

LIVE IN STYLE

CONDOMINIUMS E09

eLLIPSe

the social
agenda

objects
of desire

how vision
becomes
reality

LAIPOWERS
REAL ESTATE LTD. BROKER/REALTOR





objects of desire

building style

Common amenities to both buildings

- Two stunning 30 storey buildings on a central podium
- Equipped exercise room with step machines, stationary bicycles, treadmills, mats overlooking pool
- Male and female change rooms, each with steam rooms, showers, lockers and washrooms
- Indoor pool and whirlpool enclosed in semi-circular glass
- Formal entertainment room equipped with bar counter and kitchen with walk out to outdoor landscaped terrace with gas barbeque and seating areas
- Billiards and card room
- Multi-purpose room
- Table tennis room

Each building includes:

- 1 guest suite
- Lounge with fireplace
- Visitor parking and bicycle racks
- Shuttle to Scarborough Towne Centre and LRT

features you'll love

- Vertical blinds
- All walls and trim painted white
- White sprayed stucco ceilings throughout except for bulkheads and drop ceilings
- Painted hollow core interior doors
- Brushed aluminum orbit style hardware
- Painted doorframe with contemporary styled trim
- 3" painted baseboard throughout
- Expansive low "E", lightly tinted double pane thermal fixed and sliding windows
- 36 oz cut pile broadloom with foam underpad* in living/dining rooms, hallways, bedrooms and dens as per plan

- Plastic coated wire shelving in all closets, including linen shelving, as per plan
- Individual thermostat controlled fan coil system for heating and air conditioning
- 9' ceiling in penthouses

foyer flair

- Solid core wood entry door with contemporary chrome finish hardware and privacy viewer
 - Choice of ceramic tile flooring*
 - Mirrored sliding closet door, as per plan
- ## kitchen features

- Open concept kitchen with breakfast bar
- Choice of ceramic backsplash
- Choice of flat panel maple or laminate kitchen cabinetry*
- Contemporary metal pull hardware on cabinets
- Choice of laminate kitchen countertops*
- Frost-free refrigerator; self-cleaning oven; and multi-cycle dishwasher in white*, as per plan
- Ceiling mounted light fixture
- Hood fan vented to exterior
- Stainless steel sink with chrome finish single lever faucet
- Choice of ceramic tile flooring

bathroom panache

- White laminate vanity cabinets
- All white fixtures
- Acrylic 5-foot soaker tub
- Pressure balance valve on all showers
- Choice of 2" by 2" ceramic tile floor
- Choice of 4" by 4" ceramic tub and shower surround, as per plan

- Ceiling mounted light fixture
- Designer selected metal finish bathroom accessories
- Vanity mirror above sink

laundry

- Brand name stacked washer/dryer, dryer vented to outside

electrical

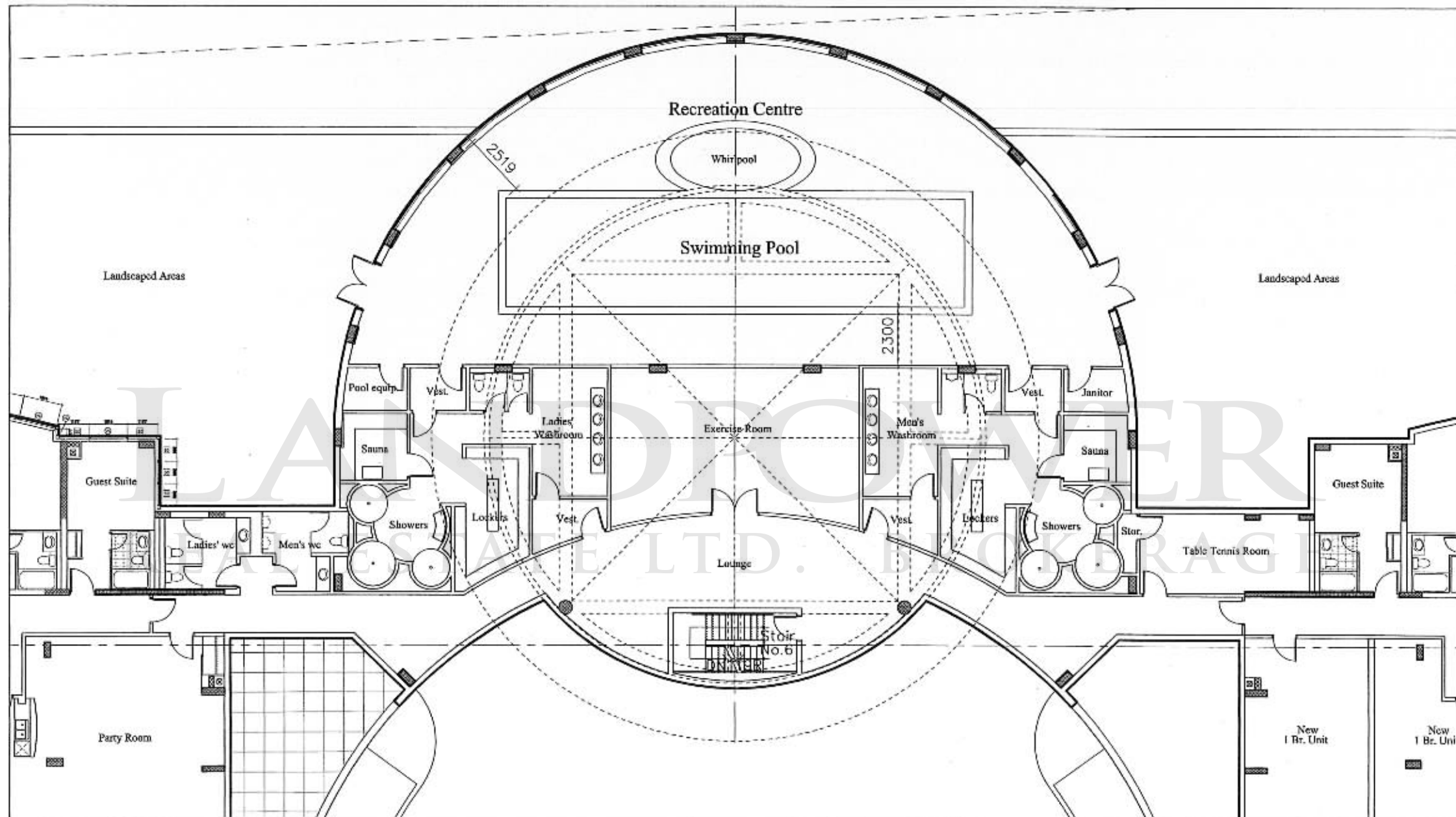
- Telephone outlets in kitchen, master bedroom, living room and den, as per plan
- Smoke and heat detectors
- Wired with electrical outlet and equipped for access to high speed Internet and cable in living room, master bedroom and den, as per plan

security standards

- 24-hour concierge service
- In-suite security
- A card access security system with controlled access points at the entrance to the building and the parking garage entrances. Intercom communications between the lobby vestibule and the residential units and video cameras in the lobby and parking garage entrance
- Strategically placed panic buttons in underground parking

* From Vendor's standard samples. All features with exception to "suggested for upgrades" are included in the purchase price.

Floors and specific finishes will depend on Vendor's packages as selected. All specifications, dimensions and materials are subject to change without notice. E.& O.E.



The Éllipse I & II
LEE DEVELOPMENTS

Name: **Recreational Area
4th Floor**
Project No: **00078**

Scale: **1:150**
Date: **May 03, 2001**
Drawn by:
Checked by:

Contractor Must Check And Verify All Dimensions On The Job.
Do Not Scale The Drawing.
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**ELLIPSE CONDOMINIUMS
PHASE 1
INFORMATION SHEET**

Suite Plan	Type	Unit	Floor	Size (sf)	View	Taxes From	Maint. Fees From**	Starting Price (2)
A	1B/1	5	6-31	476	E	\$117.50	\$190.40	\$99,500
B	1B/1	10	5-18	500	S	\$150.00	\$200.00	\$120,500
C	1B/1	12	5-18	505	N	\$145.00	\$202.00	\$117,000
D	1BD/1	15	5-18	612	N	\$152.50	\$244.80	\$123,000
D1	1BD/1	15	19-31	626	N	\$160.00	\$250.40	\$128,500
E	1BD/1	8	5-31	638	S	\$161.25	\$255.20	\$130,000
G	1BD/1	1/16	5-31	675	N	\$155.00	\$269.60	\$125,000
H	2B/1	6	6-31	600	SE(c)	\$166.25	\$240.00	\$134,400
I	2B/1	11	5-18	602	W	\$171.25	\$240.80	\$138,400
J	2B/1	3	6-31	723	NE	\$186.25	\$289.20	\$150,400
K	2B/2	10	19-31	789	SW(c)	\$221.25	\$315.60	\$178,000
L	2B/2	12	19-31	825	NW(c)	\$215.00	\$330.00	\$173,000
M	2B/2	7 & 9	5-31	848	S	\$198.75	\$338.80	\$160,000
M	2B/2	7	21-31	838	S	\$211.00	\$335.20	\$168,800
PH1	2B/2	1	32-35	998	N	\$268.75	\$399.20	\$215,000
PH2	2B/2	2	32-35	916	NE(c)	\$256.25	\$366.00	\$205,000
PH3	2B/2	3	32-35	923	SE(c)	\$268.75	\$369.20	\$215,000
PH5	2B/2	5	32-35	937	S	\$275.00	\$374.80	\$220,000
PH6	2B/2	6	32-35	971	SW	\$281.25	\$388.80	\$225,000
PH7	2B/2	7	32-35	1018	NW	\$275.00	\$407.20	\$220,000
TH-A	2B/2.5	5	3-4	1124	SW(c)	\$256.25	\$449.60	\$205,000
TH-A1	2B/2.5	5	1-2	1063	SW(c)	\$248.75	\$425.20	\$199,000
TH-B	2B/1.5	1-3/6-17	3-4	941	S/W	\$236.25	\$376.40	\$189,000
TH-B2	2B/1.5	1-3/6-17	1-2	945	S/W	\$223.75	\$378.00	\$179,000

Suite Features:

- 9' ceiling height in penthouses
- Ceramic tile flooring in foyer, kitchen, ensuite or main bathroom
- Mirrored sliding closet door in foyer
- Solid core wood entry door with contemporary chrome finish hardware and privacy viewer
- Open concept kitchen with breakfast bar (1)
- Ceramic tile backsplash in kitchen
- Choice of flat panel maple or laminate kitchen cabinetry
- Contemporary metal pull hardware on cabinets
- 36 oz cut pile broadloom with 1/4" foam underpad
- Plastic coated wire shelving in all closets, including linen shelving (1)
- Acrylic 5-foot soaker tub
- Heat pump system allow year round heating or cooling
- Wired for high-speed internet access & cable
- In-suite security
- Vertical blinds

Security Features:

- 24-hour concierge service
- In-suite security
- A card access security system with controlled access points at the entrance to the Building and the parking garage entrances. Intercom communications between the lobby vestibule and the Residential Units and video cameras in the lobby and parking garage entrance

- Strategically placed panic buttons in underground parking

Recreation Club Features:

- Fully equipped exercise room with step machines, stationary bicycles, treadmills, mats, overlooking pool
- Semi-circular glass enclosed indoor pool & whirlpool
- Panic buttons in underground parking
- Men's & women's steam rooms
- Multipurpose room

Building Features:

- Two stunning 30 storey buildings on a central podium
- Formal entertainment room with kitchen, bar & walk-out terrace
- Table tennis room
- Each building includes:
 - 1 furnished guest suite
 - billiards and card room
 - lounge with fireplace
- Visitor parking
- Shuttle bus service to Scarborough Towne Centre and LRT

Floor Premiums:

1B/1BD	\$500
2B	\$700
2B(c)	\$1,000

Price Includes:

GST*, 5 appliances

Parking:

Included in Purchase Price*** (not incl. For Model A), Additional Parking \$10,000, Lockers: \$1,500 to \$2,500 depending on size

Maintenance Fees:

Includes hydro; excludes cable TV and telephone

Property Taxes:

Estimated at 1.25% of purchase price

Occupancy:

April 15, 2003

Deposit Structure:

\$2,000 with offer for 1B (Models A, B, C)
 \$2,500 with offer for 1BD (Models D, D1, E, G)
 \$3,000 with offer for 2B (Models H, I, J)
 \$3,500 with offer for 2B (Models K, L, M)
 \$4,000 with offer for PH & TH
 Balance to 5% in 30 days
 5% in 90 days; 5% in 120 days; 5% in 365 days, 5% on occupancy

PREVIEW SPECIAL

BUY BEFORE JUNE 30, 2001 AND RECEIVE FREE HARDWOOD FLOORING IN LIVING, DINING, FOYER AND KITCHEN

Sales Consultants:

Elizabeth Cho

Penny Gazell

Dana Mehlenbacher

Sales Office Hours:

Monday to Thursday

Friday

Saturday, Sunday & Holidays

12:00 pm - 7:00 pm

Closed

12:00 pm - 5:00 pm

MARKETVISION REAL ESTATE CORPORATION: EXCLUSIVE BROKER

(1) as per plan (2) Prices and availability subject to change without notice

*as set out in the Agreement of Purchase and Sale. E. & O.E



ellipse

suite A

1 bedroom

sq.ft = 476



Floors 6-18



Floors 19-31

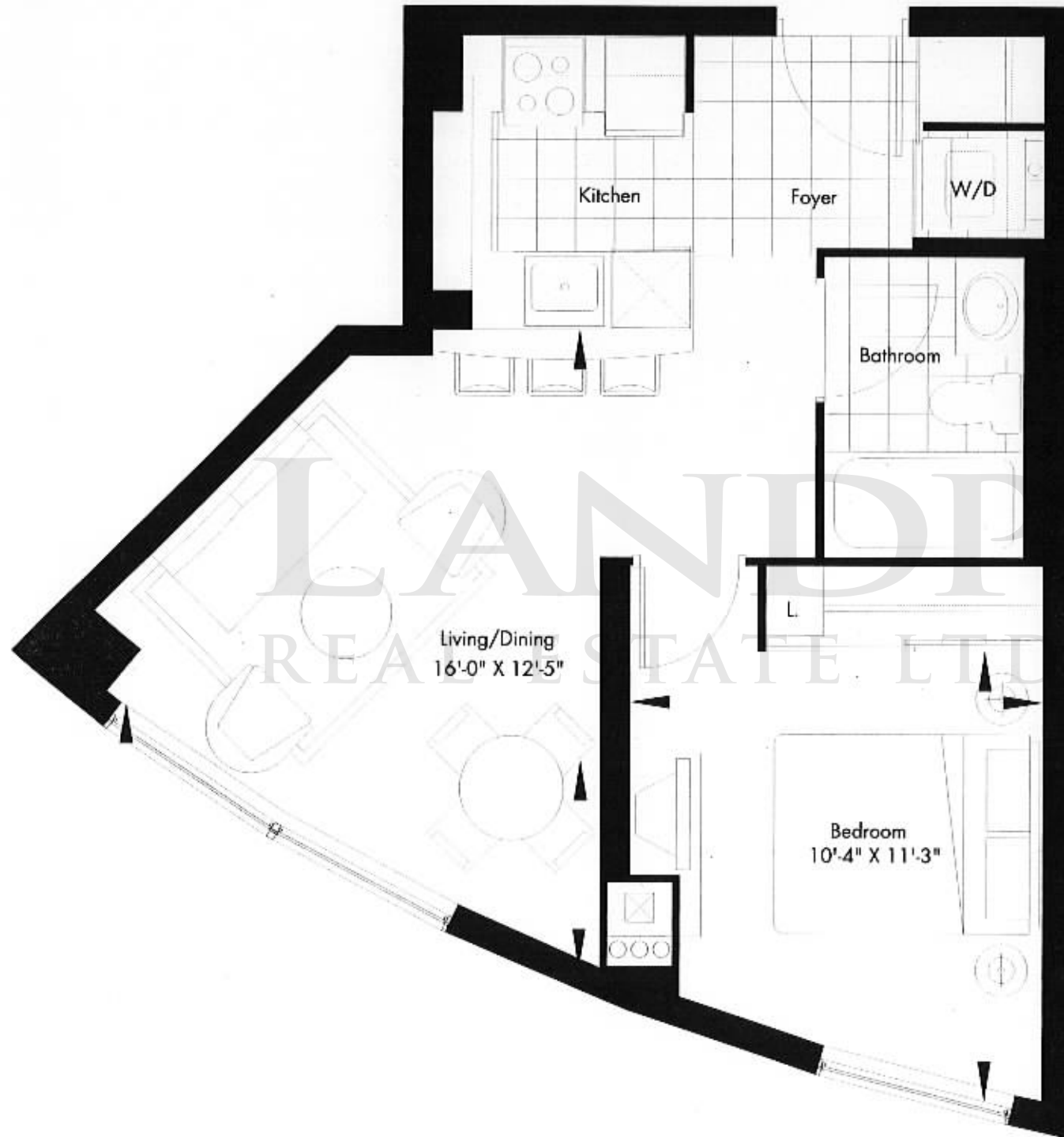
sizes and specifications subject to change without notice. e & o.e.

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suite B

1 bedroom

sq.ft = 500



Floor 5



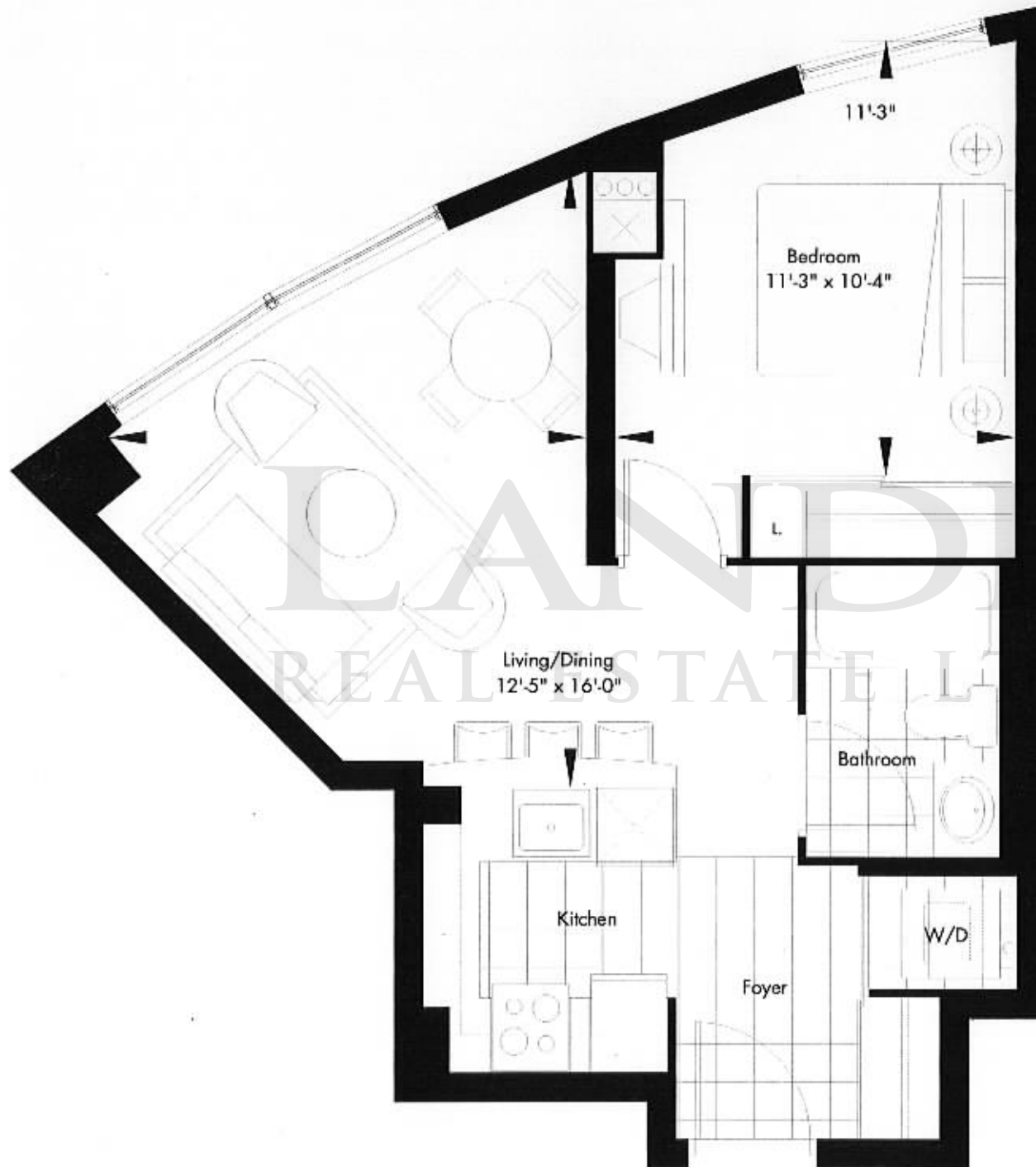
Floors 6-18

eLLIPSe

suite C

1 bedroom

sq.ft = 505



Floor 5



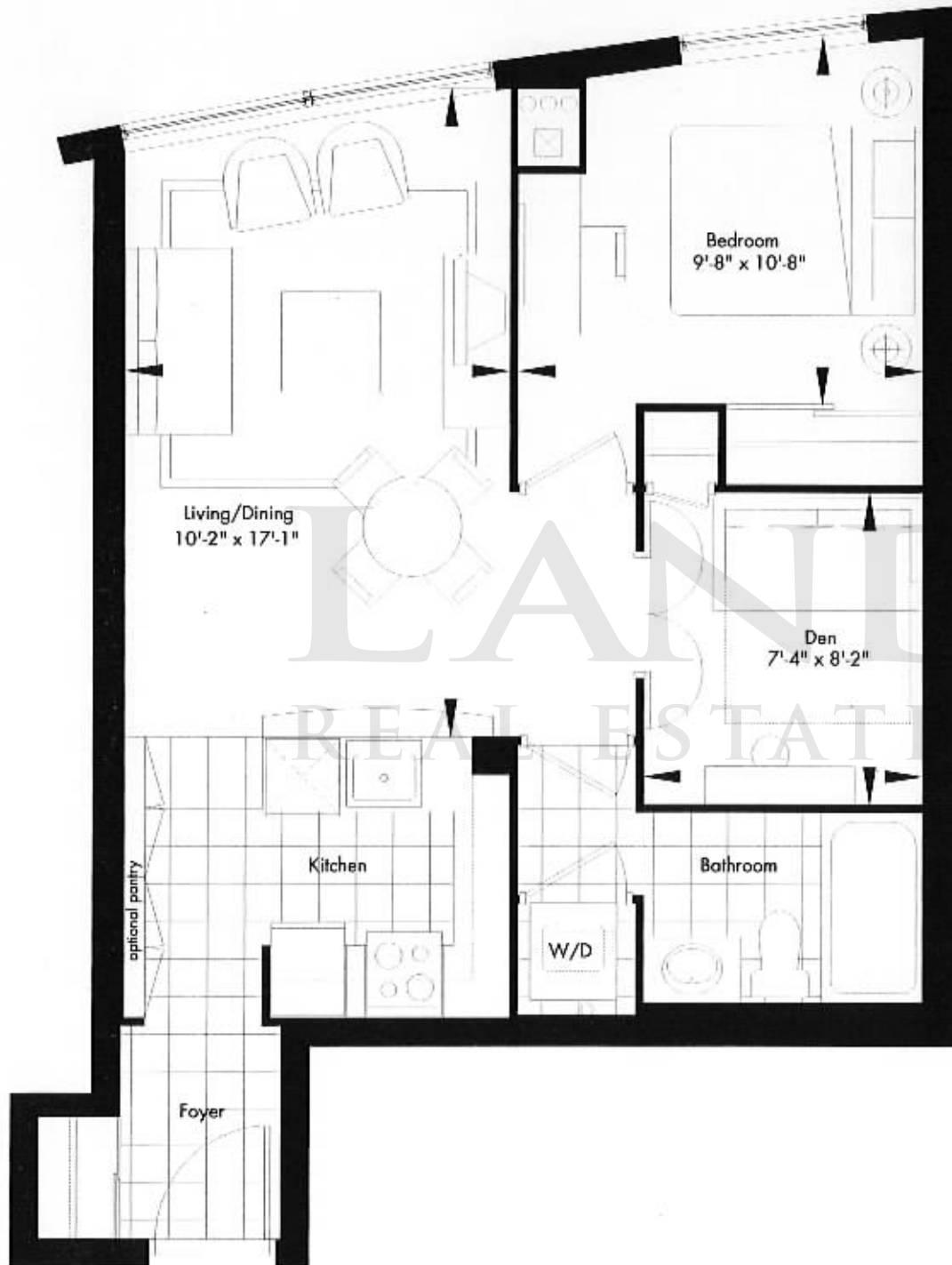
Floors 6-18

ellipse

suite D

1 bedroom + den

sq.ft = 612



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Floor 5



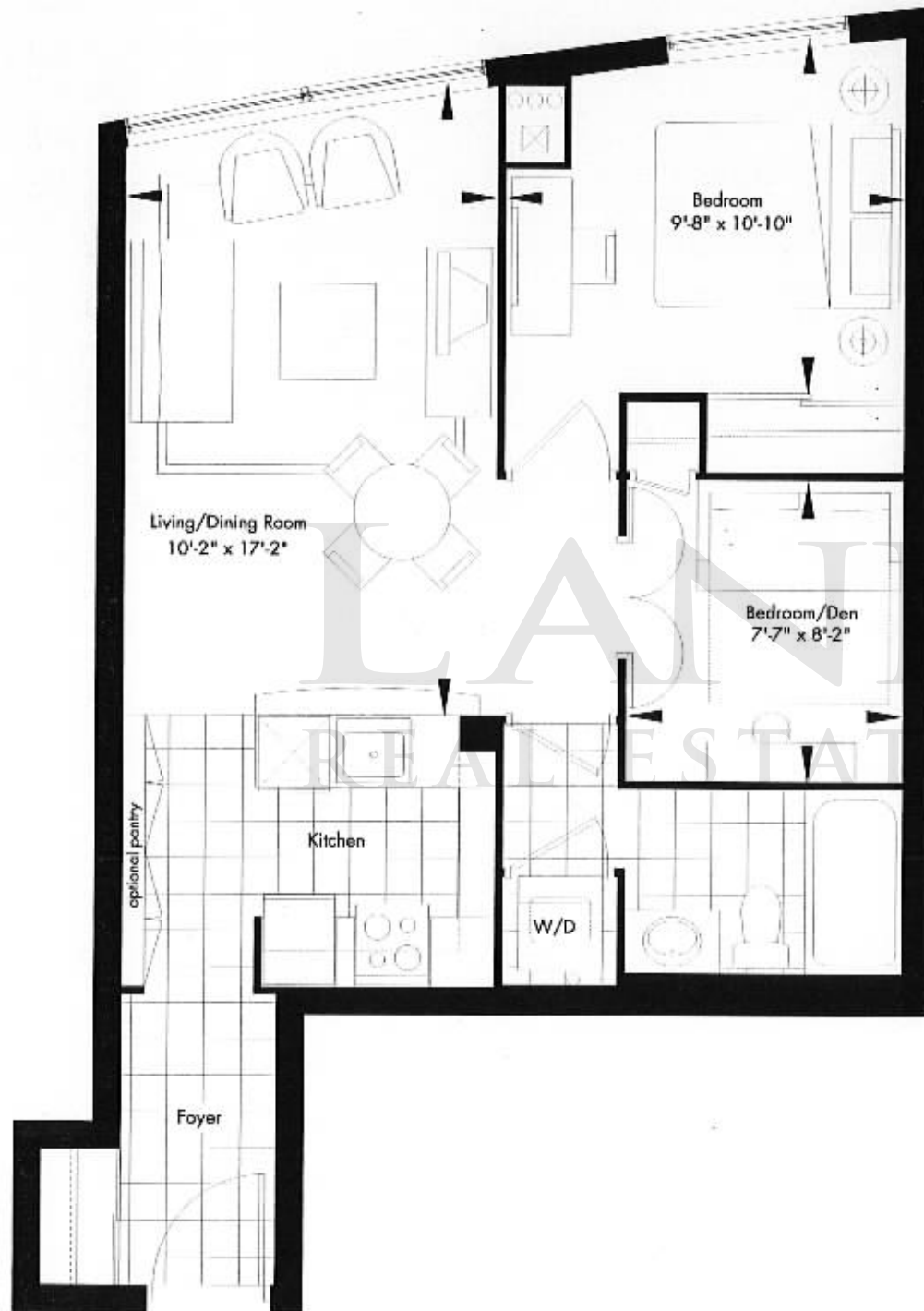
Floors 6-18

ellipse

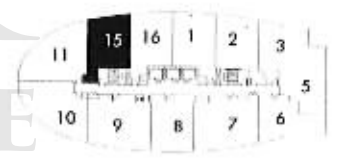
suite D1

1 bedroom + den

sq.ft = 626



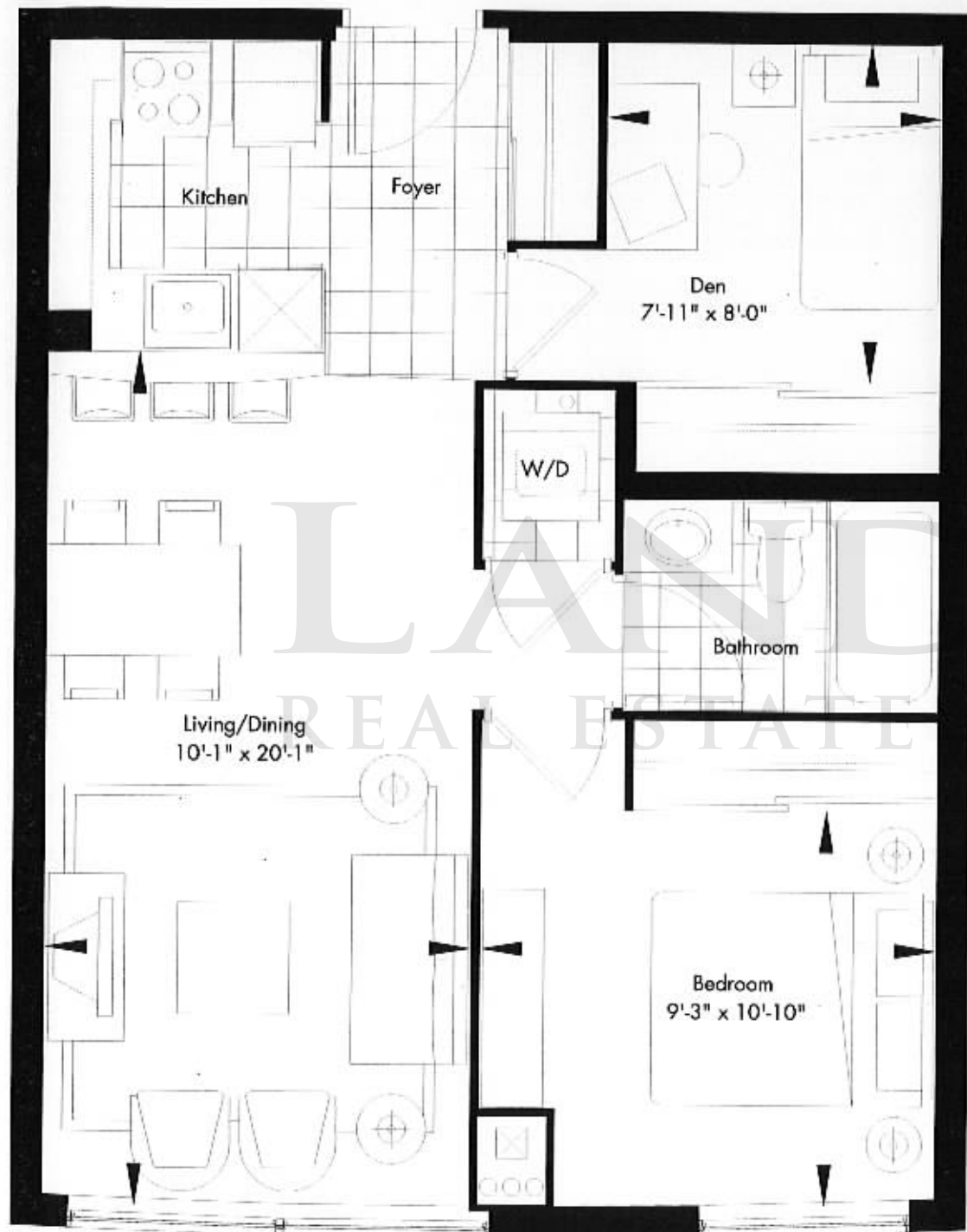
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Floors 19-31



sizes and specifications subject to change without notice. * & o.e.



ellipse

suite E

1 bedroom + den

sq.ft = 638

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Floor 5



Floors 6-18



Floors 19-31

sizes and specifications subject to change without notice. a & u e.

ELLIPSE

suite F

1 bedroom + den
sq.ft = 641



Floors 6-18



Floors 19-31



North



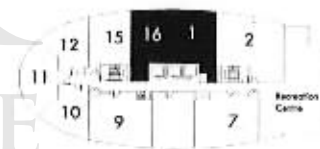
ellipse

suite G

1 bedroom + den

sq.ft = 675

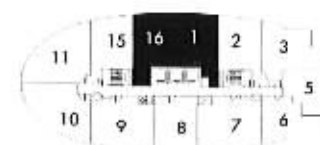
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Floor 5



Floors 6-18



Floors 19-31

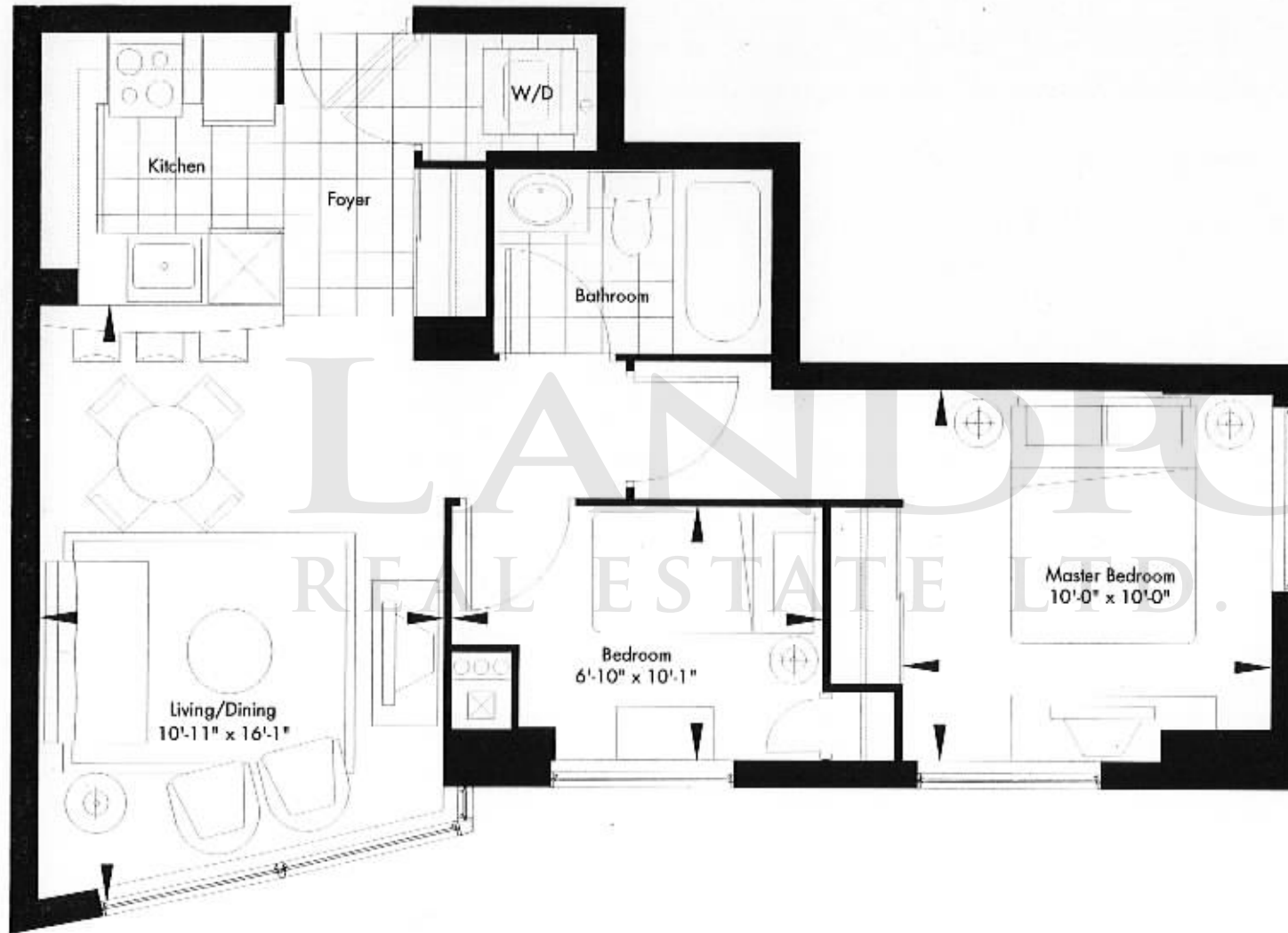
sizes and specifications subject to change without notice. e & o.s.

ellipse

suite H

2 bedroom

sq.ft = 600



Floors 6-18



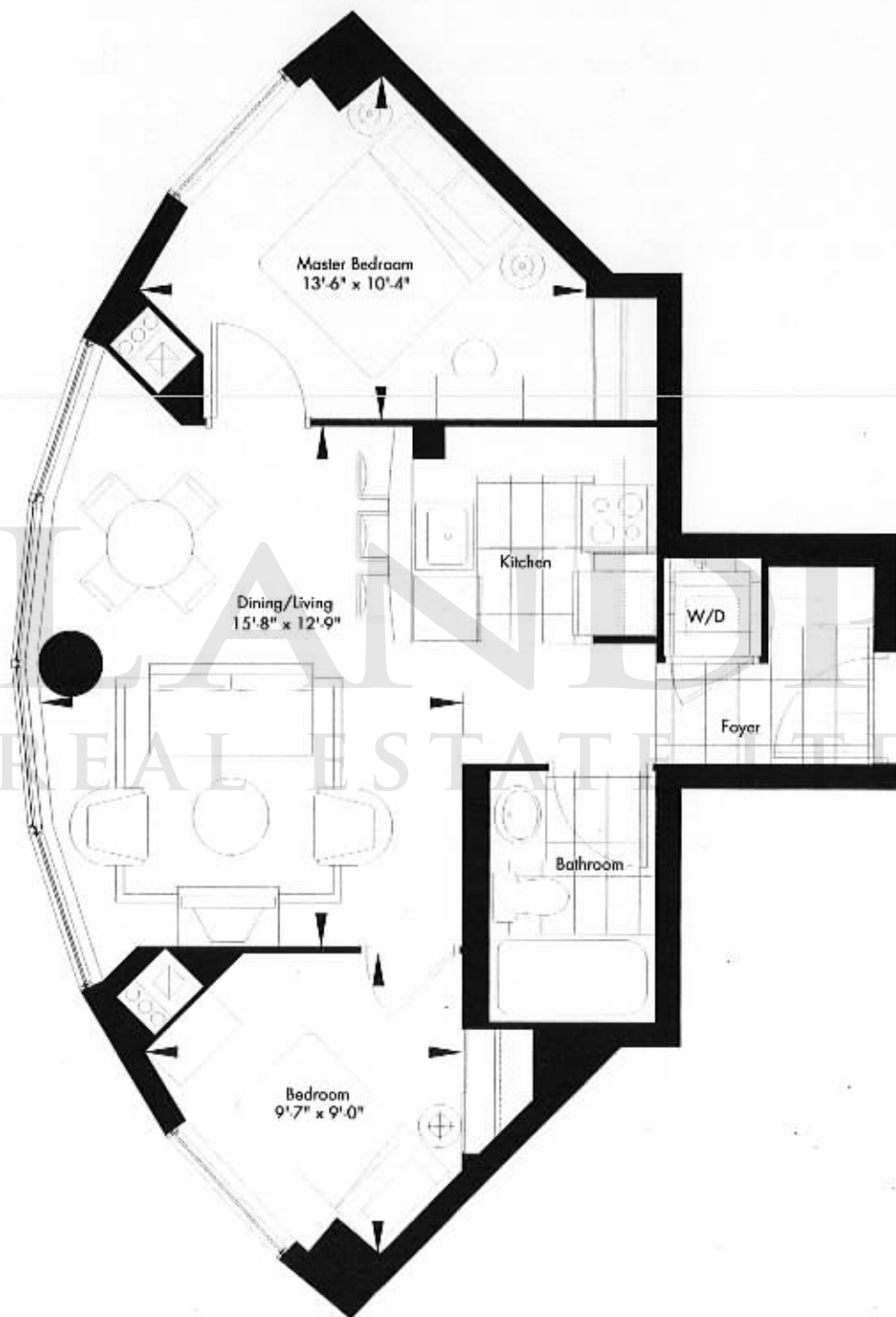
Floors 19-31

ellipse

suite 1

2 bedroom

sq.ft = 602



Floor 5



Floors 6-18

ellipse

suite J

2 bedroom

sq.ft = 723



Floors 6-18



Floors 19-31

ellipse

suite K

2 bedroom

sq.ft = 789



Floors 19-31

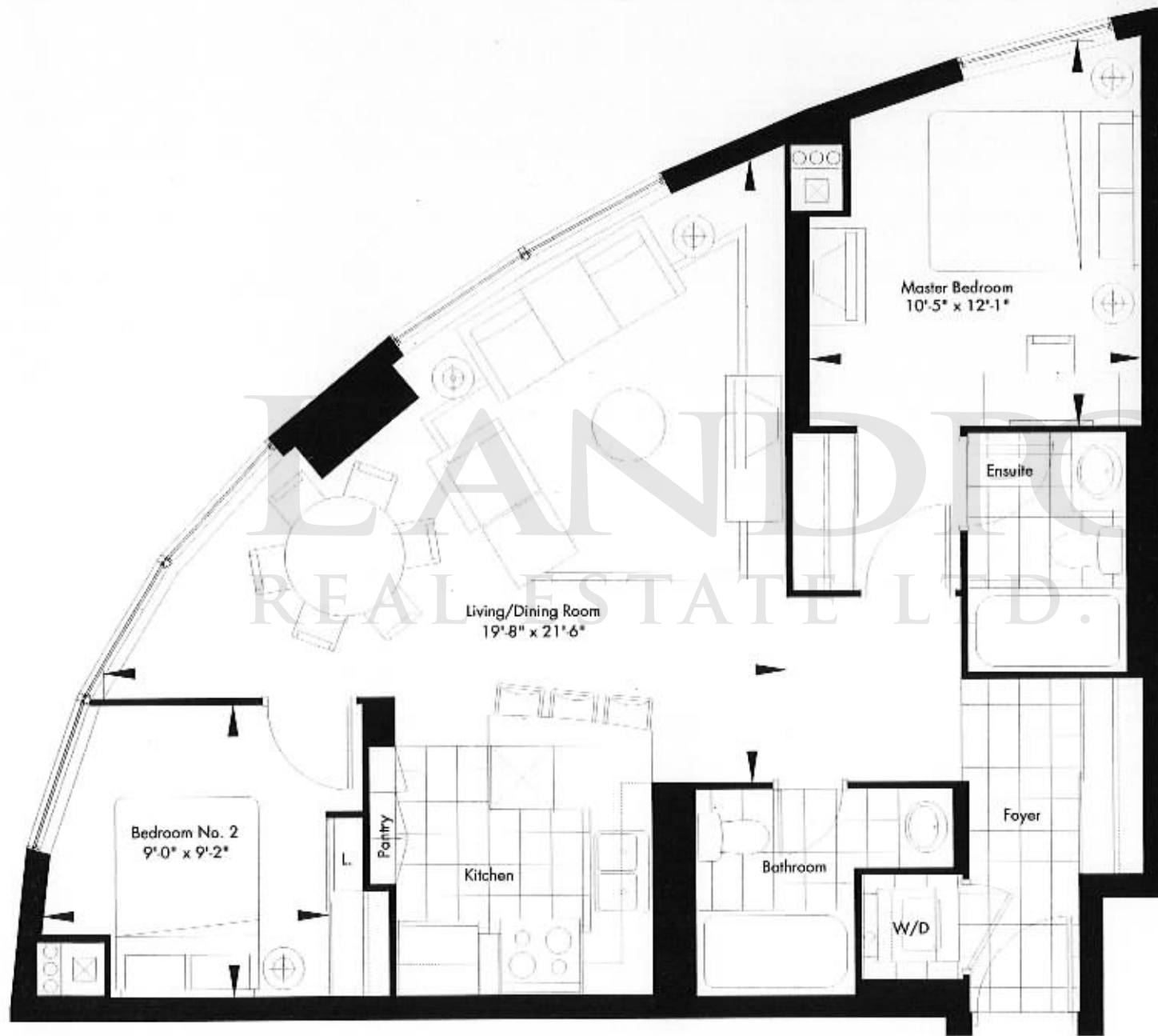


ellipse

suite L

2 bedroom

sq.ft = 825



Floors 19-31



sizes and specifications subject to change without notice. e & o.e.

ellipse

suite M

2 bedroom

sq.ft = 848



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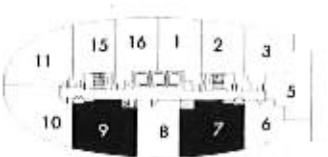
Floor 5



North



Floors 6-18



Floors 19-31

sizes and specifications subject to change without notice. n & o.e.

ellipse

PH 1

sq.ft = 998

Terrace

sq.ft = 207



Floors 32 - 34

ellipse

PH 2

sq.ft = 916



North

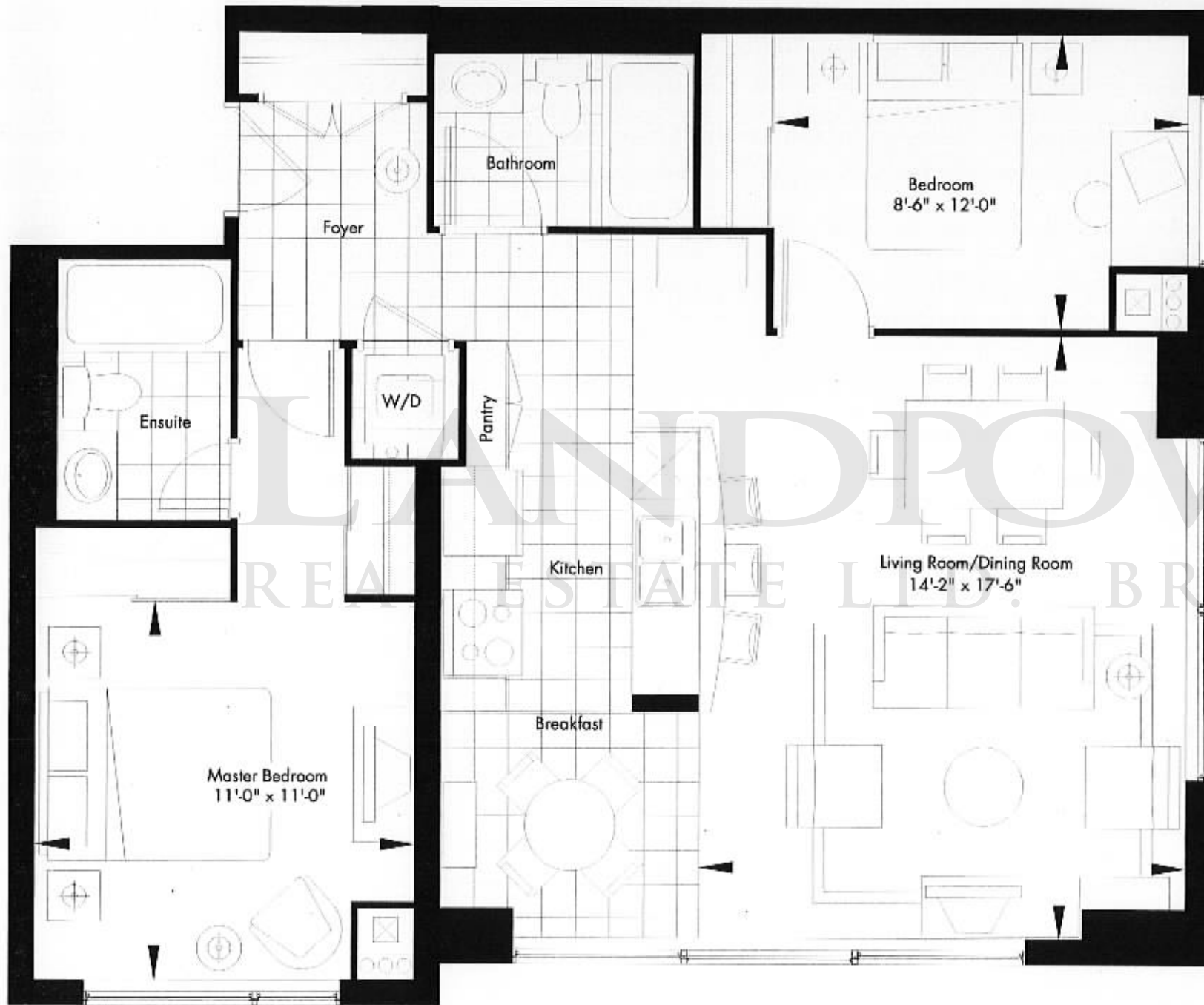


Floors 32 - 34

ellipse

PH 3

sq.ft = 923



Floors 32 - 34

sizes and specifications subject to change without notice. e & o.e.

ellipse

PH 5

sq.ft = 937

Terrace

sq.ft = 207



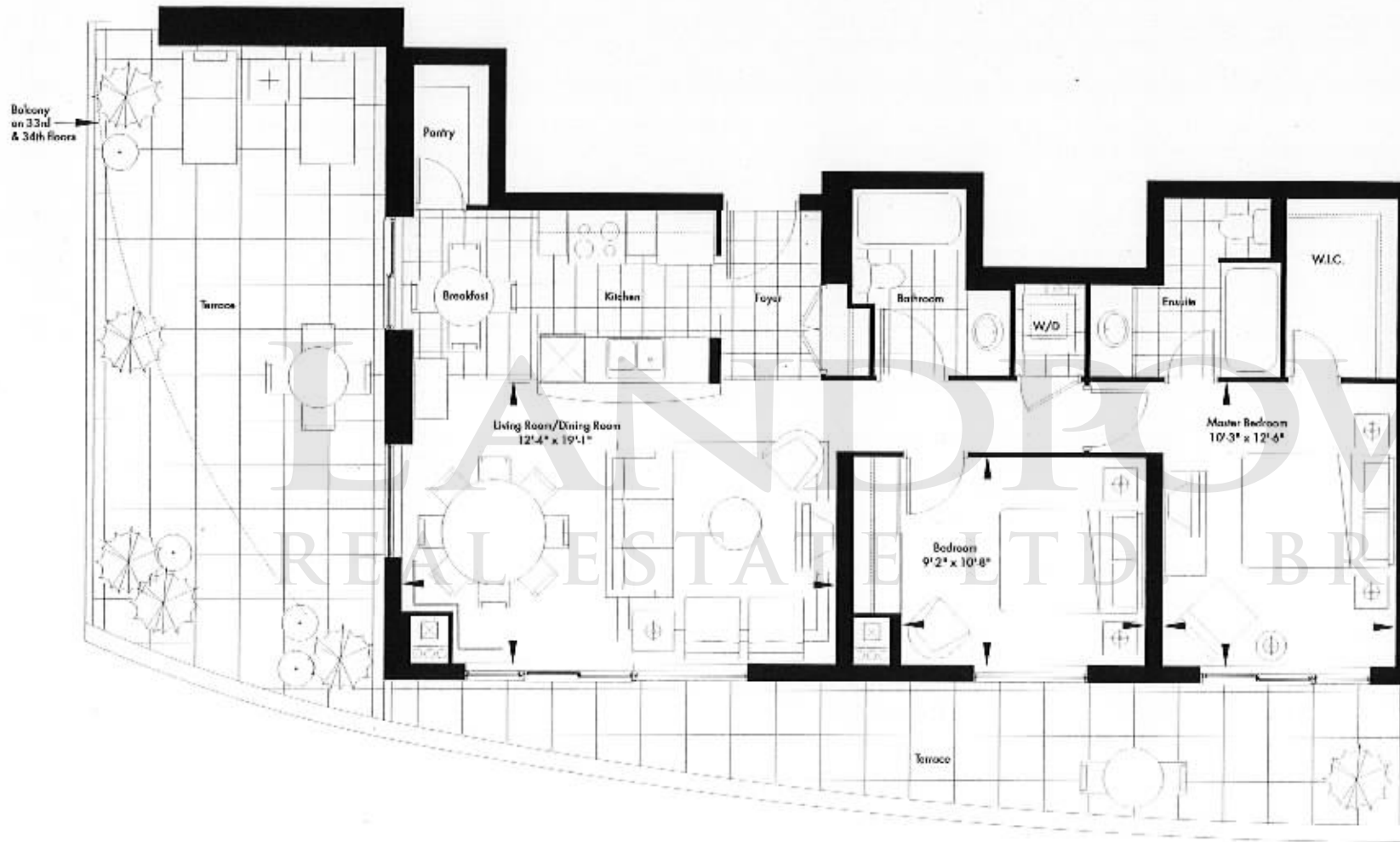
ELLIPSE

PH 6

sq.ft = 971

Terrace

sq.ft = 630



Floors 32 - 34

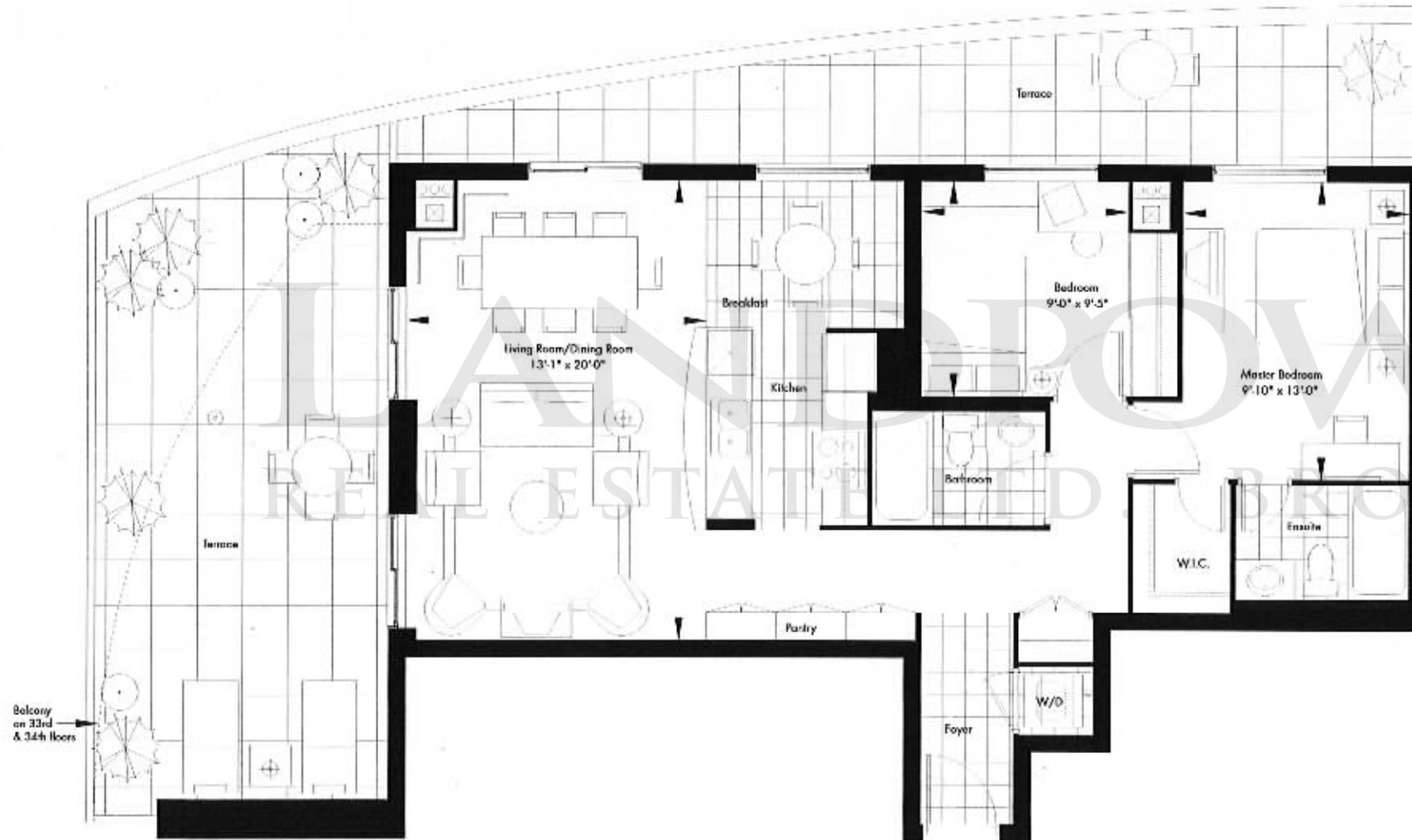
ellipse

PH 7

sq.ft = 1018

Terrace

sq.ft = 630



Floors 32 - 34

THA

941 SQ.FT.

two bedroom

terrace

219 SQ.FT.

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Floors 3 & 4



1st Floor



2nd Floor

THB

945 SQ.FT.

two bedroom

terrace

281 SQ.FT.

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70



Floors 1 & 2



1st Floor



2nd Floor

THC

1035 SQ.FT.

two bedroom

terrace

163 SQ.FT.

72

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Floors 3 & 4



2nd Floor



THD

1036 SQ.FT.

two bedroom

terrace

316 SQ.FT.

74

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Floors 1 & 2

THE

1124 SQ.FT.

two bedroom

terrace

168 SQ.FT.

76

LANDPROVER
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Floors 3 & 4



1st Floor



2nd Floor

THE

1063 SQ.FT.

two bedroom

terrace

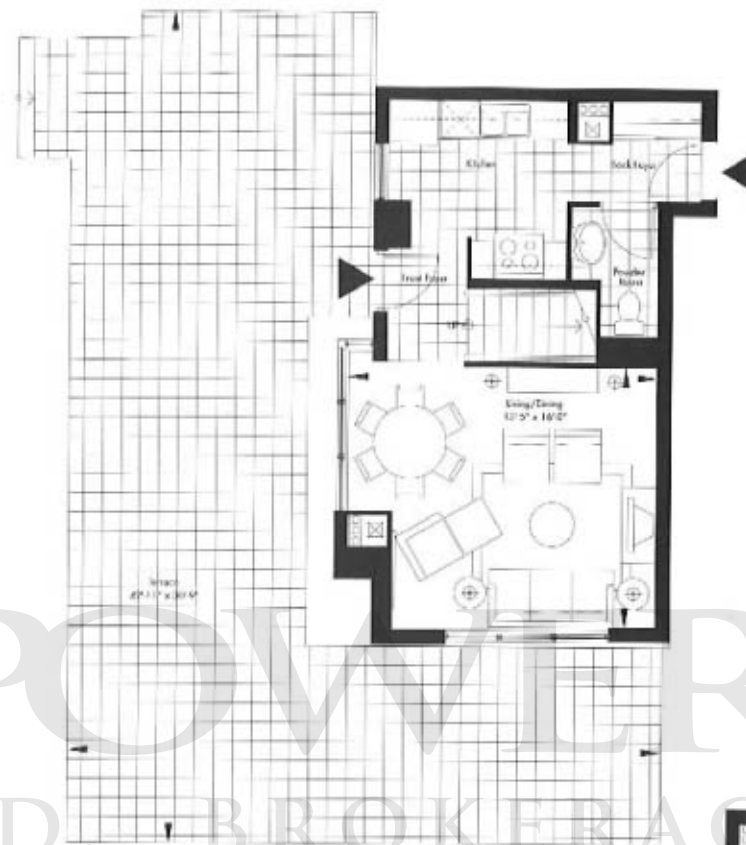
779 SQ.FT.

78

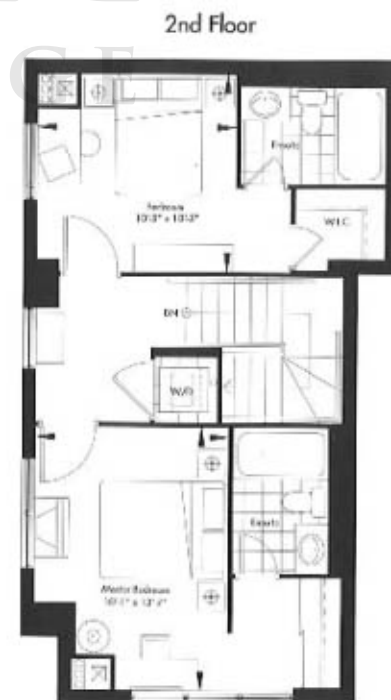
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Floors 1 & 2



1st Floor



2nd Floor



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LIVE IN STYLE

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CONDOMINIUMS

ONE BEDROOM, ONE PLUS DEN

TWO BEDROOMS



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