



HILLSIDE

TRADITIONS

CONDOMINIUM RESIDENCES ON THE RAVINE



HILLSIDE
TRADITIONS

Nestled in a private enclave of mature trees across from the Don Valley Golf Club in the coveted neighbourhood of Hogg's Hollow, you'll discover Hillside Traditions - an exclusive eight-storey luxury condominium finely crafted in the European tradition of elegance. This landmark of sophistication combines a perfect blend of clay brick and precast, a classic archway and distinctive architectural details.

Welcome home to an exquisite residence in its natural forested ravine setting. Welcome home to an elegant lifestyle at Hillside Traditions

STATE
BUILDING GROUP

All elevations, renderings and landscaping are artist's concept. Plans and specifications are subject to change without notice. E. & O. E.



HILLSIDE
TRADITIONS

LANDSCAPE OVER
REAL ESTATE LTD. BROKERAGE

YONGE STREET

RAVINE

PHASE 2

Future
Recreation
Centre

PROPOSED
PHASE 3

RAVINE

PHASE 1

CRESCENT

WILLIAM CARSON



Site Plan and Landscape Plan are Artist Concept
and Subject To Change Without Notice E. & O.E. May 2000

Features & Finishes

QUALITY HILLSIDE BUILDING FEATURES

- Dramatic traditional entrance and facade
- **Intimate 2-storey lobby featuring marble flooring**, cornice mouldings, traditional wall panel detailing, elegant furniture and appointments
- **24-hour Concierge Service**
- Electronically monitored entrance gates to beautifully landscaped residential courtyards and driveways
- Entertainment lounge with 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 suites on 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**
- **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 swimming pool** for leisurely swimming or invigorating laps
- Whirlpool
- Billiard room
- **Separate His and Hers change rooms and saunas** for relaxation
- Large well-landscaped terrace area for outdoor enjoyment
- **Outdoor putting green**

SURVEILLANCE AND MONITORING SYSTEMS

- **24-hour Concierge** to receive all guests and service personnel prior to entry to the 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 garage area
- Each suite equipped with **personally coded suite intrusion alarm system with emergency voice communication** connected to Concierge desk
- Door contacts on "Garden" Suites (as per plan)
- Partially 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
- Upgraded 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
- 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 **marble or limestone flooring** from Hillside samples

THE KITCHEN

- Premium custom **KITCHEN** cabinets
- Wide selection of laminate counter tops

- Double stainless steel ledge back sink with single lever faucet and convenient vegetable spray
- Choice of large **12" x 12" ceramic floor tile** from Hillside samples
- Built-in microwave/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
- **Microwave/Hood fan**

THE ENSUITE

- Choice of **12" x 12" marble floor tile** from Hillside samples
- Ceramic wall tile in shower enclosure to ceiling (as per plan)
- **Corner tub or soaker tub** to feature one row of **12" x 12" marble tile** from Hillside samples (as per plan)
- White premium custom cabinetry with **marble countertop with under mount sink & brass accented chrome style faucets**
- Temperature controlled and pressure balanced shower faucets
- **White elegant corner tub or soaker tub** (as per plan)
- **Separate oversized shower with glass door** (as per plan)
- Full height vanity mirror with decorative lighting
- Ceiling exhaust fan vented to exterior
- White plumbing fixtures

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
- Bath tub or shower enclosure with full height ceramic tile to ceiling (as per plan)
- Temperature controlled and pressure balanced shower faucet
- Ceiling exhaust fan vented to exterior

POWDER ROOM**

- Choice of **marble or limestone flooring** from Hillside samples
- **Elegant white pedestal sink with oval mirror**
- **White one piece - low profile toilet**
- **Brass accented chrome style faucets**
- Ceiling exhaust fan vented to exterior

LAUNDRY

- Convenient in-suite laundry complete with stacked **full size 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 **"Rogers @ Home Cable Internet Service"** 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 den, 2nd bedroom, dining room, kitchen and breakfast area (as per plan)
- **White Decora styled switches and receptacles** throughout

WARRANTY

- Hillside at York Mills Limited, **warranty** in accordance with the Ontario New Home Warranty Program

* 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, fire alarm and structural requirements.

** As per suite plan.

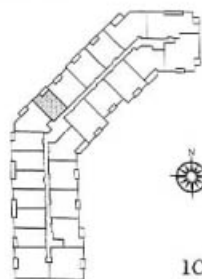
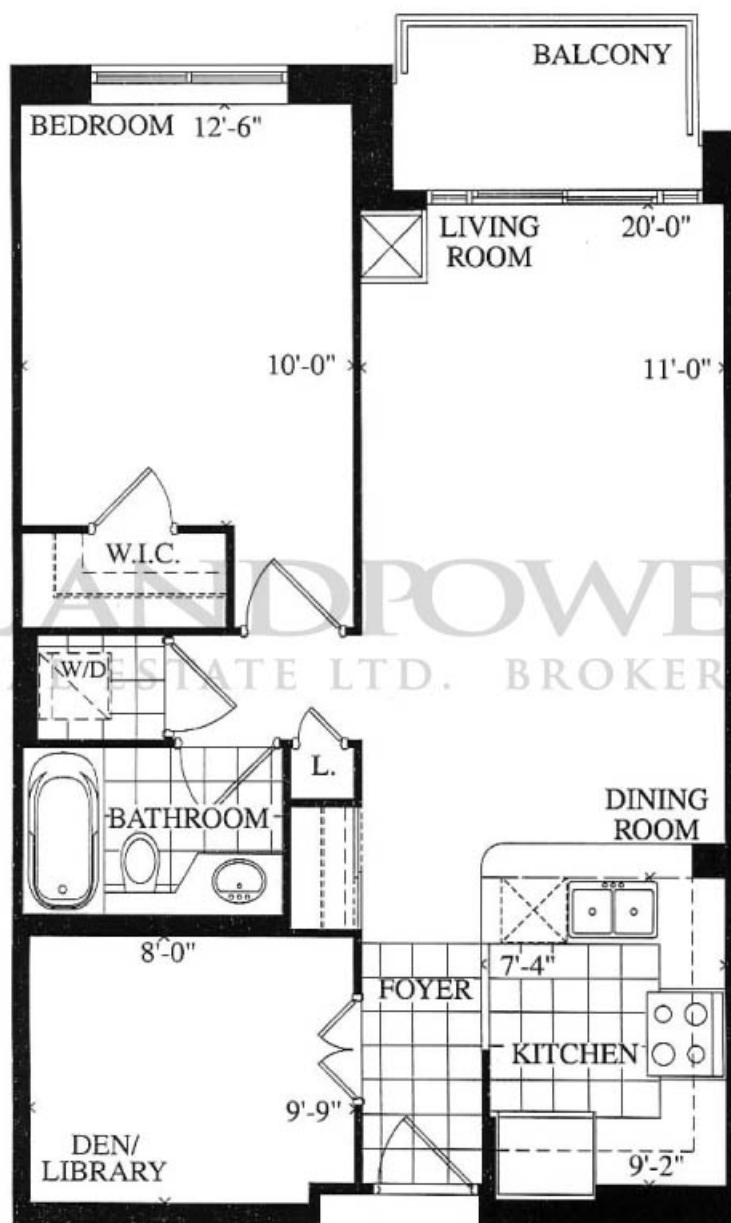
Plans and specifications are subject to change without notice. Builder may substitute materials provided each material is of equal or better quality than the material provided in the plans and specifications. Decorative upgrade items displayed in sales office or furnished model are for display purposes only and are not included in the purchase price. L. & O.E. Sept. 24/01





SAVOY

7 0 6 S Q . F T .



*Plans and specifications are subject to change without notice. Built areas and dimensions are approximate. Some areas do not include balconies where applicable. Actual usable floor space may vary from stated floor area. The patterns may vary. L & O E.

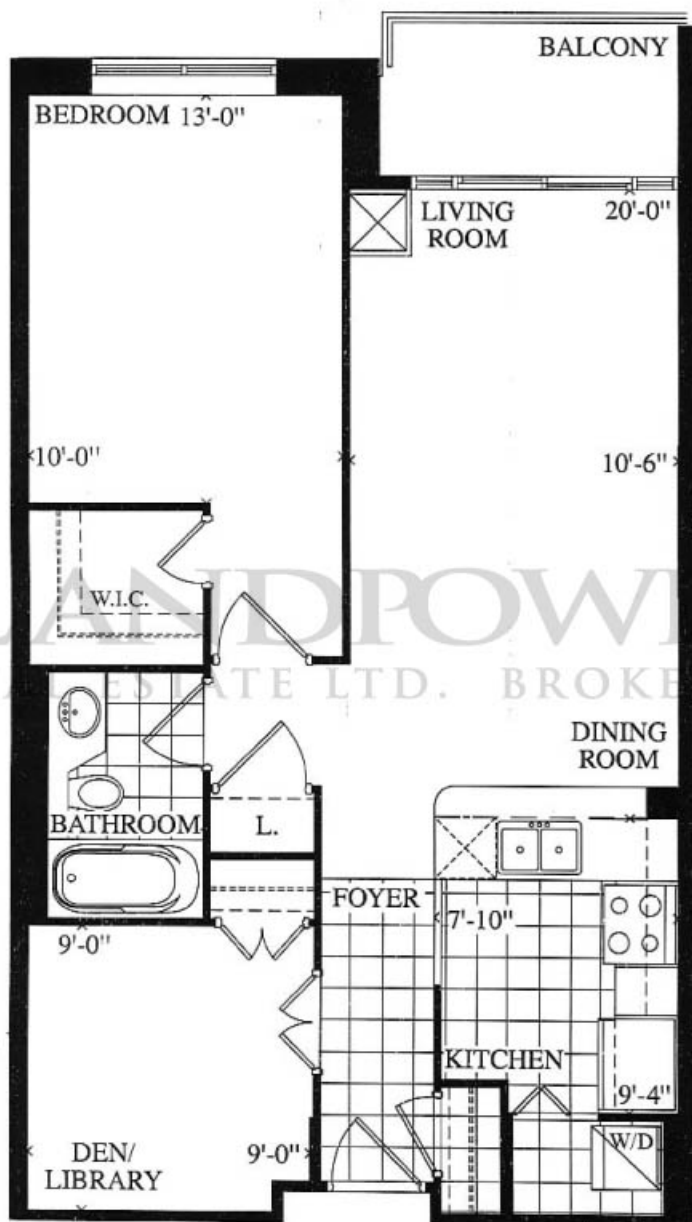


STATE

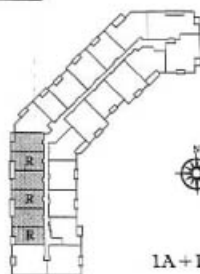


PLAZA

747 S Q . F T .



LANDPOWER
REAL ESTATE LTD. BROKERAGE



1A+D

Plans and specifications are subject to change without notice. Suite areas and dimensions are approximate. Suite areas do not include balconies where applicable. Actual usable floor space may vary from stated floor area. The purchaser may vary. E. & O. E.

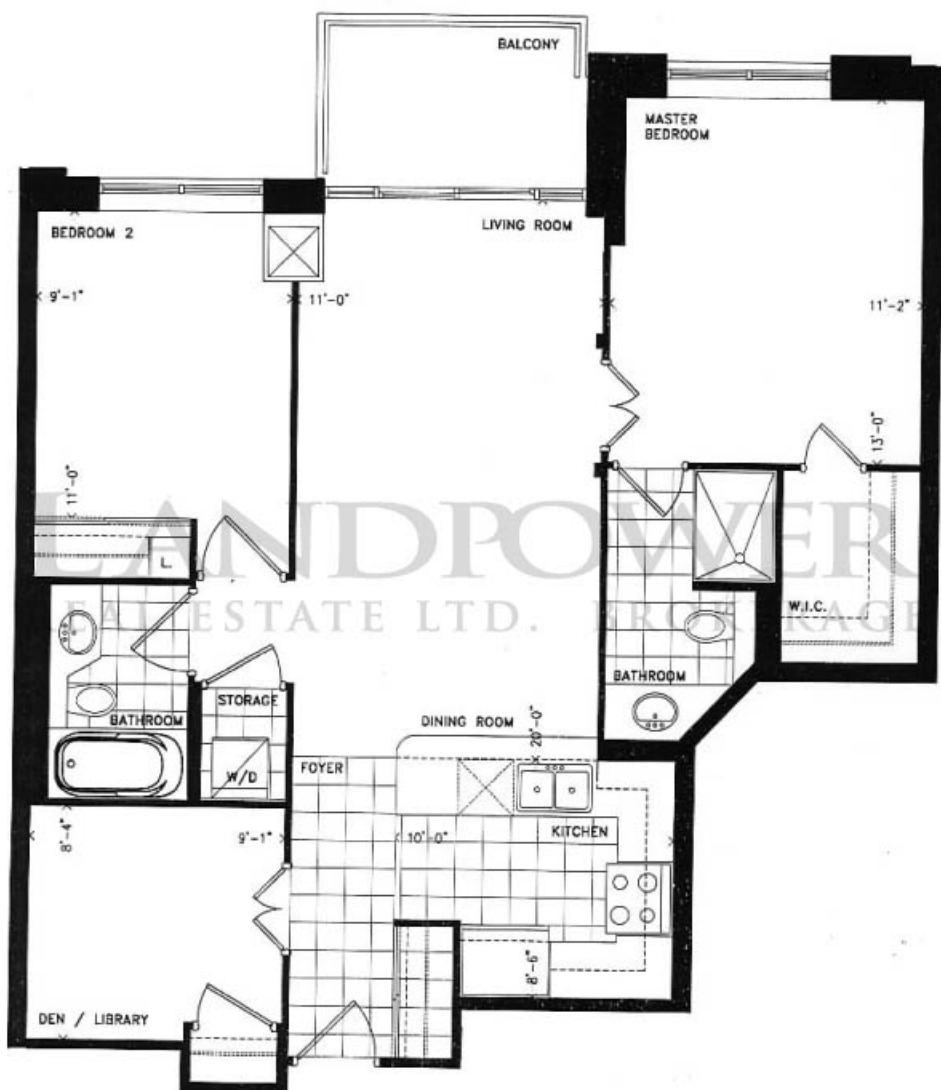


STATE



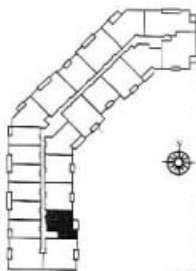
WYNDHAM

9 4 7 S Q . F T .



TWO BEDROOM PLUS DEN/LIBRARY

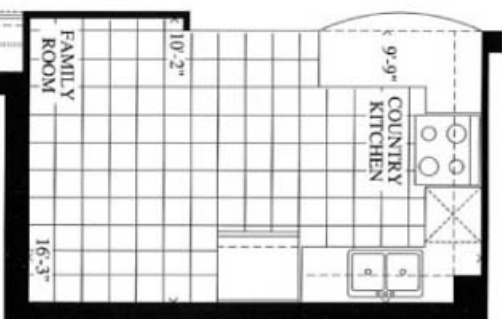
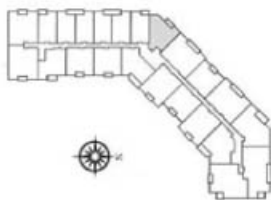
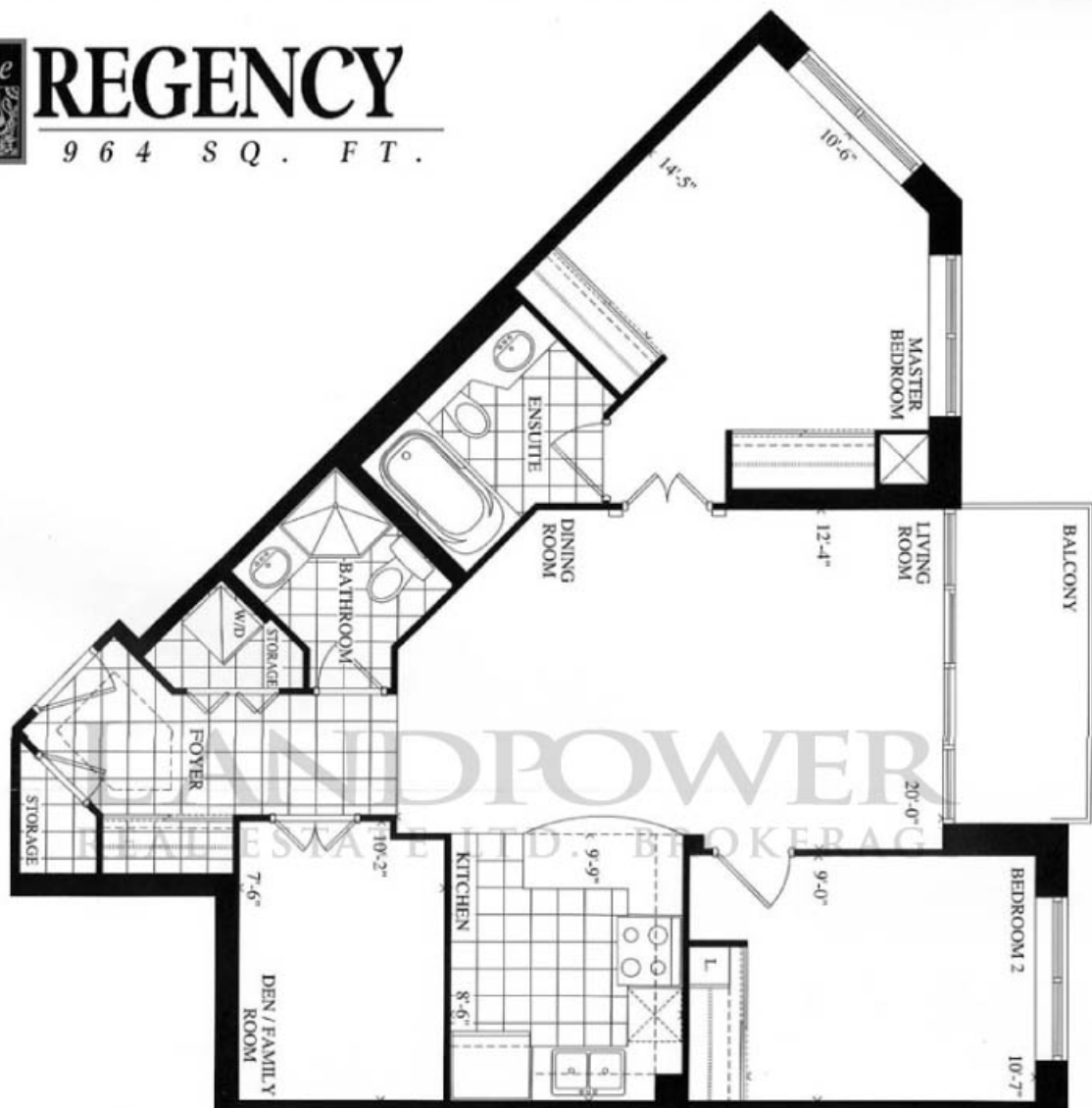
Plans and specifications are subject to change without notice. Suite areas and dimensions are approximate. Suite areas do not include balconies where applicable. Actual usable floor space may vary from stated floor area. Tiles patterns may vary. E. & C. E.





REGENCY

9 6 4 S Q . F T .



OPTIONAL
COUNTRY KITCHEN/
FAMILY ROOM

STATE
BUILDING GROUP

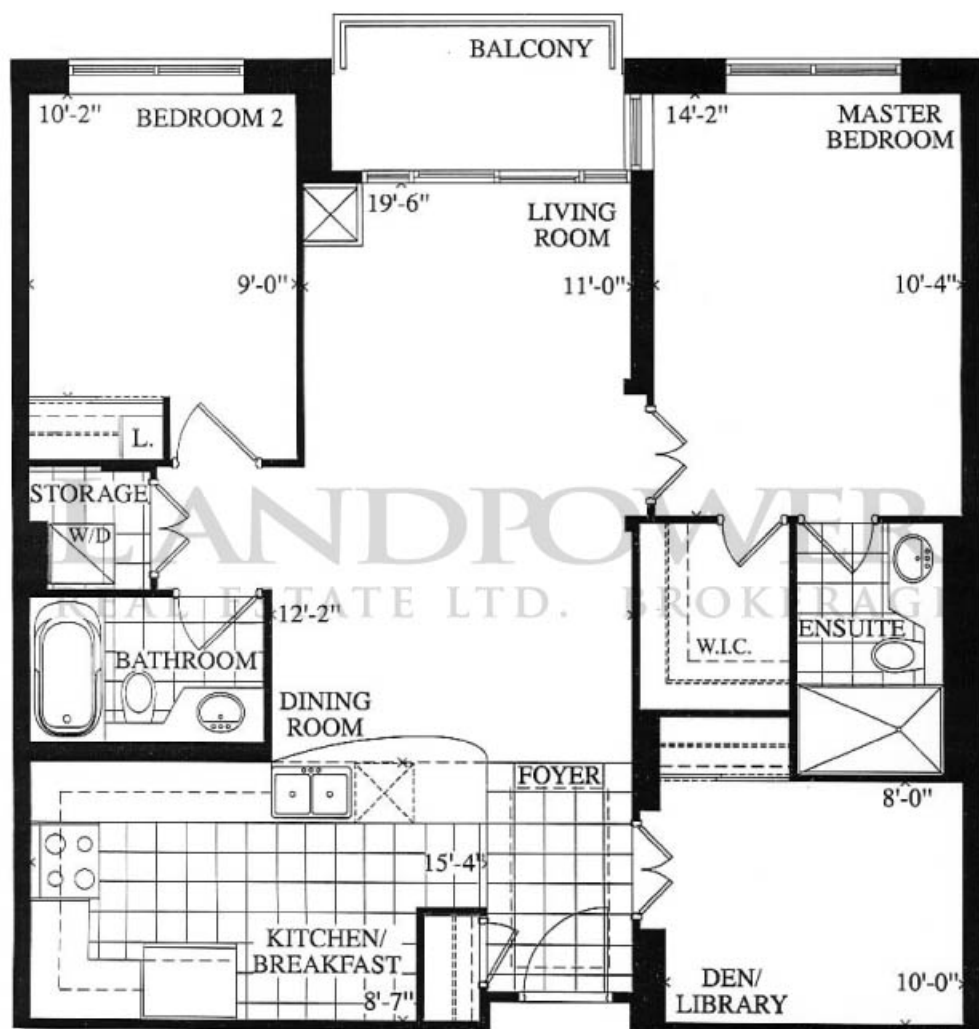
HILLSIDE
RESIDENTIAL





TIFFANY

1 0 0 1 S Q . F T .

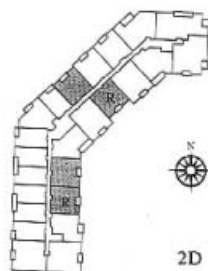


TWO BEDROOM PLUS DEN/LIBRARY

Plans and specifications are subject to change without notice. Suite areas and dimensions are approximate. Suite areas do not include balconies unless otherwise specified. Actual usable floor space may vary from stated floor area. Tile patterns may vary. S. & O. E.



STATE





CARLYLE

1013 S.Q. FT.



LANDPOWER
REAL ESTATE LTD. BROKERAGE

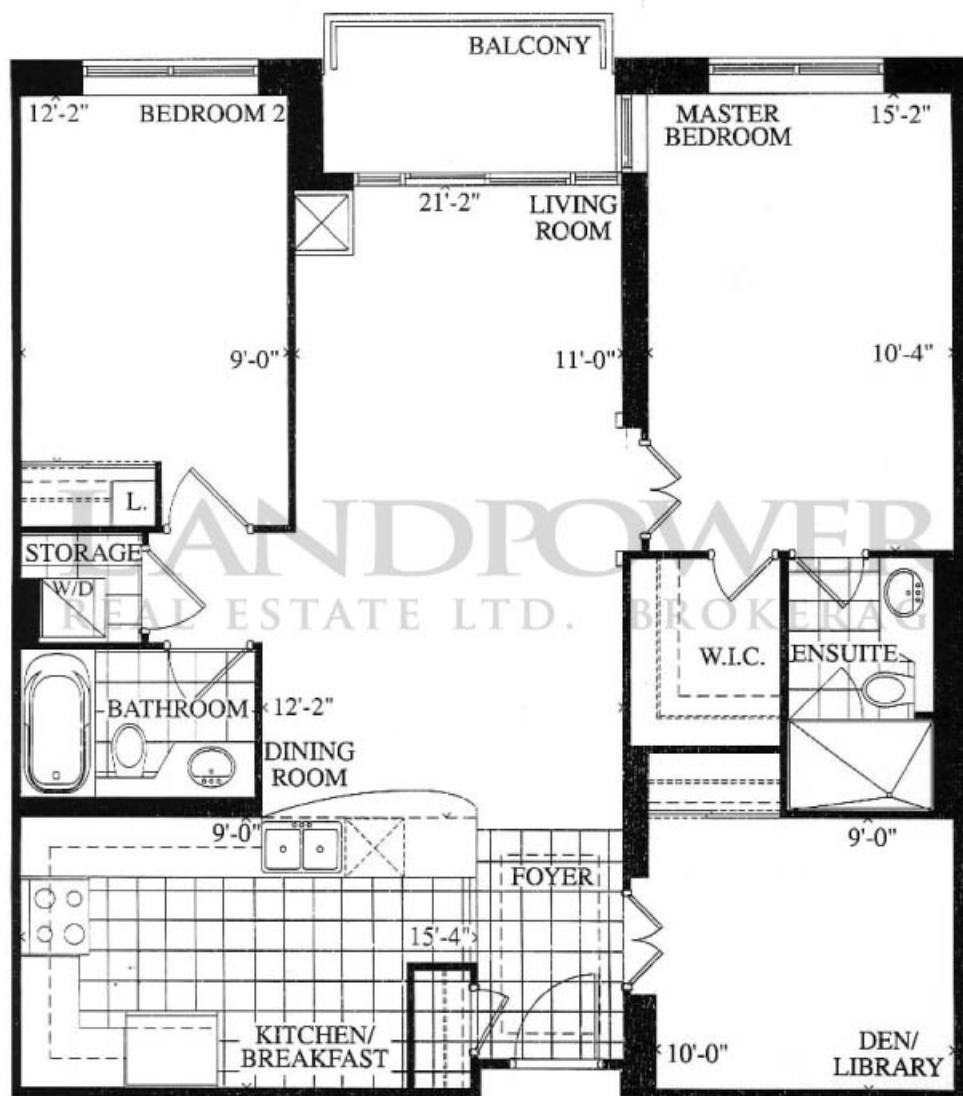
STATE
BUILDING GROUP

HILLSIDE
REAL ESTATE



GRANDE II

1 0 6 6 S Q . F T .

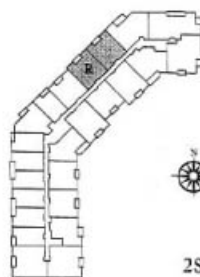


TWO BEDROOM PLUS DEN/LIBRARY

Plans and specifications are subject to change without notice. Suite areas and dimensions are approximate. Suite areas do not include balconies where applicable. Actual suite footprints may vary from stated floor area. The information may vary. E & O. L.



STATE

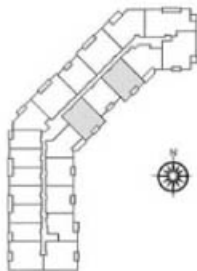


28



HELMSLEY

1 2 2 0 S Q . F T .



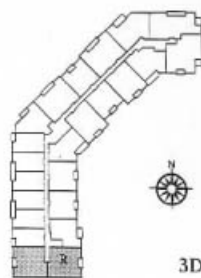
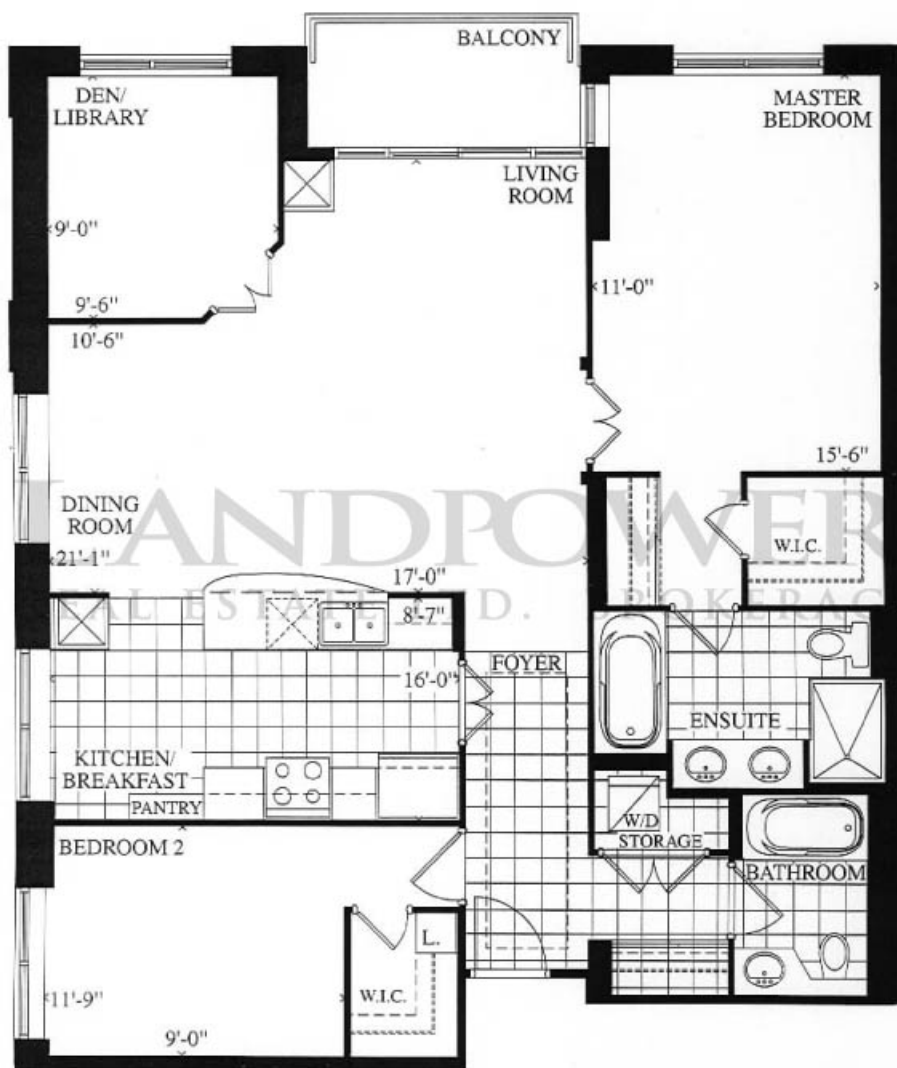
STATE
BUILDING GROUP

Plans and specifications are subject to change without notice. Suite areas and dimensions are approximate. Suite areas do not include balconies where applicable. Actual usable floor area may vary from stated floor area. Life pictures may vary 1, 2, 3, 4.



MORGAN

1 2 8 0 S Q . F T .



Plans and specifications are subject to change without notice. Basic areas and dimensions are approximate. Suite areas do not include balconies where applicable. Actual usable floor space may vary from stated floor area. Tile patterns may vary. S. & G. E.



STATE



PIERRE

1 2 8 8 S Q . F T .



STATE
BUILDING GROUP

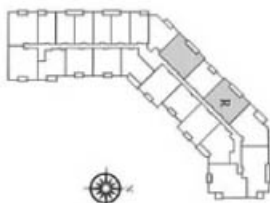
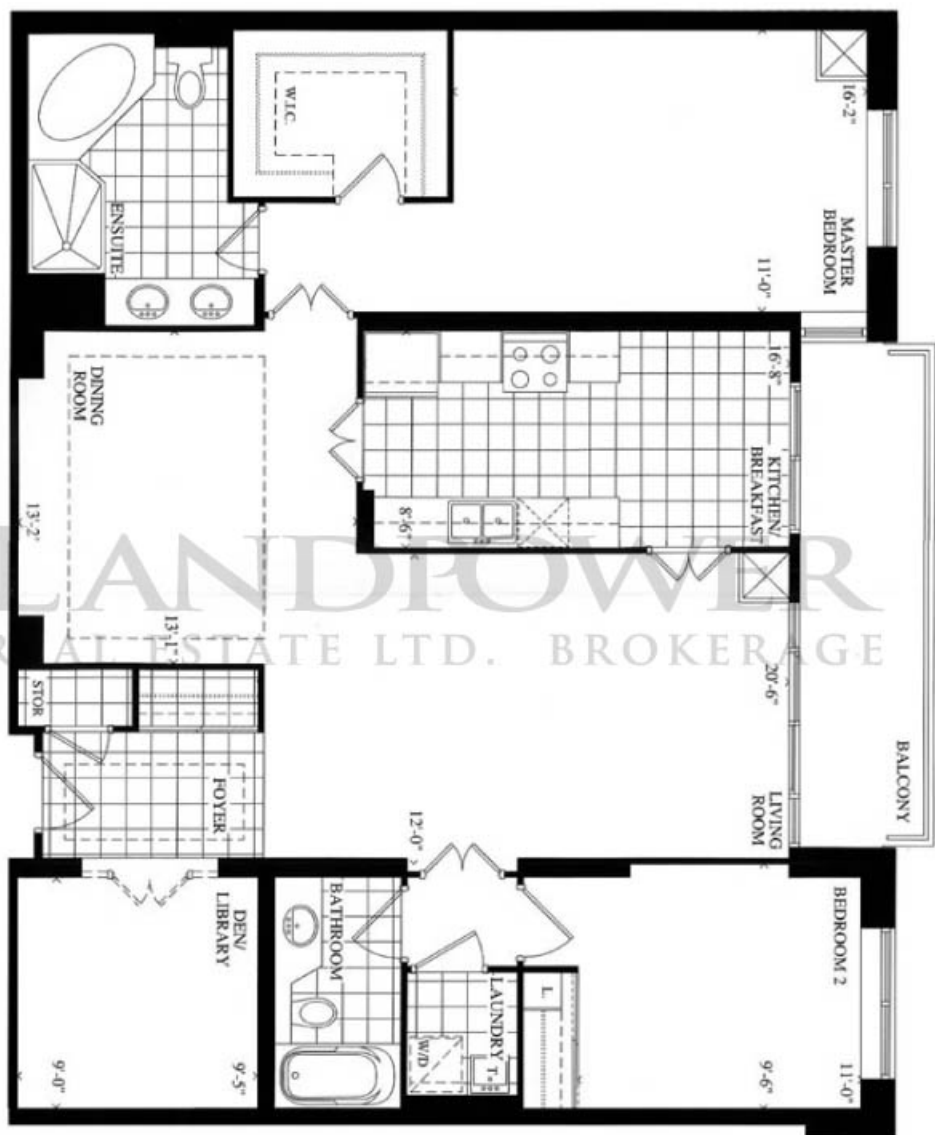
HILLSIDE
REAL ESTATE





GRANDE

1400 SQ. FT.



2K

This plan and specifications are subject to change without notice. Actual areas and dimensions may vary. See site plan for details. All dimensions are approximate. © 2000 Landpower Real Estate Ltd. All rights reserved. *Floor plan may vary. E & O.E.

STATE
BUILDING GROUP

HILLSIDE
RESIDENTIAL



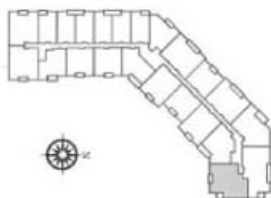
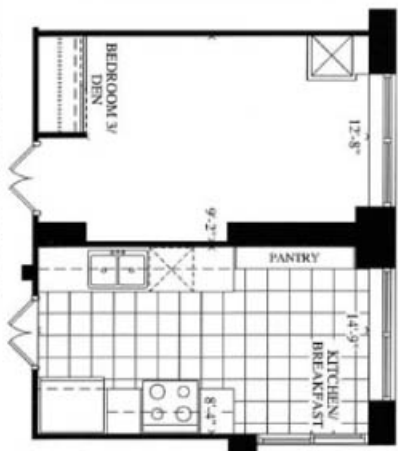


BARCLAY

1468 SQ. FT.



OPTIONAL 3 BEDROOM/DEN



LANDPOWER
REAL ESTATE LTD. BROKERAGE



WILSHIRE

1 6 2 6 S Q . F T .



LANDPOWER
REAL ESTATE LTD. BROKERAGE

STATE
HILLSIDE

BRIDGING GROUP
EST. 1980

THE LAST MAGNIFICENT WOODED ENCLAVE
AT YONGE AND YORK MILLS



18 William Carson Crescent

Tel: (416) 733-8086

Fax: (416) 733-8867