



FOREST MANSION



The City's Finest Social and Recre

Get-together With Good Friends

For those who want to get on the greens without going outside, there's a virtual golf centre and cages for working on your golf swing. There are also a host of other pleasant pastimes for great get-togethers, including playing a light-hearted game of billiards, a table tennis round robin, or a bridge tournament in the comfortable card room.

Host your special gatherings in an elegant party room with a fully equipped kitchen and bar.



The grand 2-story lobby.

ational Centre



The distinguished Party Room is the ideal setting your most special occasions. It is elegantly decorated and boasts a fully equipped kitchen for all catering requirements. The dance floor, surround-sound audio system and comfortable seating areas are an instant party just waiting to happen. And the video lounge comes complete with a total Home Theatre system for watching your favourite movies or the ball game.

The Arbour Club—a sophisticated and comprehensive place for life at it's best.



Site Plan

Prestigious Condominiums
Close to the Vibrant Scarborough
City Centre in a
Pristine Forest Setting

TRIDEL



Specifications subject to change without notice. E. & O.E.

Common Area Features

Welcome to Forest Mansion

The exterior of the residence is graced by an earth-toned facade of a high quality blend of stone base with precast upper, dramatic tinted glass, and showcased by grand balconies and terraces located on penthouse floor.

Elegant twenty-two storeys with breathtaking landscaped terraces.

Mature landscaping surrounds the building to make a more welcome entrance to the residence.

The exhilarating, two storey lobby is highlighted by grand columns, sculptured ceilings with discreet indirect lighting, a granite water feature, floors designed in a rich blend of stone, elegant marble and bronze set in an intricate motif.

The staffed gatehouse is on duty twenty-four hours a day to receive residents and guests, to monitor suite intrusion alarm systems, garage, social and fitness centre and other common area access control systems.

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

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

Recreation Facilities - Your own private oasis

The Arbour Club is one of the city's finest trend setting social and recreation centre with a complete array of fitness and entertainment facilities.

Spectacular indoor swimming pool with whirlpool and a splendid view into a beautiful sunken garden.

Cosy lounge with fireplace adjacent to a panoramic glazed atrium which leads up to the roof top garden terrace.

A thoroughly modern aerobics studio and fitness 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 party room with a fully equipped kitchen and bar, large screen television lounge, dance floor and seating areas, which provides casual and formal entertaining, complete with an adjoining card room.

Separate billiards and table tennis rooms for more passive, quiet socializing with friends.

Virtual golf facility with advanced simulator and 2 driving cages.

State-of-the-art multi-media room.

Residents Parking - Convenience and Safety

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

Indoor and outdoor visitor parking.

Live, closed circuit cameras in strategic locations in the garage are, with interactive two-way voice communication with the gatehouse are utilized for surveillance and access monitoring.

Residents are also provided with their remote control access panic alert button for added protection in the underground parking areas.

Suite Features and Finishes

Finishes - Attention to every detail

- White stippled ceilings in all areas except the kitchen, laundry area and bathroom; which are smooth, painted with white semi-gloss paint.
- Interior walls are painted with fine quality latex paint. Kitchen, bathrooms and all woodwork and trim are painted with white semi-gloss paint.
- Paneled doors (paint finish) complete with contemporary hardware.
- Distinctive colonial baseboards throughout all areas except bathrooms, laundry and storage.
- Cultured marble window sills.
- Optional sliding or standard French doors* to den and optional dining and solarium.
- Suite entry closet with mirrored sliding doors*.
- Thermally insulated energy efficient double-glazed architecturally designed windows.

Floor Coverings

- Choice of marble, slate, limestone, or hardwood** in foyer.
- Ceramic floor tiles** in all bathrooms*, laundry/storage and kitchen areas.
- 40 oz. carpet** with underpad in bedroom(s), hallway(s), den* and solarium*.
- Oak strip hardwood flooring in living and dining areas.

Kitchen

- Forest Mansion signature cabinetry and counter tops.
- Stainless-steel ledge back sink with integrated single lever faucet with vegetable spray.
- High capacity stove hood fan, vented to exterior.
- 18 cubic foot frost free refrigerator, self cleaning stove and dishwasher.
- Pot lights to perimeter of ceiling with breakfast area fixture*.
- Ceramic tile** backsplash.

Bathrooms

- Forest Mansion signature vanity cabinetry** with cultured marble countertop**, complete with integrated basin and frameless full width mirror with sconce lighting.
- Distinctive corner tub* in ensuite with chrome with 12" perimeter tile surround** and tile tub deck**.
- Deep soaker bathtub* with tub and shower* in bathroom* with ceramic tiled** walls to ceiling.
- Shower* is complete with ceramic wall tile**, and ceramic floor tile.
- Discreet recessed mirrored medicine cabinets*.
- Temperature controlled and pressure balanced shower faucets.
- Exhaust fan vented to exterior.
- Chrome fixtures throughout.
- White water closets, sinks and tubs.

Laundry

- Heavy-duty wiring and receptacle.
- Vented to exterior.
- Stackable washer/dryer.

Safety and Security

- Personally encoded suite intrusion alarm with suite door contact and keypad connected to gatehouse.
- Personal remote panic alarm for use in garage.
- Smoke detector(s).
- Heat sensor(s) (connected to fire annunciator panel).
- Suite fire alarm and speakers.

Comfort System

- Individually controlled vertical fan coil system providing air conditioning and heating.

Electrical - Service and Features

- Individual 100 amp service panel with circuit breakers.
- White designer receptacles and switches throughout.
- Distinctive ceiling light fixtures in foyer, hallway(s), walk in closet(s), den* and bedrooms*.
- Capped ceiling light outlet in dining room.
- Convenient switch controlled outlets in living room.
- Multi port outlets supporting telephone, television and computer(s) in living room, kitchen, bedroom(s) and den*.

* Availability determined by suite design.

** Choice from a selection of Vendor's samples.

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

Date Published: September 1, 1998.

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INFORMATION SUMMARY

LOCATION:	Located at the north east corner of Ellesmere Road at Brimley Road. Minutes from the Scarborough Town Centre, 401, Don Valley Parkway, the LRT, GO buses and TTC
TOTAL NUMBER OF SUITES:	277 Suites
TOTAL NUMBER OF FLOORS:	22 Storey
ESTIMATED OCCUPANCY:	Fall, 2000
ESTIMATED MAINTENANCE FEE:	Approximately \$0.30 per sq.ft. per month including utilities.
ESTIMATED PROPERTY TAXES:	Approximately estimated at 1.25% of the purchase price per annum.
PURCHASE PRICE:	

Type			View	Approx. Sq.Ft.	Starting Price
1A	The Silver Birch	1 Bedroom	W	660 Sq.Ft.	\$104,000
1A Alt	The Beech	1 Bedroom + French Balcony	E	652 Sq. Ft.	\$113,000
1B	The Cherry	1 Bedroom + Solarium	W	775 Sq.Ft.	\$142,500 PH Only
1B Alt	The Pine	1 Bedroom + Solarium	E	708 Sq. Ft	\$122,000
2A	The Walnut	2 Bedroom + Balcony	W	930 Sq.Ft.	\$144,000
2A Alt	The Chestnut	2 Bedroom + Balcony	NE	926 Sq. Ft	\$161,000
2B	The Elm	2 Bedroom + Den & Balcony	E	970 Sq.Ft.	\$166,000
2C	The Spruce	2 Bedroom + Den & Balcony	E	1,010 Sq.Ft.	\$171,000
3A	The Sugar Maple	2 Bedroom + Den & Balcony	NW SW	1,152 Sq.Ft. 1,152 Sq.Ft.	\$188,000 \$194,000
3B	The Oak	3 Bedroom + Balcony	SE	1,260 Sq.Ft.	\$221,000

**Brokers Protected*

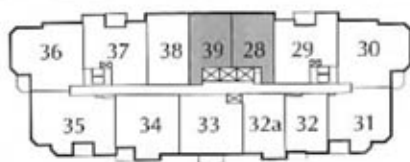
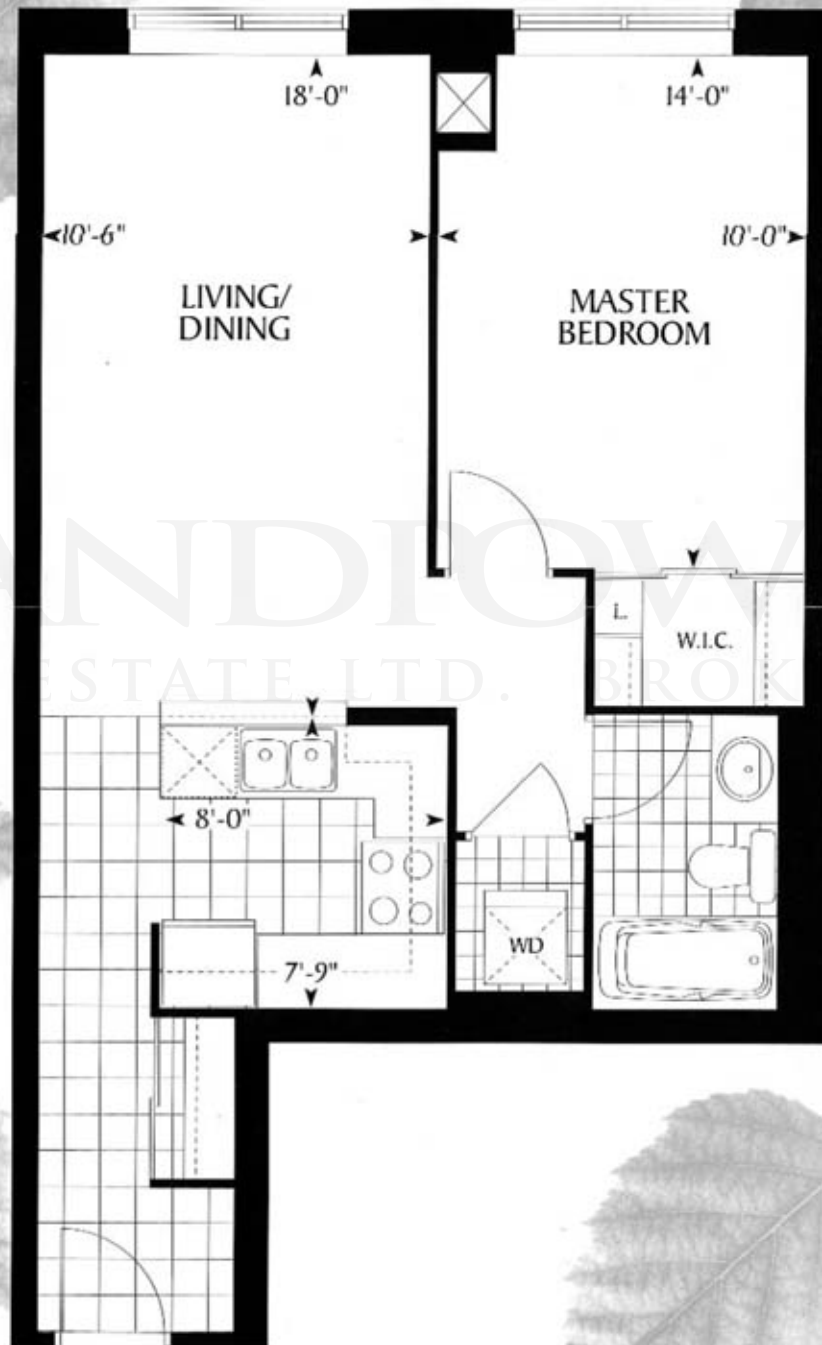
***Prices and specifications subject to change without notice E.&O.E.*

****Published Date: November 30th, 1998*

The Silver Birch

1 BEDROOM

1a

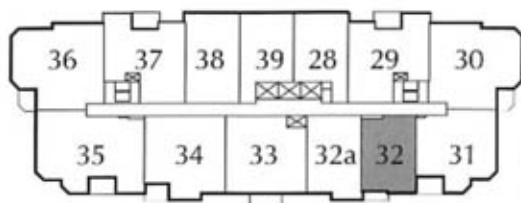
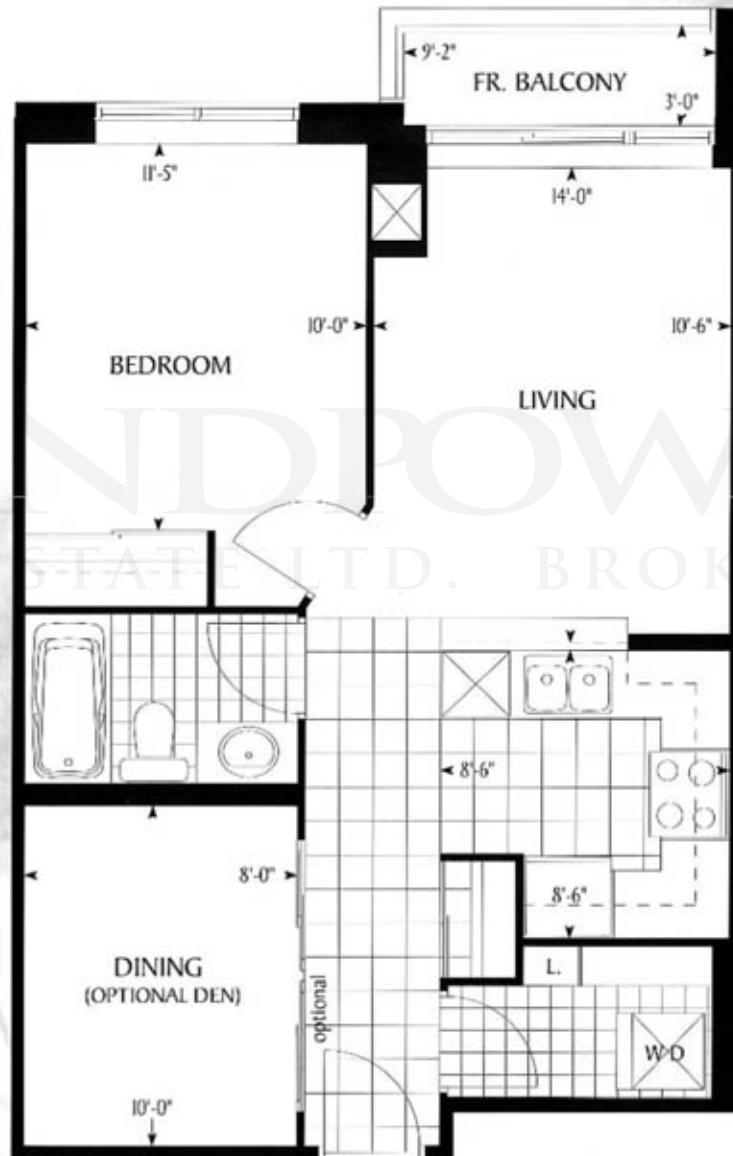


TRIDEL®

Beech

1 BEDROOM PLUS DINING ROOM
AND FRENCH BALCONY

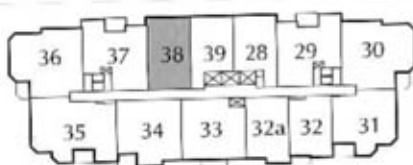
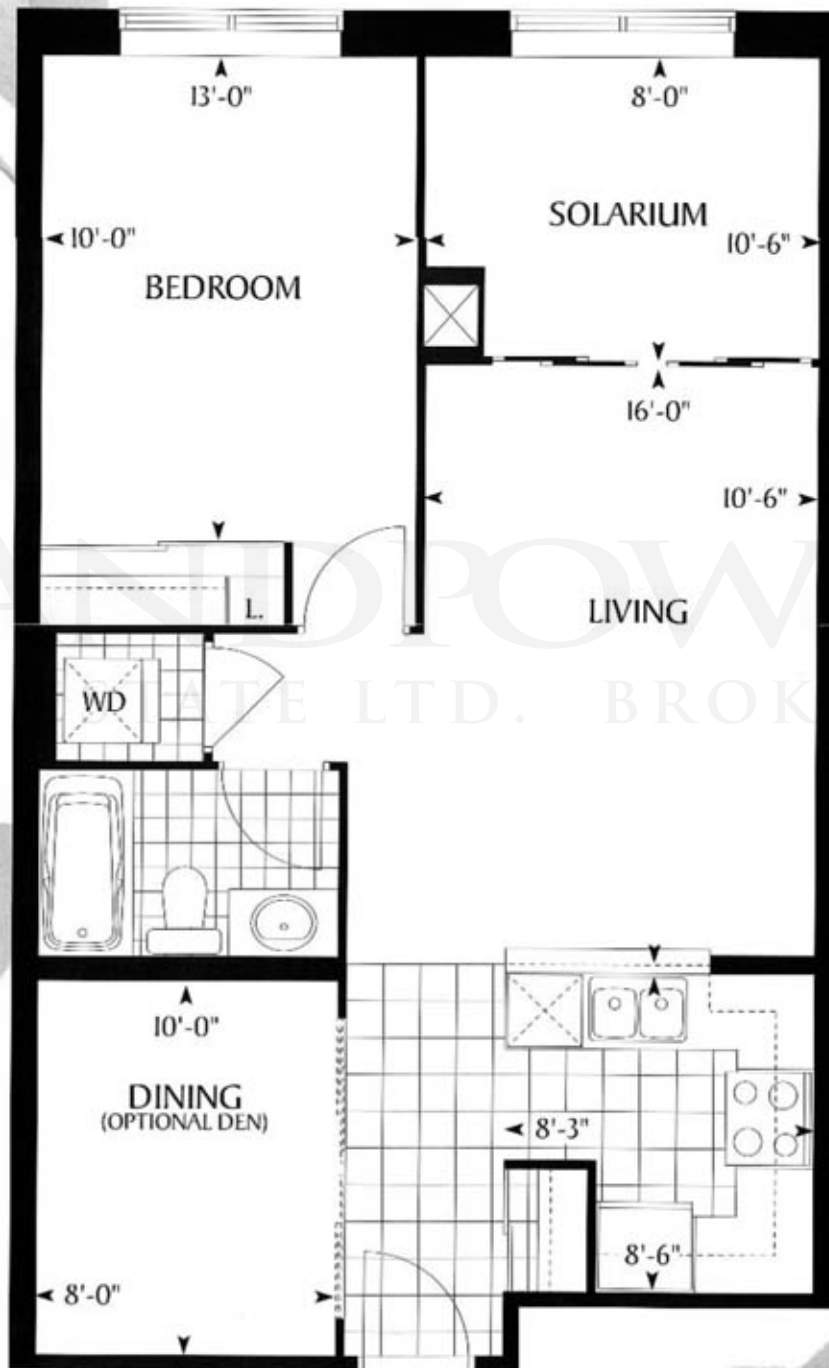
1a-alt



TRIDEL®

The Cherry

1 BEDROOM PLUS SOLARIUM
1b

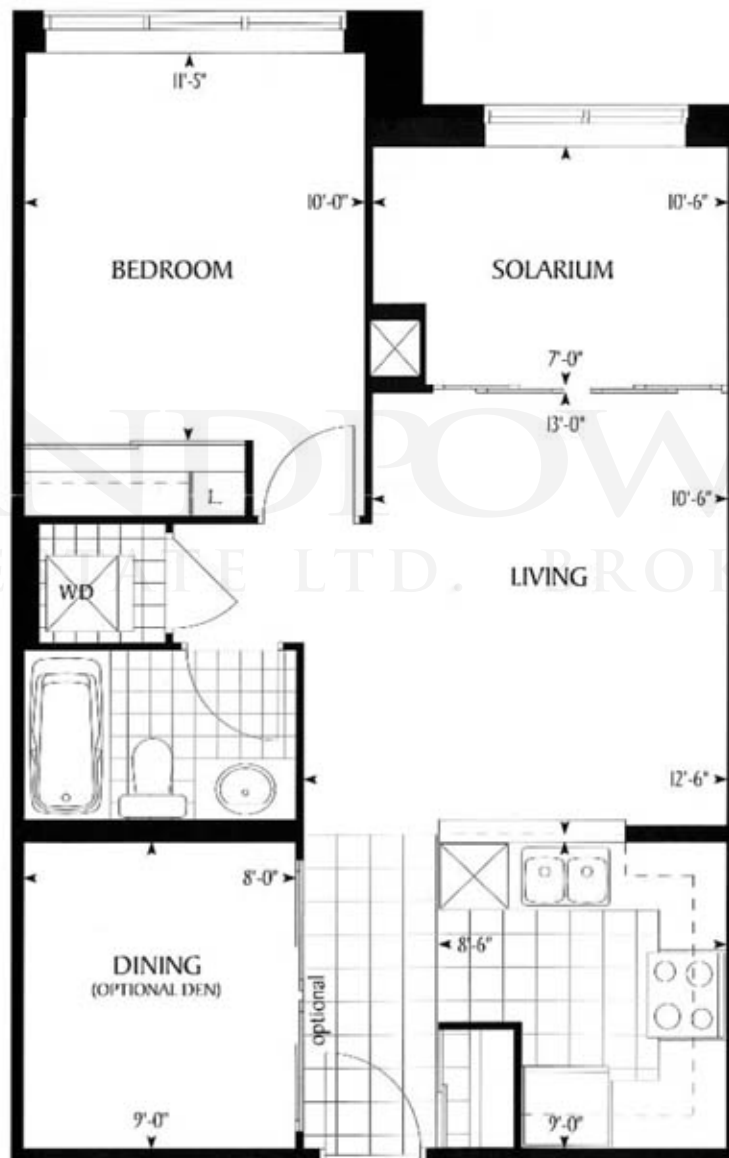


TRIDEL®

Pine

1 BEDROOM PLUS DINING ROOM AND SOLARIUM

1b-alt



TRIDEL®

The Walnut

2 BEDROOM AND BALCONY
2a

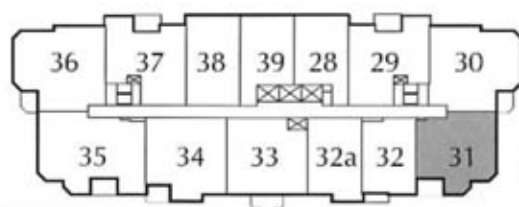


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Chestnut

2 BEDROOM AND BALCONY

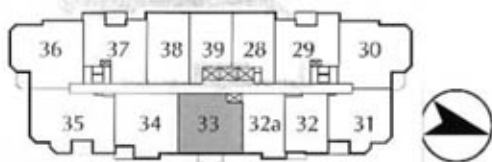
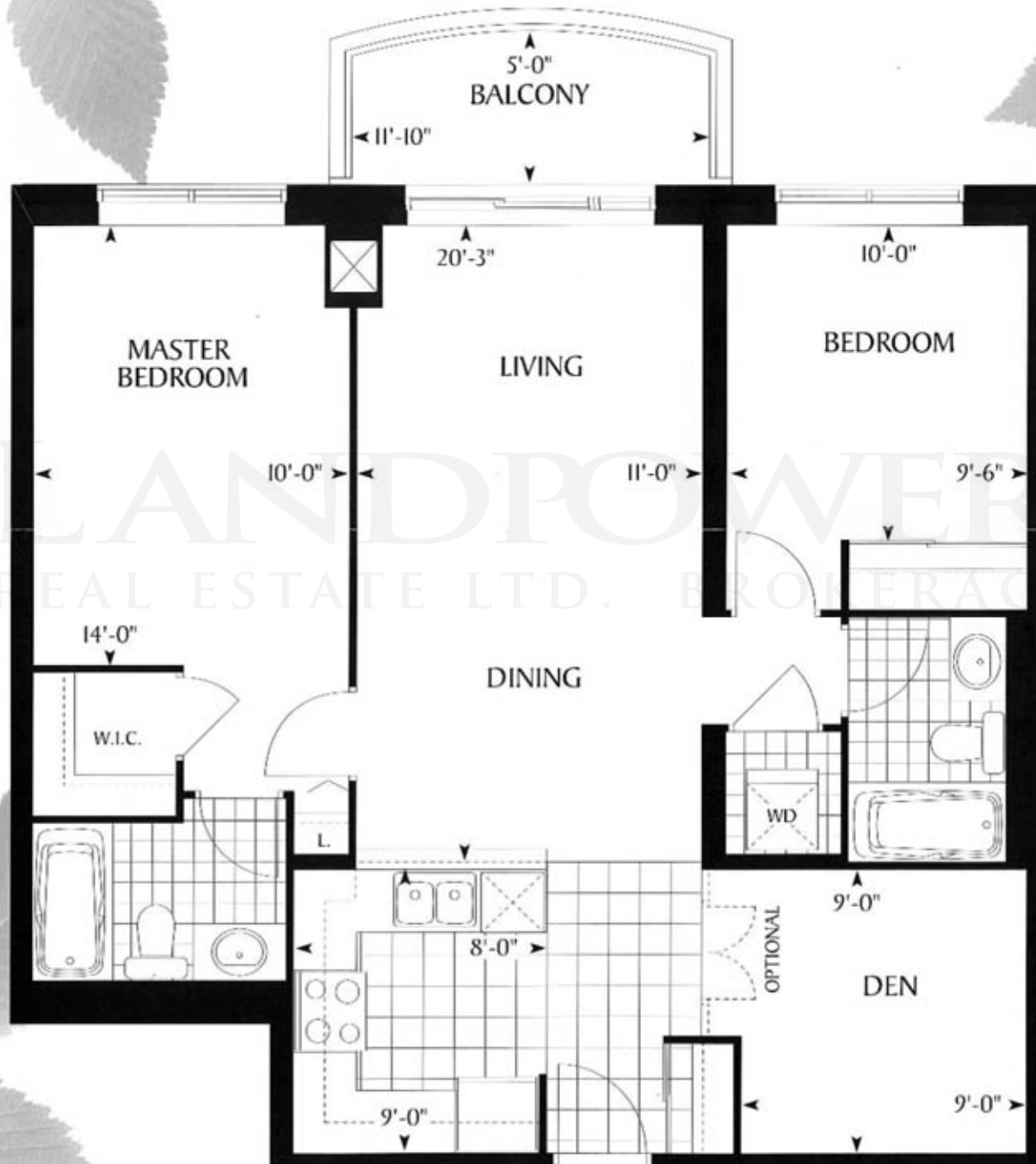
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TRIDEL®

The Elm

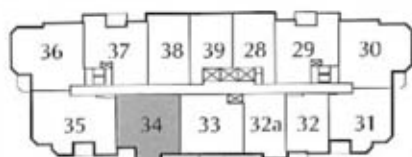
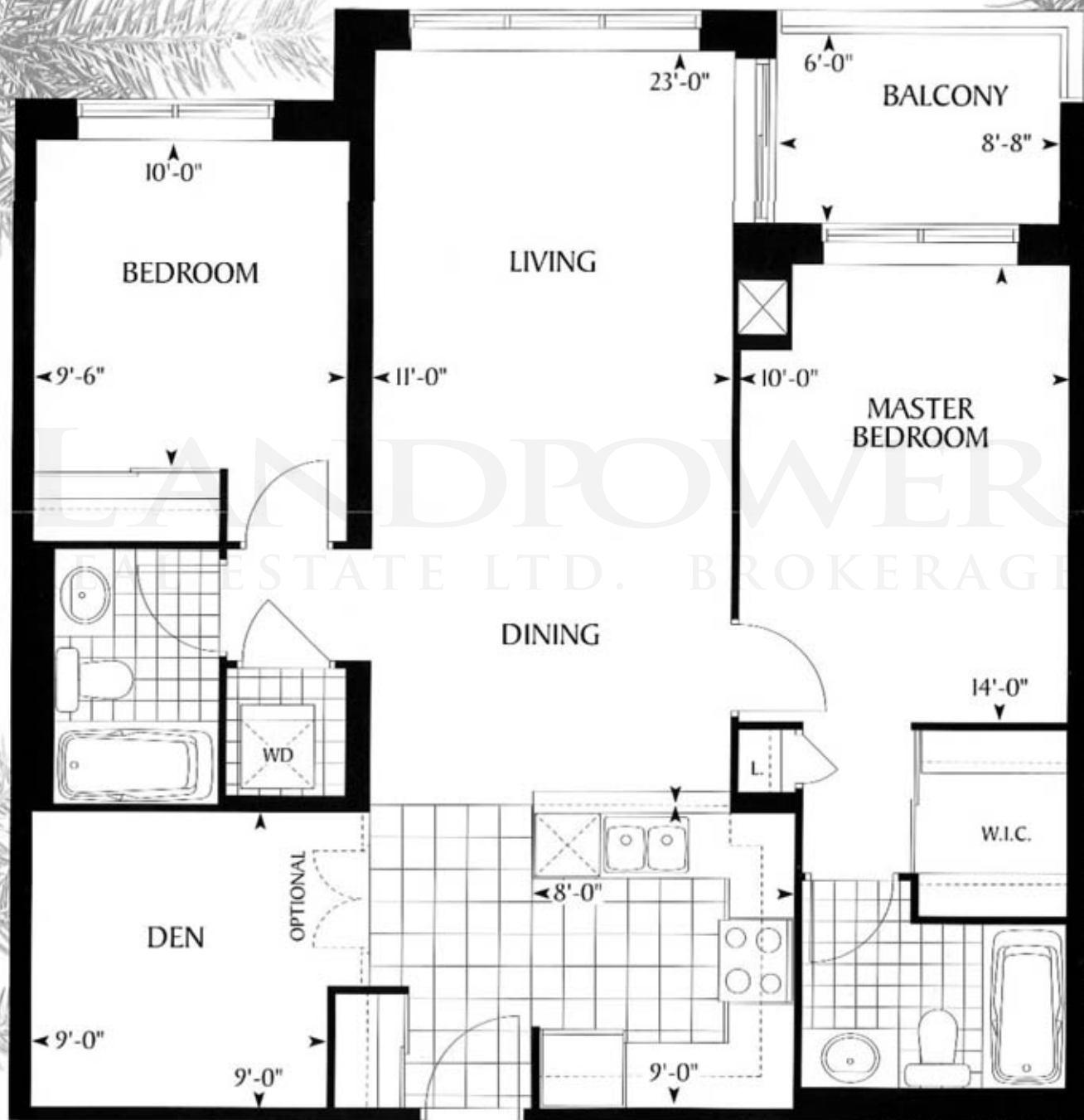
2 BEDROOM PLUS DEN AND BALCONY
2b



TRIDEL®

The Spruce

2 BEDROOM PLUS DEN AND BALCONY
2c



TRIDEL®

The Sugar Maple

2 BEDROOM PLUS DEN AND BALCONY

3a



TRIDEL®

The Oak

3 BEDROOM AND BALCONY
3b



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4800 Dufferin Street, Toronto, Ontario M3H 5S9



*P*restigious Condominiums
in a Forest Setting