

Old World Elegance Seen Anew

THE *G*REENS II
AT TAM O'SHANTER

LANDPOWER
REAL ESTATE LTD. BROKERAGE

TRIDEL

Common Area Features

Welcome to "The Greens at Tam O'Shanter Phase II" - An architectural achievement

The exterior of the residence is graced by rich architectural precast, high quality, dramatic tinted windows, frameless glass in the entrance and showcased by grand balconies.

Elegant sixteen storeys with breathtaking terrace suites.

The ground-level suites boast a beautiful patio area.

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

Gate house security guard is on duty twenty-four hours a day 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 as well as outdoor parking 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 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.

Resident's lounge with fireplace.

A distinctive boardroom for private functions and meetings is available.

A relaxing barbecue area is ideal for summertime outdoor entertaining.

Squash courts, table tennis, billiards room and card room.

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.

Two 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.

Suite Features & 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*.
- 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 ambience.
- Durable white cultured marble window sills on all windows.
- Gas fireplace*.

Floor Coverings - Above and beyond your expectations

- Polished, elegant marble floor tile** in foyer and washrooms.
- Sophisticated imported ceramic floor tile** in kitchen, breakfast area, solarium and balcony.
- Plush, 50 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.
- 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 tubs and shower walls of alternate bathrooms.
- Dramatic and inviting corner tub in 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 central system using four pipes allows full control of heating and air conditioning year round.

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: January 1, 1998.

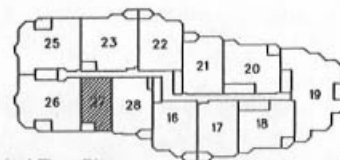
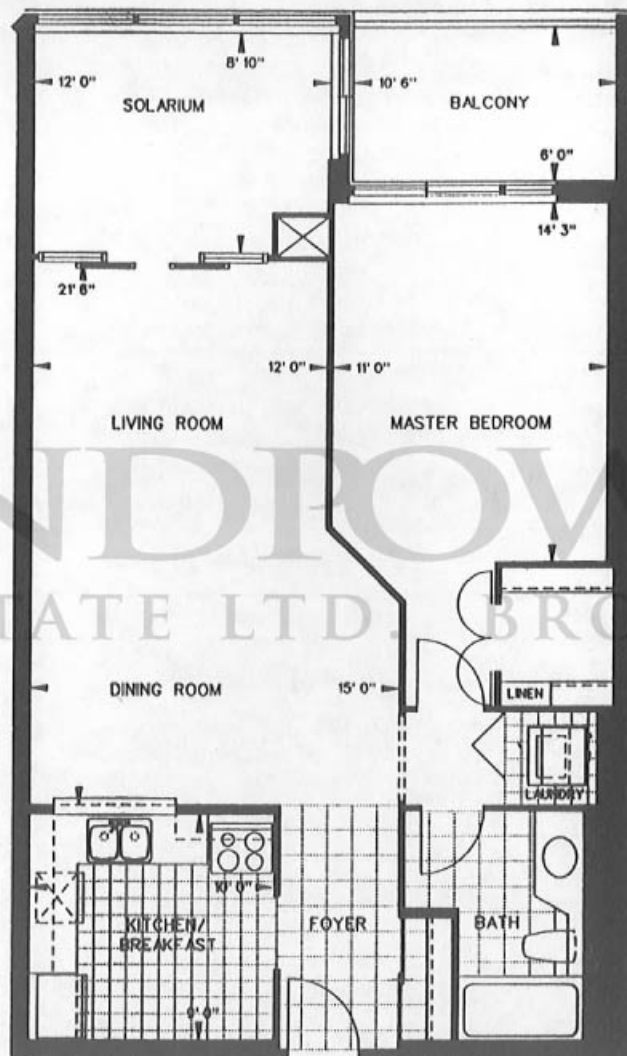
Design Type	Suite No.	Approx. sq. ft. (balcony/terrace area)	Price from
OAK HILL	Suite 27	943 (74)	\$186,000
WESTCHESTER	Suite 16	1,435 (79)	\$251,000
WESTCHESTER	Suite 22	1,443 (78)	\$256,000
AUGUSTA	Suite 28	1,359 (82)	\$238,000
AUGUSTA	Suite 17	1,494 (79)	\$260,000
AUGUSTA	Suite 21	1,507 (82)	\$265,000
AUGUSTA	Suite 21 (Ground Floor)	1,507 (107)	\$288,000
CASTLE PINES	Suite 18 (Ground Floor)	1,564 (75)	\$298,000
CASTLE PINES	Suite 18	1,564 (75)	\$280,000
CASTLE PINES	Suite 20	1,576 (82)	\$290,000
GLEN ABBEY	Suite 23	1,912 (79)	\$359,000
HARBOUR TOWN	Suite 25	1,903 (115)	\$363,000
HARBOUR TOWN	Suite 26	1,906 (115)	\$363,000
ST. ANDREWS	Suite 19	2,432 (97)	\$448,000
TERRACE SUITE	Suite 1726	2,017 (478)	\$529,000
TERRACE SUITE	Suite 1825	2,055 (745)	\$549,000
TERRACE SUITE	Suite 1625	2,058 (474)	\$559,000
TERRACE SUITE	Suite 1626	2,480 (603)	\$625,000
TERRACE SUITE	Suite 1826	2,550 (759)	\$639,000
TERRACE SUITE	Suite 1725	3,017 (536)	\$888,000
PENTHOUSE SUITE	PH 26	2,021 (532)	\$549,000
PENTHOUSE SUITE	PH 25	2,597 (921)	\$679,000
TOWNHOUSE	Type A	2,679	\$368,000

Oak Hill

SUITE 27

SUITE AREA 943 SQ. FT.

BALCONY AREA 74 SQ. FT.



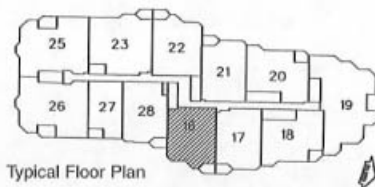
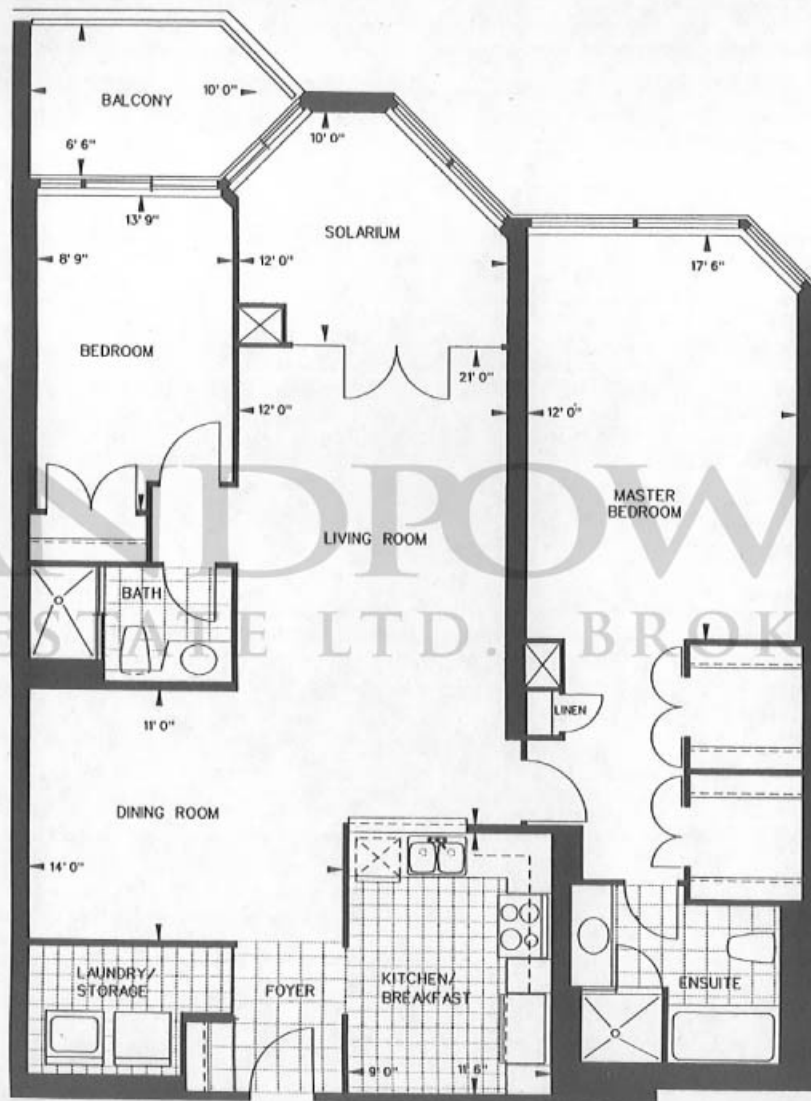
Typical Floor Plan

Westchester

SUITE 16

SUITE AREA 1,435 SQ. FT.

BALCONY AREA 79 SQ. FT.

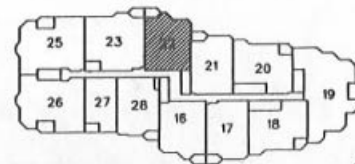
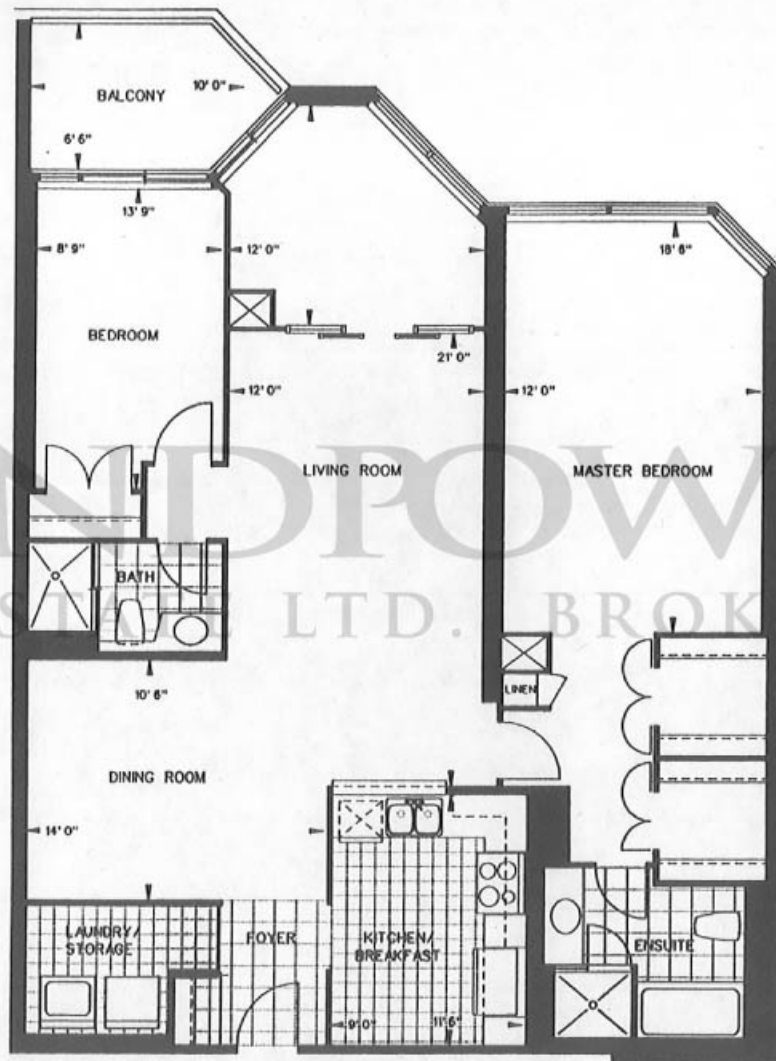


Westchester

SUITE 22

SUITE AREA 1,443 SQ. FT.

BALCONY AREA 78 SQ. FT.



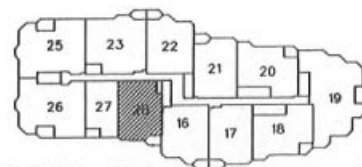
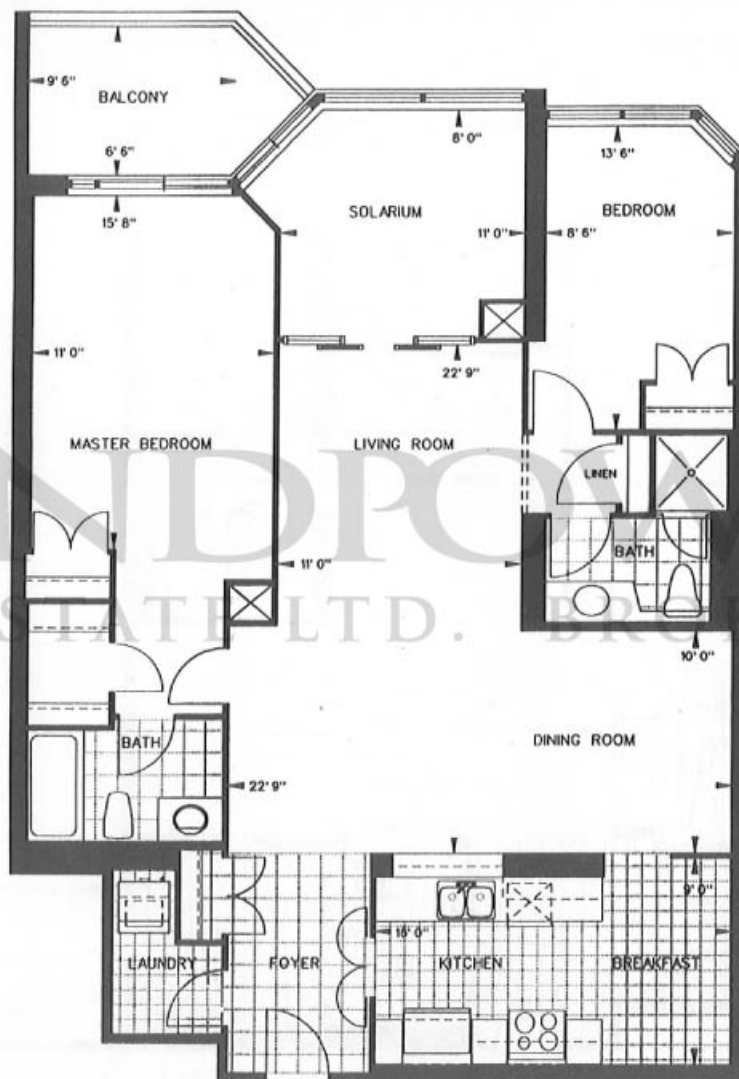
Typical Floor Plan

Augusta

SUITE 28

SUITE AREA 1,359 SQ. FT.

BALCONY AREA 82 SQ. FT.



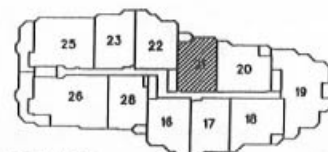
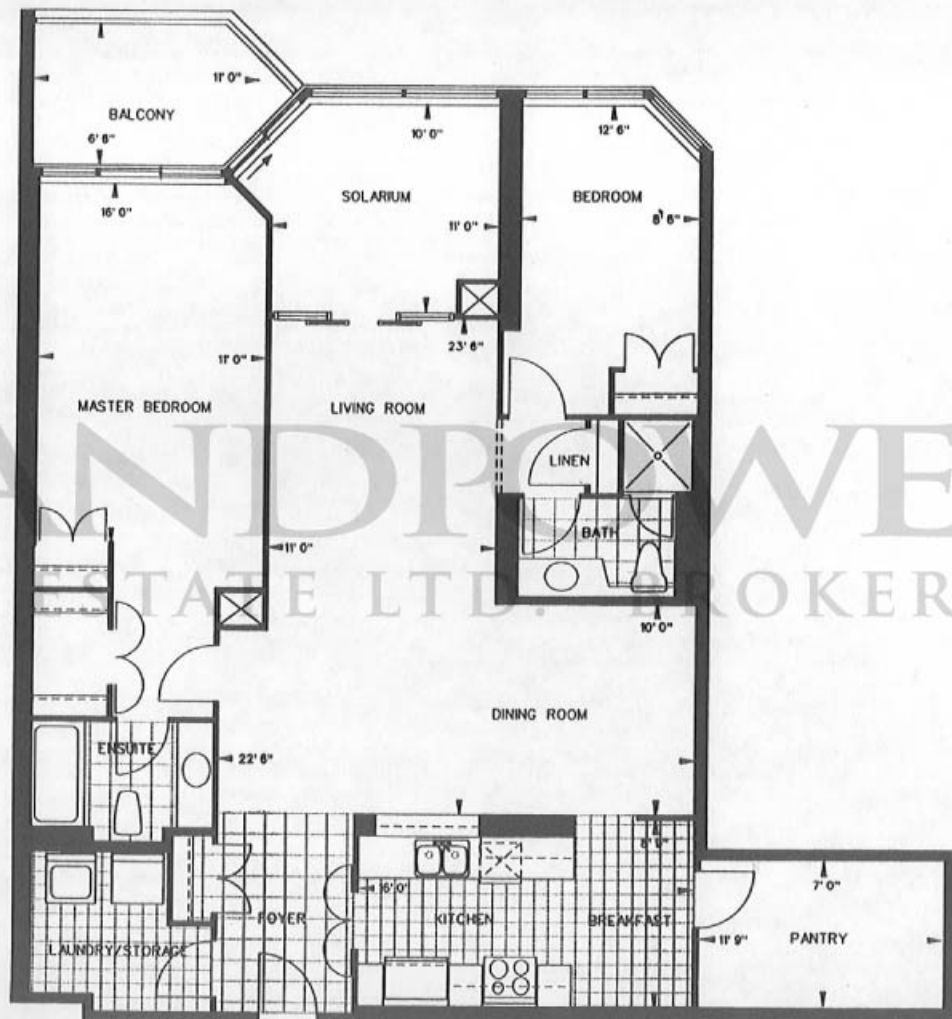
Typical Floor Plan

Augusta

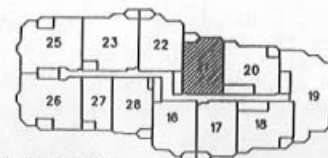
SUITE 21

SUITE AREA 1,507 SQ. FT.

BALCONY AREA 82 SQ. FT.



16th Floor Plan



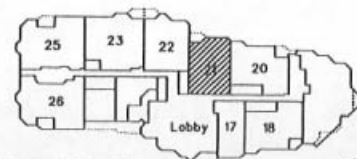
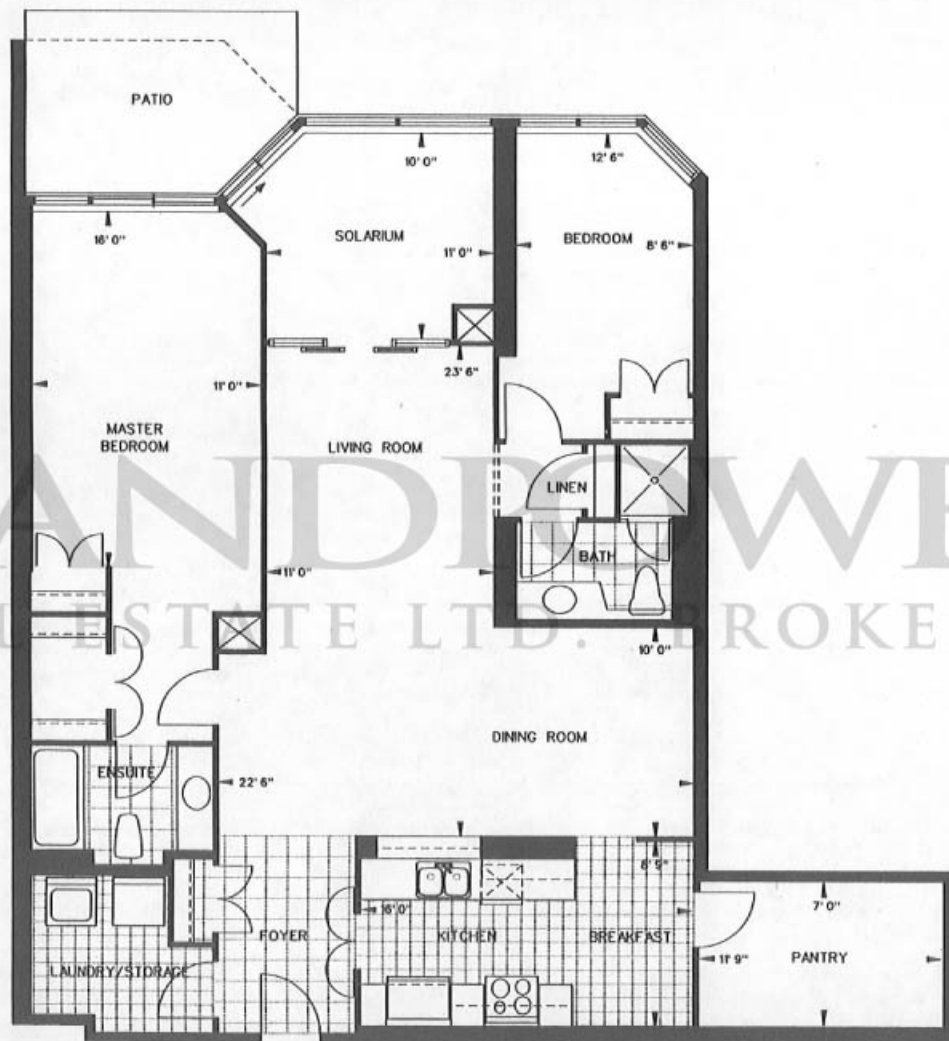
Typical Floor Plan

Augusta

SUITE 21 (Ground Floor)

SUITE AREA 1,507 SQ. FT.

PATIO AREA 107 SQ. FT.



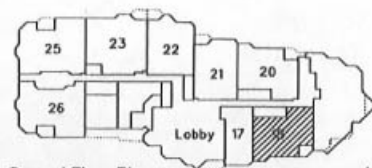
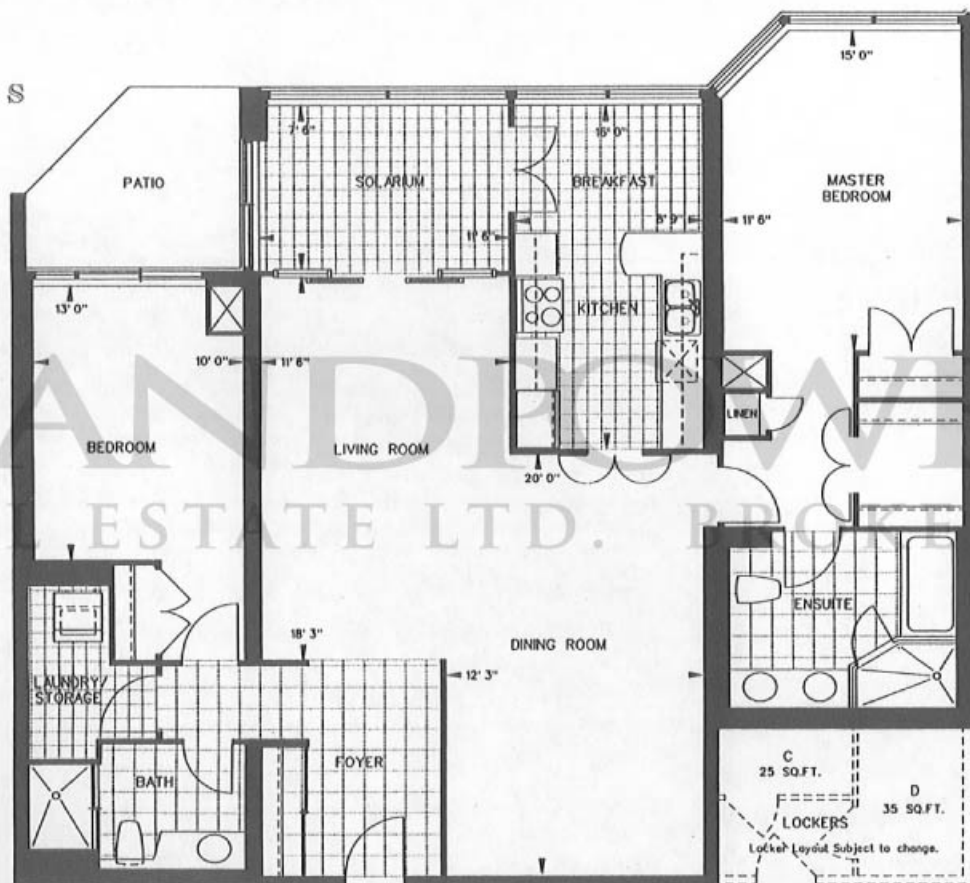
Ground Floor Plan

Castle Pines

SUITE 18 (Ground Floor)

SUITE AREA 1,564 SQ. FT.

PATIO AREA 75 SQ. FT.

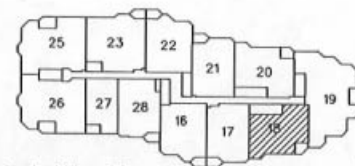
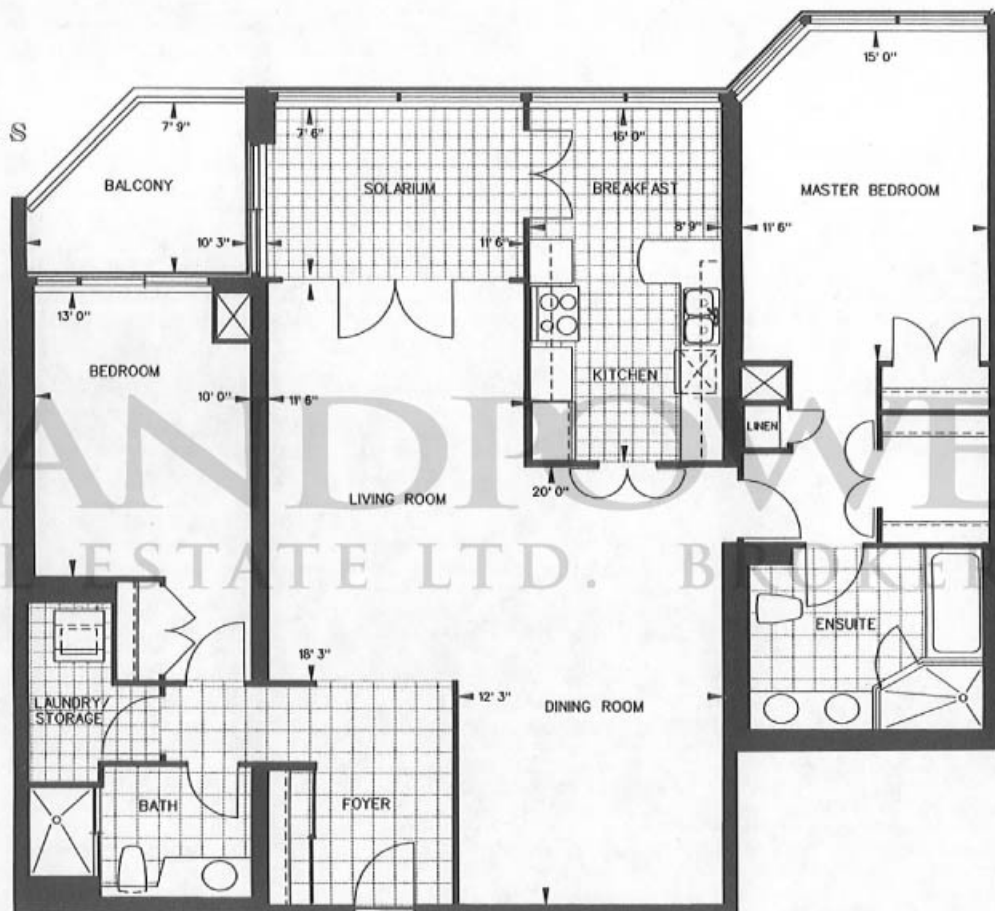


Ground Floor Plan

Castle Pines

SUITE 18

SUITE AREA 1,564 SQ. FT.
BALCONY AREA 75 SQ. FT.



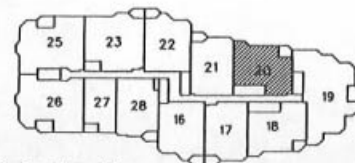
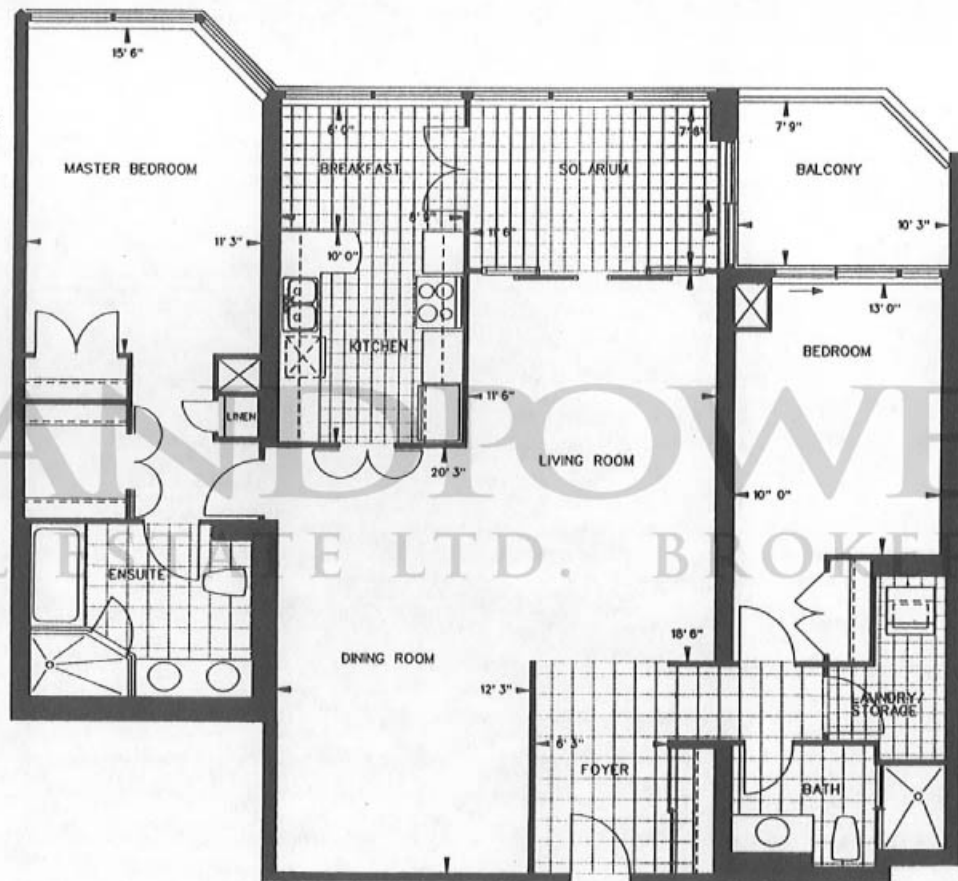
Typical Floor Plan

Castle Pines

SUITE 20

SUITE AREA 1,576 SQ. FT.

BALCONY AREA 82 SQ. FT.



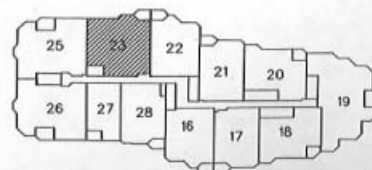
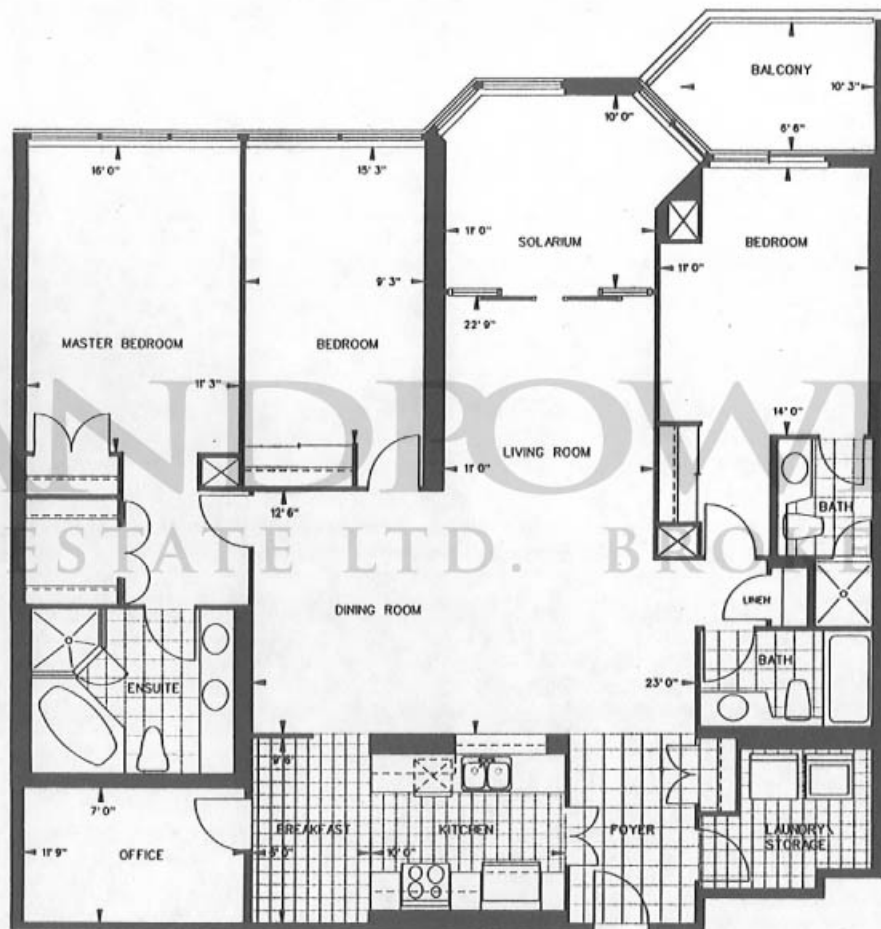
Typical Floor Plan

Glen Abbey

SUITE 23

SUITE AREA 1,912 SQ. FT.

BALCONY AREA 79 SQ. FT.



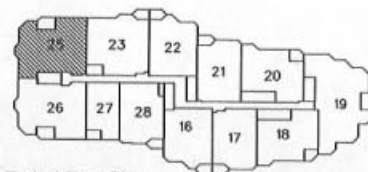
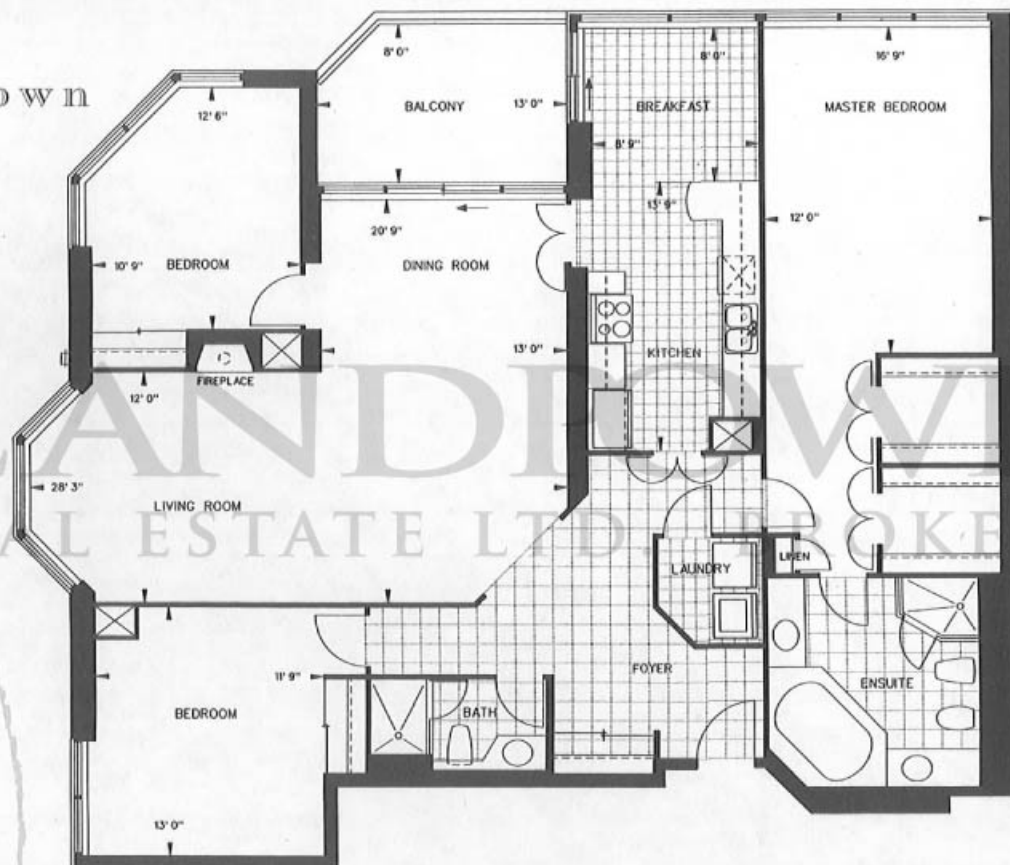
Typical Floor Plan

Harbour Town

SUITE 25

SUITE AREA 1,903 SQ. FT.

BALCONY AREA 115 SQ. FT.



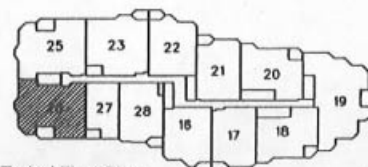
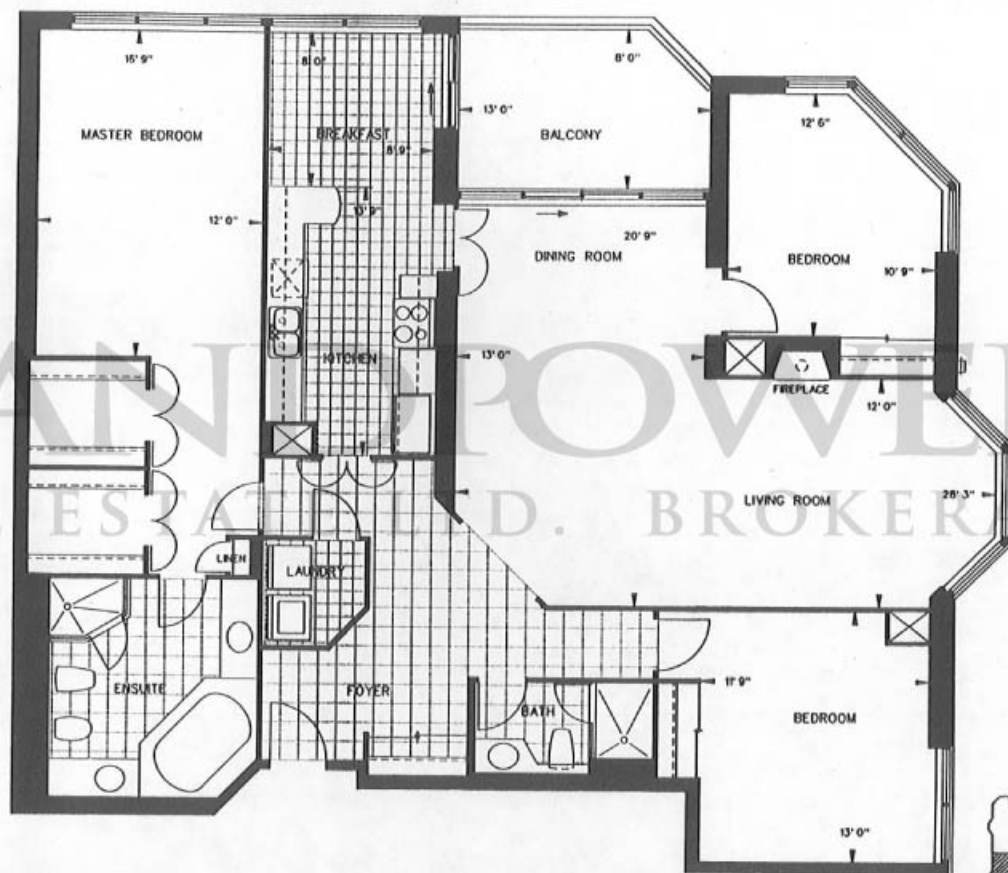
Typical Floor Plan

Harbour Town

SUITE 26

SUITE AREA 1,906 SQ. FT.

BALCONY AREA 115 SQ. FT.



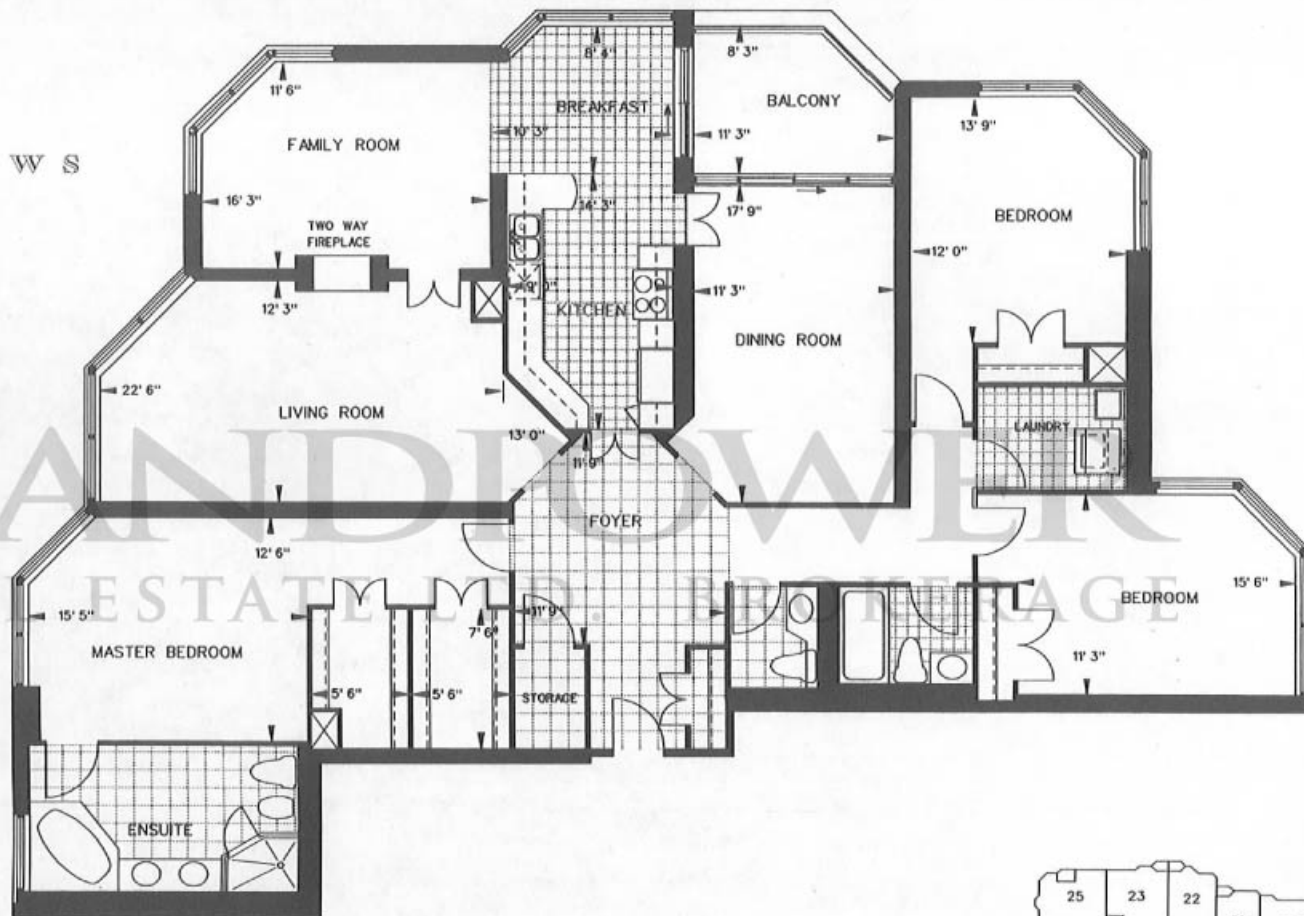
Typical Floor Plan

St. Andrews

SUITE 19

SUITE AREA 2,432 SQ. FT.

BALCONY AREA 97 SQ. FT.



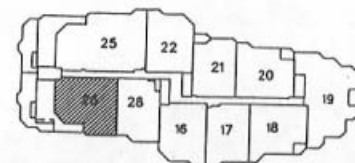
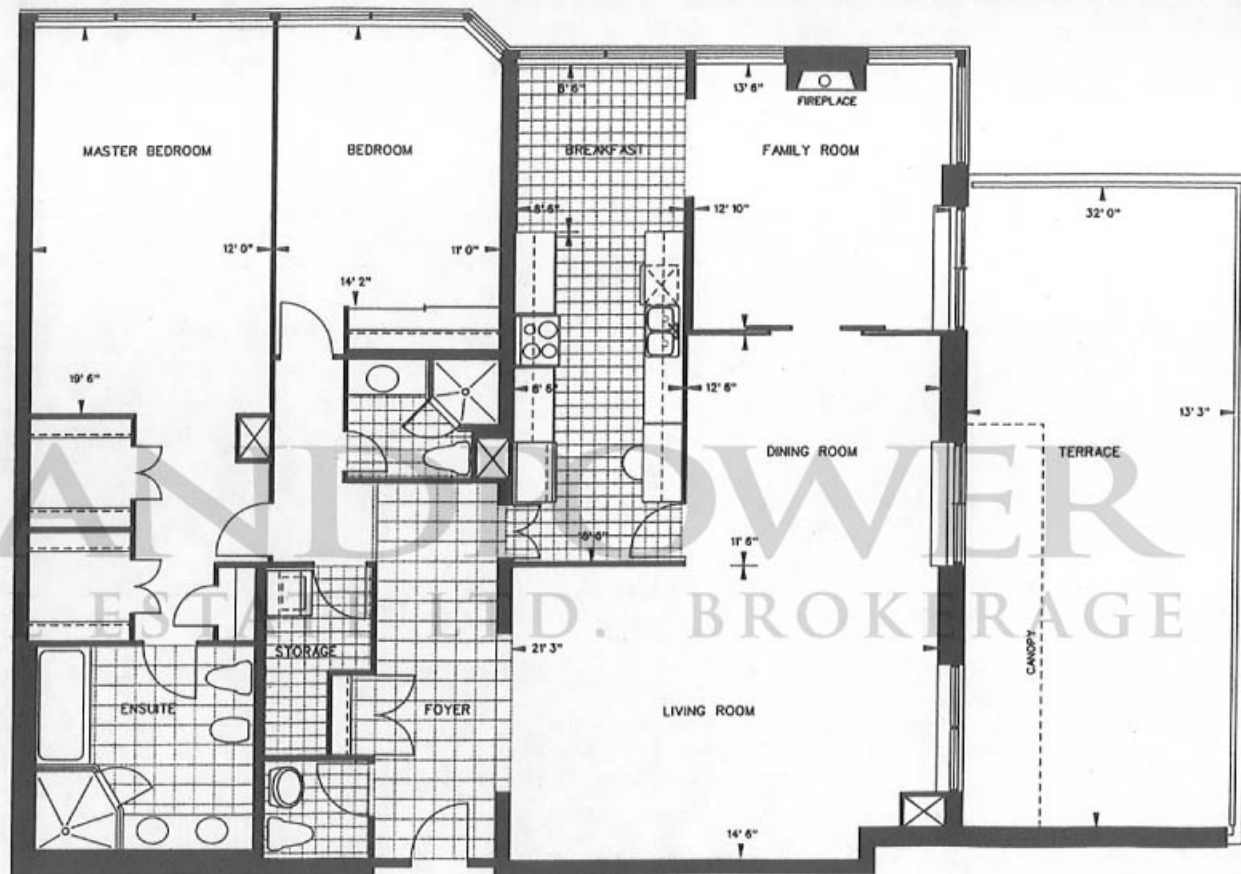
Typical Floor Plan

Terrace Suite

SUITE 1726

SUITE AREA 2,017 SQ. FT.

TERRACE AREA 478 SQ. FT.



17th Floor Plan

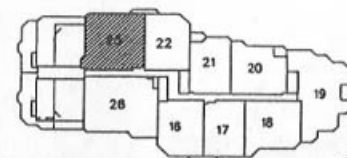
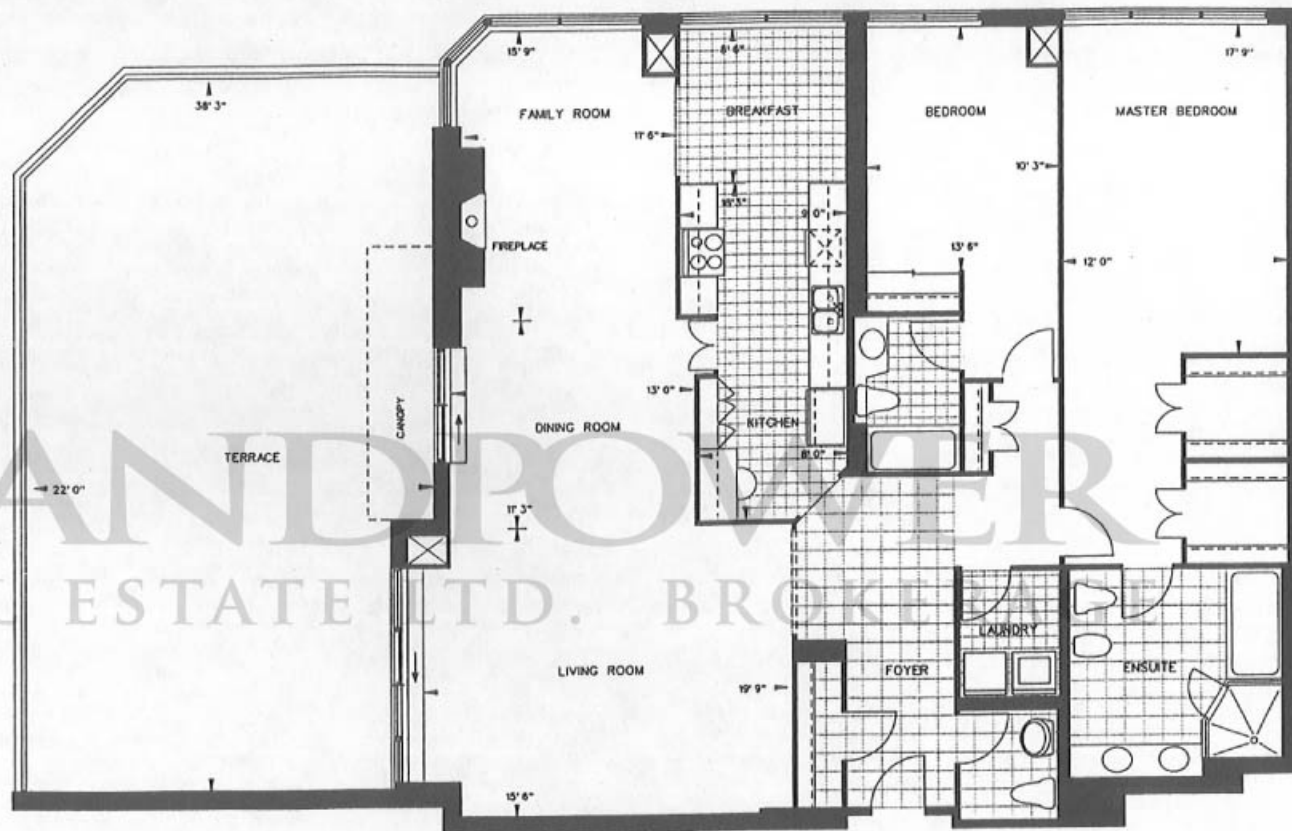
THE GREENS II
AT TAM O'SHANTER

Terrace Suite

SUITE 1825

SUITE AREA 2,055 SQ. FT.

TERRACE AREA 745 SQ. FT.



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

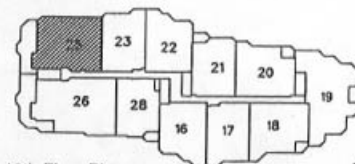
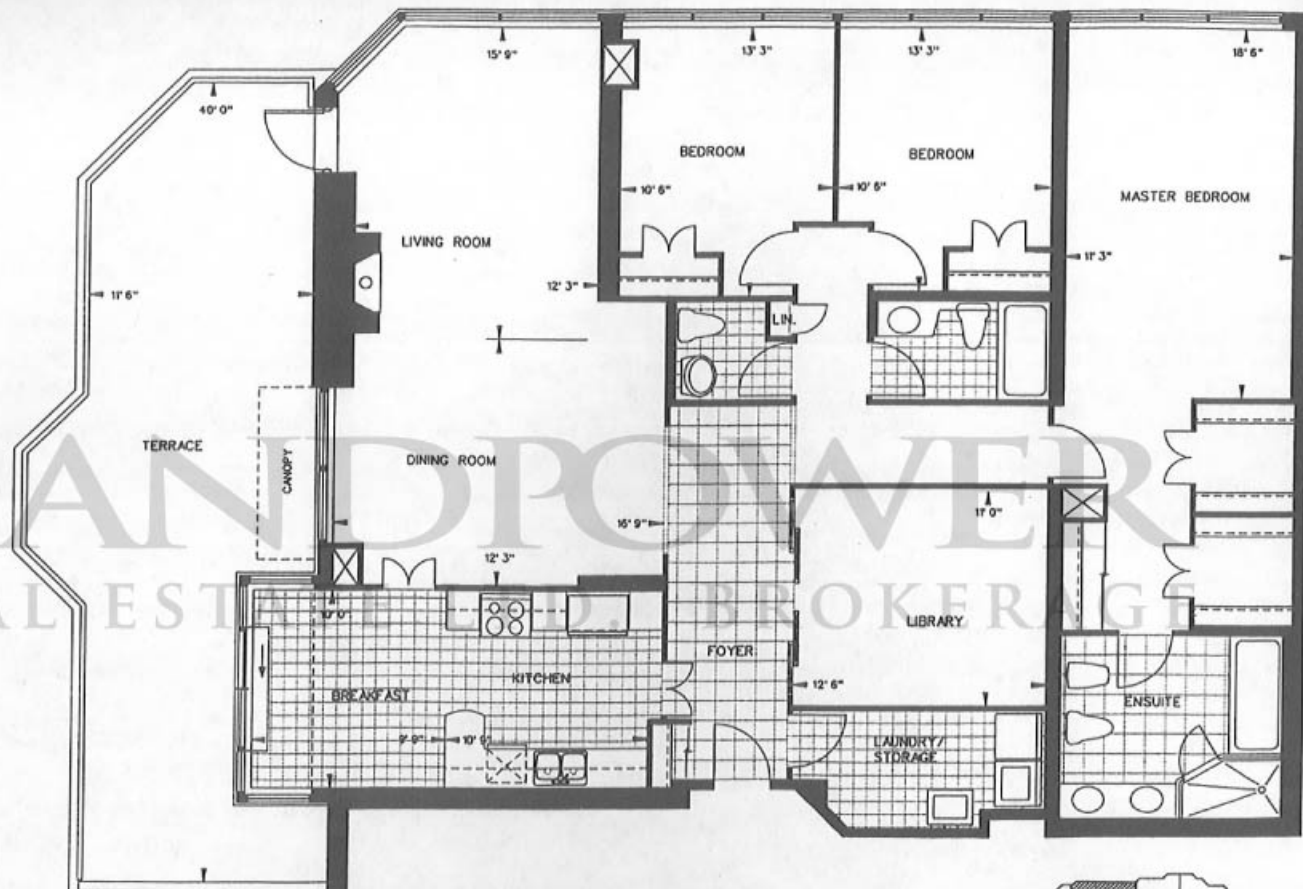
THE GREENS II
AT TAM O'SHANTER

Terrace Suite

SUITE 1625

SUITE AREA 2,058 SQ. FT.

TERRACE AREA 474 SQ. FT.



16th Floor Plan

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

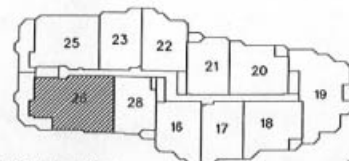
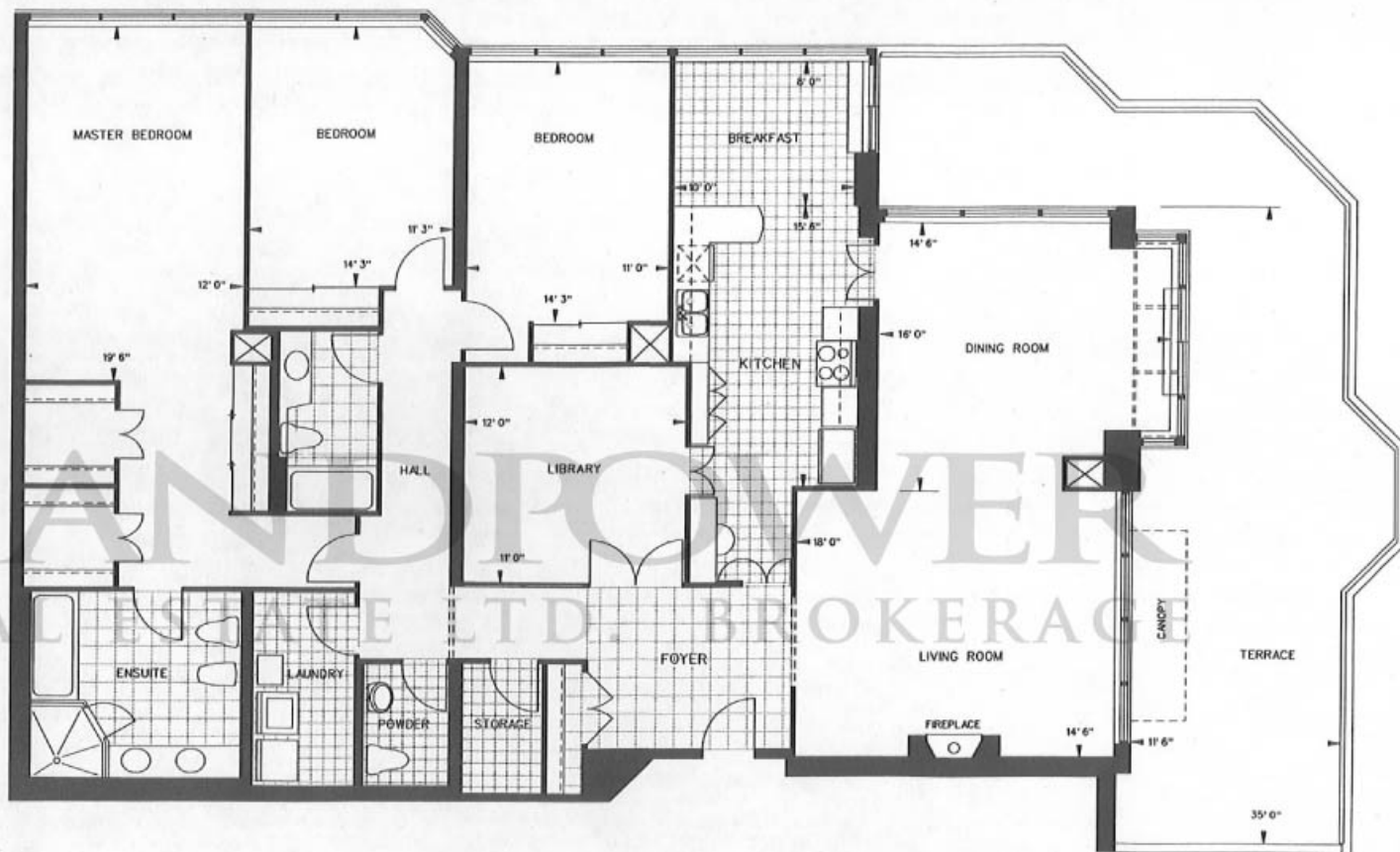
THE GREENS II
AT TAM O'SHANTER

Terrace Suite

SUITE 1626

SUITE AREA 2,480 SQ. FT.

TERRACE AREA 603 SQ. FT.



16th Floor Plan

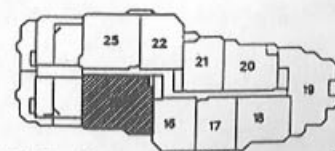
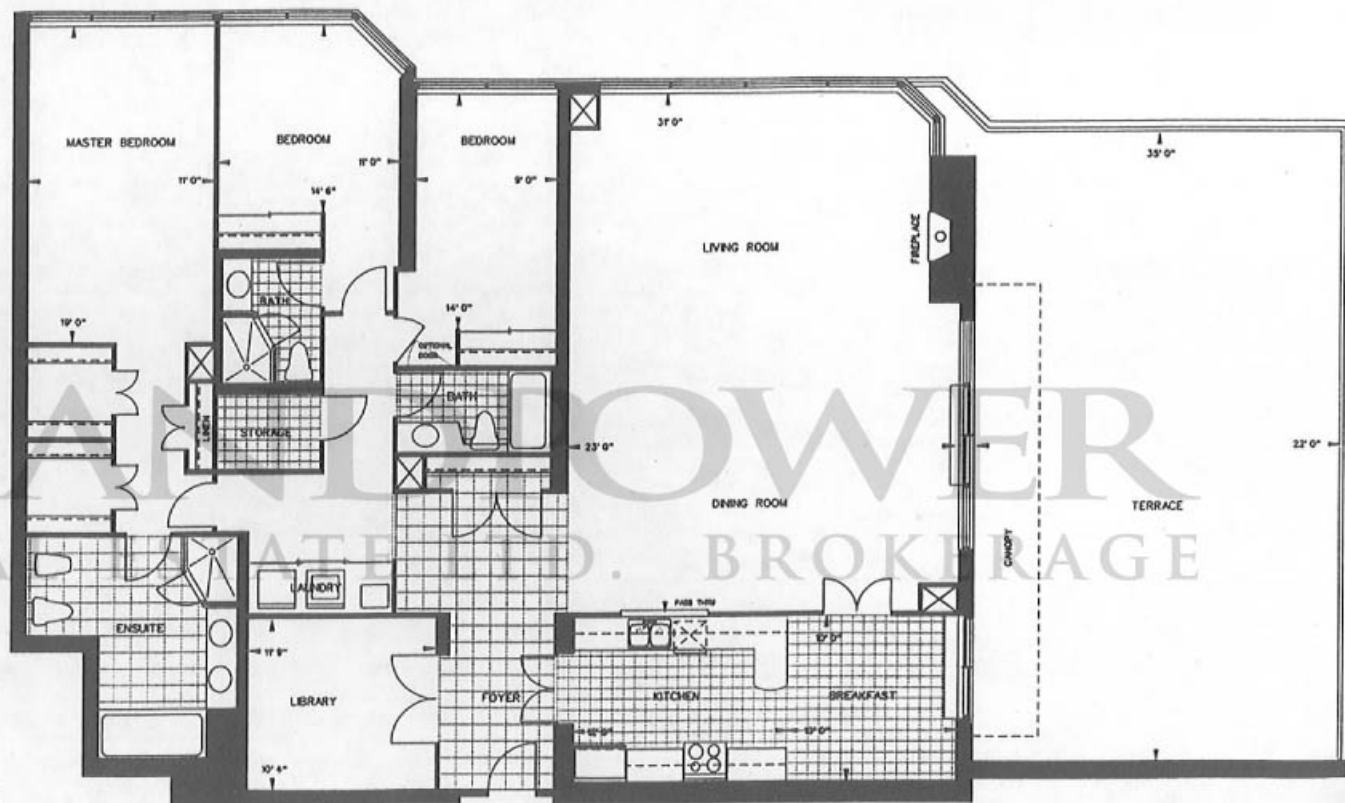
Sizes and specifications subject to change without notice. E.&O.E.

Terrace Suite

SUITE 1826

SUITE AREA 2,550 SQ. FT.

TERRACE AREA 759 SQ. FT.



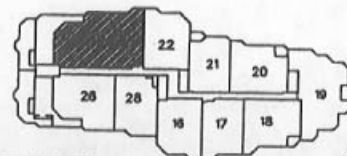
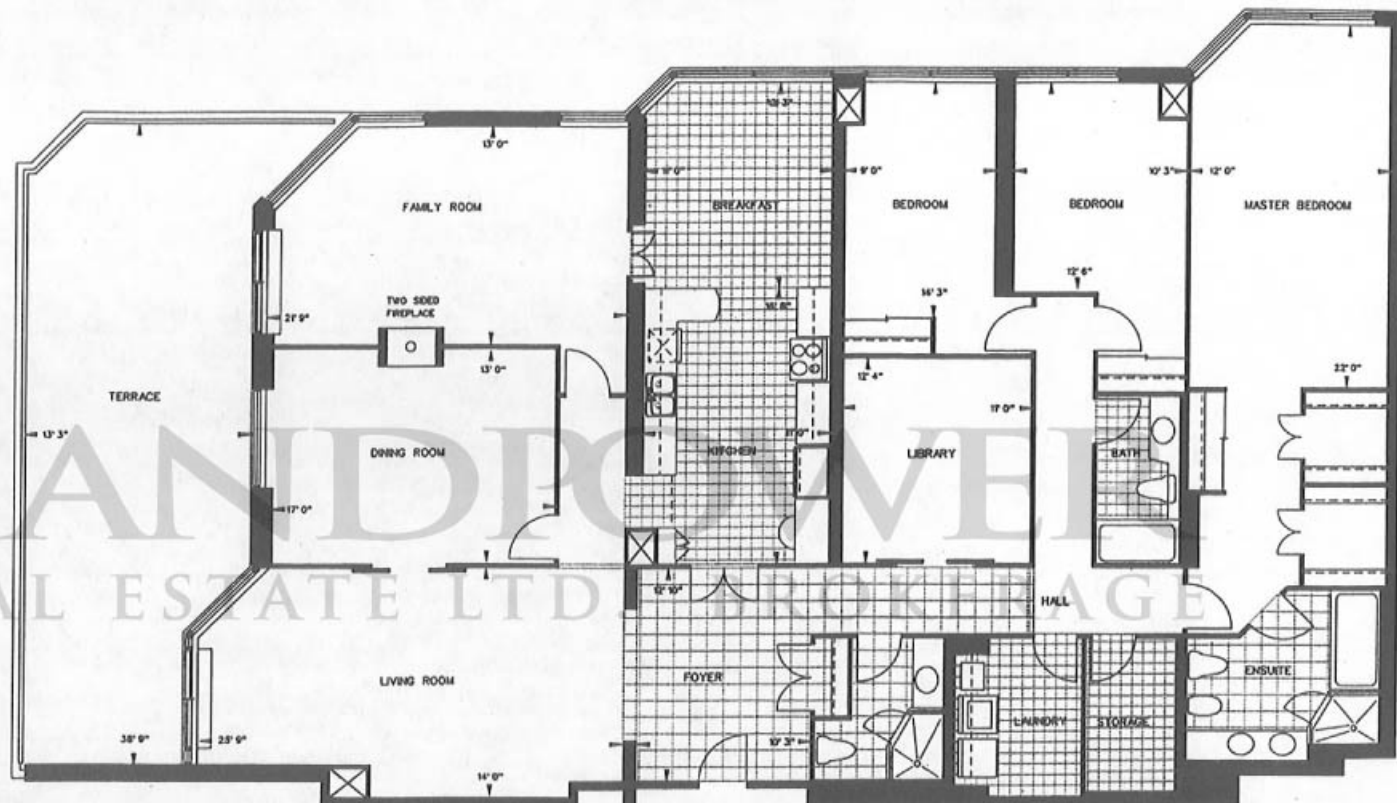
18th Floor Plan

Terrace Suite

SUITE 1725

SUITE AREA 3,017 SQ. FT.

TERRACE AREA 536 SQ. FT.



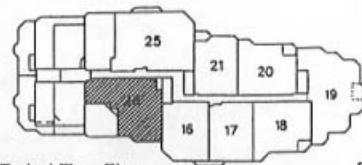
17th Floor Plan

Penthouse Suite

SUITE 26

SUITE AREA 2,021 SQ. FT.

BALCONY AREA 532 SQ. FT.



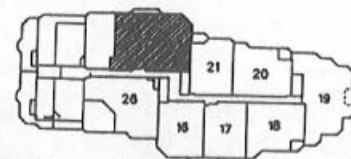
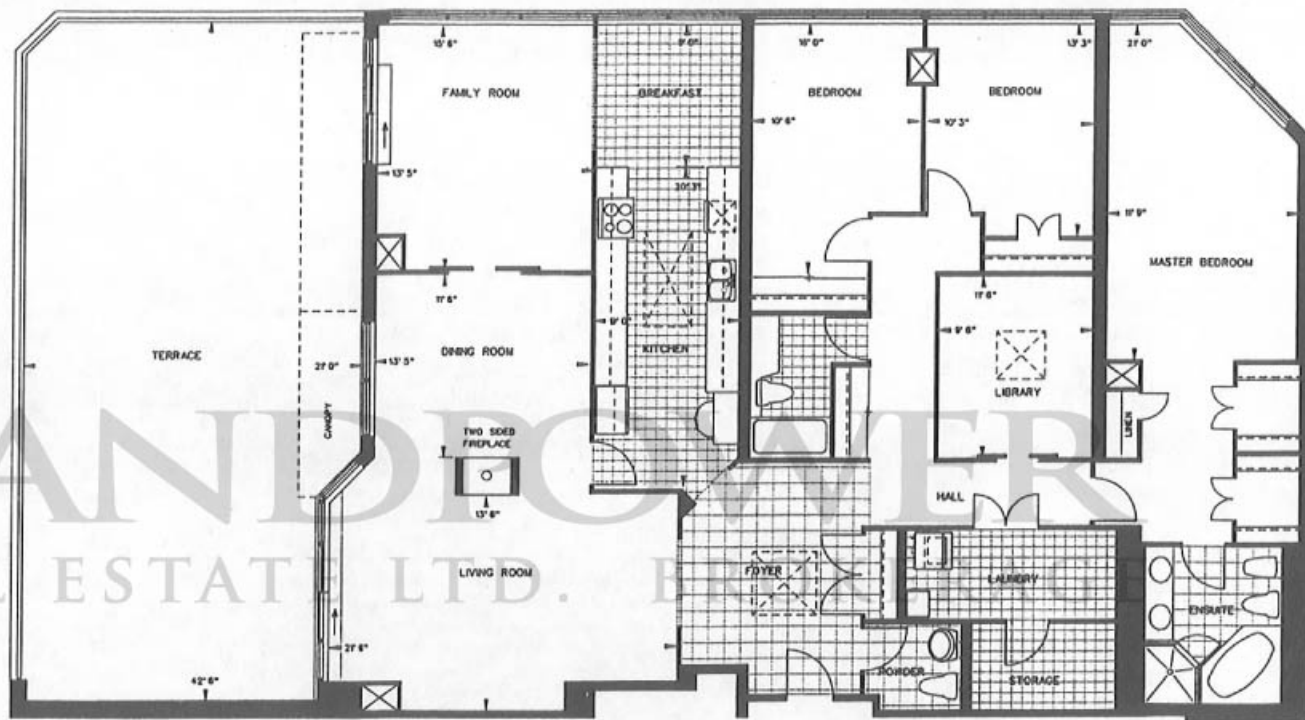
Typical Floor Plan

Penthouse Suite

SUITE 25

SUITE AREA 2,597 SQ. FT.

BALCONY AREA 921 SQ. FT.

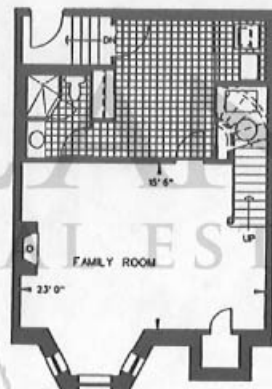


Typical Floor Plan

Townhouse

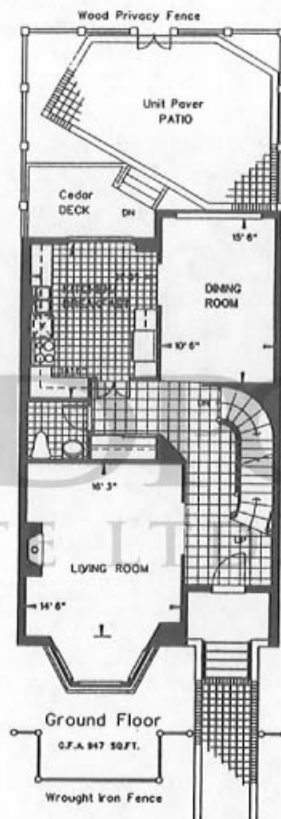
3 bedroom Type A

SUITE AREA 2,679 SQ. FT.



Lower Level

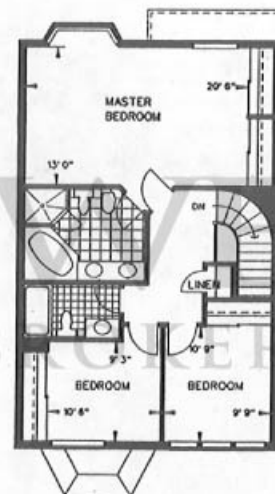
G.F.A. 803 SQ. FT.



Ground Floor

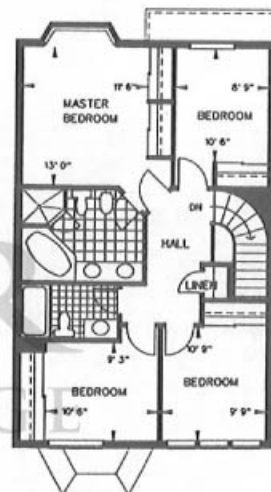
G.F.A. 947 SQ. FT.

Wrought Iron Fence



Second Floor

G.F.A. 929 SQ. FT.



Alternate Second Floor
4 Bedroom Option

G.F.A. 929 SQ. FT.



Ground Floor

LANDPOWER

REAL ESTATE LTD. BROKERAGE

TRIDEL

The Greens at Tam O'Shanter, Phase II
138 Bonis Avenue, Toronto, Ontario Tel.: (416)321-0101