



MODEL	TYPE	FLOORS STARTING FROM	APPROXIMATE SUITE SIZE*	EXPOSURE	PRICES STARTING FROM
Diamond	1B+M / 1b	6 to 52	506	North	\$279,999
Opal	1B+M / 1b	6 to 52	504	South	\$283,999
Emerald	1B / 1b	6 to 52	529	North East	\$288,999
Amber	1B+M / 1b	2 to 5	540	South	\$295,999
Amethyst	1B+D / 1b	6 to 52	545	West	\$303,999
Topaz	1B+D / 1b	2 to 52	577	South West	\$305,999
Amethyst 564	1B+D / 1b	2 to 5	564	West	\$309,999
Turquoise	1B+D / 1b	2 to 52	563	West	\$309,999
Garnet	1B+D / 1b	2 to 5	635	East	\$345,999
Sun Stone	2B / 2b	2 to 52	649	West	\$374,999
Ruby	2B / 2b	2 to 52	649	East	\$384,999
Moonstone	2B / 2b	2 to 52	649	East	\$384,999
Citrine	2B / 2b	2 to 5	756	East	\$440,999
Onyx	2B+M / 2b	6 to 52	773	North West	\$458,999
Pearl	2B+D / 2b	6 to 52	783	East	\$468,999
Sapphire	3B / 2b	6 to 52	898	South East	\$522,999
Tigers Eye	3B / 2b	2 to 5	953	South East	\$555,999

Subject to availability. Premiums apply to floors & view. Please speak to sales representative for details.

#### SUITE FEATURES

Contemporary kitchen cabinetry, granite or engineered quartz countertop, ceramic tile backsplash and stainless steel sink. Brand name stainless steel appliances including fridge, slide-in range, microwave /hood fan and dishwasher as well as white stacked washer and dryer. Ceiling heights of approximately 8.6 feet on floors 41 and below, 9' ceilings on floors 42 to 50 and 10' ceilings on floors 51 and 52. Laminate flooring throughout the suites with the exception of bathrooms and laundry closets. Bathrooms feature marble or quartz countertop, ceramic floor tile and wall tile in tub or shower. White acrylic soaker tub.

#### BUILDING FEATURES

Icona Condos, the tallest towers in Vaughan, consists of two residential towers 53 and 55 storeys high rising above a 5-storey podium with a total of approximately 1200 suites. Designed by the award winning IBI Group architects, Icona condos is located right in the heart of the Vaughan Metropolitan center, Vaughan's new downtown, steps away from the brand new VMC subway station, Viva Rapid Bus and YRT and minutes away from Hwy 400 and 407. Residents will enjoy amenities including a Rooftop Sky Lounge with panoramic views, an indoor pool, a rooftop terrace, a party room with kitchen and dining room/lounge, fitness center, a grand lobby. The concierge will also be available 24/7 for residents.

<p><b><u>EXTENDED DEPOSIT STRUCTURE</u></b> Limited Time Only</p> <p>\$5,000 on Signing Balance of 5 % in 30 days 5% in 180 days 5% in 370 days 5% in 510 days \$2,500 on occupancy</p>	<p><b><u>INTERNATIONAL DEPOSIT STRUCTURE</u></b> Limited Time Only</p> <p>\$5,000 on Signing Balance of 10 % in 30 days 10% in 180 days 10% in 370 days 5% in 510 days \$2,500 on occupancy</p> <p>Parking: Included for all 2B,2B+D &amp; 3B suites Smaller units may purchase parking at \$29,999</p>	<p><b>MAINTENANCE</b> Approximately \$ 0.50 per square foot (Plus utilities)</p> <p>Parking Maintenance fee \$39.95/month</p> <p>Occupancy Commencing: <b>September 2021</b></p> <p><b>TAXES</b> Estimated at approximately 1% of Purchase Price</p> <p><i>Prices Include H.S.T.</i></p>
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\*Please see a Sales Representative for details. All prices, incentives, figures and materials are preliminary and are subject to change without notice E. and O. E. January 25<sup>th</sup>, 2017. **Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected. E. & O.E.**

Icona Condos Presentation Centre:  
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3201 Hwy 7 East, Vaughan ON (Hilton Garden Inn Hotel – York and Mackenzie Room – Lobby)

