



MARKHAM SQUARE

Welcome to Markham Square.

A visionary, urban, mixed-use community in the heart of Markham, just steps away from York University's new high-tech Markham campus. The perfect community to live, learn, play, shop, dine and connect. Markham Square will be an iconic landmark, with two soaring towers anchored by diverse retail at street level. A charming blend of old world charm and modern, sophisticated living, Markham Square is located close to numerous amenities, including Rouge National Urban Park, historic Unionville, public and private schools, shopping, dining and more.

This is evolved urban living at its best.

Exclusive Amenities Include: 24-hour concierge, elegant party room with three-sided gas fireplace, indoor-outdoor bar, lounge and dining area; beautifully landscaped outdoor terrace with barbecues; multimedia room with stadium seating; fitness centre with weight and cardio area, yoga/meditation room; two furnished guest suites; and Wi-Fi throughout all amenity areas.

SUITE FEATURES

- Smooth finish 9' ceilings
- Double glazed floor to ceiling windows
- 7' interior doors with modern satin chrome lever hardware
- Designer selected luxury plank vinyl flooring with acoustic underlay
- Four-pipe fan coil for year-round control of heating and cooling
- Custom designed kitchen with integrated ENERGY STAR® appliances and under cabinet lighting
- Fixed dining island with electrical outlet INCLUDED (as per plan)
- Stacked ENERGY STAR® front loading washer and dryer
- Frameless glass shower or soaker tub with rainfall showerhead (as per plan)

<u>TYPE</u>	<u>SIZE RANGE</u>	<u>APPROX. PRICE RANGE</u>
One Bedroom, Incl. Locker	488 - 549	\$321,900 - \$359,900
One Bedroom + Den, Incl. Locker	531 - 571	\$337,900 - \$394,900
One Bedroom + Den, Incl. Parking	579 - 654	\$395,900 - \$454,900
Two Bedroom, Incl. Parking	641 - 836	\$438,900 - \$627,900
Two Bedroom + Den, Incl. Parking	791 - 1,020	\$552,900 - \$692,900
Three Bedroom + Den, Incl. Parking	990 - 1,065	\$699,900 - \$750,900

<u>Occupancy Date</u> April 2021	<u>Deposit Structure</u> \$5,000 on Signing Balance to 5% in 30 Days 5% in 120 Days 5% in 270 Days 5% on Occupancy	<u>PARKING INCLUDED*</u> (Valued @ \$35,000) *For Suites 579 sf and larger <u>LOCKER INCLUDED*</u> *For Suites 571 sf and smaller LOCKER \$4,500 (limited Supply)
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FAST FACTS

BUILDING

- BUILDING – 33 STOREYS
- TOTAL SUITES – 362
- OCCUPANCY – April 2021
- PROPERTY MANAGER: **FIRSTSERVICE RESIDENTIAL**
- ARCHITECT: **KIRKOR ARCHITECTS**
- INTERIOR DESIGN: **PATTON DESIGN STUDIO**
- LANDSCAPE DESIGN: **NAK DESIGN STRATEGIES**
- GARBAGE DISPOSAL – TRI-SORT: ORGANIC WASTE + RECYLCES + REG. REFUSE
- MAINTENANCE FEE INCLUDES: COMMON AREAS, BUILDING INSURANCE, 24-HOUR CONCEIRGE, IN-SUITE INTERNET (Excludes: water, hydro, heating/cooling)

SUITES

- DOUBLE GLAZED FLOOR TO CEILING WINDOWS
- DESIGNER SELECTED LUXURY PLANK VINYL FLOORING WITH ACOUSTIC UNDERLAY
- 7' INTERIOR DOORS WITH MODERN STAIN CHROME LEVER HARDWARE
- 9' SMOOTH CEILINGS IN PRINCIPAL ROOMS (Excluding mechanical bulkheads)
- CUSTOM DESIGNED KITCHEN CABINETRY WITH INTERGRATED ENERGY STAR® APPLIANCES, EXTENDED-HEIGHT UPPERS AND UNDER CABINET LIGHTING
- KITCHEN ISLAND INCLUDED WITH ELECTRICAL OUTLET (AS PER PLAN)
- FRAMELESS GLASS SHOWER OR SOAKER TUB WITH RAINFALL SHOWERHEAD (AS PER PLAN)
- CAPPED CEILING OUTLETS IN THE LIVING/DINING ROOM, BEDROOM(S) AND DEN
- IN-SUITE ALARM SYSTEM WITH KEYPAD

PARKING AND LOCKER

- EACH PARKING SPACE IS DEEDED SEPERATELY
- 6.5 LEVELS OF UNDERGROUND PARKING
- APPROX. 70 VISITOR PARKING SPACES
- STANDARD LOCKER SIZE
- PARKING INCLUDED FOR SUITES 579 SQFT AND LARGER*
- LOCKER INCLUDED FOR SUITE 571 SQFT AND SMALLER*

AMENITIES

- 24-HOUR CONSIERGE SERVICES
- 2-STOREY LOBBY WITH SCULPTURAL STAIRCASE
- 2 FLEX MEETING ROOMS
- LIBRARY LOUNGE WITH GAS FIREPLACE ON LOBBY MEZZANINE LEVEL
- PARTY ROOM WITH INSIDE-OUTSIDE BAR, LOUNGE, LARGE DINING AREA AND THREE-SIDED GAS FIREPLACE
- LANDSCAPED ROOFTOP PATIO WITH LOUNGE SEATING, DINING AREA AND BBQ'S
- FULLY EQUIPPED GYM WITH YOGA/MEDITATION ROOM
- GAMES ROOM WITH FOOZE BALL/BILLIARD TABLES
- MULTIMEDIA ROOM WITH STADIUM SEATING FOR GAMING AND MOVIES
- 2 FURNISHED GUEST SUITES
- WIFI THROUGHOUT ALL AMENITY AREAS

*Consult a Milborne Sales Representative for full details. E.&O.E. October 17, 2017



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OFFER SUMMARY

Tentative Occupancy Date:

April 2021

Deposit:

- \$5,000 on signing
- Balance of 5% in 30 days
- 5% in 120 days
- 5% in 270 days
- 5% on Occupancy

International Deposit (Non-resident):

- \$5,000 on signing
- Balance of 10% in 30 days
- 10% in 120 days
- 10% in 270 days
- 5% on Occupancy

Special Limited Time Offers:

Capped Levies: 1B/ 1B+D - \$7,000; 2B+ - \$9,000

Assignment Fee: FREE Assignment
(discounted from \$5,000)

Capped Closing Costs - \$10,000 + HST

Parking:

INCLUDED for Suites over 579 SQFT
(Valued at \$35,000)

- \$4,500 (limited supply)

Kitchen Island:

INCLUDED (As Per Plan)