

## Park Avenue Place – Unit 2306

**Price:** \$656,900.00

**Original Purchase Price:** \$541,900

**Address:** 9070 York Regional Rd, Vaughan

**Size:** Suite Area 656 sq.ft

**Layout:** 1 Bedroom and 2 Washroom

**Parking:** 1 Parking (value \$50,000) included

**Locker:** 1 Locker (value \$7,000) included

**Original Deposit:** \$26,796 (~5%)

**Occupancy:** January 2022

**Levies:** The Vendor agrees to cap any increases set out in Schedule C, Section 14(L) at NIL.



Your new condo is almost ready! Enjoy new condo living in this 1 Bedroom and 2 Washroom luxury suite. 9291 Jane St, Maple, ON L6A 4J3 you will find 5 Star amenities and high quality finished throughout.

Park Avenue Place is Vaughan's hottest condominium project boasting elegant design and a prime location. Just minutes away, you will find two of Vaughan's most popular landmarks, Canada's Wonderland and Vaughan Mills. Enjoy a fun day at the nation's most popular amusement park, or, take a shopping trip at one of the largest malls in the GTA, home to over 200 retailers. Park Avenue Place just moments away from the upcoming Vaughan Metropolitan Centre, this neighborhood is set to flourish in the years to come. Also, the transit options near Jane & Rutherford are continuously being enhanced. Unlike before, residents in the area can easily travel to Toronto via Vaughan's new transportation hub already in Vaughan at Jane & Hwy 7 is the Vaughan TTC Subway Station, VMC Inter-Regional Bus Terminal, and Viva next Bus Rapid Transit Station.

For over 25 years, Solmar has led the way in building exquisite single family and condominium communities as well as exceptional commercial properties in prime locations across the Greater Toronto Area.

Distinguished by timeless elegance, sophisticated interior designs and meticulous attention to detail, every Solmar community is a dedication to quality.

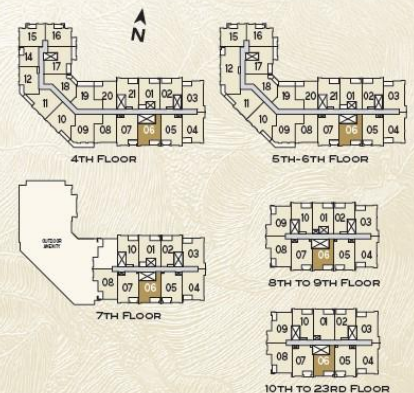
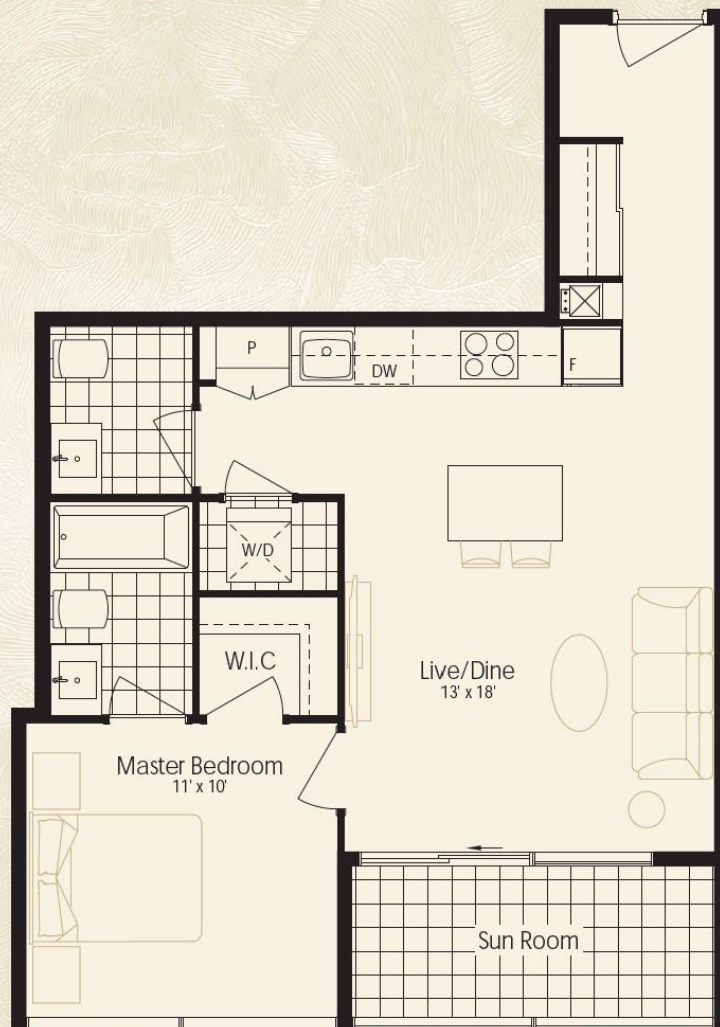
Our residential communities are rich in character and personality, imbued with old world values and new age efficiencies. Classic in appeal, yet modern in outlook, a Solmar community is a benchmark of quality that exceeds expectations.

# THE LUDLOW

ONE BEDROOM LIVING AREA 656 SQ. FT. + SUN ROOM 65 SQ. FT.

# 721

TOTAL SQ. FT.



All furniture and images are artist's concept. Specifications, terms and conditions are subject to change without notice. All options shown are upgrades. The measurements adhere to the rules and regulations of the TARIION Warranty Corporation's official method for the calculation of the floor area. Actual usable floor space may vary from the stated one. E. & O.E. May 2019. 1M.



# PARK AVENUE

PLACE



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# A TOWERING ACHIEVEMENT

Soaring above the rest, the **Park Avenue Place** towers are a beauty to behold in their own right. Designed to become a modern classic, they emanate the elegance and quality craftsmanship that you come to expect from a Solmar community.

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Artist's concept.



# PARK AVENUE PLACE

TOWER 1



## FEATURES & FINISHES



### IMPRESSIVE BUILDING FEATURES

Go beyond condominium living with building features that set **Park Avenue Place** apart from the rest. Luxurious living is yours with a **24 hour concierge** service available to residents to assist with anything you may need. Within the building there are amenities that will fulfill any of your needs and desires, including a **party room, guest suite, games room, theatre room**, state of the art **fitness centre**, as well as an elegant lobby furnished with marble accents. An **outdoor landscaped terrace** finished with a fire pit, BBQ area, and comfortable seating, as well as beautifully landscaped exteriors, lets you enjoy the outdoors with style and sophistication. Revel in the height of luxury with 24 floors in Tower 1 and 21 floors in Tower 2.



### REFINED SUITE INTERIORS

To ensure that only the best goes into your home, each suite has been designed with you in mind, reflecting the high standards of **Park Avenue Place** and its residents.

- Tall **9' ceiling heights** on all floors
- Soaring **10' ceiling heights** on Penthouse and Ground floor units
- Classic **smooth ceilings** painted with flat paint throughout
- All Interior walls will be primed and painted with high quality latex paint
- Kitchen, bathroom(s), laundry areas all elegantly trim painted with white semi-gloss paint
- **7' paneled doors** complete with contemporary brushed nickel hardware
- Contemporary baseboard and casing trim package for all typical suites throughout



- **8' solid core** panelled doors on Penthouse Levels and Ground floor with contemporary brushed nickel hardware
- Contemporary upgraded baseboard and casing trim package for all Penthouse Level Suites
- Entry closet with single door or mirrored sliding doors (as indicated on plans)
- Green friendly thermal insulated energy efficient double glazed bronze tinted windows

### SIGNATURE KITCHEN

**Park Avenue Place** offers state of the art, modern kitchens that come with only the highest quality enhancements. Take your kitchen to the upper echelon of style and functionality with our exclusive appliance package for everything you need in your kitchen.

- **High quality 4 piece European 24"** Appliance package:
  - Fully integrated refrigerator
  - Fully integrated stainless steel oven and ceramic cooktop
  - Fully integrated dishwasher
  - High performance, European-style designer hood fan
- European style cabinetry to be selected from Vendor's standard selections
- Luxurious **quartz 2cm countertops** with polished square edge selected from Vendor's standard selections
- Sleek single **under-mount stainless steel sink** with modern integrated pull-out spray faucet
- Elegant **ceramic or glass backsplash** selected from Vendor's standard selections

## FLOOR FINISHINGS

- **Premium laminate floating** floor throughout living and dining rooms, breakfast area, den, bedrooms, hallways and foyer selected from Vendor's standard selections
- 12" by 12" or 12" by 24" **Timeless porcelain and/or ceramic tiles** to be included within the Vendor's standard selections
- 13" by 13" ceramic floor tiles to be included in Sun Rooms

## SPA-INSPIRED BATHROOMS

- European style vanity selected from Vendor's standard selections
- **2cm elegant quartz or marble countertop** selected from Vendor's standard selections
- Contemporary deep 5ft soaker tub with integrated shower head as per plan
- Porcelain and/or ceramic tile for tub enclosures and shower stalls selected from Vendor's standard selections
- Luxurious pressure balanced, temperature controlled shower faucet
- Convenient exhaust fan vented to exterior
- Flattering vanity chrome strip lighting
- Contemporary Ceramic white plumbing fixtures
- Beveled designer vanity mirror

## LAUNDRY

- Convenient in-suite energy efficient stacked washer/dryer vented to exterior
- Quick water shut off valve
- Easy Access Lint Trap

## ELECTRICAL SERVICE AND FIXTURES

- Individual 100 amp service panel with circuit breakers
- Individually metered hydro service to each suite
- White designer receptacles and switches throughout
- Ceiling light fixtures in foyer, hallway(s), walk-in closet(s), kitchen, den and breakfast area as per plan
- Capped ceiling light outlet in dining room as per buildings standard location
- Convenient switch controlled receptacle outlets in living room

## COMMUNICATION

- All residences are conveniently pre-wired for cable television, telephone and internet services
- Fiber directly to every suite delivering the fastest speeds and latest products in TV & Internet available
- Pre-wired TV and telephone outlets in living room and bedroom(s)

## SAFETY AND SECURITY

- Well lit underground parking with security cameras in the garage
- Personally encoded suite intrusion alarm with suite door contact and keypad, monitoring to be arranged by purchaser
- Carbon monoxide and smoke detector(s) hard wired
- Suite fire alarm connected to building fire panel

## PERSONAL COMFORT SYSTEM

- Separately metered suites for personal control of suite
- Individually controlled vertical fan coil system providing seasonal heating and air conditioning





Artist's concept.

TOWER 1 - OUTDOOR TERRACE



# TOWER 1



## LUXURY AMENITIES

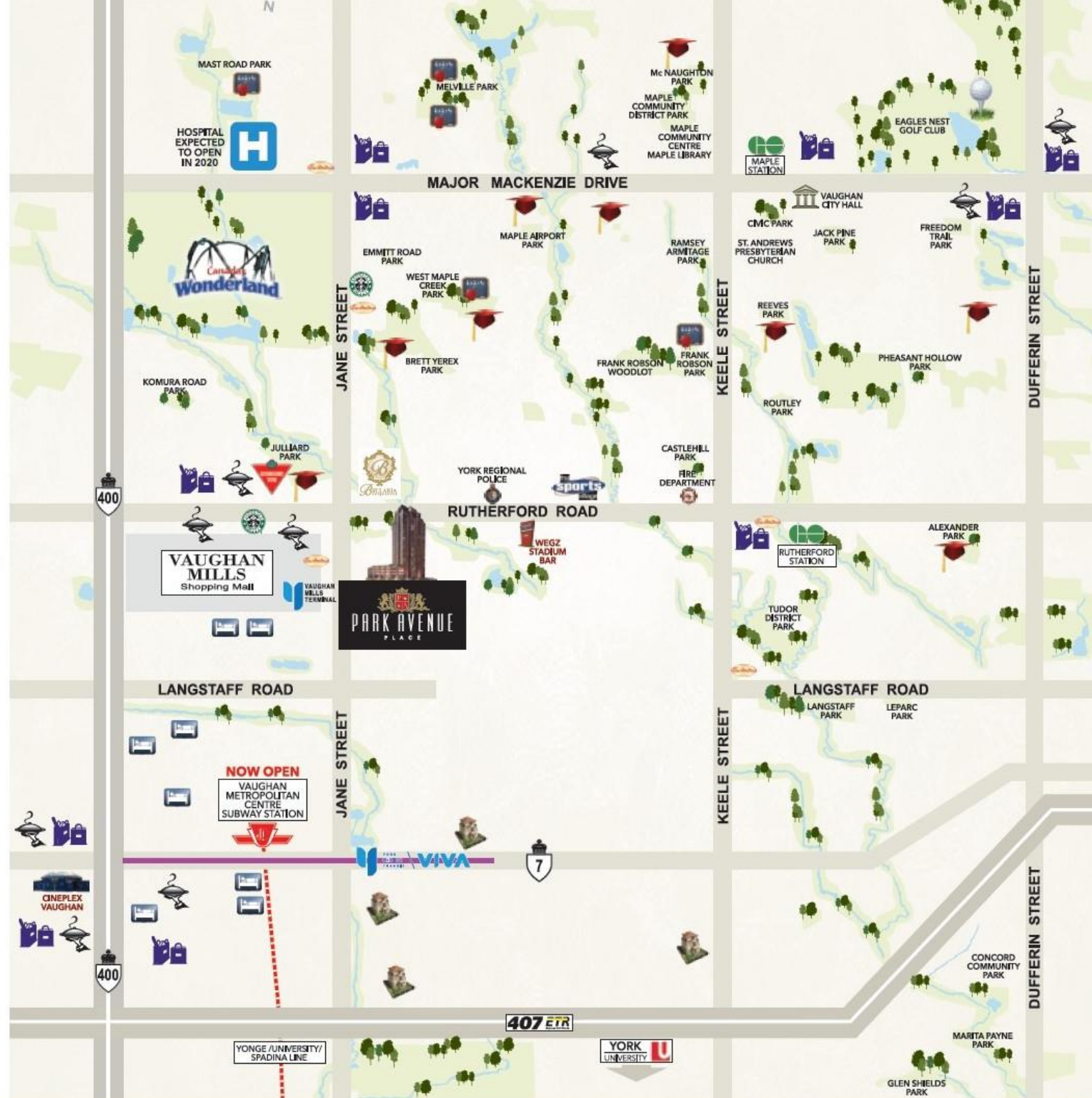
Park Avenue Place is designed for all your needs with an abundance of amenities. The fully equipped gym allows you to maintain a healthy lifestyle with ease. Celebrate special moments with friends and family in the elegantly furnished party room, complete with separate lounge and kitchen. Extend hospitality to overnight visitors, with a beautiful guest suite all their own. Be entertained and share some fun and amusement in the fully stocked games room and theatre. Or simply cozy up with a good book in our reading room to savour a quiet moment. Everything you need to make your life that much more enjoyable awaits you at Park Avenue Place.





Located just off of Hwy 400, **Park Avenue Place** is situated in the perfect location for all of your needs. From your front doorstep you can access some of the largest shopping and entertainment attractions in Ontario. Vaughan Mills is home to a wide array of shops and restaurants that will never fail to please. For the more adventurous, Canada's Wonderland is the perfect destination for a day of thrills. For your everyday needs, there are a wide variety of schools located close by including prestigious York University, and the new hospital, opening in 2020, is just a short drive away. **Park Avenue Place** is conveniently located with easy access to Toronto's downtown highways, GO Transit stations and the newly open TTC subway expansion.

-  ELEMENTARY SCHOOL
-  SECONDARY SCHOOL
-  RESTAURANT
-  SHOPPING
-  VIVA RAPIDWAY - PH. 1
-  HOTEL
-  BANQUET HALL





EVERY COMMUNITY  
FROM SOLMAR  
IS A DEDICATION  
TO QUALITY LIVING

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