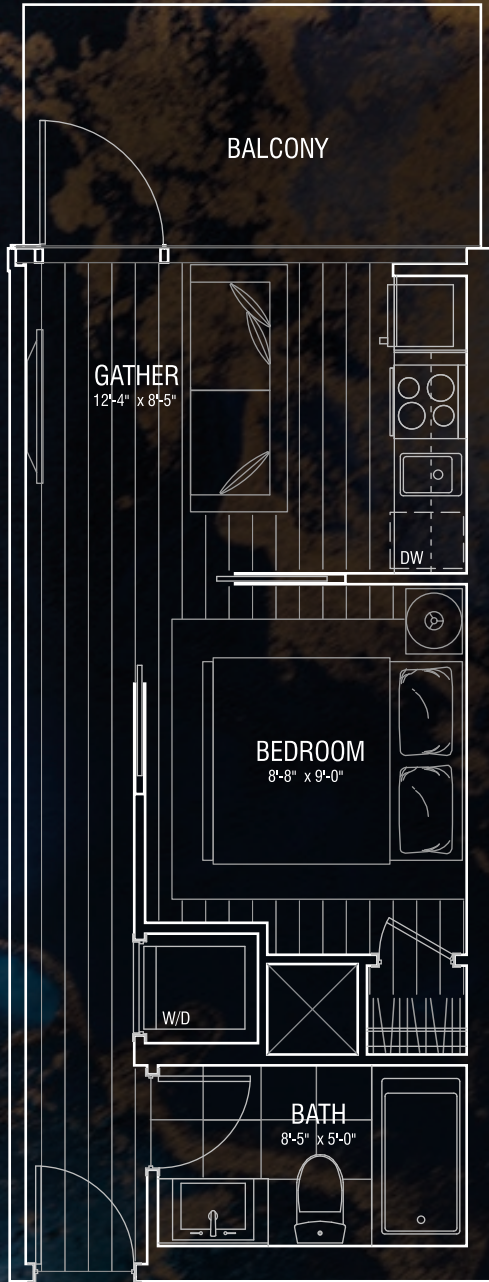
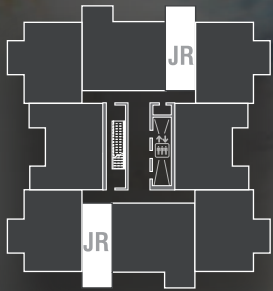


IMPERIA



±359 ft² indoor
±82 ft² balcony

JUNIOR
FLOOR PLAN

1
BEDROOM

1
BATHROOM

±441
SQUARE FEET

THE DEVELOPER AND BUILDER RESERVE THE RIGHT TO MAKE MODIFICATIONS AND CHANGES TO THE BUILDING, ANY UNIT, PARKING AREA AND STORAGE AREA DESIGN, SPECIFICATIONS, FEATURES AND FLOOR PLANS IN ORDER TO MAINTAIN THE HIGH STANDARDS OF THIS DEVELOPMENT OR TO COMPLY WITH MUNICIPAL REQUIREMENTS. THE SQUARE FOOTAGE AND ROOM DIMENSIONS ARE BASED ON ARCHITECTURAL DRAWINGS AND MEASUREMENTS. THE LOCATION OF UTILITIES MAY NOT BE ACCURATELY DEPICTED HEREIN. FURNITURE LAYOUTS DEPICT STANDARD FURNISHING SIZES AND ARE INTENDED FOR REFERENCE ONLY. ALL SIZES AND DIMENSIONS ARE APPROXIMATE AND ACTUAL AREA AND DIMENSIONS MAY VARY FROM THE PRELIMINARY PLANS TO THE FINAL SURVEY. ERRORS AND OMISSIONS EXCEPTED. IN THE EVENT OF DISCREPANCY BETWEEN THE MARKETING DOCUMENTS AND THE PURCHASE CONTRACT, THE PURCHASE CONTRACT, WILL PREVAIL.

INCENTIVES

- FREE Storage Locker*
*(*Subject to availability. \$5,000 value)*
- Discounted parking stall pricing \$25,000*
*(*Subject to availability. \$50,000 value)*
- 2 year FREE condo fees
- \$20,000 Cash back on closing
- 2 year Rental Guarantee
- \$20,000 in FREE upgrades including: *paneled fridge, full height quartz kitchen backsplash, painted ceilings, 10mm ensuite shower door*
- 2 year FREE turnkey professional property management from Empire 81
- FREE Assignment (*\$10,000 value*)
- FREE *Hassle-Free Exit* listing service on MLS after closing

DEPOSIT STRUCTURE (5%)

\$10,000 due with purchase contract

Balance to 5% due at 365 days

HOW IT WORKS

WHAT WE PROVIDE:

- Monthly leaseback program payments for two years, reducing your investment risk
- Providing expert level screening and property management services
- Builder direct service resulting in long term tenancies and higher renewals/continuance of direct rent after the 2 year term

WHAT YOU PROVIDE:

- All costs associated with the property
(taxes, insurance, mortgage payments, utilities, maintenance, condo fees & closing fees)

GUARANTEED MONTHLY AMOUNT

A residential rental incentive at a rate of 6.3% of the base price of the Unit (pre GST) will be paid per the term set out in the agreement.

Payments are on a monthly basis via Pre Authorized Debit (PAD)

IMPERIA

FIT & FINISH SPECIFICATIONS

THE BUILDING

- Built by Truman - Customer Choice Award Winner for highest satisfaction
- Peace of mind provided through our comprehensive warranty program: 1 Year on Workmanship & Materials, 2 Year Warranty of Delivery & Distribution, Systems, 5 Year Building Envelope Coverage, and a 10 Year Structural Warranty
- Concrete construction building with three high speed elevators and a spacious grand entrance lobby
- Energy efficient building design including mechanical and distribution systems
- Built-in smoke/heat detectors and in-suite water sprinkler system
- Individual suite utility metering for maximum energy savings, coupled with individual thermostat for temperature control
- Painted, secured, and heated underground parkade
- Intercom and security monitoring system in lobby

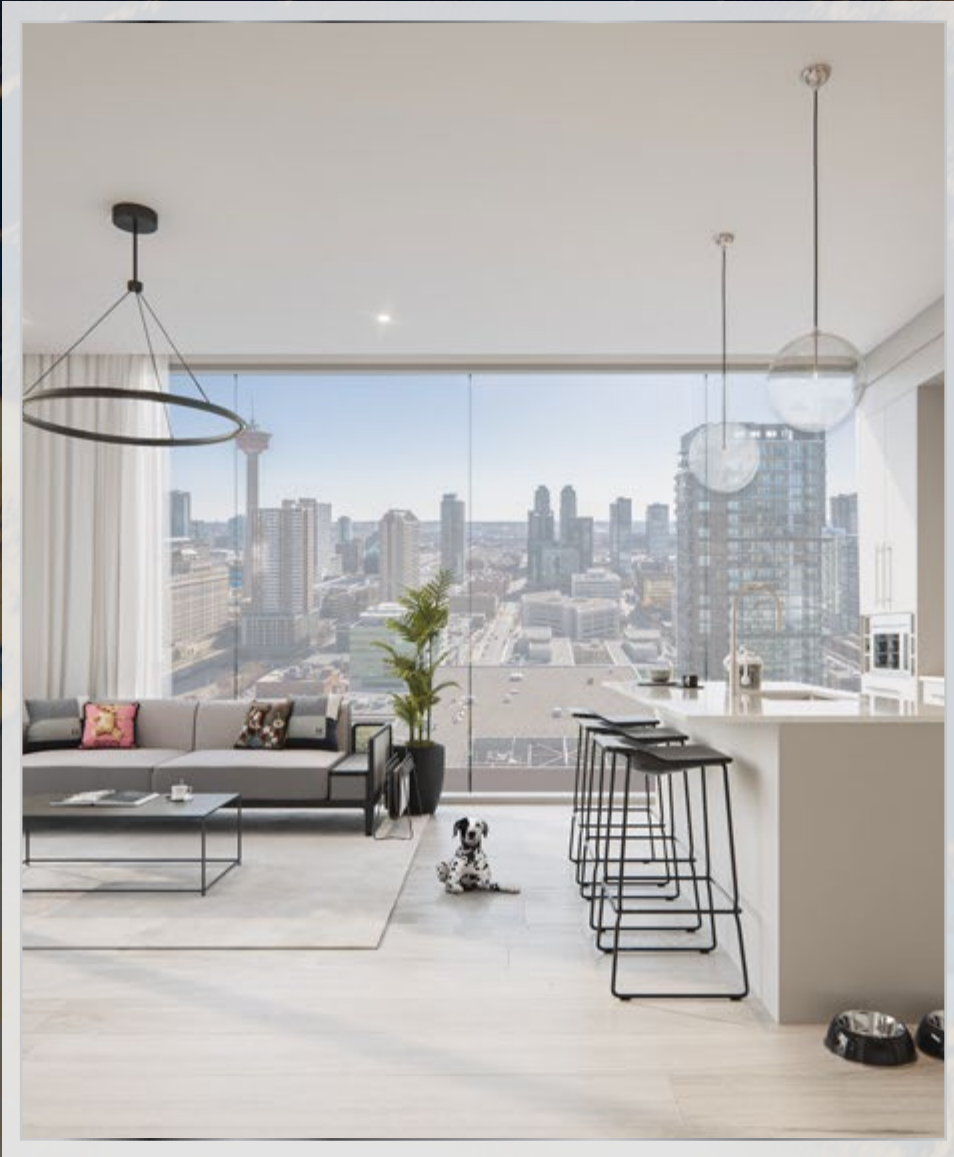


IMPERIA

FIT & FINISH SPECIFICATIONS

THE SUITES

- Beautifully appointed interiors by our award-winning interior design team with a choice of 2 timeless interior color schemes
- Approximately 9ft ceilings throughout suite (excluding dropped areas required for mechanical, plumbing and/or electrical)
- Energy efficient aluminum framed windows and oversize doors/patio sliders (as per plan)
- **Air-conditioned suites** with smart Universe **WiFi enabled thermostat** control
- **Roller shade window coverings** throughout
- Custom designed solid core entry door and custom printed address plate
- A choice of 2 high quality hard surface **LVP flooring options** with acoustic underlay throughout all living areas
- In-suite technology featuring integrated wiring panel
- **Smart Plug USB plug** jack connection, and TV / Telephone connections in principal area
- Convenient in-suite Energy Star® front-load stacking washer and dryer centre, vented to the exterior with quick water shut off valve
- Brilliant lighting with custom made **LED contemporary light fixtures** and pot lights throughout
- Smooth panel doors with levered anti-scuff door hardware throughout
- Modern sleek line painted baseboards, door frames and casings
- Ample closet and storage shelving (as per plan)



IMPERIA

FIT & FINISH SPECIFICATIONS

THE KITCHENS

- Floor to ceiling ergonomic TRUspace® contemporary kitchen cabinetry featuring premium finishes, accented by soft close door and drawer hardware and integrated storage
- Polished hard surface quartz eased edge countertops
- Stainless steel undermount sink with industrial high arc pull out single lever faucet
- Contemporary full height quartz backsplashes
- Custom made brushed metal cabinet door hardware
- Versatile easy access cutlery drawer
- Deep drawer for pots and pan
- High end energy saving appliance package including integrated panelled dishwasher & refrigerator, gas range, front-load washer & dryer (*as per plan*)



THE BATHROOMS

- Polished hard surface quartz eased edge countertops
- Modern square edge tubs with sloping lumbar support accented by contemporary tiles, creating a luxe spa atmosphere
- TRUspace® integrated storage cabinetry
- TRUspace® vanity design with maximum storage in mind
- Porcelain top mount sink
- Matching bathroom hardware and accessories
- Environmentally conscious fixtures, shower heads, and toilets
- Safety and pressure-balancing mixing valves for tub and showers
- 10mil glass shower door (*as per plan*)



IMPERIA

FIT & FINISH SPECIFICATIONS

HARDWARE

ALL SUITES

1. Door Style

Lincoln Park

2. Door Hardware

1948 Square Rose Lever
(chrome)

3. Base Finishing

Baseboard & Casing

4. Bath Hardware

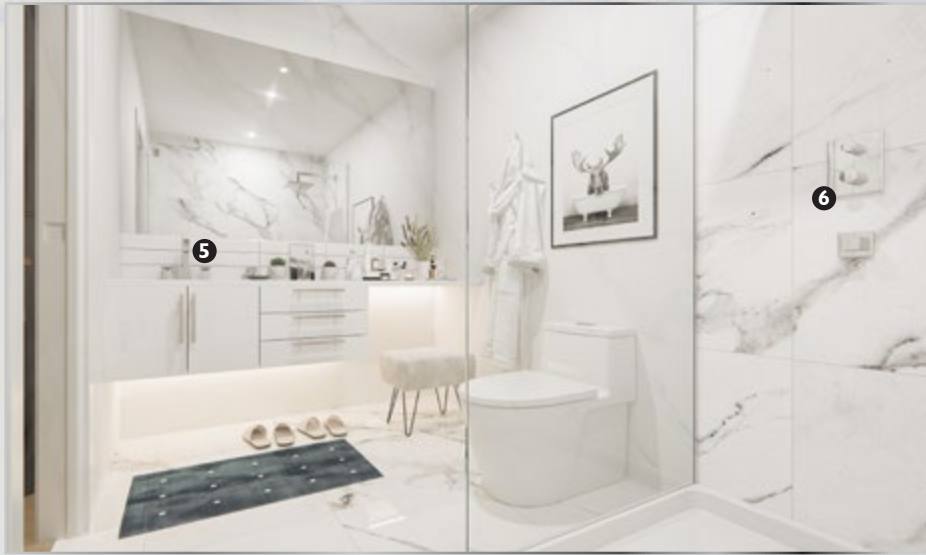
1948 Square Paper & Towel Bar
(chrome)

5. Sink Faucet

Delta Trinsic - Bath (chrome)
Delta Trinsic - Kitchen (chrome)

6. Bath Fixtures

Delta Trinsic (chrome)



IMPERIA

FIT & FINISH SPECIFICATIONS

APPLIANCES

I BEDROOM SUITES

1. Refrigerator

Fisher & Paykel - 24" Built-in panel ready
with internal ice & water
Model #RS2484WLUK

2. Gas Range

Fisher & Paykel - 24" gas range & cooktop
Model #OR24SDMBGX

3. OTR Microwave

Whirlpool - 2.1 cu.ft. Over-the-Range
Model #YWMH54521JZ

4. Dishwasher

Fisher & Paykel - 24" Built-in panel ready
Model #DW24U211

5. Washer & Dryer

Whirlpool - Front-Load Washer & Dryer
Model# YWED5620HW
Model# WFW560CHW



IMPERIA

CHOOSE YOUR
COLOUR PALETTE

L.A. COLOUR

Flooring

1. LVP – Divine Quest Willow XL

2. LVT – Divine Passage Cleopatra
(laundry / bathrooms)

Tile Backsplash

3. White Subway Tile (kitchen/bathroom)

Countertops

4. Quartz – GS Alaska Bianca White
(kitchen / bathrooms)

Cabinetry

5. White - Chill (H56) (kitchen)

Paint

6. Architectural White C2 – 516
(walls / trim)

N.Y. COLOUR

Flooring

1. LVP – Divine Quest Freshman

2. LVT – Divine Passage Cleopatra
(laundry / bathrooms)

Tile Backsplash

3. White Subway Tile (kitchen/bathroom)

Countertops

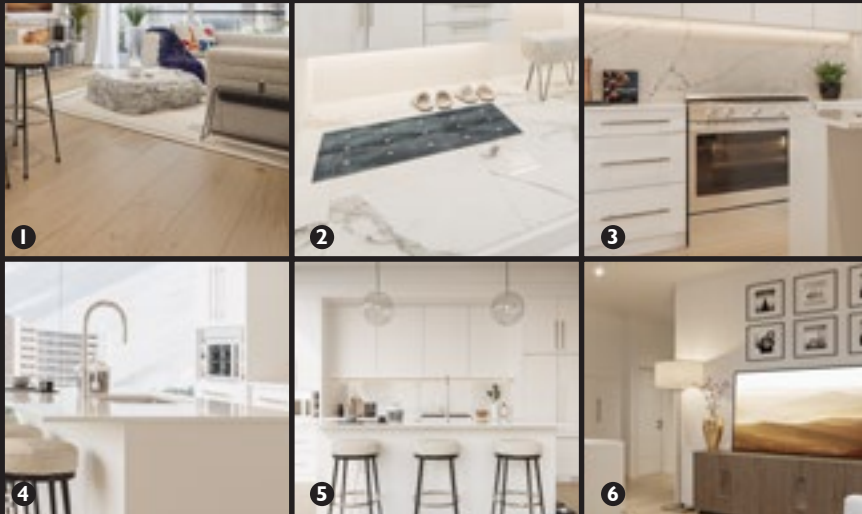
4. Quartz – GS Alaska Bianca White
(kitchen / bathrooms)

Cabinetry

5. Grey - Haze (H57) (kitchen)

Paint

6. Architectural White C2 – 516 (trim)
7. Spray River 1048W (walls)



SELECTION:
(Type NY or LA)