



Brokers Preview



THE CONTINENTAL

resort style condominiums

NORTH YORK

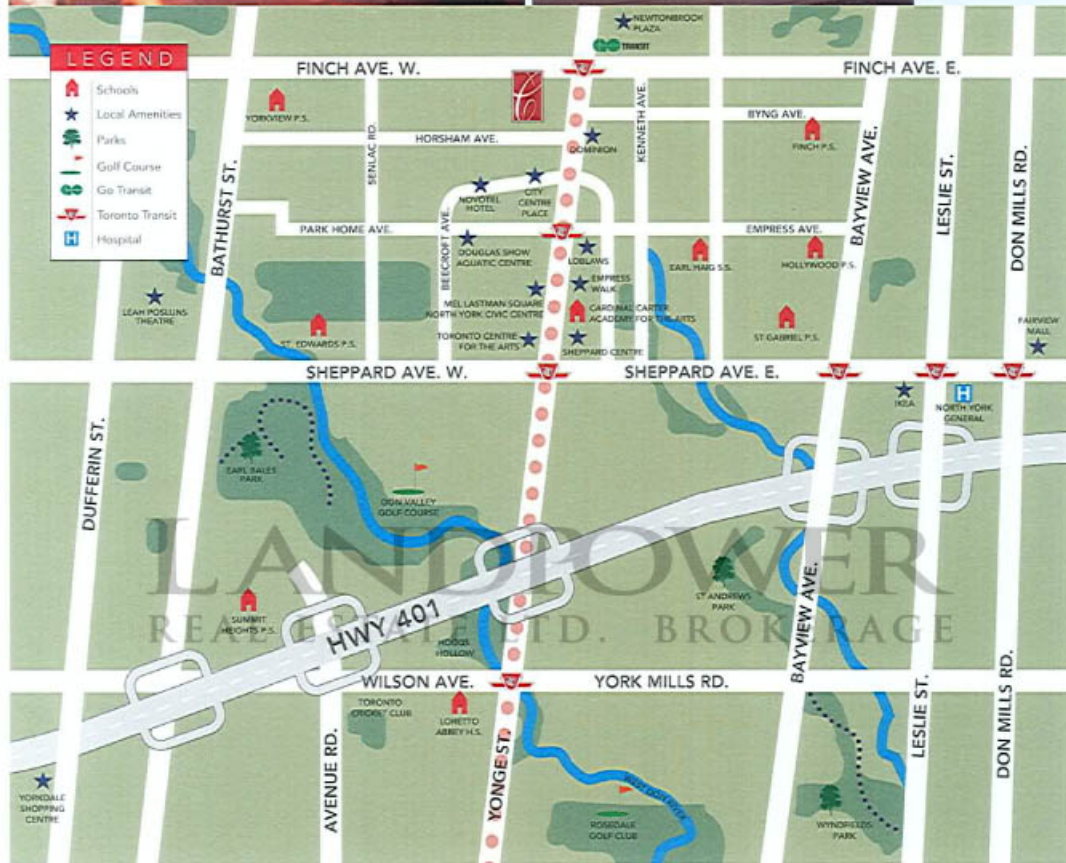


THE CONTINENTAL

resort STYLE LIVING

Go ahead, set your senses free at Club Continental. With more than 8000 square feet of resort style amenities, it is the ideal place to relax or exercise to your heart's content. Come and enjoy a large indoor swimming pool, whirlpool, saunas, change rooms and a well-equipped exercise room. Celebrate important occasions in the entertainment area, which features a party room with bar, home theatre room, and a fully furnished guest suite.





THE CONTINENTAL

centre OF EVERYTHING

The Continental's neighbourhood will reward you with amenities others could only wish for. Stroll to the TTC and GO; savour the finest collection of international restaurants. Catch a show at the Toronto Centre for the Performing Arts, plus enjoy summer festivals and North York's winter carnival at Mel Lastman Square. See movies at Famous Players and Cineplex. Explore fashion boutiques at a number of nearby shopping centers including Bayview Village, Yorkdale Shopping Centre, Fairview Mall, and much more.



Impressive Common Areas

- Elegantly furnished 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 area 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 server 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 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 core 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 "Clermont" 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 upgradable 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
- Contemporary style medicine cabinet in ensuite or main bathroom depending on suite type

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 2003

*Availability determined by suite design.

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LUXURY FEATURES



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PRICE LIST

"North Building"

(Expected Occupancy Date: December, 2005)

# of Bdrm	Name	Type	Suite #	Exp.	Sq. Ft.	Base Prices (From 5 th floor) (Typical Floors)	Taxes est.
							Per month
1 Bdrm.	Rimini	N1B	17	East	600	\$162,900	\$180
1 Bdrm.	Rialto	N1D	06	West	628	\$185,900	\$194
1 Bdrm.	Amalfi	N1A	01	East	632	\$169,900	\$187
1 Bdrm.	Como	N1C	07	West	614	\$181,900	\$189
1 + Den	Monaco	N1E+D	12/15/16	East	702	\$186,900	\$205
2 Bdrms.	Nice	N2H	03	S/W	701	\$209,400	\$218
2 Bdrms.	Capri	N2A	05	West	706	\$202,900	\$211
2 Bdrms.	San Remo	N2G	08	West	877	\$245,900	\$256
2 Bdrms.	St. Tropez	N2C	02	S/E	883	\$240,900	\$250
2 + Den	Malaga	N2F+D	09	N/W	940	\$279,900	\$292
2 + Den	Monte Carlo	N2B+D	11	E	943	\$263,900	\$275
2 + Den	Mykonos	N2E+D	10	N/E	974	\$274,900	\$286

General Information:

TOTAL NO. OF FLOORS: 21, NO. OF SUITES PER FLOOR: 14 (on typical floors)

TOTAL NO. OF SUITES: 274

PREMIUM PER FLOOR: \$500 per floor (Some floors may differ. Please inquire with our representatives)

PRICE INCLUDES: One Parking Space, One Locker, Five Appliances (fridge, stove, dishwasher, washer and dryer), Vertical Blinds & G.S.T.

MAINTENANCE/month: Approx. 43¢ per sq.ft.

INCLUDES: Hydro, Heat, Air-conditioning, Water, Maint. of Parking & Locker
EXCLUDES: Cable TV, Internet Service & Telephone

TAXES/per year: Approx. 1.25% of the Purchase Price

BUILDING FEATURES:

- 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: Capped Rate Mortgage Program Thru Bank of Montreal

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**

	1 st Deposit 10 days from the date of Agreement	2 nd Deposit 30 days from 1 st deposit	3 rd Deposit 90 days from 1 st deposit	4 th Deposit 120 days from 1 st deposit	5 th Deposit 180 days from 1 st deposit	Total Deposits
1 Bedroom	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$25,000
1 Bedroom + Den	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$30,000
2 Bedroom	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$35,000
2 Bedroom + Den	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$40,000
3 Bedroom	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$45,000

Exclusive Agent for Vendor - Norman Hill Realty Inc.

Prices subject to change without notice.

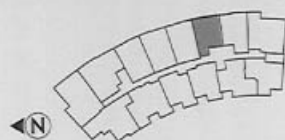
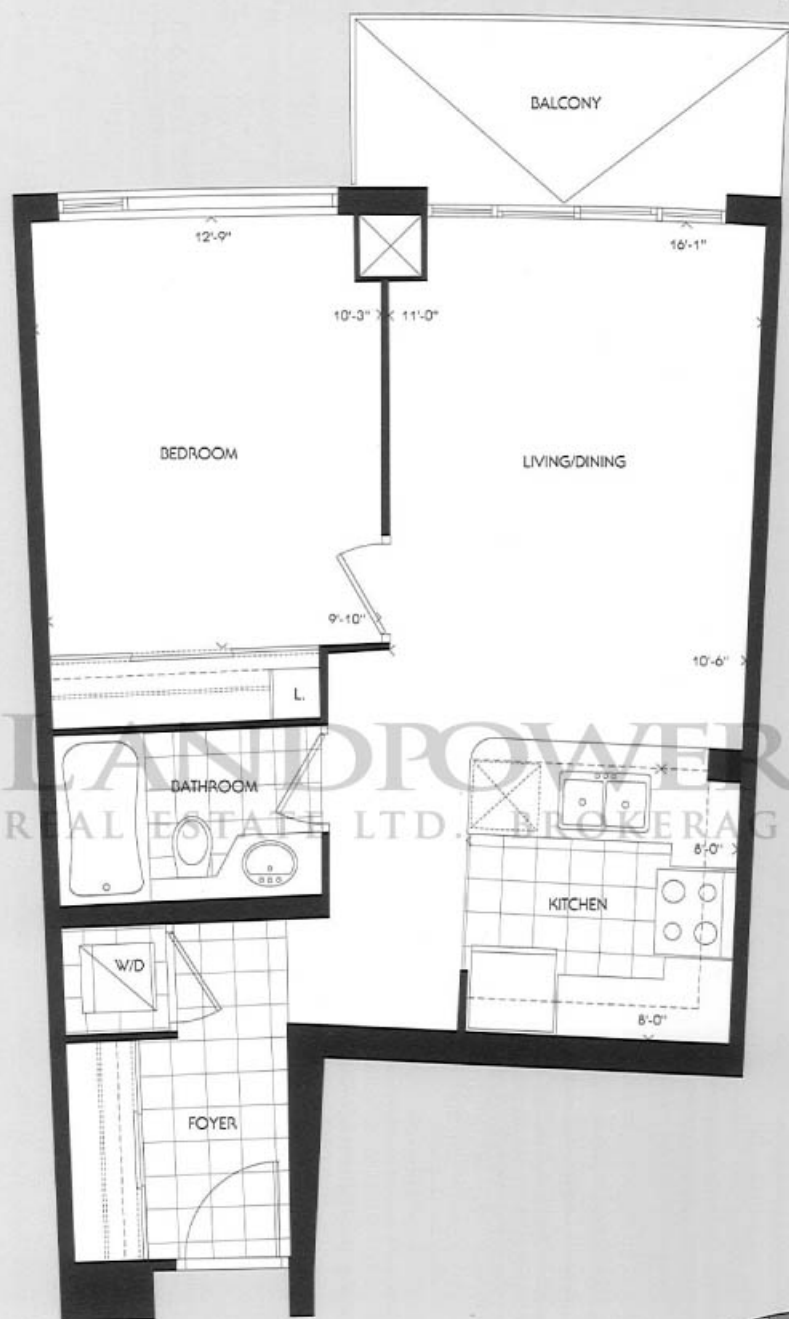
Phone: (416) 228-8886

Fax: (416) 228-8810

Price List Effective: September 10, 2003

Betty Poon & Geri Stricker, Sales Representatives





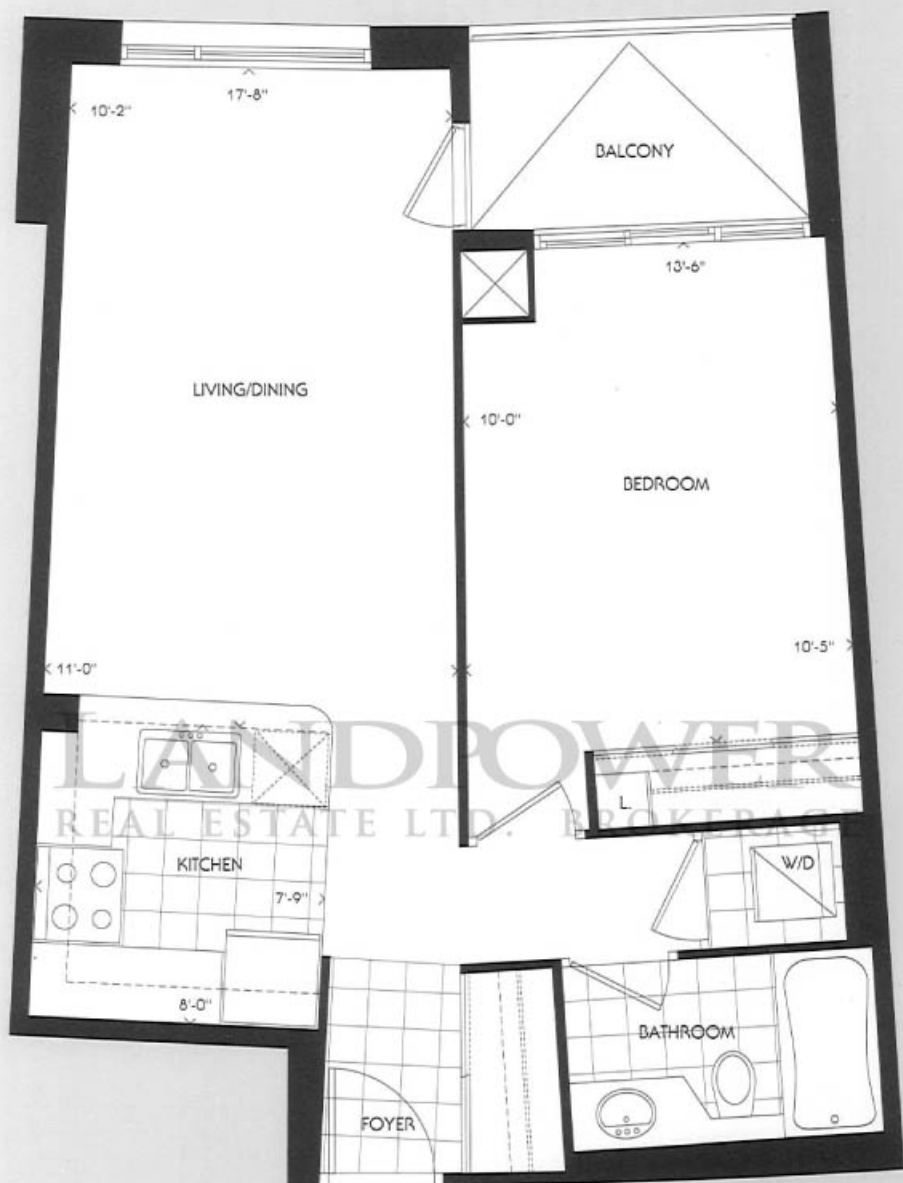
TYPICAL FLOOR

Note: Prices and specifications are subject to change without notice. E. & O.E. Actual usable floor space may vary from the stated floor area. All room dimensions shown are approximate. All renderings are artist's concept.

(N1B) one bedroom
RIMINI 600 SQ.FT.
 plus balcony 65 SQ. FT.



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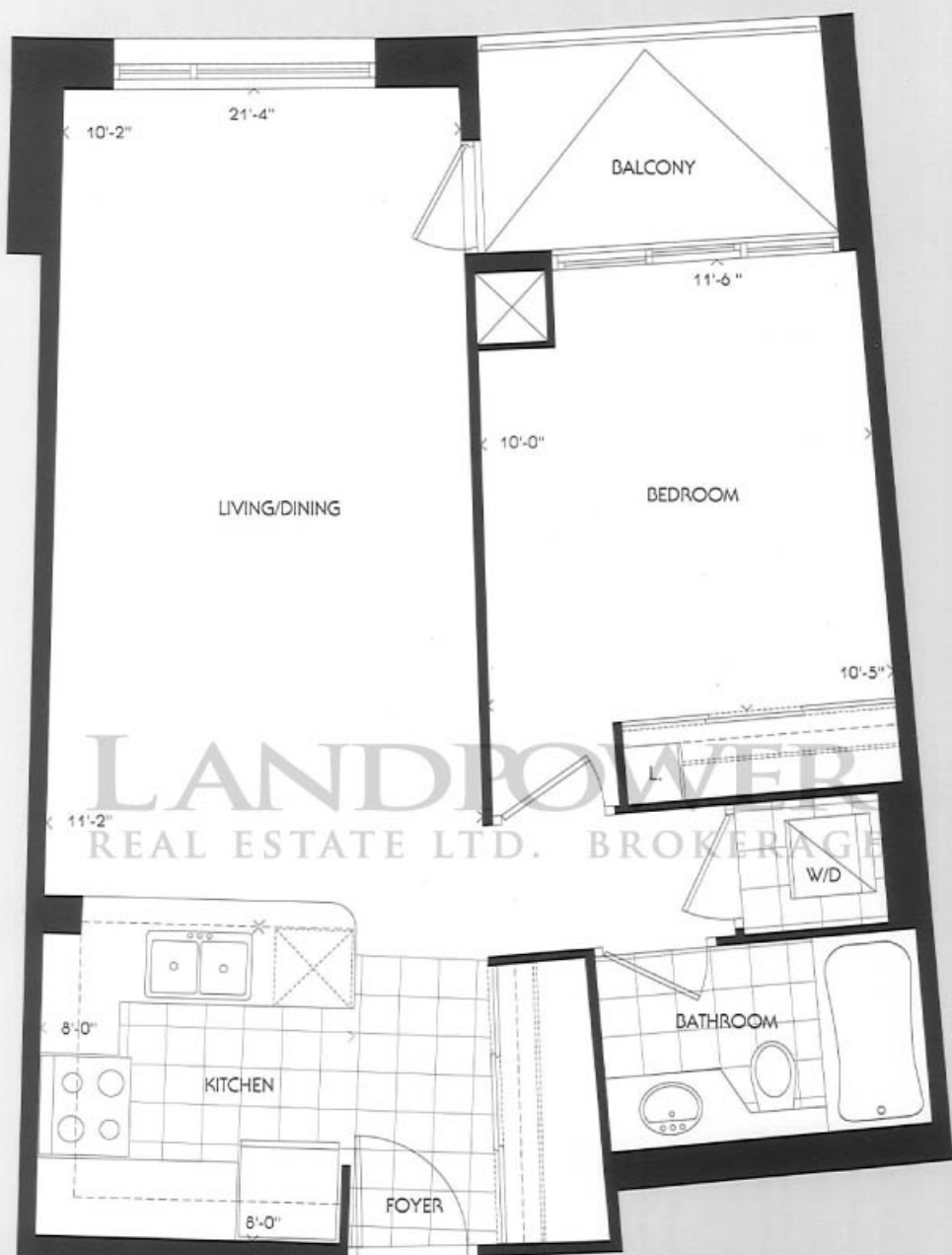
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(N1C) one bedroom
COMO 614 SQ.FT.
 plus balcony 42 SQ. FT.



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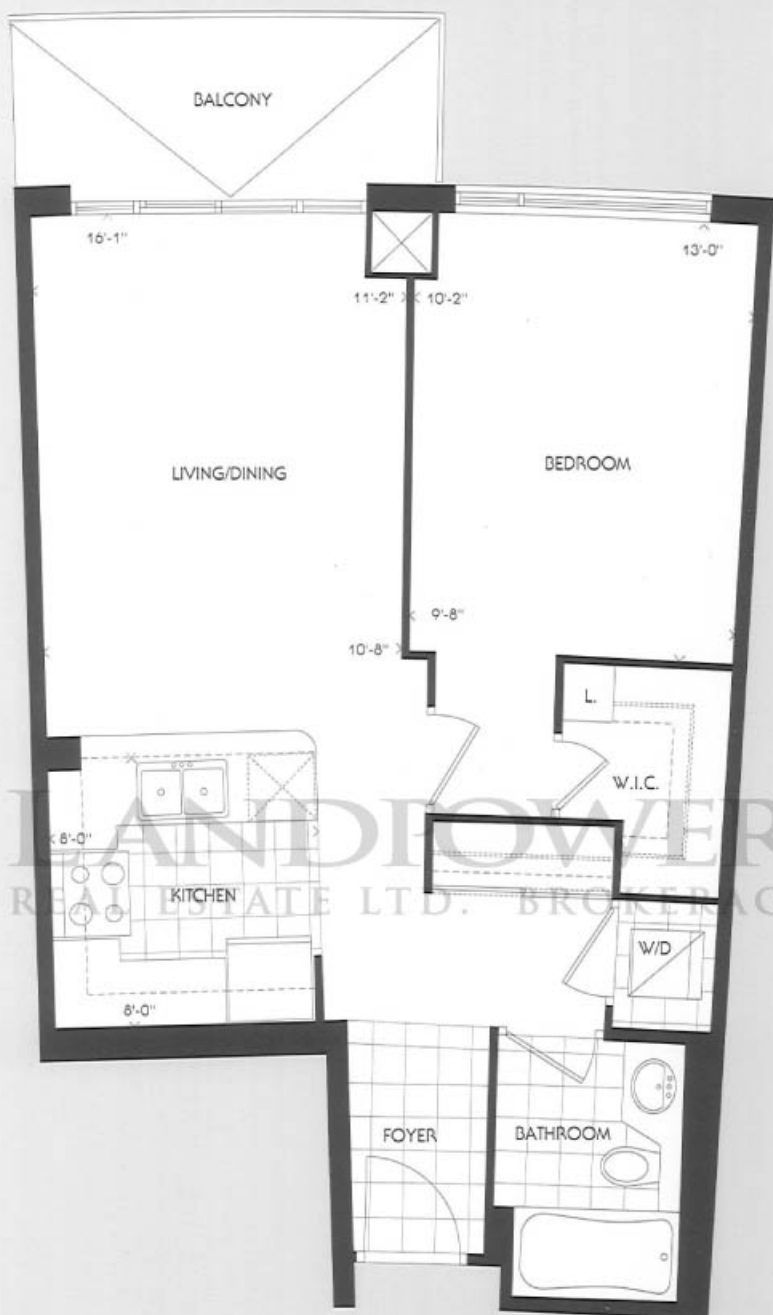
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(N1D) one bedroom
RIALTO 628 SQ.FT.
 plus balcony 42 SQ. FT.



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(N1A) one bedroom
AMALFI 632 SQ.FT.
 plus balcony 65 SQ. FT.



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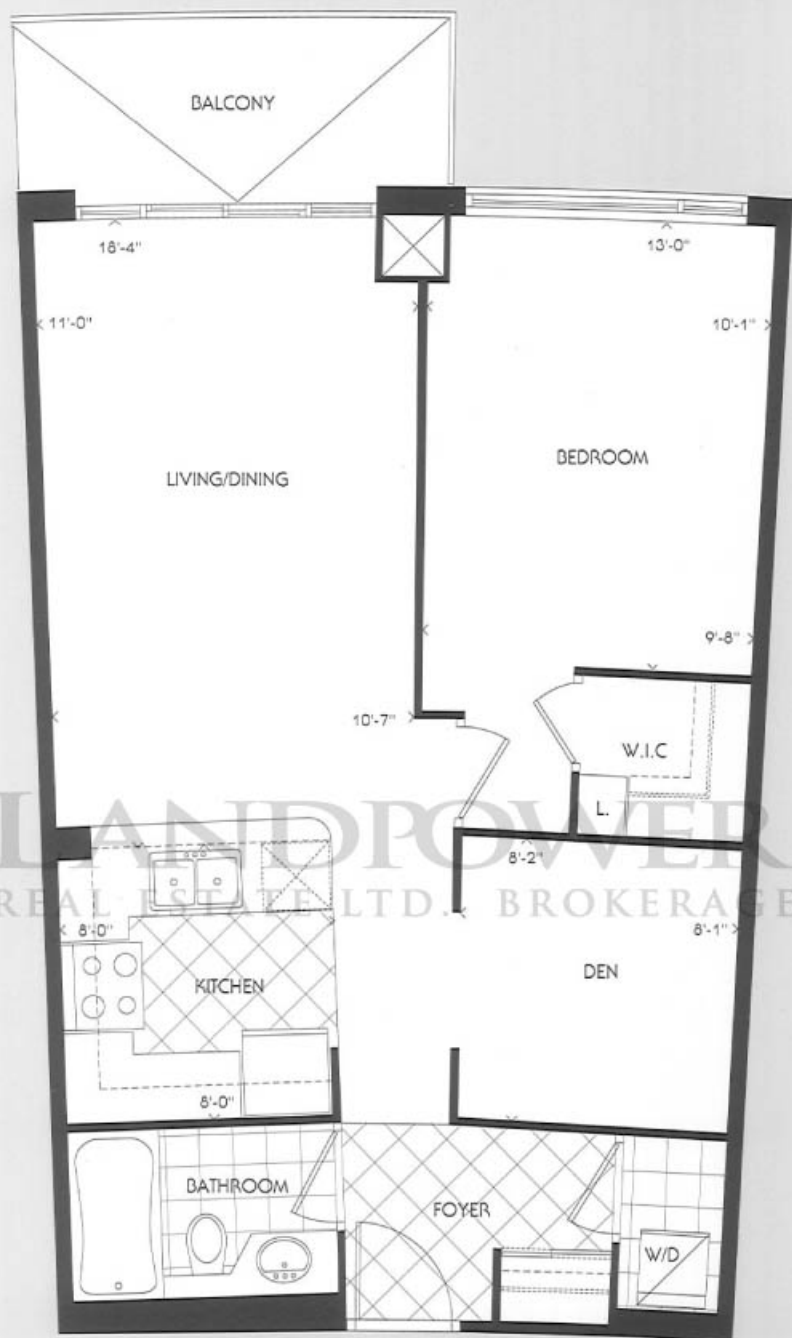
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(N2H) two bedroom
NICE 701 SQ.FT.
 plus balcony 40 SQ. FT.



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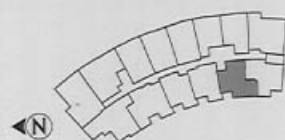
(N1E+D) one bedroom + den
MONACO 702 SQ.FT.
 plus balcony 65 SQ. FT.



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LANDPOWER
REAL ESTATE LTD. BROKERAGE



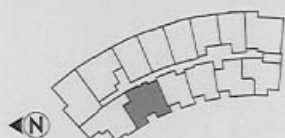
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(N2A) two bedroom
CAPRI 705 SQ.FT.
plus balcony 42 SQ. FT.



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(N2G) two bedroom
SAN REMO 876 SQ. FT.
 plus balcony 42 SQ. FT.



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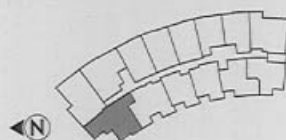
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(N2C) two bedroom
ST TROPEZ 883 SQ.FT.
 plus balcony 96 SQ. FT.



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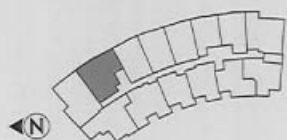
TYPICAL FLOOR

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(N2F+D) two bedroom + den
MALAGA 940 SQ.FT.
 plus balcony 77 SQ. FT.



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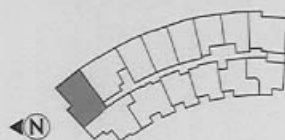
(N2B+D) two bedroom + den
MONTE CARLO 943 SQ.FT.
 plus balcony 84 SQ. FT.



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TYPICAL FLOOR

(N2E+D) two bedroom
MYKONOS 974 SQ.FT.
 plus balcony 98 SQ. FT.



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