



above all else

eq1

at equinox

LANDPOWER
REAL ESTATE LTD. BROKERAGE



cool new **condos**
at scarborough city centre



Monarch
by Taylor Woodrow



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Artist's Impression

architectural + building features

- An impressive 35 storey building with an exciting combination of precast detailing and extensive glazing
- Professionally designed and decorated lobby with seating area
- Expansive windows as per plan
- Beautifully detailed corridors
- Uniformed 24-hour concierge/security
- Sales Representative for details*
- Three high speed elevators
- Car wash bay in underground parking
- Convenient moving room with holding area
- Two designer decorated guest suites

eq1 club

- Designer decorated special occasion/party room complete with caterer's kitchen and bar
- Sports lounge with billiards table and table tennis
- Cards Area
- Equipped theatre available for private screenings
- Fitness room with cardio, yoga and aerobics area, offering TV viewing while you work out complete with commercial grade fitness equipment

interior features

- Choice of quality sisal or 40oz. plush carpet in living room, dining room, bedrooms, dens, solariums and hallways from Vendor's standard samples*
- Individually controlled seasonally adjusted central heating and air conditioning
- Contemporary paneled 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
- Off-white semi gloss paint throughout kitchen, laundry* and bathrooms, flat latex in all other rooms
- Double-glazed thermal aluminum windows provided with screens on operating windows
- Sliding doors with screens/or swing doors to balconies and terraces*
- White electrical receptacles and rocker panel switches
- Cultured marble window sills
- 4-1/4" baseboards with coordinating door casing design

kitchen features

- Choice of ceramic tile flooring from Vendor's standard samples*
- Choice of finely crafted european-style cabinetry from Vendor's standard samples*
- Laminate countertop and ceramic tile backsplash from Vendor's standard samples*
- Well designed open concept kitchen, offering breakfast bar or island*
- Single or double stainless steel sink with single lever pulldown spray faucet*
- Surface mounted decorative ceiling light fixture
- Complete brand name appliance package including: 17.7 cu.ft. frost free refrigerator, self clean range and built-in dishwasher. Certain suites feature space saver fridge and stove (24") as noted on plan
- High capacity hood fan with 6" vent exhausted to exterior

bathroom features (main and/or ensuite)*

- Choice of ceramic tile flooring in ensuite and main bathroom from Vendor's standard samples*
- Choice of finely crafted European-style cabinetry from Vendor's standard samples*
- White cultured marble countertop with integrated basin and single-lever faucet in ensuite and main bathroom*
- Full width vanity mirror in ensuite and main bathroom*

- Decorative light over vanity mirror
- Tile tub/shower enclosure to include ceramic wall tile up to ceiling from Vendor's standard samples*
- White bathroom fixtures
- Pressure balanced mixing valve for tub/shower controls
- Separate 5' soaker tub to include 2 rows of ceramic tile from Vendor's standard samples*
- Exhaust fan vented to exterior
- Recessed mirrored medicine cabinet in master ensuite or main bathroom*
- Privacy lock

foyer features

- One choice of marble, polished porcelain or ceramic tile flooring from Vendor's standard samples*
- Suite intrusion alarm with keypad
- Mirrored sliders or swing doors*
- Solid core entry door with designer finish hardware

laundry features

- In suite laundry closet* with stacked washer/dryer vented to exterior
- Vendor pre-selected white ceramic tile flooring*

LM suites to include*

- Two grab bars in the bathroom at Vendor's pre-determined locations*
- Shower stall will be provided in lieu of tub in bathroom features noted above*
- Laminate throughout except for bathroom* and laundry* as per plan. Laminate in bedroom in lieu of sisal or 40oz. plush carpet*

electrical features

- 100amp service panel with circuit breakers and copper wiring within suite. (110/208 volt)
- Pre-wired for cable TV and telephone outlets in all bedrooms, living room and den*
- Smoke and heat detectors
- Ceiling light fixtures in foyer, hallway, kitchen, den and walk-in closet*
- Capped ceiling outlets in bedrooms and dining room*
- Category 5 wiring for future connection to internet/fax/mail

peace of mind features

- Uniformed 24/7 concierge/security
- Remote control access to resident underground parking garage
- Card access from underground parking to elevator lobby
- Card access to main and secondary entrance
- All exterior doors from common areas and amenities monitored at concierge desk
- Interphone system at main entrance and visitor parking complete with in-suite monitoring facility 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 keyfob. Two-way communication system from underground to concierge
- Intercom communication to concierge from secondary lobby Property management office on site
- Secured and separate underground visitor parking
- Secure, well lit and painted underground parking

* in applicable suites as per plan.

The Equinox at Scarborough City Centre

PHASE II

Priority Registration Instructions

Following the unparalleled success of Equinox - Phase I (80% sold out in the first 4 days without any newspaper ad), Monarch announces a Special Preview Sale for Equinox at Scarborough City Centre *Phase II* to selected brokers and their clients.

Appointment times will be given on Monday, July 29, beginning at 10:00 a.m. SHARP until 2:00 p.m. Each agent is allowed to have appointments for up to three clients. To book your appointment(s), real estate agents must personally come to Monarch's head office at the address below:

2025 Sheppard Avenue East, outside Main Entrance
(Sheppard at Highway 404, just east of Fairview Mall)

Sales will begin at 10:00 am on Tuesday, July 30, 2002.

All the information you need to tell your clients about Phase II is enclosed.

Equinox Phase II will be a *mirror image* of Phase I with all layouts remaining the same. For example on a typical floor, the north east corner Suite 07 in Phase I will become the north west corner suite in Phase II

Equinox – Phase II Floorplate

07	06	05	04
08			03
09	10	01	02



Equinox – Phase I Floorplate

04	05	06	07
03			08
02	01	10	09

If you require further assistance, please call the presentation centre at (416) 495-3582.

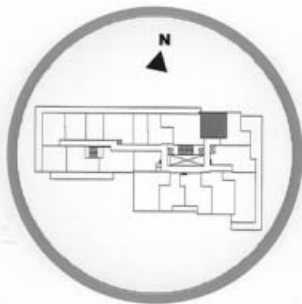


LM.002

1 BED / 455 SQ. FT.

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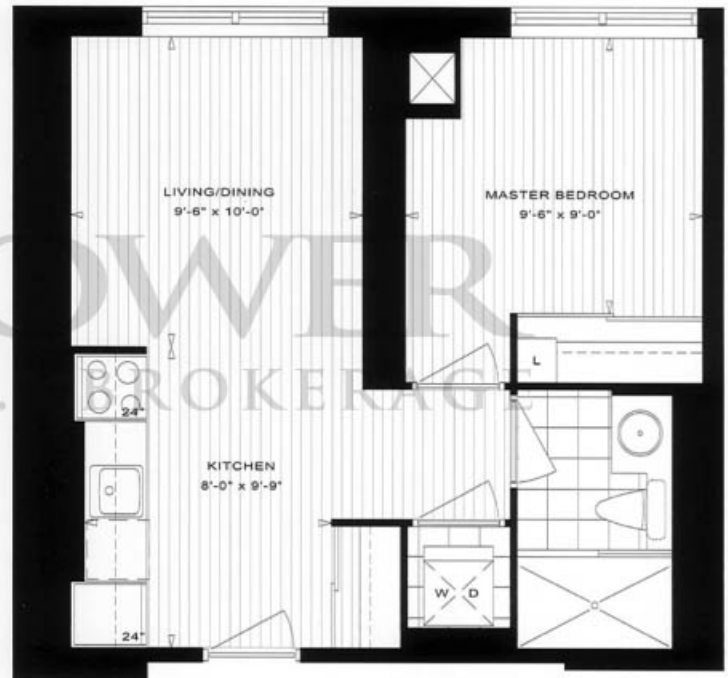
cool new condos
at scarborough city centre



3RD - 6TH

Balcony on 3rd floor

Please ask a sales representative for details



Please refer to the features page for details regarding LM suites

www.monarchgroup.net

Size and specifications are subject to change without notice. E.A.D.E.
Actual usable floor space may vary from any stated floor area. Floor measurements, if any, were calculated on the middle floor of typical floor plates.
Each flat unit on lower floors may have less floor space due to thicker structural members, mechanical rooms, etc. while units on higher floors may have more floor space.

LM.008

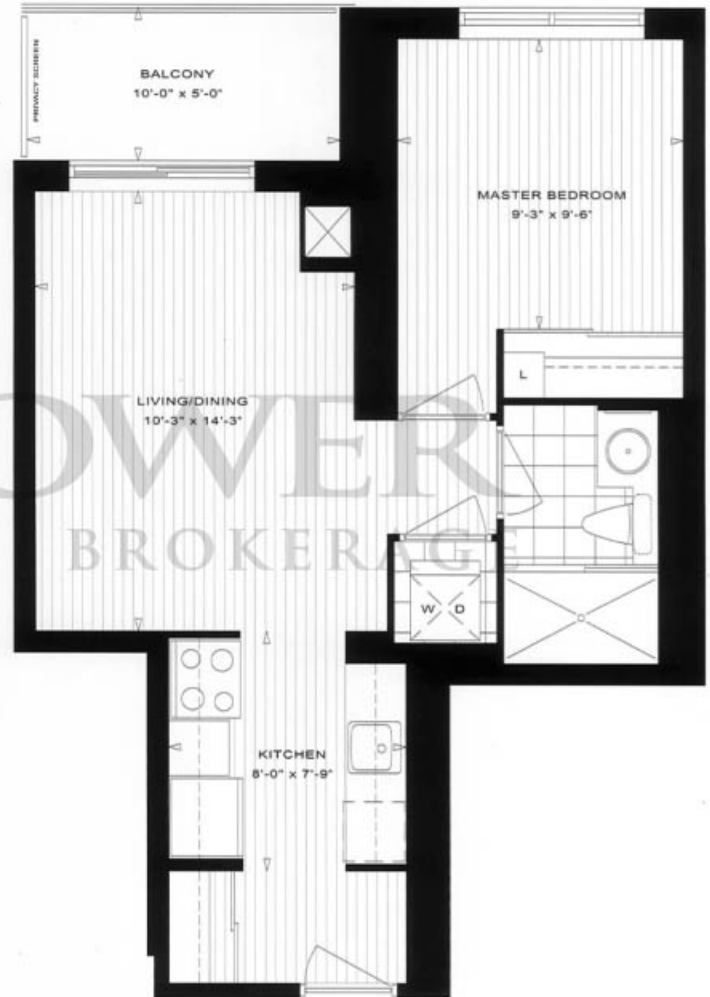
1 BED / 502 SQ. FT.

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3RD - 8TH



Please refer to the features page for details regarding LM suites

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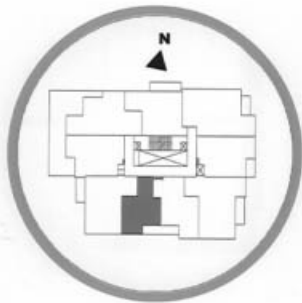
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SL.006

1 BED / 502 SQ. FT.

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9TH - 32ND



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LM.010

1 BED / 507 SQ. FT.

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3RD - 8TH

Terrace on 8th floor

Please ask a sales representative for details



Please refer to the features page for details regarding LM suites

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EQ.005

1 BED + DEN / 618 SQ. FT.

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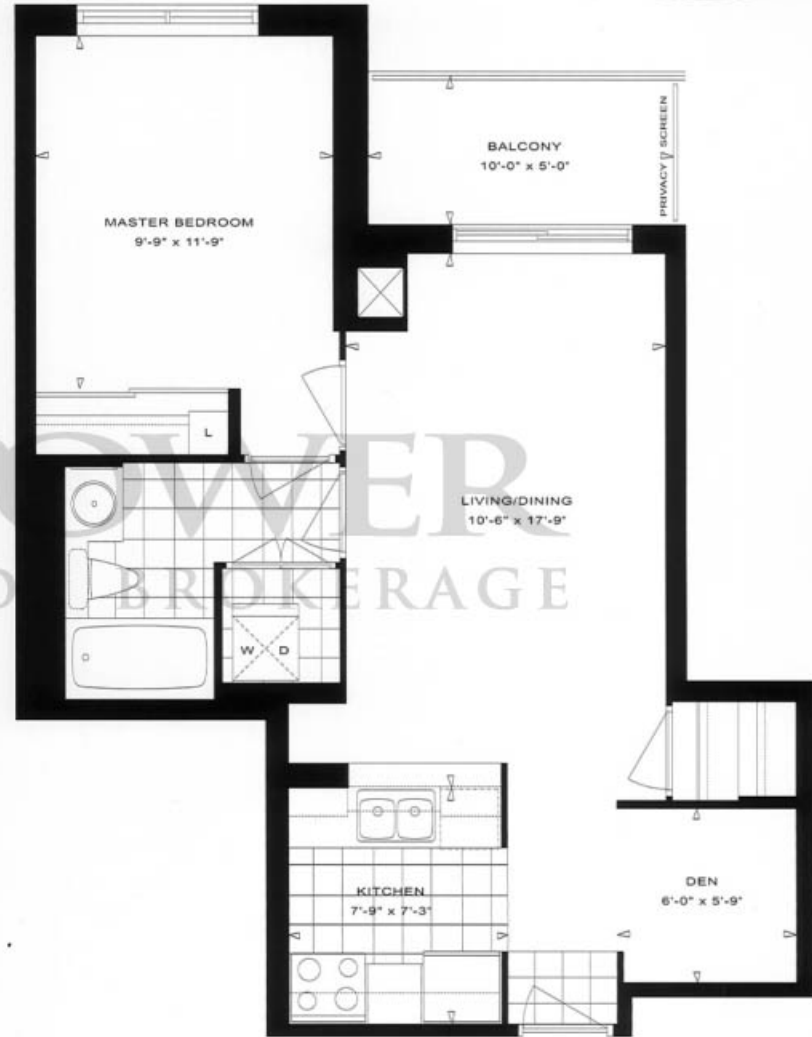
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3RD - 8TH



9TH - 32ND

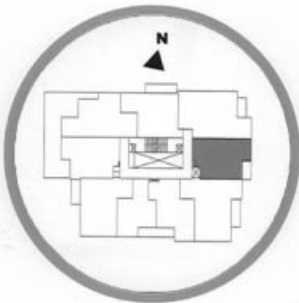


SL.003/a

1 BED + SOLARIUM / 650 SQ. FT.

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9TH - 32ND

Terrace on 9th floor
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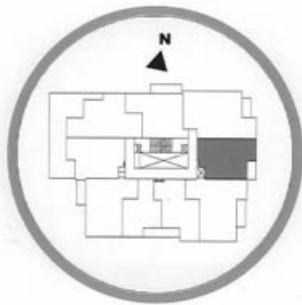
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SL.003/b

1 BED / 650 SQ. FT.

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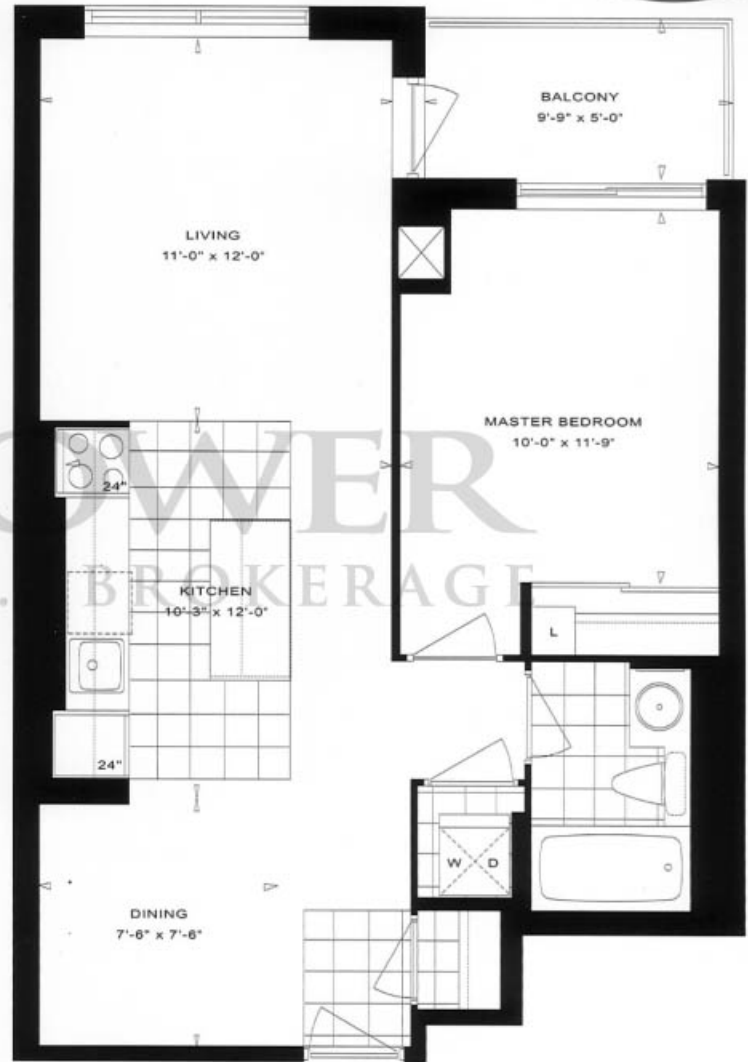
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9TH - 32ND

Terrace on 9th floor

Please ask a sales representative for details



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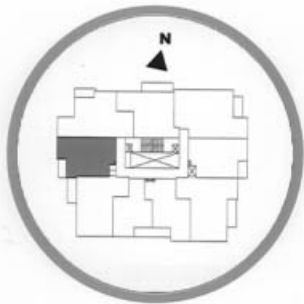
Sizes and specifications are subject to change without notice. © 2011. Actual usable floor space may vary from any listed floor area. Floor measurements, if any, were conducted on the middle floor of typical floor plans. Such that units on lower floors may have less floor space due to thicker structural members, mechanical rooms, etc. while units on higher floors may have more floor space.

EQ.008

1 BED + DEN / 656 SQ. FT.

LANDPOWER
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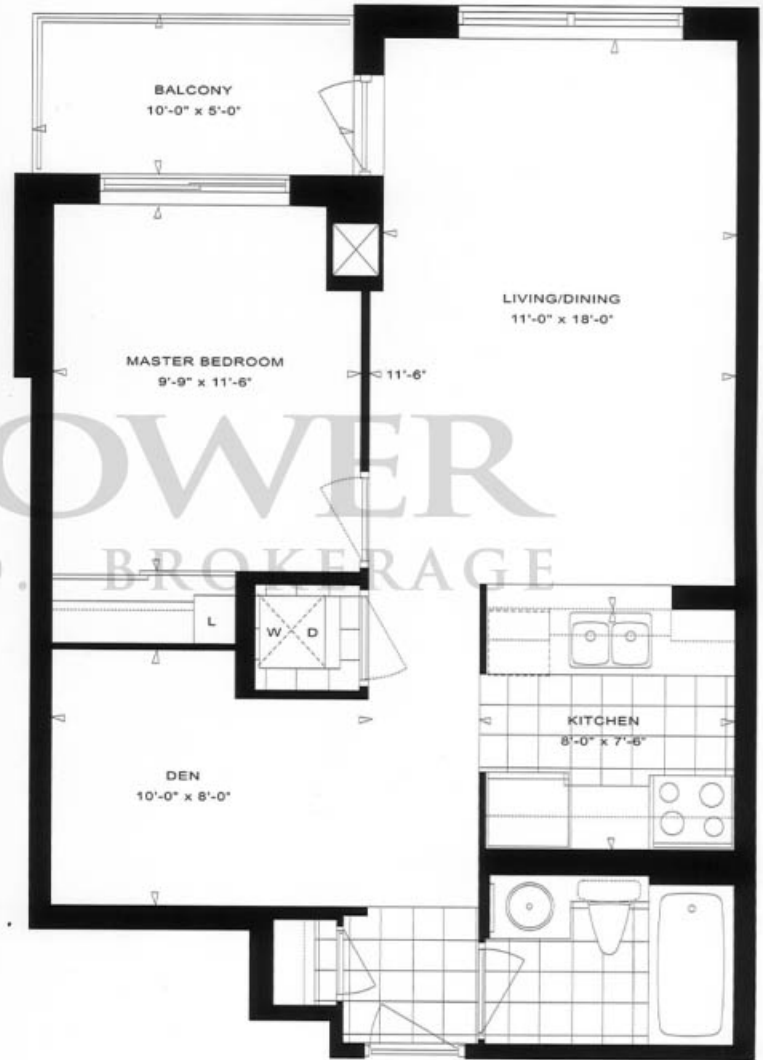
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9TH - 32ND

Terrace on 9th floor

Please ask a sales representative for details



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SL.005

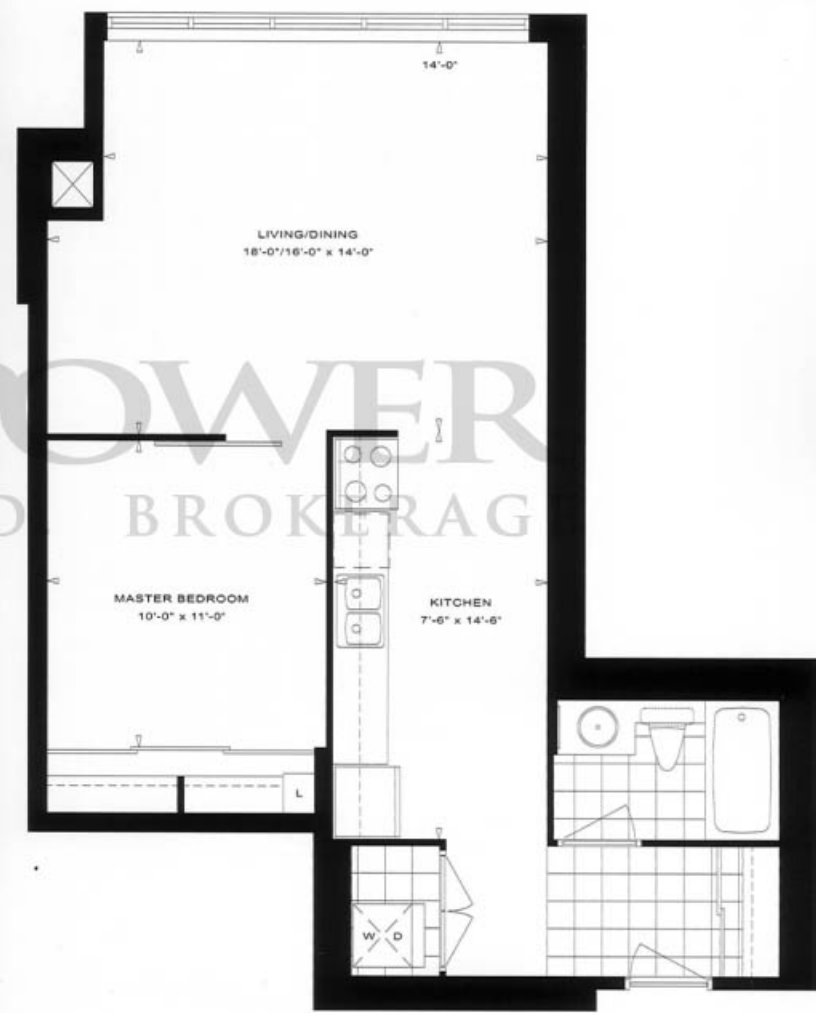
1 BED / 695 SQ. FT.

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3RD - 8TH

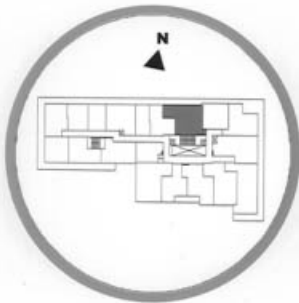


EQ.001

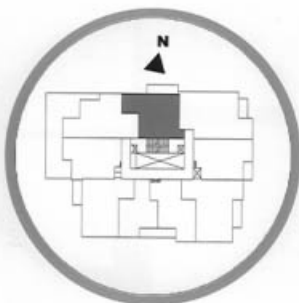
1 BED + DEN / 698 SQ. FT.

LANDPOWER
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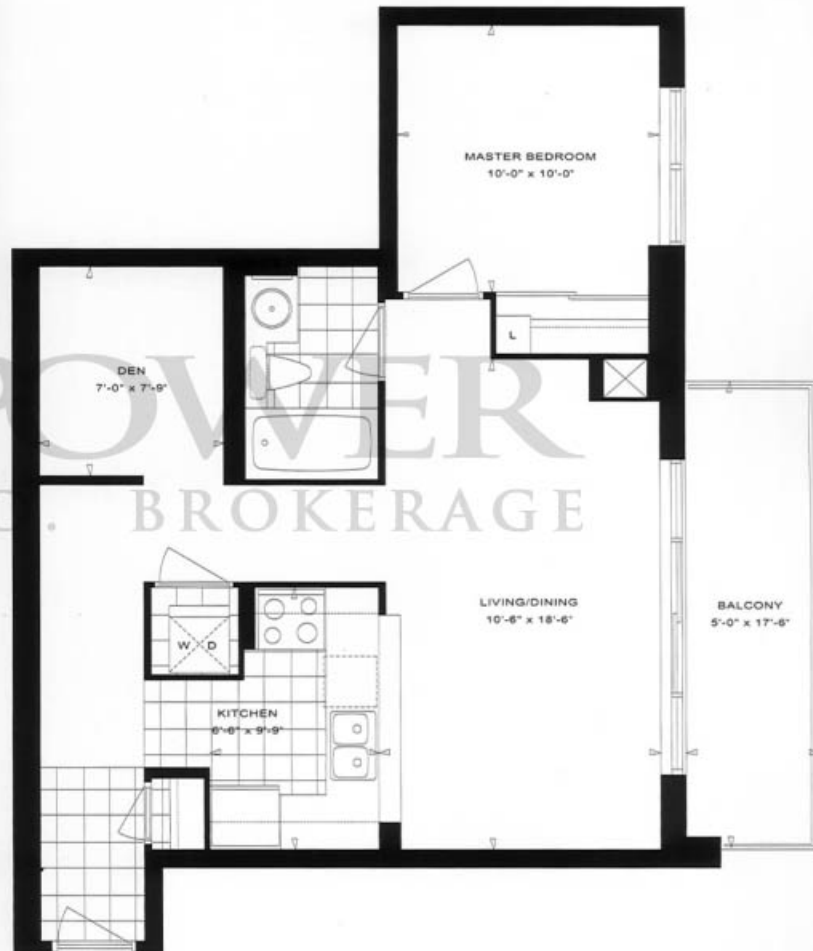
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3RD - 7TH



8TH - 32ND



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LX.008

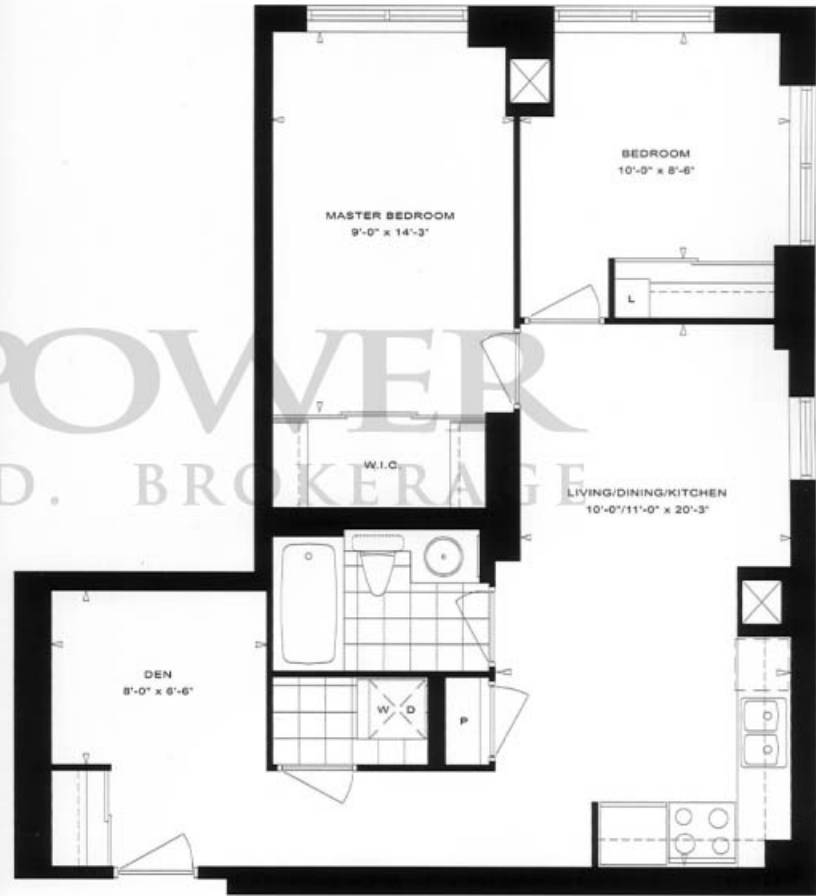
2 BED + DEN / 771 SQ. FT.

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cool new condos
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3RD - 8TH



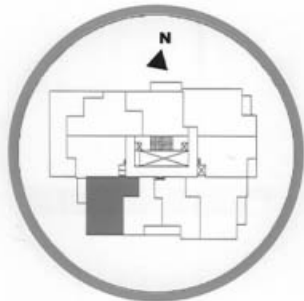
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XJ.007

2 BED / 773 SQ. FT.

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9TH - 32ND

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EQ.004

1 BED + DEN / 777 SQ. FT.

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3RD - 8TH

**Balcony dimensions
differ on 3rd floor**

Please ask a sales representative for details



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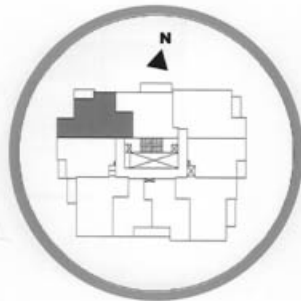
eq1
at equinox

XJ.009

2 BED / 800 SQ. FT.

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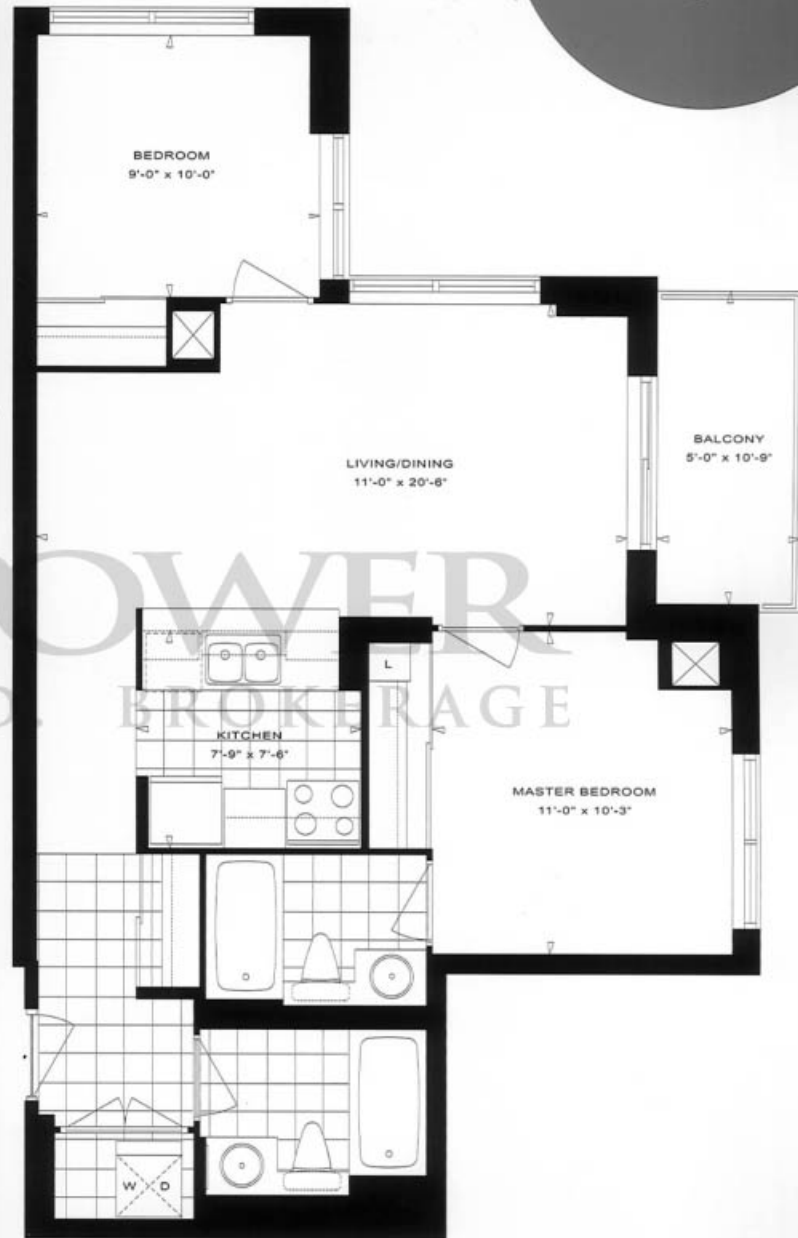
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9TH - 32ND

Terrace on 9th floor

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LX.004

2 BED + DEN (SOLARIUM) / 870 SQ. FT.

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9TH - 32ND

Terrace on 9th floor

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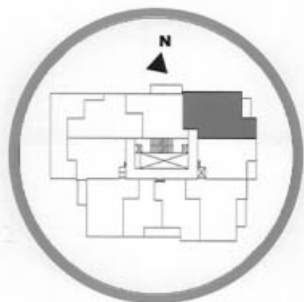


VR.002

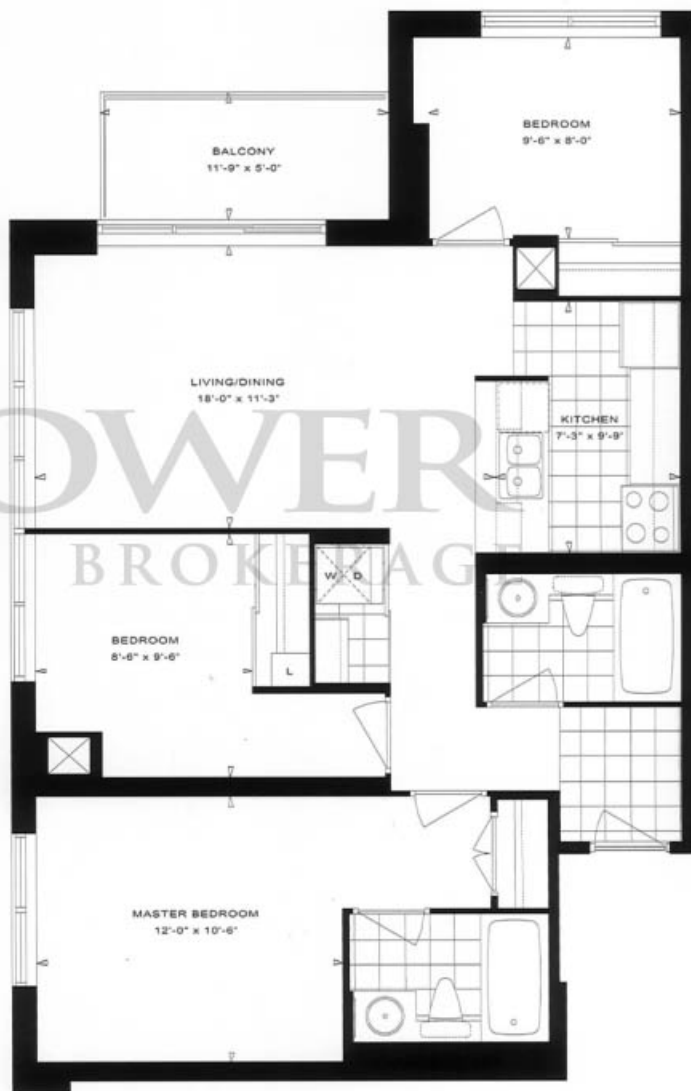
3 BED / 939 SQ. FT.

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9TH - 32ND





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