



Number of Bdms	Exposure	Suite #	Suite Name	Size ( sq . ft. )	Base Price	Maint, Fees	Est. Taxes
1	WEST	1,17	Dynasty	613 ✓	\$108,900	\$171.32	\$117.78
1& Sol.	EAST	6,10	Marquis	649 ✓	\$139,900	\$180.99	\$134.07
2	WEST	2,15	Empress	716 ✓	\$144,900	\$198.99	\$138.86
2	WEST	16	Kingsdale	873 ✓	\$169,900	\$241.19	\$162.82
2	EAST	8	Windsor	877 ✓	\$174,900	\$242.27	\$167.61
2	N/W	3	Balmoral	924 ✓	\$179,900	\$254.90	\$172.40
2 & Sol.	EAST	7,9	Buckingham	931 ✓	\$184,900	\$256.78	\$177.20
2	N/E	5	Duchess	973 ✓	\$189,900	\$268.07	\$181.99
2 & Den	S/W	12	Majestic	1012 ✓	\$194,900	\$278.55	\$186.78
2 & Den	S/E	11	Majestic	1012	\$199,900	\$278.55	\$191.57

The **MAJESTIC** consists of 269 Suites - 22 Storeys.

**OCCUPANCY DATE:** December 1998

**INCLUDED IN THE PURCHASE PRICE:** **STACKED WASHER and DRYER, DISHWASHER FROST FREE REFRIGERATOR, SELF CLEANING RANGE.**

Underground **PARKING** Unit & Underground **LOCKER** Unit.  
Built-in **CYPRESS** range hood fan.  
Ceramic **BACKSPLASH** in kitchen.  
**VERTICAL BLINDS** on all exterior windows.

**AMENITIES:** Men's and Women's Change rooms and Saunas, Whirlpool, Exercise Room, Party Room, Meeting Room and Library/Lounge & 24 hr. Security.

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

**MAINTENANCE:** Maintenance Fees - approx. **26.9 ¢** per sq. ft. per month.  
**INCLUDES:** Heat, Air Conditioning, Water, Hydro and 24 hours Security.  
**INCLUDES:** Parking and Locker Units  
**EXCLUDES:** Cable TV and Telephone.

**FINANCING:** Guaranteed 3 year mortgage at 6.5%.

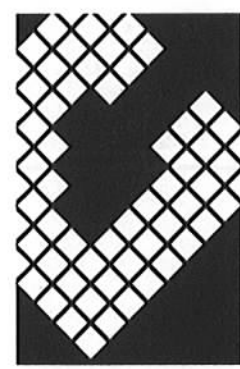
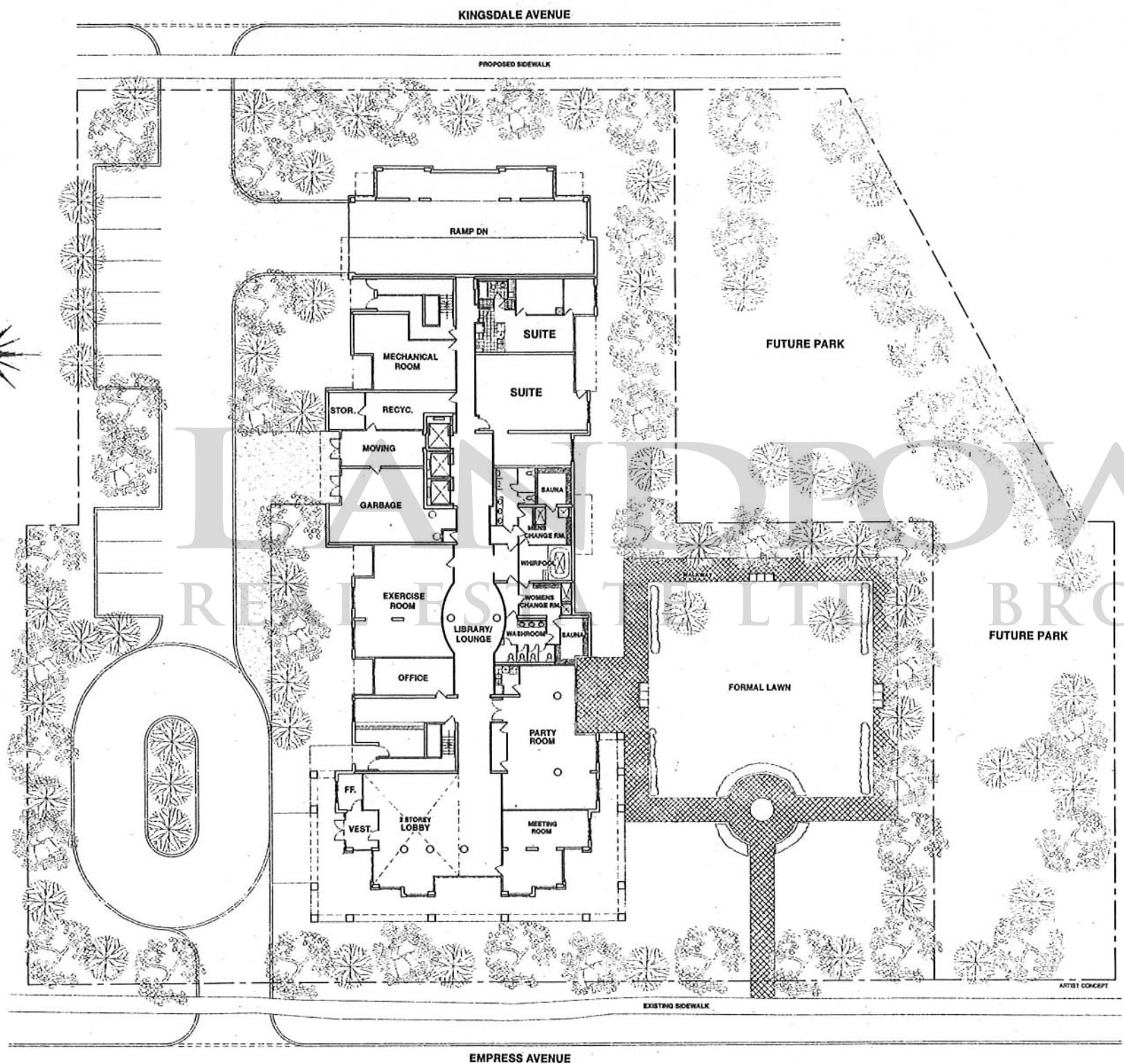
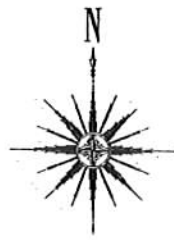
**DEPOSIT STRUCTURE:** ( Interest will be paid on deposits at a rate of 2.0% )

	With Offer	60 Days	120 Days	180 Days	240 Days	Total Deposit
<b>1 Bedrooms</b>	\$5,000	\$7,500	\$7,500	\$5,000	-	\$25,000
<b>1 Bedroom &amp; Sol. 06,10</b>						
<b>2 Bedrooms 02,15</b>	\$5,000	\$10,000	\$10,000	\$5,000	\$5,000	\$35,000
<b>2 Bedroom 03,05,08,16</b>						
<b>2 Bedroom &amp; Sol. 07,09</b>	\$5,000	\$10,000	\$10,000	\$5,000	\$10,000	\$40,000
<b>2 Bedroom &amp; Den</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.

Apr. 11, 1997

**SALES REPRESENTATIVES: DINAH APENS & GEORGE KERR (416) 512-1818**



**CONSERVATORY  
GROUP**



**SCHEDULE "E"**  
**FEATURES**

**INTERIOR FINISHINGS**

1. Quality wall-to-wall 40 ounce (approximate weight) broadloom throughout from Vendor's samples, except areas designated for sheet goods, ceramic tiles and marble.
2. Storage/Laundry room floors to be sheet goods from Vendor's samples.
3. Textured ceilings in all rooms except kitchen, bathrooms, laundry room and areas with dropped ceilings.
4. Interior finished walls and trim to be painted off white throughout.
5. Ensuite doors and baseboards to be colonial style with brass door knobs.
6. Foyer floors to be marble from Vendor's samples.
7. All closet shelving shall be pre-coated wire.
8. Mirrored foyer closet door.

**INTERIOR FEATURES**

9. Television outlets located in the living room and master bedroom.
10. Telephone outlets located in the living room, master bedroom and kitchen.
11. Ensuite thermostats for heating and air conditioning system complete with electric duct heater.
12. Suite equipped with smoke detector, heat detector and circuit breaker panel.
13. Suite security alarm system connected to central location.
14. Entry phone access system connected to building entrance lobby.

**BATHROOM FINISHINGS**

15. European designed frameless cabinets from Vendor's samples.
16. Bathroom floors to be ceramic tiles from Vendor's samples.
17. Walls in bathtub and shower enclosures to be ceramic tiles from Vendor's samples.
18. All bathroom fixtures shall be white in colour.
19. Master bathroom to have medicine cabinet and vanity mirror, all other bathrooms to have vanity mirror.
20. All bathrooms to have single lever chrome faucets to all vanity sinks.
21. Exhaust fan in all bathrooms vented to the exterior.
22. All tubs and showers shall have pressure balanced valves.
23. Bathroom doors shall have locking privacy hardware.

**KITCHEN FINISHINGS**

24. European designed frameless kitchen cabinets from Vendor's samples.
25. Kitchen floor to be ceramic tiles from Vendor's samples.
26. Double stainless steel sink with single lever faucet.
27. Separate lighting controls for kitchen and breakfast room where applicable
28. Built-in exterior vented CYPRESS range hood fan.
29. Ceramic BACKSPLASH between kitchen counter and uppers.

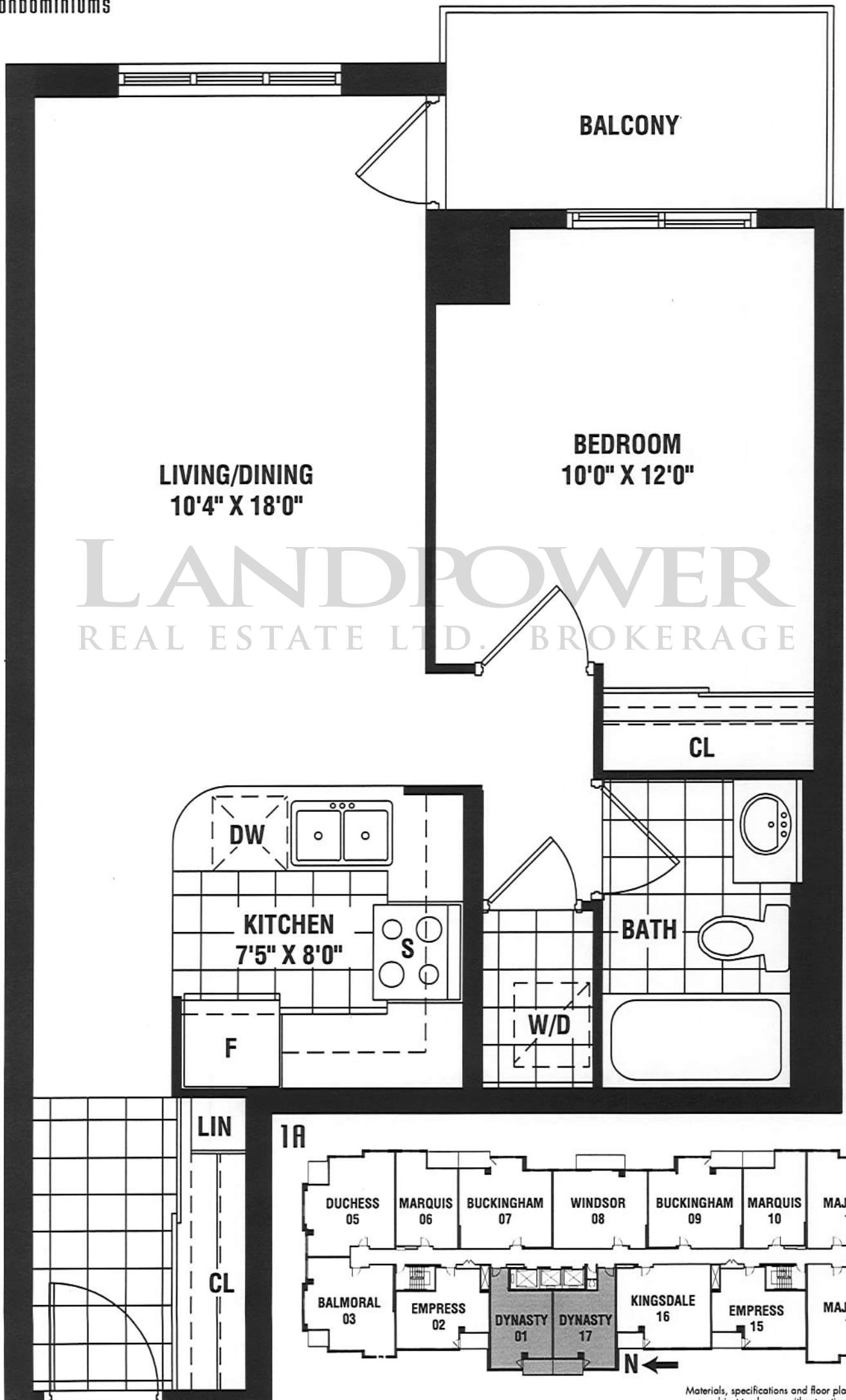
**EXCLUSIVE FEATURES**

30. Fully installed STACKED WASHER and DRYER vented to the exterior with washer taps and dryer cable plug.
31. Fully installed DISHWASHER.
32. Fully installed FROST FREE REFRIGERATOR.
33. SELF CLEANING RANGE with cable plug.
34. All appliances are white in colour
35. One underground PARKING unit.
36. One underground LOCKER unit.
37. VERTICAL BLINDS on all exterior windows and exterior sliding doors



# DYNASTY

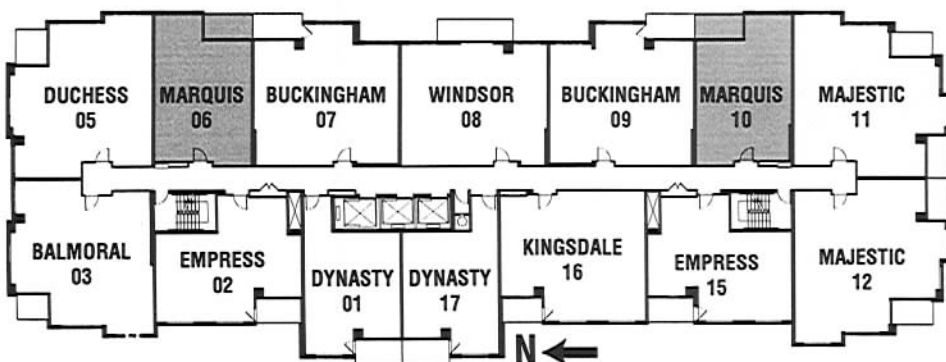
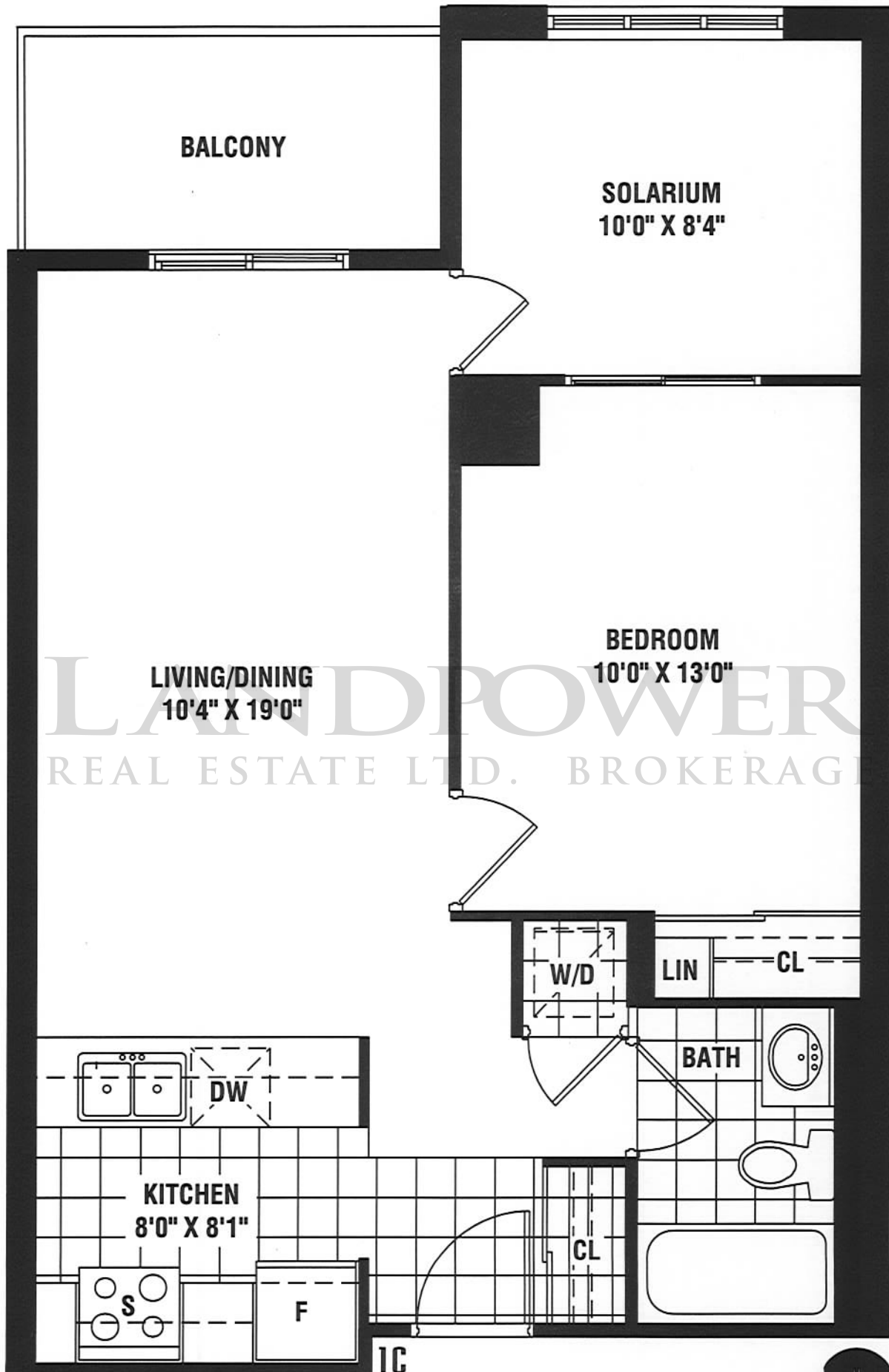
613 SQ. FT.



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.

# MARQUIS

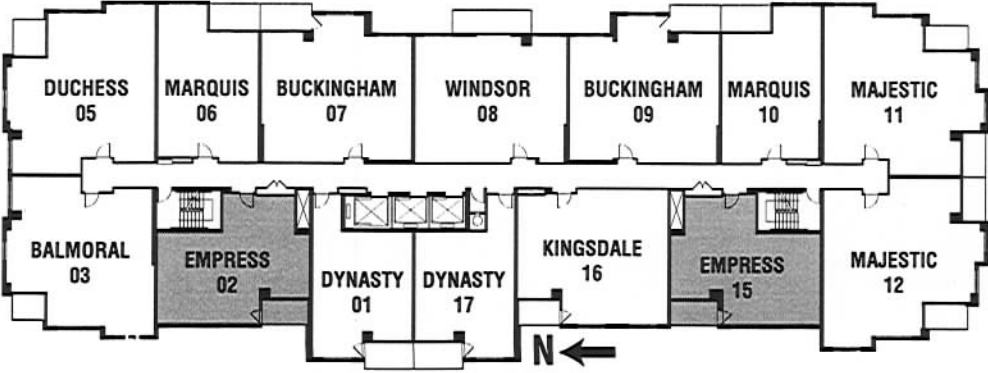
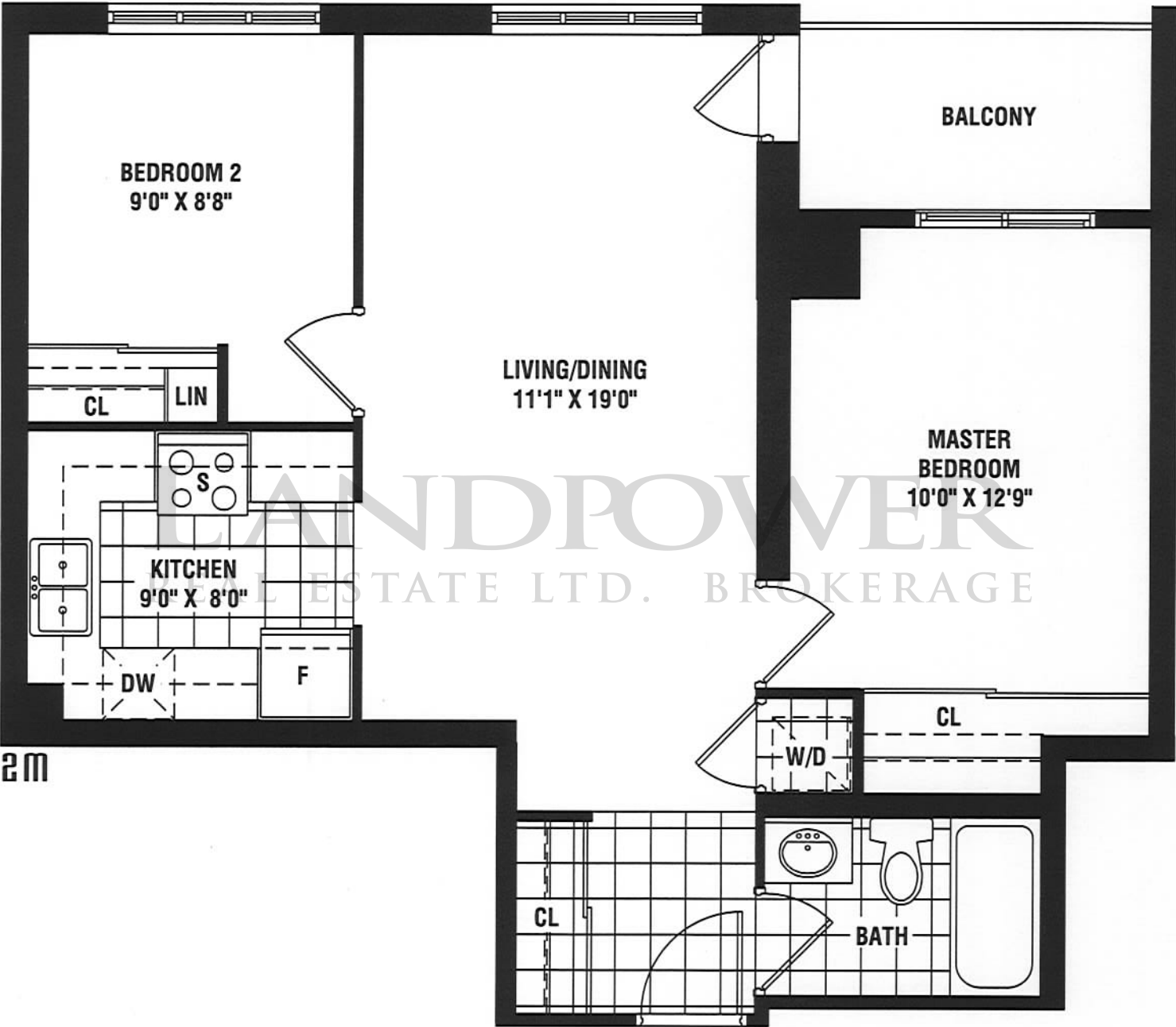
649 SQ. FT.



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# EMPRESS

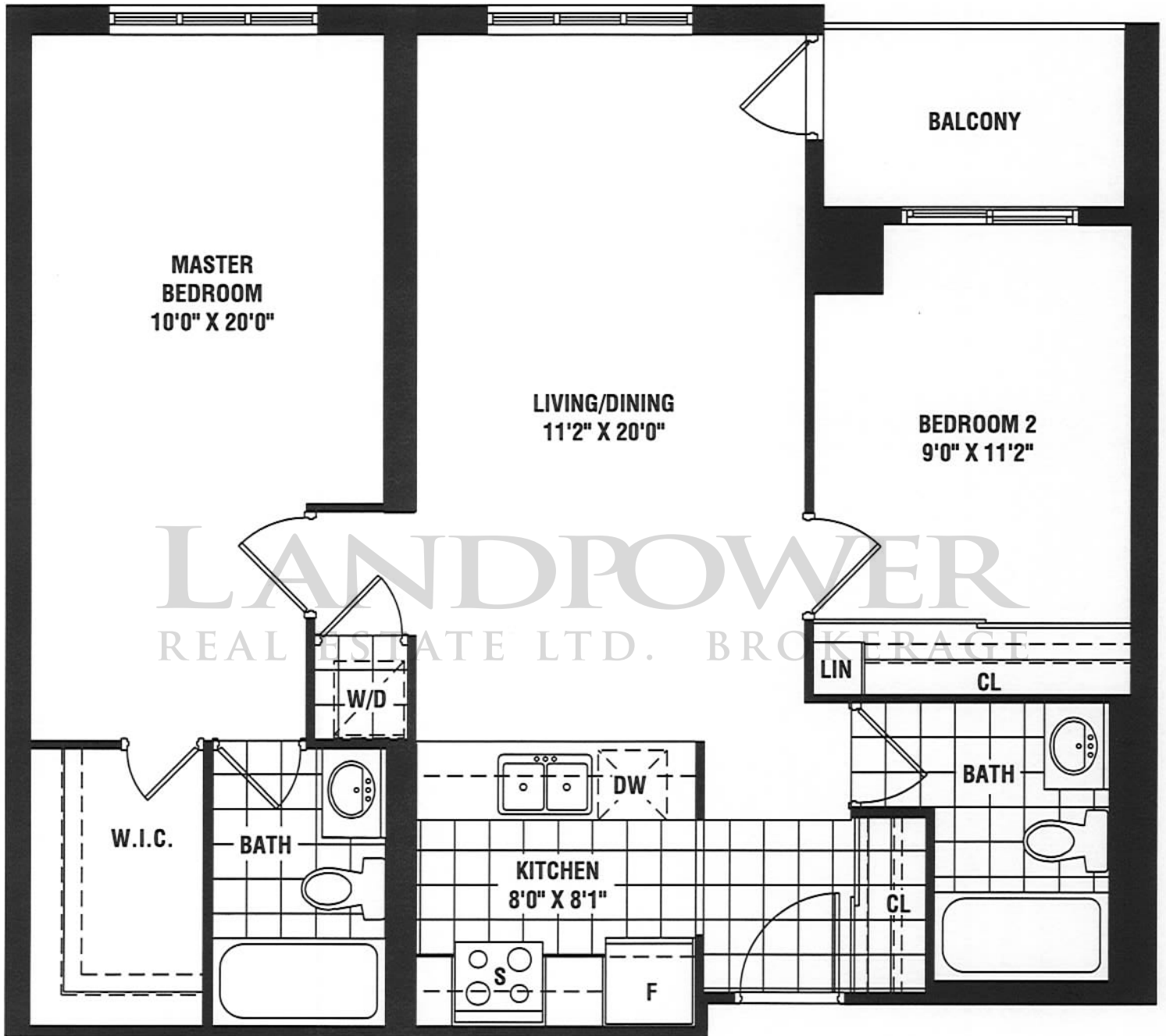
716 SQ. FT.



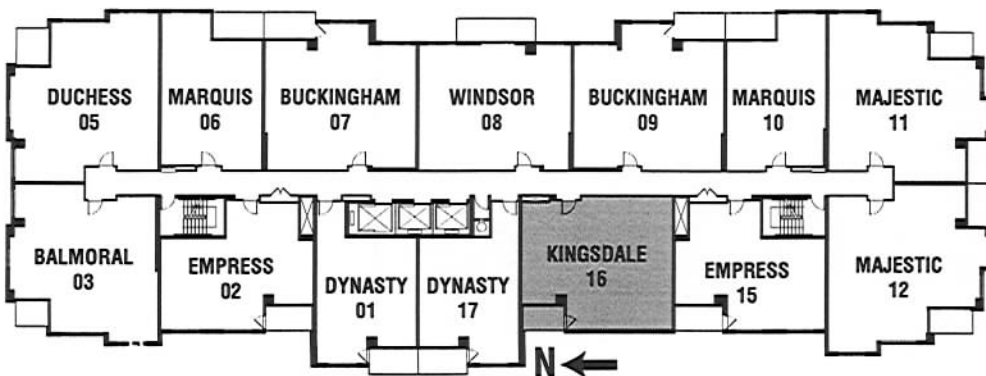
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# KINGSDALE

873 SQ. FT.



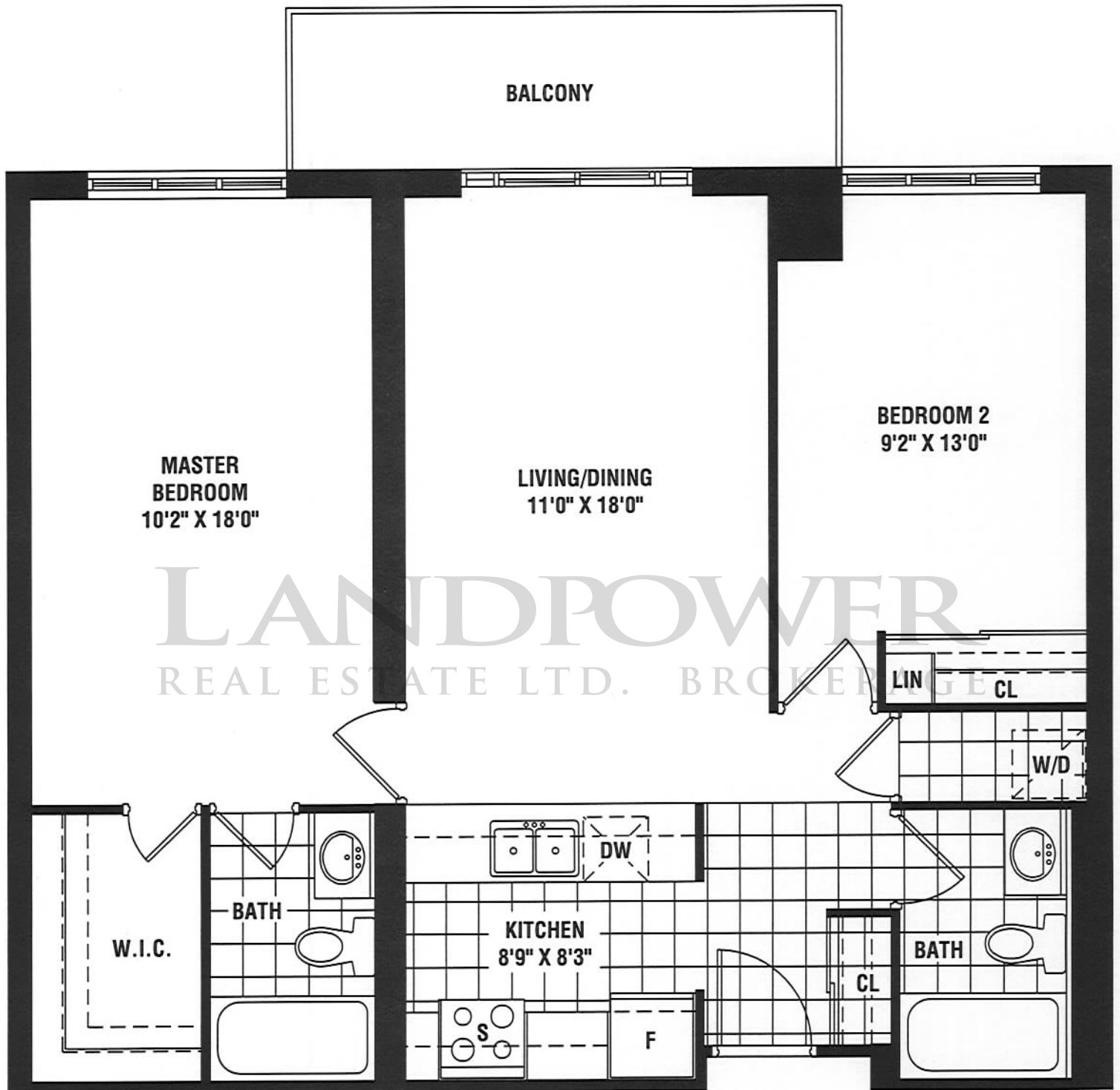
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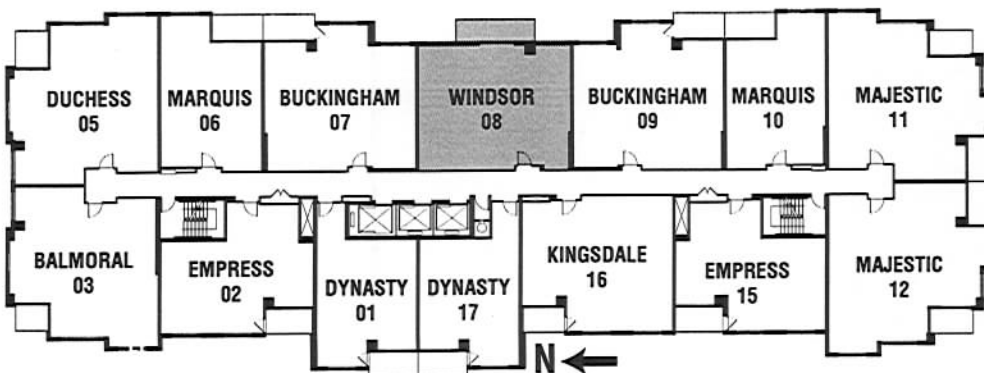
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# WINDSOR

877 SQ. FT.



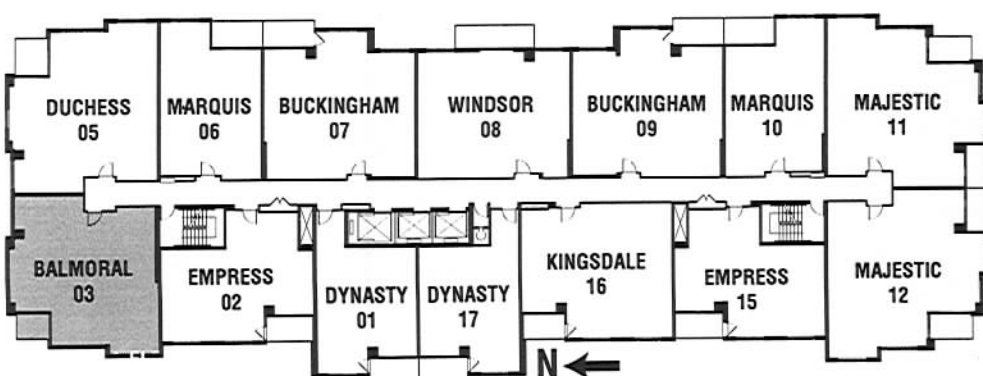
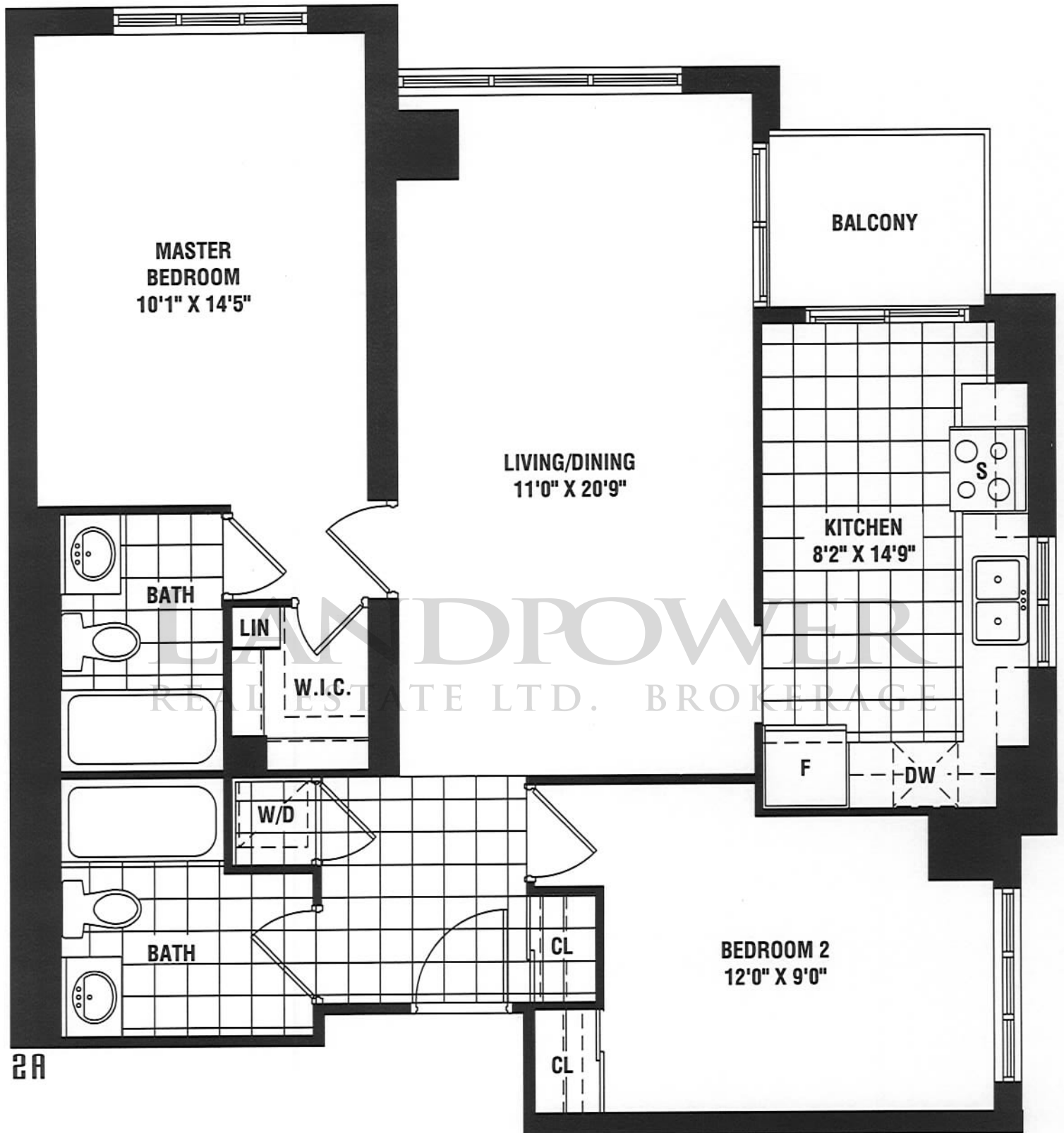
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# BALMORAL

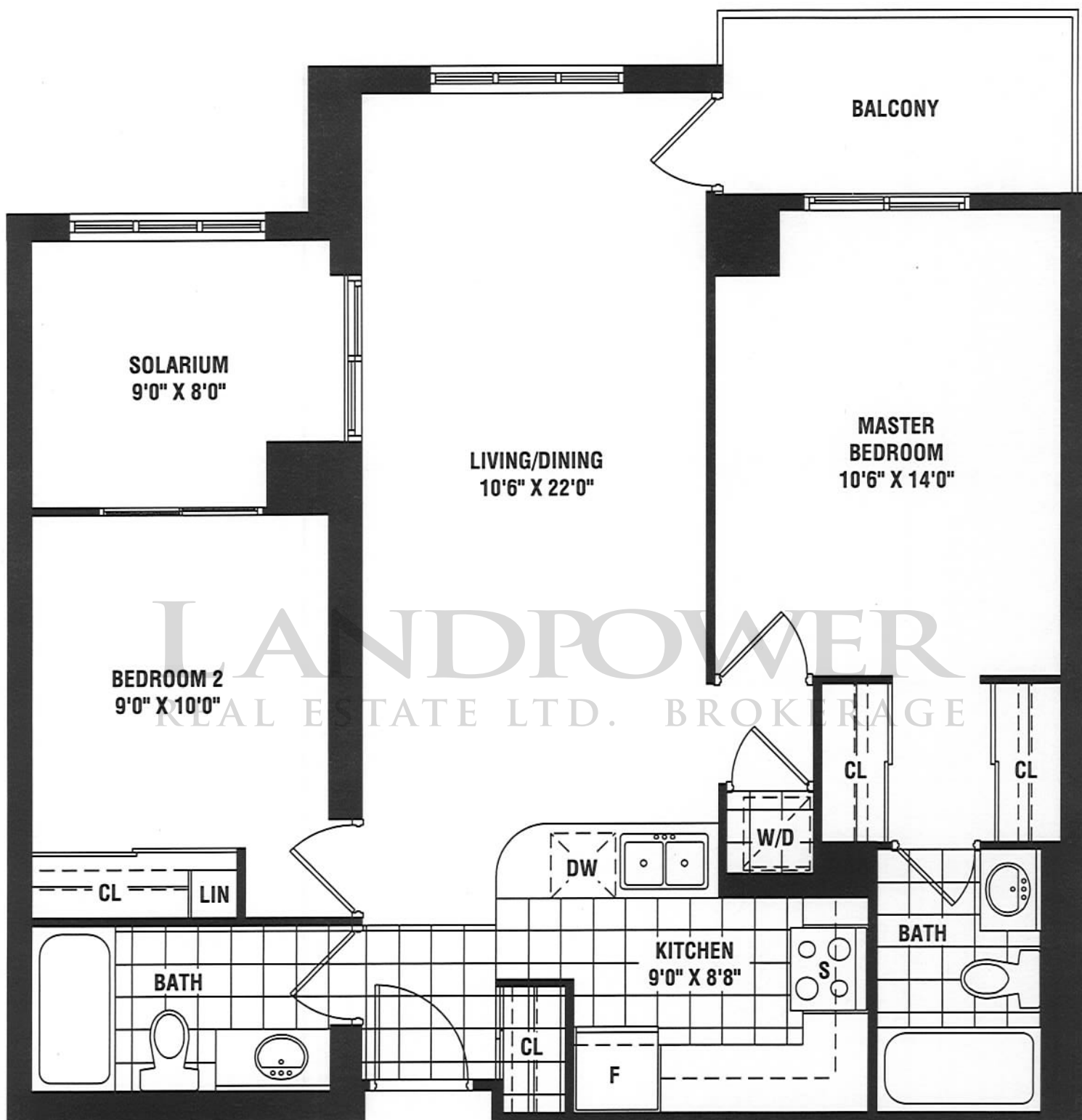
924 SQ. FT.



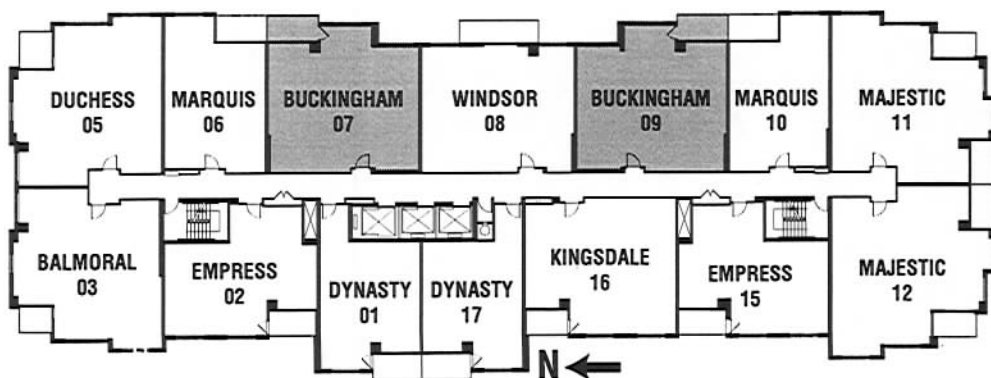
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# BUCKINGHAM

931 SQ. FT.



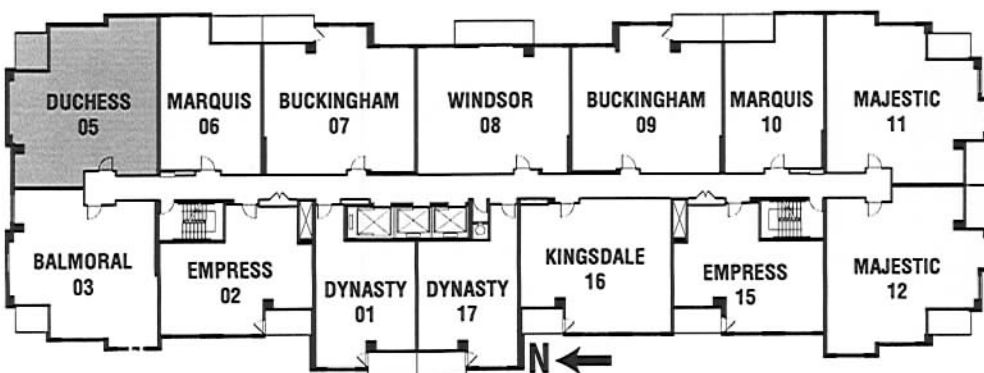
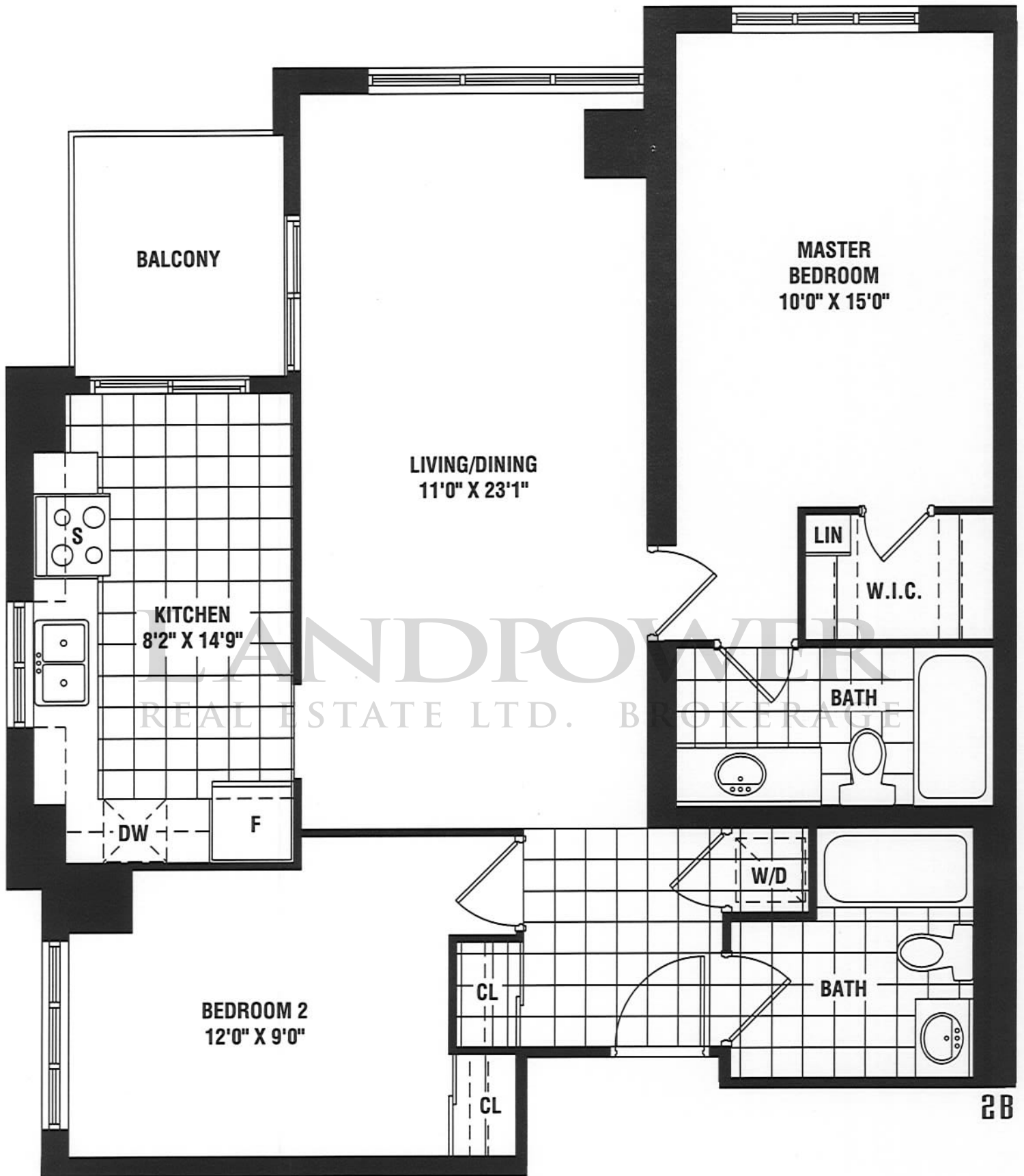
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# DUCHESS

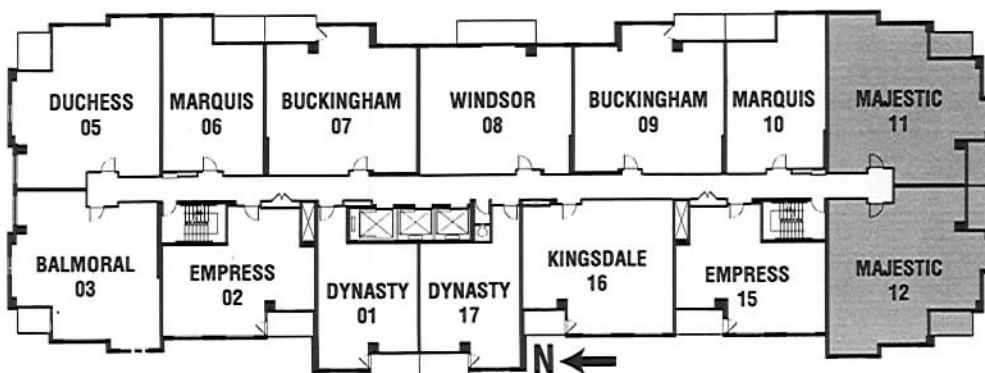
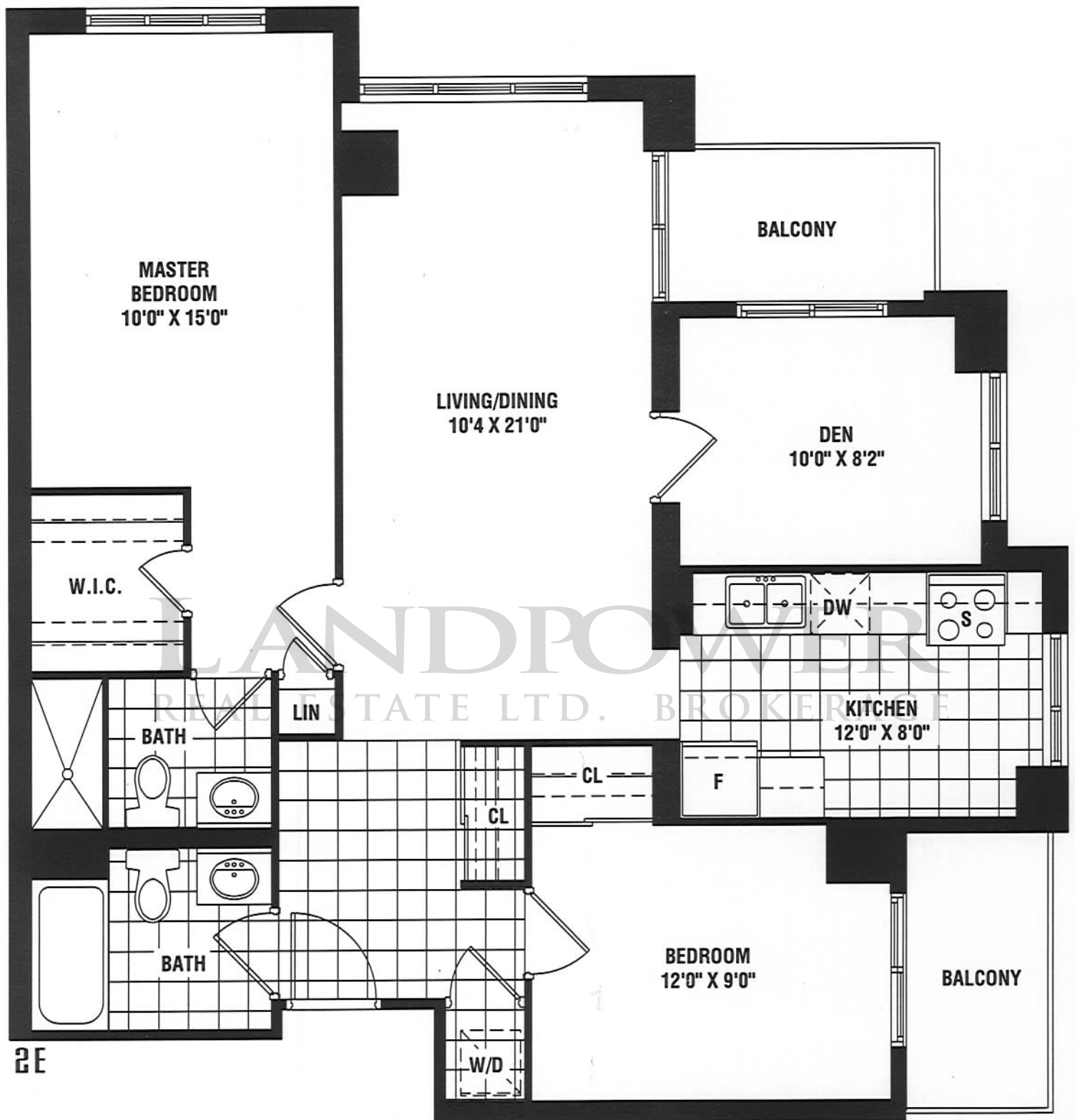
973 SQ. FT.



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# MAJESTIC

1012 SQ. FT.



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