

RED CARPET REALTOR PREVIEW



MERIDIAN
LANDPOWER
RESIDENCES
REAL ESTATE LTD. BROKERAGE



Luxury Condominiums At Yonge & Finch

BUILT FOR LIFE

TRIDEL HULLMARK



MERIDIAN
RESIDENCES

RED CARPET PREVIEW

Luxury Condominiums At Yonge & Finch

The union of function, form and aesthetics make up the basis of architecture that's both striking and memorable. Picture a spectacular tower of shimmering glass with the ability to capture light, bend it and reflect it upon the City. 31 storeys of distinct vertical space set upon a podium with townhomes, an elegant lobby, outstanding recreation centre and fashionable retail. Function is living, form is curved, aesthetics is reflective, architecture is flawless. Meridian.



BUILT FOR LIFE

TRIDEL HULLMARK



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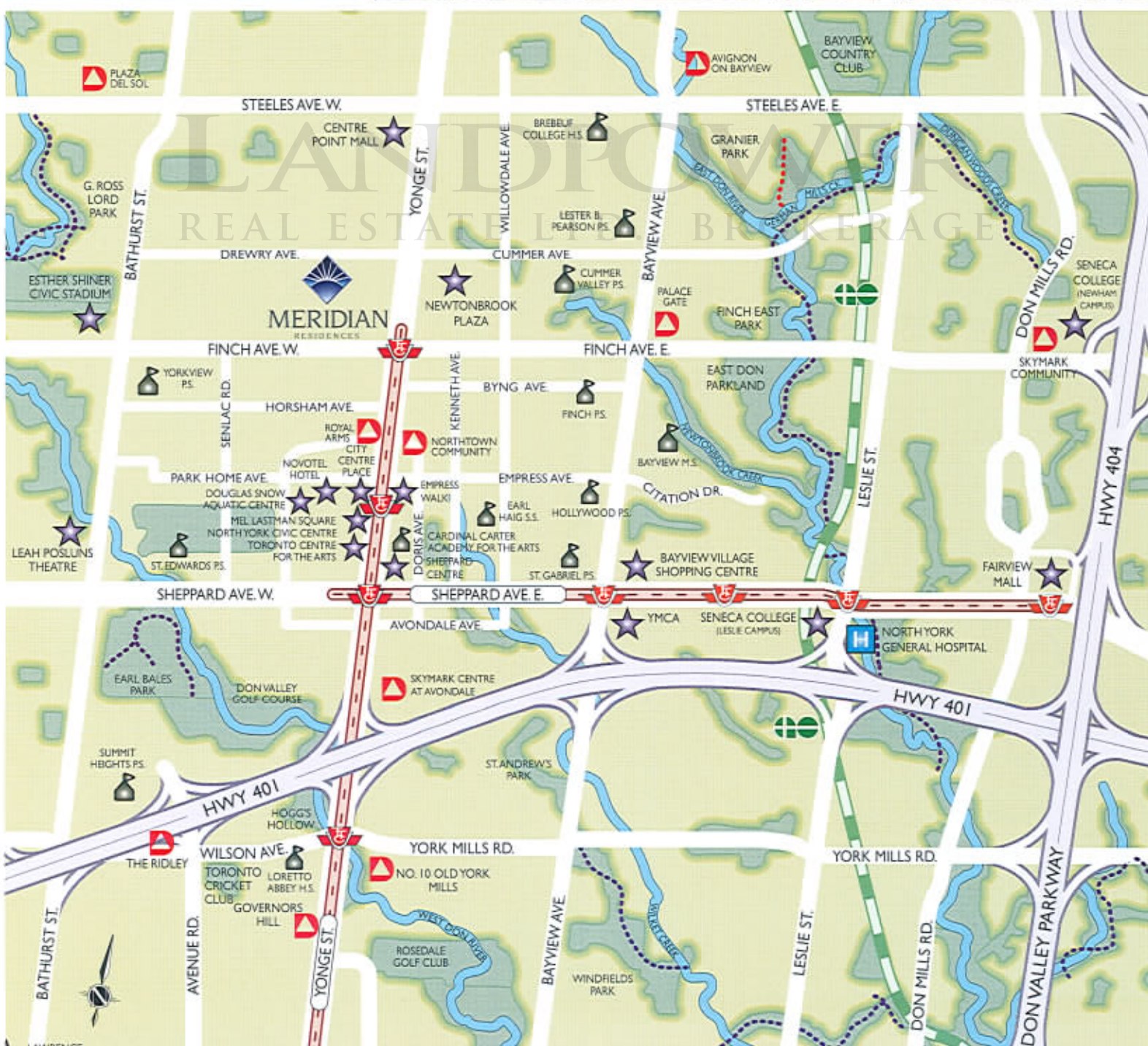
IN THE HEART OF NORTH YORK

Yonge & Finch is the gateway to the City via the subway and nearby highways. Experience cultural expressions at The Toronto Centre For The Arts, Centre Point, Sheppard Centre, supermarkets and an endless array of shops and conveniences. The parks, pathways and city-renowned restaurants are all along for the ride. North York – Discover why people are talking.



LEGEND

-  PUBLIC TRANSIT
-  RAIL SYSTEM
-  SCHOOLS
-  AREA AMENITIES
-  TRIDEL BUILT CONDOMINIUMS
-  HOSPITALS
-  HIKING TRAIL
-  BIKE TRAIL



BUILT FOR LIFE

TRIDEL HULLMARK

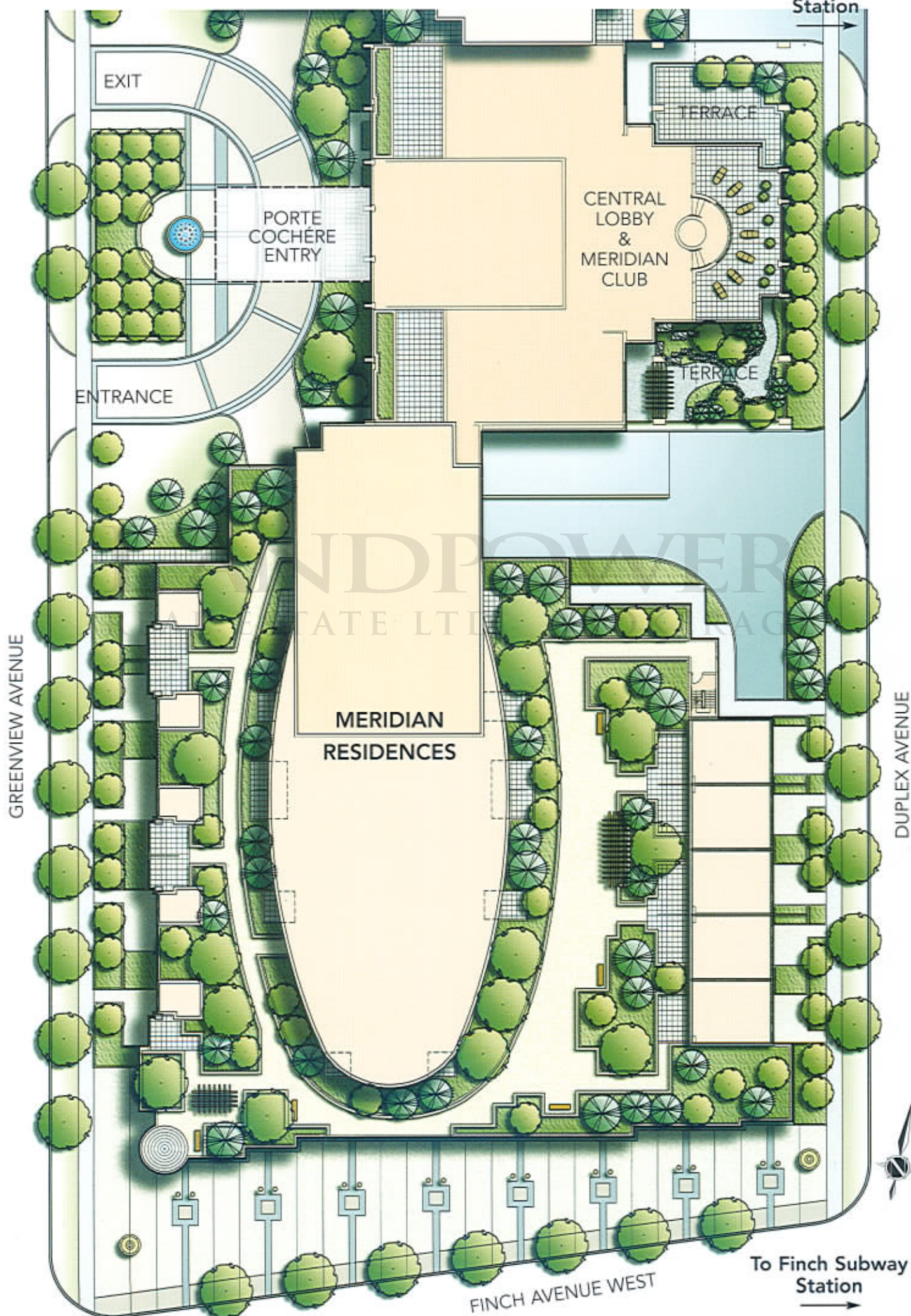


THE SITE PLAN OF MERIDIAN

MERIDIAN RESIDENCES

Meridian has been designed to be a landmark condominium community at Yonge and Finch. Tridel Hullmark's renowned master planning has created a living environment that is both private and yet very much in touch with its neighbourhood amenities. Residents and guests will be welcomed by a bubbling water fountain, landscaped roundabout entry and weather protected Porte Cochère entry off Greenview Avenue to the 2 storey central lobby. Along Finch Avenue West Tridel Hullmark have integrated a prime retail promenade and surrounding the other perimeters - luxury townhomes, for a street friendly presence.

To Finch Subway
Station





MERIDIAN
RESIDENCES

THE MERIDIAN CLUB & GRAND LOBBY



Meridian's grand two-storey lobby, refreshing fitness and social centre create a special environment that leaves a lasting impression. A 24 hour Concierge, gleaming Indoor Pool, Exercise Centre, Golf Centre, Billiards Lounge, Cards Room and exclusive Party Room are elements that reveal a signature that's pure luxury.



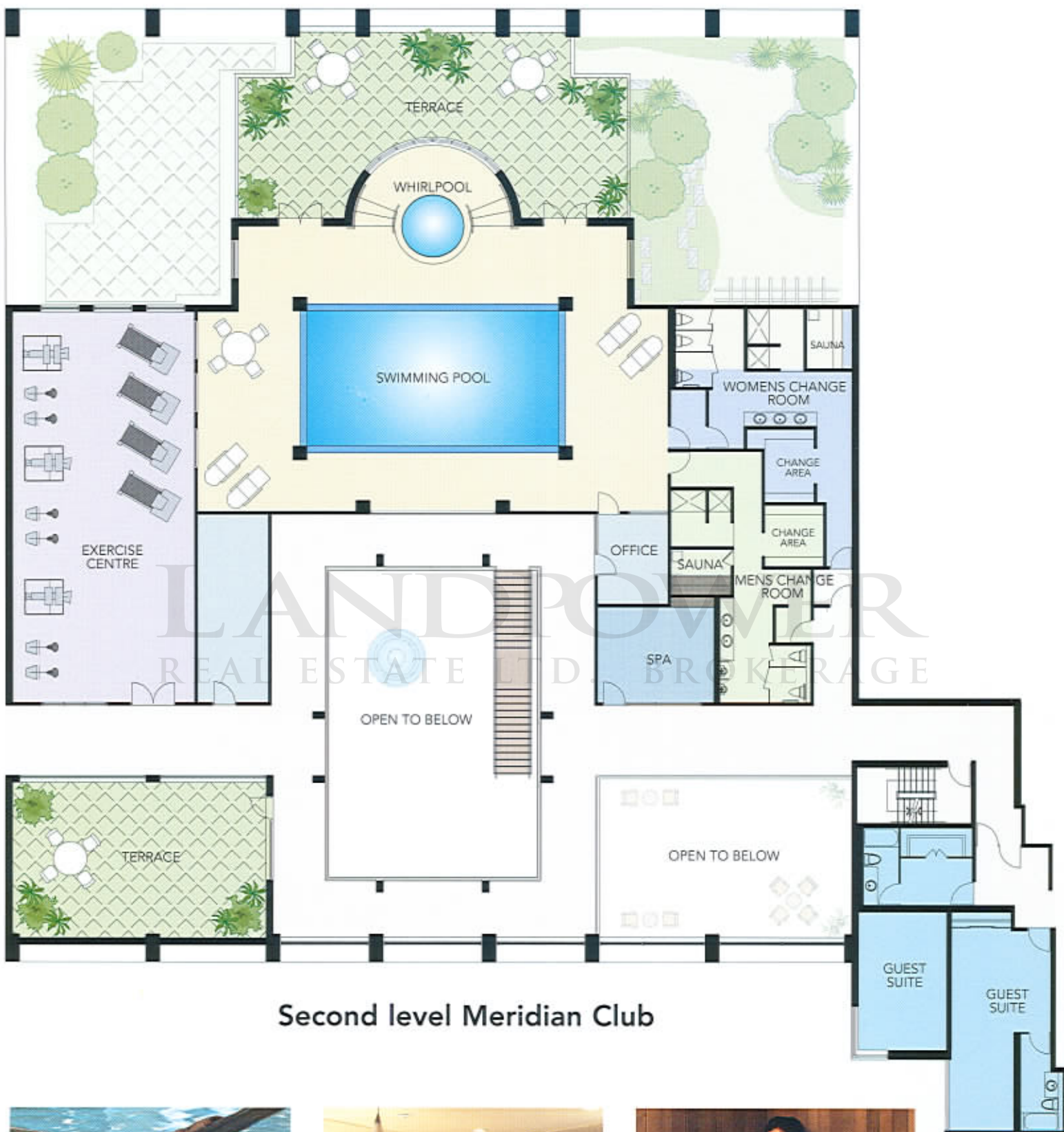
Ground level lobby and Meridian Club





SECOND LEVEL MERIDIAN CLUB

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Second level Meridian Club



BUILT FOR LIFE

TRIDEL HULLMARK



MERIDIAN RESIDENCES

THE BUILDING & COMMON AREAS

- A spectacular 31 storey shimmering glass residence designed with a 3 level podium of distinctive townhomes, fashionable shops and a grand central lobby
- Located right at the Yonge and Finch Subway, at the gateway to downtown North York
- A landscaped patterned roundabout with a bubbling water fountain and weather protected Port Cochère entrance
- A grand, central two storey lobby featuring classic porcelain floors with glass inlay, artistic patterned walls of back-painted glass, a unique water sculpture, stylish staircase to the second level Club Meridian and a 24 hour Concierge create a signature that's pure luxury
- 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

CLUB MERIDIAN - AN ALL ENCOMPASSING FITNESS & SOCIAL CENTRE

- Located on 2 levels and accessed from both the ground floor and second level of the central lobby
- A gleaming indoor swimming pool and whirlpool with views of the courtyard garden, tantalize the body for complete refreshment
- Separate men's and women's cedar saunas and changing facilities
- A state-of-the-art Fitness and Aerobics Centre is outfitted with the latest workout technology
- A refined Party Room featuring a designer bar, intimate lounge areas, dance floor and fully-equipped caterer's kitchen
- A private outdoor terrace accessed from the Party Room
- Unique Golf Centre with VR simulator, driving cage and putting green to keep your form flawless
- Upscale Billiards Lounge and Cards Room with professional equipment and lounge seating with views for sophisticated competition
- 2 overnight guest suites for visiting family and friends

SUITES OF STYLE & COMFORT

- Pure white stippled ceilings in all areas except the kitchen, laundry area and bathrooms; which are smooth, painted with white semi-gloss paint except kitchen ceiling which will be painted with matte-finish paint
- Interior walls are painted with two coats of off-white fine latex paint. Kitchen, bathrooms and all woodwork and trim are painted with white semi-gloss paint
- Elegant 6'8" paneled doors (paint finish) complete with contemporary brass finish lever hardware, (doors are 7'0" where ceiling height is 9'0")
- Distinctive colonial 5" wood baseboards with 3" casings (paint finish). (Baseboards are 7" where ceiling is 9'0")
- Sophisticated cultured marble windowsills
- Suite entry closet with mirrored sliding doors*
- Thermally insulated energy efficient double-glazed glass in architecturally designed windows*
- Charming French doors to den*
- White appliances and 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'. Most living spaces on the Ground, 16th and 31st floors will have 9'0" ceilings. Where drop ceilings and bulkheads are installed, the ceiling heights will be less than 9'0"
- One parking space and locker unit included

PREMIUM QUALITY FLOOR COVERINGS

- Your choice of beautiful plank laminate floating floor** system in foyer*, living and dining areas* hallways and den*
- Your choice of elegant marble, granite, limestone or porcelain floor tiles** in ensuite bathroom (or main bathroom*, where there is a single bath facility)
- Imported ceramic floor tiles** in kitchen, main bathroom and laundry/storage area*
- Plush 40 oz. nylon carpet** with underpad in bedroom(s)

SIGNATURE KITCHENS

- Enjoy Meridian Signature Cabinetry** with distinctive granite countertop**
- Stainless-steel ledge back sink with integrated chrome, single lever, pull out spray faucet
- Premium quality side-by-side 20 cubic foot frost-free refrigerator and 30 inch self-cleaning stove
- Energy Star high-efficiency, time delay built-in 24 inch dishwasher
- Conveniently built-in space saving microwave with high capacity hood fan vented to exterior (6" vent)
- Decorative kitchen and breakfast ceiling fixture(s)*
- Contemporary ceramic tile** backsplash

BEAUTIFUL BATHROOMS

- Your choice of Meridian Signature vanity cabinetry** with extended* cultured marble countertop**, complete with integrated basin and frameless full width mirror with décor wall lighting fixture
- Luxurious 5' Deep soaker bathtub* with chrome fixtures complete with ceramic tile** enclosure (where shower exists in ensuite, soaker tub to have 12" marble, limestone, granite or porcelain tile** surround)
- Clear glass shower* is complete with ceiling light, ceramic wall, floor and ceiling tile** and is enclosed with glass and chrome door
- Ensuite bathroom includes discreet recessed mirrored medicine cabinet
- Temperature controlled and pressure balanced shower faucets
- Exhaust fan vented to exterior
- Chrome faucets with dual lever handles in ensuite (or main bathroom* in a single bath facility design) and single lever in the main bathroom

CONVENIENT IN-SUITE LAUNDRY FACILITIES

- Heavy-duty wiring and receptacle
- Ventilation to exterior with automatic relay sensor exhaust control
- Conveniently stacked washer/dryer for space-saving convenience

PEACE-OF-MIND SAFETY AND SECURITY

- Attentive 24 hour Concierge monitoring community access and security systems including direct two-way voice communication from parking and entry areas
- Personally encoded suite intrusion alarm system, suite door contact and keypad connected directly to Concierge desk
- Personal remote panic alarm on key chain for use in garage
- In-suite Smoke detector(s), suite fire alarm and speaker
- In-suite heat detector(s) connected to fire annunciation panel

YEAR 'ROUND COMFORT SYSTEMS

- Individually controlled heating and air conditioning for year 'round comfort (heat pump)
- Central building water filtration system for cleaner water in each suite

ELECTRICAL SERVICES & FIXTURES

- Individual service panel with circuit breakers
- In-suite electricity metering for individual energy management
- White designer receptacles and switches throughout
- Distinctive ceiling light fixtures in foyer, hallway(s), walk-in closet(s)*, den*, kitchen and bedroom(s)
- Capped ceiling light outlet in dining room

TRIDEL'S SoftWire™

- Tridel's exclusive SoftWire™ Network Centre (high-speed wiring connection point) for unprecedented flexibility in communication and entertainment preferences
- Advanced, star design in-suite structured wiring. Each telephone, cable or multi-port outlet within a suite connects directly to the SoftWire™ Network Centre
- Conveniently 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

*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. August 11, 2003.



MERIDIAN

RESIDENCES

Tridel Hullmark's MERIDIAN is a stunning 31 storey tower of shimmering glass located at Yonge and the Finch Subway. MERIDIAN has been designed to be a landmark community featuring an elegant lobby and outstanding social and recreational facilities. Tridel Hullmark's renowned master planning has created a living environment that is both private yet very much in touch with its neighbourhood amenities.

Suite	View	Approx. Square Feet	Design Type	Starting Price* (Mid Range)	Estimated Maintenance Fee per month	Estimated Property Tax per month
1A	E W	535 535	1 Bedroom, Living & Dining Room and Balcony	\$180,000 \$182,000	\$225 \$225	\$188 \$190
1B1+D	E W	640 640	1 Bedroom, Living & Dining Room, Den and Balcony	\$198,000 \$201,000	\$269 \$269	\$207 \$210
2A	E W	755 755	2 Bedrooms, Living & Dining Room and Balcony	\$238,000 \$240,000	\$318 \$318	\$248 \$250
2B	E	810	2 Bedrooms, Living & Dining Room and Balcony	\$255,000	\$341	\$266
2B1	W	820	2 Bedrooms, Living & Dining Room and Balcony	\$257,000	\$345	\$268
2C	SE	910	2 Bedrooms, Living & Dining Room and Balcony	\$287,000	\$383	\$299
2D+D	NE	960	2 Bedrooms, Living & Dining Room, Den and Balcony	\$285,000	\$404	\$297
2E+D	SW	1005	2 Bedrooms, Living & Dining Room, Den and Balcony	\$320,000	\$423	\$334
2F+D	NW	1075	2 Bedrooms, Living & Dining Room, Den and Balcony	\$321,000	\$452	\$335

The Building and Common Areas:

- ◆ The building features a grand 2 storey lobby with classic porcelain and glass inlay, artistic patterned walls, back painted glass, a stylish staircase and a unique water fountain sculpture
- ◆ Your guests will be greeted by the 24-hour Concierge
- ◆ The spectacular social and recreation centre features an Indoor Pool, Whirlpool, Fitness and Aerobics Centre, Golf Centre, Billiards Lounge, Cards Room and an exclusive Party Room for your entertainment and pleasure
- ◆ Two overnight guest suites for visiting family and friends

Suite Features and Finishes:

- ◆ Spacious one and two bedroom suites, some with dens, include balconies with views of the city skyline in all directions
- ◆ 6 Premium quality white appliances including Energy Star high efficiency, time-delay built-in dishwasher, side-by-side 20 cubic foot frost-free refrigerator, 30 inch self-cleaning stove, space saving microwave and conveniently stacked washer and dryer
- ◆ Meridian Signature kitchen cabinetry with granite countertop
- ◆ Beautiful plank laminate floating floor in living & dining rooms, hallways, den and foyer
- ◆ Plush 40 oz. nylon carpet with underpad in bedroom(s)
- ◆ Elegant marble, granite, limestone or porcelain floor tiles in ensuite bathroom (or main bathroom where there is a single bath facility)
- ◆ Imported ceramic floor tile in kitchen, main bathroom, laundry and storage areas
- ◆ Meridian Signature vanity cabinetry with cultured marble countertop in bathroom(s)
- ◆ Luxurious 5' deep soaker bathtub
- ◆ Elegant French doors to den (where applicable)
- ◆ Personally encoded suite intrusion alarm system
- ◆ Tridel's advanced Software™ technology for home entertainment and communication
- ◆ One Parking Space and one Locker Unit included in purchase price of each suite

Deposit Structure:

- 5% due on signing
- 5% due 30 days after construction start
- 5% due 60 days after construction start
- 10% due upon occupancy

Maintenance Fees: approx. \$0.42 per square foot plus hydro

Tentative Occupancy Date: Spring 2006

Meridian Sales Office:

5385 Yonge Street
North York, Ontario M2N 5R7
(Yonge & Finch)
Telephone: (416) 222-3811
Fax: (416) 222-0760
E-mail: northtown@tridel.com

Hours:

Monday – Thursday: 12 noon – 8 p.m.
Friday to Sunday & Holidays: 12 noon – 6 p.m.

Regional Sales Manager

Sheldon Black
E-mail: sblack@tridel.com

Sales Representatives

Anita Lee
E-mail: alee@tridel.com

Kevin Tsui
E-mail: ksui@tridel.com

*One Parking Space and one Locker Unit included in purchase price of each suite.
Prices and Specifications subject to change without notice, E. & O. E. August 19, 2003.

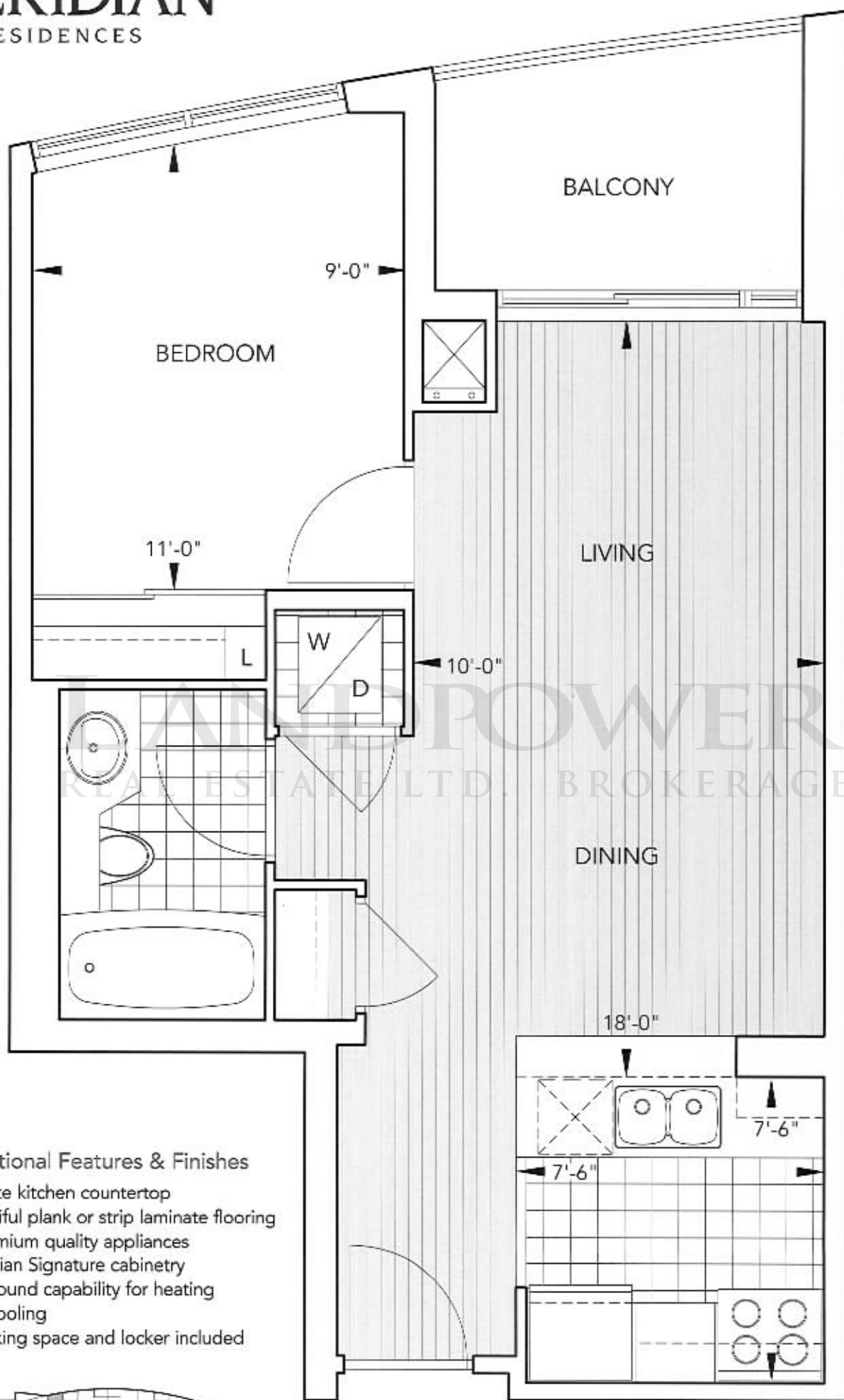
TRIDEL® HULLMARK



RESIDENCE 1A

1 Bedroom, Living/Dining Room
& Balcony

MERIDIAN RESIDENCES



Exceptional Features & Finishes

- Granite kitchen countertop
- Beautiful plank or strip laminate flooring
- 6 premium quality appliances
- Meridian Signature cabinetry
- Year-round capability for heating and cooling
- 1 parking space and locker included



All dimensions are approximate and subject to normal construction variances. Dimensions may exceed the useable floor area.
Sizes and specifications subject to change without notice, E. & O.E. Tridel and Built For Life are registered trademarks of Tridel Corporation. August 11th, 2003

BUILT FOR LIFE

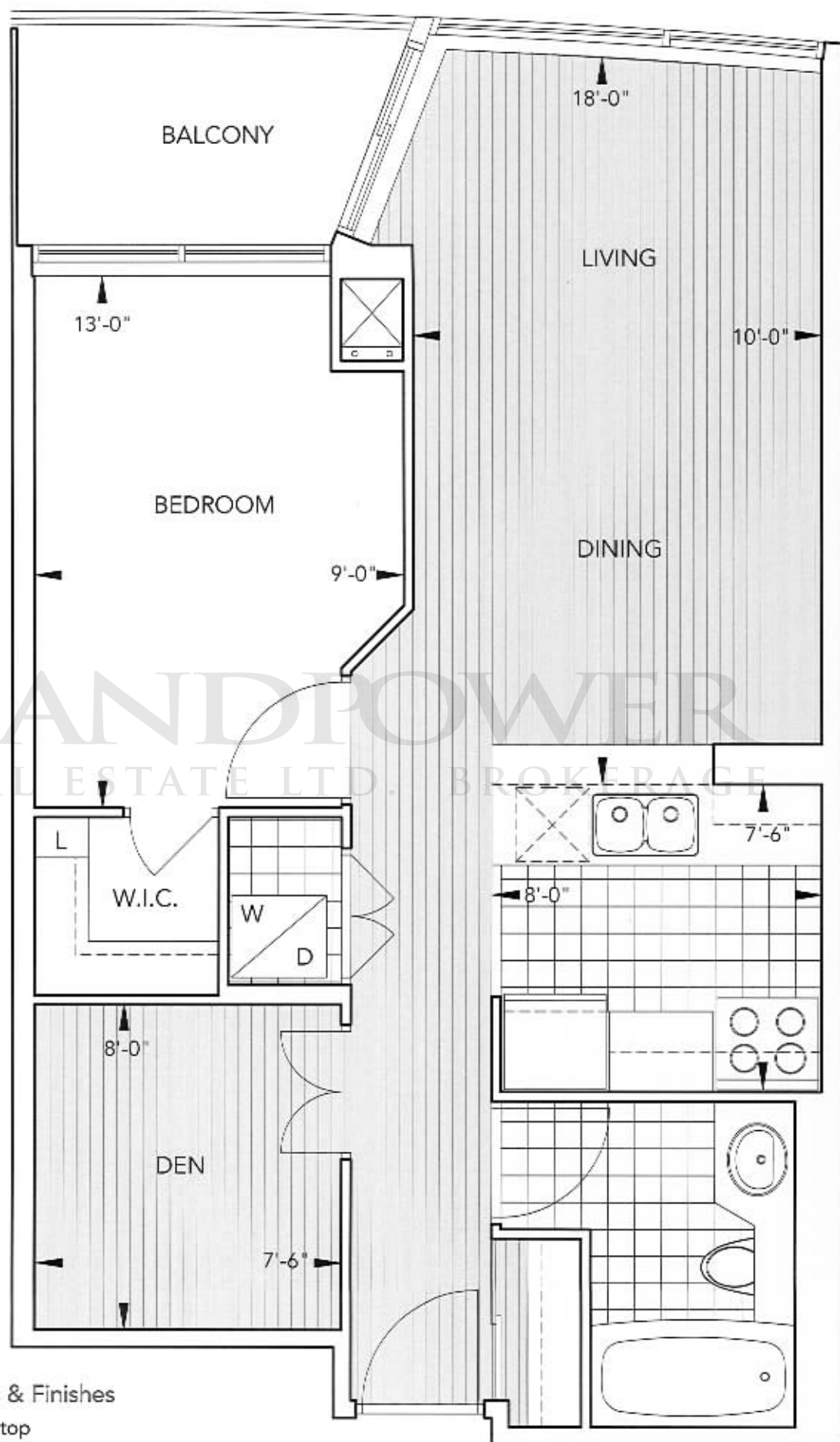
TRIDEL HULLMARK



RESIDENCE 1B+DEN

1 Bedroom, Living/Dining Room,
Den & Balcony

MERIDIAN RESIDENCES



Exceptional Features & Finishes

- Granite kitchen countertop
- Beautiful plank or strip laminate flooring
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- Meridian Signature cabinetry
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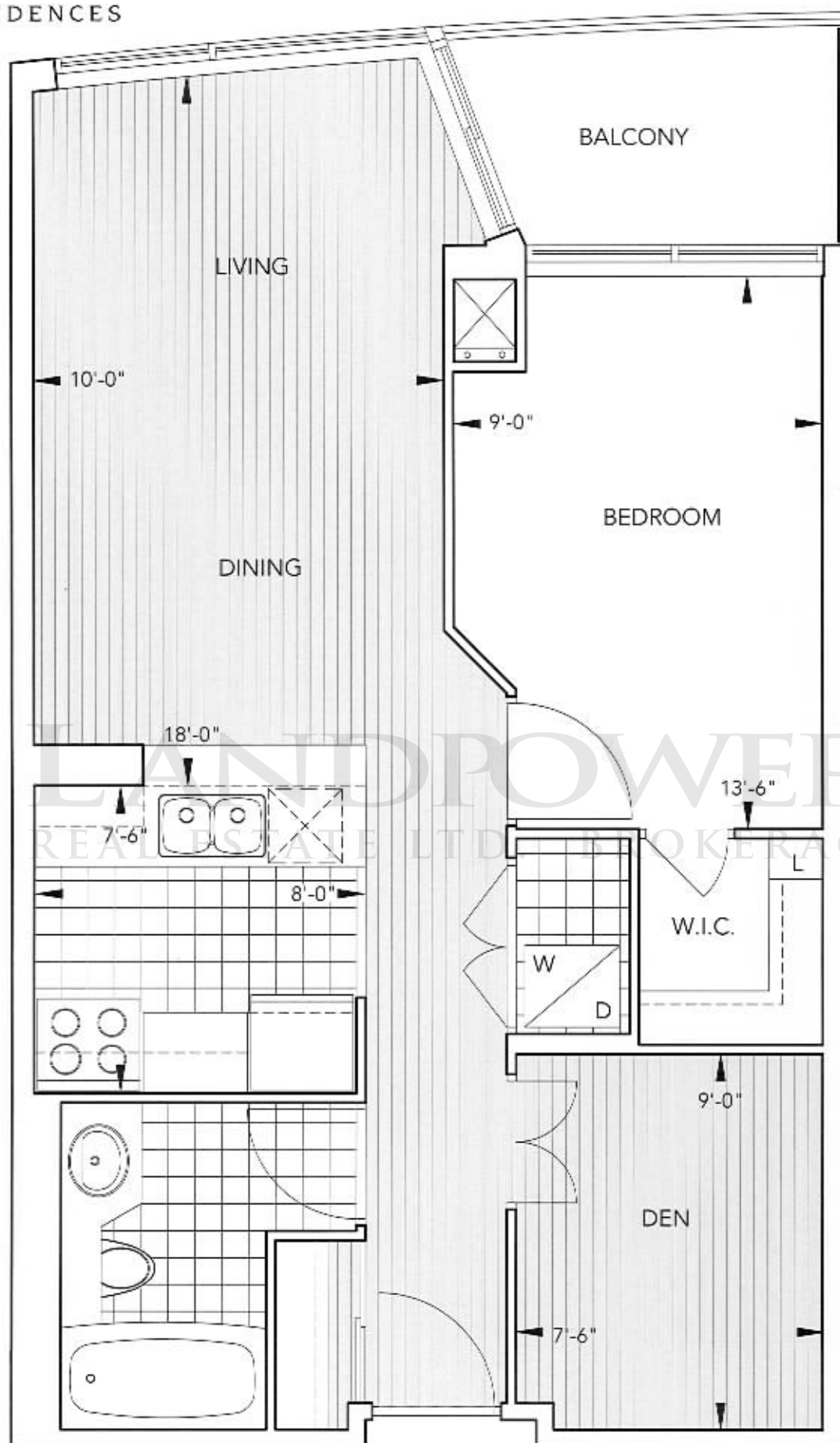
TRIDEL HULLMARK



RESIDENCE 1B1 + DEN

1 Bedroom, Living/Dining Room,
Den & Balcony

MERIDIAN RESIDENCES



Exceptional Features & Finishes

- Granite kitchen countertop
- Beautiful plank or strip laminate flooring
- 6 premium quality appliances
- Meridian Signature cabinetry
- Year-round capability for heatings and cooling
- 1 parking space and locker included



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BUILT FOR LIFE

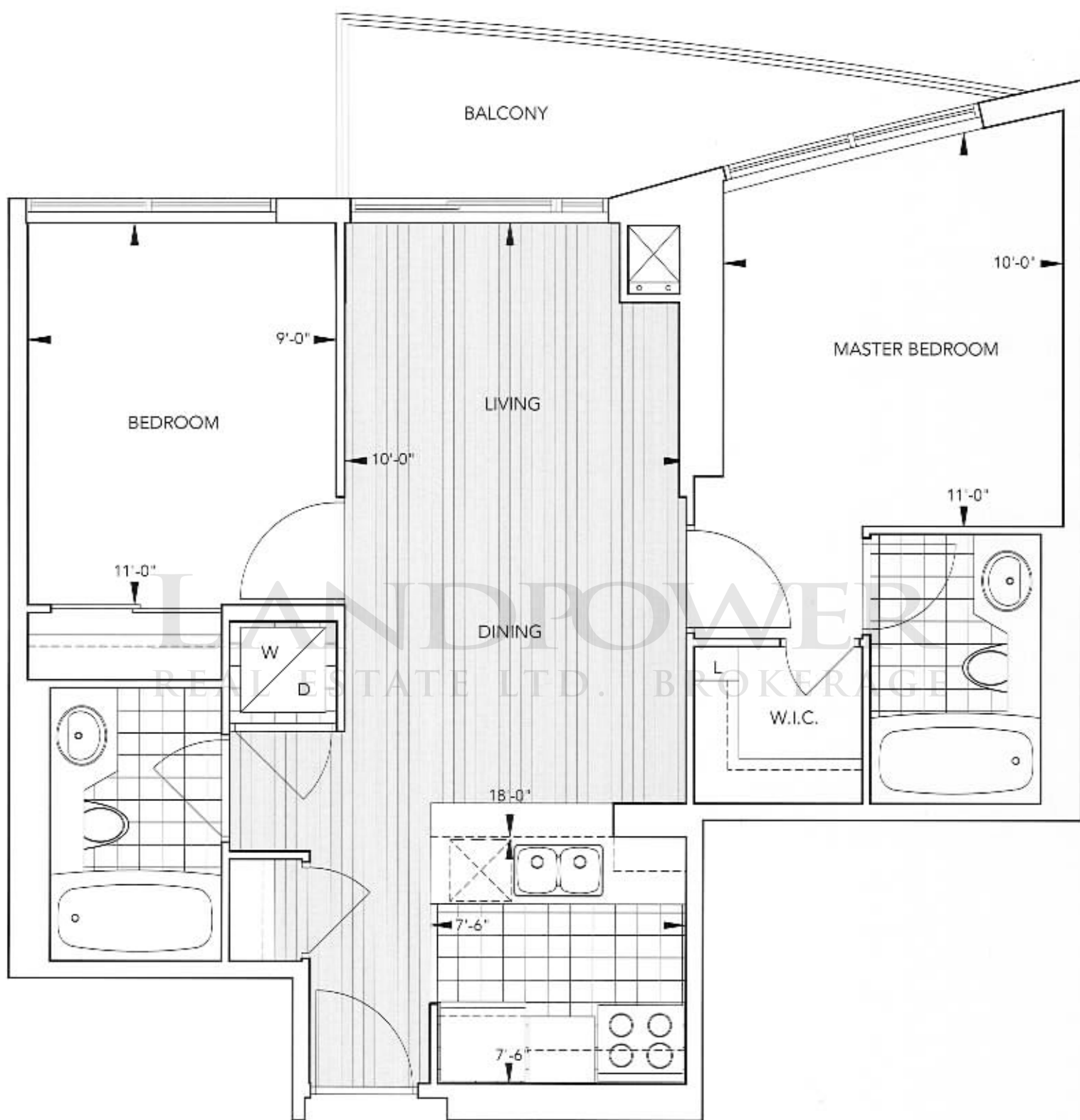
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RESIDENCE 2A

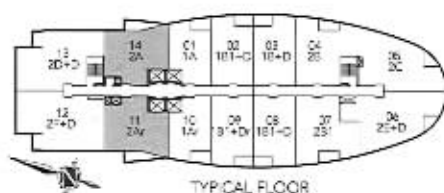
2 Bedrooms, Living/Dining Room
& Balcony

MERIDIAN RESIDENCES



Exceptional Features & Finishes

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- Beautiful plank or strip laminate flooring
- 6 premium quality appliances
- Meridian Signature cabinetry
- Year-round capability for heating and cooling
- 1 parking space and locker included



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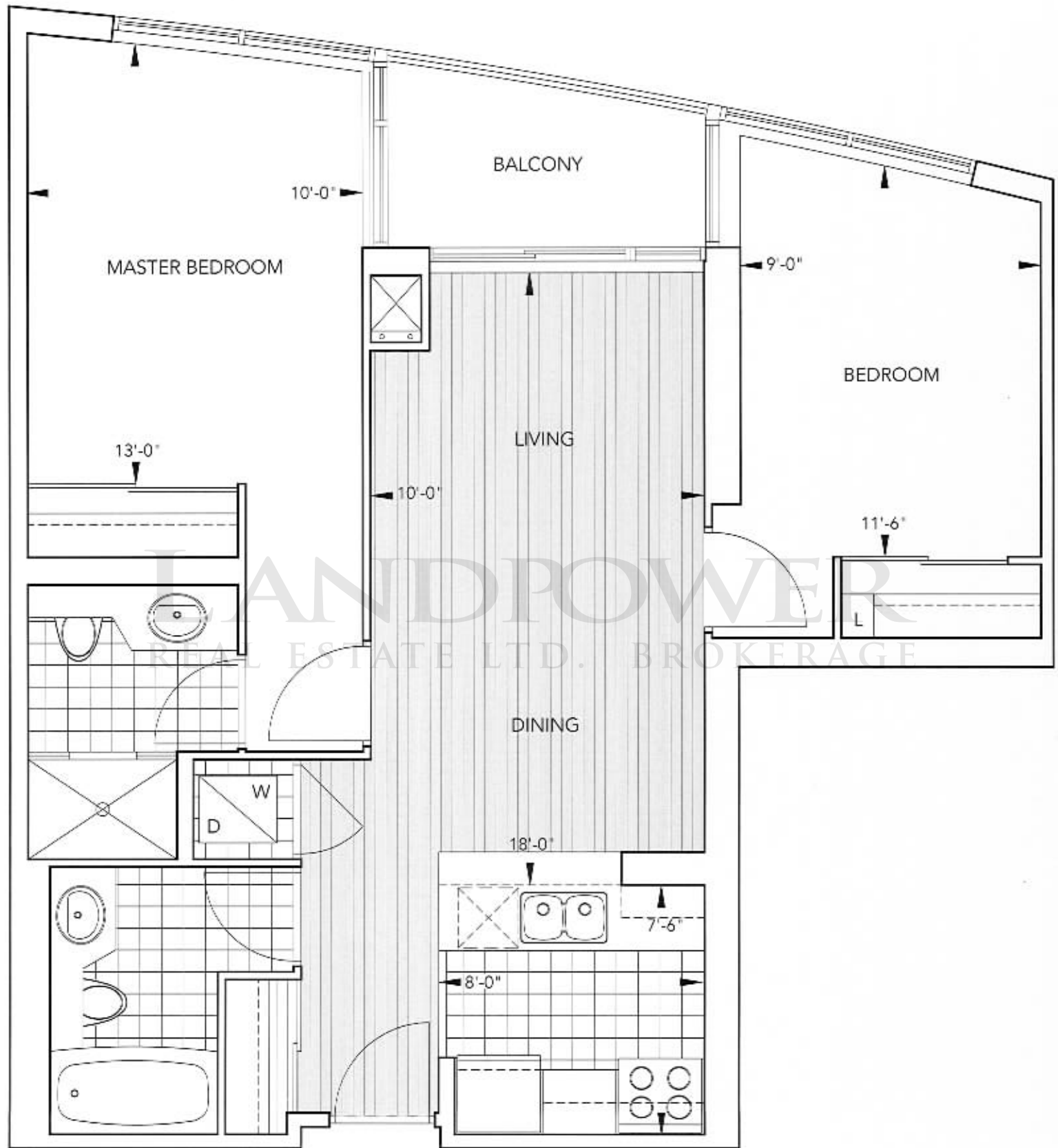
TRIDEL HULLMARK



RESIDENCE 2B

2 Bedrooms, Living/Dining Room
& Balcony

MERIDIAN RESIDENCES



Exceptional Features & Finishes

- Granite kitchen countertop
- Beautiful plank or strip laminate flooring
- 6 premium quality appliances
- Meridian Signature cabinetry
- Year-round capability for heating and cooling
- 1 parking space and locker included



TYPICAL FLOOR

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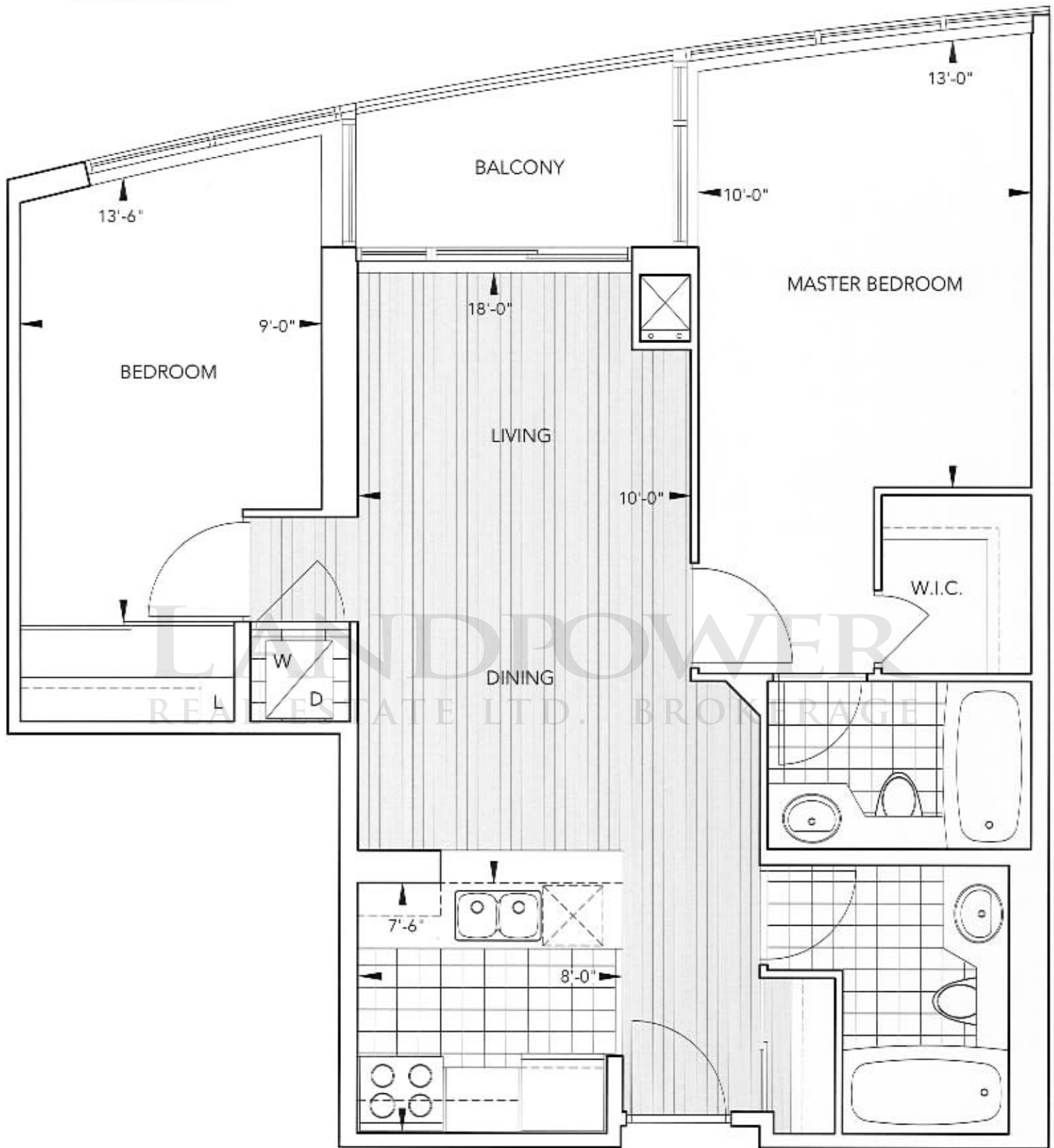
TRIDEL HULLMARK



RESIDENCE 2B1

2 Bedrooms, Living/Dining Room
& Balcony

MERIDIAN RESIDENCES



Exceptional Features & Finishes

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- Year-round capability for heating and cooling
- 1 parking space and locker included



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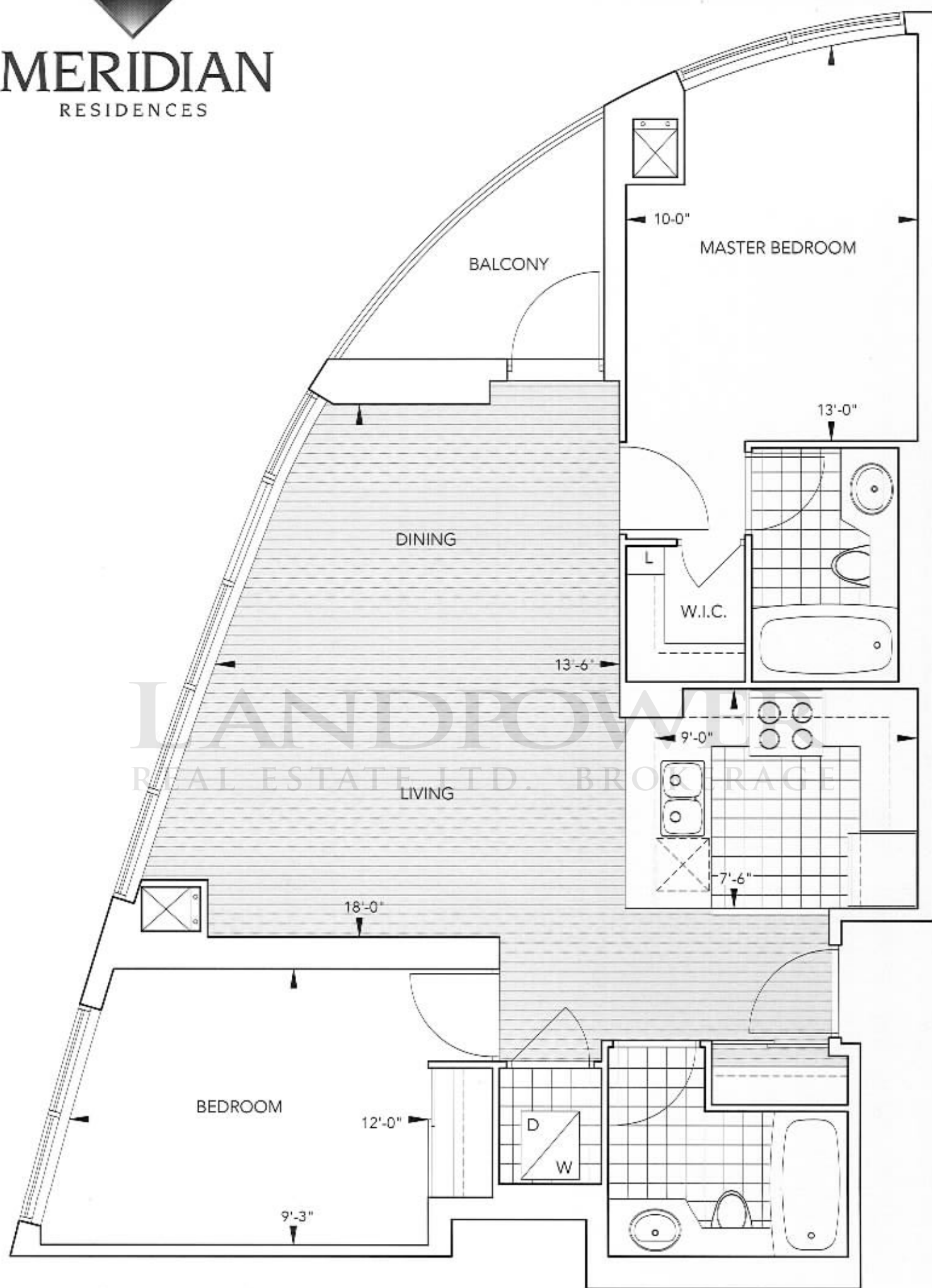
TRIDEL HULLMARK



RESIDENCE 2C

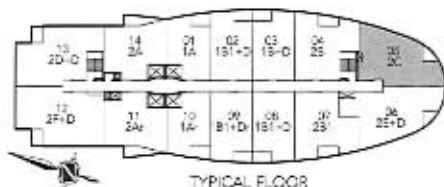
2 Bedrooms, Living/Dining Room
& Balcony

MERIDIAN RESIDENCES



Exceptional Features & Finishes

- Granite kitchen countertop
- Beautiful plank or strip laminate flooring
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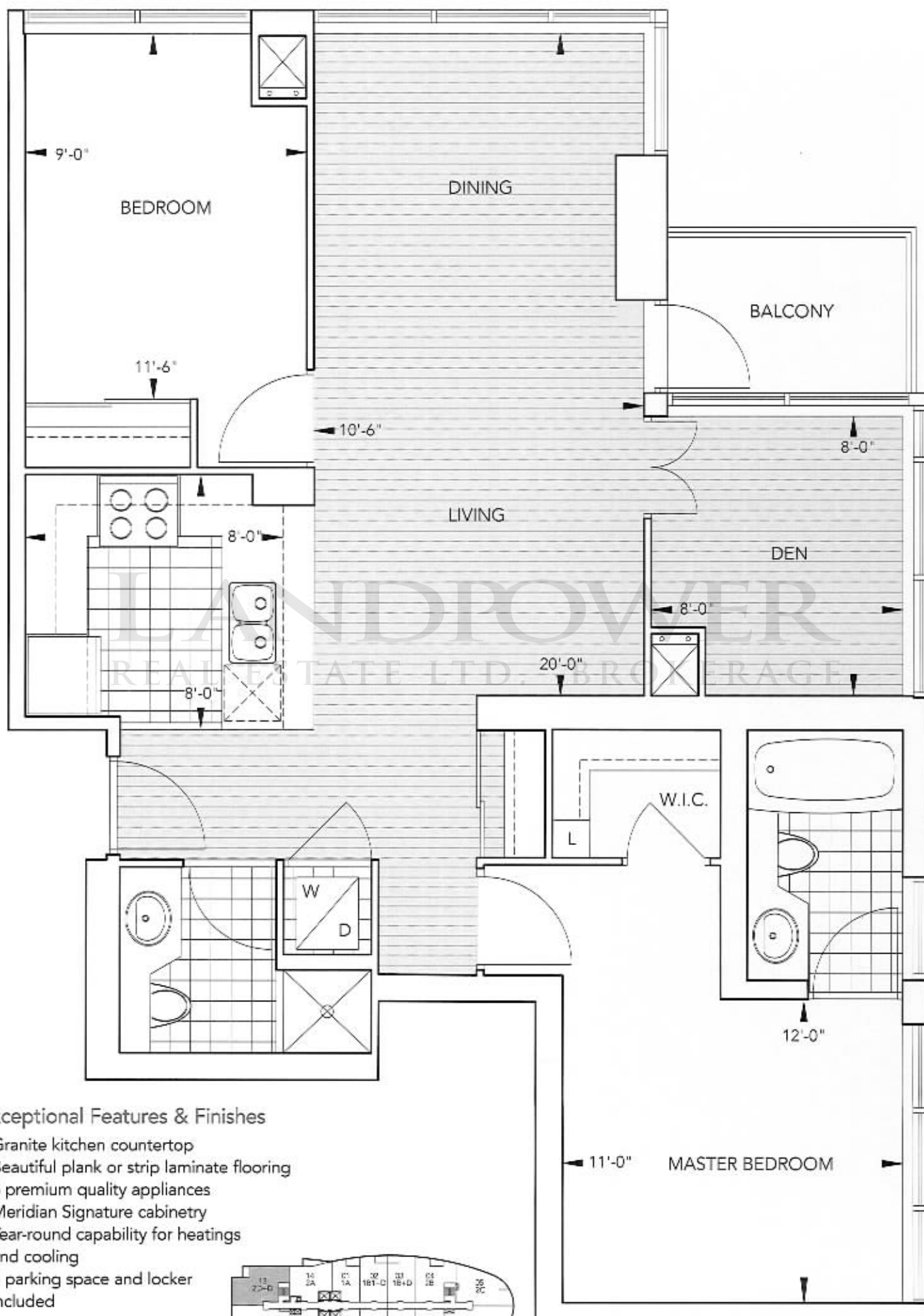
BUILT FOR LIFE

TRIDEL HULLMARK



MERIDIAN

RESIDENCES

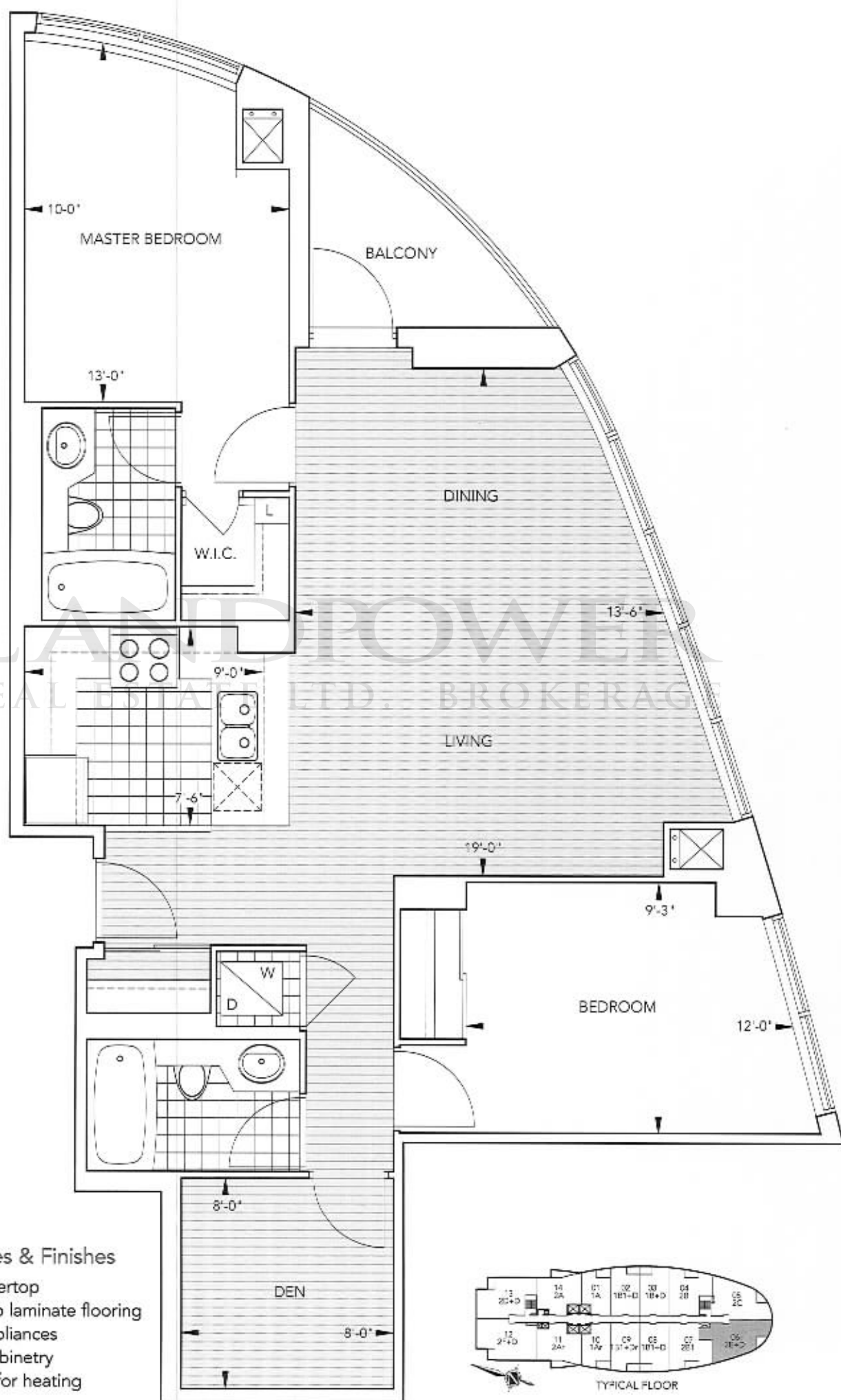




RESIDENCE 2E+DEN

2 Bedrooms, Living/Dining Room,
Den & Balcony

MERIDIAN RESIDENCES



Exceptional Features & Finishes

- Granite kitchen countertop
- Beautiful plank or strip laminate flooring
- 6 premium quality appliances
- Meridian Signature cabinetry
- Year-round capability for heating and cooling
- 1 parking space and locker included

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BUILT FOR LIFE

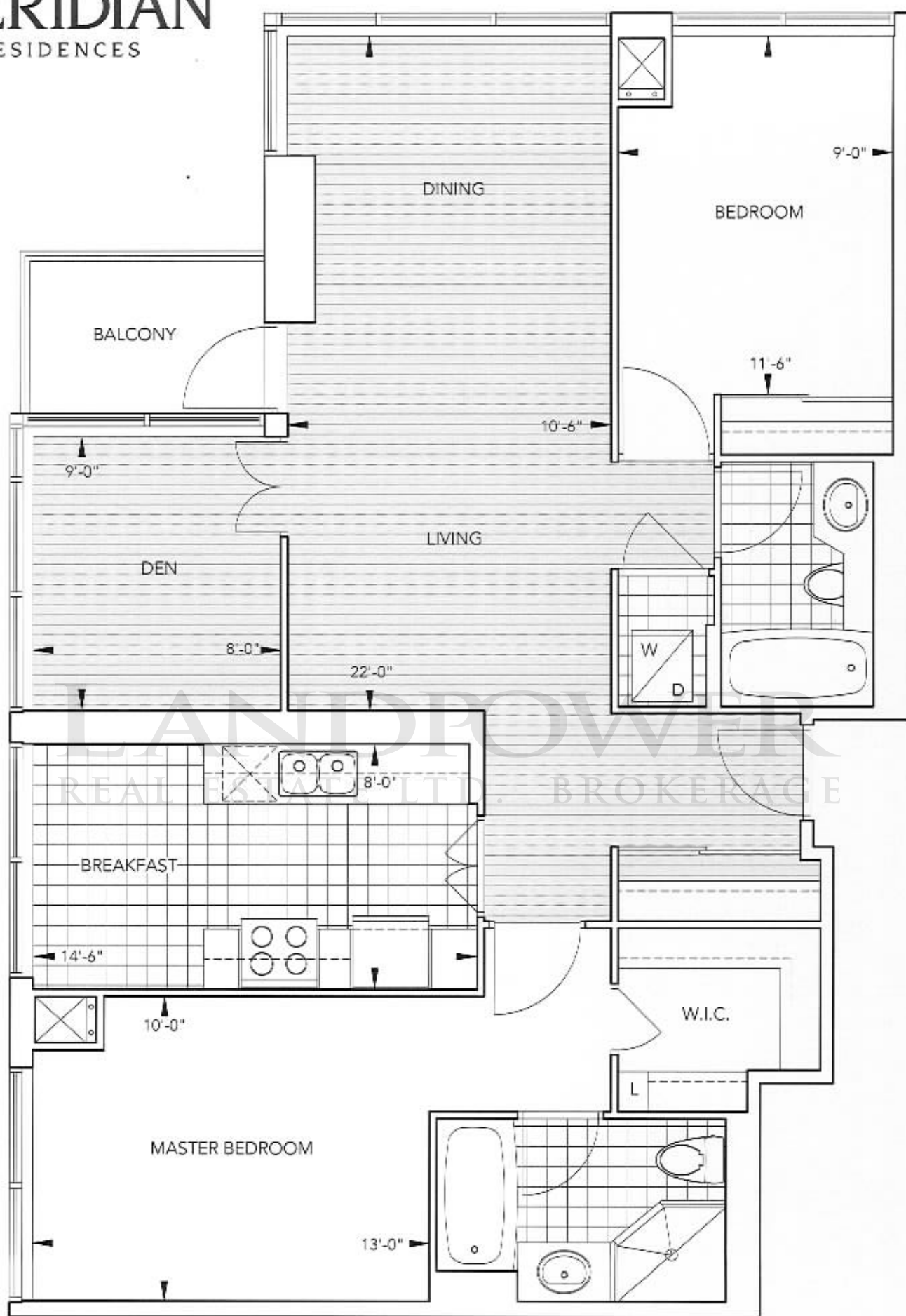
TRIDEL HULLMARK



RESIDENCE 2F+DEN

2 Bedrooms, Living/Dining Room,
Den & Balcony

MERIDIAN RESIDENCES



Exceptional Features & Finishes

- Granite kitchen countertop
- Beautiful plank or strip laminate flooring
- 6 premium quality appliances
- Meridian Signature cabinetry
- Year-round capability for heating and cooling
- 1 parking space and locker included



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BUILT FOR LIFE

TRIDEL HULLMARK

Built for life

TRIDEL HULLMARK

TRIDEL HULLMARK represents a development partnership that is rooted in integrity and focused on leadership and innovation in the condominium industry.

TRIDEL is Canada's leader in elegant condominium living. Our communities are built to the highest standards of design and workmanship, combining luxurious living with the finest amenities. The Ontario New Home Warranty Program has presented us with the Ontario High-Rise Builder of the Year award, in recognition of our commitment to quality construction and excellence in customer care.

HULLMARK has over 50 years of experience in the home building and development industry in the Greater Toronto Area. Tridel Hullmark first joined forces in 1974 and for over 30 years have been building exceptional communities throughout our city and surrounding areas. Beginning with the legendary Skymark community at Don Mills and Finch, we have since added renowned communities such as The Excellence at Skymark, Skymark Centre at Avondale in North York, Skymark West, the Residences of Strathaven in Mississauga and Avignon on Bayview in Thornhill.

TRIDEL HULLMARK – a name synonymous with the highest quality of condominium living.



Skymark West, Mississauga



The Excellence at Skymark, North York



Skymark Centre at Avondale, North York



Avignon On Bayview, Thornhill

