



# THE DERBY TOWER

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## AT THE GALLERIA



Markham's Premier Executive Townhome Community

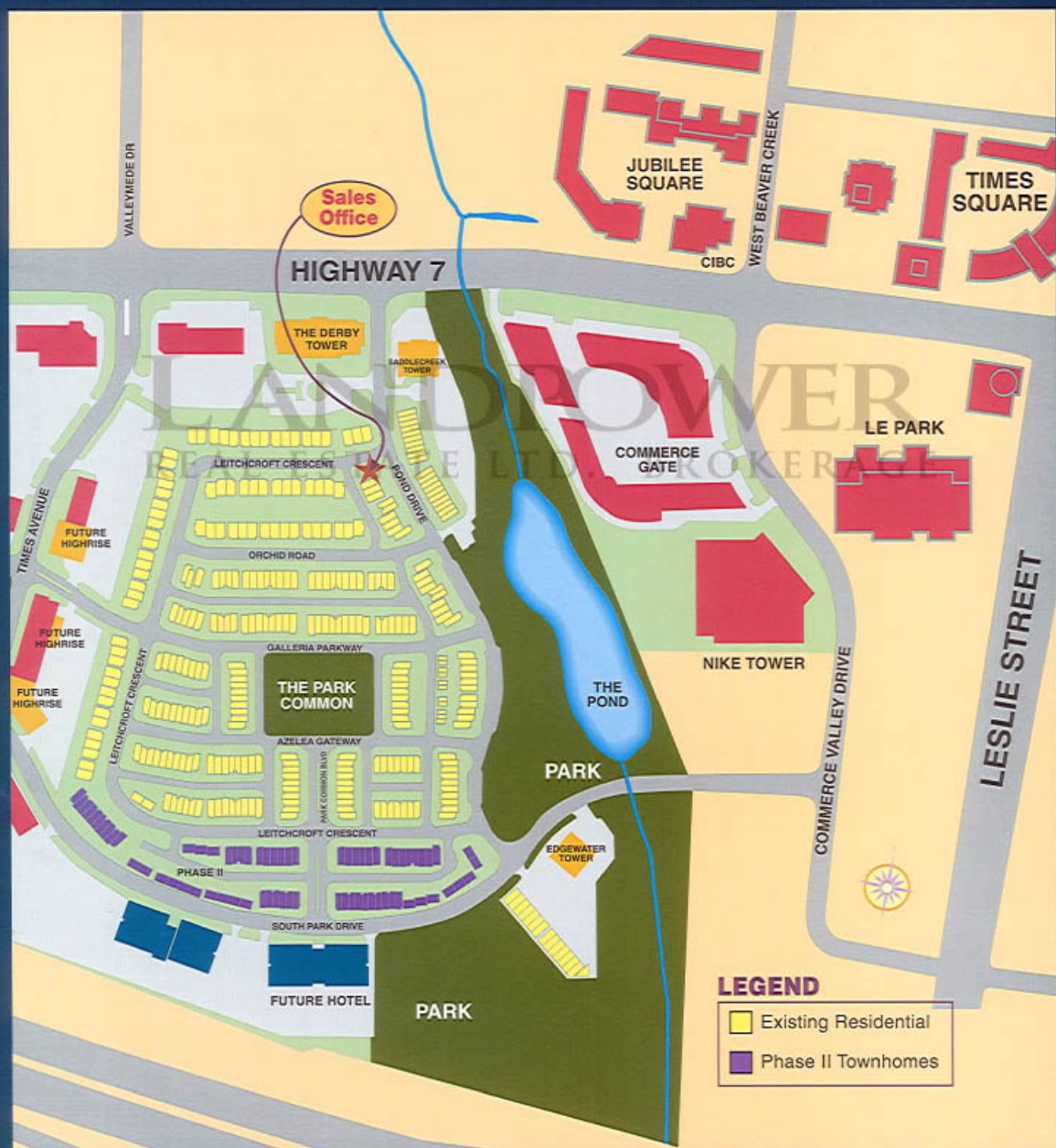






# THE GALLERIA

MASTER-PLANNED COMMUNITY



# THE DERBY TOWER

## AT THE GALLERIA

MARKHAM, ONTARIO

### COMMON AREA FEATURES

Welcome to the "Derby Tower" - an example of excellence in architectural achievement

The ground-level suites boast a beautiful patio area, landscaped for privacy as per plan.

A majority of the units feature sizeable balconies as per plan.

Your personal concierge is on duty twenty-four hours a day in the lobby to receive residents and guests and to monitor suite intrusion alarm systems, garage, recreation facilities, and other common-area access control systems.

Elegant designer finishing details are featured in corridors and suite entrance doorways.

Technologically advanced, gracefully detailed, high-speed elevators whisk you to your destination.

Weather protected, underground parking area is provided for the convenience of owners.

The condominium tower perimeter is sheltered by impressive traditional wrought iron fencing on north and east and privacy 6 feet high fence on south and west.

#### Recreation Facilities - An oasis away from it all

A thoroughly modern equipped exercise room.

Spacious "His & Hers" change rooms and cedar saunas provide for complete relaxation.

A welcome multi-purpose party room with an electric fireplace and kitchenette wet bar which provides for casual and formal entertaining.

#### Other amenities include:

#### Residents Parking - Convenience and Safety

Underground parking garage door is controlled effortlessly by your personal remote-control transmitter.

Live, closed circuit cameras throughout the garage area, with interactive, two-way voice communication with the concierge are utilized for surveillance, and access monitoring.

For added security, push button alarms are monitored by the concierge.

### SUITE FEATURES AND FINISHES

#### Finishes - Attention to every detail

- White stippled ceilings grace all areas except the kitchen, laundry area, and bathrooms, which are smooth and painted with white semi-gloss paint.
- Interior walls painted to owners choice of one colour with fine quality latex paint (kitchen, bathrooms, and all woodwork and trim painted with enduring semi-gloss paint).
- Distinctive classique series interior doors with polished brass finish hardware.
- Insulated french doors to balcony as per plan.
- Prestigious four and one quarter inch colonial baseboards and

three inch trim casing throughout all areas except ensuite bathroom and laundry room.

- Sliding closet doors are mirrored creating a more spacious ambience in entrance.
- Durable white wood windowsills on all windows.

#### Exterior Features

- Architecturally designed exterior with European influences in the brick and precast finish and double glazed aluminum windows.
- Architecturally designed landscaped walkways with trees, shrubs, sodding and flower gardens.

#### Floor Coverings - Beyond your expectations

- Polished, elegant marble floor tile in foyer.
- Sophisticated imported ceramic floor tile in kitchen, breakfast area, bathrooms and laundry/storage area.
- Plush, forty ounce broadloom with foam underpad in living room, dining room and bedrooms.

#### Kitchens - The gourmet experience

- Custom-quality European-style cabinets and basic countertops as per plan.
- Beautiful double stainless-steel sink with single-lever faucet and vegetable spray.
- Attractive ceramic tile or mirror backsplash.
- Built-in high capacity stove hood fan, vented to outside.
- Built-in quality dishwasher.

#### Bathrooms - Your Private Retreat

- Tasteful, integrated basin and cultured marble countertops in bathrooms.
- Strip lighting over full-width vanity mirrors.
- Vanity cabinets in main and ensuite bathrooms.
- Quality exhaust fans in all bathrooms, vented to outside.
- Rich ceramic tiling for floors, tubs and shower walls of bathrooms and powder room.
- Distinctive clear glass shower stalls with ceiling light as per plan.
- Classic white bathroom fixtures throughout.
- Corner bathtub as per plan in ensuite.

#### Laundry

- Heavy-duty wiring and receptacle for washer and dryer.

#### Safety and Security - For your peace of mind

- Personally encoded suite intrusion alarm system.
- Smoke detectors.
- Heat detectors (connected to the fire annunciation panel).
- Electronic communication system located in the lobby vestibule permits visitors to communicate with suite from building entrance.

#### Comfort Systems - State of the Art

- All seasons individually controlled air conditioning and heating.
- Central hot water system.
- Individual hydro check metering.

#### Electrical Service and Fixtures - Quality throughout

- Individual one hundred ampere service panel with circuit breakers.
- White decora receptacles and switches throughout.
- Distinctive ceiling light fixtures in foyer, breakfast area and hallways.
- Ceiling light outlet in dining room, and bedrooms.
- Convenient switch-controlled split outlets in living room.
- Telephone and cable television outlets in bedrooms and living room.

# SADDLECREEK

at the Galleria

PRICING FOR CONDOMINIUM  
(Subject to Availability)

## THE DERBY TOWER - CONDOMINIUM HIGHRISE COLLECTION

### MODEL

#### GROUND FLOOR

	SIZE	SQ.FT.	FROM
Ginger	529	1 Bdrm	<b>SOLD OUT</b>
Gerbera	574	1 Bdrm	<b>SOLD OUT</b>
Begonia	603	1 Bdrm	\$127,000
Heather	736	1 + Den	\$146,800
Pansy	860	2 Bdrm	\$166,000
Stock	1,068	2 Bdrm	\$196,800
Larkspur	1,145	2 + Den	\$209,800

### LEVEL 2

Ginger	529	1 Bdrm	<b>SOLD OUT</b>
Begonia	603	1 Bdrm	<b>SOLD OUT</b>
Peony	646	1 Bdrm	<b>SOLD OUT</b>
Viola/Protea	714	1 + Den	\$142,800
Daisy	909	2 Bdrm	\$178,000
Azalea	1,078	2 Bdrm	\$195,800
Statice	1,078	2 Bdrm	\$195,800
Tulip	1,100	2 Bdrm	\$199,800
Chrysanthemum	1,054	2 Bdrm	\$208,000
Allium	1,137	2 Bdrm	\$212,000
Dahlia	1,450	3 Bdrm	\$251,500

### LEVELS 3 + 9

Ginger	529	1 Bdrm	<b>SOLD OUT</b>
Begonia	603	1 Bdrm	<b>SOLD OUT</b>
Rose	646	1 Bdrm	\$133,000
Lily/Orchid	714	1 + Den	\$143,600
Freesia	909	2 Bdrm	\$177,300
Iris	1,054	2 Bdrm	\$196,800
Statice/Azalea	1,078	2 Bdrm	\$196,900
Tulip	1,100	2 Bdrm	\$200,900
Lilac	1,137	2 Bdrm	\$205,000
Dahlia	1,450	3 Bdrm	\$253,300
Azalea/Ginger (#507)	1,612	4 Bdrm	\$298,000

### PENTHOUSE

Lily	714	1+Den	<b>SOLD OUT</b>
Orchid	714	1 + Den	<b>SOLD OUT</b>
Azalea	1,078	2 Bdrm	<b>SOLD OUT</b>
Statice	1,078	2 Bdrm	\$214,000
Lilac	1,137	2 Bdrm	\$221,000
Carnation	1,501	4 Bdrm	\$298,000
Aster	1,914	4 Bdrm	\$363,800

Maintenance Fee Approximately \$0.34 per sq. ft. per month

\*\*All Prices Includes GST, 1 Underground Parking & 5 Standard Appliances (Limited Time Only)

Deposit Schedule Condominiums

5% of Purchase Price with Agreement

5% of Purchase Price in 30 days

5% of Purchase Price in 60 days

CONDOMINIUM SCHEDULED OCCUPANCY IS MARCH 31<sup>ST</sup>, 2001

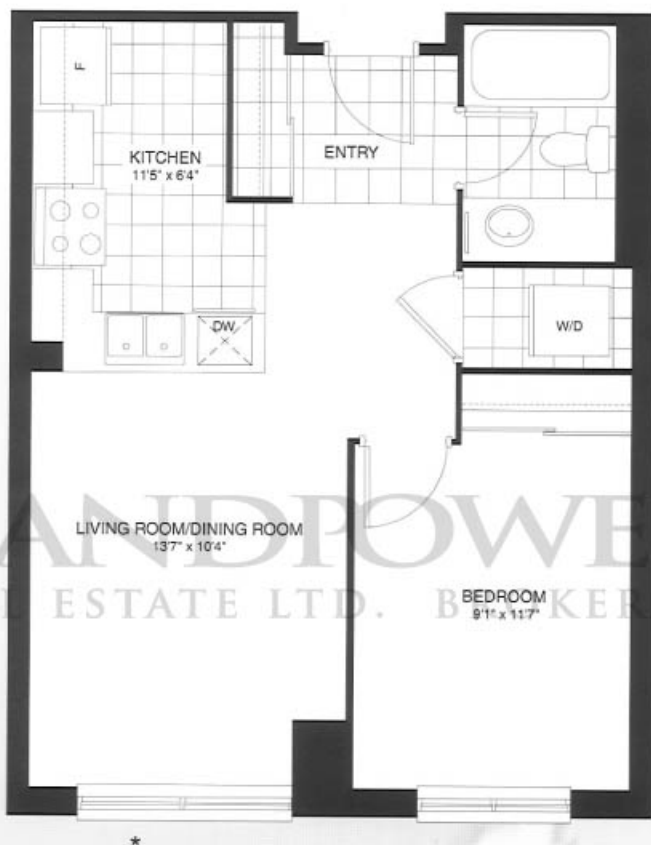
Saddlecreek Sales Office, 110 Pond Drive, Thornhill, Ontario, L3T 7T6

Tel: (905) 882-8078, Fax (905) 882-5222

03/16/00

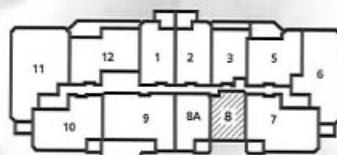
# The Ginger

1 BEDROOM  
529 SQ. FT



GROUND FLOOR

\* WITH SLIDING DOOR



SECOND FLOOR



TYPICAL FLOOR

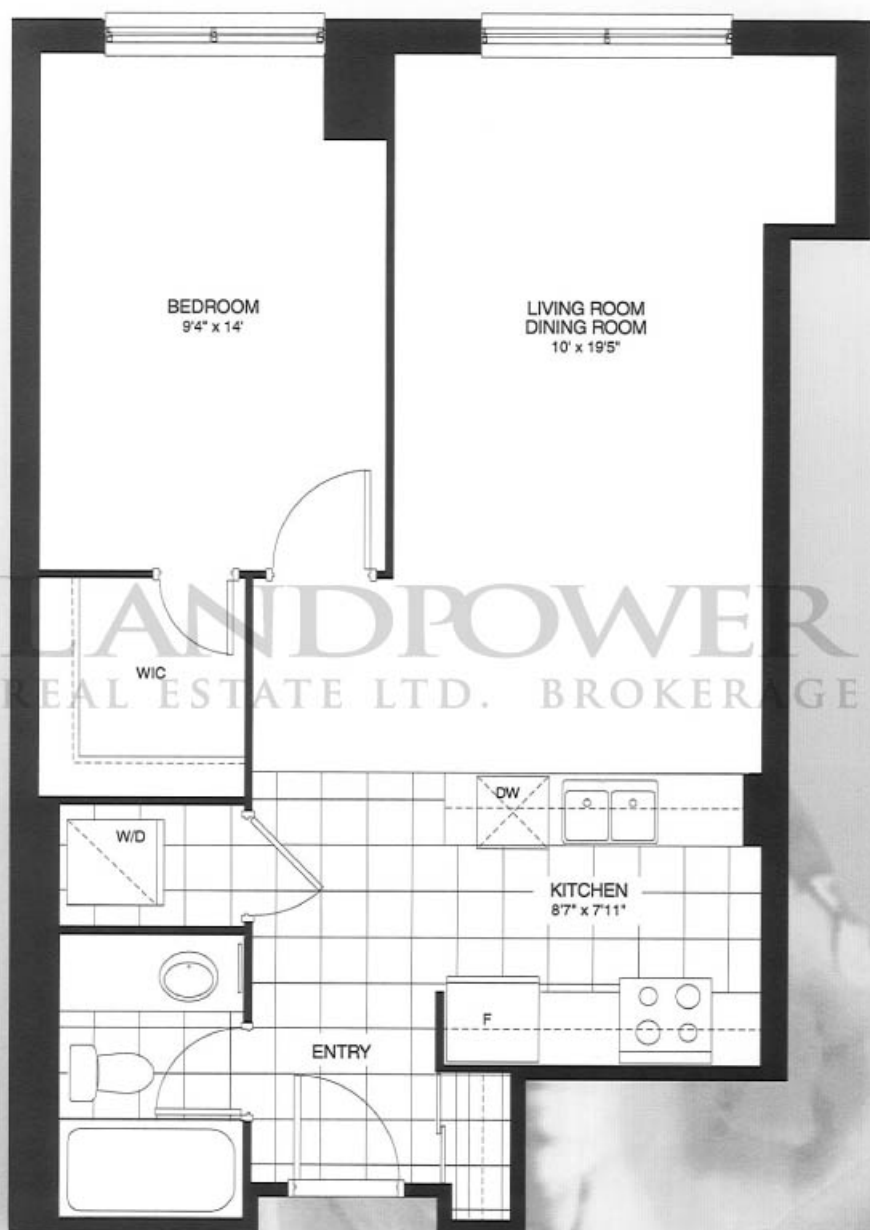
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MARKHAM, ONTARIO

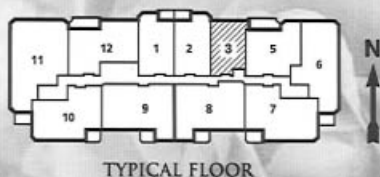
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ACTUAL USABLE FLOOR SPACE MAY VARY FROM THE STATED FLOOR AREA. E. & O. E. ALL RENDERINGS ARE ARTIST'S CONCEPT

# The Rose

1 BEDROOM  
646 SQ FT



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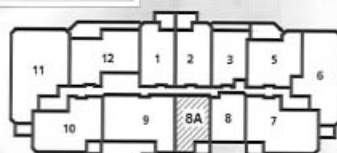


# The Begonia

1 BEDROOM  
603 SQ FT + 62 SQ FT BALCONY



GROUND FLOOR  
\*NO BALCONY\*



SECOND FLOOR



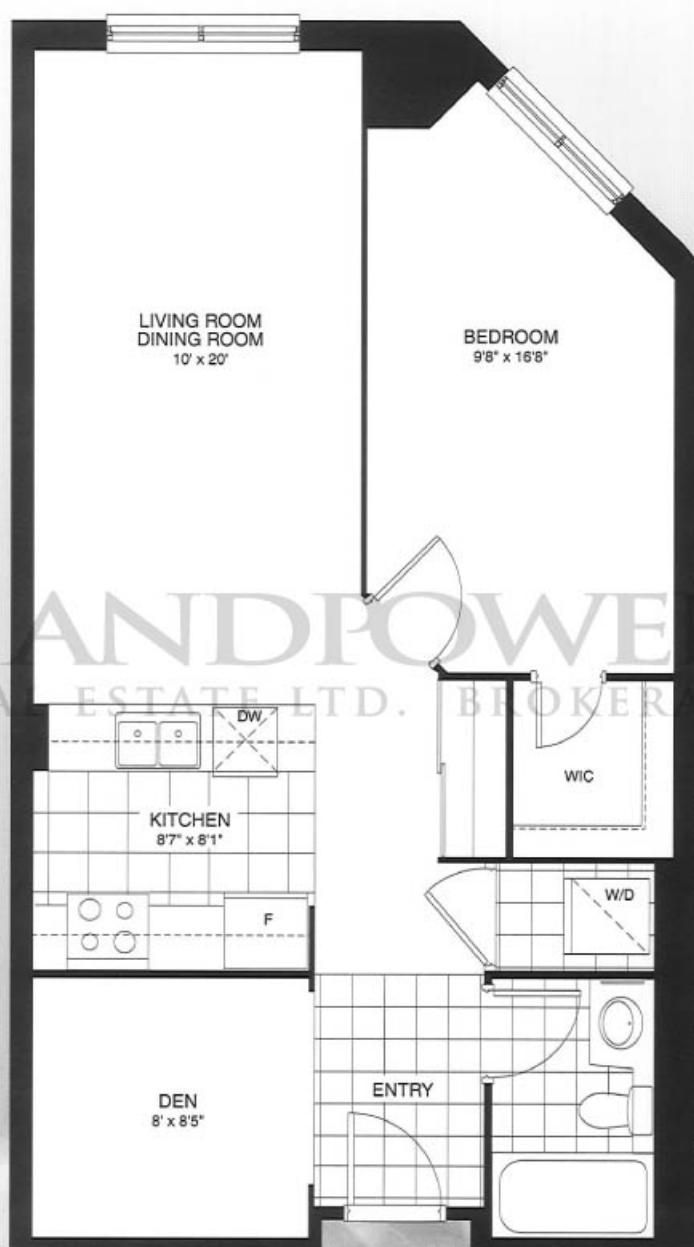
TYPICAL FLOOR

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# The Heather

1 BEDROOM  
736 SQ. FT.



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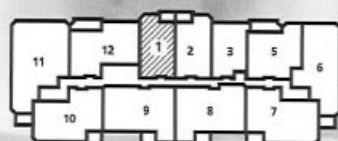


# The Lily

1 BEDROOM + DEN  
714 SQ FT + 63 SQ FT BALCONY



LANDPOWER  
REAL ESTATE LTD. BROKERAGE



TYPICAL FLOOR



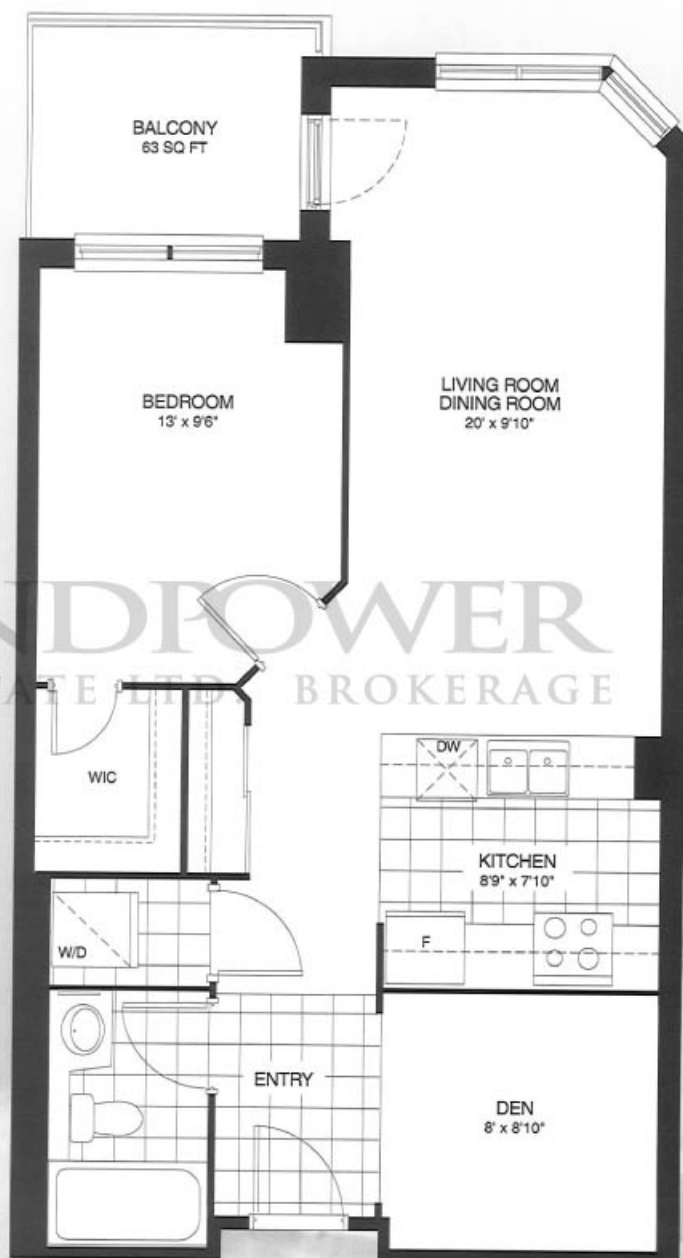
PENTHOUSE

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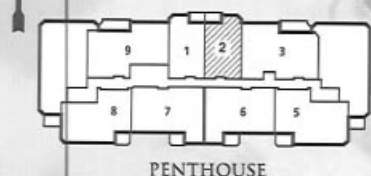
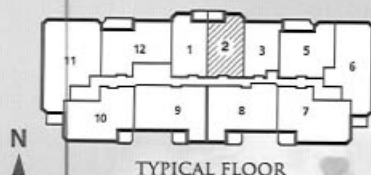
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# The Orchid

1 BEDROOM + DEN  
714 SQ FT + 63 SQ FT BALCONY



LANDPOWER  
REAL ESTATE LTD. BROKERAGE



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# The Protea

1 BEDROOM + DEN  
714 SQ FT + 122 SQ FT BALCONY



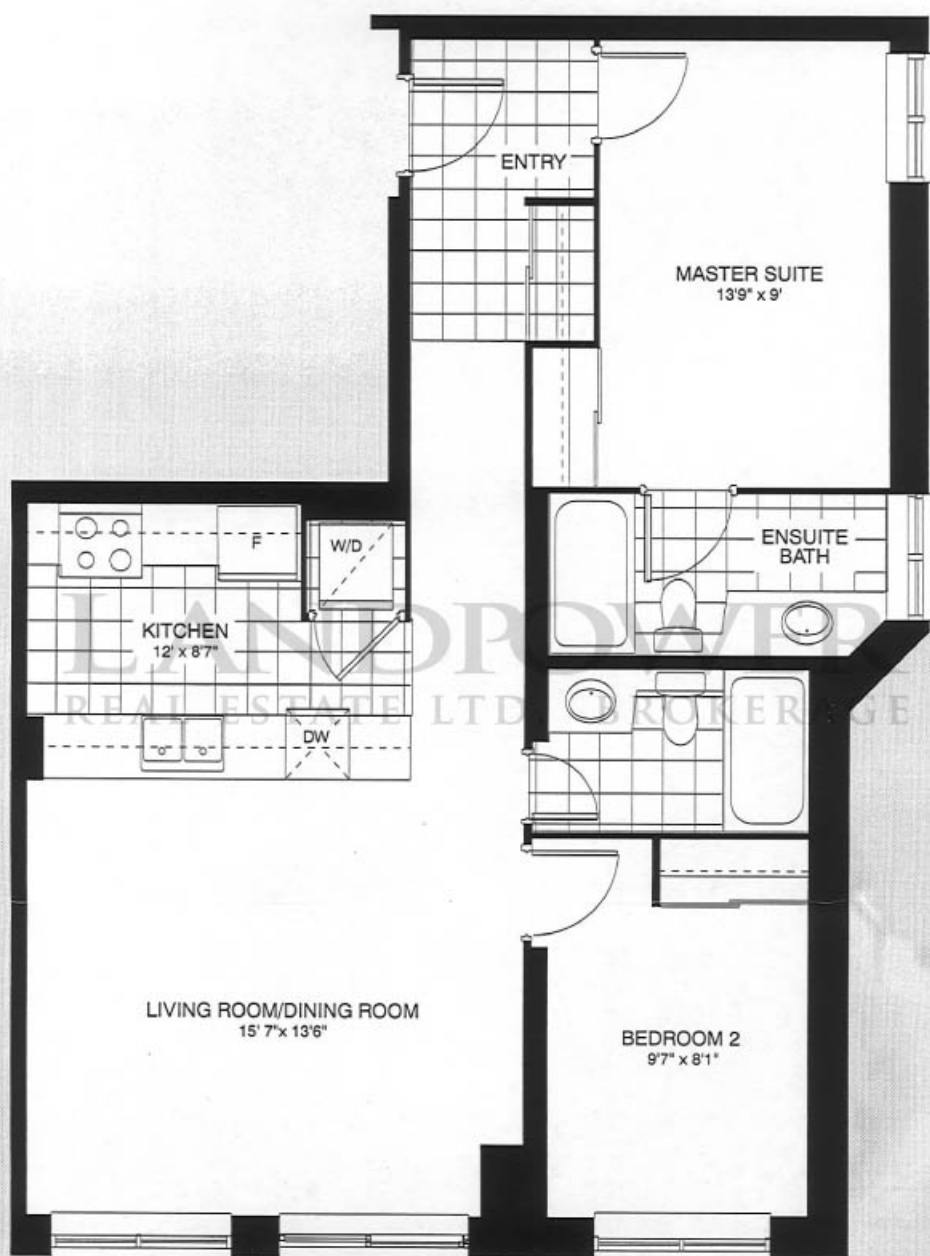
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# The Pansy

2 BEDROOM  
867 SQ. FT



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# The Freesia

2 BEDROOM  
909 SQ FT + 108 SQ FT BALCONY



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# The Stock

2 BEDROOM + DEN  
1,060 SQ FT



## THE DERBY TOWER

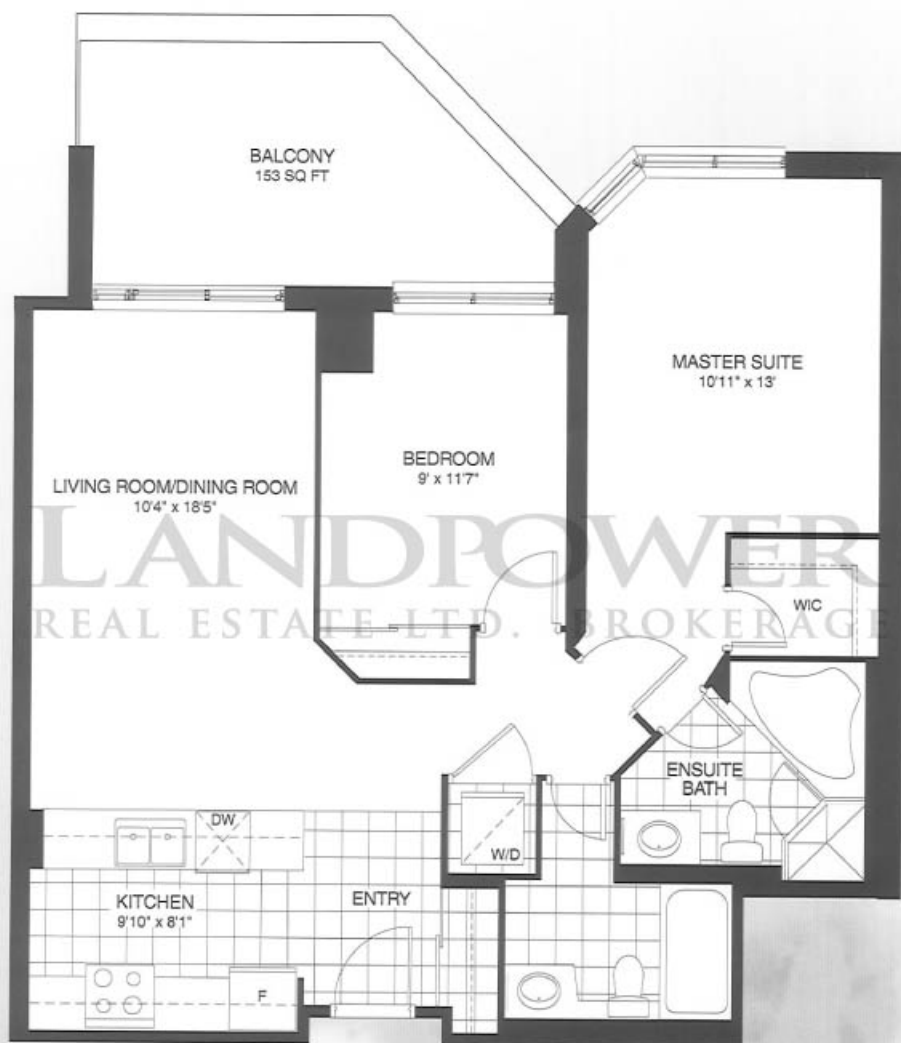
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# The Daisy

2 BEDROOM  
909 SQ FT + 153 SQ FT BALCONY



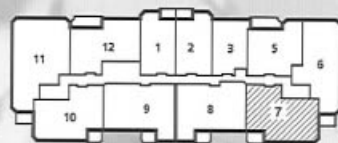
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# The Azalea

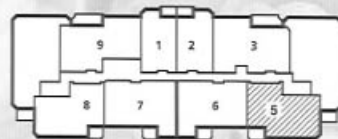
2 BEDROOM  
1,078 SQ FT + 62 SQ FT BALCONY



TYPICAL FLOOR



SECOND FLOOR



PENTHOUSE

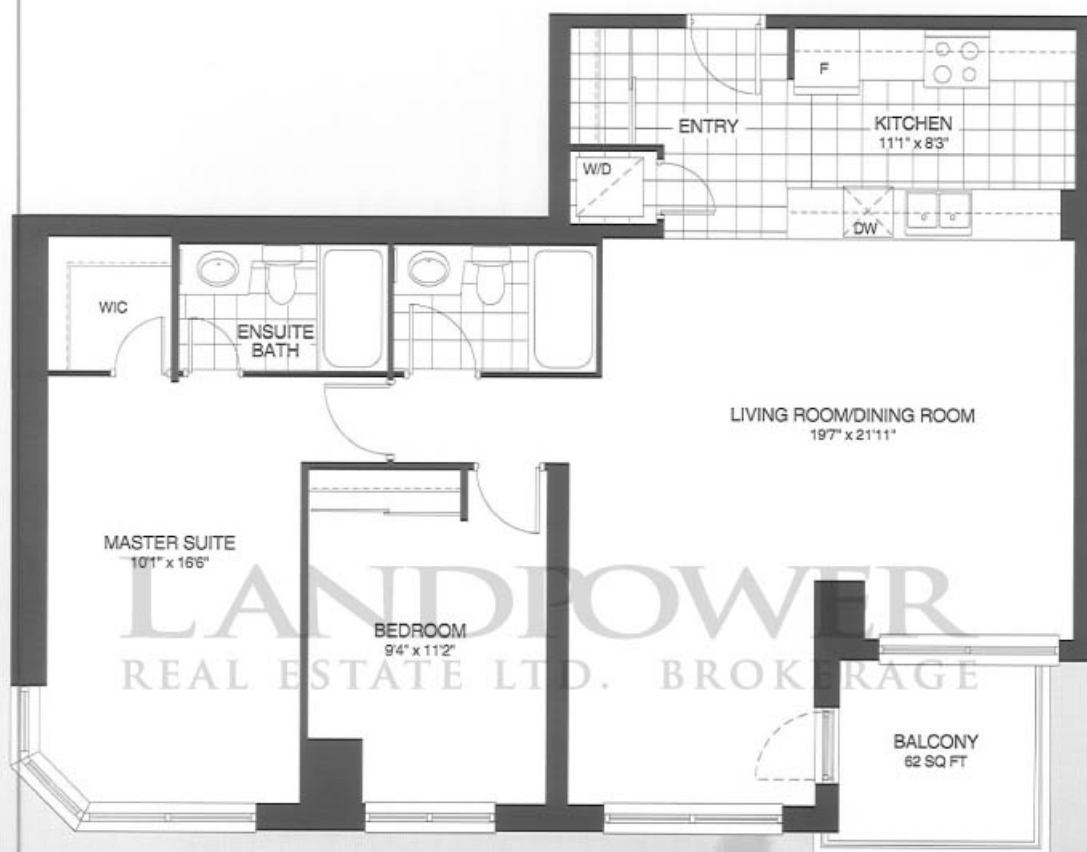
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# The Statice

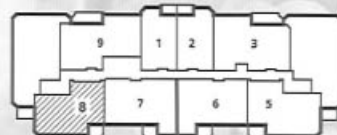
2 BEDROOM  
1,078 SQ FT + 62 SQ FT BALCONY



TYPICAL FLOOR



SECOND FLOOR



PENTHOUSE

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# The Iris

2 BEDROOM  
1,054 SQ FT + 108 SQ FT BALCONY



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# The Tulip

2 BEDROOM  
1,100 SQ FT + 63 SQ FT BALCONY



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# The Larkspur

2 BEDROOM + DEN  
1,177 SQ. FT.



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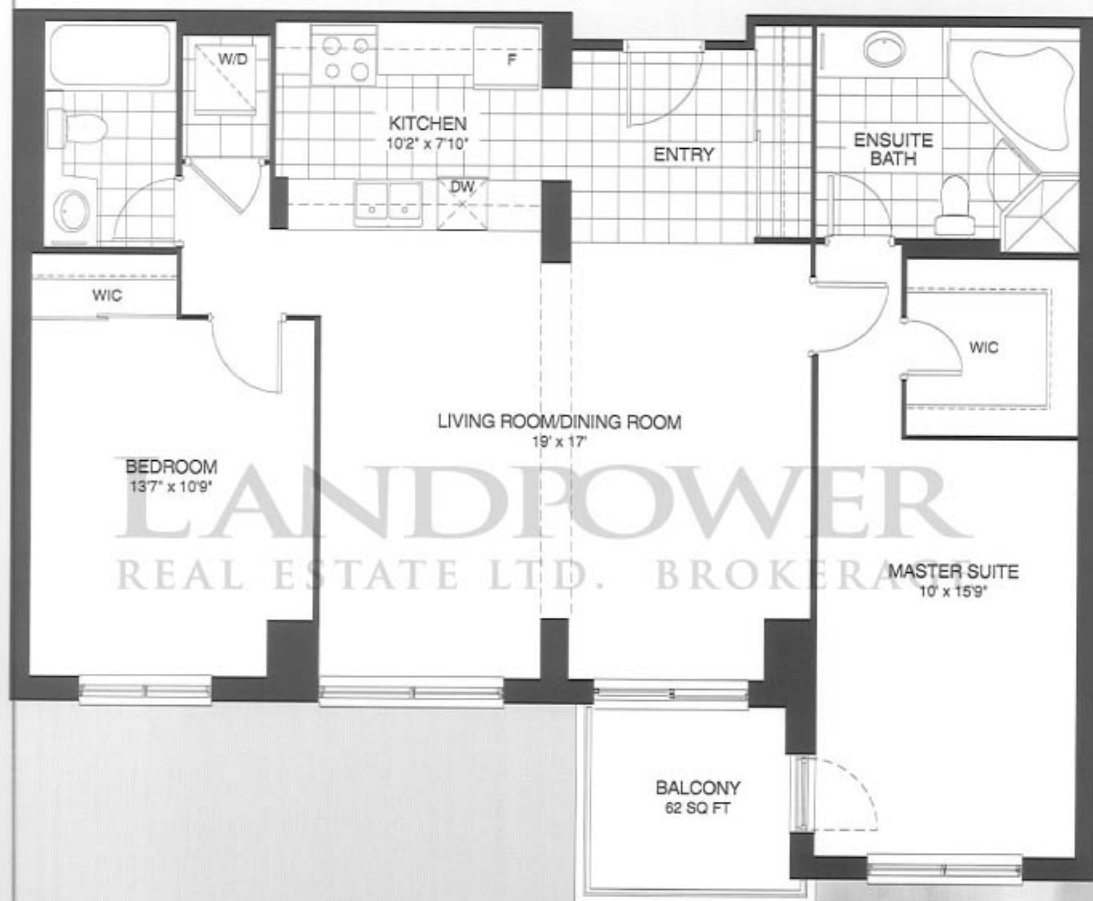


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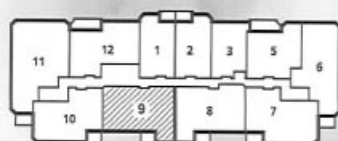


# The Lilac

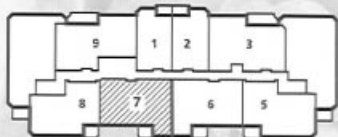
2 BEDROOM  
1,137 SQ FT + 62 SQ FT BALCONY



THE **DERBY TOWER**  
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TYPICAL FLOOR



PENTHOUSE



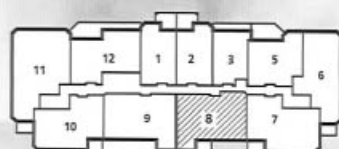
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# The Marigold

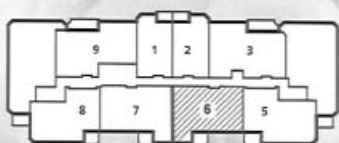
2 BEDROOM  
1,137 SQ FT + 62 SQ FT BALCONY



TYPICAL FLOOR



SECOND FLOOR



PENTHOUSE

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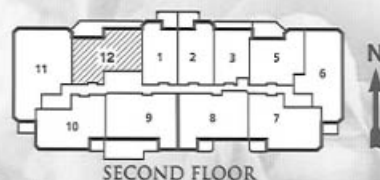
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# The Chrysanthemum

2 BEDROOM  
1,054 SQ FT + 235 SQ FT BALCONY



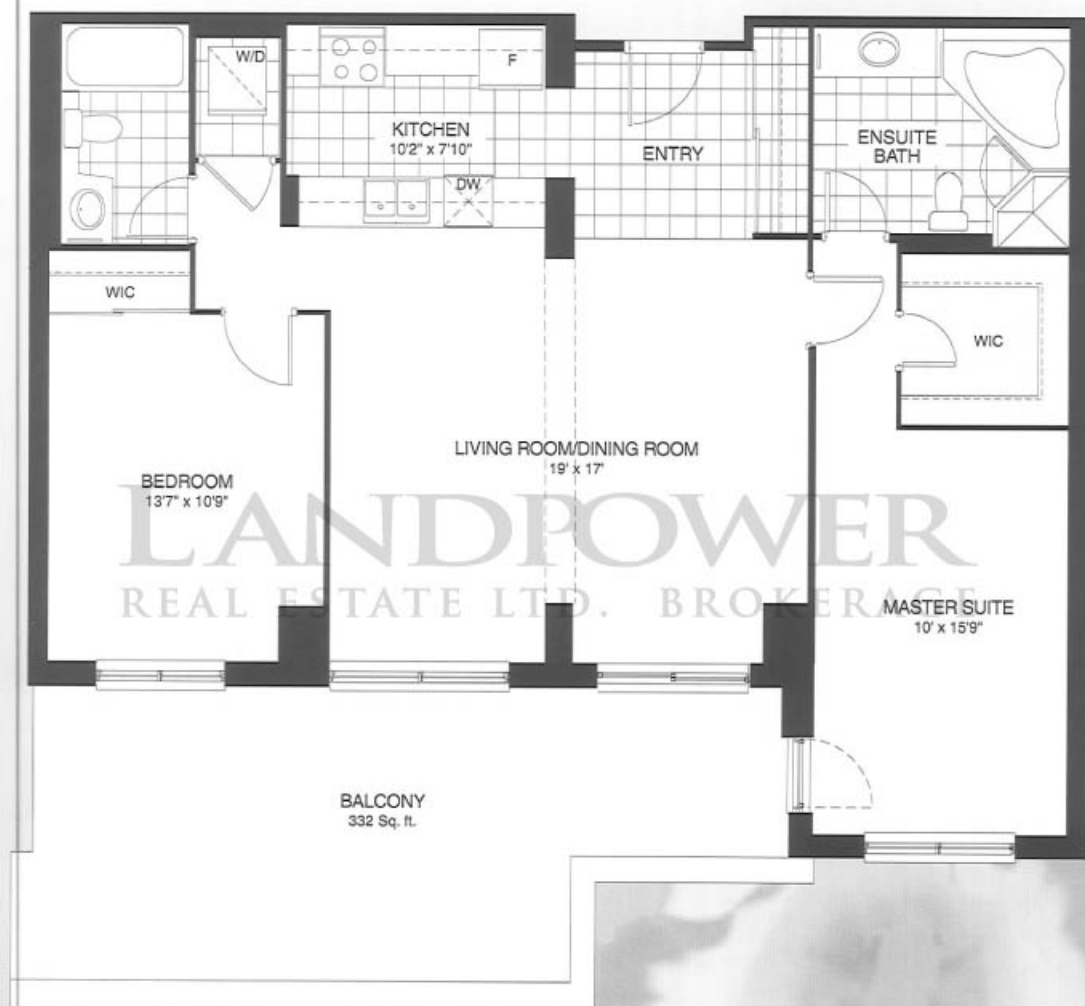
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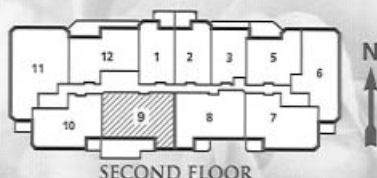
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# The Allium

2 BEDROOM  
1,137 SQ FT + 332 SQ FT BALCONY



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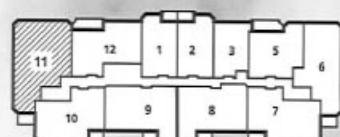
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# The Dahlia

3 BEDROOM  
1,450 SQ FT + 64 SQ FT BALCONY



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TYPICAL FLOOR



SECOND FLOOR



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# The Carnation

4 BEDROOM  
1,501 SQ FT + 110 SQ FT BALCONY



THE **DERBY TOWER**

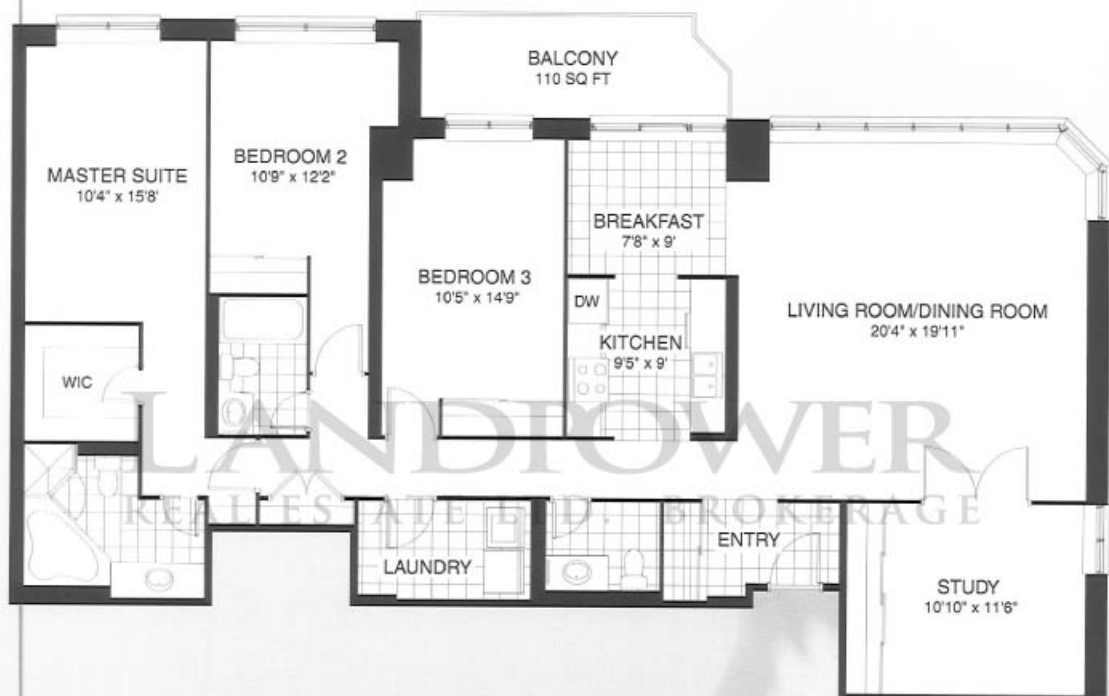
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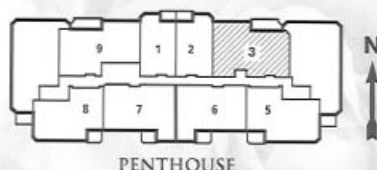
# The Aster

4 BEDROOM  
1,914 SQ FT + 110 SQ FT BALCONY



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# A DEVELOPER

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## RIGHT FOR THE TIMES



More knowledgeable and sophisticated than ever before,  
Today's new home buyer demands a lot from a builder... and Life Construction Inc. delivers.  
For over a decade the principals of Life Construction have excelled in all aspects  
Of commercial and residential development, from concept to completion.  
In land assembly and development... design and construction... property sales and leasing.  
The principals of this company have successfully demonstrated their skill in every discipline.



Life has already demonstrated its commitment in numerous projects across Metro.  
From townhomes designed for the first-time purchaser to luxurious estate homes for the move-up buyer.  
At Times Square, a landmark retail centre at Highway 7 and Leslie was developed that set new standards  
in the Greater Toronto Area, with over 200,000 square feet of fine shops, restaurants and services.



Now just a few minutes to the west, they are embarking on The Galleria  
A master-planned community unrivaled in its scope and appeal. And in the heart of  
This 130 acre development are the homes of Saddlecreek, each a solid investment in value and  
Each further proof of Life's dedication to quality and customer service.

Derby Tower Sales Office  
110 Pond Dr., Thornhill, Ontario, L3T 7T6 (off of Hwy #7 East, just west of Commerce Valley Dr. W.)

Telephone: 905-882-8078