

POWER BROKER/AGENT PRICING

May 15-24, 2012

(subject to availability)

NORTH/WEST BLOCK

MODEL	TYPE	FLOORS	APPROXIMATE SUITE SIZE	EXPOSURE	PREVIEW PRICES STARTING FROM:	PREVIEW PRICES UP TO:
R	Studio	2 to 5	405	South	\$232,900	\$233,900
S	1 Bedroom	2 to 5	485	South-East	\$279,900	\$284,900
P	1 Bedroom	2 to 4	491	West	\$271,900	\$288,900
P2	1 Bedroom + Den	2 to 4	491	West	\$273,900	\$276,900
M	1 Bedroom	4 to 10	495	North	\$275,900	\$290,900
M2	1 Bedroom	2 to 10	495	South	\$275,900	\$293,900
M1	1 Bedroom	2-4	495	South	\$273,900	\$276,900
P1	1 Bedroom	3 to 4	496	East	\$270,900	\$272,900
D	1 Bedroom	5 to 10	506	South-West	\$291,900	\$301,900
A	1 Bedroom	2 to 7	517	North-West & North	\$292,900	\$299,900
N	1 Bedroom + Den	2	541	East	\$298,900	\$303,900
TH1	1 Bedroom	1	584	West	\$319,900	\$334,900
L	1 Bedroom + Den	2 to 8	647	North	\$349,900	\$360,900
C	1 Bedroom + Media	2 to 4	643	North-West & West	\$352,900	\$355,900
K	1 Bedroom + Den	2 to 6	624	North	\$345,900	\$355,900
F	2 Bedroom	8 to 10	731	North	\$404,900	\$409,900
Q	2 Bedroom	3 to 4	760	East	\$411,900	\$415,900
H	2 Bedroom	6 to 8	742	South	\$416,900	\$420,900
G	2 Bedroom	7 to 10	731	South-East	\$418,900	\$429,900
E	2 Bedroom	8 to 10	751	North-West	\$438,900	\$444,900
O	2 Bedroom + Den	2	811	East	\$439,900	\$443,900
J	2 Bedroom + Media	2 to 4	858	West	\$468,900	\$472,900
I	2 Bedroom + Den	6 to 10	902	South	\$497,900	\$506,900
B	2 Bedroom + Den	2 to 8	944	North-East & North-West	\$512,900	\$525,900
TH2	2 Bedroom + Den	1	1148	West	\$599,900	\$599,900

Premiums vary depending on views, suite types, and balconies. Please speak to a Sales Representative for details.

R	Studio	3 to 5	405	North	\$224,900	\$228,900
P	1 Bedroom	2 to 4	491	East	\$269,900	\$283,900
P1	1 Bedroom	3 to 4	496	West	\$271,900	\$275,900
P2	1 Bedroom + Den	2 to 4	491	East	\$271,900	\$274,900
M1	1 Bedroom	2 to 5	495	North	\$272,900	\$277,900
M2	1 Bedroom	3 to 5	495	North	\$274,900	\$277,900
S	1 Bedroom	2 to 5	485	North-West	\$277,900	\$282,900
M	1 Bedroom	2 to 7	495	South	\$287,900	\$295,900
D	1 Bedroom	5 to 7	506	North-East	\$289,900	\$291,900
A	1 Bedroom	2 to 7	517	South-East & South West & East	\$292,900	\$306,900
N	1 Bedroom + Den	2	541	West	\$299,900	\$306,900
TH1	1 Bedroom	1	584-618	East	\$315,900	\$334,900
C	1 Bedroom + Media	2 to 4	643	East	\$349,900	\$352,900
K	1 Bedroom + Den	2 to 4	624	South	\$357,900	\$360,900
L	1 Bedroom + Den	2 to 5	647	South	\$359,900	\$364,900
H	2 Bedroom	6 to 7	742	North	\$410,900	\$412,900
Q	2 Bedroom	3 to 4	760	West	\$415,900	\$418,900
G	2 Bedroom	6 to 7	731	North-West	\$415,900	\$419,900
O	2 Bedroom + Den	2	811	West	\$446,900	\$448,900
J	2 Bedroom + Media	2 to 4	858	East	\$463,900	\$467,900
LW2	Live/Work	1	1000	South	\$474,900	\$539,900
I	2 Bedroom + Den	6 to 7	902	North	\$499,900	\$501,900
B	2 Bedroom + Den	4 to 5	944	South-East & South-West	\$525,900	\$531,900
TH2	2 Bedroom + Den	1	1148	East	\$596,900	\$596,900

Premiums vary depending on views, suite types, and balconies. Please speak to a Sales Representative for details.

Building Features

Canary District Condominiums, an 11- storey residence with approximately 369 suites, is Toronto's largest urban village! It features a unique private courtyard which provides outdoor social/amenity space and includes areas for outdoor entertaining/BBQ'ing, informal landscaped areas, a water feature, and amenity pavilion.

Suite Features

Engineered hardwood flooring throughout the suite except in bathrooms*

9 ft. high lofty ceilings**

Exquisite spa inspired bathrooms with porcelain flooring*, quartz vanity top and European style under-mount sink*, full width vanity mirror, deep soaker tub or shower with frameless clear glass fixed panel*, marble or porcelain full height wall tiles in tub/shower, brand-name chrome faucets, and LEED certified white porcelain plumbing fixtures. Gorgeous gourmet kitchens with custom-designed European style kitchen cabinetry*, premium quartz countertops with tile backsplash*, 24" European style appliances with slide in range with stove, stainless steel microwave, and fully integrated refrigerator and dishwasher, with paneled doors to match kitchen cabinetry. Stainless steel sink with single lever faucet. Contemporary Suites with year round individual climate control of central heating and air conditioning.

<p>DEPOSIT STRUCTURE</p> <p>\$3000 on Signing, Balance of 5 % in 30 days 5% in 90 days 5% in 360 days 5% on October 15, 2015</p> <p>Occupancy Commencing: March 2016</p> <p>Parking: \$35,000* <i>*Available Only for 2 Bedroom and 1 Bedroom + Den (Model L) Suites.</i></p> <p>Storage Locker: \$3,500</p>	<p>MAINTENANCE</p> <p>Approximately \$.51 per square foot (hydro separately metered) Parking Maintenance fee \$46/ month Storage Locker Maintenance fee \$10/month</p> <p>TAXES</p> <p>Estimated at approximately 1 % of Purchase Price</p> <p><i>Prices Include H.S.T.</i></p>
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All prices, figures and materials are preliminary and are subject to change without notice E. & O. E. Note: All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Bulletin #22. Actual living area will vary from floor area stated. May 03, 2012. Please see a Sales Representative for details.

*From Vendor's standard samples, as per plan. **Dimensions are approximate and exclude areas with bulkheads, as required to accommodate architectural, structural and