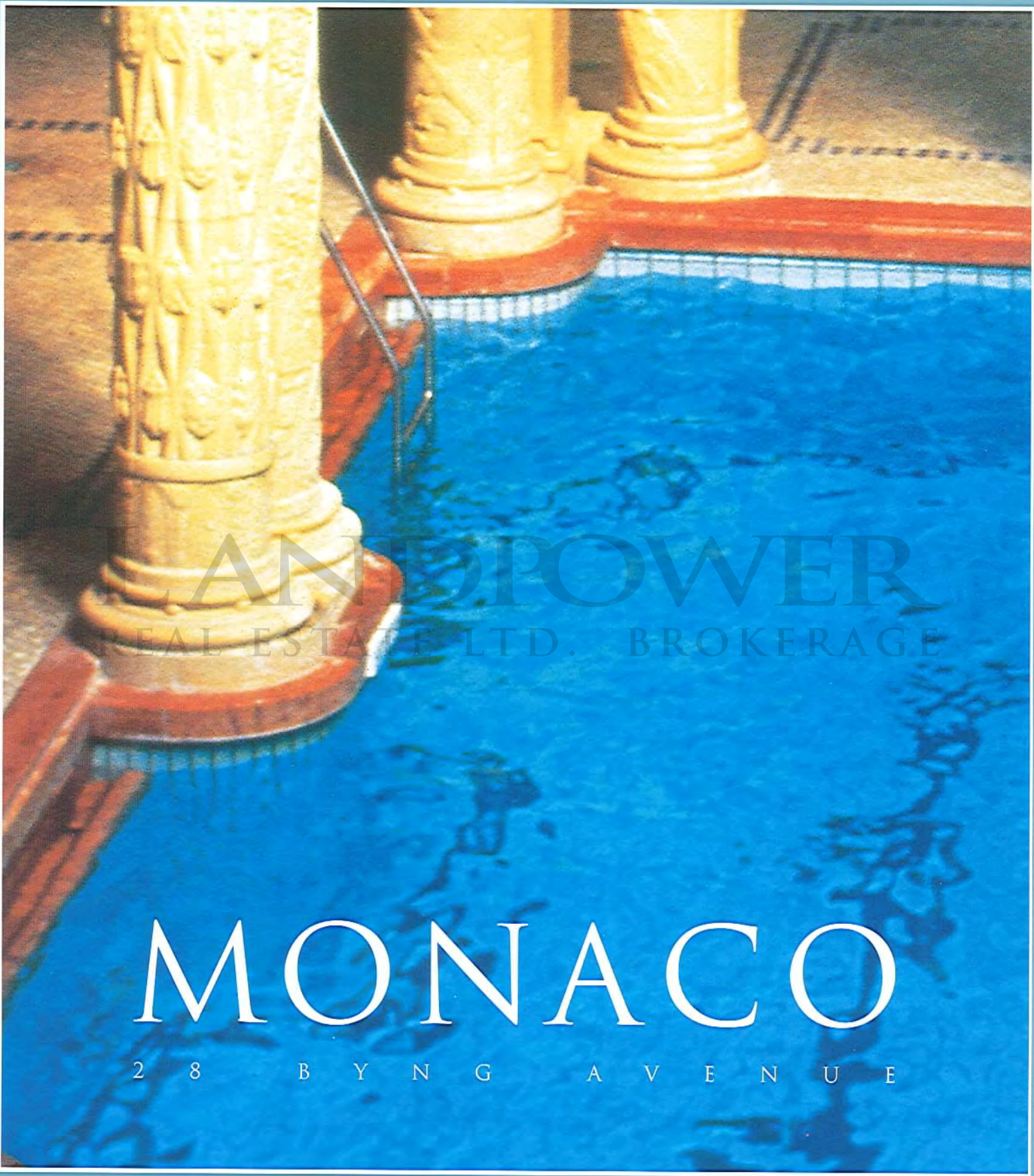


A photograph of a swimming pool with ornate columns. The pool is filled with clear blue water, and the surrounding area is paved with light-colored tiles. Several large, ornate columns are visible, with one in the foreground being particularly prominent. The columns have a classical design with fluted shafts and decorative capitals. The water reflects the columns and the sky.

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MONACO

2 8 B Y N G A V E N U E





CONDOMINIUM LIVING  
european  
STYLE

MONACO

28 BYNG AVENUE



FINCH AVE. EAST

OLIVE AVE.

DORIS AVE.

HOLMES AVE.

**MONACO**

BYNG AVE.

YONGE ST.

DORIS AVE.

KENNETH AVE.

CHURCH AVE.





# a vision

## IN ARCHITECTURE

The Edilcan Group's proud history spans more than 45 years in real estate development and construction. From his days as a bricklayer in the early 1950's, Auri Di Rocco, founder of The Edilcan Group, went on to transform Toronto's landscape into one of North America's most admired cities. Edilcan's building achievements range from luxury residential developments to impressive commercial and civic buildings. Projects include some of the City's most desirable condominium addresses including Marina Del Rey in Etobicoke, One Park Lane, Village Gate in Lower Forest Hill, Hollywood Plaza and the Residences of Madison Centre in North York, and most recently, Signatures On Bloor and elev'n 21 in Toronto. The company's newest proud achievement is Monaco, ideally situated in the heart of North York.

The Myriad Group, co-developer of Monaco, is a multi-faceted company involved in the development, construction and management of residential, industrial, retail and commercial properties. Under the direction of the company's principal, Gerald J. Goldenberg, the company has developed and built the 256 unit Blair House in East York, the Galloway Coop and Guildwood Terrace luxury condominiums in Scarborough. Myriad has an impressive portfolio of residential, commercial and industrial holdings throughout Southern and Central Ontario.

Monaco is a condominium residence like no other. At Monaco, Myriad and Edilcan's team of highly trained designers, consultants and craftspeople have harnessed their skills to its finest expression. We are proud to build it, and are certain you will be proud to call it home.



MONACO

28 BYNG AVENUE



# features

## AND FINISHES

### LOCATION

- Nestled in a stable and established residential neighbourhood
- Quiet and away from noise and congestion
- A short walk to the Subway
- Shops, galleries, restaurants, cinemas, world-class hotels and theatres are all nearby
- A neighbourhood rich in heritage with a vibrant cultural life and a green urban landscape
- Parks and recreational facilities nearby

### ARCHITECTURE

- Classic European architecture
- Luxurious lobby
- Two passenger elevators

## St. Tropez Club

### ST. TROPEZ ROOM

- Stylish room ideal for entertaining, meetings and/or a board room equipped with a gourmet kitchen

### ST. TROPEZ FITNESS CENTRE

- Fully-equipped exercise facility complete with men's and women's saunas, showers and lockered change rooms

### ST. TROPEZ SPA

- A rich azure swimming pool
- Relaxing whirlpool
- Party size sundeck for soaking up the sun or relaxing with friends

### ST. TROPEZ LIBRARY

- A comfortable and serene retreat for curling up with a good book

### ST. TROPEZ LOUNGE

- A quiet lounge where you can meet with neighbours or entertain your guests

### ST. TROPEZ MEETING/GUEST ROOM

- A fully-furnished room complete with ensuite bathroom and kitchenette

## The Monaco Suites

### FEATURES

- 9' ceiling heights\*
- Architecturally-designed suite entry
- Paneled style interior doors
- Classic baseboards and door frames
- Sliding doors in bedroom closets\*
- Private balconies and terraces with architecturally-designed railing\*
- Luxurious 40 oz. quality broadloom in all carpeted areas\*\*

### FOYER

- Cloakroom with mirrored sliding doors\*
- Flooring of marble or porcelain tile\*, \*\*

### KITCHEN

- Finely crafted cabinetry\*\*
- Designer laminate counter tops\*\*
- Stainless steel double sink with single-lever faucet and vegetable spray
- Self-cleaning range
- Frost-free refrigerator freezer
- Built-in multicycle dishwasher
- Choice of all-black or all-white brand name appliances
- Upgraded fan hood vented to exterior
- Choice of ceramic flooring\*, \*\*

### BATHROOMS

- Finely crafted cabinetry
- Designer laminate counter tops\*\*
- Full width mirror above counter top
- Designer selected faucets
- Designer selected white plumbing fixtures
- Pressure balanced shower controls
- Choice of ceramic flooring\*, \*\*

### LAUNDRY

- In-suite laundry facilities
- Brand-name washer and dryer

### SECURITY

- 24-hour Concierge
- Hard-wired smoke and heat detector in all suites
- Intrusion alarm system with key pad at all suite entries
- Controlled door access throughout public areas
- Security cameras strategically located in public areas including parking garage
- Panic alarms located throughout underground parking garage

### ELECTRICAL & MECHANICAL

- Long-life service panel with circuit breakers
- Pre-wiring for two telephones and two cable outlets
- Pre-wiring for high speed internet access
- White décor rocker type light switches and receptacles throughout
- Individually controlled air conditioning and heating
- Intelligent waste management and recycling system with garbage chute on each floor

\*AS PER PLAN, WHERE APPLICABLE \*\*FROM VENDOR'S STANDARD SAMPLES

Purchase price includes the above from the Vendor's samples and may not be the same as that contained in the vignettes and/or model which may be available for viewing. The Vendor reserves the right to substitute any materials used in construction of the unit provided that such substituted materials are of equal or better quality than those represented to the Purchaser. The determination of whether or not a substituted material is of equal or better quality, shall be made by the Vendor's architect whose determination shall be final and binding. Sizes and specifications subject to change without notice. E.&O.E.

MONACO

28 BYNG AVENUE

# Monaco

## Condominium Living, European Style

### 9 Foot Ceiling Suites

As of July 20, 00

| # of Bedroom | Suite No. | Type | Exposure | Suite Sq. Ft. | Balcony Sq. Ft. | Base Price from FLOOR 5 | Maintenance per month |
|--------------|-----------|------|----------|---------------|-----------------|-------------------------|-----------------------|
| 1 Bedroom    | 01        | 1A   | N        | 610           | 107             | \$128,900 (2/F)*        | \$222.00              |
| 1 Bedroom    | 12        | 1B   | N        | 625           | 50              | \$145,900 (G/F)         | \$227.00              |
| 1 Plus Den   | 11        | 1C   | N        | 695           | 57              | \$163,900 (G/F)         | \$253.00              |
| 2 Bedroom    | 10        | 2A   | N        | 735           | 95              | \$171,800 (G/F)         | \$267.00              |
| 2 Bedroom    | 06        | 2E** | S        | 825           | 43              | \$186,800               | \$300.00              |
| 2 Bedroom    | 05        | 2F** | S        | 835           | 44              | \$191,800               | \$304.00              |
| 2 Bedroom    | 02        | 2H   | NE       | 835           | 96              | \$192,000               | \$304.00              |
| 2 Bedroom    | 07        | 2D** | S        | 845           | 44              | \$194,500               | \$308.00              |
| 2 Bedroom    | 09        | 2B   | NW       | 896           | 73              | \$206,900               | \$326.00              |
| 2 Bedroom    | 03        | 2G** | SE       | 916           | 58              | \$215,800               | \$333.00              |
| 2 Bedroom    | 08        | 2C** | SW       | 930           | 48              | \$218,800               | \$339.00              |
| 2 Plus Den   | 07        | 2D-2 | S        | 955           | 81              | \$213,900               | \$348.00              |

\*Price does not include parking and locker

\*\*Sunny & Spacious Terrace unit available on 3rd floor

### Luxury Penthouse Suite

| #of Bedroom | Suite No. | Type | Exposure | Suite Sq. Ft. | Balcony Sq. Ft. | Base Price From LPH | Maintenance per Month |
|-------------|-----------|------|----------|---------------|-----------------|---------------------|-----------------------|
| 2 Bedroom   | LPH08     | 2A   | N        | 735           | 107             | \$187,000.00        | \$267.00              |
| 2 Bedroom   | LPH05     | 2E   | S        | 825           | 43              | \$205,800.00        | \$300.00              |
| 2 Bedroom   | LPH03     | 2F   | S        | 835           | 44              | \$210,800.00        | \$304.00              |
| 2 Bedroom   | LPH06     | 2D   | S        | 845           | 44              | \$213,500.00        | \$308.00              |
| 2 Bedroom   | LPH01     | 2U   | N        | 900           | 102             | \$228,000.00        | \$328.00              |
| 2 Plus Den  | LPH09     | 2J   | N        | 1025          | 102             | \$268,000.00        | \$373.00              |
| 2 Plus Den  | LPH02     | 2Q-T | SEN      | 1410          | 376             | \$418,000.00        | \$514.00              |
| 2 Plus Den  | LPH07     | 2T-T | SWN      | 1555          | 313             | \$465,000.00        | \$566.00              |

### General Information

|                           |                                                                                                                                                                                                        |                        |    |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|----|
| <b>Occupancy:</b>         | October, 2002                                                                                                                                                                                          | <b>No. of Floors :</b> | 14 |
| <b>Total # of Suites:</b> | 140                                                                                                                                                                                                    |                        |    |
| <b>Premium per Floor:</b> | \$500 per Floor                                                                                                                                                                                        |                        |    |
| <b>Prices include:</b>    | One Parking Space, One Locker, Five Appliances & GST                                                                                                                                                   |                        |    |
| <b>Maintenance/Month:</b> | INCLUDES: Hydro, Heat, Air-Conditioning, Water & 24 Hr. Concierge                                                                                                                                      |                        |    |
| <b>Building Features:</b> | <b>The St. Tropez Club</b><br>> Indoor Swimming Pool, Sauna & Whirl Pool<br>> Multipurpose Room with Kitchen and Bar<br>> Fully Equipped Exercise Room<br>> Library and Lounge<br>> Guest Meeting Room |                        |    |
| <b>Financing:</b>         | 30 Months Capped Rate Mortgage Program through Bank of Montreal                                                                                                                                        |                        |    |
| <b>Deposit Structure:</b> | 1st. \$2,000 on Agreement signing<br>2nd Balance to 5% in 30 days<br>3rd. 5% in 75 days<br>4th. 5% in 150 days<br>5th. 5% in 180 days                                                                  |                        |    |

**Deposit to be made out to TANZOLA & SORBARA**

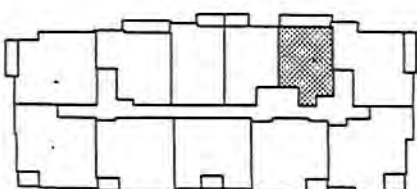
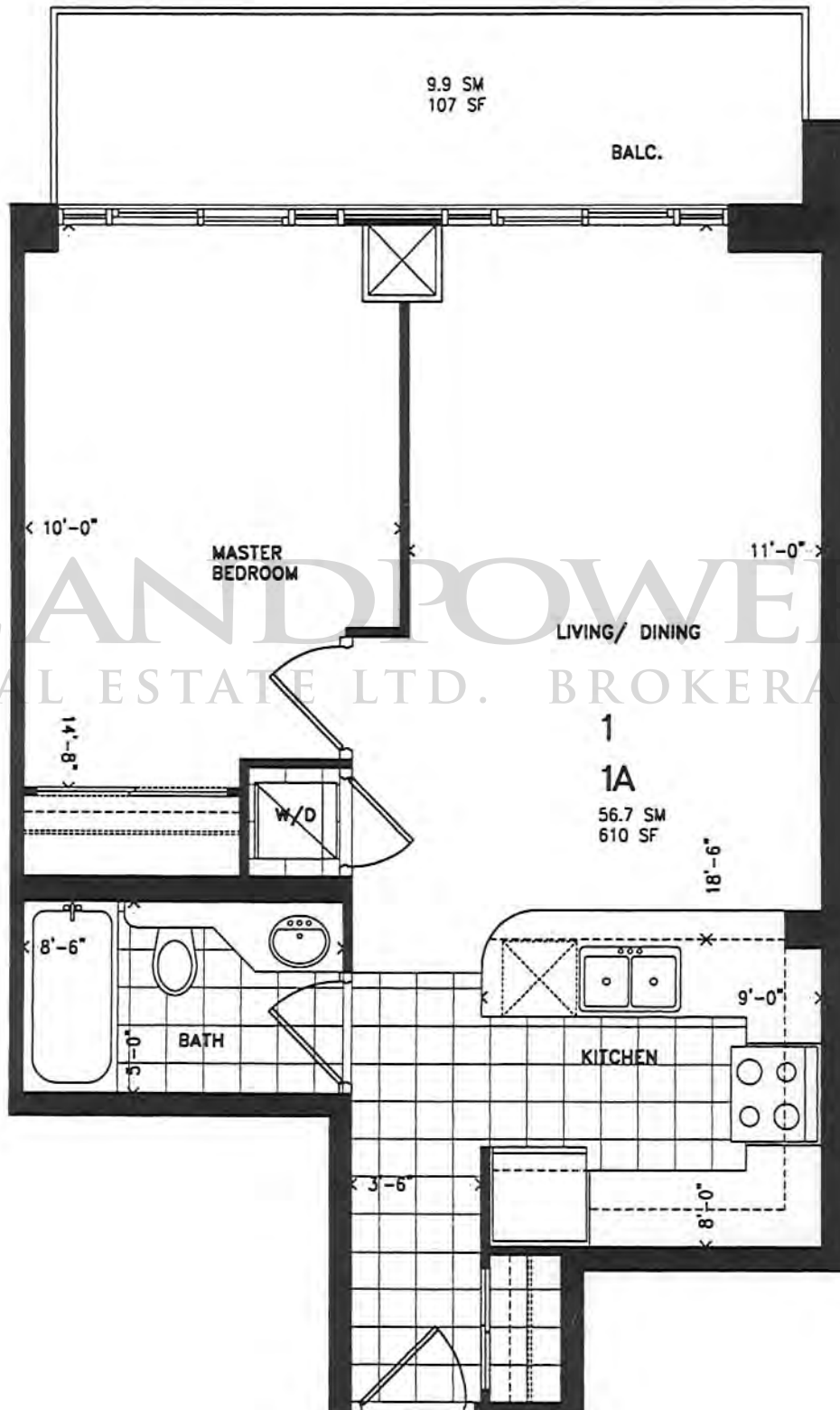




# versailles

## 1a-610 Sq.Ft.

BALCONY AREA 107 SQ. FT. - TOTAL LIVING SPACE 717 SQ. FT.



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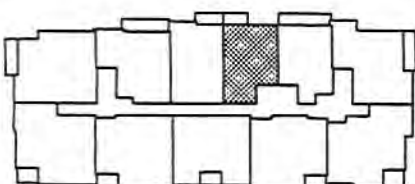
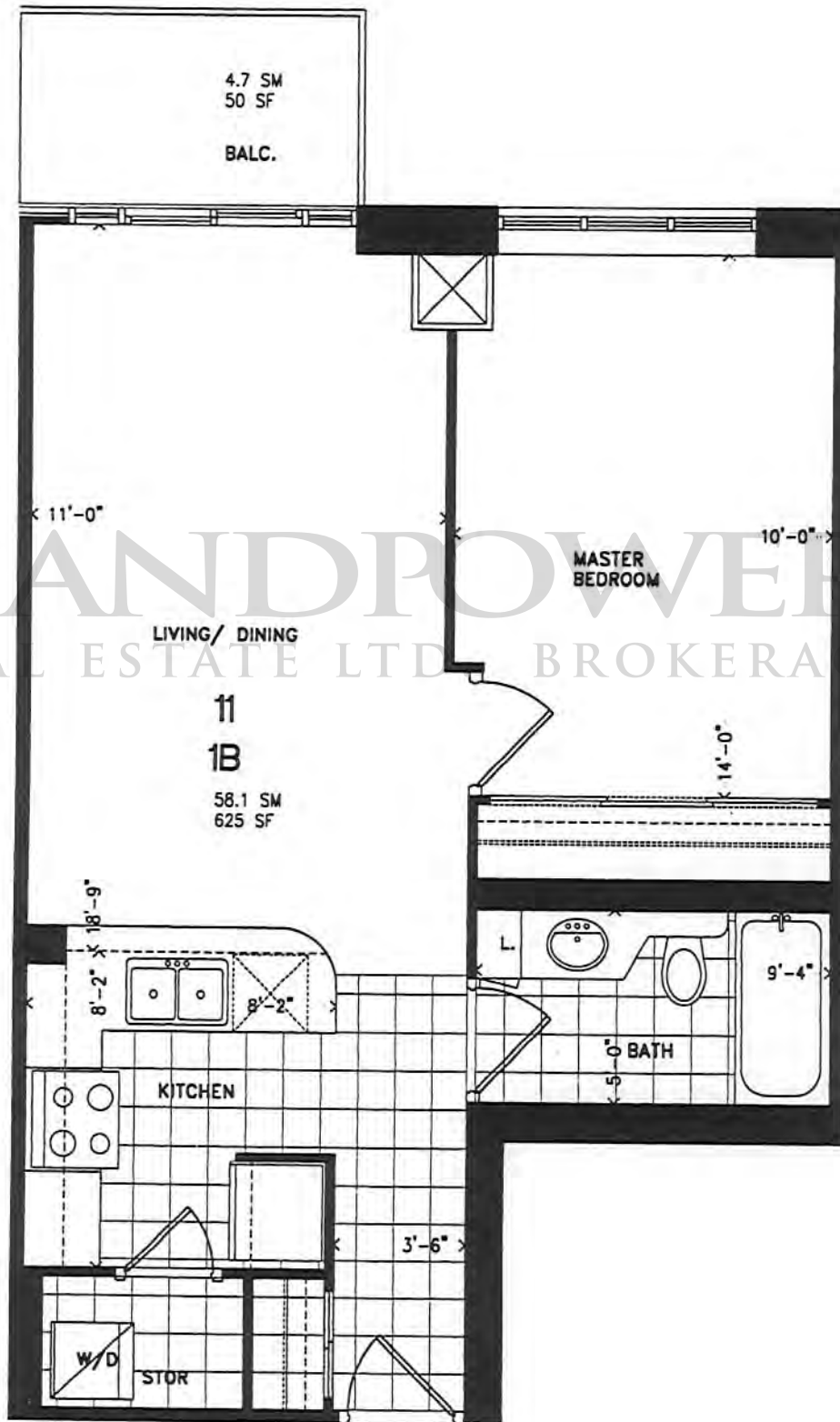
All dimensions and drawings are approximate.  
Information subject to change without notice, actual  
square footage may vary from the stated floor plan



# nice

## 1b-625 Sq.Ft.

BALCONY AREA 50 SQ. FT. - TOTAL LIVING SPACE 675 SQ. FT..



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28 BYNG AVENUE

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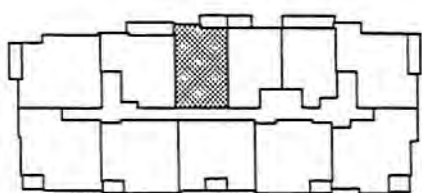
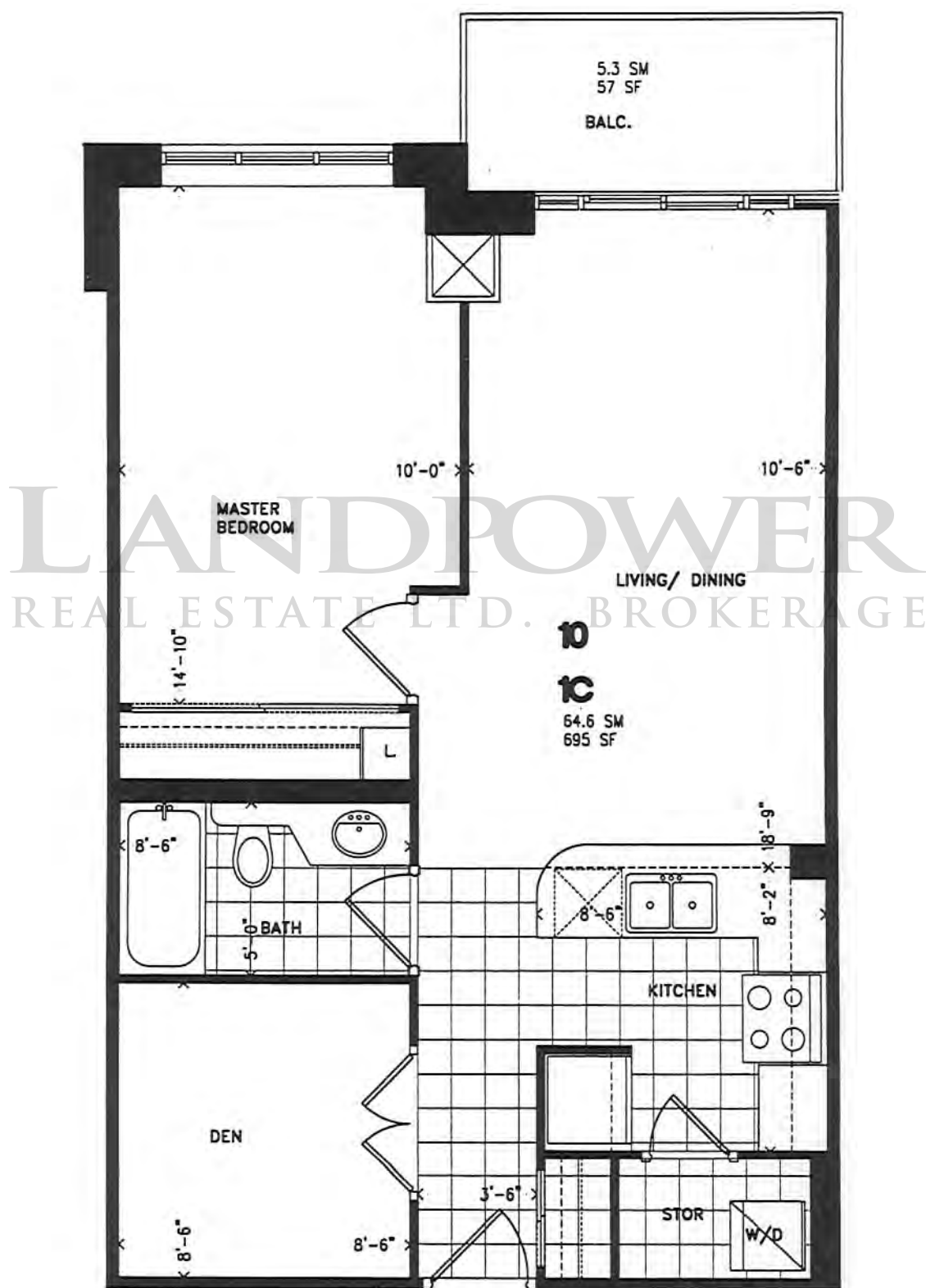




# marseille

## 1c-695 Sq.Ft.

BALCONY AREA 57 SQ. FT. - TOTAL LIVING SPACE 752 SQ. FT.



MONACO

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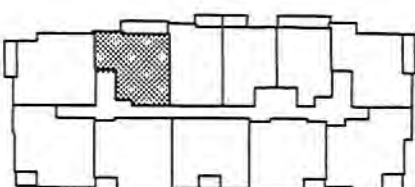
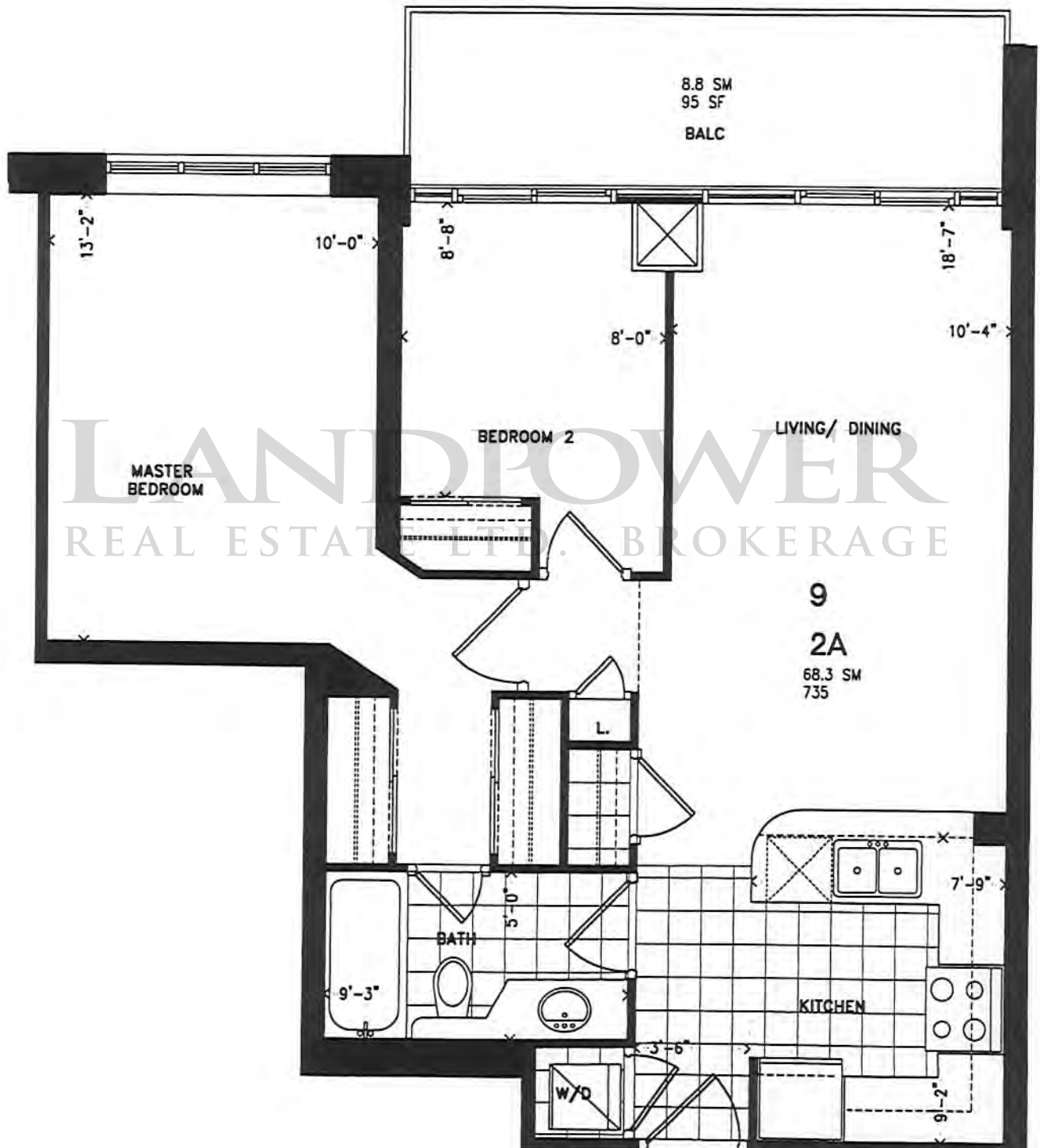
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# st.raphael

## 2a-735 Sq.Ft.

BALCONY AREA 95 SQ. FT. - TOTAL LIVING SPACE 830 SQ. FT.



**MONACO**

28 BYNG AVENUE

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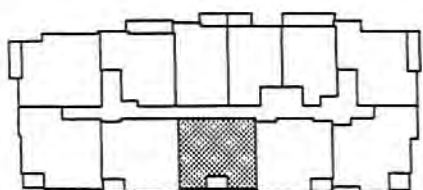
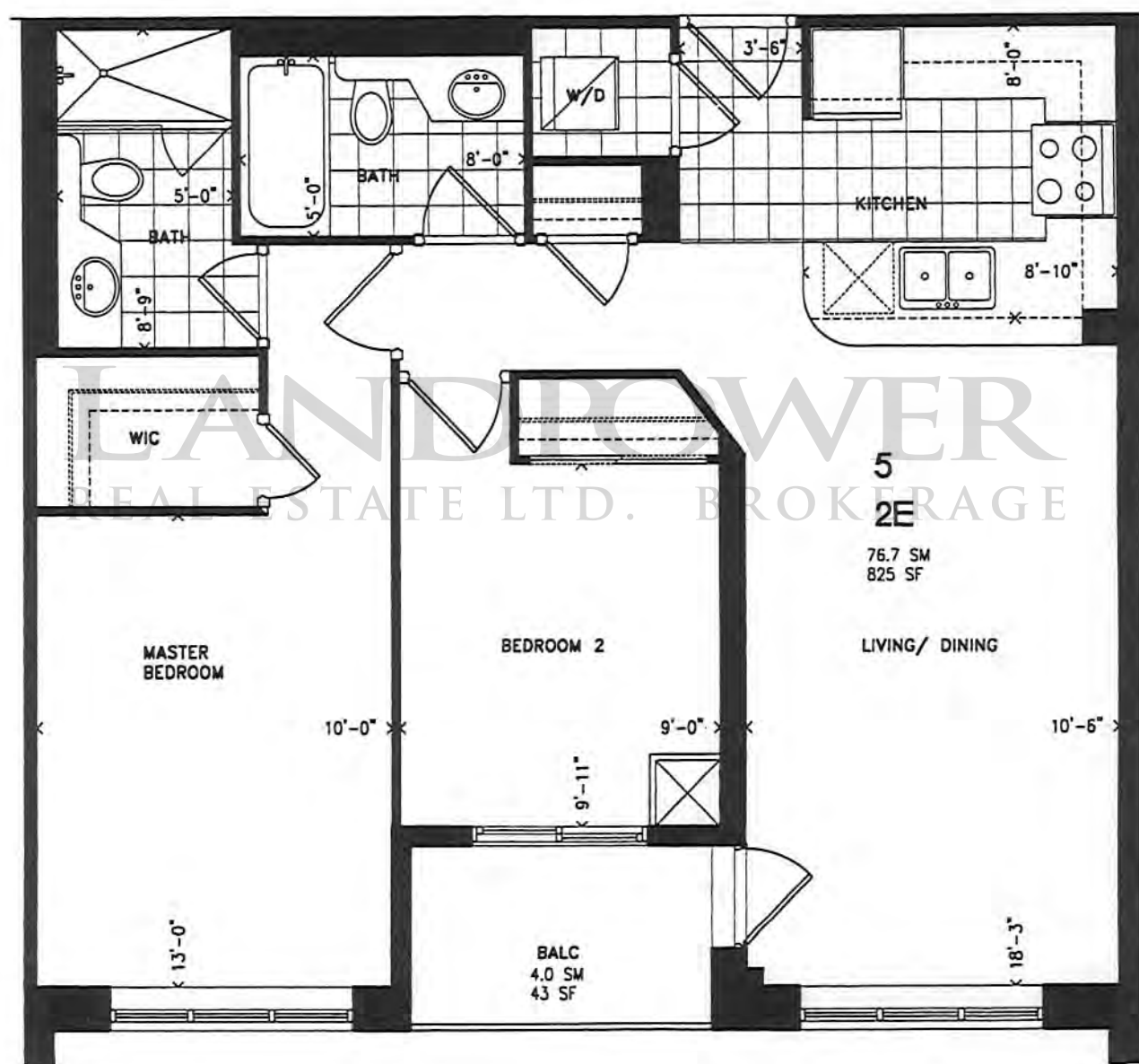




# la costa

## 2e-825 Sq.Ft.

BALCONY AREA 43 SQ. FT. - TOTAL LIVING SPACE 868 SQ. FT.



**MONACO**

28 BYNG AVENUE

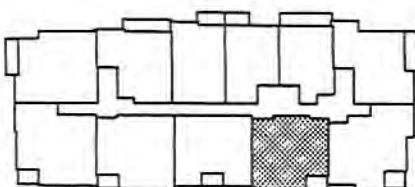
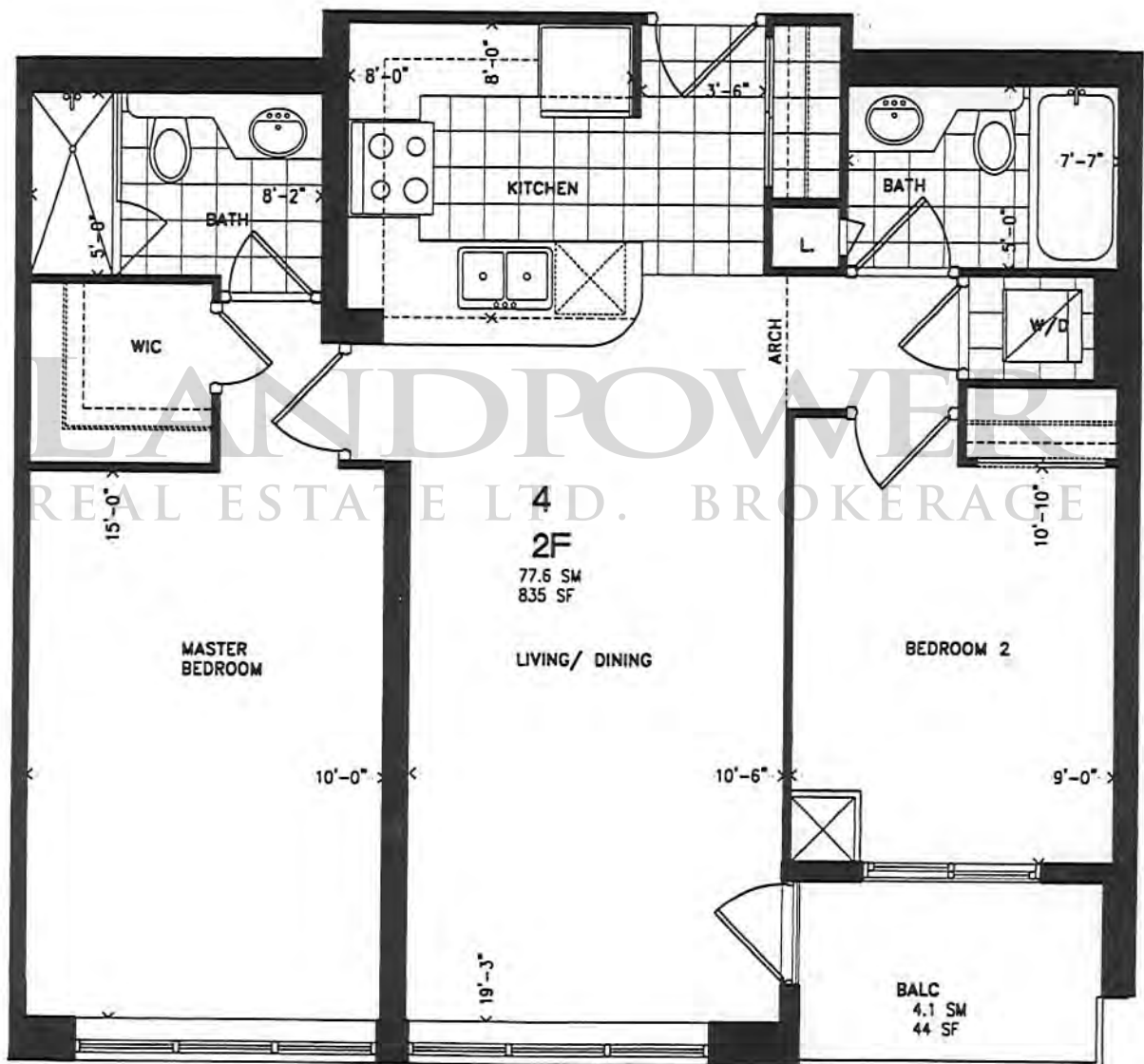
All dimensions and drawings are approximate.  
information subject to change without notice, actual  
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# cannes

## 2f-835 Sq.Ft.

BALCONY AREA 44 SQ. FT. - TOTAL LIVING SPACE 879 SQ. FT.



MONACO

28 BYNG AVENUE

All dimensions and drawings are approximate.  
information subject to change without notice. actual  
square footage may vary from the stated floor plan

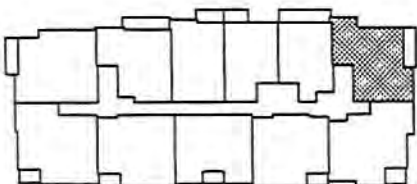




# mediterranean

## 2h-835 Sq.Ft.

BALCONY AREA 84 SQ. FT. - TOTAL LIVING SPACE 919 SQ. FT.



**MONACO**

28 BYNG AVENUE

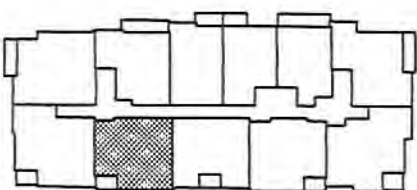
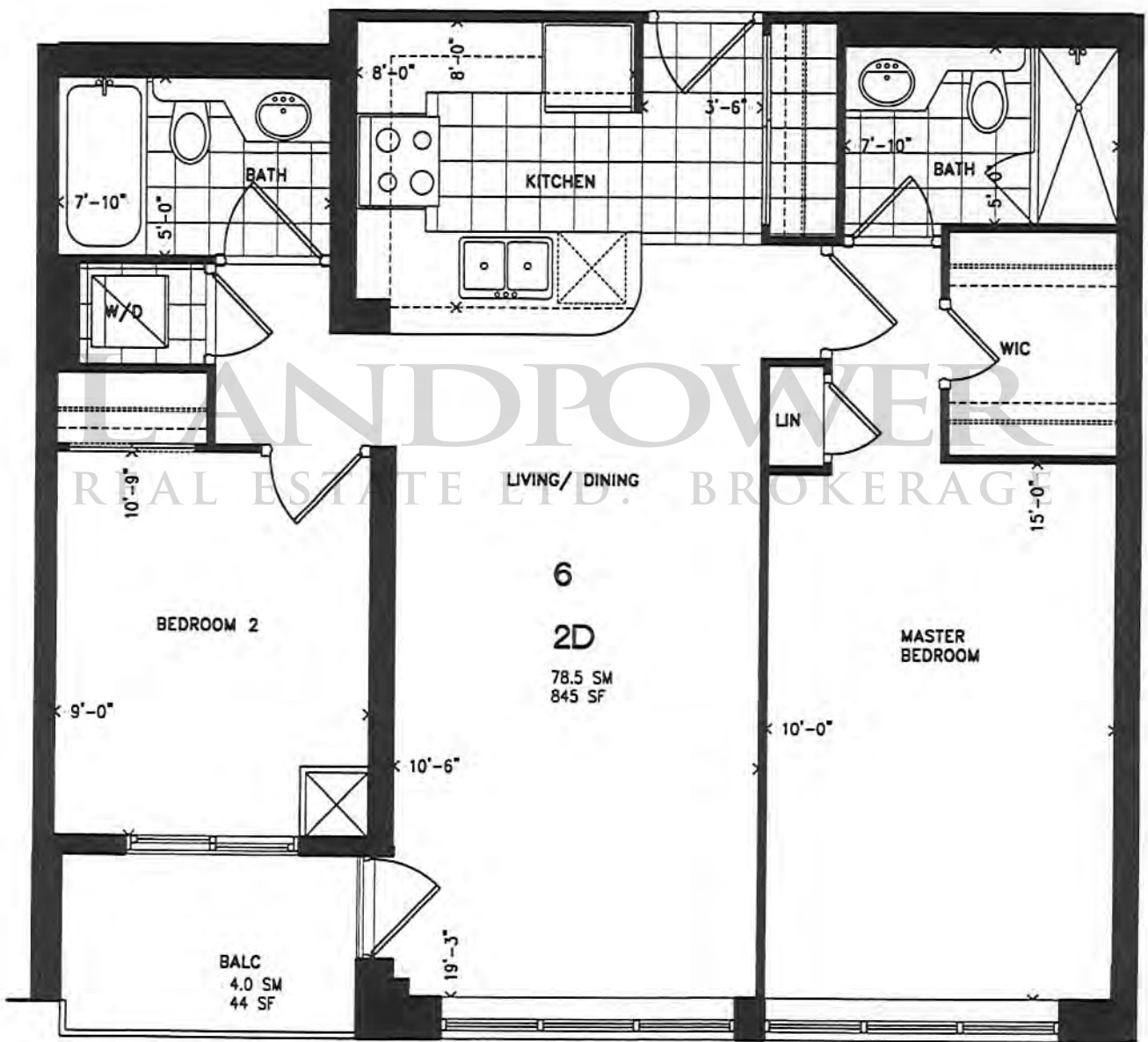
All dimensions and drawings are approximate.  
information subject to change without notice. actual  
square footage may vary from the stated floor plan



# cote d'azur

## 2d-845 Sq.Ft.

BALCONY AREA 44 SQ. FT. - TOTAL LIVING SPACE 889 SQ. FT.



MONACO

28 BYNG AVENUE

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information subject to change without notice. actual  
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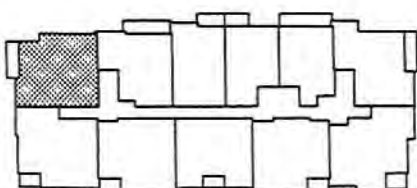
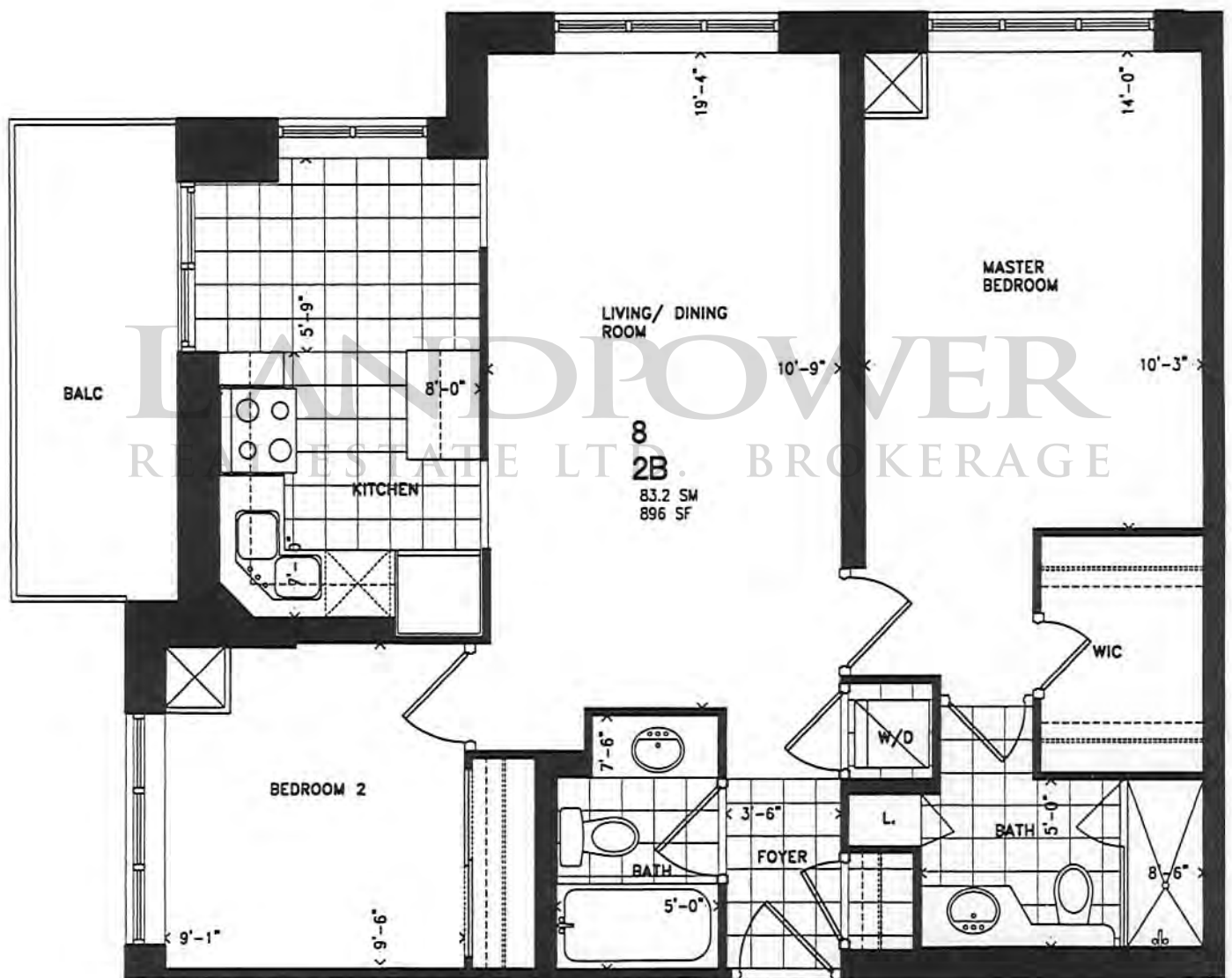




# monte carlo

## 2b-896 Sq.Ft.

BALCONY AREA 73 SQ. FT. - TOTAL LIVING SPACE 969 SQ. FT.



**MONACO**

25 BYNG AVENUE

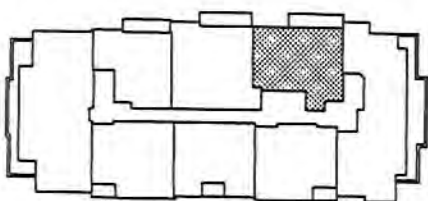
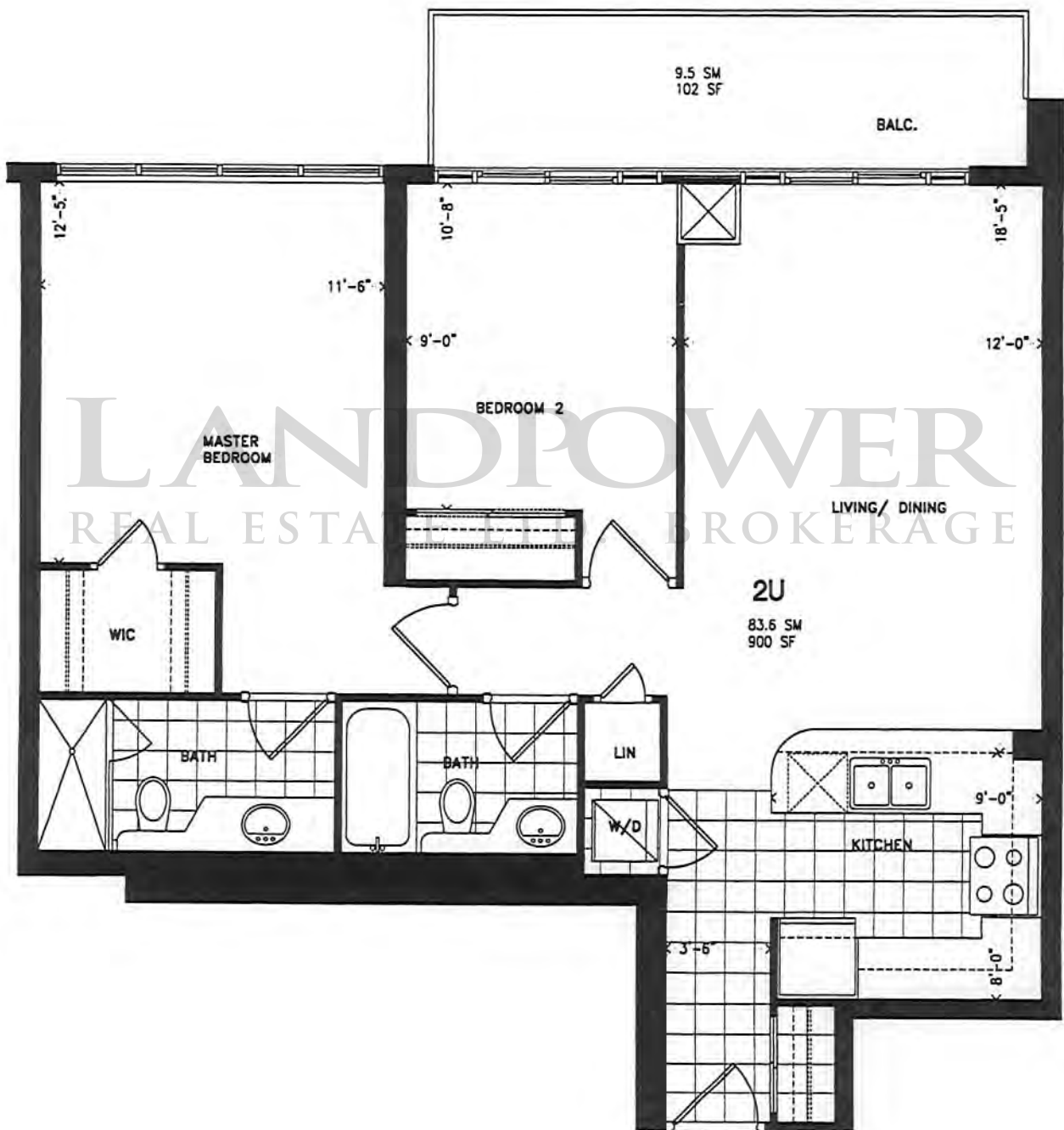
All dimensions and drawings are approximate.  
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# grace

## 2u-900 Sq.Ft.

BALCONY AREA 102 SQ. FT. - TOTAL LIVING SPACE 1002 SQ. FT.



**MONACO**  
28 BYNG AVENUE

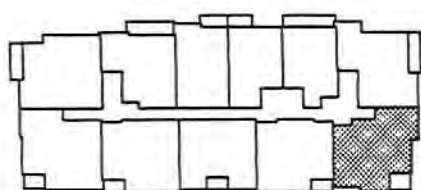
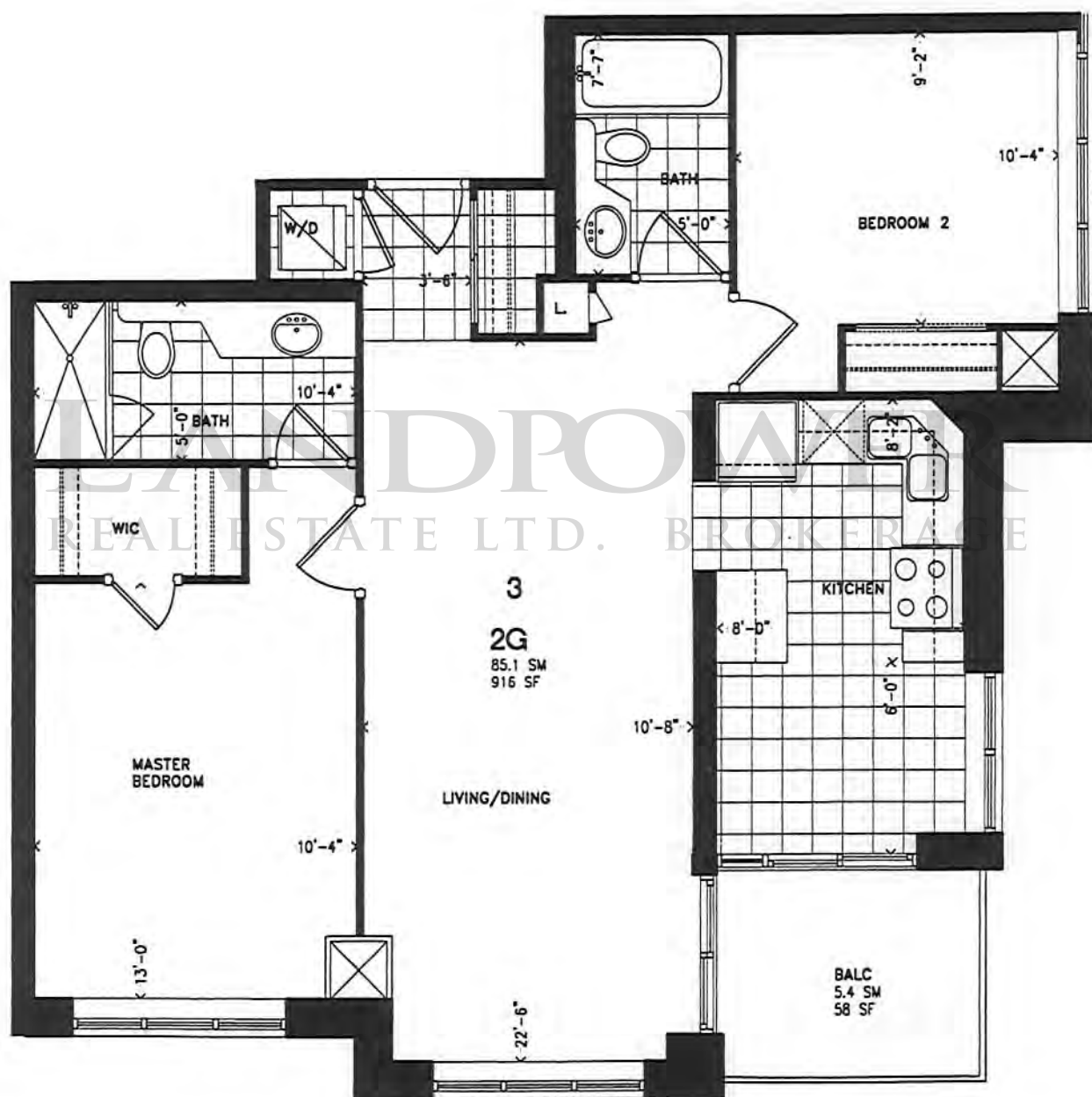
All dimensions and drawings are approximate, information subject to change without notice. actual square footage may vary from the stated floor plan



# savona

## 2g-916 Sq.Ft.

BALCONY AREA 58 SQ. FT. - TOTAL LIVING SPACE 974 SQ. FT.



MONACO

28 BYNG AVENUE

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square footage may vary from the stated floor plan.

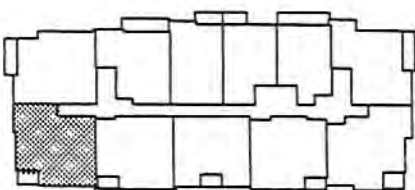
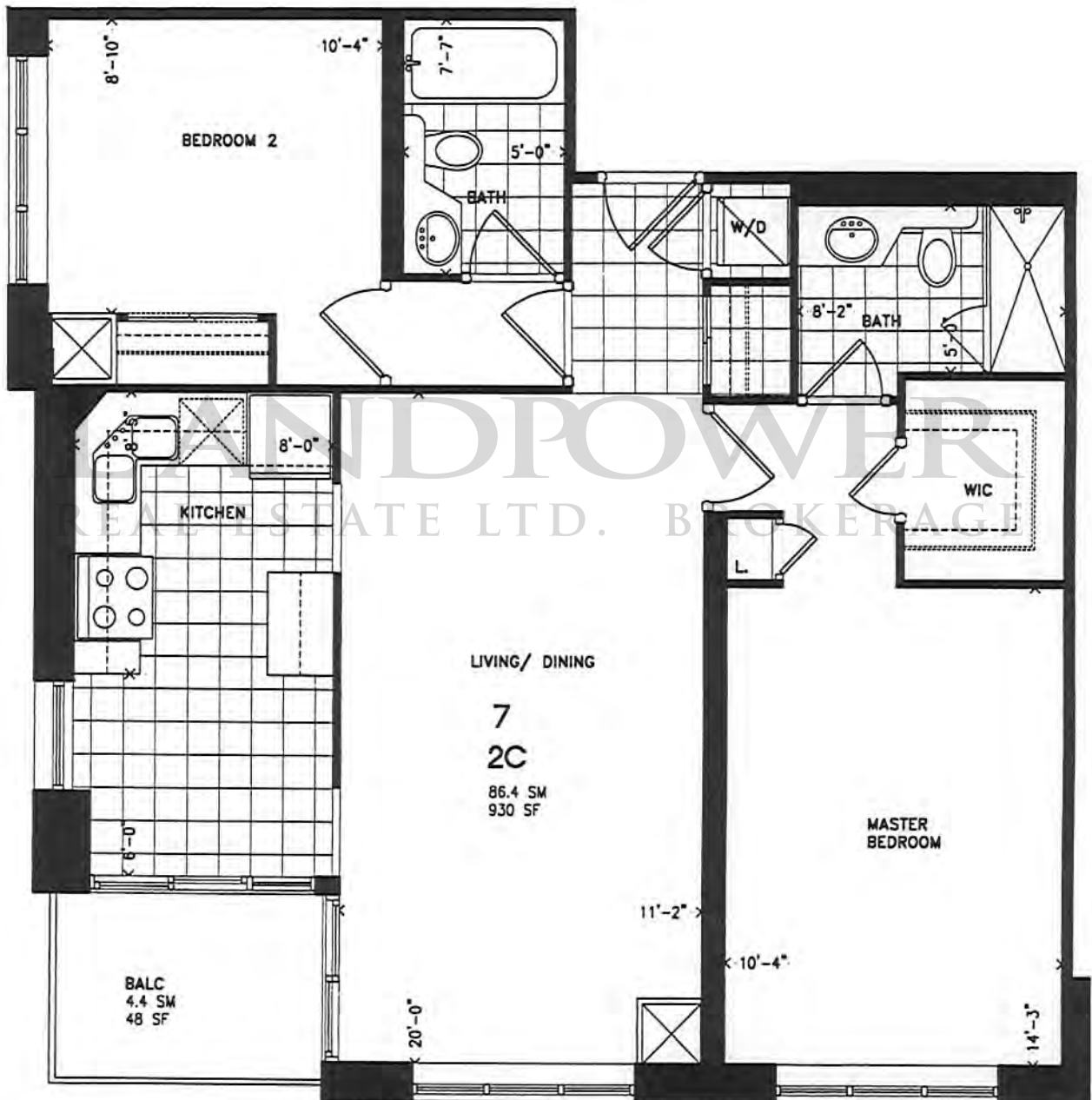




# san remo

## 2c-930 Sq.Ft.

BALCONY AREA 48 SQ. FT. - TOTAL LIVING SPACE 978 SQ. FT.



**MONACO**

28 BYNG AVENUE

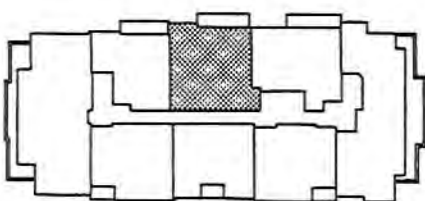
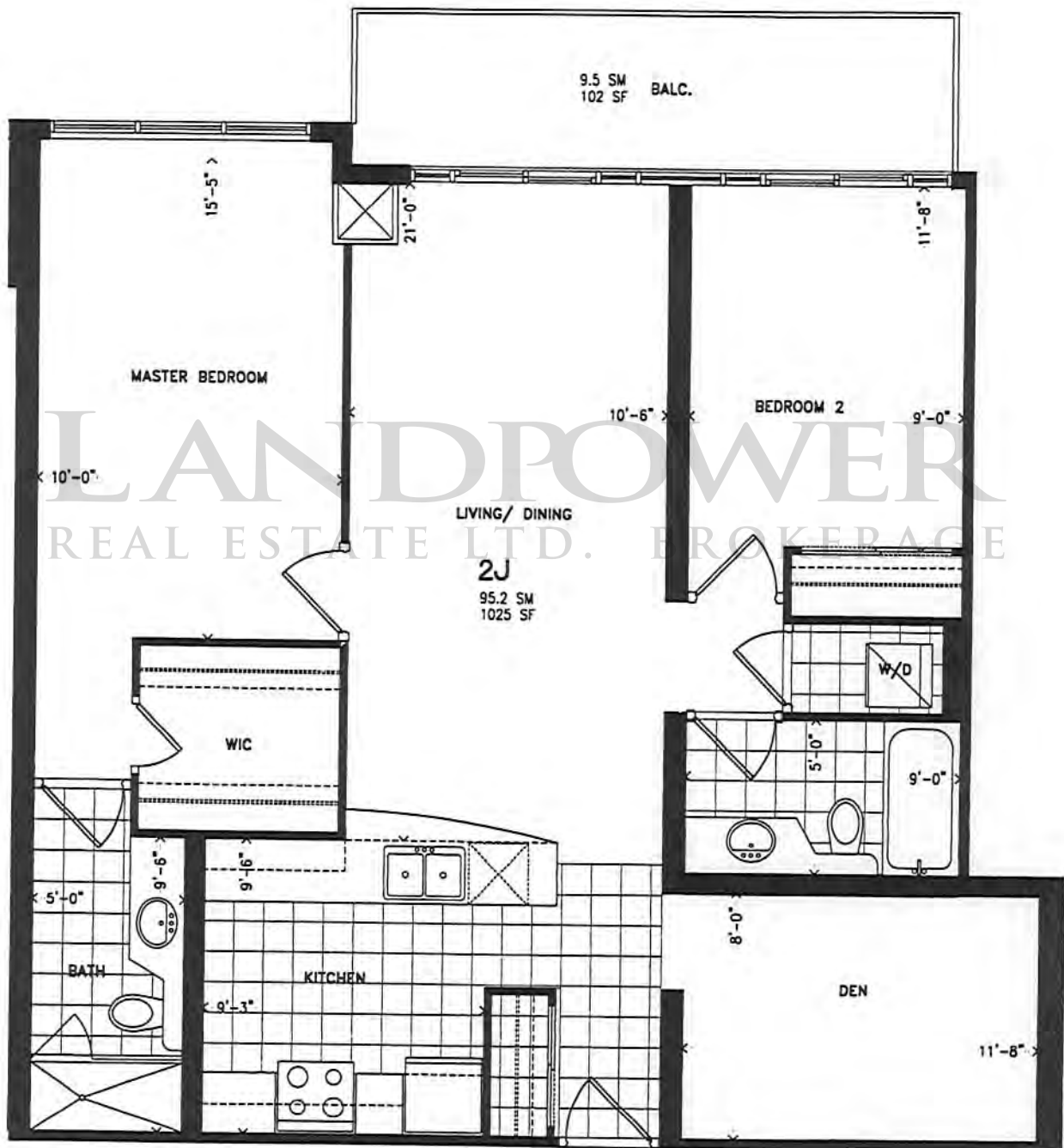
All dimensions and drawings are approximate, information subject to change without notice. actual square footage may vary from the stated floor plan



# montpellier

## 2j-1025 Sq.Ft.

BALCONY AREA 102 SQ. FT. - TOTAL LIVING SPACE 1127 SQ. FT.



MONACO

28 BYNG AVENUE

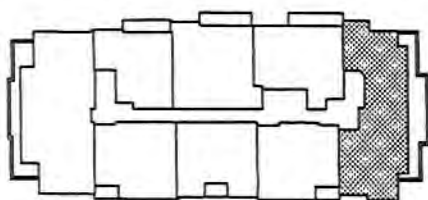
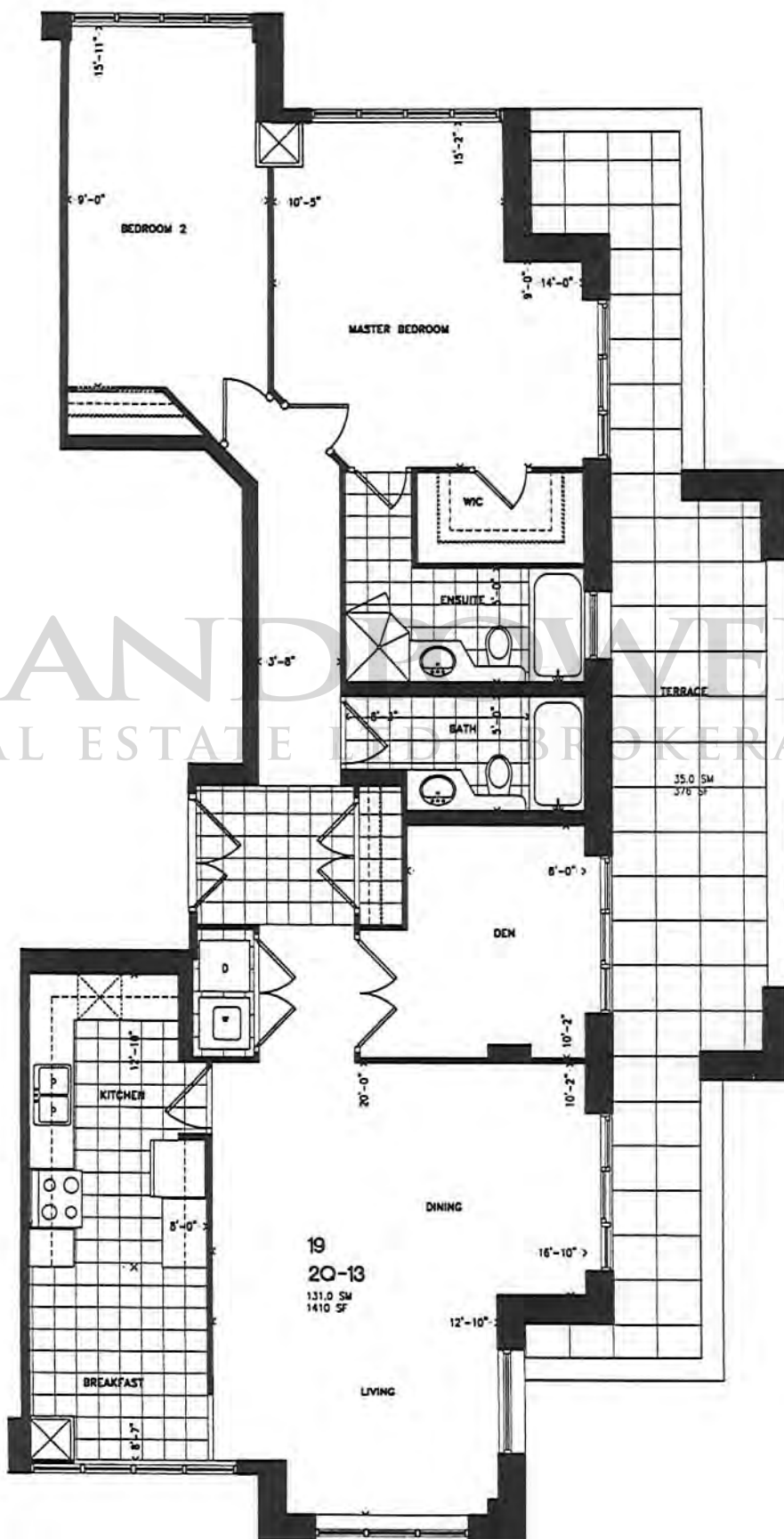
All dimensions and drawings are approximate.  
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# rainier

## 2q-13 – 1410 Sq.Ft.

BALCONY AREA 376 SQ. FT. – TOTAL LIVING SPACE 1786 SQ. FT.



**MONACO**

28 BYNG AVENUE

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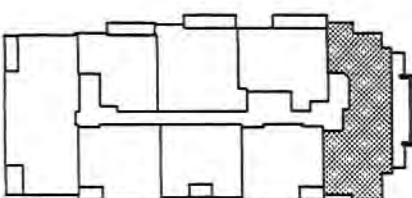
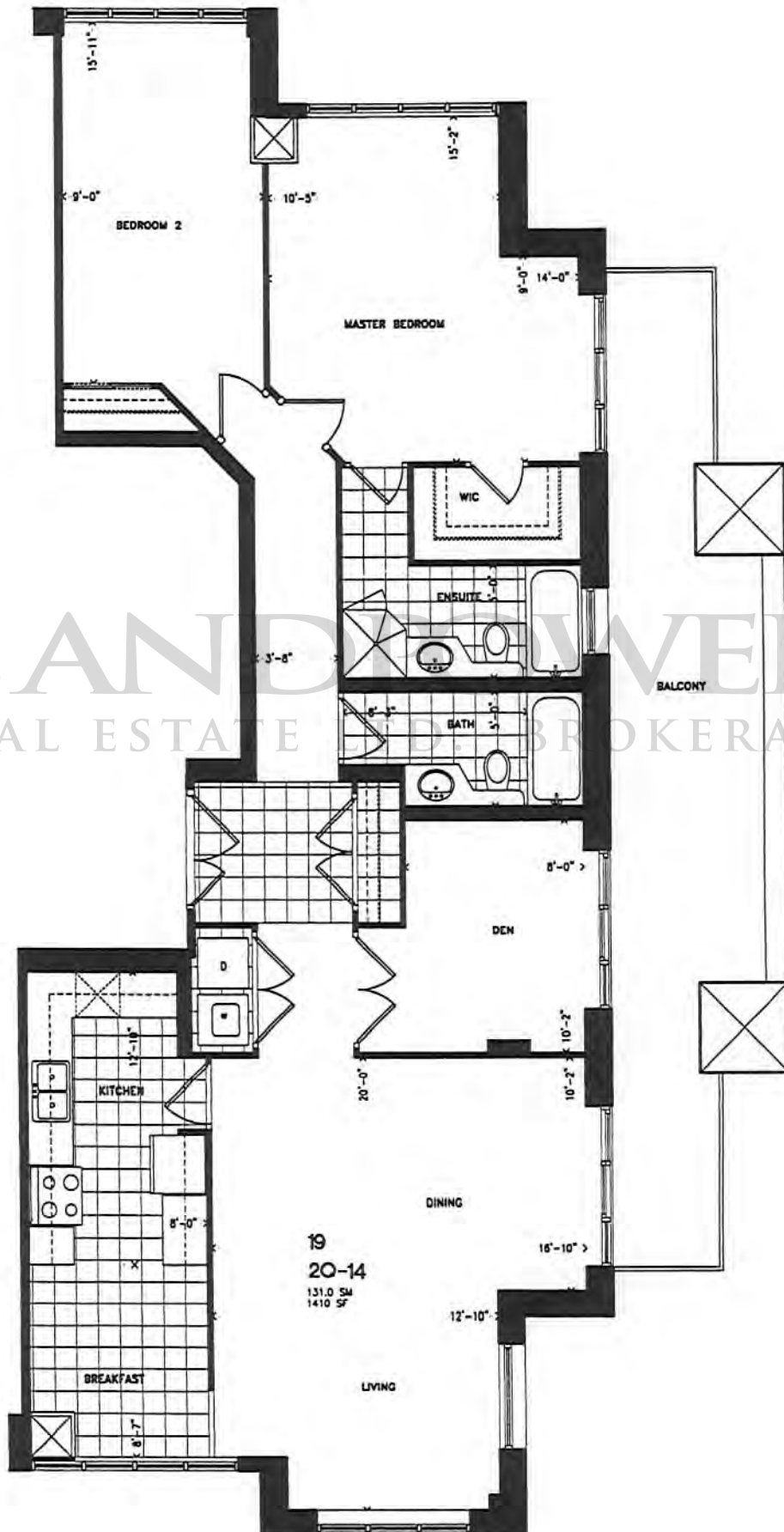




# albert

## 2q-14 - 1410 Sq.Ft.

BALCONY AREA 298 SQ. FT. - TOTAL LIVING SPACE 1708 SQ. FT.



**MONACO**

28 BYNG AVENUE

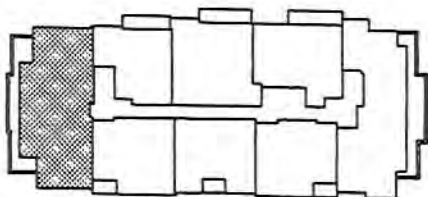
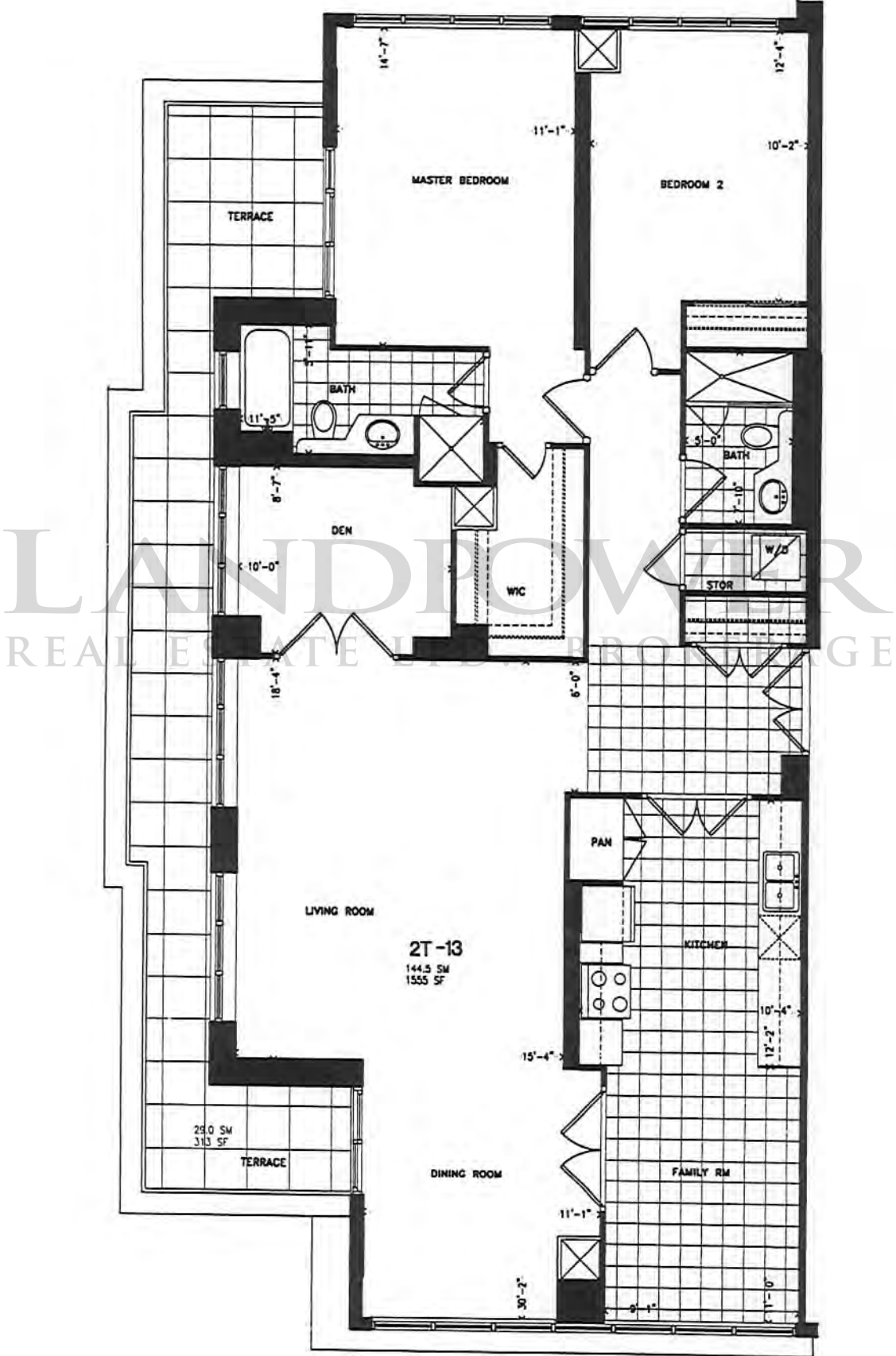
All dimensions and drawings are approximate, information subject to change without notice. actual square footage may vary from the stated floor plan



# caroline

## 2t-13 – 1555 Sq.Ft.

BALCONY AREA 313 SQ. FT. – TOTAL LIVING SPACE 1868 SQ. FT.



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28 BYNG AVENUE

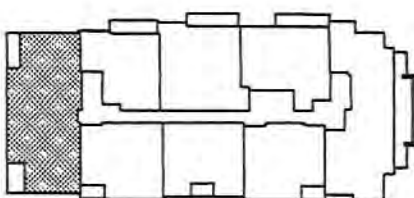
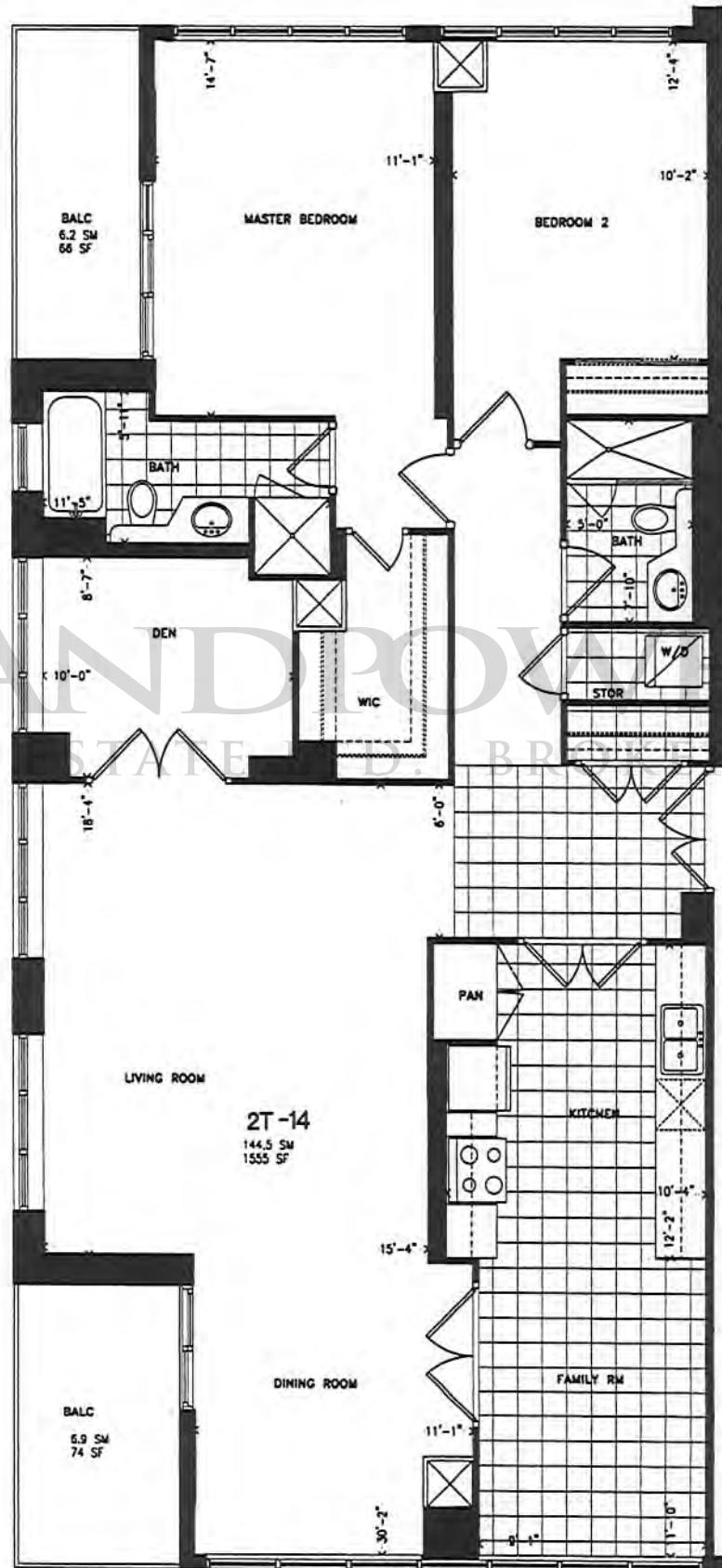
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# stephanie

## 2t-14 - 1555 Sq.Ft.

BALCONY AREA 140 SQ. FT. - TOTAL LIVING SPACE 1695 SQ. FT.



**MONACO**

28 RYNG AVENUE

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square footage may vary from the stated floor plan.



# LANDPOWER

REAL ESTATE LTD. BROKERAGE