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**York**  
**condos**  
DOWNTOWN MARKHAM



- 243 acre master planned community
- 2 Million sq. ft. of retail and dining
- 10,000+ luxury condos and town manors
- 100,000+ sq. ft. of fitness facilities
- 200+ kms of hiking & biking trails

## BECAUSE A NEW DEGREE OF URBAN LUXURY IS COMING TO DOWNTOWN MARKHAM

Welcome to York Condos, a spectacular new condominium residence in the heart of Downtown Markham. Envisioned by the Remington Group, York Condos will offer a fine selection of modern urban suites and amenities in a fantastic location just steps from York University's state-of-the-art new campus in Downtown Markham.

Everything from transit, shopping and dining to parks and recreation is just moments away. Situated in one of the fastest growing regions in Ontario, York Condos is destined to be the most sought-after address in North America.



**York**  
**condos**  
DOWNTOWN MARKHAM

BECAUSE IT'S STEPS TO THE NEW, STATE-OF-THE-ART YORK UNIVERSITY CAMPUS

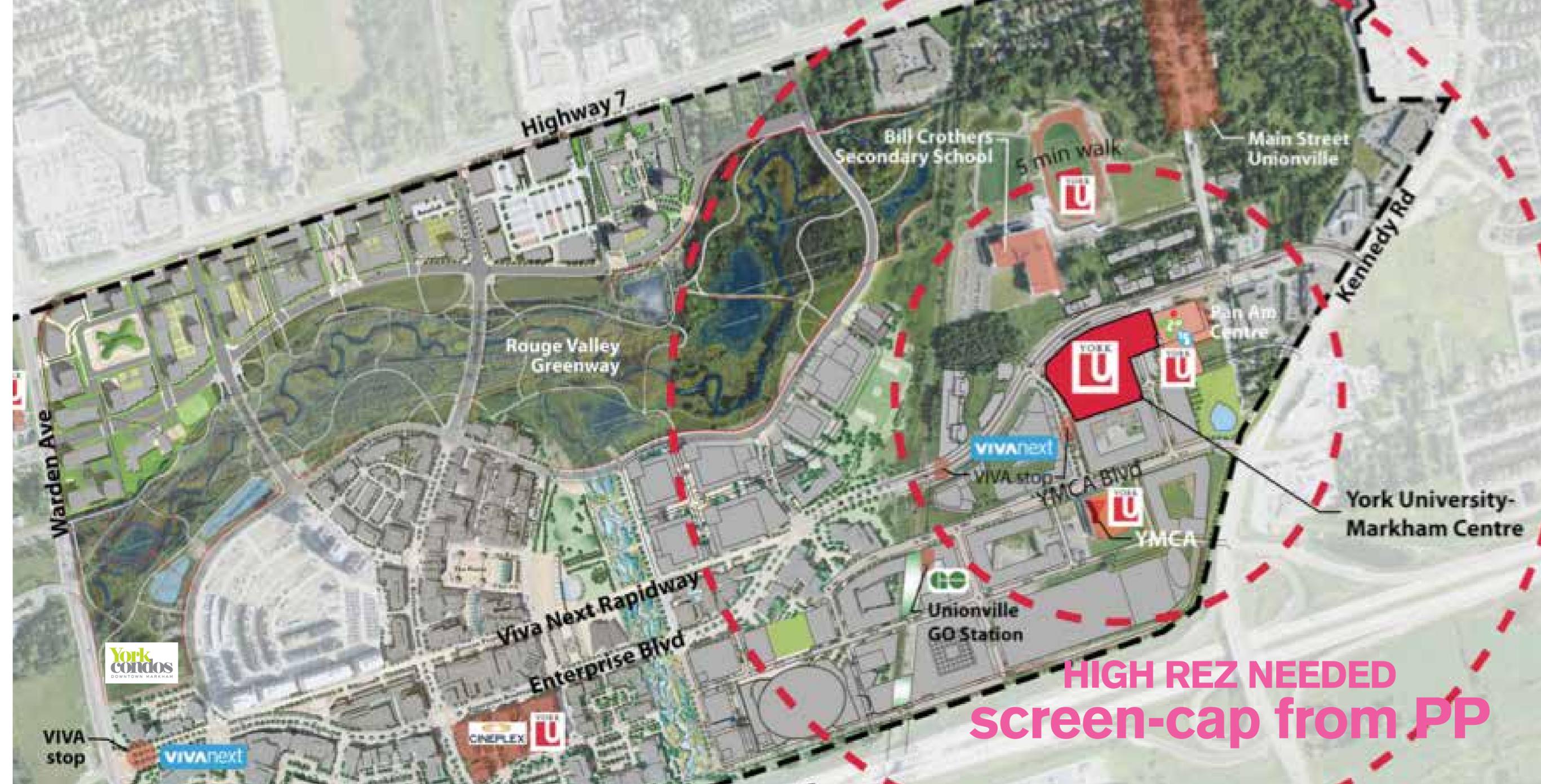




- 4000+ fulltime students
- 25 degree programs
- 8 fields of study
- 15 transit routes serving the campus
- 400+ new campus jobs
- \$500 million in economic benefits
- \$37 million annual impact

York University is building a brand new, 21st century campus in the heart of Downtown Markham. With fast growing demand for high-quality education in Ontario's new knowledge economy, the campus will offer professionally-relevant academic programs to over 4,000 students. With easy access to transit, highways, major employers and research hubs, the York University Markham Centre will be a truly integrated, urban campus.

The University campus is located at the core of a thriving urban centre rich in amenities such as shopping, dining, parks, sports, entertainment and more. As one of Canada's top research locations, York Region's robust growth means that students will have workplace-based learning opportunities and job prospects when they graduate.



**HIGH REZ NEEDED  
screen-cap from PP**

# Y QUICK FACTS

Quick Access to Highways 7, 407, 401, 404

- 32 min. / 39 kms to Toronto
- 30 min. / 34 kms to Toronto Island City Airport
- 27 min. / 32 kms to Union Station
- 30 min. / 30 kms to Toronto City Hall
- 25 min. / 18 kms to Toronto Zoo
- 6 min. / 3 kms to Markham Civic Centre



BECAUSE AT DOWNTOWN MARKHAM, YOU HAVE ALL THE RIGHT CONNECTIONS





**200+ room**  
boutique Marriott® Hotel

**\$20 Million+**  
art program and outdoor museum

**2400-seat**  
movie theatre including VIP cinemas

**20,000-seat**  
sports, special events and cultural venue

BECAUSE IT'S IN THE HEART OF A VISIONARY, MASTER-PLANNED URBAN COMMUNITY



# Y

QUICK FACTS

- 5000+ parking spaces
- 150+ rooms, 4-stars
- 100,000+ sq. ft. of fitness facilities
- 3.4M sq. ft of premium commercial office space
- 2M sq. ft of retail and dining
- 10,000 luxury town manors & condos



Nestled beside North America's largest urban park – the Rouge Park – is a community with a vision and a mission. Welcome to Downtown Markham, a 243-acre master-planned, mixed use community with thousands of homes, offices, hotels, shops, parks, art, culture and recreation. Downtown Markham is a true urban destination, with art at the heart of it all. Imagine a fantastic outdoor museum, breathtaking sculptures on street corners, thought provoking art on building facades. As North America's largest LEED community, Downtown Markham is also a leader in sustainable living with 72 acres of green spaces and endless opportunities to explore the outdoors while enjoying the vibrancy of a thriving urban centre. Dynamic, connected, inspired and green, Downtown Markham is the place to live, work, study, shop, dine and play.





- 1 1200 Residential Condos & Community Retailers
- 2 180 Luxury Townhomes
- 3 Public Park
- 4 Viva Surface Transit Station
- 5 Marriot Hotel (full Service) & Condos
- 6 Condo & Retail
- 7 2400 Seat Cineplex
- 8 Office Building
- 9 Carousel and Skating Rink
- 10 Honeywell Office Building
- 11 200,000 sq. ft. Office Building
- 12 Mixed Use Retail / Office Residential / Whole Foods

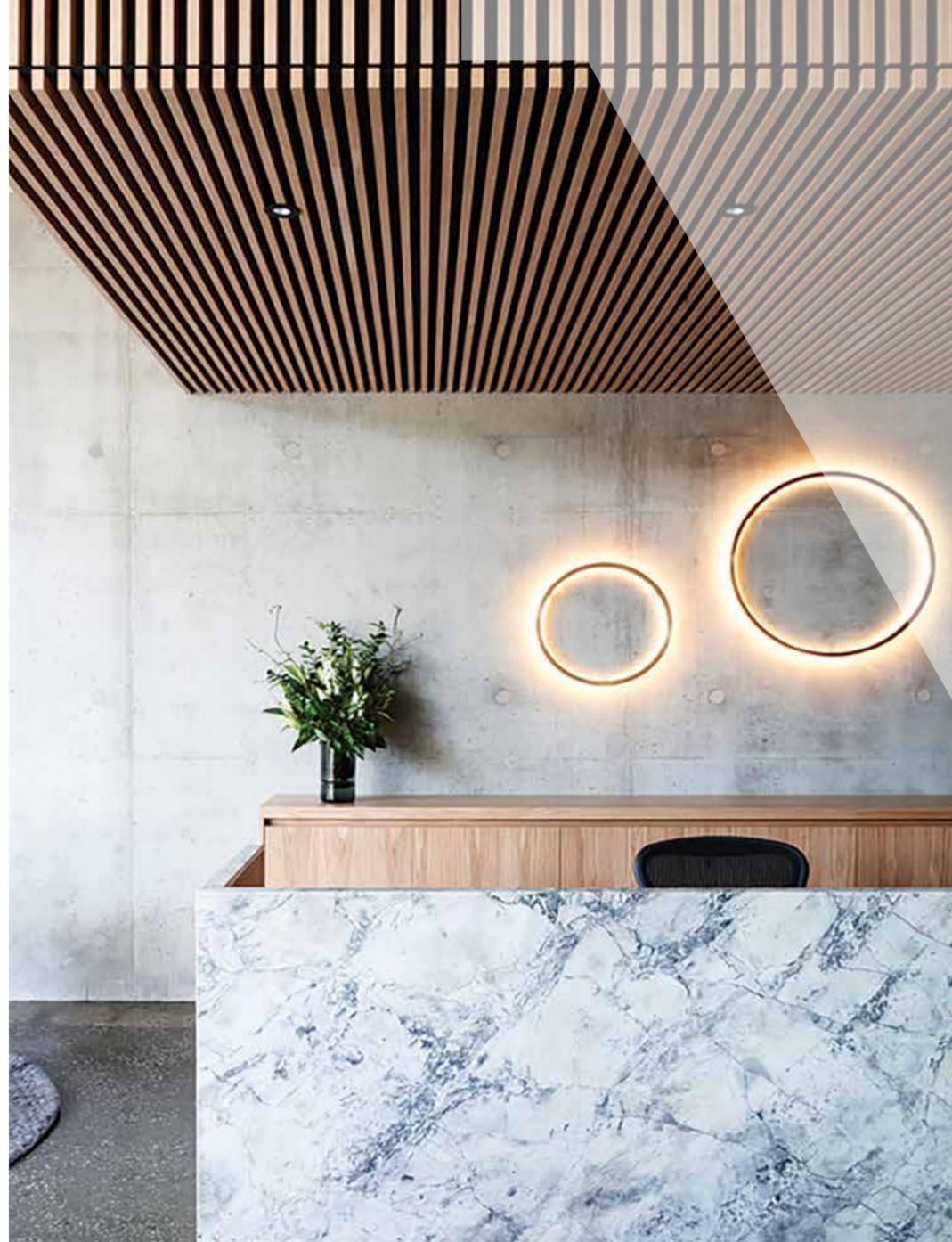


**HIGH REZ NEEDED**  
**screen-cap from PP**

## BECAUSE IT SPEAKS TO CUTTING-EDGE DESIGN AND SOPHISTICATED AMENITIES

York Condos will be distinguished by its stylishly contemporary building design with a modern urban facade of glass and steel. Rising 15 storeys above the heart of Downtown Markham, York Condos resonates with the vibrancy of its incomparable location and striking modernity of its architecture. Residents and visitors are welcomed in a bright, spacious and elegant lobby lounge with a soaring ceiling and sleek, sophisticated ambience. A 24-hour Concierge is always on hand on welcome you home.





**new rendering  
to come**

ROOFTOP TERRACE



BECAUSE IT OFFERS A FUSION OF STYLE, SUBSTANCE AND COSMOPOLITAN LUXURY

York Condos offers a wide selection of studio, 1, 2 and 3 bedroom suites, designed with urban flair and embellished with exquisite finishes. Every suite offers the ultimate in elegant urban living. Open concept layouts and natural radiance from floor to ceiling glass windows lend an aura of spacious luxury. Bright, airy interiors are detailed with an exceptional standard of craftsmanship and the latest contemporary styles, accents and upscale finishes. Gourmet kitchens with sleek counters and fine-crafted cabinetry, oversized living areas and sumptuous master bedrooms ensure an exclusive and luxurious lifestyle.



new rendering  
to come

SUITE DESIGN

BECAUSE IT OFFERS EXQUISITE FINISHES THAT SPEAK TO INSPIRED URBAN LIVING



#### THE SUITES

- Expansive 9-foot high ceilings, 10-foot ceilings in Penthouses
- Roomy balconies and terraces to enjoy al-fresco dining\*\*
- Elegant solid core entry door, privacy viewer and quality finished hardware
- Contemporary laminate flooring throughout
- Attractive space-saving sliding closet doors in foyer and bedrooms
- Convenient ventilated white plastic coated shelving in closets
- Elegant custom-baseboards, door frames and casings
- Bedrooms and dens with separate light switches and capped ceiling outlets\*\*
- LEED compliant environmentally friendly low V.O.C. paint on walls, ceilings and trimwork

#### INNOVATIVE KITCHENS

- Finely crafted cabinetry with full height uppers in a variety of finishes\*
- Multi-functional kitchen island with quartz top, dining space and extra storage\*\*
- Under-mount stainless sink with single lever faucet with pullout vegetable sprayer
- Ceiling-mounted halogen track lighting
- Integrated stainless steel appliances including glass cook-top, convection oven, exhaust fan, microwave, dishwasher and refrigerator/freezer

#### THE BATHROOMS

Master en-suite Bathrooms or suites with one Bathroom

- Ceramic tiled floors
- Elegant, wall-mounted cabinetry with integrated streamlined basin
- Designer mirror/storage cabinet over vanity with custom light fixture
- Polished chrome faucets and designer accessory package
- Sleek white bathroom fixtures featuring water saving dual-flush water closet, tub and shower rod
- Safety pressure balance valve for tub and shower
- Energy recovery exhaust ventilation system

#### SECOND BATHROOM (If applicable)

- Ceramic tile floors and ceramic tiled bathtub surround
- Elegant, wall mounted cabinetry options with integrated streamlined basin\*
- Polished chrome faucets and designer accessory package
- Sleek white bathroom fixtures featuring water saving dual-flush water closet, tub and shower rod\*\*
- Shower stall with glass door and ceramic tiled walls\*\*
- Safety pressure balance valve in shower
- Energy recovery exhaust ventilation system
- Contemporary light fixture over vanity

#### LAUNDRY

- High Efficiency, ENERGY STAR full size front loading washer and dryer
- Ventilation to exterior

#### TECHNOLOGY

- High Performance fixed and operable windows\*\*
- Telephone outlets in living room, kitchen, master bedroom, 2nd bedroom or den\*\*
- Cable TV and high-speed internet access outlets in living room, master bedroom, 2nd bedroom or den\*\*
- Individual suite controlled energy recovery ventilator
- Individual, separately metered circuit breaker service panel with copper wiring throughout
- Convenient, on site recycling collection

#### SAFETY

- Professional 24-hour concierge service
- Secure underground parking with elevator access to home
- Each suite is prewired for entry alarm security or keypad system
- Each suite has fire, heat, and smoke alarm systems
- Main entrances and exits monitored by closed-circuit television systems
- Security access throughout all common areas

\*From the builders standard samples \*\*As per plan. York Condos is LEED Registered. All Suites protected under Tarion (formerly the Ontario New Homes Warranty Program). The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in 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 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. Colour, texture, appearance, dye-lot, etc. of features and finishes installed in the Unit may vary from Vendor's standard samples as a result of normal manufacturing and installation process.



THE SIGNATURE



DOWNTOWN MARKHAM



NEXUS SOUTH CONDOMINIUM



BECAUSE IT TAKES A SPECIAL KIND OF DEVELOPER TO ENVISION A GREAT COMMUNITY

The Remington Group Inc. (TRG) is a privately held company with substantial land holdings and over 60 years' experience within the industry. TRG operates, develops, manages and builds an extensive cross-section of residential and income properties all across Ontario. Led for more than 60 years by brothers Rudolph and Jerry Bratty, TRG has built thousands of homes, and owns and manages millions of square feet of commercial, retail, and industrial properties. Today, a third generation of Bratty brothers –Matthew, Mark, Christopher and Michael – carry on the tradition of running a progressive, integrated company that continues to be an industry leader. TRG has earned a reputation for honesty, hard work, and generous community investment and involvement. Among residential owners, retail and commercial tenants, community associations, business partners, and through all levels of government, The Remington Group is known as an ethical and dedicated development company.

THE REMINGTON CENTRE



IQ CONDOMINIUMS



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