

99 AVENUE







THE TECHNOLOGY HIGHLY SOPHISTICATED

99 Avenue uses hi-tech digital technology to ensure your comfort, convenience and security.

This intelligent building is pre-wired with a fibreoptics backbone, digital cable and Rogers@Home web access. These features, as well as Bell ExpressVu™ satellite TV, lay the foundation for your state-of-theart audio and visual entertainment system.

You'll enjoy the convenience of having an extensive range of services available at your fingertips. With a wireless keyboard, you can connect to our 24-hour concierge, other suites of the building and the outside world through your Internet phone system by Bell.

Utilizing the latest hi-tech security systems, 99 Avenue provides its residents with the highest degree of convenience and safety. Electronic Keyless Fob Entry System allows you access to the building, gives you convenient entrance into your suite and ensures private access to elevators and common areas. Optional in-suite safe which connects to the concierge offers added protection for your valuables. Surveillance cameras in the garage and elevators and a 24-hour concierge provide for your safety and security.





CONNOISSEUR KITCHENS

Express your culinary flair at 99 Avenue. Bistro kitchens with European style cabinetry and classic glass panels, surround your top of the line gas and electronic appliances. Floorings of rich marble, counters of polished granite or steel and halogen lighting.

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REALKES HEATFE ALURES. BROKERAGE

- Choice of designer's collection of custom European style cabinets with door panels from: Ash, Select Maple High-gloss or Low-gloss Paint Lacquer*.
- Kitchen upper cabinets with choice of solid panel or glass panel inlays***.
- · Under cabinet valance halogen lighting*.
- Extra height kitchen upper cabinets***
- Choice of stainless steel or granite countertop*.
- Undercounter mounted double stainless steel sinks.
- European style chrome faucet with pullout spray.
- Undercounter swing-out garbage bin.
- Chaice of hardwood flooring, marble tile or limestone flooring.
- Choice of glass or porcelain backsplash*.
- · Halogen track lighting.

APPLIANCE PACKAGE

- Brand name 36" built-in refrigerator with ice dispenser.
- Professional "DCS" 30" stainless steel gas range.
- · Bosch stainless steel dishwasher.
- High powered multi-speed stainless steel hood fan.
- Brand name full sized one piece stacked washer and dryer with steel braided hose and easily accessible shut-off valves.



REFRESHING BEDROOMS & BATHS

Indulge in the commodiausness of 99 Avenue. Impeccable master suites with ensuite bath. Sublime finishes of marble and slate. An oasis of indulgence awaits you.

ENSUITE BATHROOM ATE

- Choice of Bianco Carrera or Creme Marfit honed square edge marble slab countertop*.
- White 60"x60" corner whirlpool tub with choice of marble or limestone backsplash.
- Separate shower stall features ¾8" tempered glass frameless shower door and shower light.
- Choice of white or bone "Vitreous" china undercounter mounted sink.
- European style chrome faucets with cross-bar handles.
- Matching pressure-balanced chrome tub filler and shower sets with cross bar handles.
- Choice of maple or ash vanity doors with reeded or flat glass inlays.
- Choice of limestone, marble or porcelain tiles for shower walls***
- · Designer choice framed mirror above vanity top.
- Halogen recessed down lights with designer choice decorative wall sconces*.

THE GUEST BATHROOM

- · Choice of marble, limestone or porcelain tile flooring***.
- Elegant white acrylic deep soaker bathtub with pressure balanced shower control unit.
- Separate glass shower stall with chrome frame tempered glass door & shower light***.
- European style chrome faucets with tub and shower sets.
- Choice of porcelain tiled tub enclosure* and/or shower enclosure*.
- · Insulated white enamel water closet.
- · Full width and height mirror above vanity top with cosmetic lighting .
- White cultured marble vanity top with large oval integrated basin*.
- Choice of custom design vanity*.
- Quality exhaust fan vented to exterior.

SOPHISTICATED SECURITY

Your home is protected around the clock, even when you're not there. Connect with the technology that makes living more enjayable at 99 Avenue. Leading edge security means complete peace of mind in your new home.

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- The 24-hour Monitor.
- · Suite security system keypad at front door with panic button connected directly to concierge.
- · Keyless "FOB" entry system provided throughout the building.
- · Remote control garage entrance.
- Close circuit security cameras in designated common areas, in underground parking garages and elevators.
- Electronic communication system located in lobby vestibule and monitored by concierge.
- · Personal key "FOB" that activates underground garage alarm system for added protection.
- Carbon monoxide and smoke detectors all connected to the Concierge.
- Advanced internet e-mail phone system with wireless keyboard provided by Bell in each suite for internal & external communication.

99 Avenue INFORMATION SHEET

Selected Price List: Suite	Model	Terrace/Balcony Size (S.f.)	Suite Size (S.f.)	Starting Price
One Bedroom + Den	1B	91 (Balcony)	714	\$222,900
Two Bedrooms	1A	125 (Balcony)	840	\$244,900
Two Bedrooms	2A	76 (Balcony)	1056	\$345,900
Two Bedrooms	2B	117 (Terrace)	1195	\$371,900
Three Bedrooms	2N	223 (Terrace)	2152	\$699,900
Three Bedrooms	2E	223 (Terrace)	2454	\$896,900
Note: All suites at 99 AVE	NUE have to	erraces/balconies.		

Total Number of Suites:

76 Units

Price Includes:

- One underground parking (not included in 1A and 1B units)

- Five Appliances (Stainless steel fridge, Stainless steel Stove,

Stainless steel Dishwasher, Washer & Dryer)

Locker

\$5,000

Additional Parking:

\$25,000

Maintenance Fees:

Estimated to be \$0.352/S.f.

(Includes: Water, Common area hydro, Building insurance, Security,

Building & Ground Maintenance, Amenities)

Property Taxes:

1.25% of the Purchase Price per annum

Deposit Structure:

- \$5,000 with the Agreement of Purchase & Sale;

- Balance of 5% in 15 days

- 5% in 60 days

- 5% in 180 days

- 5% at Beginning of Construction (Date as per Vendor's notification)

5% on Interim Closing Balance due on Final Closing BROKERAGE

Estimated Occupancy:

Spring 2001

Suite Features:

- 9 ft. Ceiling from 2/F to 9/F; 10 ft. Ceiling on 10/F, 11th/F, and

Penthouse Levels

- 1 Hardwood flooring & 60oz. carpet

- 7" Baseboards throughout

- 2 Private Terraces and Balconies

- 5' X 5' Whirl Pool Tubs in Master ensuite

Technology Features:

- Building pre-wired with fibre optic backbone

- In-suite satellite TV services

- Bell's advance internet e-mail phone system

- Pre-wired with Rogers @ Home web access and high speed digital cable

Amenities:

- 24 hours Concierge - Valet Parking - Laundry pick-up

- Library & Business Centre

- Fitness Centre

- Theatre with facilities & kitchen

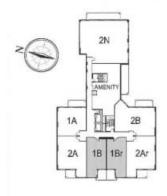
- Underground Parking - Visitor Parking

- Fully furnished Guest Suite

As per plan, please refer to our Sales Representatives for further details.

² Terraces & Balconies are not included in the Square footage of the suites.

2ND-11TH FLOOR 714 SQ. FT. - 1 BEDROOM may vary very slightly. Landscaping and patio areas subject to change. E & O.E.





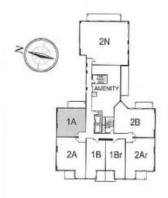




2ND-11TH FLOOR 840 SQ. FT. - 2 BEDROOM

may vary very slightly. Landscaping and patio areas subject to change. E & O.E.



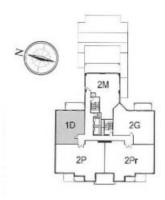


LANDPOWER

REAL ESTATE LTD. BROKERAGE



SUBPENTHOUSE – PENTHOUSE 946 SQ. FT. - 2 BEDROOM may vary very slightly. Landscaping and patio areas subject to change. E &r O.E.



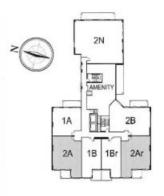


2ND-10TH FLOOR

may vary very slightly. Landscaping and patio areas subject to change. E & O.E.

SUITE 2AX 1004 SQ FT • 2 BEDROOM 11TH FLOOR

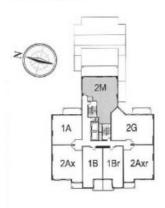


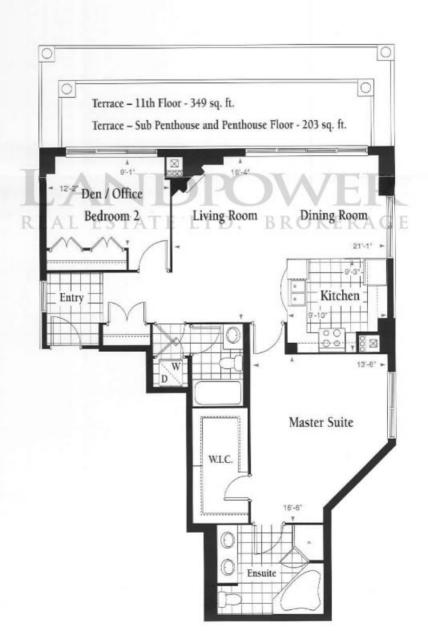




PENTHOUSE & PENTHOUSE & 1151 SQ. FT. - 2 BEDROOM

may vary very slightly. Landscaping and patio areas subject to change, E & O.E.





2ND-11TH FLOOR 1195 SQ. FT. - 2 BEDROOM may vary very slightly. Landscaping and patio areas subject to change. E &r O.E.





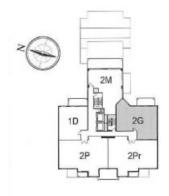
Suite 2B Option B



SUBPENTHOUSE PENTHOUSE

1293 SQ. FT. - 2 BEDROOM

may vary very slightly. Landscaping and patio areas subject to change. E & O.E.



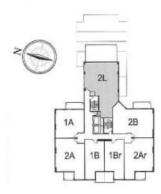


Suite 2G Option B



10TH FLOOR 1496 SQ. FT. - 2 BEDROOM

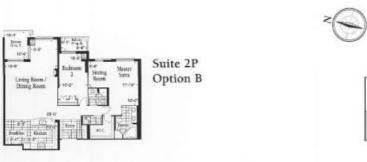
may vary very slightly. Landscaping and potio areas subject to change. E & O.E.

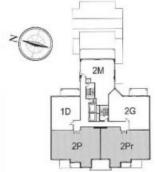




SUBPENTHOUSE 1615 SQ. FT. - 3 BEDROOM

may vary very slightly. Landscaping and patio areas subject to change. E & O.E.





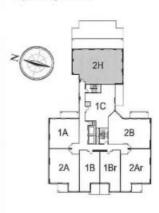


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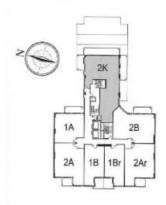
7TH FLOOR 1619 SQ. FT. - 2 BEDROOM

may vary very slightly. Landscaping and patio areas subject to change. E & O.E.





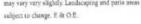
9TH FLOOR 1625 SQ. FT. - 3 BEDROOM may vary very slightly. Landscaping and patto areas subject to change. E & O.E.



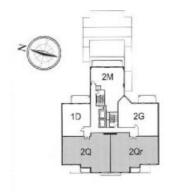


PENTHOUSE

1684 SQ. FT. - 3 BEDROOM









LANDPOWER

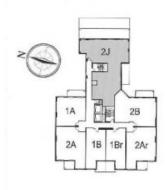


Suite includes private roof top garden of approx. 700 sq. ft.

8TH FLOOR

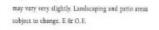
2031 SQ. FT. - 2 BEDROOM

may vary very slightly. Landscaping and patio areas subject to change. E & O.E.

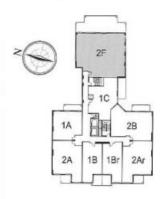




6TH FLOOR 2100 SQ. FT. - 3 BEDROOM









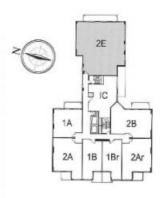
2ND - 3RD FLOOR 2152 SQ. FT. - 3 BEDROOM







5TH FLOOR 2454 SQ. FT. - 3 BEDROOM may vary very slightly. Landscaping and potio areas subject to change. E & O.E.





THE TEAM> THOROUGHLY PROFESSIONAL

To capture your imagination we assembled a team of creative and visionary builders, architects and designers.

These experienced Professionals are responsible for making 99 Avenue the most desired address in Toronto.

Max & Co. Development Inc. possesses an extensive portfolio of commercial and residential properties across North America. It has also built and designed some of the finest custom homes in Toronto.

Kirkor Architects' international portfolio has gained them worldwide recognition. Alongside 99 Avenue, Kirkor's latest masterpiece is the 120 million dollars International Village in Vancouver.

Our impressive interiors come from Burdi Filek, whose work for various international clients around the world

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MORE INFORMATION

For more information please contact us at (416) 926-9280 or e-mail us at info@99avenue.com.

Or visit us electronically at www.99avenue.com.

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