



CASITAS

AT

NORTHTOWN

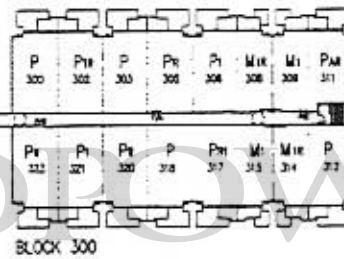
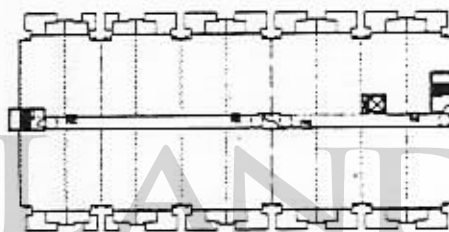
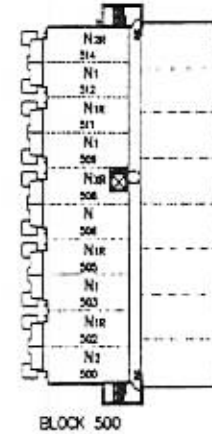
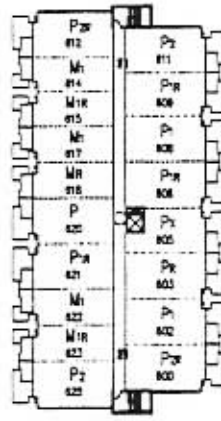
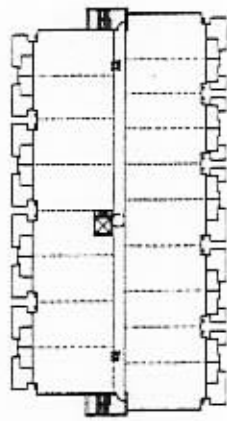
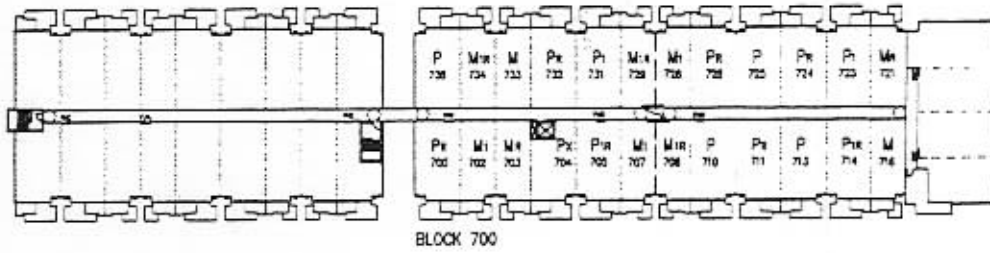
NORTHTOWN CASITAS - PHASE I
DESCRIPTION AND PRICE LIST
September 24, 1993
PRICE LIST NO. 2

APPROVED: *Mus*

EFFECTIVE DATE: Sept 24/93

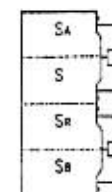
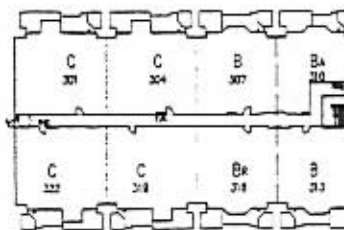
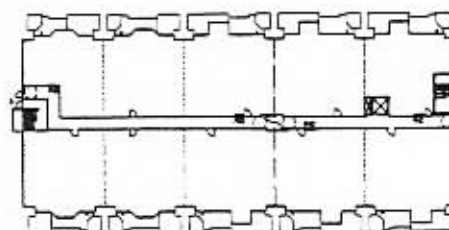
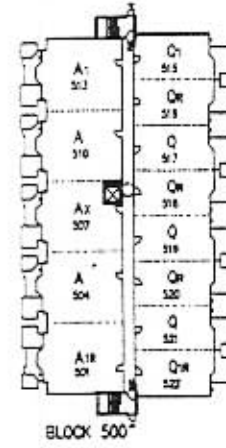
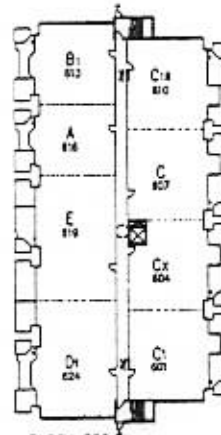
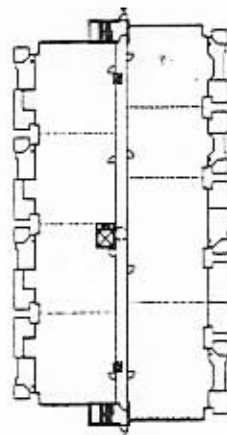
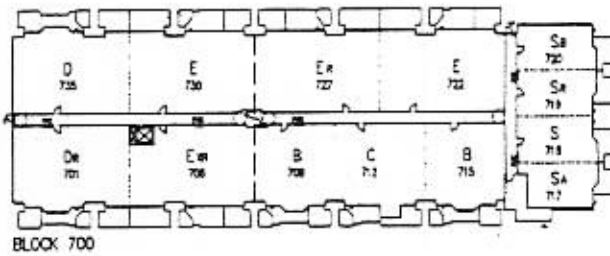
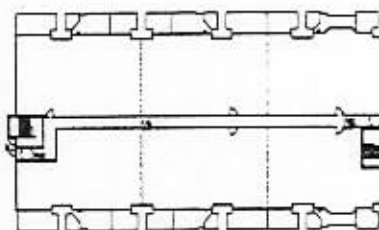
PRICE	TYPE	APPROX. SQ.FT.	QUANTITY	DESCRIPTION	BALCONY SQ.FT.	\$/SQ.F.T
169,000	A ✓	1000	7	Bungalow - 1 Br.	-	\$169
189,000	B ✓	1142	12	Bungalow - 1 Br. + Den	-	\$165
214,500	C ✓	1300	19	Bungalow - 1 Br. + Den	-	\$165
259,000	D ✓	1663	6	Bungalow - 2 Br.	-	\$155
279,000	E ✓	1748	10	Bungalow - 2 Br. + Den	-	\$159
209,000	M ✓	1518	38	Stacked - 3 Storey - 2Br + Den/Study	50	\$138
209,000	N ✓	1545	10	Stacked - 3 Storey - Alternate	2 x 50	\$135
255,000	P ✓	1907	16	Stacked - 3 Storey - 3 Br + Den/Study	2 x 43	\$133
279,000	Q ✓	1820	72	Grade - 3 storey - 3 Br + Den/Study	36 + Patio	\$154
275,000	S ✓	1788	3	Grade - 3 storey - 3 Br + Den/Study	36 + Patio	\$154
299,000	S (B) ✓	2000	1	Grade - 3 storey - 3 Br + Den/Study	36 + Patio	\$150

Casitas at NORTHTOWN



MAIN LEVEL

LANDPOWER REAL ESTATE LTD. BROKERAGE



GROUND FLOOR

SCHEDULE "F"

CASITAS AT NORTHTOWN

FEATURES LIST

PARKING GARAGE

- Underground parking is accessed via a heated ramp, through a garage door operated by your personal remote control.
- The garage is painted white with fluorescent lighting.
- Security cameras with two way voice communication to the gatehouse are provided in the garage for surveillance and access monitoring.
- Access to individual casitas is from the garage, protected from the exterior elements.
- The garage is ventilated and protected by fire sprinklers and smoke detectors for added safety and protection.

ACCESS CONTROL

- Visitor access is controlled by the on duty 24 hour gatehouse attendant.
- The gatehouse communication control centre allows the on duty attendant to monitor the cameras located in the underground garage.
- The perimeter of the community is surrounded by fencing to control pedestrian access.

EXTERIOR FINISHES

- Architecturally designed exteriors including clay brick and colour co-ordinated shingles and skylights where indicated.
- Maintenance free aluminium eavestroughs, downspouts, soffits and fascia.
- Interlocking stone (or equal) to front entrance walkway and/or courtyard area fully landscaped with sod, trees, and shrubs.
- Convenient, above ground visitor parking areas.

INTERIOR FEATURES

- All ceilings to be stippled in white, except in kitchen, laundry area and bathrooms.
- Kitchen, laundry area and bathroom ceilings smooth, painted semi-gloss white, interior walls painted off white in quality latex flat paint. Semi-gloss paint in kitchens, bathroom(s) and all woodwork.
- Elegant oak bannisters and pickets in natural finish, where applicable.
- Distinctive "800" series interior doors with polished brass hardware, as per plan.
- Traditionally proportioned trim including baseboards, door and window casings.
- Skylights to all upper floors where indicated.
- Personally encoded security system with magnetic contacts to all entry doors and ground level windows and/or motion detectors.
- Glass transoms permitting additional natural light from skylights where applicable.

KITCHEN FEATURES

- Choice of custom quality kitchen cabinets and countertops as per Vendor's samples.
- Double stainless steel sink with single lever faucet.
- Vented exhaust hood over stove to the exterior.

FLOOR COVERINGS

- Plush 36 oz. broadloom with 1/2" foam underpad in floor areas as per plan.
- Ceramic tile floors in main bathroom, front vestibule, ensuite bathroom and powder room, from Vendor's samples, as per plan.

ELECTRICAL FEATURES

- 100 amp. electrical service with circuit breakers and copper wiring throughout.
- Cable TV and telephone outlets pre-wired as per Vendor's plans.
- Hard wired smoke detectors as per Ontario Building Code Standards.
- Electrical door chimes at street entrance entry door.
- Switch-controlled ceiling outlets in all bedrooms, dining rooms and dens.
- Decora light switches and receptacles.
- Switch-controlled split outlets in living room.

MECHANICAL & PLUMBING

- Individually controlled central air conditioning and heating in each casita.
- High efficiency, forced air, gas furnace in each casita.
- Hot water tank supplied by Consumers Gas (rental).
- Heavy duty wiring and receptacle for dryer.
- Temperature controlled mixing valve for shower, tub and shower stalls.
- Gas and hydro services are individually metered. Water included in maintenance fee.

BATHROOM FEATURES

- White bathroom fixtures throughout.
- Exhaust fans in windowless bathrooms.
- Single lever taps on all vanity sinks.
- Choice of vanity cabinets and countertops from Vendor's samples.
- Glass door on shower stall, where applicable.
- Medicine cabinet in main and ensuite bathrooms.

PHASE II

CASITA # 1501

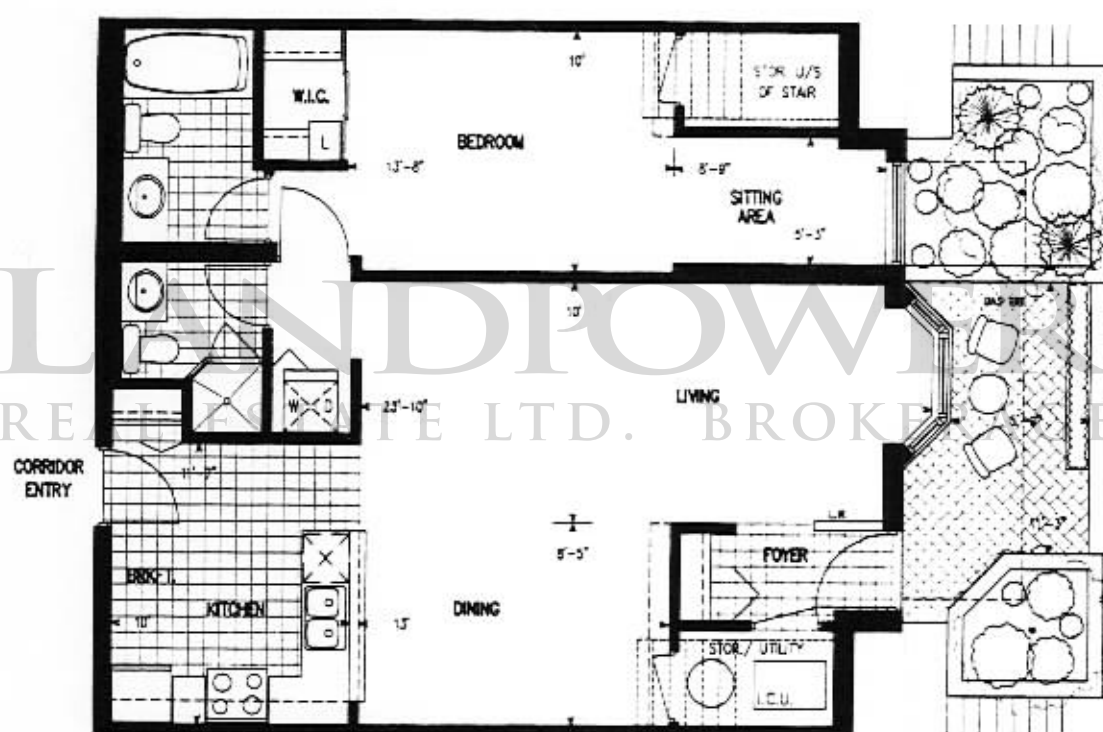
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MAIN LEVEL



GROUND FLOOR

Casitas at NORTHTOWN



GROUND FLOOR



END
CONCITION

A1

TYPE A

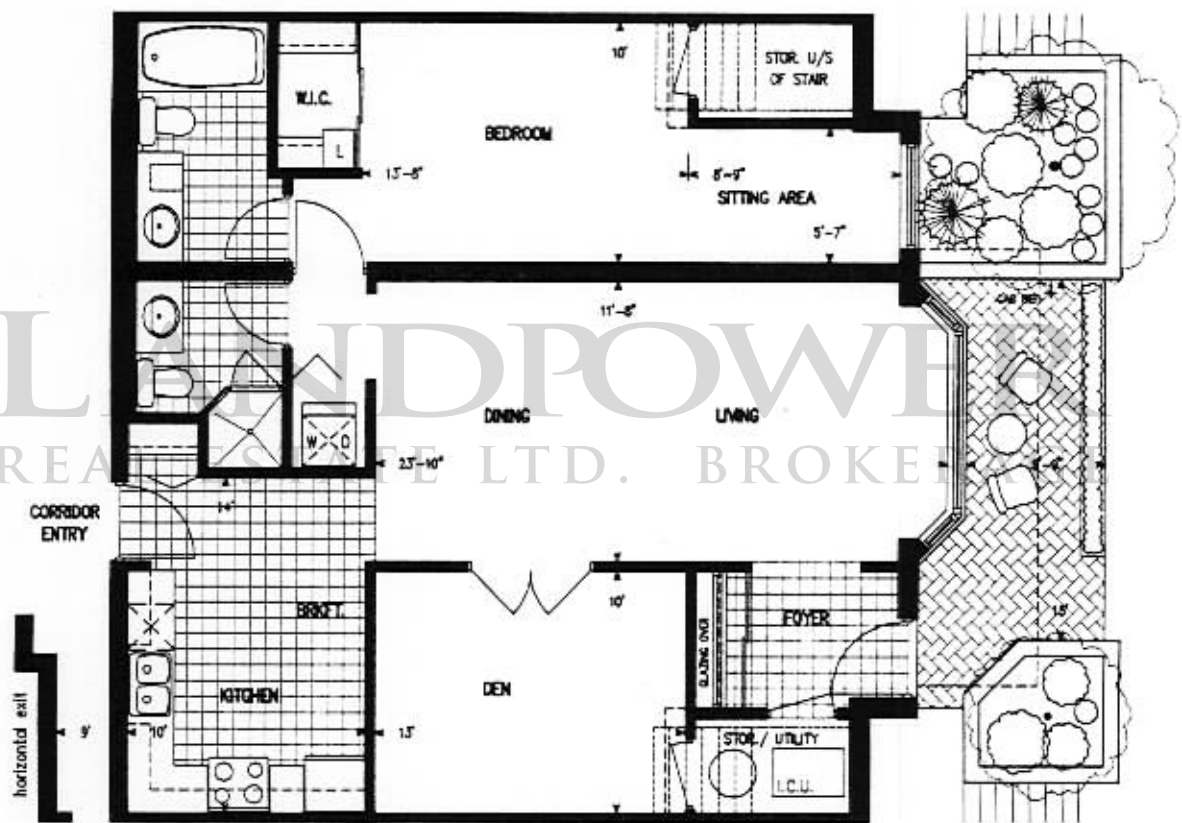
1 BEDROOM

TRIDEL

Purchaser Acknowledgement _____ Date _____
Casitas (Municipal) No. _____
Level _____ Unit No. _____

Dimensions and specifications subject to change.
Window sizes may vary slightly. Landscaping and
patio areas subject to change. E. & D.E.

Casitas at NORTHTOWN



GROUND FLOOR



END
CONDITION

B1

TYPE B

1 BEDROOM + DEN

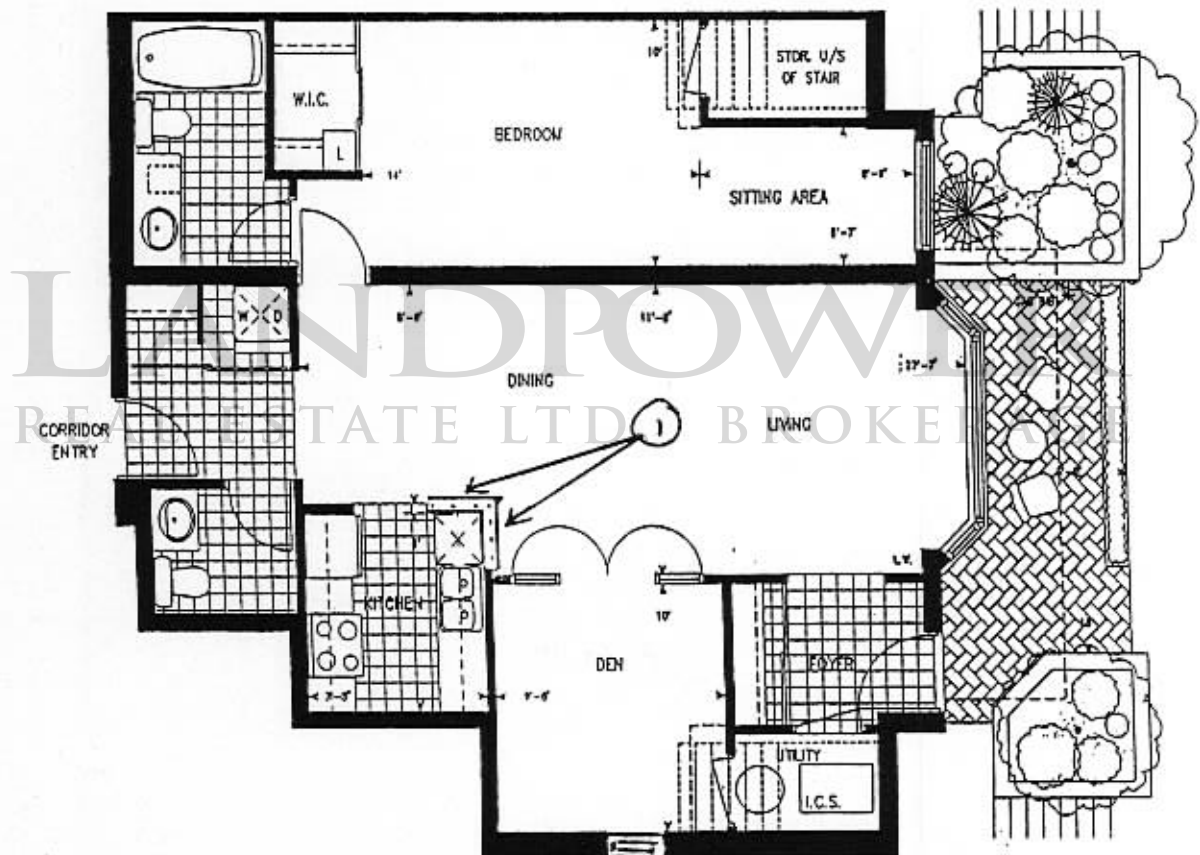
TRIDEL

Purchaser Acknowledgement _____ Date _____
Casitas (Municipal) No. _____
Level _____ Unit No. _____

Dimensions and specifications subject to change.
Window sizes may vary slightly. Landscaping and
patio areas subject to change. E. & O.E.

Casitas at NORTHTOWN

SCHEDULE "I-2"



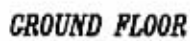
1. PASS THROUGH ON BOTH WALLS AS INDICATED WITH NORMAL PASS THROUGH COUNTER
NO UPPER CABINETS ABOVE DISHWASHER.
GROUND FLOOR

TYPE B5
1 BEDROOM + DEN

Wip
Purchase Acknowledgement Date June 13/94
Casitas (Municipal) No. 1501
Level 01 Unit No. 48

Dimensions and specifications subject to change

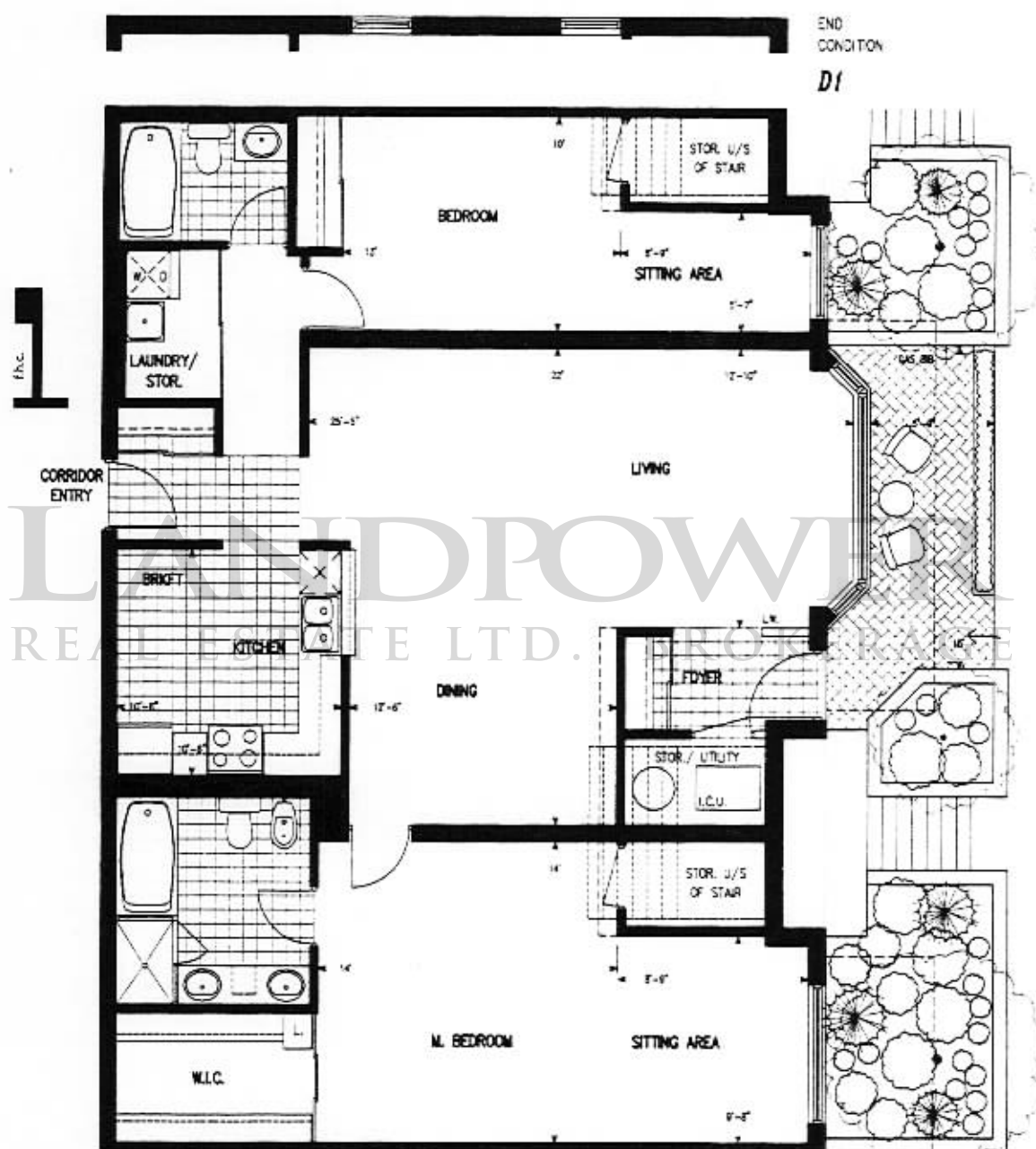
The floor plan shows a dining area (18' x 12') and a kitchen (13' x 10'). A bathroom is located near the dining area. The plan includes dimensions for the dining area (18' x 12'), kitchen (13' x 10'), and a bathroom (5' x 5').



Purchaser Acknowledgement _____ Date _____
Casitos (Municipal) No. _____
Level _____ Unit No. _____

Dimensions and specifications subject to change.
Window sizes may vary slightly. Landscaping and
patio areas subject to change. E. & O.E.

Casitas
at
NORTHTOWN



GROUND FLOOR

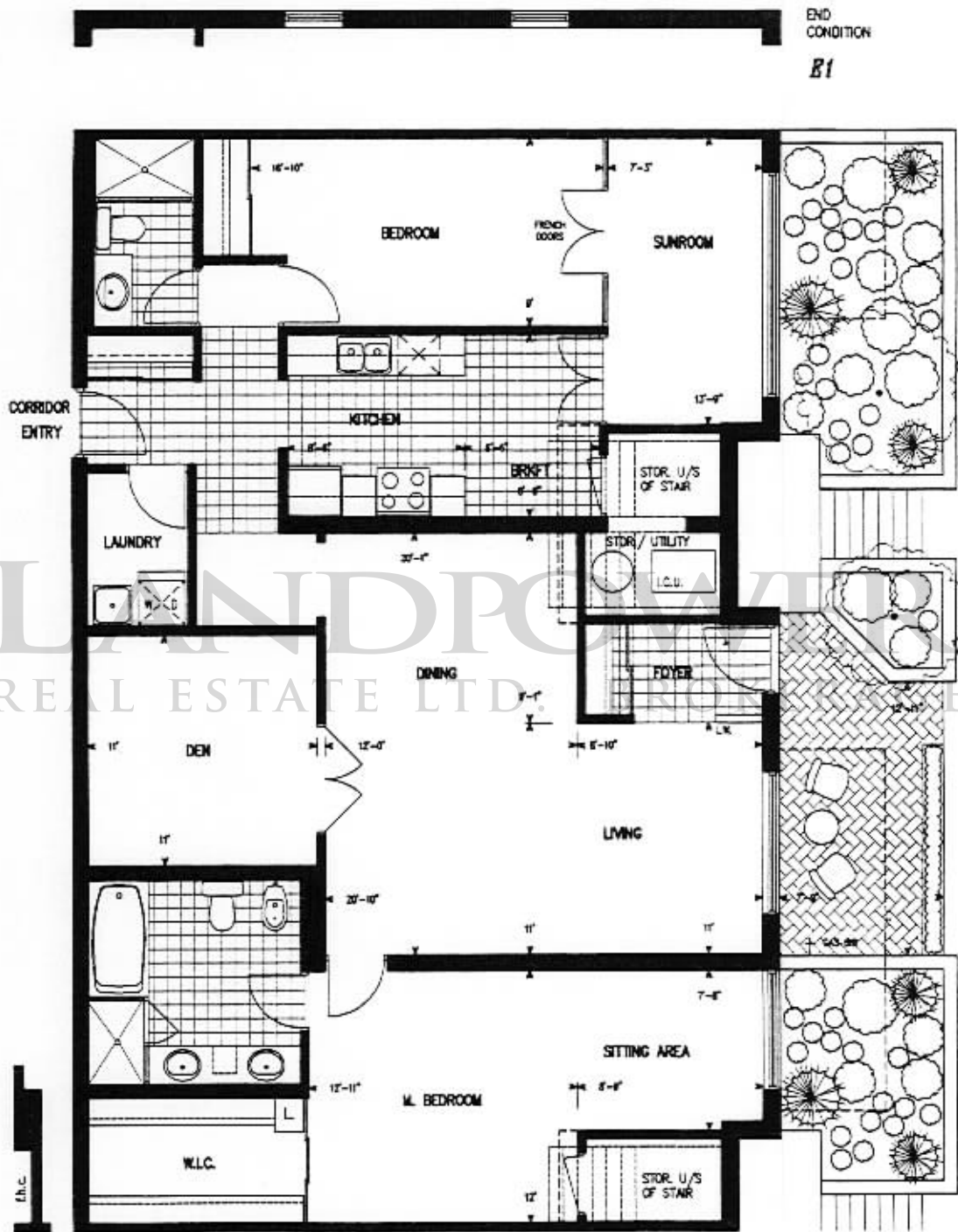
TYPE D
2 BEDROOM

Purchaser Acknowledgement _____ Date _____
Casitas (Municipal) No. _____
Level _____ Unit No. _____

Dimensions and specifications subject to change.
Window sizes may vary slightly. Landscaping and

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Casitas
at
NORTHTOWN



GROUND FLOOR

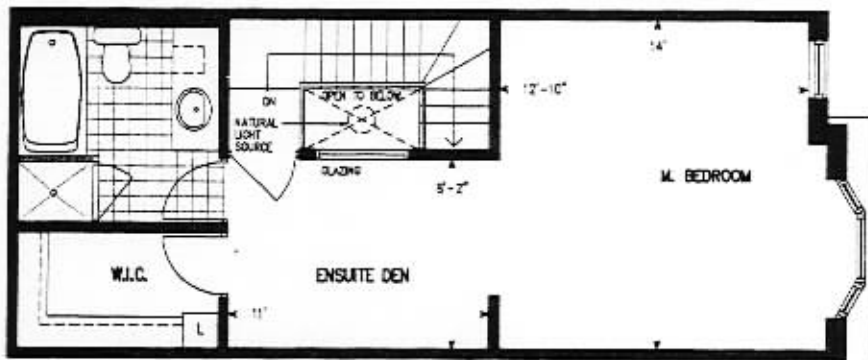
TYPE E
2 BEDROOM + DEN

Purchaser Acknowledgement _____ Date _____
Cositas (Municipal) No. _____
Level _____ Unit No. _____

Dimensions and specifications subject to change.
Window sizes may vary slightly. Landscaping and

TRIDEL®

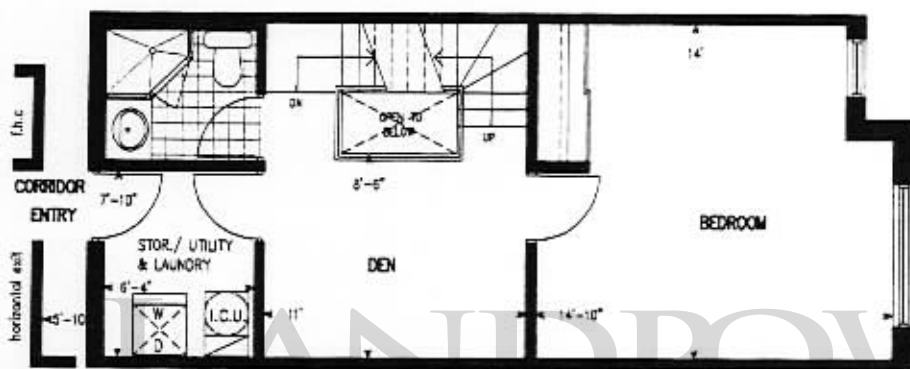
Casitas at NORTHTOWN



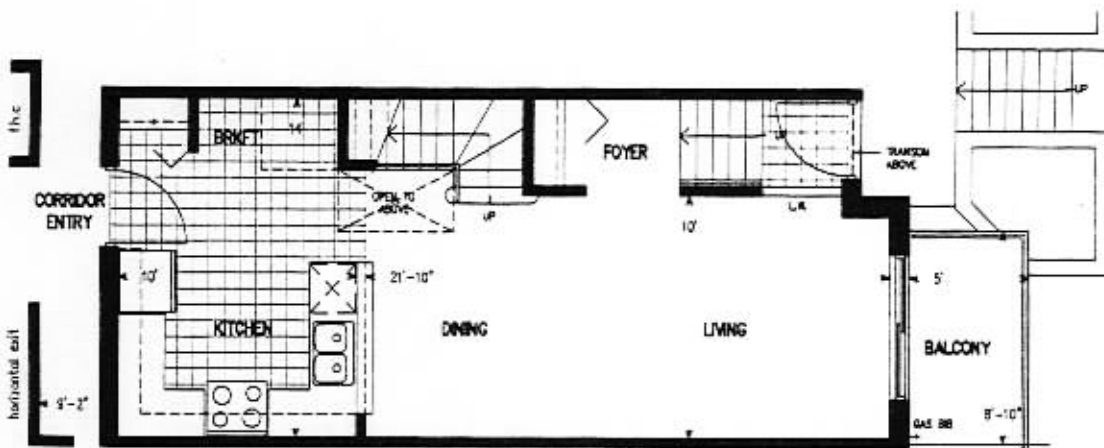
3RD FLOOR

BAY WINDOW
CONDITION
M

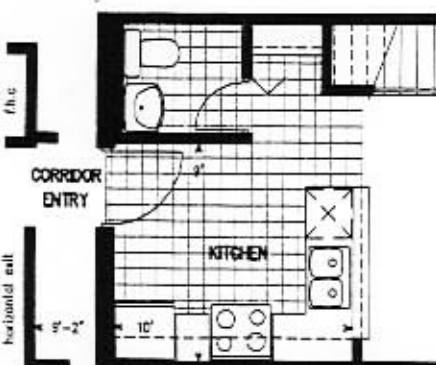
WINDOW
CONDITION
M1



2ND FLOOR



MAIN FLOOR



POWDER ROOM OPTION

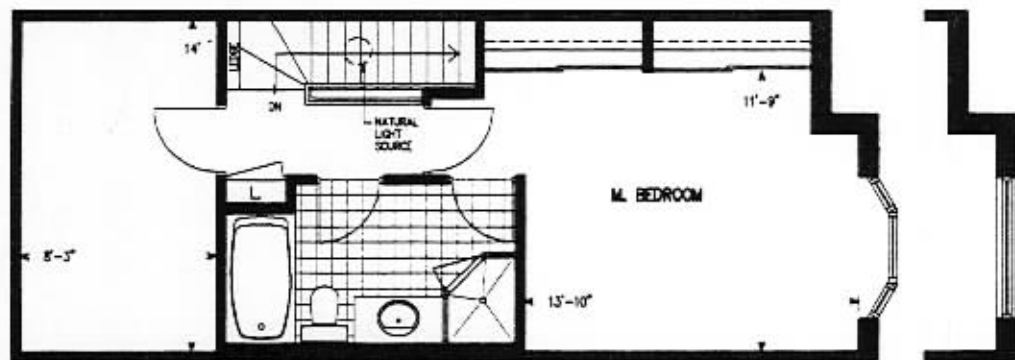
TYPE M
2 BEDROOM + DEN

Purchaser Acknowledgement _____ Date _____
Casitas (Municipal) No. _____
Level _____ Unit No. _____

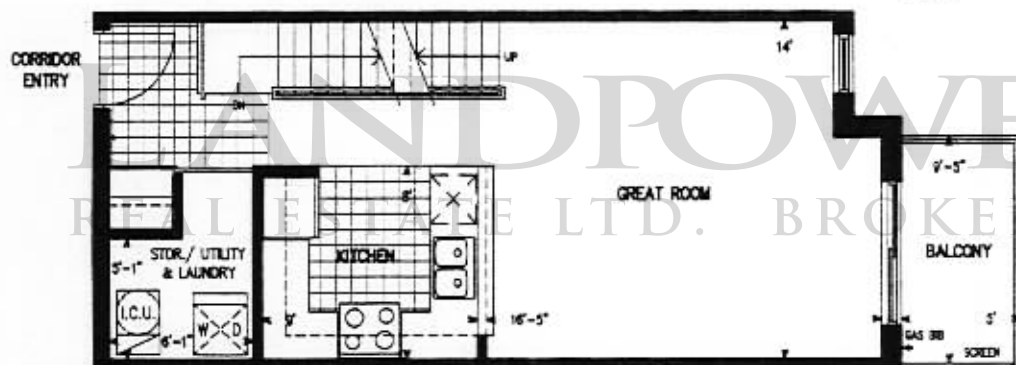
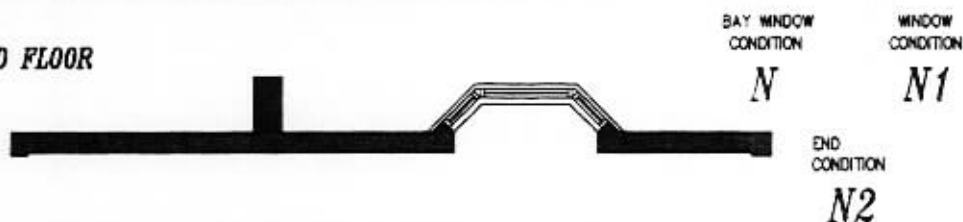
TRIDEL

Dimensions and specifications subject to change.
Window sizes may vary slightly. Landscaping and

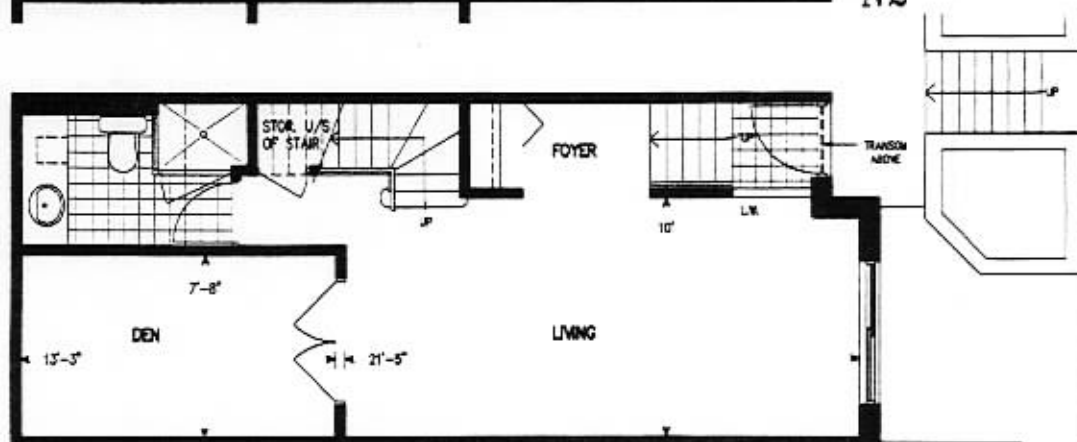
Casitas at NORTHTOWN



3RD FLOOR



2ND FLOOR



MAIN FLOOR

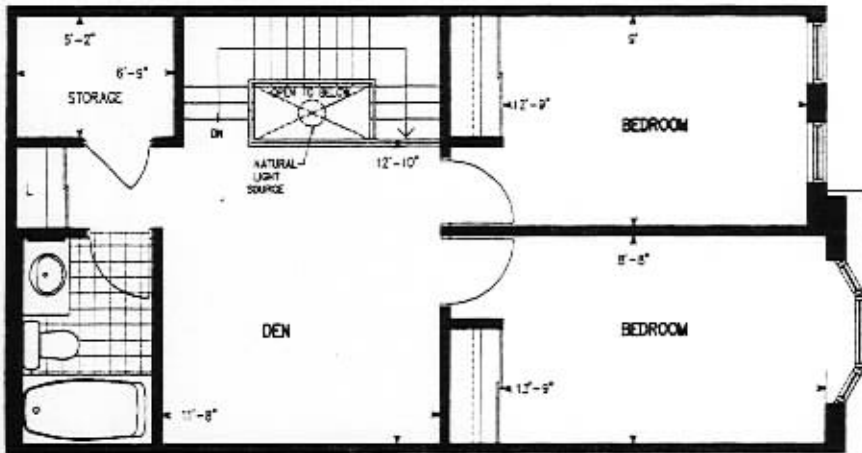
TYPE N
1 BEDROOM + DEN

TRIDEL

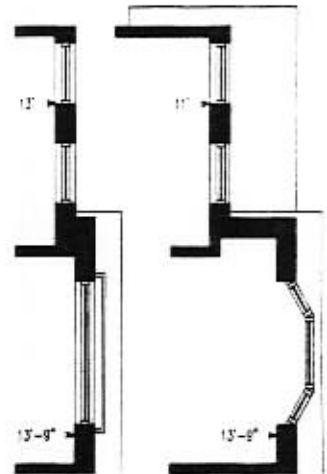
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Casitas (Municipal) No. _____
Level _____ Unit No. _____

Dimensions and specifications subject to change.
Window sizes may vary slightly. Landscaping and

Casitas at NORTHTOWN

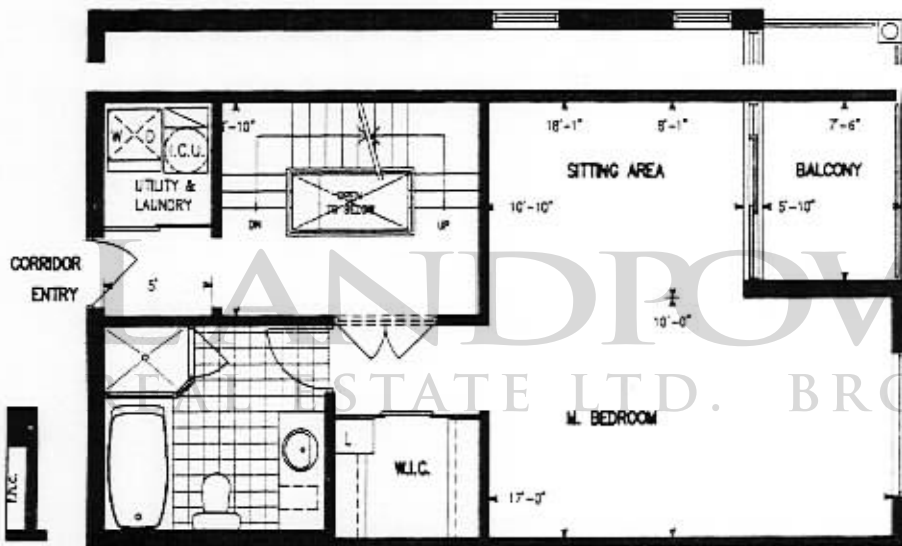


BAY WINDOW
CONDITION
P

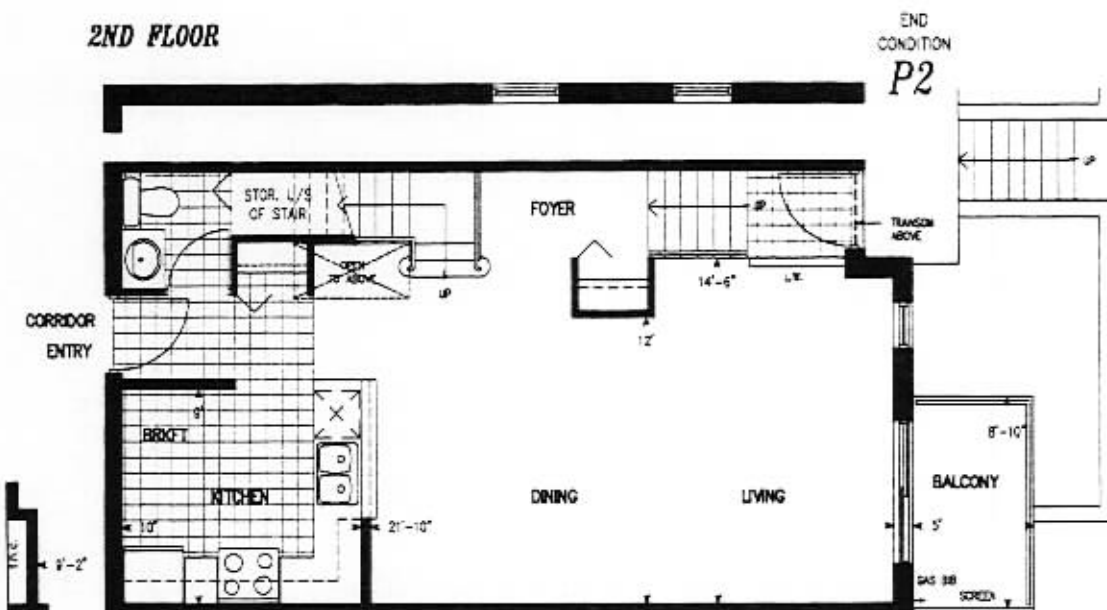


WINDOW
CONDITION
P1

END
CONDITION
P2



END
CONDITION
P2



END
CONDITION
P2

TYPE P
3 BEDROOM + DEN

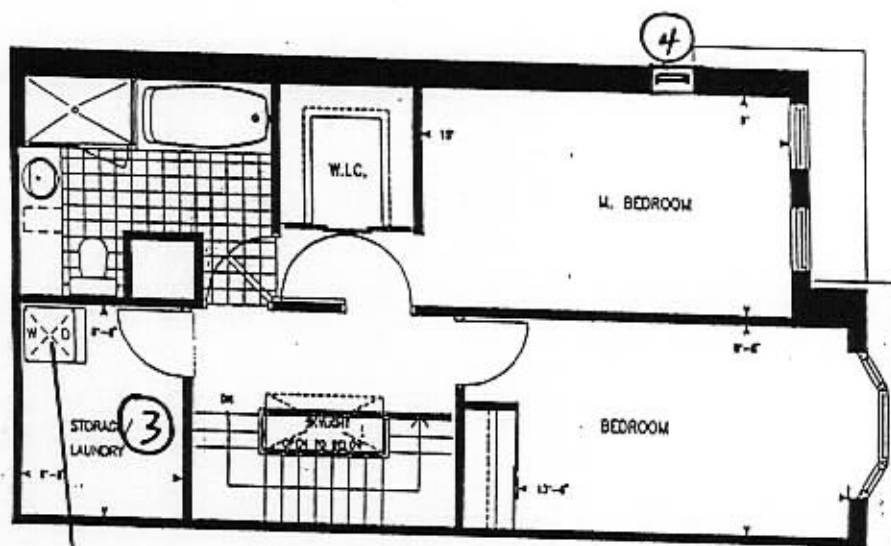
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Casitas (Municipal) No. _____
Level _____ Unit No. _____

TRIDEL

Dimensions and specifications subject to change.
Window sizes may vary slightly. Landscaping and

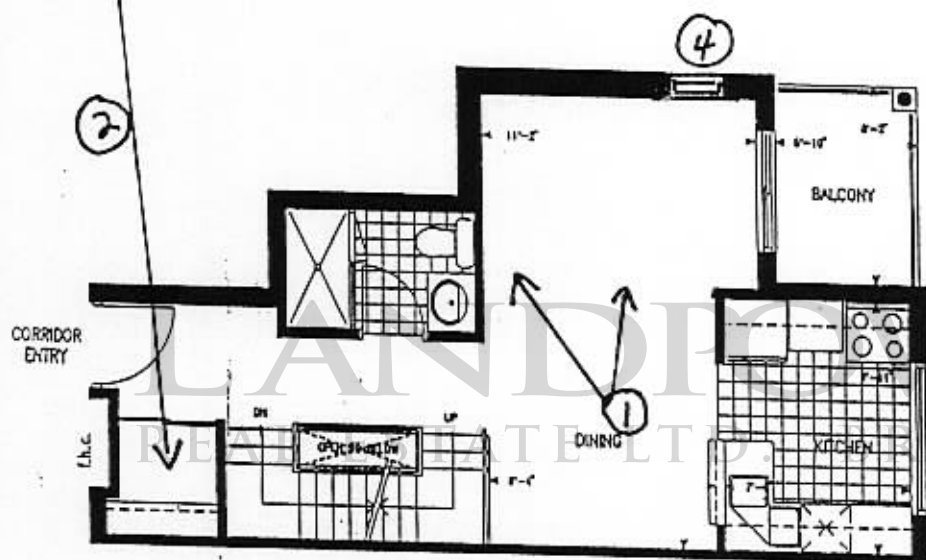
Casitas at NORTHTOWN

SCHEDULE "I"

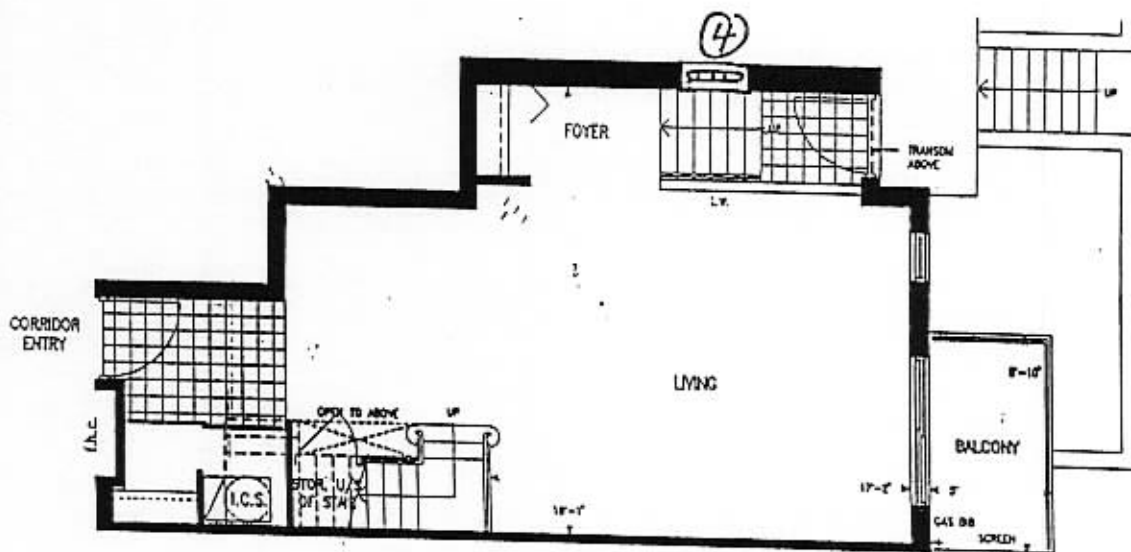


3RD FLOOR

1. Do not install wall and door to family room.
2. Relocate washer/dryer to second floor closet
3. Carpet in storage area on 3rd floor
4. Casement windows on all three levels, that open + non-opening casement



2ND FLOOR



MAIN FLOOR

UNIT No.
214
812

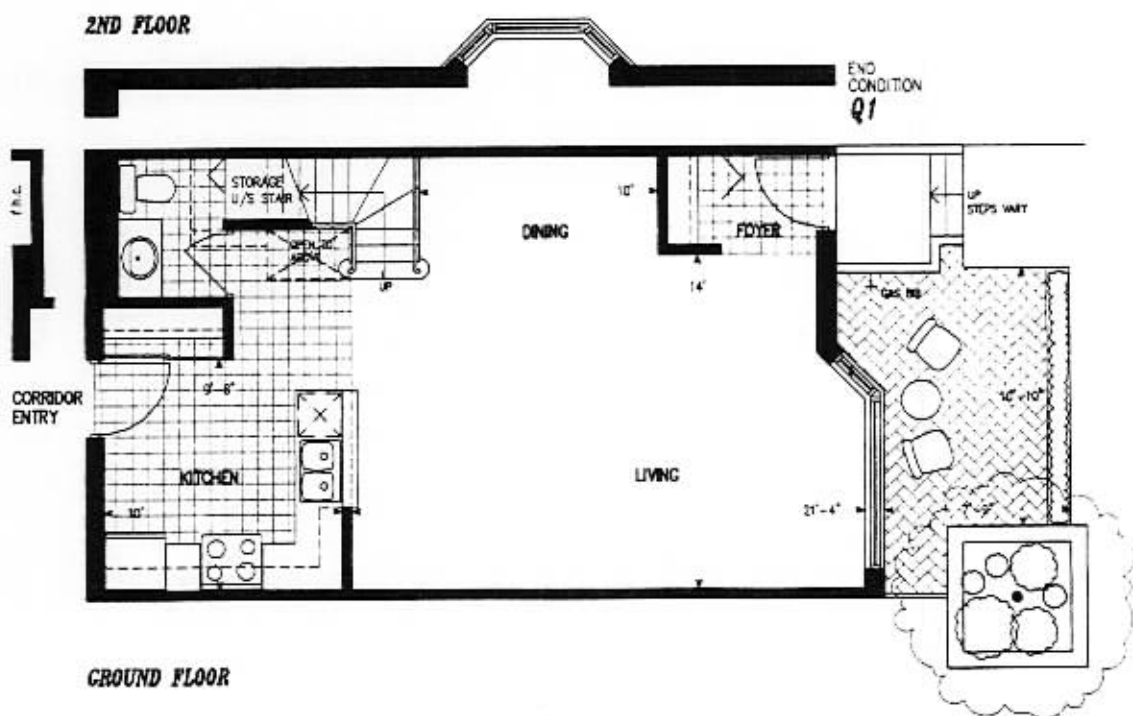
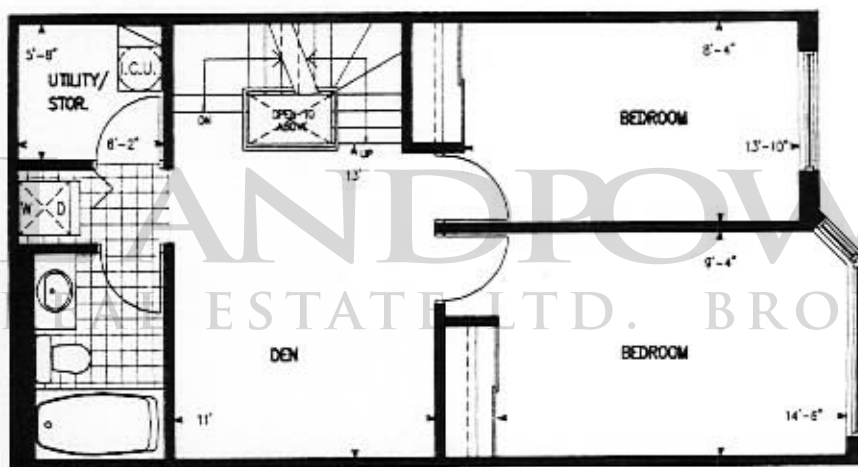
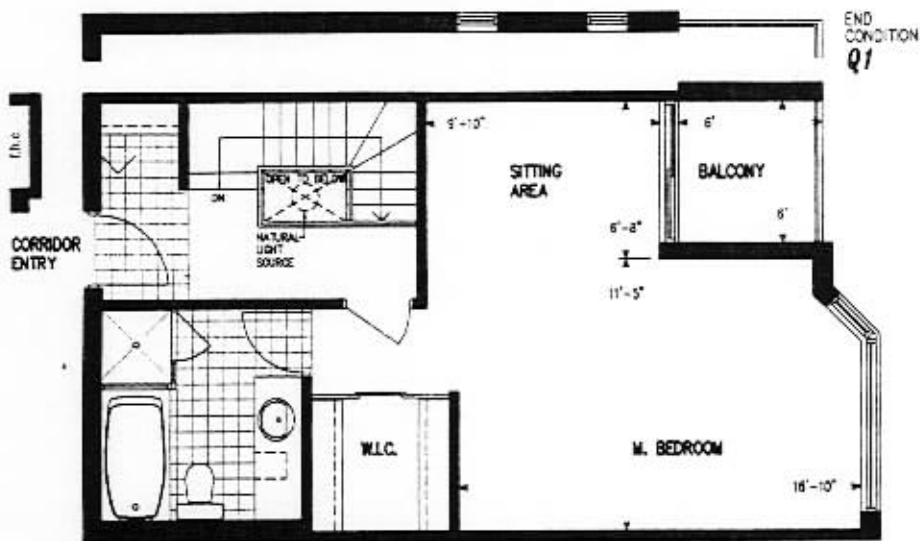
TYPE PC
2 BEDROOM + FAMILY

TRIDEL

Handwritten signature June 11 '94
Purchaser Acknowledgement Date
Casitas (Municipal) No. 1500
Level 2 Unit No. 73

Dimensions and specifications subject to change.
Window sizes may vary slightly. Landscaping and
patio areas subject to change. E.T.C.

Casitas at NORTHTOWN



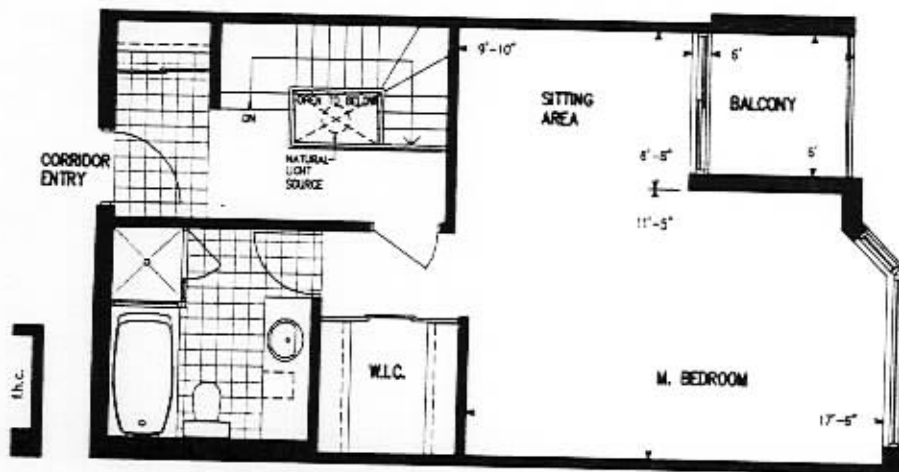
TYPE Q
3 BEDROOM + DEN

Purchaser Acknowledgement _____ Date _____
Casitas (Municipal) No. _____
Level _____ Unit No. _____

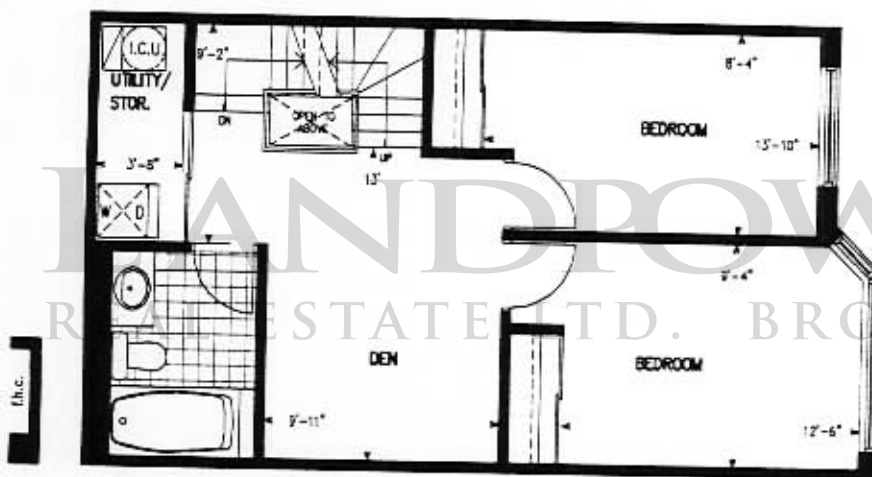
TRIDEL®

Dimensions and specifications subject to change.
Window sizes may vary slightly. Landscaping and

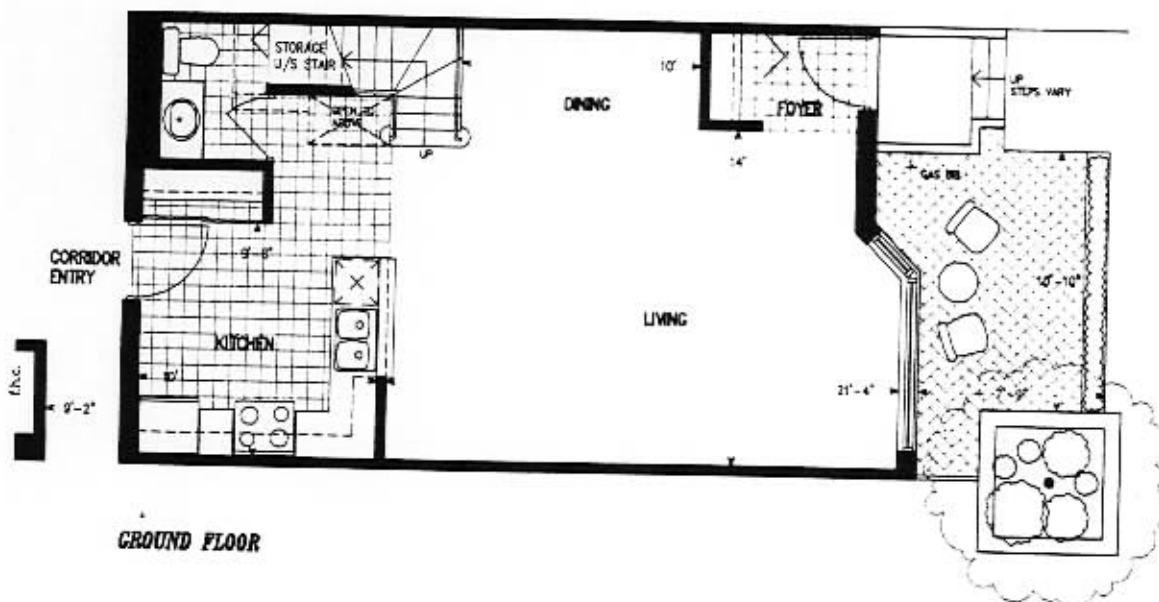
Casitas at NORTHTOWN



3RD FLOOR



2ND FLOOR



GROUND FLOOR

TYPE S

3 BEDROOM + DEN

Purchaser Acknowledgement _____ Date _____

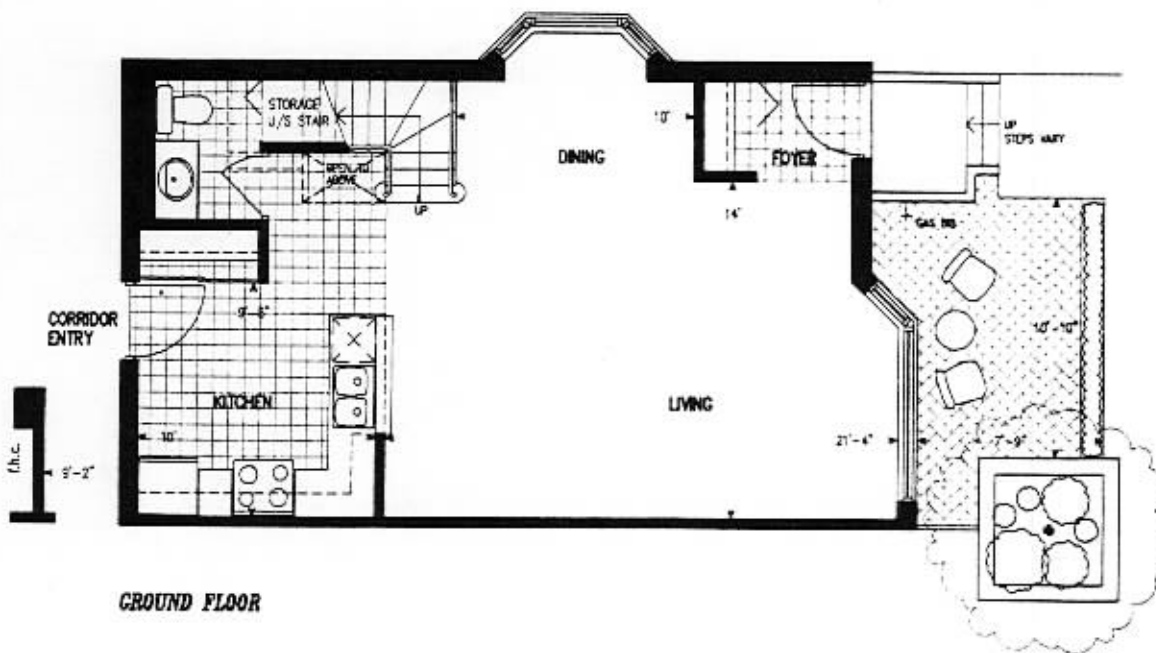
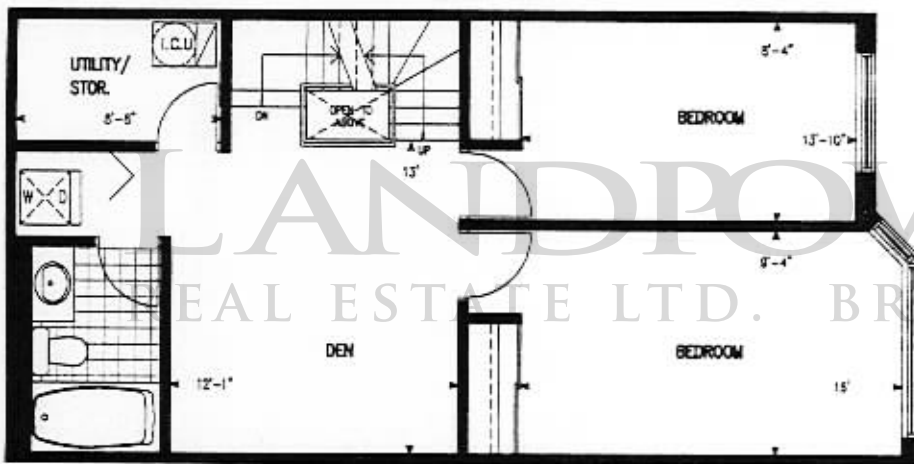
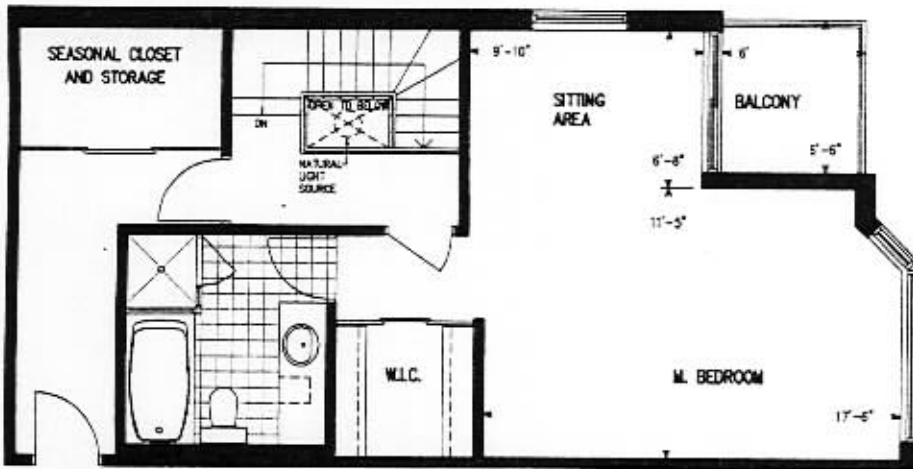
Casitas (Municipal) No. _____

Level _____ Unit No. _____

TRIDEL

Dimensions and specifications subject to change.
Window sizes may vary slightly. Landscaping and

Casitas at NORTHTOWN



TYPE SB
3 BEDROOM + DEN

Purchaser Acknowledgement _____ Date _____
Casitas (Municipal) No. _____
Level _____ Unit No. _____

TRIVEL

Dimensions and specifications subject to change.
Window sizes may vary slightly. Landscaping and

CASITAS AT NORTHTOWN

COMMUNITY SUMMARY

<u>Nearest Main Intersection:</u>	Yonge Street and Finch Avenue
<u>Maintenance Fee:</u>	Estimated to be approximately 15¢ per sq.ft. Excluding hydro and gas which will be individually metered.
<u>Property Tax:</u>	Estimated to be approximately 1.25% of the purchase price.
<u>Included in Purchase Price:</u>	Individual utility control for gas and hydro, with bulk water metering, air conditioning, ceramic tile in foyer, washrooms, kitchen and laundry storage area, 40 oz. broadloom in bedrooms, private patios or balconies where applicable, skylights in selected homes and Indoor parking. <i>Also included: Hardwood floor and cornice molding in Living and Dining Rooms, 5 appliances, sliding mirror closet doors.</i>
<u>Access Control:</u>	24 hour staffed gatehouse entry, common-area surveillance cameras in strategic areas and individual home security alarms.
<u>Deposit Structure:</u>	10% on signing ; 90% on final closing
<u>Occupancy Date:</u>	Immediate
<u>Model Homes:</u>	By Appointment Only: Monday to Thursday 12 noon - 7:30 p.m. Friday 12 noon - 5:30 p.m. Open House: Saturday & Sunday 12 noon - 5:30 p.m.
<u>Sales Centre</u>	Located on the corner of Byng Avenue and Yonge Street.
• Office Hours:	Monday to Thursday 12:00 noon - 8:00 p.m. Friday to Sunday & Holidays 12:00 noon - 6:00 p.m.
• Telephone:	(416) 222-3811
• Fax:	(416) 222-0760
• Sales Representatives:	Anita Lee, Hazel Sheaffer & Helena Wong
• Site Sales Manager:	Sheldon Black

PHASE II

<u>DESIGN</u>	<u>HOMETYPE</u>	<u>APPROX. SIZE</u>	<u>PRICES</u> (Starting From)
<u>BUNGALOWS (1 level)</u>			
Ax	1 bedroom plus sitting area with patio	939	\$186,800
A	1 bedroom plus den with patio	1005	\$199,800
Ba	1 bedroom, 1 ½ baths with patio	1083	\$225,800
Bx	1 bedroom, 2 baths plus den with patio	1087	\$220,800
<u>MULTI-LEVEL HOMES (Three Levels)</u>			
L	✓ 3 bedroom plus sunroom with balcony	1492	\$276,800
M	2 bedroom plus den with balcony	1492	\$269,800
Mx	2 bedroom with balcony	1316	\$238,800
T	✓ 2 bedroom with balcony	1492	\$275,800

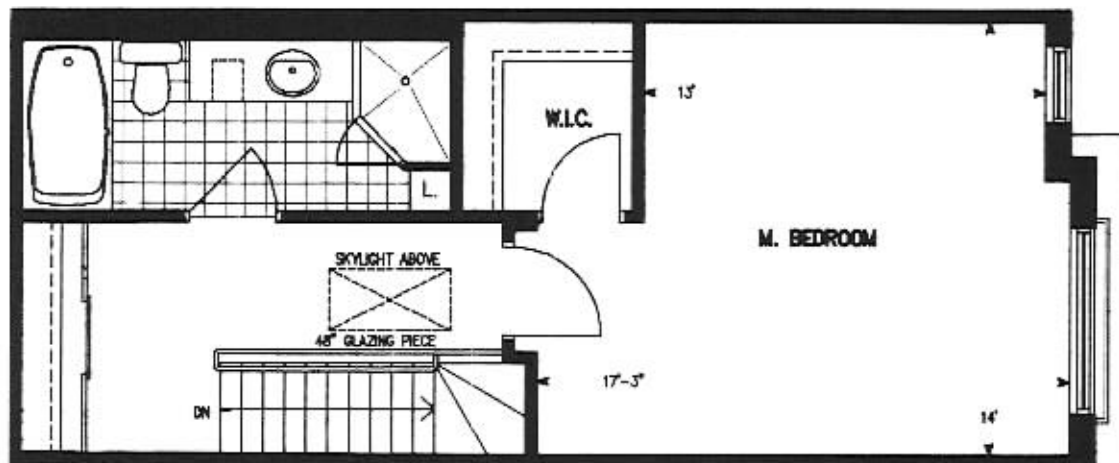


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Specifications subject to change without notice. E.&O.E.

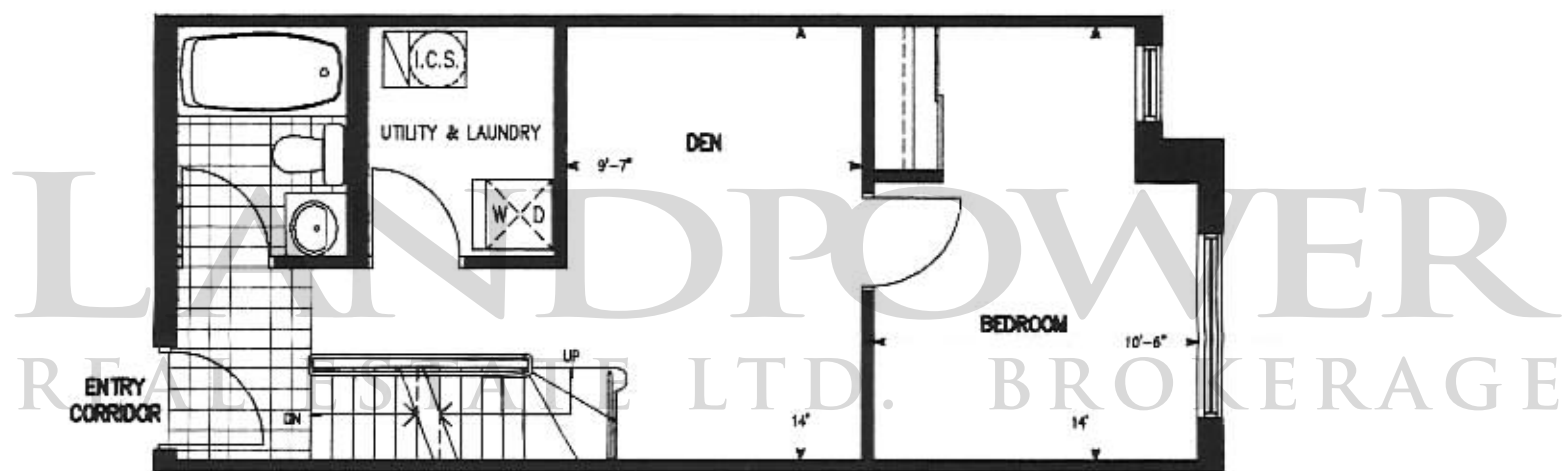
CASITAS AT NORTHTOWN

CASITA T

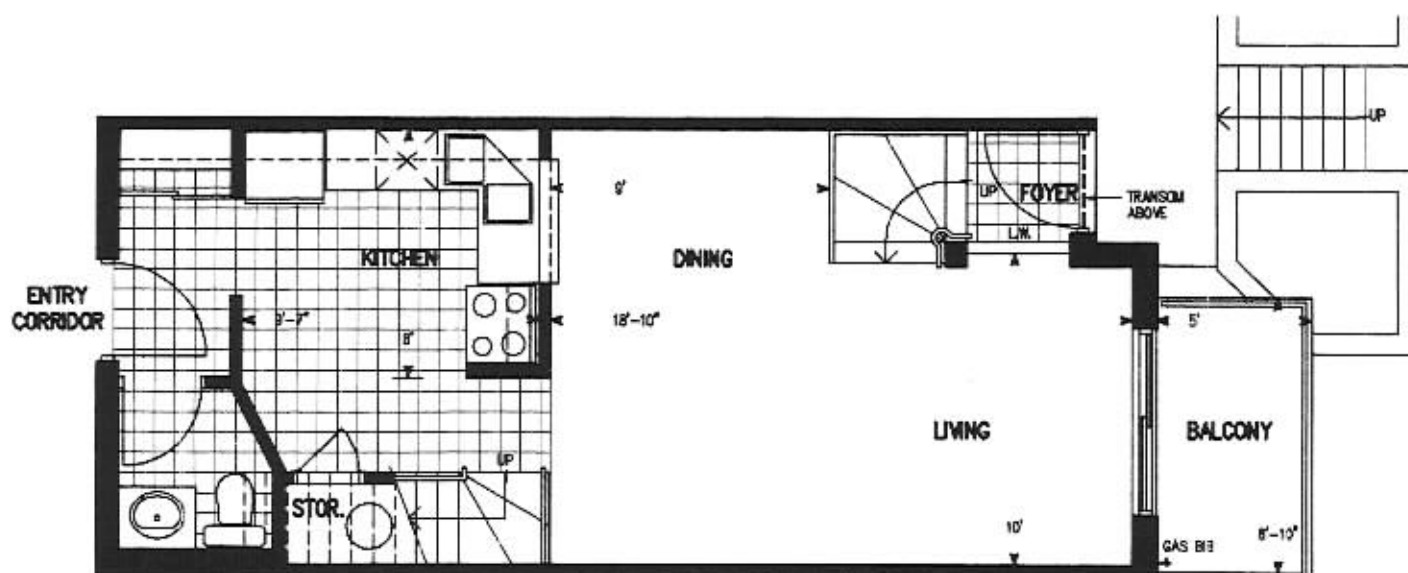


3RD FLOOR

UNIT 1006
CONDITION



2ND FLOOR



MAIN FLOOR



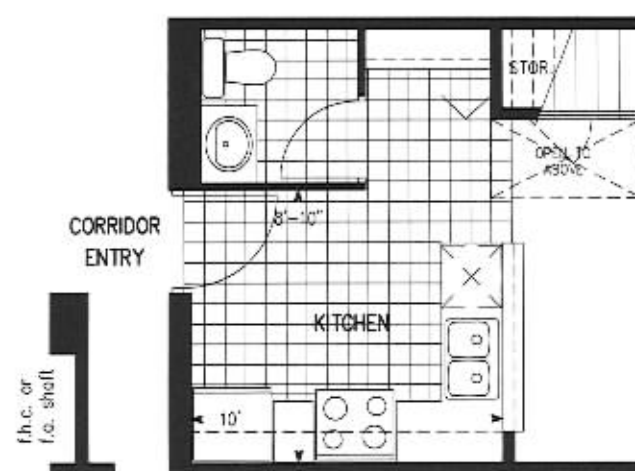
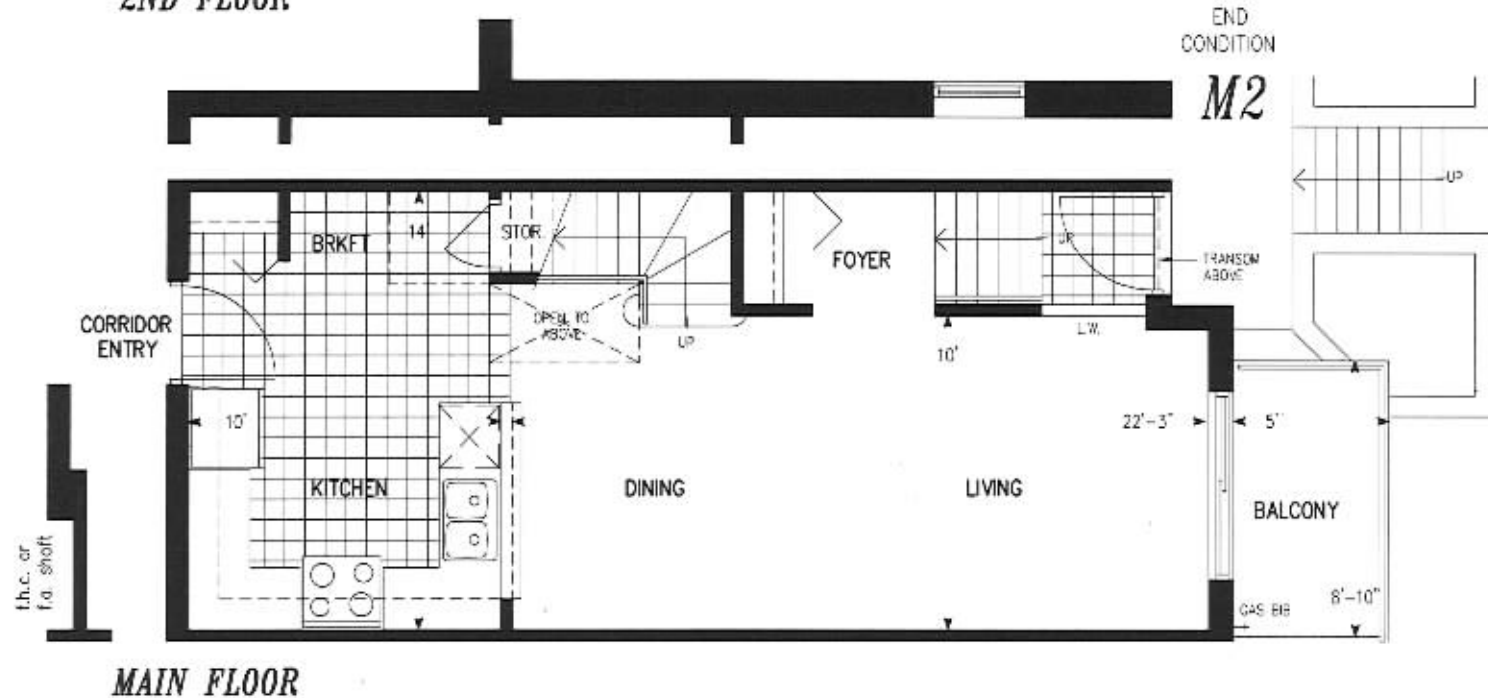
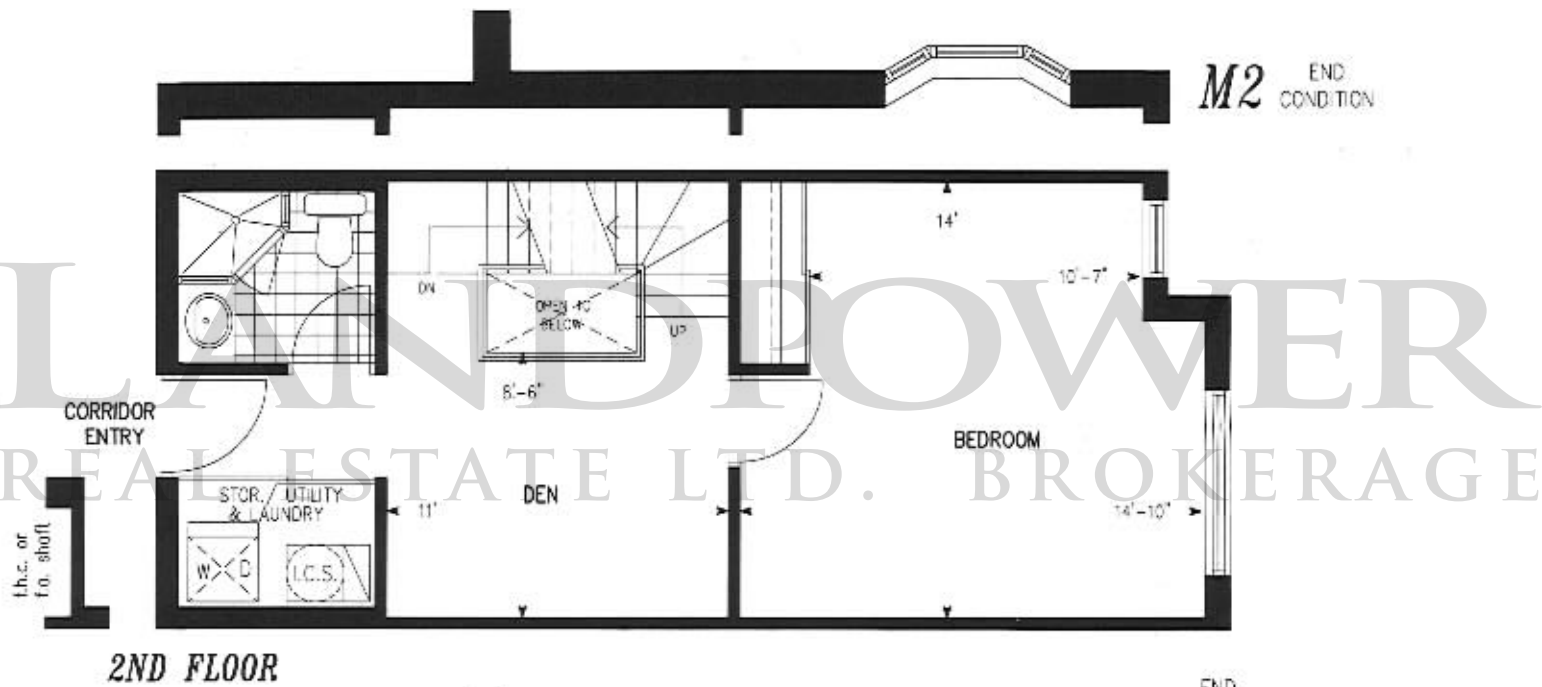
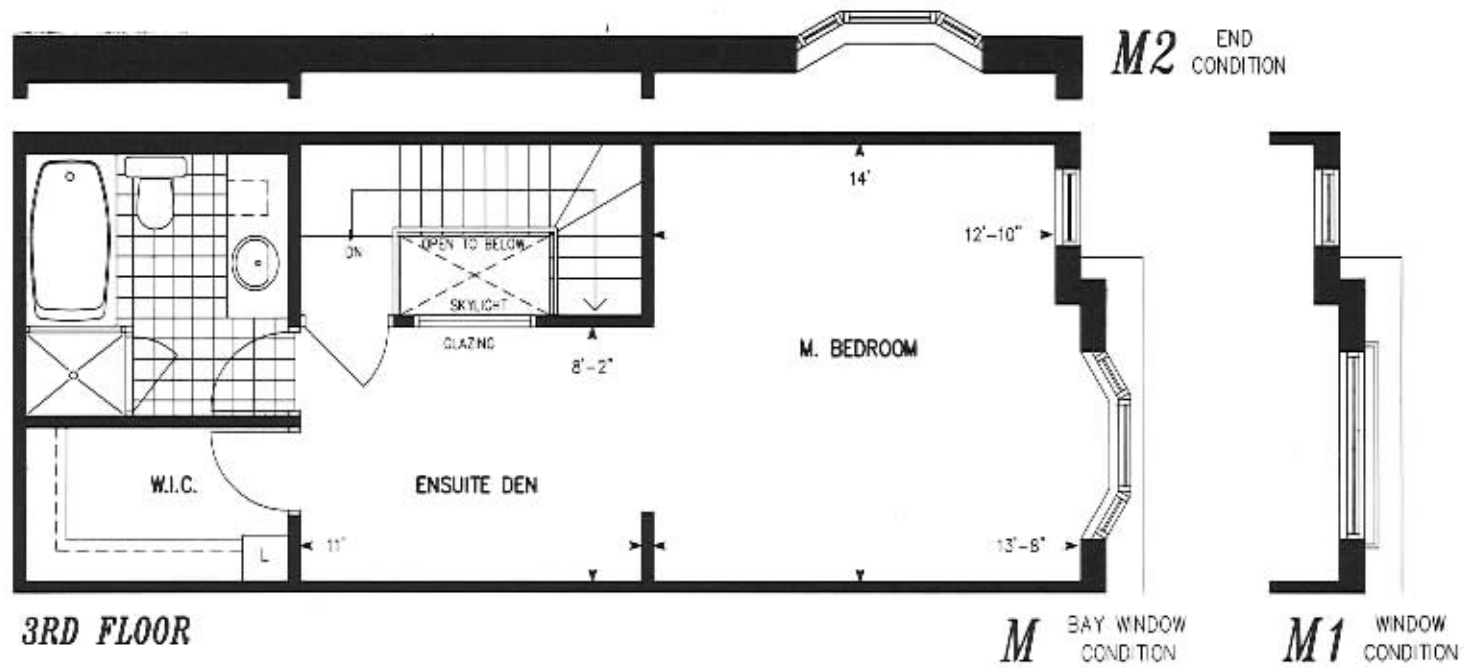
149/288

TRIDEL®

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

CASITAS AT NORTHTOWN

CASITA M

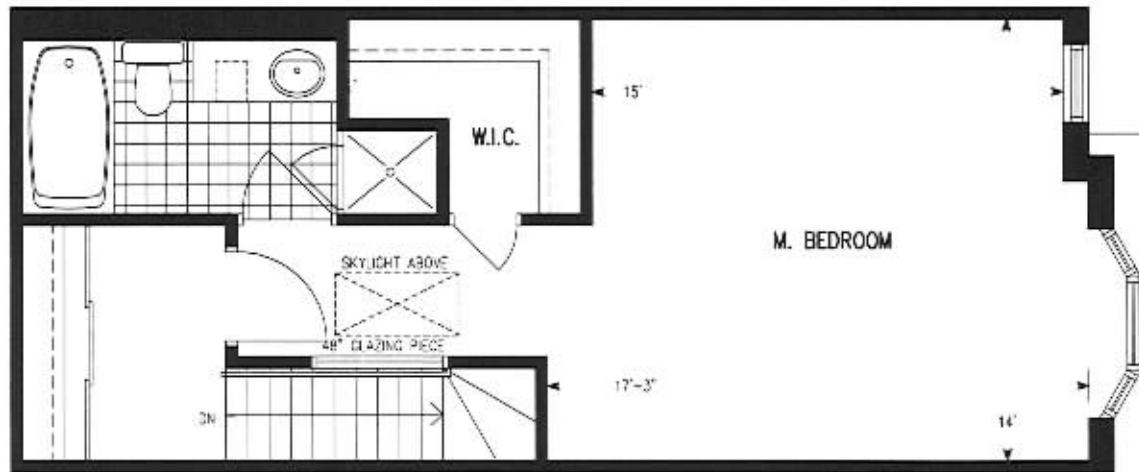


TRIDEL®

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

CASITAS AT NORTHTOWN

CASITA L



3RD FLOOR

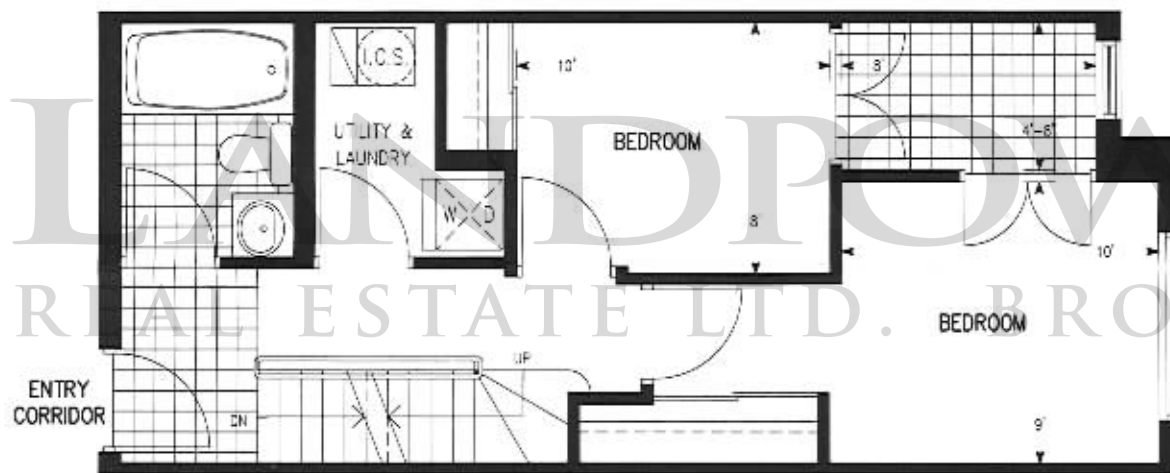
BAY WINDOW
CONDITION

L

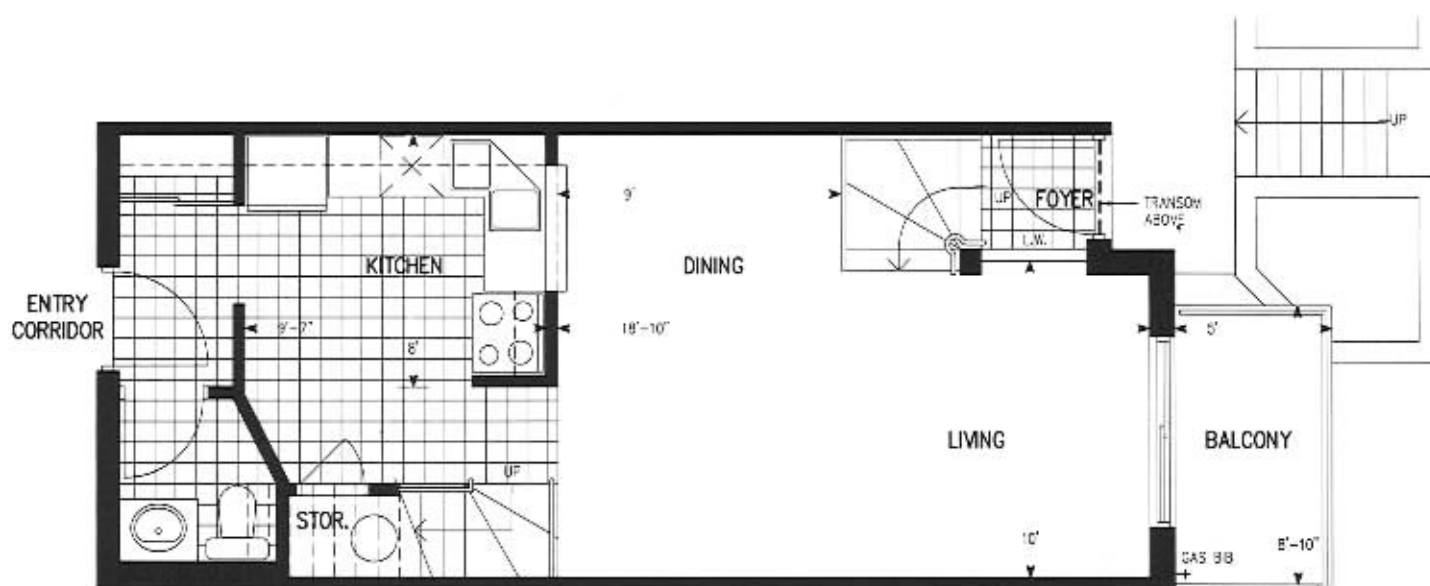


WINDOW
CONDITION

L1



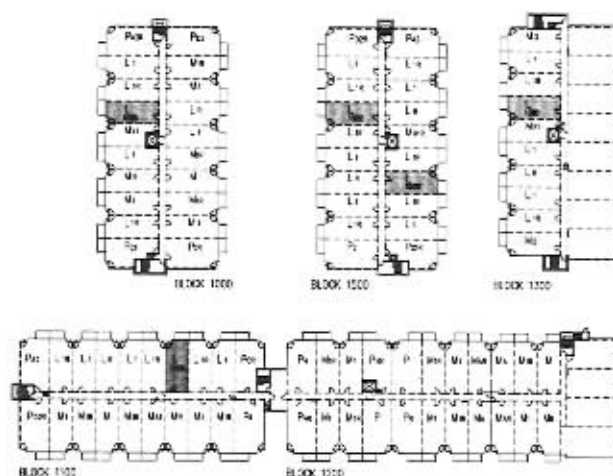
2ND FLOOR



MAIN FLOOR



NORTHTOWN

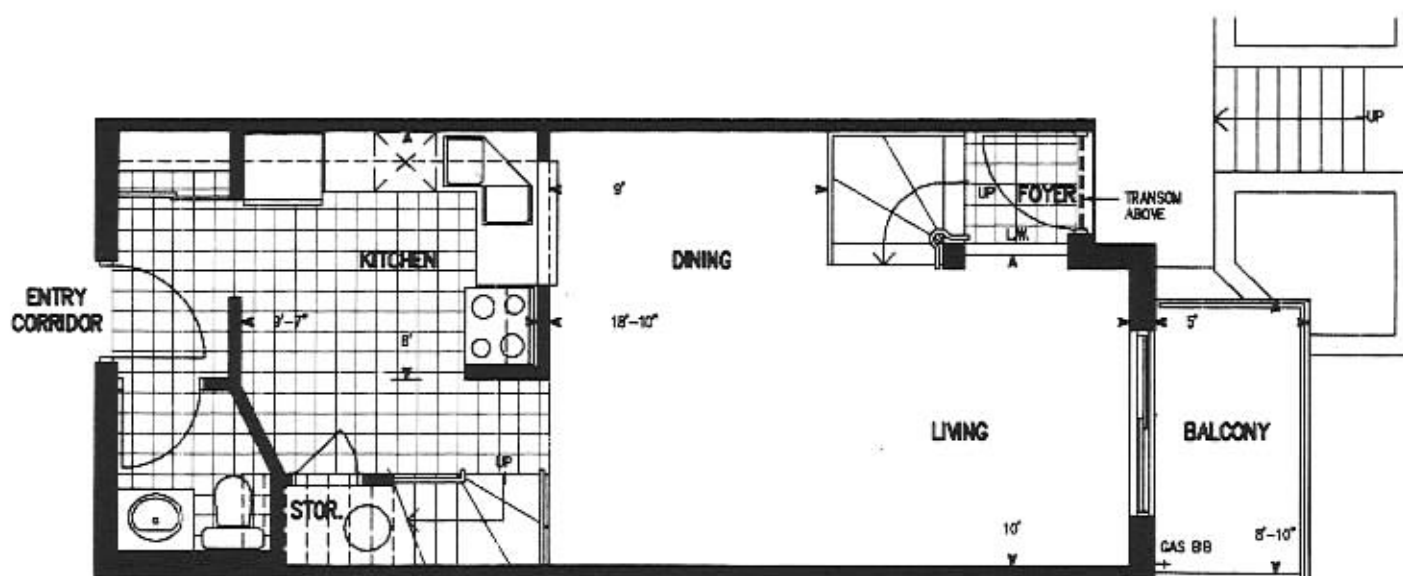
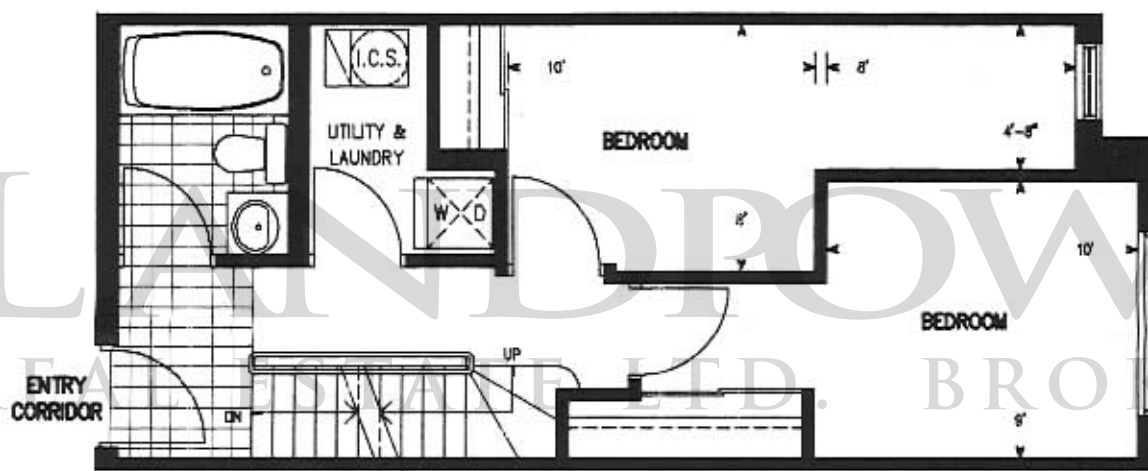
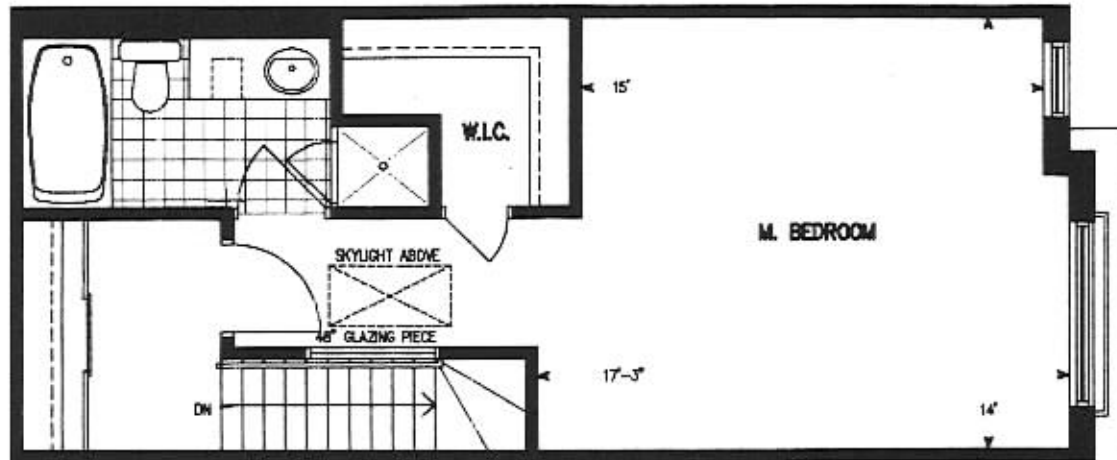


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CASITAS
AT
NORTHTOWN

CASITA L ALT.

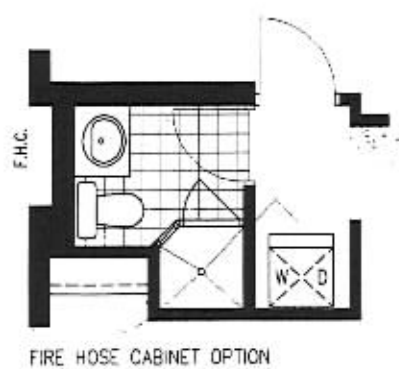
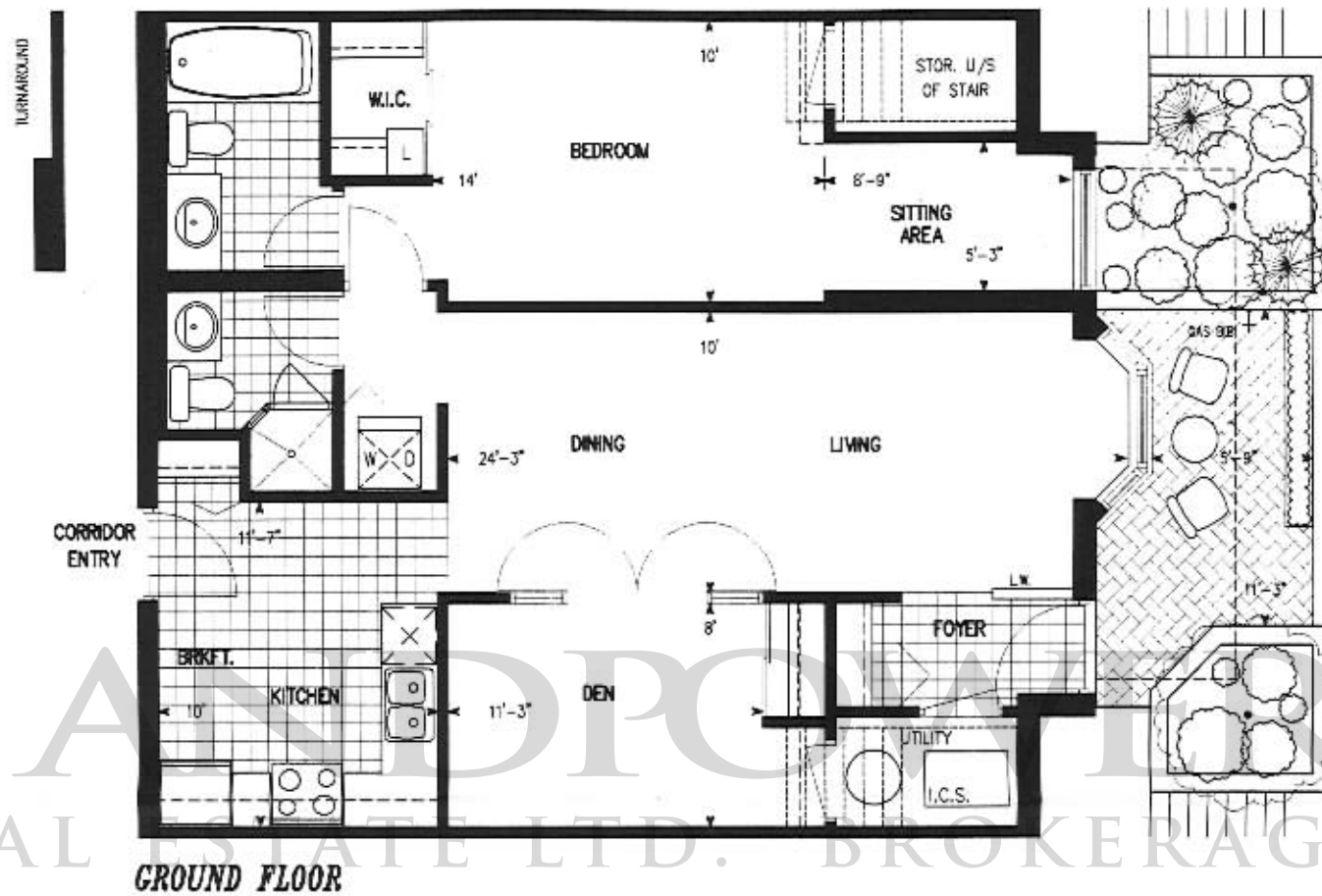


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CASITAS AT NORTHTOWN

CASITA A



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