

judy

third + hawkins



- A new, urban and architect-designed 3 storey condominium development with an elevator in a convenient downtown location.
- Two penthouse suites, Four - one bedroom units, and a ground floor commercial / retail space.
- Location on prominent downtown corner, in a quiet setting adjacent Jim Light Park and away from the loud traffic on 2nd and 4th Avenues.
- An urban space with high ceilings, southern orientation and views
- Central elevator access to all units above the ground floor.
- Open concept living, stainless steel appliances, bamboo flooring, slate tiles and granite countertops.
- Live and work without the need for a car.
- A covered carport with powered parking stall*

Zeko Design Build has launched its fourth downtown residential development: Judy. a new flexible, mixed-use development in a quiet residential area of downtown Whitehorse.

zeko



View from proposed second floor looking south east

ZEKO Design/Build has launched its fourth downtown housing development. The experience and feedback gained completing the successful Latitude 60 loft project, New Cambodia Townhouses and Bling Urban Dwellings has led to our newest undertaking: Judy .

Located at the corner of Hawkins Street and 3rd. Avenue, the site faces Jim Light Park and two residential streets. It provides south, west and east sun exposure and incredible views in a tranquil residential setting.

With the desire to combine the best qualities of an urban suite style development, we are proposing 6 new residences including , 4 - one bedroom residences and 2 - two bedroom penthouse suites. Two prominent and highly visible commercial units with a corner patio occupies the ground floor.

Judy is located next to a large City of Whitehorse park that runs along Third Avenue (south of Hawkins Street) that provides a pedestrian friendly setting in the downtown area. Located away from noisy traffic routes and within a cohesive residential area, Judy provides a viable urban housing alternative to suburban living.

Project Developer: ZEKO Design Build. ZEKO Design Build began with a vision to provide quality, energy efficient, and attractive housing in the downtown area of Whitehorse. As a development and construction company with over 12 employees, it's close association with Kobayashi + Zedda Architects provides experienced, award winning design, construction and project management expertise.

*Note some minor detailing and area changes may occur depending on unit type.

The features of the units include:

- Architect-designed units with natural light-filled living concept
- 1 and 2 bedrooms unit options
- Central elevator access to all units
- Independently controlled heating and ventilation system for each unit
- Highest thermal insulation levels: R50 roof insulation and R40 wall insulation
- Super energy saving triple glazed windows with double low-e film and argon gas (the most energy efficient windows made in Whitehorse).
- Concrete floors and double stud 'silent' wall between units for acoustic separation
- 1 designated on-site covered parking stall with power *
- Private security system
- Secure bicycle storage room with ground floor access from exterior.
- A Smoke-Free development
- Frigidaire stainless steel appliance package (fridge, stove, dishwasher, micro-hood)
- White ceramic washroom plumbing fixtures (mirrors and towel bars included).
- Brushed nickel finish door / cabinet hardware and plumbing faucets.
- Minimum 9' ceiling with 12' ceilings in penthouse suites
- Tarkett wood laminate flooring with natural slate stone tile in entry, kitchen and bathrooms
- Maple kitchen millwork (birch solid wood doors)
- Maple solid wood window sills and partial height wall sills.
- Low maintenance Hardi-plank cement-fibre and galvalume profiled siding
- Advanced data wiring for phone, cable and high-speed internet
- Roof terraces for all Penthouse units
- Clear tempered glass terrace and balcony railing system.
- In suite laundry with stacking energy star rated front-loading washer/dryer
- Choose from three interior colour paint schemes
- Occupancy beginning June 2008

Upgrade Options:

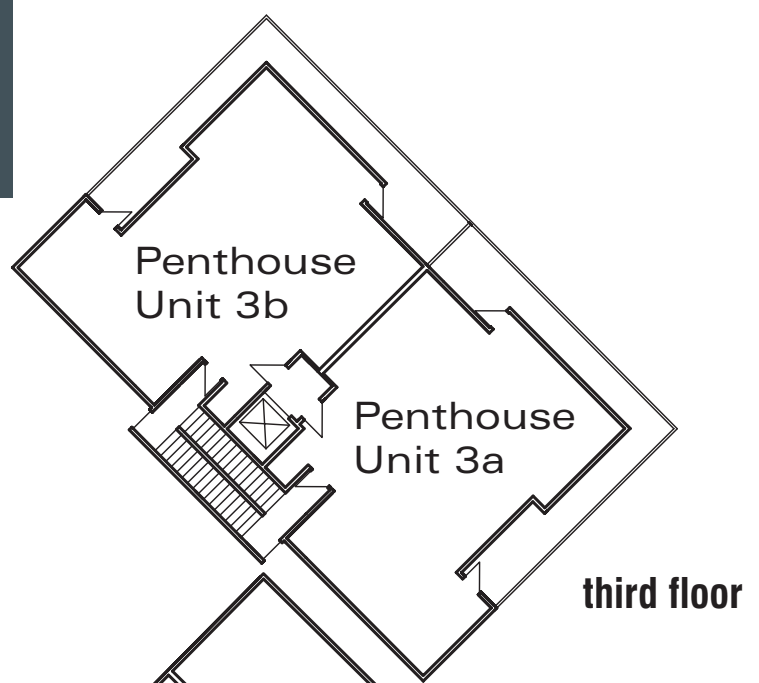
- Solid Bamboo Hardwood Flooring (included in units 3a, 3b)
- Granite Countertops in kitchens and bathrooms (included in units 3a, 3b)
- Frigidaire "Professional Series" stainless steel appliances (included in units 3a, 3b)

* Some units not provided with dedicated parking stalls. Refer to unit pricing sheet

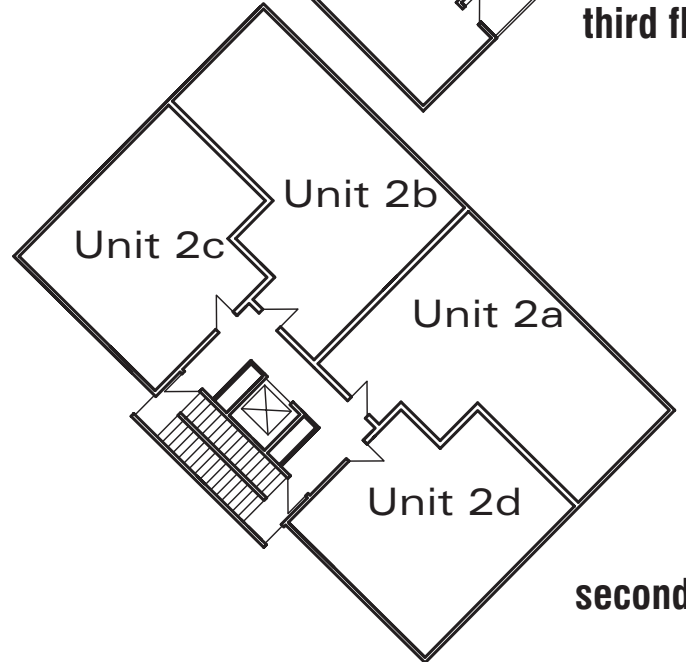
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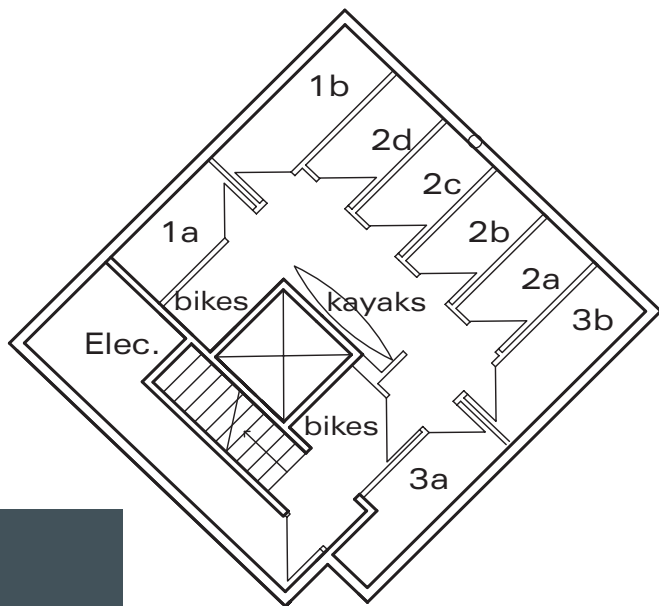
Unit Location Plan



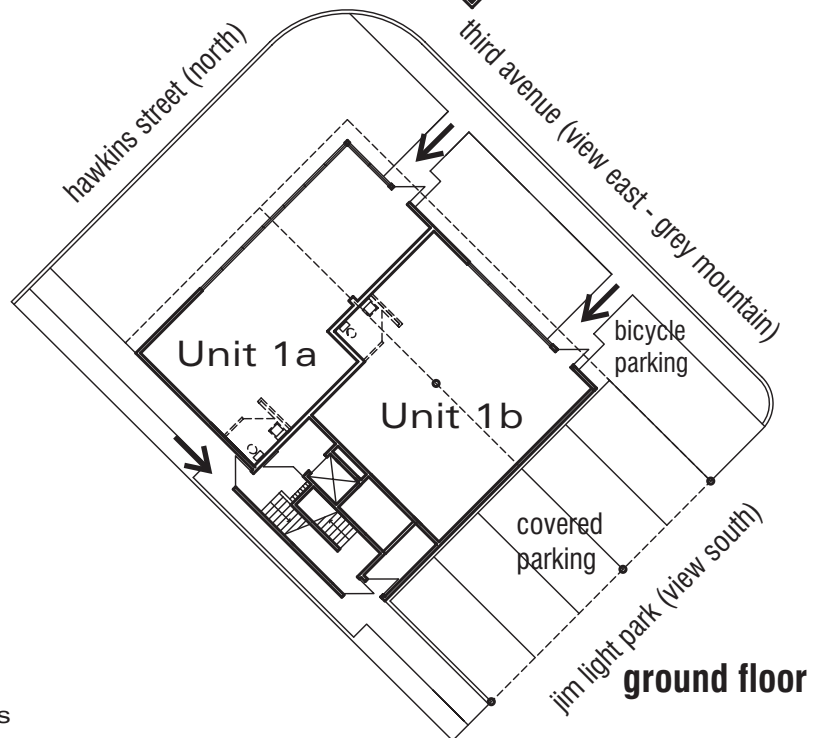
third floor



second floor



basement level
unit storage rooms



ground floor



The developer reserves the right to make modifications and changes should they be necessary.

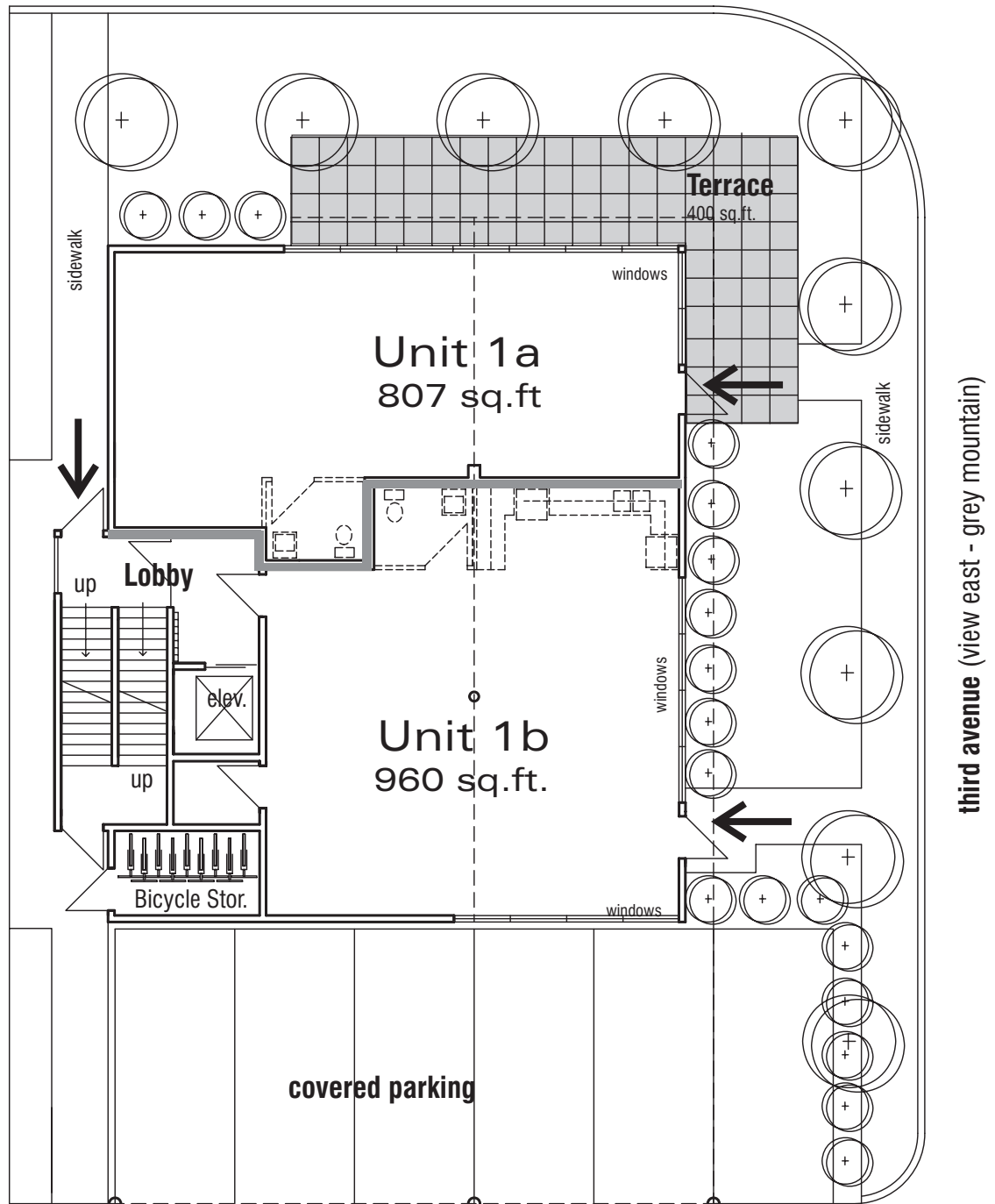


Ground Floor Retail/Commercial Units

Unit 1a 770 sq.ft. + 37 sq.ft. basement storage = **807 sq.ft.**

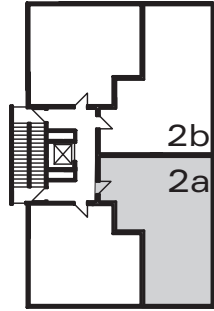
Unit 1b 910 sq.ft. + 50 sq.ft. basement storage = **960 sq.ft.**

hawkins street (north)



third avenue (view east - grey mountain)

rear lane / jim light park (south)



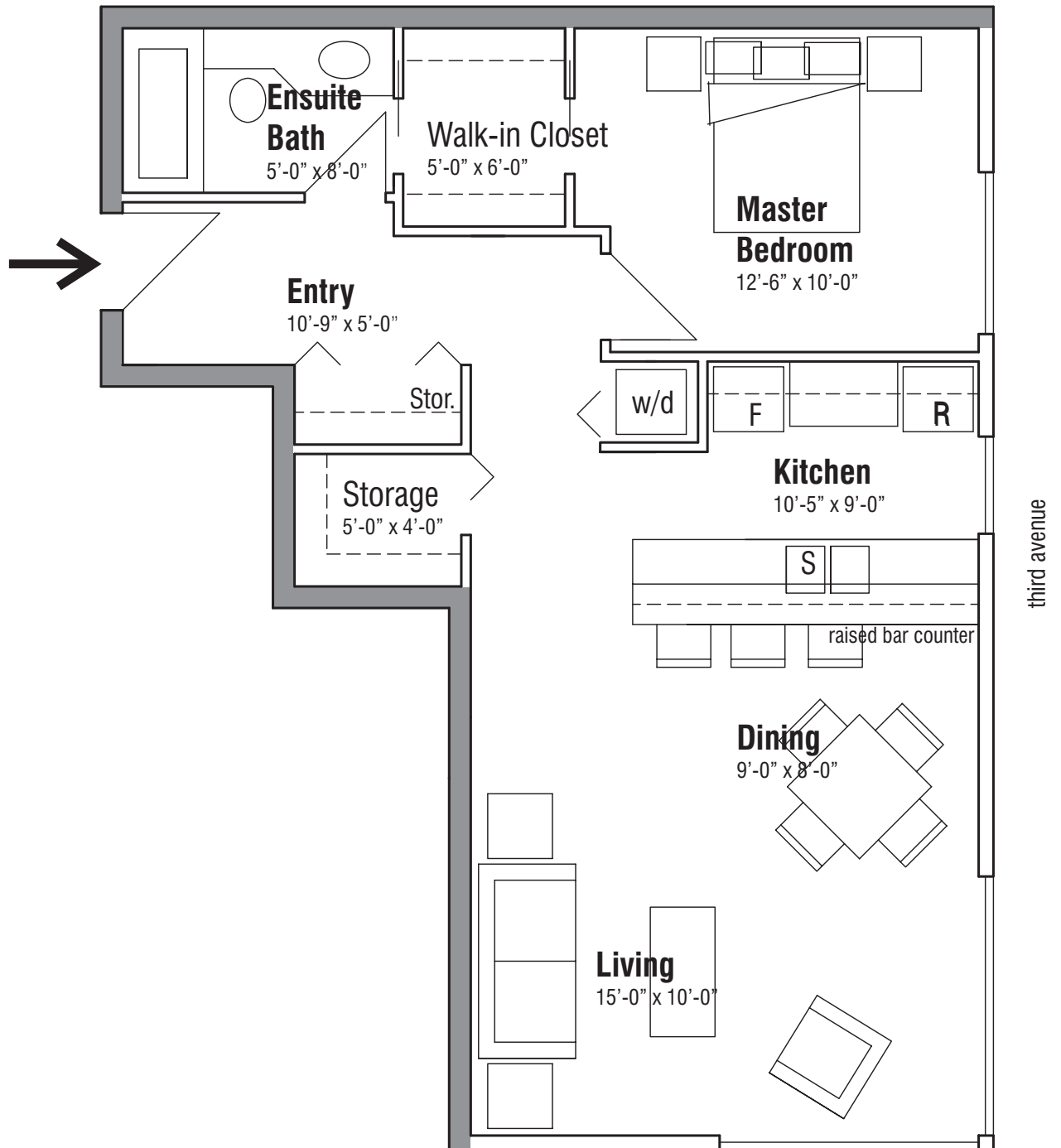
north

One Bedroom Corner Suite Option A (units 2a,2b)

area 700 sq.ft.

basement storage room 32 sq.ft.

total area: 732 sq.ft.

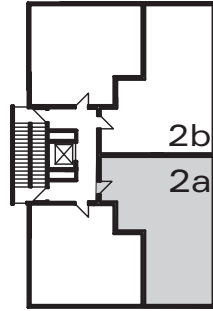


third avenue

jim light park or hawkins street



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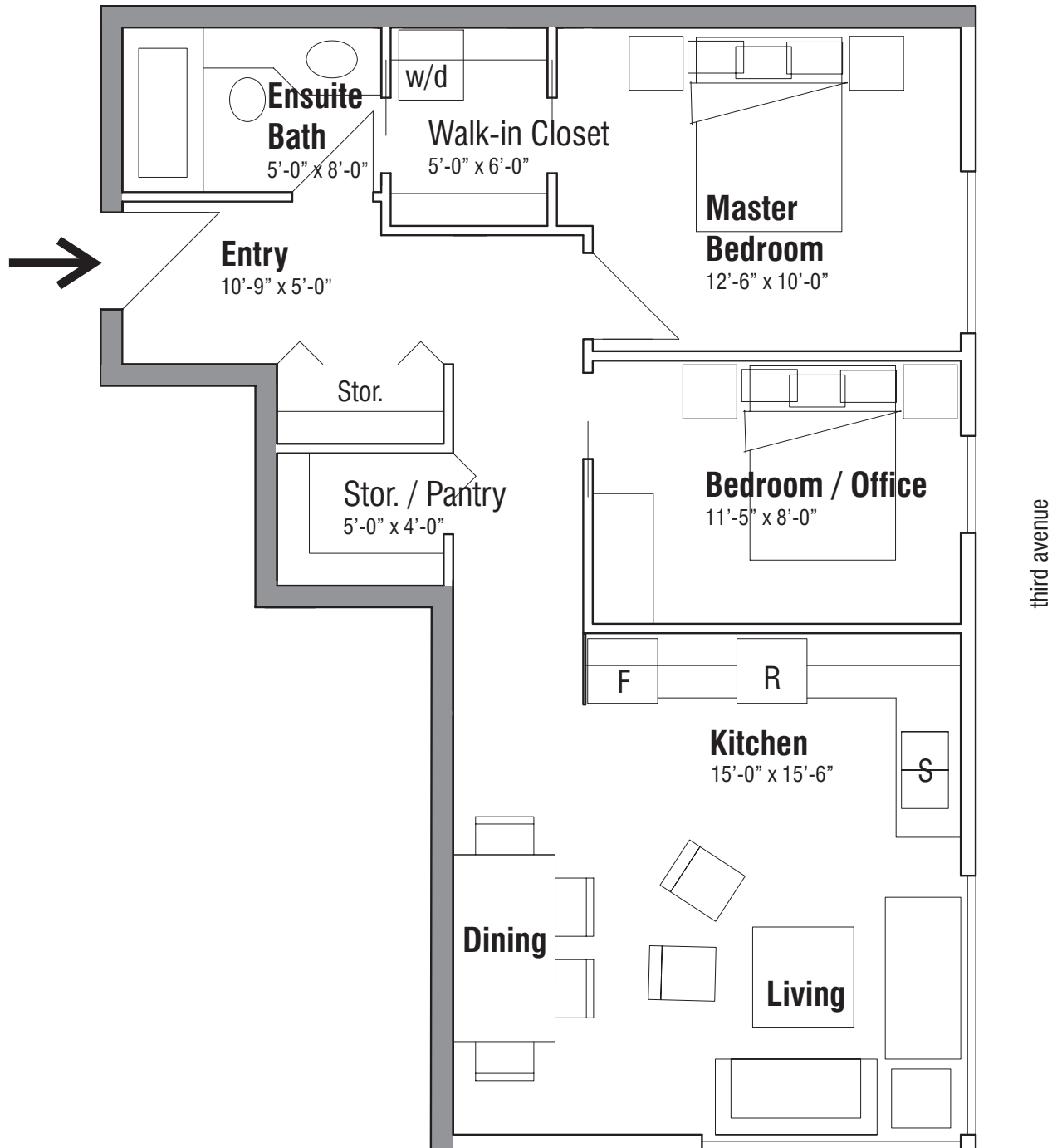


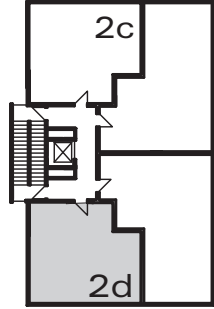
Two Bedroom Corner Suite Option B (unit 2a)

area 700 sq.ft.

basement storage room 32 sq.ft.

total area: 732 sq.ft.





north

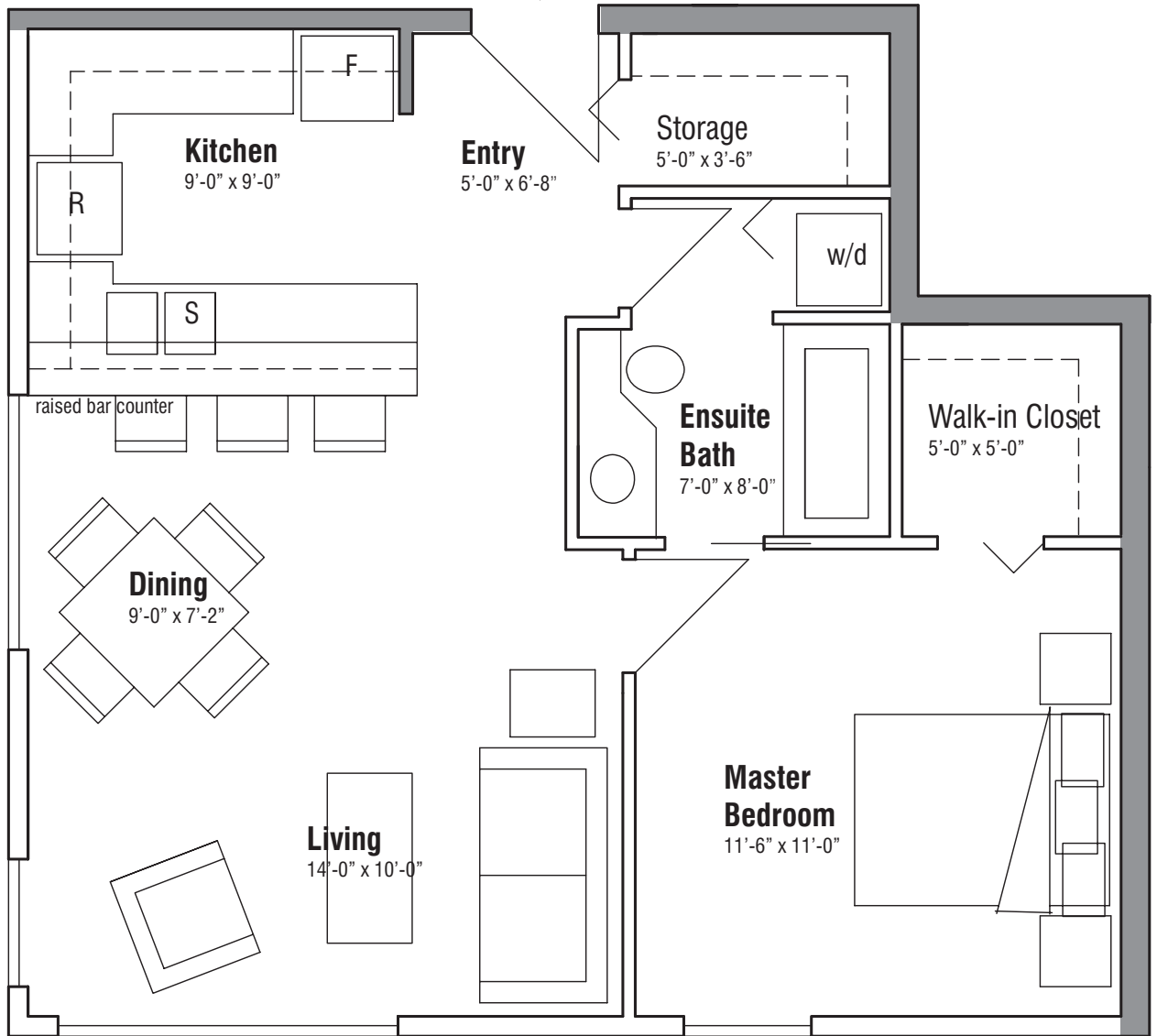
One Bedroom Corner Suite (units 2c,2d)

unit area 568 sq.ft.

basement storage room 32 sq.ft.

total area: 600 sq.ft.

views to west (escarpment) on third/fourth floor

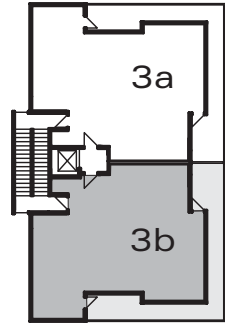


jim light park or hawkins street

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Unit Plan



north

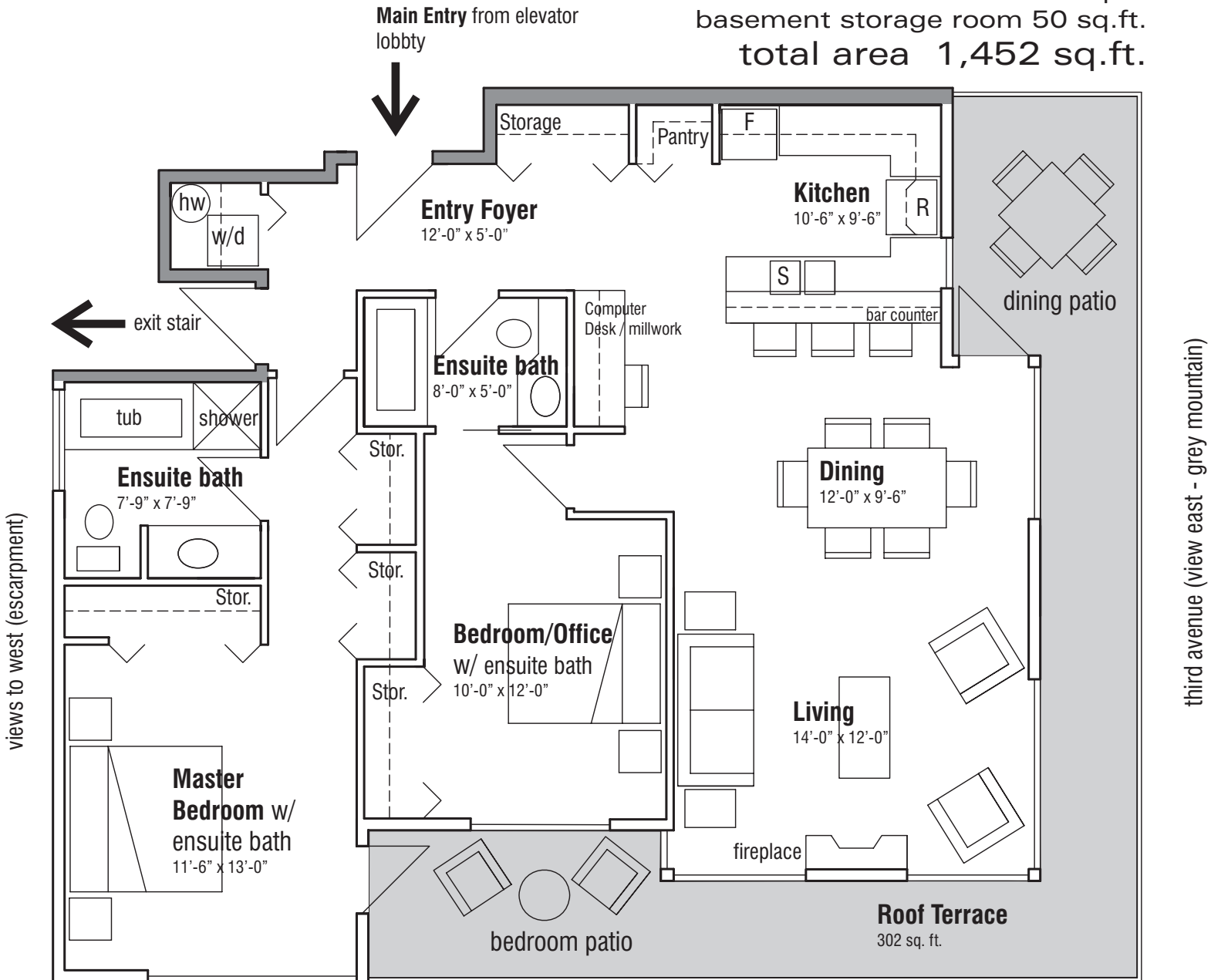
Two Bedroom Penthouse (Units 3a, 3b)

enclosed area 1,100 sq.ft.

roof terrace 302 sq.ft.

basement storage room 50 sq.ft.

total area 1,452 sq.ft.



views to west (escarpment)

third avenue (view east - grey mountain)

jim light park (south) or hawkins street (north)

zeco
design build

The developer reserves the right to make modifications and changes should they be necessary.

| Ground Floor Commercial/Retail | Unit # | Size | Price |
|--|--------|---------------------|-------|
| <p>Ground floor commercial / retail spaces located on prominent downtown corner with great visibility. 10' high ceilings, commercial aluminum storefront doors & windows, concrete floors and security system. Unit 1A opens onto large landscaped outdoor terrace (perfect for a café).</p> | 1a | 807 ft ² | Sold |
| | 1b | 960 ft ² | Sold |
| | | | |

| One Bedroom, Ensuite Bath Corner Suite | Unit # | Size | Price |
|---|--------|---------------------|-----------|
| <p>Corner unit with incredible views. Open concept living / dining area. Maple kitchen cabinets with raised bar counter / seating nook. Natural Slate stone tiles and Tarkett laminate wood flooring, 9' high vaulted ceilings with ensuite bath and large storage room. Security system, stainless steel appliance and brushed nickel plumbing fixture package included.</p> | 2a | 732 ft ² | Sold |
| | 2b | 732 ft ² | Sold |
| | 2c | 600 ft ² | \$249,900 |
| | 2d | 600 ft ² | Sold |
| | | | |

| Two Bedroom, 2 Baths, Penthouse | Unit # | Size | Price |
|---|--------|-----------------------|-------------|
| <p>Only two penthouse suites occupy the top (third) floor. One level unit with large roof terrace and incredible views over downtown Whitehorse. Two bedrooms including a master bedroom with an ensuite 4 piece bath and direct deck access. Open concept living / dining area. Maple kitchen cabinets with granite stone bar counter / seating nook. Natural stone tile, solid bamboo hardwood flooring and 9' to 12' high ceilings. Frigidaire "Professional Series" stainless steel appliance with propane gas range and Delta plumbing fixture package included. Direct vent gas fireplace with solid maple mantel. Each unit comes with an individually controlled security system and super energy efficient Heat Recovery Ventilation system.</p> <p>Dedicated and covered powered parking stall controlled from within unit.</p> | 3a | 1,452 ft ² | Sold |
| | 3b | 1,452 ft ² | \$439,900 |
| | | Lease* | \$28/sq.ft. |
| <p><i>*Lease Option:</i> Penthouse space could be leased as a professional office. With high ceilings, a commanding view and a wrap around deck, this could be a signature location for your business. Zeko Design Build can prepare sample office layouts for you! Lease rate includes all condo fees and costs except for electrical.</p> | | | |

Pricing valid as of Sept. 1, 2008