



LANDPOWER
REAL ESTATE LTD. BROKERAGE

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Condominiums at Bayview Village

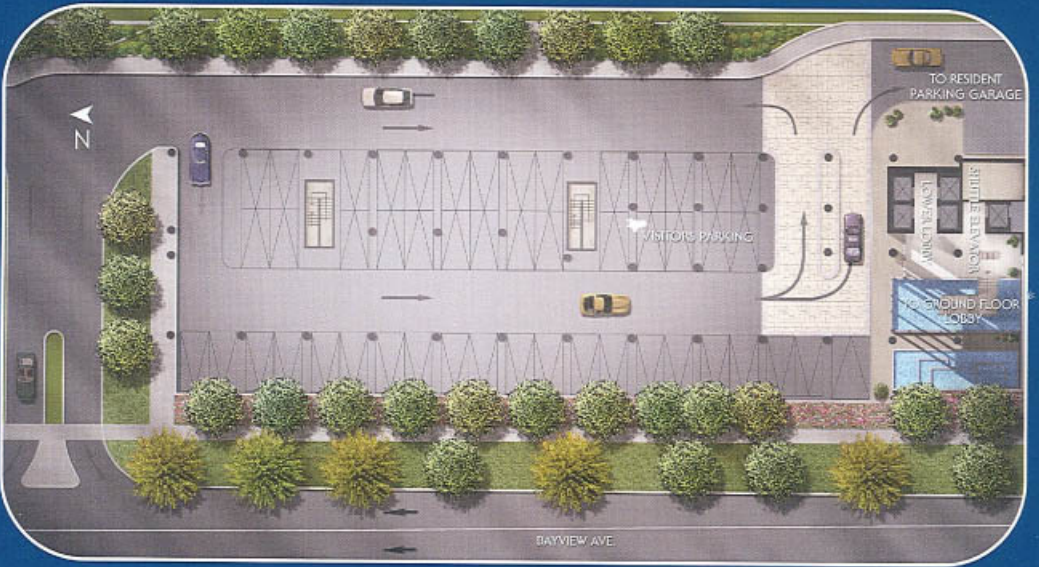
site plan



LANDPOWER

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lower level lobby



LOWER LEVEL

ground floor lobby



AQUAFIT CENTRE

MAIN LOBBY

arc aquafit centre



AQUAFIT CENTRE

MAIN LOBBY

8th floor club 8



N





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FEATURES/FINISHES

SPECTACULAR BUILDING FEATURES

- Dramatic glass clad curvilinear designed building overlooking breathtaking views of the Toronto city skyline
- Direct access to the Bayview Subway Station, steps from Bayview Village Shopping Centre, Highways 401 and the 404/Don Valley and only minutes to downtown
- Grand 2-storey lobby designed and furnished by an award-winning interior design team with 24 hour concierge service, seating area and cascading water fall feature
- Private lower lobby for passenger drop-off with shuttle elevator and floating staircase leading to ground floor lobby
- Building Ambassador provides on-site customer service for residents
- Four high speed elevators reduce waiting time
- Extensive landscaped green roofs with engineered grass
- Twin garbage chute system for ease of refuse and recycling
- Building automation system designed to improve resident comfort and properly manage energy use
- Two guest suites to comfortably accommodate resident's visitors
- Convenient visitor parking

ARC AQUAFIT CENTRE

- Located on the ground floor, the ARC AquaFit Centre is a soaring 2-storey space equipped with the best in recreational amenities
- Indoor swimming pool with floor to ceiling windows and reflective feature wall, raised whirlpool, frosted glass co-ed steam room and luxurious His and Her change rooms with showers
- State-of-the-art exercise room with cardio, fitness and weight-training equipment, flat screen televisions and a boxing corner with speed and punching bags
- Scheduled fitness and well being programs monitored by on-site certified Recreation Coordinator

CLUB 8

- Club 8 is a spectacular amenities space located on the 8th floor with direct access to a large outdoor terrace with barbeque areas, leisure chairs for sun tanning and breathtaking views of the city skyline
- The Party Room amenities include a fabulous lounge and bar area with flat screen TV and full catering kitchen, billiards, games room and large-screening theatre
- ARC Media Lounge with wireless internet café, coffee bar and media library

IMPRESSIVE SUITE FEATURES

- Spacious 9' ceiling heights in main living areas
- Solid core entry door with brushed chrome hardware
- Stylish interior doors painted with brushed chrome lever hardware
- Sliding glass bedroom door as per plan
- Contemporary 3 7/8" baseboards and 2 1/4" door casings throughout
- Framed mirrored sliding closet doors as per plan
- Designer white Decora style switches and receptacles throughout
- Latex off-white paint throughout; semi-gloss in kitchen, bathroom(s) and laundry/storage area. Latex semi-gloss white paint on all trim
- White textured ceilings in all areas except kitchen, bathroom(s), laundry/storage area to have smooth painted ceiling
- Poured concrete finish to all balconies with finished ceiling

GOURMET KITCHEN FEATURES

- Impressive granite countertops with stylish stainless steel drop-in sink and single lever chrome faucet
- Selection of flat paneled contemporary kitchen cabinetry
- Extra deep wall cabinet over refrigerator, with full height side globe to match kitchen cabinets
- Conveniently integrated Lazy Susan in lower corner cabinet, as per kitchen layout
- Custom designed dual use Kitchen Island with storage and seating capabilities or Peninsula with over hang for seating, as per kitchen layout
- Fabulous stainless steel kitchen appliances including stainless steel stove and microwave/hood fan, and ENERGY STAR® refrigerator and dishwasher
- Choice of porcelain tile or mirrored backsplash

LUXURIOUS BATHROOM FEATURES

- Selection of flat paneled contemporary vanity cabinets with mirrored backsplash
- Custom designed cultured marble countertop with integrated deep square sink and convenient single lever chrome faucet
- Custom designed wall shelf to match vanity
- Full height frameless vanity mirror with integrated decorative wall sconce above vanity cabinet
- Relaxing soaker tub with full height porcelain tile surround to extend to under side of ceiling
- Shower stall with framed clear tempered glass shower door with preformed acrylic shower base and full height tile surround, as per plan
- Modern chrome accessories including toilet paper holder, towel bar and towel ring

STYLISH FLOORING FEATURES

- Pre-engineered hardwood flooring in living/dining room, kitchen, den or media, bedroom(s) and foyer, including foyer closer
- Selection of porcelain tile flooring in the bathroom(s)
- Choice of imported ceramic tile flooring in laundry/storage area

CONVENIENT LAUNDRY ROOM FEATURES

- White full size, stacked washer/dryer combination vented to exterior
- Heavy-duty wiring for appliances

STATE-OF-THE-ART ELECTRICAL FEATURES

- Suite hydro individually metered using smart meter technology
- Fan coil heating/cooling system with supplemental heating capabilities for shoulder seasons
- Dual receptacles for both cable and internet connections located in living room, bedroom(s), studio living area, den or media area, as per plan
- CAT 5 voice data wiring and RG6 coaxial cable wiring in living room, kitchen, bedroom(s), den or media area
- Stylish ceiling light fixtures in foyer, kitchen and den or media area
- Switched wall outlet in living room and studio living area
- Capped switched ceiling outlet in dining room, bedroom(s), over kitchen island or peninsula, as per plan
- Pre-wiring for optional under cabinet valance lighting in kitchen

ADVANCED SECURITY FEATURES DELIVER TOTAL PIECE OF MIND

- Enter-phone and cameras at all visitor entrances allowing in-suite viewing available through cable television connection direct to suite
- Resident security card access throughout all common areas
- Secure, well-lit underground parking with cameras in the garage at pre-selected locations, along with two-way voice communication to concierge or monitoring station
- Rough-in wiring for in-suite alarm system at suite entry door, windows and balconies throughout

**Tarion Warranty Program - warranty for new construction.
Excellent service record for 16 Consecutive Years of Excellent Ratings.**

Please note: Prices and specifications are subject to change without notice. All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Builder Bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Decorative and upgraded items displayed in the furnished model suite/vignette and sales office are for display purposes only. Floors and specific finishes will depend on Vendor's décor packages as selected. E. G. O.E. - September 2006



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Preview Pricing

(Subject to Availability)

Model	Type	Suite #	Approximate Suite Size	Exposure	Grand Opening Prices	Preview Opening Prices	Broker prices
INDIGO	STUDIO	1003	448 SQ. FT.	EAST	\$184,000	\$181,000	\$178,900
MARINE	STUDIO	1011	456 SQ. FT.	WEST	\$197,000	\$194,000	\$191,900
COBALT	STUDIO	1026	480 SQ. FT.	EAST	\$200,000	\$197,000	\$194,900
CHALCEDONY	1 BEDROOM	1021	545 SQ. FT.	WEST	\$247,000	\$244,000	\$241,900
CHALCEDONY	1 BEDROOM	1024	545 SQ. FT.	EAST	\$242,000	\$239,000	\$236,900
SKY	1 BEDROOM	1005	565 SQ. FT.	EAST	\$246,000	\$243,000	\$240,900
TURQUOISE	1 BEDROOM	1019	617 SQ. FT.	WEST	\$240,000	\$246,000	\$243,900
ROYAL	1 BEDROOM	1030	659 SQ. FT.	EAST	\$253,000	\$250,000	\$247,900
PACIFIC	1 BEDROOM	1007	623 SQ. FT.	SOUTH	\$284,000	\$281,000	\$278,900
MAZARINE	1 BEDROOM	1025	595 SQ. FT.	EAST	\$249,000	\$246,000	\$243,900
TOPAZ	1 BEDROOM	1004	646 SQ. FT.	EAST	\$276,000	\$273,000	\$270,900
ULTRAMINE	1 BEDROOM	1006	660 SQ. FT.	SOUTH EAST	\$290,000	\$287,000	\$284,900
PERIWINKLE	1 BEDROOM	1008	653 SQ. FT.	SOUTH WEST	\$299,000	\$296,000	\$293,900
GEM	1 BEDROOM	1001	697 SQ. FT.	EAST	\$274,000	\$271,000	\$268,900
LOLITE	1 BED + DEN	1018	719 SQ. FT.	WEST	\$282,000	\$279,000	\$276,900
AQUAMARINE	1 BED + DEN	1028	641 SQ. FT.	EAST	\$274,000	\$271,000	\$268,900
AQUAMARINE	1 BED + DEN	1017	641 SQ. FT.	WEST	\$279,000	\$276,000	\$273,900
SAPPHIRE	1 BED + DEN	1014	673 SQ. FT.	WEST	\$283,000	\$280,000	\$277,900
LOLITE	1 BED + DEN	1027	719 SQ. FT.	EAST	\$277,000	\$274,000	\$271,900
VERRERIE	1 BED + DEN	1009	681 SQ. FT.	WEST	\$287,000	\$284,000	\$281,900
AQUAMARINE	1 BED + DEN	1020	641 SQ. FT.	WEST	\$279,000	\$276,000	\$273,900
REAMY	1 BED + DEN	1002	697 SQ. FT.	EAST	\$306,000	\$303,000	\$300,900
DENIM	1 BED + DEN	1010	706 SQ. FT.	WEST	\$300,000	\$297,000	\$294,900
CELESTE	1 BED + DEN	1012	707 SQ. FT.	WEST	\$309,000	\$306,000	\$303,900
CELESTE	1 BED + DEN	1013	707 SQ. FT.	WEST	\$309,000	\$306,000	\$303,900
CELESTE	1 BED + DEN	1015	707 SQ. FT.	WEST	\$309,000	\$306,000	\$303,900
PRUSSIAN	2 BED + DEN	1029	769 SQ. FT.	EAST	\$340,000	\$337,000	\$334,900
PRUSSIAN	2 BED + DEN	1016	769 SQ. FT.	WEST	\$345,000	\$342,000	\$339,900
AQUA	2 BEDROOM	1023	793 SQ. FT.	NORTH EAST	\$360,000	\$357,000	\$354,900
AQUA	2 BEDROOM	1022	793 SQ. FT.	NORTH WEST	\$365,000	\$362,000	\$359,900

STUDIO

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THE INDIGO S1-1

STUDIO • 448 SQ. FT. (BALCONY 69 SQ. FT.)



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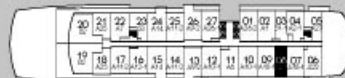
FLOORS 2-11

THE MARINE S2-1

STUDIO • 456 SQ.FT. (BALCONY 69 SQ.FT.)



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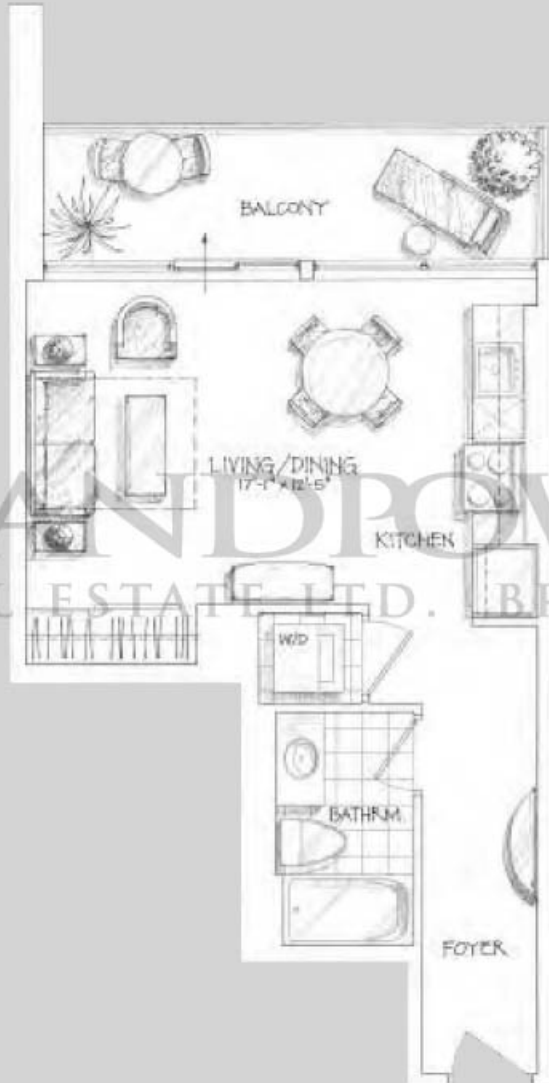


FLOORS 2-11

All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Warranty Corporation bulletin #22. Actual living areas will

THE COBALT S3

STUDIO • 480 SQ. FT. (BALCONY 101 SQ. FT.)



FLOORS 2-15

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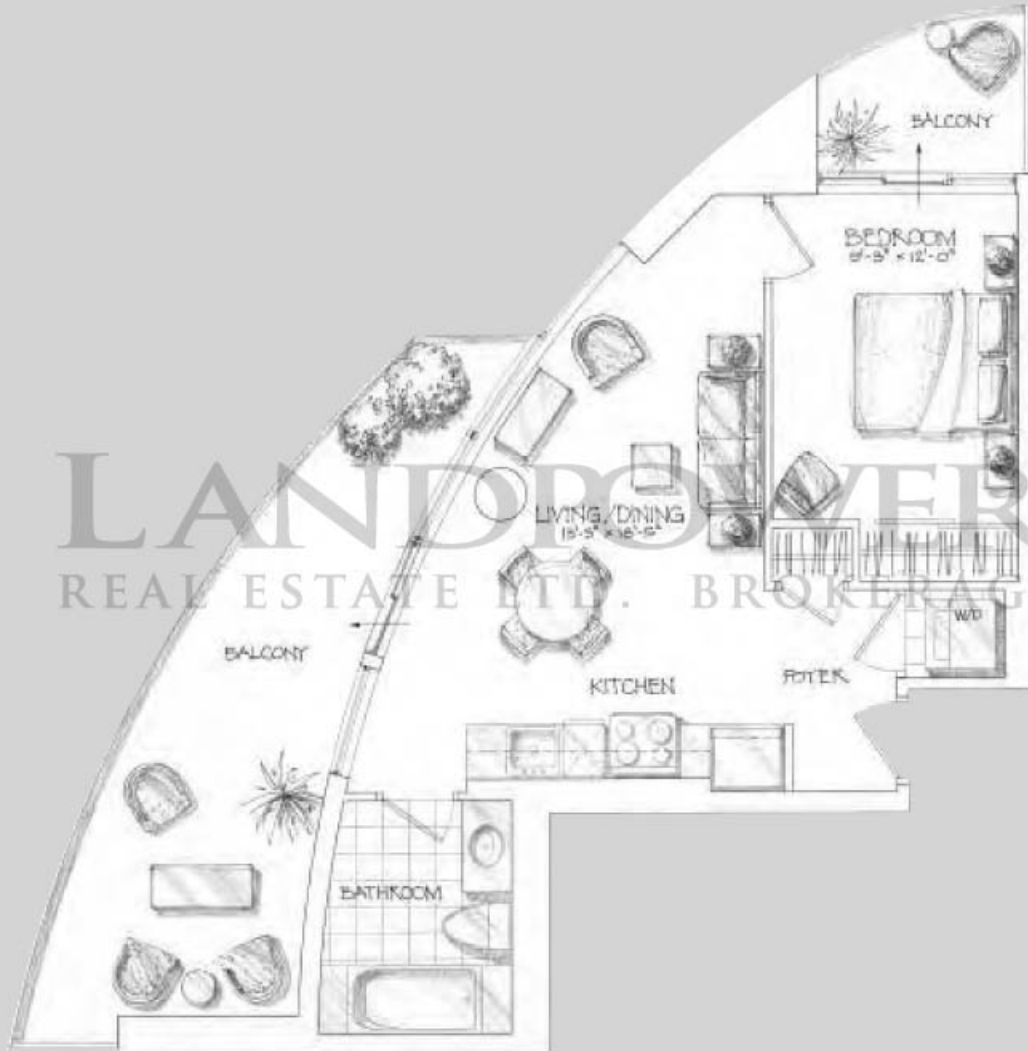
ONE

BEDROOM

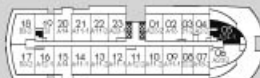
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THE CYAN A24-1

1 BEDROOM • 580 SQ. FT. (BALCONY 251 SQ. FT.)



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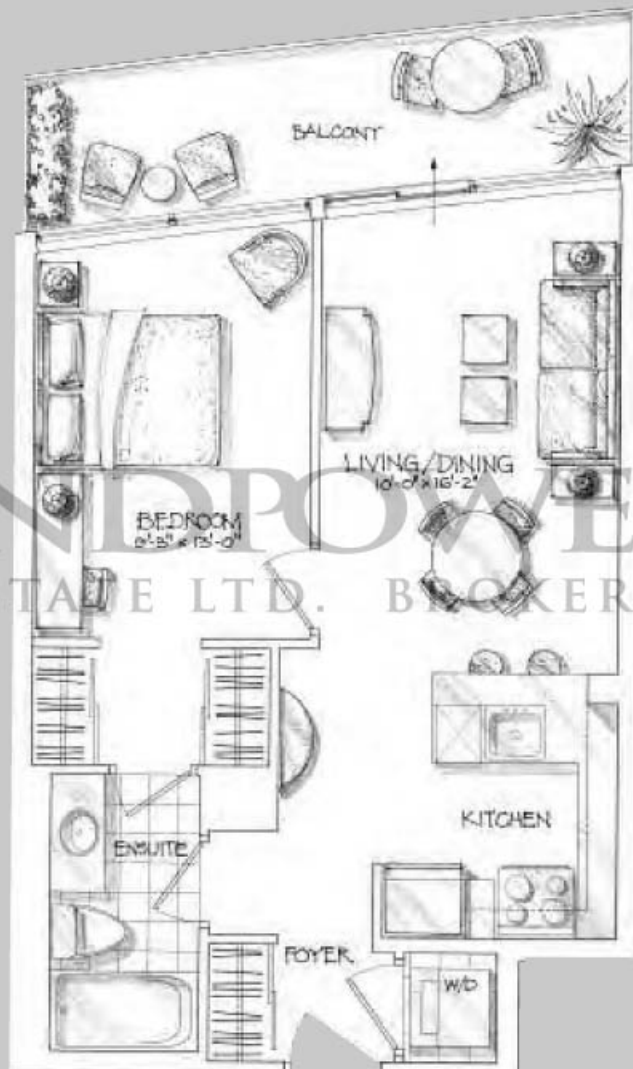


FLOORS 12-15

All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Warranty Corporation bulletin #22. Actual living areas will

THE ALICE A8-2

1 BEDROOM • 589 SQ. FT. (BALCONY 107 SQ. FT.)



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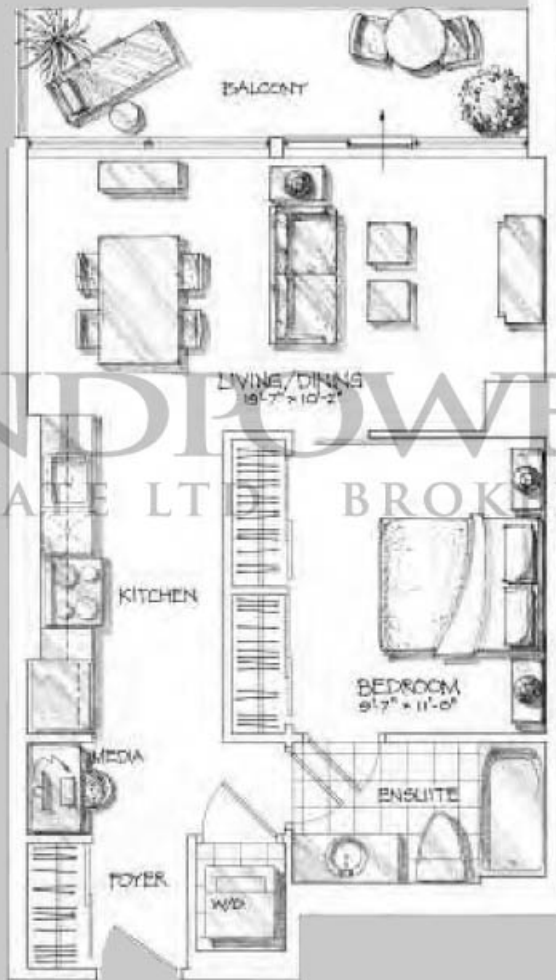


FLOORS 2-7

All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Warranty Corporation bulletin #22. Actual living areas will

THE TURQUOISE A12-1

1 BEDROOM • 617 SQ. FT. (BALCONY 101 SQ. FT.)



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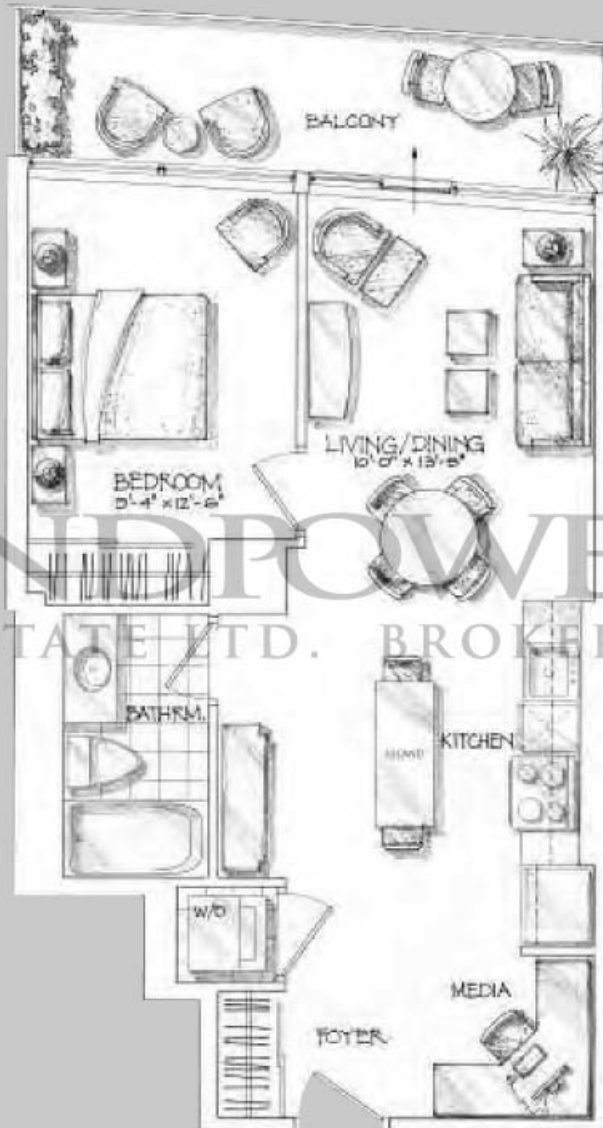


FLOORS 2-15

All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Warranty Corporation bulletin #22. Actual living areas will

THE CADET A5-2

1 BEDROOM • 619 SQ. FT. (BALCONY 107 SQ. FT.)



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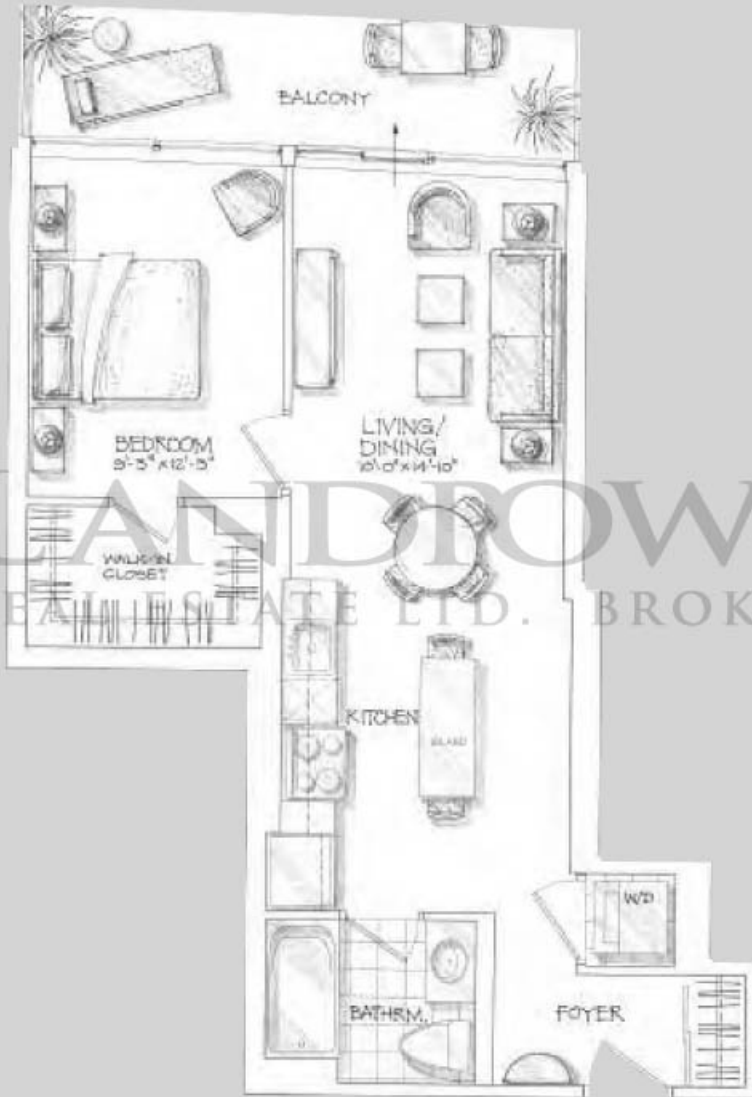


FLOORS 2-7

All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Warranty Corporation bulletin #22. Actual living areas will

THE SLATE A4

1 BEDROOM • 619 SQ. FT. (BALCONY 107 SQ. FT.)



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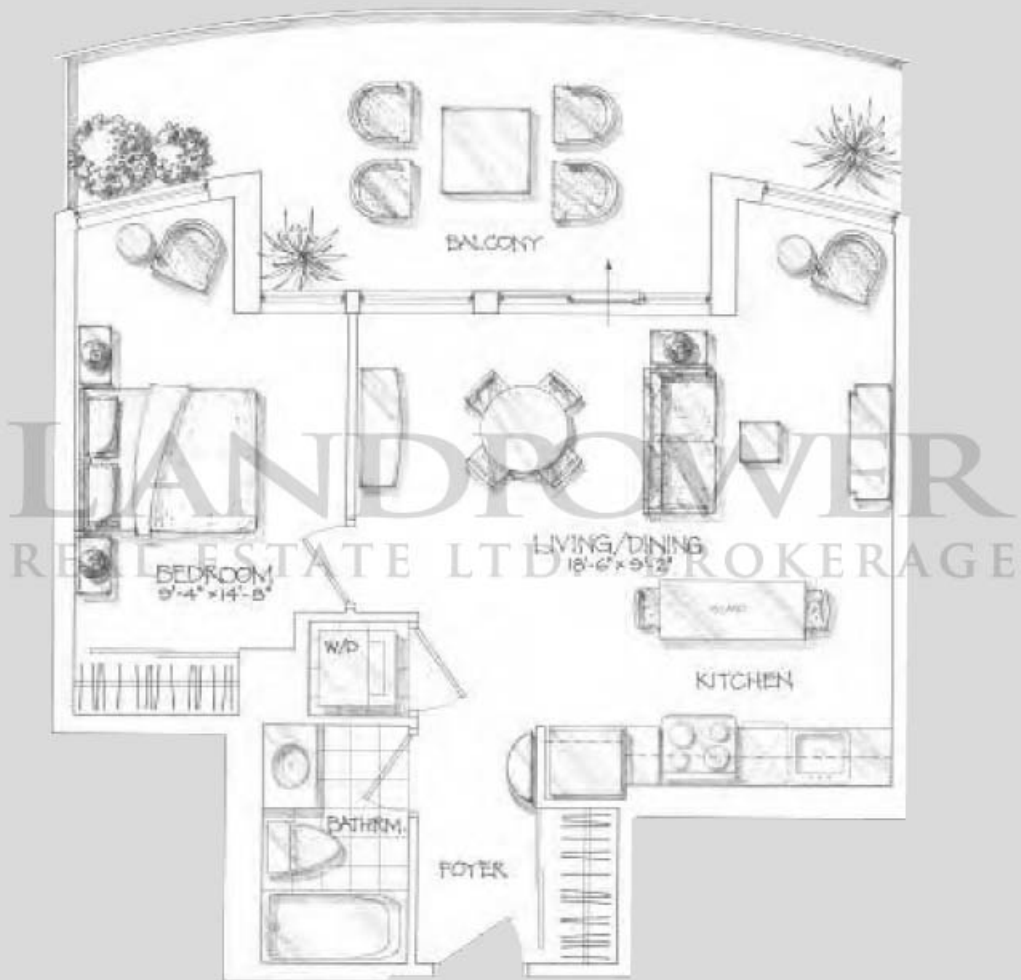


FLOORS 2-7

All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Warranty Corporation bulletin #22. Actual living areas will

THE PACIFIC A21

1 BEDROOM • 623 SQ.FT. (BALCONY 214 SQ.FT.)

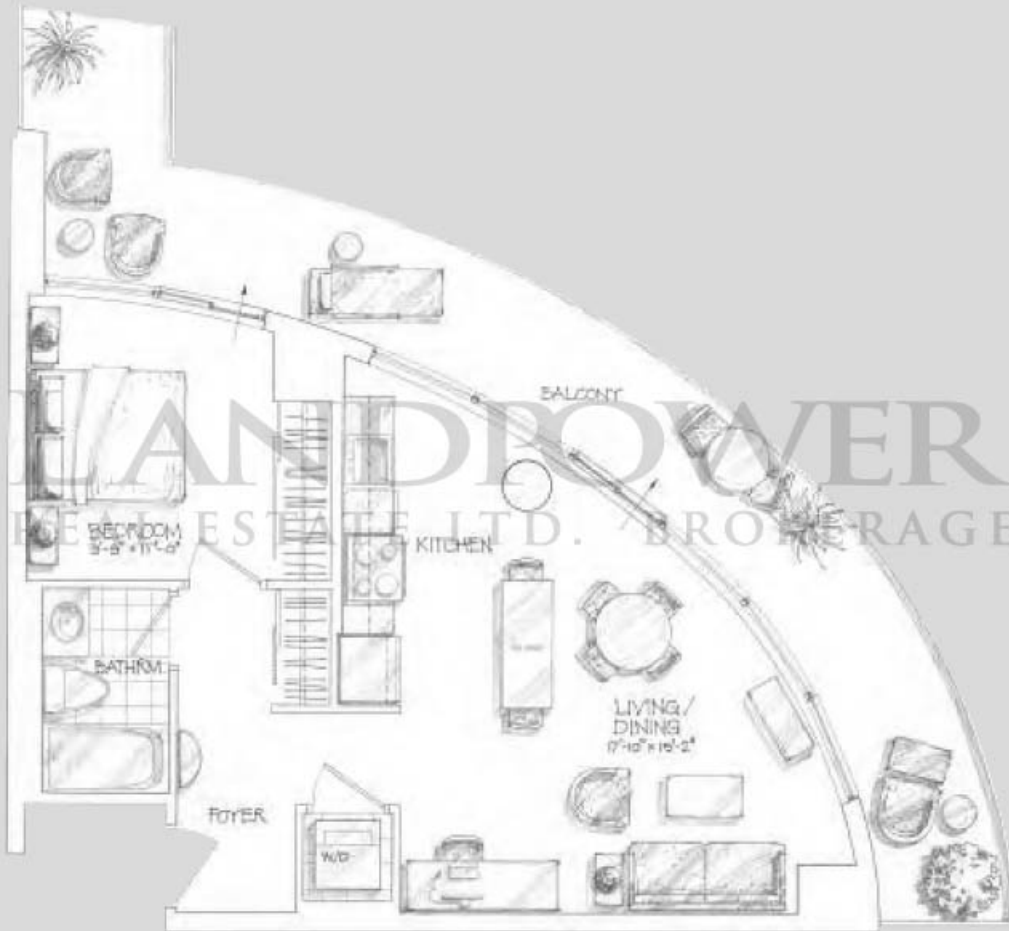


FLOORS 10-11

All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Warranty Corporation bulletin #22. Actual living areas will

THE NAVY A16

1 BEDROOM • 643 SQ.FT. (BALCONY 293 SQ.FT.)

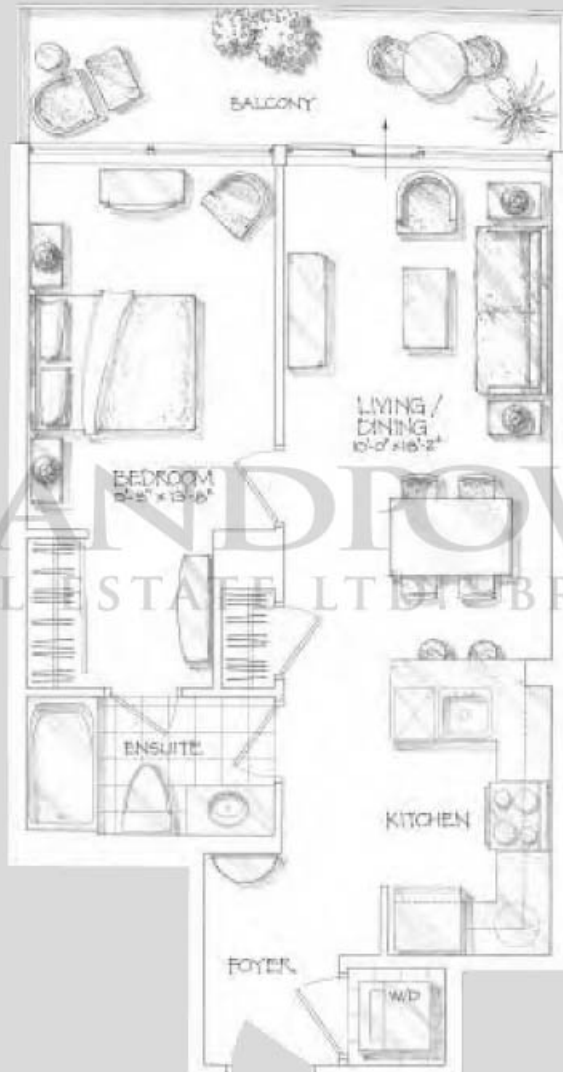


FLOORS 2-7

All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Warranty Corporation bulletin #22. Actual living areas will

THE TOPAZ A2-1

1 BEDROOM • 646 SQ. FT. (BALCONY 107 SQ. FT.)

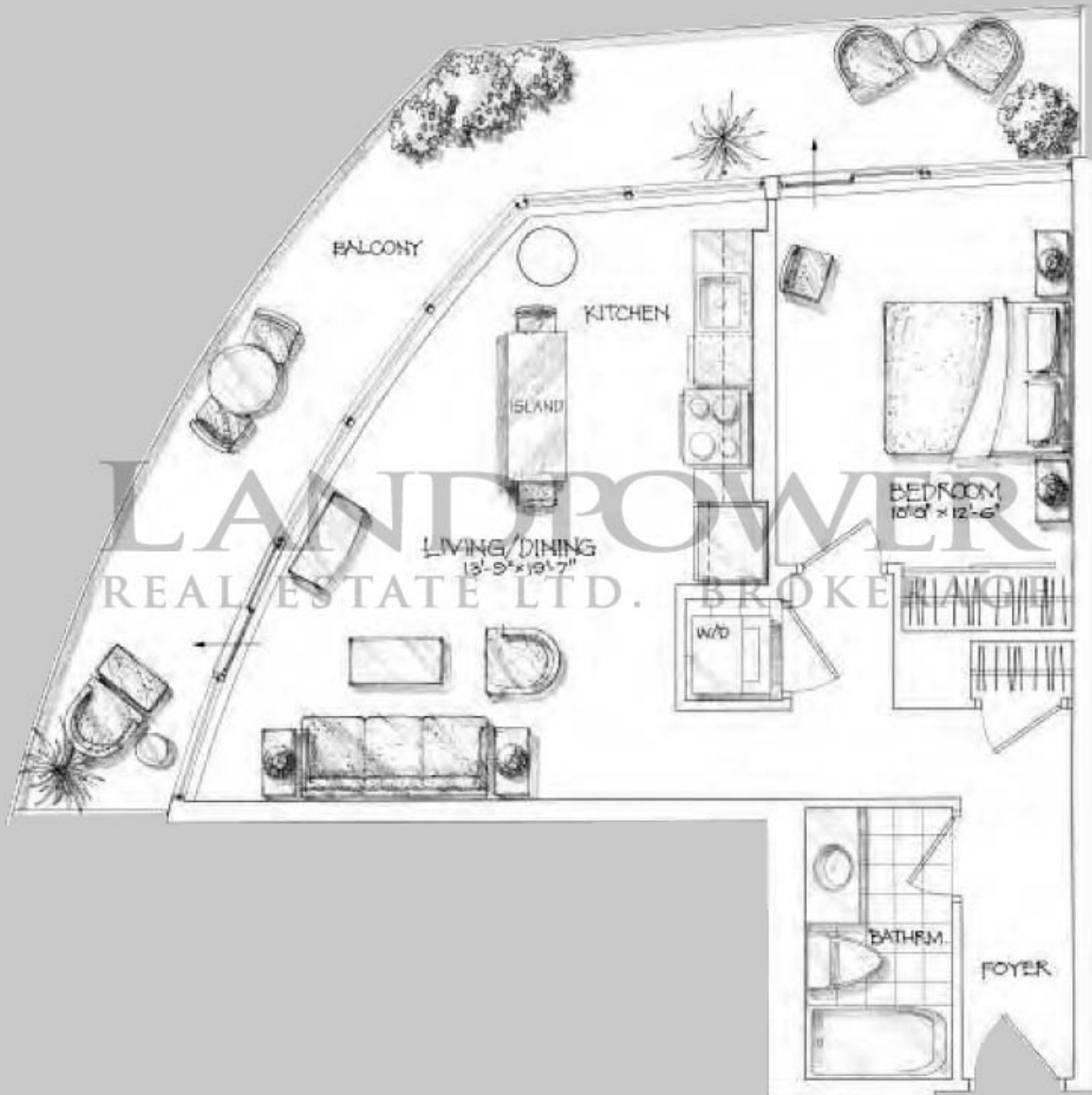


FLOORS 2-7, 9-11

All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Warranty Corporation bulletin #22. Actual living areas will

THE PERIWINKLE A19-2

1 BEDROOM • 653 SQ. FT. (BALCONY 249 SQ. FT.)



FLOORS 10-11

All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Warranty Corporation bulletin #22. Actual living areas will

THE ROYAL A26-1

1 BEDROOM • 659 SQ.FT. (BALCONY 108 SQ.FT.)

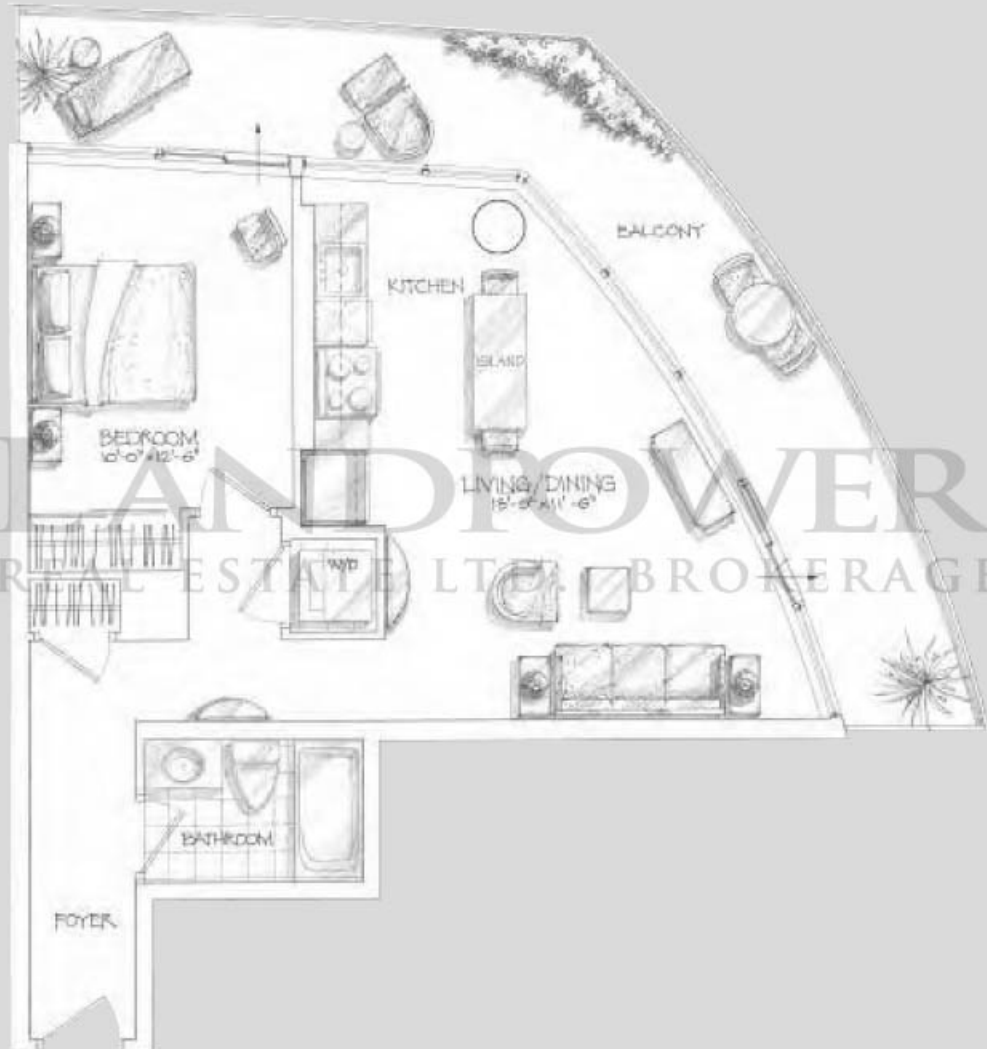


FLOORS 2-11

All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Warranty Corporation bulletin #22. Actual living areas will

THE ULTRAMARINE A19-1

1 BEDROOM • 660 SQ. FT. (BALCONY 249 SQ. FT.)

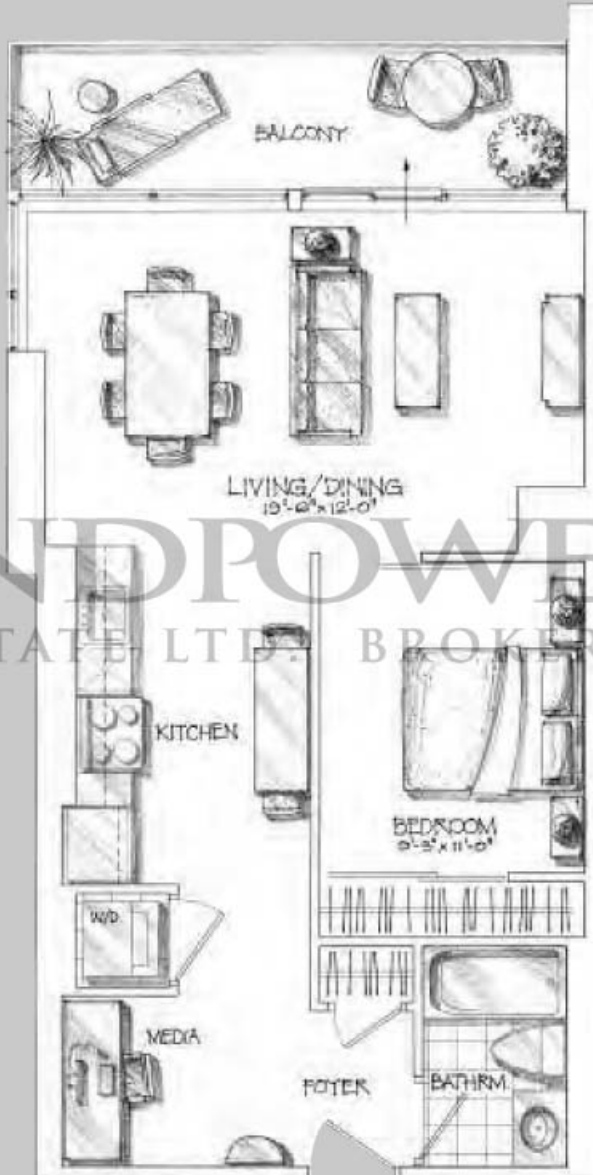


FLOORS 10-11

All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Warranty Corporation bulletin #22. Actual living areas will

THE GEM A26-2

1 BEDROOM • 697 SQ.FT. (BALCONY 103 SQ.FT.)



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FLOORS 2-11

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THE AZURE A24-2

1 BEDROOM • 702 SQ.FT. (BALCONY 251 SQ.FT.)



FLOORS 12-15

All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Warranty Corporation bulletin #22. Actual living areas will

THE LOLITE A 14

1 BEDROOM • 719 SQ.FT. (BALCONY 49 SQ.FT.)



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FLOORS 2-15

ONE

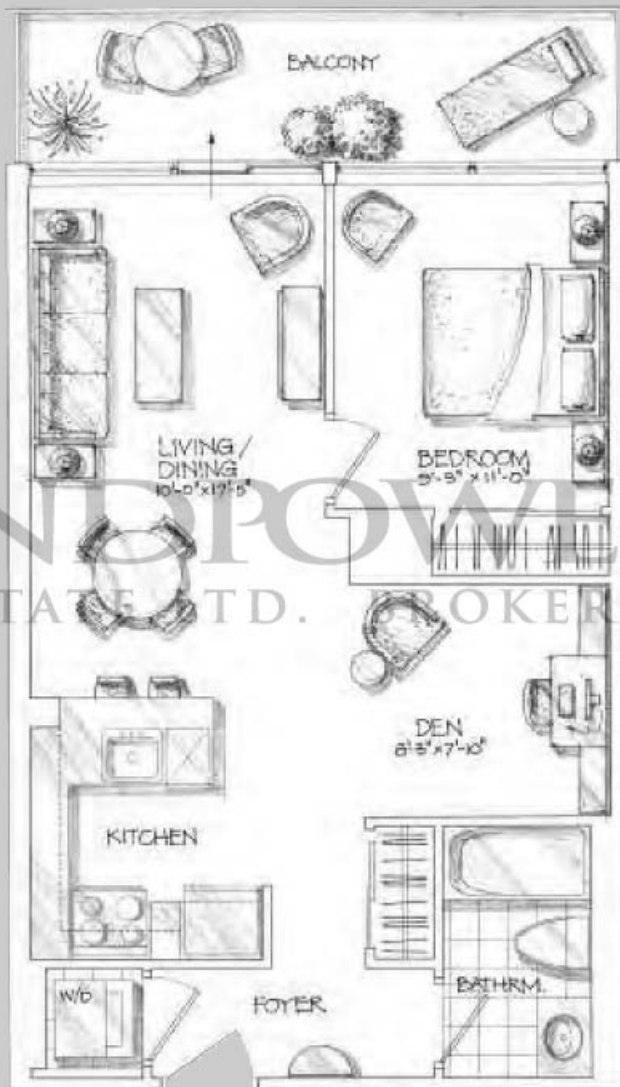
BEDROOM + DEN

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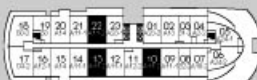


THE AQUAMARINE A 11-2

1 BEDROOM+DEN • 641 SQ.FT. (BALCONY 96 SQ.FT.)



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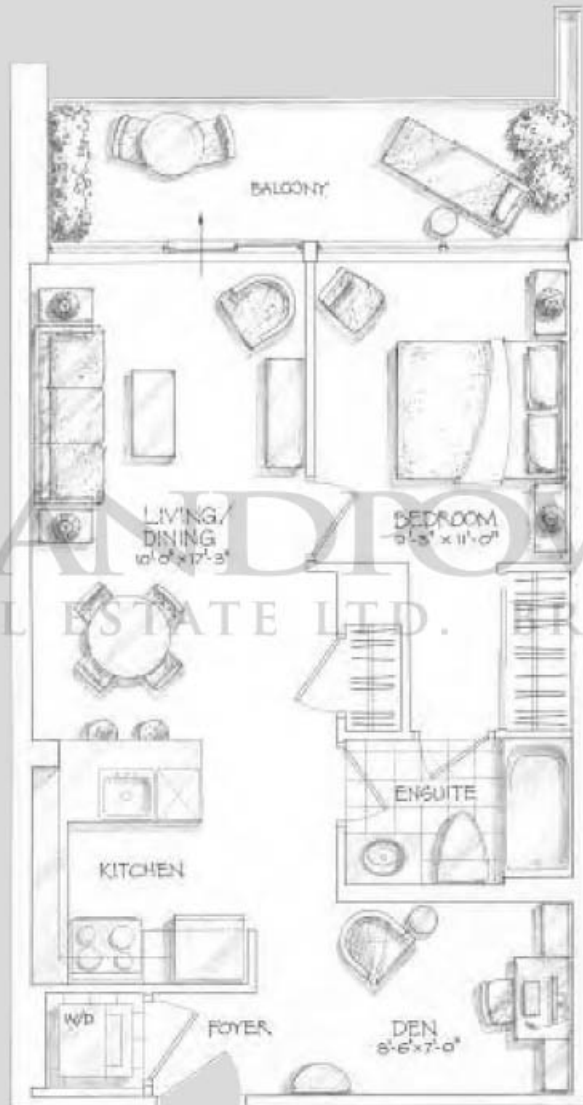


FLOORS 2-15

All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Warranty Corporation bulletin #22. Actual living areas will

THE PEACOCK A11-1

1 BEDROOM+DEN • 641 SQ.FT. (BALCONY 107 SQ.FT.)



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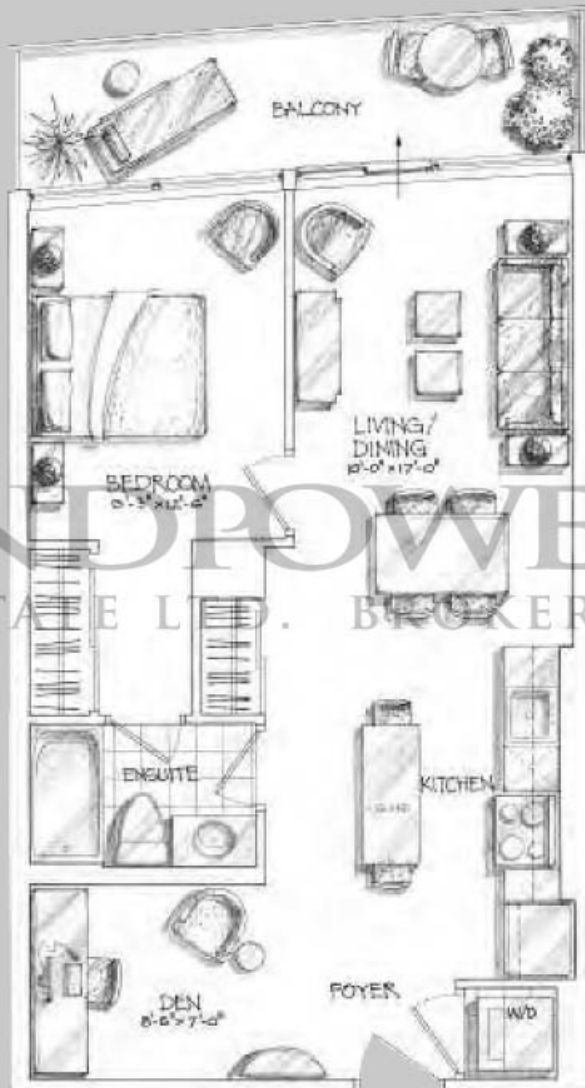


FLOORS 12-15

All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Warranty Corporation bulletin #22. Actual living areas will

THE MERIDIAN A5-1

1 BEDROOM+DEN • 673 SQ.FT. (BALCONY 107 SQ.FT.)



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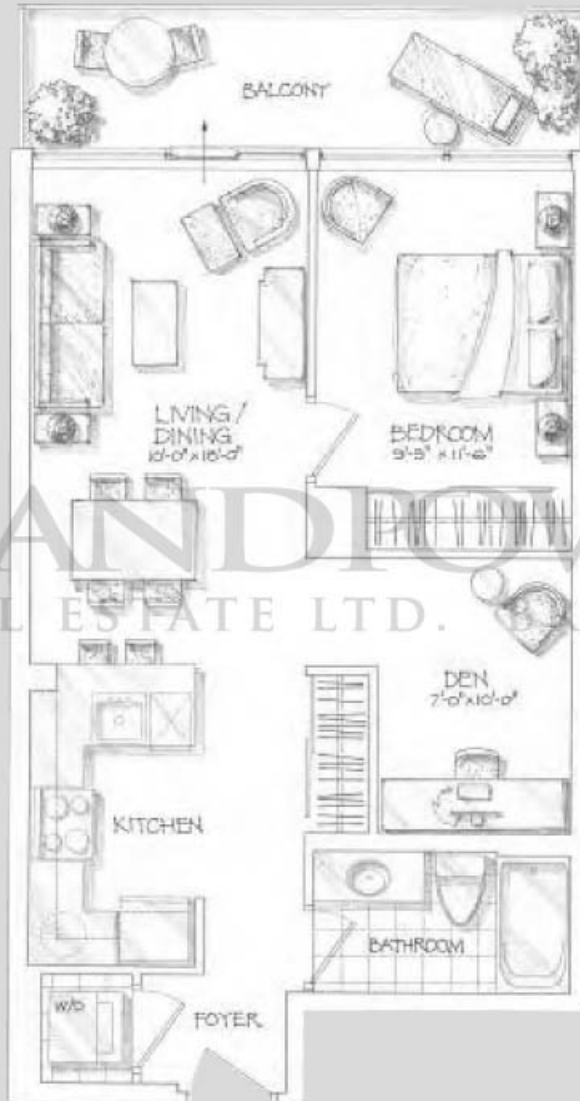


FLOORS 2-7

All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Warranty Corporation bulletin #22. Actual living areas will

THE SAPPHIRE A6

1 BEDROOM+DEN • 673 SQ.FT. (BALCONY 107 SQ.FT.)



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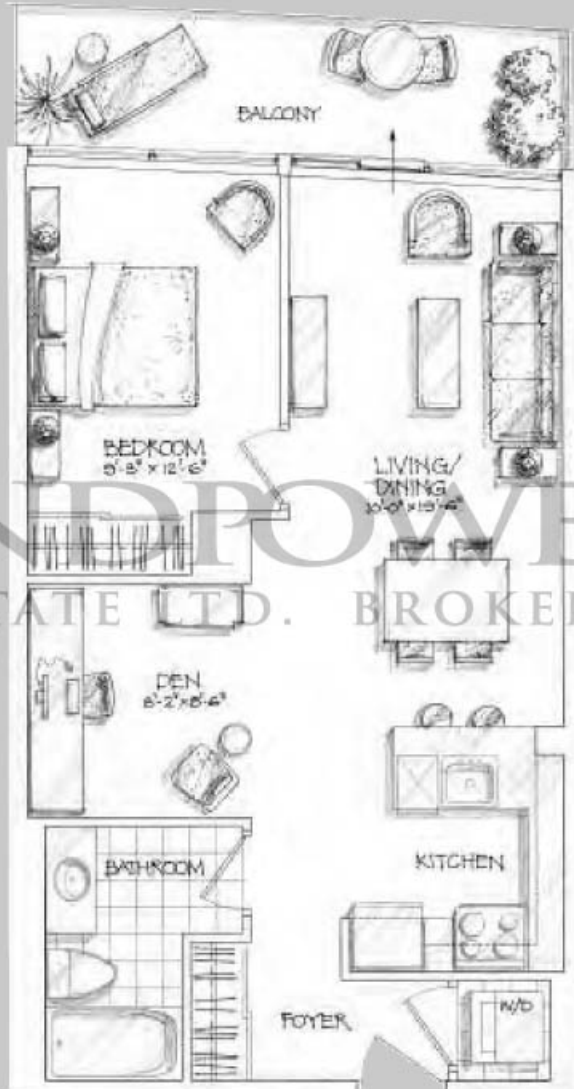


FLOORS 2-11

All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Warranty Corporation bulletin #22. Actual living areas will

THE TEAL A15-2

1 BEDROOM+DEN • 692 SQ.FT. (BALCONY 107 SQ.FT.)



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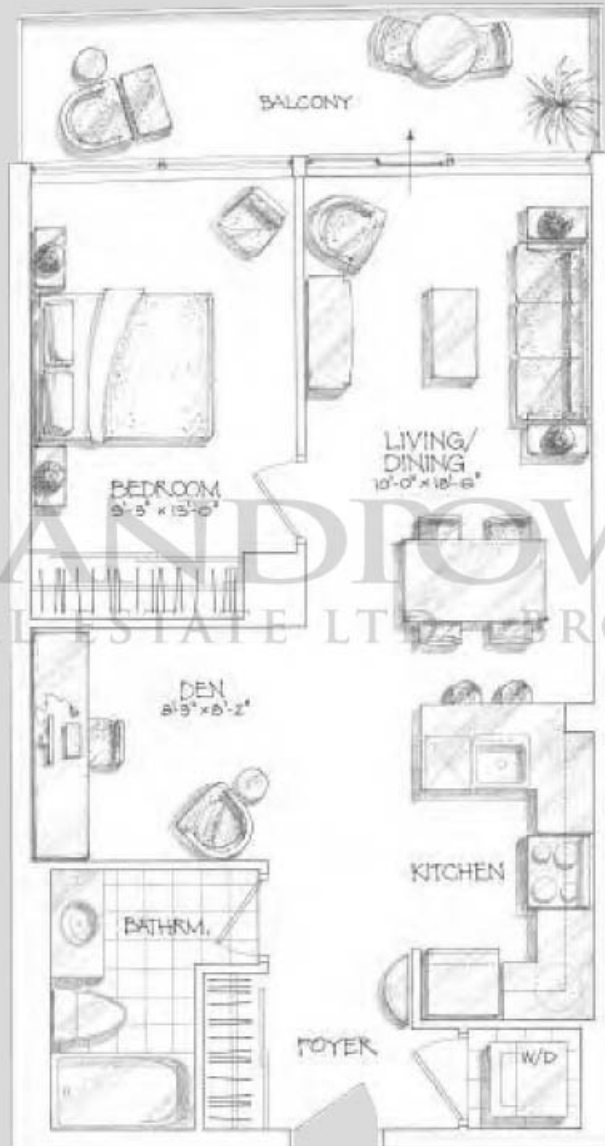


FLOORS 2-8

All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Warranty Corporation bulletin #22. Actual living areas will

THE DENIM A18-1

1 BEDROOM+DEN • 706 SQ.FT. (BALCONY 107 SQ.FT.)



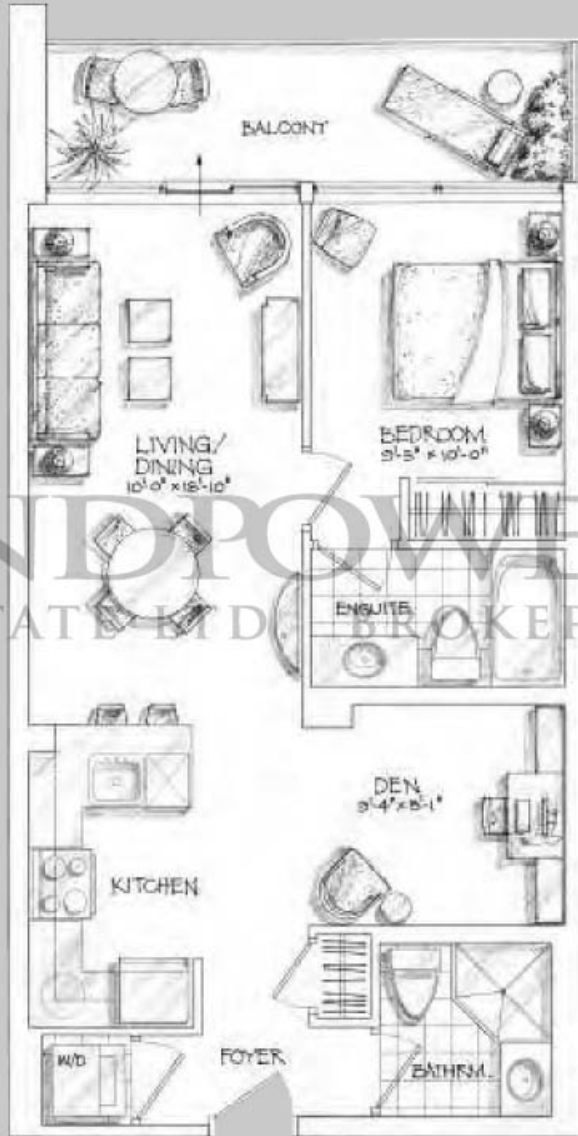
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FLOORS 2-7, 9-11

THE CELESTE A10-1

1 BEDROOM+DEN • 707 SQ.FT. (BALCONY 101 SQ.FT.)

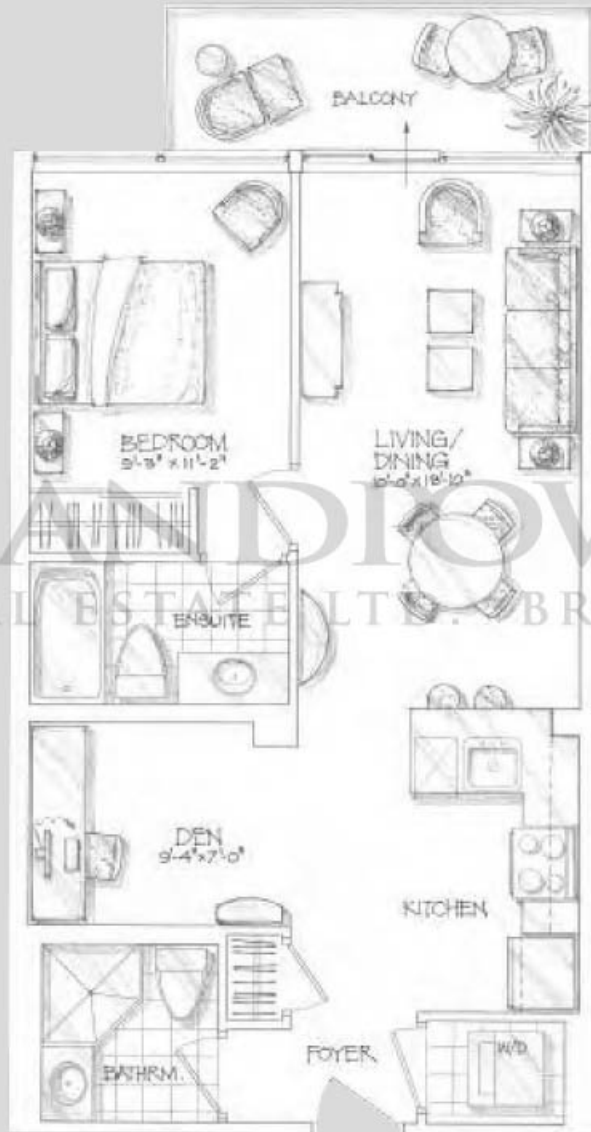


FLOORS 2-11

All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Warranty Corporation bulletin #22. Actual living areas will

THE VIOLET A15-1

1 BEDROOM+DEN • 707 SQ.FT. (BALCONY 107 SQ.FT.)



FLOORS 2-8

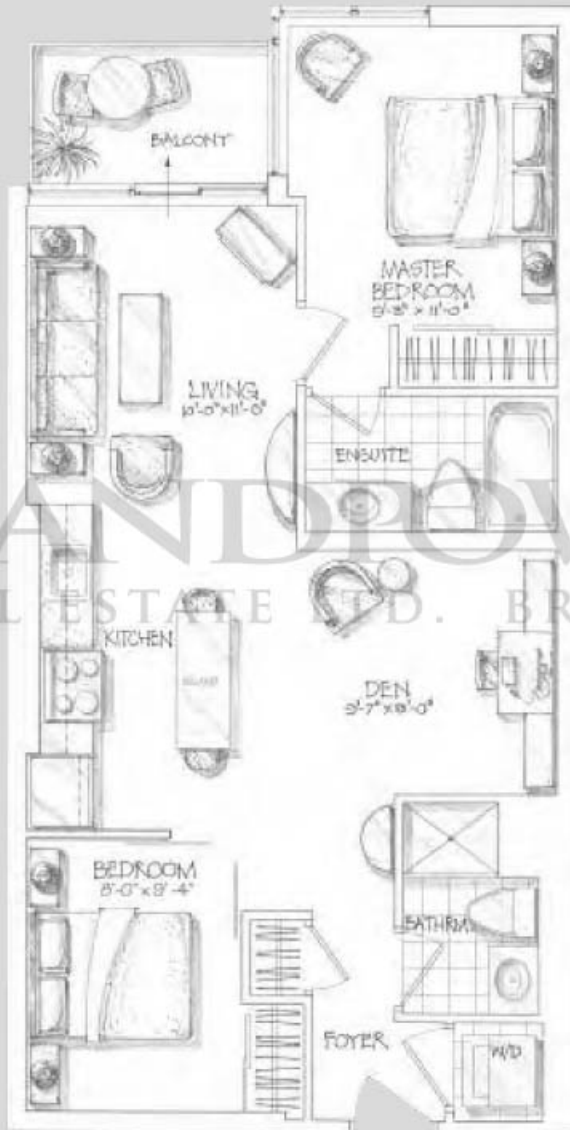
All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Warranty Corporation bulletin #22. Actual living areas will

TWO
BEDROOM

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THE PRUSSIAN A9-2

2 BEDROOM+DEN • 769 SQ.FT. (BALCONY 49 SQ.FT.)



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FLOORS 2-11

All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Warranty Corporation bulletin #22. Actual living areas will

THE BLUE A20

2 BEDROOM • 770 SQ.FT. (BALCONY 47 SQ.FT.)



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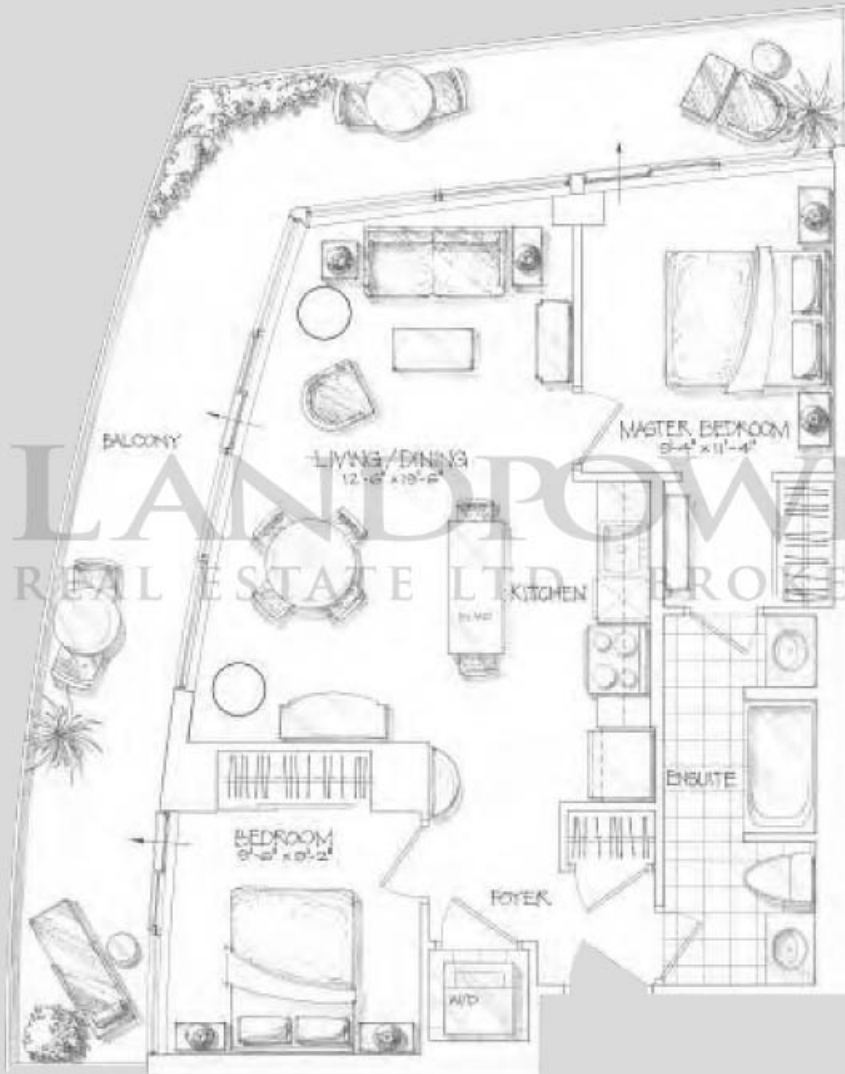


FLOORS 2-8

All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Warranty Corporation bulletin #22. Actual living areas will

THE CEIL B1

2 BEDROOM • 778 SQ.FT. (BALCONY 306 SQ.FT.)

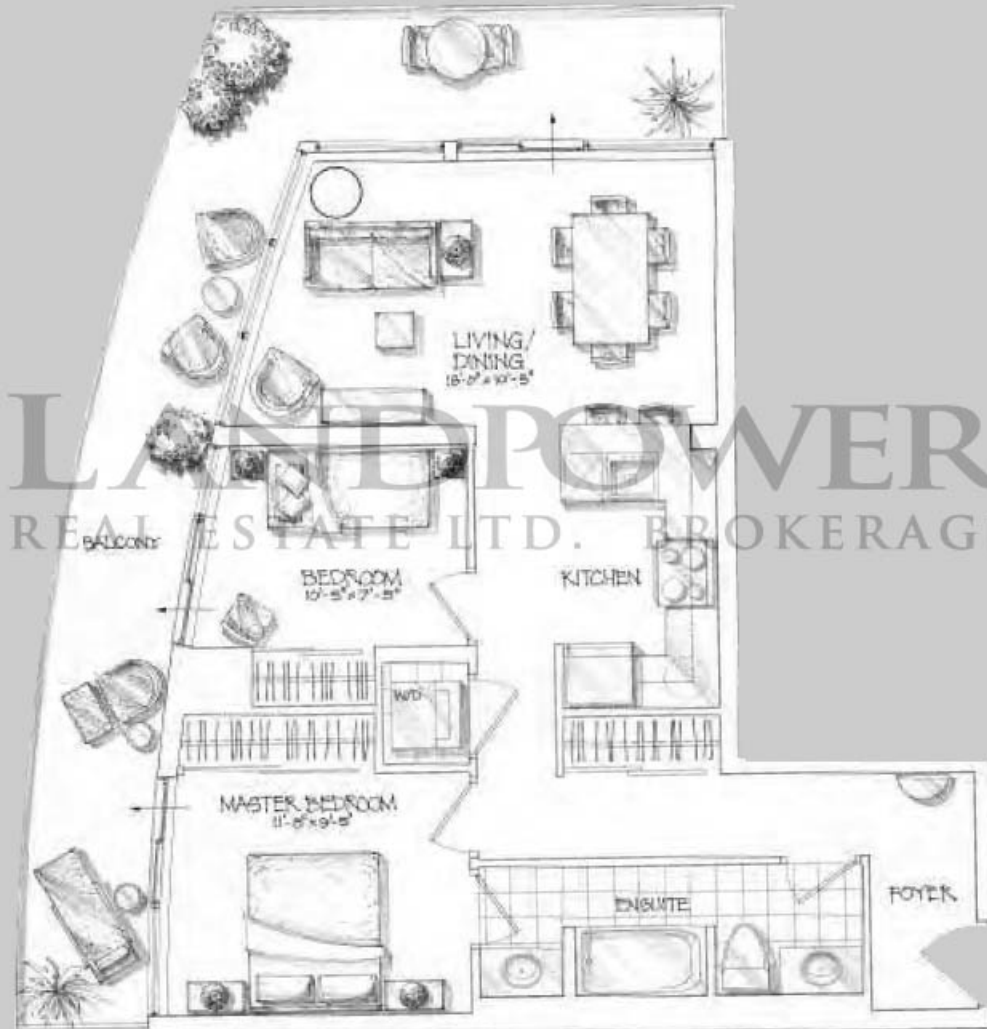


FLOORS 2-8

All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Warranty Corporation bulletin #22. Actual living areas will

THE AQUA B2

2 BEDROOM • 793 SQ.FT. (BALCONY 289 SQ.FT.)

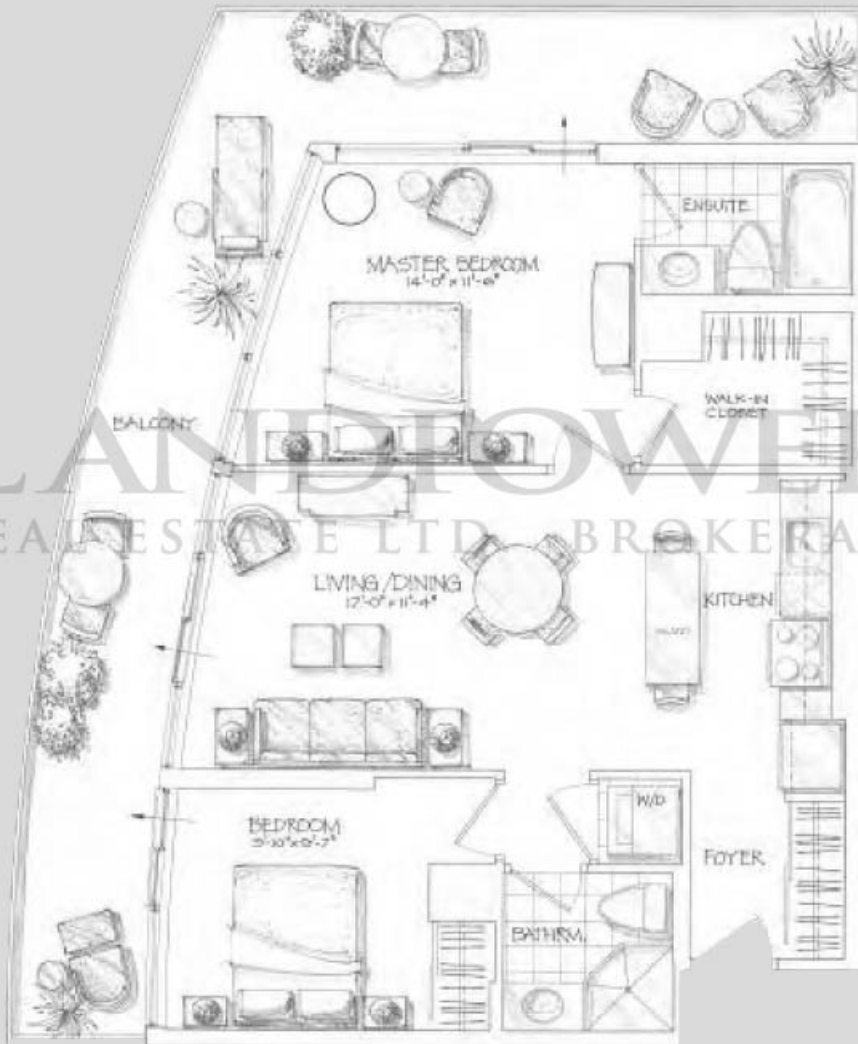


FLOORS 9-10

All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Warranty Corporation bulletin #22. Actual living areas will

THE ARC B3-2

2 BEDROOM • 836 SQ.FT. (BALCONY 317 SQ.FT.)



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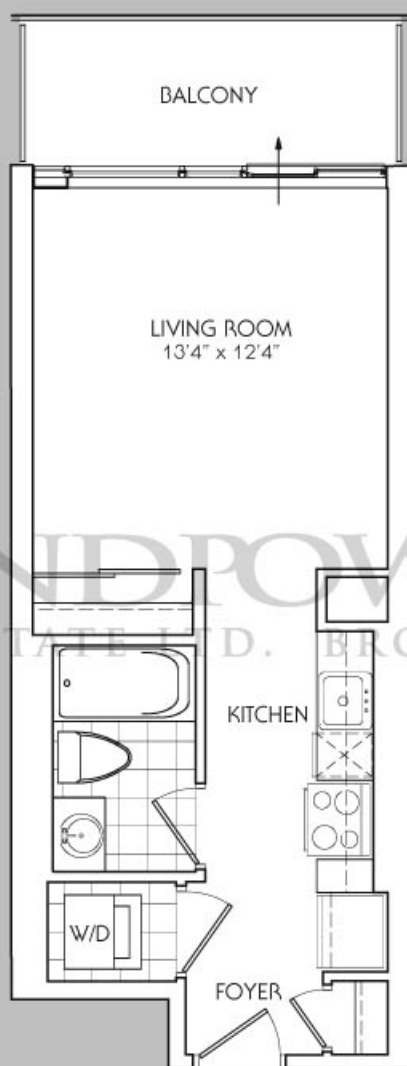
FLOORS 11-15

All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Warranty Corporation bulletin #22. Actual living areas will

THE OCEAN S 1-2

STUDIO • 405 SQ.FT.

(BALCONY 69 SQ.FT.)



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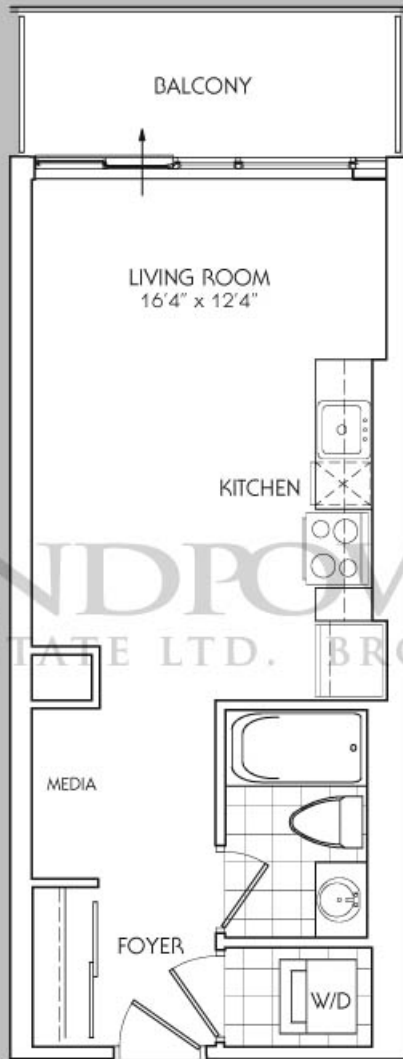
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All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Warranty Corporation Bulletin #22. Actual living areas will vary from the floor area stated. The purchaser acknowledges that the actual unit purchased may be a reverse layout to the plan shown. E. & O.E. Illustrations are artist concept.

THE ICE 52-2

STUDIO • 413 SQ. FT.

(BALCONY 69 SQ. FT.)

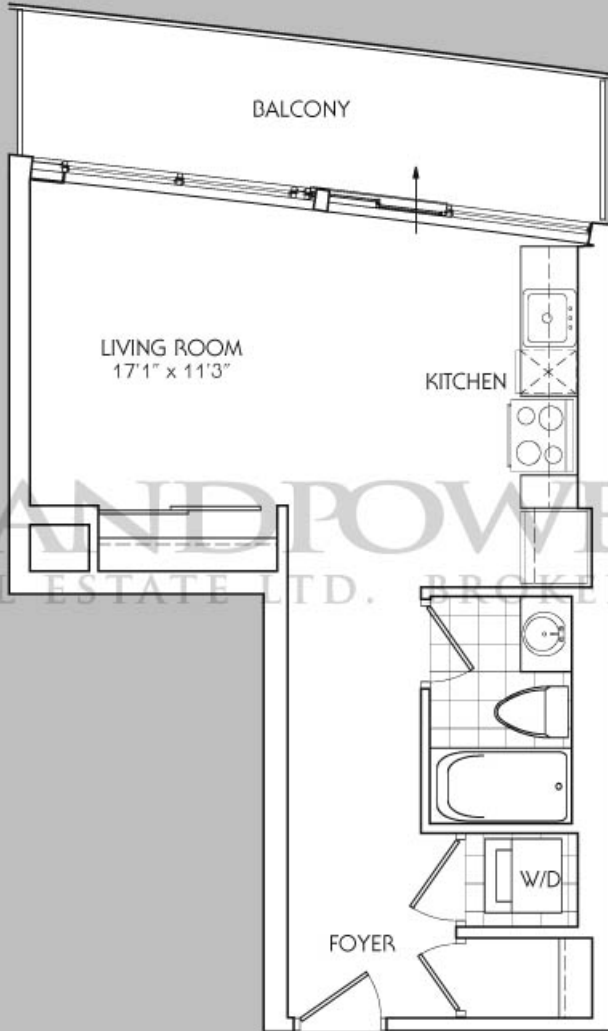


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THE TANZANITE 55

STUDIO • 473 SQ.FT.

(BALCONY 107 SQ.FT.)



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FLOORS 2-7

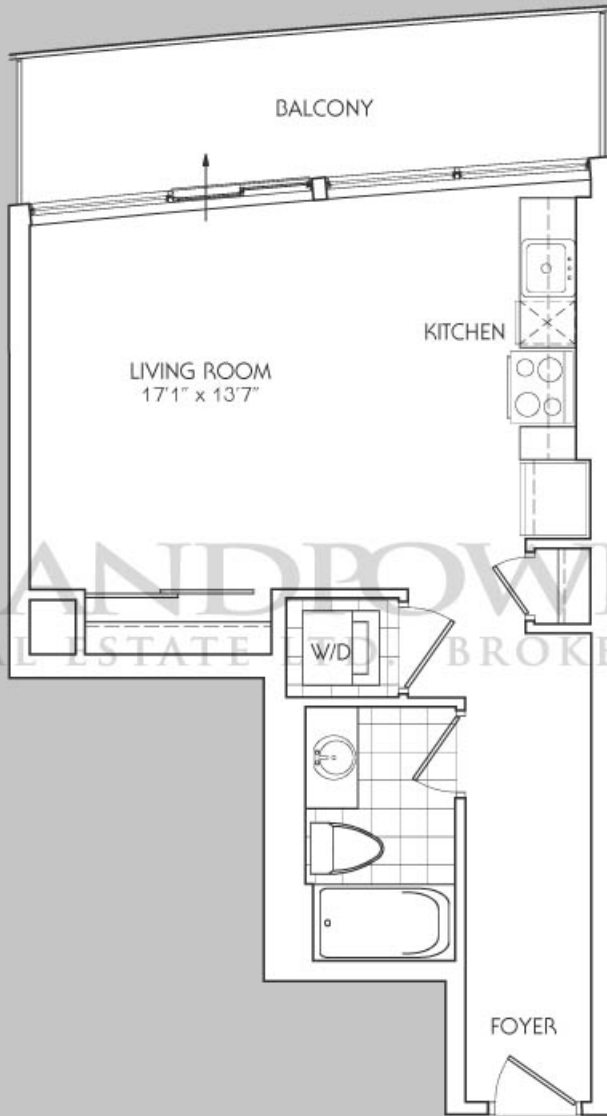
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All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Warranty Corporation Bulletin #22. Actual living areas will vary from the floor area stated. The purchaser acknowledges that the actual unit purchased may be a reverse layout to the plan shown. E. & O.E. Illustrations are artist concept.

THE CURVE S4

STUDIO • 504 SQ. FT.

(BALCONY 107 SQ. FT.)



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FLOORS 2-8

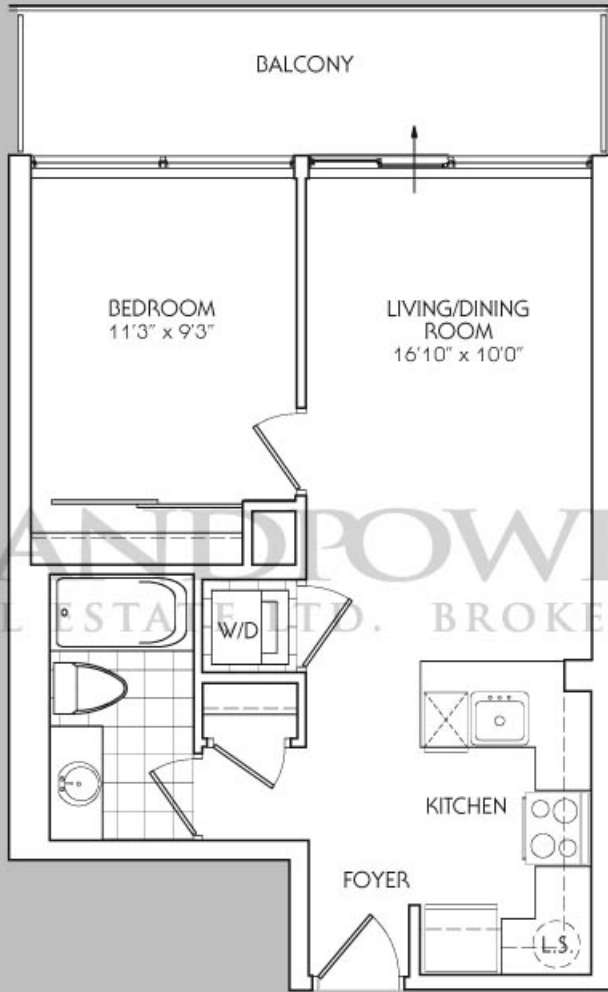
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THE CHALCEDONY A 25

1 BEDROOM • 545 SQ. FT.

(BALCONY 107 SQ. FT.)



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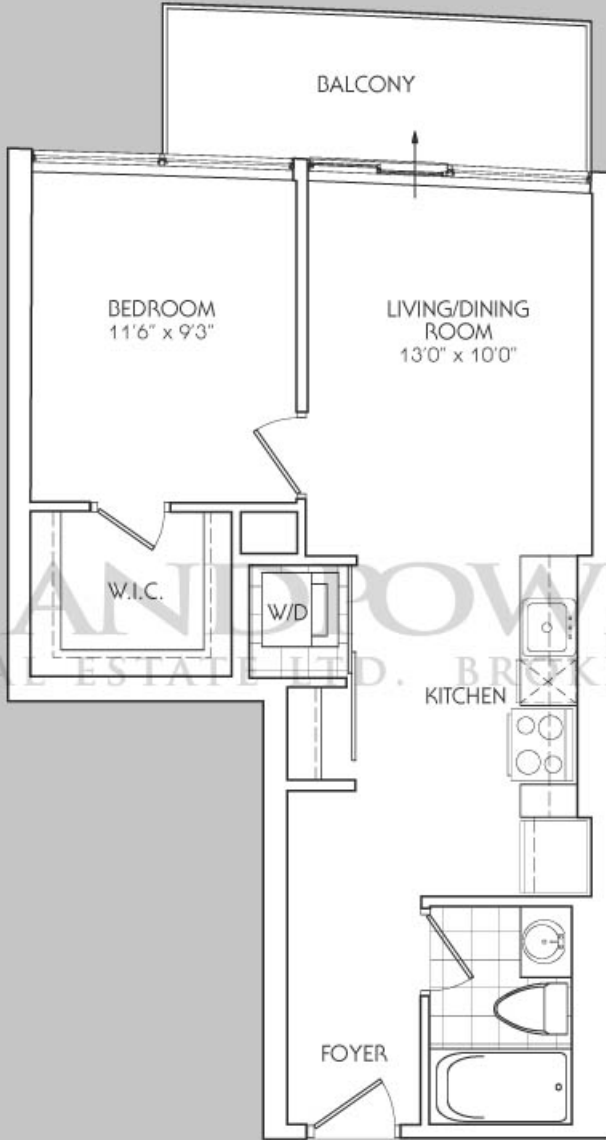
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THE SKY A27

1 BEDROOM • 565 SQ. FT.

(BALCONY 76 SQ. FT.)



FLOORS 9-11

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THE BERYL A23-1

1 BEDROOM • 588 SQ. FT.

(BALCONY 109 SQ. FT.)



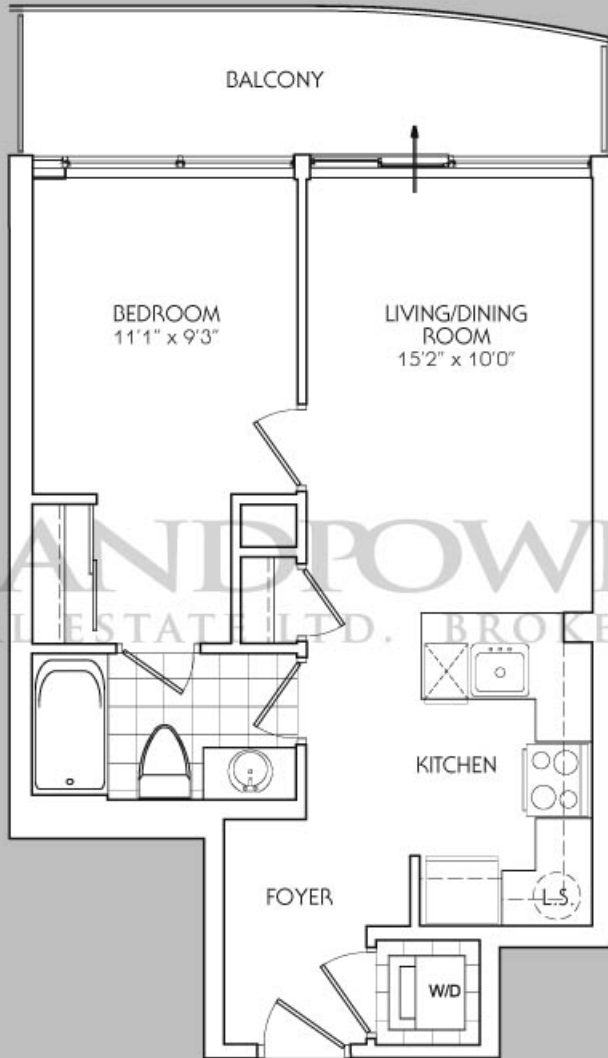
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THE OPALINE A 2-2

1 BEDROOM • 588 SQ. FT.

(BALCONY 103 SQ. FT.)



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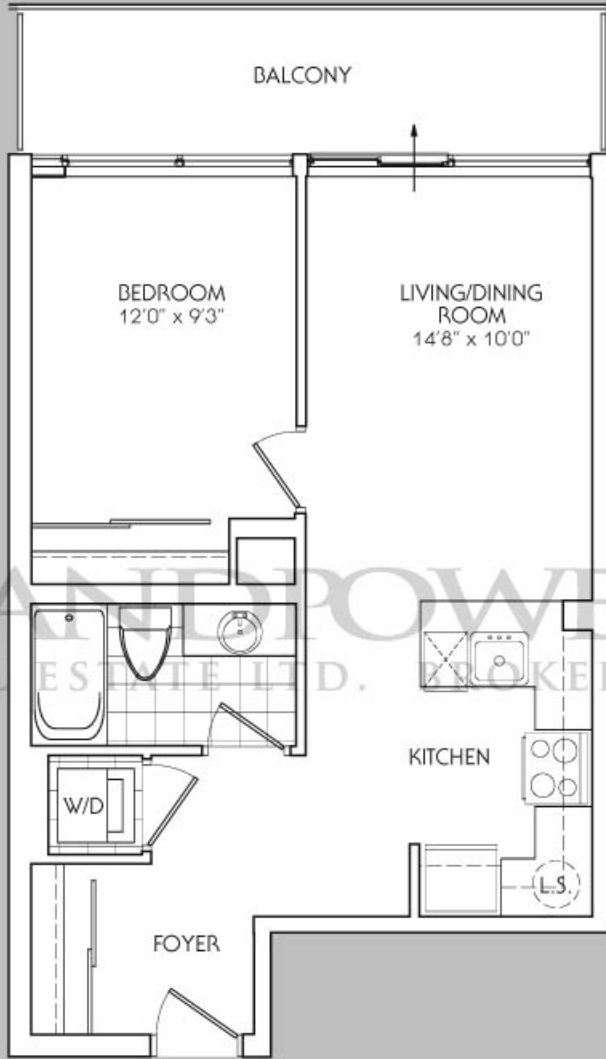


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THE MAZARINE A7

1 BEDROOM • 595 SQ. FT.

(BALCONY 107 SQ. FT.)



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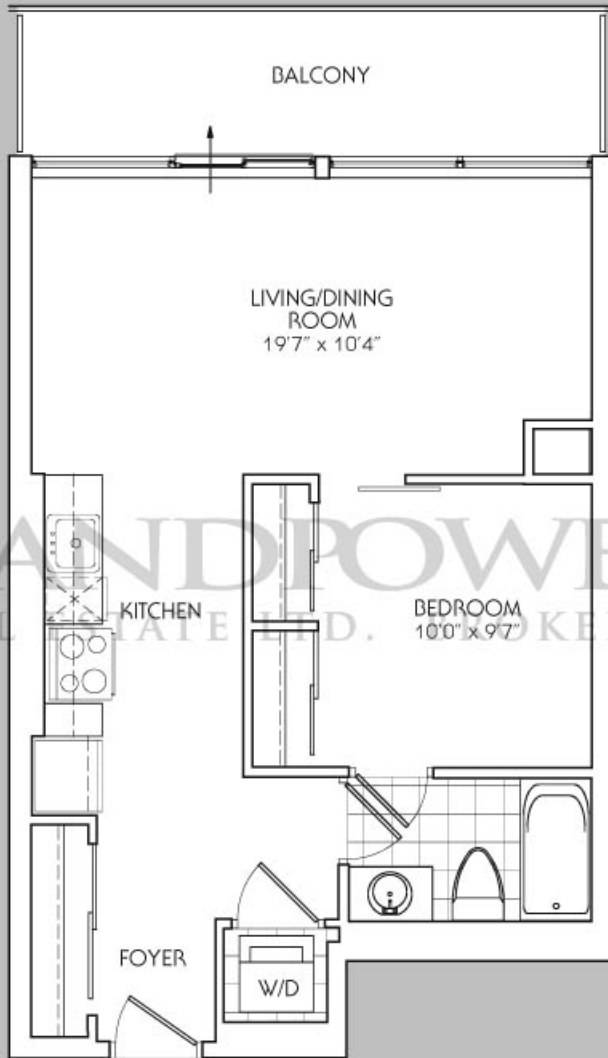
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THE SPHERE A 12-2

1 BEDROOM • 606 SQ. FT.

(BALCONY 107 SQ. FT.)



FLOORS 12-15



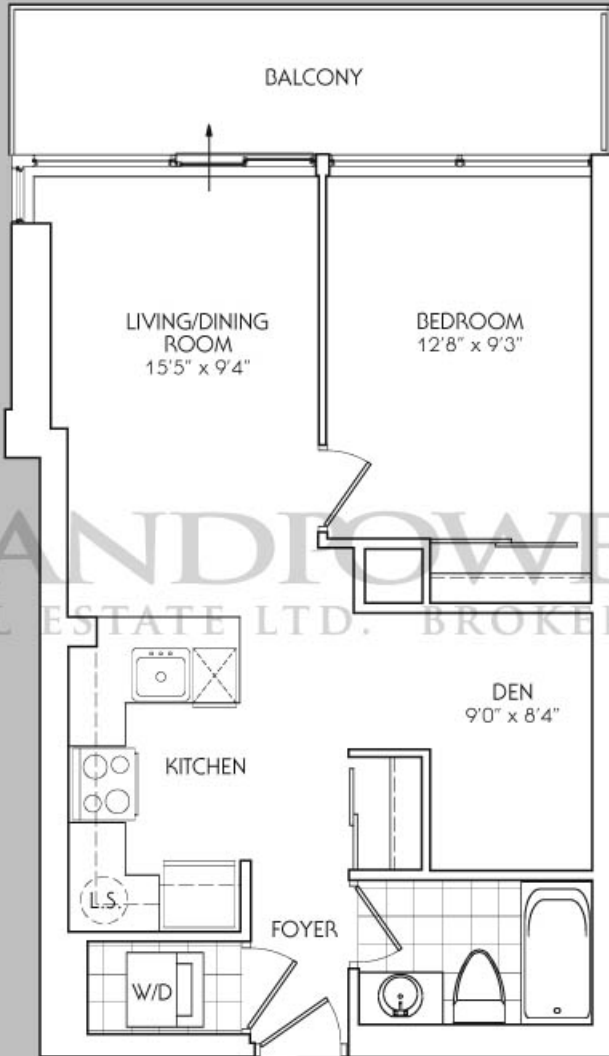
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THE OXFORD

A 23-2

1 BEDROOM + DEN • 629 SQ. FT.

(BALCONY 109 SQ. FT.)



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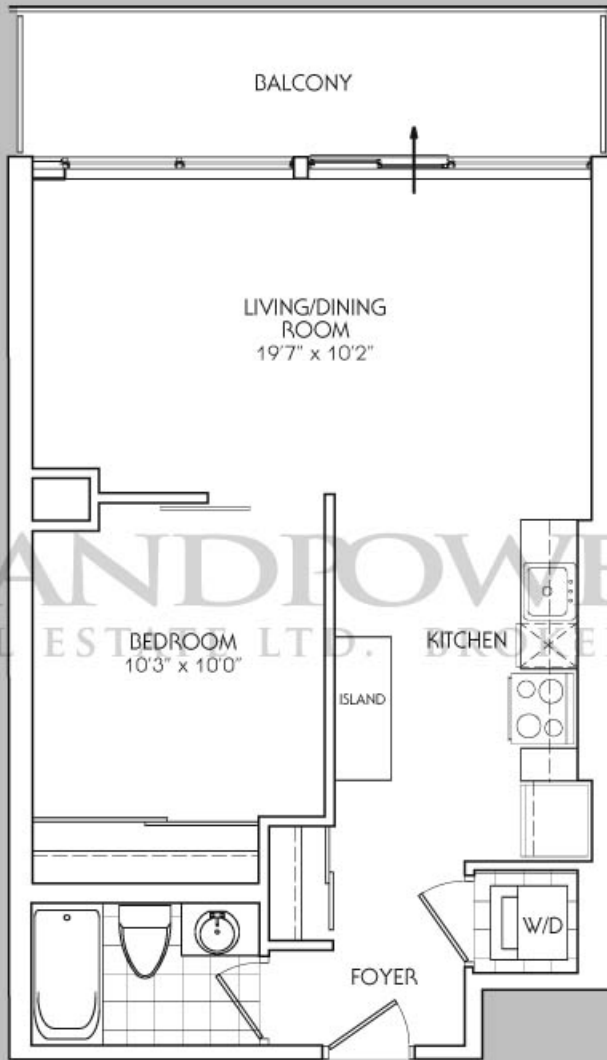
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THE COLONIAL A 13

1 BEDROOM • 630 SQ. FT.

(BALCONY 107 SQ. FT.)



FLOORS 12-15

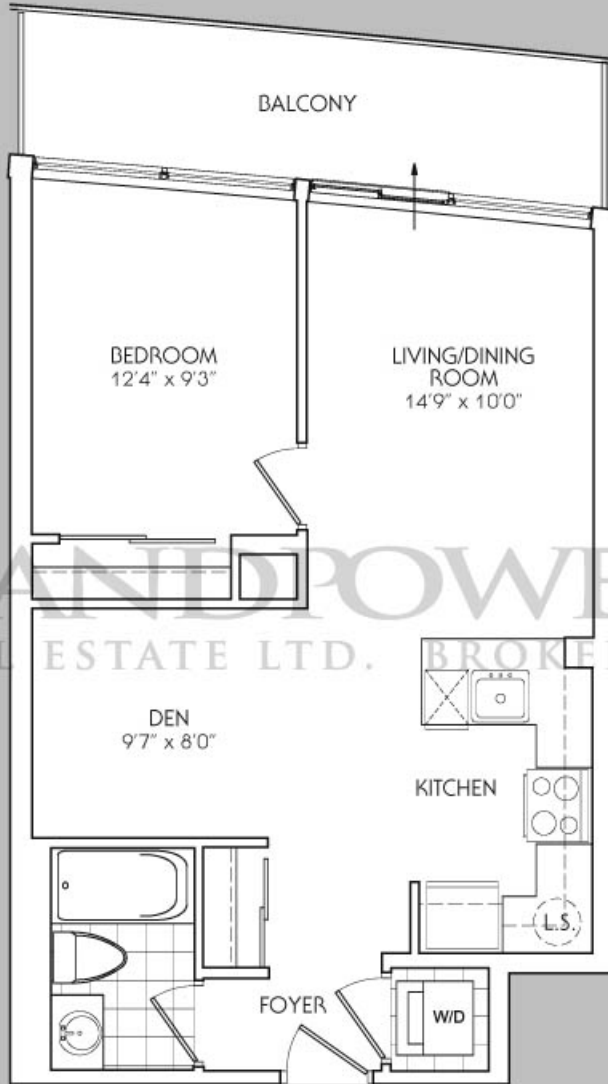
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THE WHISPER A 8-1

1 BEDROOM + DEN • 632 SQ. FT.

(BALCONY 107 SQ. FT.)



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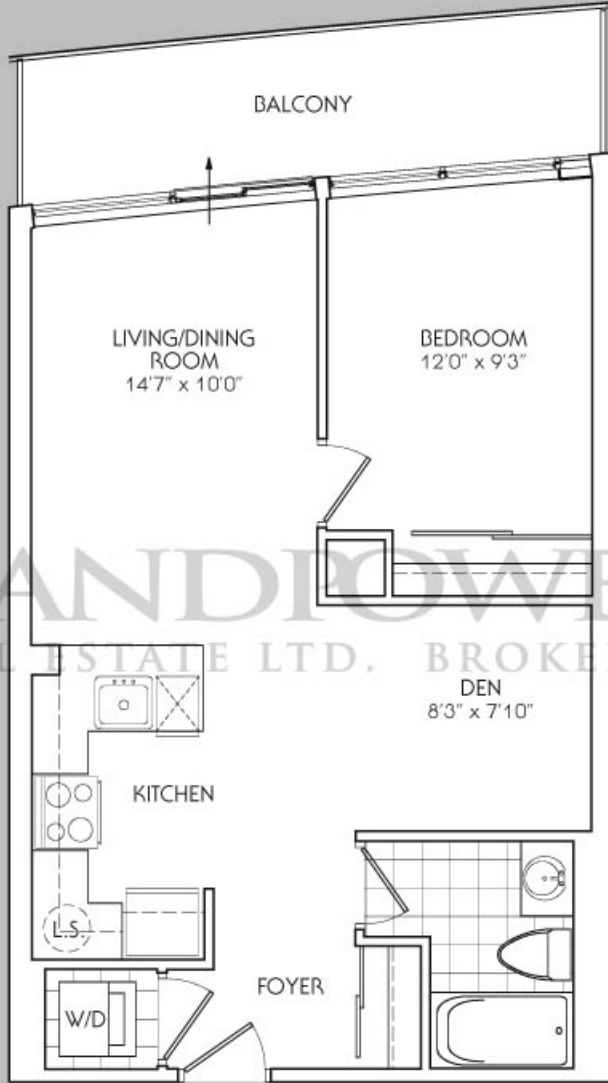
FLOORS 2-7

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THE FAVRILE A3

1 BEDROOM + DEN • 641 SQ. FT.
(BALCONY 107 SQ. FT.)



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FLOORS 2-7

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THE CAMBRIDGE A 18-2

1 BEDROOM + DEN • 649 SQ. FT.
(BALCONY 103 SQ. FT.)



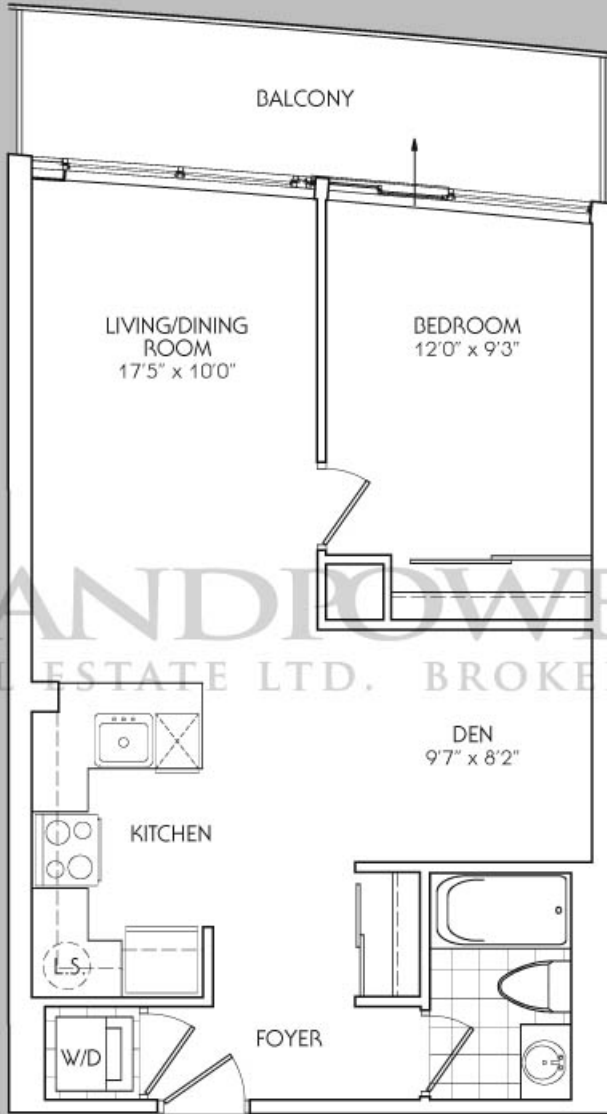
FLOORS 12-15

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THE BAYVIEW ^{A17}

1 BEDROOM + DEN • 665 SQ. FT.

(BALCONY 107 SQ. FT.)



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FLOORS 2-6

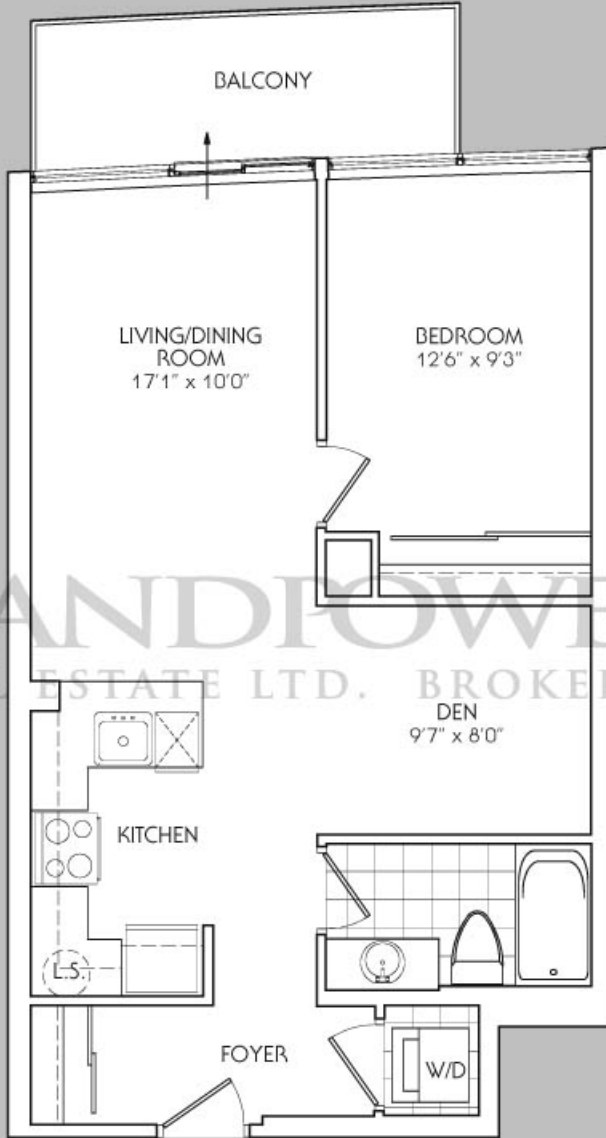
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THE VERRERIE A 22

1 BEDROOM + DEN • 681 SQ. FT.

(BALCONY 75 SQ. FT.)



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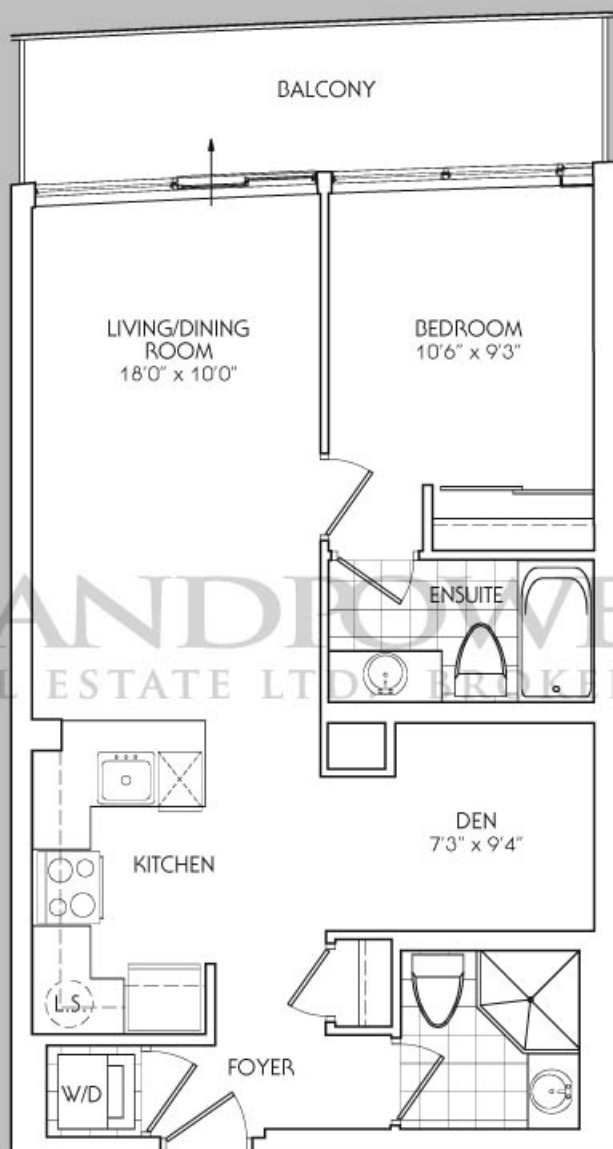


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THE STEEL A10-2

1 BEDROOM + DEN • 695 SQ. FT.
(BALCONY 107 SQ. FT.)



FLOORS 2-7

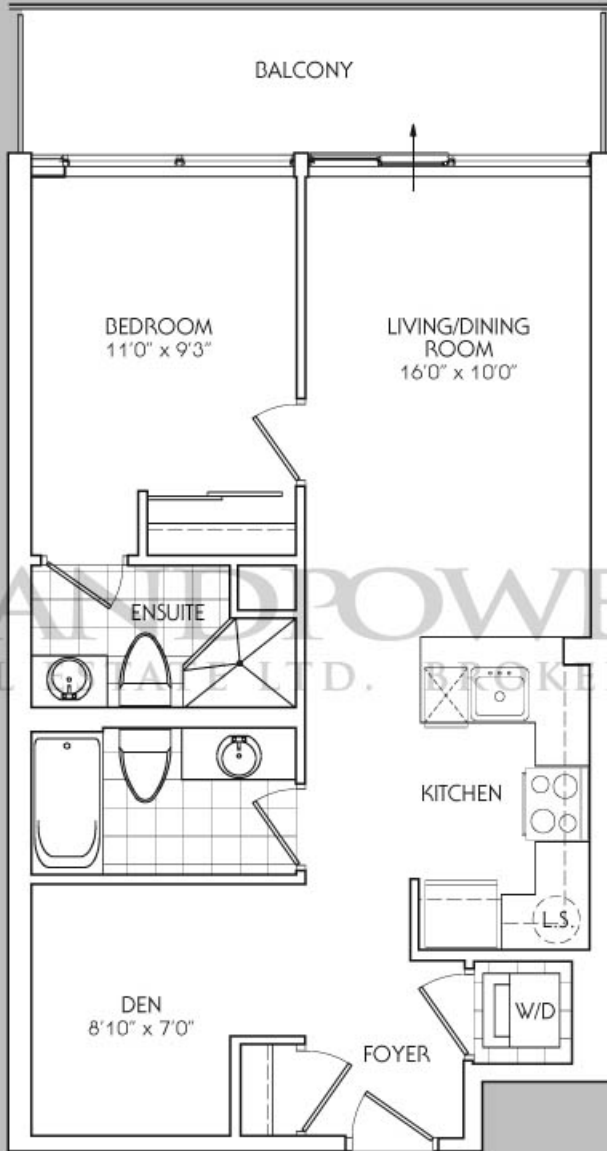
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THE REAMY A1

1 BEDROOM + DEN • 697 SQ. FT.

(BALCONY 107 SQ. FT.)



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FLOORS 6-11

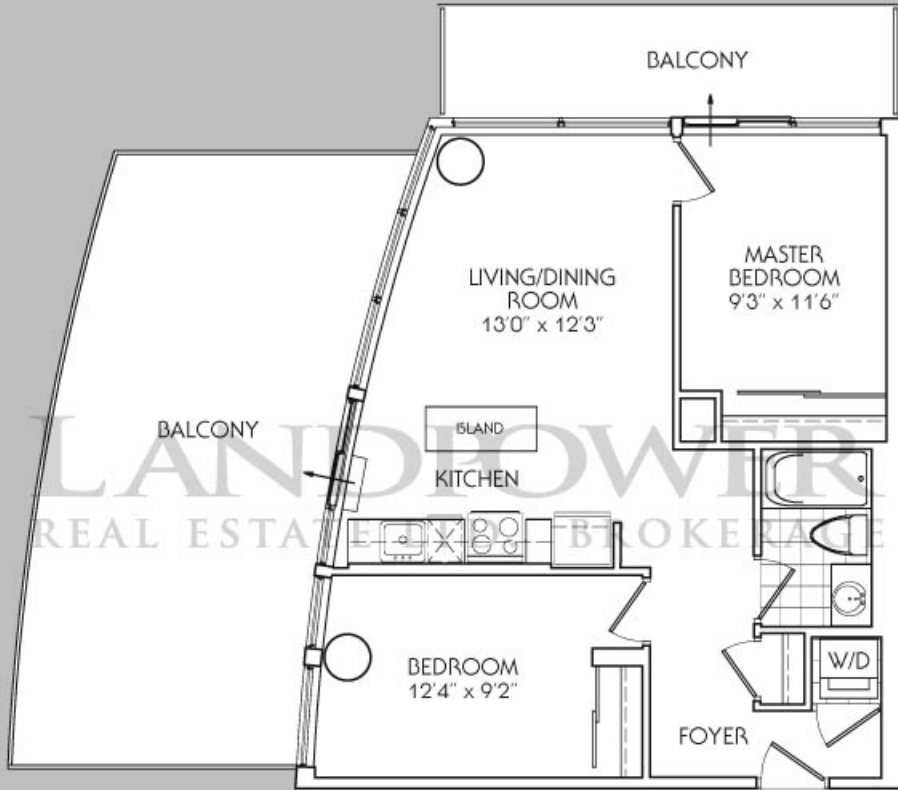
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THE QUANTUM B3-1

2 BEDROOM + DEN • 750 SQ. FT.

(BALCONY 481 SQ. FT.)

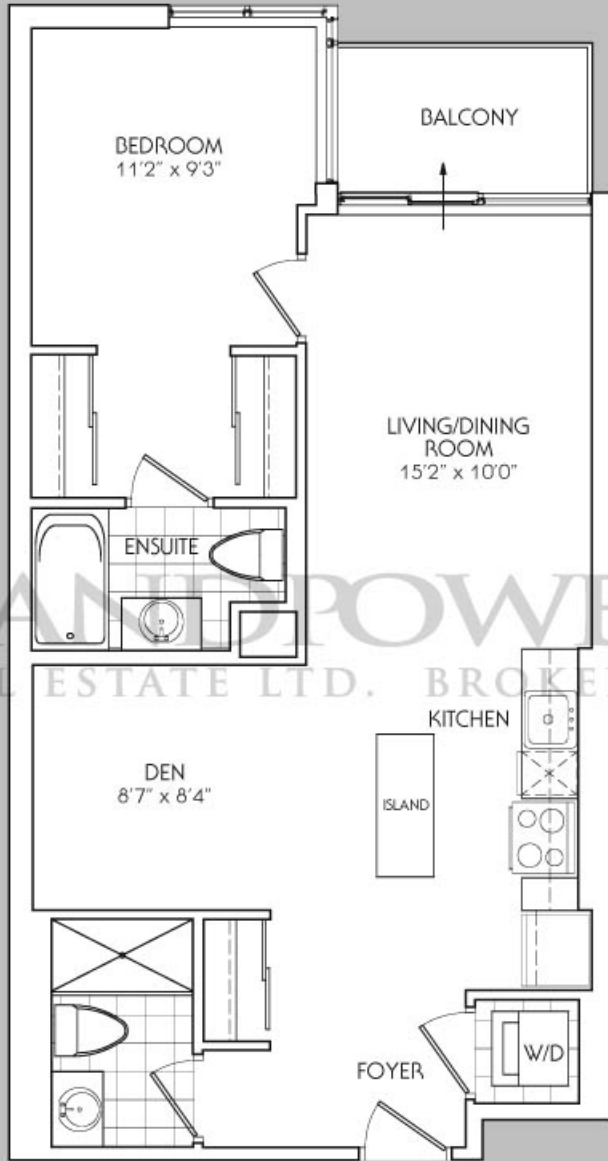


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THE BURMESE A 9-3

1 BEDROOM + DEN • 760 SQ. FT.
(BALCONY 47 SQ. FT.)



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FLOORS 2-7

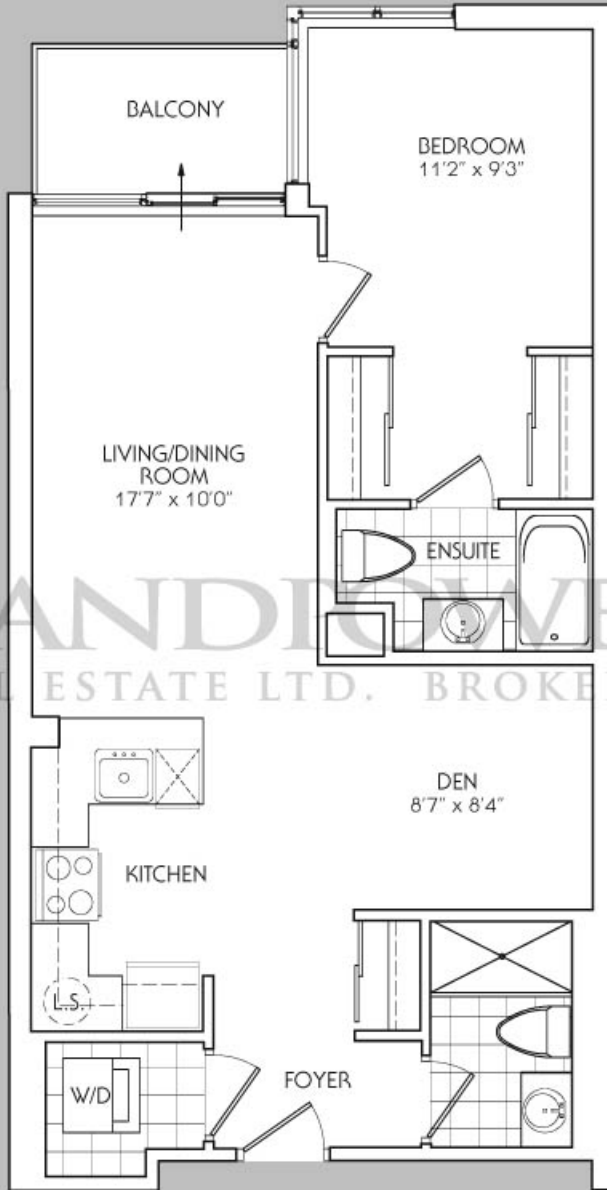
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THE SILVER A9-1

1 BEDROOM + DEN • 771 SQ. FT.

(BALCONY 47 SQ. FT.)



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FLOORS 2-7

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