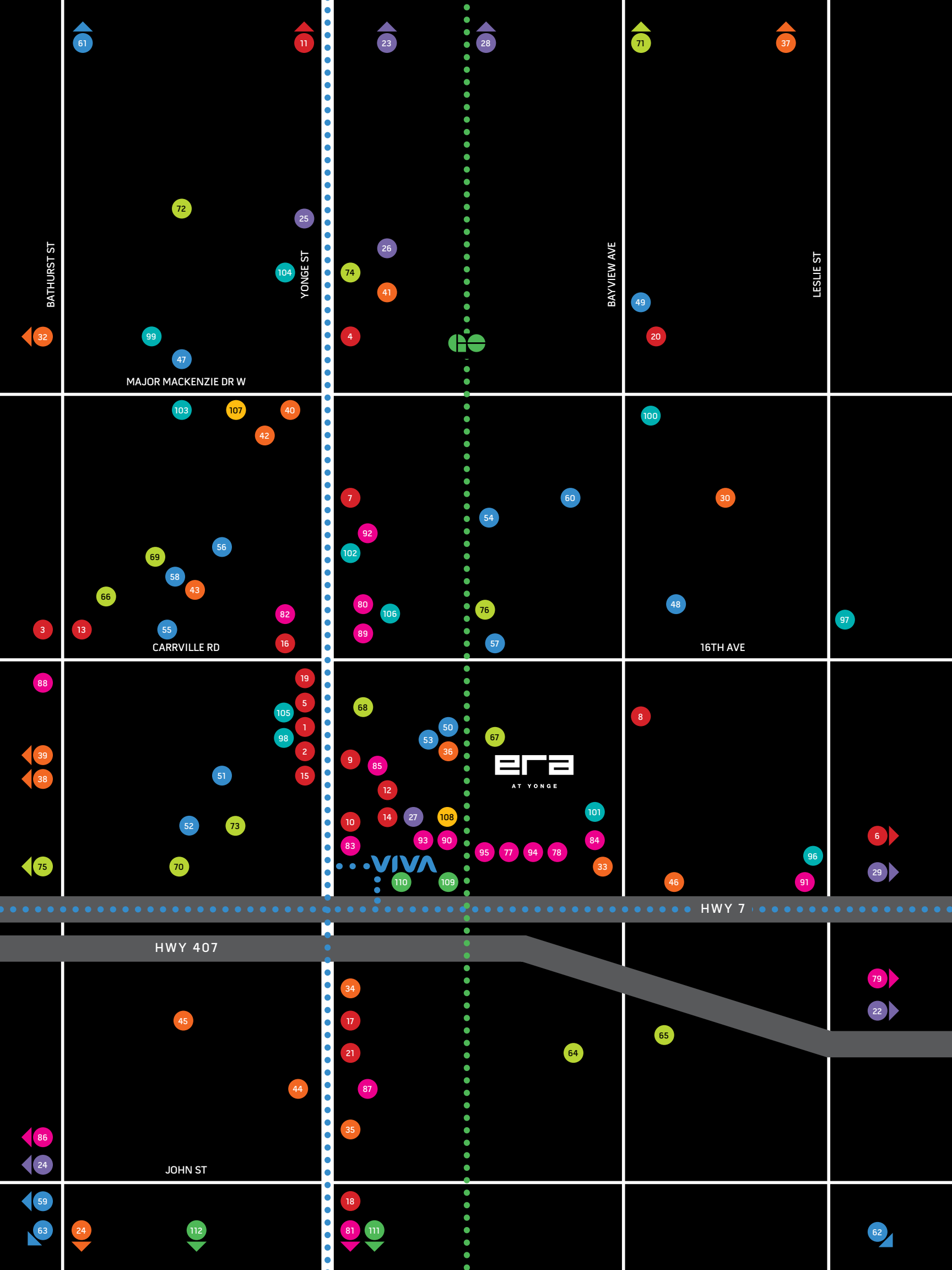
YOUR NEW HOME IS PROTECTED BY FOUR LEVELS OF GUARANTEES

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.



DINING

1. Abruzzo Pizza - 3 minutes
2. Archibald's Neighbourhood Pub - 3 minutes
3. Aroma Espresso Bar - 11 minutes
4. BB Café & Pastry Boutique - 9 minutes
5. Caffè Demetre Richmond Hill - 4 minutes
6. Chako Barbecue Sushi Izakaya - 10 minutes
7. CYAN Café & Lounge - 8 minutes
8. Emperor Fine Chinese Cuisine - 5 minutes
9. Il Fornello - 3 minutes
10. Kelseys Original Roadhouse - 3 minutes
11. Mexican Amigos - 12 minutes
12. Milestones Grill & Bar - 3 minutes
13. Mr. Greek Mediterranean Bar + Grill - 5 minutes
14. Montana's BBQ & Bar - 5 minutes
15. Second Cup - 3 minutes
16. Starbucks - 5 minutes
17. Terra Restaurant - 5 minutes
18. The Octagon - 8 minutes
19. Tim Hortons - 2 minutes
20. Touhenboku Ramen - 9 minutes
21. Tutto Benne Osteria - 5 minutes

ENTERTAINMENT

22. Cineplex Odeon Downtown Markham - 12 minutes
23. Imagine Cinemas Elgin Mills - 16 minutes
24. Imagine Cinemas Promenade Mall - 12 minutes
25. Richmond Hill Centre of the Performing Arts - 11 minutes
26. Richmond Hill Heritage Centre - 12 minutes
27. SilverCity Richmond Hill - 3 minutes
28. The Curtain Club Theatre of Richmond Hill - 14 minutes
29. York Cinemas - 10 minutes

RECREATION

30. Bayview Hill Community Centre & Pool - 10 minutes
31. Centennial Library - 18 minutes
32. Eagles Nest Golf Club - 14 minutes
33. Goodlife Fitness Richmond Hill - 5 minutes
34. Goodlife Fitness Thornhill - 4 minutes
35. Ladies Golf Club of Toronto - 6 minutes
36. Langstaff Community Centre - 3 minutes
37. Richmond Green Sports Centre & Park - 15 minutes
38. Richmond Hill Country Club - 4 minutes
39. Richmond Hill Golf Club - 4 minutes
40. Richmond Hill Public Library - 8 minutes
41. Richmond Hill Sports Hall of Fame - 5 minutes
42. Richmond Hill Wave Pool - 10 minutes
43. Richvale Community Centre & Pool - 7 minutes
44. Thornhill Golf & Country Club - 6 minutes
45. Uplands Golf & Ski Club - 6 minutes
46. Yoga Tree - 6 minutes

EDUCATION

47. Alexander Mackenzie High School - 12 minutes
48. Bayview Hill Elementary School - 8 minutes
49. Bayview Secondary School - 9 minutes
50. Blessed John Paul II Catholic School - 2 minutes
51. Charles Howitt Public School - 4 minutes
52. Langstaff Secondary School - 5 minutes
53. Red Maple Public School - 2 minutes
54. Richmond Hill Montessori - 2 minutes
55. Roselawn Public School - 7 minutes
56. Ross Doan Public School - 8 minutes
57. Sixteenth Avenue Public School - 7 minutes
58. St. Charles Garnier - 7 minutes
59. St. Elizabeth Catholic High School - 11 minutes
60. St. Joseph Catholic School - 10 minutes
61. St. Theresa of Lisieux Catholic High School - 15 minutes
62. Seneca College Finch Campus - 11 minutes
63. York University - 12 minutes

GREENSPACE

64. Bayview Lane Park - 7 minutes
65. Bayview Reservoir Park - 7 minutes
66. Carrville Park - 7 minutes
67. Dr. James Langstaff Community Park - 2 minutes
68. Grace Lawrence Parkette - 3 minutes
69. Hillcrest Heights Park - 7 minutes
70. Hunter's Point Wildlife Park - 4 minutes
71. Lake Wilcox Park - 20 minutes
72. Mill Pond Park - 10 minutes
73. Morgan Boyle Park - 4 minutes
74. Ransom Park - 6 minutes
75. Sugarbush Heritage Park - 6 minutes
76. The David Dunlap Observatory Park - 4 minutes

SHOPPING

77. Best Buy - 3 minutes
78. Canadian Tire - 3 minutes
79. Costco - 10 minutes
80. Enzo's No Frills - 5 minutes
81. Food Basics - 6 minutes
82. Hillcrest Mall - 5 minutes
83. Indigo - 3 minutes
84. Loblaws - 3 minutes
85. Pier 1 Imports - 3 minutes
86. Promenade Mall - 12 minutes
87. Shoppers Drug Mart - 3 minutes
88. Sobey's - 10 minutes
89. South Hill Shopping Centre - 5 minutes
90. Staples Richmond Hill - 2 minutes
91. Times Square Mall - 9 minutes
92. T&T Supermarket - 7 minutes
93. The Home Depot - 2 minutes
94. Walmart Supercentre - 3 minutes
95. Winners - 2 minutes

HEALTH CARE

96. Advanced Health Centre - 10 minutes
97. Fountain Spa & Health Centre - 9 minutes
98. Laserlight Chiropractic & Health Centre - 3 minutes
99. Mackenzie Richmond Hill Hospital - 12 minutes
100. Major Mackenzie Natural Health Centre - 12 minutes
101. Primacy, Health Centre on the Hill - 3 minutes
102. Rexall Pharmacy - 6 minutes
103. Richmond Hill Children's Clinic - 9 minutes
104. Richmond Hill Animal Hospital - 9 minutes
105. Richmond Hill Dental - 3 minutes
106. Uptown Health Centre - 5 minutes

EMERGENCY SERVICES

107. York Regional Police - 11 minutes
108. Richmond Hill Fire Station # 8-5 - 2 minutes

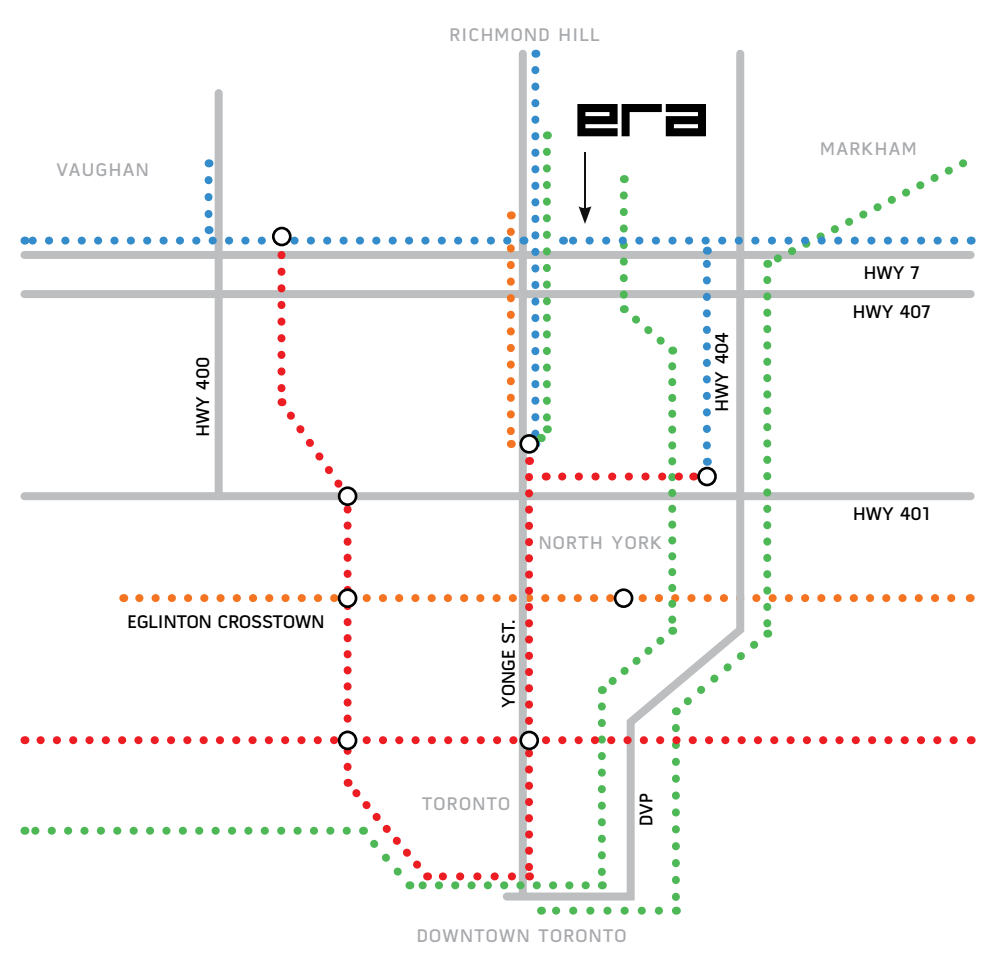
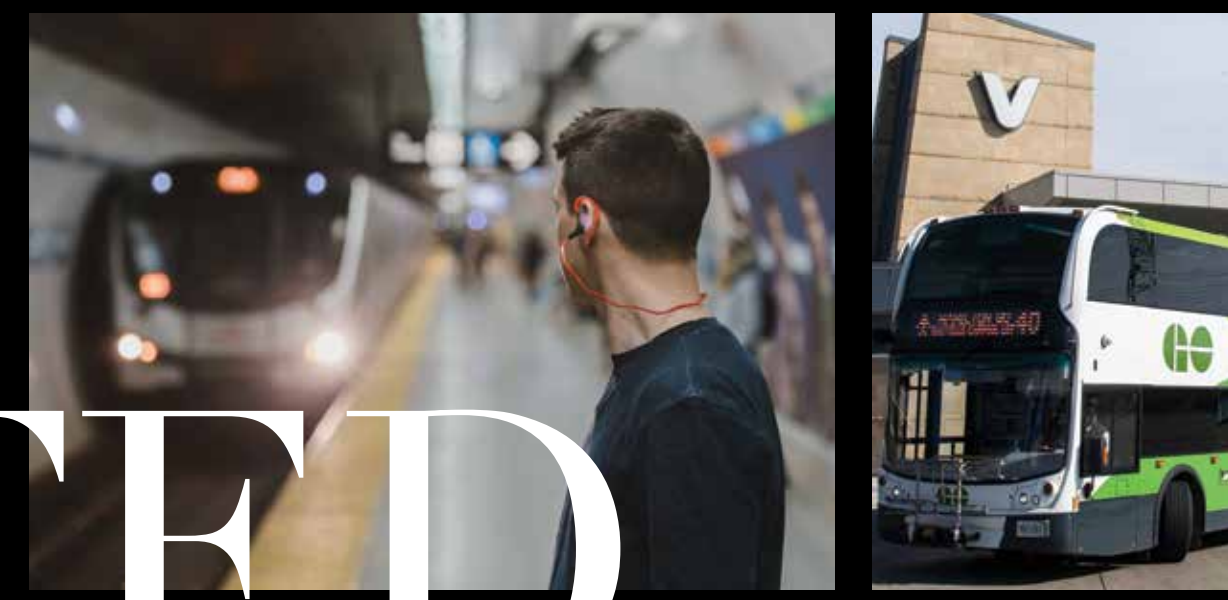
TRANSIT

109. GO Transit (Langstaff GO Station) - 2 minutes
110. York Region Transit Hub - 2 minutes
111. TTC Subway Station (Yonge & Finch) - 15 minutes
112. Union Station - 39 minutes



LIVE CONNECTED

The Richmond Hill GO station connects you to Downtown Toronto in just 55 minutes. VIVA and YRT operate bus routes along major arteries, and nearby highways make commuting easy. And the planned extension of TTC's Yonge line will bring the subway to your doorstep.



 Richmond Hill Station
 TTC
 VIVA Richmond Hill Centre
 Future TTC



minutes to everywhere

- Richmond Hill GO Station 2 min
- Finch subway station 15 min
- York Region Transit 2 min
- Union Station 39 min drive

easy access to highways

- Highway 7 2 min
- Highway 407 2 min
- Highway 404 7 min
- Highway 401 18 min
- Highway 400 30 min

planned yonge subway extension

- Length of extension 6.8 km
- Number of stations 6

LIVE

RICHMOND HILL is one of the finest communities in the GTA to live and raise a family. You are close to everything you need with an enviable lifestyle that includes beautiful outdoor spaces, great work opportunities, modern amenities and big-city perks just down the road.

DYNAMICALLY



a smart place for business & work

- Ideal location, close to transit, highways and international airport
- Progressive, visionary and accountable governance
- Home to Canada's most educated workforce
- Part of Canada's largest technology cluster
- Leader in professional, scientific and technical services
- 4 business parks, 4,700+ companies and over 68,000 jobs

prestige, privilege & prosperity

- Among "Top 10 American Small Cities of the Future" (Source: fDi Magazine)
- A prestigious, upper-class suburb of Toronto
- Average household income is \$100,900
- 42% of families have incomes of \$70,000+ per year
- Median detached home price is over \$1.5 million
- Multicultural population with a global perspective

LIVE COSSMIN- POTI

HUDSON'S BAY

HILLCREST MALL | 5 MINUTE DRIVE



HILLCREST MALL | 5 MINUTE DRIVE

a world class shopping destination

- Hillcrest Mall5 min
- Costco10 min
- Promenade Mall12 min
- T & T Supermarket7 min
- Times Square Mall9 min
- Walmart3 min

a taste for the good life

- Terra5 min
- Milestones Grill3 min
- Emperor Fine Chinese Cuisine5 min
- The Octagon8 min
- Il Fornello3 min

Indulge in premium shopping and exquisite dining within minutes of your home. From immense malls and unique shops to family-owned bakeries and major restaurants, the options are truly endless. Enjoy all the places you know and love in Richmond Hill.



TERRA | 5 MINUTE DRIVE



MILESTONES GRILL | 10 MINUTE WALK

MORGAN BOYLE PARK | 5 MINUTE DRIVE



600+ hectares of parks & greenspace

- Morgan Boyle Park 5 min
- Grace Lawrence Parkette 3 min
- Ransom Park 6 min
- Bayview Lane Park 7 min
- Bayview Reservoir Park 7 min

state-of-the-art health and wellness

- Goodlife Fitness Co-Ed/For Women 5 min
- Major Mackenzie Natural Health Centre ... 12 min
- Mackenzie Richmond Hill Hospital 12 min
- Richmond Hill Children's Clinic 9 min
- Uptown Health Centre 5 min

inspired recreation & lifestyle

- National Training Rinks 15 min
- Elvis Stojko Arena 8 min
- Langstaff Community Centre 3 min
- Richmond Hill Wave Pool 10 min

spectacular golf & sports facilities

- Richmond Green Sports Centre and Park .. 15 min
- Eagles Nest Golf Club 14 min
- Richmond Hill Sports Hall of Fame 5 min
- Richmond Hill Golf Club 4 min

HEALTHY

Richmond Hill offers over 600 hectares of natural parklands and open spaces, miles of walking trails, meadows, kettle lakes and panoramic lookouts. Fitness and healthcare facilities abound, from major hospitals to spas, gyms, 5 hockey arenas, 6 pools, including the GTA's largest wave pool and 10 communities centres.



RICHMOND HILL GOLF COURSE | 4 MINUTE DRIVE



MACKENZIE HOSPITAL | 12 MINUTE DRIVE



LIVE



THREATS

With an array of prestigious public and private schools, numerous libraries, a diverse performing arts scene, theatres and cinemas, fairs and festivals, all within easy walking or driving distance, your family can live a vibrant and culture-rich life.



SILVERCITY | 3 MINUTE DRIVE



RICHMOND HILL CENTRAL LIBRARY | 8 MINUTE DRIVE



RICHMOND HILL CENTRE FOR THE PERFORMING ARTS | 11 MINUTE DRIVE

vibrant arts & entertainment

- Richmond Hill Centre for the Performing Arts11 min
- Richmond Hill Heritage Centre 12 min
- The Curtain Club Theatre of Richmond Hill 14 min
- SilverCity Cinemas 3 min
- Imagine Cinemas 16 min

colourful festivals & fairs

- Concerts in the Park 15 min
- Tastes of the Hill 12 min
- Santa Claus Parade 7 min
- Farmer's Market 12 min

an A+ for education

- Bayview Secondary School 9 min
- Langstaff Secondary School 5 min
- Ross Doan Public School 8 min
- Roselawn Public School 7 min
- Sixteenth Avenue Public School 7 min
- Red Maple Public School 2 min

A NEW ERA IN URBAN COMMUNITY LIVING



Pemberton

Everything a home should be

Trust isn't given. It's built.

For decades, Pemberton Group has been creating successful residential and commercial developments in many of the Greater Toronto Area's best locations.

Each Pemberton condominium community is built to the highest standard with attention to detail, cutting-edge recreational facilities, superb customer service and lasting value.

A Pemberton condominium stands apart from the crowd. Residents enjoy design creativity and top craftsmanship and are surrounded by quality features and outstanding amenities. At present, Pemberton Group has several prestigious condominiums in various stages of development all across the Greater Toronto Area, including Downtown Toronto, Yonge & Eglinton, Mississauga, Maple, Richmond Hill and Stouffville.

Pemberton Group has been recognized as the GTA's 2017 top high rise builder of the year.

PembertonGroup.com



Pemberton

Everything a home should be

Exclusive Listing Brokerage. Brokers Protected. Prices and specifications are subject to change without notice.
Illustrations are artist's concept E.&O.E.

