

Preview A Classic Address



The Grand Finale Of Skymark Place

83 Skymark Place, North York
29-storey tower with 191 gracious residences. 1, 2 & 3 bedroom suites with and without family rooms and home offices. Magnificent penthouses with spacious terraces.

Exclusive Preview
Tridel Condominium Presentation Centre, 4800 Dufferin Street, North York
Call: (416) 496-8311



TRIDEL



A Classic Residence

The Extraordinary Features

"THE EXCELLENCE" COMMON AREA FEATURES

Welcome to "The Excellence" - An architectural achievement

The exterior of the residence is graced by rich clay brick, high quality, dramatic tinted windows, and showcased by grand balconies.

Elegant twenty-nine storeys with top two levels set back to create breathtaking landscaped terrace suites.

The ground-level suites boast a beautiful patio area, landscaped for privacy*.

The stately two-storey lobby with grand circular staircase showcases a cascading, sculpted water fountain.

Your personal concierge is on duty twenty-four hours a day in the lobby to receive residents and guests and to monitor suite intrusion alarm systems, garage, recreation centre and other common-area access control systems.

Lush mature landscaping is evident throughout the private grounds.

Elegant designer finishing details are featured in corridors and suite entrance doorways.

Technologically advanced, gracefully detailed, high speed elevators whisk you to your destination.

A weather protected, covered parking area is provided for the convenience of guests.

The community perimeter is sheltered by impressive, traditional wrought iron fencing to control pedestrian access.

Recreation Facilities - An oasis away from it all

The Recreation Club is an inspired and remarkable social, recreational and leisure centre with a complete array of fitness and entertainment facilities.

Splendid indoor and outdoor swimming pools with sliding doors to access patio walk-out provide all season enjoyment.

The whirlpool soothes and pampers your body.

A thoroughly modern exercise room is equipped with multi-purpose gym and state-of-the-art fitness equipment.

Spacious "His & Hers" change rooms and cedar saunas accord complete relaxation.

A welcome multi-purpose room with a fireplace wall, kitchen and a wide range of audio-visual equipment, which provides casual and formal entertaining, complete with an adjoining party room with a wet bar.

A distinctive boardroom for private functions and meetings is available.

A relaxing sundeck and barbecue area is ideal for summertime outdoor entertaining.

Squash court and racquetball court, billiards room and card room.

Outdoor tennis courts are at one's disposal.

Other amenities include:

Lavishly landscaped grounds with delightful walkways, cozy gazebo, soft planting and mature trees, all bordered by a dramatic 5-foot decorative perimeter fence creating a sheltered, private oasis.

Three elegant, fully furnished guest suites are available to accommodate your overnight guests (available at a nominal charge).

Residents Parking - Convenience and Safety

Underground parking garage door is controlled effortlessly by your personal remote-control transmitter.

Live, closed circuit cameras throughout the garage area, with interactive, two-way voice communication with the concierge are utilized for surveillance and access monitoring.

For added security, push button alarms are monitored by the concierge.

SUITE FEATURES AND FINISHES

Finishes - Attention to every detail

- Pure white stippled ceilings grace all areas except the kitchen, laundry area and bathrooms, which are smooth, painted with white semi-gloss paint.
- Interior walls painted white with fine quality latex paint (kitchen, bathrooms, and all woodwork and trim painted with enduring semi-gloss paint).
- Distinctive paneled interior doors with rich, hand polished brass-finish hardware.
- Elegant French doors open into solarium*.

- Insulated French doors to balcony*.
- Prestigious four and one quarter inch colonial baseboards and three inch trim casing throughout all areas except ensuite bathroom and laundry.
- Crown moulding in living room, dining room and foyer adds a classic touch.
- All sliding closet doors are mirrored creating a more spacious ambiance.
- Durable white cultured marble window sills on all windows.
- Rough-in for central vacuum cleaner.
- Optional gas fireplace*.

Floor Coverings - Above and beyond your expectations

- Polished, elegant marble floor tile** in foyer, adjoining powder room and ensuite bathroom.
- Sophisticated imported ceramic floor tile** in kitchen, breakfast area, bathrooms and laundry/storage area.
- Plush, forty ounce broadloom** with foam underpad in living room, dining room and bedrooms.

Kitchens - The gourmet experience

- Custom-quality, highly expressive European-style cabinets and countertops**.
- Beautiful double stainless-steel ledge back sink with single-lever faucet and vegetable spray.
- Attractive ceramic tile** or mirror backsplash.
- Built-in high capacity stove hood fan, vented to outside.
- Innovative California ceiling lighting and under-cabinet fluorescent lighting.
- Built-in quality dishwasher with white or black front panel.

Bathrooms - Your Private Retreat

- Elegant slab marble counter top in ensuite bathroom, complete with under mount sink.
- Tasteful, integrated basin and cultured marble countertops**, in alternate bathrooms.
- Strip lighting over full-width vanity mirrors.
- Recessed medicine cabinets* and vanity cabinets* in main and ensuite bathrooms (excludes powder rooms).
- Statuesque pedestal sink in powder room*.
- Quality exhaust fans in all bathrooms, vented to outside.
- Exquisite marble tiling** for floors, and shower walls in ensuite bathroom.
- Rich ceramic tiling** for floors, tubs and shower walls and ceiling* of alternate bathrooms.
- Dramatic and inviting oval corner tub in all ensuite bathrooms, complete with twelve inch perimeter marble tile surround.
- Distinctive clear glass shower stalls with ceiling light*.
- Classic white bathroom fixtures throughout.

- Deep soaker bathtub in alternate bathroom.

Laundry - Perfectly convenient

- Heavy-duty wiring and receptacle for dryer.
- Laundry tub complete with cabinet and upper cabinetry*.

Safety and Security - For your peace of mind

- Personally encoded suite intrusion alarm system.
- Smoke detectors.
- Heat detectors (connected to the fire annunciation panel).
- Electronic communication system located in the lobby vestibule permits visitors to communicate with suite from building entrance.

Comfort Systems - State of the Art

- Individually controlled heat pump system allows full control of heating and air conditioning year round.
- Individual Hydro metering.
- Rough-in for optional air filtration system.
- Optional suite humidifier.

Electrical Service and Fixtures - Quality throughout

- Individual one hundred ampere service panel with circuit breakers.
- Durable copper wiring throughout.
- White decorative receptacles and switches throughout.
- Distinctive ceiling light fixtures in foyer, breakfast area, home office* and hallways.
- Ceiling light outlet in dining room, living room and bedrooms.
- Convenient switch-controlled split outlets in living room.
- Prewired telephone and cable television outlets.

* Availability determined by suite design.

** Choose from a selection of vendor's samples.

All features and finishes subject to change without notice, E. & O.E.

Published Date: July 9, 1996

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THE EXCELLENCE

LOCATION: 83 Skymark Drive (Don Mills / Finch)

TOTAL NO. OF FLOORS: 29

TOTAL NO. OF SUITES: 191 (7 Per Floor)

TENTATIVE OCCUPANCY: June 1998

MAINTENANCE FEE: Estimated to be 28 cents per sq. ft. (Hydro individually metered)

PROPERTY TAX: Estimated to be 1.25% of the price per annum.

PURCHASE PRICE:	DESIGN	STARTING PRICE
	Penthouse (3bdrm + den + family rm + terrace)	\$1,075,000
	XL2752 (2bdrm + den + family room)	\$560,000 up 2,000
	XL2090 (2bdrm + den + family room/opt. 3bdrm)	\$385,000 up 1,500
	XL1713 (2bdrm/optional den)	\$299,000 up 1,000
	XL1227 (2bdrm/optional den)	\$221,500 up 500

PAYMENT PLAN:

- 5% on Signing of Purchase Agreement,
- 5% 30 days after Construction Notice,
- 5% 60 days after Construction Notice,
- 10% on Escrow Closing, Occupancy,
- 75% on Final Closing

21 ST FLOOR
Premium = 9' ceiling

2752	45,000
2090	30,000
1713	15,000
1227	10,000.

SQ FT

For more information and/or private presentation, please contact:

Winson Chan
Associate Broker

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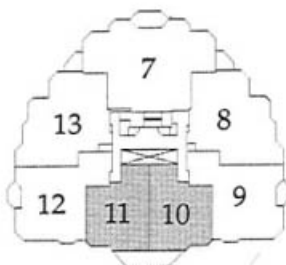
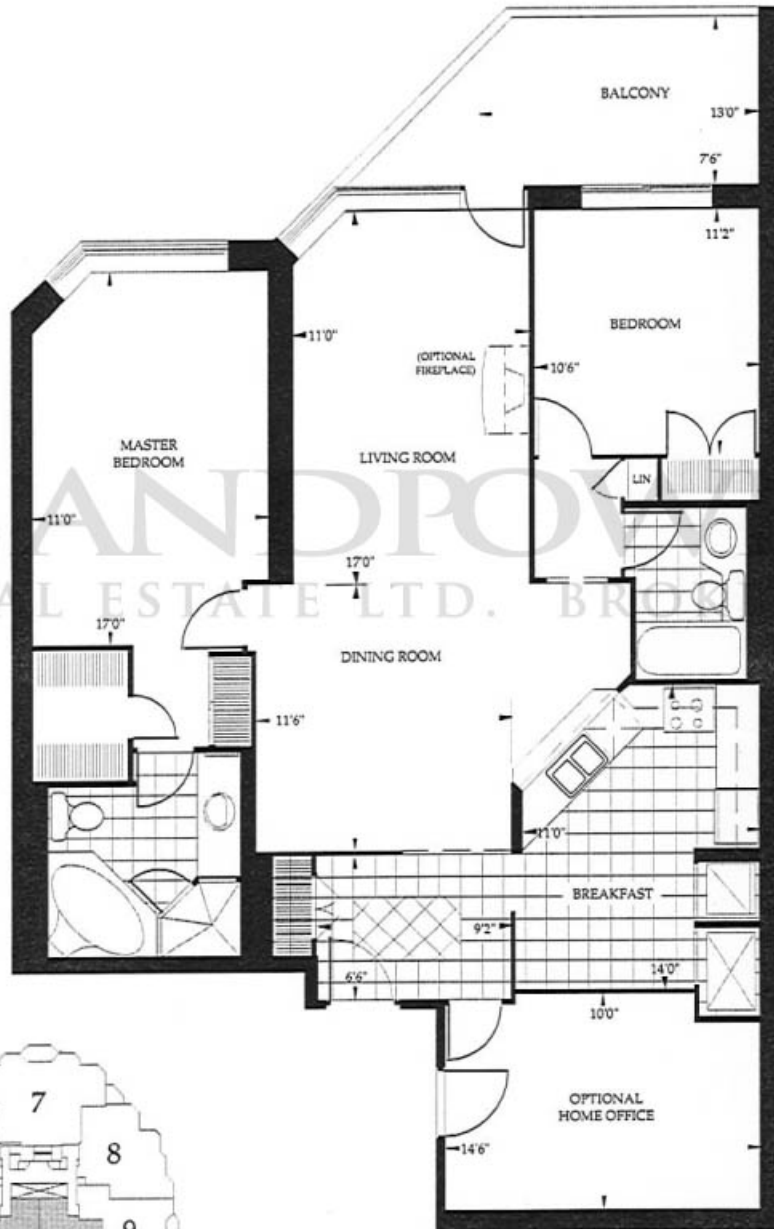
September 24, 1996

Price and Specifications subject to change without notice, E. & O. E.



XL 1227

A Classic Residence



Typical Floor Plan

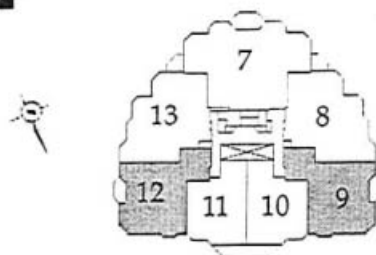
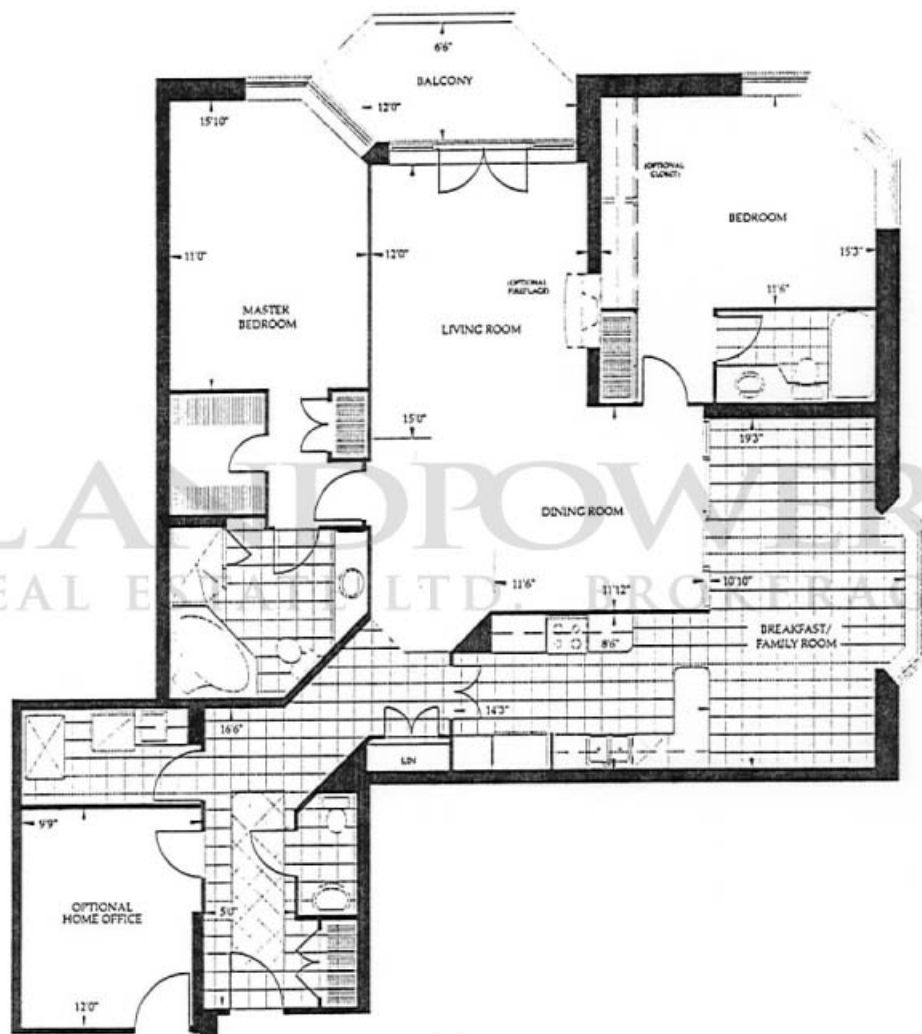
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Materials, specifications and floor plan areas are subject to change without notice. All renderings are artist's concept E. & O. E.
This plan depicts XL 1227 in location 11, location 10 is a reverse plan.

XL 1713



A Classic Residence



Typical Floor Plan

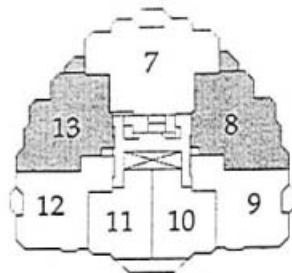
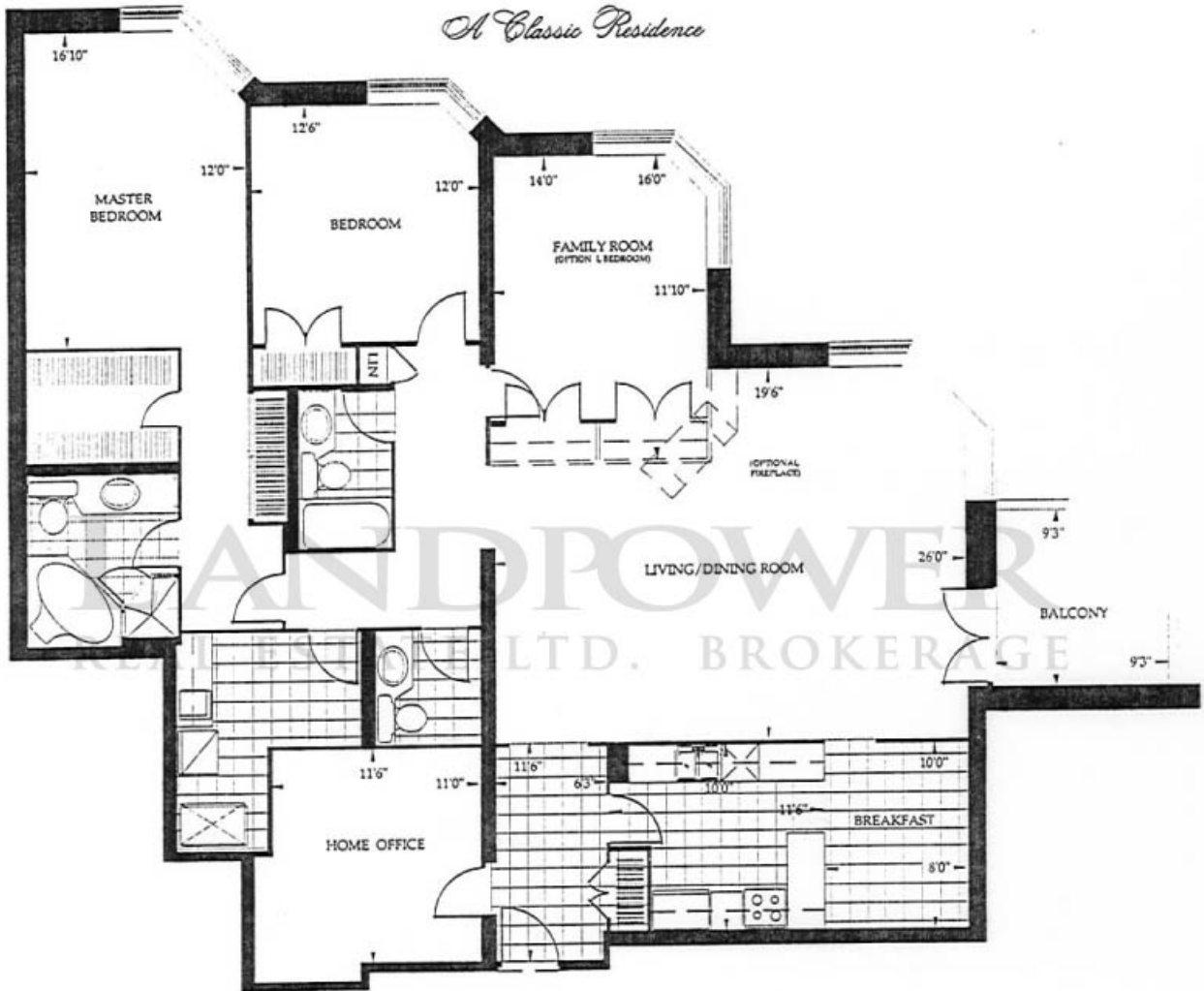
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This plan depicts XL 1713 in location 9, location 12 is a reverse plan.

XL 2090



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Typical Floor Plan

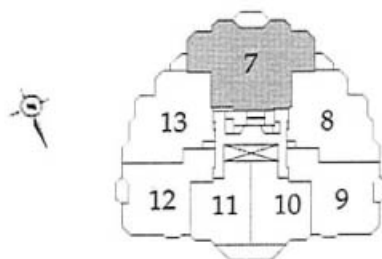
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XL 2752

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Typical Floor Plan

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