



P R E S E N T S

Charisma

C O N D O M I N I U M S

WEST TOWER

An architectural rendering of a modern high-rise building complex. The image features two tall, slender towers with a repetitive pattern of windows and balconies, connected by a lower, wider section. The building is set against a clear blue sky with a few wispy clouds. In the foreground, there is a landscaped area with green grass, several mature trees, and a paved walkway. A few cars are visible on a road in the distance. The word "Charisma" is overlaid in the center of the image in a white serif font, with the letter "S" in orange.

Charisma

LIVING THE LIFE

ARRIVING AT CHARISMA

YOU IMAGINED

*Artist's concept.

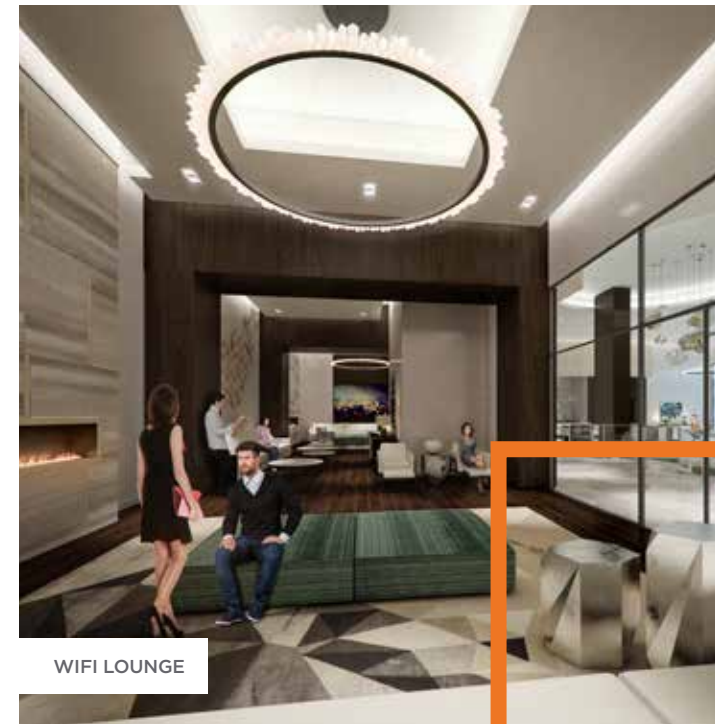
THE ALLURE OF CHARISMA by Greenpark is the combination of stunning architectural features, refined interiors and a beautifully designed landscape – everything you ever imagined in a home and envisioned as a lifestyle is now possible. Whether you enjoy the comforts of your home, wander about outdoors, take advantage of the beautifully appointed green spaces, or go on a shopping excursion – Charisma is an exceptional urban community for everyone.

Charisma is located in an established neighbourhood where popular shops, restaurants, entertainment and key transit access points are all within walking distance from your front door. This urban condominium is carefully designed and strategically planned for living both an active yet tranquil lifestyle. Charisma offers a world waiting to be discovered where quality time and time well spent, is a way of life.



GRAND LOBBY

*Artist's concept.



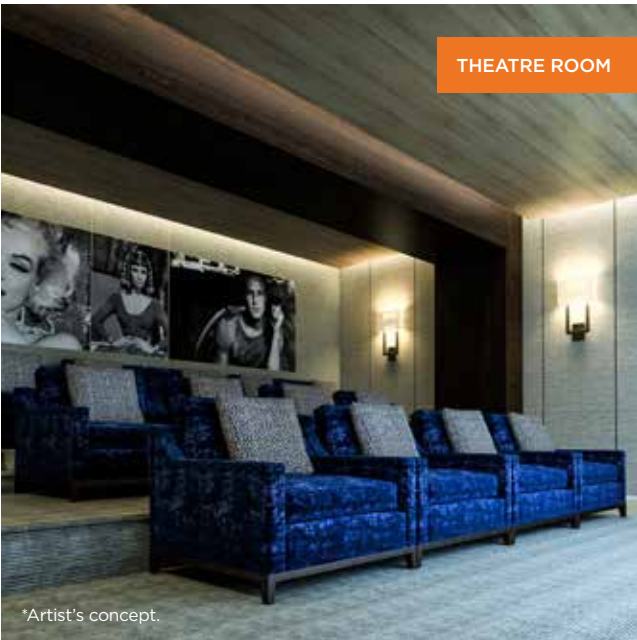
WIFI LOUNGE

A GRAND ENTRANCE

LOBBY + WIFI LOUNGE

From the moment you enter the front doors to the Grand Lobby of Charisma, you are greeted by elegance and charm. Greenpark has carefully selected materials, exquisitely crafted, to create an awe-inspiring two-storey Grand Lobby. This entrance evokes a powerful sense of space and luxury fit for even the most refined tastes. With elegant flooring, comfortable seating, and a convenient Wi-Fi Lounge, passing time, will always be time well spent at Charisma. This stunning setting is entrusted to the concierge whose sole responsibility is to ensure that all guests, whether just passing through or passing the time, are welcomed, cared for and guided in the direction they seek.

REDEFINING THE GROUND FLOOR



Surrounding the Grand Lobby are numerous main floor amenities designed with features to take socializing to the next level. From special gatherings, to a Games Room, to your own private indoor Bocce Courts, no stone has gone unturned. With your friends and family in mind, the main floor amenities cater to your every need while our spacious design and calming décor aligns with those simply after a quiet moment to relax.

- 1 WIFI LOUNGE
- 2 PET GROOMING ROOM
- 3 THEATRE ROOM
- 4 GAMES ROOM
- 5 FAMILY DINING ROOM
- 6 BOCCE COURTS + LOUNGE
- 7 BILLIARDS ROOM



*Artist's concept.

OUTSIDE OF THE HUSTLE AND BUSTLE of daily life, Charisma allows you to retreat back to your home and do the things you love to do. Imagine a get together with friends over a game of pool, catch a movie or that long overdue card game. Envision all those much-needed reprieves available to you within the serene setting and convenience of your own home.

LET THE GOOD



BILLIARDS ROOM

*Artist's concept.

*Artist's concept.

BOCCE COURTS · LOUNGE



TIMES ROLL

Charisma by Greenpark has reinvented recreation. Introducing a unique amenity just an elevator ride away; The Charisma Bocce Courts and Lounge. These Courts will offer you and your guests hours of enjoyment. Relax, unwind and catch up with friends in between games in the beautifully appointed Bocce Lounge. Day or night, hours of enjoyment await you at Charisma.



*Artist's concept.

REFRESH, RENEW + REJUVENATE

SEVENTH FLOOR AMENITIES

At Greenpark, we appreciate the benefits of a balanced lifestyle. We designed Charisma with the explicit aim of affording our residents every opportunity to achieve their optimal sense of self. Our Wellness Centre includes the Charisma Fitness Club with full cardio and weight equipment, a Yoga Studio, a Serenity Lounge and Outdoor and Pool Lounge, all connecting to a beautifully designed courtyard. No matter what your body is telling you, Charisma has the answer.



MINDING YOUR BODY



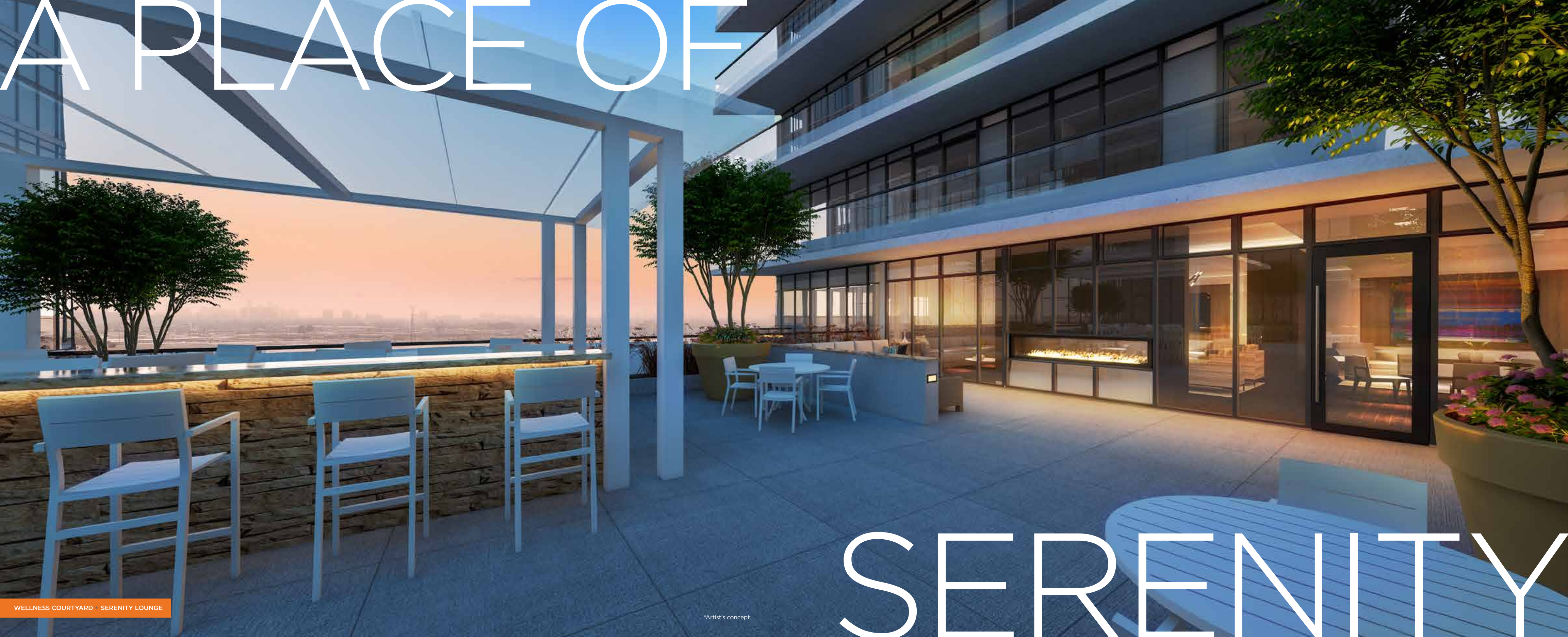
As a Charisma homeowner, you will be afforded every opportunity to concentrate on and achieve even your most challenging wellness aims. Whether it be working out, practicing yoga, or simply meditating the stress of the day away on the serene courtyard nestled far above the bustling world below, something is always available for your choosing and is just minutes away on our incredible 7th floor. Wellness involves body, mind and soul and it begins at Charisma.



*Artist's concept.

FITNESS CENTRE + YOGA STUDIO

A PLACE OF



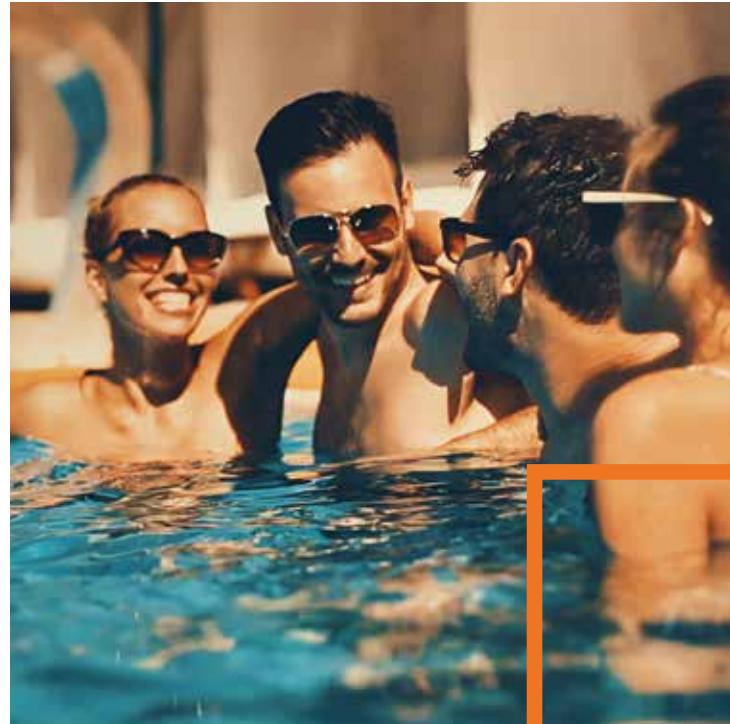
WELLNESS COURTYARD + SERENITY LOUNGE

*Artist's concept.

SERENITY

IN BETWEEN WORK OUTS or taking care of your body, leave some time to unwind and release your worries from the day. Escape to the Serenity Lounge, which overlooks the Wellness Courtyard, a place where peace and tranquility are the first priority. This wonderful quiet space allows you to refocus and spend time away from all your responsibilities of work and domestic life.

The transition between indoor haven and outdoor oasis has never been easier. This magnificent lounge truly combines the best of both worlds, brought together around a beautiful two-sided fireplace that sets the tone for both of these Zen-like spaces. With opulent views and carefully planned out spaces equipped with soft seating, Charisma has taken serenity to new levels.

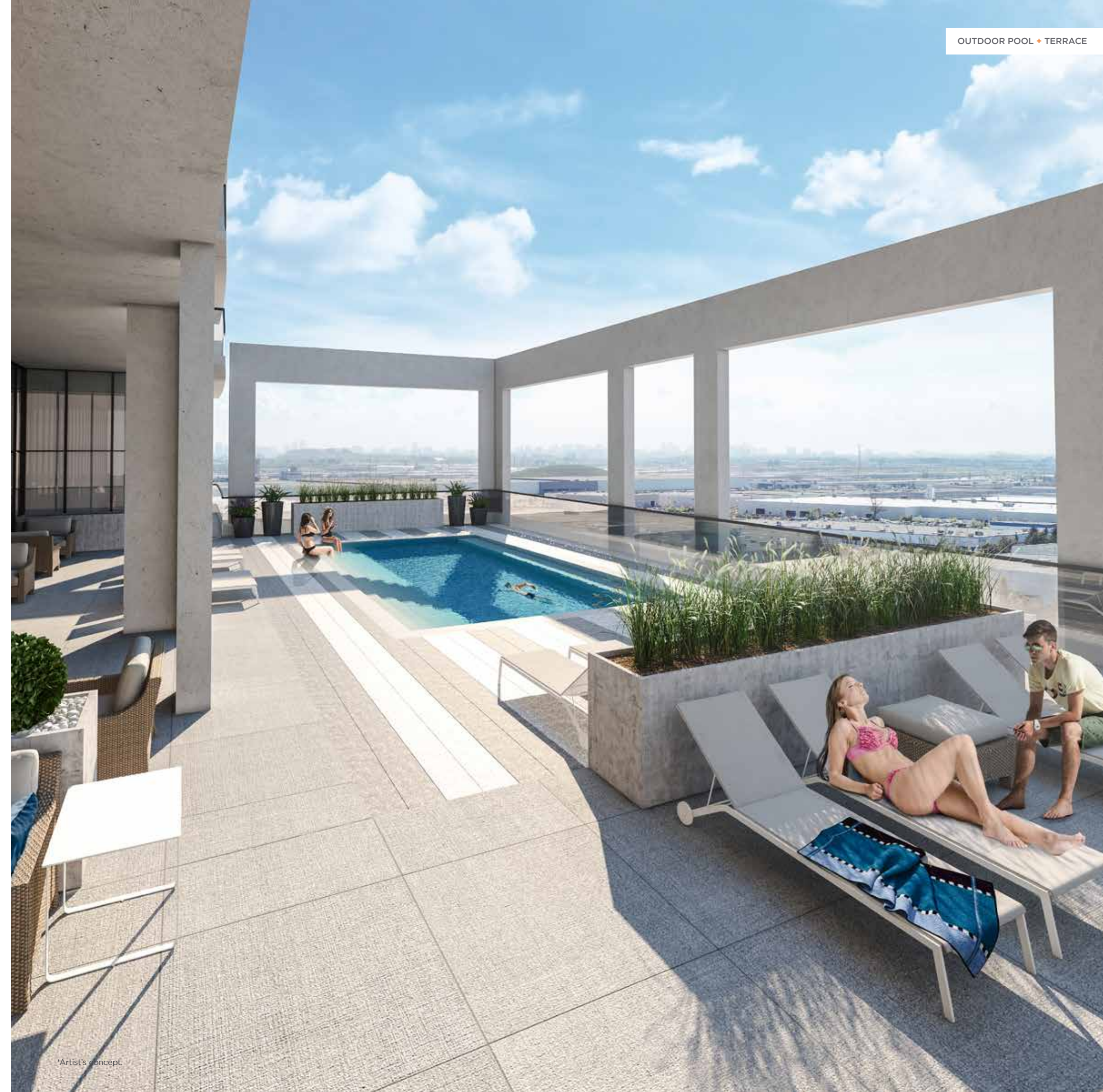


POOLSIDE OASIS

OUTDOOR POOL + TERRACE

If basking in the sun and taking a refreshing dip in the pool is how you long to spend your day, the Outdoor Pool and Lounge is the perfect getaway on those dog days of summer. Invite your friends for an afternoon by the pool - there is no better way to relax and catch up. Take your book or tablet outside and sit in the shade, lounge on a recliner and simply enjoy the wonders of summer. If you prefer a much cooler environment, Charisma offers an indoor Pool Lounge where you can relax and rehydrate. Either way, this poolside retreat affords you and your guests the ultimate in a resort-style setting.

OUTDOOR POOL + TERRACE



*Artist's concept.

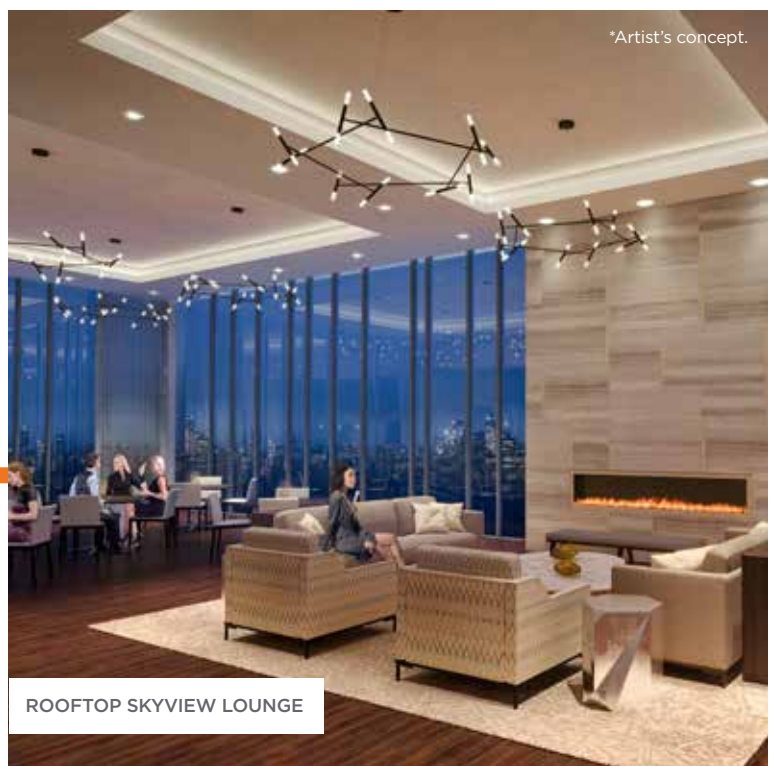
GREENPARK IS DEDICATED to elevating the condominium experience to unprecedented heights. With this aim in mind, Charisma unites a two tiered garden oasis with a city skyline. Connecting the two towers together, this backyard in the sky provides a stunning setting unlike any backyard you have ever seen before. Perched on the 8th floor between Charisma's magnificent towers,

Greenpark's dedication to innovation and natural beauty are on full display. This picturesque green space offers residents another area to relax and lounge outdoors. This tranquil sanctuary-like setting is complete with tables and chairs making outdoor gatherings with family and friends an easy and popular choice. The stage is set at Charisma, it is time for you to take it all in.



8TH FLOOR GARDEN TERRACE

*Artist's concept.



A ROOM WITH A VIEW

EAST + WEST PARTY LOUNGES

Charisma's East and West towers boast Rooftop Skyview Lounges, which will elevate any event to new heights. A modern indoor lounge with comfortable seating, indoor bar, and caterer's kitchen is perfect for any party. Whether you are celebrating family, friendships, birthdays or any other momentous occasion, Charisma provides the platform for it all. The party rooms in the east and west towers offer all you could ever imagine including spectacular day and nighttime views. Charisma has anticipated your every expectation with the necessary amenities and a stunning venue for all things worth celebrating. Greenpark understands that a life fulfilled is a life well-lived and well-celebrated.

CHARISMA IS PROUD to showcase what is sure to be one of the most popular and breathtaking amenities - The Rooftop Skyview Terrace. With luxury finishes, carefully crafted spaces and a birds-eye-view of the City from both East and West Towers, these Terraces are sure to make any event extraordinary.

Whether enjoying a day or night in, this Terrace offers the perfect setting with its stunning panoramic views. Plan the perfect event with friends or family, throw something on the grill and enjoy a sunny day or an amazing night under the stars. The Rooftop Terrace at Charisma is one of the many unique places where life takes shape and lasting memories are formed.

THE HEIGHT

ROOFTOP TERRACE

OF LUXURY

THE ULTIMATE LIVING EXPERIENCE



Charisma by Greenpark is community inspired, designed and planned to provide the ultimate lifestyle in mind. A well-balanced life is a combination of work and play. With that in mind, Charisma created a beautifully designed green space for countless hours of enjoyment. The brilliantly landscaped 1.6-acre public park is positioned on the property with easy access and has unlimited potential

for activities such as outdoor yoga, walking, playing a game of basketball or simply appreciating the outdoors. There is plenty of space to enjoy your favourite pastime alone or with your family. The park at Charisma is part of the carefully crafted landscape – a place you can be proud to share. It is a true urban oasis where a tranquil yet active lifestyle is only moments away.



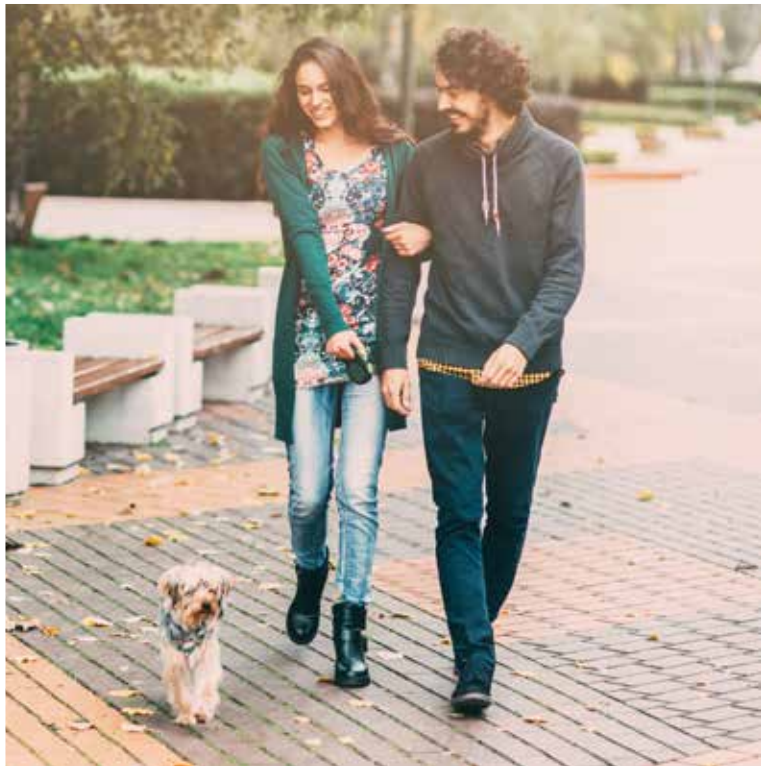
*Artist's concept.



VAUGHAN MILLS MALL

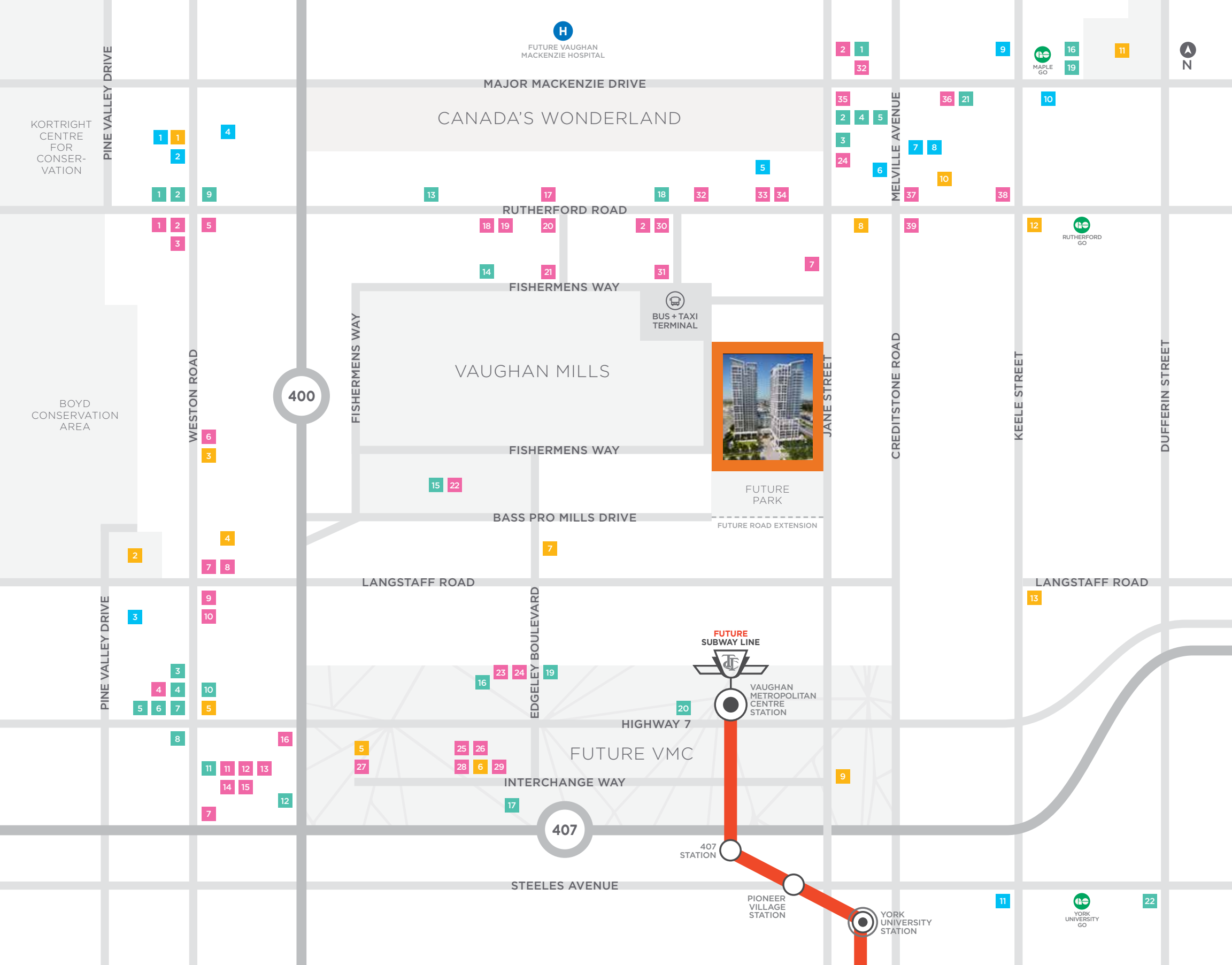


CANADA'S WONDERLAND



IN THE CENTRE OF IT ALL

At Charisma, not only do neighbourhood amenities already exist, they are in marvelous abundance. You are literally steps away from one of Canada's premier outlets in Vaughan Mills and at the very center of a neighbourhood which is highlighted by premiere parks, schools, theatres, restaurants and so much more. The community surrounding your home at Charisma truly has everything you need to lead a vibrant modern lifestyle.



DINING + ENTERTAINMENT

1. Menchies
2. Starbucks
3. Turtle Jack's Muskoka Grill
4. La Paloma Gelateria & Café
5. Swiss Chalet Rotisserie & Grill
6. Mandarin
7. Tim Hortons
8. Gelato Gelato
9. Ricci's Pizzeria
10. Nove Ristorante
11. Jack Astor's Bar & Grill
12. Moxie's Grill & Bar
13. Earls Kitchen + Bar
14. Spoon & Fork
15. Shoeless Joe's
16. Cineplex Cinemas
17. The Keg Steakhouse & Bar
18. Boston Pizza
19. Montana's BBQ & Bar
20. Sunset Grill
21. Yang's Teppanyaki & Sushi
22. Canyon Creek
23. Quesada Burritos & Tacos
24. St. Louis Bar & Grill
25. Yuk Yuk's
26. Our Thai Restaurant & Café
27. Dave & Busters
28. Ivy Social Club
29. Luxy Club
30. Freshii
31. Marcello's Pizzeria
32. McDonald's
33. AllStar Wings & Ribs
34. Nino D'Aversa Bakery
35. Kelseys Original Roadhouse
36. St. Phillips Bakery
37. Denny's
38. Dairy Queen
39. WEGZ Stadium Bar

SHOPPING

1. Longo's
2. Shoppers Drug Mart
3. Beer Store
4. LCBO
5. Fortinos
6. Chapters
7. SmartCentres Woodbridge
8. Nations Fresh Food
9. No Frills
10. The Home Depot
11. RioCan Colossus Centre
12. Costco Wholesale
13. Coppa's Fresh Market
14. Dollarama
15. The Village at Vaughan Mills
16. Lowe's
17. Ikea
18. Canadian Tire
19. Walmart SuperCentre
20. Home Outfitters
21. Nature's Emporium
22. Riocan Market Place

HEALTH + RECREATION

1. Vellore Village Skate Park
2. The National Golf Club of Canada
3. Anytime Fitness
4. Vaughan Sportsplex
5. GoodLife Fitness
6. Putting Edge
7. GTA Soccer Club & Lounge
8. Sky Zone Trampoline Park
9. Vaughan Iceplex
10. The Sports Village
11. Eagles Nest Golf Club
12. Yoga Tree
13. Vaughan Sportsplex II

EDUCATION + COMMUNITY

1. Vellore Village Community Centre
2. St. Jean Brebeuf Catholic High School
3. Chancellor Community Centre
4. Vellore Woods Public School
5. Julliard Public School
6. Maple High School
7. Blessed Trinity Catholic Elementary School
8. Maple Creek Public School
9. Maples Community Centre
10. Vaughan City Hall
11. York University



*Artist's concept.

THE WORLD AT YOUR DOORSTEP



VMC SUBWAY STATION

One of the defining elements of urban living is transportation. Charisma is positioned to be a transit haven for all would be commuters as it is perfectly positioned minutes away from the 400 series highways, Viva bus line and the new

TTC bus transit and subway line. Whether it is about your daily commute or your weekend adventures, getting there is made convenient at Charisma because we know it is not just about where you are going, but how you get there.

TOWER + CHARISMA

SERIES SUITE FEATURES

KITCHEN

- Choice of custom designed cabinetry with full depth cabinet over fridge
- *Choice of custom designed cabinetry - with 41" upper cabinets and full depth upper cabinet over fridge, Charisma Suite Only*
- Choice of 3/4" quartz counter top with straight polished edge
- Backsplash – 3" x 6" ceramic wall tile
- Under mounted square edge stainless steel single bowl sink with single lever faucet with pull out spray
- **Appliance Package:**
 - Stainless Steel Energy Star fridge
 - Stainless Steel slide-in range
 - Stainless Steel Energy Star dishwasher
 - Stainless Steel exhaust fan

BATHROOM

- Choice of custom designed vanity
- Choice of 12"x 24" ceramic tile for bathroom floor and 3"x 6" ceramic wall tile for bathtub or shower enclosure
- Shower floor to have mosaic tile
- Ceramic tile baseboard
- Choice of quartz vanity counter top with approximately 3" backsplash return and under mounted basin
- Mirror over vanity basin
- Single lever faucet for all vanity basins
- Exhaust fan in all bathrooms vented to exterior
- Privacy lock on bathroom door
- Safety pressure balance valve for shower
- Framed glass door for shower enclosures
- Waterproof ceiling light provided in shower
- Water efficient low flow toilet(s)
- High pressure low flow shower head
- White plumbing fixtures

LAUNDRY

- In suite laundry closet with stacked white front loading dryer vented to exterior and Energy Star rated washer
- 8" x 8" white matte ceramic floor and baseboard tile
- Laundry tub where permitted as per plan

COMFORT + SECURITY

- Individual comfort-controlled heating and air conditioning on demand (Fan Coil System)
- Energy efficient thermal glazed windows with aluminum frames
- Energy recovery exhaust and ventilation system
- Suite equipped with emergency voice communication system, smoke detector and sprinkler protection system
- Fire rated suite entry door with privacy viewer
- Access device to building entrances and underground parking garage
- Video cameras at front entrance, parking garage and grounds, linked to concierge

INTERIOR FINISHES

- Approximately 9' ceiling height for floors measured from top of floor slab to underside of slab above before finishes and excluding bulkheads and required drop ceilings as per plan
- *Approximately 10' ceiling height for floors measured from top of floor slab to underside of slab above before finishes and excluding bulkheads and required drop ceilings as per plan, Charisma Suite Only*
- 8 mm laminate floor with acoustic underlay in all areas except for bathroom(s) and laundry
- 7' interior doors with 2 3/4" casings and 4 1/4" baseboards (where construction permits)
- *8' interior doors with 3" casings and 7 1/4" baseboards (where construction permits), Charisma Suite Only*
- Decorative brushed nickel lever door handles
- Bedroom closets to have swing door or panel sliding doors - as per plan
- Walls and drop ceilings to be painted birch white as per Vendor's samples
- Trim and doors to be painted birch white as per Vendor's samples
- White birch smooth ceilings in all areas except bedroom(s) ceilings which will have a white stipple finish
- Sliding glass door with screen or garden door to exterior balcony and/or terrace - as per plan
- White coated wire shelving in all closets with one bank of linen shelving per dwelling unit
- Mirrored front hall closet - as per plan

ELECTRICAL FEATURES

- Ceiling light fixtures package including bedroom(s)
- Switch to plug outlet in living area
- Capped ceiling outlet in dining area
- Copper electrical wiring with circuit breaker service panel
- Pre-wired cable outlet in living area, bedroom(s) and den
- Pre-wired telephone outlet in living area, bedroom(s) and den
- Individually metered hydro and water consumption
- Decora switches and receptacles

BALCONIES AND/OR TERRACES

- Terraces with 2' x 2' pavers
- Exterior electrical receptacle on balcony and/or terrace

Please Note: Features, finishes specifications and choice of Vendor's samples are subject to availability and may be changed without notice. Purchaser may be required to reselect colours/ materials from Vendor's samples as a result of unavailability or discontinuation. Vendor may substitute materials for those designated in plans and specifications provided such materials are equal to or better than those designated. Variation from Vendor's samples may occur in finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production and installation process. Some features may vary by suite design. In the event of any inconsistencies between Schedule "D" and Schedule "A" in respect of ceiling height, the ceiling height noted in Schedule "A" prevails. E. & O. E.

PENTHOUSE

SUITE FEATURES

KITCHEN

- Choice of custom designed cabinetry – with 41" upper cabinets and full depth upper cabinet over fridge
- Choice of 3/4" quartz counter top and backsplash with straight polished edge
- Under mounted square edge stainless steel single bowl sink with single lever faucet with pull out spray
- **Appliance Package:**
 - Stainless Steel Energy Star fridge
 - Stainless Steel slide-in range
 - Stainless Steel Energy Star dishwasher
 - Stainless Steel exhaust fan

BATHROOM

- Choice of custom designed vanity
- Choice of 12" x 24" porcelain tile for bathroom floor and 4" x 16" ceramic wall tile for bathtub or shower enclosure
- Porcelain tile baseboards
- Shower floor to have mosaic tile
- Choice of quartz vanity counter top with approximately 3" backsplash return and with under mounted basin
- Mirror over vanity basin
- Single lever faucet for all vanity basins
- Exhaust fan in all bathrooms vented to exterior
- Privacy lock on bathroom door
- Safety pressure balance valve for shower
- Framed glass door for shower enclosures
- Waterproof ceiling light provided in shower
- Water efficient low flow toilet(s)
- High pressure low flow shower head
- White plumbing fixtures

LAUNDRY

- In suite laundry closet with stacked white dryer vented to exterior and Energy Star rated washer
- 8" x 8" white matte ceramic floor and baseboard tile
- Laundry tub where permitted as per plan

COMFORT + SECURITY

- Individual comfort-controlled heating and air conditioning (Fan Coil System)
- Energy efficient thermal glazed windows with aluminum frames
- Energy recovery exhaust and ventilation system
- Suite equipped with emergency voice communication system, smoke detector and sprinkler protection system
- 8' fire rated suite entry door with privacy viewer
- Access device to building entrances and underground parking garage
- Video cameras at front entrance, parking garage and grounds, linked to concierge

INTERIOR FINISHES

- Approximately 10' ceiling height for floors measured from top of floor slab to underside of slab above before finishes and excluding bulkheads and required drop ceilings
- 5" stained engineered hardwood floor in all areas except for bathroom(s) and laundry
- 8' Interior doors with 3" casings and 7 1/4" baseboards (where construction permits)
- Decorative brushed nickel lever door handles
- Bedroom closets to have swing door or panel sliding doors – as per plan
- Walls and drop ceilings to be painted birch white as per Vendor's samples
- Trim and doors to be painted birch white as per Vendor's samples
- Birch white smooth ceilings in all areas except bedroom(s) ceilings which will have a white stipple finish
- Sliding glass door with screen or garden door to exterior balcony and/or terrace – as per plan
- White coated wire shelving in all closets with one bank of linen shelving per dwelling unit
- Mirrored front hall closet - as per plan

ELECTRICAL FEATURES

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- Pre-wired cable outlet in living area, bedroom(s) and den
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- Individually metered hydro and water consumption
- Decora switches and receptacles

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- Terraces with 2' x 2' pavers
- Exterior electrical receptacle on balcony and/or terrace

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RAISING THE STANDARD

CONDOMINIUM LIVING

Since 1967 over 55,000 families have chosen a Greenpark home. Greenpark is a success in the high-Rise Condominium marketplace, showcasing buildings with impressive architecture, luxurious finishes and intelligently designed suites and amenities. Greenpark has built homes and condos with distinct character that stand the test of time. Proud to be celebrating fifty years of building the Greenpark tradition, from one generation to the next.



AXIOM - TORONTO



330 RICHMOND - TORONTO



UV2 - MARKHAM



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