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LANDPOWER
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ENTER A WORLD OF REFINED LIVING



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BRISTOL COURT

UNPARALLELED TOWNES IN AN UNPARALLELED SETTING

INSPIRED BY ENGLISH MANOR HOMES, Bristol Court is a perfect blend of bold architecture and sensitive detail. The facade exhibits

BRISTOL COURT

LUXURY TOWNES ON BAYVIEW



WELCOME TO BRISTOL COURT, a limited collection of luxury townes in a private enclave. The Bristol Court community will be surrounded by distinctive wrought iron and impressive stone walls and gate features. An in-home security system monitored at a 24 hour security gatehouse, will make your home not only a safe haven, but a personal refuge of pleasure and tranquility.

LEGEND

- SOMERSET
- CHELSEA
- CHELSEA (left)
- KEW GARDEN
- WESTMINISTER
- ST. JAMES
- HAMPTON
- COVENTRY
- BRISTOL
- NOTTINGHAM
- HEYWOOD

BLACKMORE AVENUE

RESTATE LTD. BROKER



BRISTOL COURT

LUXURY TOWNES ON BAYVIEW

UNPARALLELED TOWNES IN AN UNPARALLELED SETTING!

Inspired by English Manor Homes, Bristol Court is a private enclave of luxury condominium townhomes just steps from Bayview Avenue. Bristol Court is a perfect blend of bold architecture and sensitive detail brought together in a private, gated court. It is destined to be the most sought-after townhome residence on Bayview Avenue.

FEATURES & FINISHES

EXTERIOR FEATURES

Every detail, inside and out, has been thoughtfully planned

- Exterior colour schemes, styles, materials and elevations are architecturally controlled by the Town's Architect to ensure attractive community appearance
- Quality clay brick, stone and/or stucco construction on exterior elevations, as per plan
- Soldier coursing, columns, arches, keystones, ornamental railing and other detailing as per elevation
- High quality 20 year self sealing asphalt shingles
- Maintenance free aluminum soffits, fascia, eavestrough and downspouts
- Flush painted wood sectional garage door with heavy duty springs
- Brass or black coach lights on front façade as per drawings
- Fully sodded lot, landscaped with shrubs and seasonal flower bed
- Interlock paved driveway from builder's samples
- Rear garden patio finished with precast concrete slabs or deck as per plan
- Gas line provided at rear patio or deck for future barbeque hook-up
- Insulated steel exterior doors
- Insulated front door with decorative moulding with side glass or glazed top transom
- Tarnish-free brass finish front door grip set and brass finished passage and dead bolts on side and rear doors
- Vinyl casement double glazed and thermopane windows throughout except sliders to rear yard or deck and basement
- Exterior windows and doors have weather-stripping; opening windows are screened

SECURITY

A safe haven, A personal refuge

- Fully fenced with decorative piers and ornamental fence along Bayview and Blackmore
- Fully gated community with controlled access at gatehouse by Concierge 24 hours a day
- Security alarm system, as per plan monitored at the gatehouse 24 hours a day
- Smoke and carbon monoxide detectors installed (as per building code)

INTERIOR FEATURES

Inviting interiors will transport you

- 9' ceilings on main floor
- 4-1/4" colonial style baseboards throughout with 2-3/4" casings
- Natural finish oak staircase for all levels with oak handrail and pickets
- Colonial 800 series doors with Italian style brass finish hardware
- Direct vent natural gas fireplace as per plan and builder's samples
- All ceilings to be stipple sprayed with a smooth border except kitchen, bathrooms and laundry area which have a smooth finish
- Interior trim and walls to be painted off-white with two coats of quality paint
- Choice of imported porcelain ceramic or marble tile flooring in foyer and kitchen, from builder's standard samples
- Choice of imported ceramic tile flooring in all bathrooms and powder room from builder's standard samples
- Choice of natural prefinished parquet or laminated wood flooring in living room, dining room, family room and quality 40oz. broadloom with quality underpad provided in other areas from builder's standard samples
- Choice of imported ceramic tiles in all bathtub and shower enclosures from builder's standard samples
- Elegant pedestal sink or vanity cabinet in powder room with oval mirror, as per plan
- Single lever faucets in all bathrooms with pressure balance valves, as per plan

- White plumbing fixtures in all bathrooms and powder room
- Separate shower stall with waterproof light fixture and shower door where applicable
- Choice of contemporary quality cabinetry with laminated countertops from builder's standard samples in bathrooms
- Choice of marble countertops in master ensuite from builder's standard samples
- Strip lighting in bathrooms over mirrors
- Choice of granite kitchen countertop from builder's standard samples
- Choice of quality custom European style kitchen cabinets as per builder's standard samples
- Undermount double stainless steel sink complete with single lever faucet and vegetable spray in kitchen
- Sakura kitchen exhaust hood as per builder's sample
- Choice of ceramic back splash in kitchen from builder's standard samples
- Supply and install dishwasher, refrigerator and self cleaning oven as per builder's samples
- Supply and install washer and dryer as per builder's samples

ELECTRICAL

Wired for your lifestyle!

- 100 amp service and electrical panel
- Pre-wired for cable TV. in family room and all bedrooms
- Pre-wired for high speed internet access
- Rough-in for central vacuum system
- Pre-wired for telephone in bedrooms, kitchen and family room
- One weatherproof exterior electrical outlet at rear and one electrical outlet in garage
- One water tap in garage
- High efficiency, forced air gas furnace and rental hot water tank
- Halogen pot lights in kitchen and entrance hall as per plan
- Capped light fixture rough-in on the ceiling in bedrooms and dining room. Living room to have a switched outlet
- Decora white plugs and switches throughout
- Supply and install central air conditioning system

CONSTRUCTION

State-of-the-art building standards

- Poured concrete basement walls or concrete block walls with heavy duty damp proofing where applicable
- Poured concrete front porch/steps (as per plan)
- Poured concrete garage floor
- High quality 5/8" tongue and groove plywood sub-flooring glued/nailed and screwed
- 2" X 6" exterior wall construction with R20 insulation value
- R32 attic insulation
- Spray foam insulation between garage and second floor liveable areas
- 8" Block party walls
- All garage walls are exposed block wall or drywall with taping where applicable

WARRANTY

Your peace-of-mind considered

The Ontario New Home Warranty Program backs Liberty Development Corporation with an excellent service rating and all homes include the following warranties:

- Free from major structural defects for seven years
- Free from defects in workmanship and materials for two years on electrical, plumbing, heating and distribution systems, windows caulking and doors
- The home is free from defects in workmanship and materials for 1 year

Another fine community by Liberty Development Corporation

www.libertydevelopment.ca 905.762.1138



BRISTOL COURT

Price List
September 16, 2002

<u>Model</u>	<u>Sq. Ft.</u>	<u>Prices From**</u>
Chelsea	1785	\$298,900.00
Coventry	1970	\$333,900.00
Nottingham	2055	\$329,900.00 *
Hampton	2080	\$349,900.00 *
St. James	2160	\$345,900.00 *
Somerset	2165	\$359,900.00 *
Kew Garden	2350	\$385,900.00 *
Bristol	2435	\$392,900.00 *

An enclave of ninety estate inspired town homes elegantly designed with stucco, stone or brick exteriors in a luxurious setting of beautifully landscaped surroundings.

Standard Features

- Fully gated community with controlled access at gatehouse by Concierge (24 hrs)
 - 9 foot ceilings on main level
 - Gourmet kitchens featuring granite countertops
 - Interlock driveways
 - Central air-conditioning
 - Natural gas fireplaces
 - In-home alarm system monitored by gatehouse (24 Hours)
 - Five appliances
- * Please ask about End Unit Special Promotion Package.*

Deposit Structure

5% with Agreement
5% in 60 days
5% in 120 days
5% in 180 days

G.S.T. Included

Maintenance Fees

Approximately \$0.13 per square foot/month
(Individually metered utilities)

Property Taxes

Estimated at 1.25%
of the purchase price

Occupancy Spring/Summer 2003

For more information please call (905) 762-1138

Fax: (905) 764-8284

Bristol Court Sales Centre – North East corner of Bayview & Blackmore (North Of Hwy #7)

Sales Representatives: Tony Lee, Alex Law, and Carolyn Brown

Fully covered by Ontario New Home Warranty Program

Brokers protected with personal introduction

**Prices, specifications, and availability are subject to change without prior notice E. & O.E.

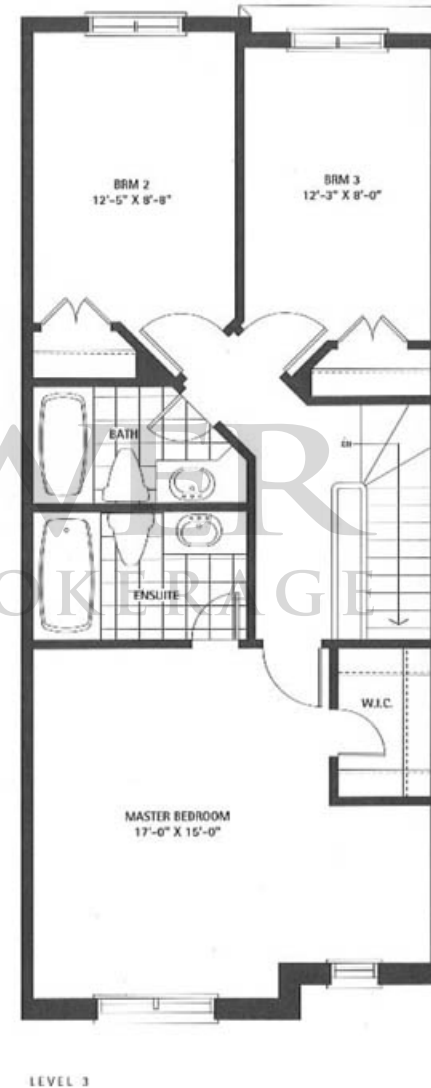
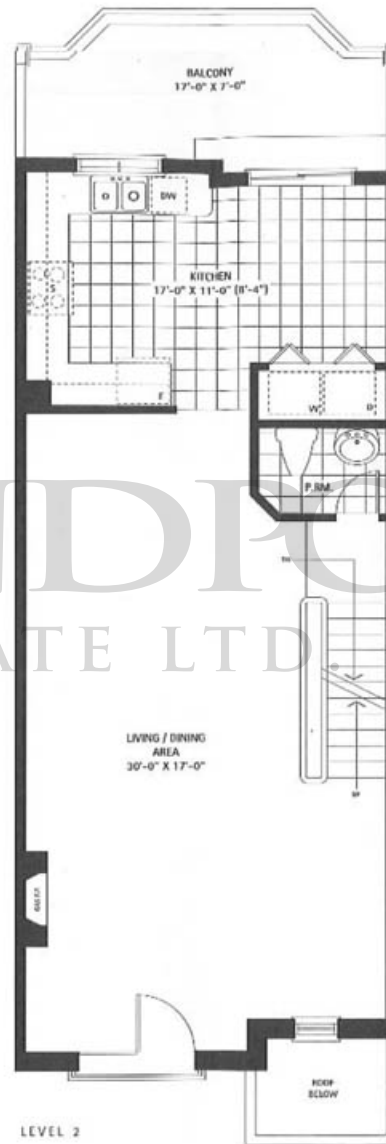
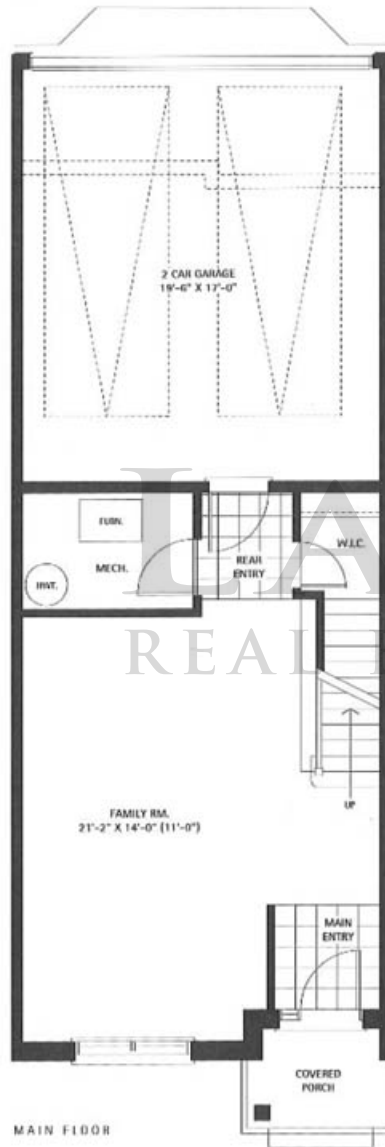
Hours:

Mon-Thurs: 1-7 p.m.

Sat., Sun. & Hol: 12-5:30 p.m.

Friday- By Appointment Only

THE COVENTRY 1970 SQ. FT.



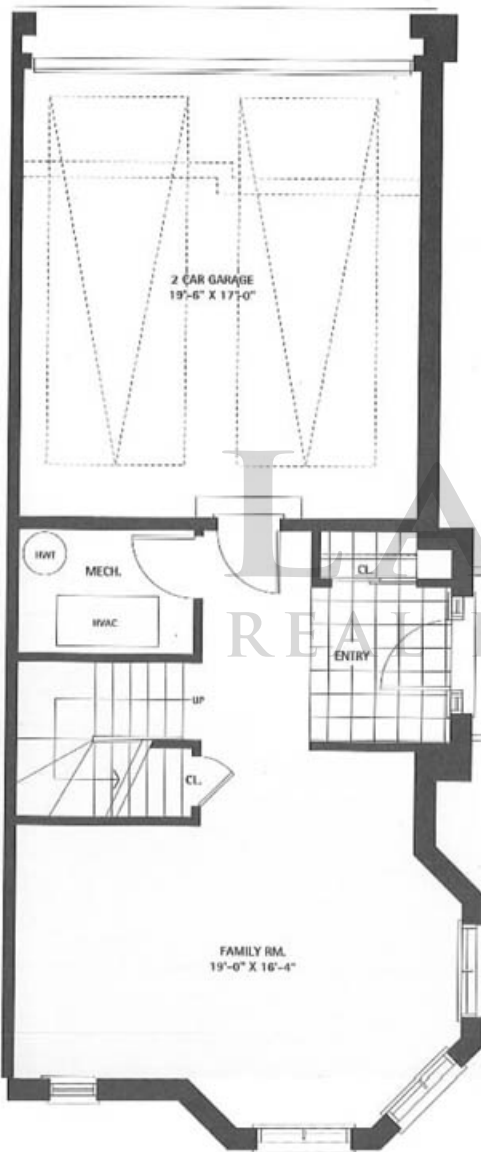
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ACTUAL MEASURABLE SQUARE FEET MAY VARY FROM THE STATED FLOOR AREA. ALL DIMENSIONS ARE ARTIST'S CONCEPTS.

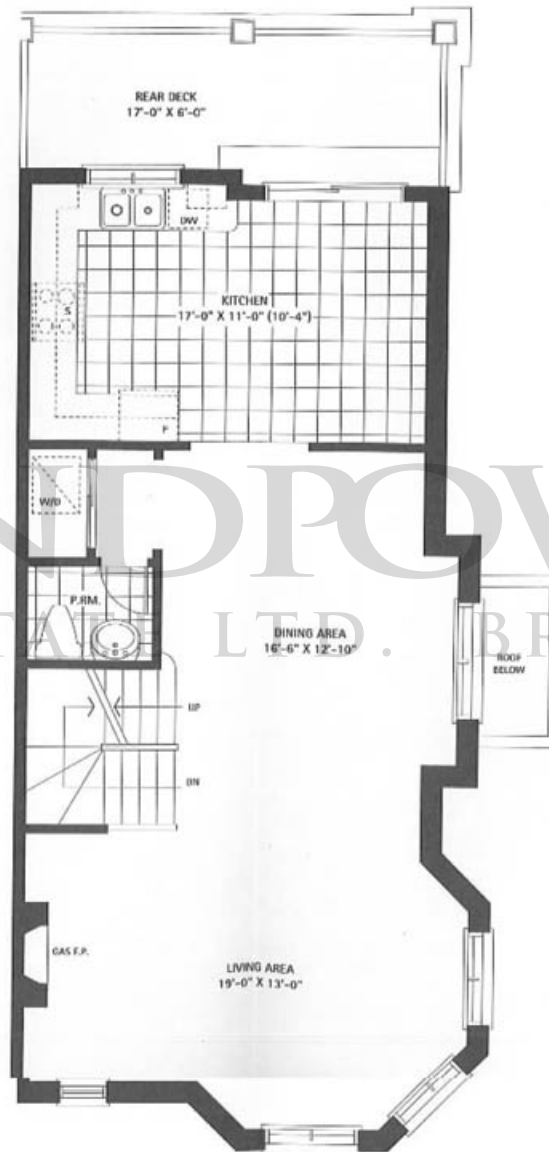


BRISTOL COUR
LUXURY TOWNHOMES ON RAYVIEW

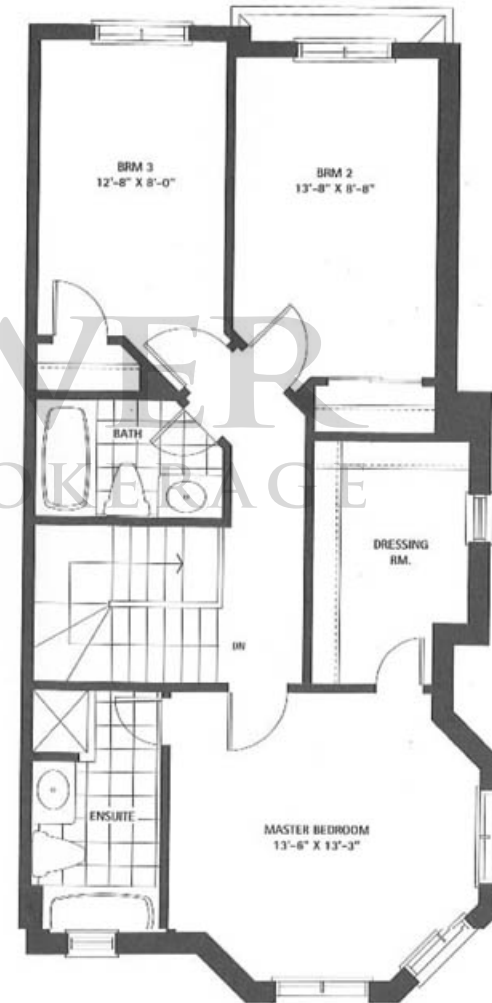
THE NOTTINGHAM 2055 SQ. FT.



MAIN FLOOR



LEVEL 2



LEVEL 3



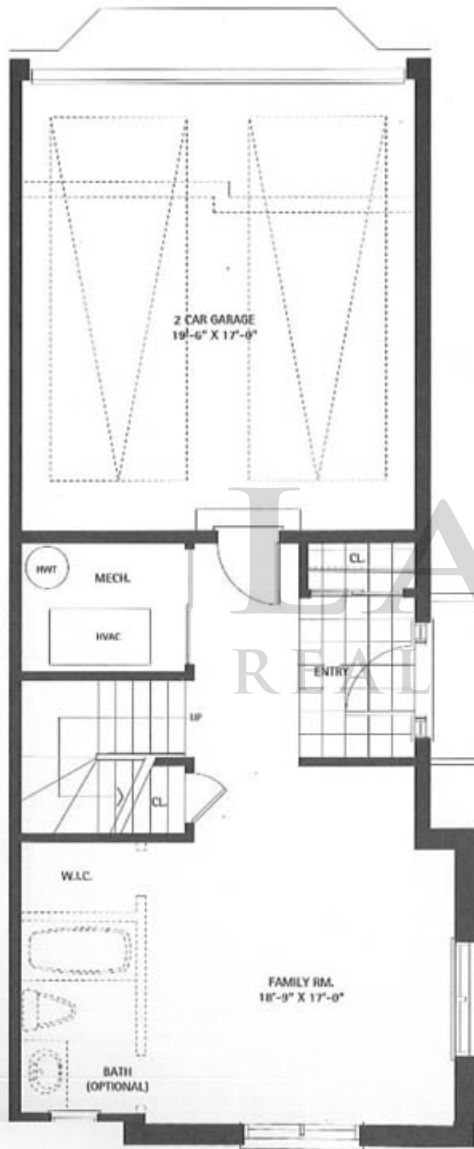
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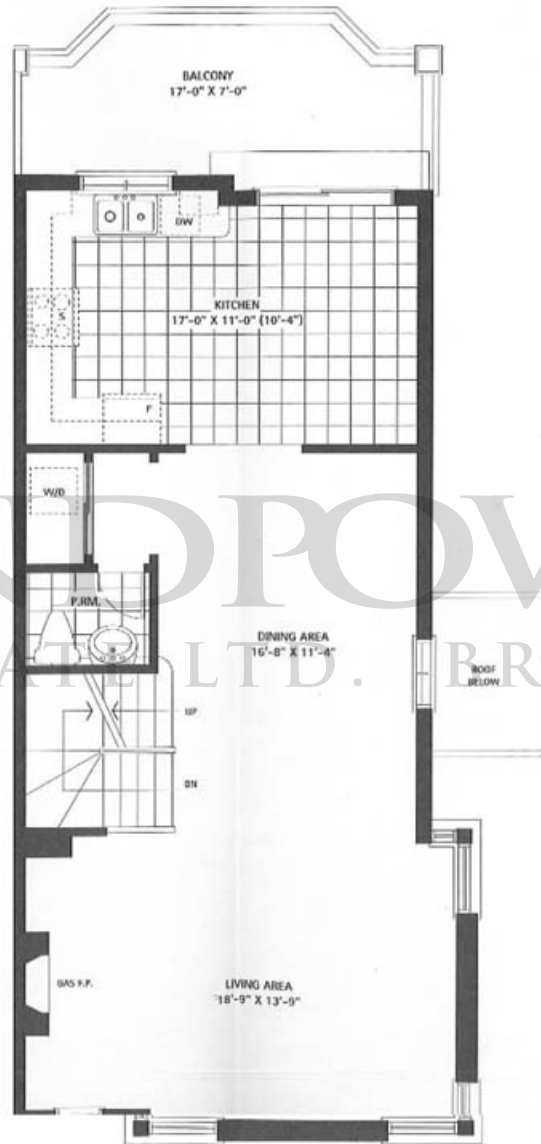
B
BRISTOL COURT
LUXURY TOWNHOMES ON BAYVIEW

THE HAMPTON

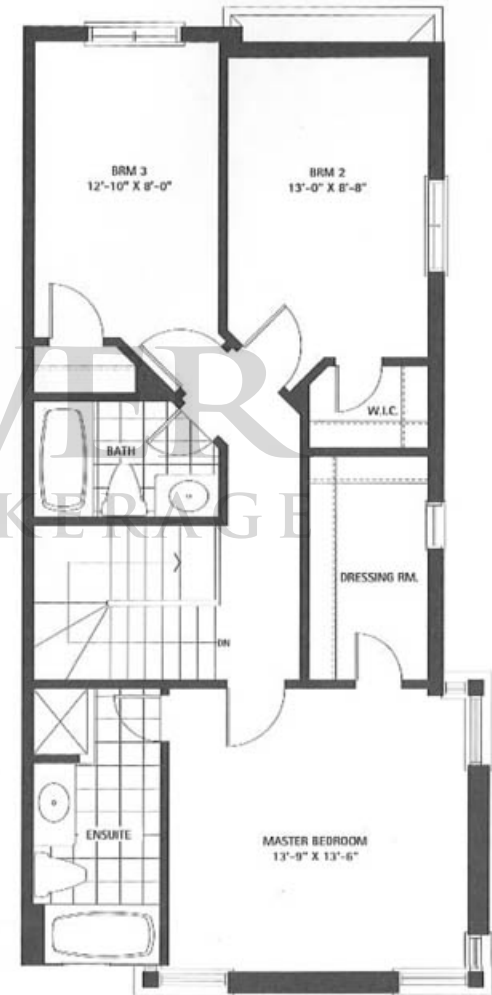
2080 SQ. FT.



MAIN FLOOR



LEVEL 2



LEVEL 3



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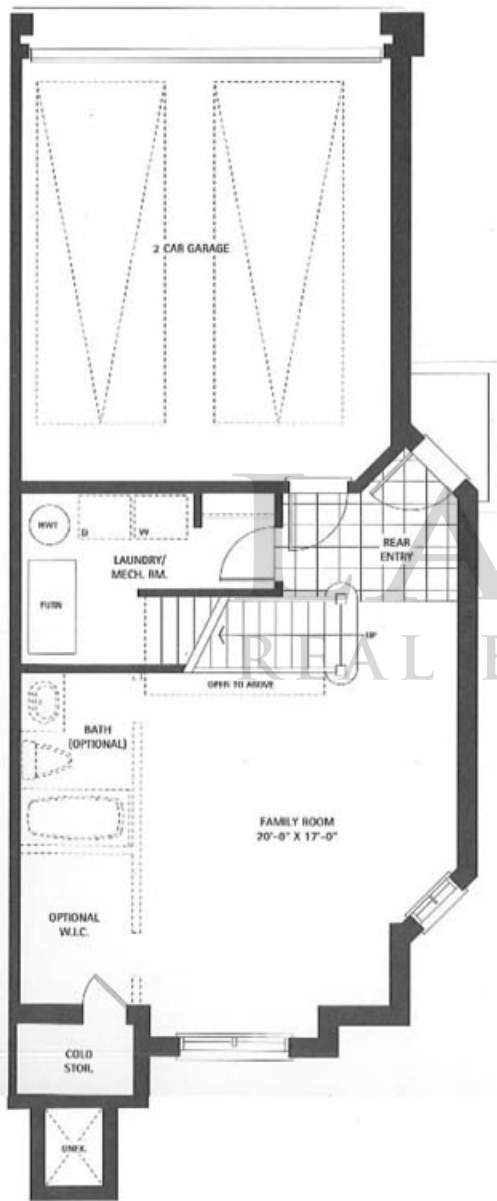


BRISTOL COURT

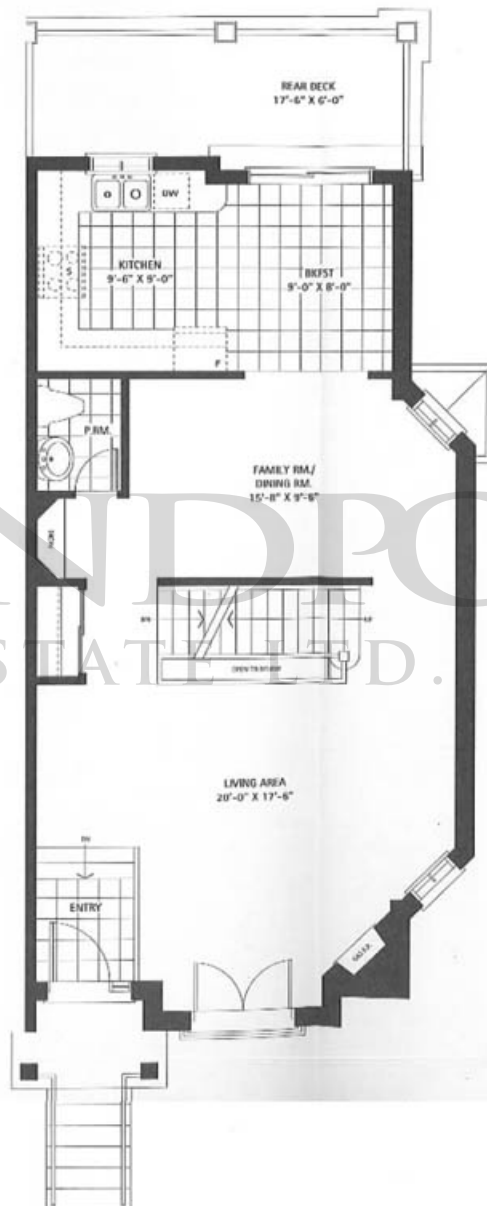
LUXURY HOMES ON ZAYVIEW

THE ST. JAMES

2160 SQ. FT.



MAIN FLOOR



LEVEL 2



LEVEL 3

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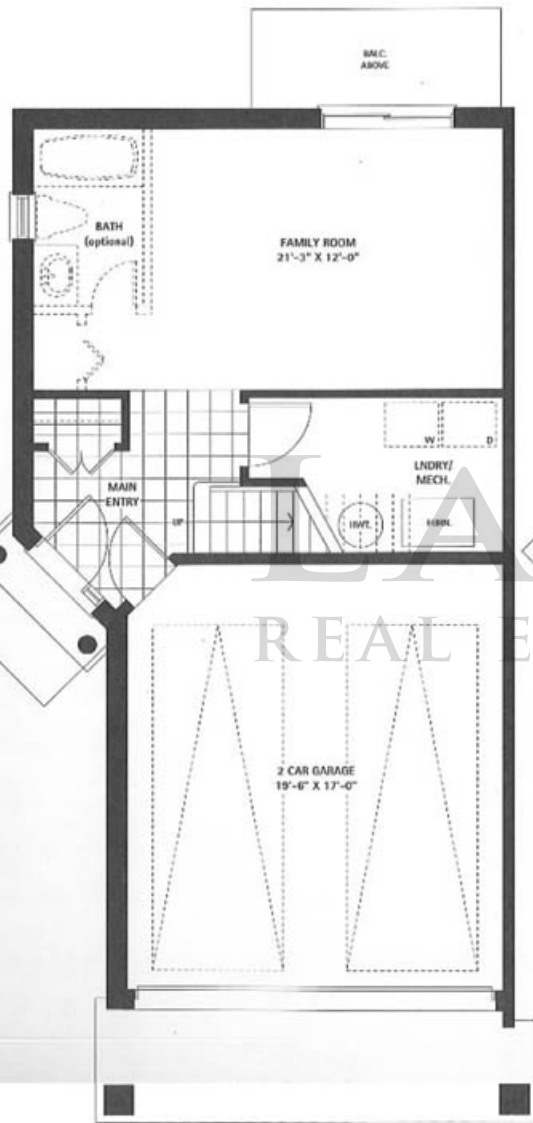


BRISTOL COUR

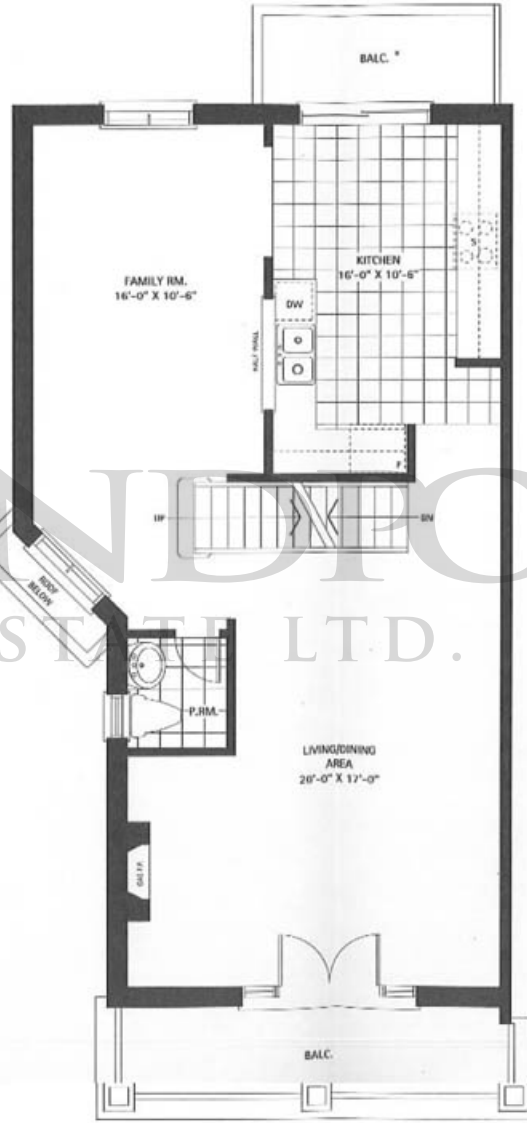
EXHAUST TOWER ON BAYVIEW

THE SOMERSET

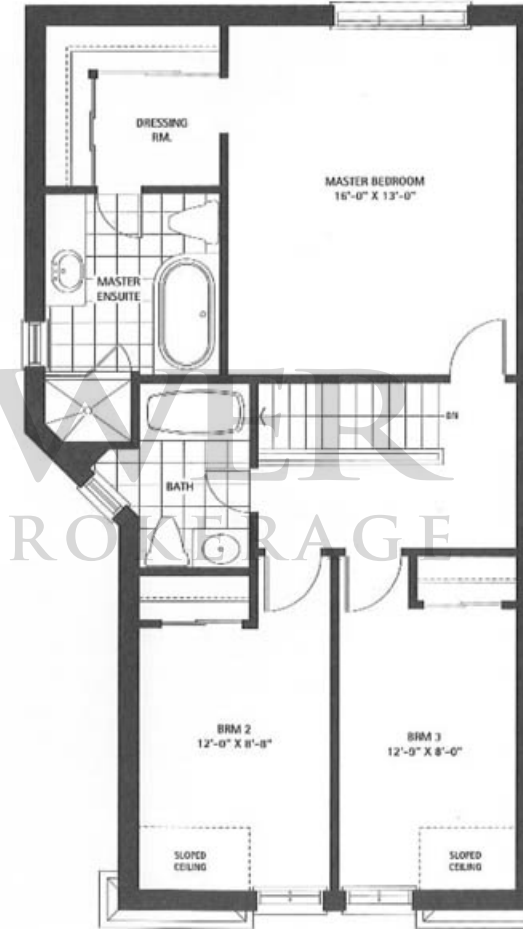
2165 SQ. FT.



MAIN FLOOR



LEVEL 2



LEVEL 3



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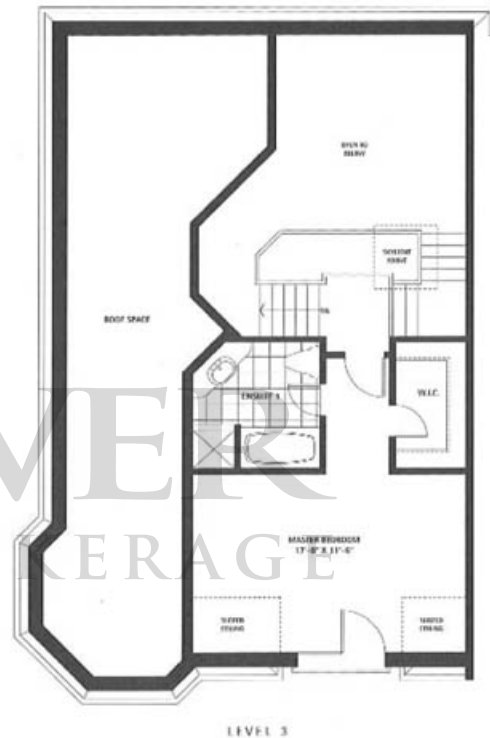
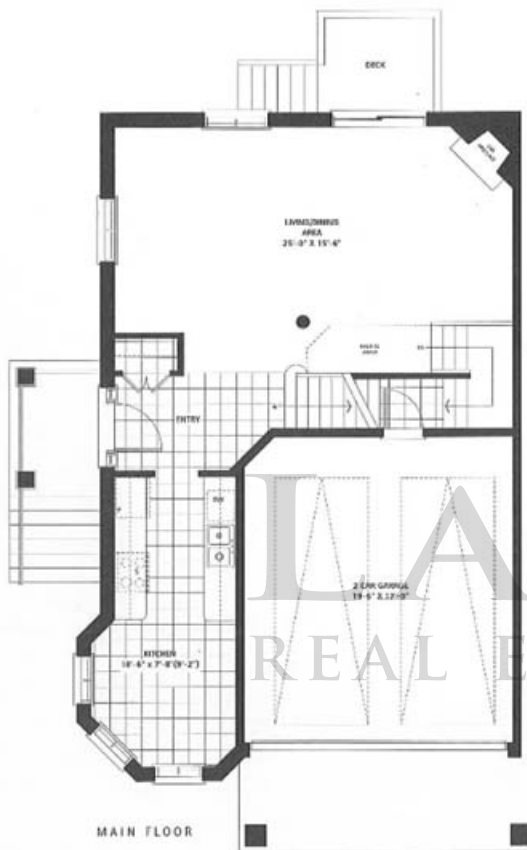
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BRISTOL COURT

LUXURY TOWNHOMES ON BAYVIEW

THE KEW GARDEN 2350 SQ.FT.



ENTER A WORLD OF REFINED LIVING

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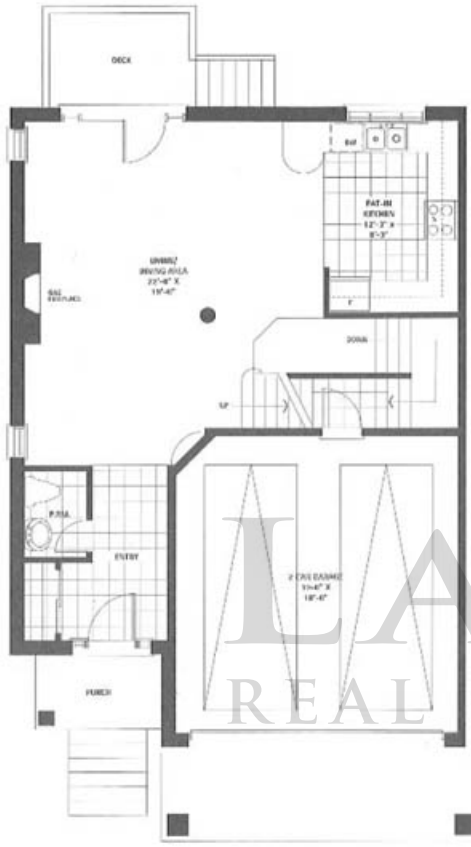


BRISTOL COURT

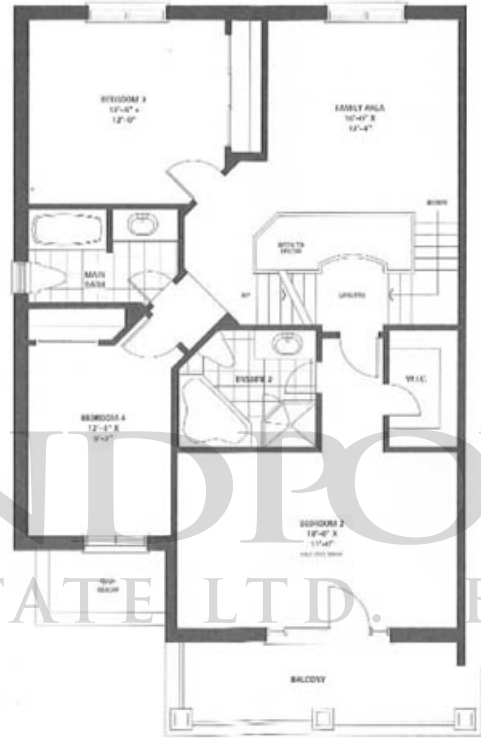
LUXURY TOWNHOMES ON DAYVILLE

THE BRISTOL

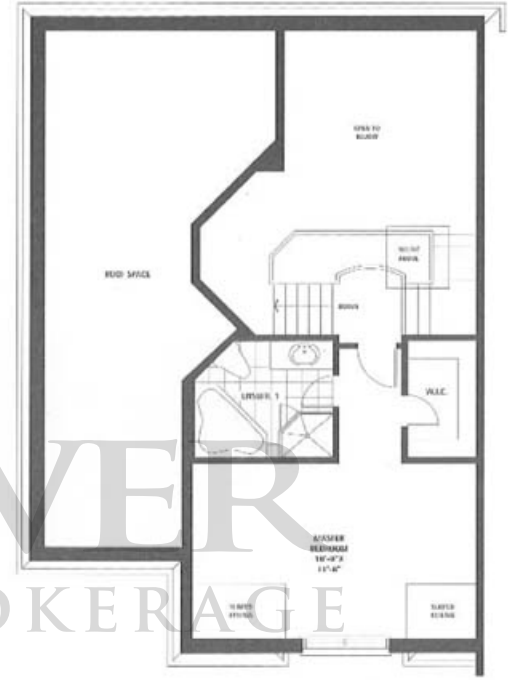
2'435 SQ. FT.



MAIN FLOOR



LEVEL 2



LEVEL 3



BASEMENT

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BRISTOL COURT

LUXURY TOWNHOMES ON DISPLAY



LIBERTY DEVELOPMENTS – NEIGHBOURHOOD KNOWLEDGE

A FULL-SERVICE DEVELOPMENT COMPANY WITH OVER 30 YEARS OF HANDS-ON EXPERTISE, THE LIBERTY DEVELOPMENT CORPORATION BRINGS EXTENSIVE MARKET KNOWLEDGE IN LAND ASSEMBLY AND DEVELOPMENT, DESIGN AND CONSTRUCTION, SALES, LEASING AND PROPERTY MANAGEMENT TO ITS REAL ESTATE PORTFOLIO.

AN EXCEPTIONAL AMOUNT OF THOUGHT, DETAIL AND PLANNING GOES INTO THE INTERIOR DESIGNS AND ARCHITECTURALLY PLEASING ELEVATIONS OF EVERY NEW HOME BUILT BY LIBERTY. AS BUILDERS OF QUALITY LIFESTYLE HOMES, LIBERTY DEVELOPMENT CORPORATION HAS CREATED A LASTING IMPRESSION ON THE SADDLECREEK RESIDENTIAL COMMUNITY IN MARKHAM. LIBERTY TOWERS I AND II, ARE SOPHISTICATED BRICK AND STONE HIGH-RISE LUXURY CONDOMINIUMS WITH A DETAILED LANDSCAPED COURTYARD AND GRACIOUS FOYERS. THE GALLERIA TOWNHOMES ARE A LIMITED COLLECTION OF TOWNS WITH ATTRACTIVE STREETSAPES AND INVITING INTERIORS.

LIBERTY DEVELOPMENT CORPORATION IS DEDICATED TO TOTAL CUSTOMER CARE. FROM KNOWLEDGEABLE SALES ASSOCIATES AND OLD WORLD CRAFTSMANSHIP TO PROMPT AND COURTEOUS AFTER SALES SERVICE, LIBERTY DEVELOPMENT CORPORATION IS COMMITTED TO YOUR COMPLETE SATISFACTION.



BRISTOL COURT

LUXURY TOWNES ON BAYVIEW