



EMERALD
CITY 2
CONDOMINIUMS

AGENTS' PREVIEW PRICING
(Subject to Availability)

MODEL	TYPE	FLOORS	APPROXIMATE SUITE SIZE	EXPOSURE	PRICES STARTING FROM:	AGENT PRICES STARTING FROM:
Amethyst	1 Bedroom	2-28	539	North	\$236,900	\$226,900
Rhinestone	1 Bedroom	G	541	West	\$234,900	\$221,900
Onyx	1 Bedroom	2-28	543	North	\$238,900	\$228,900
Sapphire	1 Bedroom	G, 2	543	West	\$234,900	\$221,900
Turquoise	1 Bedroom	G	543	West	\$234,900	\$221,900
Almandine	1 Bedroom	G	544	West	\$232,900	\$222,900
Firestone	1 Bedroom	G	547	West	\$233,900	\$223,900
Cornelian	1 Bedroom	2	558	West	\$242,900	\$232,900
Jacinth	1 Bedroom	2	560	South West	\$243,900	\$233,900
Jasper	1 Bedroom	G, 2	599	West	\$255,900	\$245,900
Marquise	1 Bedroom + Media	2	614	West	\$263,900	\$253,900
Pewter (Terrace)	1 Bedroom	2	625	West	\$273,900	\$263,900
Garnet	1 Bedroom + Den	2-25	639	South	\$282,900	\$272,900
Cameo	1 Bedroom + Den	5-28	649	West	\$290,900	\$280,900
Jade	1 Bedroom + Den	2-25	657	South	\$287,900	\$277,900
Ruby	2 Bedroom	G, 2	730	East	\$317,900	\$307,900
Diamond	2 Bedroom	28	738	South	\$352,900	\$342,900
Diamante (Terrace)	2 Bedroom	2	740	West	\$348,900	\$308,900
Topaz	1 Bedroom + Den	2-28	766	East	\$332,900	\$322,900
Coral	2 Bedroom	2-28	869	North East	\$374,900	\$364,900
Crystal	2 Bedroom	2-25	887	South East	\$384,900	\$374,900
Opal	2 Bedroom	5-28	901	North West	\$393,900	\$383,900
Moonstone	2 Bedroom	5-25	907	South West	\$402,900	\$392,900
Pearl	2 Bedroom	28	912	South East	\$432,900	\$422,900
Tourmaline (Terrace)	2 Bedroom + Den	2	952	West	\$404,900	\$394,900
Nephrite	2 Bedroom + Den (Terrace)	2	969	West	\$448,900	\$408,900
Emerald	2 Bedroom	28	1005	South West	\$497,900	\$487,900

Prices increase approximately \$1,000 per floor. Exceptions Apply. Premiums apply to views, terraces and patios. Please speak to a Sales Representative for details.

Building Features

Emerald City 2 is the second tower in the most exciting project on the Sheppard corridor. This 29-storey building with approximately 404 suites features a ground floor Lobby with 24-hour concierge services, an elegant sitting area and mail room. Also featured are a Theatre Room and Guest Room. The Amenities Area will include a Yoga Studio as well as an indoor swimming pool and soothing whirlpool, his and hers private change rooms and showers. A state-of-the-art gym and exercise facility will be outfitted with the latest equipment. Outside, a magnificent patio delightfully furnished and including a barbeque area will provide the perfect venue for outdoor entertaining and relaxing.

Suite Features

A marvelous selection of porcelain or ceramic tile is offered in the bathroom for tub or shower surrounds and flooring. Stunning flat-paneled contemporary kitchen cabinetry is in the Kitchen with a choice of quartz or granite countertops, stainless steel appliances including 30" stove, 18 cu. ft. refrigerator, dishwasher and microwave. A stacked full-size washer and dryer completes the in-suite laundry.

Patio and Ground Level Suites feature approximately 10' ceiling heights in principal living areas. Floors 2 to 29 feature approximately 9' ceiling heights.

Deposit Structure	Maintenance
\$3,500 with offer	Approximately \$.51 per square foot (hydro separately metered)
Balance of 5 % in 30 days	Parking Maintenance fee - \$37.95/ month
5% in 90 days	Locker Maintenance fee - \$11.95/month
5% in 210 days	
5% in 365 days	
5% on Occupancy	
	Taxes
	Estimated at approximately .83% of Purchase Price (City of Toronto tax rate 2010)
Occupancy Commencing: June, 2014	
Parking: One parking space is included in Purchase Price	
Locker: \$2,900	Prices include H.S.T.