



**PREVIEW PRICING**  
(Subject to Availability)

**East Tower**

MODEL	TYPE	FLOORS	APPROXIMATE SUITE SIZE (SQ. FT)	EXPOSURE	SPECIAL BROKER PRICES FROM:
Suite 611	1 Bedroom + Media/ 1 bath	6-35	581	West	\$269,400
Suite 688	1 Bedroom + Den/ 2 bath	6-41	657	East	\$311,400
Suite 692	1 Bedroom + Den/ 2 bath	6-41	661	East	\$313,400
Suite 737	1 Bedroom + Den/ 2 bath	6-35	690	West	\$330,900
Suite 812	2 Bedroom + Den/2 bath	8-35	778	West	\$374,400
Suite 899	2 Bedroom + Den/2 bath	6-41	847	North East	\$400,900
Suite 930	2 Bedroom + Den/2 bath	6-41	872	South East	\$427,900
Suite 933	2 Bedroom + Den/ 2 bath	7-35	880	North West	\$414,900
Suite 976	2 Bedroom + Den/2 bath	6-35	923	South West	\$455,400

Prices increase approximately \$500 per floor. Exceptions apply. Speak to a Sales Representative for details.

**Building Features**

The graceful lines and luminous green glass of Emerald towers will rise above the monochromatic skyline of North York like a precious gem. These magnificent 32 and 41 storey towers soar above a 4 storey podium that will be home to high end shops and businesses, offering residences magnificent vistas of the lake and surrounding neighbourhoods. Direct access to the subway from our underground parking allows you to move about the city rain or shine! A 24-hour Concierge will welcome you home to a dramatic lobby designed and furnished by an award-winning design team. The fabulous amenities are situated on the 4<sup>th</sup> floor and feature a fully equipped fitness facility which includes cardio and weight training equipment, yoga and pilates, a rooftop garden, indoor pool and a reflecting pool with outdoor cabana areas. Each building has its own party room and games room with bar.

**Suite Features**

All suites feature 9' ceiling heights and plank engineered hardwood in principal rooms. Kitchens will feature euro-influenced cabinetry, corian countertops and a Miele appliance package. Full-sized stacked front loading washer and dryer complete the laundry area. All suites include a balcony so that residents can privately enjoy the outdoors. Suites will also feature individually controlled heating and air conditioning.

<p><b>Deposit Structure</b> \$5,000 with offer Balance of 5% in 30 days 5% in 90 days 5% in 180 days 5% in 270 days</p> <p><b>Occupancy Commencing:</b> November 30, 2011 <b>Locker:</b> \$3,500 <b>Parking Space:</b> \$18,000 <i>Please note: Parking cannot be purchased with Suite 611.</i></p>	<p><b>Maintenance</b> Approximately \$0.49 per square foot (includes heat, air conditioning, water, building insurance &amp; upkeep of common areas, hydro separately metered) Parking Maintenance fee - \$38.88/ month Locker Maintenance fee - \$9.88/month</p> <p><b>Taxes</b> Estimated at approximately .85% of Purchase Price Prices Include G.S.T.</p>
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All prices, figures and materials are preliminary and are subject to change without notice.  
**Exclusive Listing Brokerage:** Baker Real Estate. Brokers Protected E. & O. E. **June 23, 2008**  
Emerald Park Presentation Centre: T. 416-221-8821 / [www.emeraldparkcondos.com](http://www.emeraldparkcondos.com)