



TRIDEL®



LANDOVER
RENDERING
KING AVENUE

AN EXPRESSION OF INSPIRATION

This is Tridel's latest condominium creation, set beyond distinguished mansion-style entry gates and in the midst of a beautiful parkland setting at the crossroads of Dundas West, Bloor and Kipling in Etobicoke.

Welcome home to THE ESSEX. A new inspiration in condominium living.

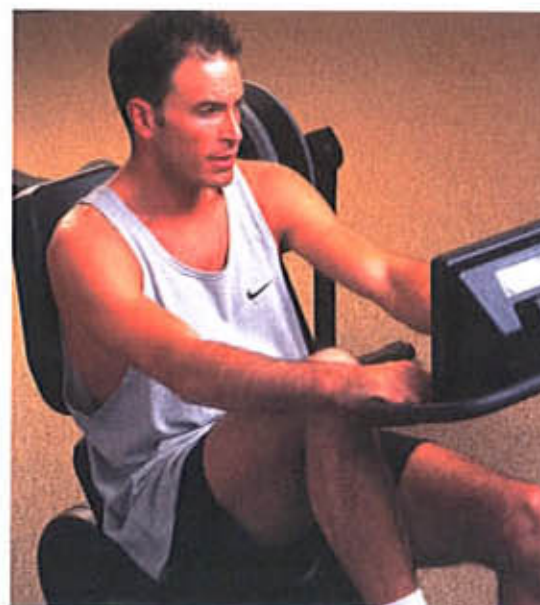
essex expressions





THE ESSEX CLUB YOUR SOCIAL & ATHLETIC CENTRE

The ESSEX CLUB is also a place where you can enjoy the special pleasures of getting together with friends or relaxing on your own. You'll appreciate the exclusive Party Room with a stylish circular bar, seating lounge with a double-sided fireplace, dance floor and a fully-equipped caterer's kitchen. You will also enjoy wide open views of the park through panoramic windows. There is the Home Theatre and Club Room for watching the ball game or videos and there are two elegantly decorated guest suites for your visitors.



CONNECTED TO THE CITY



The beauty of living at THE ESSEX is that you are wonderfully sheltered from it all yet you are also wonderfully connected. The Kipling Subway, GO Bus and Train Station is within a 5 minute walk and you are 15 minutes from downtown by car via the QEW and Hwy 427. You also have a complete range of shopping conveniences close at hand and if you are looking for recreational pursuits it's all here, all around you. THE ESSEX is at the centre of the very best that Etobicoke has to offer.





Suite	Design Type	Starting Price From 2 nd Floor	Approximate Square Feet	Estimated Maintenance Fee per/month	Estimated Property Tax per/month
1A	1 Bedroom with Media Room and Balcony	\$149,000	654	\$244	\$155
1B	1 Bedroom with Media Room and Balcony	\$159,000	700	\$261	\$166
1C + Den	1 Bedroom with Den and Balcony	\$169,000	805	\$299	\$176
2A	2 Bedroom with Media Room and Balcony	\$195,000	877	\$326	\$203
2B + Den	2 Bedroom with Den and Balcony	\$209,000	967	\$359	\$218
2C	2 Bedroom with Media Room and Balcony	\$217,000	986	\$366	\$226
2D + Den	2 Bedroom with Den and Balcony	\$246,000	1131	\$420	\$256
2E + Den	2 Bedroom with Den and Balcony	\$292,000	1347	\$499	\$304

The Building & Common Areas

- A new landmark comprised of 219 suites
- A grand 2 story lobby with waterfall
- Tridel's advanced SoftWire™ technology

Suite Features

- Pre-engineered hardwood flooring in the foyer, kitchen, living and dining room areas, hallways and den
- Whirlpool kitchen appliances include 18 cubic foot frost-free fridge, self-cleaning stove and dishwasher
- Full size white Premium Quality Whirlpool stacked washer/dryer
- THE ESSEX Signature vanity cabinetry with cultured marble countertop complete with integrated basin and frameless mirror and sconce lighting
- Luxurious soaker tubs
- Price Pfister chrome fixtures
- Individually controlled air-conditioning and heating

Social & Recreational Facilities

- Spectacular ESSEX CLUB
- State-of-the-art fitness equipment
- Virtual Golf
- Indoor swimming pool and whirlpool
- Billiards Room
- Home Theater and Club Room
- Cedar Sauna's for both Men and Women
- Lavish Party Room
- Meeting Place for private social occasions or business
- Guest Suites

Safety & Security

- 24-hour concierge

Tentative Occupancy Date

- December 2002

Deposit Structure

- \$1,000 on signing
- Balance of 5% due 10 days after signing
- 5% due 30 days after construction start
- 5% due 90 days after construction start
- 10% due upon occupancy

*5% plan available for first-time buyers.
See Sales Representatives for details.

The ESSEX Sales Office

5259 Dundas Street West
(Corner of Dundas and Kipling)
Phone: (416) 231-0999
Fax: (416) 231-0665
Internet: www.tridel.com
Email: essex@tridel.com

Hours:

Monday – Thursday
12 noon – 8 p.m.
Friday – Sunday & Holidays
12 noon – 6 p.m.

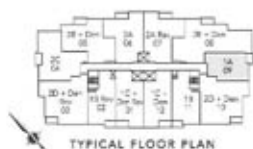
Sales Manager

Mitch Moskalyk

Sales Representative

Teresa Randall

Prices & Specifications subject to change without notice, E. & O. E. November 1, 2000



Sizes and specifications subject to change without notice. E. & O.E. NOVEMBER, 2000

RESIDENCE 1A

1 Bedroom, 1 Bathroom, Media Room,
Living & Dining Room plus Balcony



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RESIDENCE 1B

1 Bedroom, 1 Bathroom, Media Room,
Living & Dining Room plus Balcony



Sizes and specifications subject to change without notice. E.I. & O.E. NOVEMBER, 2000

RESIDENCE 1C + DEN.

1 Bedroom, 1 Bathroom, Den,
Living & Dining Room plus Balcony



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RESIDENCE 2A

2 Bedrooms, 2 Bathrooms, Media Room,
Living & Dining Room plus Balcony



TYPICAL FLOOR PLAN

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RESIDENCE 2B + DEN

2 Bedrooms, 2 Bathrooms, Den,
Living & Dining Room plus Balcony



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RESIDENCE 2C

2 Bedrooms, 2 Bathrooms, Media Room,
Living & Dining Room plus Balcony



Sizes and specifications subject to change without notice. S. & O.E. NOVEMBER, 2000

RESIDENCE 2D + DEN

2 Bedrooms, 2 Bathrooms, Breakfast Room,
Den, Living & Dining Room plus Balcony



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RESIDENCE 2E + DEN

2 Bedrooms, 2 Bathrooms, Breakfast Room,
Den, Living & Dining Room plus Balcony



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RESIDENCE S8 SIGNATURE COLLECTION

2 Bedrooms, 2 Bathrooms, Breakfast Room,
Den, Living & Dining Room plus Balcony

LANDPOWER

REAL ESTATE LTD. BROKERAGE



www.tridel.com

Life as we know it.

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