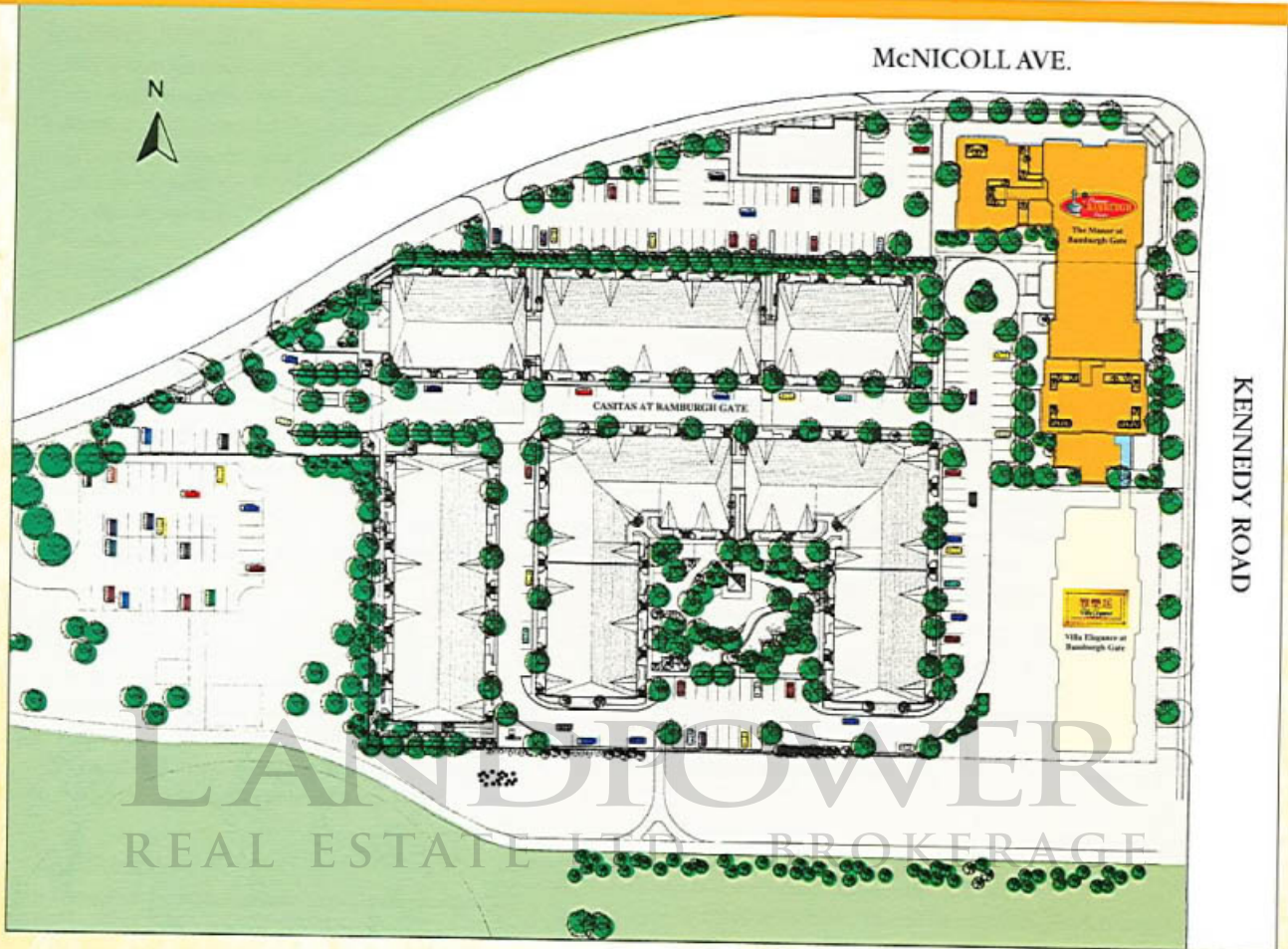




TRIDEL®

COMMUNITY SITE PLAN



The Manor at Bamburgh Gate is virtually at the epicentre of Scarborough's most exciting and fastest growing residential area, to make it the perfect place to call home.



FEATURES & FINISHES

INTERIOR FINISHES:

- White stippled ceilings in all areas except the kitchen, laundry area and bathrooms which are painted semi-gloss off white.
- Interior walls painted off-white with quality latex paint (kitchens, bathrooms and all woodwork and trim painted with semi-gloss paint).
- Distinctive paneled interior doors with polished brass-finish hardware.
- Sliding glass french doors to solarium* where applicable.
- Mirrored foyer sliding closet door*.

FLOOR COVERINGS:

- Marble tile floor in foyer* (Type 1A/1A1 ceramic in foyer, Type 1B/1B1 carpet in foyer).
- Ceramic floor tile** in kitchen, bathrooms and laundry/storage areas and foyer*.
- Plush 40oz. broadloom** with 1/2" foam underpad in living room, dining room, solarium* and bedrooms/den*/family room*.

KITCHENS:

- Custom-quality cabinets and countertops**.
- Double stainless-steel sinks and single-lever faucet.
- Imported ceramic tile backsplash**.
- Built-in high capacity stove hood fan with 6" duct vented to exterior.
- Decorative fluorescent fixture in kitchen.
- Decorative light fixture in breakfast area*.

BATHROOMS:

- Integrated basin and cultured marble countertops**.
- Choice of vanity cabinet**.
- Single-lever chrome faucet to all vanity sinks.
- Light fixture over full-width vanity mirrors.
- Recessed medicine cabinets* in main and ensuite bathrooms (powder room excluded).
- Exhaust fans in all bathrooms.
- Ceramic tiles for floors and shower walls**. Shower walls utilize cement board construction.
- Soaker tub*.
- Clear glass shower stalls* with chrome frames.
- Pressure-balance mixing valve in tubs and showers.
- White bathroom fixtures throughout.
- Privacy locks on all doors.

APPLIANCE PACKAGE:

- 18 cubic foot frost-free refrigerator.
- 30" easy-clean range.
- Built-in dishwasher.
- Stacked washer and dryer.
- All appliances white.

SAFETY AND SECURITY:

- Personally-encoded intrusion alarm system.
- Smoke detectors.
- Heat detectors (connected to the fire annunciation panel).
- Perimeter of community surrounded designed to control pedestrian access.

COMFORT SYSTEM:

- Individually-controlled air-conditioning and heating.
- Vertical fan coil heating and cooling, with supplementary heating coil for added comfort control during season change overs.

ELECTRICAL SERVICE AND FIXTURES:

- Individual service panel with circuit breakers.
- Copper wiring throughout.
- Pre-wired outlets for cable TV and telephone.
- White Decora receptacles and switches throughout.
- Ceiling fixtures in foyer and hallways.
- Ceiling light outlet in dining room, bedrooms, solarium*, den* and family room*.

COMMON AREA FEATURES:

- Exterior clay brick, pre-finished aluminum window frames and tinted windows.
- Elegant designer finishing details in corridor and suite entrance doorways.
- Three elevators.
- Garbage compactor and recycling facilities.
- On-site property management office.
- Recreation facilities (i.e. indoor pool, whirlpool, billiards, saunas, multipurpose room, exercise room, mahjong/cards room).
- Men/women's change rooms.

RESIDENTS PARKING:

- Underground parking garage door controlled by personal remote-control transmitter.
- Closed-circuit cameras in strategic areas in garage for surveillance and access monitoring.
- Parabolic mirrors for greater visibility of pedestrians and vehicles.
- Ventilated and protected by fire sprinklers system for safety and protection.
- 24 hour staffed gatehouse to control access to the community.

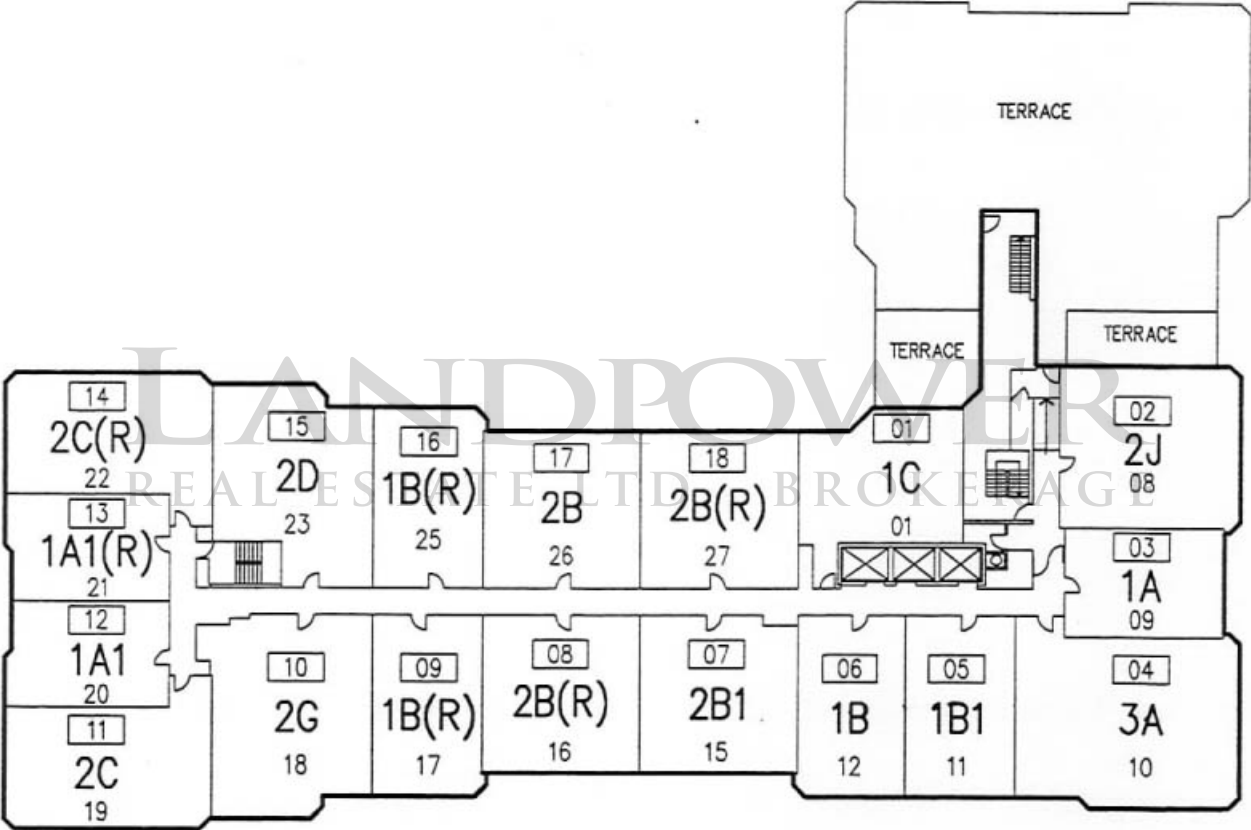
* Availability determined by suite design.

** Choose from a selection of vendor's samples.

All features and finishes subject to change without notice E. & O.E.
Published Date: March, 1999



MANOR at Bamburgh Gate

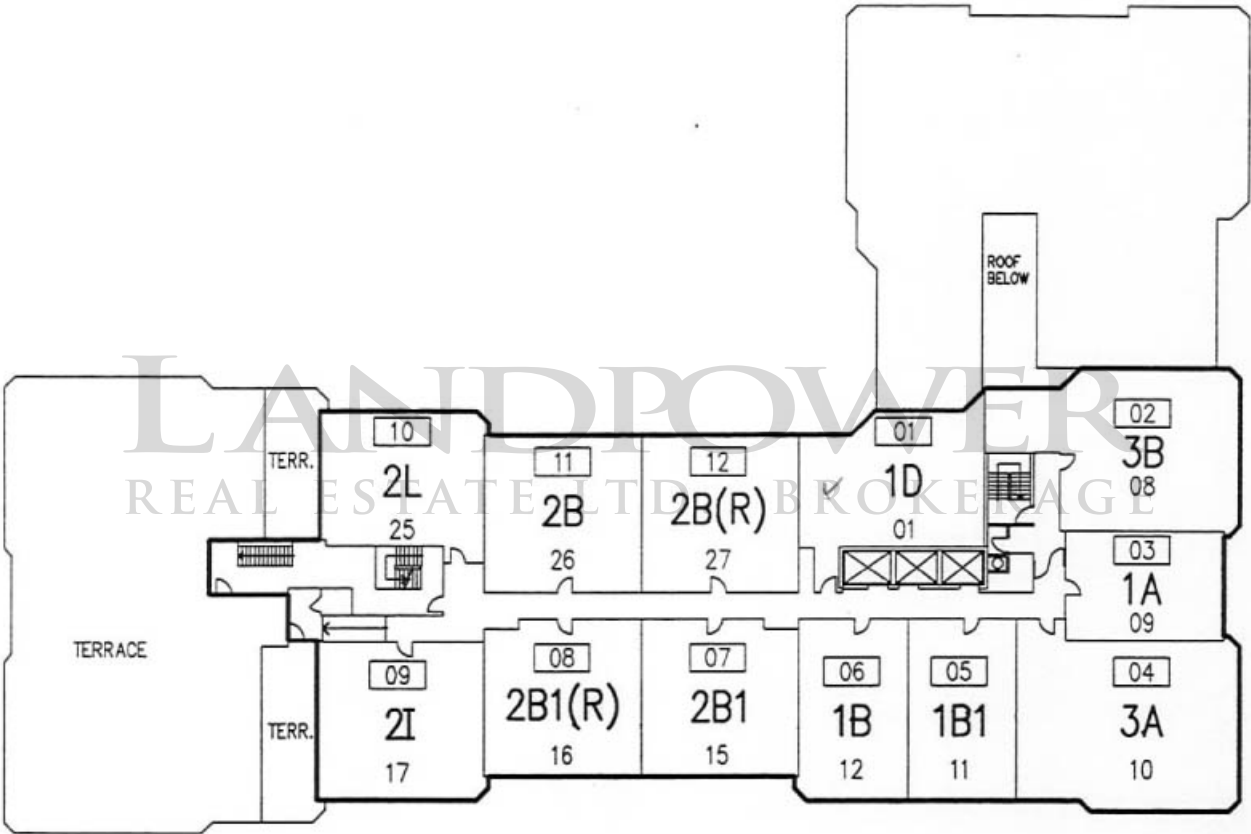


KEYPLAN

12TH. FLOOR



MANOR at Bamburgh Gate

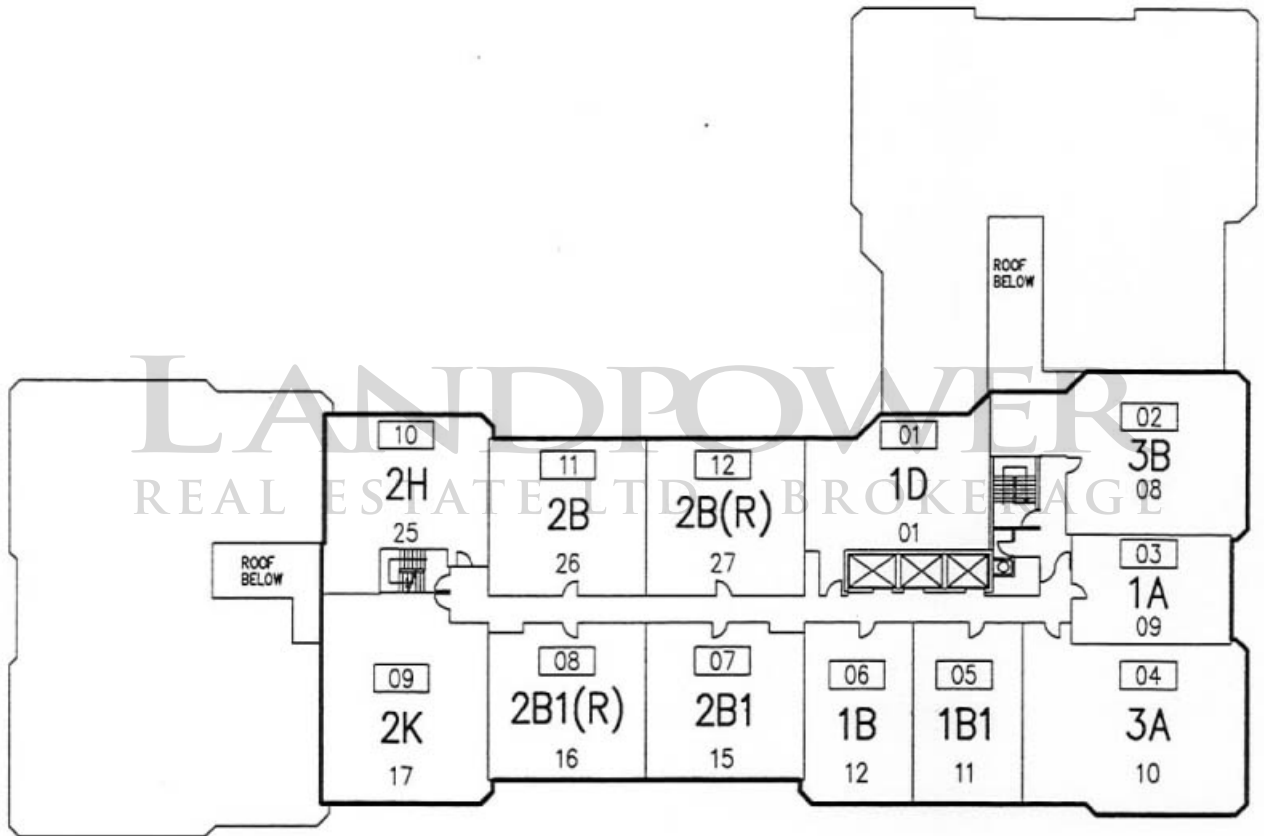


KEYPLAN

13TH. FLOOR



MANOR at Bamburgh Gate

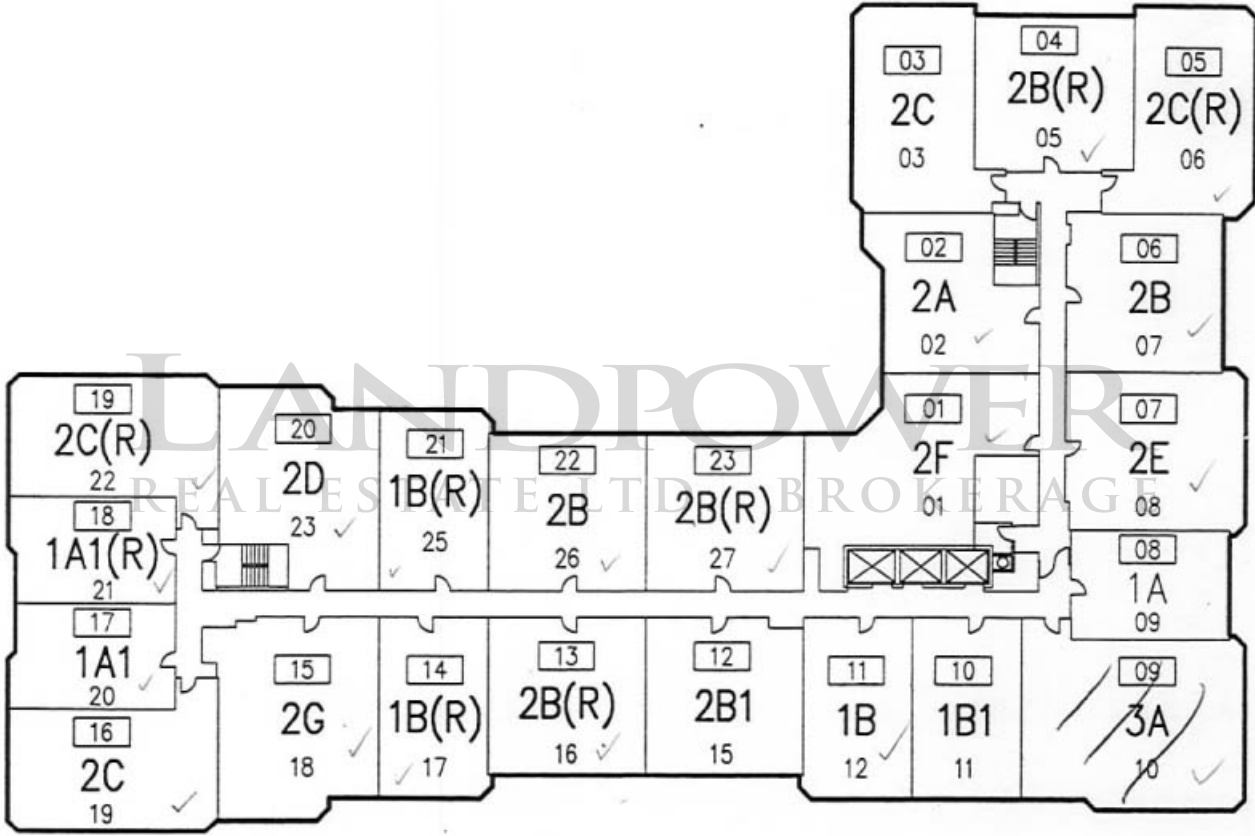


KEYPLAN

14TH. & 15TH. FLOOR

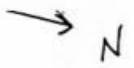


MANOR at Bamburgh Gate

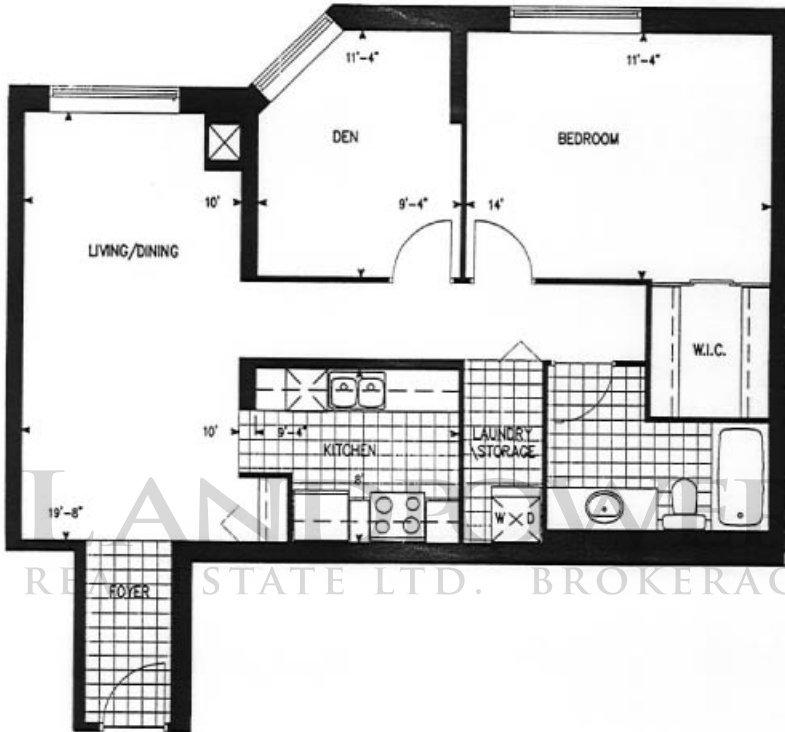


KEYPLAN

2ND. - 11TH. FLOOR



MANOR at Bamburgh Gate



MANOR REALTY STATE LTD. BROKERAGE

UNIT 1D

1 BEDROOM

Purchaser Acknowledgement _____ Date _____

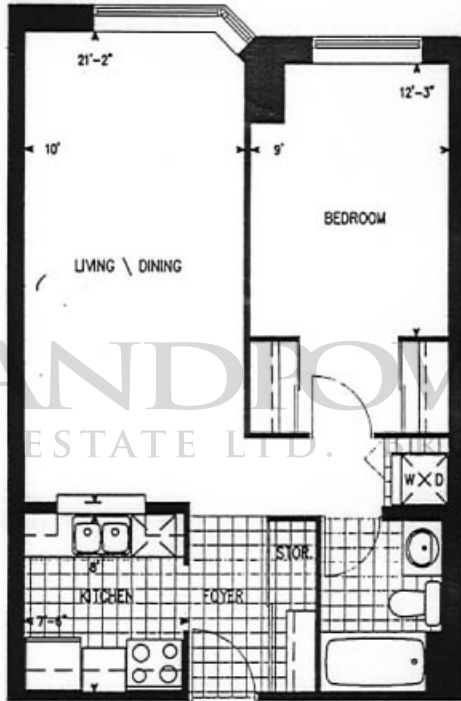
(Municipal) No. _____

Level _____ Unit No. _____

TRIDEL

Dimensions, specifications and windows sizes are subject to change. E. & O.E.

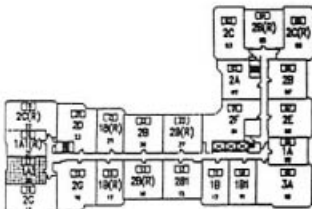
MANOR at Bamburgh Gate



LANDPOWER
REAL ESTATE LTD. BROKERAGE

UNIT 1A1

1 BEDROOM



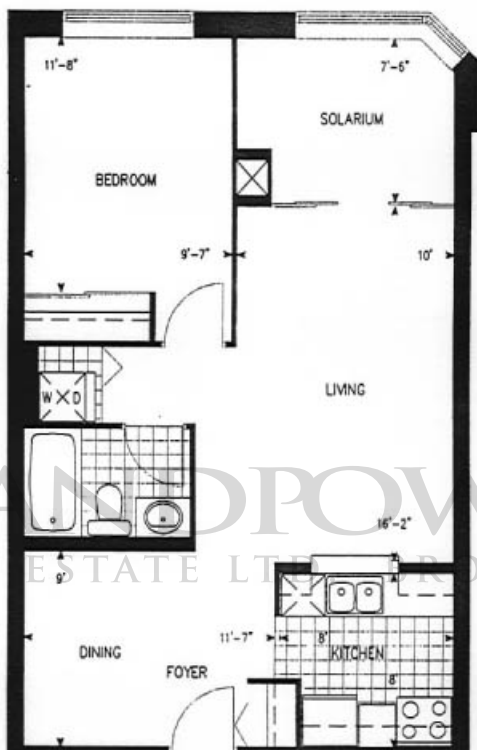
2-12TH. FLOOR

Purchaser Acknowledgement _____ Date _____
 (Municipal) No. _____
 Level _____ Unit No. _____

TRIDEL®

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are subject to change. E. & O.E.

MANOR at Bamburgh Gate



LANDPOWER
REAL ESTATE LTD. BROKERAGE

UNIT 1B

1 BEDROOM

Purchaser Acknowledgement _____ Date _____
 (Municipal) No. _____
 Level _____ Unit No. _____

TRIDEL®

Dimensions, specifications and windows sizes are subject to change. E. & O.E.

MANOR at Bamburgh Gate



UNIT 2A

2 BEDROOM

Purchaser Acknowledgement _____ Date _____

(Municipal) No. _____

Level _____ Unit No. _____

TRIDEL®

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MANOR at Bamburgh Gate



UNIT 2B

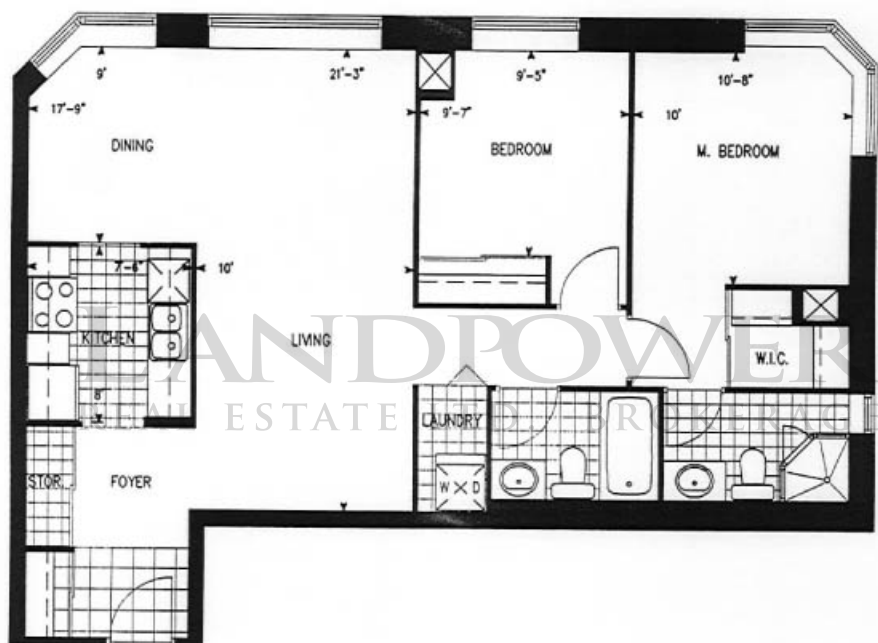
2 BEDROOM

Purchaser Acknowledgement _____ Date _____
 (Municipal) No. _____
 Level _____ Unit No. _____

TRIDEL®

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MANOR at Bamburgh Gate



UNIT 2C

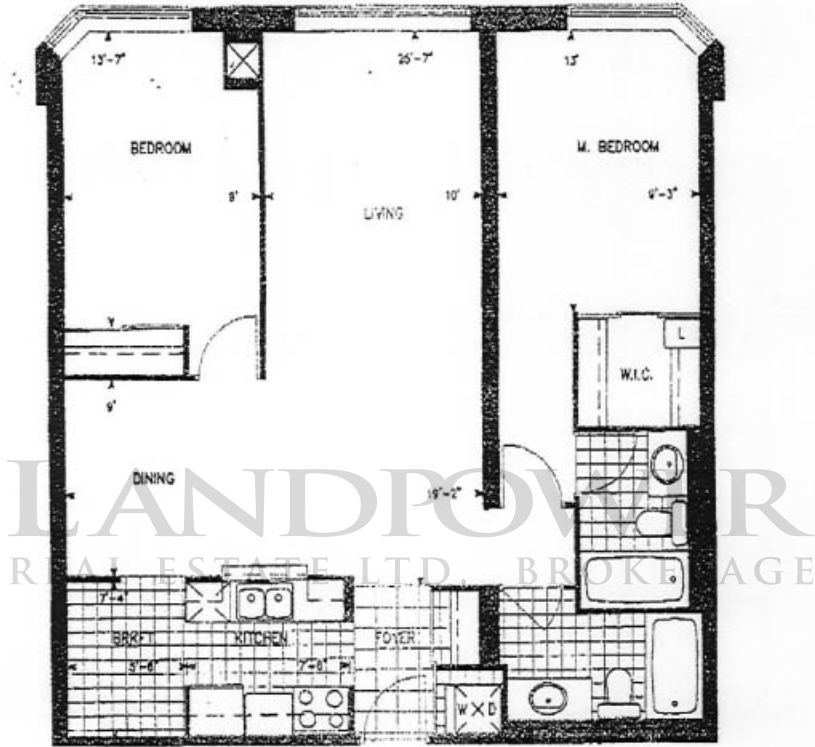
2 BEDROOM

Purchaser Acknowledgement _____ Date _____
 (Municipal) No. _____
 Level _____ Unit No. _____

TRIDEL

Dimensions, specifications and windows sizes
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MANOR at Bamburgh Gate



UNIT 2E

2 BEDROOM

Purchaser Acknowledgement _____ Date _____
 (Municipal) No. _____
 Level _____ Unit No. _____

TRIDEL[®]

Dimensions, specifications and windows sizes are subject to change. E. & O.E.

MANOR at Bamburgh Gate



LEADPOWER
REAL ESTATE LTD. BROKERAGE

UNIT 2F

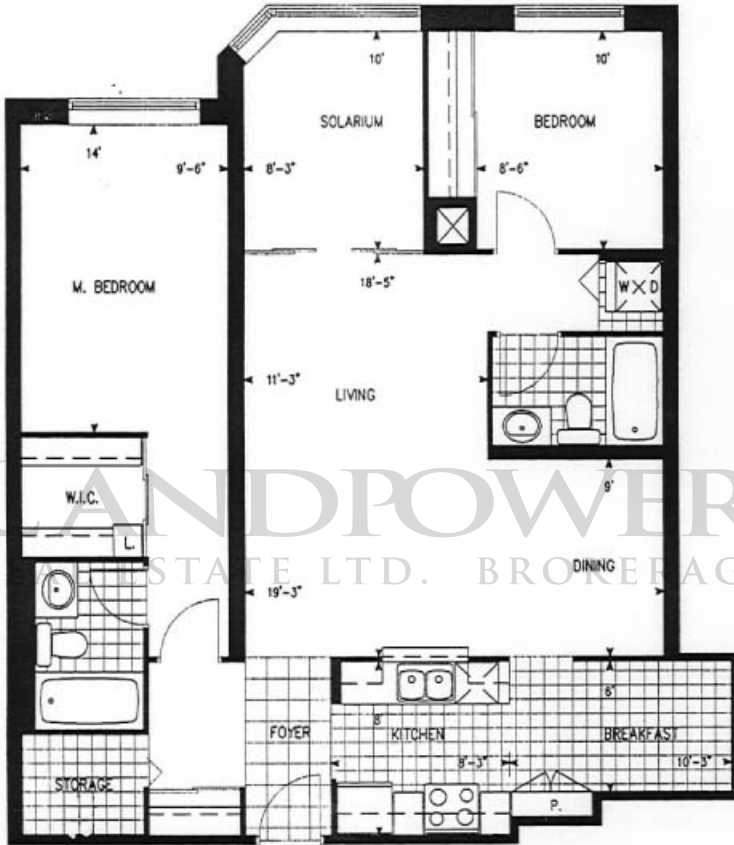
2 BEDROOM

Purchaser Acknowledgement _____ Date _____
 (Municipal) No. _____
 Level _____ Unit No. _____

TRIDEL®

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MANOR at Bamburgh Gate



UNIT 2G

2 BEDROOM

Purchaser Acknowledgement _____ Date _____
 (Municipal) No. _____
 Level _____ Unit No. _____

TRIDEL®

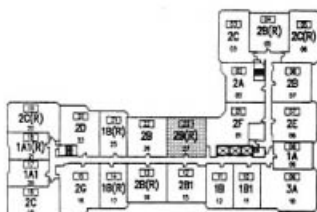
Dimensions, specifications and windows sizes
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MANOR at Bamburgh Gate



UNIT 2B(R)

2 BEDROOM



2-15TH. FLOOR

Purchaser Acknowledgement _____ Date _____

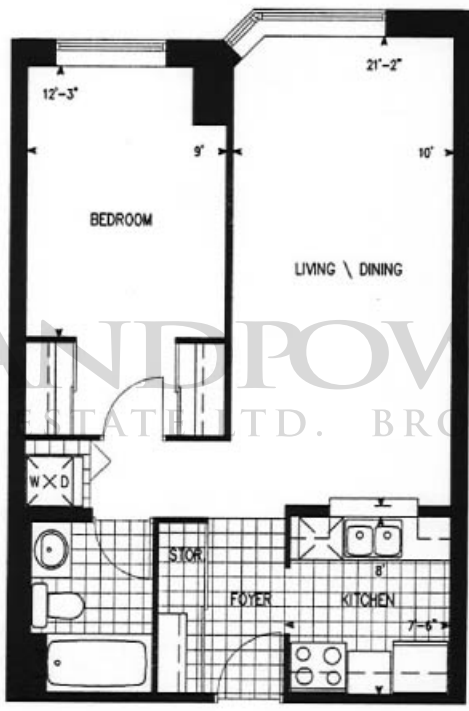
(Municipal) No. _____

Level _____ Unit No. _____

TRIDEL

Dimensions, specifications and windows sizes are subject to change. E. & O.E.

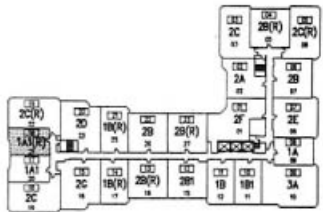
MANOR at Bamburgh Gate



LANDPOWER
REAL ESTATE LTD. BROKERAGE

UNIT 1A1(R)

1 BEDROOM



Purchaser Acknowledgement _____ Date _____

(Municipal) No. _____

Level _____ Unit No. _____

TRIDEL®

Dimensions, specifications and windows sizes are subject to change. E. & O.E.

MANOR at Bamburgh Gate



UNIT 3A

3 BEDROOM

Purchaser Acknowledgement _____ Date _____

(Municipal) No. _____

Level _____ Unit No. _____

TRIDEL

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(416) 321-0888

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