

2 EQUINOX

AT SCARBOROUGH CITY CENTRE



Monarch
A Taylor Woodrow Company

www.monarchgroup.net

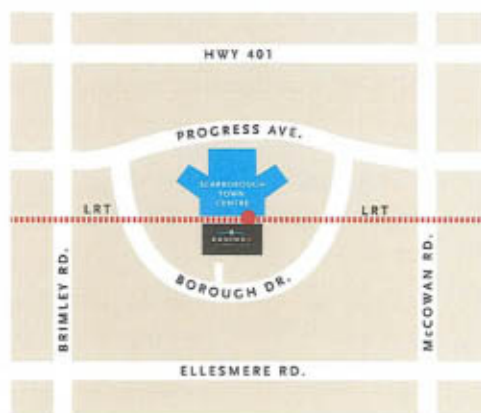
A JOINT VENTURE PROJECT WITH THE GOLDMAN GROUP

your central location

at scarborough city centre



- 1 Scarborough Town Centre
- 2 Light Rapid Transit (LRT)
- 3 Food Court Below
- 4 Federal Building
- 5 Scarborough City Hall
- 6 Bell Building



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fine living features

standard finishes

location

located in the heart of Scarborough, Equinox offers you the ultimate in sophisticated condominium living. A unique architectural statement, Equinox soars to new heights with 37 floors of magnificent suite and penthouse designs featuring sweeping panoramic views. Next door to the Scarborough Town Centre, Equinox offers a host of convenient shopping amenities and movie theatres. With a location steps to the LRT and easy access to the 401 and DVP, Equinox provides excellent transportation opportunities.

architectural/building features

- an exciting combination of precast detailing with extensive glazing
- expansive windows as per plan
- balconies or terraces as per plan
- dramatic two storey waterfall in grand open lobby
- two intimate lounge/waiting areas
- beautifully detailed corridors
- uniformed 24-hour concierge/security
- one underground parking space per suite
- one locker per suite
- four high speed elevators
- convenient moving van access with holding area
- car wash bay in underground parking
- two designer decorated guest suites

club equinox

- designer decorated party room/card room complete with caterer's kitchen and bar for special occasions, opening onto a large landscaped private patio
- library/reading room
- boardroom
- recreational indoor swimming pool and whirlpool with walk-out to enclosed terrace

suite features

interior features

- choice of quality 40oz. Broadloom in living room, dining room, bedrooms, dens, solariums and hallways*
- individually controlled seasonally adjusted central heating and air conditioning
- classique style paneled interior doors with designer finish hardware as per plan
- plastic coated wire shelving in all closets including linen shelves as per plan
- sliding doors to balconies and terraces as per plan
- all trim painted in off-white semi gloss
- off-white semi gloss paint throughout kitchen, laundry room, powder room and bathrooms, flat latex in all other rooms
- walk-in closet in master bedroom as per plan
- double glazed thermal aluminum windows provided with screens on operating windows
- white electrical receptacles and switches
- cultured marble window sills
- 4-1/4" wood baseboards

penthouse floors [PH34-PH38]

- 9' ceilings in principal rooms

kitchen features

- choice of polished porcelain or ceramic tile flooring*
- selection of finely crafted european-style cabinetry*
- ceramic tile backsplash*
- open concept kitchen, some with breakfast bar or eat-in kitchen as per plan
- double stainless steel sink with single lever pull-out spray faucet
- surface mounted decorative light fixture
- complete brand name appliance package including: 17.7 cu.ft. frost free refrigerator, self clean range and built-in dishwasher
- high capacity hood fan with 6" vent exhausted to exterior

bathroom features

- choice of ceramic tile flooring in ensuite and main bathroom*
- finely crafted European-style cabinetry*
- white cultured marble countertop with integrated basin with single-lever faucet in ensuite and main bathroom
- full width vanity mirror in ensuite and main bathroom
- light bar over vanity mirror
- full height ceramic tile tub/shower enclosure as per plan
- separate shower stall with glass door as per plan
- white bathroom fixtures
- pressure balanced mixing valve for tub/shower controls
- 5' soaker tubs or separate shower stall as per plan
- exterior vented exhaust fan in all bathrooms
- mirrored medicine cabinet in master ensuite or main bathroom as per plan
- privacy locks on all bathroom doors

foyer features

- mirrored sliding doors as per plan
- solid core entry door with designer finish hardware
- choice of marble, slate, polished porcelain or ceramic tile in foyer*

laundry features

- conveniently located laundry room with stacked washer/dryer vented to exterior
- ceramic flooring*

electrical features

- service panel with circuit breakers and copper wiring
- pre-wired for cable TV outlets in all bedrooms, living room and den as per plan
- smoke and heat detectors in suite
- ceiling light fixtures in foyer, den and hallway
- telephone outlets in living room, kitchen, den and bedrooms
- internet/fax/e-mail/modem access available

security features

- remote control access to resident underground parking garage
- card access from underground parking to elevator lobby
- all exterior doors from common areas and amenities monitored at concierge desk
- card access at main entrance
- enterphone system at main entrance
- security cameras strategically located for surveillance monitoring
- coded suite intrusion alarm system monitored at concierge desk

* from Vendor's samples



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Sizes and specifications are subject to change without notice. E.&O.E.



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.



EQUINOX AT SCARBOROUGH CITY CENTRE

2025 SHEPPARD AVENUE EAST, TORONTO, ONTARIO M2J 1V7 TELEPHONE: 416-298-8390

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Shopping

Scarborough Town Centre

a regional shopping centre with over 200 stores including the Bay, Sears, Wal-Mart and the Famous Players Coliseum Theatres
(details at www.scarboroughtowncentre.com)

Transportation

Highway 401 via Brimley Road or McCowan Road

Steps from Scarborough Centre Rapid Transit Station (LRT) and TTC

GO bus to Yorkdale Mall, York University, University of Toronto (Scarborough Campus), Pickering, Ajax, Whitby and Oshawa
Greyhound bus to Trenton, Belleville, Peterborough, Ottawa and Pembroke. Coach Canada bus to Kingston and Montreal.
Can-ar Coach bus to Port Perry, Lindsay and Haliburton. Tai Pan Vacation bus to Casino Rama.

Building Features

Impressive Grand two-storey Lobby with 24 hour Concierge, two elegantly designed Guest Suites
Designer decorated Multi-Purpose Room complete with large outdoor terrace and kitchen facilities for parties and meetings
Equipped fitness room with his and her change rooms and saunas
Billiard's room, card room, and table tennis room and in-house theatre
Indoor swimming pool and whirlpool, virtual golf area, car wash bay

Suite Features

Selection of finely crafted European-style cabinetry*
40 oz. Broadloom in living room, dining room, bedrooms, den, solarium and hallways*
Cook's Kitchen with 5 quality Brand Name appliances and ceramic backsplash*
High capacity kitchen hood fan with 6" vent exhausted to exterior, in suite alarm

Suites (Phase II)

Suite Type	Suite #	Exposure	Suite Size	Priced From	Floor From
One Bedroom	06	N	547 sq.ft.	\$132,990	3rd
One Bedroom Plus Den	05	N	629 sq.ft.	\$142,990	3rd
One Bedroom Plus Solarium	03	E	660 sq.ft.	\$152,990	3rd
One Bedroom Plus Solarium	08	W	665 sq.ft.	\$156,490	4th
One Bedroom Plus Den	10	S	661 sq.ft.	\$163,990	7th
One Bedroom Plus Den	01	S	697 sq.ft.	\$168,990	7th
Two Bedroom	04	NE	756 sq.ft.	\$176,990	3rd
Two Bedroom	07	NW	790 sq.ft.	\$182,490	4th
Two Bedroom Plus Den	09	SW	888 sq.ft.	\$205,990	7th
Three Bedroom	02	SE	927 sq.ft.	\$209,990	4th

Inquire about our limited number of penthouse and terrace suites

Note: Purchase price includes G.S.T. (if principal residence), one parking and one locker

Deposit Structure

5% with Offer, 5% in 60 days, 5% in 365 days, 10% on Occupancy

Payable to McMillan Binch, in trust

<u>Maintenance Fees</u>	<u>Occupancy Date</u>	<u>Taxes</u>
Estimates at \$0.39** per Square Foot	June 2005	Estimated at 1.25% of the Purchase Price

** Includes heat, hydro, water, central air-conditioning, common elements and recreation facilities

*As per plan from Vendor's Samples. Prices and availability subject to change without notice. E. & O.E. July 25, 2002. Brokers Protected.

Office Hours:

Monday to Friday 12 noon to 5 pm

Saturday and Sunday 12 noon to 5 pm

Tel: (416) 495-3582



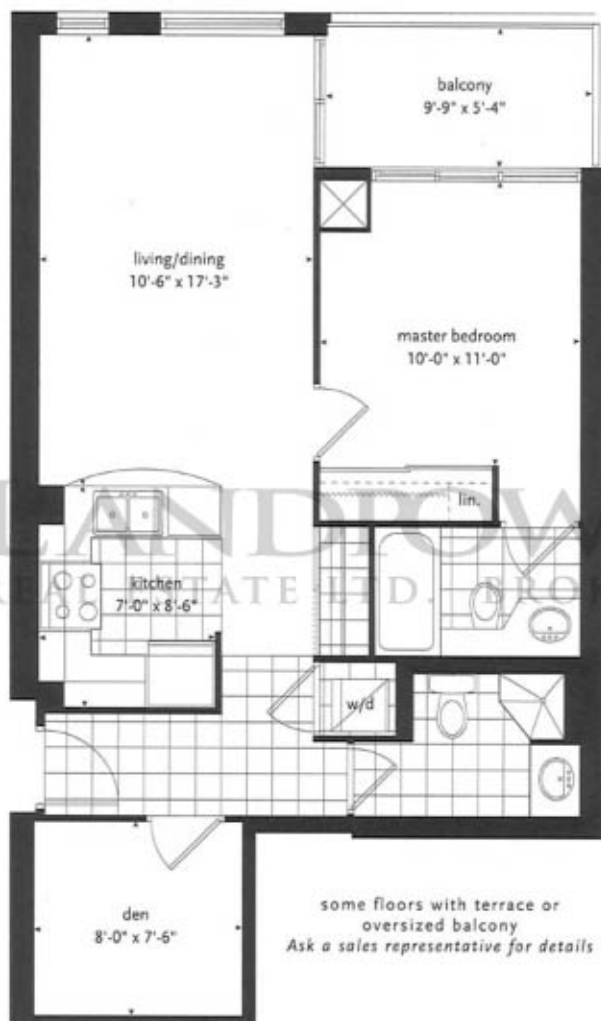
EQUINOX AT SCARBOROUGH CITY CENTRE

SALES OFFICE ADDRESS: 2025 SHEPPARD AVENUE EAST, SUITE 2402 TELEPHONE: 416.495.3582
(Sheppard at Highway 404, just east of Fairview Mall)

1 bedroom + den

697 sq. ft.

01



floors 3 - 33



PH 34 - 38
687 sq. ft.

9' ceilings in principal rooms

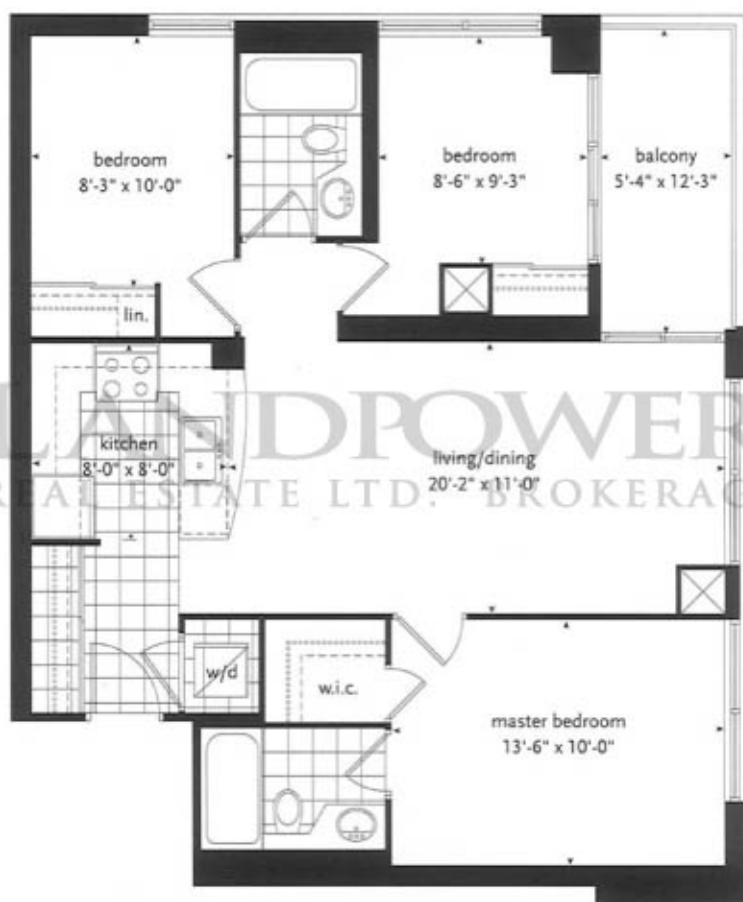
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3 bedroom

927 sq. ft.

02



some floors with terrace or oversized balcony
Ask a sales representative for details



floors 3 - 33

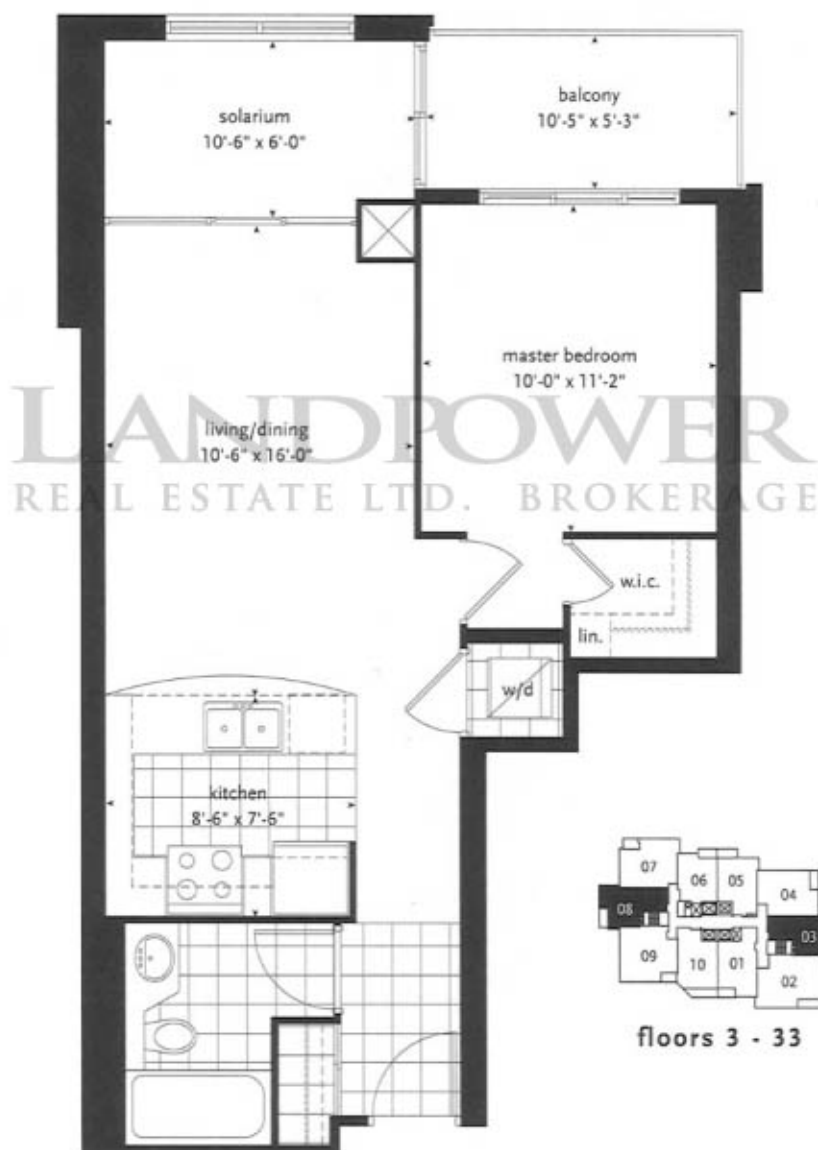
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1 bedroom + solarium

660 sq. ft.

03/08



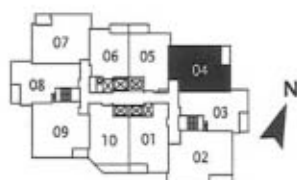
floors 3 - 33

some floors with terrace or oversized balcony
Ask a sales representative for details

2 bedroom

756 sq. ft.

04



floors 3 - 33

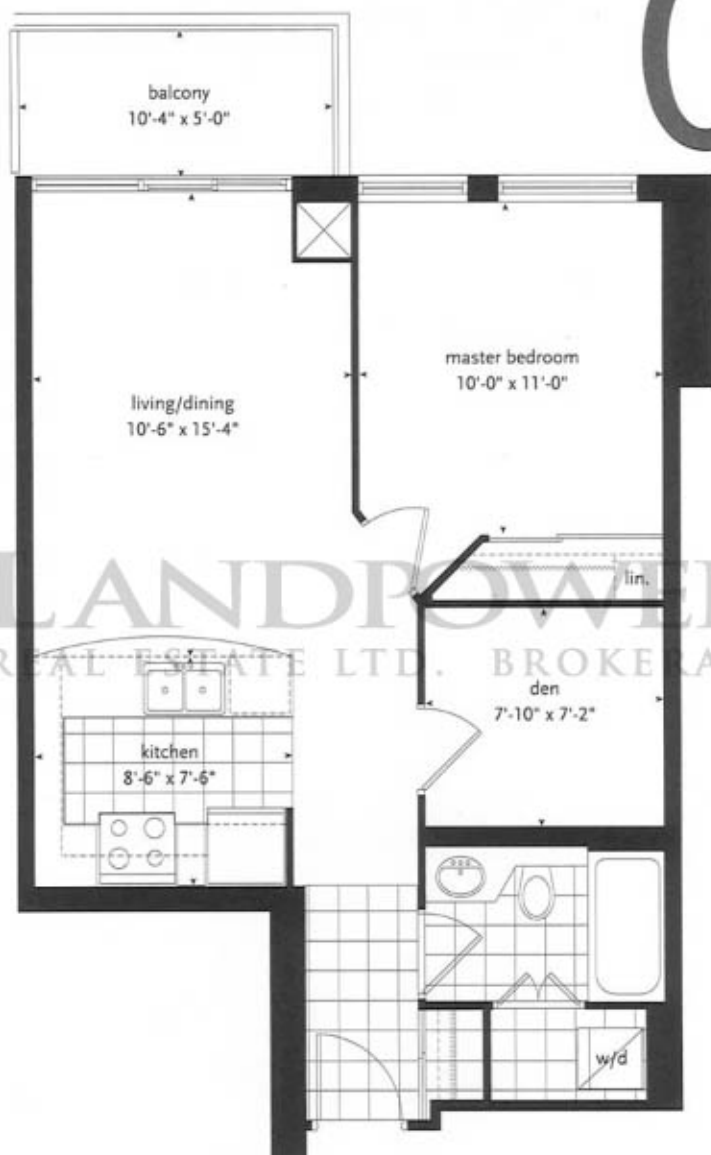
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1 bedroom + den

629 sq. ft.

05



floors 3 - 33



PH 34 - 38
634 sq. ft.

9' ceilings in principal rooms

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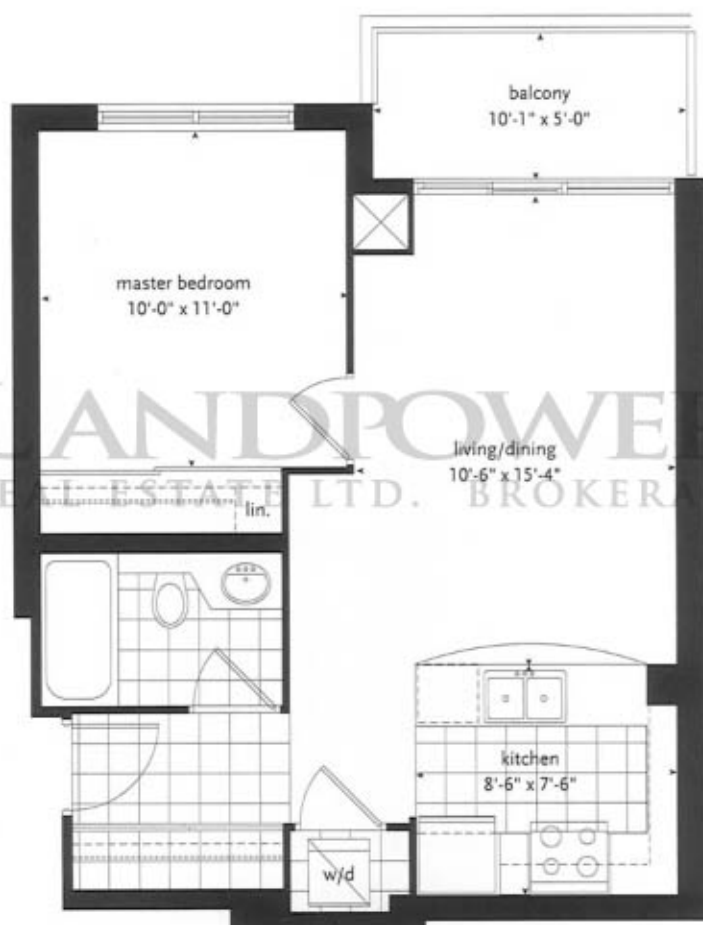
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1 bedroom

547 sq. ft.

06



floors 3 - 33



PH 34 - 38

9' ceilings in principal rooms

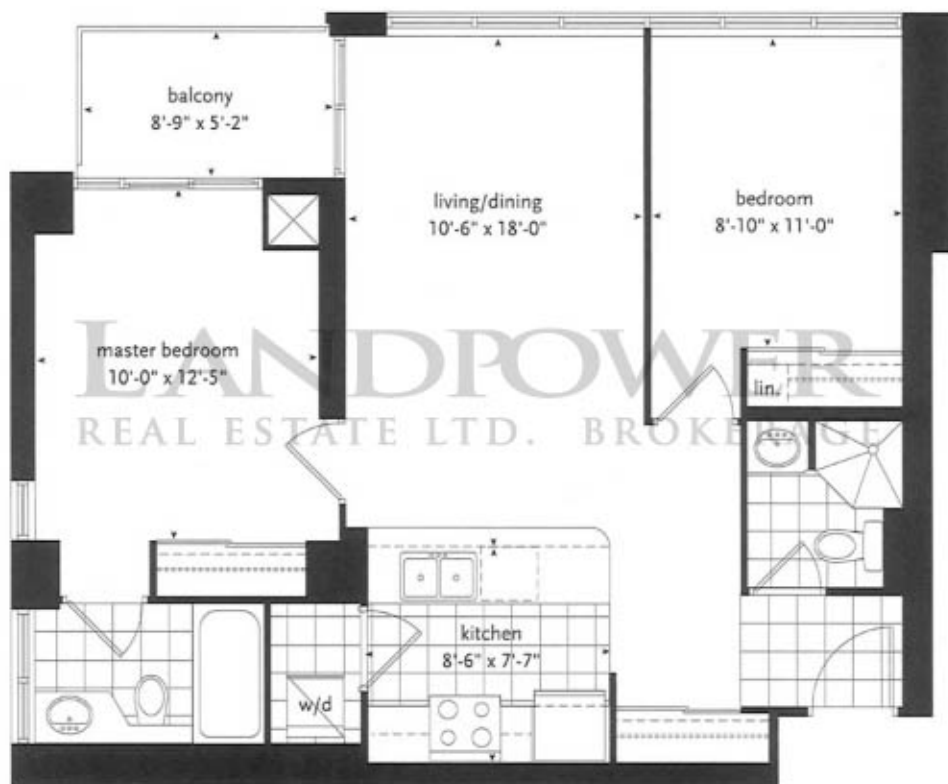
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Sizes and specifications are subject to change without notice. E.&O.E.

2 bedroom

790 sq. ft.

07



some floors with terrace or oversized balcony
Ask a sales representative for details



floors 3 - 33

www.monarchgroup.net

Sizes and specifications are subject to change without notice. E.&O.E.

2 bedroom + den

888 sq. ft.

09



some floors with terrace or oversized balcony
Ask a sales representative for details



floors 3 - 33



PH 34 - 38

9' ceilings in principal rooms

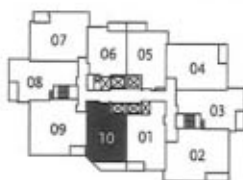
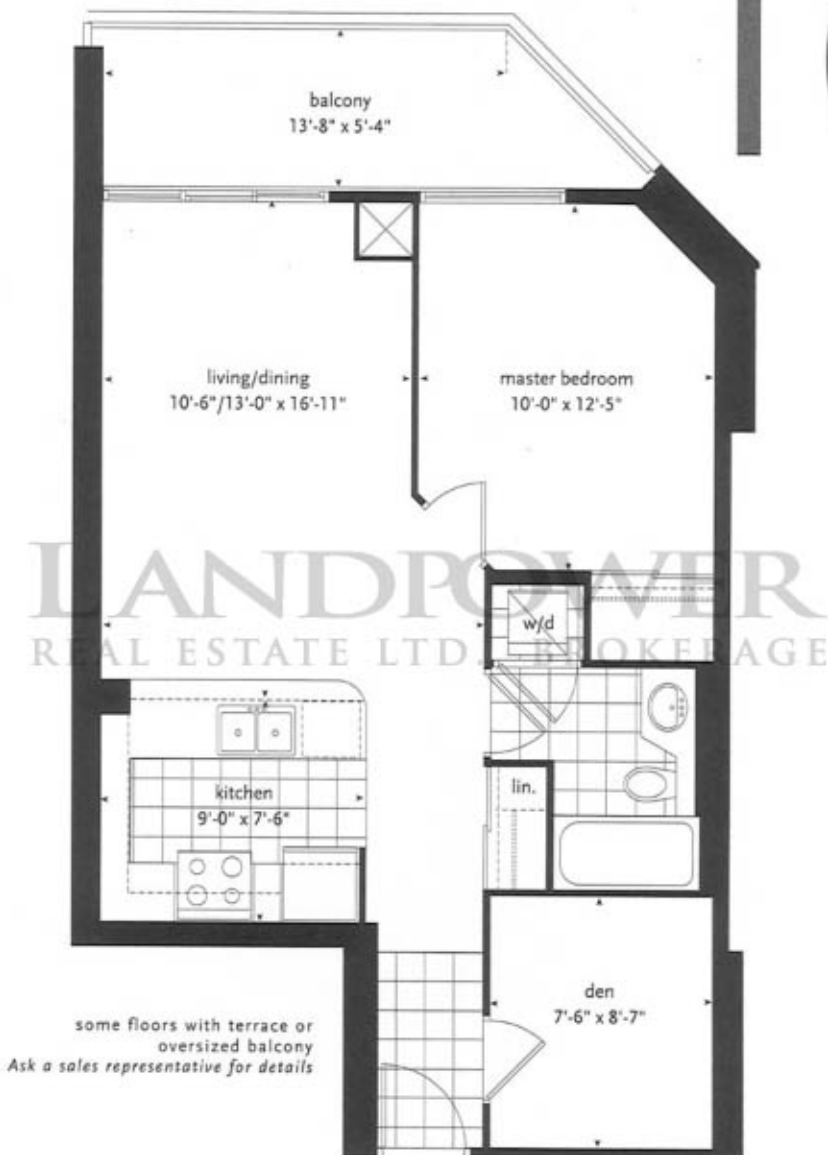
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1 bedroom + den

661 sq. ft.

10



floors 3 - 33



PH 34 - 38

9' ceilings in principal rooms

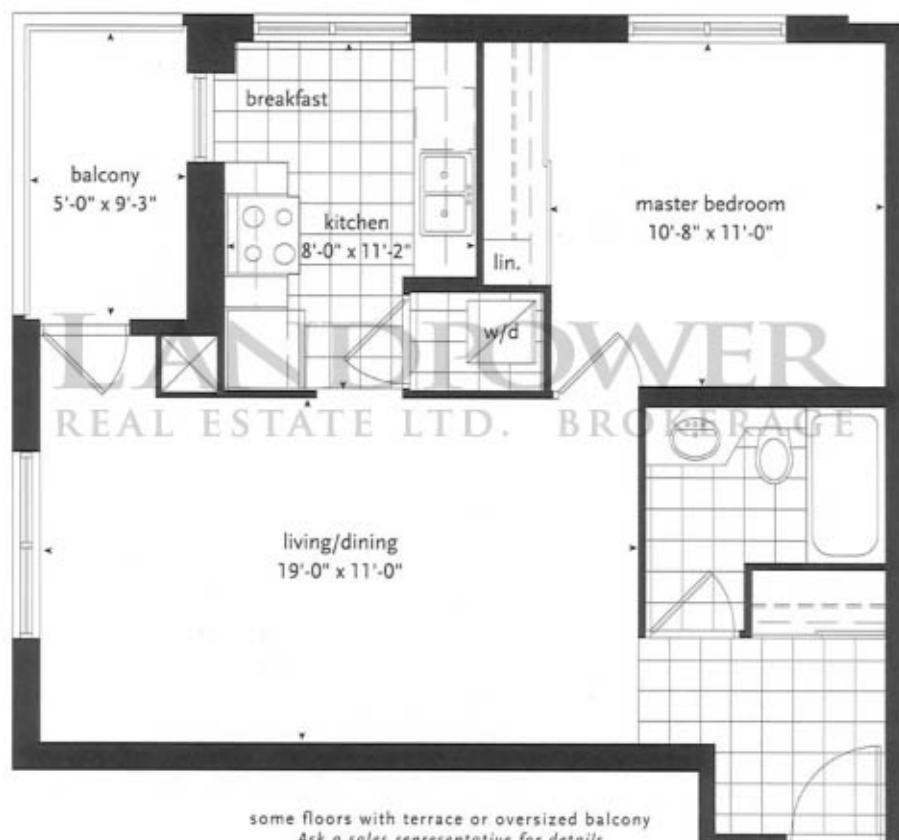
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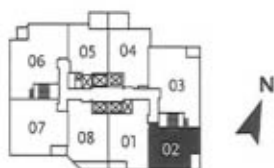
1 bedroom

634 sq. ft.

PH02



some floors with terrace or oversized balcony
Ask a sales representative for details



PH 34 - 38

9' ceilings in principal rooms

www.monarchgroup.net

Sizes and specifications are subject to change without notice; E.&O.E.

2 bedroom + den

916 sq. ft.

PH03



PH 34 - 38

9' ceilings in principal rooms

3 bedroom

967 sq. ft.

PH06



some floors with terrace or oversized balcony
Ask a sales representative for details

PH 34 - 38
9' ceilings in principal rooms

LANDPOWER

REAL ESTATE LTD. BROKERAGE



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