



## GENERAL SUMMARY



<b>Inventory Number:</b>	ON-HGH-698
<b>Builder:</b>	Tridel
<b>Development Name:</b>	Nuvo2 at Essex
<b>Contact Number:</b>	416-231-0999
<b>Location:</b>	south of Dundas Street West, west of Kipling Avenue
<b>Region:</b>	Metro
<b>Municipality:</b>	Etobicoke
<b>Sub-Market:</b>	Not Applicable
<b>MLS Zone:</b>	W7 - Etobicoke

## LINKED PROJECTS

### Land Sale to an Improved Property

10 and 24 St. Albans Road - 2002-02-04

## PROJECT SUMMARY

<b>Site Status:</b>	Active
<b>Product Type:</b>	Apartment
<b>Construction Type:</b>	New Construction
<b>Construction Status:</b>	Standing Inventory
<b>Current Total Units:</b>	334
<b>Number of Storeys:</b>	29
<b>Opening Date:</b>	2005-10-15
<b>First Occupancy Date:</b>	2008-06
<b>Sales (as at 2011-02):</b>	1
<b>Unit Sizes (sf):</b>	557 to 1,791
<b>Unit Prices:</b>	\$166,000 to \$640,000
<b>Currently Available \$/sf:</b>	\$363
<b>Original \$/sf:</b>	\$302
<b>Mortgage Program:</b>	Bank of Montreal
Details:	
<b>Sales Company:</b>	Builder (Internal)
<b>Maintenance Fee (\$/sf/m):</b>	\$0.41
Details:	
Notes:	

This document has been generated under license with RealNet Canada Inc. on Mar 31, 2011 and is subject to all terms and conditions contained therein.

© RealNet Canada Inc. (1995 - 2011) All rights reserved. No part of the information presented herein may be reproduced, stored in a retrieval system, or distributed, sublicensed, transferred, in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise without the prior written consent of RealNet Canada Inc.

**SALES HISTORY**

2005	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	NO. UNITS	TOTAL SOLD	REM INV	% SOLD
1 EDROOM	0	0	0	0	0	0	0	0	0	5	4	0	22	9	13	41%
1 BEDROOM + DEN	0	0	0	0	0	0	0	0	0	5	10	1	94	16	78	17%
2 BEDROOM	0	0	0	0	0	0	0	0	0	13	5	1	114	19	95	17%
2 BEDROOM + DEN	0	0	0	0	0	0	0	0	0	2	1	6	74	9	65	12%
PENTHOUSE	0	0	0	0	0	0	0	0	0	0	0	0	30	0	30	0%
Total	0	0	0	0	0	0	0	0	0	25	20	8	334	53	281	16%
2006	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	NO. UNITS	TOTAL SOLD	REM INV	% SOLD
1 BEDROOM	2	6	0	0	2	0	0	0	0	0	0	0	22	19	3	86%
1 BEDROOM + DEN	2	4	2	7	7	12	1	4	1	0	2	0	94	58	36	62%
2 BEDROOM	2	2	3	5	7	15	3	3	2	0	4	5	114	70	44	61%
2 BEDROOM + DEN	2	4	0	3	1	11	4	0	1	1	2	1	74	39	35	53%
PENTHOUSE	0	0	0	0	0	0	0	0	0	0	0	0	30	0	30	0%
Total	8	16	5	15	17	38	8	7	4	1	8	6	334	186	148	56%
2007	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	NO. UNITS	TOTAL SOLD	REM INV	% SOLD
1 BEDROOM	1	0	0	0	0	0	0	0	0	0	0	0	22	20	2	91%
1 BEDROOM + DEN	5	1	3	4	1	4	3	7	3	4	1	0	94	94	0	100%
2 BEDROOM	5	6	6	3	7	1	2	1	1	0	0	0	114	102	12	89%
2 BEDROOM + DEN	1	4	7	2	1	2	2	0	2	1	3	0	74	64	10	86%
PENTHOUSE	0	0	0	0	0	0	0	2	0	0	1	0	30	3	27	10%
Total	12	11	16	9	9	7	7	10	6	5	5	0	334	283	51	85%
2008	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	NO. UNITS	TOTAL SOLD	REM INV	% SOLD
1 BEDROOM	0	0	0	0	0	0	0	0	0	0	0	0	22	20	2	91%
1 BEDROOM + DEN	0	0	0	0	0	0	0	0	0	0	0	0	94	94	0	100%
2 BEDROOM	1	1	0	1	1	1	2	0	0	1	0	0	114	110	4	96%
2 BEDROOM + DEN	1	1	0	1	1	0	0	0	0	0	0	0	74	68	6	92%
PENTHOUSE	0	0	0	0	1	0	1	0	0	0	0	0	30	5	25	17%
Total	2	2	0	2	3	1	3	0	0	1	0	0	334	297	37	89%
2009	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	NO. UNITS	TOTAL SOLD	REM INV	% SOLD
1 BEDROOM	0	0	0	0	1	0	0	0	0	0	1	0	22	22	0	100%
1 BEDROOM + DEN	0	0	0	0	0	0	0	0	0	0	0	0	94	94	0	100%
2 BEDROOM	1	0	1	0	0	0	0	0	0	0	0	0	114	112	2	98%
2 BEDROOM + DEN	0	0	0	0	0	0	1	1	0	0	0	0	74	70	4	95%
PENTHOUSE	0	0	0	0	2	1	4	3	1	1	3	1	30	21	9	70%
Total	1	0	1	0	3	1	5	4	1	1	4	1	334	319	15	96%
2010	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	NO. UNITS	TOTAL SOLD	REM INV	% SOLD
1 BEDROOM	0	0	0	0	0	0	0	0	0	0	0	0	22	22	0	100%
1 BEDROOM + DEN	0	0	0	0	0	0	0	0	0	0	0	0	94	94	0	100%
2 BEDROOM	0	1	0	0	0	0	1	0	0	0	0	0	114	114	0	100%
2 BEDROOM + DEN	2	0	1	0	0	0	0	0	0	0	0	0	74	73	1	99%

This document has been generated under license with RealNet Canada Inc. on Mar 31, 2011 and is subject to all terms and conditions contained therein.

© RealNet Canada Inc. (1995 - 2011) All rights reserved. No part of the information presented herein may be reproduced, stored in a retrieval system, or distributed, sublicensed, transferred, in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise without the prior written consent of RealNet Canada Inc.

PENTHOUSE	4	1	0	1	0	0	0	0	0	0	0	0	0	30	27	3	90%
Total	6	2	1	1	0	0	1	0	0	0	0	0	0	334	330	4	99%

2011	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	NO. UNITS	TOTAL SOLD	REM INV	% SOLD
1 BEDROOM	0	0											22	22	0	100%
1 BEDROOM + DEN	0	0											94	94	0	100%
2 BEDROOM	0	0											114	114	0	100%
2 BEDROOM + DEN	0	0											74	73	1	99%
PENTHOUSE	0	1											30	28	2	93%
Total	0	1											334	331	3	99%

## PRODUCT SUMMARY

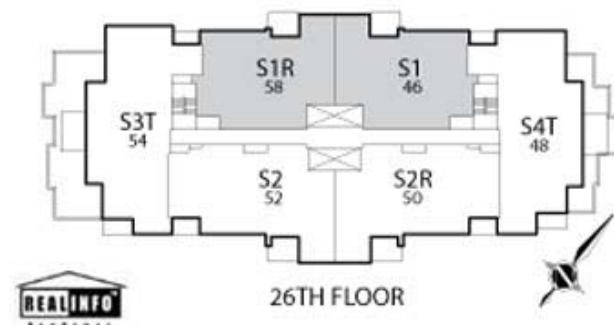
Unit Type	NO. UNITS	% OF BLDG	SIZE RANGE		PRICE RANGE		\$/SF RANGE		TOTAL SALES
			LOW	HIGH	LOW	HIGH	LOW	HIGH	
1 BEDROOM	22	7%	557	557	\$166,000	\$166,000	\$298	\$298	22
1 BEDROOM + DEN	94	28%	684	700	\$221,000	\$230,500	\$323	\$329	94
2 BEDROOM	114	34%	843	843	\$287,500	\$287,500	\$341	\$341	114
2 BEDROOM + DEN	74	22%	1,149	1,149	\$464,000	\$464,000	\$404	\$404	73
PENTHOUSE	30	9%	1,518	1,791	\$515,000	\$640,000	\$339	\$357	28
Total	334	100%	557	1,791	\$166,000	\$640,000	\$298	\$404	331

### Floor Premium:

Price List As Of: 2011-03-09

## FLOOR PLATE

Typical Floor Plate:



Floors: 26

## ADDITIONAL PROJECT INFORMATION

<b>Parking Notes:</b>	One parking space included, except for the one-bedroom units.
<b>Deposit Notes:</b>	5% on signing; 5% in 30 days after start of construction; 5% in 60 days after start of construction; 10% upon possession
<b>Storage Available:</b>	Yes
Storage incl. in Condo Price:	No
Storage Price:	\$3,000
<b>Project Amenities:</b>	Environmentally sustainable design; Green Building Rating System; 24-hour concierge; fitness and entertainment facilities; indoor swimming pool and whirlpool; sauna and steam rooms; party room with bar equipped with kitchen and fireplace; virtual golf centre; games room; billiards room; screening theatre; boardroom; furnished guest suites; landscaped private lobby rooftop terrace with patio seating and barbecue

This document has been generated under license with RealNet Canada Inc. on Mar 31, 2011 and is subject to all terms and conditions contained therein.

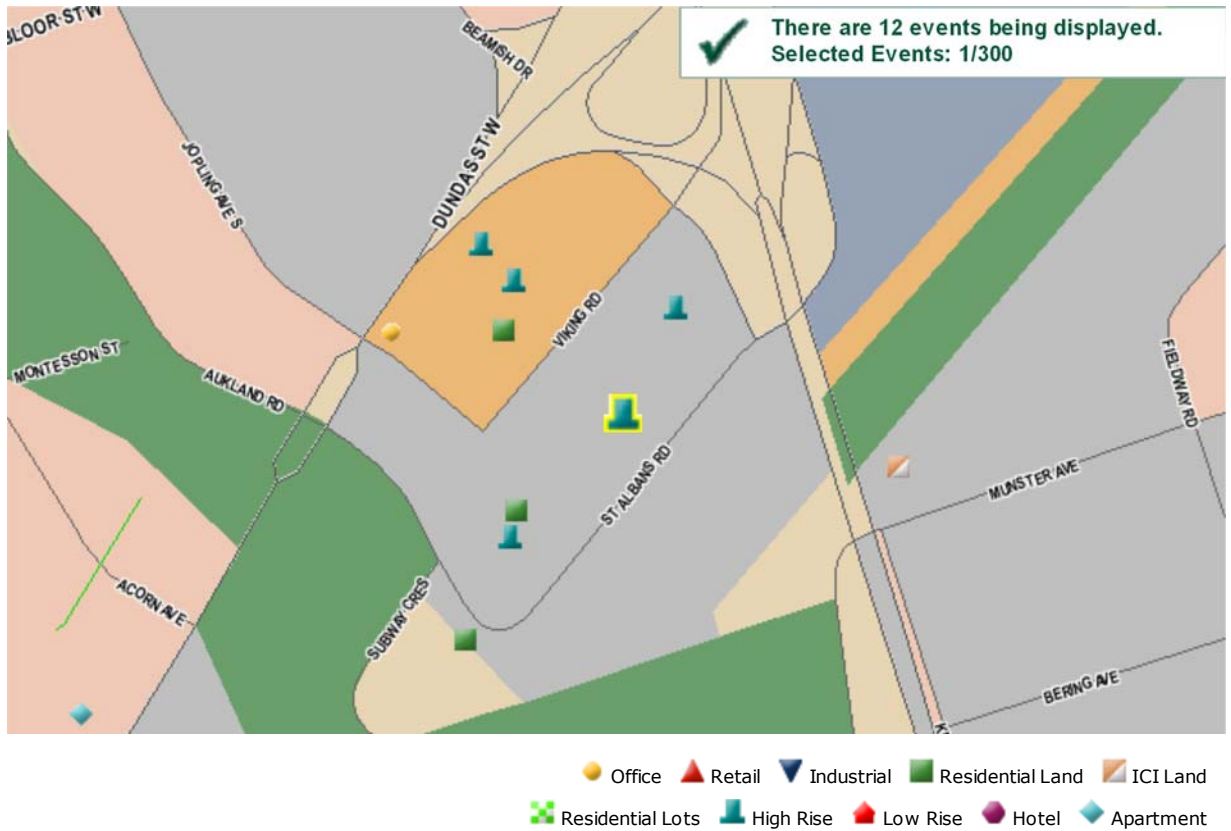
© RealNet Canada Inc. (1995 - 2011) All rights reserved. No part of the information presented herein may be reproduced, stored in a retrieval system, or distributed, sublicensed, transferred, in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise without the prior written consent of RealNet Canada Inc.

	area
<b>Suite Amenities:</b>	Black appliances including fridge dishwasher stove and microwave; granite counter top; ceramic tile backsplash; granite countertop with rectangular basin in bathroom; deep soaker bathtub; temperature controlled and pressure balanced shower faucet; stacked laundry appliances in white; plank laminate floating floor; personally encoded suite intrusion alarm system; lighting fixtures designed to fit long-lasting energy saving lamps; cultured white marble window sills on all windows
<b>Ceiling Height:</b>	Approximate unit height is 8'; ground floor will consist of 10' ceilings; floors 16 and 25 will have 9' ceilings
<b>Comments:</b>	

**CURRENT AND PREVIOUS INCENTIVES**

Status	From	To	Details
--------	------	----	---------

**MAP**



This document has been generated under license with RealNet Canada Inc. on Mar 31, 2011 and is subject to all terms and conditions contained therein.

© RealNet Canada Inc. (1995 - 2011) All rights reserved. No part of the information presented herein may be reproduced, stored in a retrieval system, or distributed, sublicensed, transferred, in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise without the prior written consent of RealNet Canada Inc.