

LUXURY CONDO ASSIGNMENT: DECEMBER 2021
PARK AVENUE PLACE – TOWER A BY VAUGHAN MILLS MALL



STUNNING → UNOBSTRUCTED → SOUTH VIEW → CN TOWER VIEW!

PRICE: \$700,000 LARGE 1BR / 1.5BATH: 656 SQ.FT.
 ENCLOSED SUNROOM (ZOOM-ROOM) +65 SQ.FT.
 TOTAL: 721 SQ.FT. 22nd FLOOR

PARKING, LOCKER INCLUDED IN THE PRICE

PURCHASE PRICE (JUNE 2019): \$540,000

DEPOSIT PAID: \$27,000

FUTURE DEPOSIT (ON OCCUPANCY, 2022): \$27,000

Expected in February/March

TO PURCHASE THIS UNIT YOU NEED TO PAY

1) DEPOSIT PAID: \$27,000

2) PROFIT: \$160,000

TOTAL FOR THE ASSIGNMENT: \$187,000



TOWER A
Model:
THE LUDLOW

Low
Maintenance
Fee: \$298



Click Below To Get The Map

<https://goo.gl/maps/BYXTUEXZLDnR5TFr5>

Call/txt 416.414.4587 Max Khazanovich REALTOR
 Right At Home Realty Investments Group Inc.

THE LUDLOW

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

721
TOTAL SQ. FT.





PARK AVENUE

P L A C E

LIVING HERE IS WHERE YOU WANT TO BE

SOLMAR[®]
DEVELOPMENT CORP



PARK AVENUE
PLACE



Artist's concept.



A PRIVILEGED FEW



There are opportunities that only happen once in a lifetime, with a lucky few who are able to recognize and appreciate them.

Timeless architectural design, built with the finest materials and finished off with luxurious details all come together to offer you an experience rivaled by none. Welcome to life at **Park Avenue Place**.



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.



Artist's concept.



PARK AVENUE PLACE

TOWER 1



TOWER 1 – LOBBY

24 HOUR
CONCIERGE

Artist's concept.



TOWER 1 – PARTY ROOM

Artist's concept.



MAKE YOURSELF AT HOME

Entertain friends and family effortlessly in the exclusive **Park Avenue Place** party room, fully stocked with all the modern finishes and furnishings, it's all you need to host a fantastic night. With an elegant fireplace and televisions, amusement and entertainment will always be close at hand.



THE HEIGHT OF LUXURY

Curl up by the warm outdoor fire pit, or sit back and enjoy the beautiful rooftop gardens complete with modern seating and a BBQ area. Revel in the height of luxury with **Park Avenue Place**.



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**.










EXPLORE EVERY AVENUE

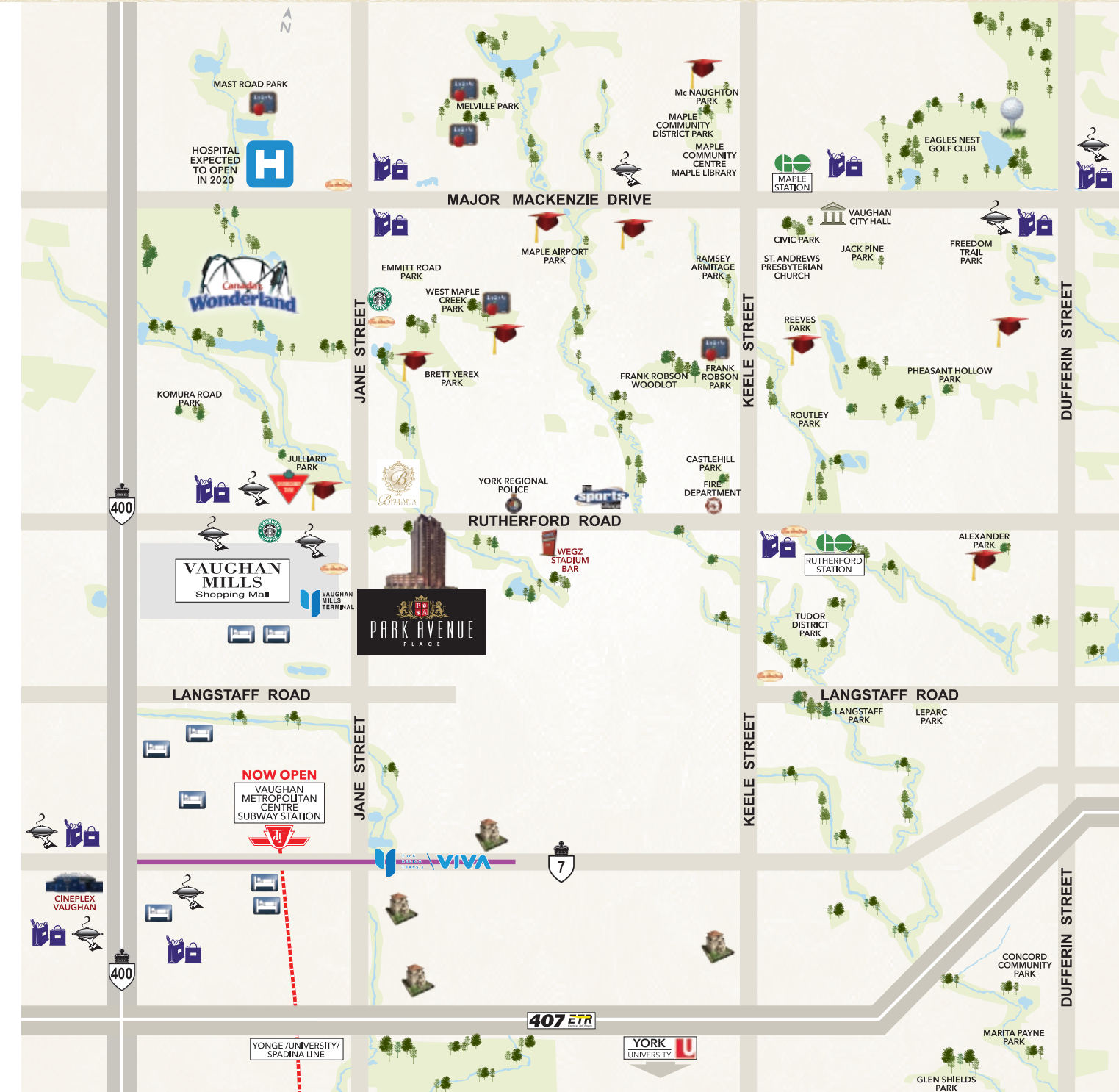
The ultimate luxury is having all the beauty and features of a downtown condominium without the hassles of living downtown. Accessibility goes hand in hand with luxury, and access to anything you need is always close at hand. Located in Vaughan, **Park Avenue Place** brings just the right mix of high style and low key living that you deserve.



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






PARK AVENUE
PLACE

TOWER 2



TOWER 2 – LOBBY

24 HOUR
CONCIERGE

Artist's concept.



TOWER 2 – GAMES ROOM

Artist's concept.



ENTERTAIN AT YOUR LEISURE

“Work hard, play hard” is your mantra, and the games room at **Park Avenue Place** is your personal playground.

Everything you need to entertain, and to be entertained, can be found within the smartly furnished games room.

Prominently featured are the pool table and card tables that will provide hours of excitement and enjoyment. Alternatively you can get lost in a book curled up next to the fireplace.

The room is expertly designed and furnished, with chrome finishes to accent the dark wood furniture. Luxury and entertainment come together in the games room at

Park Avenue Place.



EMBRACE QUALITY TIME

Relax in the modern seating among the beautiful rooftop gardens, cozy up by the inviting outdoor fire pit, or create a culinary masterpiece in the BBQ area. Embrace quality time with **Park Avenue Place**.



Artist's concept.



Artist's concept.

TOWER 2 – OUTDOOR TERRACE



TOWER 2



LUXURY AMENITIES

Luxury is important to you, and you expect it from the ground up. **Park Avenue Place** is complete with a variety of amenities for anything you could need. A fully equipped gym lets you stay at the height of health. A concierge desk is available to help deal with life's bumps quick and easily. Entertain friends and family with ease in a party room that comes equipped with a full kitchen – expertly furnished with dark wood furniture and chrome accents. Continue the evening in the games room, stocked for fun and memorable nights, or relax and unwind with a movie in the theatre room. Extend hospitality to overnight visitors, with a beautiful guest suite all their own. Luxury and functionality come together in the abundance of amenities that are found at **Park Avenue Place**.





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

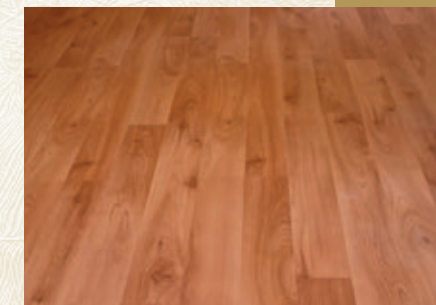
- All residences are conveniently pre-wired for cable television, telephone and internet services
- Fiber directly to every suite delivering the fastest speeds and latest products in TV & Internet available
- Pre-wired TV and telephone outlets in living room and bedroom(s)

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





EVERY COMMUNITY
FROM SOLMAR
IS A DEDICATION
TO QUALITY LIVING

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 living.

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.





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DEVELOPMENT CORP



PARK AVENUE

PLACE

TOWER 2

LIVING HERE IS WHERE YOU WANT TO BE



PARK AVENUE
P L A C E



Artist's concept.



A PRIVILEGED FEW



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Park Avenue Place - Tower 2. Artist's concept.



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EXPLORE EVERY AVENUE

The ultimate luxury is having all the beauty and features of a downtown condominium without the hassles of living downtown. Accessibility goes hand in hand with luxury, and access to anything you need is always close at hand. Located in Vaughn, **Park Avenue Place** brings just the right mix of high style and low key living that you deserve.



Located just off of highway 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

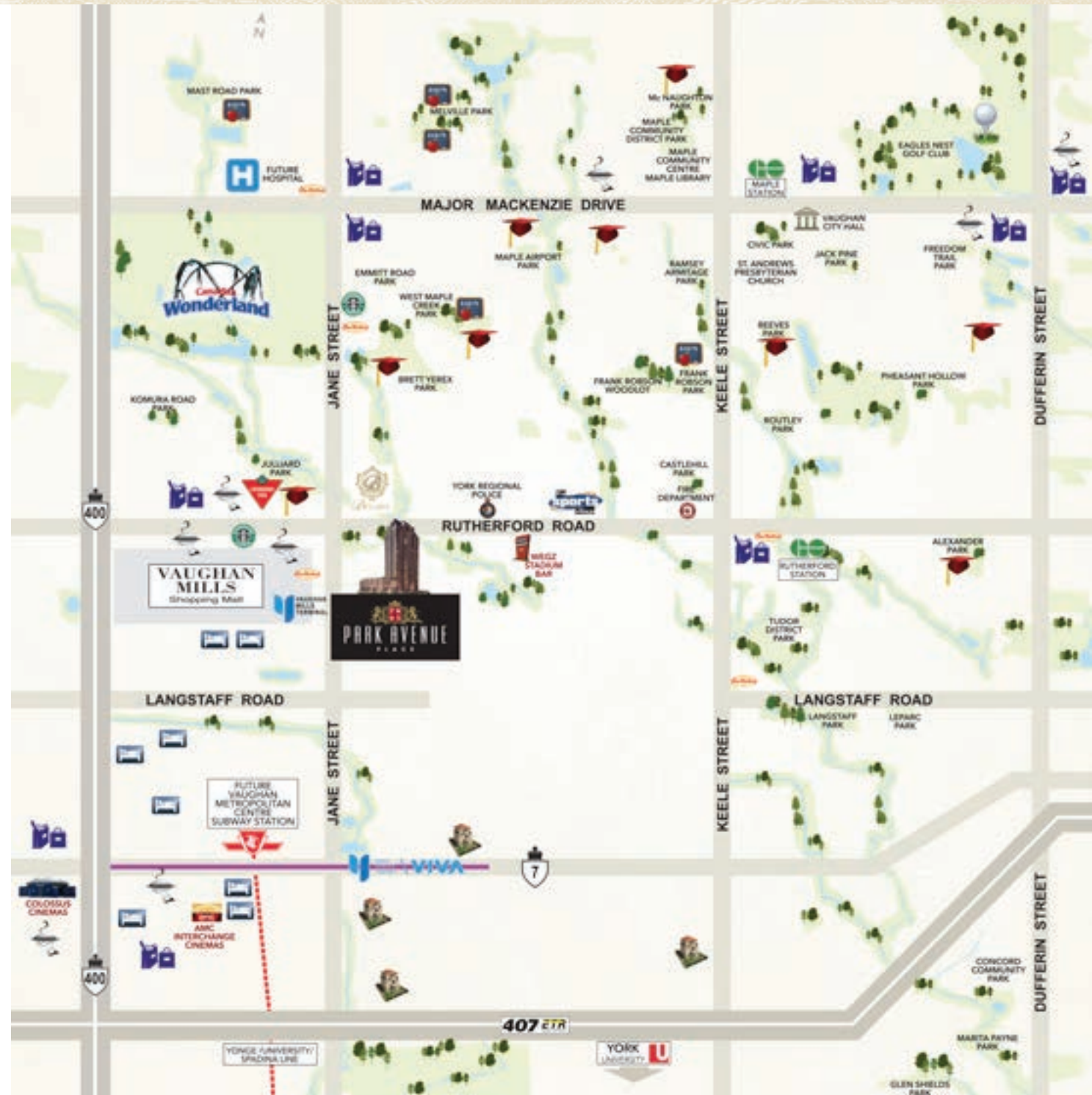
for a day of thrills. For your everyday needs, there are a wide variety of schools located close by, including prestigious York University. Easy

access to Toronto's downtown highways, plus conveniently located by GO Transit stations and the upcoming TTC subway expansion.

If you head a little further north, beautiful Kleinburg is yours to explore with many fine dining experiences and quaint boutiques.

PLACES OF INTEREST

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





LUXURY IS ATTENTION TO DETAIL



The beauty of your home begins with the first few steps into the immaculately detailed lobby of **Park Avenue Place**.

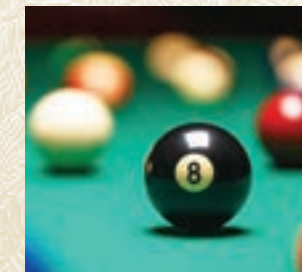
With polished marble flooring and a grand marble fireplace, accented throughout with modern, elegant furnishings, you'll find yourself spending as much time in the lobby as in your new home.





ENTERTAIN AT YOUR LEISURE

“Work hard, play hard” is your mantra, and the games room at **Park Avenue Place** is your personal playground. Everything you need to entertain, and to be entertained, can be found within the smartly furnished games room. Prominently featured are the pool table and card tables that will provide hours of excitement and enjoyment. Alternatively you can get lost in a book curled up next to the fireplace. The room is expertly designed and furnished, with chrome finishes to accent the dark wood furniture. Luxury and entertainment come together in the games room at **Park Avenue Place**.





EMBRACE QUALITY TIME

Revel in the height of luxury with the expansive roof top terrace. Sit back and enjoy modern, plush furniture, landscaped gardens, full length loungers, and a warm, inviting outdoor fire pit area. Enjoy your view from the top at **Park Avenue Place**.





LUXURY AMENITIES

Luxury is important to you,
and you expect it from the ground up.

Park Avenue Place is replete with a variety of amenities for anything you could need. A fully equipped gym lets you stay at the height of health. A concierge desk is available to help deal with life's bumps quick and easily.

Entertain friends and family with ease in a party room that comes equipped with a full kitchen and sleek bar – expertly furnished with dark wood furniture and chrome accents. Extend the evening in the games room, stocked for fun and memorable nights, or relax and unwind with a movie in the theatre on the P1 level.

Luxury and functionality come together in the abundance of amenities that are found at **Park Avenue Place**.



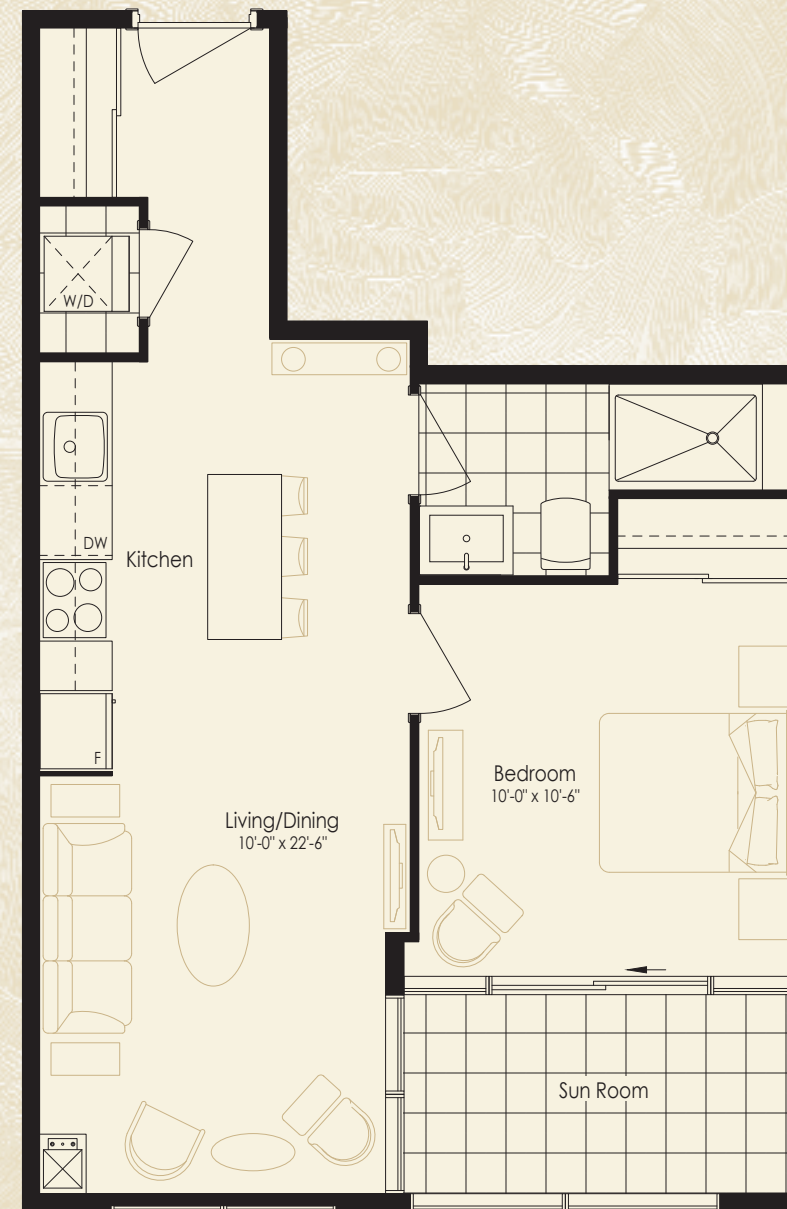




THE MARK

ONE BEDROOM LIVING AREA 500 SQ. FT. + SUN ROOM 47 SQ. FT.

547
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. January 2015 1A





FEATURES & FINISHES

IMPRESSIVE BUILDING FEATURES

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REFINED SUITE INTERIORS

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- Tall 9' ceiling heights on Floors Ground through 20
- Soaring 10' ceiling heights on Penthouse floor in the main living areas
- 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 paneled doors on Penthouse Levels 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 Miele appliance package for everything you need in your kitchen.

- High quality 4 piece European 24" Miele Appliance package:
 - Miele fully integrated refrigerator
 - Miele fully integrated stainless steel oven and ceramic cooktop
 - Miele fully integrated dishwasher
 - Miele 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
- Contemporary shower stalls with modern frameless glass shower door 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
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LAUNDRY

- Convenient in-suite energy efficient stacked washer/dryer vented to exterior
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ELECTRICAL SERVICE AND FIXTURES

- Individual 100 amp service panel with circuit breakers
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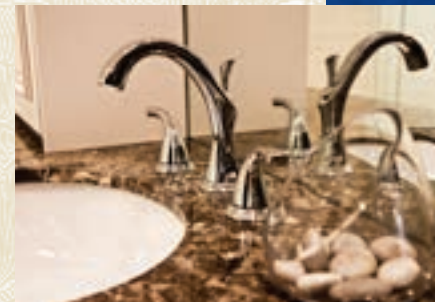
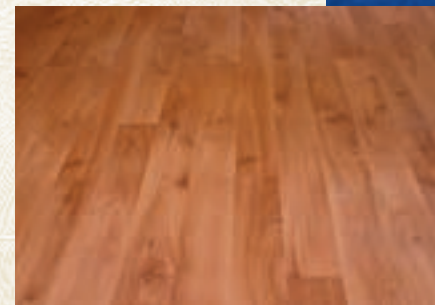
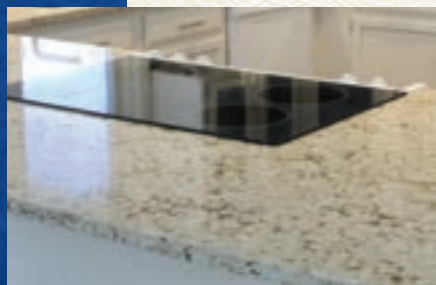
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SAFETY AND SECURITY

- 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
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PERSONAL COMFORT SYSTEM

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Artist's concept.



NOTES



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Park Avenue Place – Tower A

Welcome to Park Avenue Place!



PARK AVENUE
PLACE