

THE LAST MAGNIFICENT WOODED ENCLAVE AT YONGE AND YORK MILLS



HILLSIDE

LANDSCAPE
AT YORK MILLS
REAL ESTATE LTD. BROKERAGE

Spring



Summer



Fall



Winter





all stands of century old
oak and maple cascade down the
ravine into a lush, grassy clearing.



It is here, in what has become
known as the last magnificent
wooded enclave at Yonge and
York Mills, that we're creating
Hillside — three stunning
residential condominiums,
nestled in a private enclave
against rolling hills, with
spectacular views of the
valley and city beyond.
Welcome home.



Come Home To A Lifestyle Of Comfort, Relaxation And Total Peace Of Mind.

Hillside at York Mills, a private enclave of three richly detailed residential buildings nestled in the woods surrounded by green and luscious slopes. It is here that we are creating a luxurious environment, that is unique to city living. From the grand entranceway, to the magnificent two storey lobby, to the architecturally detailed facade, Hillside at York Mills offers you the luxury, charm and prestige that you've come to expect.

Consider that you are only minutes from downtown Toronto, and the City's finest shopping, dining and entertainment establishments. Fine golf courses, parks and other venues that are so much a part of your lifestyle, are literally minutes away ... as are major transportation arteries and public transit including TTC and GO for easy commuting.

Hillside at York Mills. Welcome Home.



The Hillside Club

Enjoy an invigorating swim in the skylit indoor pool ... relax in the whirlpool ... stay in shape in the fully equipped exercise room ... or just get away from it all in the billiards room or library. No matter where your interests lie, you'll find a full offering of health, fitness and leisure activities to enjoy at The Hillside Club, your "Four Seasons" private recreation centre.

Outdoors, residents and their guests can experience a richly landscaped environment with meandering walkways, gazebo, formal lawns and treed splendour. And before you get ready

to challenge the nearby golf courses, you can sharpen your skills on The Hillside Club putting green. The world at your door ... at Hillside. Enjoy.



Partial Ground Floor Plan
18 William Carson Crescent



Site Plan



The Hillside Club*



HILLSIDE

AT YORK MILLS

Features & Finishes

QUALITY HILLSIDE BUILDING FEATURES

- Dramatic traditional entrance and facade
- **Intimate 2-storey domed lobby featuring limestone and granite floor**, ceilings with plaster mouldings, traditional wall panel detailing, elegant furniture and appointments
- **24-hour Concierge Service**
- Electronically monitored entrance gates to beautifully landscaped residential courtyards and driveways
- Private dining/entertainment lounge with bar and food preparation area
- Exercise room featuring treadmill, stationary bicycle and light free weights
- **8'6" ceilings** (floors 1, 2, 3, 5, 6 & 7)*
- **9'0" ceilings** featured in "Portfolio Collection" Suites (floors 8 & 9)*
- Elegant finishing details in corridors and in entrance doorways to each suite
- **Outdoor balconies** with sliding glass doors (as per plan)
- Individually controlled heating and air-conditioning for each suite
- Expansive double-glazed windows throughout
- **Two furnished guest suites**
- Bicycle storage located in underground garage
- Ample underground visitor parking

THE HILLSIDE CLUB**

Residents will enjoy The Hillside Club to be located in the central courtyard of the site. The Hillside Club will feature:

- Modern fitness facility with aerobics area, fitness room (featuring treadmill, stationary bicycle, step machine and light free weights)
- **Indoor, skylit swimming pool** for leisurely swimming or invigorating laps
- Whirlpool
- Separate billiard/card room
- **Separate His and Hers change rooms and saunas** for relaxation
- Large well-landscaped terrace area for outdoor enjoyment
- **Outdoor putting green** to improve your skills

SURVEILLANCE AND MONITORING SYSTEMS

- **24-hour Concierge** to receive all guests and service personnel prior to entry to the site and building; to monitor suite intrusion alarms and overall general site security
- **Electronically controlled access** to parking garage
- Strategically located emergency two-way voice communication stations in the garage
- **Live closed circuit cameras** in strategic locations throughout site and garage area
- Each suite equipped with **personally coded suite intrusion alarm system with emergency voice communication** connected to Concierge desk
- Glass breaks and door contacts on "Garden Collection" Suites
- Generous glazed underground parking lobby entries
- Each suite equipped with smoke and heat detectors

SUITE FEATURES AND FINISHES

EXQUISITE LIVING AREA FINISHES

- Elegant Classique doors and polished brass style hardware
- Wood baseboards, door frames and casings
- Plastic-coated wire shelving in all closets
- Wide selection of 40 oz. broadloom with foam underpad in living room, dining room, den, hallways and all bedrooms (as per plan)
- **White cultured marble window sills**
- White stippled ceiling in all areas except kitchen, laundry, bathrooms, foyer and dropped ceilings which are smooth painted with white semi-gloss paint
- Interior walls painted off-white with fine quality latex paint
- Kitchen, laundry, bathrooms and all woodwork and trim painted off-white with fine quality semi-gloss paint
- Mirrored sliding closet doors in front entry (as per plan)

THE ENTRY

- Solid core wood veneer door with distinctive lever hardware
- **Detailed ceilings with cornice moulding** (as per plan)
- Choice of **slate, marble or limestone flooring** from Hillside samples

THE KITCHEN

- premium custom **KITCHEN** cabinets
- Wide selection of laminate counter tops
- Double stainless steel sink and ledgeback with single lever faucet and convenient vegetable spray
- Choice of large 12" x 12" ceramic floor tile from Hillside samples
- Built-in range hood fan vented to exterior

QUALITY APPLIANCES

- **20 cu. ft. side by side frost free** refrigerator
- 30" range with self clean oven
- Built-in multi-cycle dishwasher

THE ENSUITE

- Choice of 12" x 12" **marble floor tile** from Hillside samples
- Ceramic wall tile in shower enclosure to ceiling. Corner tubs to feature one row of 12" x 12" **marble tile** from Hillside samples (as per plan)
- White premium custom cabinetry
- **White cultured marble countertop** with integrated basin with **brass accented chrome faucets**
- Temperature controlled and pressure balanced shower faucets
- **White elegant corner tub** (as per plan)
- **Separate oversized glass enclosed shower** (as per plan)
- Full height vanity mirror with decorative lighting
- Ceiling exhaust fan vented to exterior

MAIN BATHROOM

- Choice of ceramic floor tile from Hillside samples
- White premium custom cabinetry
- **White cultured marble countertop** with integrated basin
- Full height vanity mirror with decorative lighting
- Bathtub with full height wrap around ceramic tile enclosure to ceiling
- Temperature controlled and pressure balanced shower faucet
- Ceiling exhaust fan vented to exterior

LAUNDRY

- Convenient in-suite laundry complete with stacked washer and dryer or side by side washer and dryer (as per plan) vented to exterior
- Ceramic floor tile
- Linen closet (as per plan)

ELECTRICAL AND INTERCONNECTIVITY FEATURES

- Bedroom(s), den (as per plan) and living room pre-wired for Cable T.V. and **"WAVE"** Internet connectivity
- Bedroom(s), den (as per plan) and kitchen pre-wired for telephone
- **Distinctive ceiling light fixture in foyer**
- Capped ceiling light outlet in dining room, kitchen and breakfast area (as per plan)
- **White Decora styled** switches and receptacles throughout

*Height of ceiling may vary due to height of floor finishes and noise attenuation features. Some areas will have a dropped ceiling to accommodate HVAC, mechanical and structural requirements.

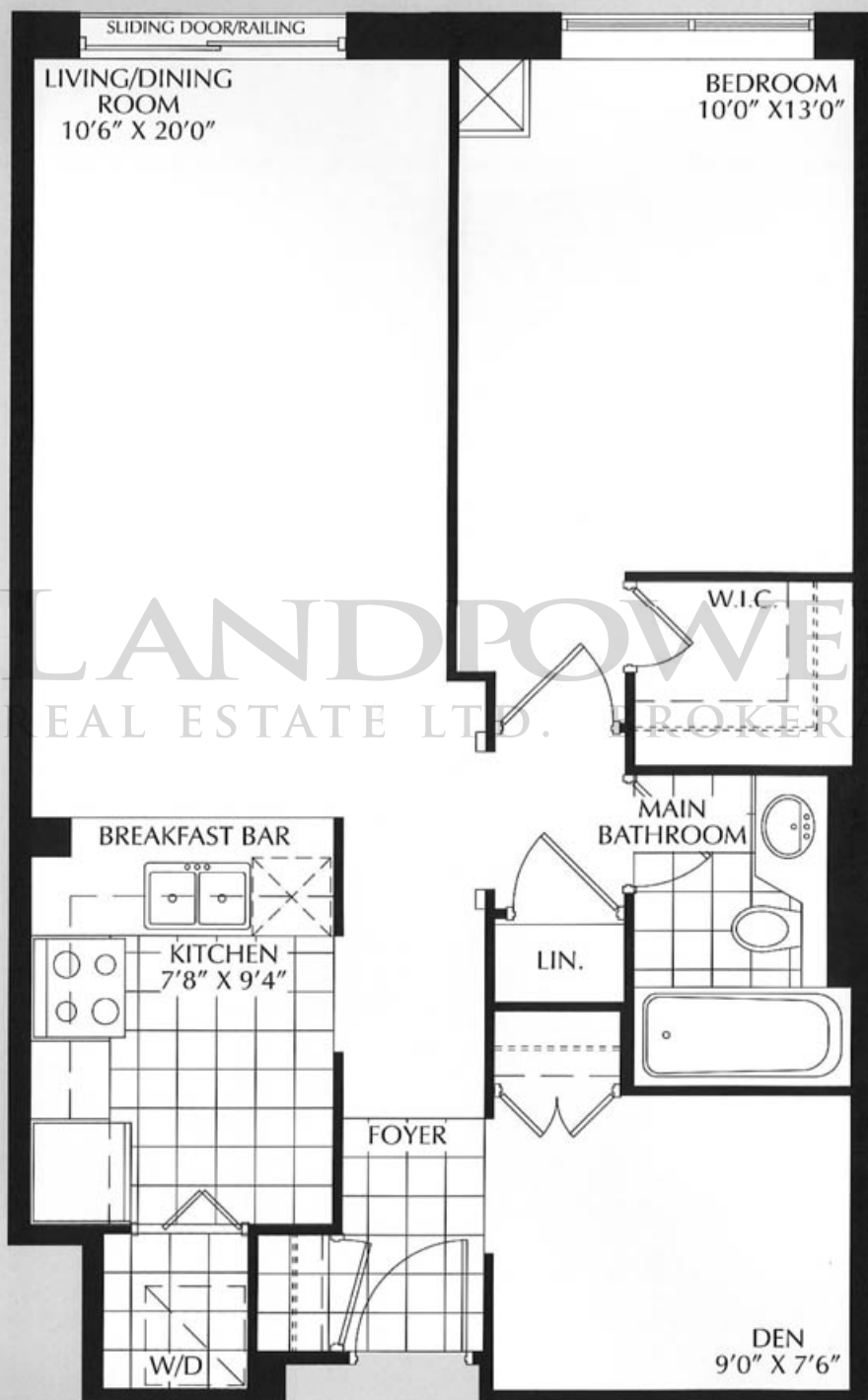
**Available with a future phase. Consult sales representative for details.

Plans and specifications are subject to change without notice. Builder may substitute materials provided such materials are of equal or better quality than the materials provided in the plans and specifications. Decorative upgrade items displayed in sales office or furnished model are for display purposes only, and are not included in the purchase price. E.&O.E.

OCT. 01/98

CHICORY

743 SQ. FT.





HILLSIDE

AT YORK MILLS



MARIGOLD

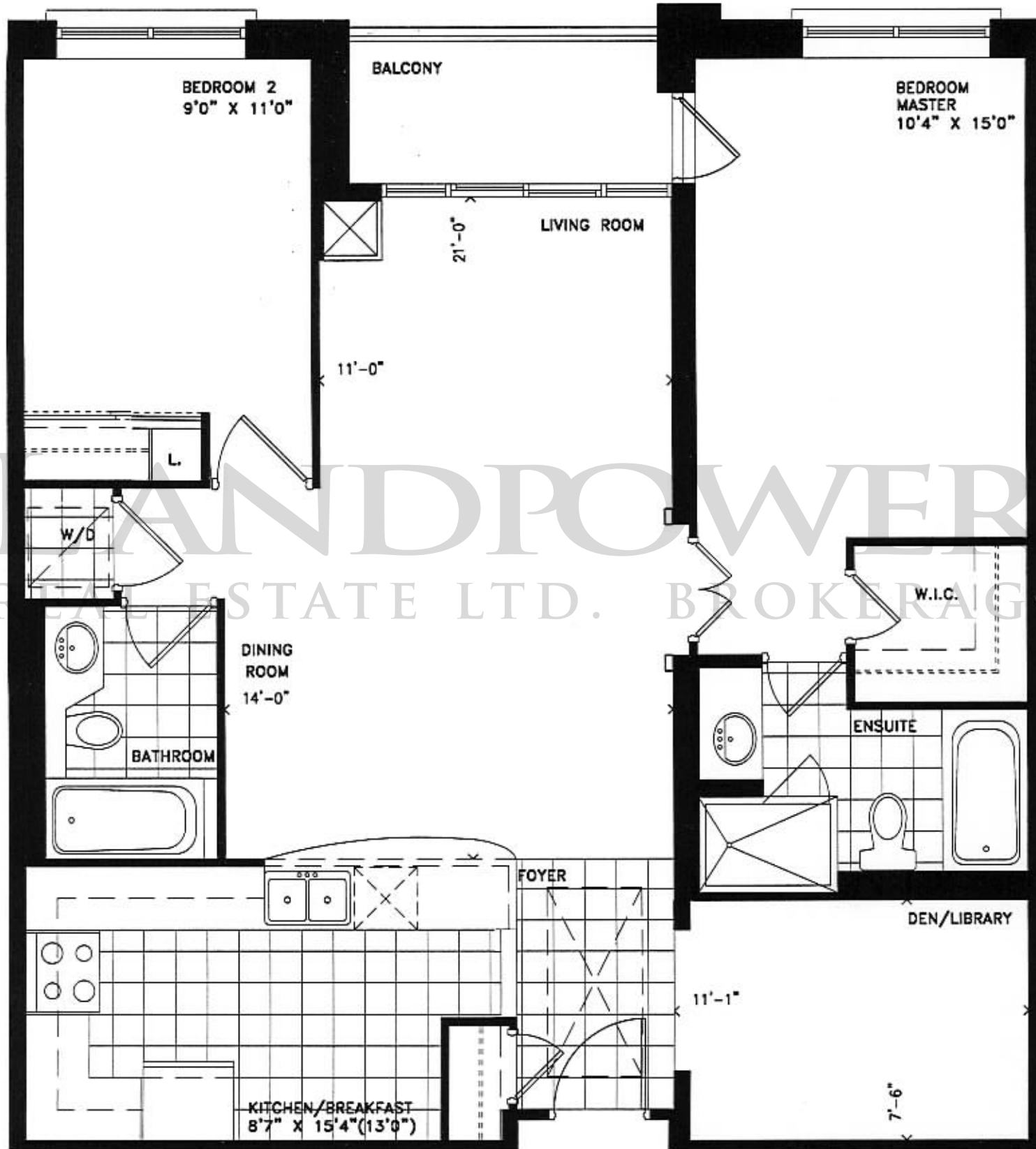
1063 SQ. FT.

PLANS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. ALL DIMENSIONS ARE APPROXIMATE. SLATE AREAS DO NOT INCLUDE BALCONIES WHERE APPLICABLE. ACTUAL USABLE FLOORSPACE MAY VARY FROM STATED FLOOR AREA. TILE PATTERNS MAY VARY. S.A.C.E.



HILLSIDE

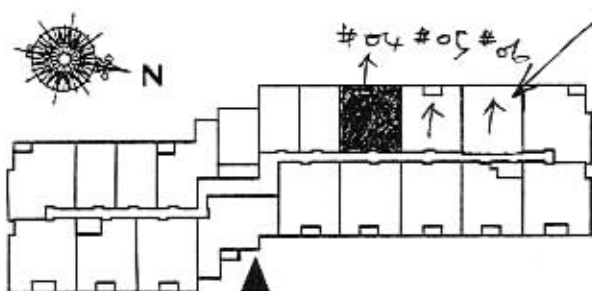
AT YORK MILLS



#304 \$252,900
#704 \$257,900 -

TWO BEDROOMS PLUS DEN/LIBRARY

#306 \$252,900



PRIMROSE

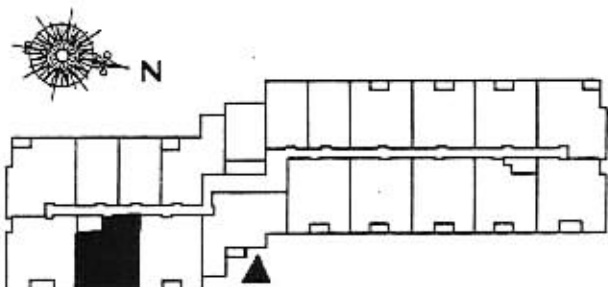
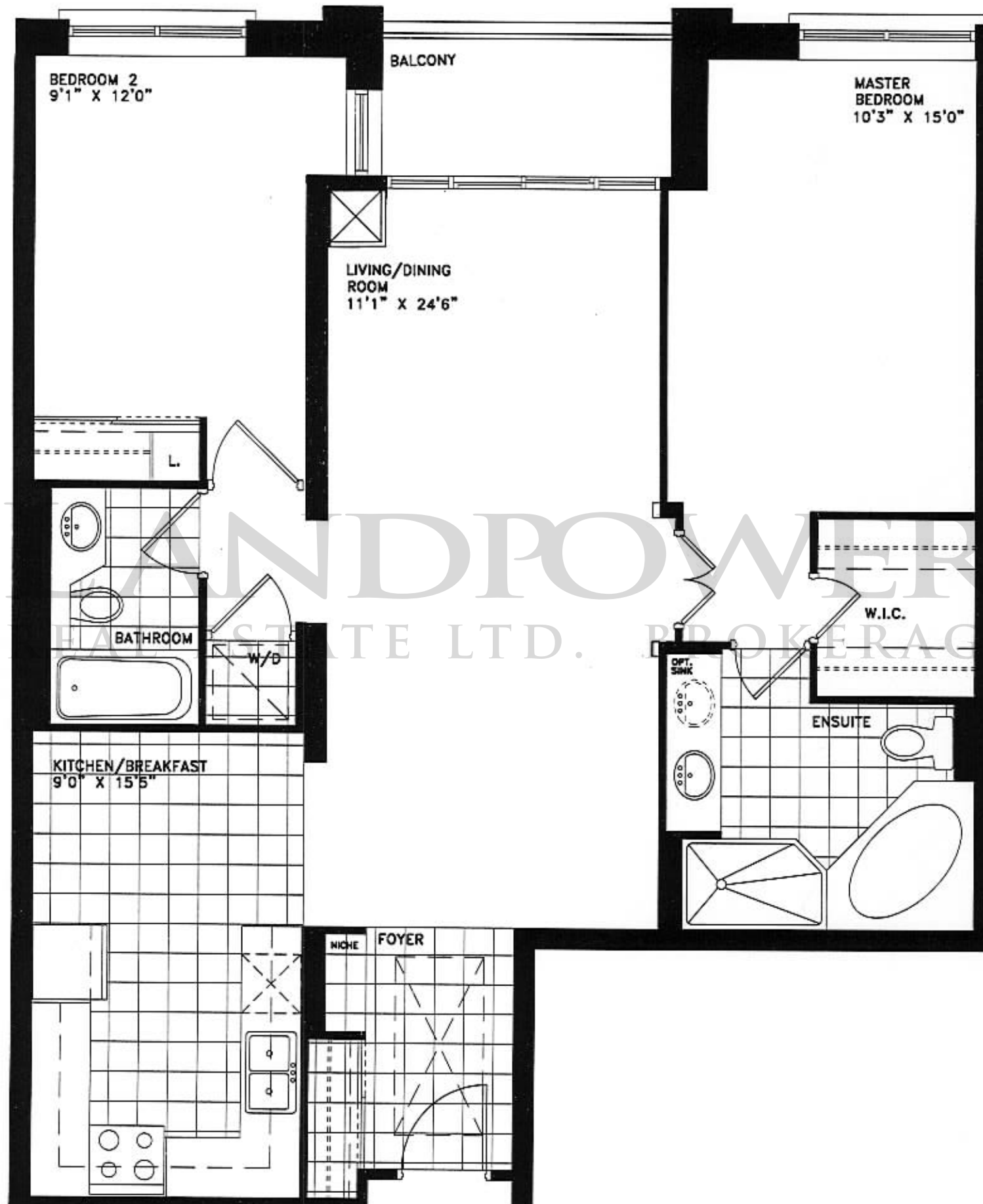
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HILLSIDE

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EGGLANTINE

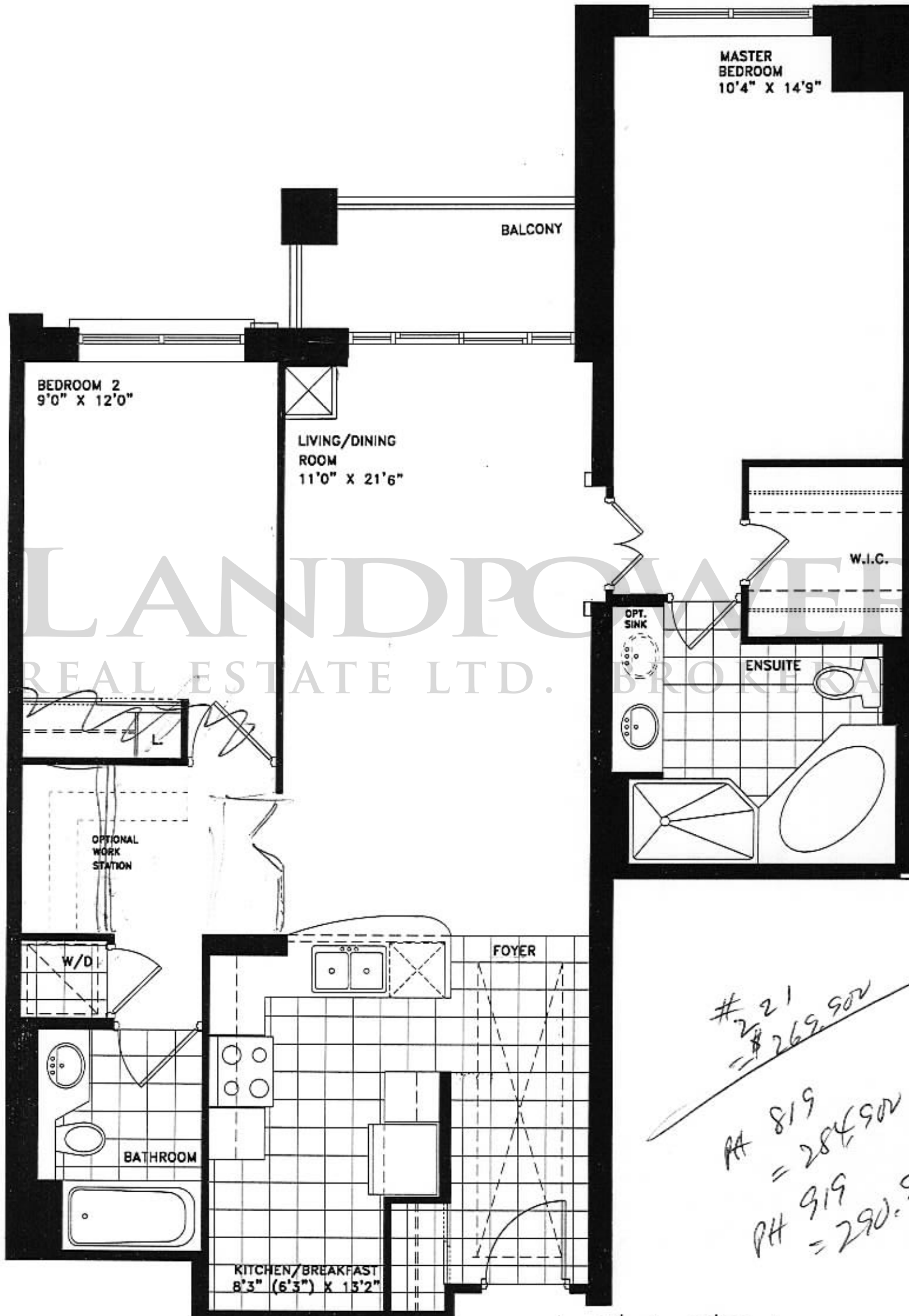
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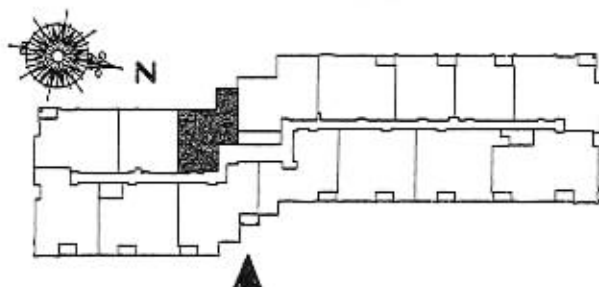
AT YORK MILLS



#221
= \$269,900

PH 819
= 284,900

PH 919
= 290,900



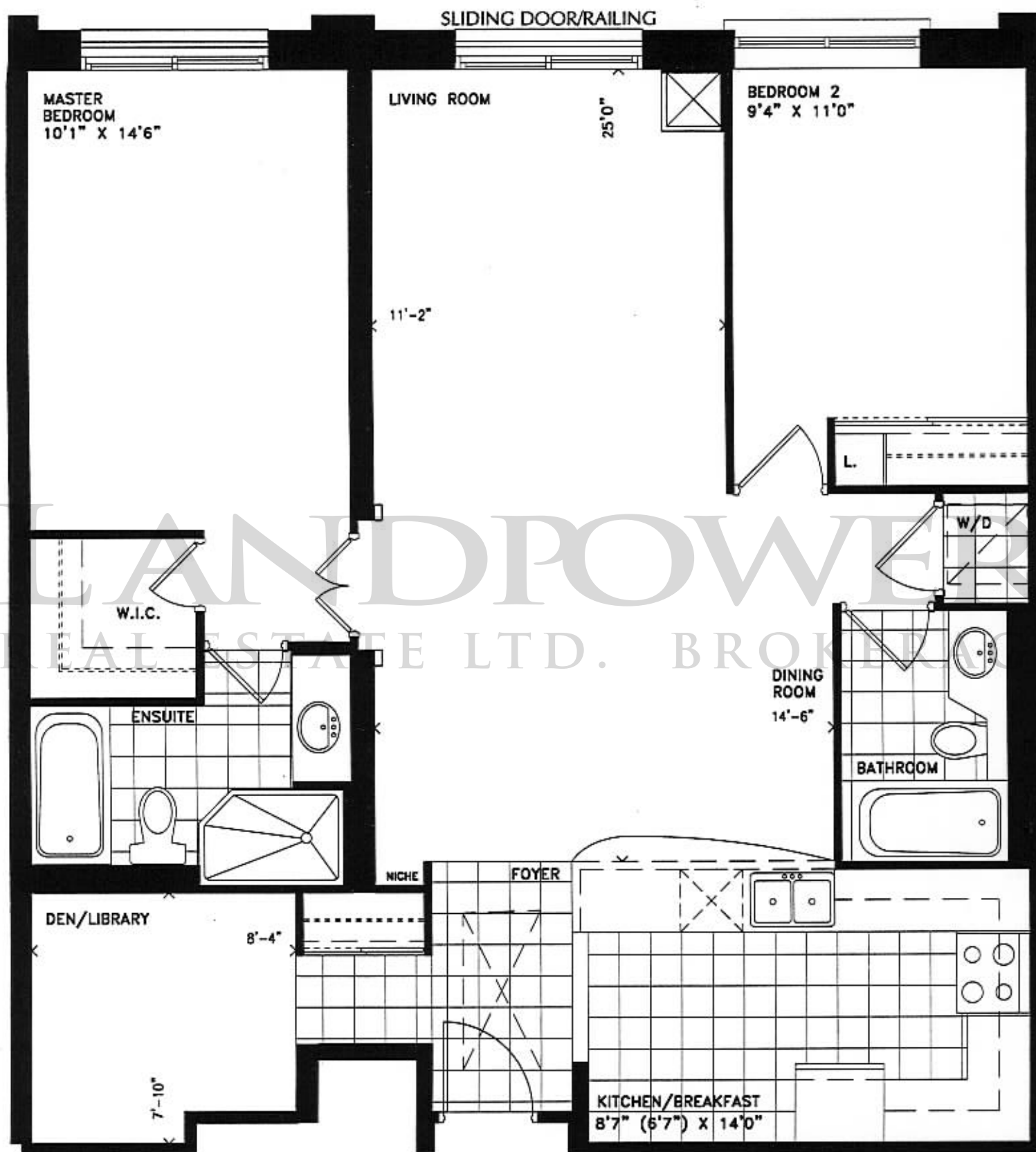
ACACIA

1079 S Q. FT.



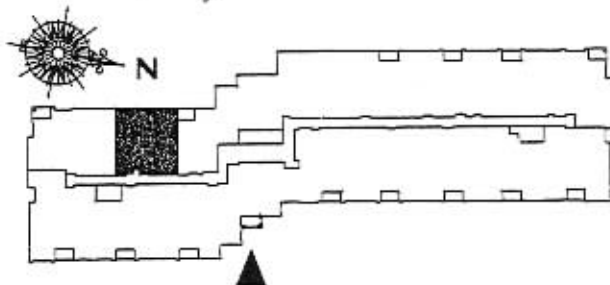
HILLSIDE

AT YORK MILLS



1 only Pkt. 818
\$ 276,900

TWO BEDROOMS PLUS DEN/LIBRARY



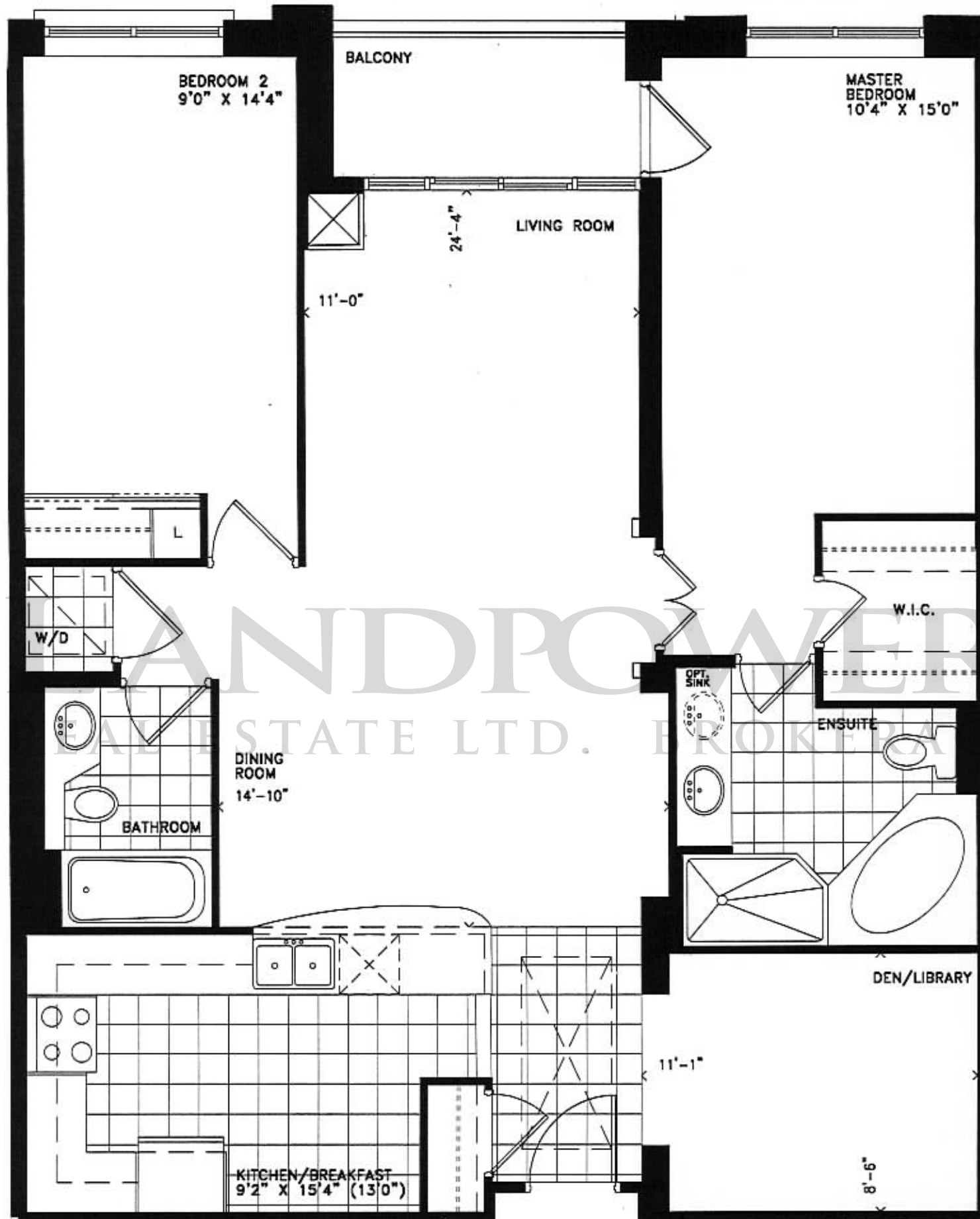
CORNEL
1116 SQ. FT.

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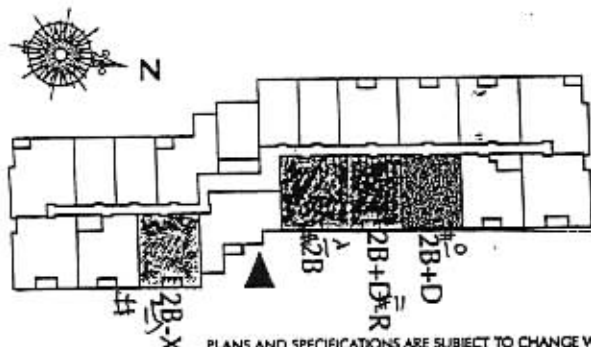
HILLSIDE

AT YORK MILLS



TWO BEDROOMS PLUS DEN/LIBRARY

# 210	281,900	# P10	302,900.-
# 311	284,900		
# 711	290,900		
# 712	290,900.-		
# 612	288,900.-		
# 512	286,900.-		
# 515	286,900.-		
# H814	296,900.-		



FUCHSIA

1206 SQ. FT.

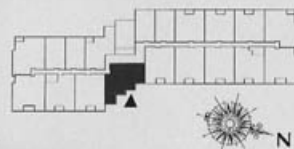
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INDIGO

1 2 3 1 SQ. FT.

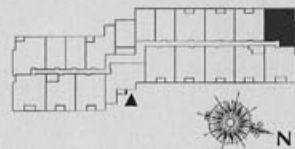


PH 810 329.900.
PH 910 339.900.



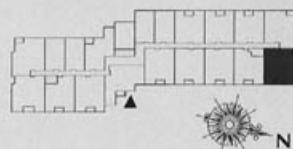
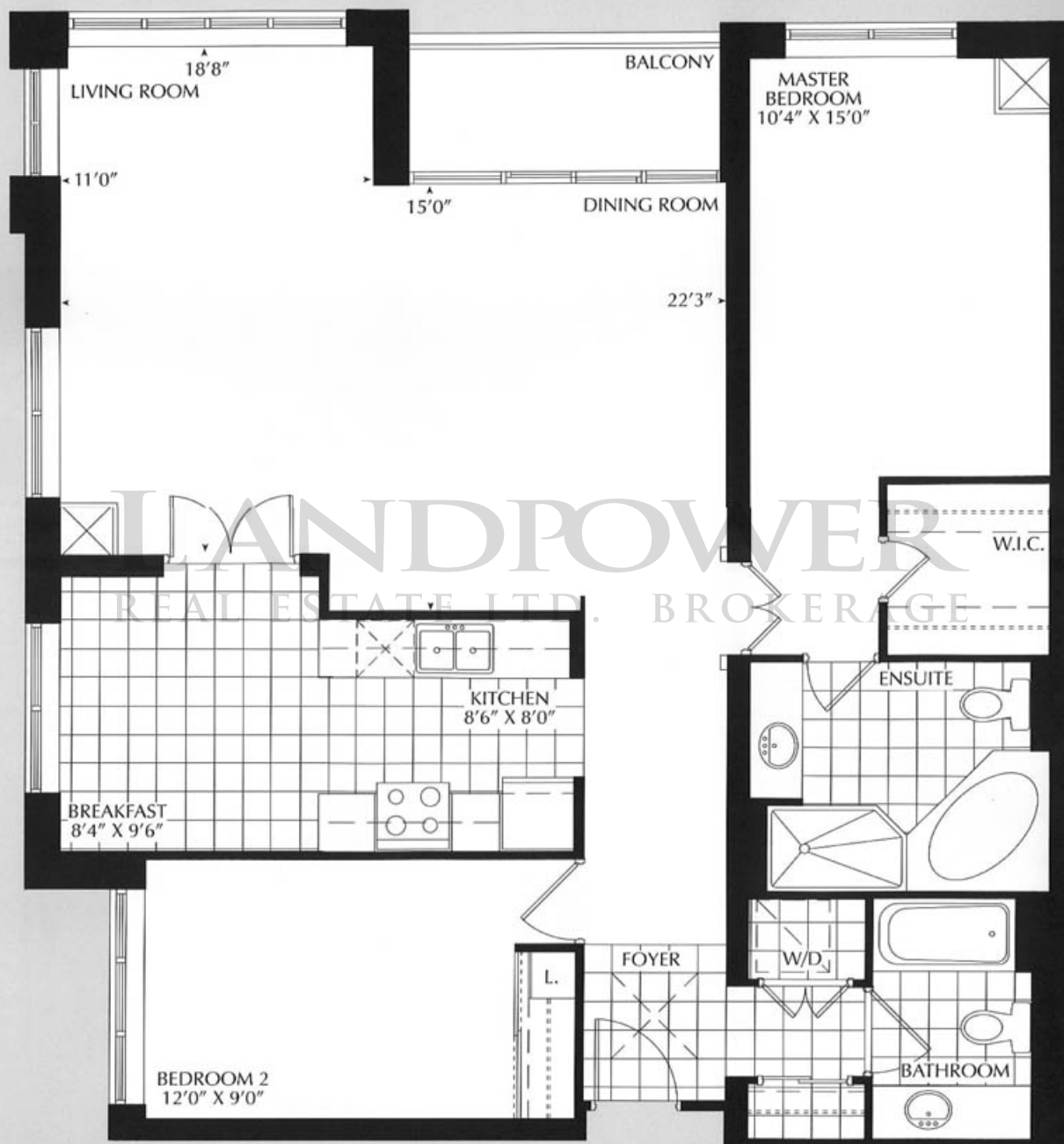
GARDENIA

1 2 7 1 S Q . F T .



HYACINTH

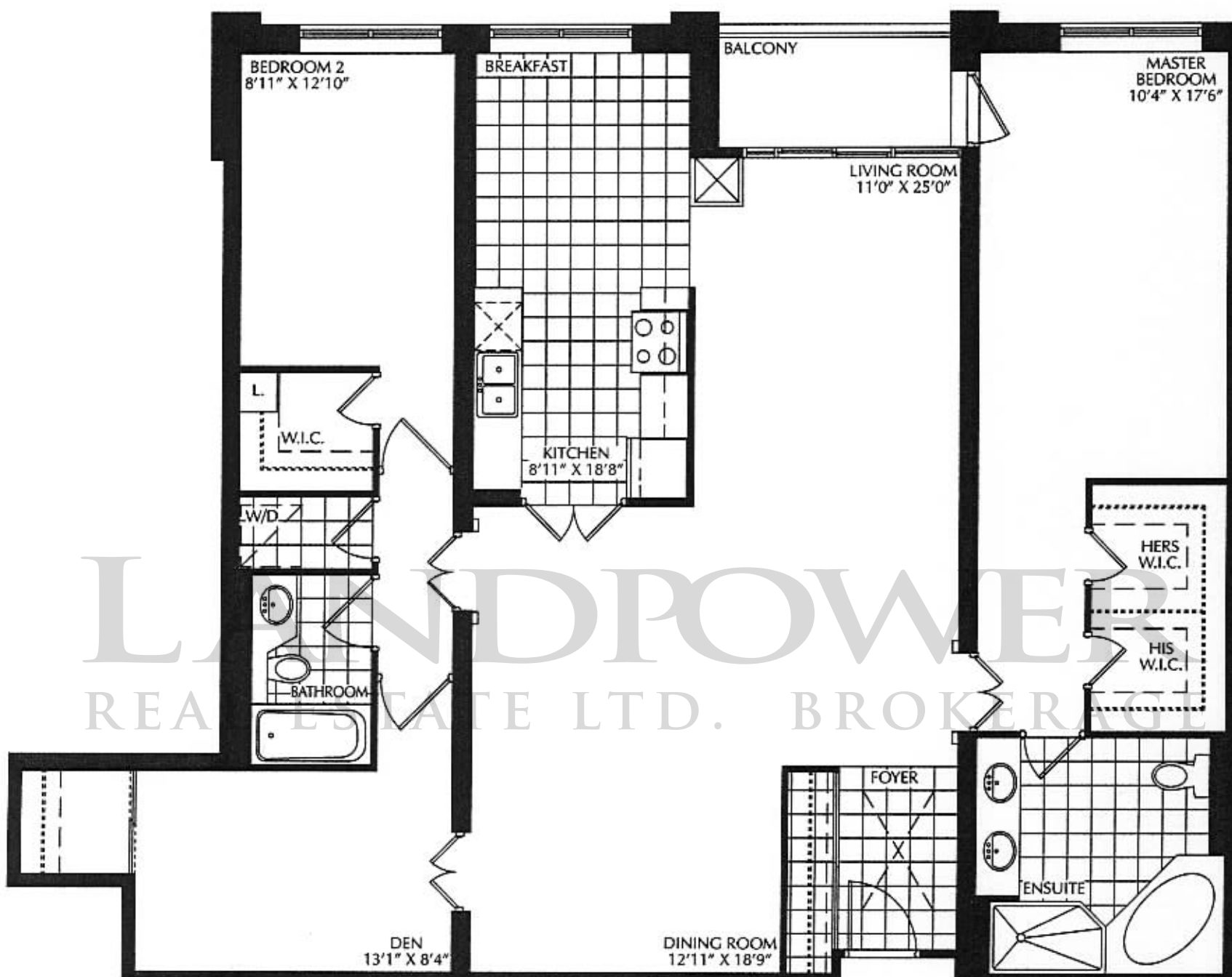
1 2 8 7 S Q . F T .





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WISTERIA

1655 SQ. FT.

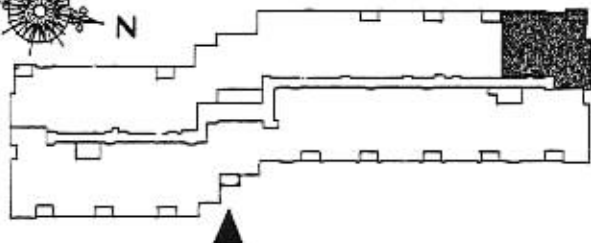
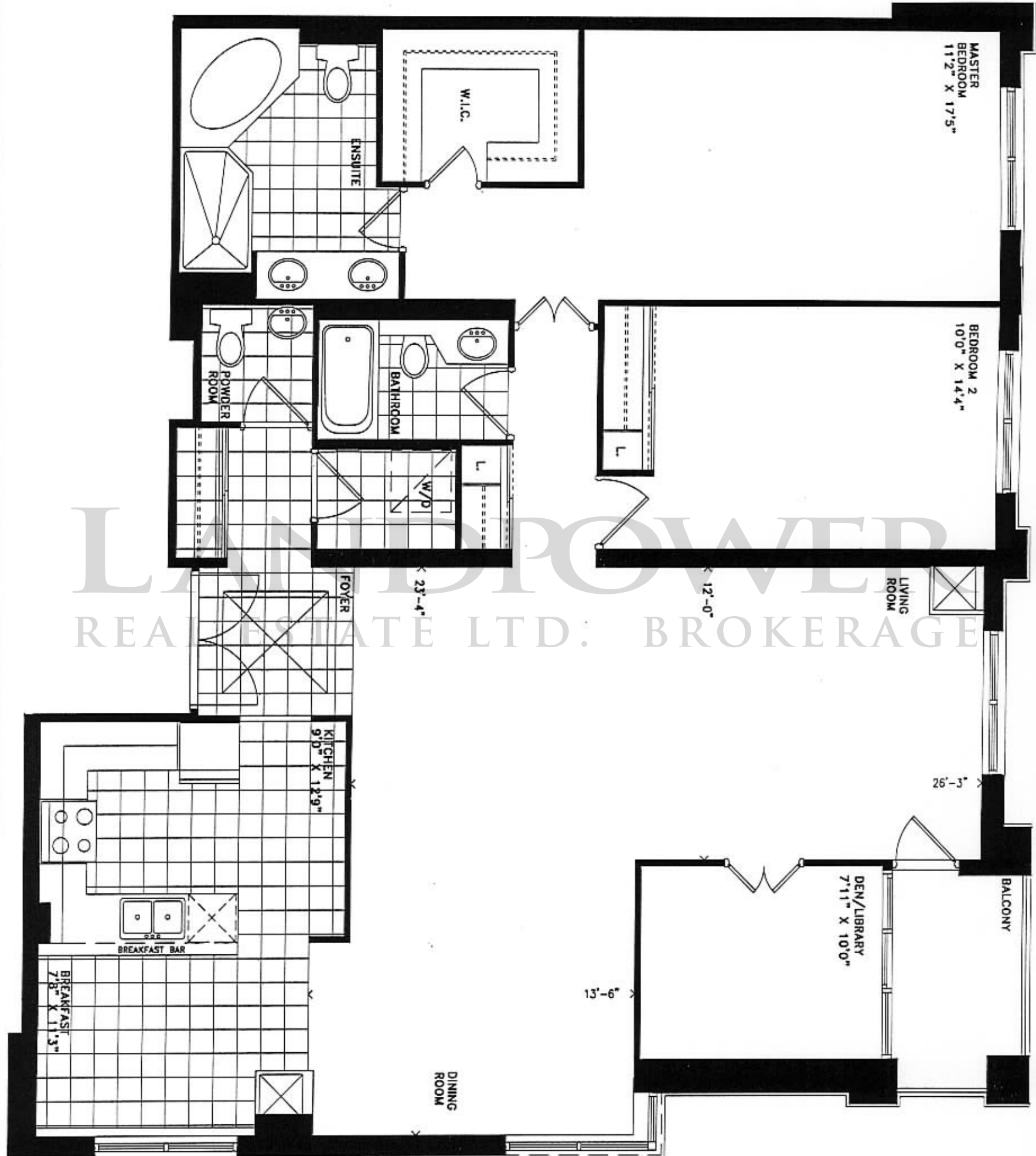
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2R-D



HILLSIDE

AT YORK MILLS



CAMELLIA

1664 SQ. FT.

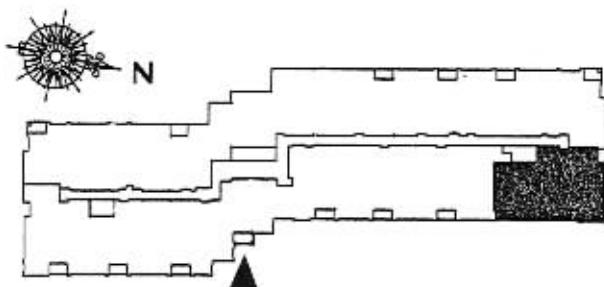
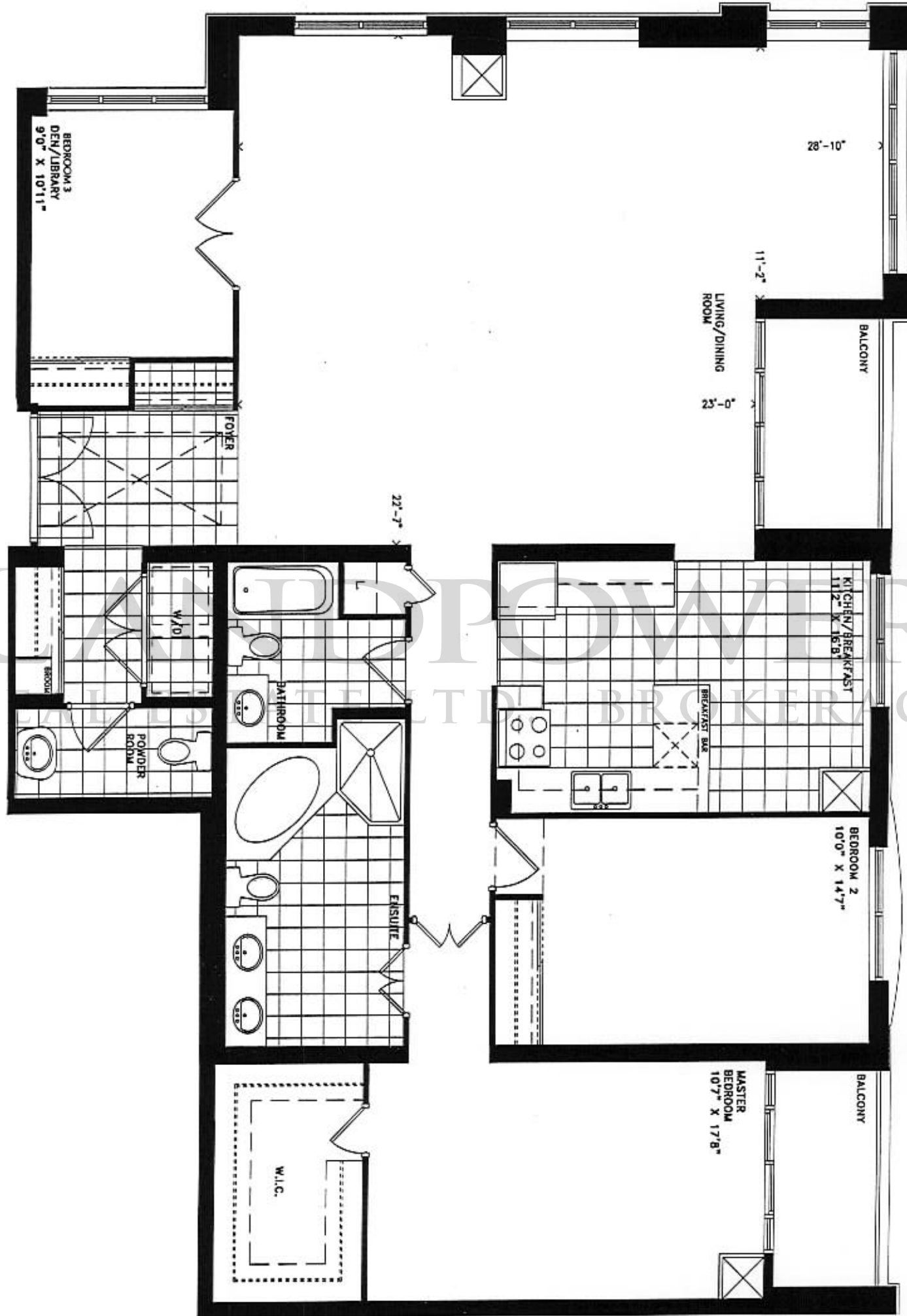
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2T-D



HILLSIDE

AT YORK MILLS



CYPRESS

1921 SQ. FT.

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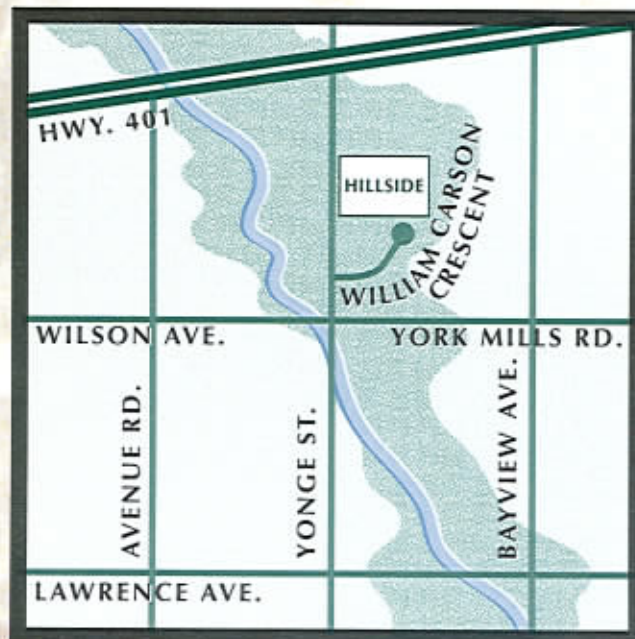
2S-D



HILLSIDE

AT YORK MILLS

LANDPOWER
REAL ESTATE LTD. BROKERAGE



18 William Carson Crescent
Tel: (416) 733-8086
Fax: (416) 733-8867

