



i m a g i n e

LANDPOWER

REAL ESTATE LTD. BROKERAGE

The Hemingway
Brokers' Preview

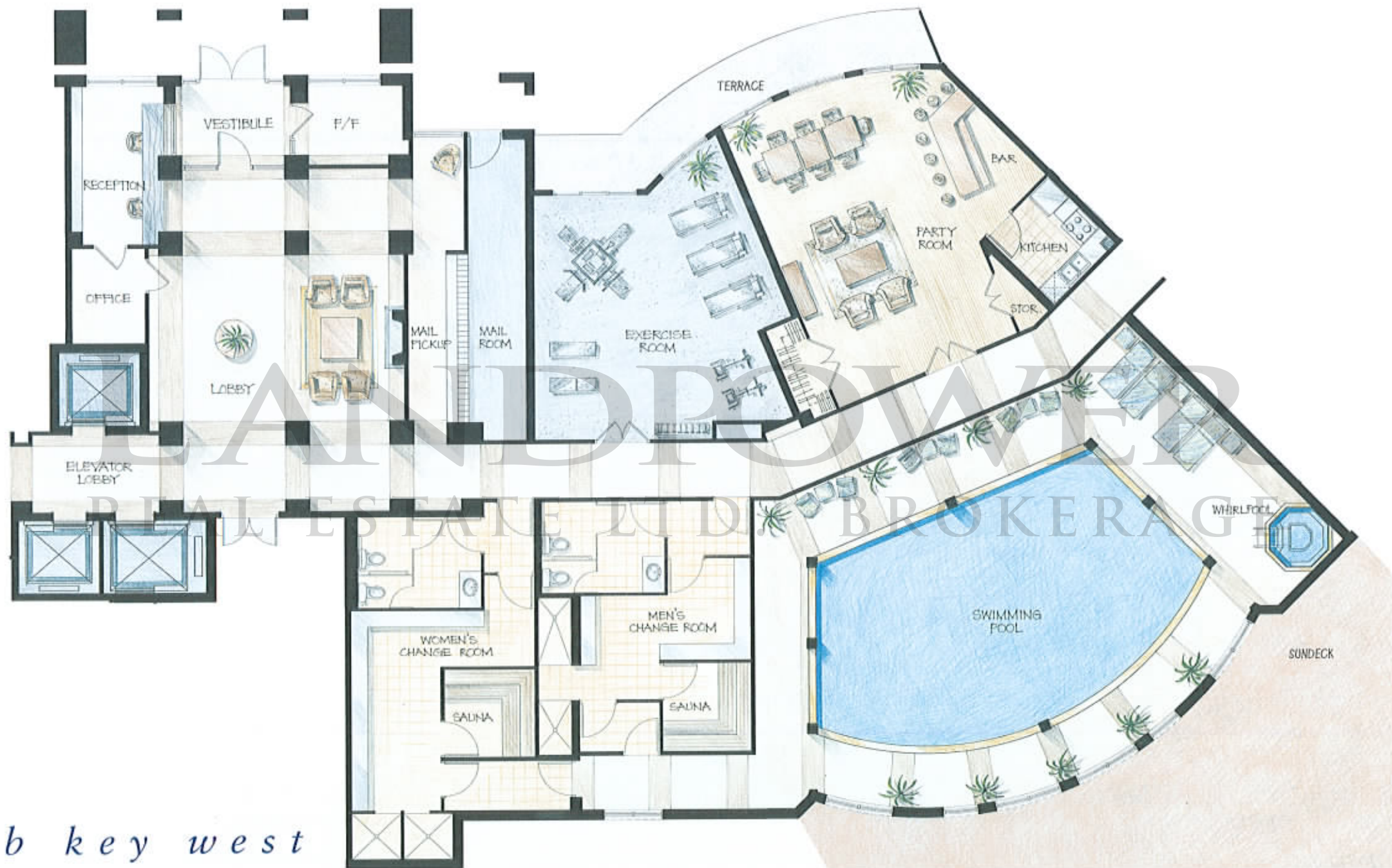
the

HEMINGWAY

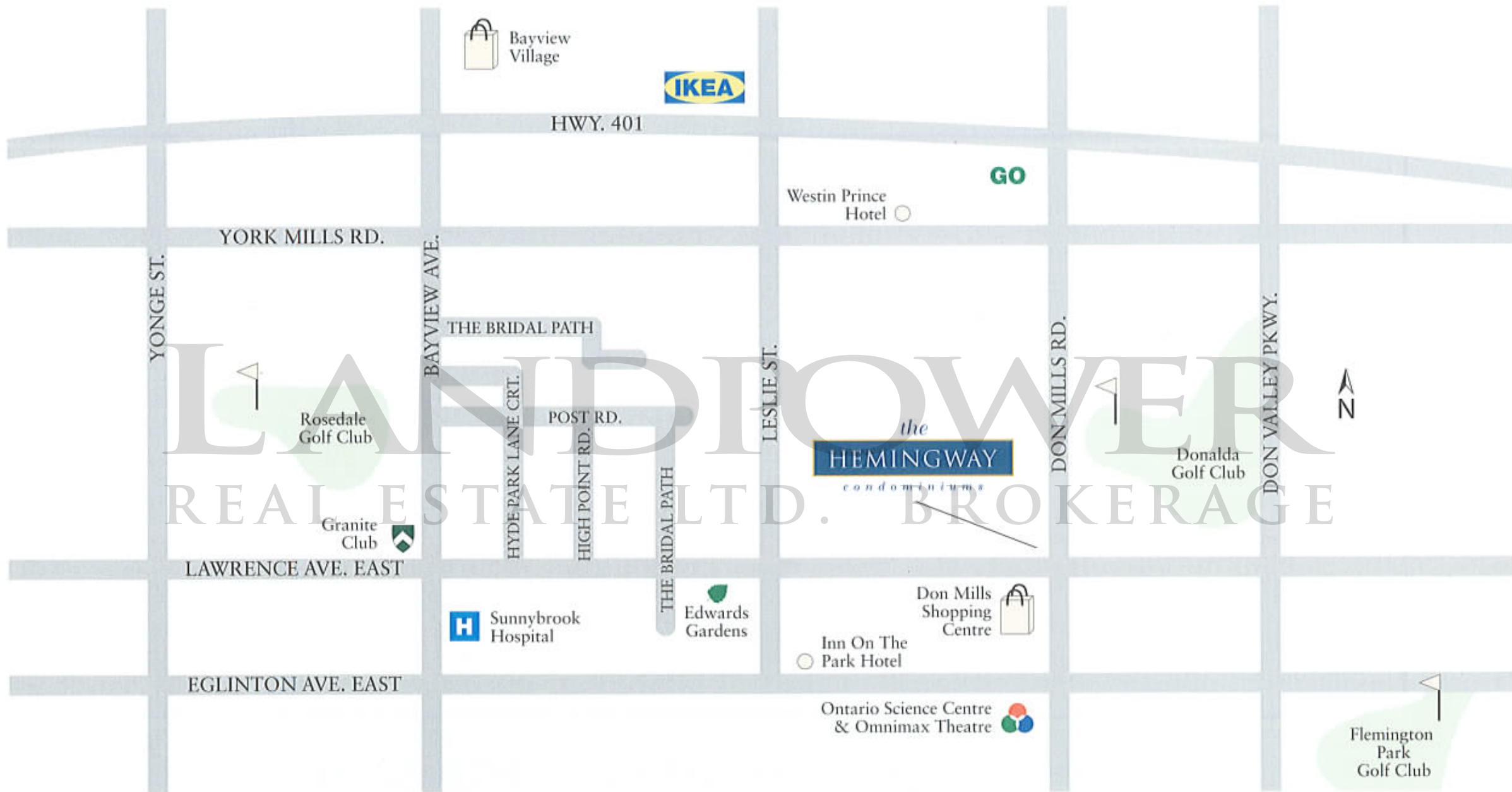
c o n d o m i n i u m s



the
HEMINGWAY
condominiums



club key west



area amenities

CLASSICAL BUILDING

- Classic European architecture, designed by the prestigious architectural firm, E.I. Richmond Architects, nestled in the Edwards Gardens neighborhood.
- The neighborhood, stylish, cosmopolitan, a vibrant cultural life, a calm urban landscape, rich with nature. Where it's all happening at fashionable Don Mills Centre international designer shops, galleries, chic restaurants, cinemas, world-class hotels and entertainment located at your front door.
- Soaring 2-storey lobby, corridors, common areas and extensive amenities, all designed by internationally renowned interior design firm, Hudson Kruse. Stylish entertaining room equipped with a gourmet kitchen also functions as a boardroom which opens to a serene landscaped outdoor terrace.
- The Hemingway Spa will be located on the ground floor and will include fitness and weights room, his and hers saunas and change-rooms.
- The Hemingway Spa includes a luxurious azure pool and adjoining whirlpool, which opens onto a beautifully landscaped terrace and includes a formal garden and lounge furniture.
- 24 hour, 7 days a week uniformed concierge.
- Underground parking with security alarm stations and security monitoring from concierge desk.
- Underground garage painted white and lit with fluorescent lighting for added safety and security.
- Three custom designed high-speed elevators serving the underground parking, lobby, amenity floor and residences.
- Convenient visitor car parking.
- Mail-room conveniently located beside front lobby.

INNOVATIVE SUITES

- Smooth ceilings in kitchen, laundry room and bathrooms, sprayed stippled ceiling in remainder of suite.
- Individually controlled heating and air-conditioning.
- Choice of selected marble, porcelain or ceramic floor tiles; or pre-finished engineered-wood floors in entrance foyer, from builder's standard samples.
- Choice of pre-finished engineered-wood floors in living and dining areas, as per builder's samples.
- Choice of 40 oz. Carpet with underpad in bedrooms and applicable closets, from builder's standard samples.
- Architecturally designed suite entry with solid core entry door, security privacy viewer and quality-finished hardware.
- Raised panel interior doors with quality-finished hardware.
- Custom-designed sliding doors in bedrooms, as per plans.
- Architecturally designed baseboards and door casings.
- White plastic-coated ventilated wire shelving in all closets.
- Thermo-glazed aluminum windows.
- Private patios and terraces with precast patio slabs where applicable, as per plans.
- All suites with balconies, terraces or patios, as per plans.
- Ceiling mounted light roughed-in in all rooms except for living room.
- Exterior lighting on Patios and Terraces.
- Stacked full-size brand-name washer/dryer with exterior venting in all suites.
- White ceramic floor tiles in laundry area, as per plan.
- Each suite includes one underground parking space, and one storage locker unit.

SPACIOUS KITCHENS

- Finely crafted cabinetry, complete with upper cabinets, in a variety of materials and colours, from builder's standard samples.
- Kitchen pantry, as per plans.
- Designer laminate counter tops, as per plans from builder's standard samples.
- Ceramic backsplash from builder's standard samples.
- Double bowl stainless steel sink with single lever faucet and vegetable spray.

- Task lighting under upper cabinet
- Ceiling mounted halogen track lighting.
- Choice of distinctive ceramic floor tiles, from builder's standard samples.
- Choice of brand name white or black appliances including 18 cu. ft., frost-free refrigerator, self-cleaning range, built-in dishwasher and over the range built-in microwave, integrated with rangehood with exhaust vented to the exterior, as per builder's standard samples.

LUXURIOUS BATHROOMS

- Master bathroom, or main bathroom in one-bathroom suites:
- Choice of quality cabinetry, from builder's standard samples.
- Choice of porcelain or ceramic floor tiles, from builder's standard samples.
- Choice of cultured marble countertops with integrated basin, from builder's standard samples.
- Full height mirror, width of vanity, with wall-mounted vanity lighting.
- Exhaust fan vented to exterior.
- White ceramic accessory package including towel bar, toilet paper holder and soap dish, where applicable.
- Pressure balance valve for tub and shower.
- White plumbing fixtures.
- Extra-deep soaker tub, as per plan.
- Full height ceramic wall tiles in tub/shower enclosure.
- One row of wall tile to be installed over tub where there is a separate shower, as per plan.
- Full-height ceramic tile enclosure in separate showers with acrylic base, from builder's standard samples, as per plan.
- Framed glass shower door for separate shower only, as per plan.
- Second bathroom in two bathroom suites:
- Choice of quality cabinetry, from builder's standard samples.
- Choice of porcelain or ceramic floor tiles, from builder's standard samples.
- Choice of cultured marble countertops with integrated basin, from builder's standard samples.
- Full height mirror, width of vanity, with wall-mounted vanity lighting.
- Exhaust fan vented to exterior.
- White ceramic accessory package including towel bar, toilet paper holder and soap dish, where applicable.
- Pressure balance valve for tub and shower.
- White plumbing fixtures.
- Full height ceramic wall tiles in tub/shower enclosure.
- Full-height ceramic tile enclosure in separate showers, from builder's standard samples, as per plan.
- Framed glass shower door for separate shower only, as per plan.

HIGH TECHNOLOGY

- Emergency voice communication system, smoke and heat detector where applicable in each suite.
- All suites pre-wired for high-speed internet access
- Intrusion alarm system with key pad at all suite entries. Window contacts for ground level suites.
- Pre-wired for cable TV and telephone in living room, bedrooms and den, as per plans.
- Individual in-suite circuit-breaker service panel.
- Security cameras strategically located in public areas including parking garage.
- White décor rocker type light switches and receptacles throughout.

ALL SUITES PROTECTED UNDER THE ONTARIO NEW HOME WARRANTY PROGRAM.

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the
HEMINGWAY
condominiums

P R E V I E W P R I C I N G

(Subject to Availability)

Model	Type	Floors	Approximate Suite Size	Exposure	Priced From
Santa Clara	1 Bedroom	2-7	579 sq.ft.	S	\$159,900
Havana	1 Bedroom	3-7	593 sq.ft.	N	\$160,900
Boca Raton	1 Bedroom	2-7	605 sq.ft.	S	\$163,900
Daytona	1 Bed + Den	1-7	642 sq.ft.	S	\$166,900
West Palm	1 Bed + Den	1-7	654 sq.ft.	S	\$178,900
Miami	1 Bed + Den	3-7	649 sq.ft.	N	\$179,900
Cayman	1 Bed + Den	1-7	677 sq.ft.	N	\$179,900
Saba	2 Bedroom	3-7	775 sq.ft.	N	\$201,900
Martinique	2 Bedroom	2-7	803 sq.ft.	SW	\$214,900
St. Martin	2 Bedroom	3-7	819 sq.ft.	S	\$216,900
St. Lucia	2 Bedroom	3-7	837 sq.ft.	S	\$219,900
Montego	2 Bedroom	3-7	862 sq.ft.	N	\$226,900
Cozumel	2 Bedroom	1-7	878 sq.ft.	NE	\$236,900
Santiago	2 Bedroom	1-7	915 sq.ft.	NW	\$243,900
Laguna	2 Bedroom	1-7	934 sq.ft.	SE	\$248,900
Belize	2 Bed + Den	2-7	879 sq.ft.	N	\$231,900
Dominica	2 Bed + Den	2-7	945 sq.ft.	S	\$240,900
Macau	2 Bed + Den	1-7	929 sq.ft.	S	\$245,900
Grenada	2 Bed + Den	2-7	955 sq.ft.	N	\$253,900
Panama	2 Bed + Den	1-7	965 sq.ft.	SW	\$258,900
Panama	2 Bed + Den	1-7	965 sq.ft.	SW	\$258,900

Suite Features

Spectacular floor plans all with balconies, patios or terraces. 6 black or white appliances including frost-free refrigerator, self-cleaning oven, built-in dishwasher, built-in microwave, integrated with rangehood with exhaust to the exterior. Individually controlled heating and air conditioning. Cultured marble countertops in master baths with deep soaker tubs. Pre-finished engineered wood floors in living and dining areas. Choice of marble or porcelain tiles in foyer.

Building Features

Classic European architecture. 24 hour, 7 days a week uniformed concierge. Soaring 2-storey designer lobby, corridors, common areas and extensive amenities including Club Key West. Club Key West includes fitness and weights room, his and hers saunas and change-rooms, a luxurious azure pool and adjoining whirlpool, which opens onto a beautifully landscaped terrace and includes a formal garden and lounge furniture.

Deposit Structure

\$2,000 with offer
Balance of 5% in 30 days
5% in 75 days
5% in 150 days
5% in 180 days

Occupancy: August 2004
Prices Include G.S.T.*

Maintenance

Approximately \$0.39 per square foot
Including heat, hydro, water, A/C, building
insurance and upkeep of common areas.

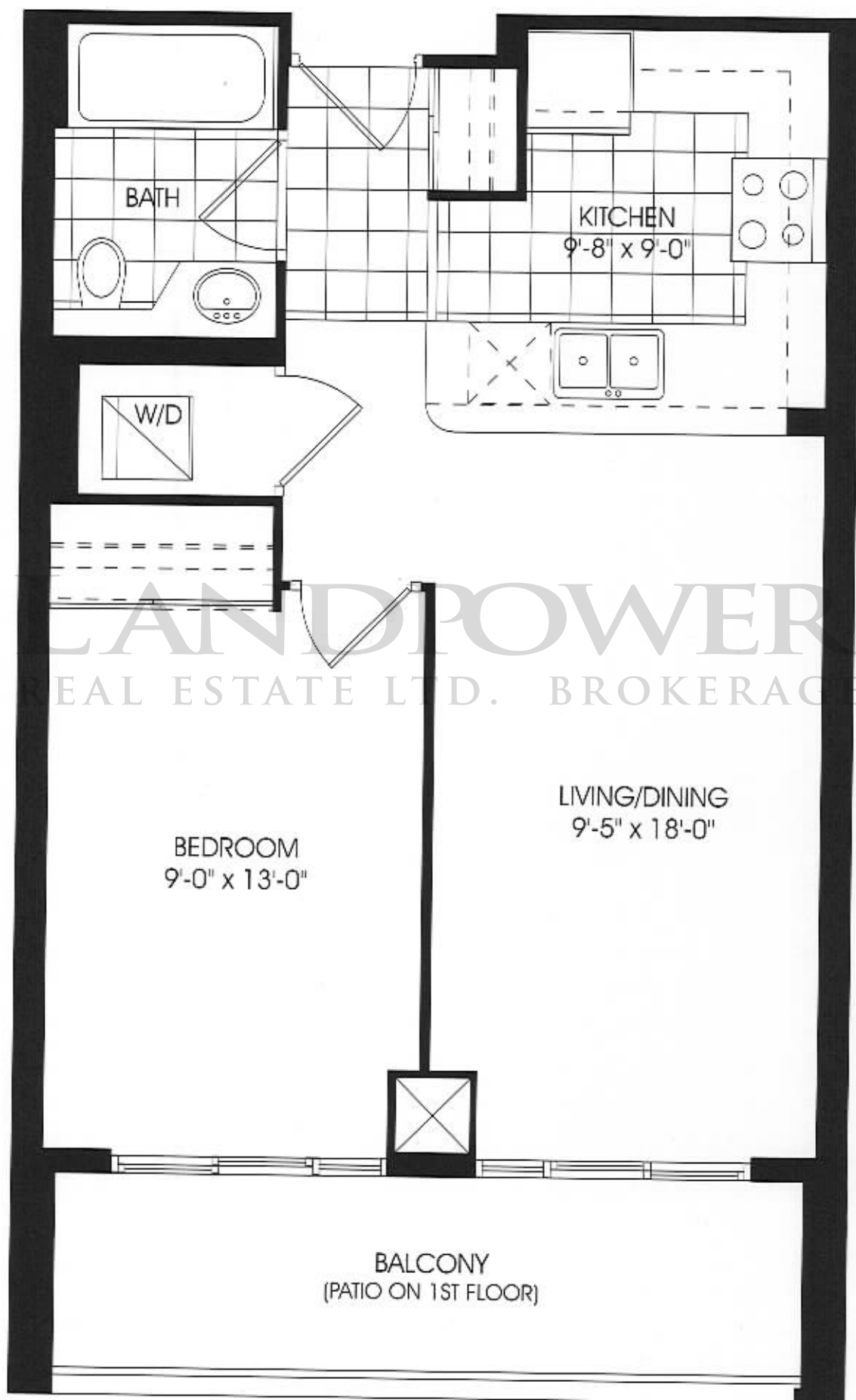
Taxes

Estimated at approximately 1.25%
of Purchase Price

1 Locker and 1 Parking Space
Included in Purchase Price

THE
orleans

540 sq.ft.

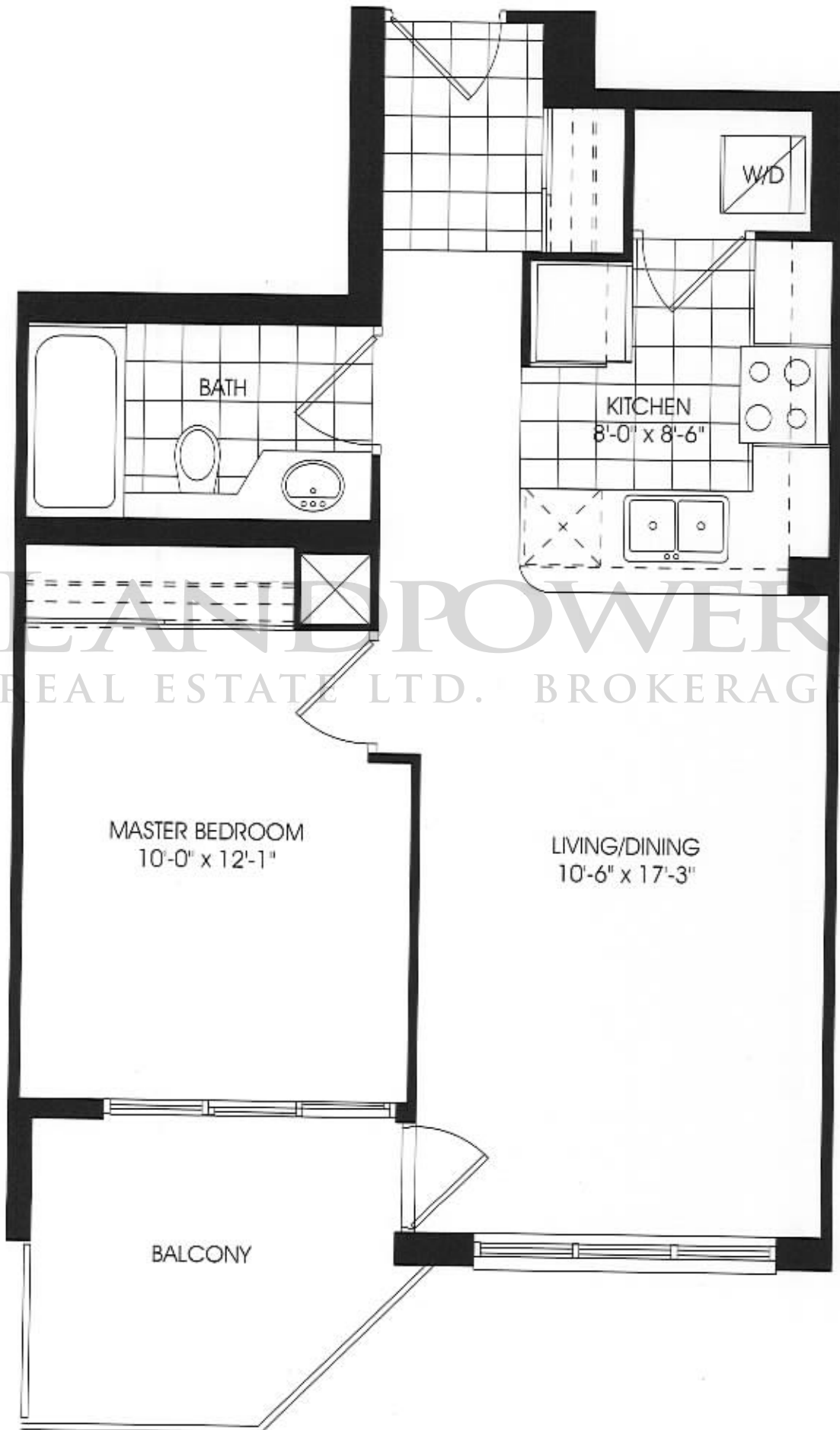


suite 1H/1HR
floor 1-2

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THE
santa clara

579 sq.ft.



suite 1D
floor 2-7

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THE
havana

593 sq.ft.

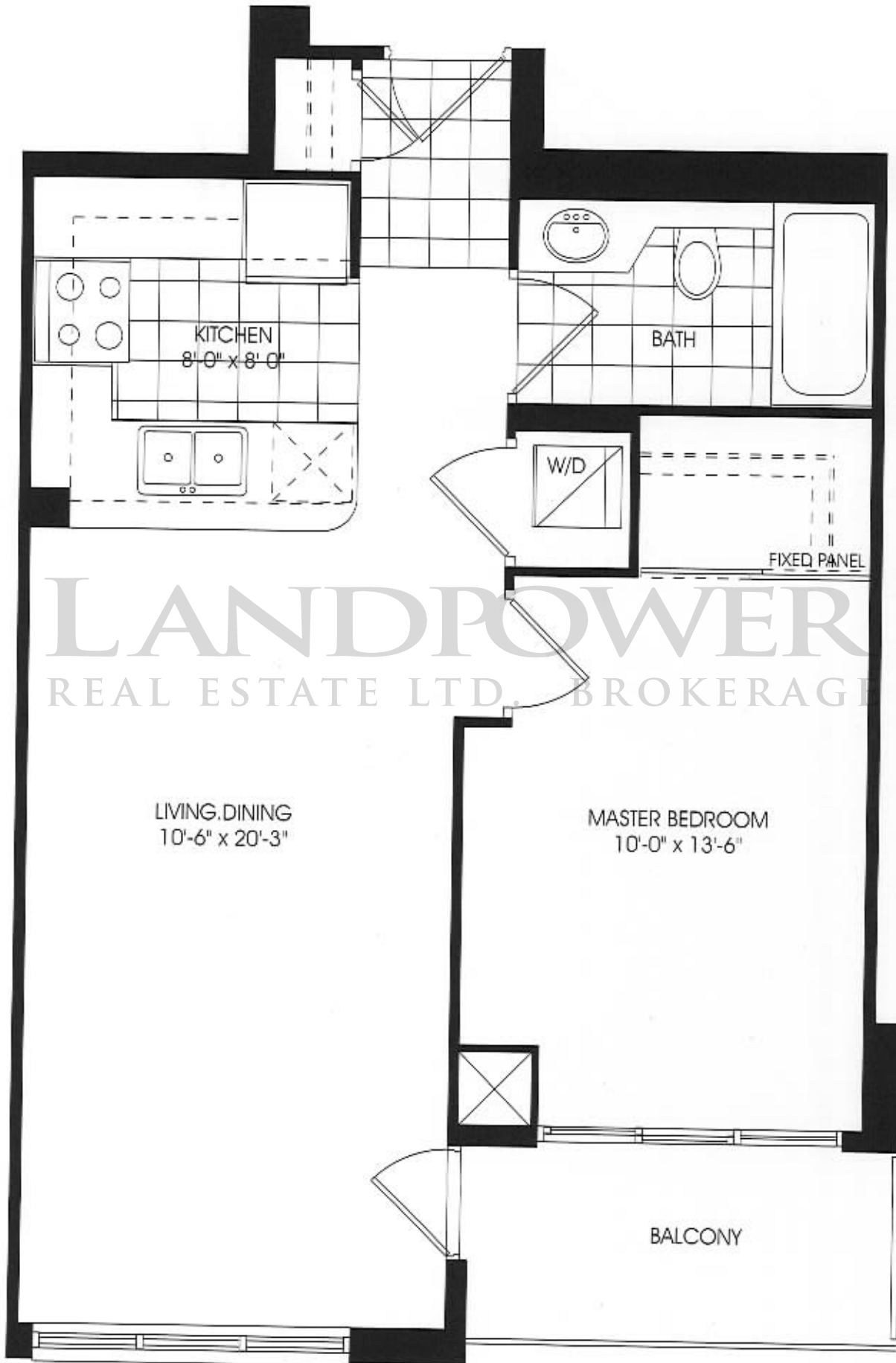


suite 1E
floor 3-7

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THE
boca raton

605 sq.ft.

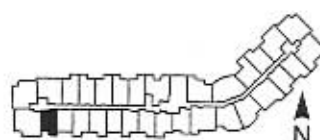
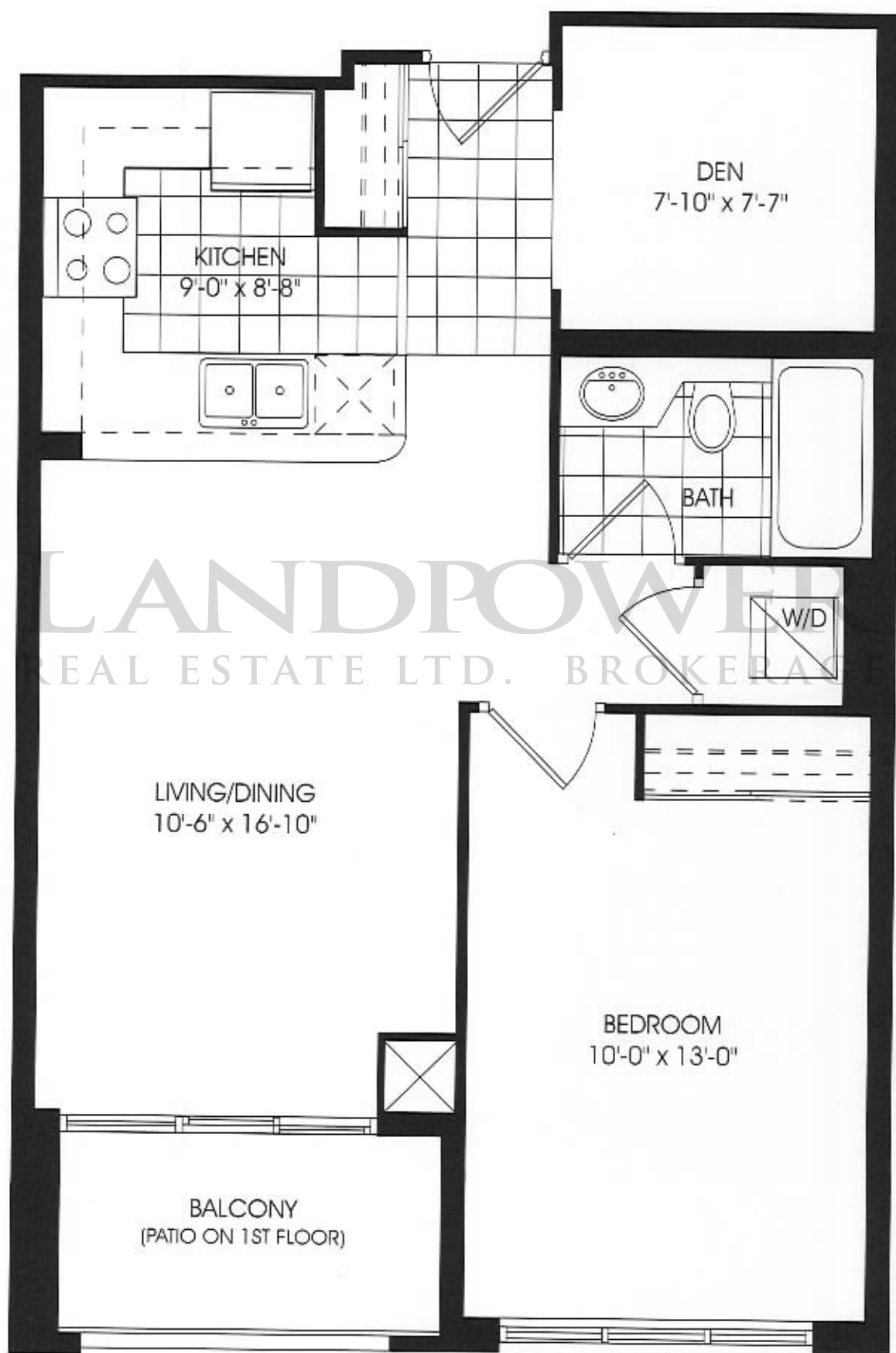


suite 1B
floor 2-7

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THE
grenadine

641 sq.ft.

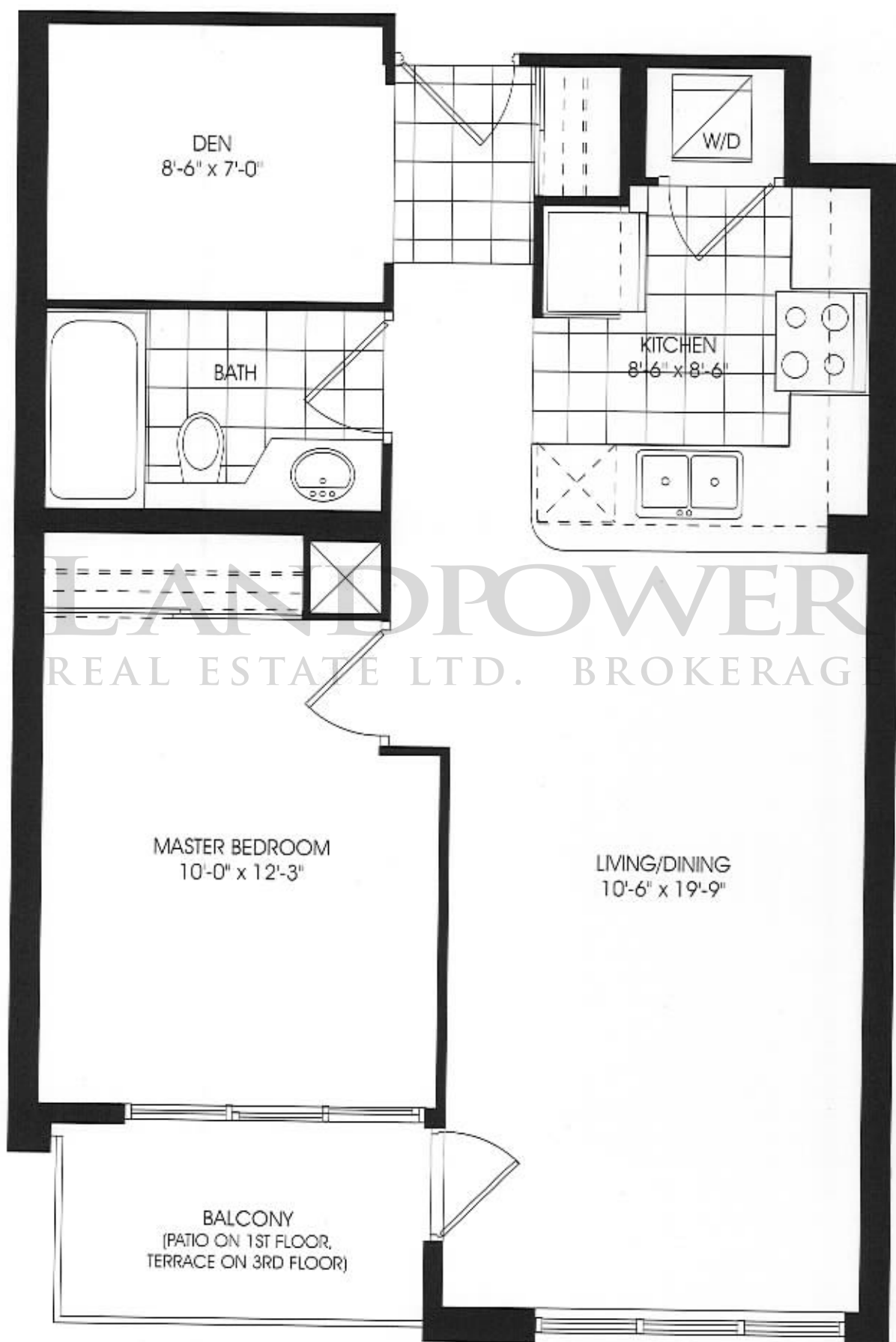


suite 1G1
floor 1-2

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THE
daytona

642 sq.ft.



suite 1A
floor 1-7

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THE
m i a m i
649 sq.ft.

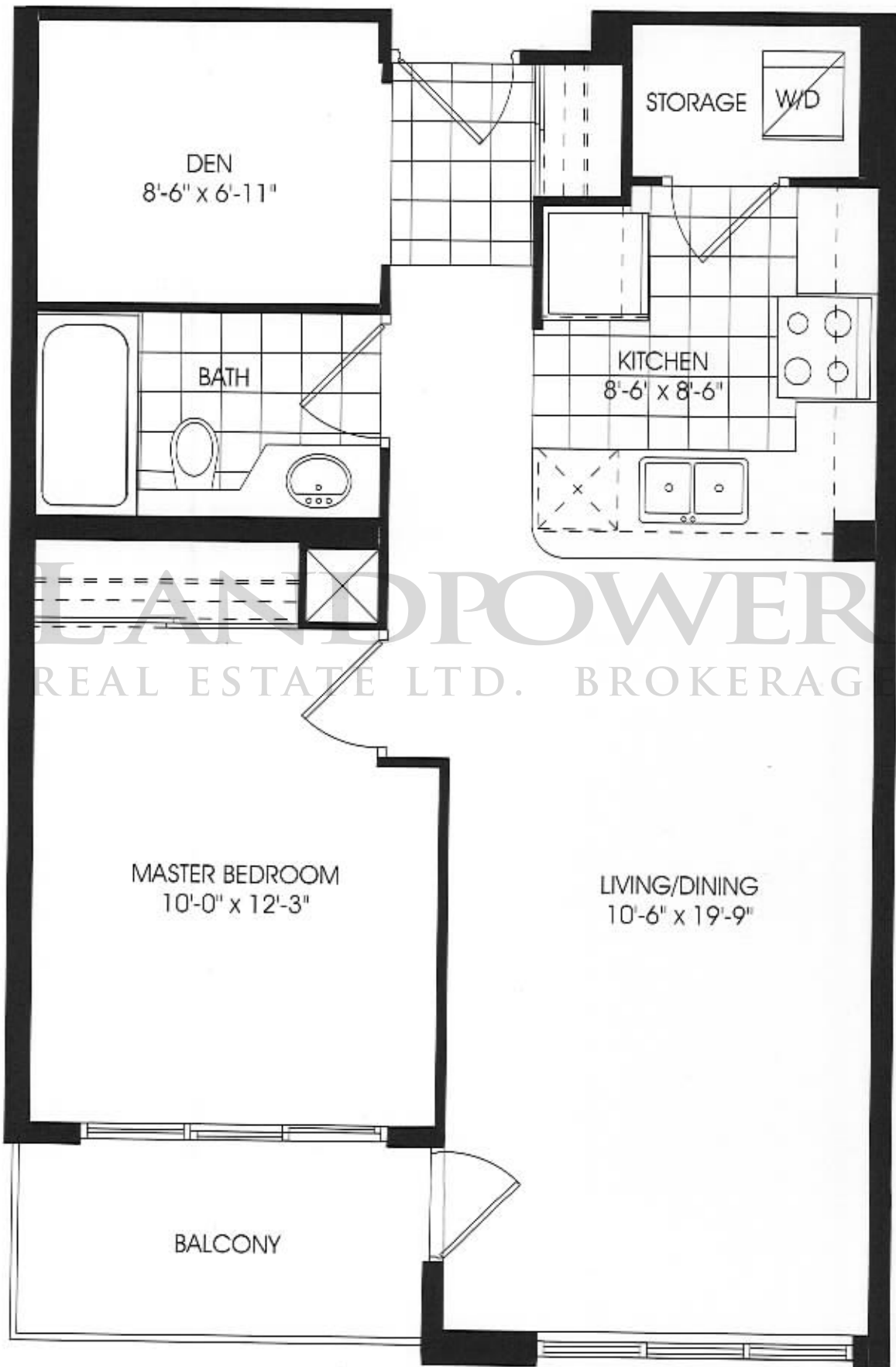


suite 1C/1CR
floor 3-7

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THE
west palm

654 sq.ft.

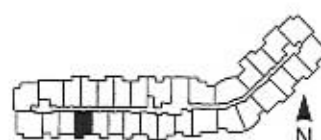
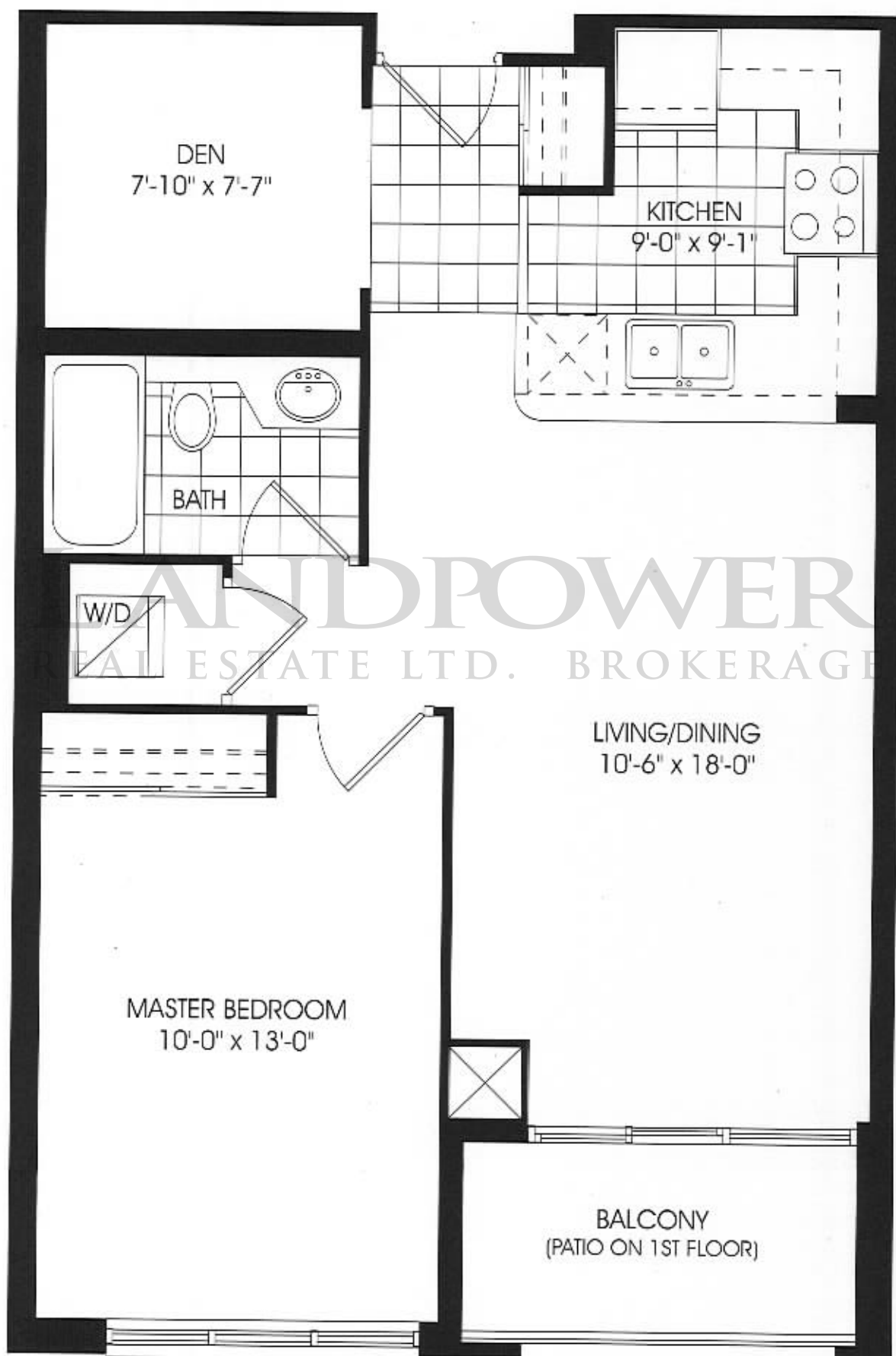


suite 1A1/1A1R
floor 1-7

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THE
merida

655 sq.ft.

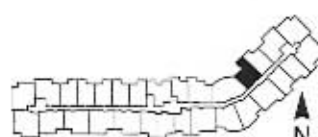
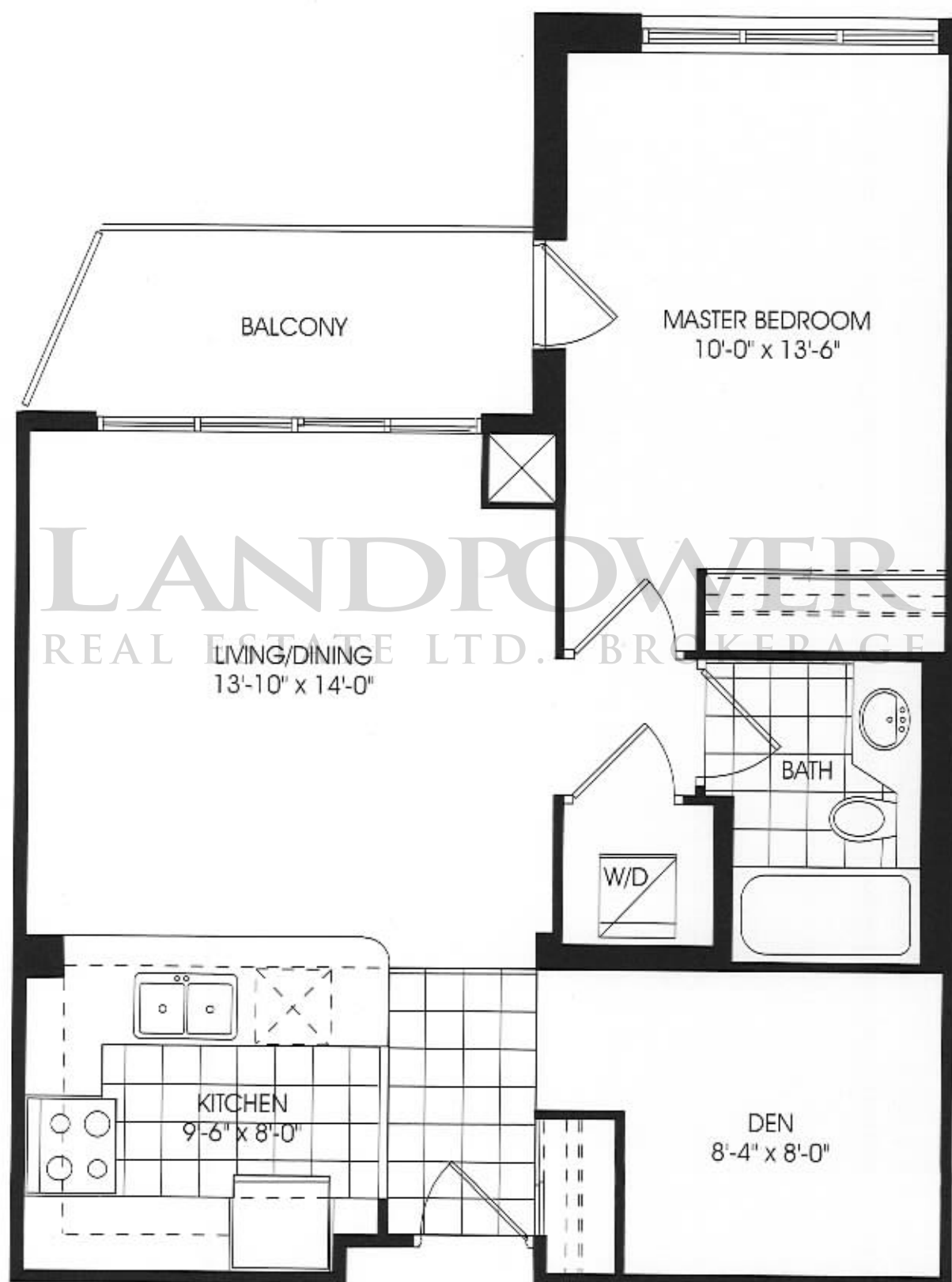


suite 1G
floor 1-2

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THE
cayman

677 sq.ft.

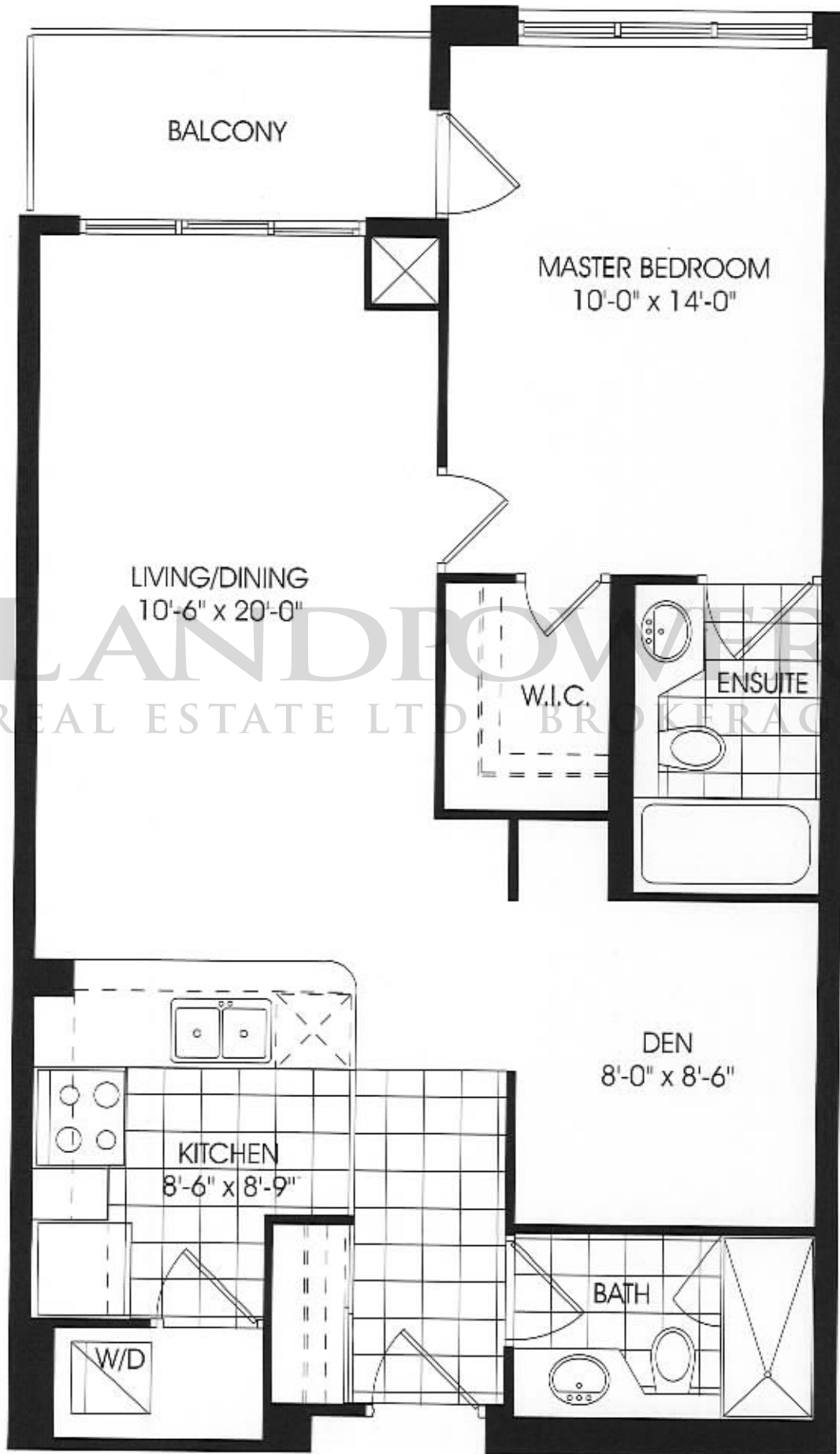


suite 1F
floor 1-7

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THE
st. vincent

752 sq.ft.

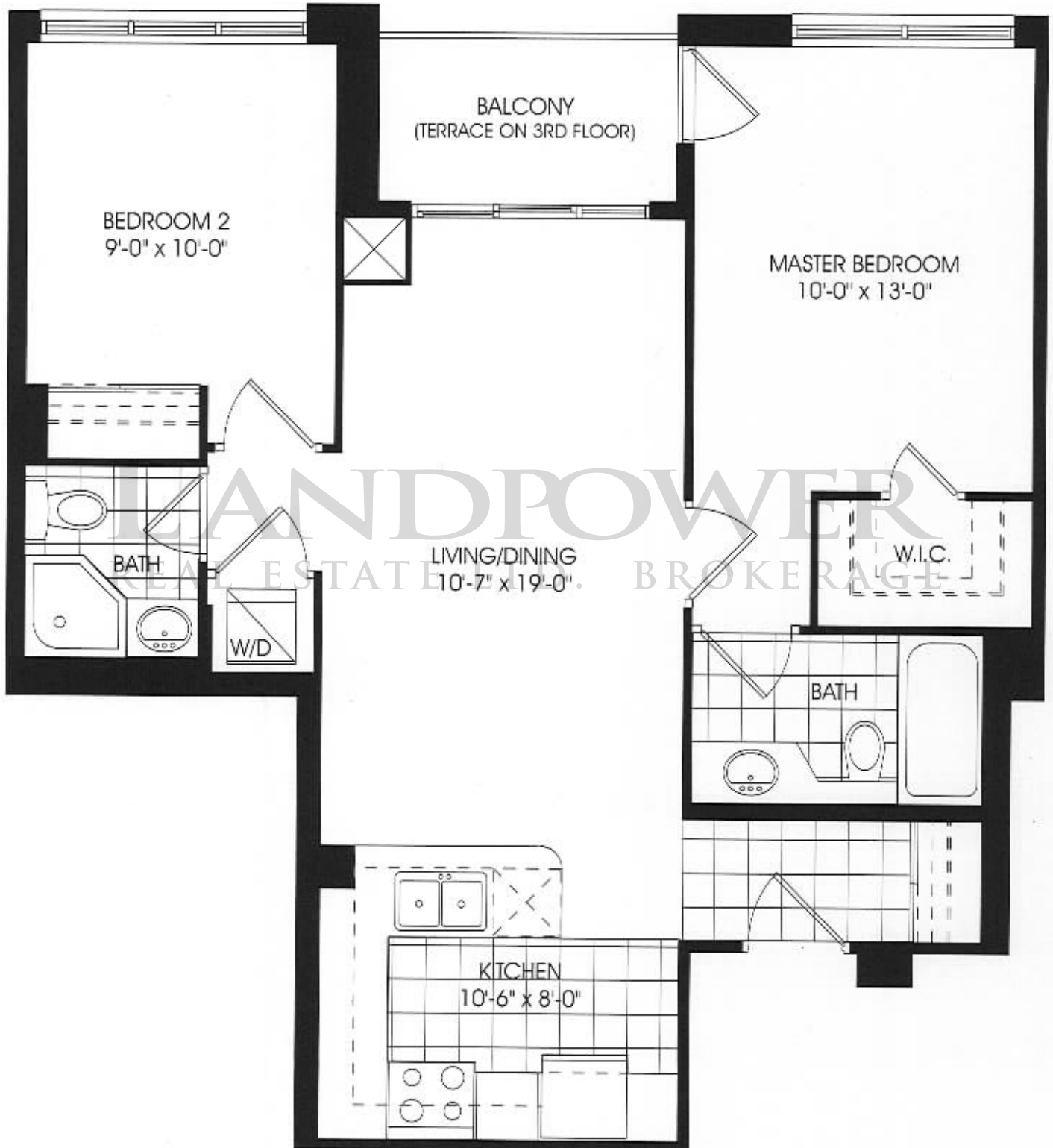


suite 1C2/1CR2
floor 1-2

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THE
s a b a

775 sq.ft.



suite 2J
floor 3-7

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THE
martinique

803 sq.ft.



suite 2D/2DR
floor 2-7

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THE
st. martin

819 sq.ft.

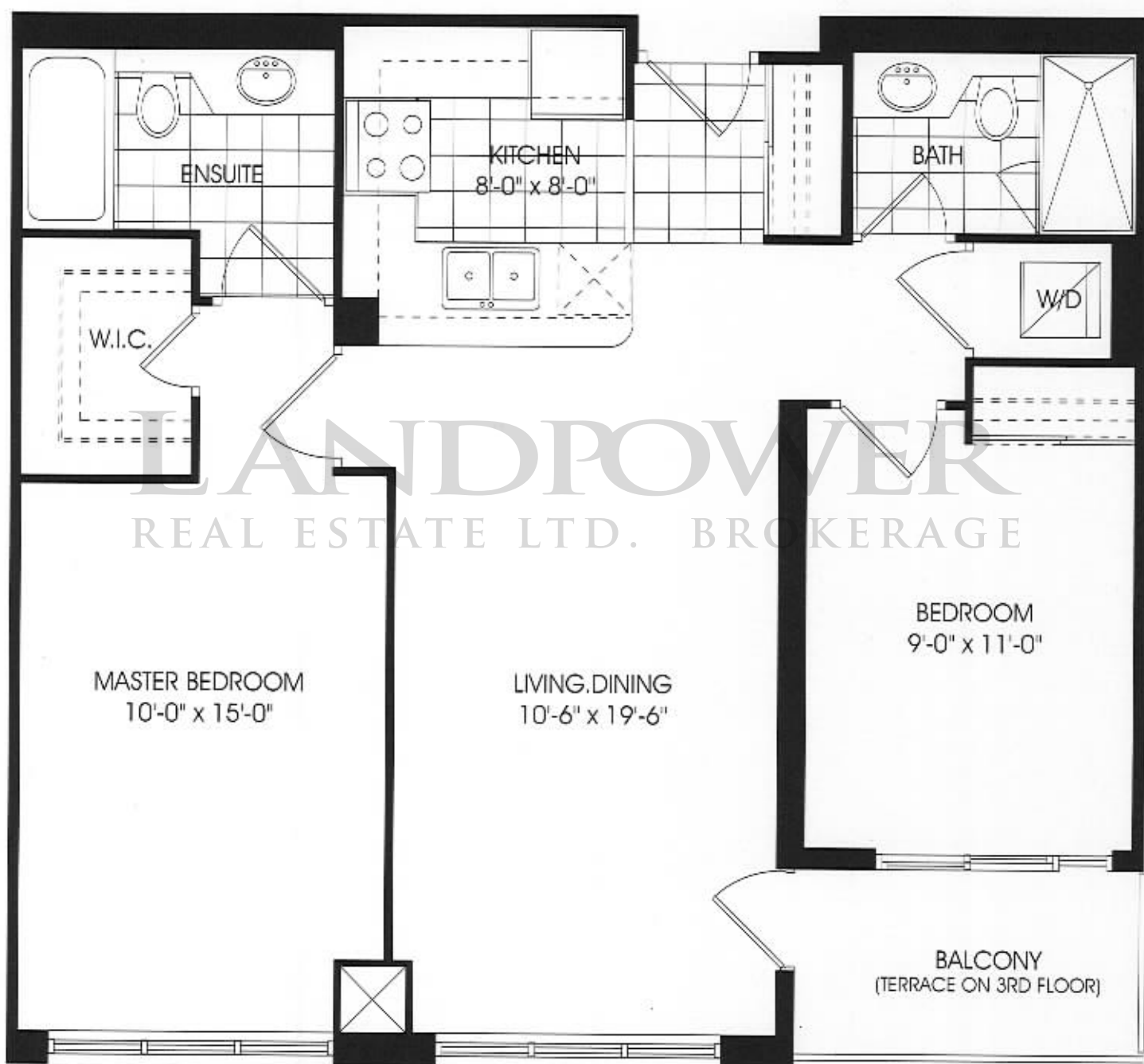


suite 2F1/2F1R
floor 3-7

All dimensions are approximate. Sizes and specifications are subject to change without notice. E.&O.E. All illustrations are artist's concept. Actual useable floor space is less than stated floor area.

THE
st. lucia

837 sq.ft.

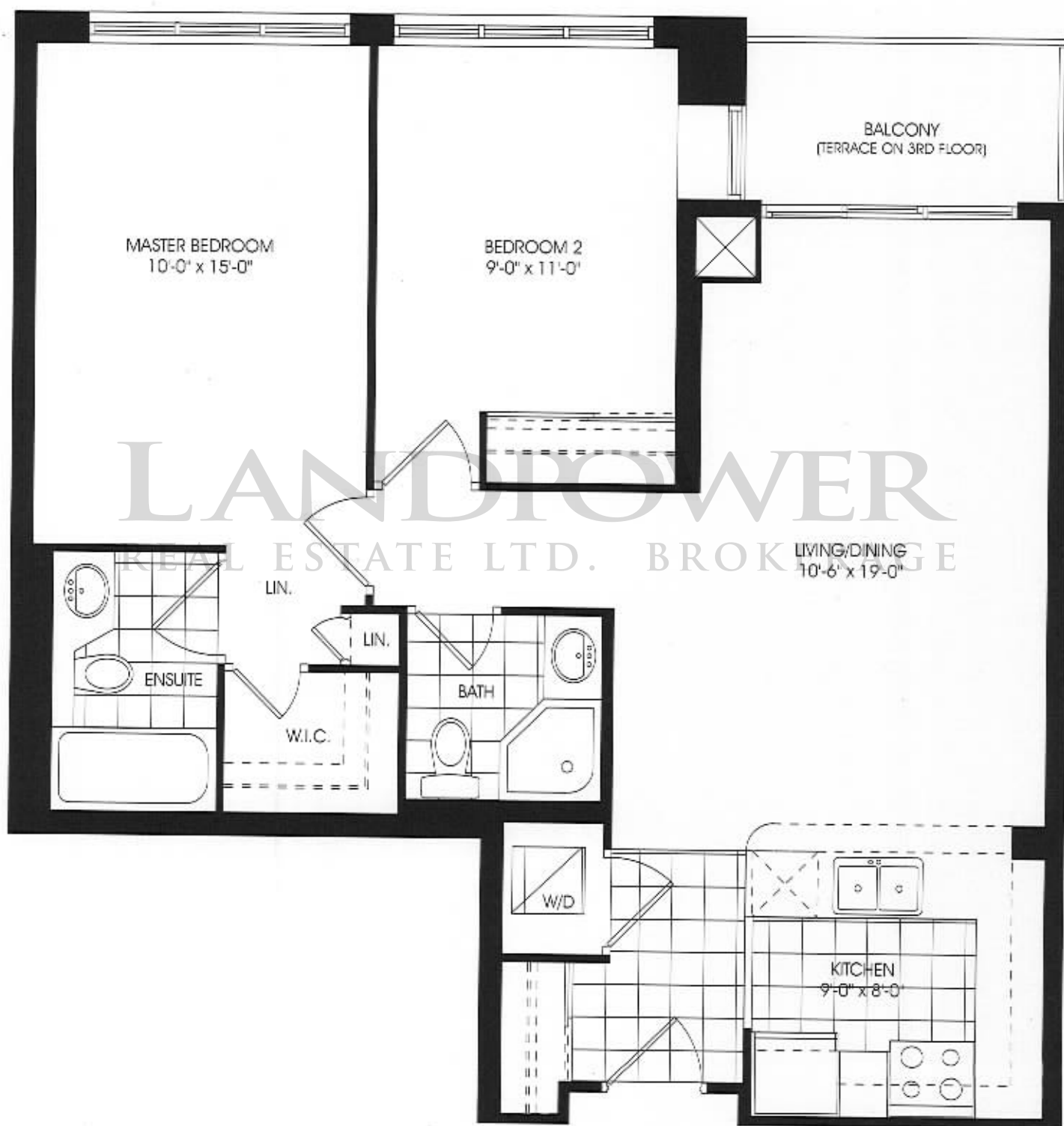


suite 2F/2FR
floor 3-7

All dimensions are approximate. Sizes and specifications are subject to change without notice. E.&O.E. All illustrations are artist's concept. Actual useable floor space is less than stated floor area.

THE
montego

862 sq.ft.

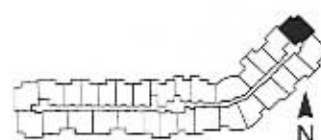
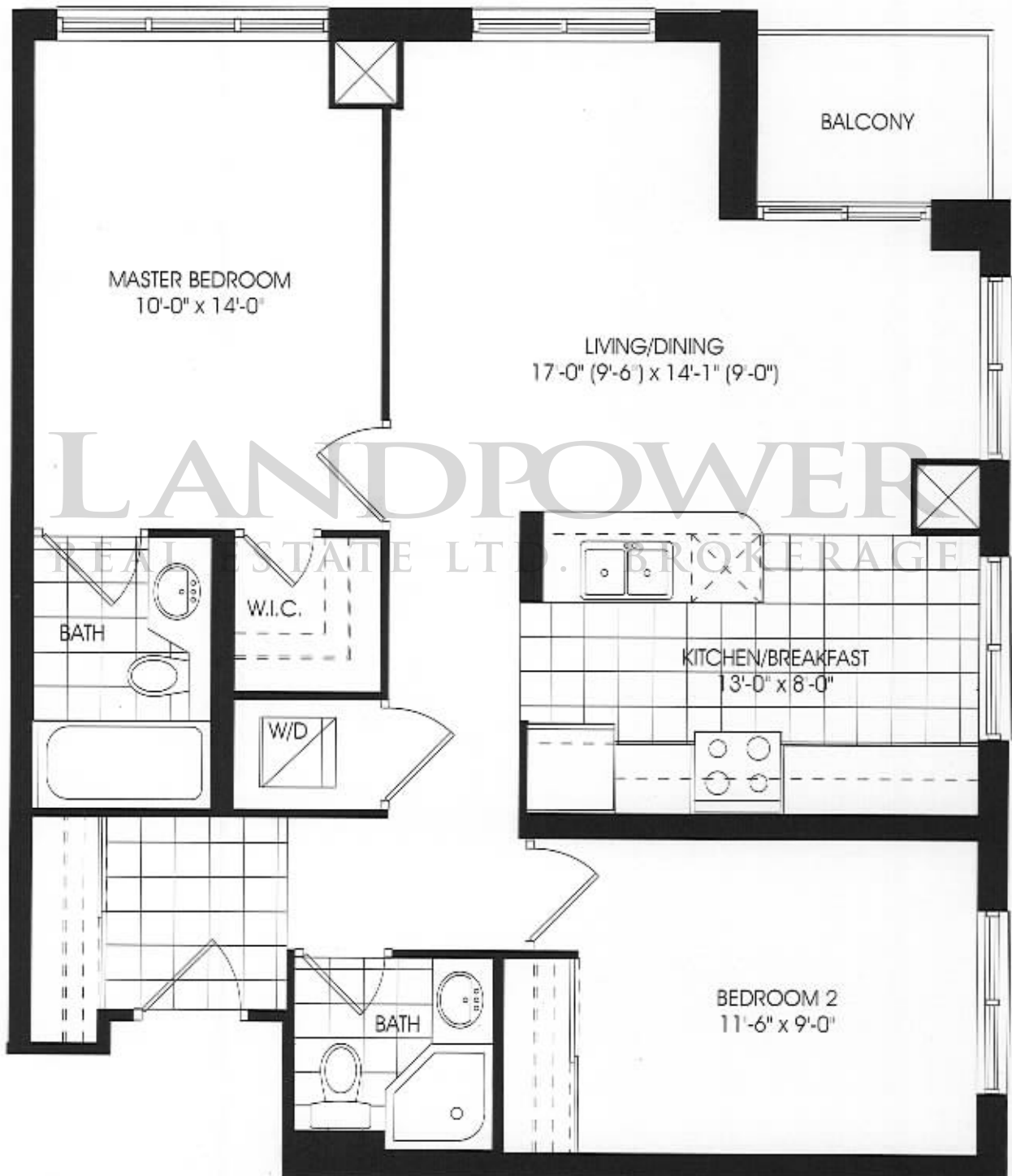


suite 2A
floor 3-7

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THE
cozumel

878 sq.ft.

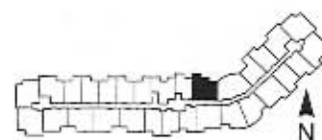
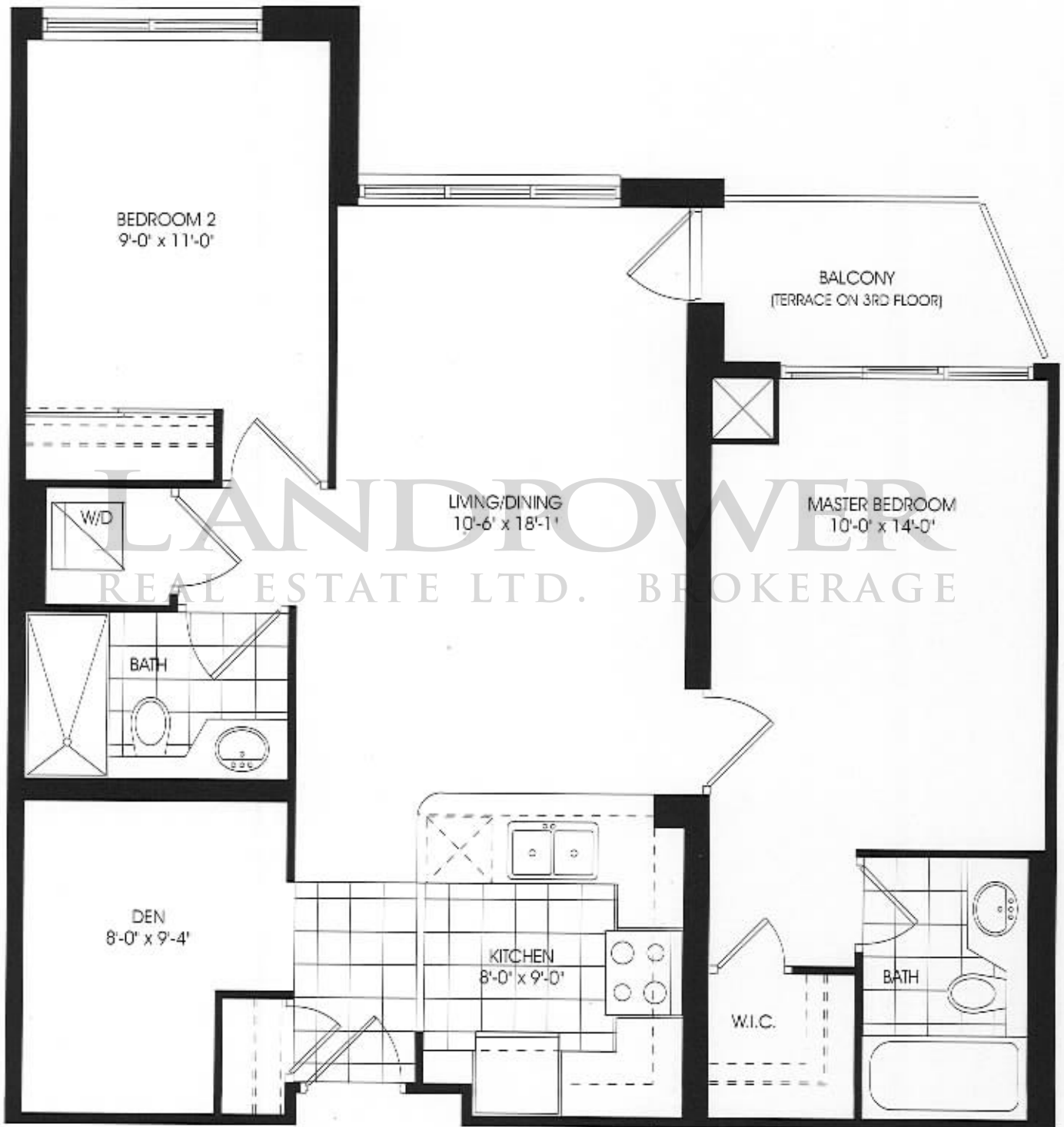


suite 2C1
floor 1-7

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THE
belize

879 sq.ft.

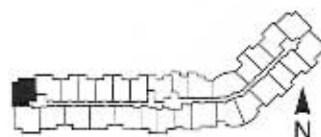
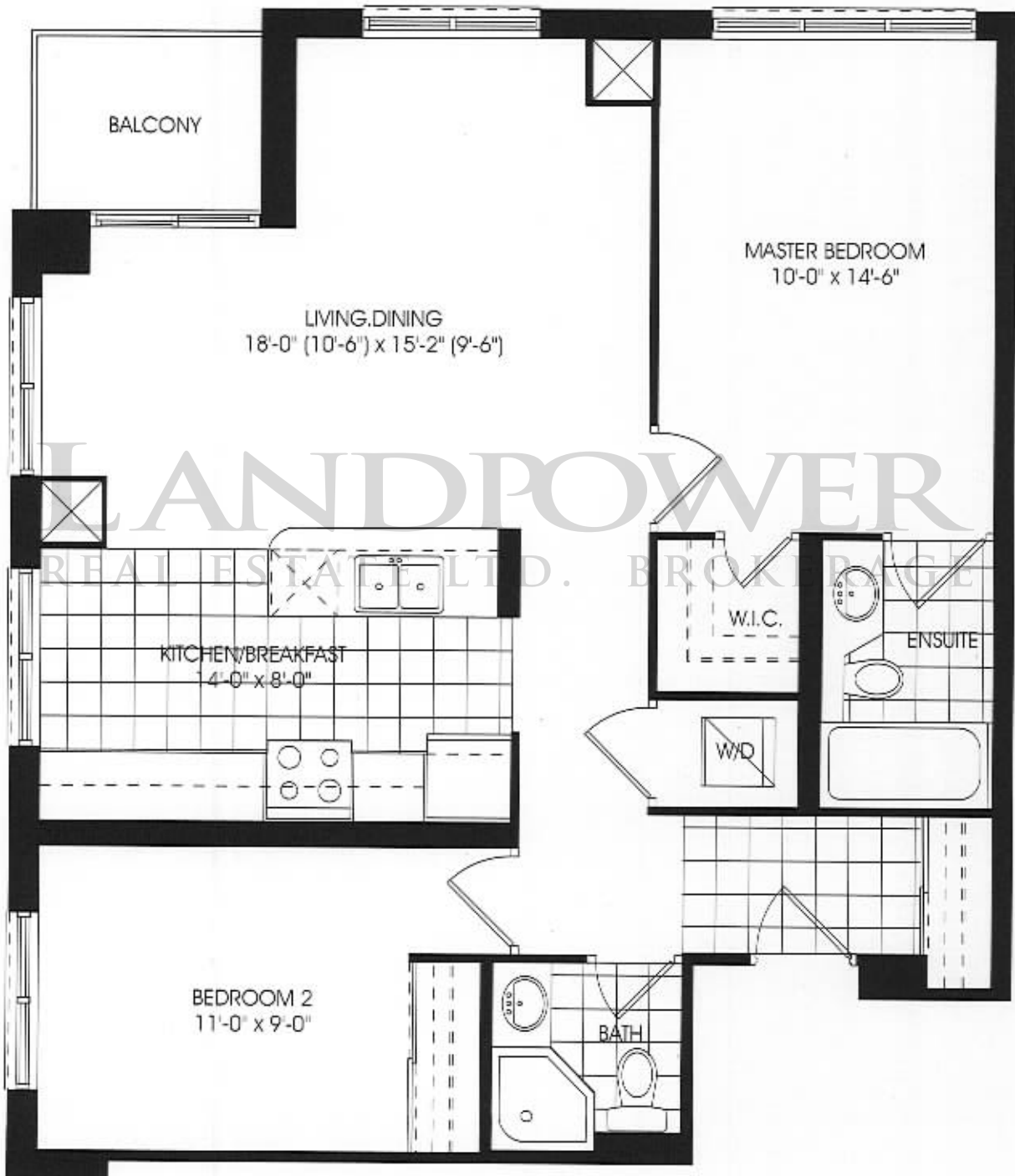


suite 2H
floor 2-7

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THE
santiago

915 sq.ft.

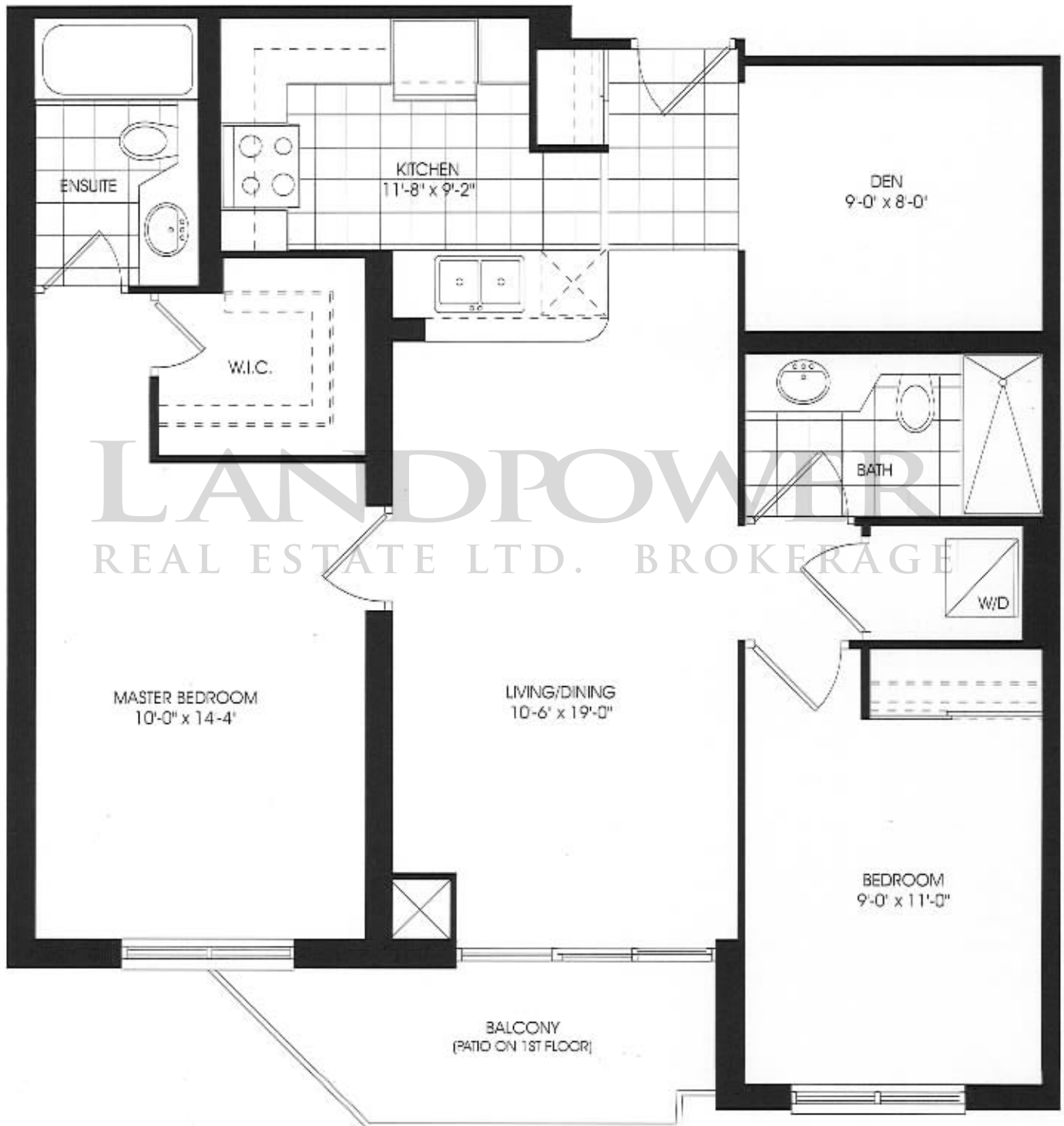


suite 2C
floor 1-7

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THE
macau

929 sq.ft.

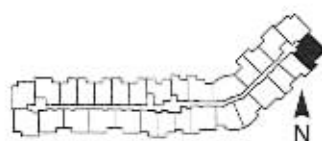
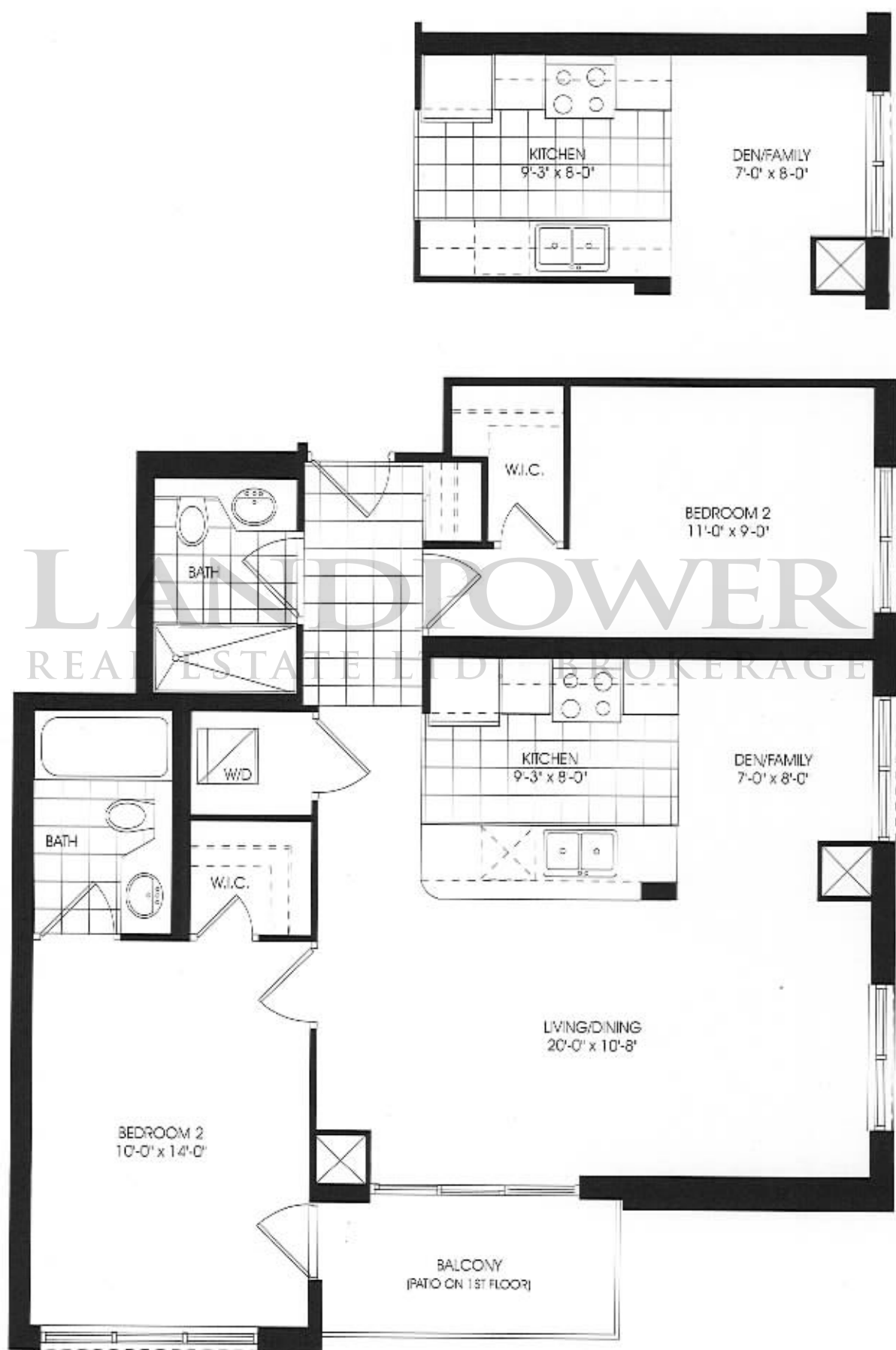


suite 2GR
floor 1-7

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THE *l a g u n a*

934 sq.ft.

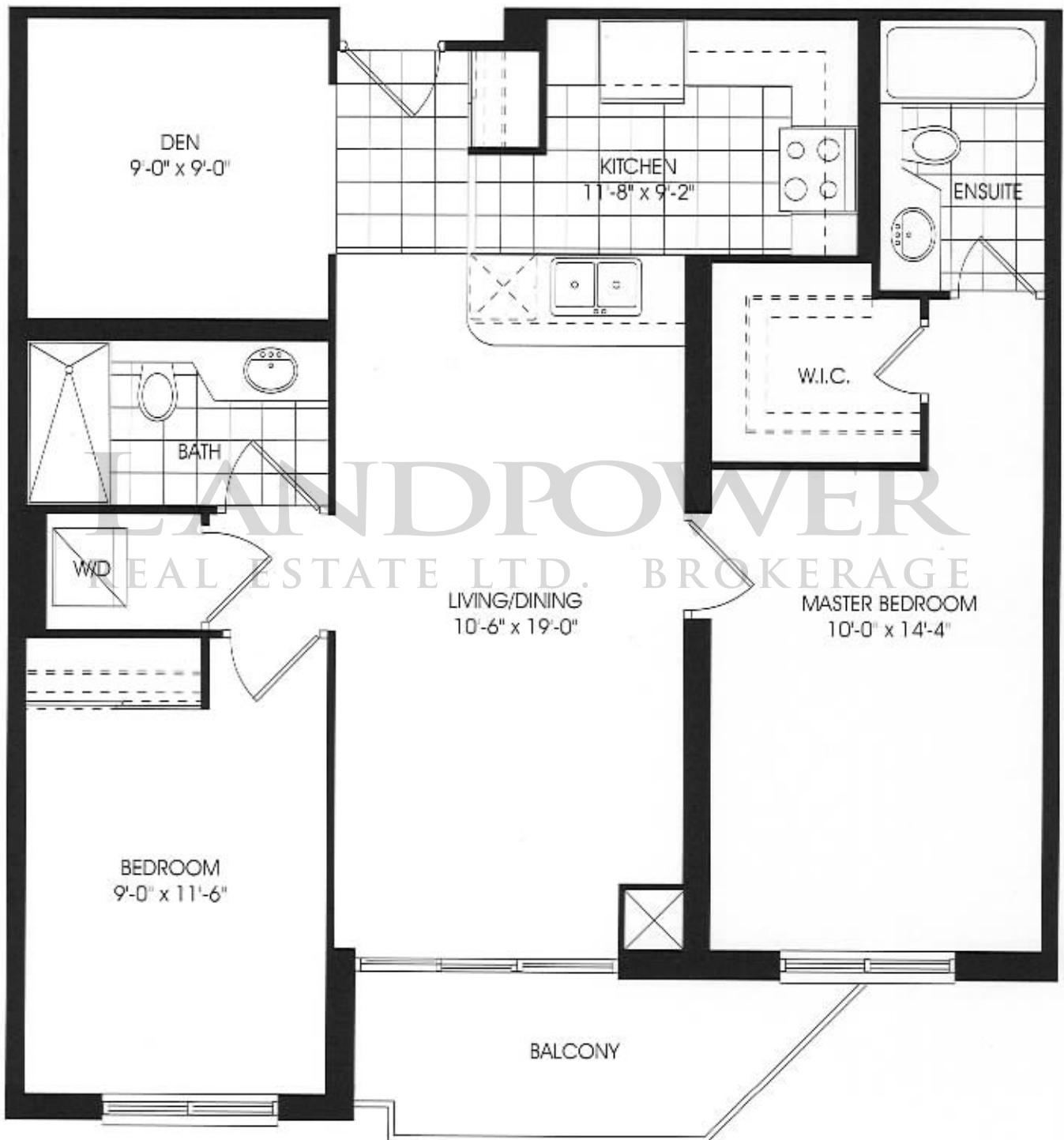


suite 2K
floor 1-7

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THE
dominica

945 sq.ft.

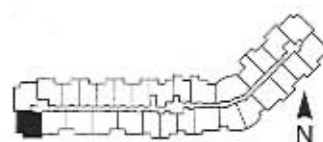
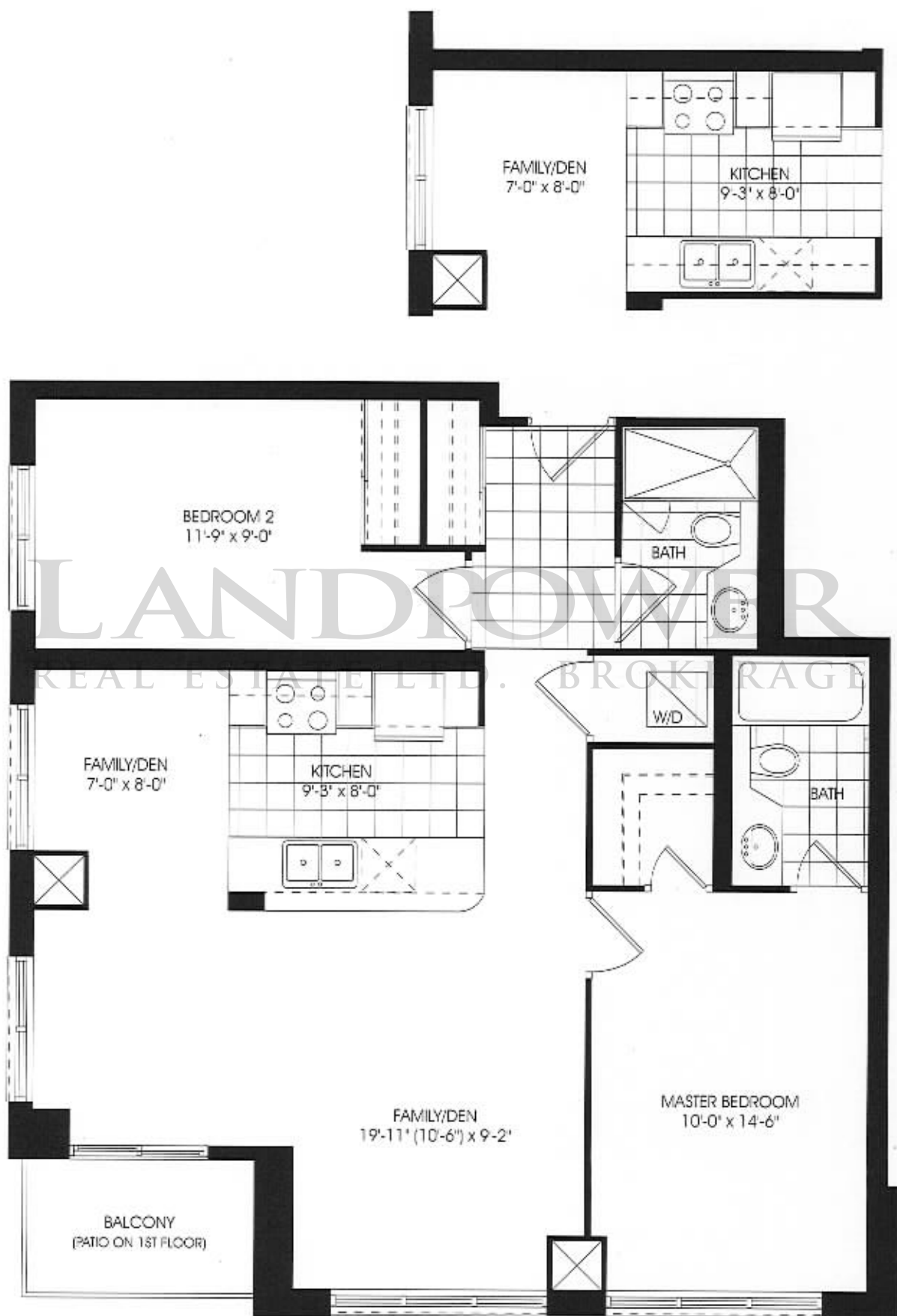


suite 2G
floor 2-7

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THE
panama

965 sq.ft.

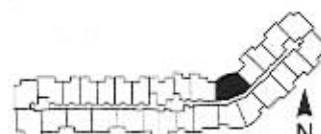


suite 2B
floor 1-7

All dimensions are approximate. Sizes and specifications are subject to change without notice. E.&O.E. All illustrations are artist's concept. Actual useable floor space is less than stated floor area.

THE
grenada

978 sq.ft.



suite 2E
floor 2-7

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