





You'll have to remind yourself that this is North York not New York. The finest restaurants, wine bars and night clubs are outside your door. Stroll along Yonge Street past the numerous stores and boutiques to the Toronto Centre for the Performing Arts, Cineplex Odeon and Famous Players theatre complexes.

Mel Lastman Square offers programs and festivals year round. The TTC and GO Transit are steps away.



ELEGANT COMMON AREAS

Stylishly finished lobby with 24-hr. concierge service

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 grounds

EXCLUSIVE CLUB CONTINENTAL AMENITIES

Designer inspired multi-purpose room equipped with servery kitchen and bar

Spectacular fully decorated and well equipped fitness area with men's and women's saunas, change rooms, showers and washrooms

Impressive indoor pool with relaxing whirlpool

Walk-out to furnished outdoor lounge

Grand activity room includes billiards/games room and state-of-the-art video 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

High quality vertical blinds for windows and balcony sliding doors Contemporary circuit breaker panel with copper wiring

Designer choice ceramic tile throughout laundry area -

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 where designated, purchaser's choice from vendor's standard samples, one colour throughout

Deluxe marble or ceramic tile in foyer, purchaser's choice from vendor's standard samples

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 polished brass-finish levered hardware, where applicable

"Colonial-style" baseboards, door frames and casings. Trim and doors painted in white semi-gloss latex paint Beautiful cultured marble window sills

Premium white latex paint on walls and drop ceilings

Contemporary 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 surround and chrome shower doors, as per plan*

Designer chrome faucets in all vanity sinks

Lavish cultured marble vanity tops and basins, purchaser's choice from vendor's standard samples

Stunning chrome strip lighting in all bathrooms

Decorative full-width vanity mirrors

Convenient privacy locks on all bathroom doors

Safety pressure balance valves for tub and shower

GOURMET KITCHEN FEATURES

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

Elegant ceramic floor tiles, purchaser's choice from vendor's standard samples

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

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

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

Brand-name double compartment stainless steel sink with stylish chrome faucet

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

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. Hardwood flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards.

Prices, specifications and terms subject to change without notice. E.&O.E. September 2005

*Availability determined by suite design.



Broker Preview - Price List

(Exp	pected	Occu	pancy	Date:	Spring	2008))
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# of Bdrm	Name	Type	Suite #	Exp.	Sq.Ft.	Preview Prices (Typical) from 5 th floor	Grand Opening Prices	Maintenance EST. (Per Mth)
1 Bdrm	C-210	S1D-2	10	West	538	\$ 168,900	\$ 173,90032323	\$ 231
1 Bdrm	C-100	S1A	17	East	566	\$ 172,900	\$177,90034.3	\$ 243
1 Bdrm	C-200	S1B	01	East	579	\$ 177,400	\$ 182,400 35.03	\$ 249
1 + Den	C-300	S1A+D	02	East	654	\$ 199,900	\$ 204,9003(3,30	\$ 281
1 + Den	C-300	S1A+DR	03	East	654	\$ 199,900	\$ 204,900 31330	\$281
1 + Den	C-500	S1C+D	10	West	678	\$ 213,900	\$ 218,900 332%	\$ 291
1 + Den	C-600	S1B+D	11	West	695	\$ 218,900	\$ 223,900	\$298
1 + Den	C-700	S1D+D	09	West	699	\$ 219,900	\$ 224,900321.75	\$ 300
2 Bdrm	C-800	S2C	12	West	739	\$ 232,900	\$ 237,900	\$ 318
2 Bdrm	C-900	S2B	15	N/West	755	\$ 237,900	\$ 242,90032172	\$ 325
2 Bdrm	C-1000	S2D	05	East	775	\$ 237,400	\$ 242,400	\$ 333
2 Bdrm	C-2000	S2A	16	East	868	\$ 264,900	\$ 269,900310.94	\$373
2 + Den	C-3000	S2A+D	06	S/East	903	\$ 294,400	\$ 299,400331.56	\$ 388
2 + Den	C-5000	S2B+D	08	S/West	912	\$ 302,400	\$ 307,400337.0	\$ 392
3 Bdrm	C-6000	S3A	07	South	1192	\$ 399,900	\$ 404,90039	\$ 512

General Information

TOTAL NO. OF FLOORS: TOTAL NO. OF SUITES:

PREMIUM PER FLOOR: PRICE INCLUDES:

NO. OF SUITES PER FLOOR: 14 (on typical floors)

\$500 per floor (some floors may differ. Please inquire with our new home consultants One Parking Space, One Locker, Five Appliances (fridge, stove, dishwasher, washer and

dryer), Vertical blinds & G.S.T.

MAINTENANCE/month:

INCLUDES: Hydro, Heat, Air - conditioning, Water, Common Elements, Amenities and Concierge

TAXES/ per year: BUILDING FEATURES: Market Value Assessment as per City of Toronto

▶ 8,000 Sq Ft. of Amenity Space

▶ 24 Hr. Concierge

- ▶ Multipurpose Party Room with Kitchen & Bar
- ► Exercise Room, Ladies/ Men Change Rooms/ Indoor Swimming Pool, Whirlpool & Sauna
- ▶ Billiard/Games Room
- ▶ Home Theatre Room
- ▶ Library
- ▶ 2 Guest Suites

FINANCING DEPOSIT STRUCTURE:

Capped Rate Mortgage Program with Bank of Montreal

(Interest will be paid on ALL deposits from date of receipt)

The deposit structure is to be made payable to: Harris, Sheaffer LLP in Trust

	1* Deposit with Agreement	2 nd Deposit 30 days from 1 st deposit	3 rd Deposit 60 days from 1 st deposit	4 th Deposit 90 days from 1 st deposit	5 th Deposit 120 days from 1 st deposit	5th Deposit 180 days from 1th deposit	Total Deposit
1 Bedroom	\$2,000	\$3,000	\$5,000	\$5,000	\$5,000	\$5,000	\$25,000
1 + Den	\$2,000	\$4,000	\$6,000	\$6,000	\$6,000	\$6,000	\$30,000
2 Bedroom	\$2,000	\$5,000	\$7,000	\$7,000	\$7,000	\$7,000	\$35,000
2 + Den	\$2,000	\$6,000	\$8,000	\$8,000	\$8,000	\$8,000	\$40,000
3 Bedroom	\$2,000	\$7,000	\$9,000	\$9,000	\$9,000	\$9,000	\$45,000

One Day Only - September 29, 2005

Prices subject to change without notice.

New Home Consultants: Geri Sticker and Nikki Caputo Phone: (416) 228-8886 Fax: (416) 228-8810

566 SQ. FT.





ONE BEDROOM 579 SQ. FT.



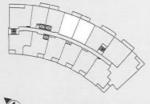


C300 (IA+D)

ONE BEDROOM + DEN 654 SQ. FT.







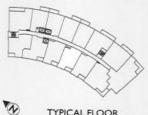


C500 (IC+D)

ONE BEDROOM + DEN 678 SQ. FT.



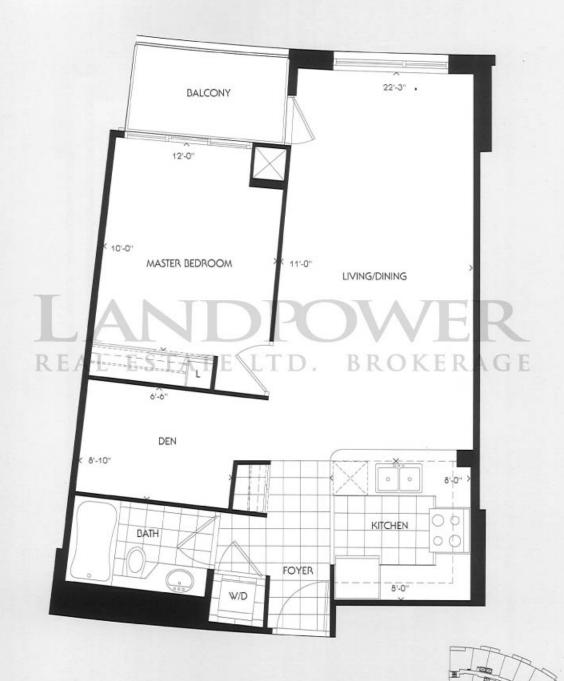




C600 (IB+D)

ONE BEDROOM + DEN 695 SQ. FT.





C700 (ID+D)

ONE BEDROOM + DEN 699 SQ. FT.





TWO BEDROOM 739 SQ. FT.

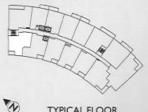




TWO BEDROOM 755 SQ. FT.



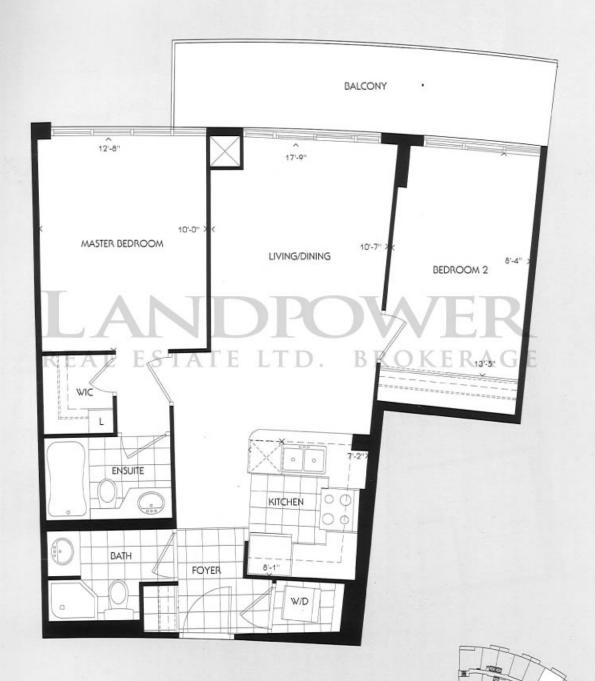




C1000 (2D)

TWO BEDROOM 775 SQ. FT.



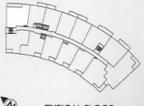


C2000 (2A)

TWO BEDROOM 868 SQ. FT.





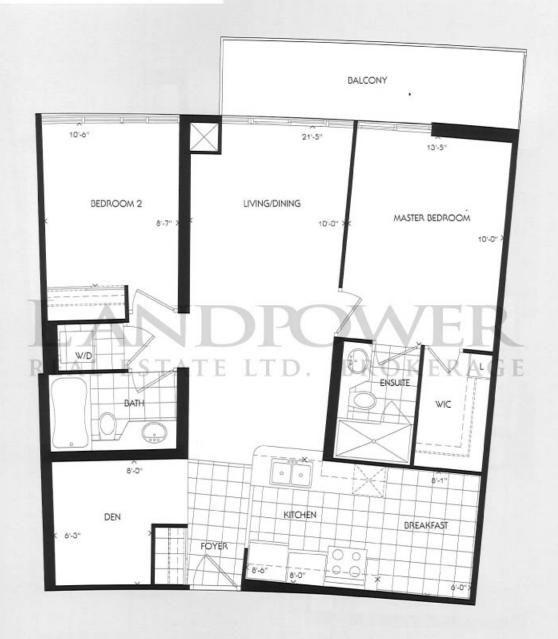


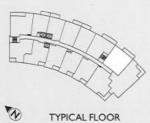


C3000 (2A+D)

TWO BEDROOM + DEN 899 SQ. FT.





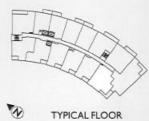


C5000 (2B+D)

TWO BEDROOM + DEN 912 SQ. FT.







C6000 (3A)

THREE BEDROOM 1192 SQ. FT.







c-condos.com

Presentation Centre
35 Finch Ave. W., one block west of Yonge St.
(416) 228-8886

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