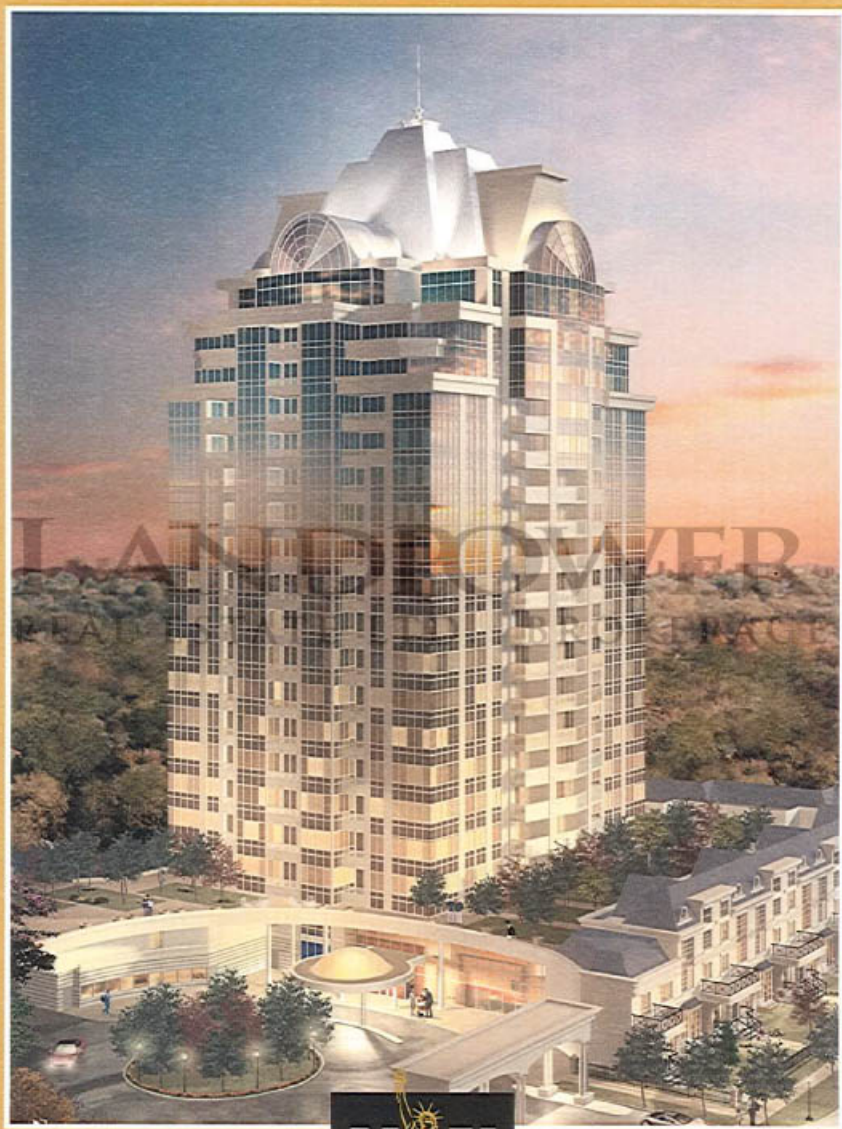


New York Condominiums

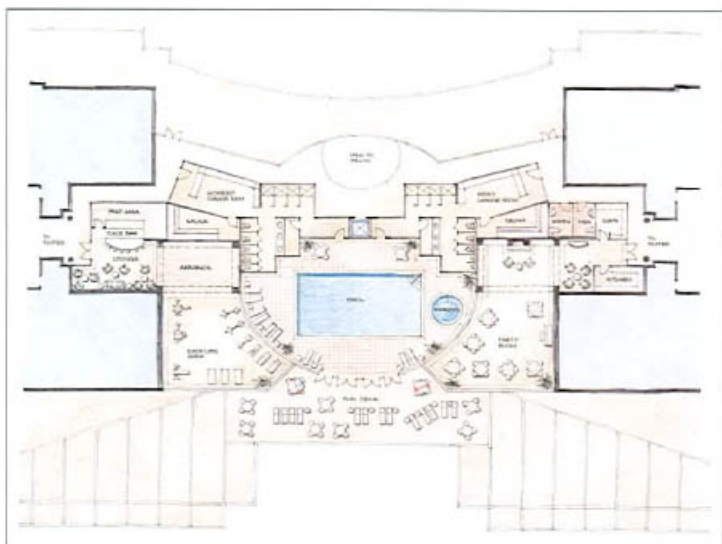
PHASE II



On Bayview

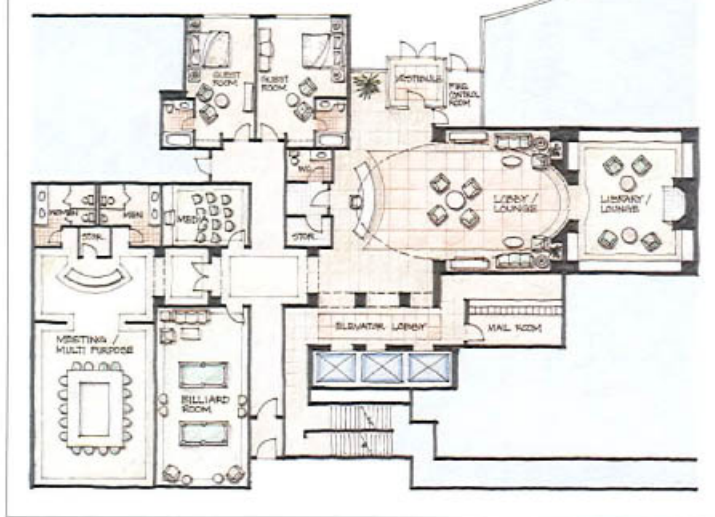
The Liberty Club

The Finest In Resort-Style Amenities



The Liberty Club

LANDPOWER
REAL ESTATE LTD. BROKERAGE



Ground Floor Lobby & Amenities



All dimensions and drawings are approximate,
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square footage may vary from the stated floor plan.

In The Centre Of All That Makes City Living So Rewarding



The Finest In World Class Luxury Features



Building Features

- A fabulous point tower overlooking the spectacular views of North Toronto
- Porte-cochere at main doors allowing passenger drop-off
- Colonnade at main entrance of project
- Grand lobby featuring designer detailed limestone floors, plaster cornice mouldings, elegant furniture and appointments and fireplace
- Open or covered terraces, as per plan
- Fully landscaped expansive podium garden and terrace with BBQ hookup
- Liberty Club: exercise area equipped with step machine, stationary bicycle, treadmill, mirrored wall and free weights and a media room, indoor pool, showers and change room
- A European-style spa, virtual golf putting green and billiards room
- Three custom designer detailed high speed elevators
- One assigned underground storage locker space
- Convenient visitor parking
- Bicycle storage room
- Steps from Bayview Village Shopping Centre, TTC, Hwy 401, the subway and minutes to downtown

Suite Features/General Features

- Individual climate control of centralized heating and air-conditioning in each suite
- Choice of 40 oz. broadloom, sisal or acrylon berber throughout living area, bedrooms and dens with 1/2 inch foam underpad
- Textured ceilings throughout except for bathrooms, kitchen and laundry
- Efficient, vinyl coated wire shelving installed in all closets and storage areas, as per plan

Kitchen Features

- Custom designed quality kitchen cabinets, as per builder's samples
- Double stainless steel sink with single lever faucet
- Complete quality appliance package including 18 cu.ft. frost-free refrigerator, self-cleaning oven and built-in dishwasher
- Halogen track lighting, as per plan
- Under cabinet valance lighting
- Selection of laminate countertops to complement kitchen cabinet
- Choice of ceramic tile flooring from builder's samples
- Choice of mirror or ceramic tile backsplash
- Exhaust hood fan vented to exterior

Bathroom Features

- Custom designed vanity cabinets from builder's samples
- White cultured marble vanity with integrated basin and single lever faucet
- Recessed medicine cabinet in main and master ensuite bath
- Ceramic tiles in all bathrooms. Ceramic tiles floor-to-ceiling in main shower stall

- Pressure-balancing valves in showers
- All-white bathroom fixtures
- Exterior vented exhaust fan in all bathrooms
- Glass door and vapour light in shower stall (where applicable)
- Oversized beveled mirrors above vanities, with marquee lighting

Laundry

- Stacked washer and dryer, vented to exterior
- Ceramic floor tile in laundry room
- Storage shelf where applicable

Electrical Features

- Exterior lighting on terraces, as per plan
- Service panel with circuit breakers and copper wiring throughout
- Pre-wired for cable television in living room, master bedroom and study, where applicable
- Two pre-wired co-axial cable outlets, as per plan
- Ceiling light fixtures in foyer and all bedrooms
- Pre-wired telephone outlets

Security Features

- Enterphone system
- Card access throughout
- 24-hour concierge
- Security pre-wired to suite door for coded suite intrusion alarm system and balcony door where applicable
- Underground parking with security cameras in the garage area along with two-way voice communication to concierge

Penthouse and Townhome Suite Features

- Gas-burning fireplace with marble and wood surround
- Marble flooring in foyer and bathrooms from builder's samples
- Upgraded kitchen cabinetry from builder's samples
- Granite countertop in kitchen from builder's samples
- Exterior gas-line for barbeques on open terraces
- A selection of natural colour pre-finished engineered wood floors in living area and kitchen

General

- Two guest suites
- Ontario New Home Warranty Program warranty for new construction

Please note: Prices and specifications are subject to change without notice. All room sizes are approximate. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Decorative and upgraded items displayed in the furnished model suites and sales office are for display purposes only and are not included in the purchase price. E & O.E.

Daniels
love where you live

Co-Developed By The Bowmore Group Of Companies



On Bayview

The elegant new condominium residence at Bayview and Sheppard.

NY Towers is situated in one of the most exclusive residential neighbourhoods in Toronto with restaurants, fabulous shopping and upscale lifestyle and the subway just a few steps away.

Waldorf East and West Tower

P R E V I E W P R I C I N G

(Subject to Availability)

MODEL	TYPE	FLOORS	APPROXIMATE SUITE SIZE	PRICED FROM
The Mansfield	One Bedroom	3-13	587 sq.ft.	\$166,900
The Plaza	One Bedroom	2-13	638 sq.ft.	\$175,900
The Tribeca	One Bedroom + Den	3-13	696 sq.ft.	\$202,900
The Belvedere	Two Bedroom	2-13	888 sq.ft.	\$235,900
The Bedford	Two Bedroom	16-17	941 sq.ft.	\$274,900
The Carlton	Two Bedroom + Den	2-13	960 sq.ft.	\$255,900
The Soho	Two Bedroom + Den	14-17	1363 sq.ft.	\$366,900
The Astoria (UPH)	Two Bedroom + Den	18	1877 sq.ft.	\$690,900

LANDPOWER
REAL ESTATE LTD. BROKERAGE

SUITE FEATURES

Spectacular floor plans, most with balconies or terraces, five brand name appliances, solid core entry doors, 40 oz. broadloom with quality under pad, choice of quality ceramic floor tiles for kitchen and bathrooms, individually controlled heating and air conditioning.

Penthouse Suites and Town homes

Gas-burning fireplaces with marble and wood surround, marble in foyer and bathrooms, a selection of natural colour pre-finished engineered wood flooring in living and dining areas and kitchen, upgraded kitchen cabinetry, granite counter tops in kitchen, (Top 2 levels), exterior gas-line for barbeque with terraced suites.

Building Features

Elegantly designed lobby, 24 hour concierge. A European-style spa, indoor pool, multipurpose room with kitchen, equipped fitness facility. Smart wiring for high-speed Internet access. Plus billiards and a library. Two guest suites and Superintendent suite. One parking space and one personal storage locker included.

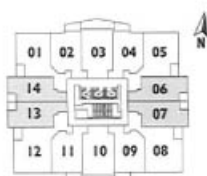
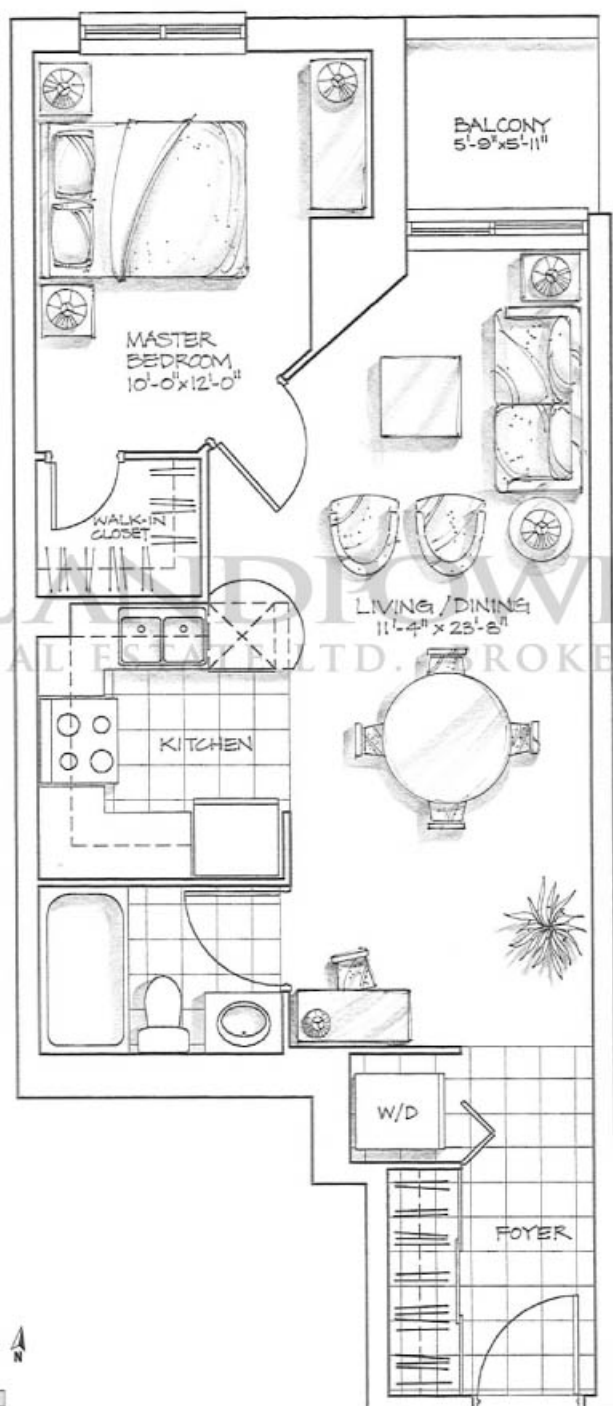
Deposit Structure \$2,000 with offer Balance of 5% in 30 days 5% in 60 days 5% in 90 days 5% in 120 days Occupancy January, 2003 – East Tower March, 2003 – West Tower Prices Include G.S.T.*		Maintenance Approximately \$0.35 per square foot Taxes Estimated at approximately 1.25% of Purchase Price Locker Included in Purchase Price Parking Included in Purchase Price	
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All prices, figures and materials are preliminary and are subject to change without notice E. & OE. Actual usable floor space may vary from the stated floor area. * See Sales Representative for details.

The Mansfield

tower suite 1C - 587 Sq. Ft.

balcony area 34 sq. ft. | total living space 621 sq. ft.



suite 1C floors 3-13

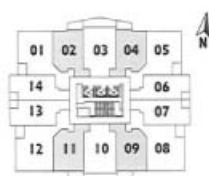
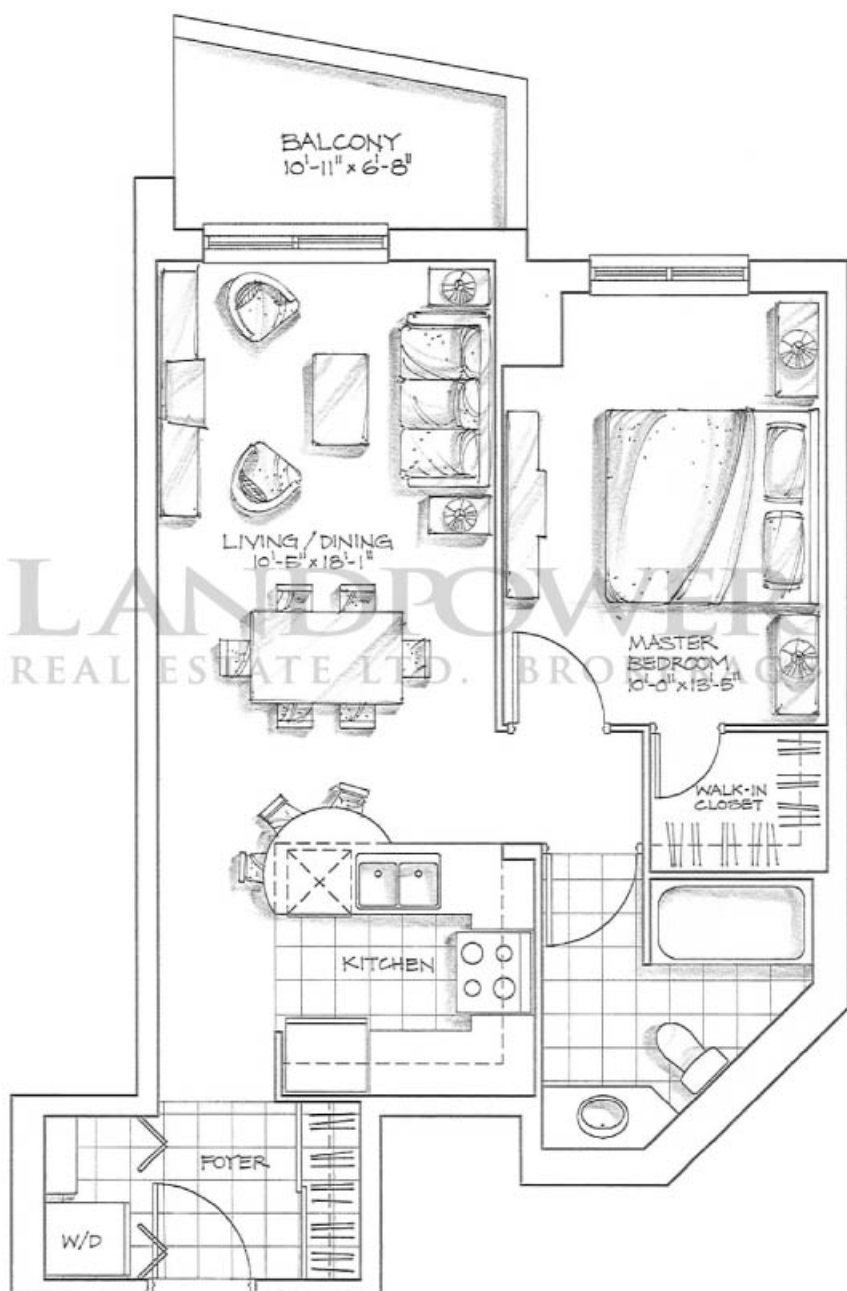


All dimensions and drawings are approximate.
information subject to change without notice. Actual
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The Plaza

tower suite 1B - 638 Sq. Ft.

balcony area 60 sq. ft. | total living space 698 sq. ft.



suite 1B floors 3-13

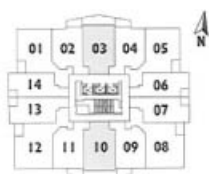
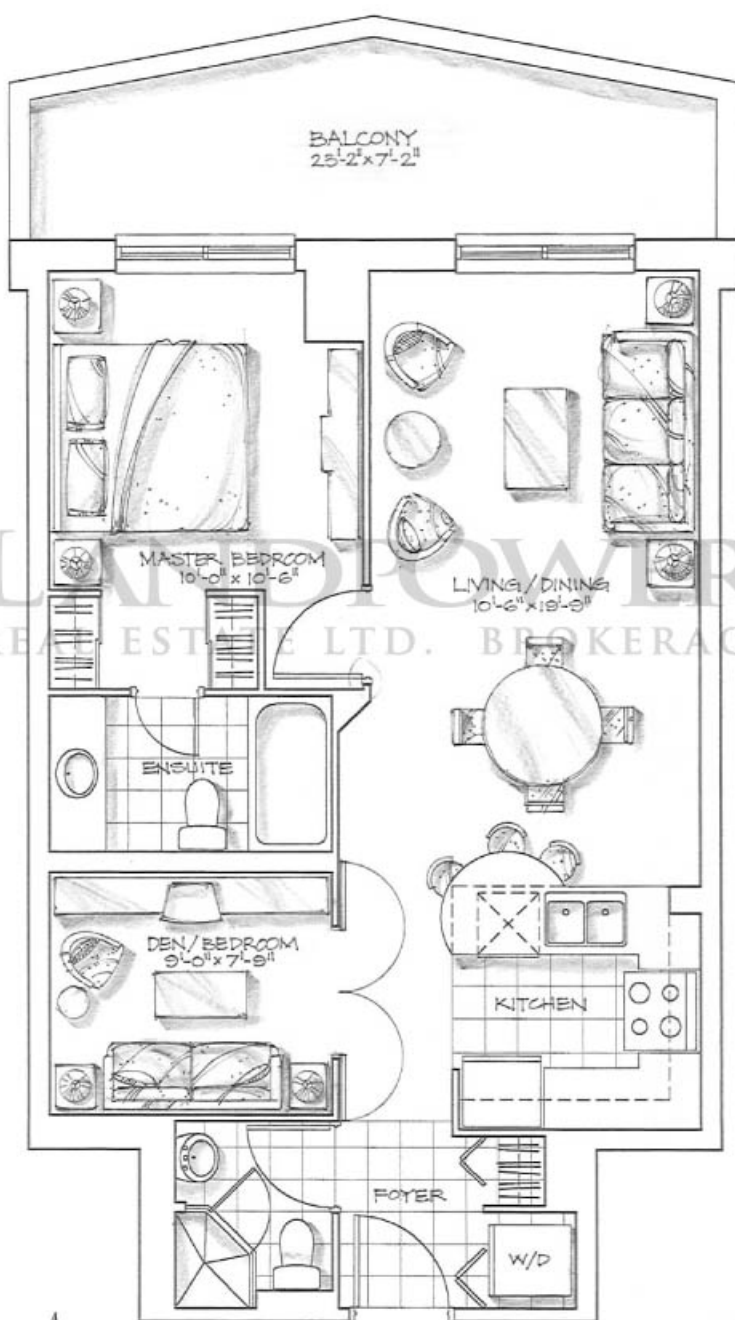


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The Tribeca

tower suite 1A - 696 Sq. Ft.

balcony area 136 sq. ft. | total living space 832 sq. ft.



suite 1A floors 3-13

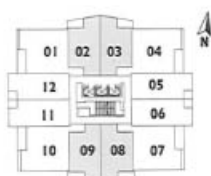
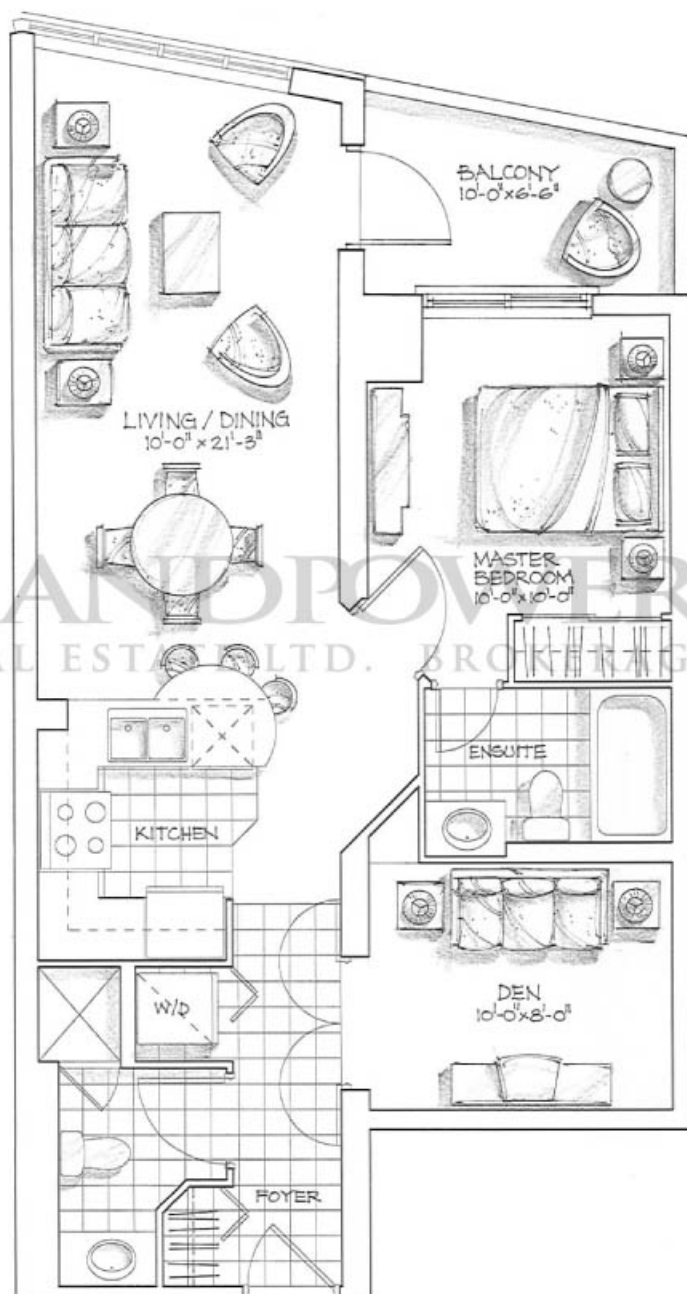


All dimensions and drawings are approximate, information subject to change without notice. Actual square footage may vary from the stated floor plan.

The Broadway option 1

carriage suite 1D - 732 Sq. Ft.

balcony area 60 sq. ft. | total living space 792 sq. ft.



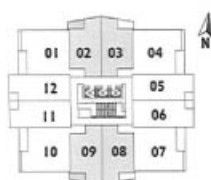
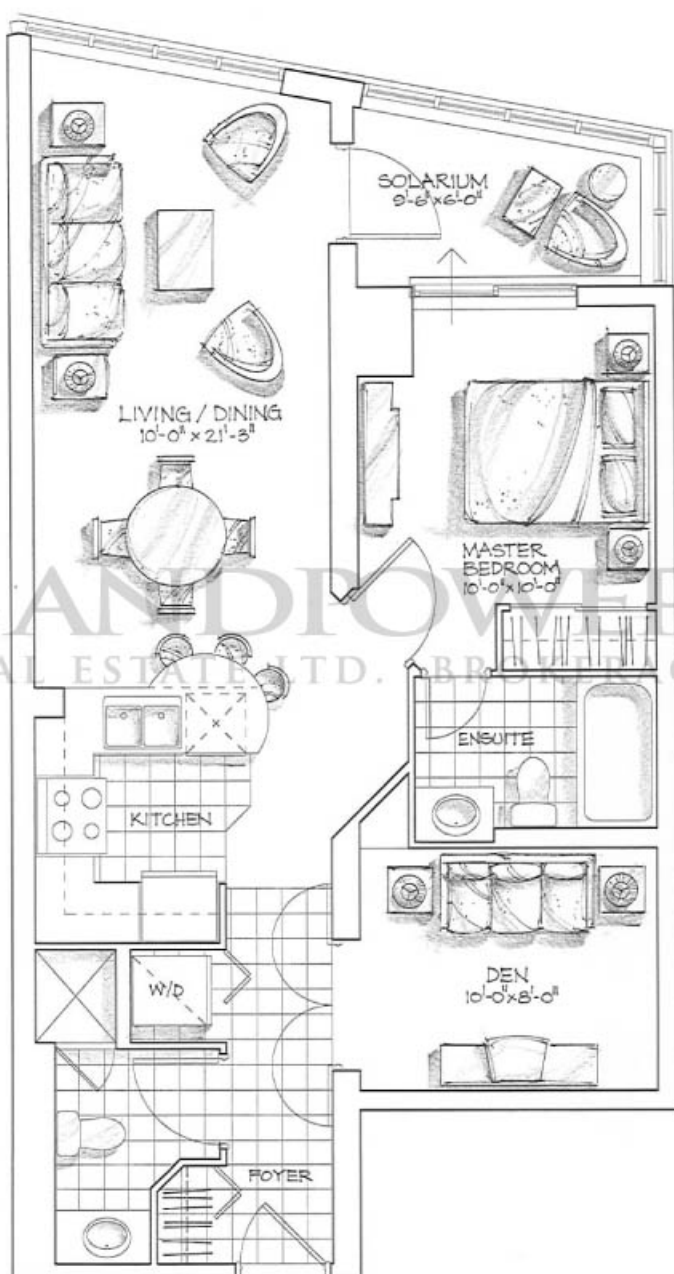
suite 1D floors 14-15



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The Broadway option 2

carriage suite 1J - 792 Sq. Ft.



suite 1J floors 16-17

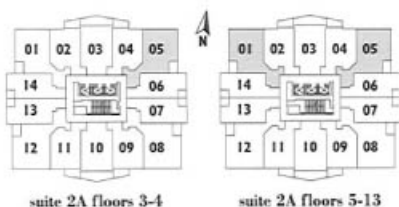
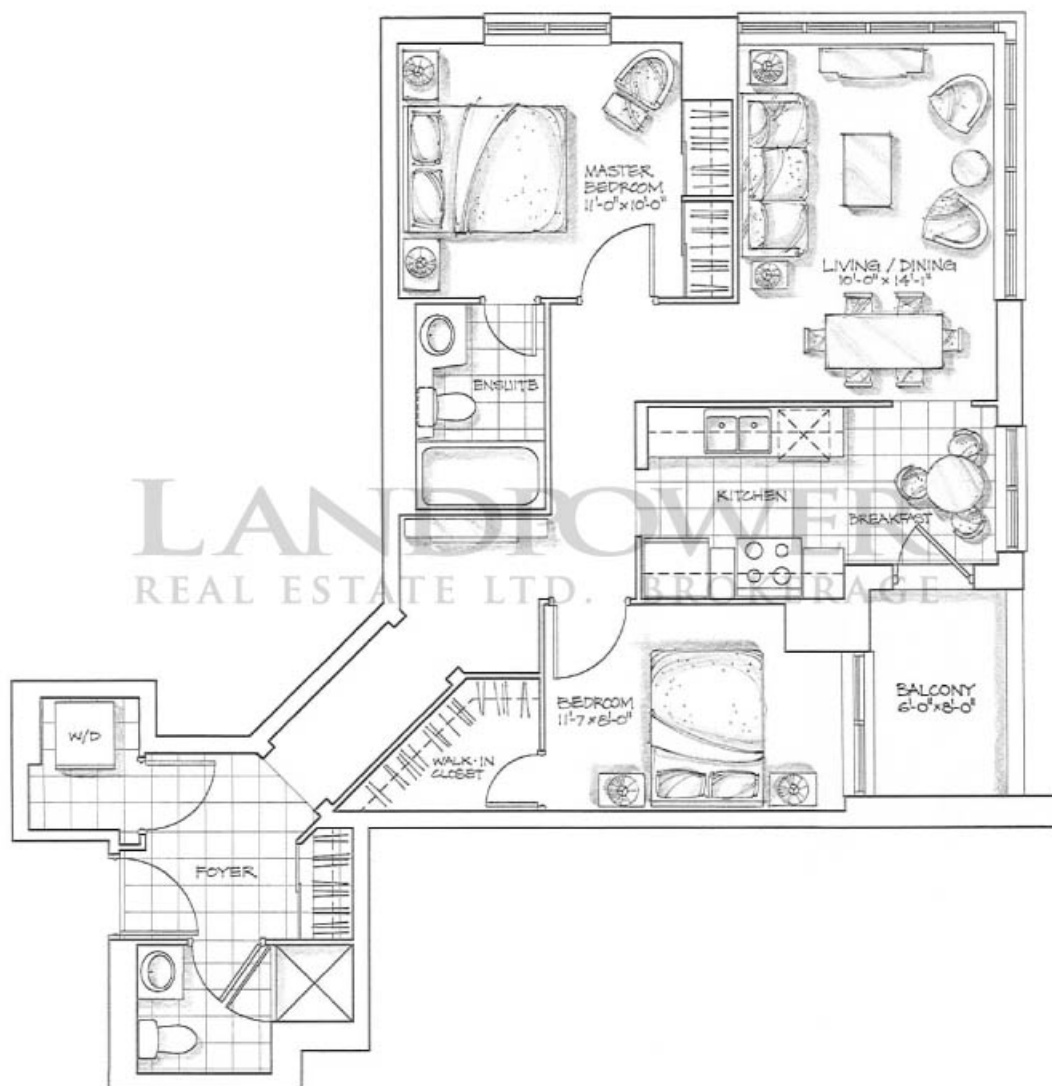


All dimensions and drawings are approximate.
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The Belvedere

tower suite 2A - 888 Sq. Ft.

balcony area 51 sq. ft. | total living space 939 sq. ft.

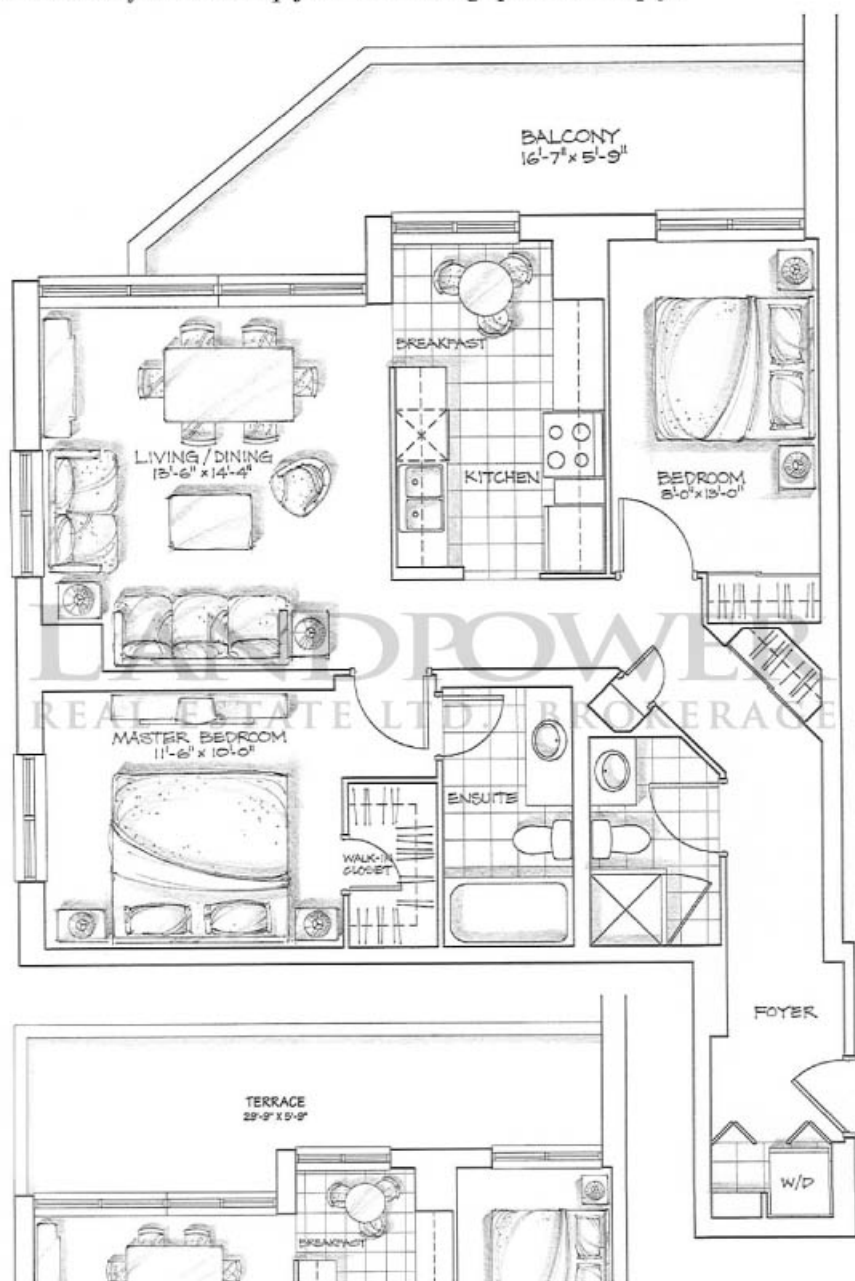


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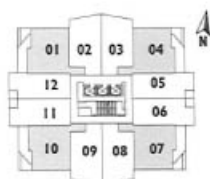
The Bedford

carriage suite 2E2 - 941 Sq. Ft.

16-17 floor | balcony area 151 sq. ft. | total living space 1092 sq. ft.



suite 2E1 16th floor | terrace area 224 sq. ft. | total living space 1166 sq. ft.



suite 2E2 floors 16-17

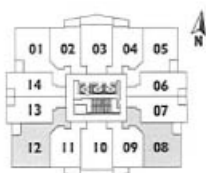
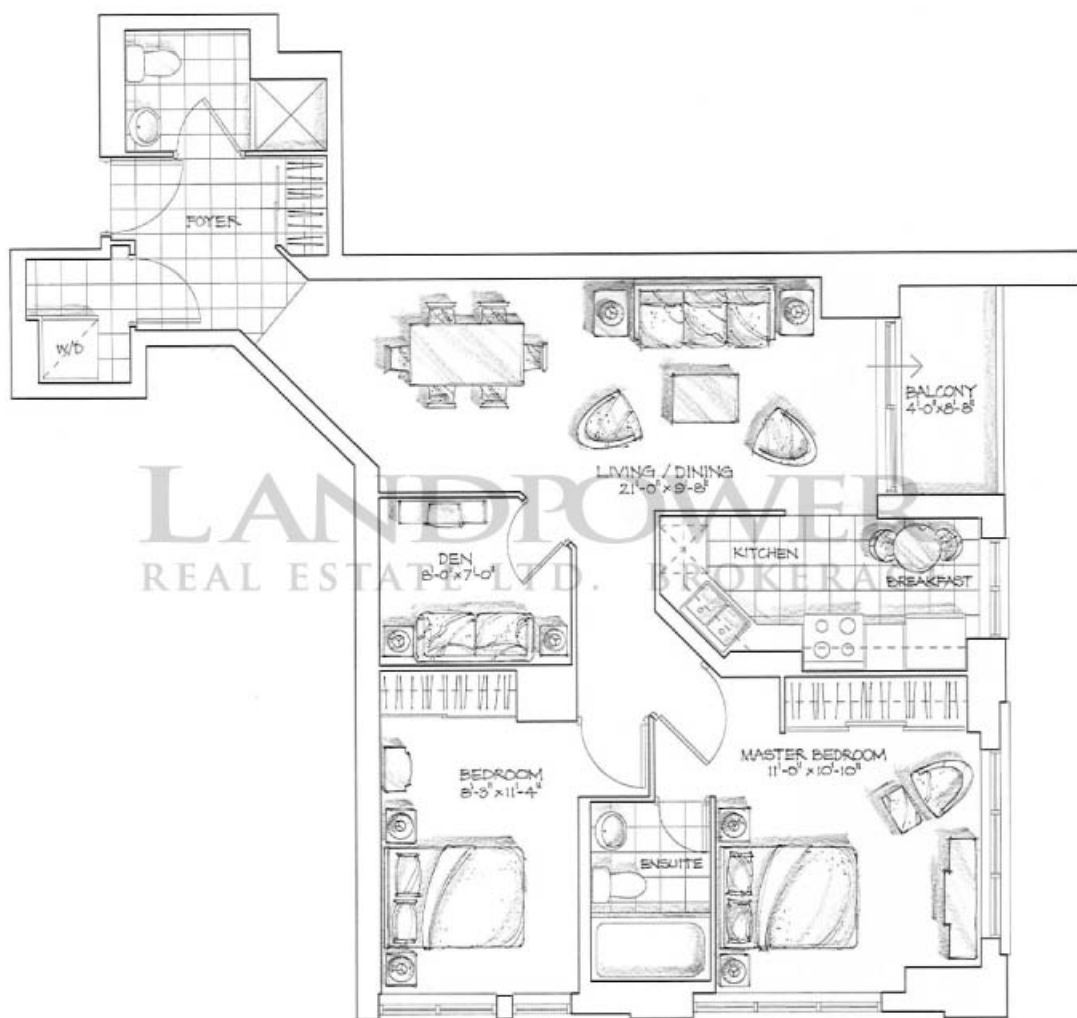


All dimensions and drawings are approximate. Information subject to change without notice. Actual square footage may vary from the stated floor plan.

The Carlton option 1

tower suite 2B - 960 Sq. Ft.

balcony area 38 sq. ft. | total living space 998 sq. ft.



suite 2B floors 3-13



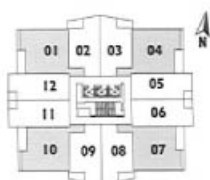
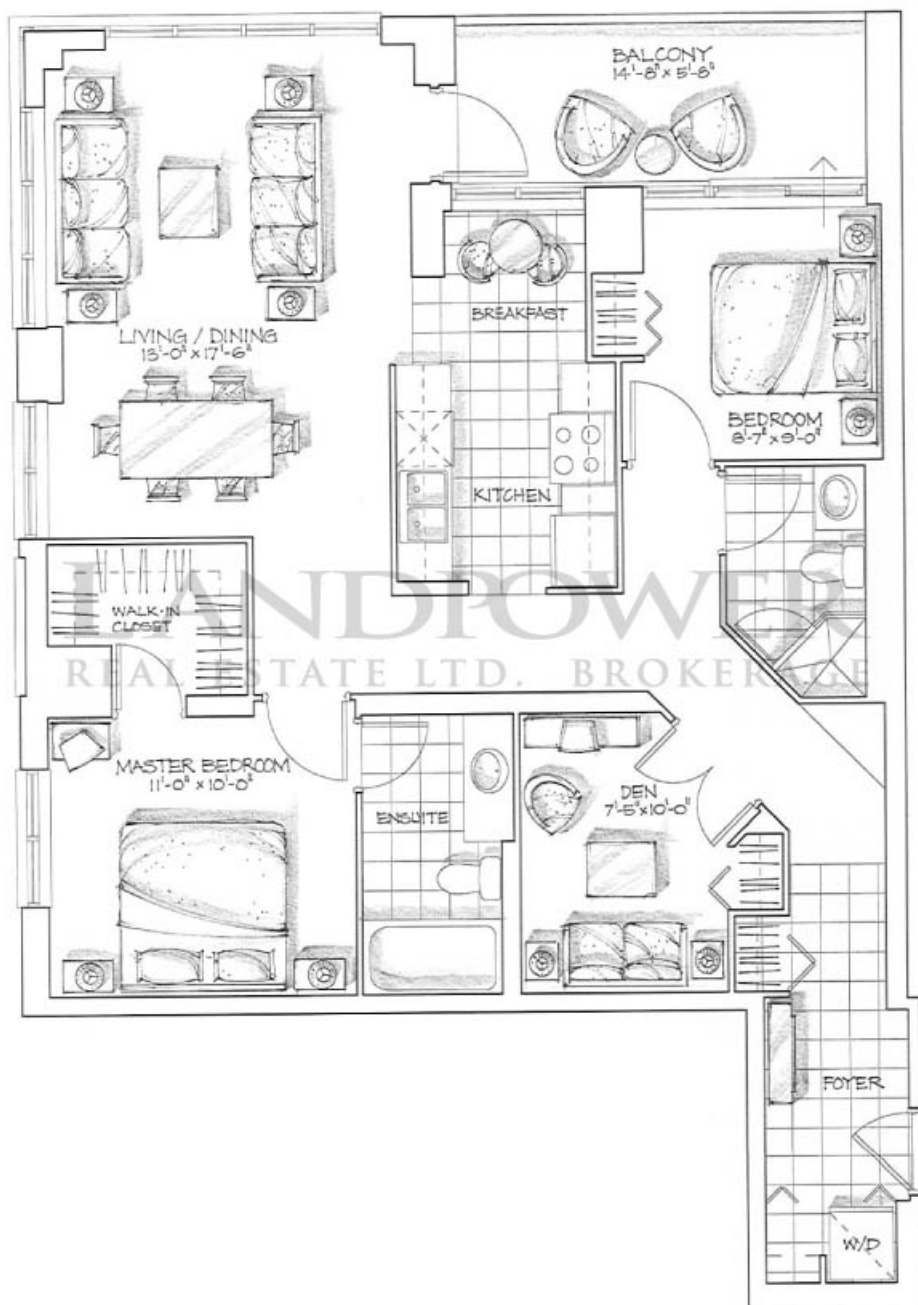
All dimensions and drawings are approximate.
information subject to change without notice. Actual
square footage may vary from the stated floor plan.

The Manhattan

tower suite 2C - 1073 Sq. Ft.



balcony area 88 sq. ft. | total living space 1161 sq. ft.



suite 2C floors 14-15

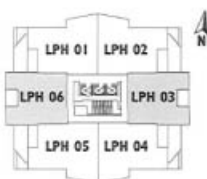
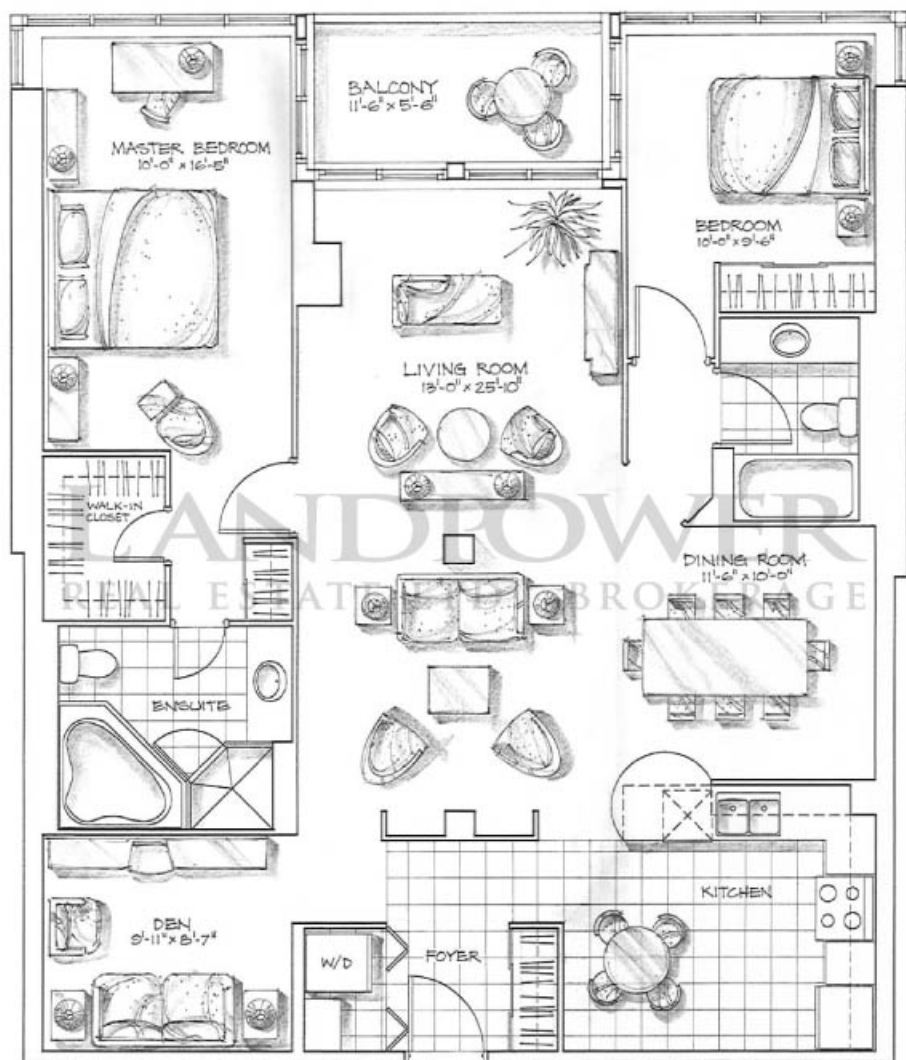


All dimensions and drawings are approximate, information subject to change without notice. Actual square footage may vary from the stated floor plan.

The Soho

lower penthouse 2D - 1363 Sq. Ft.

balcony area 68 sq. ft. | total living space 1431sq. ft.

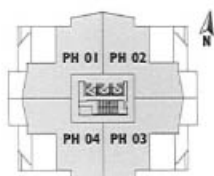
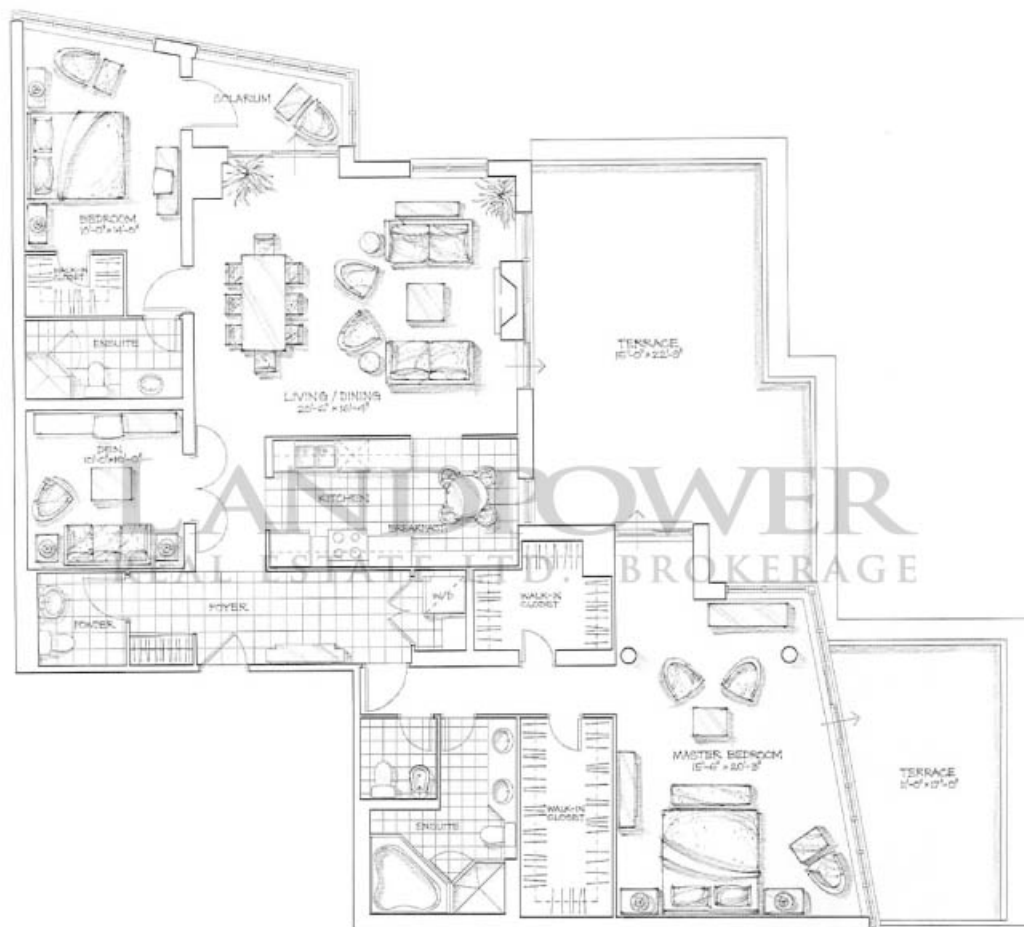


suite 2D floors 14-17



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terrace area 573 sq. ft. | total living space 2450 sq. ft.



suite 2H floor 18



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The Daniels Corporation

An Enduring Commitment To Excellence



Mitchell Cohen
President of
The Daniels
Corporation

The Daniels Corporation, a name synonymous with unique design and enduring construction excellence, is responsible for the construction and co-development of NY Towers. Company CEO, John Daniels, was Chairman of The Cadillac Fairview Development Corporation, and under his leadership, prestigious projects including Toronto's Eaton Centre and the Toronto-Dominion Centre were developed. Since its inception in 1982, the company has become one of Southern

Ontario's most prominent residential builder/developers with a diverse range of new home communities throughout Metropolitan Toronto.

Under the direction of the company's President, Mitchell Cohen, Daniels has spearheaded a wide variety of new home opportunities, from townhomes to luxury detached homes and condominiums. Among its many high-rise accomplishments are The Boardwalk at Swan Lake Village in Markham, 500 Queen's Quay and Villa Giardino in Woodbridge.

Daniels' commitment to customer satisfaction and quality service, and contributions to the community were recognized in 1998 when it was the first recipient of the pinnacle Home Builder of the Year award from the Greater Toronto Home Builder's Association. The company was also awarded the esteemed Seal of Excellence Certificate in 1995 and 1997 by the Ontario New Home Warranty Program, and has maintained an Excellent Rating for after-sales service for the last 12 years.

The Bowmore Group Of Companies

Co-Developers of NY Towers is The Bowmore Group Of Companies

a 20-year old real estate investment company well known for building commercial and residential projects in New York City. The firm's portfolio includes the former headquarters of the Bank of America on Broad St., the headquarters of Morgan Guarantee Trust on Wall St., the Operation Centre of the Bank of New York, The Raritan Shopping Centre in New Jersey and five apartment complexes in Brooklyn, to name but a few. Tribeca on the Upper East Side, at Don Mills and Eglinton and One Glen Park Condominiums, at Bathurst and Glen Park are currently under development in Toronto.

Together, The Daniels Corporation and The Bowmore Group are creating the most spectacular residential community ever to come to Bayview Avenue.



Toronto Eaton Centre



500 Queen's Quay West



Tribeca



One Glen Park

Daniels
love where you live


BOWMORE
GROUP OF COMPANIES