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at equinox

LANDPOWER
REAL ESTATE BROKERAGE



THE GOLDMAN GROUP



Monarch

Illustration is an artist's impression only. Size, shape and configuration of building as shown may change due to various municipal approvals and requirements. See Vendor's Disclosure Statement for details. E. & O.E.



VERA
KERA



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LANDPOWER
REAL ESTATE LTD. BROKERAGE



Illustration is artists' impression. E.&O.E.


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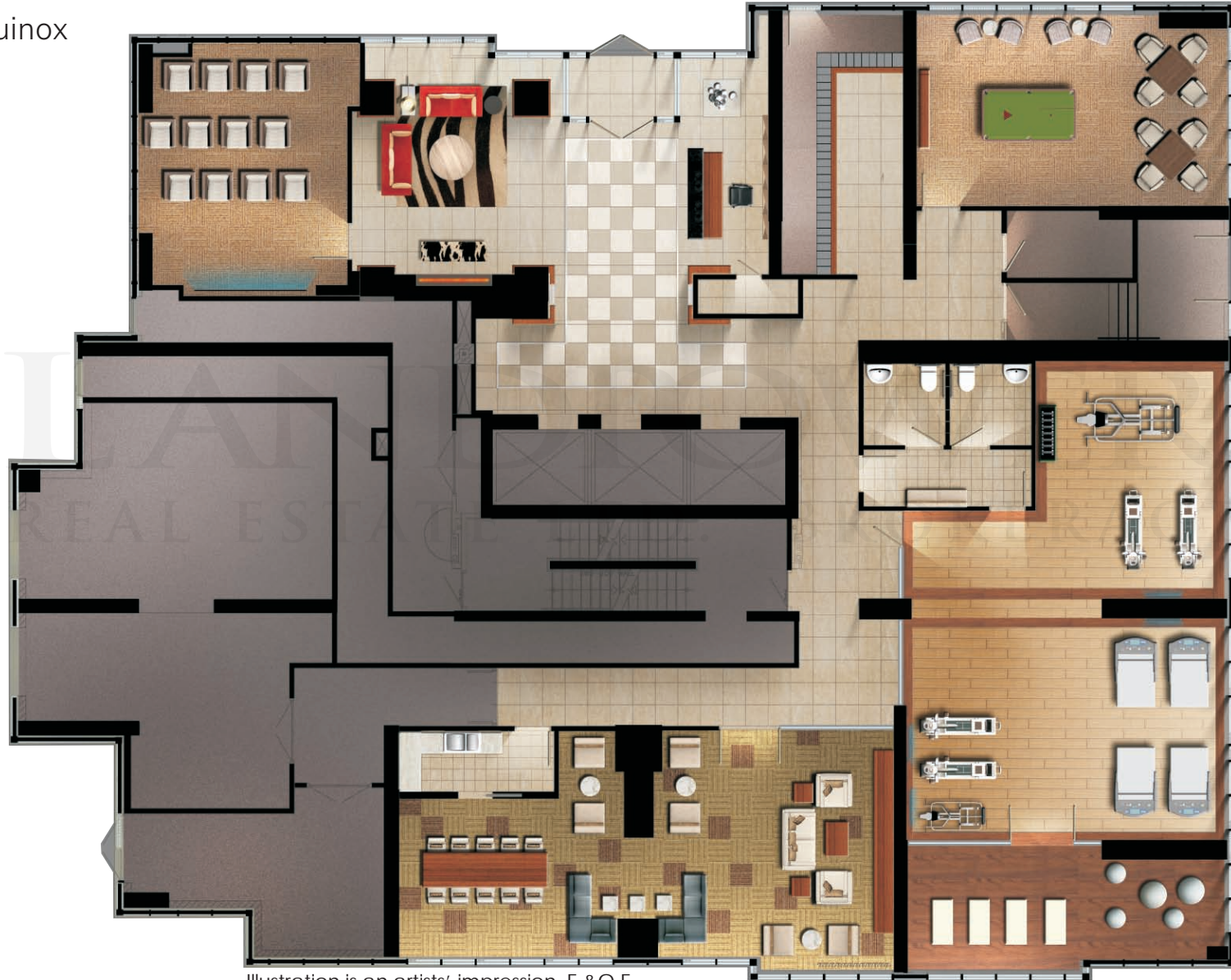
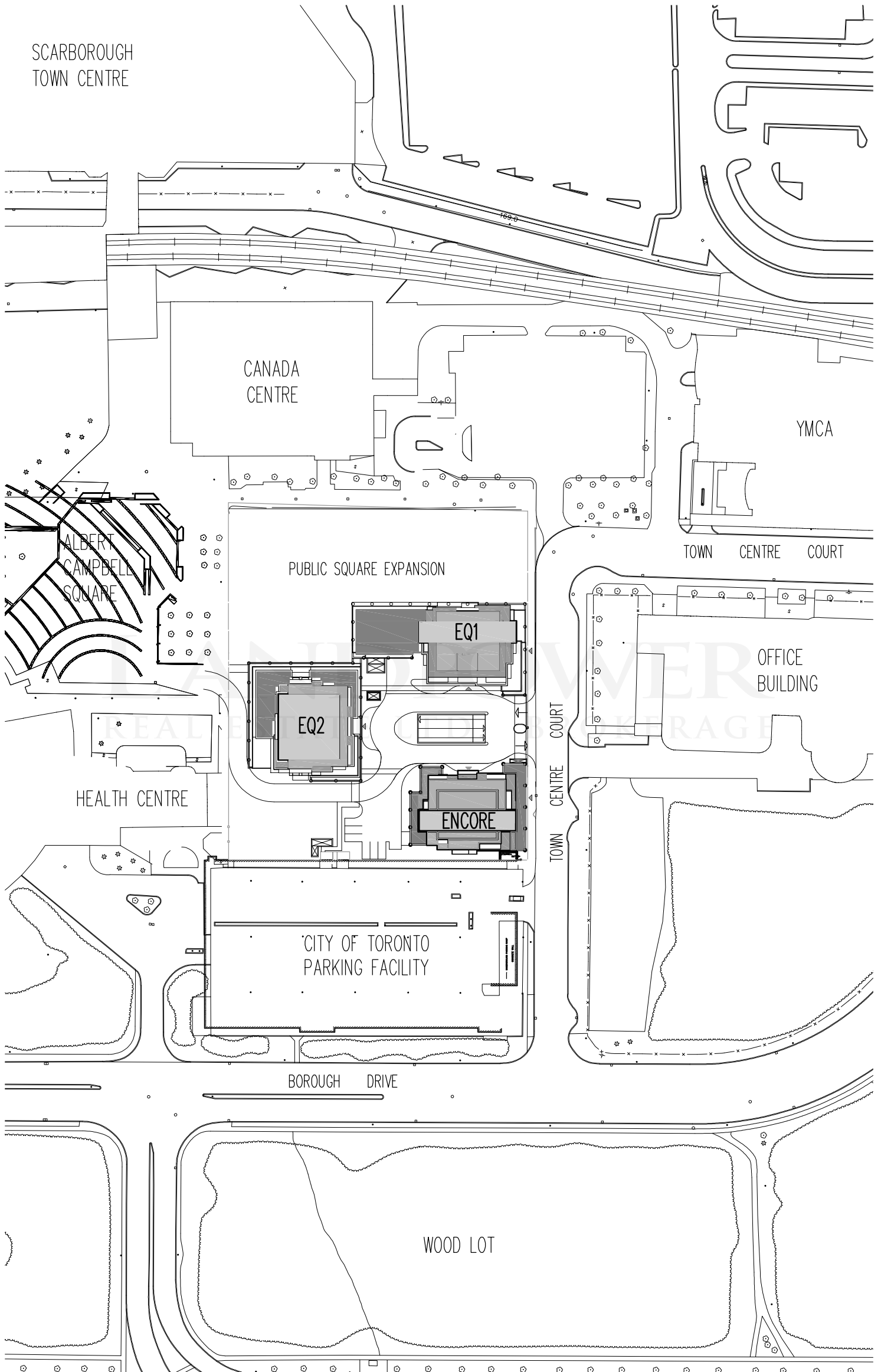
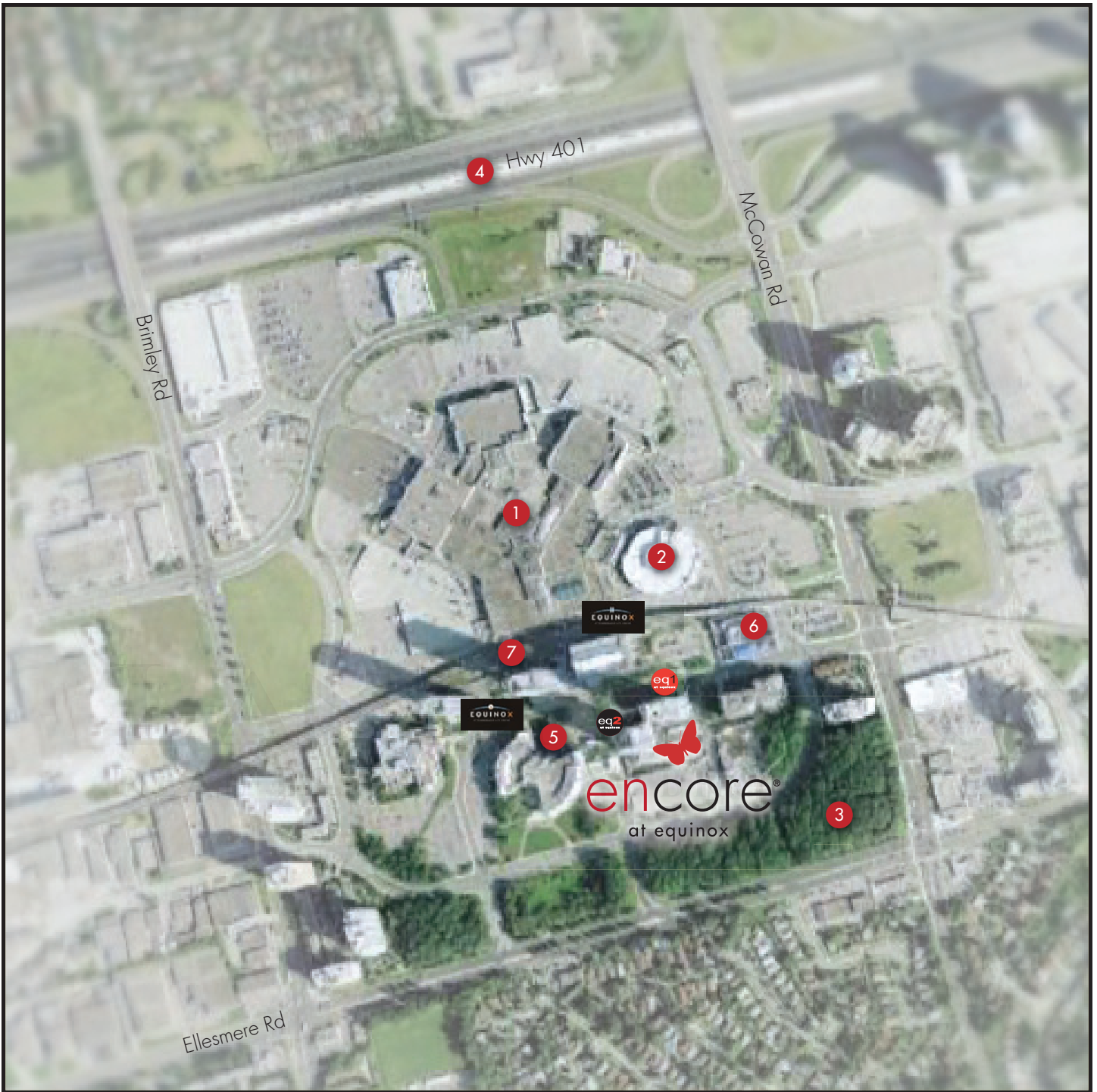


Illustration is an artists' impression. E.&O.E.

ENCORE

SCARBOROUGH
TOWN CENTRE





area amenities

-  Encore at Equinox
-  Scarborough Town Centre
-  Hwy 401
-  Scarborough Centre RT
-  eq1
-  Famous Players Coliseum
-  Albert Campbell Square
-  Equinox 1
-  eq2
-  Civic Centre Park
-  Scarborough YMCA
-  Equinox 2

green features



Environmental issues affect the world we live in – factors such as energy and water conservation, as well as the quality of the air we breathe. Monarch takes these issues seriously. As a member of the Canada Green Building Council (CaGBC), Monarch is committed to developing a greener lifestyle in its condominiums. We have taken the initiative by incorporating numerous environmental features that reduce total building energy consumption, and that will play a part in providing suite owners with greener, more energy-efficient surroundings. At Encore, Monarch will be providing a car sharing program. Car sharing is recognized by the Sustainable Transport - Council of Canada to be one of three important Green House Gas Reduction Initiatives in Canada.

features include:

- Individual suite metering of hydro consumption, giving you more control over your energy consumption
- One year fully transferable TTC Metro Pass included with suites that do not purchase parking*
- A car share program which is a revolution in urban transportation providing access to a car when you need it, without the hassles of ownership. Car sharing improves our air quality and leads to less congestion on our roads and less noise in our surroundings.
 1. A car share membership to each suite*
 2. Three vehicles, conveniently located, will be provided on site by the car share program
- Surface bicycle storage
- High efficiency boilers for domestic hot water
- Energy Star® appliances to save on energy costs (excluding 24" appliances):
 - High efficiency dishwasher
 - High efficiency refrigerator
 - High efficiency front load laundry washer
- Carbon Monoxide (CO) detection system designed to minimize the operation of the exhaust fans in the parking garage, resulting in energy savings and reduced noise pollution.
- Indoor Air Quality certification for suite carpets by the Canadian Carpet Institute under the Carpet Testing Program.
- Low emission suite laminate flooring
- Low VOC (Volatile Organic Compounds) paint will ensure better indoor air quality
- Water saver, low flow showerheads and lavatory faucets
- Energy saving compact fluorescent lamps installed in each suite in place of incandescent light bulbs
- Lighting in common areas designed for energy efficiency, including motion sensors to reduce use of electricity
- Low E (emission), insulated tinted glass window units to retain internal warmth and lower energy usage
- Automated tri-sorter recycling collection system to sort waste, recyclable and organics to encourage residents to participate in waste reduction

*Please ask a sales representative for details.

features & finishes

architectural features

- An impressive 39 storey building with a combination of extensive glazing and bands of precast offering panoramic views
- Professionally designed and decorated lobby complete with a fireplace
- Expansive windows as per plan
- Beautifully detailed corridors
- One uniformed 24/7 concierge providing peace of mind
- One underground parking space included. (Certain suites excluded, please ask a Sales Representative for details*)
- One storage locker included. (Certain suites excluded, please ask a Sales Representative for details*)
- Three high speed elevators
- Access to shared car wash bay in underground parking
- Convenient moving room with holding area
- Secured residential and visitor parking
- Conveniently located mailroom

club features

"Encore Escape" – Designer decorated special occasion/party room complete with TV and servery

"Vitality" – Dynamic fitness room with cardio, yoga and aerobic area complete with commercial grade fitness equipment, offering TV viewing while you work out

"Silver Screen" – Theatre equipped for private screenings with cinema style seating, big screen viewing, projector and surround sound

"Q Lounge" – sports lounge with billiards table and TV

Two designer decorated guest suites for your overnight guests

exquisite interior features

- Ceiling heights of 8 ft throughout excluding Penthouse level. Ceiling heights are exclusive of bulkheads required for mechanical, electrical, structural and/ or architectural building systems.
- Ceiling heights of 9 ft on Penthouse level. Ceiling heights are exclusive of bulkheads required for mechanical, electrical, structural and/ or architectural building systems.
- Strip laminate flooring*** throughout living rooms, dining rooms, kitchen, den, solarium, interior bedrooms**, foyer including foyer closet and hallways from Vendor's standard samples*
- Quality sisal or 40oz plush carpet*** with ½" under pad in bedrooms from Vendor's standard samples* (excluding interior bedrooms**)
- Individually controlled, seasonally adjusted central heating and air conditioning system
- Individual hydro suite metering
- Contemporary interior doors with designer finish hardware*
- Built-in plastic coated wire shelving in all closets including linen shelves*
- All trim painted in off-white semi gloss paint
- Low VOC and washable semi-gloss off-white paint throughout kitchen, laundry room, powder room and bathrooms. Flat latex off white paint in all other areas
- Low E (emissivity) double-glazed thermal aluminum windows provided with screens on operating windows
- Sliding doors with screens or swing door to balconies and terraces*

- Glass and aluminum railing treatment to balconies*
- Designer white Décora style switches and receptacles throughout
- 4-1/4" baseboards with coordinating door casing design
- Walk – in closets*
- Interior bedrooms** feature glass panel doors*
- French doors to den*

foyer features

- Interior designer detailed suite entry with solid core entry door complete with security view port and brushed metal lever hardware
- Polished porcelain or ceramic tile flooring*** from Vendor's standard samples*
- Strip laminate flooring*** from Vendor's standard samples*
- Suite intrusion alarm and key pad with digital display, featuring concierge to suite digital display communication
- Swing closet door or mirrored sliding closet door *

kitchen features

- Polished porcelain or ceramic tile flooring*** from Vendor's standard samples*
- Strip laminate flooring*** from Vendor's standard samples*
- Contemporary designed kitchens. Select cabinets offering horizontal awning style uppers.* One choice of colour for kitchen cabinets from Vendor's standard samples.
- Ceramic tile backsplash*** from Vendor's standard samples*
- Granite kitchen countertop with stainless steel drop-in sink(s) from Vendor's standard samples*
- Single lever faucet with pull-out vegetable spray*
- 3 head decorative track lighting system
- Pantry and/or breakfast bar*
- Complete brand name stainless steel kitchen appliance package including: 30" Energy Star® frost free refrigerator, 30" ceran top stove with self clean oven, 24" Energy Star® built-in multi-cycle dishwasher and 30" microwave range hood fan vented to exterior*
- Suites with 24" space saver appliances, as noted on plan, will feature 24" white space saver fridge, 24" white ceran top space saver stove, 18" white space saver built-in dishwasher and 30" white microwave hood fan*

bathroom features (main and/or ensuite)*

- Contemporary designed vanities*** from Vendor's standard samples*
- Main bathroom vanity to include lockable medicine drawer*
- Ceramic tile flooring*** from Vendor's standard samples*
- Vanity mirror with designer selected decorative light fixture
- Cultured marble countertop with integrated contemporary washbasin and single lever faucet
- Tub enclosure to include ceramic wall tile from Vendor's standard samples to ceiling (excluding ceiling)
- Separate shower stall with framed glass door to include ceramic tile from Vendor's standard samples on shower wall to ceiling (excluding ceiling) with ceramic base to match floor tile*
- Chrome bathroom towel bar and toilet paper dispenser (ceramic soap dish in tub/shower to be white)
- Pressure balanced mixing valve for tub/shower controls
- Exhaust fan vented to exterior
- Privacy lock

laundry features

- In suite laundry with white, full sized, stacked dryer vented to exterior* and Energy Star® front load washer.
- Vendor's pre-selected white ceramic tile flooring* in laundry
- Ceramic tile as chosen for bathroom floor, from Vendor's standard samples, to continue into laundry when it forms part of the bathroom*
- Studio suites features 24" Energy Star ® under counter ventless washer/ dryer all-in-one in kitchen or bathroom*

electrical features

- Individual 100amp service panel with circuit breakers and copper wiring within suite (110/208 volt)
- Pre-wired for cable TV in all bedrooms, living room and den* and separate telephone line in all the above rooms plus kitchen*
- Smoke and heat detectors
- Ceiling light fixtures in foyer, hallway, kitchen, bedroom(s), den and walk-in closet*
- Capped ceiling outlets in dining room*
- Cable wiring for future connection to internet/fax/e-mail
- All appliances connected and ready to use

peace of mind amenities

- One uniformed 24/7 concierge providing peace of mind
- Remote control access to resident underground parking garage
- Key fob access from underground parking to elevator lobby
- Key fob access to main entrance
- Electronic access control system to recreation amenities, parking garage and other common areas
- All exterior doors from common areas and amenities monitored at concierge desk
- Enterphone system and cameras located in lobby of main entrance complete with in-suite monitoring facility and operates with suite land line phone or mobile phone, allowing residents to view visitors through dedicated television channel through TV cable
- Security cameras linked to concierge for surveillance monitoring
- Coded suite intrusion alarm system monitored at concierge desk
- Underground security system complete with security key device. Two-way communication system from underground to concierge
- Property management office on site
- Secure, well lit and painted residential and visitor parking

*In applicable suites as per Vendor's plan.

**Interior bedrooms are those bedrooms without any windows to the exterior

***One choice of colour per room from a range of Vendor's standard sample colour choices

Purchasers understand that the texture and smoothness of the finish on concrete surfaces will be to concrete forming industry standards. The Vendor shall have the right to substitute other products and materials for those listed in this schedule or provided for in the plans and specifications provided that the substituted materials are of a quality equal to, or better than, the products and materials so listed or so provided. Colours and specific finishes will depend on Vendor's package as selected. All specifications, dimensions and materials are subject to change without notice. E.&O.E.

Tarion Warranty Corporation

All Suites protected under Tarion (formerly The Ontario New Home Warranty Program).

Welcome to ENCORE at equinox

Building Features

- A sleek and slender 39 storey building at Scarborough Town Centre
- Individual Suite metering of hydro consumption
- Professionally Designed and decorated Lobby
- Uniformed 24-Hour Concierge providing peace of mind
- Extensive environment friendly Green Features including High efficiency Boiler, Energy Star Appliances, Water saver showerheads plus faucets, tri-sorter recycling collection system

Suite Features

- Unique contemporary designed kitchens.
- Granite kitchen countertop with stainless steel drop in sink
- Choice of ceramic tile backsplash from Vendor's standard samples*
- Complete Brand Name Stainless Steel Kitchen Appliance Package including Energy Star Frost Free Refrigerator, Ceran Top Stove with Self Clean Oven, Energy Star Built-in-Dishwasher and Microwave Range Hood Fan as per Plan*. Certain suites feature 24" White Space Saver Appliances as noted on Plan*
- Cultured marble countertop with integrated contemporary washbasin and single lever faucet in bathroom
- One choice of strip laminate flooring throughout living rooms, dining rooms, kitchen, hallways, foyer, dens from Vendor's standard samples* - solarium and interior bedrooms have laminate flooring
- One choice of sisal or 40 oz broadloom, in bedrooms from Vendor's standard samples*
- Cable wiring for future connection to internet/fax/email
- Peace-of-mind amenities including Enterphone System at Main Entrance and Visitor Entrance, Complete with In-Suite Monitoring Facility through Cable TV and Coded Suite Intrusion Alarm System
- One Storage Locker included. (Certain suites excluded, please ask a Sales Representative for details*)

Encore Escape Club Features

- "Encore Escape" – Designer decorated special Occasion/party room complete with TV and servery
- "Vitality" – Dynamic fitness room with cardio, yoga and aerobic area complete with commercial grade fitness equipment, offering TV viewing while you work out
- "Silver Screen" – Theatre equipped for private screenings with cinema style seating, big screen viewing, projector and surround sound
- "Q Lounge" – sports lounge with billiards table and TV
- Two designer decorated guest suites for your overnight guests

Suite Type	Sq. Ft.	Exposure	*From Floors	Priced from	Move in Bonus	Your Price
1 Bedroom + Den	596 Sq. Ft.	N/W	27 th	\$261,740	2% Off	\$256,505
1 Bedroom + Den	639 Sq. Ft.	South	4 th	\$269,990	2% Off	\$264,590
1 Bedroom + Den	655 Sq. Ft.	N/E	15 th , 38 th , 39 th	\$259,990	2% Off	\$254,792
1 Bedroom + Solarium	657 Sq. Ft.	East	31 st , 37 th	\$273,740	\$20,000 //	\$253,740
1 Bedroom + Den	671 Sq. Ft.	West	35 th - 39 th	\$274,740	\$20,000 //	\$254,740
1 Bedroom + Den	668 Sq. Ft.	South	23 rd - 37 th	\$291,990	2% Off	\$286,150
2 Bedroom + Den	888 Sq. Ft.	S/E	27 th - 39 th	\$389,990	2% Off	\$382,190

Deposit Structure	Tentative Occupancy Date	Maintenance Fees / Taxes
5% on Signing	June 2013	\$0.50 per Sq. Ft.
5% at Occupancy (Purchaser Must Pay 50% of upgrades upfront)		

Included In Purchase Price: H.S.T. 1 Locker and Six Appliances, Please speak to a Sales Representative for Details

*As per plan from Vendor's Samples. Please see a Sales Representative for details. Prices are subject to change without notice E. & O.E January 25,, 2012
 † Please see a Sales Representative for a full list of standard features

E. & O.E

ENCORE CONTACT INFORMATION
 TEL: 416-495-3543
 FAX: 1-866-401-2912

ENCORE SALES OFFICE HOURS:
 Monday to Thursday 12 – 6 p.m.
 CLOSED FRIDAYS
 Saturday, Sunday & Holidays 12 – 5 p.m.

Exclusive Agent:
 Milborne Real Estate Inc.
www.milborne.com

Please visit our web-site to get floor plans:
<http://www.monarchgroup.net/web-assets/Encore/BrochureI.pdf>

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Suite Type/Sq. Ft.	Suite No	Exposure	Design Studio Credit	Price	Move in Bonus	Your Price
1 Bedroom + Den - 618 Sq. Ft.	PH 04	N	\$5,000	\$275,990	\$20,000	\$255,990
1 Bedroom + Den - 684 Sq. Ft.	PH 05	N/E	\$5,000	\$312,990	\$20,000	\$292,990
2 Bedroom - 859 Sq. Ft.	PH 06	E	\$7,500	\$381,990	\$20,000	\$361,990
2 Bedroom - 872 Sq. Ft.	PH 02	W	\$7,500	\$384,990	\$20,000	\$364,990
2 Bedroom - 922 Sq. Ft.	PH 07	S/E	\$7,500	\$422,990	\$20,000	\$402,990

Deposit Structure	Tentative Occupancy Date	Maintenance Fees / Taxes
5% on Signing	June 2013	\$0.50 per Sq. Ft.
5% at Occupancy		
(Purchaser Must Pay 50% of upgrades upfront)		

Included In Purchase Price: H.S.T, 1 Locker and Six Appliances, Please speak to a Sales Representative for Details

*As per plan from Vendor's Samples. Please see a Sales Representative for details. Prices are subject to change without notice E. & O.E January 1, 2012
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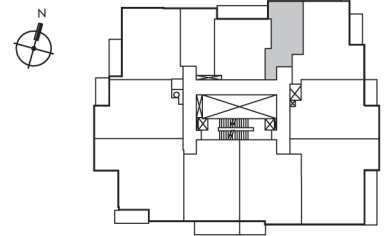
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323 sq.ft.

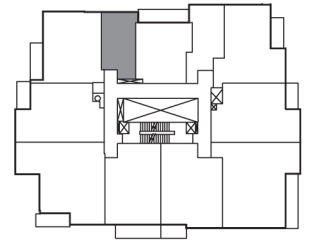
Studio



4th - 39th Floor



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4th - 39th Floor

328 sq.ft.

Studio



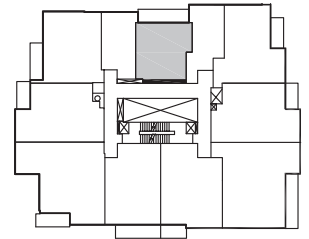
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465 sq.ft.

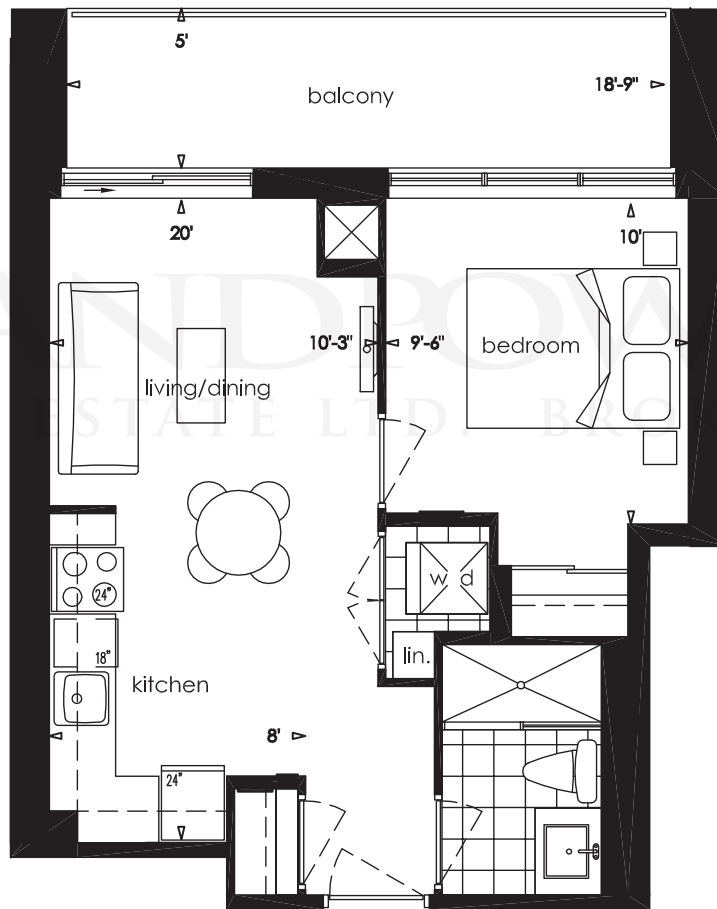
1 Bedroom

Balcony: 78 sq.ft.

Total living area: 543 sq.ft.



19th - 39th Floor



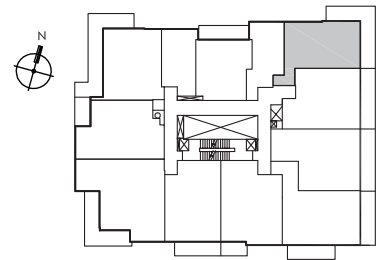
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577 sq.ft.

1 Bedroom

Balcony: 162 sq.ft.

Total living area: 739 sq.ft.



7th - 8th Floor

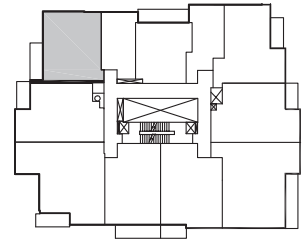


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596 sq.ft.

1 Bedroom + Den
Balcony: 55 sq.ft.

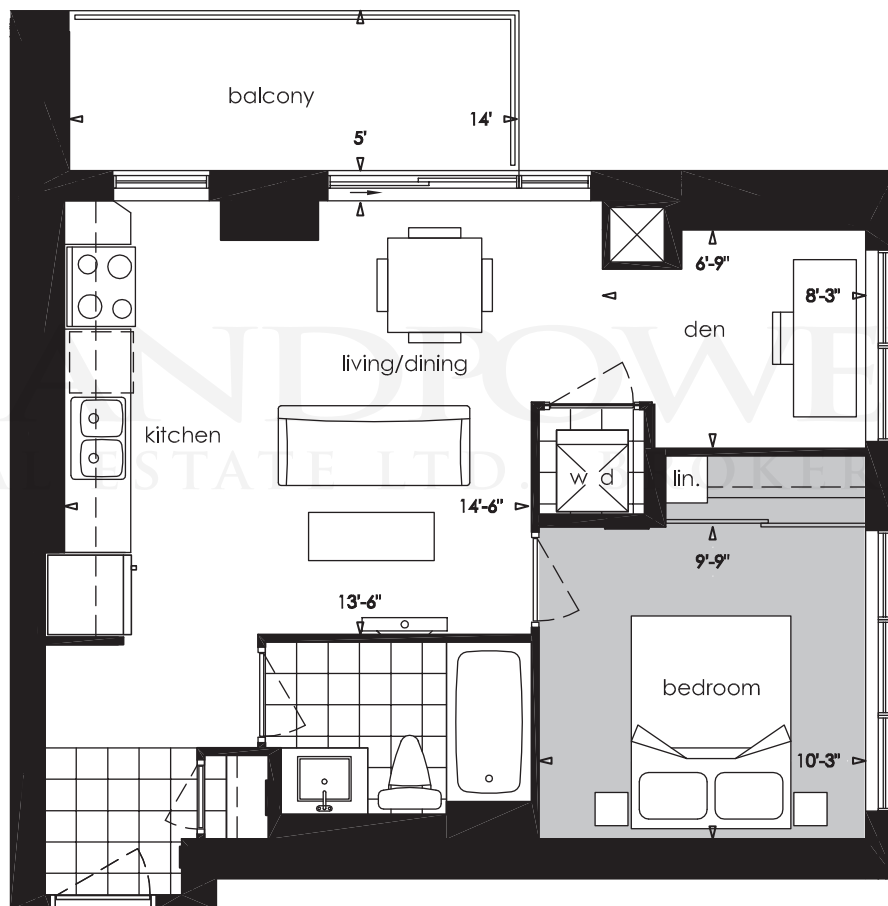
Total living area: 651 sq.ft.



3rd - 39th Floor

Terrace on the 3rd floor*

Balcony sizes differ on floors 4 to 8*



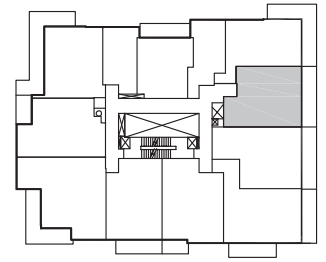
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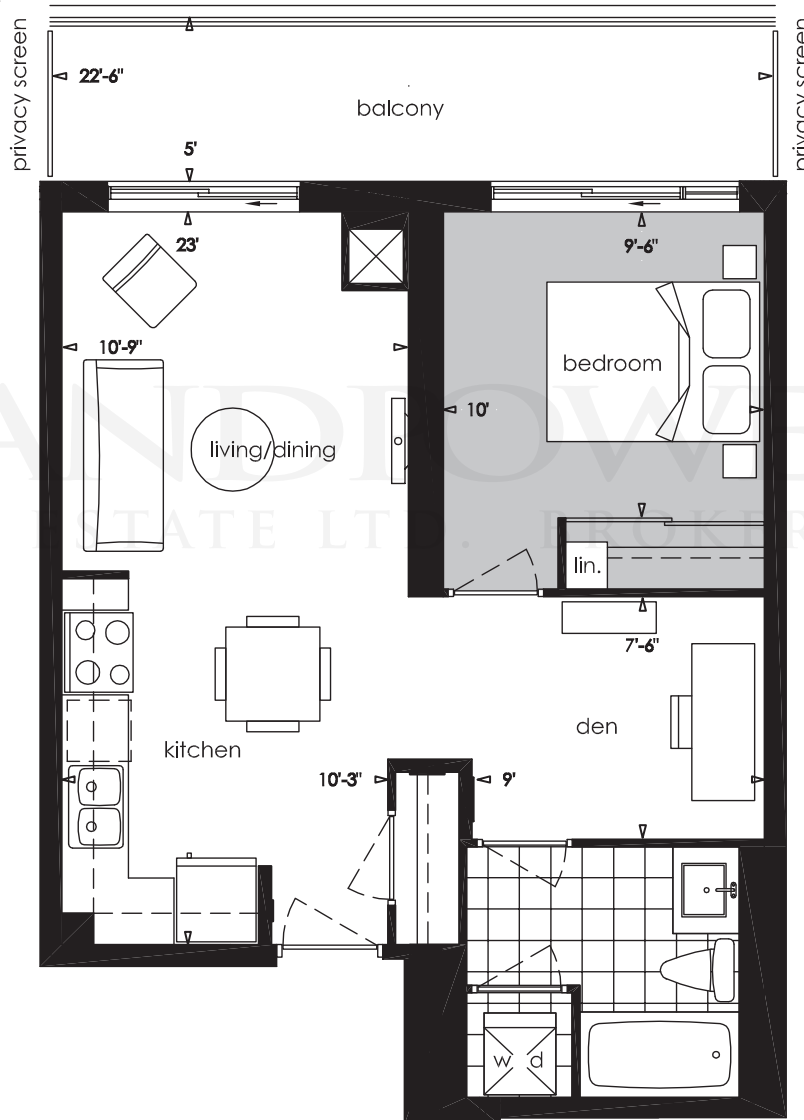
611 sq.ft.

1 Bedroom + Den
Balcony: 100 sq.ft.

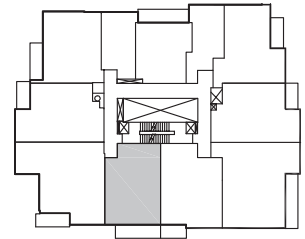
Total living area: 711 sq.ft.



7th - 8th Floor



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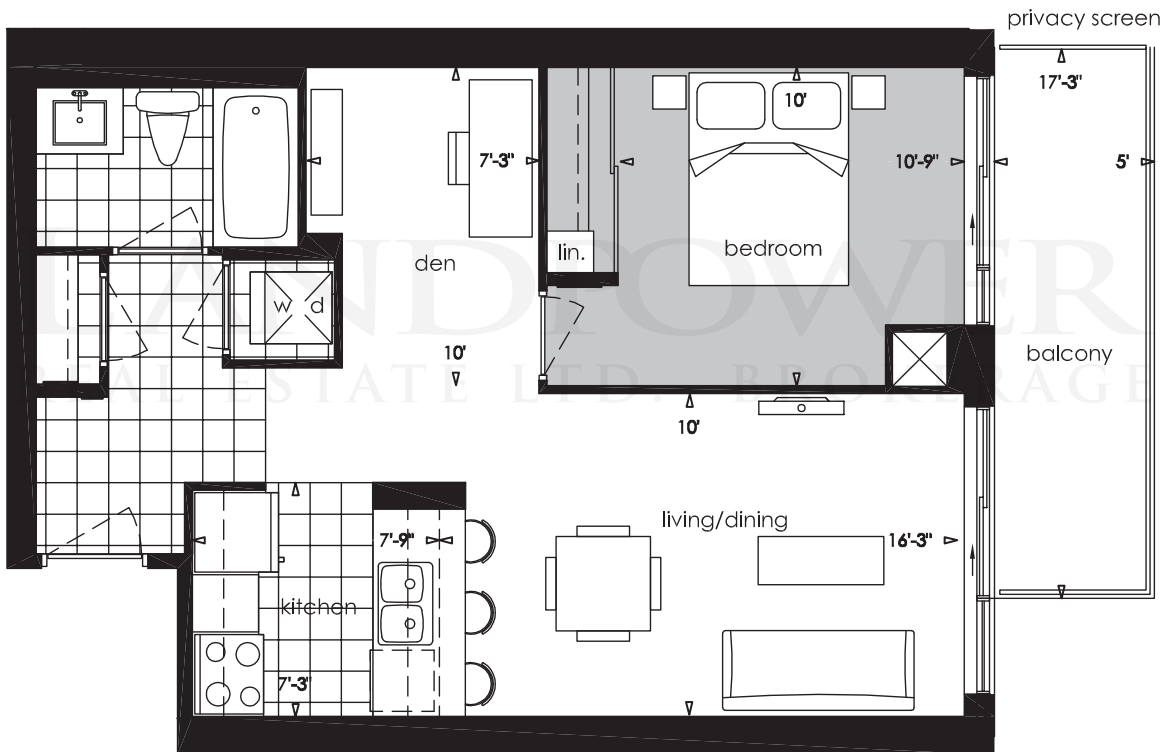
4th - 39th Floor

639 sq.ft.

1 Bedroom + Den

Balcony: 70 sq.ft.

Total living area: 709 sq.ft.



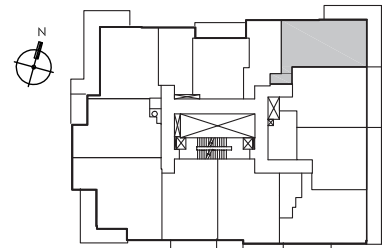
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645 sq.ft.

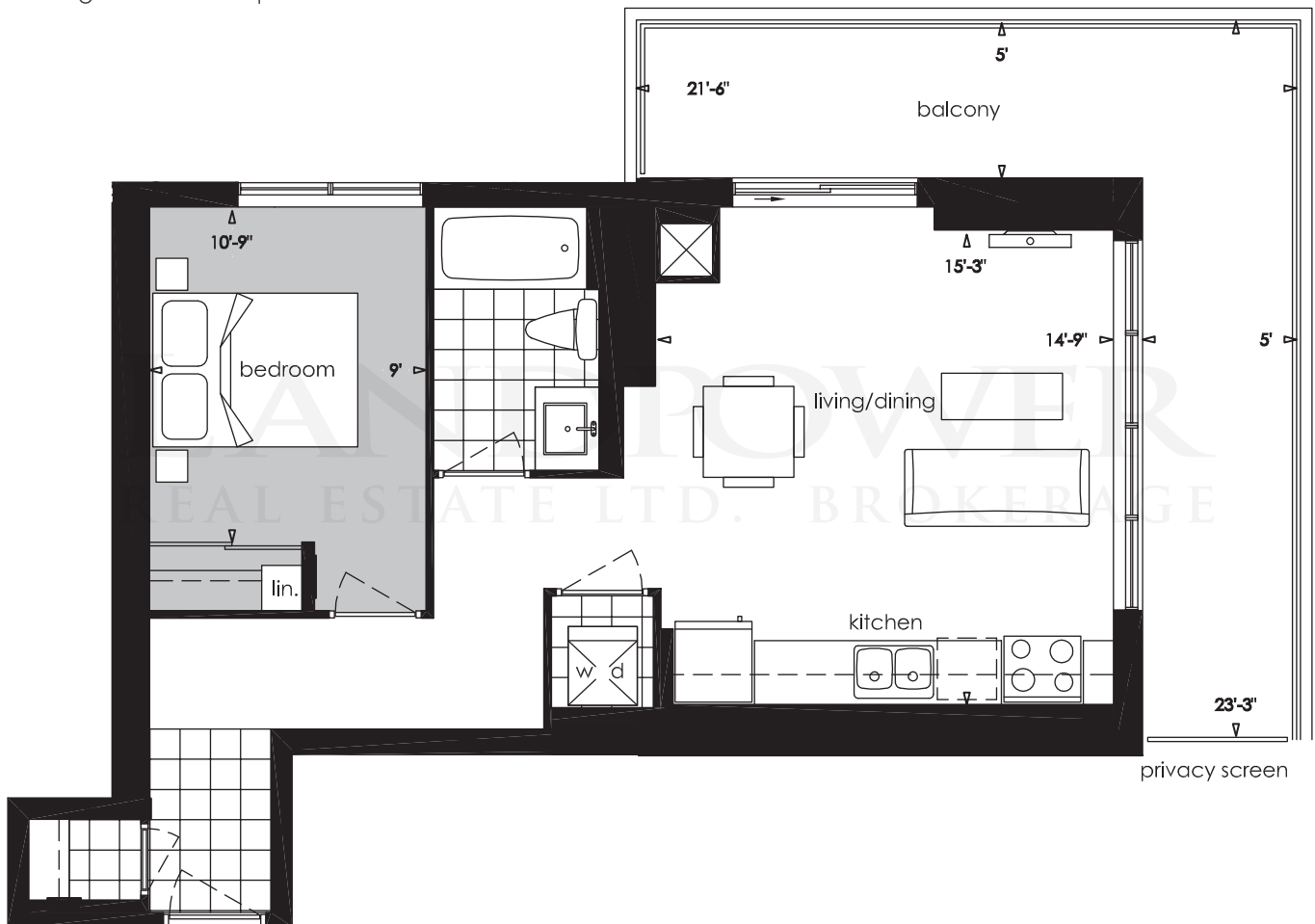
1 Bedroom

Balcony: 181 sq.ft.

Total living area: 826 sq.ft.



3rd - 6th Floor
Terrace on the 3rd floor*



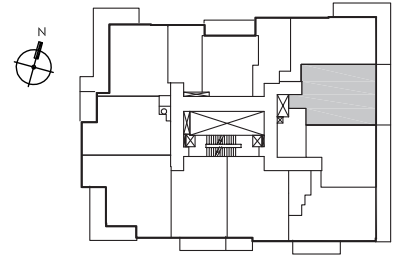
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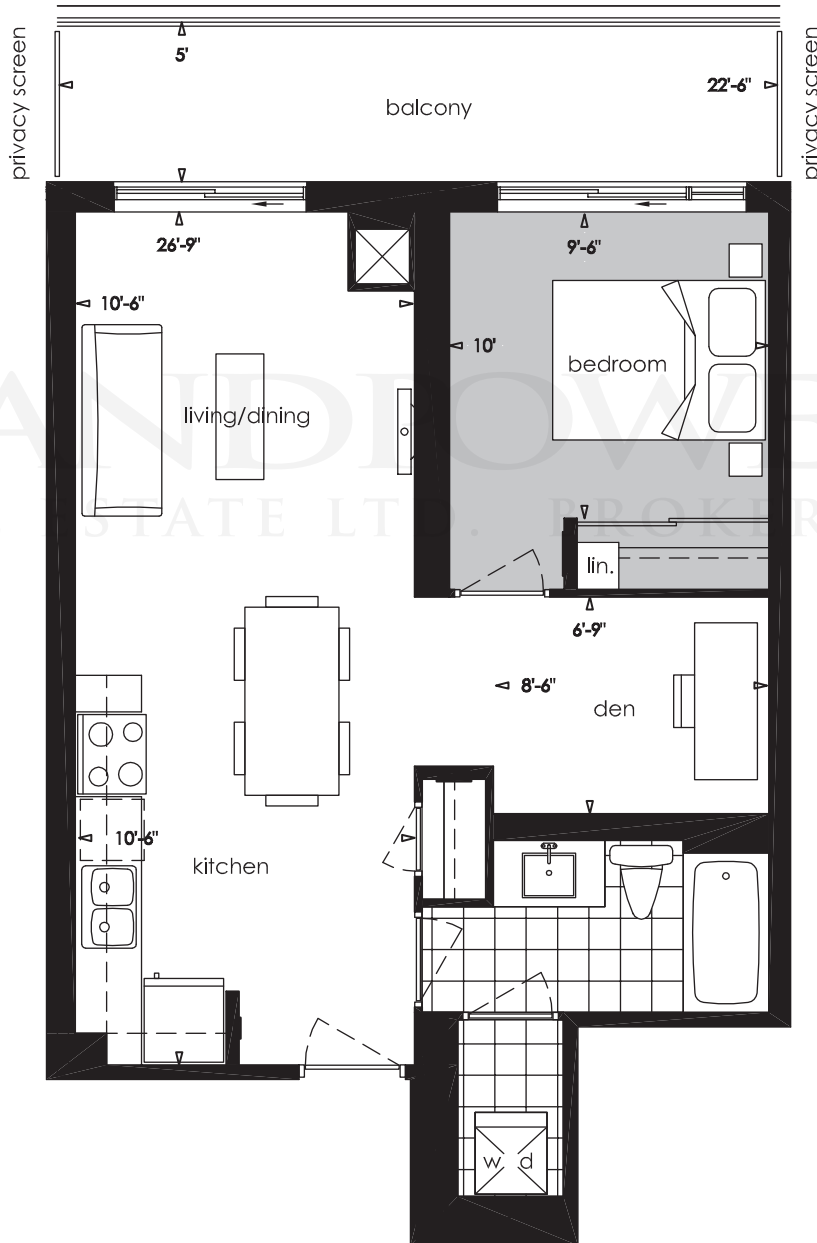
652 sq.ft.

1 Bedroom + Den
Balcony: 100 sq.ft.

Total living area: 752 sq.ft.



3rd - 6th Floor
Terrace on the 3rd floor*



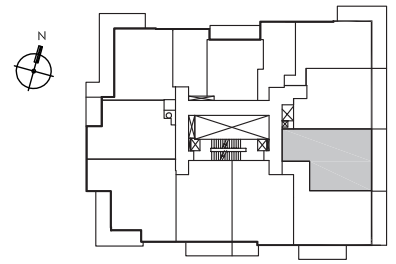
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*Please ask a sales representative for details.

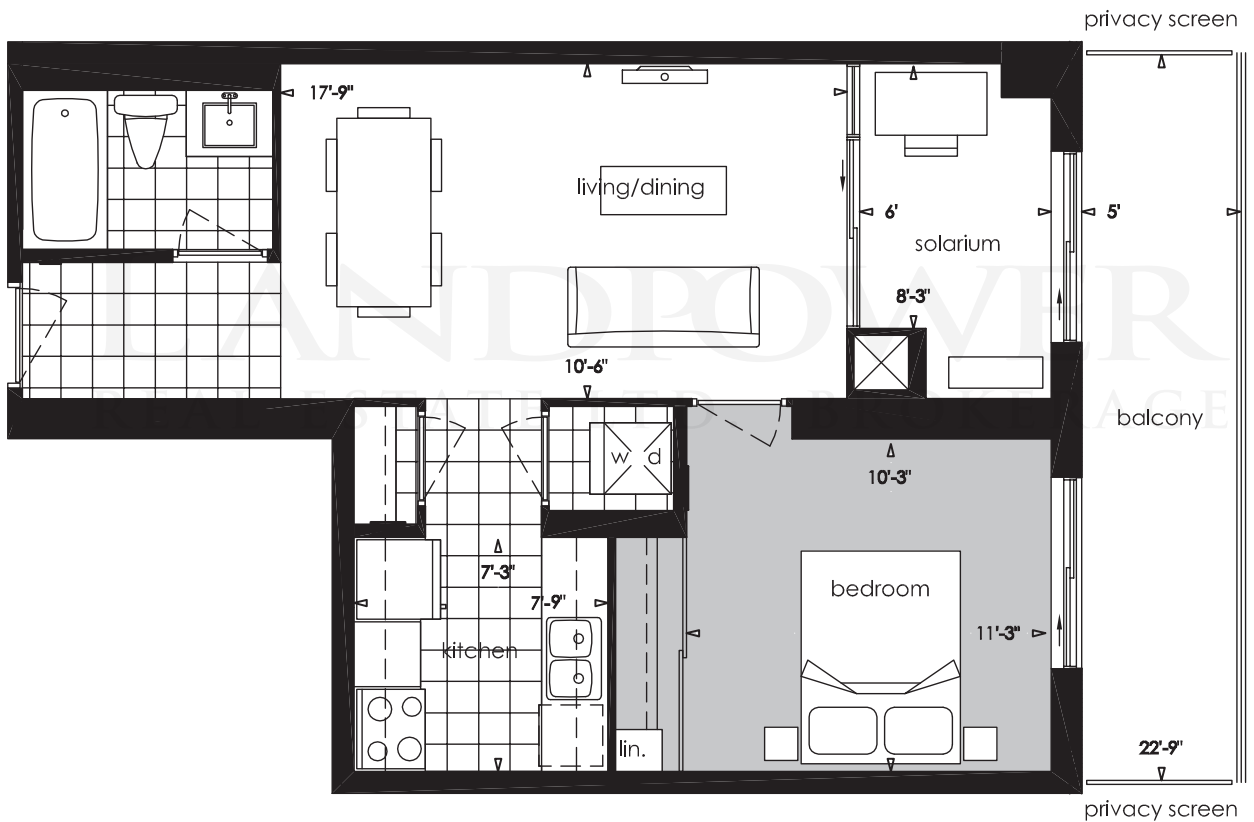
655 sq.ft.

1 Bedroom + Solarium
Balcony: 100 sq.ft.

Total living area: 755 sq.ft.



7th - 8th Floor



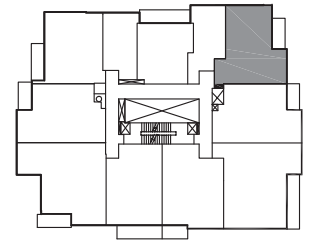
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655 sq.ft.

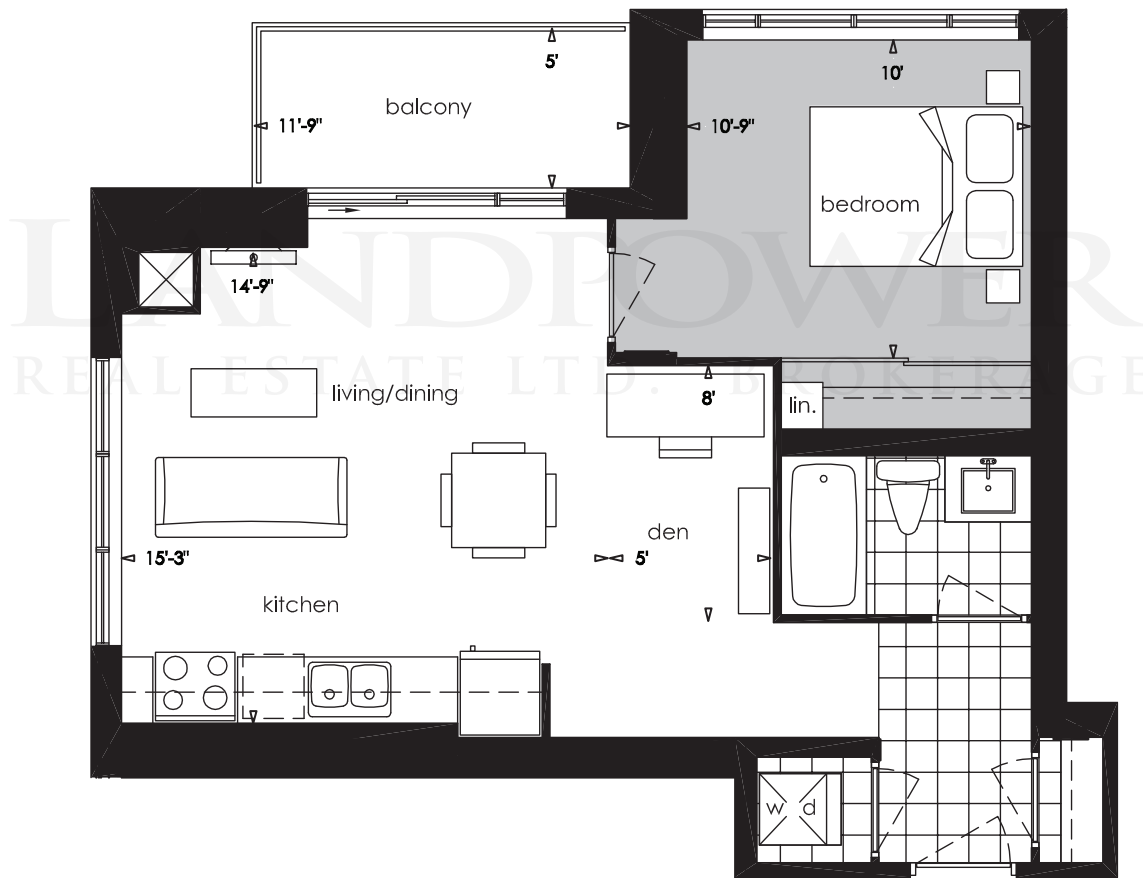
1 Bedroom + Den

Balcony: 46 sq.ft.

Total living area: 701 sq.ft.



9th - 39th Floor
Terrace on the 9th floor*



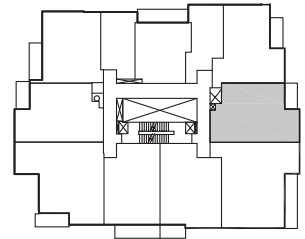
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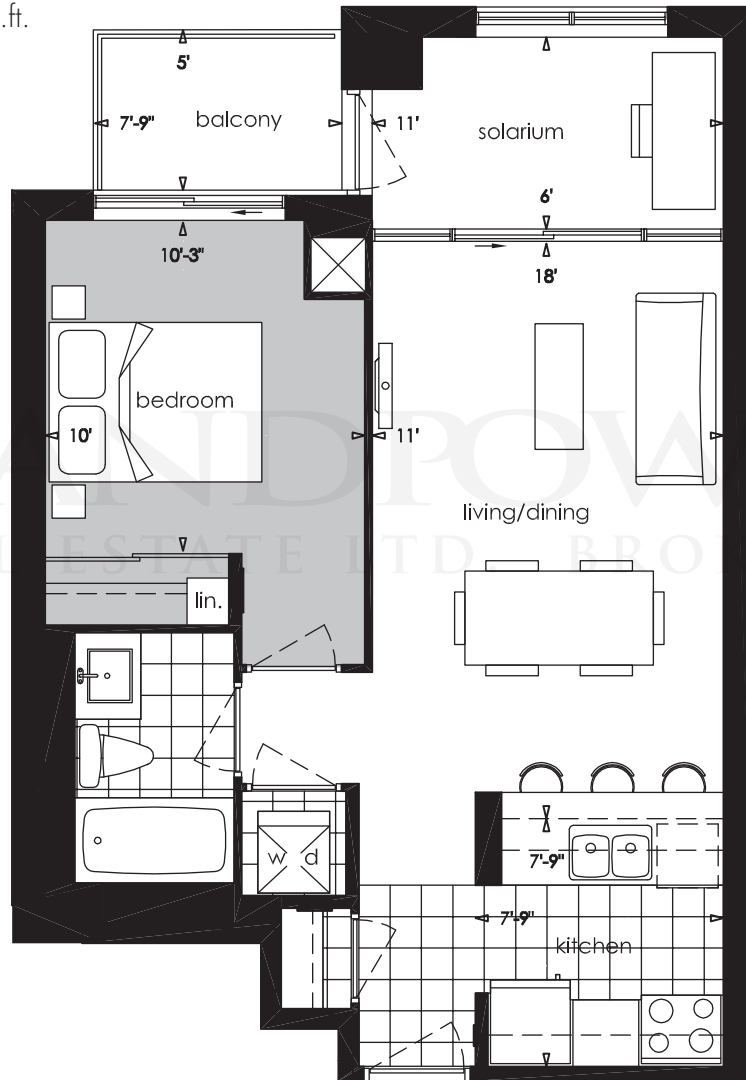
657 sq.ft.

1 Bedroom + Solarium
Balcony: 25 sq.ft.

Total living area: 682 sq.ft.



9th - 39th Floor
Terrace on the 9th floor*



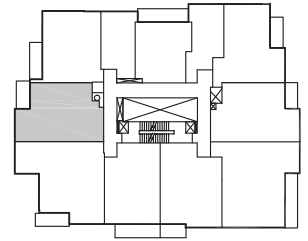
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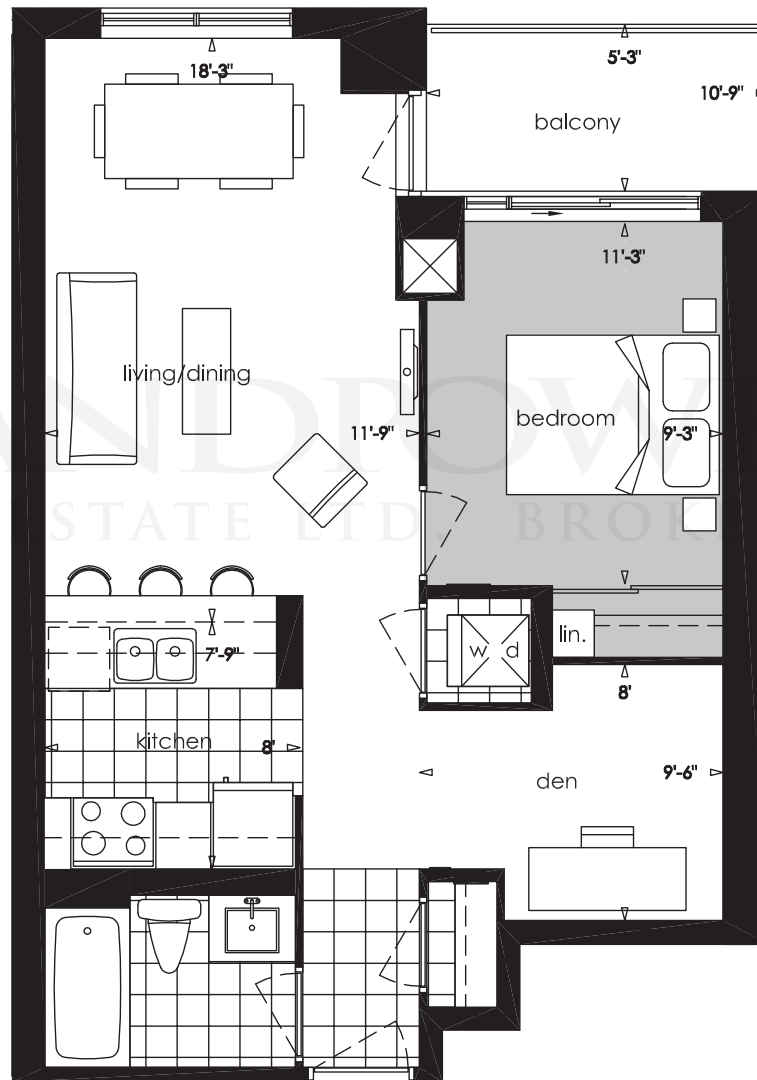
667 sq.ft.

1 Bedroom + Den
Balcony: 46 sq.ft.

Total living area: 713 sq.ft.

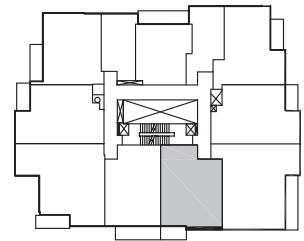


3rd - 39th Floor
Terrace on the 3rd floor*



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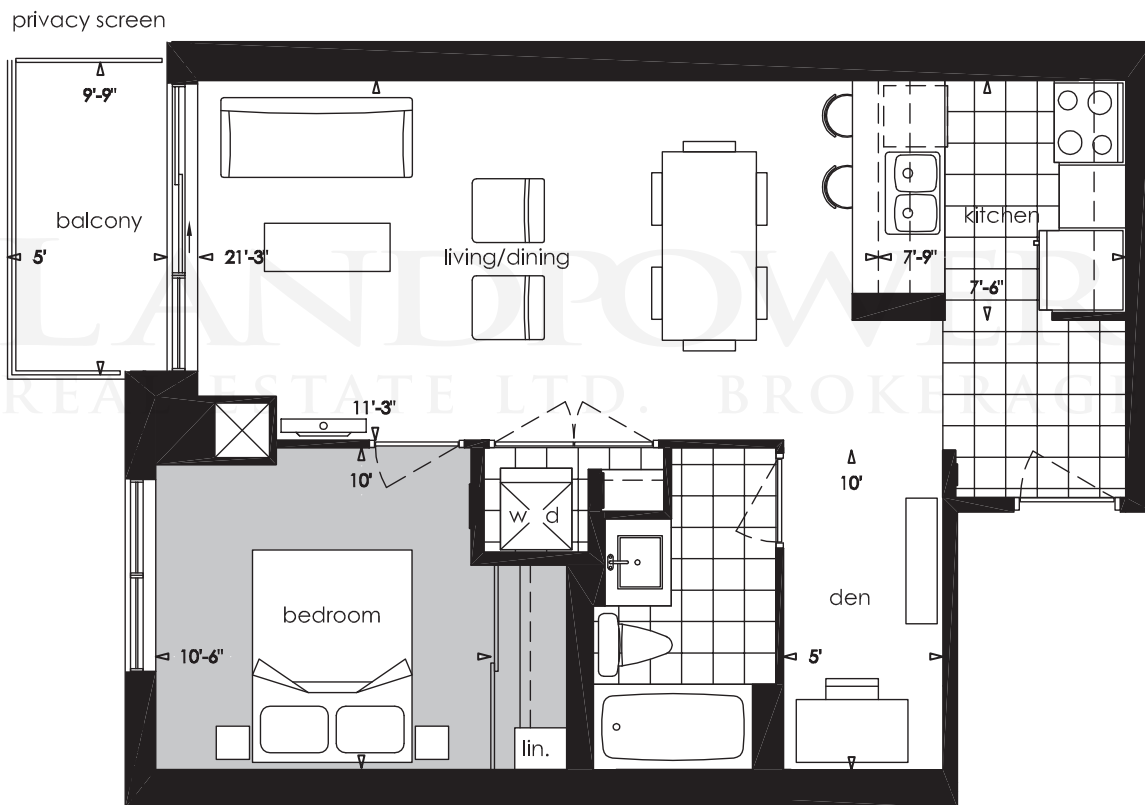
4th - 39th Floor

668 sq.ft.

1 Bedroom + Den

Balcony: 35 sq.ft.

Total living area: 703 sq.ft.



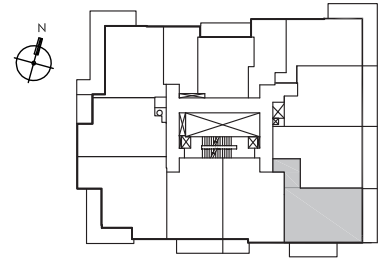
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738 sq.ft.

2 Bedroom

Balcony: 154 sq.ft.

Total living area: 892 sq.ft.



7th - 8th Floor



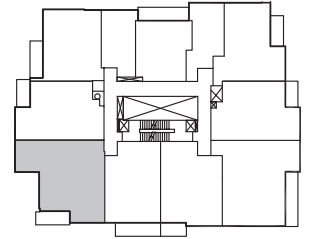
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825 sq.ft.

2 Bedroom

Balcony: 49 sq.ft.

Total living area: 874 sq.ft.



3rd - 39th Floor

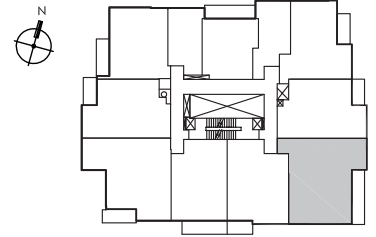
Terrace on the 3rd floor*

Balcony sizes differ on floors 4 to 8*



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*Please ask a sales representative for details.



9th - 39th Floor
Terrace on the 9th floor*

888 sq.ft.

2 Bedroom + Solarium
Balcony: 66 sq.ft.

Total living area: 954 sq.ft.



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