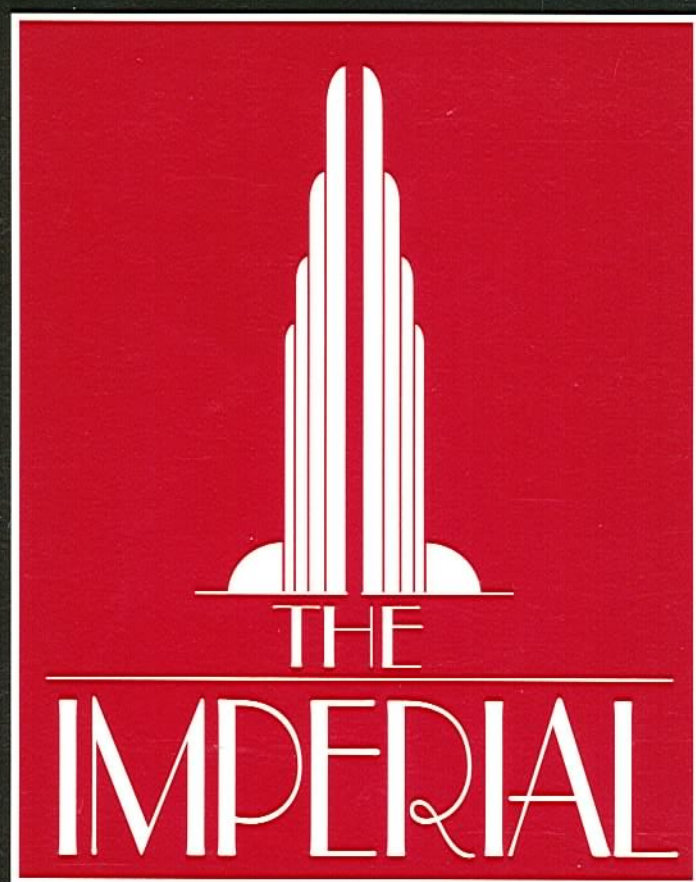
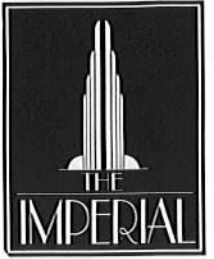


**The Conservatory Group**  
Presents



**A NEW LEVEL OF VALUE  
IN NORTH YORK**





PARKVIEW AVENUE

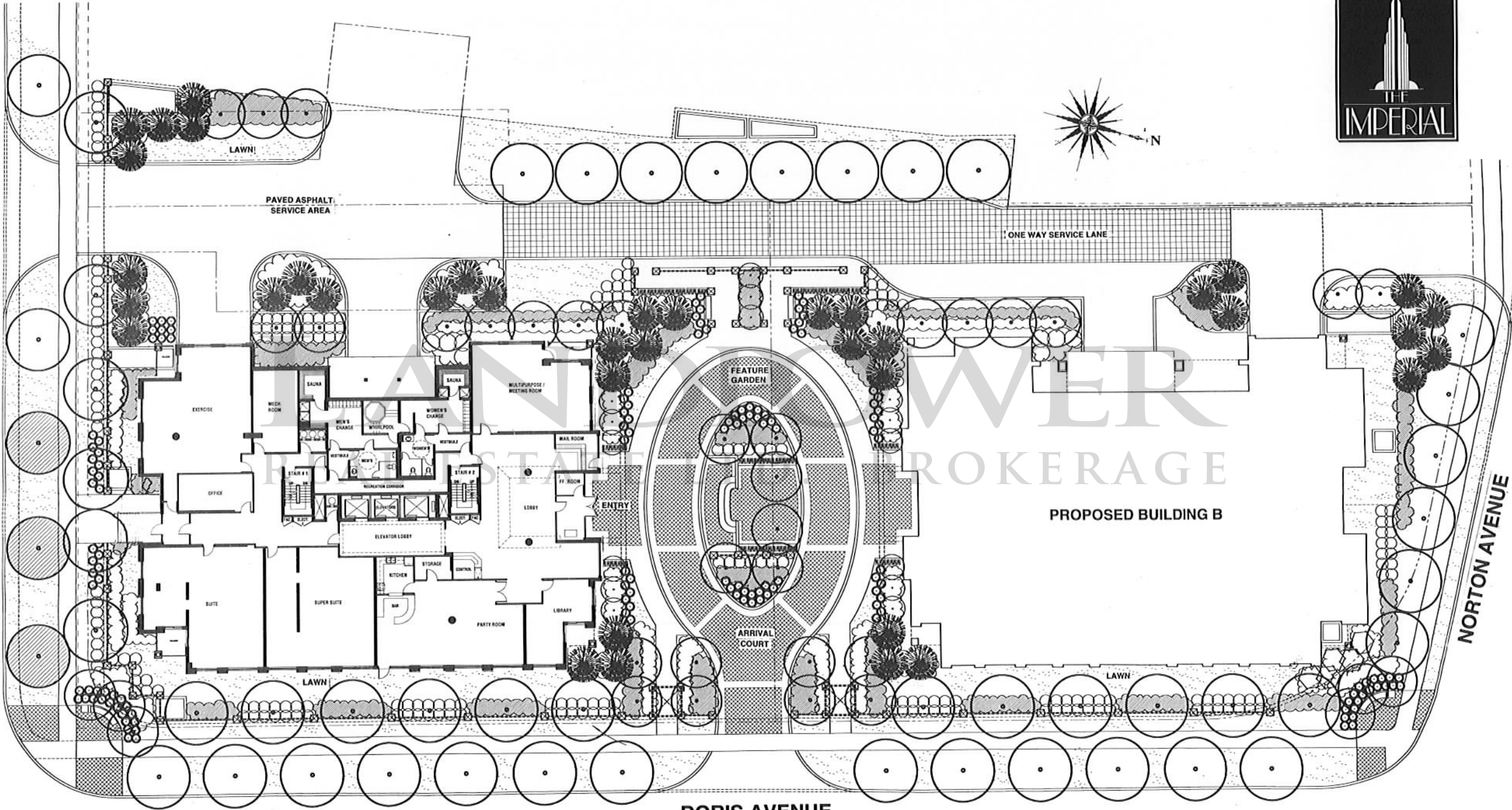
NORTON AVENUE

DORIS AVENUE

PAVED ASPHALT  
SERVICE AREA

ONE WAY SERVICE LANE

PROPOSED BUILDING B





## **PRICE LIST**

Number of Bdms	Exposure	Suite #	Suite Name	Size ( sq . ft. )	Base Price	Maint. Fees	Est. Taxes
1	WEST	1	Monarch	615	\$101,900	\$184.02	\$106
1	WEST	11	Majesty	625	\$108,900	\$194.39	\$117
2	SOUTH	9	Empire	902	\$164,900	\$264.38	\$172
2	EAST	6,7	Regent	923	\$175,900	\$270.26	\$181
2	N/E	5	Palace	981	\$184,900	\$286.50	\$193
2	S/E	8	Sovereign	1001	\$189,900	\$292.10	\$198
3	S/W	10	Imperial	1151	\$199,900	\$334.10	\$208
3	N/E	5	Empress	1199	\$229,900	\$347.54	\$239

The **IMPERIAL** consists of 188 Suites - 20 Storeys.

**OCCUPANCY DATE:** December 1997

**INCLUDED IN THE  
PURCHASE PRICE:**

Fully installed **STACKED WASHER and DRYER**

Fully installed **DISHWASHER.**

**18 CUBIC FOOT FROST FREE REFRIGERATOR.**

**SELF CLEANING RANGE.**

One Underground **PARKING** Unit.

One Underground **LOCKER** Unit.

Upgraded range hood fan included for a limited time only.

**VALUED AT \$ 10,000.00.**

**AMENITIES:**

Men's and Women's Change rooms and saunas, Whirlpool, Exercise Room, Party Room, Library and Multipurpose/Meeting Room.

**PRICE INCLUDES:**

Federal Goods and Services Tax ( G.S.T. ).

**MAINTENANCE:**

INCLUDES: Heat, Air Conditioning, Water, Hydro and 24 hour Concierge.

INCLUDES: One Underground Parking Unit and One Locker Unit.

EXCLUDES: Cable TV and Telephone.

**FINANCING:**

Guaranteed 3 year mortgage at 6.9%.

**DEPOSIT STRUCTURE:** ( Interest will be paid on deposits at a rate of 4.5% )

	With Offer	60 Days	150 Days	270 Days	360 Days	Total Deposit
<b>1 Bedrooms</b>	\$5,000	\$7,500	\$7,500	\$5,000	-	\$25,000
<b>2 Bdrooms 06,07,09</b>	\$5,000	\$10,000	\$10,000	\$5,000	\$10,000	\$40,000
<b>2 Bdrooms 05,08</b>	\$5,000	\$10,000	\$10,000	\$7,500	\$10,000	\$42,500
<b>3 Bedrooms</b>	\$5,000	\$10,000	\$15,000	\$5,000	\$10,000	\$45,000

Prices subject to change without notice. Sales Information provided by Norman Hill Realty Inc. - agent for the vendor.

July 30, 1996

5235 Yonge Street, North York, Ontario M2N 5P8 • Tel. (416) 229-1883 • Fax (416) 229-2603

Tel. (416) 229-1883

Fax. (416) 229-2603



5235 Yonge Street  
North York

## PRICE LIST

Number of Bdms	Exposure	Suite #	Suite Name	Size (sq. ft.)	Base Price	Maint. Fees	Est. Taxes
1	WEST	01	Monarch	615	\$101,900	\$172.19	\$106
1	WEST	11	Majesty	652	\$111,900	\$182.56	\$117
2	NORTH	03	Royale	819 ✓	\$138,900	\$229.31	\$145
2	N/W	02	Regal	838 ✓	\$148,900	\$234.63	\$155
2	SOUTH	09	Empire	902	\$164,900	\$252.55	\$172
2	EAST	06,07	Regent	923 ✓	\$173,900	\$258.43	\$181
2	N/E	05	Palace	981 ✓	\$184,900	\$274.67	\$193
2	S/E	08	Sovereign	1001 ✓	\$189,900	\$280.27	\$198
3	S/W	10	Imperial	1151 ✓	\$199,900	\$322.27	\$208

The **IMPERIAL** consists of 188 Suites - 20 Storeys.

OCCUPANCY DATE: December 1997

**EXCLUSIVE FEATURES:** Fully installed **STACKED WASHER and DRYER**  
Fully installed **DISHWASHER**.  
**18 CUBIC FOOT FROST FREE REFRIGERATOR.**  
**SELF CLEANING RANGE.**  
One Underground **PARKING** Unit.  
One Underground **LOCKER** Unit.  
**Upgraded range hood fan included for the first 50 sales.**

**AMENITIES:** Men's and Women's Change rooms and saunas, Whirlpool, Exercise Room, Party Room, Library and Multipurpose/Meeting Room.

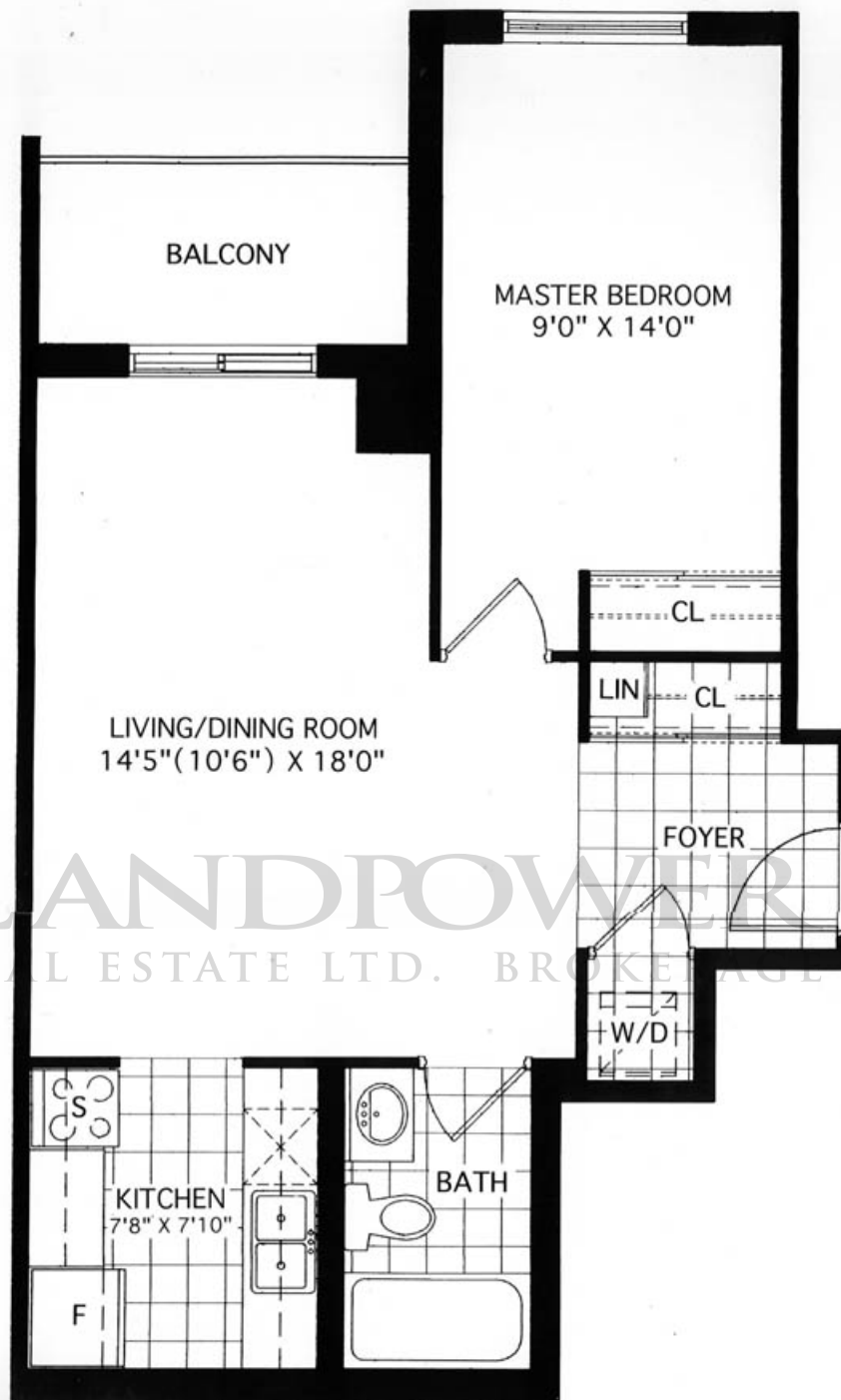
**PRICE INCLUDES:** Federal Goods and Services Tax ( G.S.T. ).

**MAINTENANCE:** INCLUDES: Heat, Air Conditioning, Water, Hydro and 24 hour Concierge.  
EXCLUDES: Cable TV and Telephone.  
PARKING: \$9.86 per month.  
LOCKER: \$1.97 per month.

**FINANCING:** 6.75% guaranteed 3 year mortgage rate.

**DEPOSIT STRUCTURE:** ( Interest will be paid on deposits at a rate of 4.5% )

	With Offer	60 Days	150 Days	270 Days	360 Days	Total Deposit
1 Bedrooms	\$5,000	\$7,500	\$7,500	\$5,000	-	\$25,000
2 Bdrooms 02,03	\$5,000	\$10,000	\$10,000	\$5,000	\$5,000	\$35,000
2 Bdrooms 06,07,09	\$5,000	\$10,000	\$10,000	\$5,000	\$10,000	\$40,000
2 Bdrooms 05,08	\$5,000	\$10,000	\$10,000	\$7,500	\$10,000	\$42,500
3 Bedroom	\$5,000	\$10,000	\$15,000	\$5,000	\$10,000	\$45,000



SUITE 01



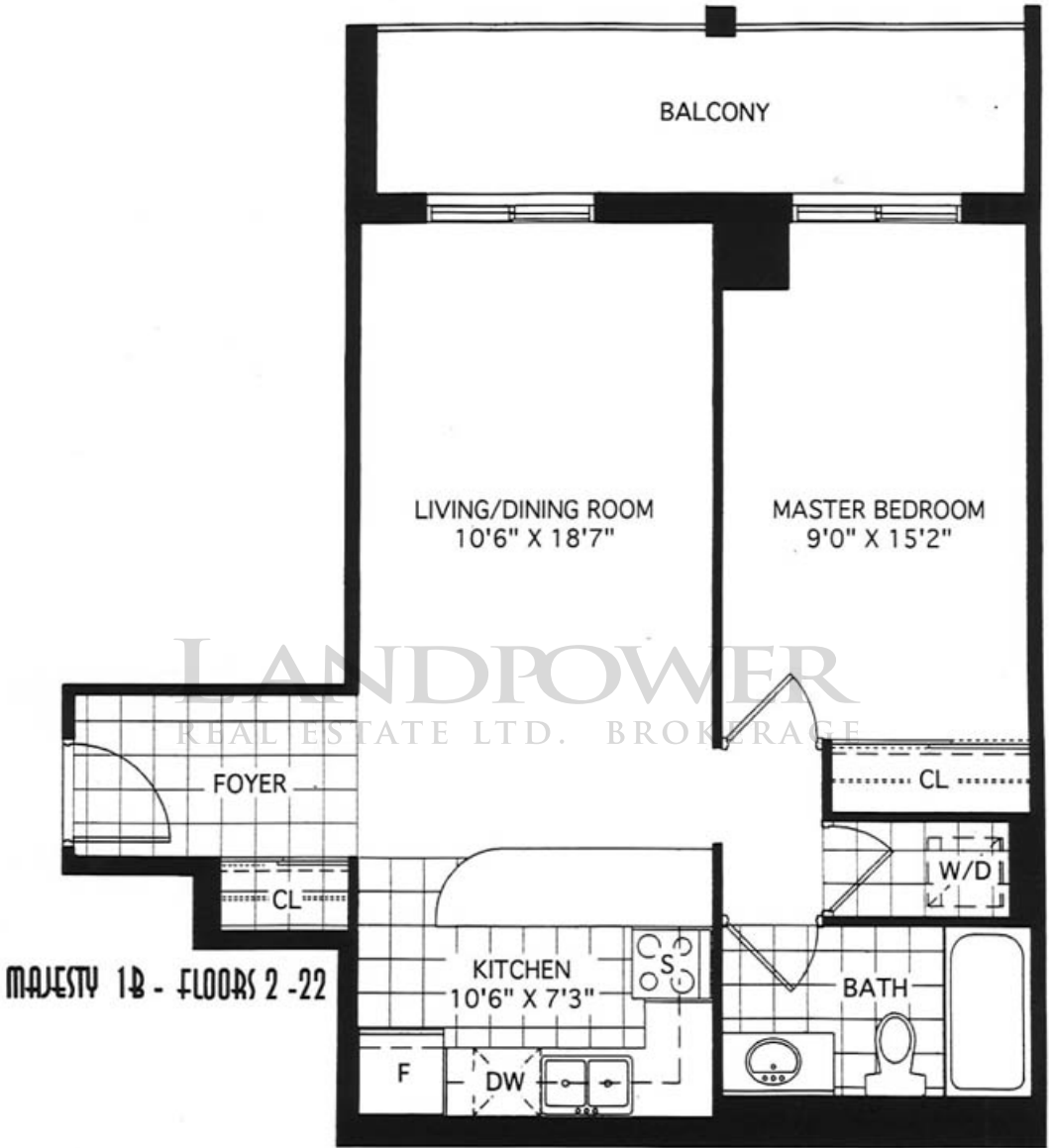
**MONARCH**  
**615 SQ. FT.**

1A



Dimensions, specifications and floor plans are subject to change without notice. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area.

**MAJESTY**  
**625 SQ. FT.**  
**1B**



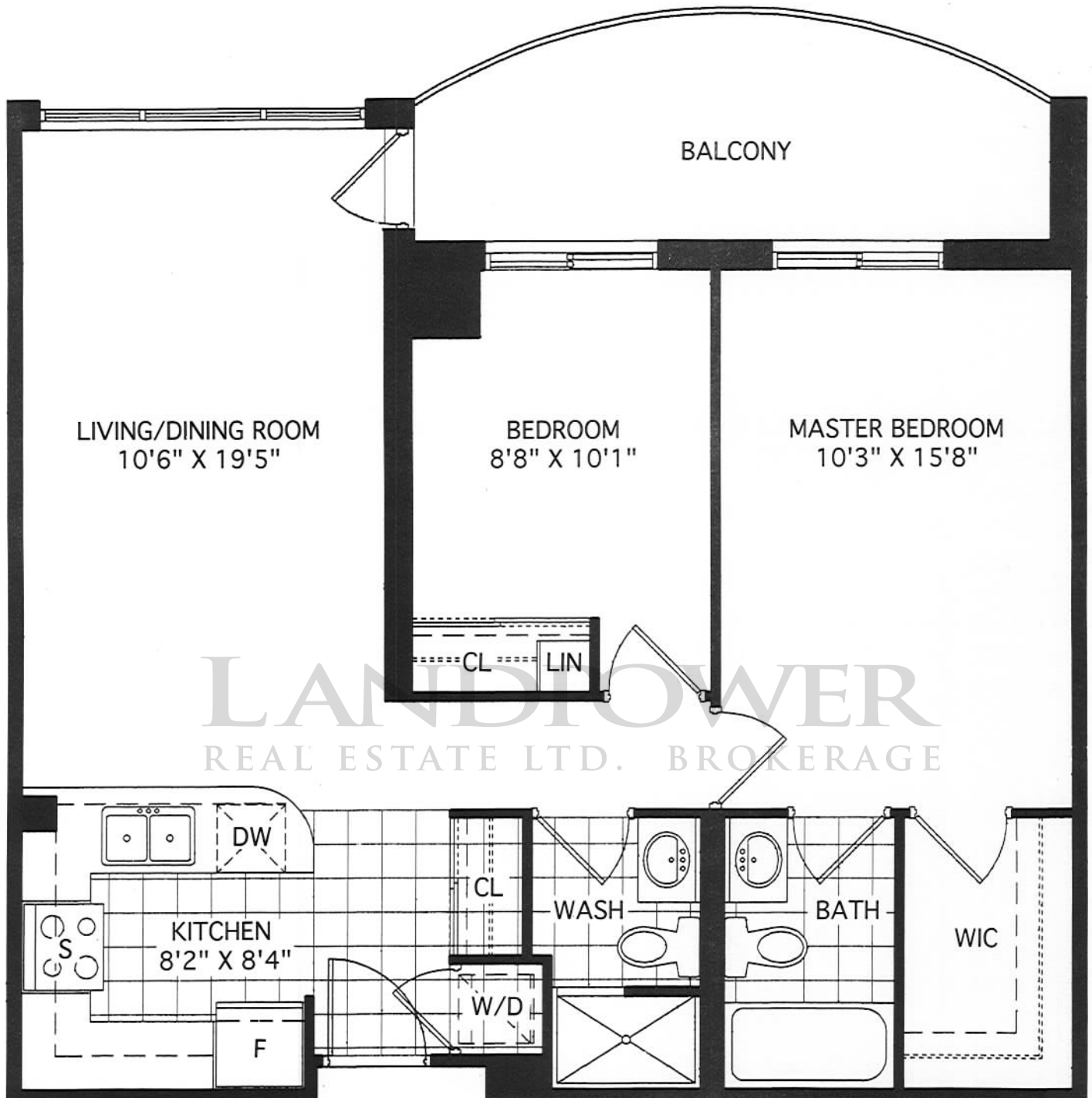
Materials, specifications and floor plans are subject to change without notice.  
 All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area.



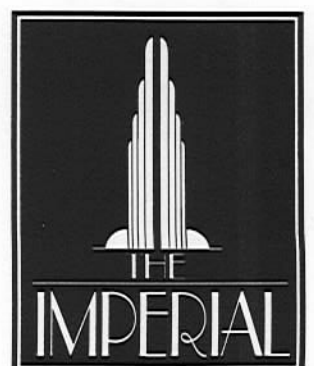
# ROYALE

## 819 SQ. FT.

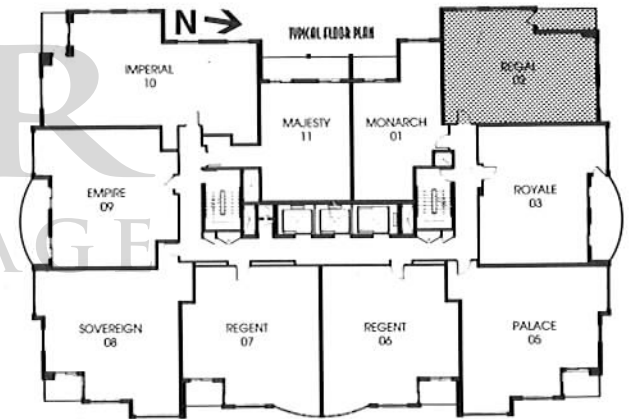
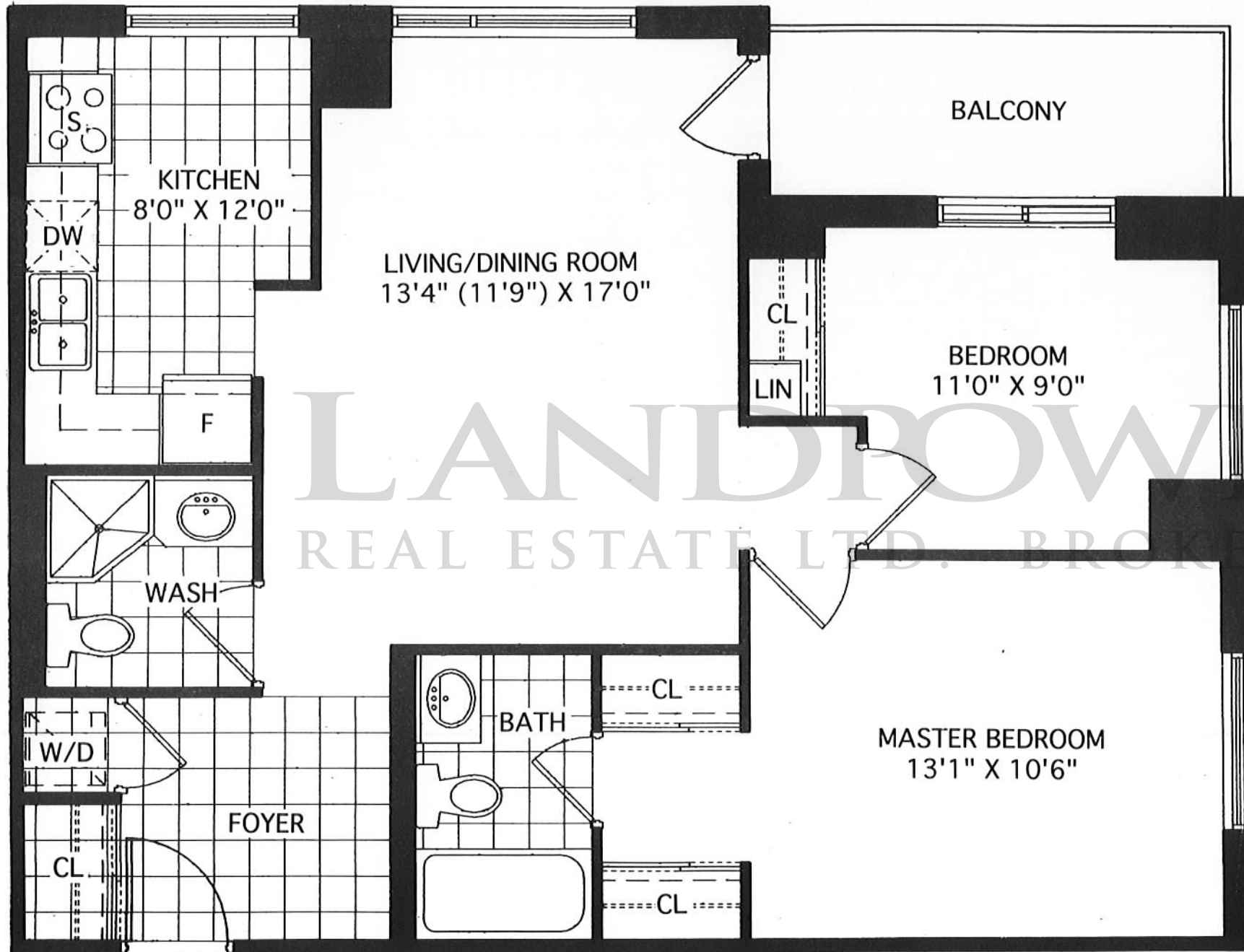
2B



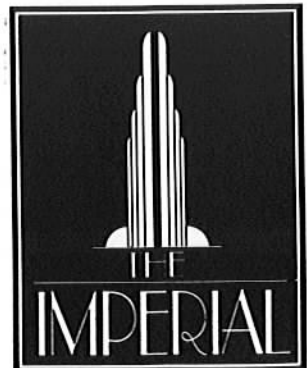
ROYALE 2B - FLOORS 3-22



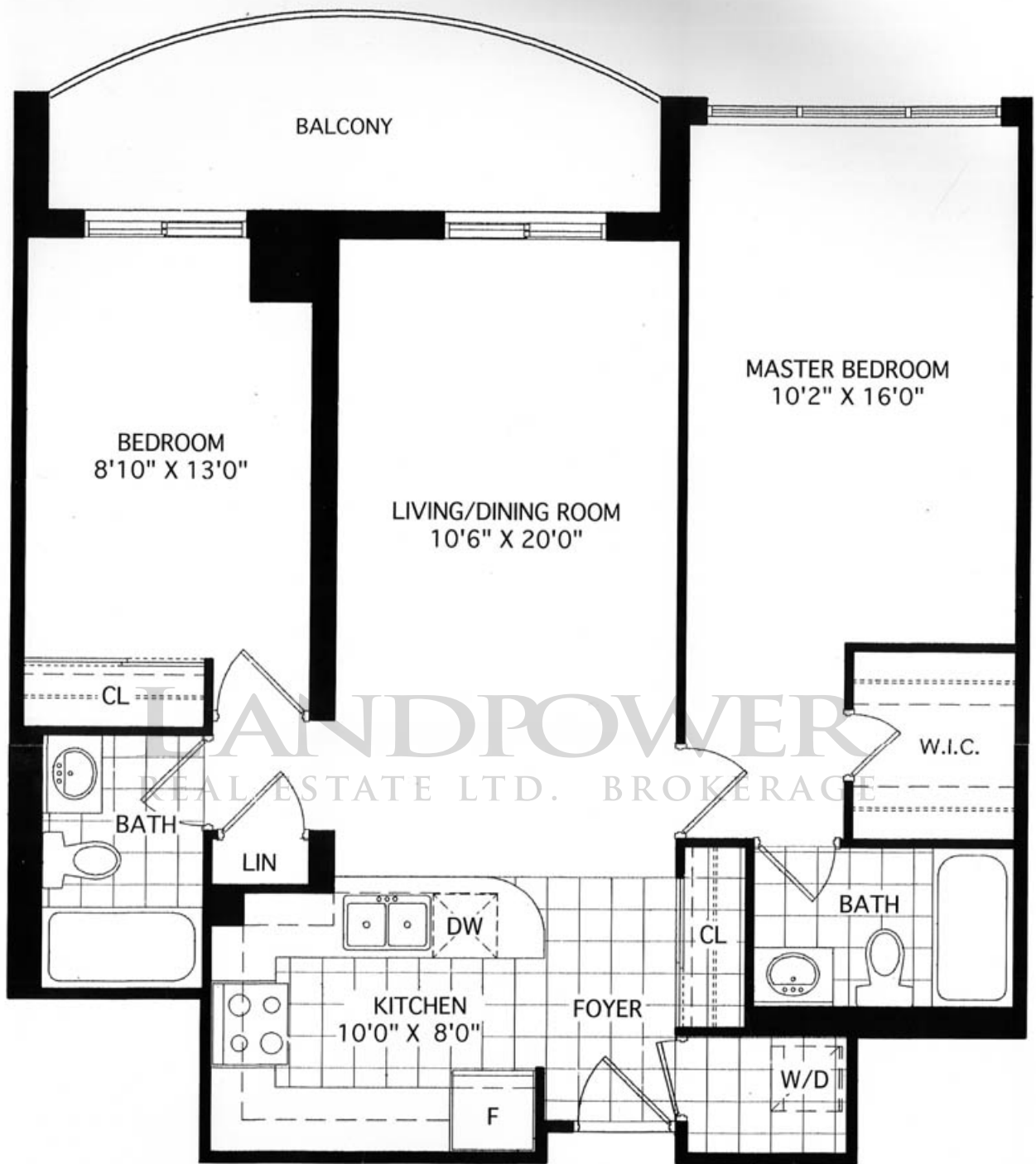
# REGAL 838 SQ. FT. 2A



REGAL 2A - FLOORS 5-22







SUITE 09

**EMPIRE**  
**902 SQ. FT.**

26

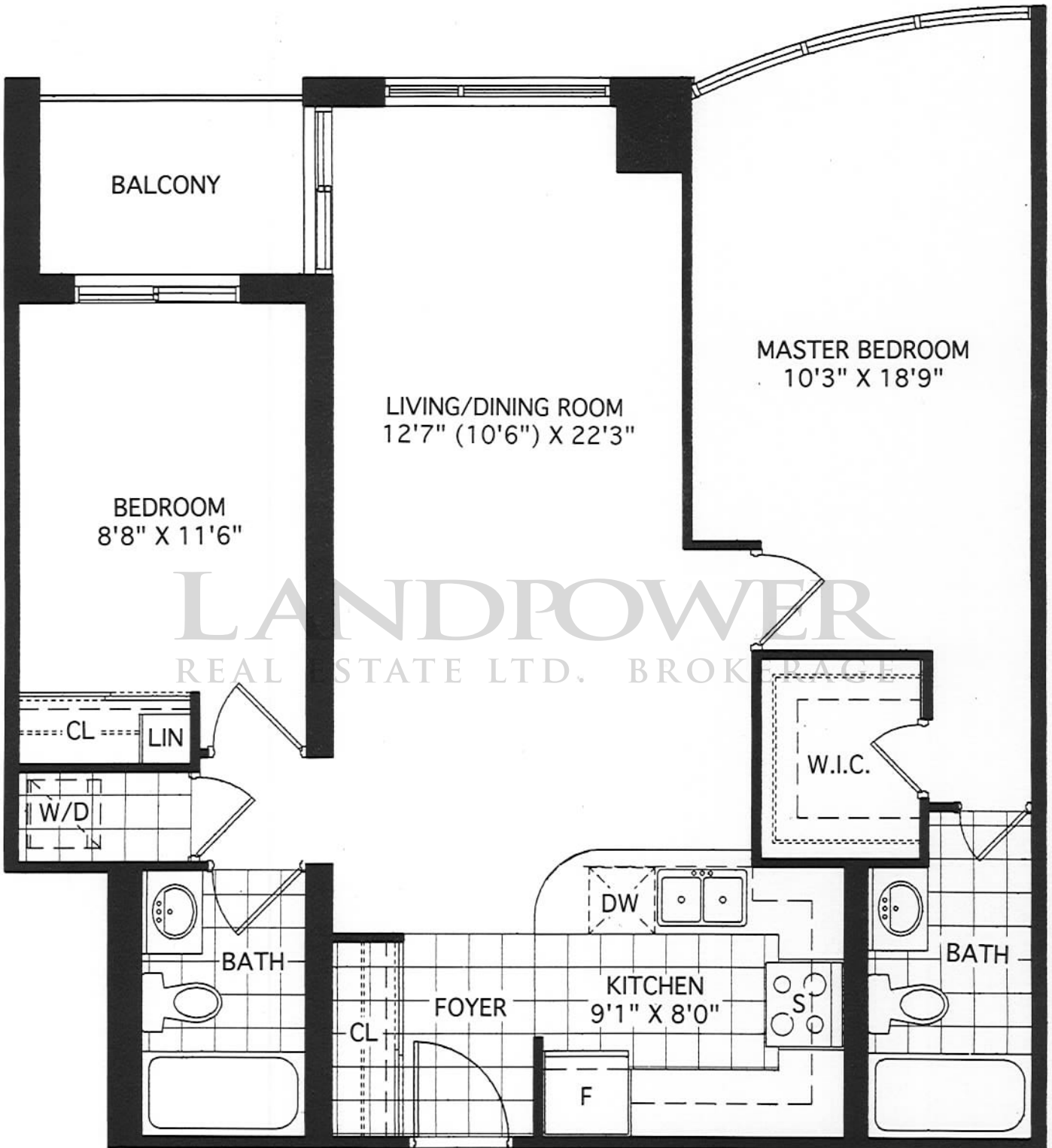


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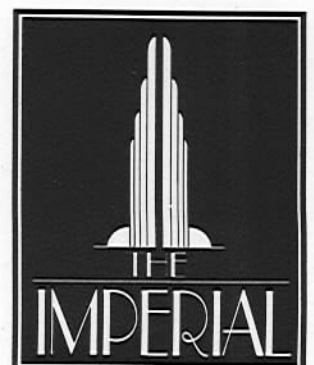
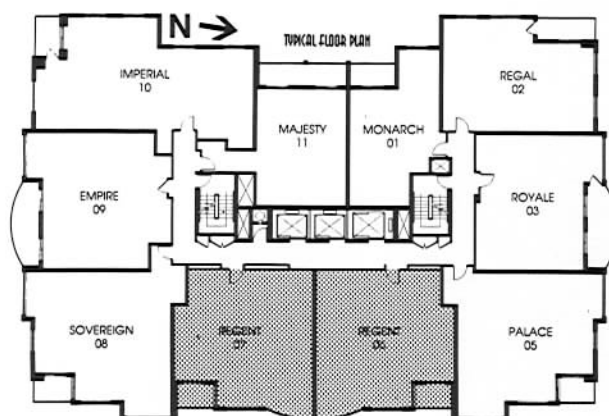
# REGENT

## 923 SQ. FT.

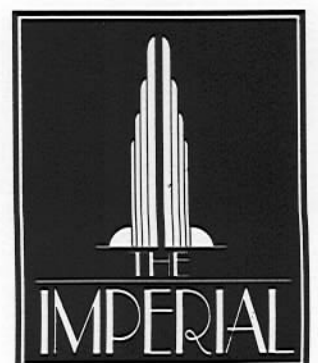
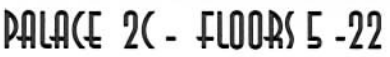
### 2D



REGENT 2D - FLOORS 5 - 22

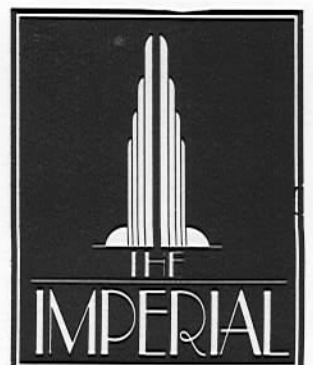
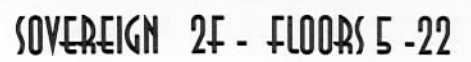


**PALACE**  
**981 SQ. FT.**  
**20**





SOVEREIGN  
1001 SQ. FT.  
2F

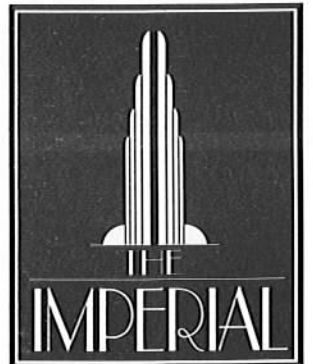
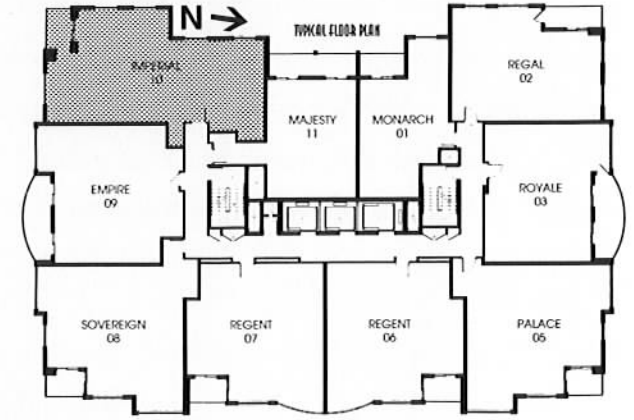


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# IMPERIAL

## 1151 SQ. FT.

3A



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# LANDPOWER

REAL ESTATE LTD. BROKERAGE



**CONSERVATORY  
GROUP**