somewhere beyond the sea
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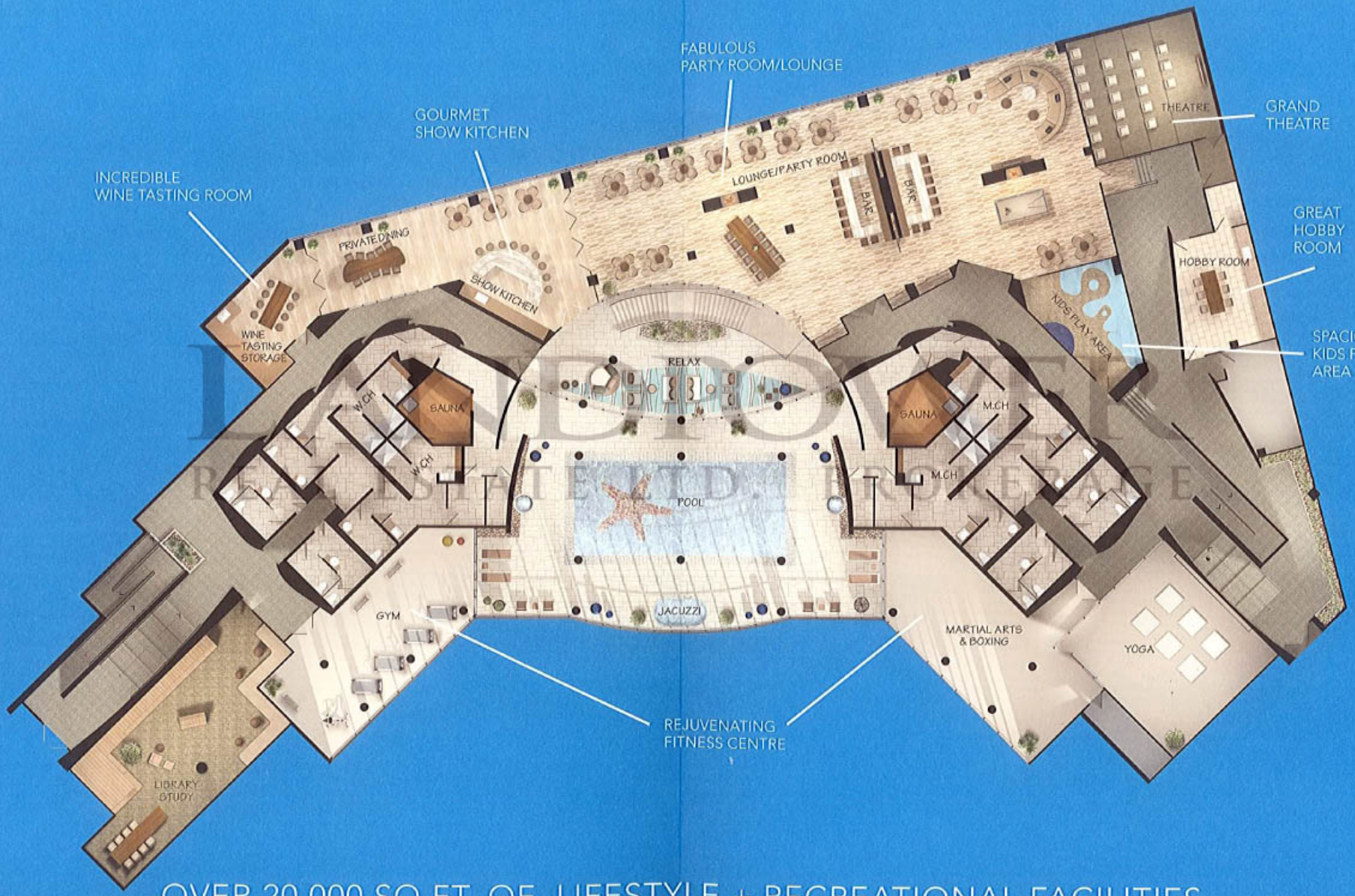
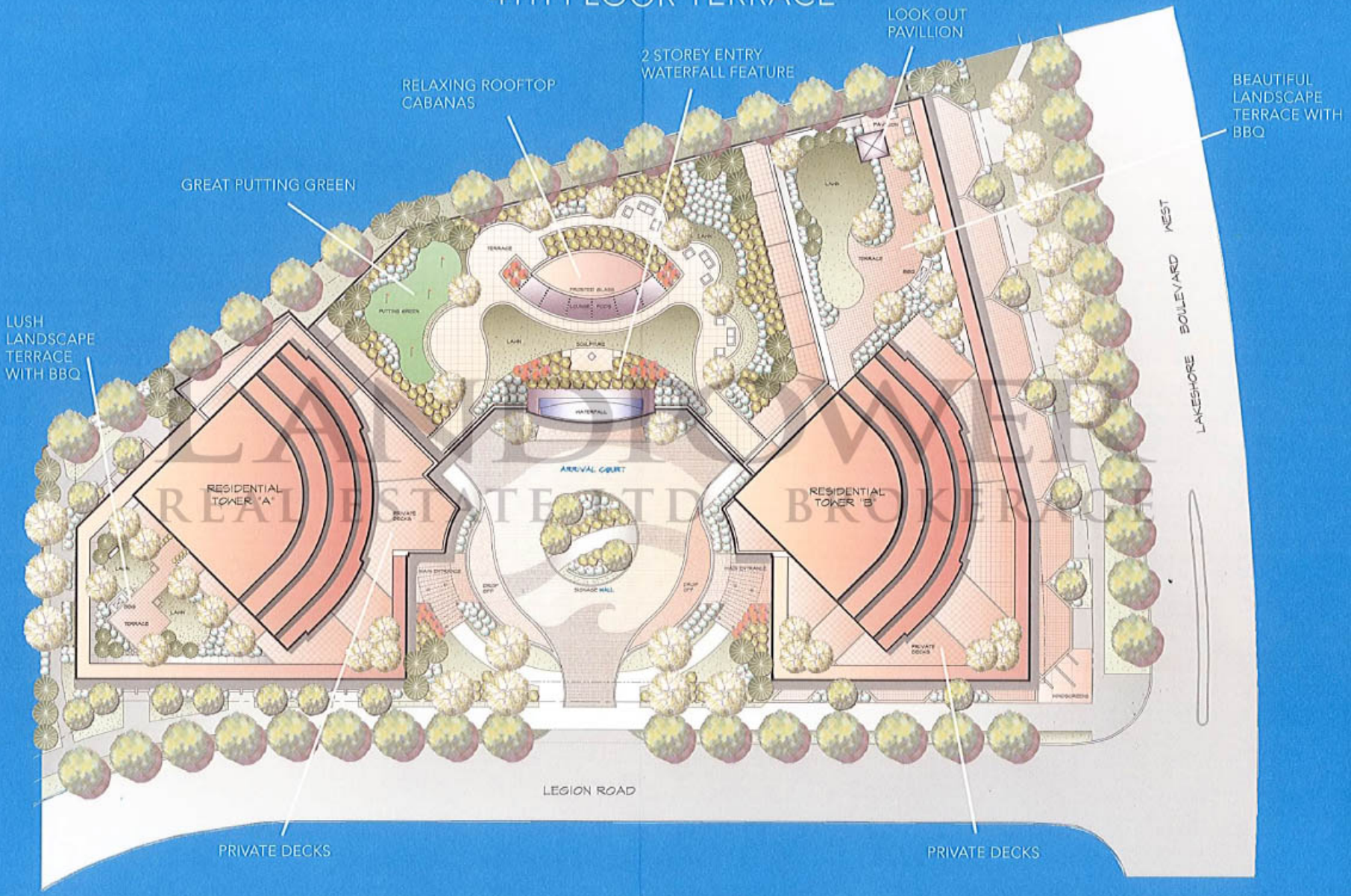
THE BLUE WATER CLUB



OVER 20,000 SQ.FT. OF LIFESTYLE + RECREATIONAL FACILITIES

4TH FLOOR TERRACE



LAHDO WEST
REAL ESTATE INVESTMENT BROKERAGE

OVER 20,000 SQ.FT. OF EXTENDED LIVING SPACE WITH CITY AND LAKE VIEWS

JUST BEYOND YOUR FRONT DOOR YOU'LL FIND THE MAJESTIC BEAUTY OF NATURE ALONGSIDE ALL THE CONVENIENCES OF THE CITY.

Located on the Etobicoke shoreline at Lakeshore Blvd west of Parklawn, Beyond the Sea is across the street from Marina Del Ray and at the foot of the Martin Goodman Trail. Enjoy an abundance of parkland and year round scenic paths along one of the prettiest stretches of the Toronto waterfront. With shopping close by and all the excitement of downtown Toronto just minutes away, Beyond the Sea offers a location that is beyond perfection.

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ELEGANT COMMON AREAS

Stylishly finished lobby with 24-hr. concierge per building

Conveniently located security entry phone for visitors

Security cameras in underground parking; parabolic mirrors for improved visibility

Brightly lit underground parking garage and exit stairwells

Full ventilation throughout underground parking garage with fire sprinkler system

Security control card access or key fobs for accessing underground parking

Heated parking ramp for added vehicle traction

Beautifully landscaped terraces

EXCLUSIVE AMENITIES

Enjoy over 20,000 Sq. Ft. of lifestyle and recreational facilities in the Blue Water Club.

Residents will also enjoy 20,000 Sq. Ft. of extended terrace living. This is Living Beyond!

Fabulous Party Room/Lounge equipped with servery kitchen and bar

Spectacular fitness gym with men's and women's saunas, change rooms, showers and washrooms

Impressive indoor pool with relaxing Jacuzzi

2 Guest Suites for visiting family and friends

Direct access from the 2nd floor Recreation Centre to landscaped rooftop terrace equipped with cabana lounge pods

Outdoor seating and BBQ areas, in addition to a Putting Green and pavilion lookout

The Blue Water Club includes a billards Table, Fireplace and bar complimented with Plasma TV

Store your wine collection in the Wine Tasting storage room

Entertain in style in the Party Room and Lounge

Private Grand Theatre

Enjoy a Favorite pastime in the comfortable Hobby Room

Rejuvenate in the Yoga Room or Martial Arts/ Boxing Room

IMPRESSIVE SUITE FEATURES

Spacious outdoor balcony or terrace, as per applicable plan*

Distinctive sliding glass doors or swing door to balcony or terrace, as per plan*

Individual quality climate control centralized air conditioning and heating

Decora style traditional white electrical switches and outlets

Designer quality ceiling light fixtures in foyer and hallways

Individual circuit breaker panel with copper wiring

Designer choice ceramic tile throughout laundry area – purchaser's choice from vendor's standard samples

Personally encoded intrusion alarm system with 2-way voice communication to concierge

LUXURIOUS LIVING AREA FEATURES

Secure, solid entry door with dead-bolt and view-hole

Premium quality 40 oz. broadloom with foam underpad in bedrooms, purchaser's choice from vendor's standard samples, one colour throughout

Engineered flooring in hallways living room, dining room, kitchen, foyer and den

Imported ceramic tile installed as indicated on floor plan – purchaser's choice from vendor's standard samples

Elegant mirrored sliding closet doors in front foyer*

Attractive "Clermount" design paneled interior doors with brushed nickel-finish levered hardware, where applicable

"Colonial-style" baseboards, door frames and casings. Trim and doors painted in durable white semi-gloss latex paint

Beautiful cultured marble window sills

Premium white latex paint on walls and drop ceilings

White stippled ceilings in all areas except kitchen and laundry area; bathroom ceilings in smooth finish with white semi-gloss latex paint

Conveniently located pre-wired telephone outlets in living room, kitchen, bedrooms and den, as per applicable plan; pre-wired outlets for cable TV in living room, bedrooms and den, as per plan. Suite wired for the internet with enhancements for future upgradeable connectivity*

ELEGANT BATHROOM FEATURES

Exclusive custom designed cabinets, purchaser's choice from vendor's standard samples

Attractive ceramic tiles for bathroom floors, bathtub and shower enclosure, purchaser's choice from vendor's standard samples

Luxurious soaker tub, as per plan*

Elegant shower stalls include deluxe ceramic tile and chrome shower doors, as per plan*

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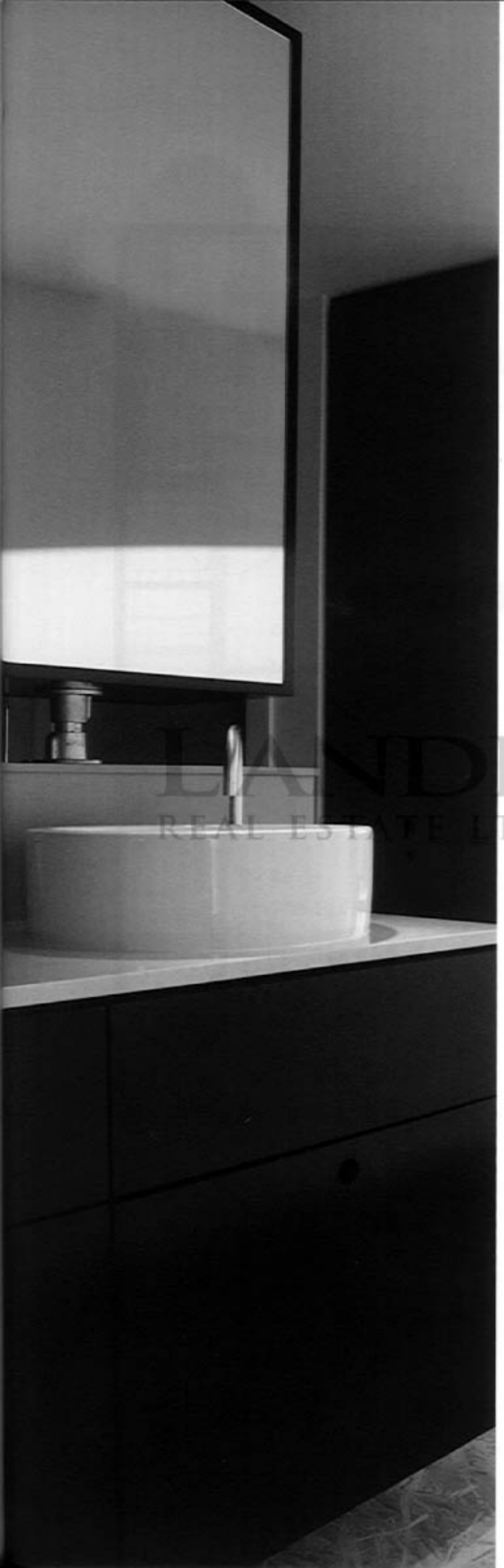

Designer chrome faucets in all vanity sinks

Contemporary cultured marble vanity tops with intergrated basins, purchaser's choice from vendor's standard samples

Vanity mirror and decorative light fixture

Convenient privacy locks on all bathroom doors

Safety pressure balance valves for tub and shower

GOURMET KITCHEN FEATURES

Contemporary style cabinets and complementary countertops, as per plan purchaser's choice from vendor's standard samples*

Contemporary ceramic tile blacksplash, purchaser's choice from vendor's standard samples

Pantries in kitchen as per plan for extra storage space

Convenient multi-functional flush breakfast bar, as per plan*

Built-in range hood with light and 2-speed fan, vented to exterior

Double compartment stainless steel sink with stylish chrome faucet

Impressive overhead lighting in kitchen and breakfast area, as per plan*

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DELUXE KITCHEN APPLIANCE PACKAGE

Brand name 17 cu. Ft. frost-free refrigerator

Self-cleaning range

Conveniently located built-in dishwasher

Attractive stacked washer/dryer

(Note: All appliances in white finish)

Variations from Vendor's samples may occur in finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production. The Vendor reserves the right to substitute materials and/or suppliers of equal or greater quality at any time at their sole discretion. Engineered flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards.

The ceiling height of any suites are approximate and are 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 heights will be less than the stated ceiling height for that floor. 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 the stated ceiling height for that floor.

Prices, specifications and terms subject to change without notice. E.&O.E. June 2007

*Availability determined by suite design.

BEYOND THE SEA
CONDOMINIUMS

BROKER - PRICE LIST (issued June 6, 2007)
(Tentative Occupancy Date: Spring 2010)

# of Bedroom	Name	Suite #	Exposure	Sq. Ft.	Broker Prices (Typical) starting from 5th or 10th	Priority Preview Prices (+ $5,000 to $10,000) Starting from
1 Bdrm	*				$169,900	$174,900
1 Bdrm	Shoreline	03	West	585	$194,900	$199,900
1 +Den	Starfish	U08	South	621	$214,900	$219,900
1 + Den	Vista	05	North	651	$216,900	$221,900
1 + Den	Coastal	L08	South	677	$224,900	$229,900
1 + Den	Beach Comber	U01	South	686	$214,900	$219,900
1 + Den	Breaker	L01	South	716	$224,900	$229,900
2 Bdrm	White Cap	U02	South West C	746	$247,900	$257,900
2 Bdrm	Tidal	L02	South West C	763	$247,900	$257,900
2 Bdrm	Sand Dollar	U07	South East	769	$276,900	$286,900
2 Bdrm	Costa	L07	South East	822	$295,900	$305,900
2 Bdrm	Sea Scape	04	North West C	882	$299,900	$309,900
2 + Den	Horizon	U06	North East C	989	$359,900	$369,900
2 + Den	Strand	L06	North East C	1,021	$369,900	$379,900

* 3rd Floor Only

GENERAL INFORMATION:

TOTAL NO. OF FLOORS: **27** | NO. OF SUITES PER FLOOR: **8 (on typical floors)** | TOTAL NO. OF SUITES: **206**

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BUILDING FEATURES:

- **The Blue Water Club** - Over 20,000 sq. ft of interior lifestyle & recreational facilities
- 3rd & 4th Floor Terrace - Over 20,000 sq. ft of resort style landscaped amenity space
- Rooftop Terrace & Sundeck, with private Lounge Pods, Cabanas, Fountain, BBQ Stations, and Putting Green
- 24 Hour Concierge, elegantly appointed Lounge with dining/reception facilities, kitchen & bar, private Dining Room with Caterers Kitchen, private Wine Cellar, fully-equipped Exercise Room, Yoga, Martial Arts & Boxing Gym, Ladies/Men's Change Rooms with showers and saunas, luxurious indoor Swimming Pool & Jacuzzi, Billiards lounge with bar and fireplace, Wi-Fi equipped Library/Business Centre with study & work stations, Hobby Room, Theatre Room, and children's Playroom.
- A well-appointed Guest Suite

PRICE INCLUDES: **One Parking Space**, Six Appliances (fridge, stove, dishwasher, microwave, washer and dryer) & G.S.T.

PREMIUM PER FLOOR: $1000 per floor **(Some floors may differ. Please inquire with our sales representatives.)**

MAINTENANCE/MONTH: **$0.45/sq. ft. (hydro separately metered) Includes Heat, Water, & Common Element Amenities**

PARKING MAINTENANCE: $35 per month per space

LOCKER MAINTENANCE: $10 per month

TAXES/PER YEAR: Market Value Assessment as per City of Toronto

FINANCING: 36 month Capped Rate Mortgage Program Through TD Bank

DEPOSIT STRUCTURE: **(Interest will be paid on ALL deposits from date of receipt)**

The following is the deposit structure to be made out to: Harris, Sheaffer LLP in Trust

	1st Deposit With Agreement	2nd Deposit 10 days from 1st deposit	3rd Deposit 30 days from 1st deposit	4th Deposit 90 days from 1st deposit	5th Deposit 120 days from 1st deposit	6th Deposit 180 days from 1st deposit	Total Deposits
1 Bdrm	$2,000	$3,000	$5,000	$5,000	$5,000	$5,000	$25,000
1 Bdrm + Den	$2,000	$4,000	$6,000	$6,000	$6,000	$6,000	$30,000
2 Bdrm	$2,000	$5,000	$7,000	$7,000	$7,000	$7,000	$35,000
2 Bdrm + Den	$2,000	$6,000	$8,000	$8,000	$8,000	$8,000	$40,000

Prices subject to change without notice. E. & O. E.

Price Effective Thursday, June 14, 2007 ONLY

New Home Sales Associates: Natalia Diamond & Kristy Anderson
Phone: (416) 521-7200 • Fax: (416) 521-7350 • Email: beyondthesea@empirecommunities.com

EMPIRE COMMUNITIES

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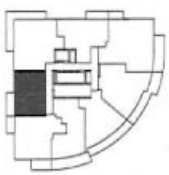
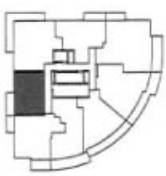
SHORELINE 584 SQ.FT.

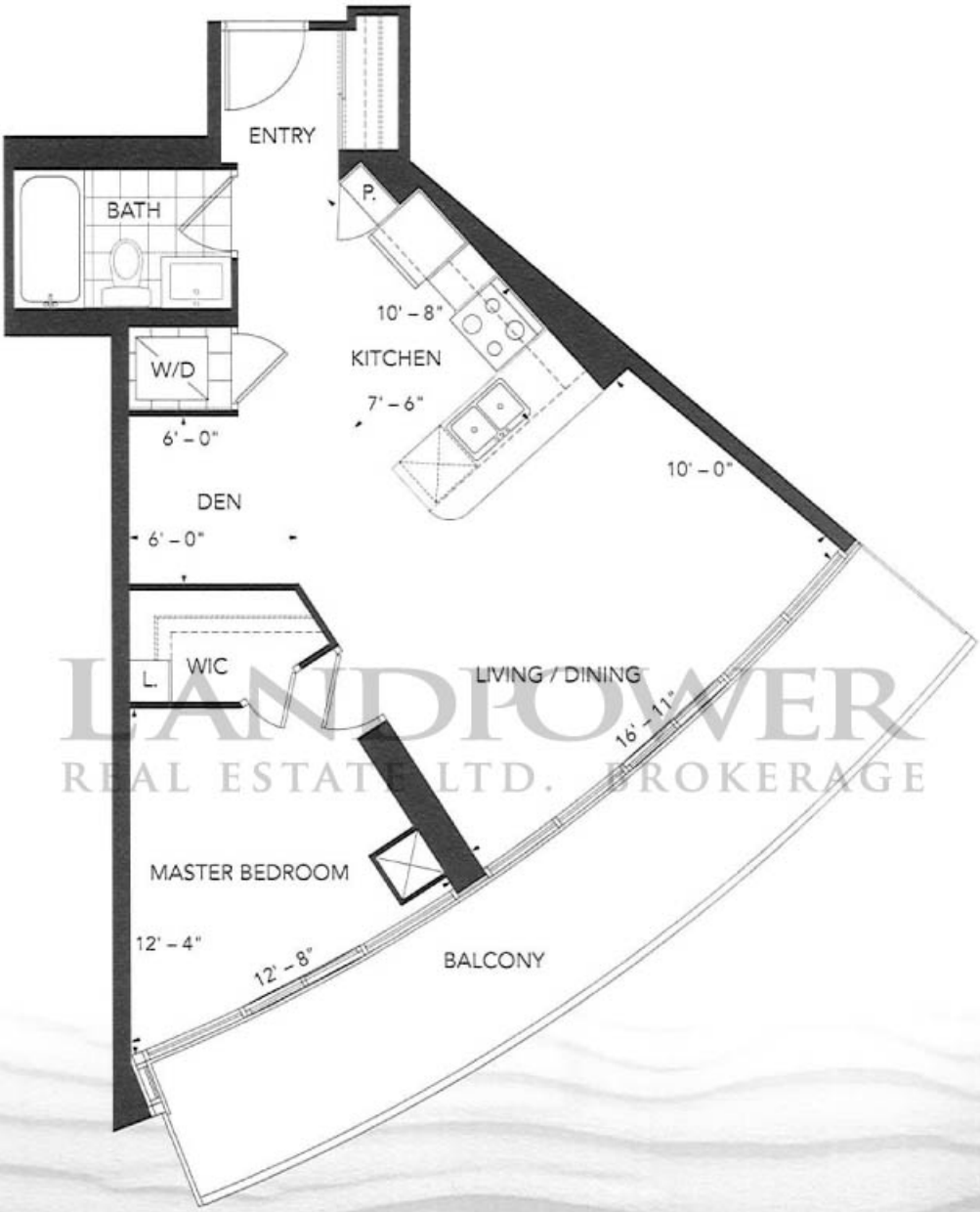
1 BEDROOM (054-A)



FLOORS 5-9



FLOORS 10-22



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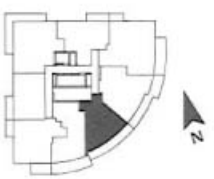
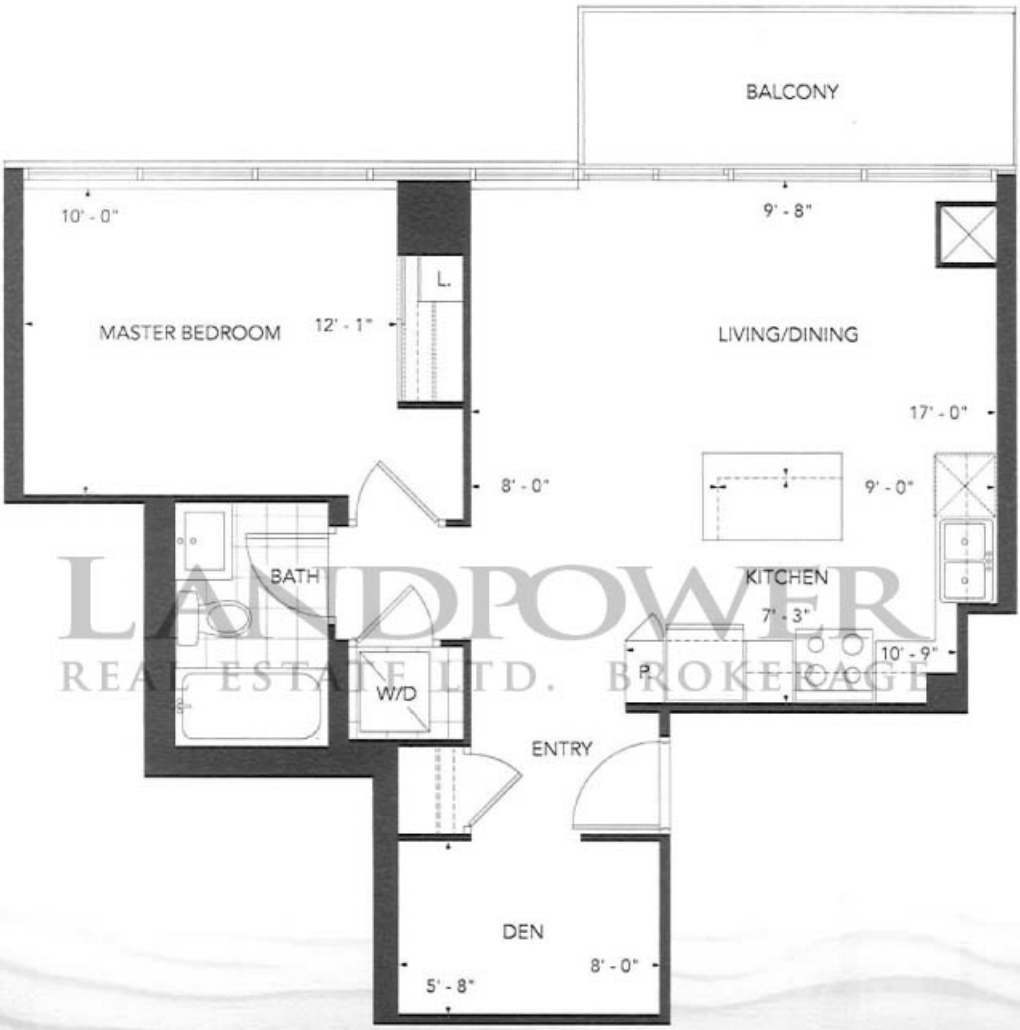
STARFISH 621 SQ.FT.

1 BEDROOM + DEN (052-A)



FLOORS 10-22



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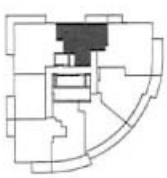
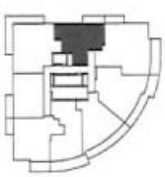
VISTA 651 SQ.FT.

1 BEDROOM + DEN (031-A)



FLOORS 5-9



FLOORS 10-22

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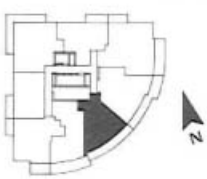
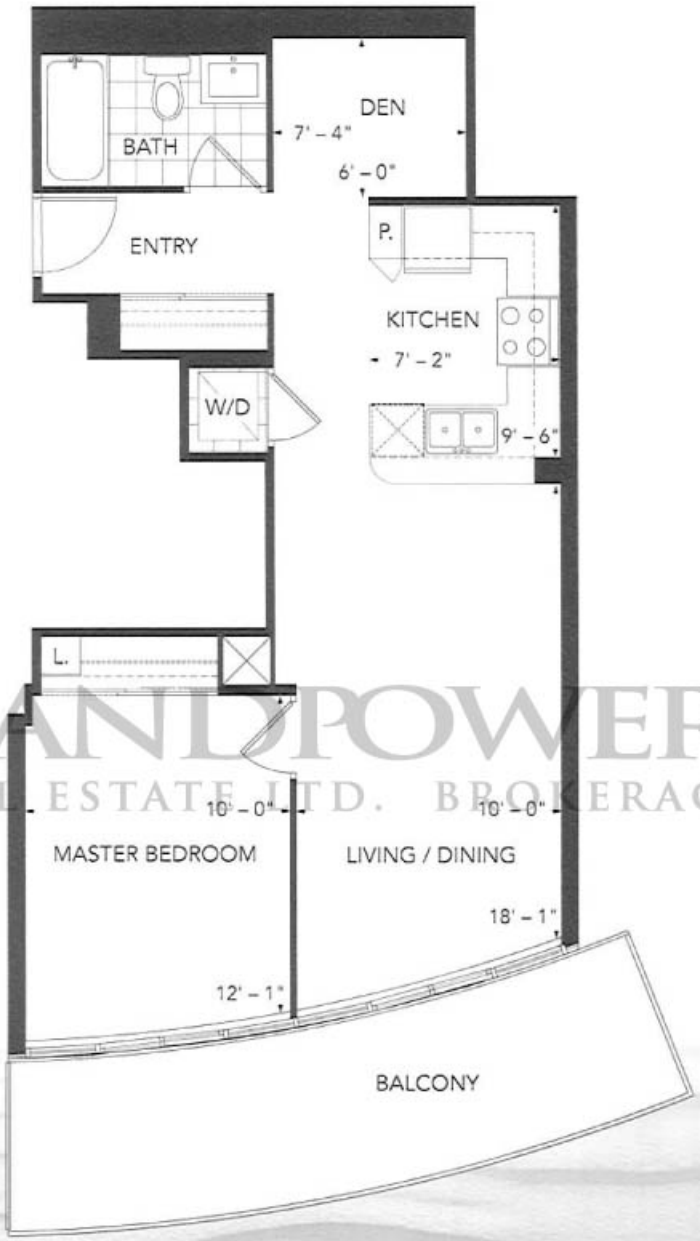
COASTAL 677 SQ.FT.

1 BEDROOM + DEN (025-A)



FLOORS 5-9



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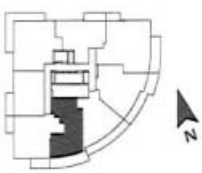
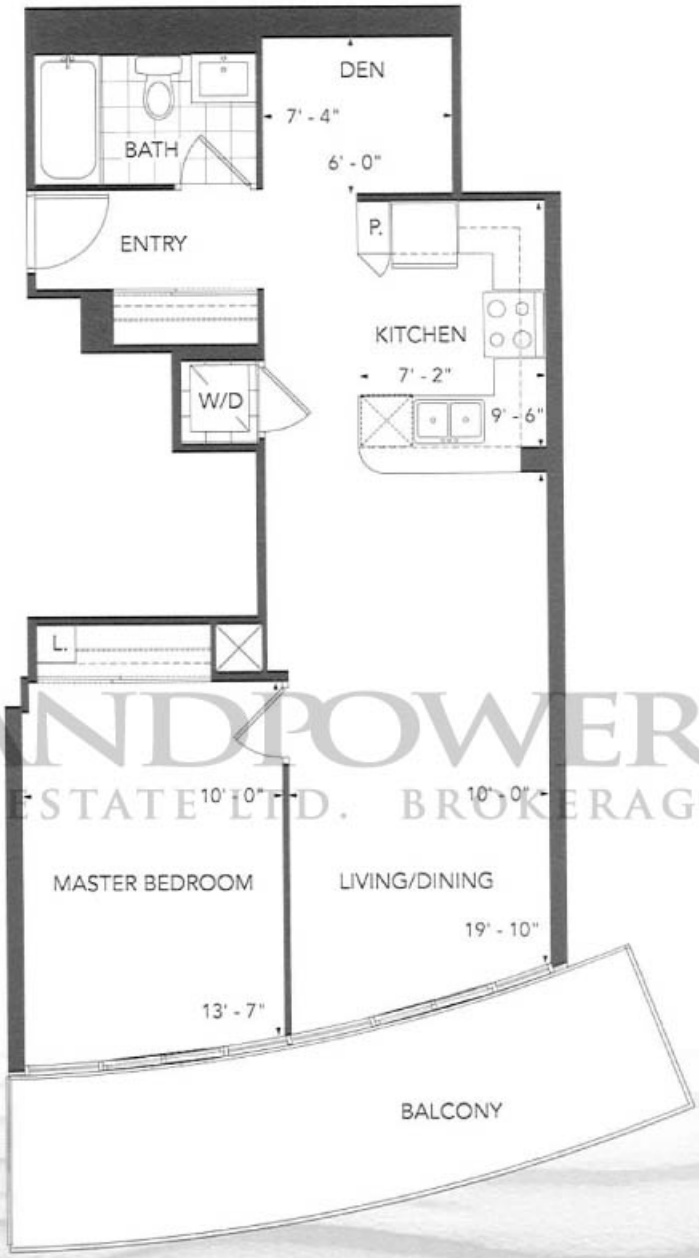
BEACHCOMBER 686 SQ.FT.

1 BEDROOM + DEN (055-A)



FLOORS 10-22



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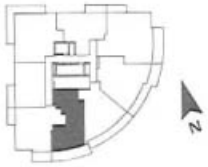
BREAKER 716 SQ.FT.

1 BEDROOM + DEN (058-A)



FLOORS 5-9

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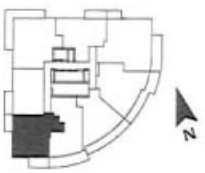
WHITECAP 746 SQ.FT.

2 BEDROOM (056-A)



FLOORS 10-22

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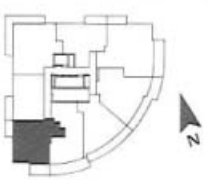
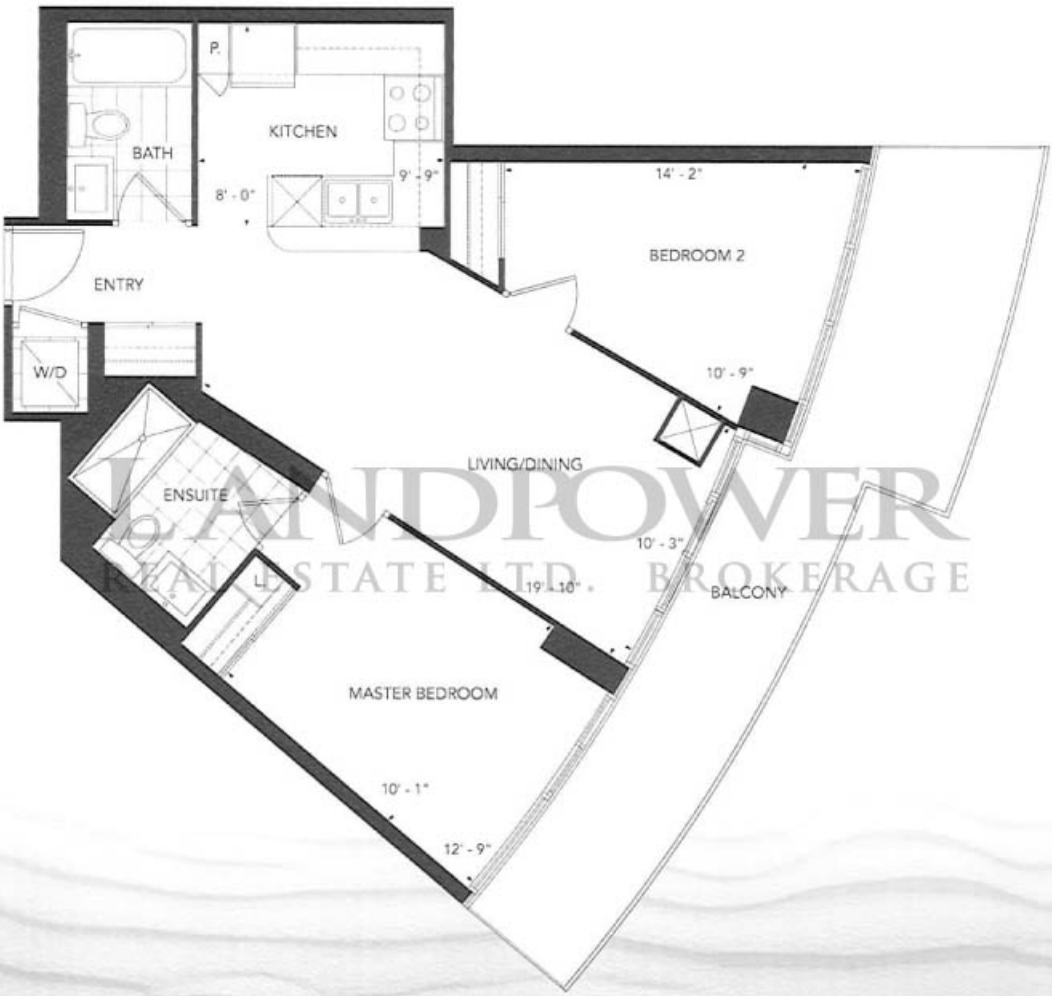
TIDAL 763 SQ.FT.

2 BEDROOM (057-A)



FLOORS 5-9



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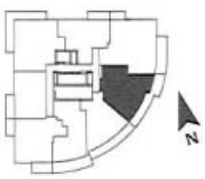
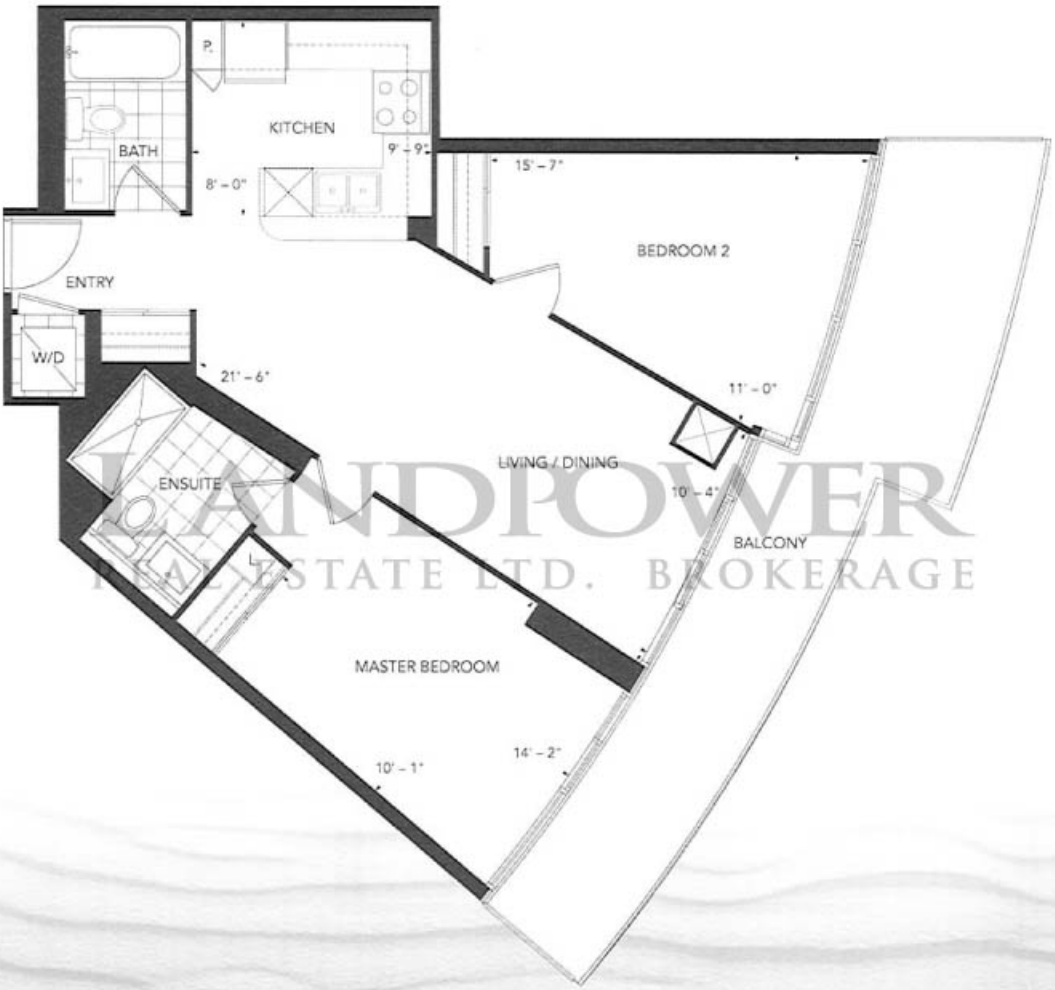
SAND DOLLAR 769 SQ.FT.

2 BEDROOM (051-A)



FLOORS 10-22



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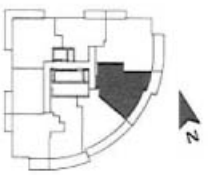
COSTA 822 SQ.FT.

2 BEDROOM (060-A)



FLOORS 5-9

LANDPOWER
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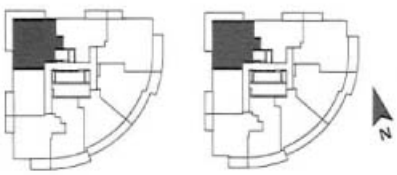
SEASCAPE 882 SQ.FT.

2 BEDROOM (030-A)



FLOORS 5-9 FLOORS 10-22

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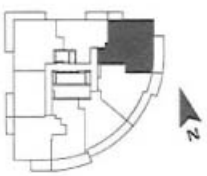
HORIZON 989 SQ.FT.

2 BEDROOM + DEN (032-A)



FLOORS 10-22

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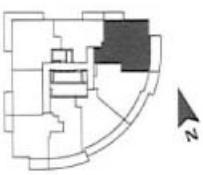
STRAND 1,021 SQ.FT.

2 BEDROOM + DEN (061-A)



FLOORS 5-9

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