



A GRAND SENSE
of PLACE





INTRODUCING A VIBRANT NEW TRIDEL COMMUNITY AT YONGE & HWY 401

Avonshire has arrived. A visionary new Tridel community that will make a signature statement on the North York skyline. Here you will come home to a Naturally Better™ community that is Built Green. Built For Life™. A grand condominium community that reflects both a real sense of place and an air of sophistication arising from every thoughtful detail of its design.



Artist's concept





Artist's concept

THE AVONSHIRE MASTERPLAN

When completed, Avonshire will be comprised of four superbly designed condominium residences, a collection of Garden Villas and Executive Townhomes, as well as a sleek new rental residence. The community's streetscapes are being carefully created to have a friendly, pedestrian-oriented curb appeal, highlighted by mature tree-lined promenades, pleasant community walkways, buildings that feature welcoming, classically designed street-level façades, and a central eco-friendly community park.



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AVONSHIRE



TWO LEVELS - ONE EXTRAORDINARY CLUB

LANDPOWER
REAL ESTATE LTD. BROKERAGE

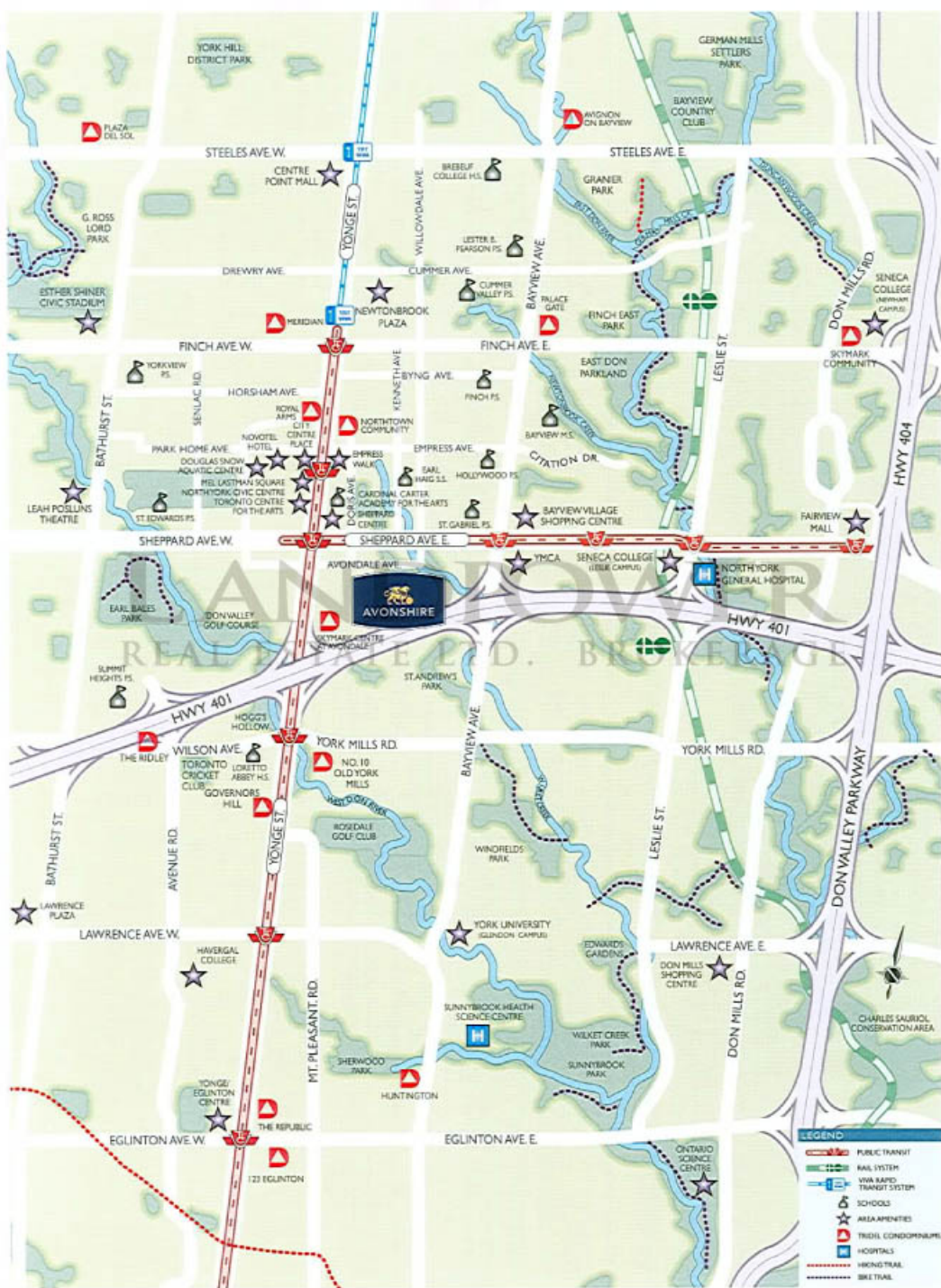


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AT THE CROSSROADS OF NORTH YORK



INCLUDED FEATURES & FINISHES

THE BUILDING & COMMON AREAS

- > Two sophisticated 21-storey condominium residences featuring an Art-Deco design.
- > Conveniently located at Yonge Street and Highway 401, at the crossroads of North York.
- > Beautifully landscaped grounds including a centrally located eco-friendly park with fountains and play areas.
- > Contemporary two-storey marble-clad lobby features courteous 24-hour Concierge, fireside conversation area and unique double return staircase with waterfall backdrop.
- > Four elevators to whisk you wherever you're going.
- > Interphone system allowing your guests to announce their arrival.

AVONSHIRE ENTERTAINMENT CENTRE

- > Roman-style Aquatic Centre featuring skylit swimming pool, whirlpool, men's and women's saunas.
- > Party Lounge with modern marble-clad fireplace, bar, designer furnishings and walkout to Terrace with comfortable seating, dining tables and BBQ areas for outdoor entertaining.
- > Private Dining Room and Catering Kitchen.
- > Media Room with big screen plasma TV, surround sound and stadium seating.
- > Games Lounge with professional billiards tables.
- > Private Library opening onto an outdoor terrace.
- > Boardrooms.
- > Health & Fitness Centre with state-of-the-art equipment plus separate yoga area.
- > Four fully furnished guest suites to comfortably accommodate your overnight visitors.

RESIDENCES OF IMPECCABLE STYLE

- > White stippled ceiling finish to all areas except the kitchen, laundry, storage* and bathroom(s) which feature a smooth white paint finish.
- > Interior walls and smooth ceilings are primed and then painted with two coats of off-white, quality latex paint (kitchen, bathroom(s), and all woodwork and trim painted with durable white semi-gloss paint). Paints have low levels of volatile organic compounds (VOCs).
- > 7 foot interior classic style doors with brushed metal lever hardware.
- > Contemporary styled, paint finish 7 inch baseboards with 3 inch matching door casing. Laundry, bathroom and storage areas to have tile base.
- > Smooth white cultured marble window sills.
- > Architecturally designed thermally broken aluminum window frames with low-E coated, double pane, sealed glazing units, with operable awning windows.
- > White bathroom fixtures throughout.
- > The ceiling height of the unit is approximately 9 feet, measured from the upper surface of the concrete floor slab to the undersurface of the concrete ceiling slab. Where ceiling bulkheads are installed, the ceiling height will be less than 9 feet. Where dropped ceilings are required, (in areas such as foyers, closets, kitchens, bedrooms, dining rooms, bathrooms, laundry rooms and hallways), the ceiling height will also be less than 9 feet.
- > All balcony areas to have one exterior electrical receptacle.
- > Frameless mirrored sliding closet doors where indicated on plans.

PREMIUM QUALITY FLOOR COVERINGS

- > Choice of plank laminate floating floor*** with acoustic underlay in kitchen, living room, dining room, den*, hallway(s)* and foyer.
- > 35 or Green Label olefin fibre broadloom*** with 1/2" under pad in bedroom(s).
- > Premium porcelain floor tiles*** in bathrooms.
- > Ceramic floor tiles in laundry/storage areas***.

GOURMET KITCHENS

- > Choice of classic or contemporary kitchen cabinetry*** with extended 42 inch upper cabinets, full depth fridge upper cabinet, one bank of drawers, pantry*. Cabinets complete with contemporary brushed metal hardware.
- > Large kitchen island*, for extra storage and eat-in; finished in choice of cabinetry*** and door*** with choice of granite or quartz countertop***.
- > Choice of granite or quartz kitchen countertop*** with polished square edge and undermount stainless steel sink.
- > Polished chrome, single lever kitchen faucet.
- > Whirlpool Energy Star high efficiency, time delay stainless steel dishwasher.
- > Whirlpool Gold Energy Star high efficiency, stainless steel 19 cubic foot bottom mount refrigerator.
- > Built-in Whirlpool microwave with high capacity hood fan in stainless steel, vented to the exterior.
- > Whirlpool self-cleaning 30 inch slide-in range with ceran top in stainless steel.
- > Contemporary look subway style ceramic backplash tile***.
- > Energy saving fluorescent under-cabinet lighting and ceiling potlights with dropped ceiling.

THE BEAUTIFUL BATHROOMS

- > Choice of classic or contemporary cabinetry*** with brushed metal hardware. Cabinet height is approx. 36 inches.
- > White cultured marble vanity top with rectangular shaped bowl.
- > Vanity-width shelf framed mirror in clear finish, complete with centre sconce.
- > Luxurious 5" soaker tub with polished chrome single lever faucet.
- > Porcelain tiles in tub and shower enclosure*.
- > Shower light in ceiling of shower stalls*.
- > Pressure balanced and temperature controlled shower faucet.
- > High pressure, low-flow shower head(s).
- > Polished chrome single lever vanity faucet in all bathroom(s) and powder room(s)*.
- > Porcelain tile flooring***.
- > Dual flush, low-flow high performance toilet(s).
- > Master ensuite with separate shower stall shall feature soaker tub complete with deck mount hand held shower head. Deep soaker with porcelain tile enclosure (where shower exists soaker tub to have porcelain tile surround to match height of vanity).
- > Glass shower with built-in towel tower shelving matching vanity cabinet colour*.

CONVENIENT IN-SUITE LAUNDRY FACILITIES

- > Heavy-duty wiring and receptacle for dryer.
- > Ventilation to exterior with automatic relay sensor exhaust control.
- > Stacked Whirlpool front loading dryer and Whirlpool Energy Star high efficiency front loading washer (complete with stainless steel flexible hose water connections). Stacked laundry appliances are white in colour.

FOR YOUR PEACE-OF-MIND

- > 24-hour concierge, monitoring community access systems including two-way communication from selected zones in underground garage and entry areas.
- > Personally encoded suite intrusion alarm system, suite door contact and keypad connected to Concierge station.
- > Electronic communication system located in the lobby vestibule and visitor parking entry vestibule permits guests to communicate with residents of the suite from the building entrance. Guests in the lobby and visitor parking vestibule can be viewed on the resident's television.
- > Surveillance cameras in selected locations in the building, grounds and garage may be monitored by the concierge.
- > Computer controlled access system provided at visitor main entry points.
- > Emergency response key chain pendants, usable in selected areas within the underground garage, will alert the concierge of a distress call (2 pendants per unit).
- > Heat detector(s) connected to fire annunciation panel.
- > Hard wired smoke alarm(s) and fire alarm speaker.

COMFORT SYSTEMS

- > Individually controlled four pipe vertical fan coil heating and cooling system for seasonal comfort control.
- > Individual metering of electricity, hot water, heating and cooling consumption.
- > Superior air filter media for use in fan coil.
- > Central building water filtration system.
- > Continuous venting of bathroom(s) exhaust to central building energy recovery system.
- > Direct venting to the outside of kitchen hood and dryer exhaust.

ELECTRICAL SERVICE AND FIXTURES

- > Individual service panel with circuit breakers.
- > Designer series receptacles and switches throughout.
- > Light fixtures in foyer, hallway(s), walk-in closet(s)*, bedroom(s), kitchen, breakfast area* and den*.
- > Capped ceiling light outlet in dining room.
- > Lighting fixtures designed to fit long-lasting, energy saving lamps.

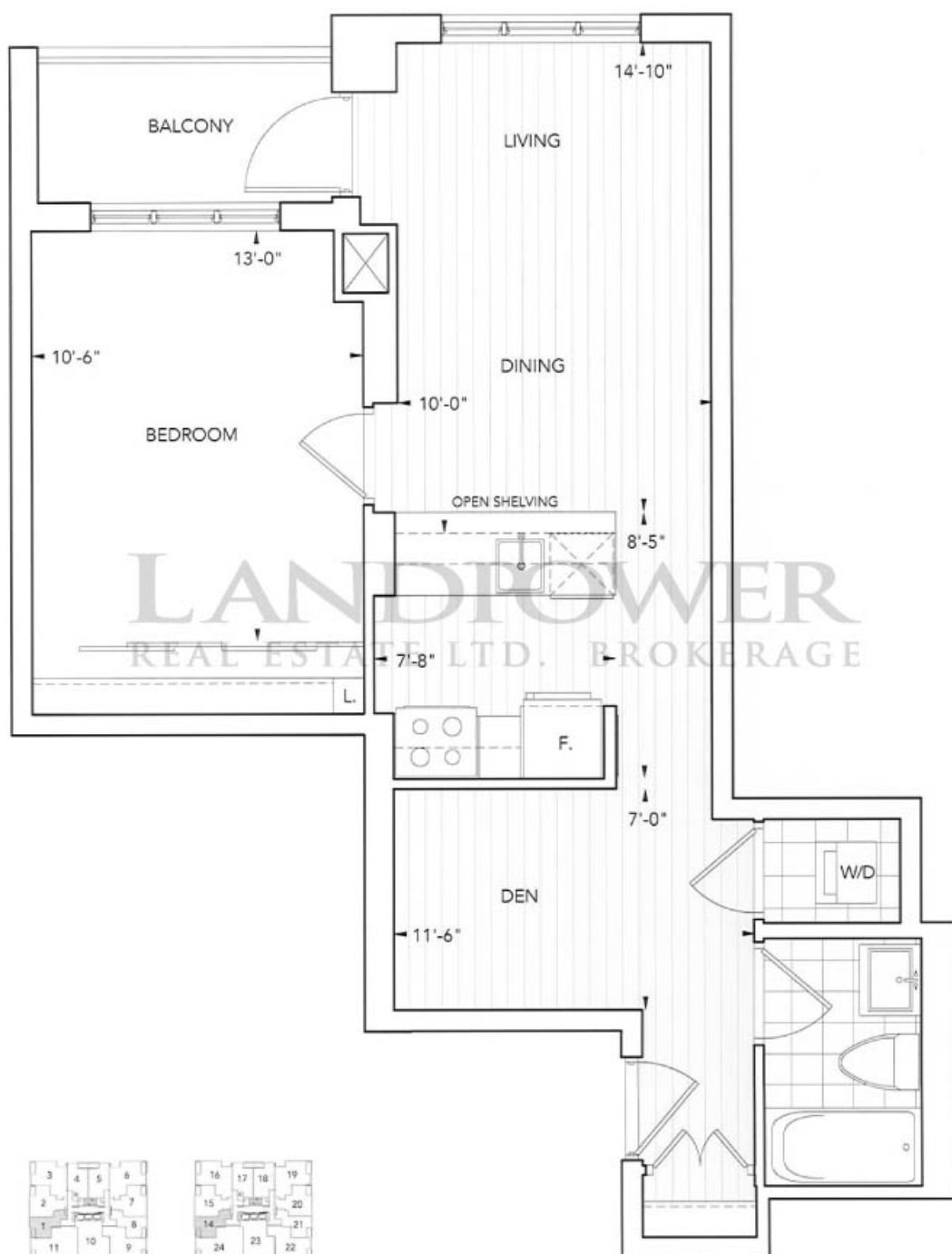
COMMUNICATIONS

- > Softwire™ Network Centre (high-speed wiring connection point).
- > Advanced, star design in-suite structured wiring. Each telephone, cable or multi-port outlet within a suite connects directly to the Softwire™ Network Centre.
- > Pre-wired cable outlet in living room, bedroom(s), and den*.
- > Pre-wired telephone outlet in living room, bedroom(s), den* and kitchen*.
- > One multi-port outlet (telephone and cable connections located on the same faceplate), location determined by Vendor.
- > Category 5 telephone wiring to all telephone outlets and multi-port.
- > RG-6 coaxial cable to all cable outlets and multi-port.

* denotes availability determined by site design. *** denotes finishes to be selected from the vendor's samples. All features and finishes subject to change without notice. S, R, O.S. Page 8, 1000.



SUITE 1A+DEN



WEST TOWER
10TH - 19TH FLOORS



EAST TOWER
10TH - 19TH FLOORS



WEST TOWER
4TH - 9TH FLOORS



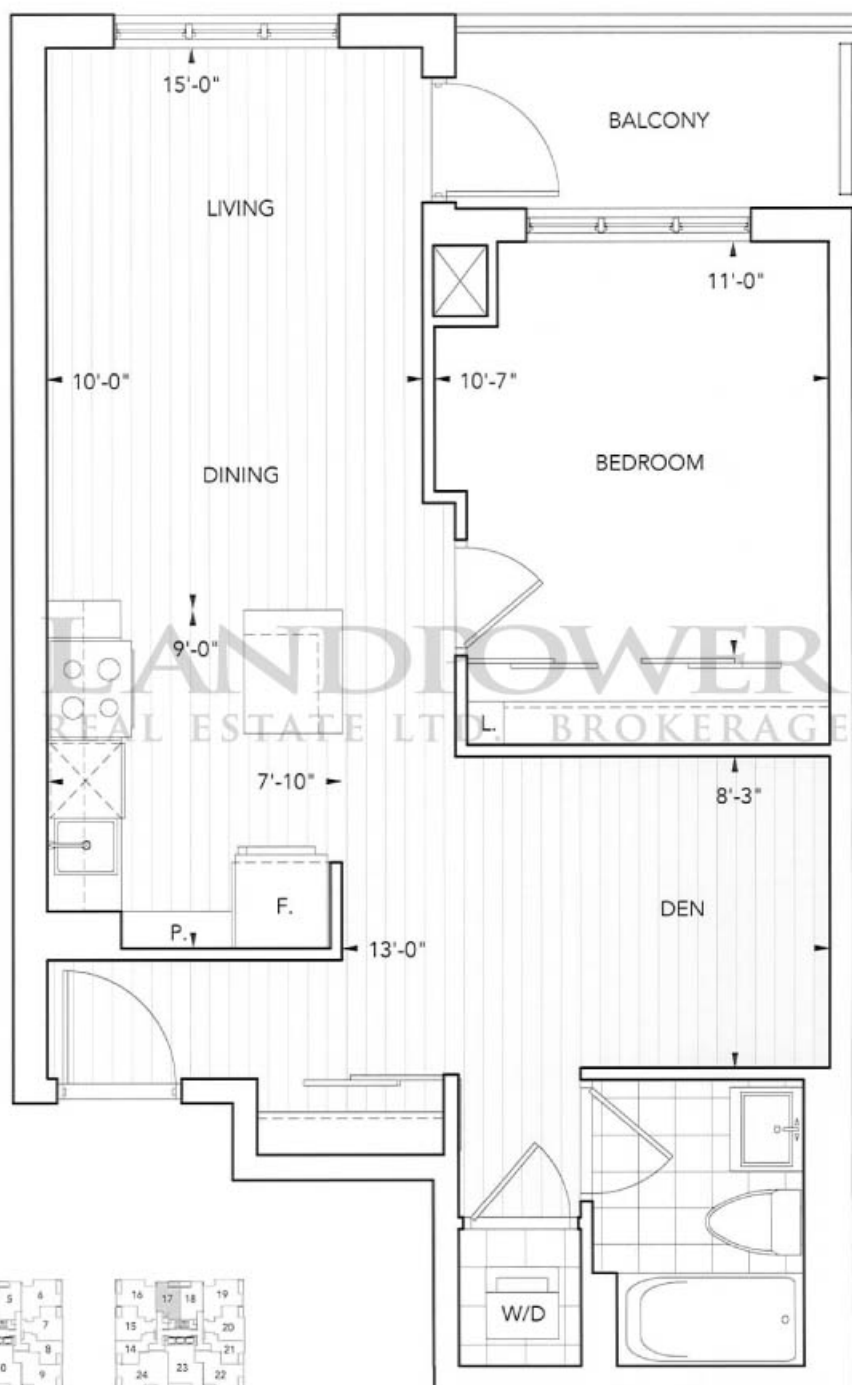
EAST TOWER
4TH - 9TH FLOORS

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SUITE 1B+DEN

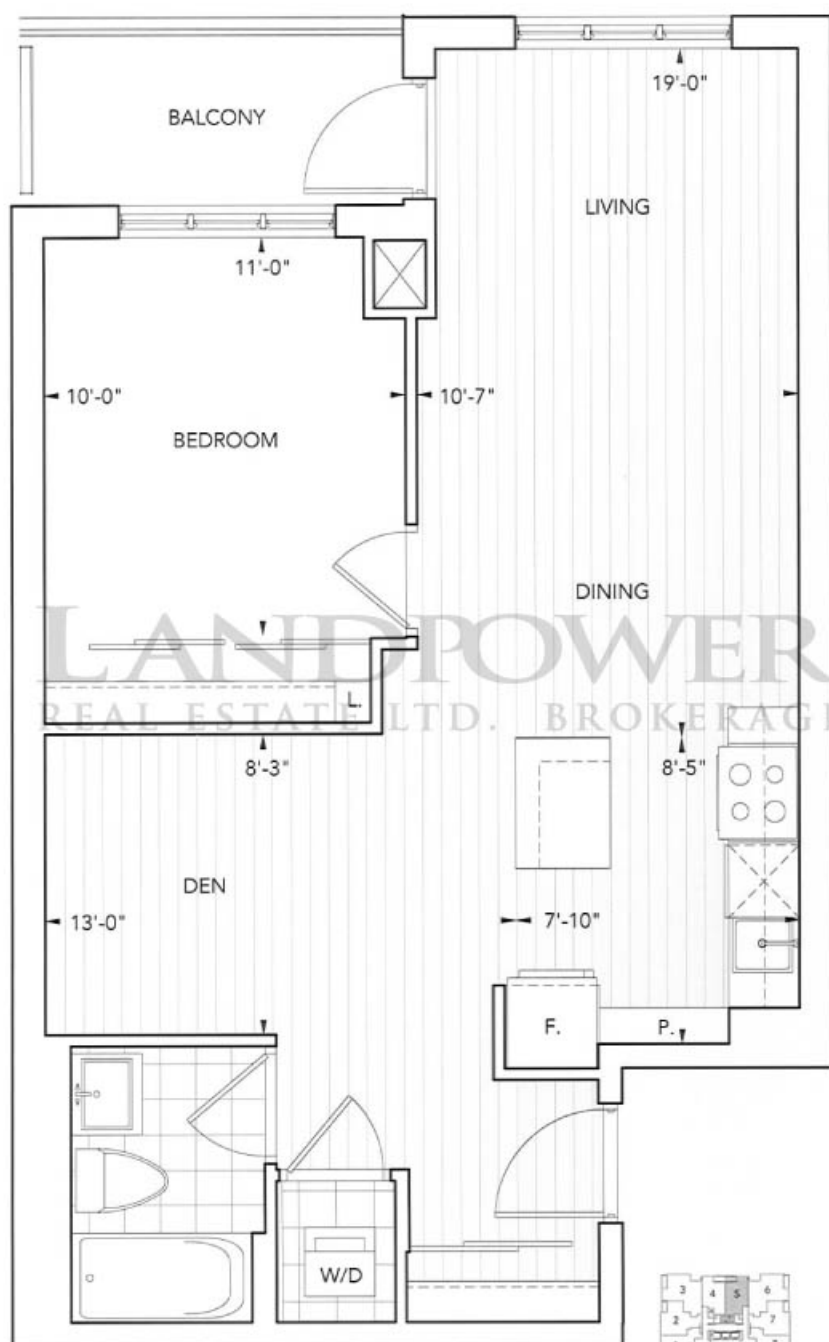


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SUITE 1C+DEN

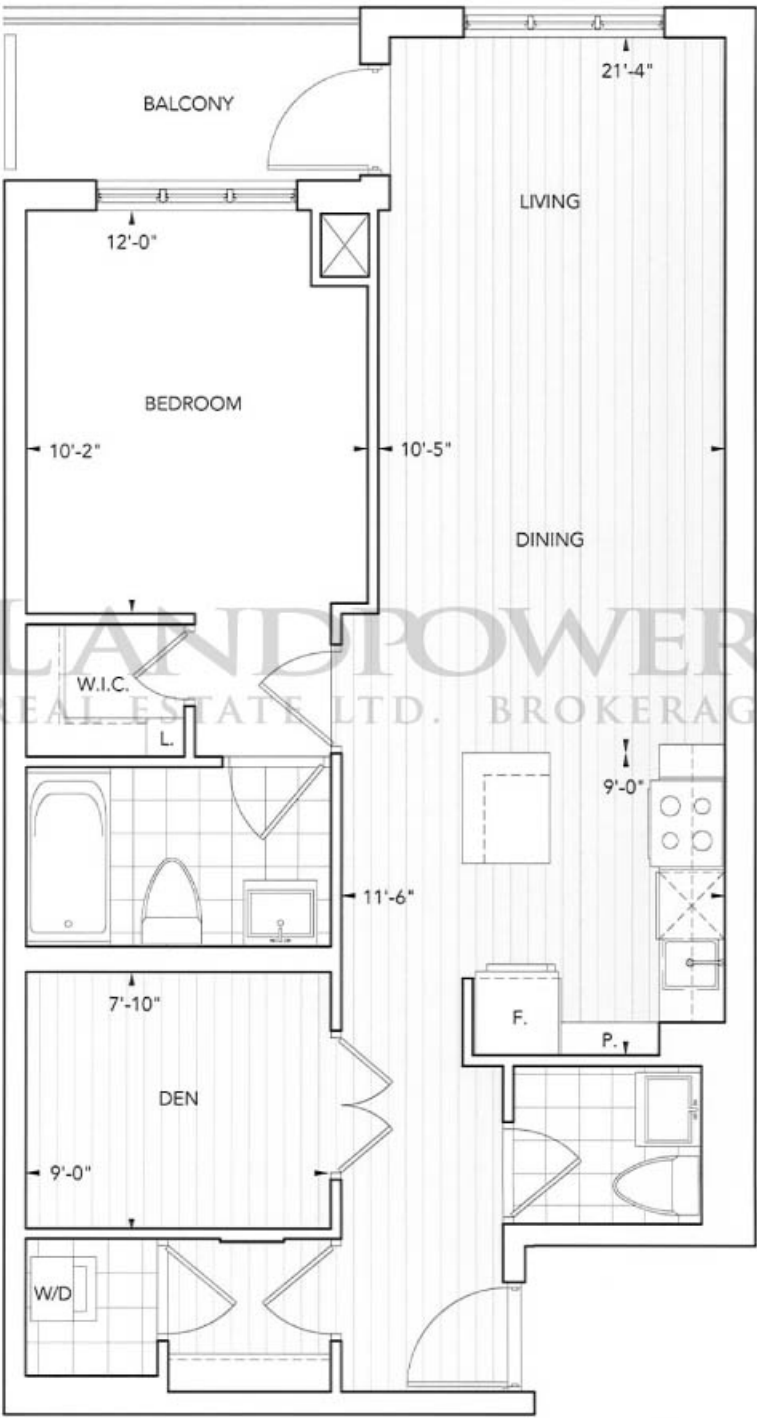


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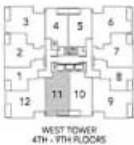


SUITE 1D+DEN



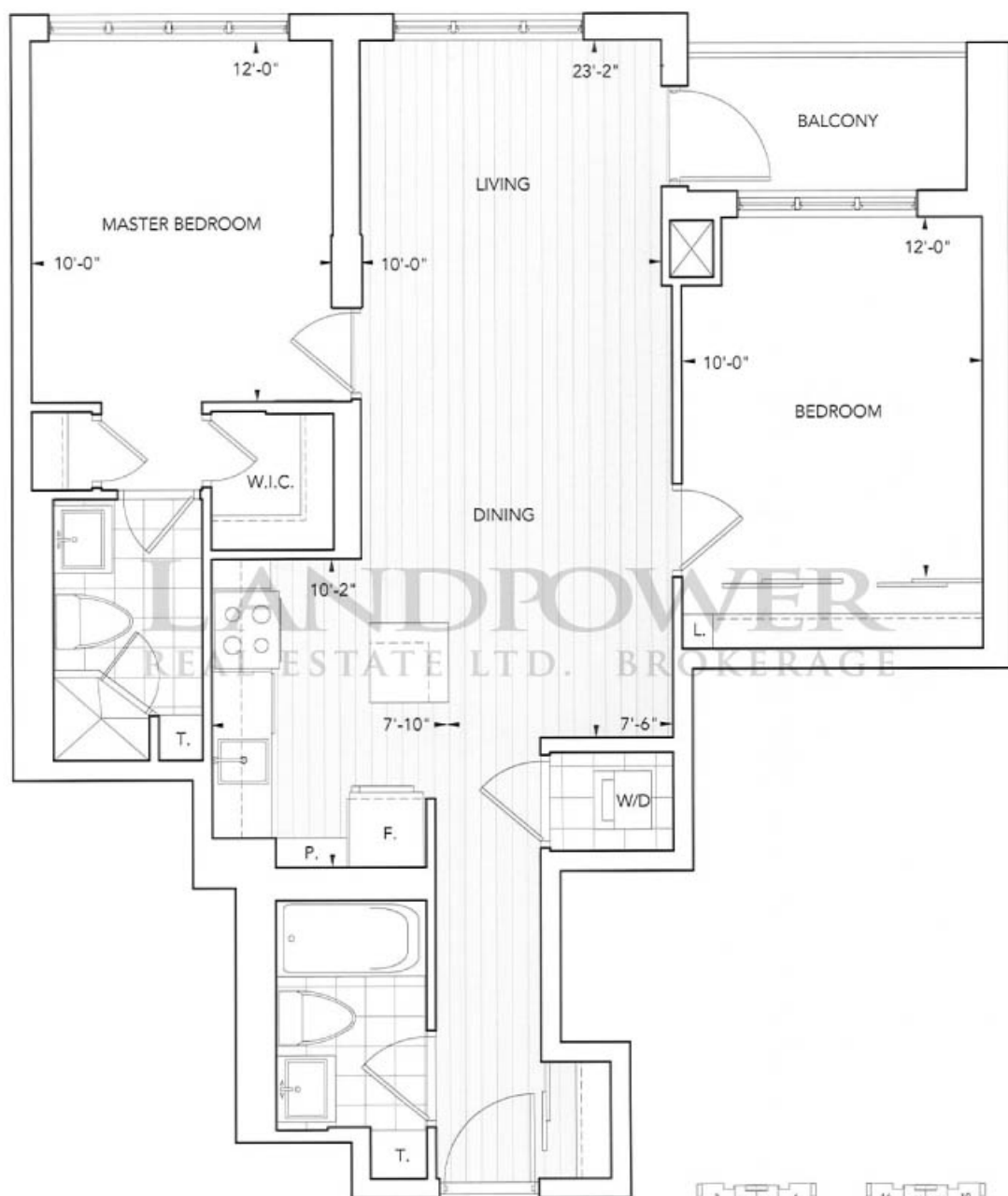
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SUITE 2A

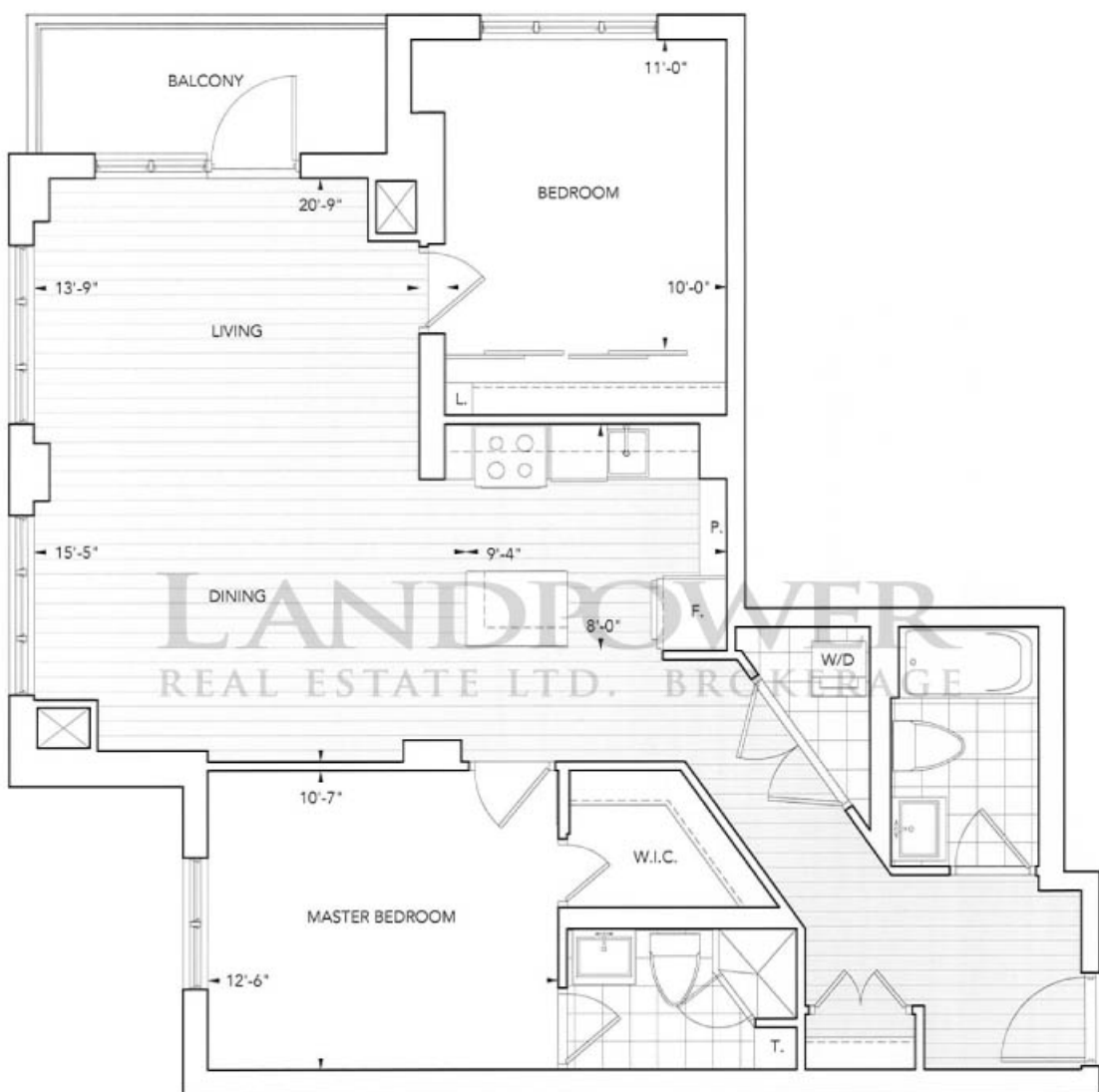


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SUITE 2B

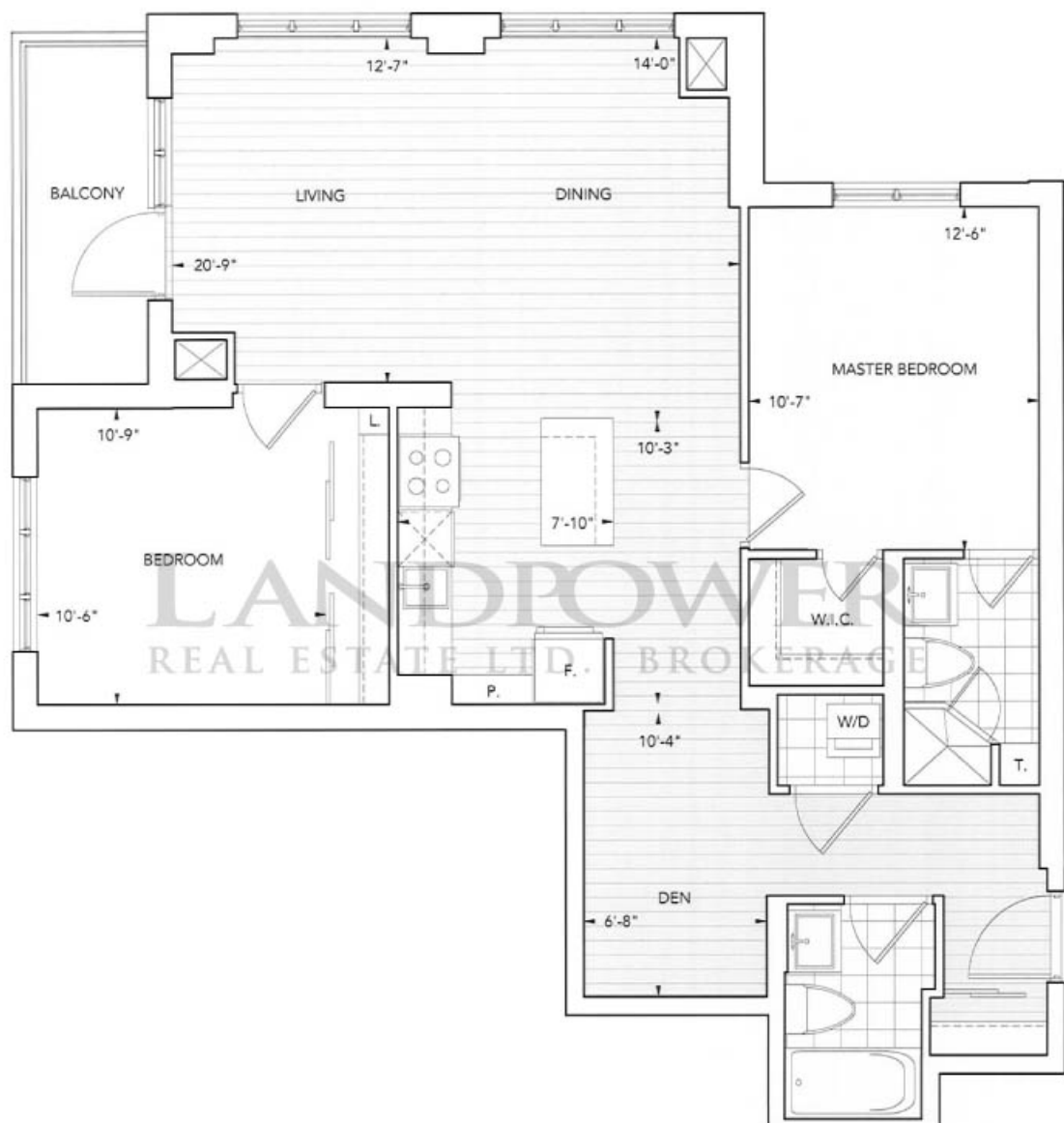


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SUITE 2C+DEN

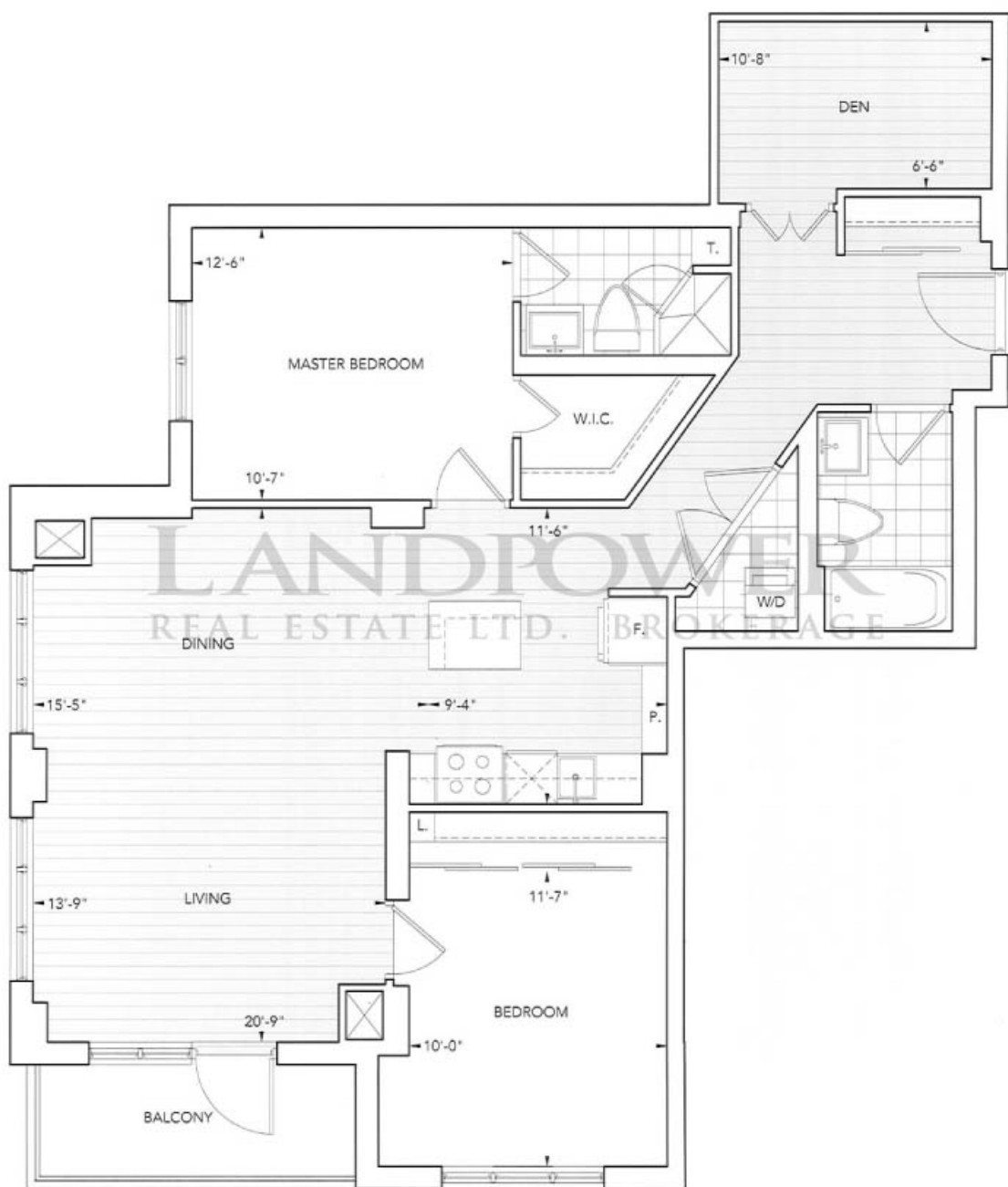


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SUITE 2D+DEN

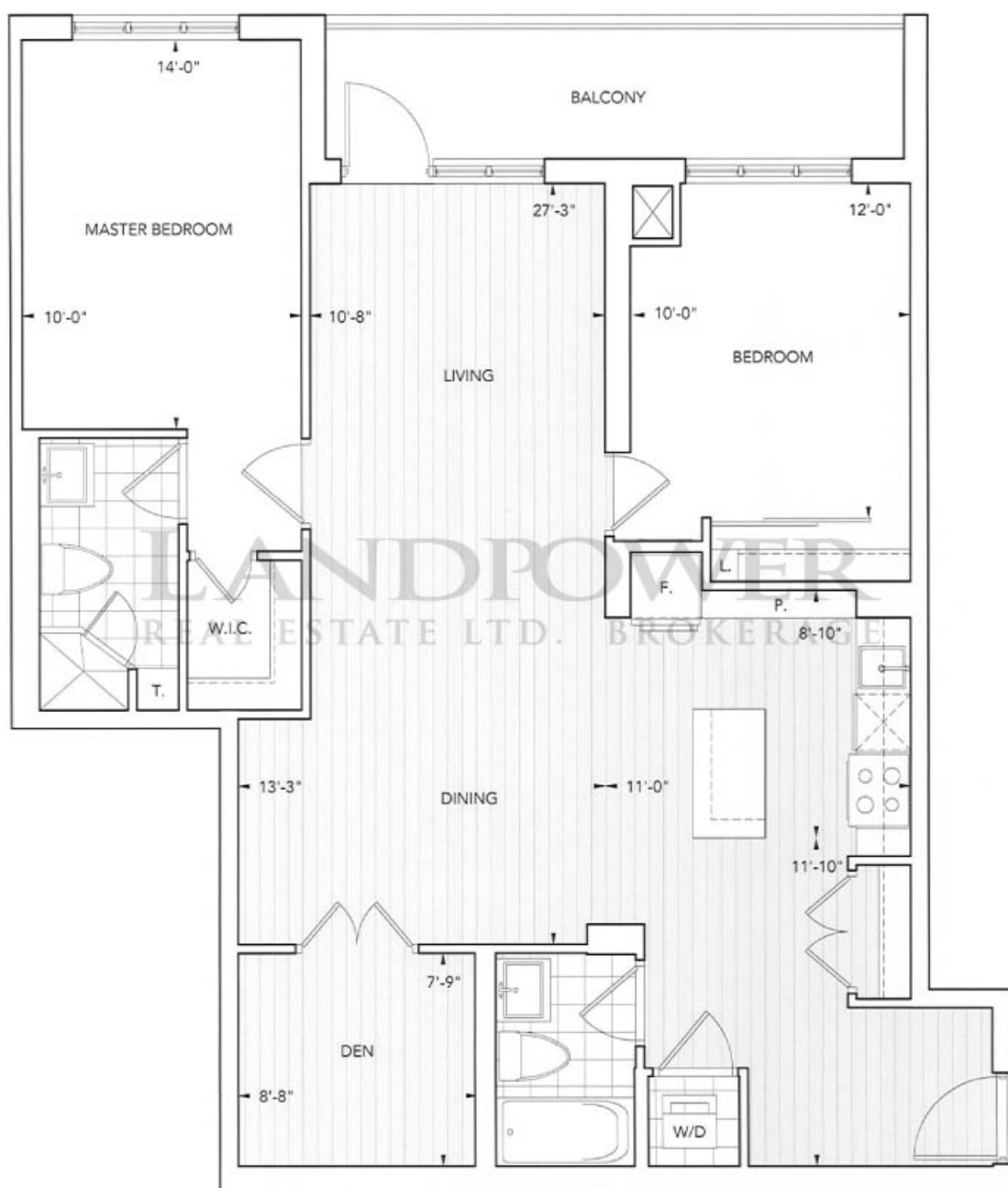


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SUITE 2E+DEN

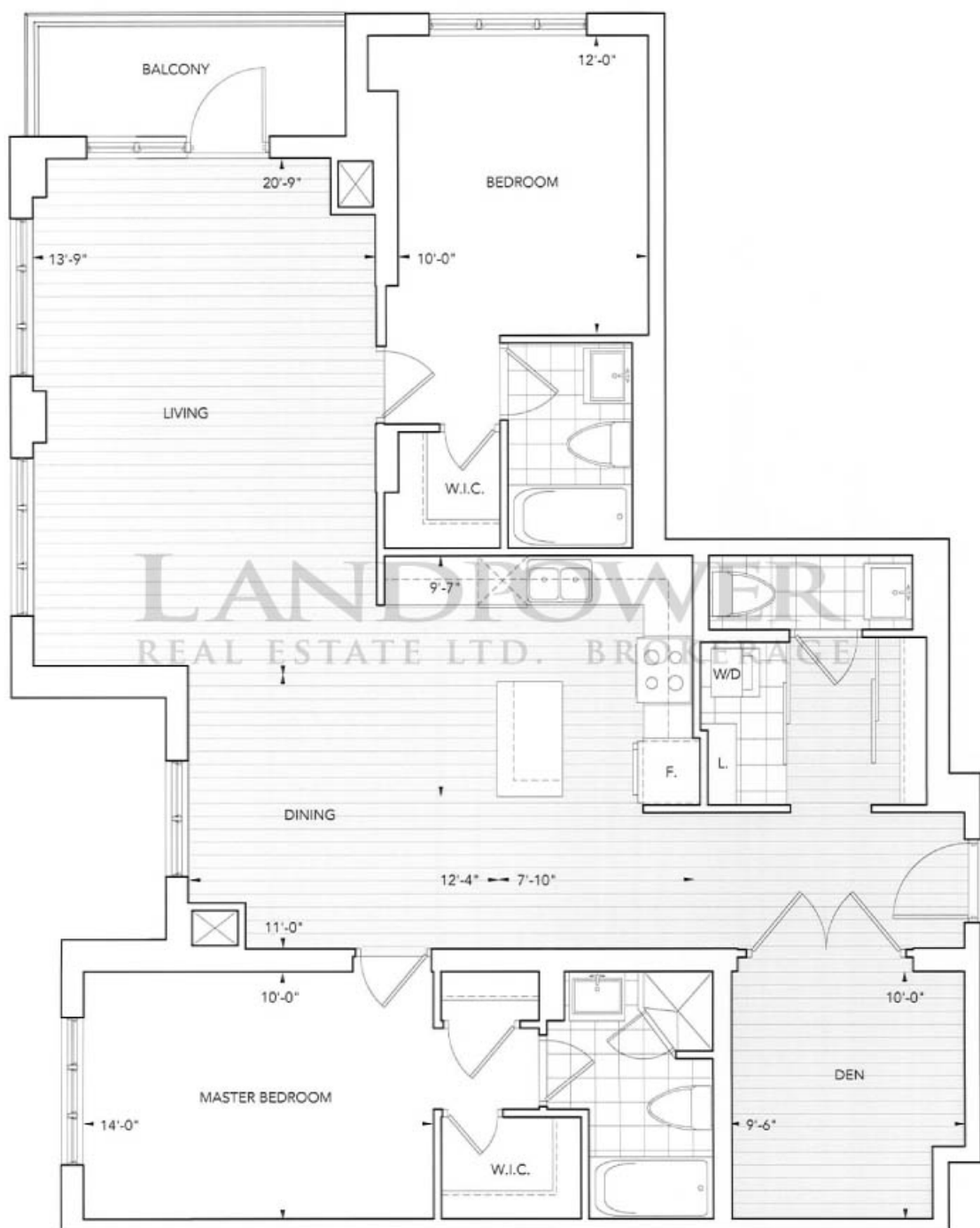


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SUITE 2F+DEN



WEST TOWER
10TH - 19TH FLOORS



EAST TOWER
10TH - 19TH FLOORS

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OF ALL THE THINGS WE'VE BUILT,
YOUR TRUST IS VALUED MOST.

Avonshire is being developed in partnership by Tridel and the K&G Group.

Spanning seven decades of excellence, Tridel is Canada's leader in condominium living. Our reputation is backed by such prestigious and much coveted industry awards as the J.D. Power and Associates "Highest in Customer Satisfaction With New Condominium Builders in Greater Toronto Area"® and "High-Rise Green Home Builder of the Year" in 2006 from the Greater Toronto Homebuilders' Association. We are also very proud that for the past five years, Tridel has been a finalist in the coveted TARION Awards of Excellence for Customer Service and has received the ultimate award – Ontario Builder of the Year – in three of those years. We deeply appreciate the recognition we receive from both our customers and our industry peers and it is very rewarding to be acknowledged for our commitment to quality construction and excellence in Customer Care.

Sharing that commitment to quality is the K&G Group, a private Toronto real estate company that has been building and managing properties in the GTA for almost 40 years. With expertise in both residential and commercial property management and construction, the K&G Group owns and manages over 1,200 rental apartment units in the Toronto area today, including the new state-of-the-art rental tower located at Avonshire.

Tridel Ranked

"Highest in Customer Satisfaction
With New Condominium Builders
in the Greater Toronto Area"

by J.D. Power and Associates 2006 Canadian New-Condominium Builder
Customer Satisfaction Study™



The photographs in this brochure do not necessarily depict actual features but represent similar quality and design that will be offered at Avonshire. Features and finishes may vary by suite designs. See sales representative for details. Materials, specifications and floorplans are subject to change without notice, E. & O.E. Tridel and Built For Life are registered trademarks of Tridel Corporation. August 2007.