



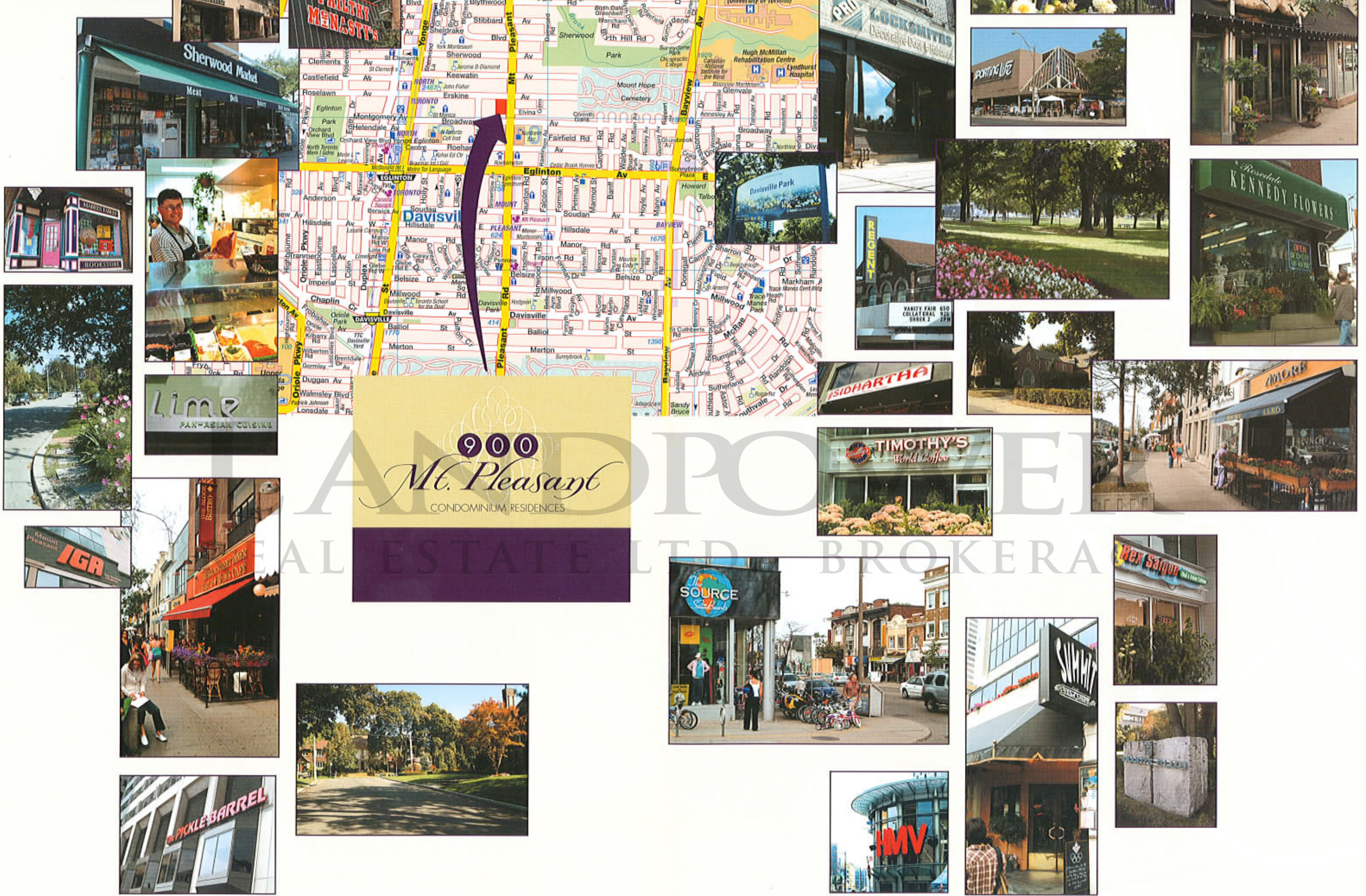
900

Mt. Pleasant

CONDOMINIUM RESIDENCES

LANDPOWER

CLASSIC CONTEMPORARY CONDOMINIUMS IN THE HEART OF ONE OF TORONTO'S MOST CHERISHED NEIGHBOURHOODS.



900
Mt. Pleasant
CONDOMINIUM RESIDENCES

ANDERSON REAL ESTATE LTD. BROKERS

CLASSIC CONTEMPORARY DESIGN INCORPORATING OPTIMUM GLASS AREAS

FLOODS EVERY ROOM WITH NATURAL LIGHT AND SETS 900 MT. PLEASANT

APART FROM EVERY OTHER CONDOMINIUM ADDRESS IN NORTH TORONTO.

LANDIP

REAL ESTATE LTD.



A HIGHER LEVEL OF DESIGN ELEGANCE AND AN ELEVATED LEVEL OF QUALITY IN STANDARD MATERIALS AND FINISHES CREATE LASTING VALUE IN YOUR NEW SUITE HERE AT 900 MT. PLEASANT.

DESIGN & DECOR FEATURES

1. **Solid core recessed suite entry door** with quality hardware including deadbolt lock with keyed entry and through door viewer.
2. Suite entry closet with **mirrored sliding doors**, as per plan.
3. Entrance area finished in quality **porcelain ceramic floor tile or engineered strip hardwood flooring or 60 ounce plush carpet or Sisal or Berber broadloom**, all from builder's samples, as per plan.
4. Classic **embossed panel doors** throughout.
5. Designer-selected **satin nickel finish lever hardware**.
6. Wood baseboard trim with matching door casings and jambs throughout.
7. Quality **60 ounce plush carpet or Sisal or Berber broadloom or engineered strip hardwood flooring** in living room, dining room, bedroom(s) and den, all from builder's samples, as per plan.
8. Rocker style white light switches throughout.
9. Crisp clean white **horizontal blinds** installed on all exterior windows and exterior glass doors.
10. Decorator selected **light fixtures** in foyer and hallway, as per plan.
11. Capped **ceiling outlets** in dining area, bedroom(s) and den, as per plan.

COMFORT & CONVENIENCE FEATURES

12. Central state-of-the-art **water filtration system** for the entire building to provide clean filtered water for drinking, cooking, bathing and washing.
13. Individually controlled energy efficient **heat pump system for year-round heating and year-round air-conditioning** to give you complete control of your own comfort levels and energy use.
14. **Each suite pre-wired for multiple phone lines**, with outlets in living room, kitchen, Master bedroom, second bedroom and den, as per plan.
15. **TV/broadband** coaxial cable outlets in living room, kitchen, Master bedroom, second bedroom and den, as per plan.
16. Thermally insulated energy efficient double-glazed **optimum-sized windows**, as per plan.
17. Your electricity **individually metered** to reflect your own energy consumption.

KITCHEN FEATURES

18. Triple head **halogen track lighting** fixture in kitchen, as per plan.
19. **Pot lighting** in dropped ceiling over counter area, as per plan.
20. Quality **porcelain ceramic floor tile or engineered strip hardwood flooring** in kitchen from builder's samples, as per plan.
21. Quality cabinetry by Paris Kitchens including **eurostyle bird's eye or solid maple or oak doors** in kitchen, in purchaser's choice of style and colours, from builder's samples.
22. **Granite counter tops** in purchaser's choice of colours and patterns from builder's samples.
23. **Mirror or ceramic tiled kitchen counter backsplash** in purchaser's choice of colour from builder's samples.
24. Under cabinet **valance lighting**.
25. Quality undermount **stainless steel** kitchen sinks.
26. Single lever **satin finish** kitchen faucet with **integral pullout vegetable sprayer**.
27. **Over-the-range microwave oven with integral range hood ducted to the outdoors in your choice of stainless steel, white or black INCLUDED!**
28. **European-style slide in stove with glass halogen cooktop and self-cleaning oven and separate warming drawer in your choice of stainless steel, white or black INCLUDED!**
29. Built-in multi-cycle dishwasher in your choice of **stainless steel, white or black INCLUDED!**
30. Frost-free refrigerator in your choice of **stainless steel, white or black INCLUDED!**
31. Stacked **full-sized white washer and dryer** directly vented to outdoors **INCLUDED!**

BATHROOM FEATURES

MASTER BATHROOMS WITH SEPARATE SHOWER FEATURE:

32. **Marble or porcelain ceramic floor tile** in purchaser's choice of colour from builder's samples.
33. **Acrylic soaking tub with marble slab backsplash** at tub deck.
34. **Frameless glass-walled shower stall with frameless glass shower door**.

35. **Marble** shower jambs and full height **porcelain ceramic-tiled** shower walls, in purchaser's choice of tile from builder's samples.
36. **Furniture-finished** vanity cabinet in purchaser's choice of cabinet finish from builder's samples, as per plan.
37. **Solid slab marble "banjo" vanity countertop** extending over the toilet tank, in purchaser's choice of marble colour from builder's samples, as per plan.
38. **Undermount vitreous china** sink fitted beneath the solid marble counter.
39. **Satin nickel designer faucets**.
40. **Full-width, full-height mirror** above vanity counter, as per plan.
41. **Potlighting** over the vanity area, as per plan.
42. **Pressure-balanced control** installed with showerhead, to balance water flow and maintain consistent water temperature.
43. Washroom ventilation fan vented directly outdoors.

MASTER BATHROOMS WITH COMBINATION TUB & SHOWER FEATURE: (Also applies to suites with only one bathroom)

44. **Marble or porcelain ceramic floor tile** in purchaser's choice of colour from builder's samples.
45. **Acrylic soaking tub with full height porcelain ceramic tile surround** on wall around tub in purchaser's choice of colour from builder's samples.
46. **Furniture-finished** vanity cabinet in purchaser's choice of cabinet finish from builder's samples, as per plan.
47. **Solid slab marble "banjo" vanity countertop** extending over the toilet tank, in purchaser's choice of marble colour from builder's samples, as per plan.
48. **Undermount vitreous china** sink fitted beneath the solid marble counter.
49. **Satin nickel designer faucets**.
50. **Full-width, full-height mirror** above vanity counter, as per plan.
51. **Potlighting** over the vanity area, as per plan.
52. **Pressure-balanced control** installed with showerhead, to balance water flow and maintain consistent water temperature.
53. Washroom ventilation fan vented directly outdoors.

51. **Pressure-balanced control** installed with shower head, to balance water flow and maintain consistent water temperature.
52. Washroom ventilation fan vented directly outdoors.

4 PIECE BATHROOMS WITH COMBINATION TUB & SHOWER FEATURE:

54. **Porcelain ceramic floor tile** in purchaser's choice of colour from builder's samples.
55. **Acrylic soaking tub with full height porcelain ceramic tile surround** on wall around tub in purchaser's choice of colour from builder's samples.
56. **Furniture-finished** vanity cabinet in purchaser's choice of cabinet finish from builder's samples.
57. **Cultured marble "banjo" countertop** extending over the toilet tank, with integral basin in purchaser's choice of counter colour from builder's samples, as per plan.
58. **Satin nickel designer faucets**.
59. **Full-width, full-height mirror** above vanity counter, as per plan.
60. **Potlighting** over the vanity area, as per plan.
61. **Pressure-balanced control** installed with showerhead, to balance water flow and maintain consistent water temperature.
62. Washroom ventilation fan vented directly outdoors.

3 PIECE BATHROOMS WITH SHOWER ONLY INCLUDE:

63. **Frameless glass-walled shower stall with frameless glass shower door**, as per plan.
64. **Porcelain ceramic floor tile** in purchaser's choice of colour from builder's samples.
65. **Porcelain ceramic tile shower stall walls** in purchaser's choice of colour from builder's samples.
66. **Furniture-finished** vanity cabinet in purchaser's choice of cabinet finish from builder's samples.
67. **Cultured marble countertop** with integral basin in purchaser's choice of colour from builder's samples.
68. **Satin nickel designer faucets**.
69. **Full-width, full-height mirror** above vanity counter, as per plan.
70. **Potlighting** over the vanity area, as per plan.

71. **Pressure-balanced control** installed with shower head, to balance water flow and maintain consistent water temperature.
72. Washroom ventilation fan will be vented directly outdoors.

ENGINEERING & BUILDING FEATURES

73. One **parking space included** with every suite.
74. Your own private **individual storage locker** large enough to accommodate a bicycle.
75. **Surge-protected whole-home wiring** pre-installed to help protect your electronic equipment.
76. Built-in heat detector(s) in each suite, as per Code.
77. All suite entry doors are **pre-wired** for purchaser's future alarm system.
78. All doors and windows on main floor are **pre-wired** for purchaser's future alarm system.
79. **Sliding double-glazed glass door and/or double-glazed single swing door** to balcony, patio or terrace, as per plan.
80. **Aluminum railings and frames with glass panels on balconies and terraces**, as per plan, for maximum natural light and views.
81. Terraces include a **frost-proof hose bib, waterproof electrical receptacle, and wall light**.
82. Utility area includes **recycling room**.
83. Underground garage painted **bright white** and fitted with **high intensity lighting**.
84. **Individual in-car remote control garage door openers**.

LOBBY AND RECREATIONAL AREAS

85. Two storey lobby features **24 hour concierge** as well as a centrally wired Suite Direct Communications System that links the lobby front door to your suite telephone, links the lobby closed circuit television camera to a dedicated channel on your television set and lets you answer and unlock the lobby door from your suite by simply entering a code number on your telephone.
86. Lobby features an elegant seating area.
87. **Event Lounge**, a large event and reception space with catering kitchen and French doors leading out to a full-width covered terrace and patio area.
88. Multi-media room with **large screen television** and ancillary equipment.

89. An elegant **billiards library**.
90. Ground floor **fully furnished guest suite** for the comfort and convenience of your overnight guests.
91. Ground floor **Fitness Club** with universal gym, 2 exercise bikes, a treadmill, weights, bench, floor mats, wall mirrors, and a wall-mounted television.
92. Furnished **boardroom/meeting room** next to fitness room.

YOUR NEW HOME IS PROTECTED BY FOUR LEVELS OF GUARANTEES

93. 100% one year guarantee on the workmanship and materials of your new home, a guarantee backed by Ontario's TARION new home warranty program*.
94. Full 2 years coverage on electrical, plumbing, heat delivery & distribution system*.
95. The full TARION 7 year structural warranty on major structural components of your new home*.
96. The individual guarantees provided by the quality brand-name suppliers of the many components that go into your new home. We carefully select component suppliers for hardware, electrical components, heating, cooling and mechanical systems, appliances, plumbing and other key elements and the warranties provided by these reputable brand name suppliers are all passed on to you.

Various ceiling areas of each suite will be dropped to less than height indicated due to requirements for venting, plumbing, electrical and structural elements.

*See the TARION Warranty Program for full warranty details. Variations from Vendor's samples may occur in materials and finishes with respect to colour, veining and wood grain, due to normal production processes, product source and variations in dye-lot colours at time of production.

We reserve the right to substitute material of equal or better quality without notice subject to availability at time of construction. E & O E. 0100019004



900 MT. PLEASANT CONDOMINIUMS CONDOMINIUM RESIDENCES

LOW - RISE RESIDENCES

Suite Type	Sizes from	Priced from	Locker	Parking
1 bedroom	533 sq. ft.	\$173,900	Included	N/A
1 bed + den	749 sq. ft.	\$252,900	Included	Included
2 bedroom	762 sq. ft.	\$262,900	Included	Included
2 bed + den	936 sq. ft.	\$307,900	Included	Included

One of a Kind TERRACE SUITES up to 1329 sq. ft.
PLEASE ASK SALES REPRESENTATIVE FOR DETAILS

TOWER RESIDENCES

Suite Type	Sizes from	Priced from	Locker	Parking
1 bedroom	586 sq. ft.	\$194,900	Included	N/A
1 bedroom + den	636 sq. ft.	\$225,900	Included	Included
2 bedroom	804 sq. ft.	\$282,900	Included	Included
2 bedroom + den	864 sq. ft.	\$289,900	Included	Included

TOWER PENTHOUSE RESIDENCES

Suite Type	Sizes from	Priced from	Locker	Parking
1 bedroom *	752sq. ft.	\$347,900	Included	Included
2 bedroom *	1061 sq. ft.	\$463,900	Included	Included
2 bedroom + den	1379 sq. ft.	\$544,900	Included	2 pkng

* Please ask Sales Representatives for Terrace sizes

TOWNHOMES

From 1668 sq. ft. PLUS 556 sq. ft. lower level priced from \$655,900 including private garage with storage PLUS 2nd parking space

DEPOSITS: \$1,000 now, \$4,000 in 15 days, \$ 5,000 in 45 days, \$10,000 in 120 days, balance to 15% upon construction start

Estimated Taxes: 1% of purchase price

Maintenance Fees: Approximately .40/sq. ft. including parking

Tentative Occupancy Date: December, 2006

Telephone 416-932-9493 Fax 416-932-9967 Website: 900mtpleasant.com

OFFICE HOURS

Saturday & Sunday: 12 noon - 5pm

Monday, Tuesday, Wednesday: 12 noon - 6pm

Closed Thursday & Friday

OR BY APPOINTMENT

Effective Date: December 7, 2004

Prices and Specification subject to change without notice. E.O.E.

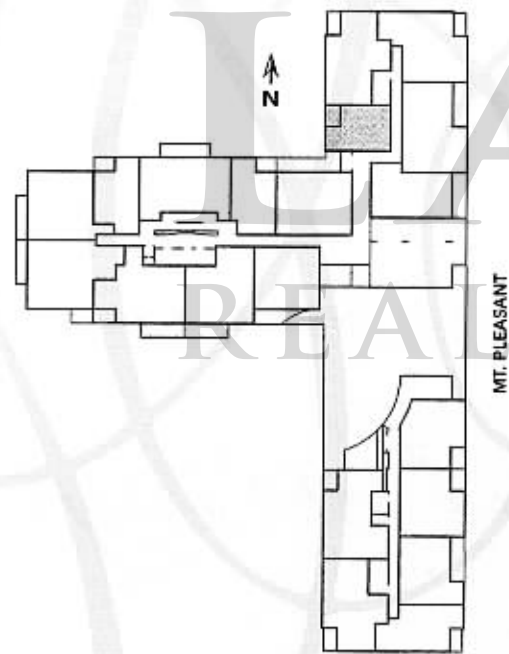
Suite

SUITE 210 to 410

1 Bedroom Suite

533 sq. ft.

The 4th floor features 9' ceilings.



Room sizes and dimensions shown are approximate and measured in accordance with accepted industry methods, standards and practices. Specifications subject to change without notice. E&OE.

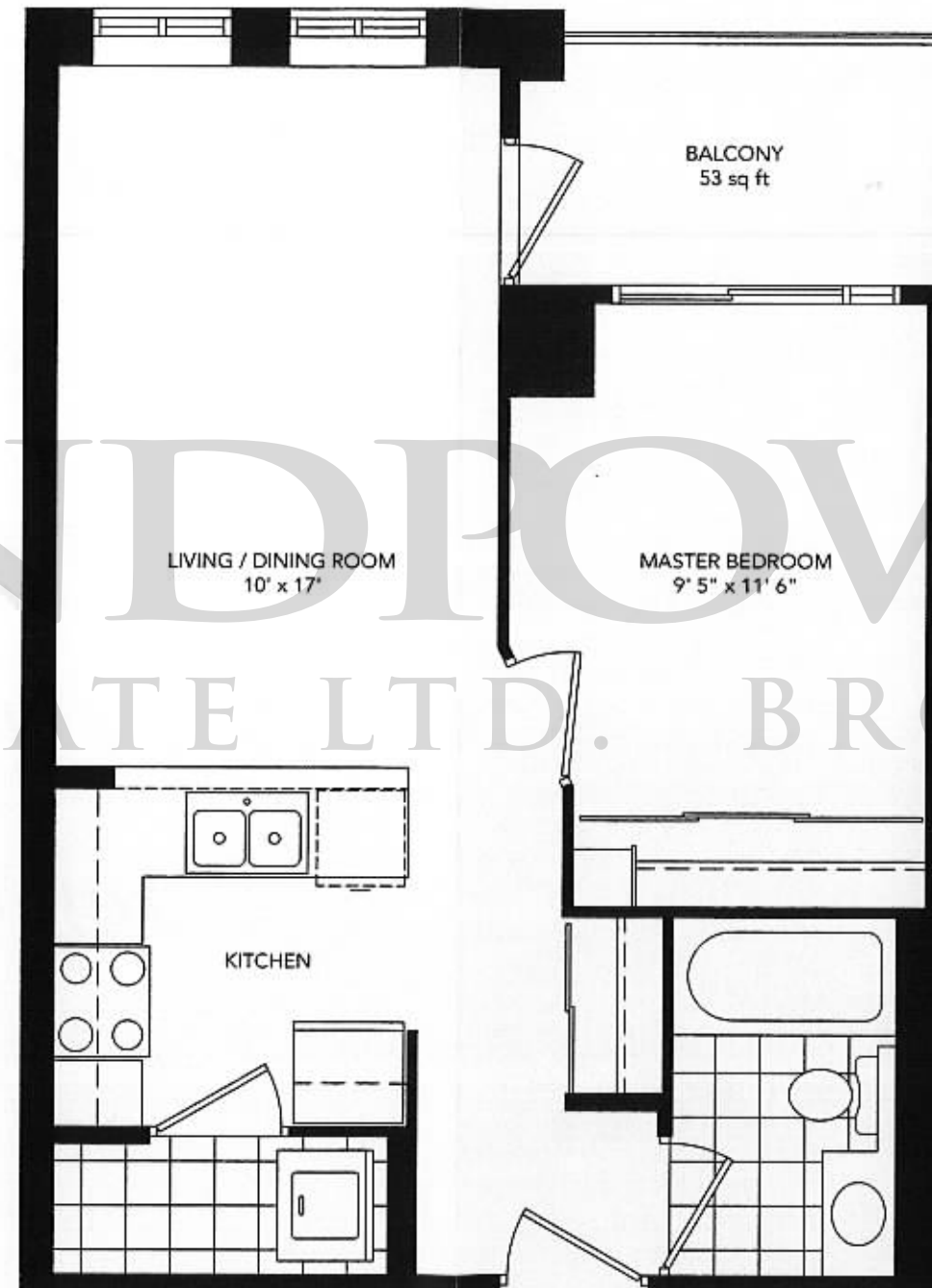
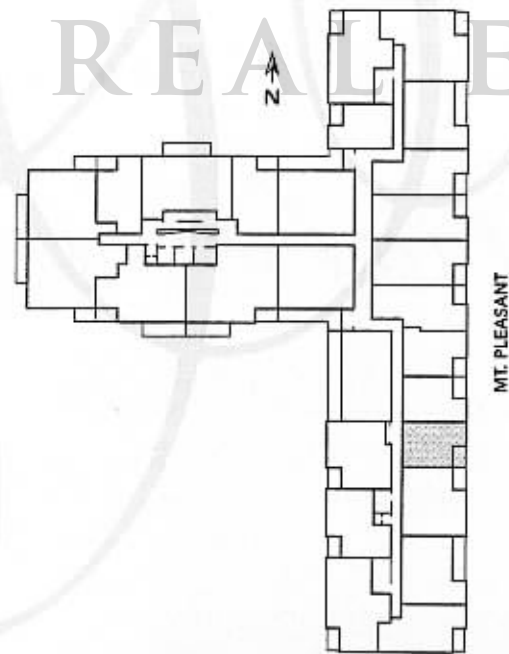
Suite

SUITE 320 & 420

1 Bedroom Suite

533 sq. ft.

The 4th floor features 9' ceilings.



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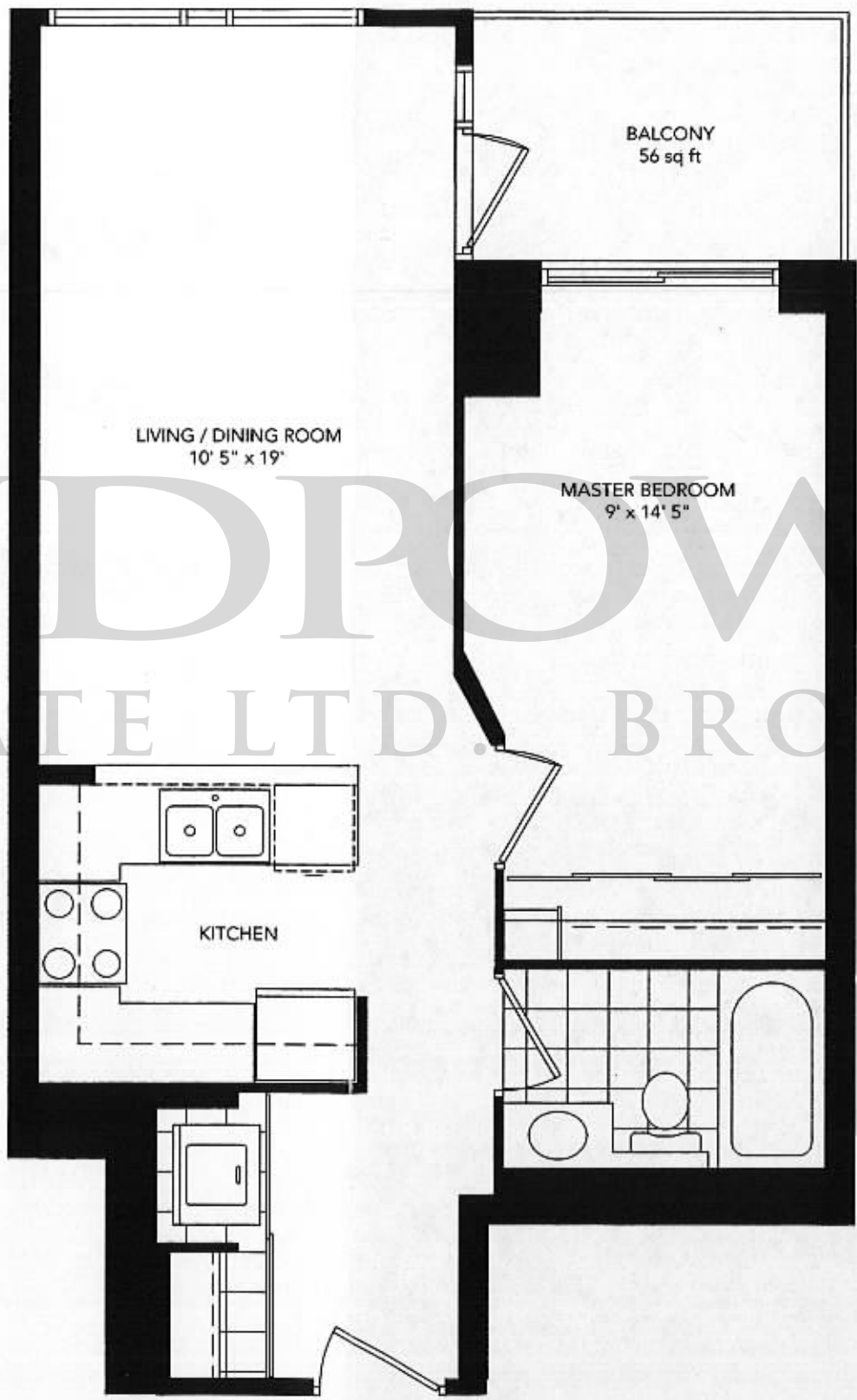
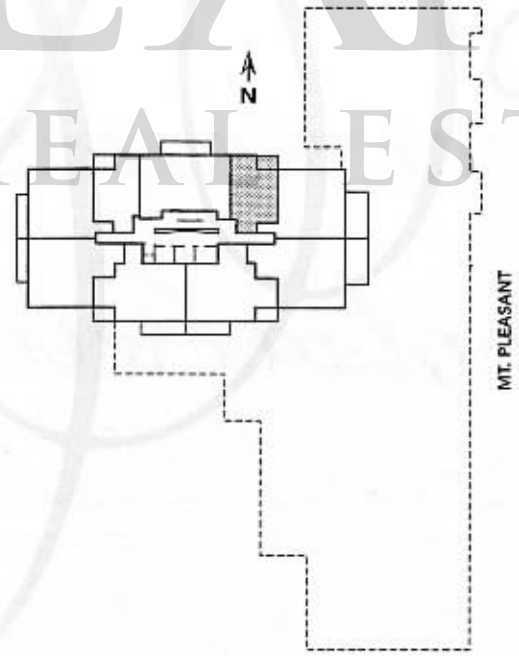
Suite

SUITE 706 to 1506 (Alternate)

1 Bedroom Suite
586 sq. ft.

The 15th floor features 9' ceilings.

LANDPOWER
REAL ESTATE LTD. BROKERAGE



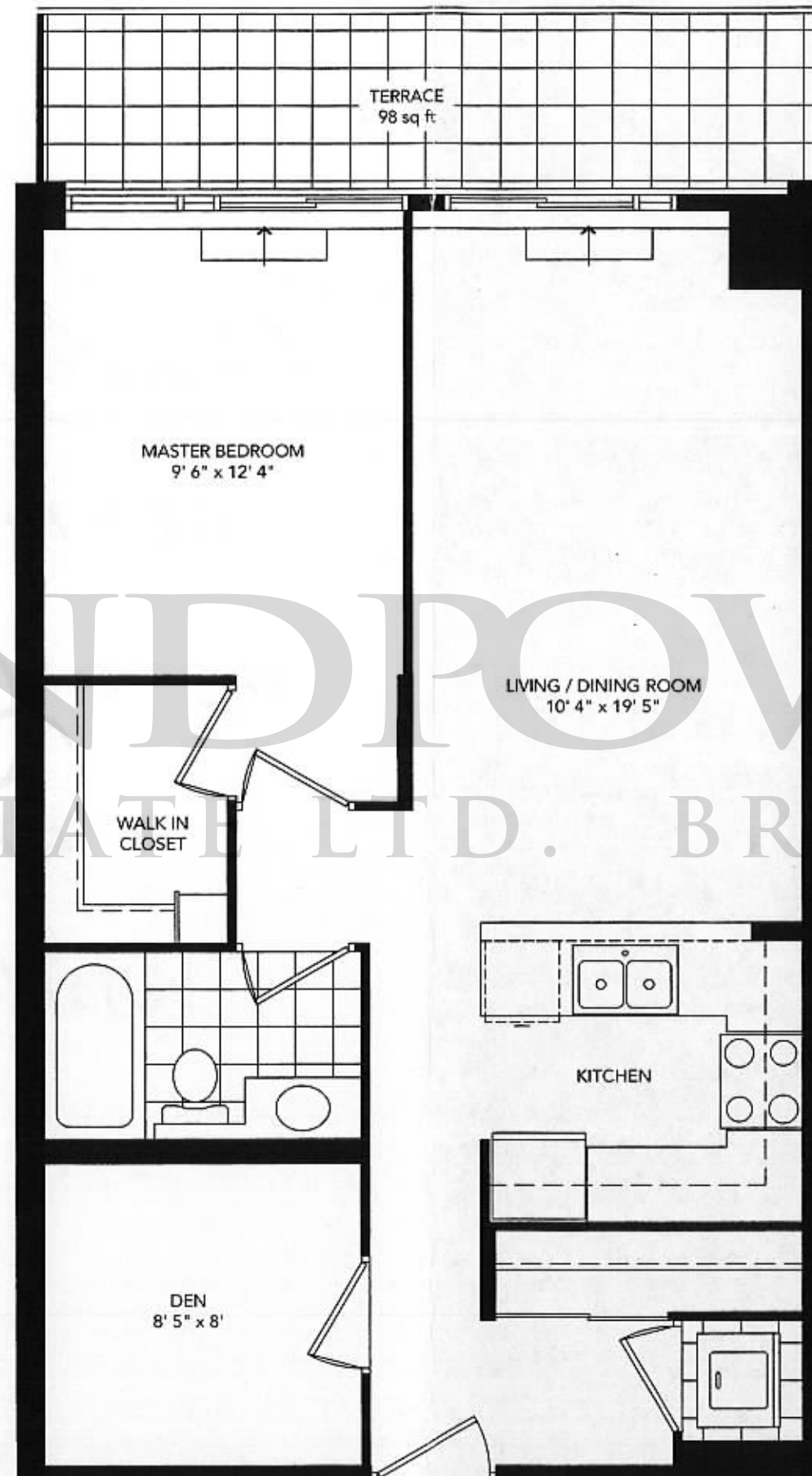
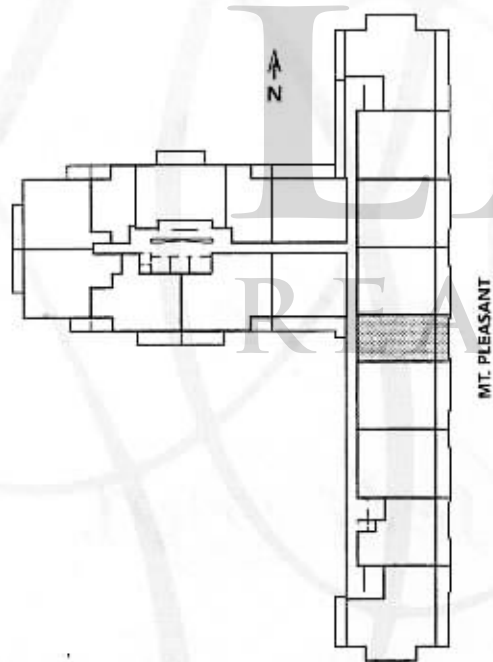
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Suite

SUITE 617t

1 Bedroom + Den Suite
713 sq. ft.

The 6th floor features 9' ceilings.



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Suite

SUITE 317 & 417

1 Bedroom + Den Suite
737 sq. ft.

The 4th floor features 9' ceilings.



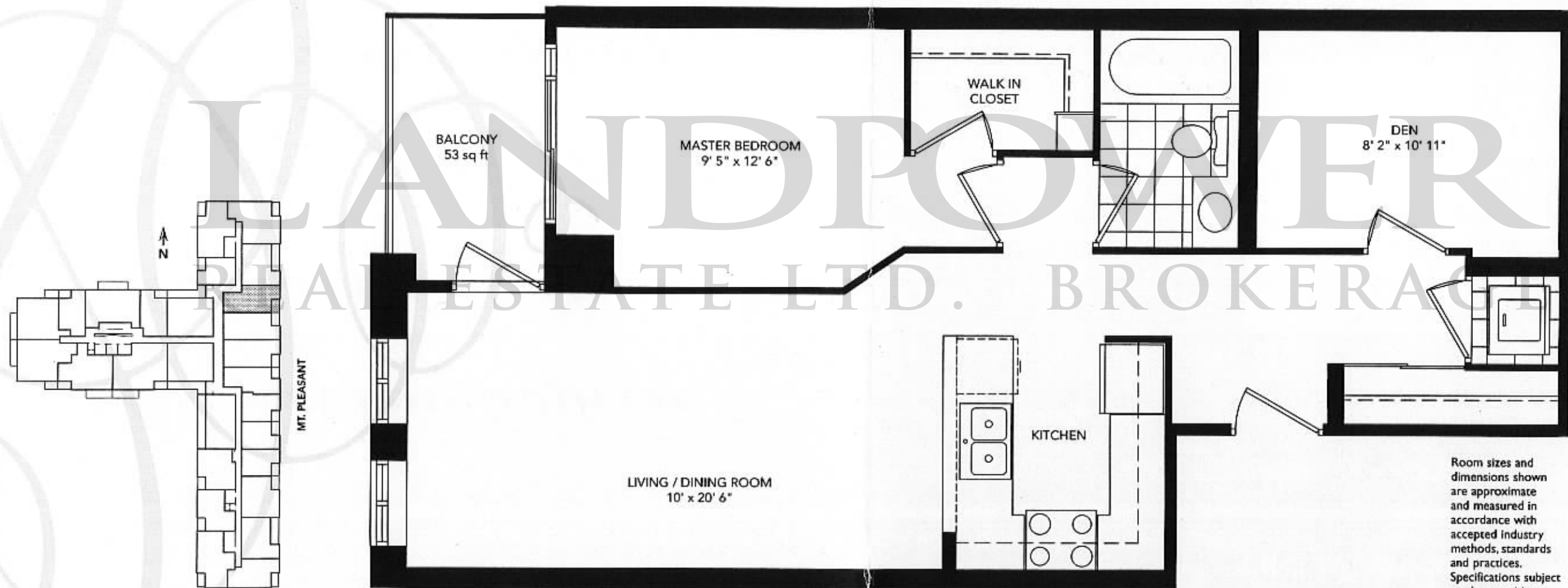
Room sizes and dimensions shown are approximate and measured in accordance with accepted industry methods, standards and practices. Specifications subject to change without notice. E&OE.

Suite

SUITE 314 & 414

1 Bedroom + Den Suite
744 sq. ft.

The 4th floor features 9' ceilings.



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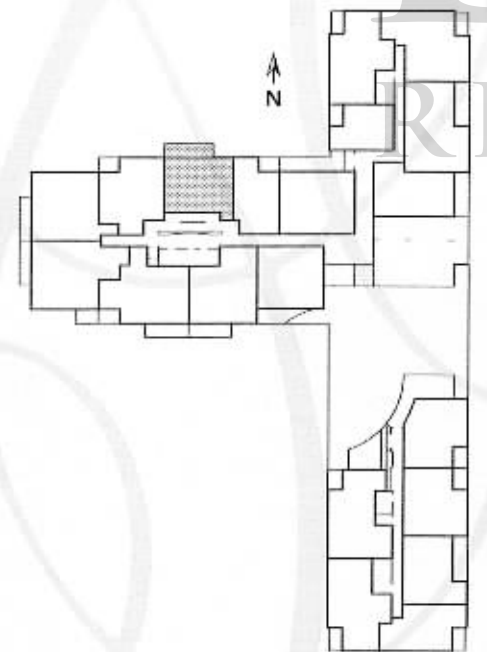
Suite

SUITE 205 to 1505

2 Bedroom Suite

804 sq. ft.

The 4th, 5th, 6th & 15th floors feature 9' ceilings.



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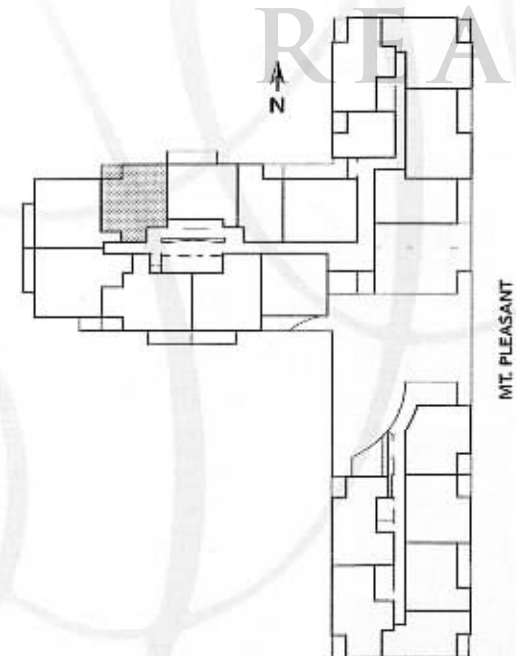
Suite

SUITE 204 to 1504

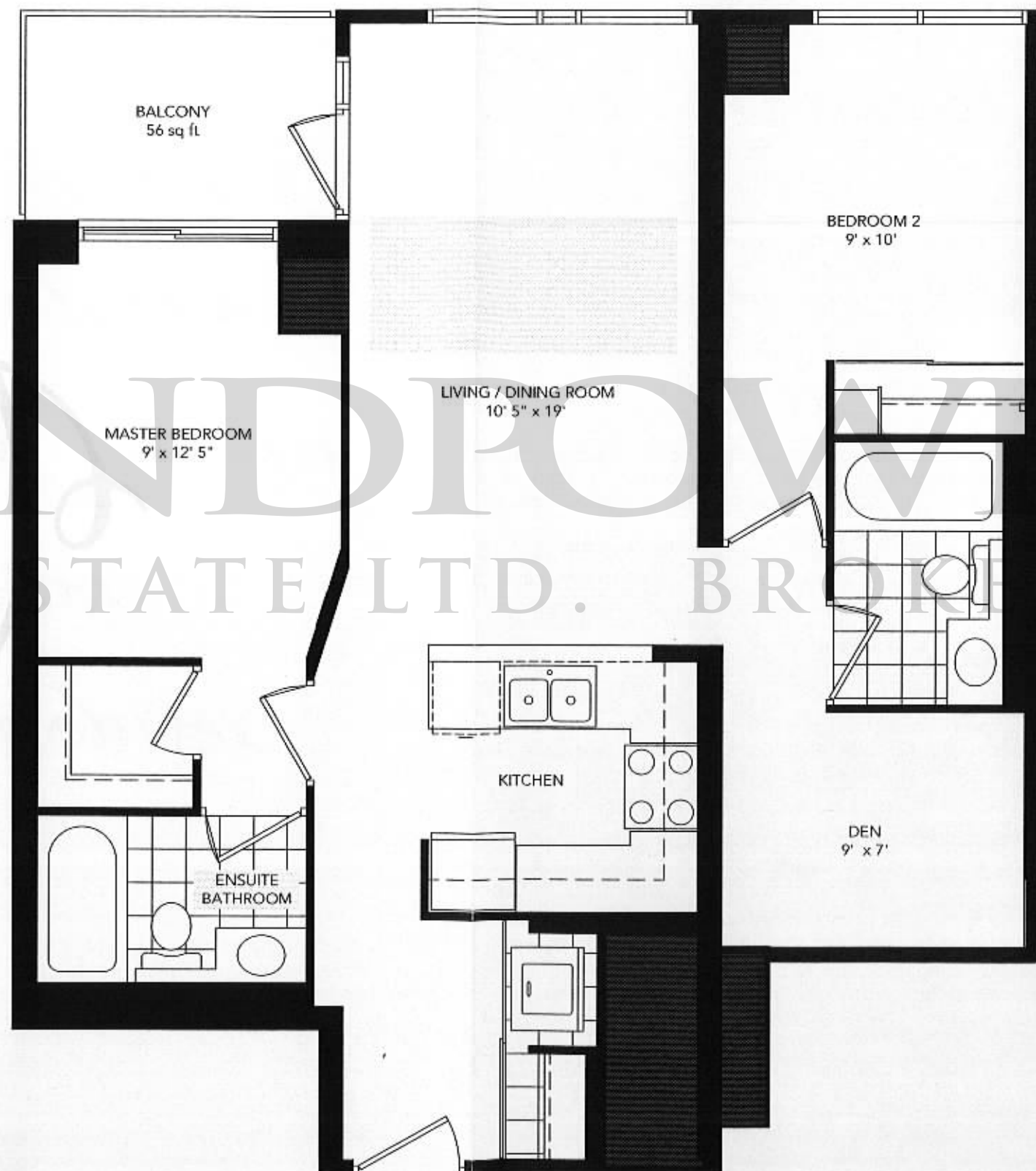
2 Bedroom + Den Suite

864 sq. ft.

The 4th, 5th, 6th & 15th floors feature 9' ceilings.



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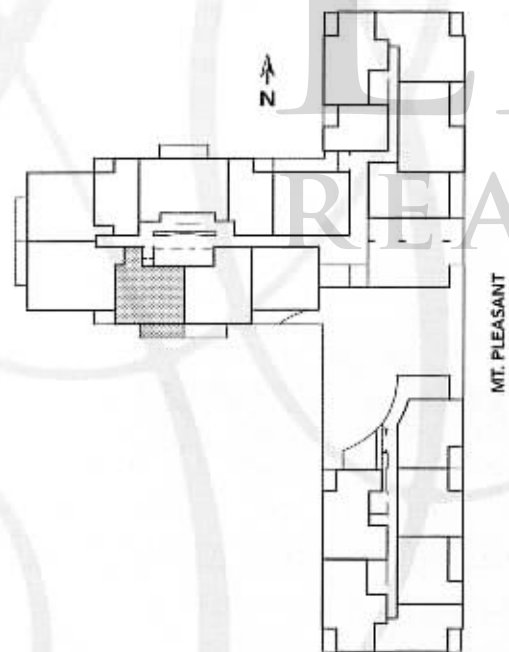
Suite

SUITE 201 to 1501

2 Bedroom + Den Suite

895 sq. ft.

The 4th, 5th, 6th & 15th floors feature 9' ceilings.



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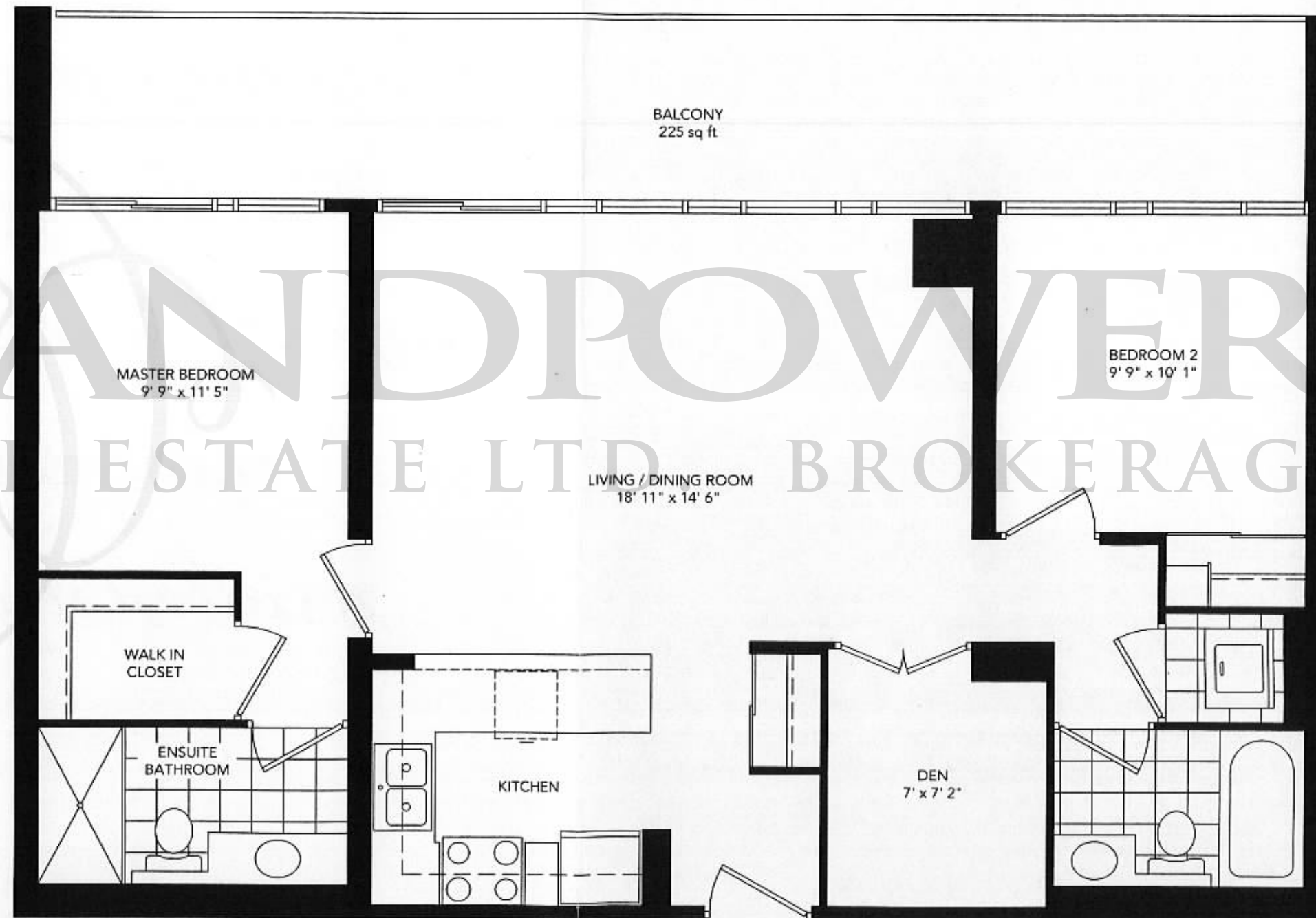
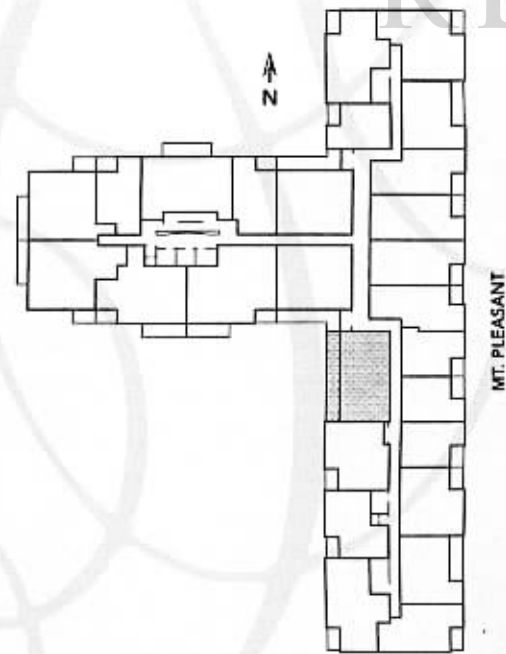
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Suite

SUITE 327 & 427

2 Bedroom + Den Suite
936 sq. ft.

The 4th floor features 9' ceilings.



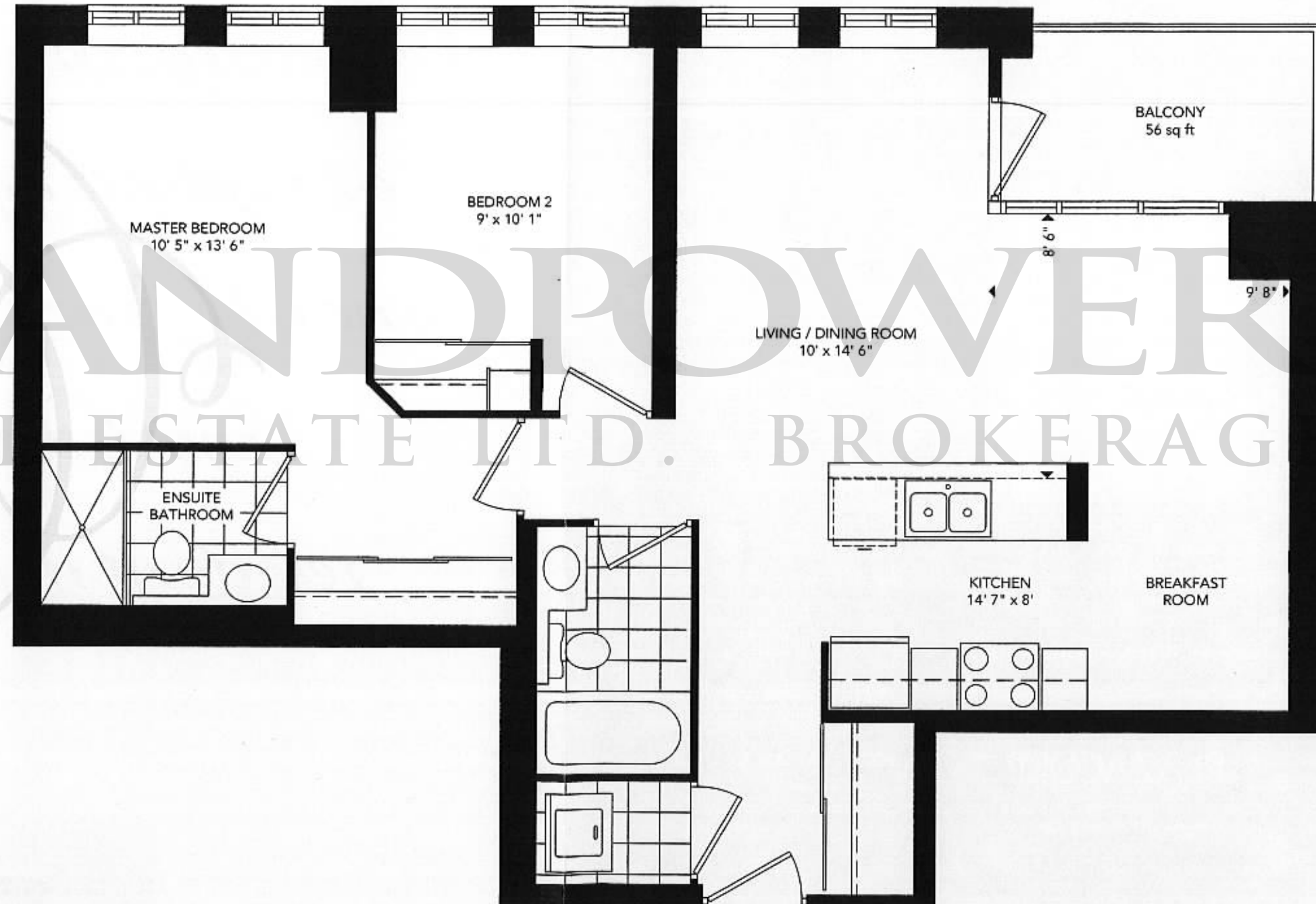
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Suite

SUITE 211 to 411

2 Bedroom Suite
948 sq. ft.

The 4th floor features 9' ceilings.



Room sizes and dimensions shown are approximate and measured in accordance with accepted industry methods, standards and practices. Specifications subject to change without notice. E&OE.

Suite

SUITE 224 to 424

2 Bedroom Suite

958 sq. ft.

The 4th floor features 9' ceilings.



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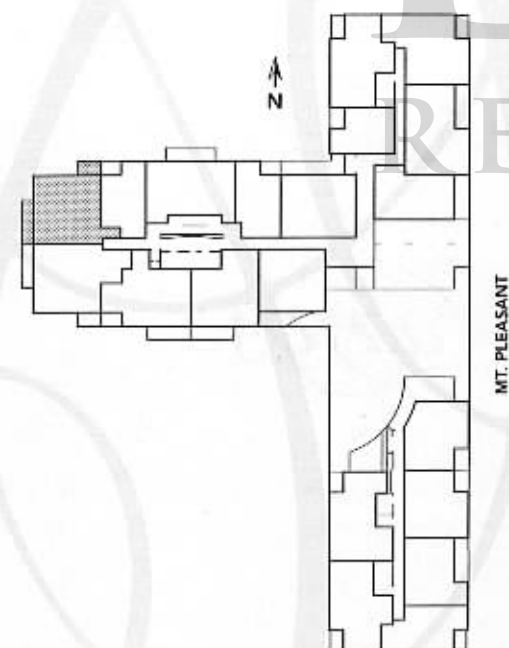
Suite

SUITE 203 to 603

2 Bedroom + Den Suite

973 sq. ft.

The 4th, 5th & 6th floors feature 9' ceilings.



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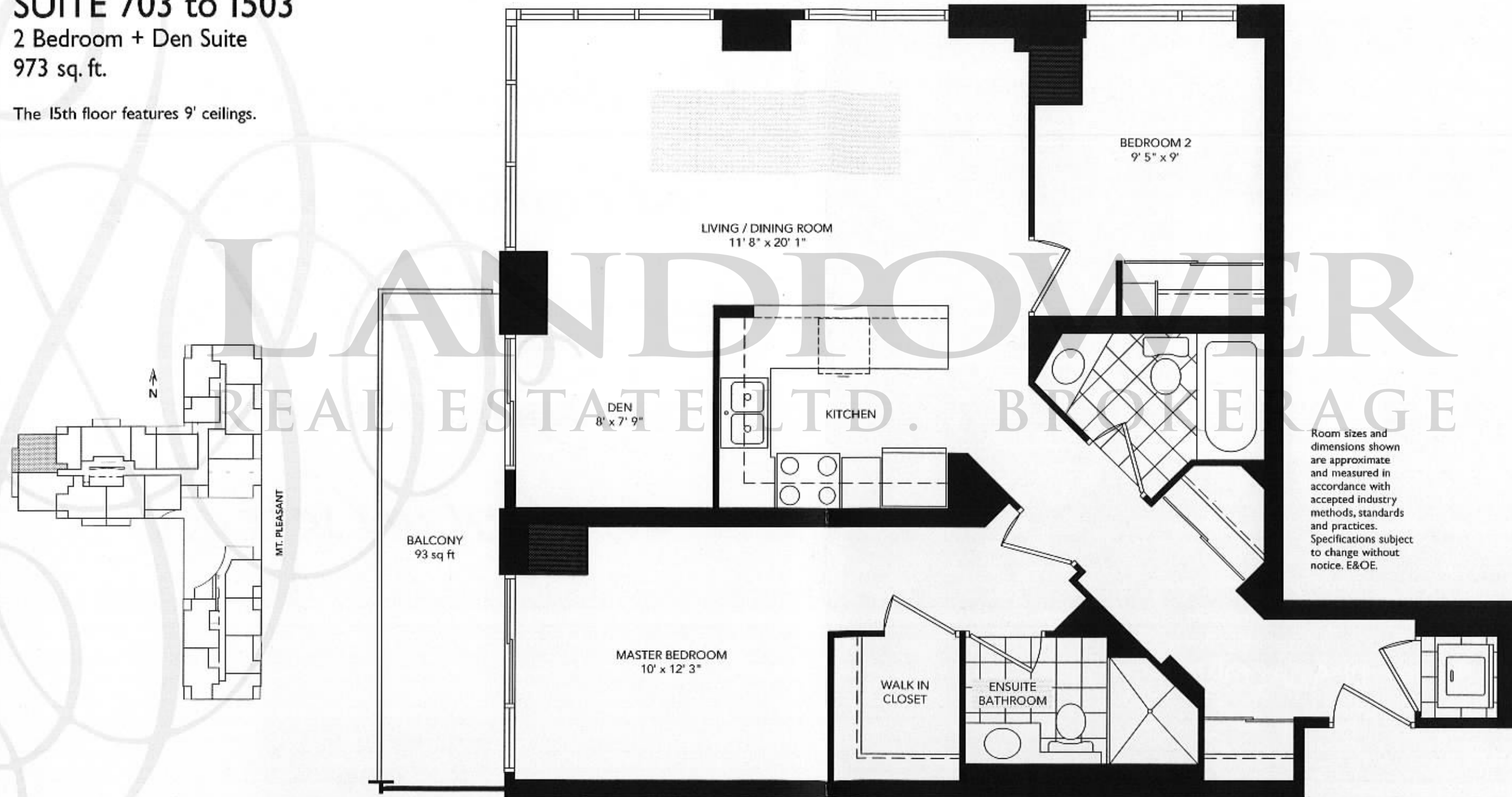
Suite

SUITE 703 to 1503

2 Bedroom + Den Suite

973 sq. ft.

The 15th floor features 9' ceilings.



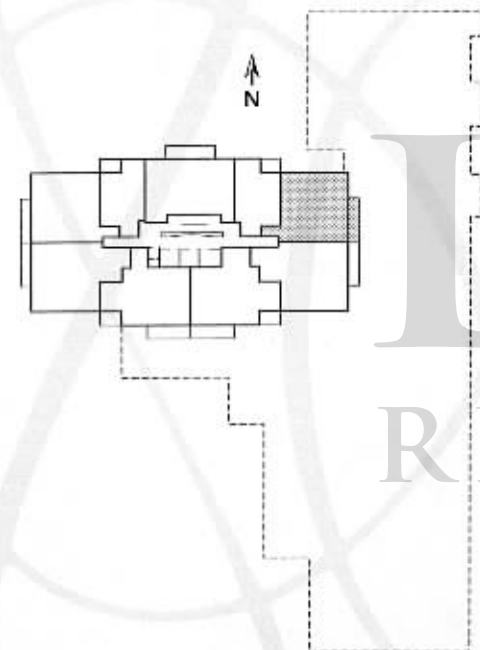
Suite

SUITE 807 to 1507

2 Bedroom + Den Suite

973 sq. ft.

The 15th floor features 9' ceilings.



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Suite

SUITE 212 to 412

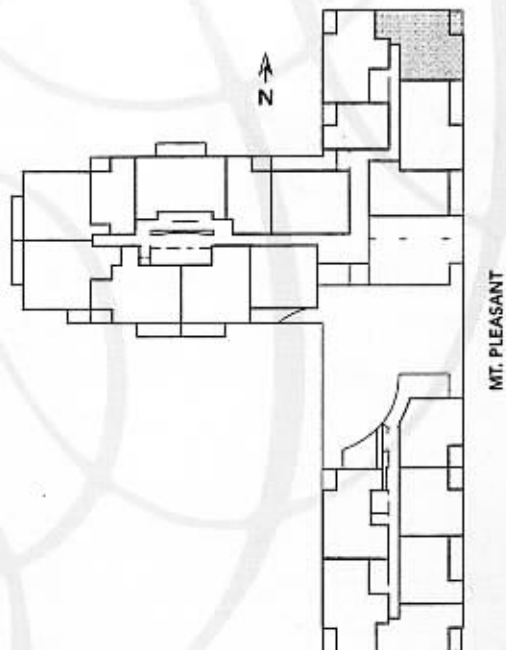
2 Bedroom + Den Suite

1,004 sq. ft.

The 4th floor features 9' ceilings.



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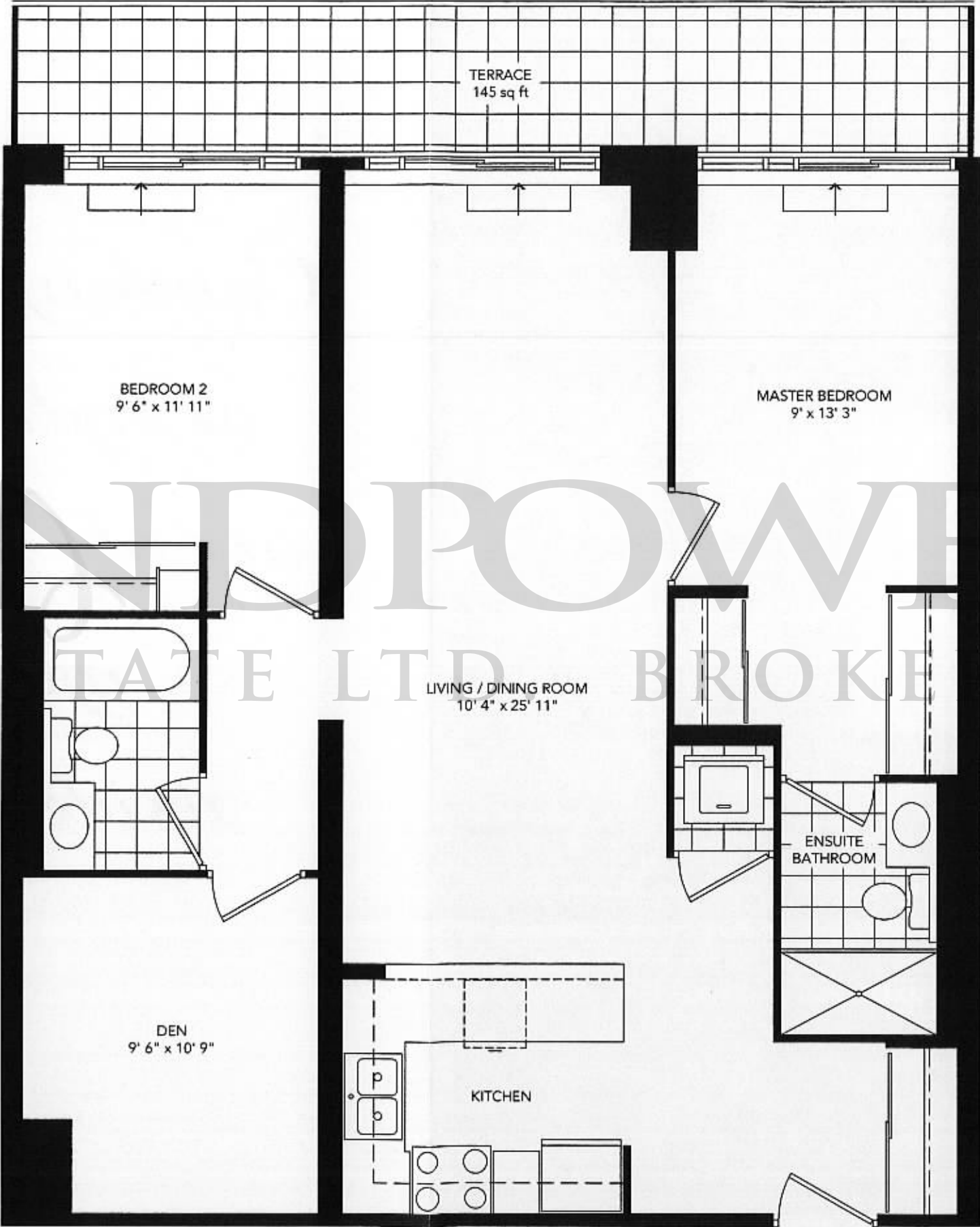
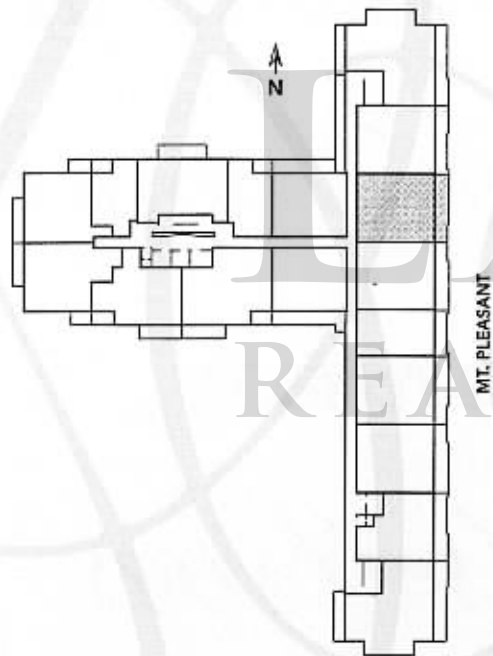


Suite

SUITE 615t

2 Bedroom + Den Suite
1,041 sq. ft.

The 6th floor features 9' ceilings.



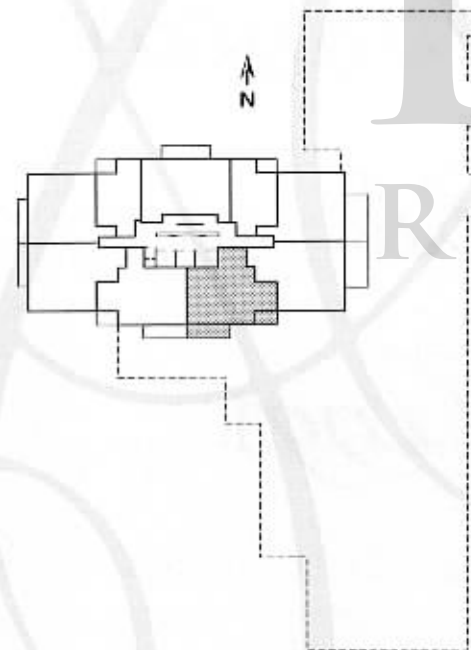
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Suite

SUITE 709 to 1509

2 Bedroom + Den Suite
1,059 sq.ft.

The 15th floor features 9' ceilings.



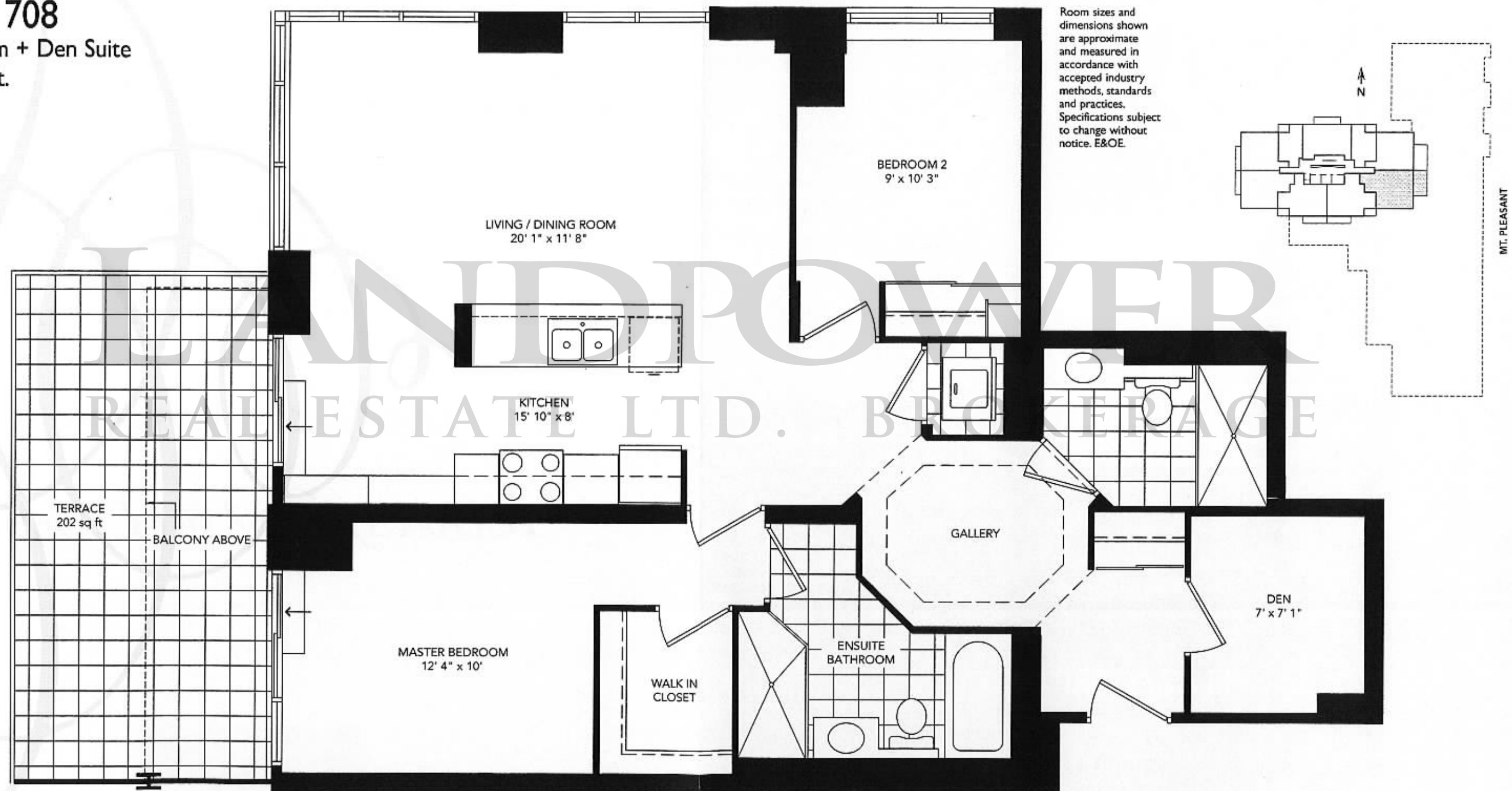
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Suite

SUITE 708

2 Bedroom + Den Suite

1,113 sq. ft.

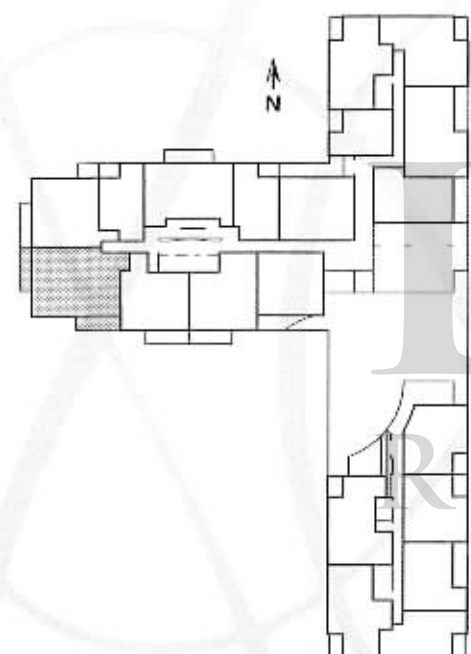


SUITE 202 to 602

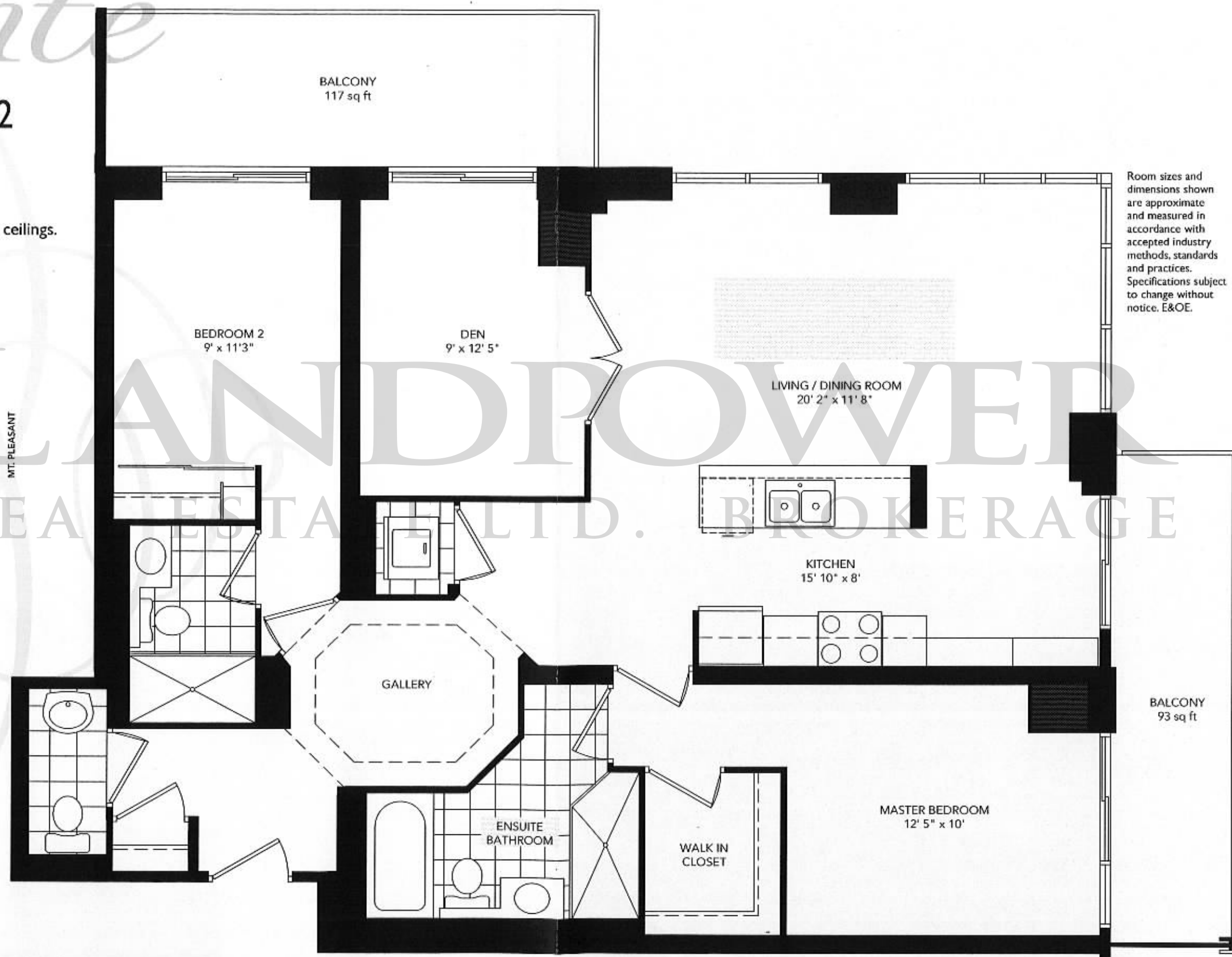
2 Bedroom + Den Suite

1,235 sq. ft.

The 4th, 5th & 6th floors feature 9' ceilings.



MT. PLEASANT

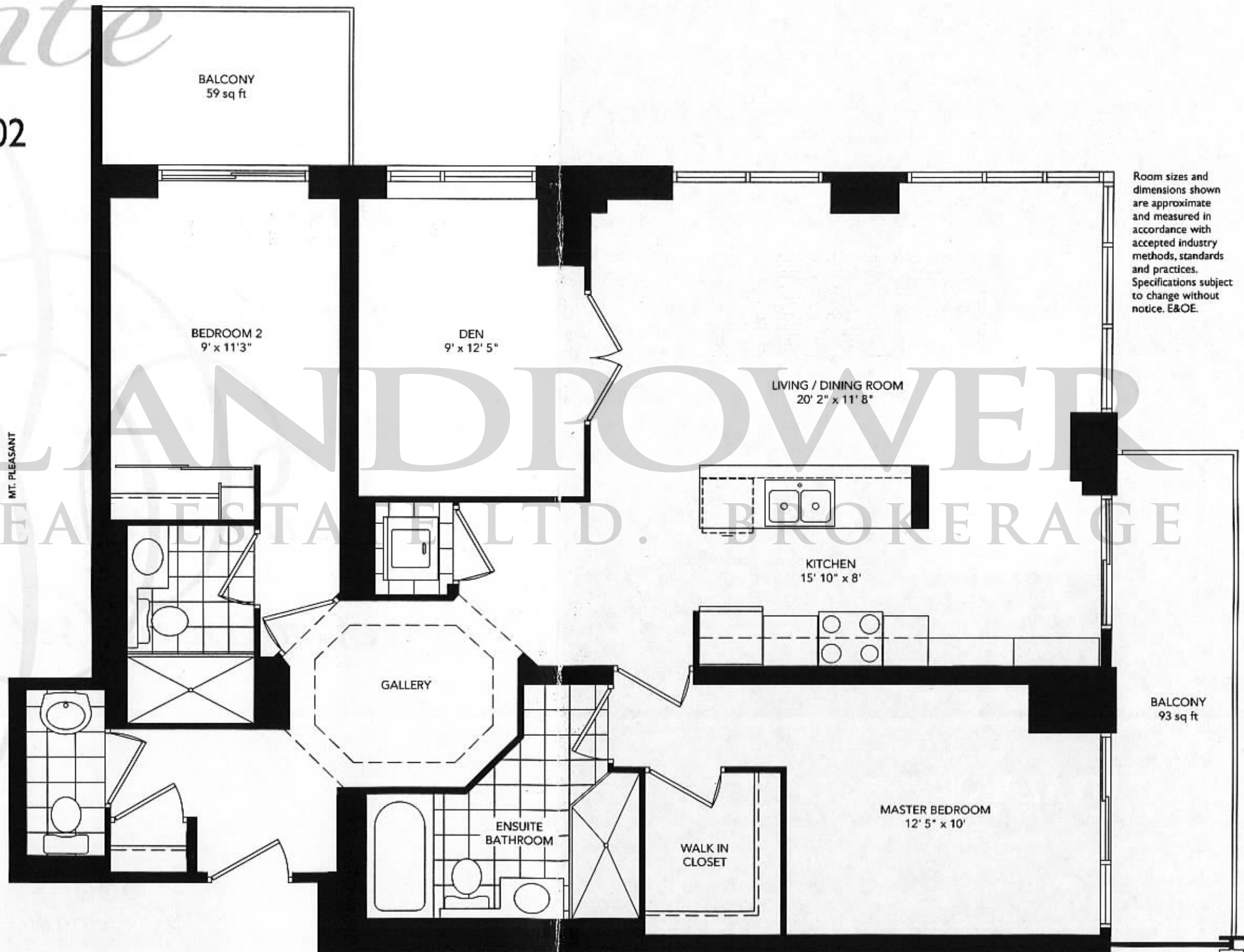
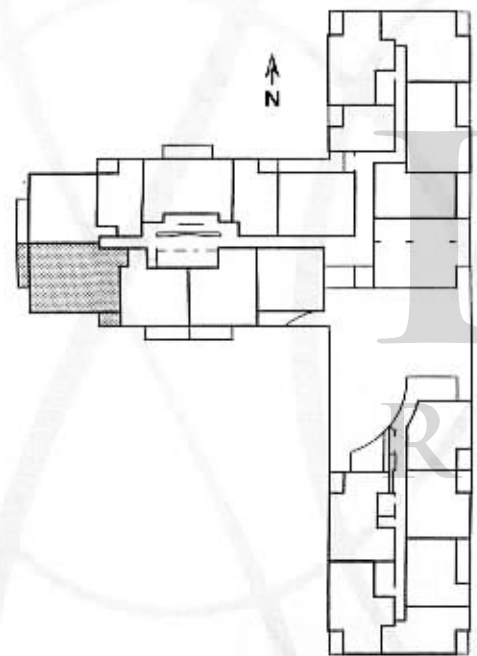


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SUITE 702 to 1502

2 Bedroom + Den Suite
1,235 sq. ft.

The 15th floor features 9' ceilings.



CLASSIC CONTEMPORARY CONDOMINIUMS IN THE HEART
OF THE NORTH TORONTO LAWRENCE PARK NEIGHBOURHOOD.



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A
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Winick Realty Corp. Real Estate Broker