



The Game. The Lifestyle.
LANDPOWER
The Condominium.
REAL ESTATE LTD. BROKERAGE

TRIDEL®





Contemporary Design Meets Refined Elegance

Just beyond the 14th green, the stream-lined architecture of a contemporary residence stands vivid against the light blue sky. Shimmering balconies, uniform vertical bands and signature curved glass facades are unequivocal marks of modern design.



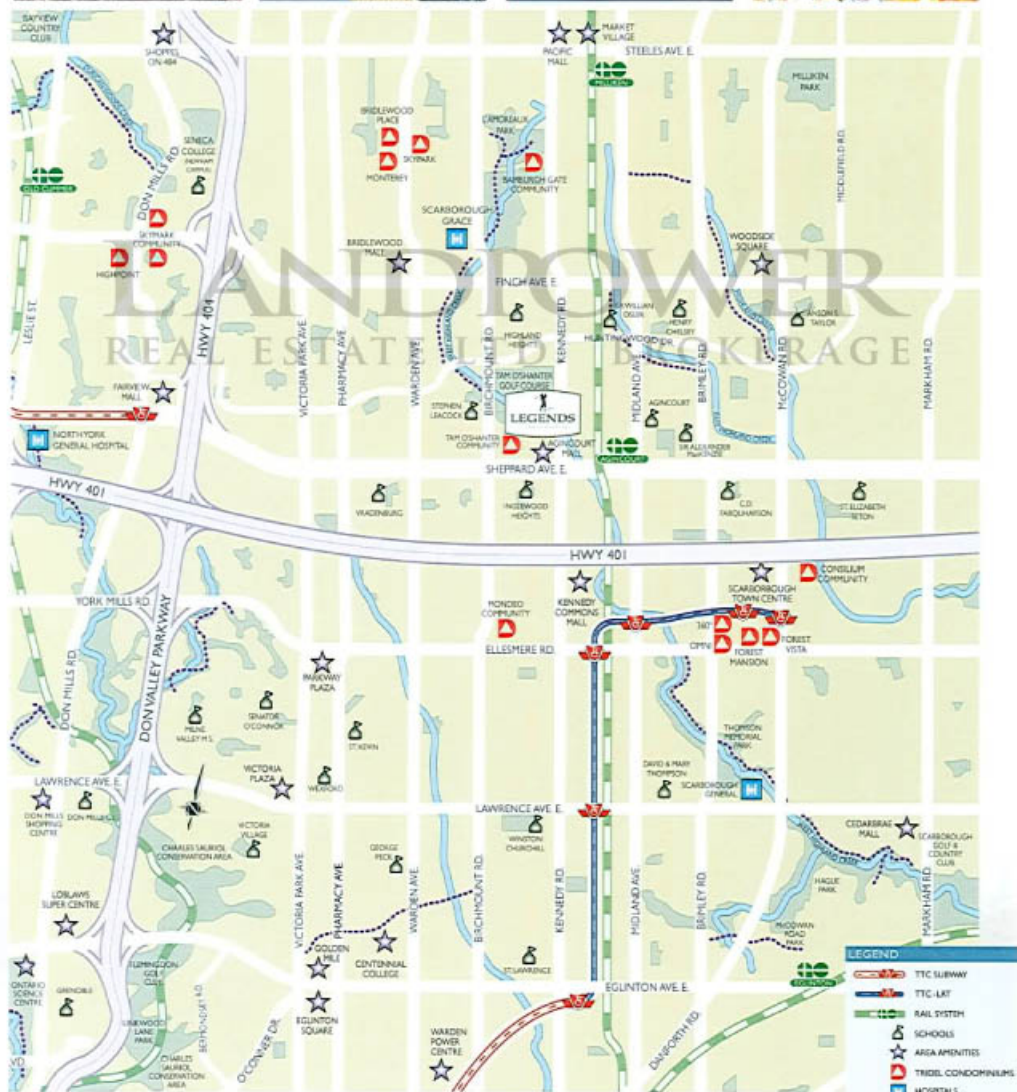
Illustrations are artist concept. Specifications subject to change without notice. E. & O.E.

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The City Next Door

Legends' premier location positions it minutes away from Kennedy Commons Mall, Scarborough Town Centre, Agincourt Mall, Highway 401 and the TTC. Of course, The Tam O'Shanter Golf Course is right next door.



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Final Chapter Of The Tam O'Shanter

Legends is the final phase of Tridel's master planned community at Tam O'Shanter.

Staffed gatehouse, traditional wrought-iron fencing and mature trees are reflective of the Tam O'Shanter qualities of privacy, exclusivity and understated elegance.



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The Legends Club

Introducing the ultra-exclusive Legends Club. Personal and private are the names of this game. Headlining this dynamic club is an aqua-centre featuring a classically tiled swimming pool and whirlpool, fitness centre, al fresco terraces and an entertaining great room.

Illustrations are artist concept. Specifications subject to change without notice E. & O.E.

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Exceptional Features & Finishing Appointments

The Building & Common Areas

- Stream-lined architecture with shimmering balconies, uniform vertical bands and signature curved glass facades overlooking the lush 18 hole Tam O'Shanter Golf Course.
- Residents arrive home to a staffed gatehouse entry and private landscaped driveway leading to a designer lobby.
- Sophisticated lobby with a signature floor-to-ceiling water wall, polished floors, brushed steel, glass, graceful wood tones, soft sconce lighting and two comfortable seating lounges for guests.
- Four high-speed elevators whisk you off to your destination.
- The lobby also features an interphone system for announcing the arrival of your guests.
- Private underground parking is accessed by a personal automobile remote transponder.

Legends Club

- Ultra-exclusive Recreation Centre with all the luxuries and conveniences for relaxing, working-out and entertaining.
- A sky-lit indoor swimming pool and whirlpool with access to a private sun terrace.
- Separate men's and women's Scandinavian style cedar saunas and changing facilities.
- Fitness and Aerobics Centre featuring wall-to-wall windows, the latest strength and training equipment and an al fresco terrace for cool down between reps.
- A wrap around terrace accessed from the swimming pool ideal for tanning or relaxing.
- A legendary Great Room is built for entertaining with a caterer's kitchen, intimate bar, seating lounges and private outdoor terrace.

Suites With Space & Style

- White stippled ceiling in all areas except the kitchen; laundry/storage* rooms and bathrooms (kitchen, laundry/storage and bathroom ceilings are smooth and painted with white semi-gloss paint).
- Interior walls are primed and then painted with two coats of off-white, quality latex paint (kitchen, bathrooms, and all woodwork and trim painted with durable white semi-gloss paint).
- Contemporary style 6" x 8" interior slab doors (paint finish) with brushed nickel hardware.
- 5" square edge baseboards in all areas except bathroom, laundry and storage areas.
- Cultured white marble window sills, on all window ledges*.
- Mirrored sliding closet doors (Foyer only), excludes 1B-D and 1B1-D
- Thermally insulated Low-E double-glazed glass with argon gas in architecturally designed windows.
- White bathroom fixtures throughout.
- The ceiling height of the unit is approximately 8', measured from the upper surface of the concrete floor slab to the undersurface of the concrete ceiling slab. Where ceiling bulkheads are installed, the ceiling height will be less than 8'. Where dropped ceilings are required, (in areas such as foyers, closets, kitchens, bathrooms, laundry rooms and hallways); the ceiling height will also be less than 8'. The 12th floor (Level 11) and Penthouse (Level 24) feature 9' ceilings. Where ceiling bulkheads are installed the ceiling height will be less than 9'.

Premium Floor Coverings

- Low maintenance 4", variable length plank laminate floating floor*** in dens*, living and dining areas*
- Ceramic floor tile*** in kitchens, bathrooms, and laundry areas.
- 40oz. nylon carpet with underpad in bedrooms.
- Ceramic floor tile*** or laminate floating floor in storage areas, as depicted on plan.

Gourmet Kitchens

- Legends Signature cabinetry*** with square edge granite counter top***.
- Stainless-steel ledge back sink.
- Low Flow chrome, single lever kitchen faucet, complete with pull out vegetable spray.
- Energy Star high efficiency, time-delay built-in 24 inch dishwasher.

- Energy Star 18 cubic foot frost-free refrigerator.
- Sakura high capacity stove hood, vented to exterior.
- 30 inch self-cleaning stove.
- Ceramic tile*** backsplash.

Luxurious Bathrooms

- Legends Signature vanity cabinetry*** with cast granite countertops*** complete with rectangular basin.
- Vanity mirror complete with integrated medicine cabinet* and wall sconce lighting.
- Deep soaker bathtub*.
- Low Flow chrome bath and shower faucet and Low Flow single lever sink faucet.
- Temperature controlled and pressure balanced, shower faucet.
- Exhaust fan vented to the exterior.
- Guest bathroom in 2C1-D features pedestal sink and shower stall. Shower stall features floor to ceiling ceramic tile***.

Convenient In-Suite Laundry Facilities

- Heavy-duty wiring and receptacle for dryer.
- Ventilation to exterior with automatic relay sensor exhaust control.
- Washer with stacked dryer (complete with stainless steel flexible hoses).

For Your Peace-Of-Mind

- Attended gatehouse
- Personally encoded suite intrusion alarm system with key pad and door contact.
- Electronic communication system located in the lobby vestibule permits guests to communicate with the suite from the building entrance. Guests in the lobby vestibule can be viewed on the resident's television.
- Live surveillance cameras in strategic locations in the building, grounds and garage are monitored by the attendant at the gatehouse.
- Computer controlled access system provided at all building main entry points.
- Emergency response key chain pendants, usable in selected areas within the underground garage, will alert the attendant at the gatehouse of a distress call (2 per suite).
- Heat detectors connected to the fire annunciator panel.
- Hard wired smoke detector.

Comfort Systems

- Vertical fan coil heating and cooling, with supplementary heating coil for seasonal comfort control.
- Direct venting to the outside of kitchen hood, bathroom fans and dryer exhaust.
- Central building water filtration system.

Electrical Services & Fixtures

- Individual service panels with circuit breakers.
- White designer series receptacles and switches throughout.
- Ceiling light fixtures in foyer, hallway(s), walk-in closet(s)*, bedroom(s), and den*.
- Capped ceiling light outlet in dining room.
- Suite electricity sub-metering for individual energy management.

Communications

- Communications Wiring Centre (high-speed wiring connection point).
- Advanced, star design in-suite structured wiring. Each telephone, cable or multi-port outlet within a suite connects directly to the Communication Network Centre.
- Pre-wired cable outlet in living room, bedroom(s), and den*.
- Pre-wired telephone outlet in living room, bedroom(s), den* and kitchen*.
- One multi-port outlet (telephone and cable connections located on the same faceplate), location determined by Vendor.
- Category 5 telephone wiring to all telephone outlets and multi-port.
- RG-6 coaxial cable to all cable outlets and multi-port.

* - denotes availability determined by suite design.

*** - denotes finishes to be selected from the vendor's samples.

**** - Suites that have 9' ceilings feature 42" upper cabinets in kitchen.

All features and finishes subject to change without notice. E & O.E.

September 15th, 2004



Welcome to **LEGENDS at Tam O'Shanter** Tridel's last phase of the Tam O'Shanter Community located at Bonis and Kennedy Avenue in Scarborough

| Suite | Design Type | Starting Price From 9th Floor | Approx. Square Footage | View | Estimated Maintenance Fee Per Month* | Estimated Property Taxes Per Month |
|-------|--------------------|-------------------------------|------------------------|------|--------------------------------------|------------------------------------|
| 1A | 1 Bedroom | \$154,000 | 555 | NW | \$239 | \$160 |
| 1B+D | 1 Bedroom and Den | \$168,800 | 632 | SW | \$272 | \$176 |
| 1B1+D | 1 Bedroom and Den | \$177,000 | 647 | NE | \$278 | \$184 |
| 2A | 2 Bedroom | \$218,800 | 892 | SW | \$384 | \$228 |
| 2B+D | 2 Bedrooms and Den | \$246,000 | 946 | SW | \$407 | \$256 |
| 2C+D | 2 Bedrooms and Den | \$256,000 | 958 | SW | \$412 | \$267 |
| 2C1+D | 2 Bedrooms and Den | \$266,000 | 997 | NE | \$429 | \$277 |
| 3A | 3 Bedroom | \$298,800 | 1,223 | SW | \$526 | \$311 |
| 3A+D | 3 Bedrooms and Den | \$338,000 | 1,286 | NE | \$553 | \$352 |

Deposit Structure

5% on signing offer, 5% 60 days, 5% 180 days, 10% on occupancy
Estimated occupancy: Summer 2007

The Building and Common Areas

- Stream-lined architecture with shimmering balconies, vertical bands and signature curved glass facades
- Sophisticated lobby with a signature floor-to-ceiling water wall.

Suite Features and Finishes

- One parking unit and locker unit included.
- Low maintenance 4" variable length plank laminate floating floor in dens, living and dining areas.
- Energy Star high efficiency, time-delay built-in 24 inch dishwasher, Energy Star 18 cubic foot frost-free fridge, 30-inch self-cleaning stove, Sakura high capacity stove hood, stacked washer and dryer.
- Legends Signature cabinetry
- Granite kitchen granite countertops.

Social and Recreational Facilities

- Legends Club includes an ultra-exclusive recreation centre with all the luxuries and conveniences for relaxing, working out and entertaining
- A sky-lit indoor swimming pool and whirlpool with access to a private sun terrace.
- Fitness and aerobics center featuring wall to wall windows, with the latest strength & training equipment, and an alfresco terrace
- Scandinavian style cedar saunas with men's and women's change facilities.
- A legendary Great Room built for entertaining with a caterer's kitchen, intimate bar, seating lounges, private outdoor terrace and home entertainment system

Peace-of-Mind Safety and Security

- Attended gatehouse and private landscaped driveway
- Personally encoded suite intrusion alarm system with key pad and door contact.
- Emergency response key chain pendants, usable in selected areas within the underground garage, will alert the attendant at the gatehouse of a distress call.
- Smoke detector(s) and heat detector(s).
- Live surveillance cameras in strategic locations in the building, grounds and garage are monitored by the attendant at the gatehouse

Legends at Tam O'Shanter Sales Office

238 Bonis Avenue, off Kennedy and north of Sheppard
Scarborough, Ont

Telephone: (416) 291-2455

Facsimile: (416) 291-2699

Internet: www.tridel.com

Sales Office Hours

Monday – Thursday: 12:00 noon – 8:00 p.m.
Fridays, Weekends & Holidays: 12:00 noon – 6:00 p.m.

Sales Representatives

May Tsui: mtsui@tridel.com

Tara Stone: tstone@tridel.com

*Estimated dwelling unit maintenance fee per month (not including hydro, cable & phone).

Prices reflect availability from the 9th floor. Prices & specifications subject to change without notice. E. & O.E. Sept. 22nd, 2004

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Residence 1A

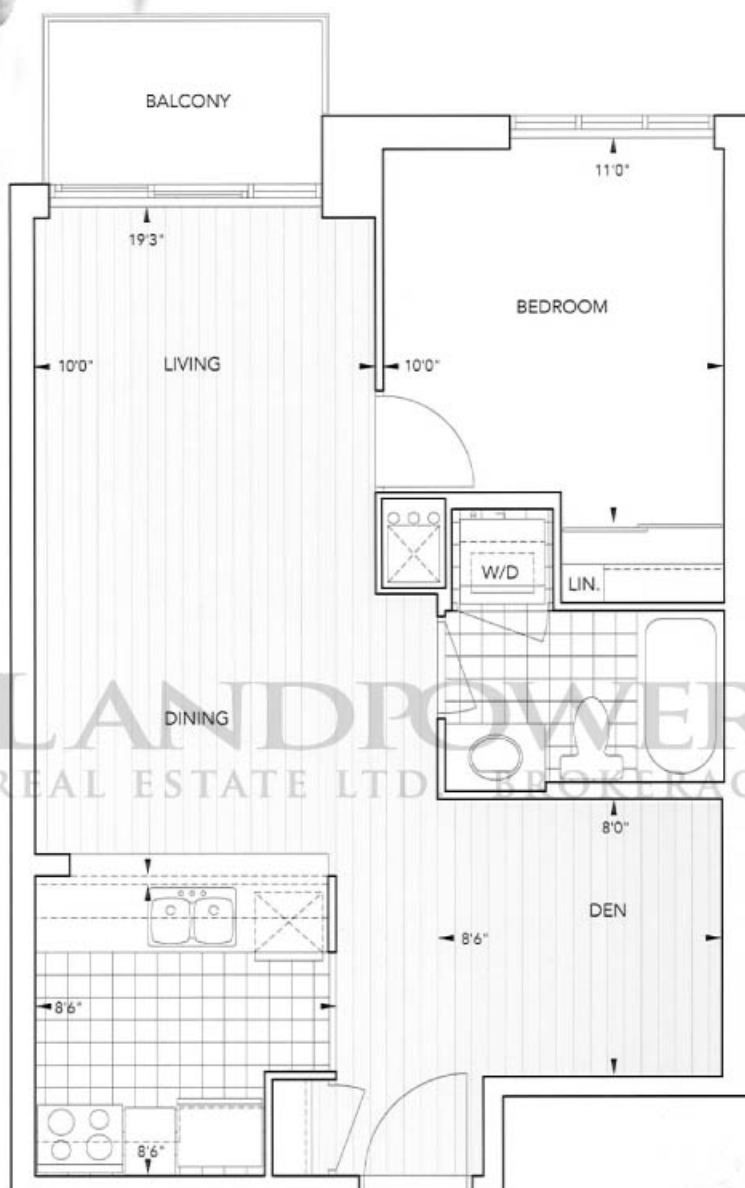
1 BEDROOM





Residence 1B + Den

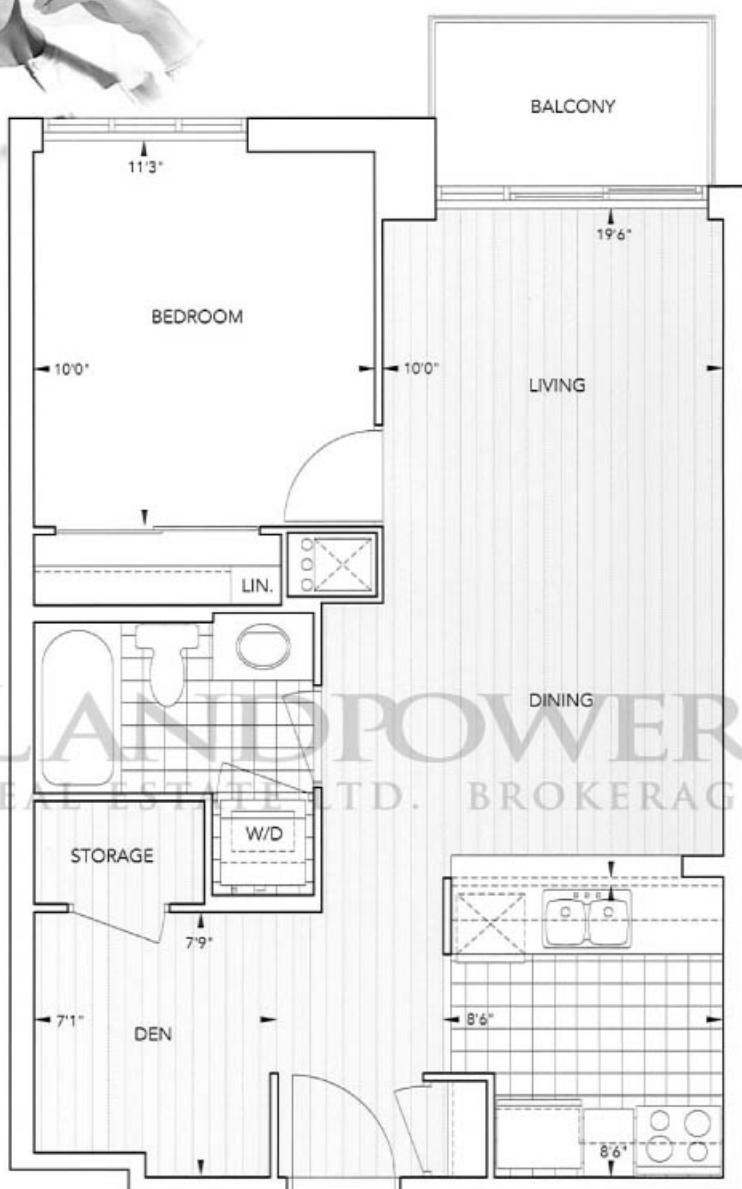
1 BEDROOM + DEN





Residence 1B1 + Den

1 BEDROOM + DEN

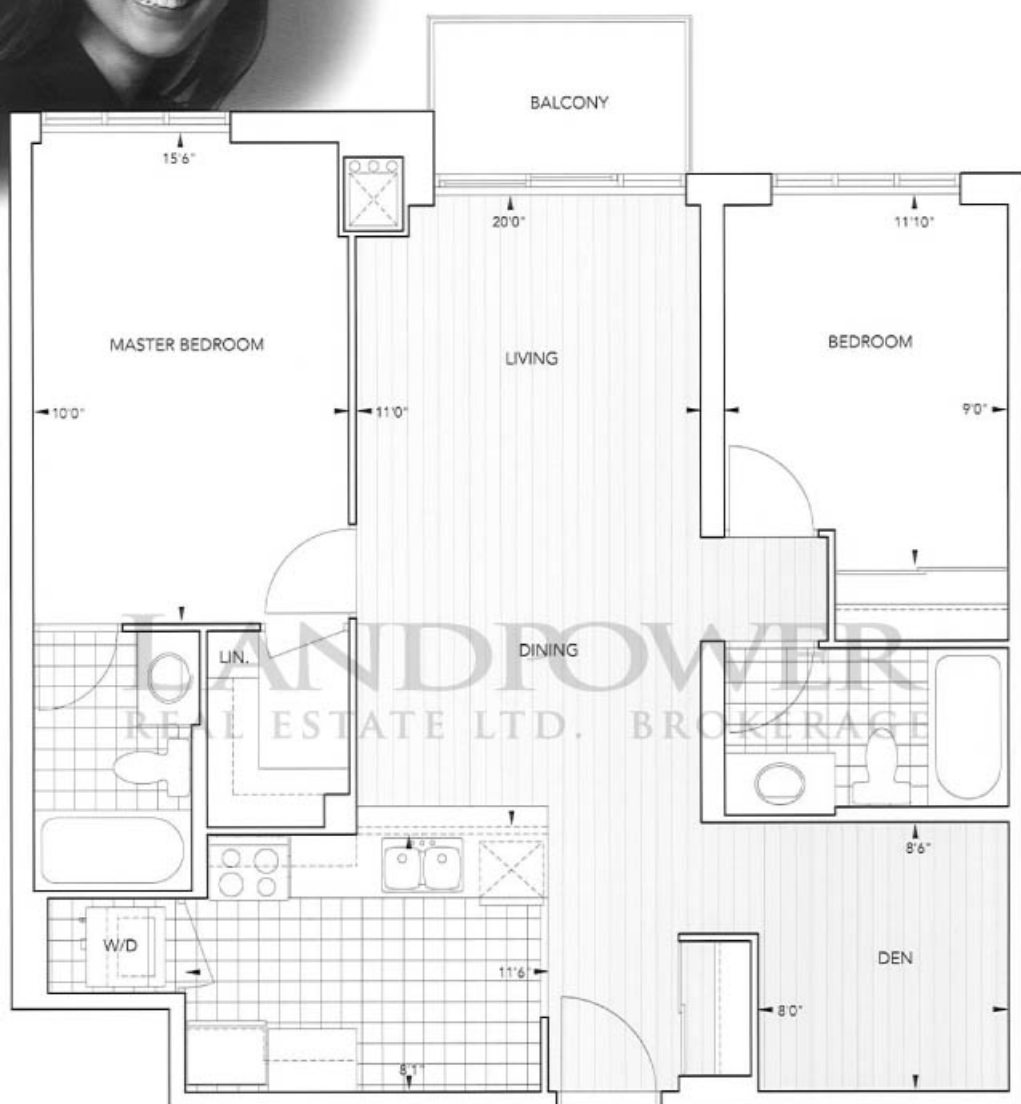






Residence 2B + Den

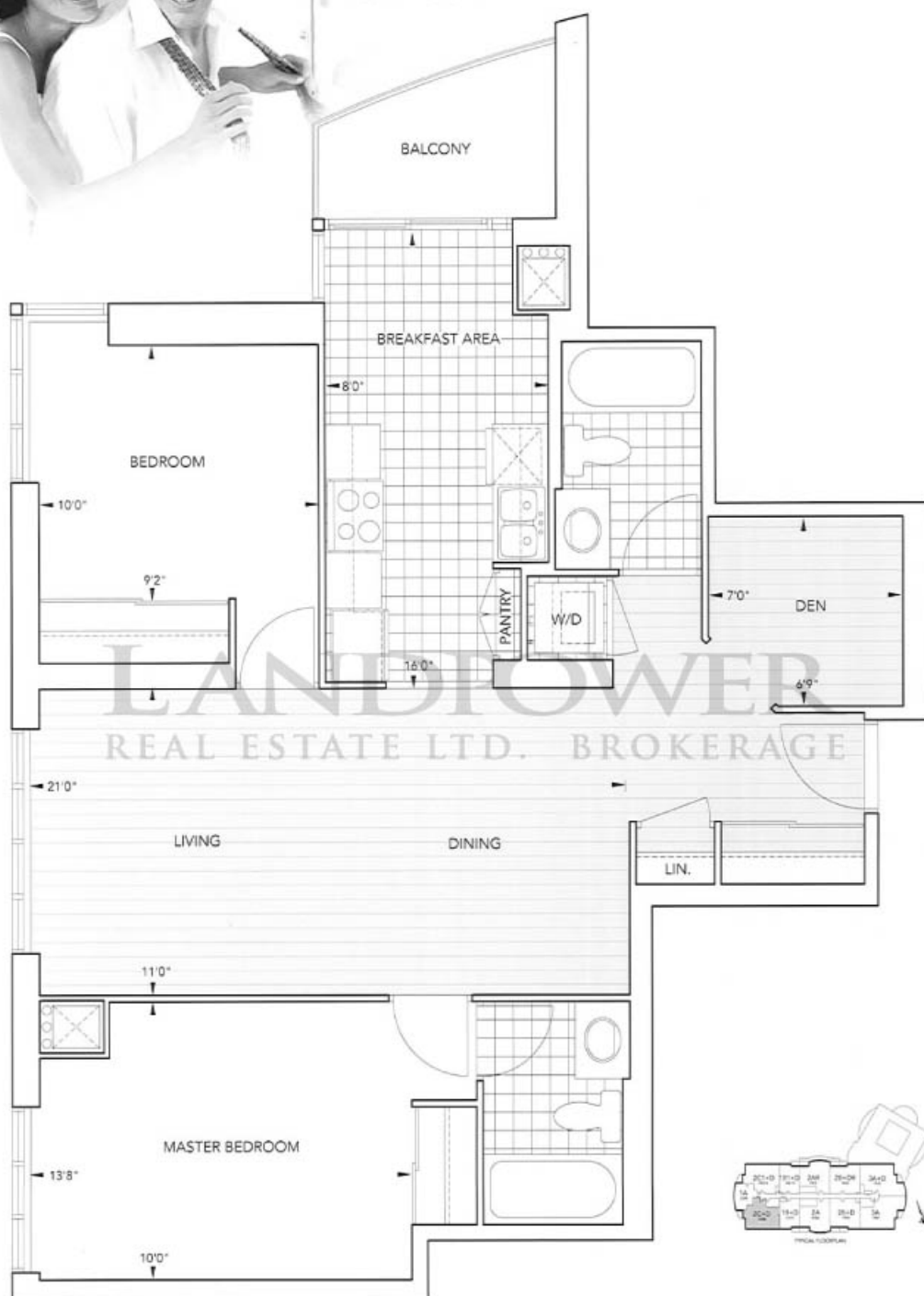
2 BEDROOMS + DEN





Residence 2C + Den

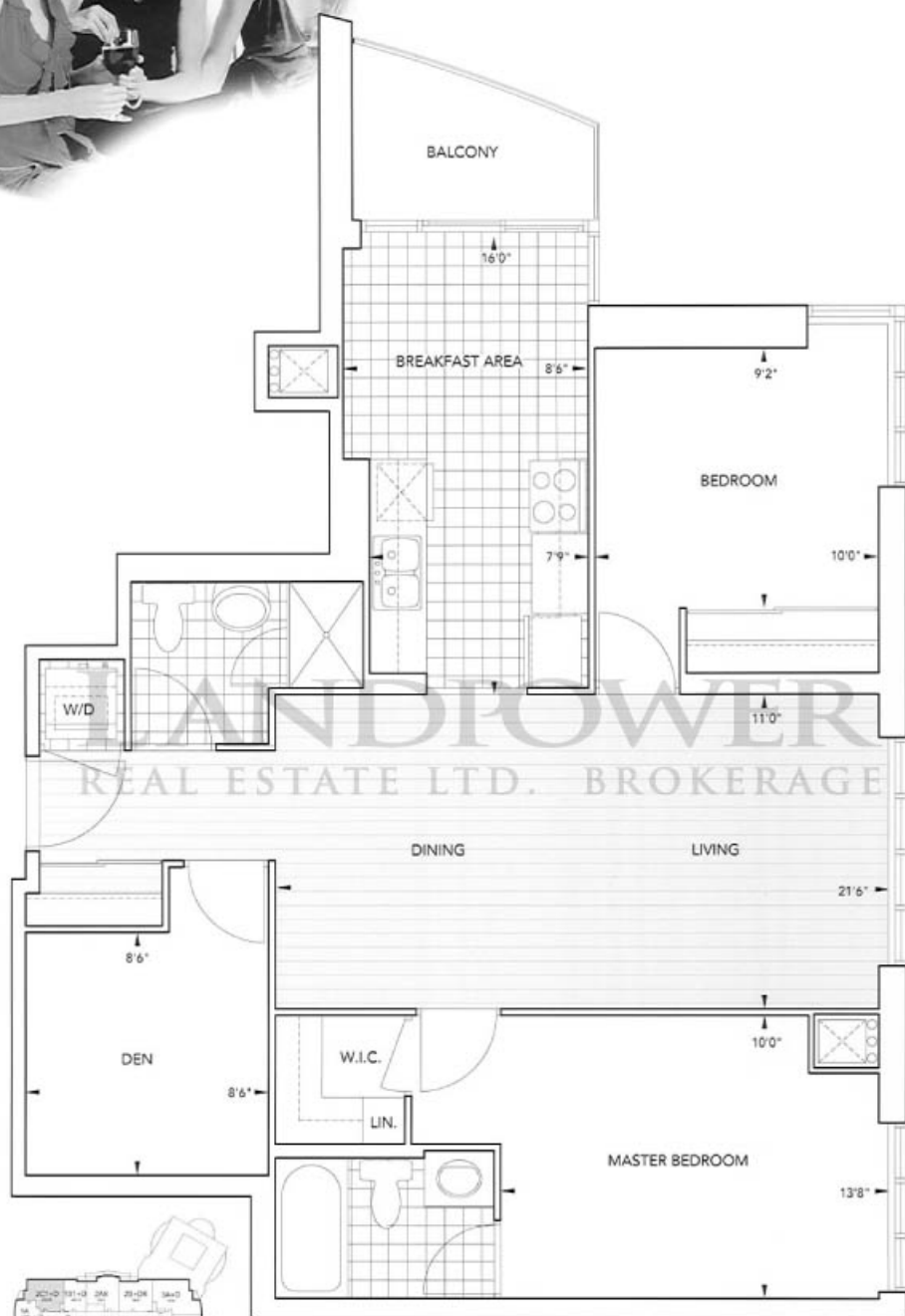
2 BEDROOMS + DEN





Residence 2C1 + Den

2 BEDROOMS + DEN





3 BEDROOMS





Residence 3A + Den

3 BEDROOMS + DEN





TRIDEL®

built for life

Quality, value & integrity

Spanning six decades of excellence, Tridel is Canada's leader in condominium living. The Greater Toronto Home Builders' Association has presented Tridel with the Home Builder of the Year award, in recognition of our commitment to quality construction and excellence in customer care. We make the home ownership experience everything it should be.



Triomphe,
North York



10 Bellair,
Toronto



Greens at Tam O'Shanter,
Scarborough



Skymark West,
Mississauga

