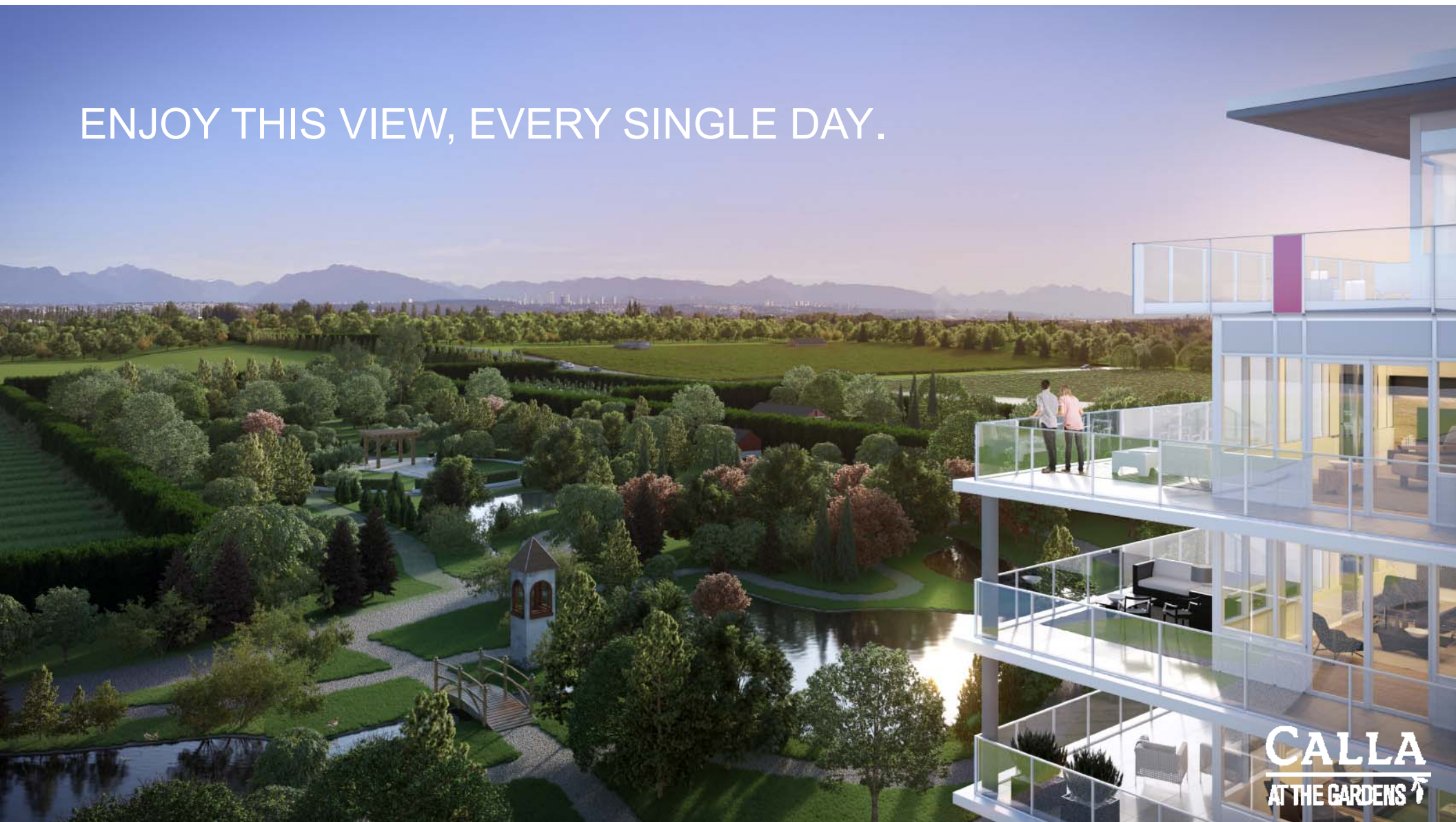


Exclusive
Preview Package



ENJOY THIS VIEW, EVERY SINGLE DAY.



CALLA
AT THE GARDENS

Townline has Saved the Best for Last

- Conveniently situated at Steveston and No 5 Road alongside a stunning twelve-acre natural park with direct access to Hwy 99, Metro Vancouver, YVR airport, the Tsawwassen Ferry Terminal or the US within minutes
- The Gardens is a self-contained convenient mix of mid-rise residences, each offering well-appointed, air-conditioned concrete homes with breathtaking mountain and park views
- Live in the Gardens' walkable urban village and be just steps away from shopping and restaurants
- South Richmond's urban village was thoughtfully planned by award-winning Townline, a development company with an esteemed history of building quality homes

EXPERIENCE LUXURY LIVING ON THE PARK



CALLA
AT THE GARDENS

Unobstructed Views of the Mountains



*Estimated view from the Penthouse Level to the North

Snapshot of South Richmond

SHOPS & SERVICES

1. **Ironwood Plaza**
London Drugs, Canadian Tire, Save on Foods, Browns Social House, The Keg, BMO Bank of Montreal, CIBC and many more.
2. **Riverport Entertainment Complex**
SilverCity Cinemas, The Zone Bowling Centre, Richmond Ice Centre, Extreme Air Park, and more.
3. **Richlea Square**
Safeway, Shoppers Drug Mart, Kins Farm Market
4. **Garden City Shopping Centre**
Marketplace, Shoppers Drug Mart, Blenz
5. **Lansdowne Shopping Centre**
Winners, Home Outfitters, Toys R Us, JYSK, HomeSense, Best Buy
6. **Richmond's Food Street**
Sun Sui Wah Seafood Restaurant, Pho 99
Vietnamese Noodle House, Koto Izakaya
7. **Aberdeen Centre**
Daiso, H-Mart, Saint Germain Bakery, SURA
Korean BBQ, Guu
8. **Loblaws City Market**
9. **Art Knapps Plantland**
10. **Blundell Centre**
11. **Richmond Centre**
12. **Richmond Auto Mall**
13. **Richmond Hospital**

RECREATION

14. The Garden's Park
15. Richmond Country Farm
16. Richmond Country Club
17. South Arm Outdoor Pool
18. Richmond Olympic Oval
19. Clear One Badminton Centre
20. Mylora Sidaway Golf Club
21. Country Meadows Golf Course
22. Savage Creek Driving Range
23. Green Acres Golf Course

SCHOOLS

24. Daniel Woodward Elementary School
25. Richmond Christian School
26. Kingswood Elementary School
27. Matthew McNair Secondary School
28. Thomas Kidd Elementary School
29. James Whiteside Elementary School
30. Walter Lee Elementary School
31. Hugh McRoberts Secondary School
32. William Bridge Elementary School
33. Errington Elementary School



CALLA
AT THE GARDENS

The Gardens Features

Luxury-Inspired Living

- 132 carefully crafted concrete homes built by Townline
- Overlooks a twelve-acre natural park offering unobstructed park and mountain views
- Functional floorplans with oversized outdoor spaces
- Efficient forced-air heating and cooling system for year-round comfort
- Over-height ceilings starting at 8'8"
- Luxurious wide-plank laminate flooring throughout
- State of the art roller blinds on all exterior windows

The Gardens **Features**

Stylish Chef's Kitchens

- 30" Blomberg stainless steel refrigerator
- 30" Bosch stainless steel 5-burner cooktop
- 450 CFM stainless steel hood fan
- Integrated energy efficient Bosch dishwasher
- Panasonic stainless steel microwave with trim kit
- Beautiful and durable quartz countertops and backsplash
- Soft close laminate cabinetry with brushed nickel hardware and under cabinet lighting

The Gardens **Features**

Spa-Inspired Bathrooms and Ensuites

- Solid quartz countertops with under-mounted sinks and soft-close laminate cabinetry
- Primary bathrooms include a mirrored medicine cabinet, custom heated floors, large format porcelain tiles on all walls and floors and an elegant frameless glass shower
- Secondary baths include large format porcelain floor tiles, frameless mirror, contemporary 5' soaker tub and a feature wall with elongated hexagon tiles

The Gardens Amenities

- 10,900 sq.ft. feng shui-inspired courtyard with a children's play area, outdoor dining space, summer garden and a soothing water feature with seamless integration into the twelve-acre park
- The Gardens Club, 6,000 sq.ft of shared amenities include:
 - Conference room to hold meetings and social events
 - Indoor basketball and badminton court
 - His and her change rooms with showers
 - Shared greenspace

The Gardens Club



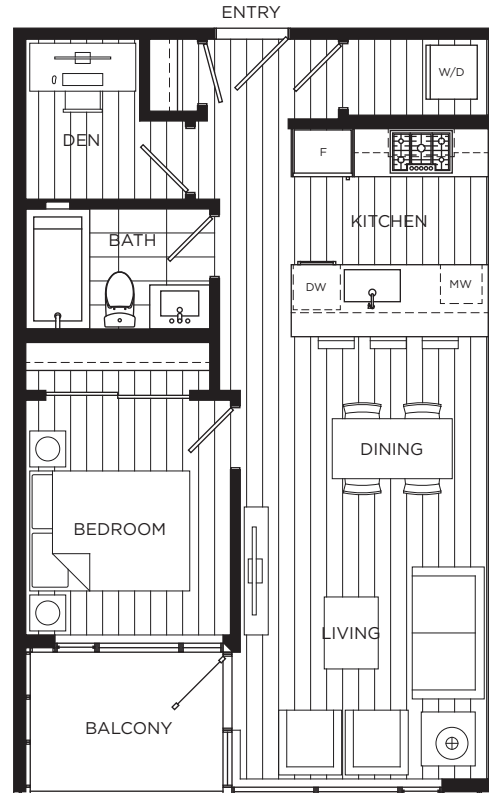
VIP Access Incentive Package

- Deposit
 - 10% on writing, 5% in 6 months, 5% in 1 year from contract
- Parking
 - 1 parking stall included with every home
 - 2 parking stalls included with homes on the Penthouse level
- Prices Starting From:
 - 1 Bed \$314,900
 - 2 Bed \$584,900
 - 3 Bed \$629,900
- VIP Access Incentive:
 - 1 Bed \$2,500
 - 2 Bed \$5,000
 - 3 Bed \$7,500





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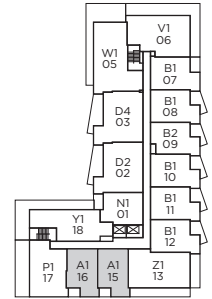
UNIT A1

1 Bedroom + Den, 1 Bath
Interior: 596 - 616 sf | Exterior: 47 - 150 sf | Total: 643 - 766 sf

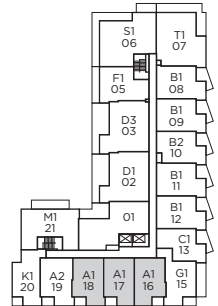
CALLA
April 22, 2016

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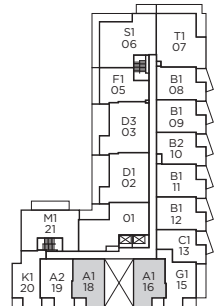
Unit areas based on preliminary survey square footages and may require verification.



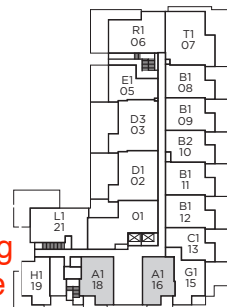
Levels 6 - 8



Levels 3 & 5



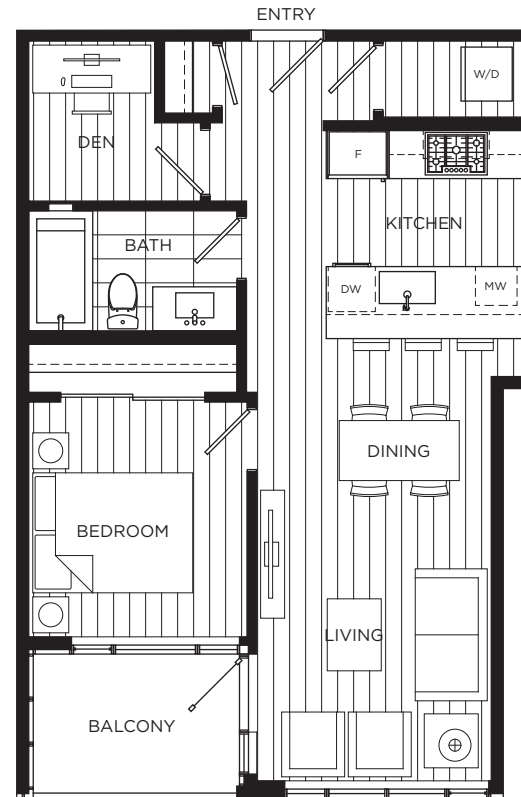
Level 2



Level 1



DRAFT



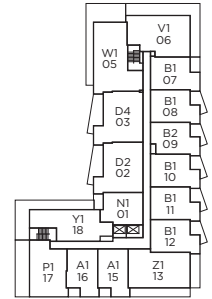
UNIT A2

1 Bedroom + Den, 1 Bath
Interior: 631 sf | Exterior: 51 sf | Total: 682 sf

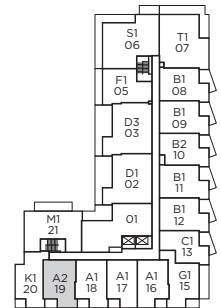
CALLA
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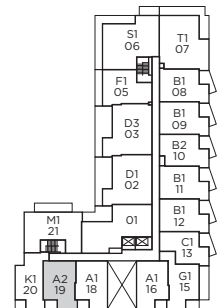
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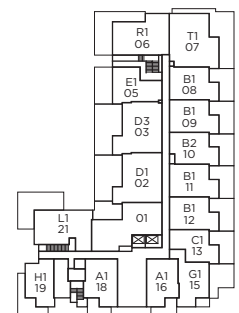
Levels 6 - 8



Levels 3 & 5



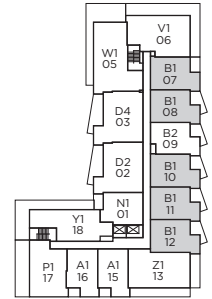
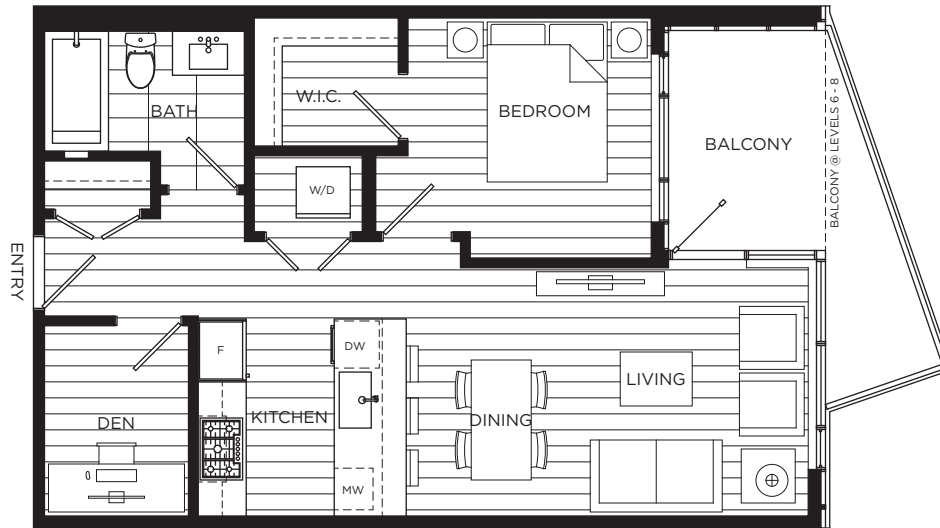
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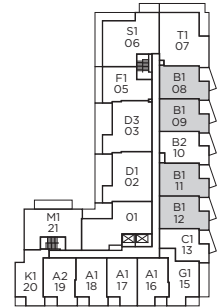
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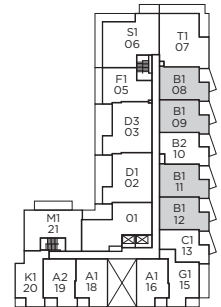
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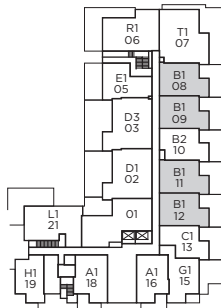
Levels 6 - 8



Levels 3 & 5



Level 2



Level 1

UNIT B1

1 Bedroom + Den, 1 Bath

Interior: 649 sf | Exterior: 67 - 278 sf | Total: 716 - 927 sf

CALLA

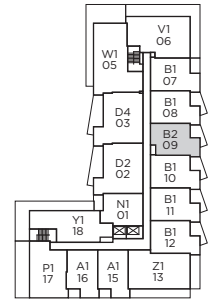
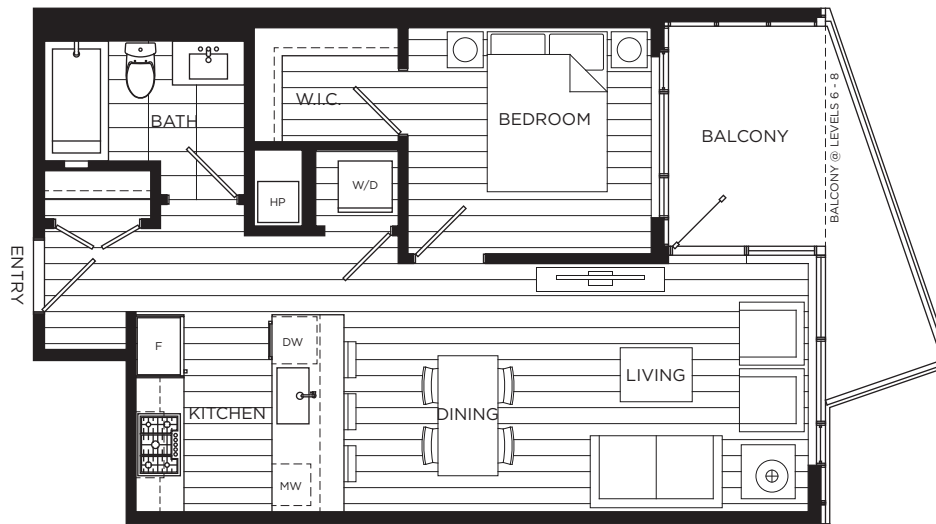
April 22, 2016

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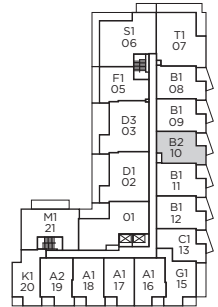
Unit areas based on preliminary survey square footages and may require verification.



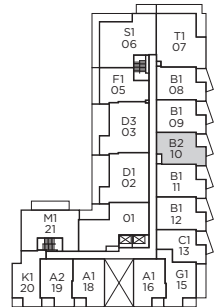
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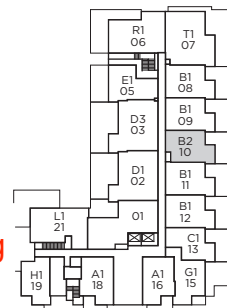
Levels 6 - 8



Levels 3 & 5



Level 2



Level 1

UNIT B2

1 Bedroom, 1 Bath
Interior: 610 sf | Exterior: 94 - 268 sf | Total: 704 - 878 sf

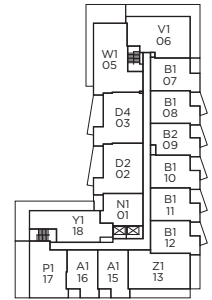
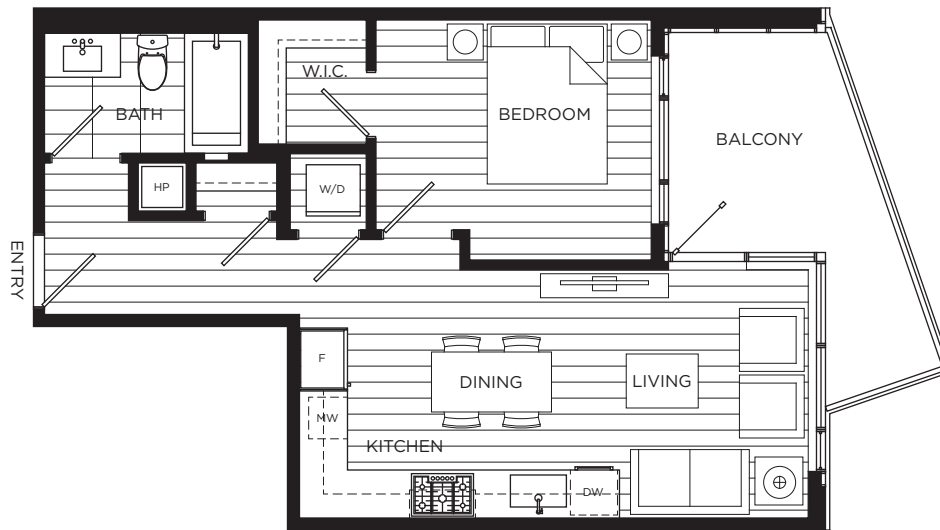
CALLA
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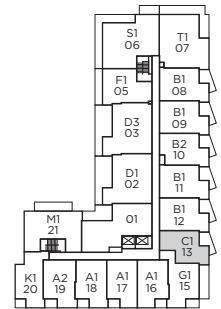
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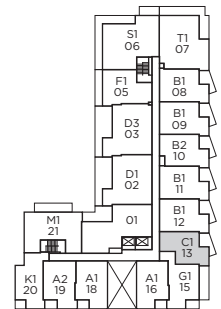
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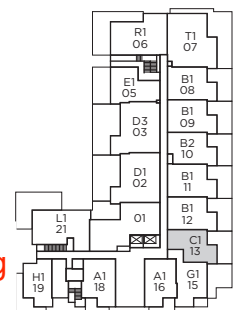
Levels 6 - 8



Levels 3 & 5



Level 2



Level 1

UNIT C1

1 Bedroom, 1 Bath
Interior: 555 sf | Exterior: 98 - 278 sf | Total: 653 - 833 sf

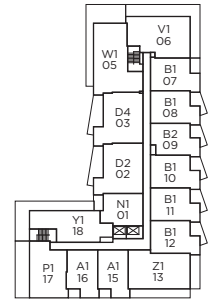
CALLA
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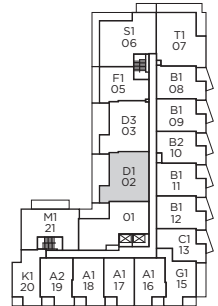
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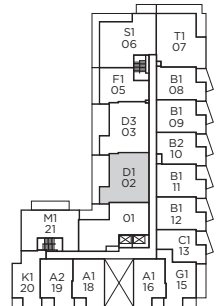
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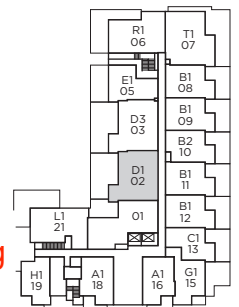
Levels 6 - 8



Levels 3 & 5



Level 2



Level 1

UNIT D1

2 Bedroom + Den, 2 Bath
Interior: 939 sf | Exterior: 301 - 507 sf | Total: 1,240 - 1,446 sf

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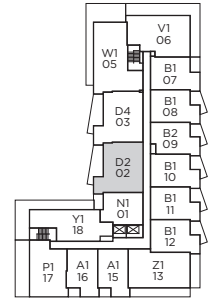
UNIT D2

2 Bedroom + Den, 2 Bath
Interior: 945 sf | Exterior: 195 sf | Total: 1,140 sf

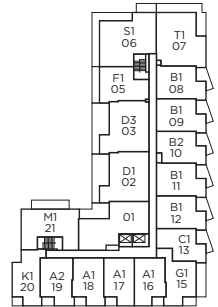
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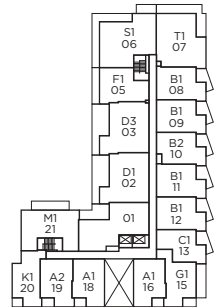
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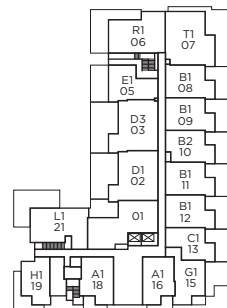
Levels 6 - 8



Levels 3 & 5



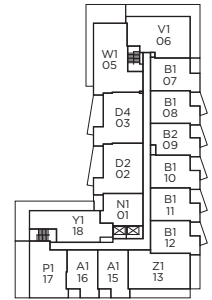
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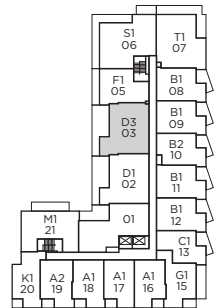
Level 1



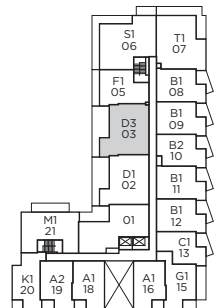
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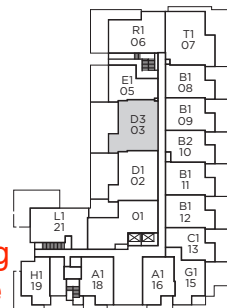
Levels 6 - 8



Levels 3 & 5



Level 2



Level 1

UNIT D3

2 Bedroom + Den, 2 Bath

Interior: 969 sf | Exterior: 308 - 546 sf | Total: 1,277 - 1,515 sf

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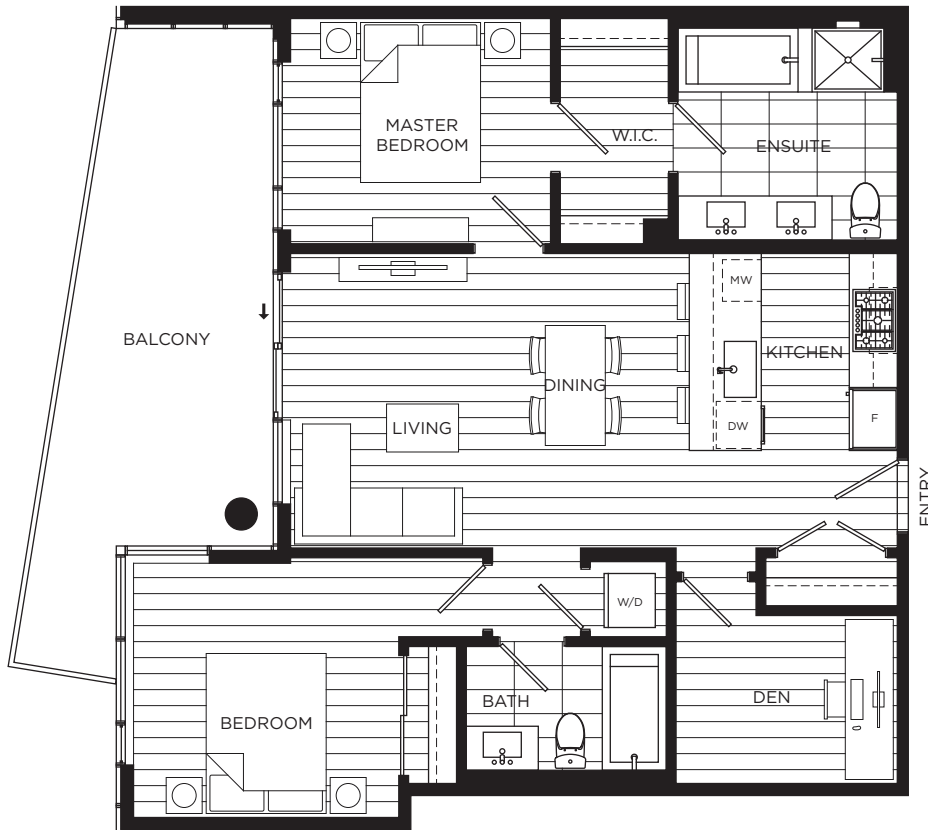
April 22, 2016

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Unit areas based on preliminary survey square footages and may require verification.



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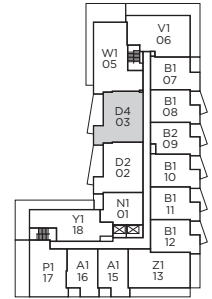
UNIT D4

2 Bedroom + Den, 2 Bath
Interior: 969 sf | Exterior: 195 sf | Total: 1,164 sf

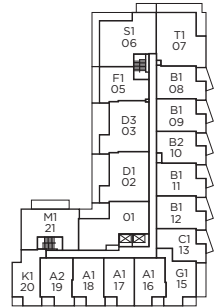
CALLA
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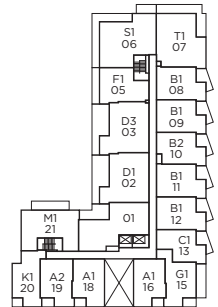
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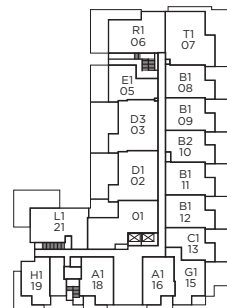
Levels 6 - 8



Levels 3 & 5



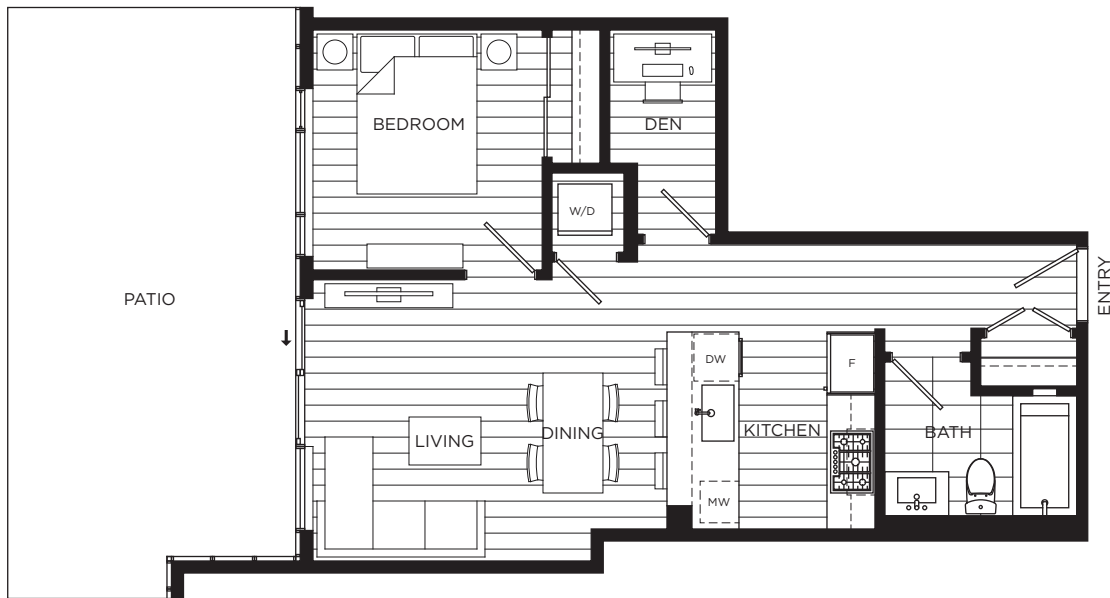
Level 2



Level 1



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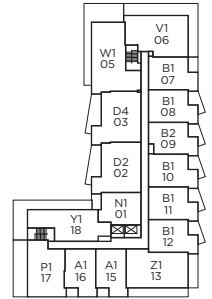
UNIT E1

1 Bedroom + Den, 1 Bath
Interior: 619 sf | Exterior: 296 sf | Total: 915 sf

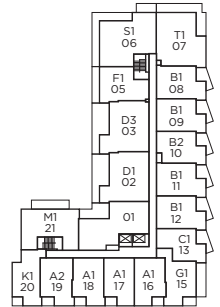
CALLA
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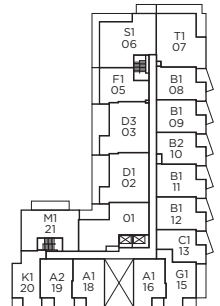
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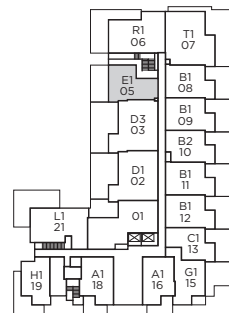
Levels 6 - 8



Levels 3 & 5



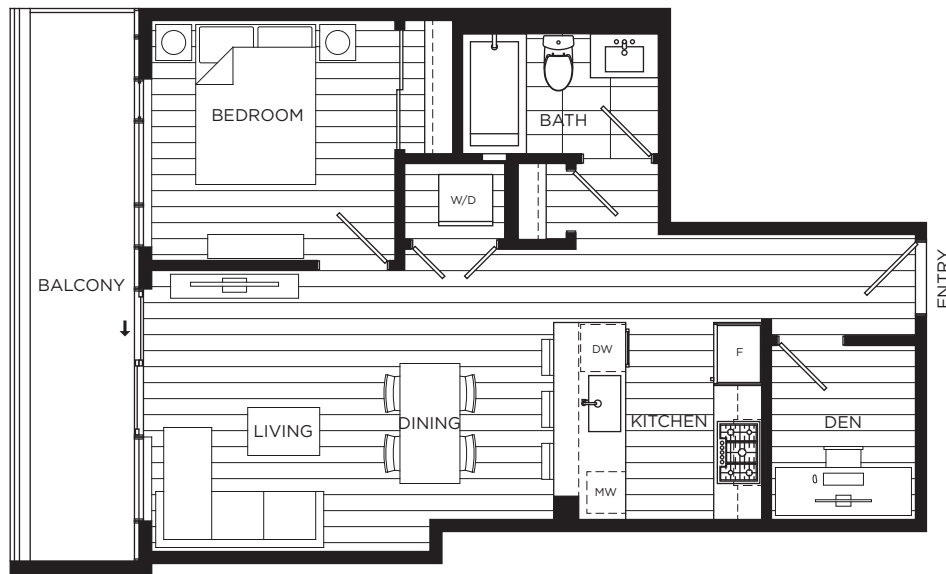
Level 2



Level 1



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UNIT F1

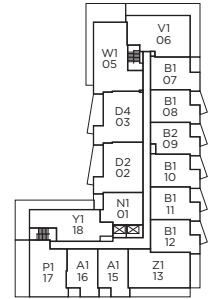
1 Bedroom + Den, 1 Bath
Interior: 659 sf | Exterior: 121 sf | Total: 780 sf

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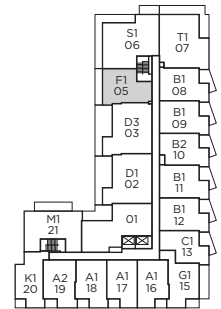
April 22, 2016

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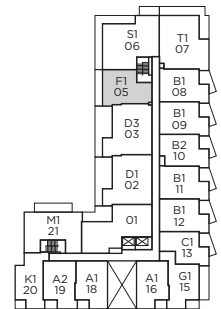
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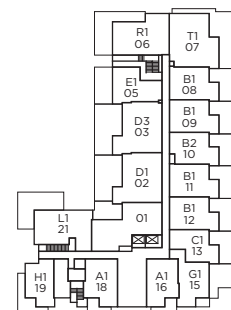
Levels 6 - 8



Levels 3 & 5



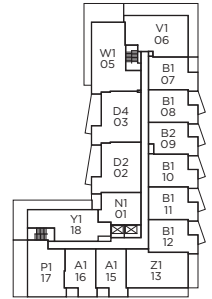
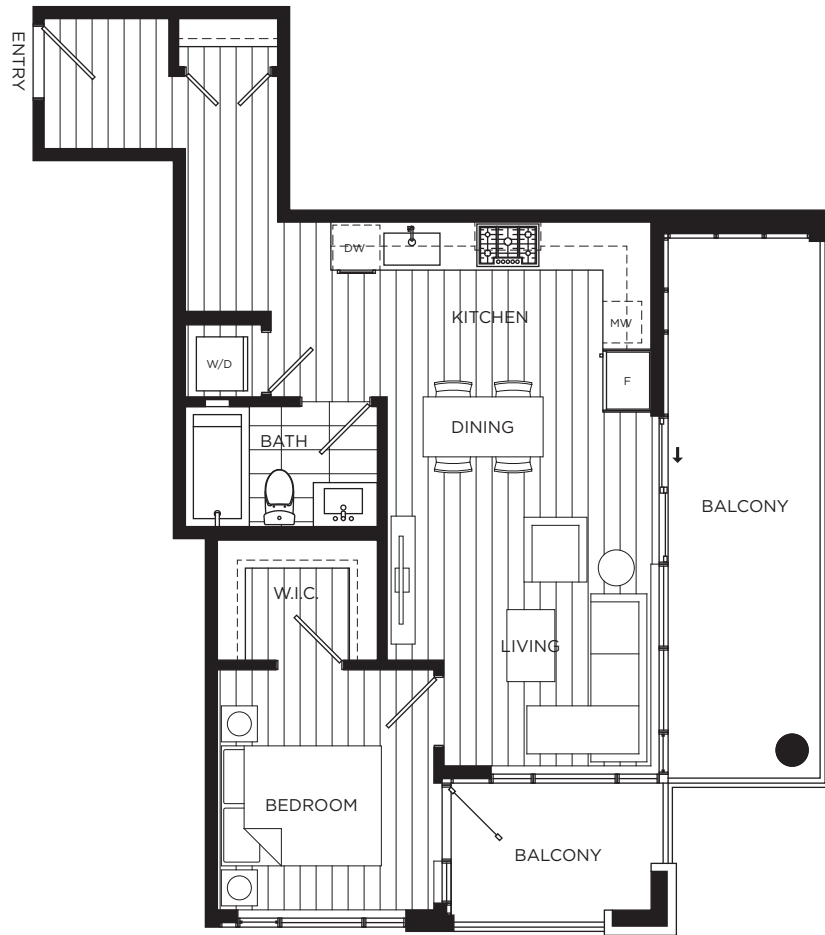
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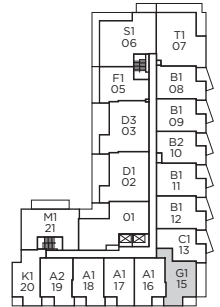
Level 1



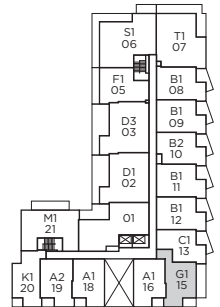
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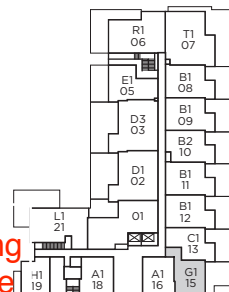
Levels 6 - 8



Levels 3 & 5



Level 2



Level 1

UNIT G1

1 Bedroom, 1 Bath

Interior: 626 - 628 sf | Exterior: 149 - 362 sf | Total: 775 - 990 sf

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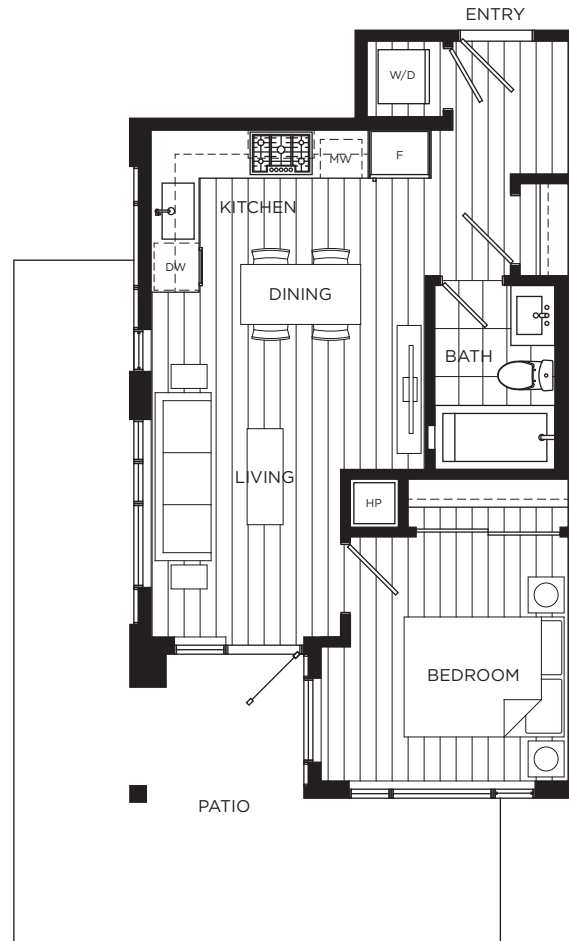
April 22, 2016

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Unit areas based on preliminary survey square footages and may require verification.



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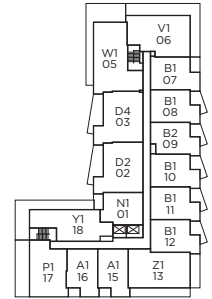
UNIT H1

1 Bedroom, 1 Bath
Interior: 529 sf | Exterior: 276 sf | Total: 805 sf

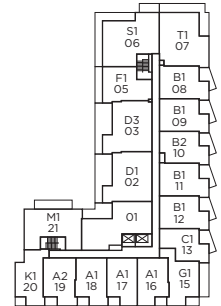
CALLA
April 22, 2016

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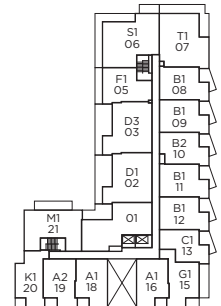
Unit areas based on preliminary survey square footages and may require verification.



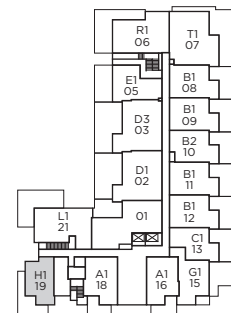
Levels 6 - 8



Levels 3 & 5



Level 2



Level 1



DRAFT



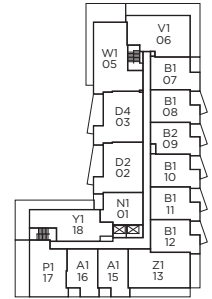
UNIT K1

1 Bedroom, 1 Bath
Interior: 622 sf | Exterior: 42 sf | Total: 664 sf

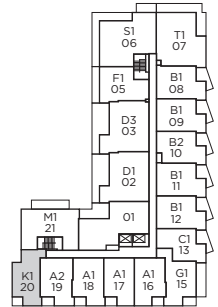
CALLA
April 22, 2016

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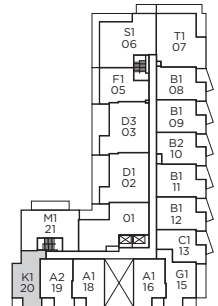
Unit areas based on preliminary survey square footages and may require verification.



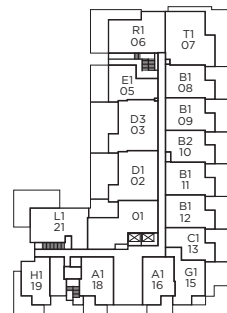
Levels 6 - 8



Levels 3 & 5



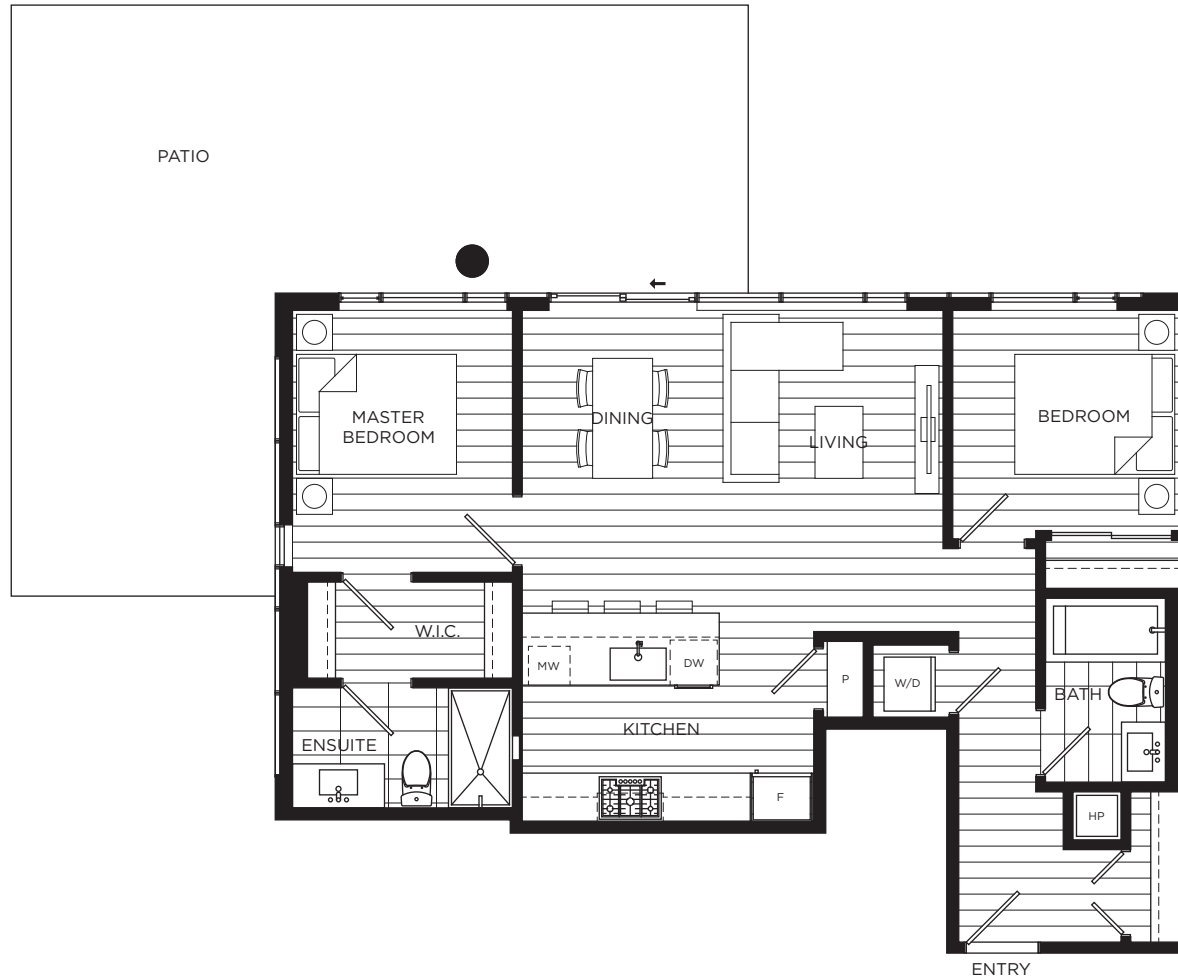
Level 2



Level 1



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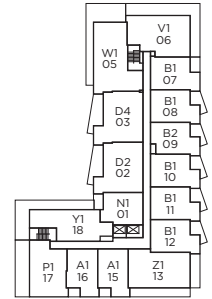
UNIT L1

2 Bedroom, 2 Bath
Interior: 890 sf | Exterior: 507 sf | Total: 1,397 sf

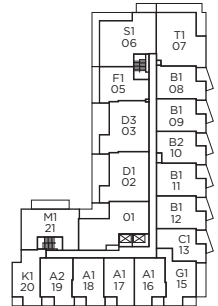
CALLA
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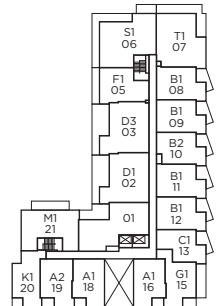
Unit areas based on preliminary survey square footages and may require verification.



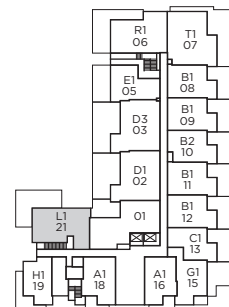
Levels 6 - 8



Levels 3 & 5



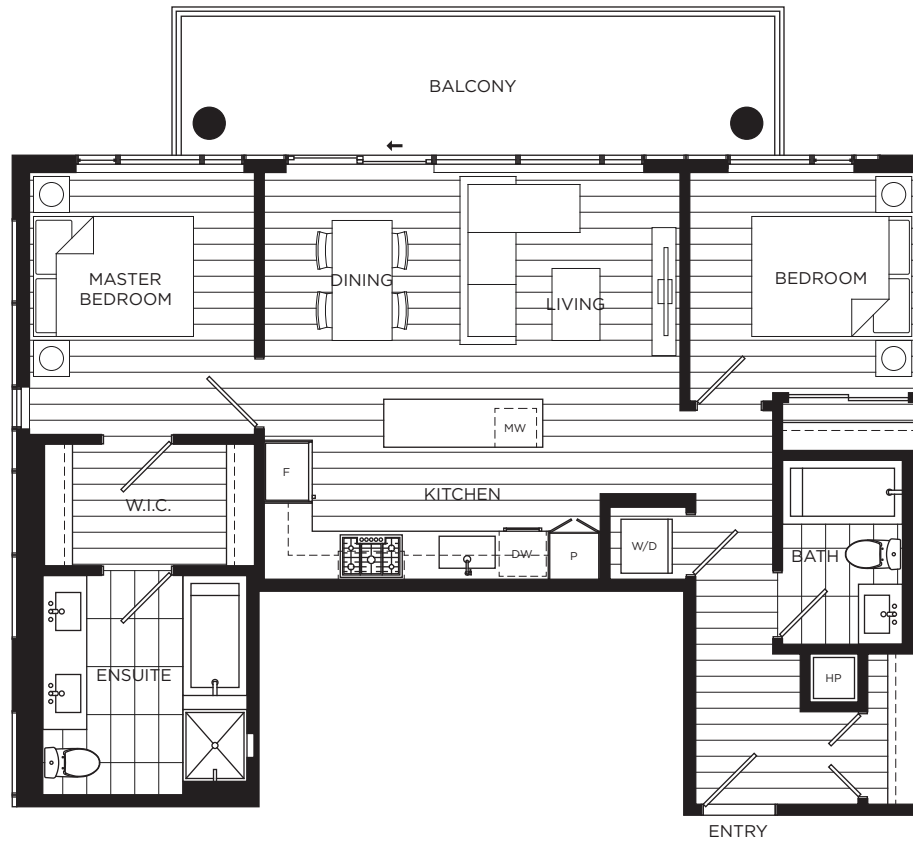
Level 2



Level 1



DRAFT



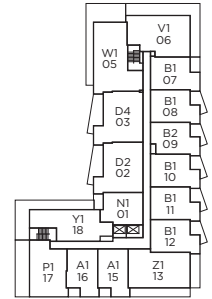
UNIT M1

2 Bedroom, 2 Bath
Interior: 883 sf | Exterior: 151 sf | Total: 1,034 sf

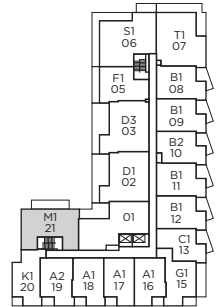
CALLA
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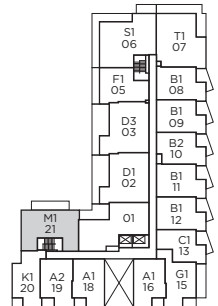
Unit areas based on preliminary survey square footages and may require verification.



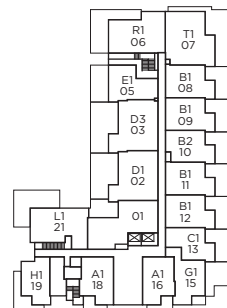
Levels 6 - 8



Levels 3 & 5



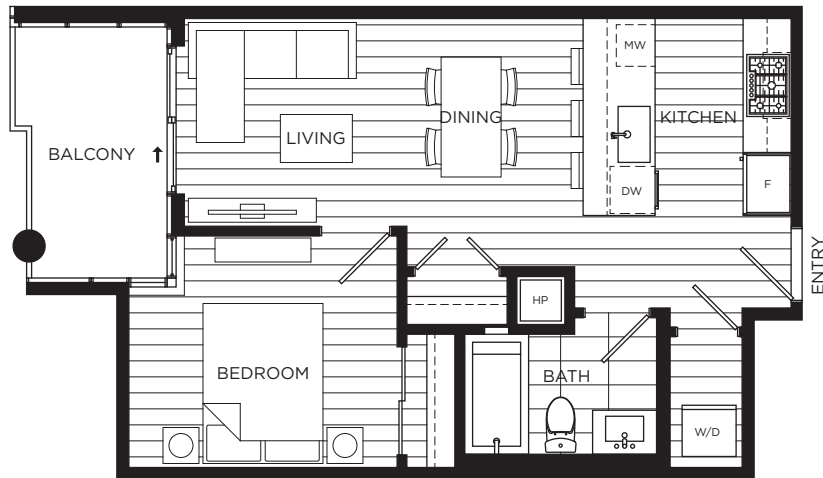
Level 2



Level 1



DRAFT



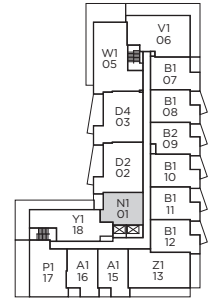
UNIT N1

1 Bedroom, 1 Bath
Interior: 532 sf | Exterior: 66 sf | Total: 598 sf

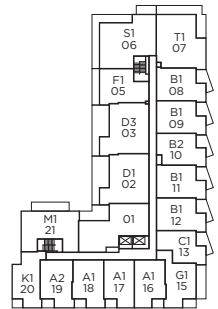
CALLA
April 22, 2016

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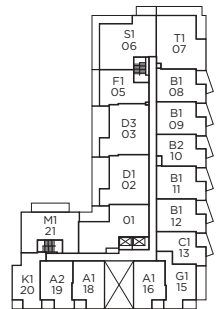
Unit areas based on preliminary survey square footages and may require verification.



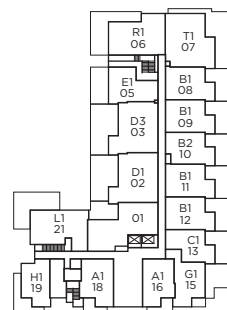
Levels 6 - 8



Levels 3 & 5



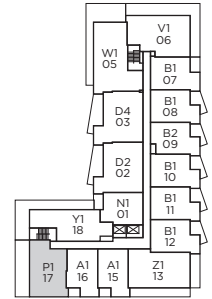
Level 2



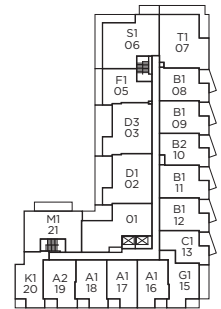
Level 1



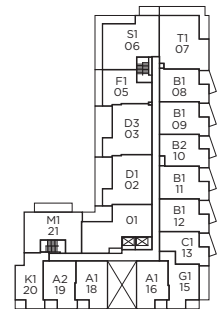
DRAFT



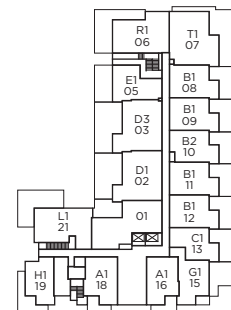
Levels 6 - 8



Levels 3 & 5



Level 2



Level 1

UNIT P1

2 Bedroom, 2 Bath
Interior: 857 sf | Exterior: 362 sf | Total: 1,219 sf

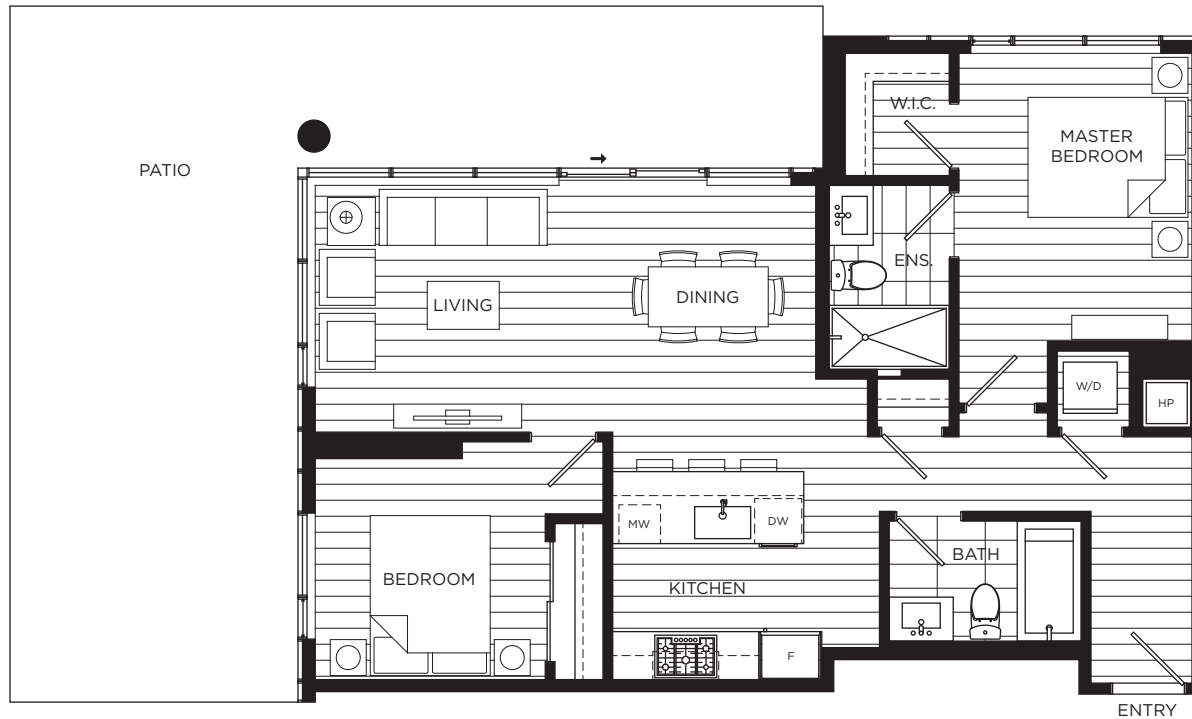
CALLA
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Unit areas based on preliminary survey square footages and may require verification.



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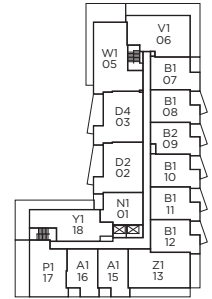
UNIT R1

2 Bedroom, 2 Bath
Interior: 894 sf | Exterior: 496 sf | Total: 1,390 sf

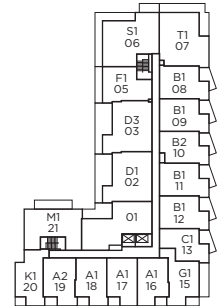
CALLA
April 22, 2016

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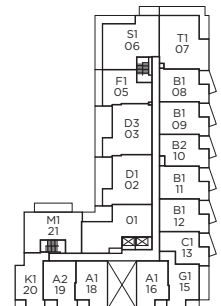
Unit areas based on preliminary survey square footages and may require verification.



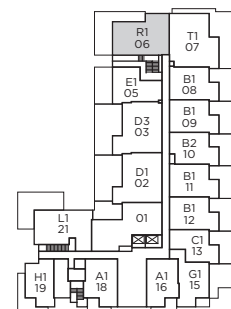
Levels 6 - 8



Levels 3 & 5



Level 2



Level 1



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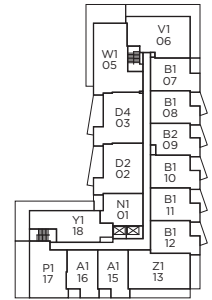
UNIT S1

3 Bedroom, 2 Bath
Interior: 1,087 sf | Exterior: 301 sf | Total: 1,388 sf

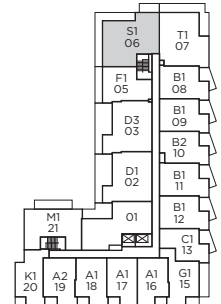
CALLA
April 22, 2016

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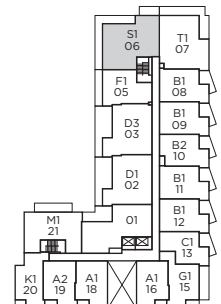
Unit areas based on preliminary survey square footages and may require verification.



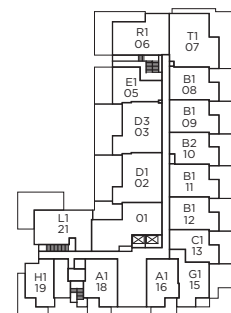
Levels 6 - 8



Levels 3 & 5



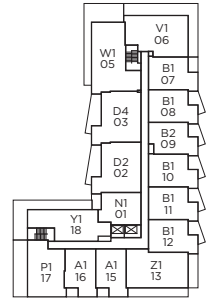
Level 2



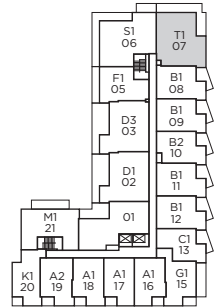
Level 1



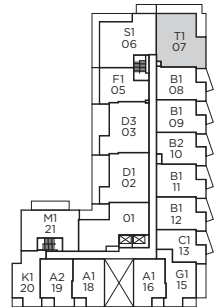
DRAFT



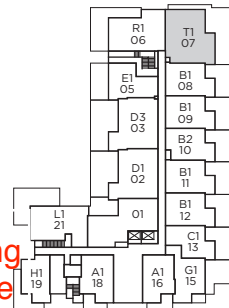
Levels 6 - 8



Levels 3 & 5



Level 2



Level 1

UNIT T1

3 Bedroom, 2 Bath
Interior: 1,054 sf | Exterior: 285 - 578 sf | Total: 1,339 - 1,632 sf

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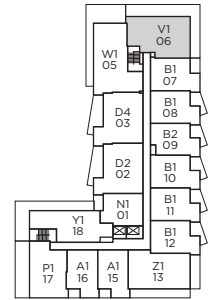
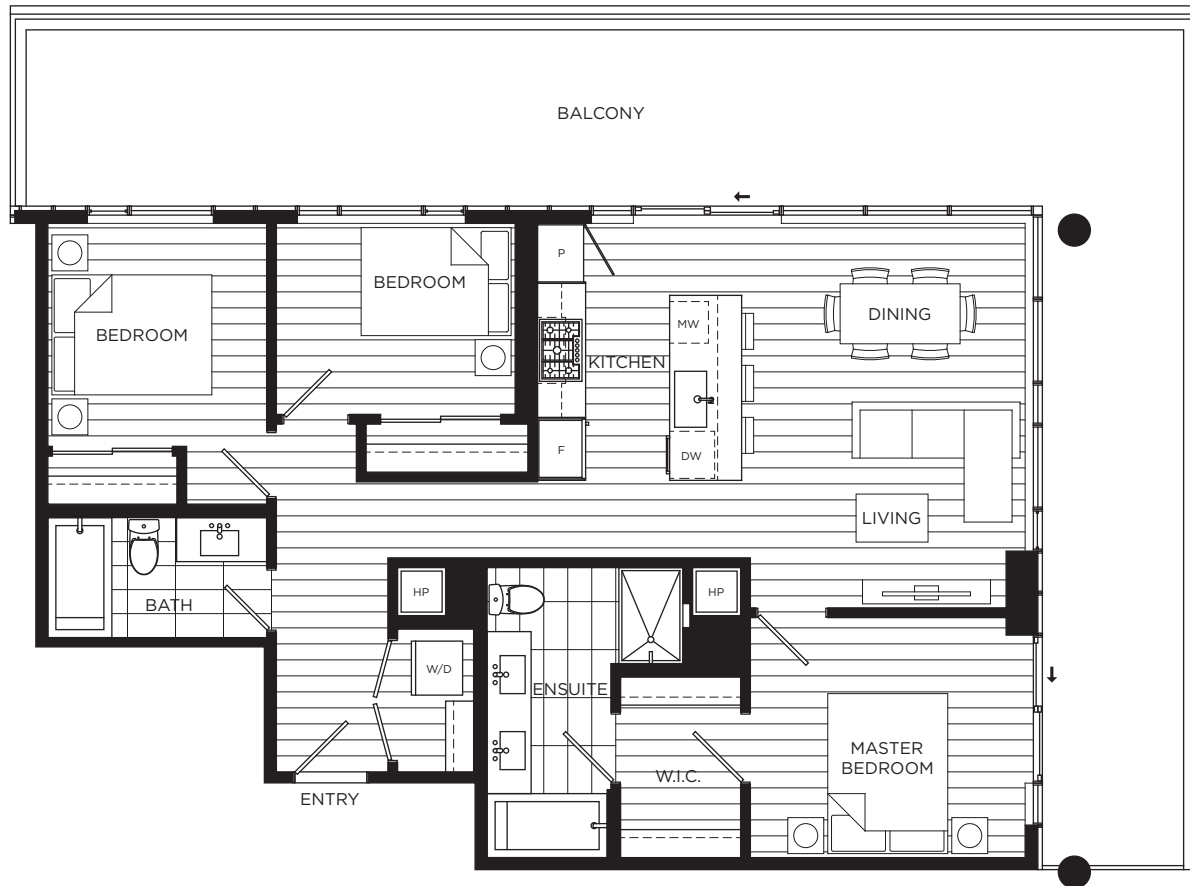
April 22, 2016

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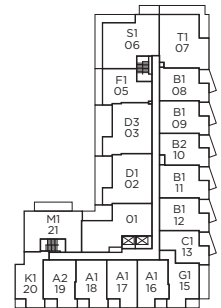
Unit areas based on preliminary survey square footages and may require verification.



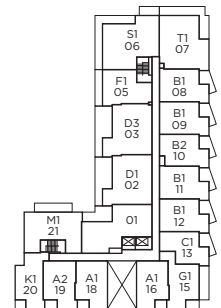
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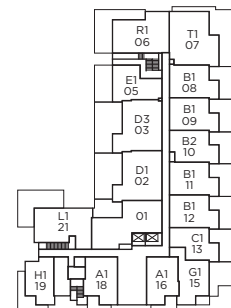
Levels 6 - 8



Levels 3 & 5



Level 2



Level 1

UNIT V1

3 Bedroom, 2 Bath
Interior: 1,034 sf | Exterior: 577 sf | Total: 1,611 sf

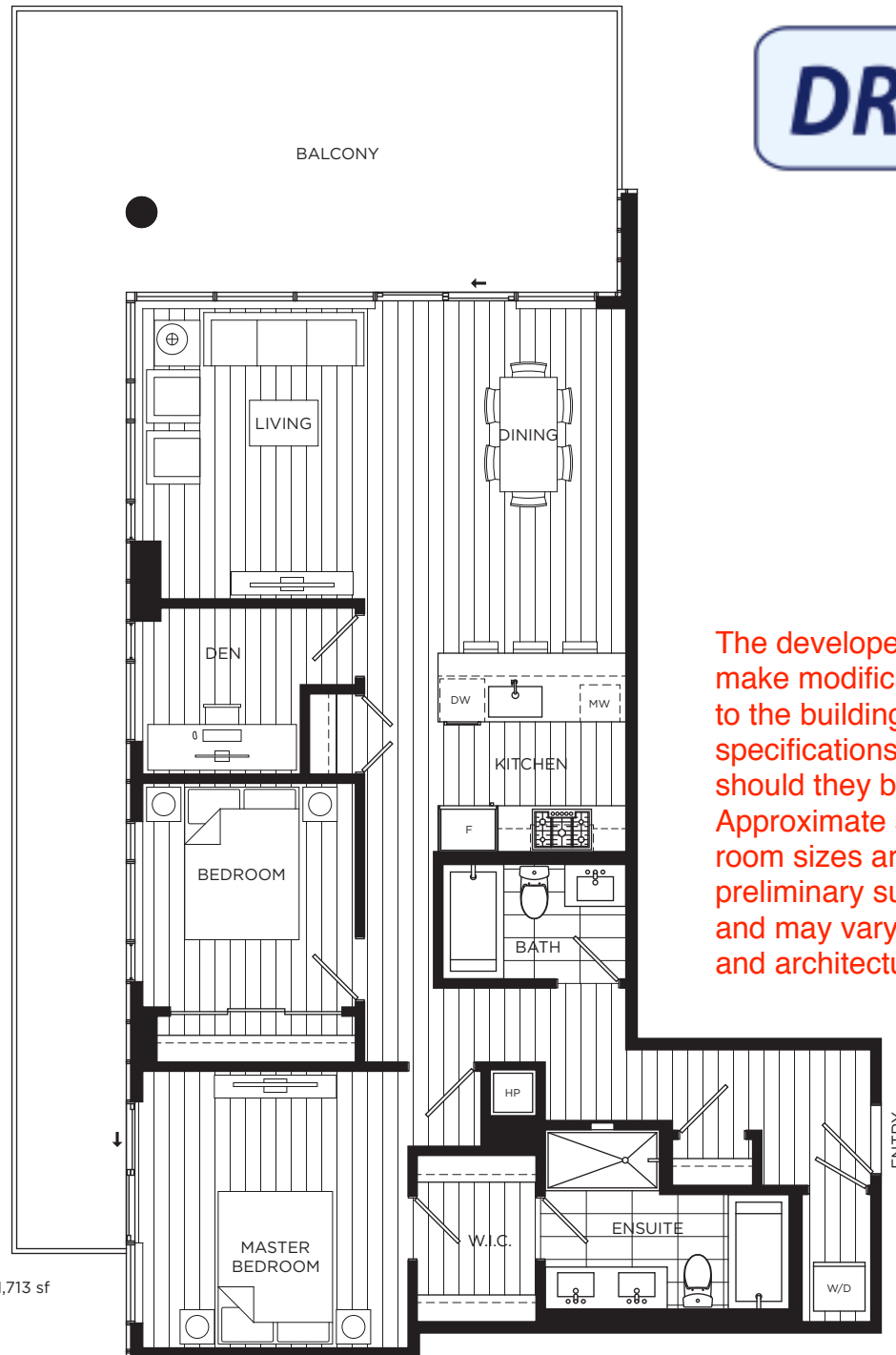
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Unit areas based on preliminary survey square footages and may require verification.



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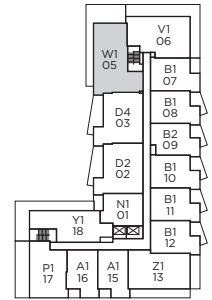


UNIT W1

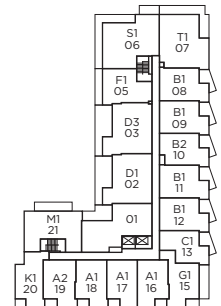
2 Bedroom + Den, 2 Bath
Interior: 1,172 sf | Exterior: 541 sf | Total: 1,713 sf

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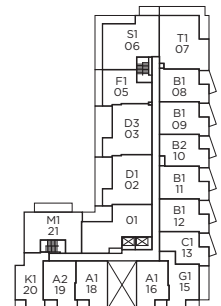
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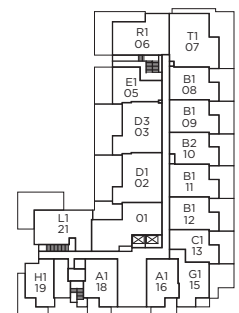
Levels 6 - 8



Levels 3 & 5



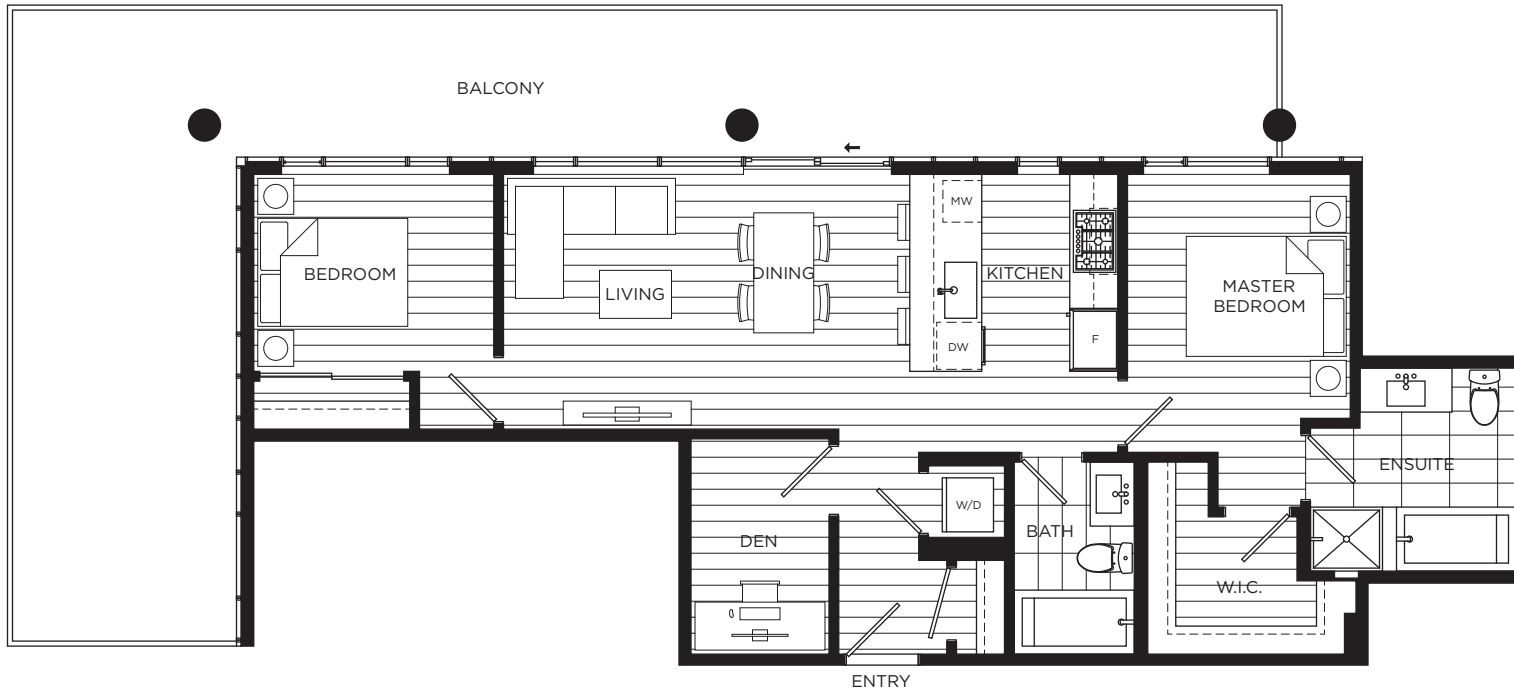
Level 2



Level 1



DRAFT



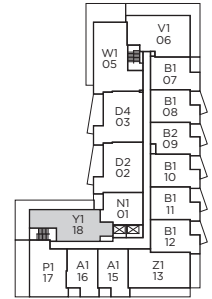
UNIT Y1

2 Bedroom + Den, 2 Bath
Interior: 880 sf | Exterior: 526 sf | Total: 1,406 sf

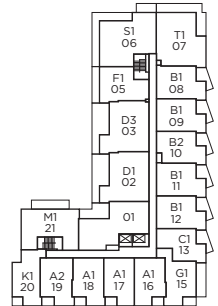
CALLA
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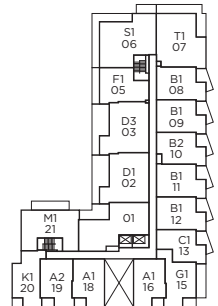
Unit areas based on preliminary survey square footages and may require verification.



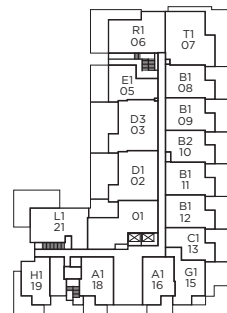
Levels 6 - 8



Levels 3 & 5



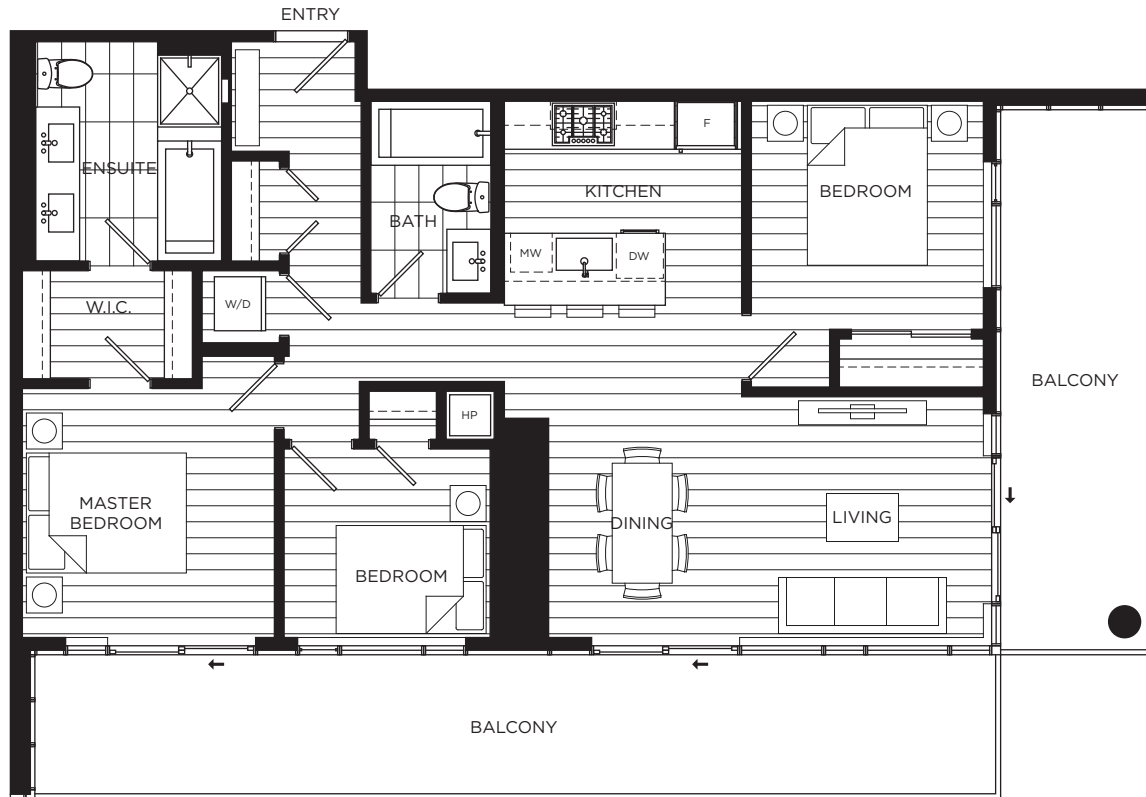
Level 2



Level 1



DRAFT



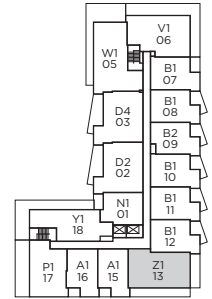
UNIT Z1

3 Bedroom, 2 Bath
Interior: 996 sf | Exterior: 241 sf | Total: 1,237 sf

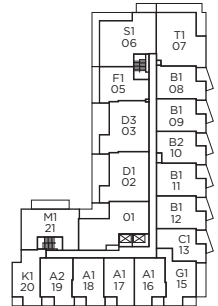
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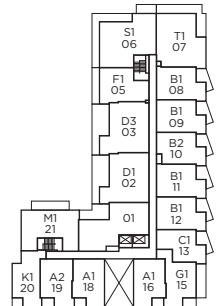
Unit areas based on preliminary survey square footages and may require verification.



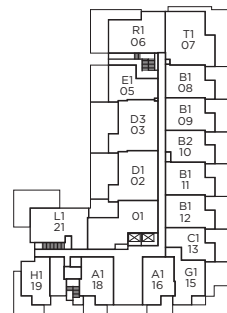
Levels 6 - 8



Levels 3 & 5



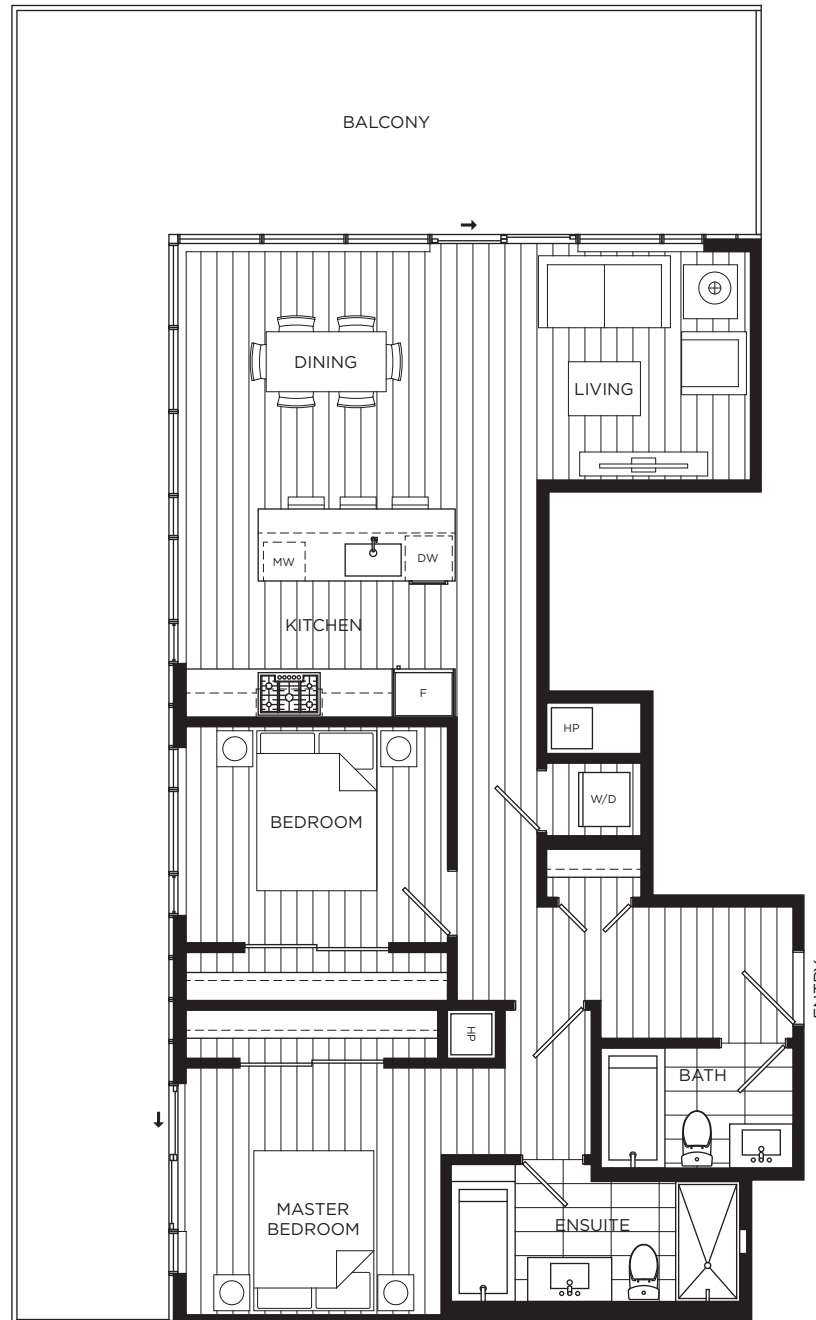
Level 2



Level 1



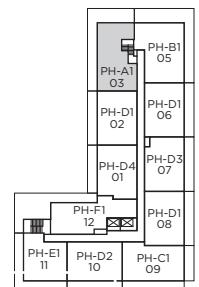
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PENTHOUSE A1

2 Bedroom, 2 Bath
Interior: 1,017 sf | Exterior: 595 sf | Total: 1,612 sf

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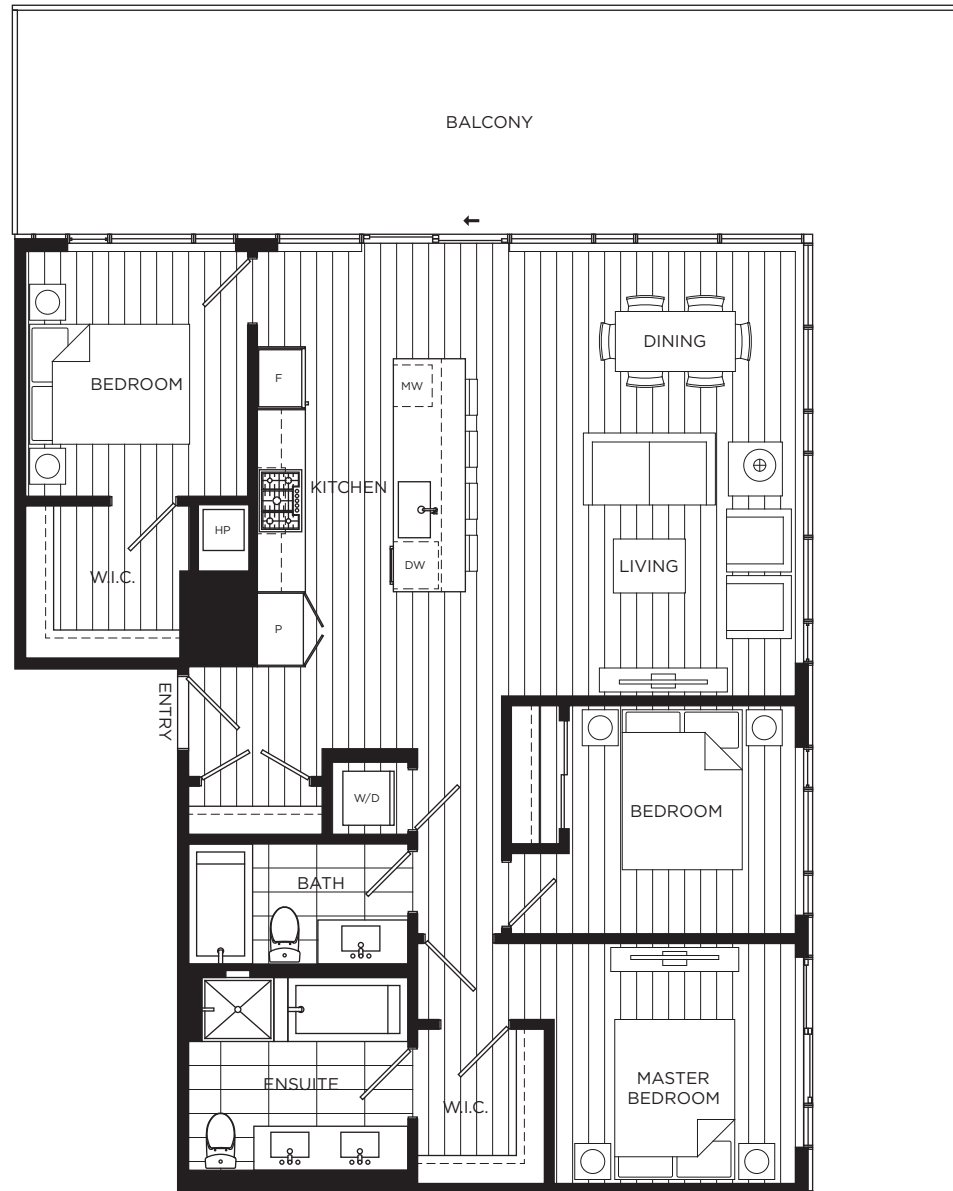
Level 9

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Unit areas based on preliminary survey square footage and may require verification.



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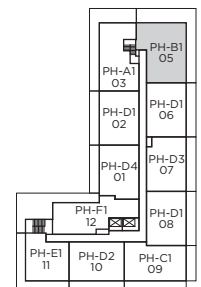


PENTHOUSE B1

3 Bedroom, 2 Bath
Interior: 1,158 sf | Exterior: 641 sf | Total: 1,799 sf

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April 22, 2016

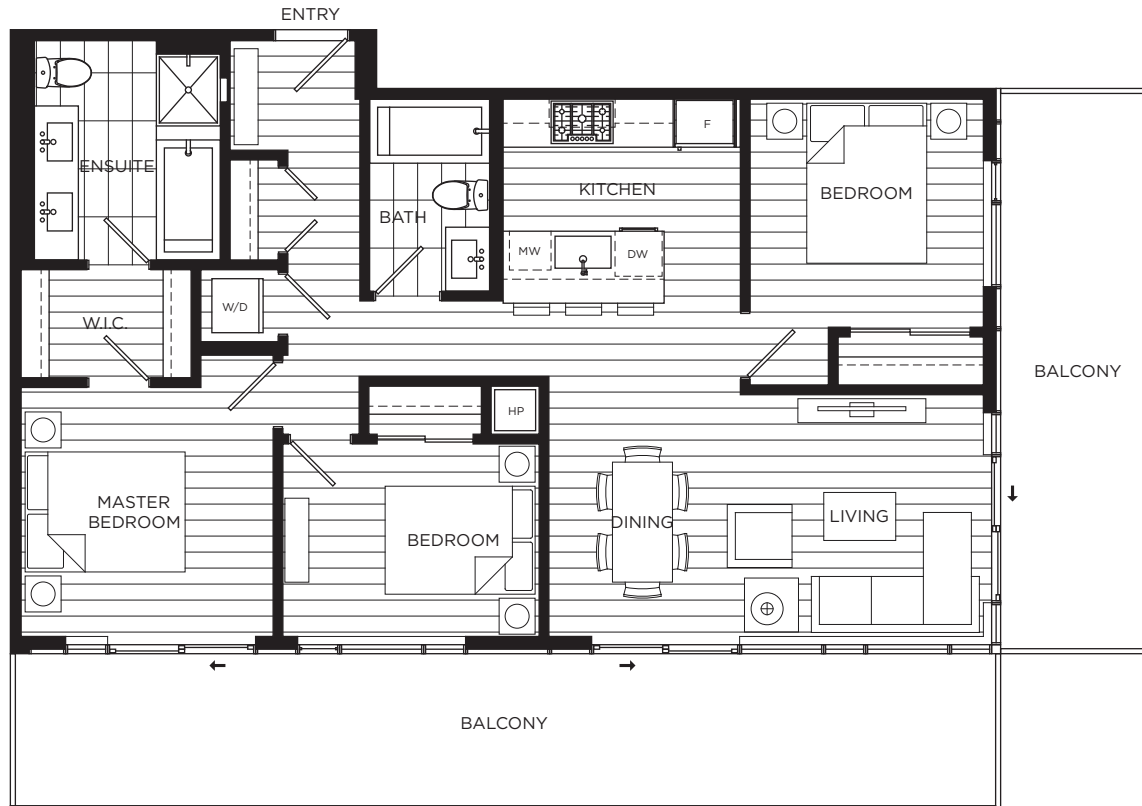
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Level 9



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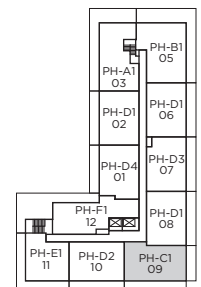


PENTHOUSE C1

3 Bedroom, 2 Bath
Interior: 995 sf | Exterior: 402 sf | Total: 1,397 sf

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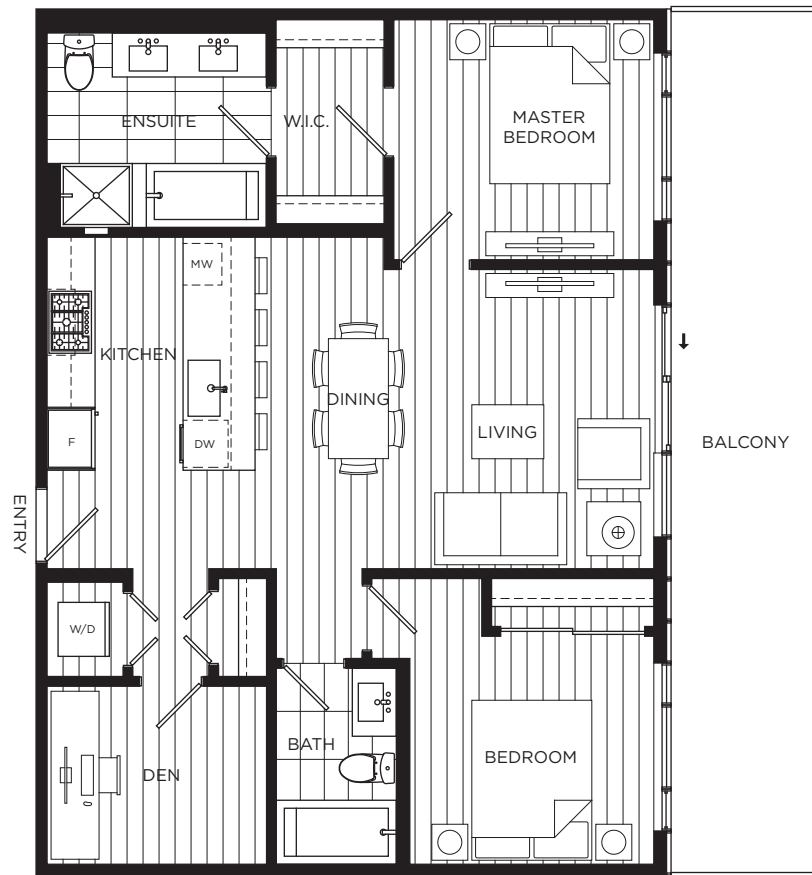
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Level 9



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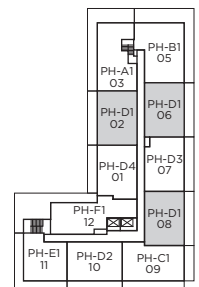
PENTHOUSE D1

2 Bedroom + Den, 2 Bath
Interior: 947 sf | Exterior: 236 sf | Total: 1,183 sf

CALLA

April 22, 2016

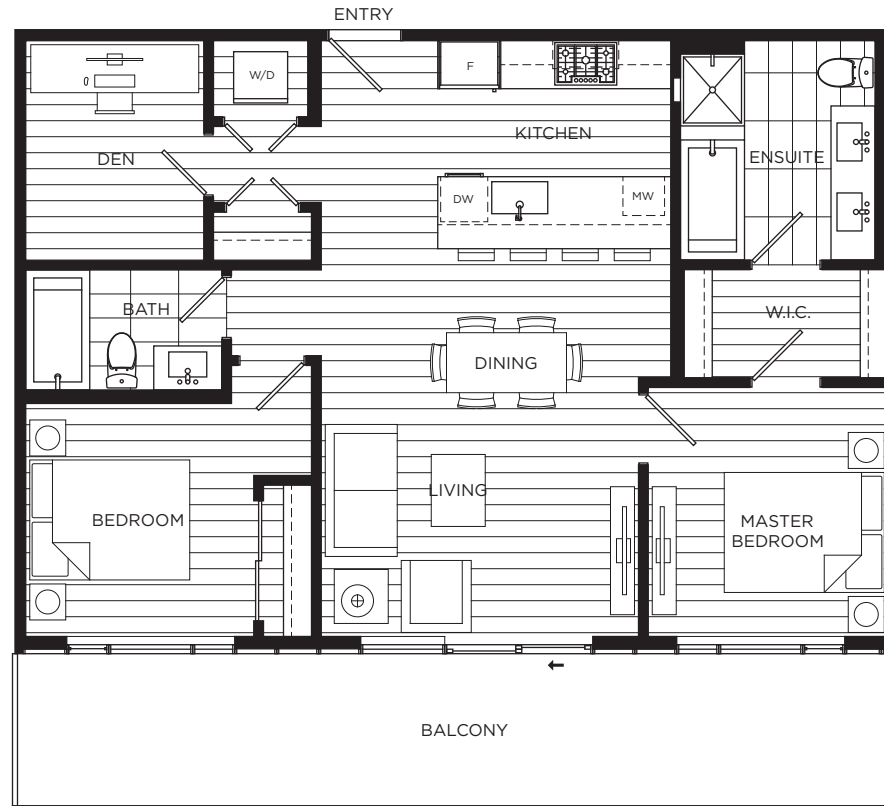
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Level 9



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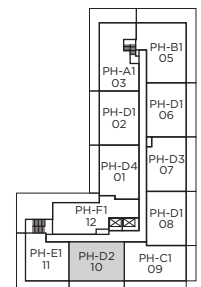


PENTHOUSE D2

2 Bedroom + Den, 2 Bath
Interior: 950 sf | Exterior: 221 sf | Total: 1,171 sf

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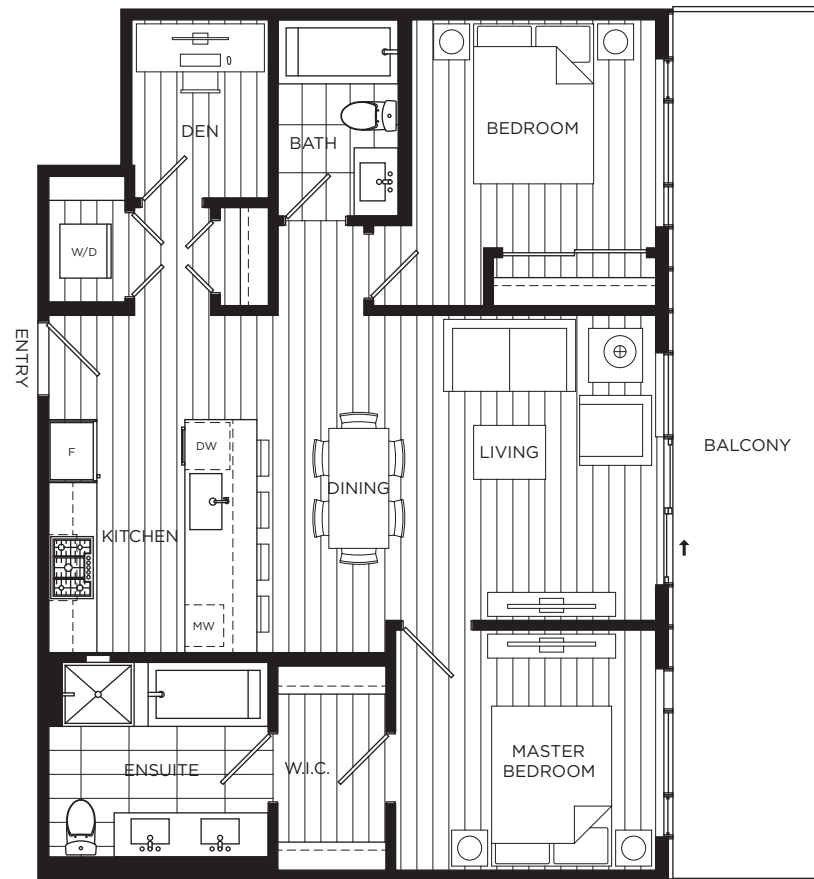
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Level 9



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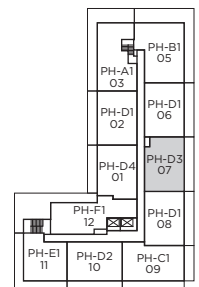
PENTHOUSE D3

2 Bedroom + Den, 2 Bath
Interior: 930 sf | Exterior: 238 sf | Total: 1,168 sf

CALLA

April 22, 2016

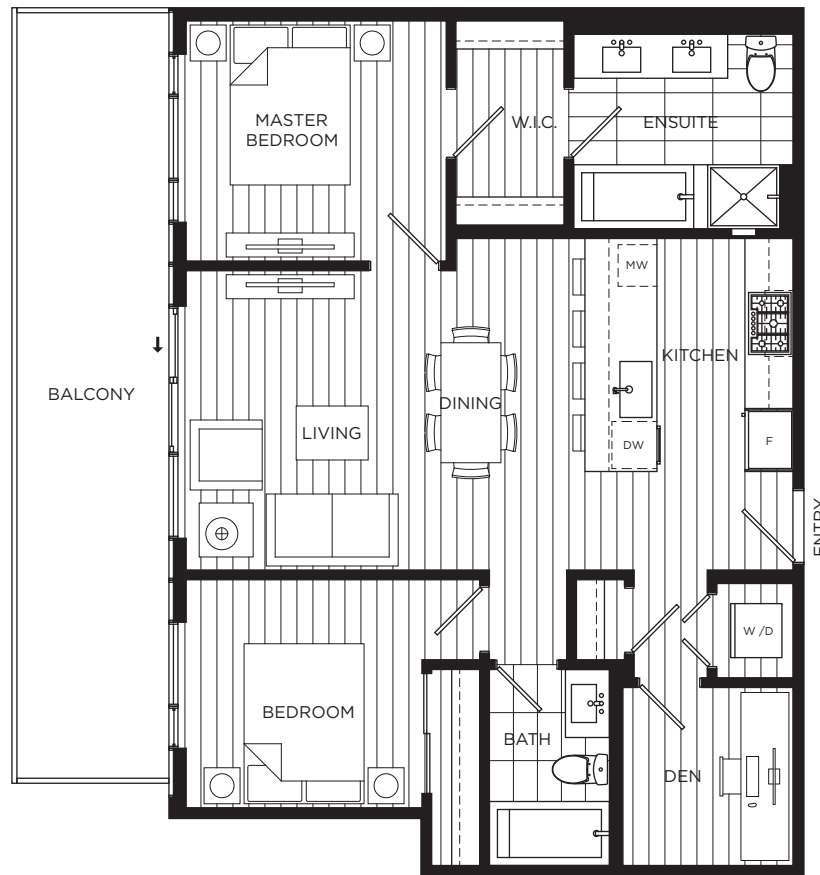
The developer reserves the right to make modifications or substitutions to the building design, specifications, and floor plans should they be necessary. Approximate square footage and room sizes are based on the preliminary survey measurements and may vary from the final survey and architectural drawings. E.&O.E.



Level 9



DRAFT



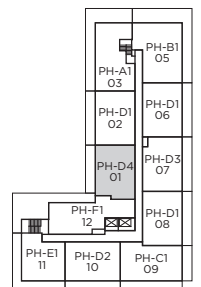
PENTHOUSE D4

2 Bedroom + Den, 2 Bath
Interior: 922 sf | Exterior: 209 sf | Total: 1,131 sf

CALLA

April 22, 2016

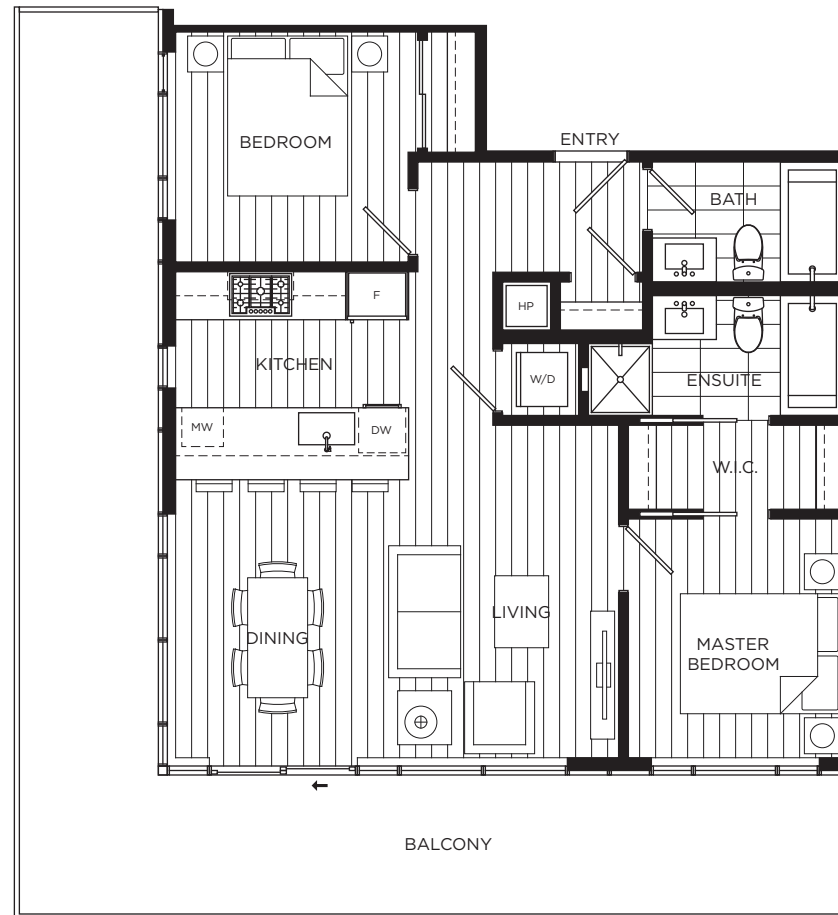
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Level 9



DRAFT



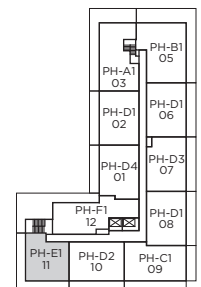
PENTHOUSE E1

2 Bedroom, 2 Bath
Interior: 815 sf | Exterior: 402 sf | Total: 1,217 sf

CALLA
April 22, 2016

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Unit areas based on preliminary survey square footages and may require verification.



Level 9



A Down to **Earth** Company

Over the past 30 years, Townline has grown from one man into a team of real estate professionals supporting an organization that handles all aspects of Development, Construction, Finance, Marketing, Sales, Customer Service and City and Public Liaison. We stay hands-on for the entire life of a project and, with tighter controls and greater efficiency, we believe our process creates the kind of residential and commercial places people want as their own.

Townline has earned a reputation as a respected, innovative and entrepreneurial company that prefers to set trends rather than follow them. Townline is a true market leader – built on ideas, responsibility and integrity.

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Or contact one of our experienced sales team members

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