

Built for
lifestyle

TRIDEL



Mondeo
*Springs*²

LANDPOWER
REAL ESTATE LTD. BROKERAGE



The Mondeo Springs Club

An integral part of your world at Mondeo Springs is centred around a spectacular recreation, social and fitness centre that is dedicated to making the most of your life. Whatever your interests, from a world of active pursuits to more social and leisure activities, Mondeo Club is the place to be. This is my time. Just for me.



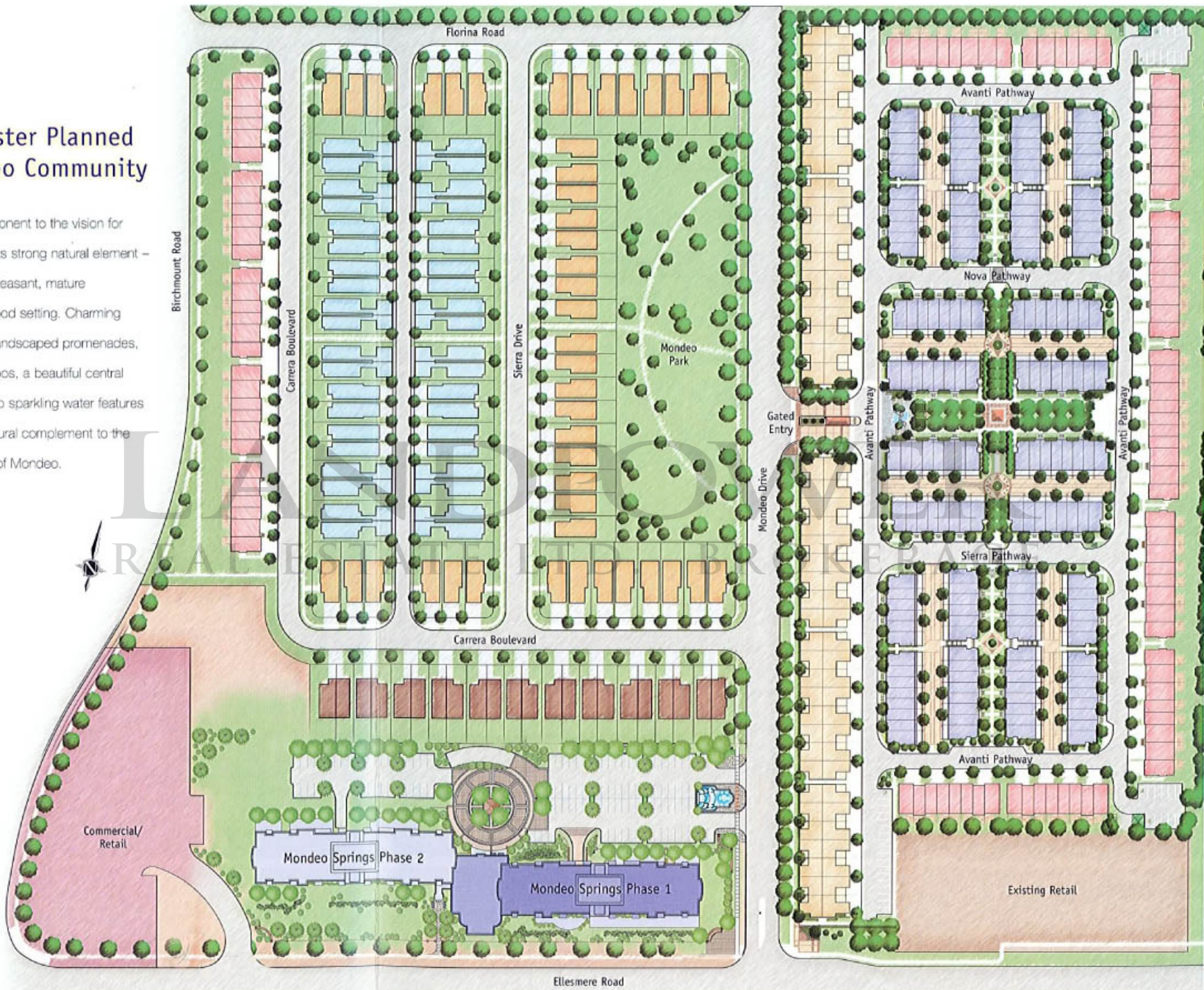
For formal evenings or elegant get-togethers, enjoy the privacy and sophisticated atmosphere of Mondeo Club's elegant Party Room



There's a one-on-one basketball court, a complete Exercise and Aerobics Centre, a fabulous Virtual Golf Centre, TV/Media room and a Games room with professional billiards and tennis tables. When you want to have a special get-together, there is also a private, elegantly furnished Party Room, it's your life. Make the most of it at Mondeo Springs 2.

The Master Planned Mondeo Community

A key component to the vision for Mondeo is its strong natural element – creating a pleasant, mature neighbourhood setting. Charming walkways, landscaped promenades, sitting gazebos, a beautiful central park and two sparkling water features create a natural complement to the residences of Mondeo.



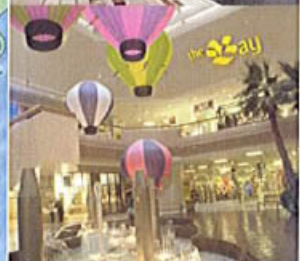


This is the world that surrounds me.

When you're on the go, hop on the nearby Scarborough LRT system and explore downtown Toronto or enjoy easy access to Highway 401 or the Don Valley Parkway. Ready to shop? Catch the wide variety of shops and services at nearby Scarborough Town Centre and Fairview Mall. For families, there are elementary schools, secondary schools and places of worship. Just for fun, there's the Scarborough Civic Centre, a magnet for seasonal activities with a winter skating rink, summer wading pool and year 'round special events. Love nature? There's a world of natural experiences that are a glance away. Welcome home to Mondeo Springs – for a life that's worlds apart.



Legend		



The Building & Common Areas

- A luxurious 16 storey condominium residence and the final phase of Tridel's 37 acre master planned Mondeo community at the corner of Birchmount and Ellesmere
- A stately monument at its entry with dramatic Arizona-style water fountain, sitting gazebos and a landscaped driveway lead you to a formal roundabout and the front entrance
- Inside, the elegantly detailed central lobby is an inviting showcase of sophistication. A 24-hour Concierge, sculptured bronze and glass walls, luxurious seating lounges and a dramatic vaulted ceiling welcome you home
- Three high-speed elevators whisk you off to your destination
- The lobby also features an Enterphone system for announcing the arrival of your guests
- Private underground parking is accessed by a personal automobile remote transponder

Mondeo Club -

Redefining Absolute Leisure

- Located at street level and accessed from the central lobby
- A spectacular spa-inspired recreation, social and fitness centre
- A stunning indoor swimming pool and whirlpool with a grand, vaulted ceiling and panoramic viewing windows
- Separate men's and women's change facilities featuring Scandinavian cedar saunas
- A complete Exercise and Aerobics Centre with today's hottest work-out equipment, including a basketball gymnasium
- A private, elegantly furnished Party Room for all your special occasions
- Games room with professional billiards and tennis tables
- A fabulous Virtual Golf Centre
- TV/Media room

Beautifully Designed. Exceptionally Appointed

- Pure white stippled ceilings in all areas except the kitchen, laundry area and bathroom; which are smooth, painted with white semi-gloss paint
- Interior walls are painted with fine quality latex paint. Kitchen, bathrooms and all woodwork and trim are painted with white semi-gloss paint
- Elegant paneled doors (paint finish) complete with contemporary hardware
- Distinctive colonial baseboards throughout all areas except bathrooms, laundry and storage
- Sophisticated cultured marble window sills
- Suite entry closet with mirrored sliding doors*
- Thermally insulated energy efficient double-glazed architecturally designed windows
- One parking space included

Premium Quality Floor Coverings

- Your choice of beautiful, plank or strip laminate floating floor** in foyer, living and dining areas, bedroom(s), hallways and den*
- Imported ceramic floor tiles ** in kitchen, all bathrooms* and laundry/storage area

The Delightful Kitchen

- Enjoy Mondeo Springs', Signature cabinetry and laminate countertops
- Stainless-steel ledge back sink featuring integrated single lever faucet with vegetable spray
- Premium quality 18 cubic foot frost-free refrigerator, convenient self-cleaning stove and dishwasher
- Elegant track lighting with 3 heads centred in preparation space
- Your choice of beautiful ceramic tile** backsplash and side splash*
- Hood fan exhausted to exterior

The Luxurious Bathrooms

- Your choice of Mondeo Springs', Signature vanity cabinetry** with distinctive cultured marble countertop**, complete with integrated basin and frameless mirror with sconce lighting
- Relax in the deep soaker bathtub*
- Shower* is complete with ceramic wall tile**, and ceramic floor tile
- Discreet recessed mirrored medicine cabinets*
- Ultra-modern temperature controlled and pressure balanced shower faucets
- Exhaust fan vented to exterior
- Price Pfister chrome fixtures throughout
- White water closets, sinks and tubs

Convenient In-Suite Laundry Facilities

- Heavy-duty wiring and receptacle
- Ventilation to exterior
- Full-size, stacked washer/dryer for space-saving convenience

Peace-Of-Mind Safety And Security

- Personally encoded suite intrusion alarm system, suite door contact and keypad connected to Concierge
- Personal remote panic alarm on key chain for use in garage
- In-suite smoke detector(s), heat sensor(s) connected to fire annunciator panel and in-suite fire alarm and speakers

Comfort Control Systems

- Individually controlled heating and air conditioning

Electrical Services & Fixtures

- Individual suite panel with circuit breakers
- White designer receptacles and switches throughout
- Distinctive ceiling light fixtures in foyer, hallway(s), walk-in closet(s)* and bedroom(s)
- Capped ceiling light outlet in dining room and den.*
- Convenient switch controlled outlets in living room

Tridel Softwire™

- Tridel's unique 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-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), located in living room
- 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. - July 29, 2003.



Welcome to **Mondeo Springs 2**, the final phase of Tridel's 37 acre master planned Mondeo Community located at Birchmount and Ellesmere in Scarborough.

Suite	Design Type	Approx. Square Footage	View	Starting Price From 2 nd floor	Estimated Maintenance Fee Per Month*	Estimated Property Taxes Per Month
1B	1 Bedroom plus Balcony	605	N S	\$139,900 \$141,500	\$242	\$144 \$152
1C+D	1 Bedroom, Den and Balcony	685	N S	\$153,500 \$158,500	\$274	\$164 \$170
2A	2 Bedrooms plus Balcony	845	N	\$189,500	\$338	\$205
2B	2 Bedrooms plus Balcony	890	NE	\$196,500	\$356	\$208
2C	2 Bedrooms plus Balcony	930	SE	\$204,500	\$372	\$218
2D	2 Bedrooms plus Balcony	980	SW	\$220,500	\$392	\$234
2E+D	2 Bedrooms, Den and Balcony	890	S	\$211,500	\$356	\$227
2F+D	2 Bedrooms, Den and Balcony	965	S	\$223,500	\$386	\$238
3A+D	3 Bedrooms, Den and Balcony	1065	NW	\$256,000 (5 th Floor)	\$426	\$270

Deposit Structure:

Conventional Mortgage – 25% downpayment

- 5% on signing offer
- 5% within 30 days of written construction notice
- 5% within 60 days of written construction notice
- 10% upon occupancy by certified cheque
- 75% on final closing by certified cheque

First Time Home Buyer – 5% downpayment

- 2.5% on signing offer
- 2.5% within 30 days of written construction notice
- 95% on final closing by certified cheque

The Building and Common Areas

- A 16 storey tower residence finished in an artful blend of warm stone surfaces and traditional brick.
- Spectacular entry monumentation, dramatic water falls and fountains, promenades and a grand circular entry drive lead you into your new home.
- Lobby features an enterphone system.

Suite Features and Finishes

- Spacious one bedroom, two bedrooms plus den and three bedrooms plus den suites.
- Choice of plank or strip laminate floating floor in foyer, living and dining areas, hallways, den and bedroom(s).
- 18 cubic foot frost-free fridge, self-cleaning stove, dishwasher, stacked washer and dryer.
- Choice of ceramic tile backsplash in kitchen.
- Luxurious deep soaker bathtubs.
- One parking space included.

Social and Recreational Facilities

- The Mondeo Club includes an array of fitness and entertainment facilities.
- Fabulous swimming pool with relaxing hot tub.
- Exercise and aerobics centre with state-of-the-art equipment.
- Separate men's and ladies changing facilities with cedar saunas.
- Party room with bar, a fully equipped kitchen and fireplace.
- Virtual Golf Centre, basketball court, card room, games room, billiards and table tennis room.
- State of the art TV/ Media Room.
- Impressive boardroom.

Peace-of-Mind Safety and Security

- Private underground parking is accessed by a personal automobile remote transponder.
- Personally encoded suite intrusion alarm with suite door contact and keypad connected to Concierge.
- Personal remote panic alarm on a keychain for use in garage.
- Smoke detector(s).
- Controlled access to Mondeo Club with personal resident access card.
- 24-hour Concierge monitors surveillance cameras and two-way voice communication stations with push-to-call buttons in common areas and garage.

Total Number of Suites: 329

Estimated Occupancy Date: Fall 2005

Mondeo Springs Sales Office

Ellesmere Road just east of Birchmount Road
Scarborough, Ont
Telephone: (416) 321-3808
Facsimile: (416) 321-2585
Email: MondeoSprings@Tridel.com
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

Teresa Randall Email: Trandall@Tridel.com
Esther Chan Email: Echan@Tridel.com

*Estimated Maintenance Fee per Month plus hydro.

Prices reflect availability from the 2nd floor. Prices & specifications subject to change without notice. E. & O.E. December 4, 2003

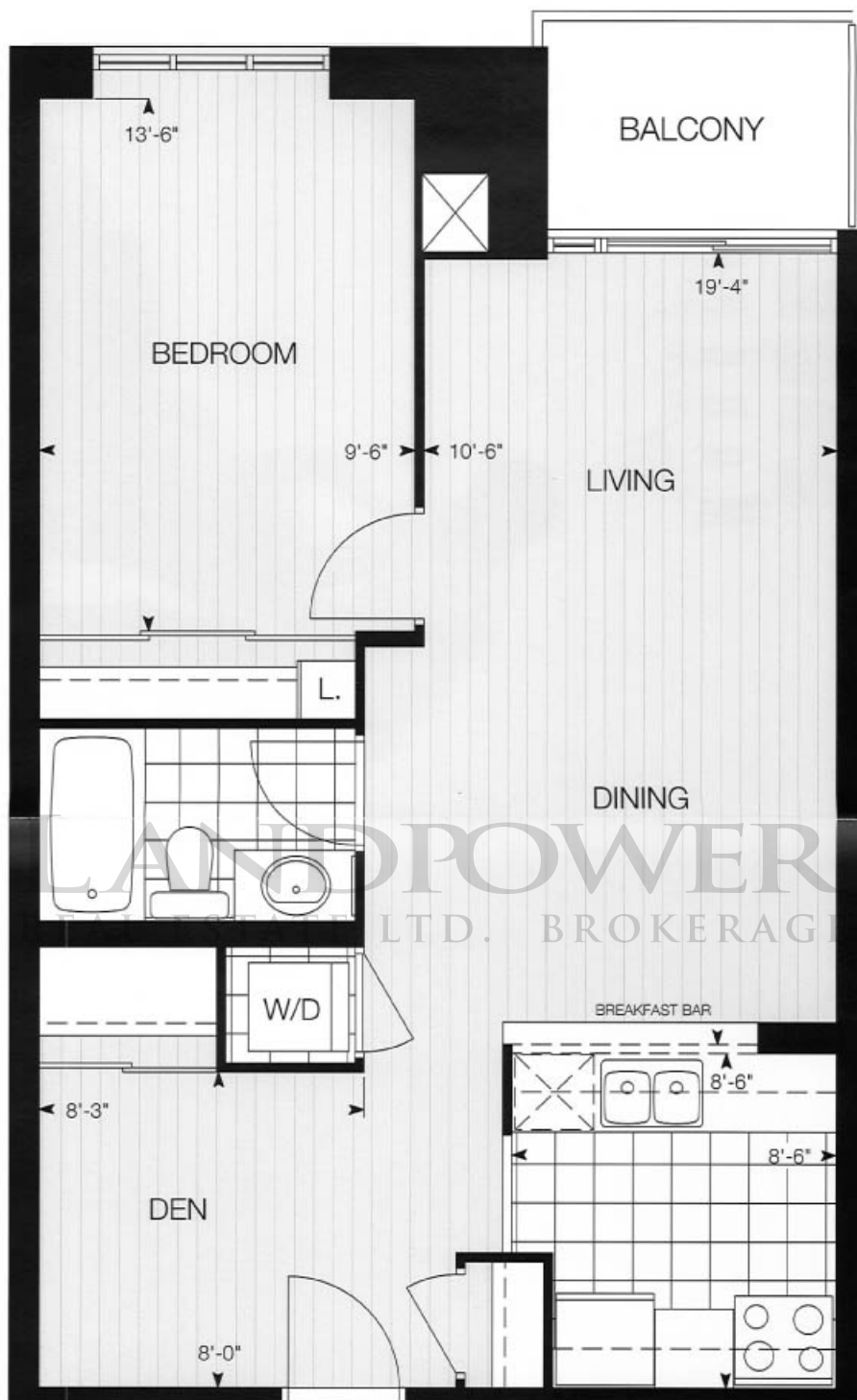


Exceptional Features & Finishes

- Plank or strip laminate floating floor in foyer, hallways, den, bedroom(s), living & dining areas
- 5 premium appliances
- Ceramic flooring in kitchen, all bathrooms and laundry room
- Individually controlled heating and air conditioning for year round comfort
- 1 parking space included

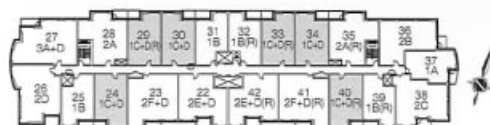


TYPICAL FLOOR PLAN



Exceptional Features & Finishes

- Plank or strip laminate floating floor in foyer, hallways, den, bedroom(s), living & dining areas
- 5 premium appliances
- Ceramic flooring in kitchen, all bathrooms and laundry room
- Individually controlled heating and air conditioning for year round comfort
- 1 parking space included



TYPICAL FLOOR PLAN



LANDPROVER
REAL ESTATE LTD. BROKERAGE



TYPICAL FLOOR PLAN

Exceptional Features & Finishes

- Plank or strip laminate floating floor in foyer, hallways, den, bedroom(s), living & dining areas
- 5 premium appliances
- Ceramic flooring in kitchen, all bathrooms and laundry room
- Individually controlled heating and air conditioning for year round comfort
- 1 parking space included



Exceptional Features & Finishes

- Plank or strip laminate floating floor in foyer, hallways, den, bedroom(s), living & dining areas
- 5 premium appliances
- Ceramic flooring in kitchen, all bathroom and laundry room
- Individually controlled heating and air conditioning for year round comfort
- 1 parking space included

2 Bedrooms,
Living Room,
Dining Room
& Balcony



Exceptional Features & Finishes

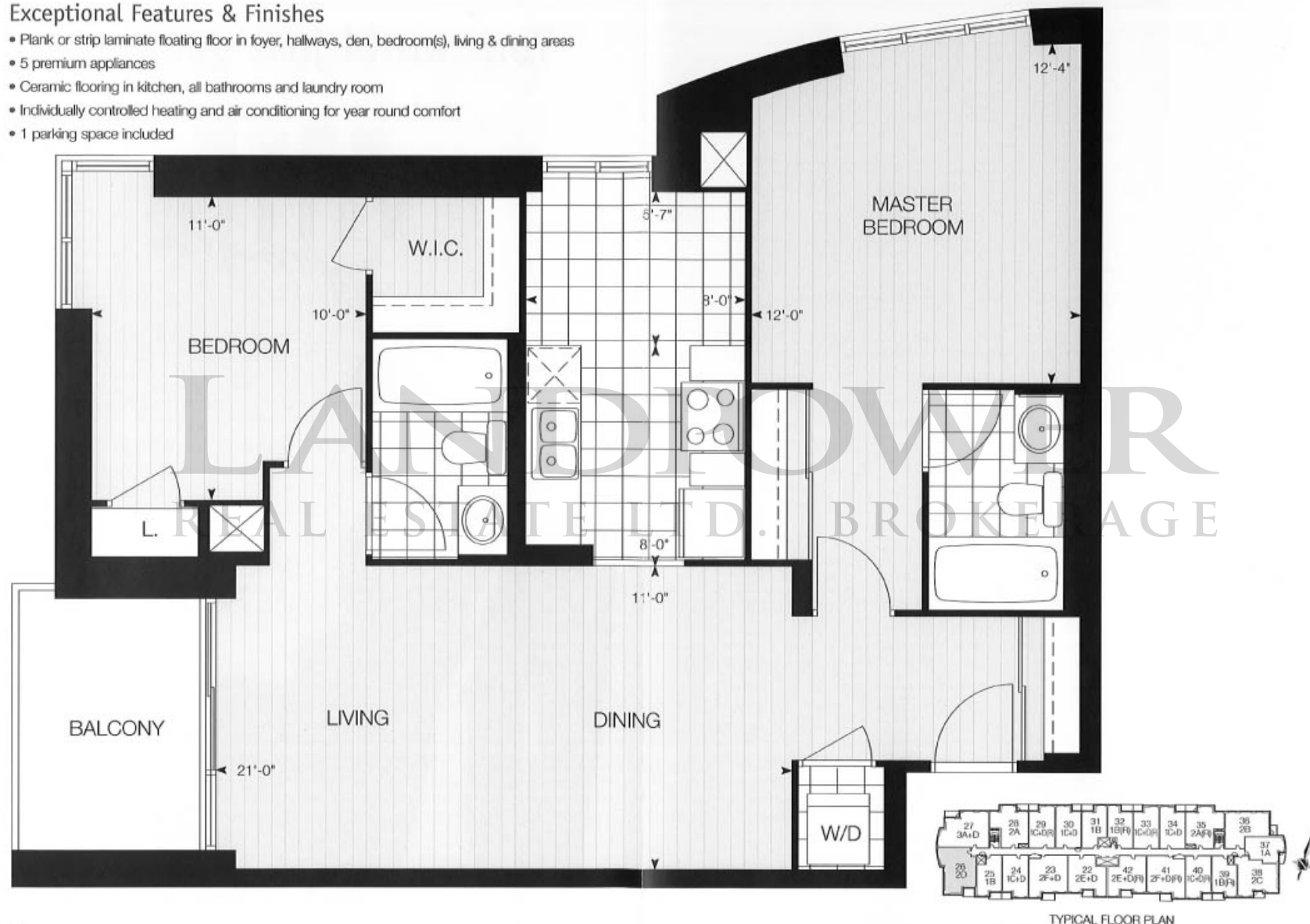
- Plank or strip laminate floating floor in foyer, hallways, den, bedroom(s), living & dining areas
- 5 premium appliances
- Ceramic flooring in kitchen, all bathrooms and laundry room
- Individually controlled heating and air conditioning for year round comfort
- 1 parking space included



TYPICAL FLOOR PLAN

Exceptional Features & Finishes

- Plank or strip laminate floating floor in foyer, hallways, den, bedroom(s), living & dining areas
- 5 premium appliances
- Ceramic flooring in kitchen, all bathrooms and laundry room
- Individually controlled heating and air conditioning for year round comfort
- 1 parking space included



Residence 2d

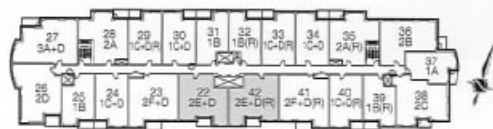
2 Bedrooms,
Living Room,
Dining Room,
Breakfast Room
& Balcony

TRIDEL®
BUILT FOR LIFE



Exceptional Features & Finishes

- Plank or strip laminate floating floor in foyer, hallways, den, bedroom(s), living & dining areas
- 5 premium appliances
- Ceramic flooring in kitchen, all bathrooms and laundry room
- Individually controlled heating and air conditioning for year round comfort
- 1 parking space included

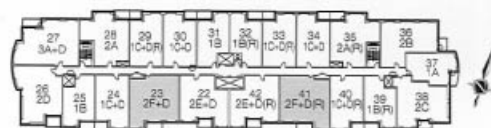


TYPICAL FLOOR PLAN



Exceptional Features & Finishes

- Plank or strip laminate floating floor in foyer, hallways, den, bedroom(s), living & dining areas
- 5 premium appliances
- Ceramic flooring in kitchen, all bathrooms and laundry room
- Individually controlled heating and air conditioning for year round comfort
- 1 parking space included



TYPICAL FLOOR PLAN



Exceptional Features & Finishes

- Plank or strip laminate floating floor in foyer, hallways, den, bedroom(s), living & dining areas
- 5 premium appliances
- Ceramic flooring in kitchen, all bathrooms and laundry room
- Individually controlled heating and air conditioning for year round comfort
- 1 parking space included



TYPICAL FLOOR PLAN

3 Bedrooms,
Living Room,
Dining Room,
Den & Balcony

LANDPOWER
REAL ESTATE **TRIDEL®** BUILT FOR LIFE ROKERAGE

Materials, specifications and floorplans are subject to change without notice, E.&O.E., February 2003.
Tridel and Built For Life are registered trademarks of Tridel Corporation.

T R I D E L . C O M