



**Parade**TWO  
**Park View Residences**

Deposit Requirement: 5% - upon execution of agreement of purchase and sale  
5% - in 120 days  
5% - in 210 days  
5% - in 300 days  
5% - on Interim Closing

Maintenance Fees: Estimated at \$0.45 per square foot, plus Electricity

Occupancy Date: September 15<sup>th</sup> 2012

Taxes: Estimated at 1.00% of the purchase price

Parking: \$35,000 (for eligible suites\*)

Locker: \$5,000

All information is subject to change without prior notice. E&OE.

\* Some restrictions apply. See Sales Representative for more info.

**CONCORD**  
CITYPLACE

Effective: 10.09.2009



# ParadeTWO

## Park View Residences

### **Amenities**

#### **First Floor**

Internet / Wi-Fi Lounge  
Billiards and Table Tennis Room  
Games Room  
Theatre with Raised Seating Area  
Children's Zone and Craft Room  
Children's Outdoor Play Area  
Conference Room  
Vending Lounge  
Outdoor Lounge  
Pet Spa and Daycare  
Outdoor Pet Play Area

#### **Second Floor**

State-of-the-art Gym  
Hot Yoga Room  
25m Lap Pool  
Hot Tub  
Poolside Lounge  
His & Hers Steam Rooms  
Aerobics/Dance Studio

#### **Third Floor**

Spa Zone including massage, manicure and pedicure rooms  
Squash Court



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		<b>Standard Finishes</b>	<b>Urban Finishes**</b>
<b>Kitchen</b>	Cabinetry	Premium veneer	Thermofoil
	Under-Cabinet Lighting	Yes	N/A
	Countertop	Engineered stone	Solid surface
	Backsplash	Back-painted glass	Solid surface
	Sink	Stainless steel	Solid surface
	Faucet	Designer faucet with pull-out vegetable spray	Designer faucet with pull-out vegetable spray
	Media Cabinet Extension (in certain suites)	Premium veneer	N/A
	Track-Lights	Premium	Standard
	Appliances	Miele smooth surface electric cook top	Self-cleaning slide-in electric range with smooth cook top
		Miele built-in wall oven and microwave	Over the range white microwave with integrated exhaust fan
		Miele exhaust hood fan	
Miele integrated refrigerator		White refrigerator	
Miele full size dishwasher		White full size dishwasher	
One piece combo washer/dryer*	One piece combo washer/dryer*		
<b>Bathroom</b>	Sink	Solid surface countertop with integral sink and designer faucet	Solid surface countertop with integral sink and designer faucet
	Cabinetry	Premium veneer	Thermofoil
		Medicine cabinet with sliding mirror door	N/A
	Wall Tile	Porcelain or ceramic	Porcelain or ceramic
	Toilet	Dual-flush	Low-flow
	Shower stall (where applicable)	Solid surface shower base, overhead shower with glass partition	Solid surface shower base, overhead shower with glass partition
Bathtub (where applicable)	Soaker tub; with designer faucet and overhead shower	Soaker tub; with designer faucet and overhead shower	
<b>Living Room</b>	Flooring	Laminate wood flooring	Laminate wood flooring
	Entry Closet	Frameless mirrored sliders	Framed mirrored sliders
<b>Bedroom</b>	Flooring	Loop pile carpet	Cut pile carpet

\*Stacked washer/dryer combo in some suite types.

\*\* Detail about Urban Finishes Credit listed on Price Reference Sheet.

Developer reserves the right to change, modify and substitute materials without prior notice. E&OE

v. 10.09.2009



Price Reference Sheet

Exposure	Suite Type	Range of Size (sq. ft.)	Priced From	One Day Cash Incentive* (\$10,000 – 1B/1B+) (\$20,000 – 2B/2B+)	With Urban Finishes Selection (\$15,000 – 1B/1B+) (\$18,000 – 2B/2B+)
North	1 Bed	495 – 505	\$267,800	\$257,800	\$242,800
East	1 Bed + Den	575	\$308,800	\$298,800	\$283,800
West	1 Bed + Den	628	\$333,800	\$323,800	\$308,800
South	2 Bed	730 – 750	\$419,800	\$399,800	\$381,800



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## Park View Residences

(Floors 12-21)

**Suite 06** - 1B + D  
Suite area: 702 s.f.  
Balcony area: 36 s.f.  
Total area: 738 s.f.

**Suite 07** - 1B  
Suite area: 495 s.f.  
Balcony area: 30 s.f.  
Total area: 525 s.f.

**Suite 08** - 1B  
Suite area: 505 s.f.  
Balcony area: 30 s.f.  
Total area: 535 s.f.

**Suite 09** - 1B + D  
Suite area: 678 s.f.  
Balcony area: 40 s.f.  
Total area: 718 s.f.

**Suite 05** - 1B + D  
Suite area: 628 s.f.  
Balcony area: 39 s.f.  
Total area: 667 s.f.

**Suite 10** - 1B + D  
Suite area: 575 s.f.  
Balcony area: 40 s.f.  
Total area: 615 s.f.

**Suite 03** - 2B + S  
Suite area: 861 s.f.  
Balcony area: 47 s.f.  
Total area: 908 s.f.

**Suite 02** - 2B  
Suite area: 750 s.f.  
Balcony area: 53 s.f.  
Total area: 803 s.f.

**Suite 01** - 2B  
Suite area: 730 s.f.  
Balcony area: 53 s.f.  
Total area: 783 s.f.

**Suite 11** - 2B  
Suite area: 805 s.f.  
Balcony area: 45 s.f.  
Total area: 850 s.f.

