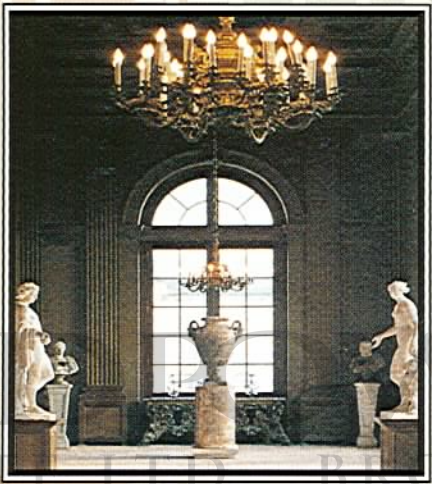


EXQUISITE RAVINE RESIDENCES AT YONGE & ST. CLAIR



ONE AVOCA

THE MOST COVETED RAVINE ADDRESS



The Condominiums of One Avoca



The breath-taking ravine at prestigious Avoca and St. Clair has always been the preserve of the very few.

Now, with a spectacular effort, The Barclay-Grayson Group has been able to bring you the last great building site which overlooks the beautiful Rosedale Valley, as the setting for the exclusive condominium residences of One Avoca.

In addition to the natural beauty of the location, all the shopping and amenities of the Yonge & St. Clair district are right outside your door, including theatres, restaurants and subway access.

Our international team of architects and designers have

created exquisite one, two and two bedroom plus den condominium suites. A limited number of Carriage and Penthouse suites, as well as the magnificent Townhomes, feature 9 foot ceilings, fireplaces, and lavish finishes. Large balconies offer sweeping views of the ravine and downtown skyline unlike any other in the city.

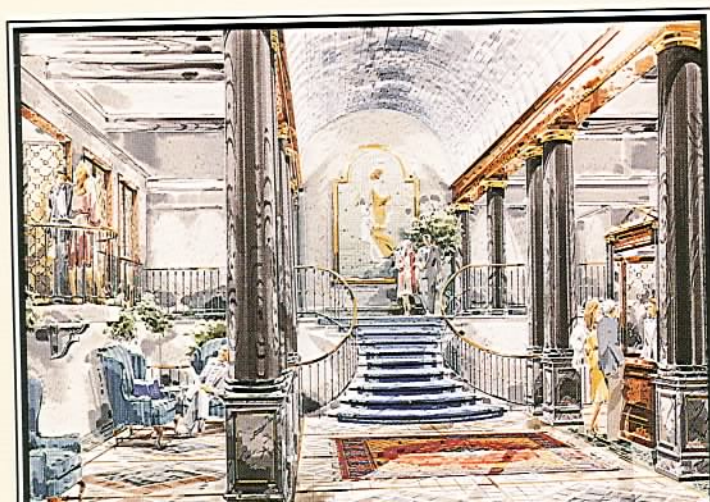
The soaring two story lobby with its dramatic vaulted ceiling and sweeping staircase introduces you to your elegant home. The opulent Avoca Lounge with bar for lavish entertaining, opens out to a landscaped terrace, overlooking the unique beauty of the ravine. Amenities include a relaxing library, a board and card room, exercise facilities, state-of-the-art security and everything else you would expect in a residence of this calibre.

The Residences of One Avoca convey a sense of spaciousness, character and taste, with sophistication in design and quality of craftsmanship.

This most coveted ravine address will never come again.



The Townhomes of One Avoca





CENTRAL PARK

639 SQ. FT.

Suite	639 Sq. Ft.
Balcony	57 Sq. Ft.
Total	696 Sq. Ft.

LIVING ROOM
11'-0" x 17'-0"

BEDROOM
10'-0" x 12'-6"

BALCONY
9'-0" x 5'-0"

LANDPOWER
REAL ESTATE LTD. BROKERAGE



Upper Floors



Typical Floors

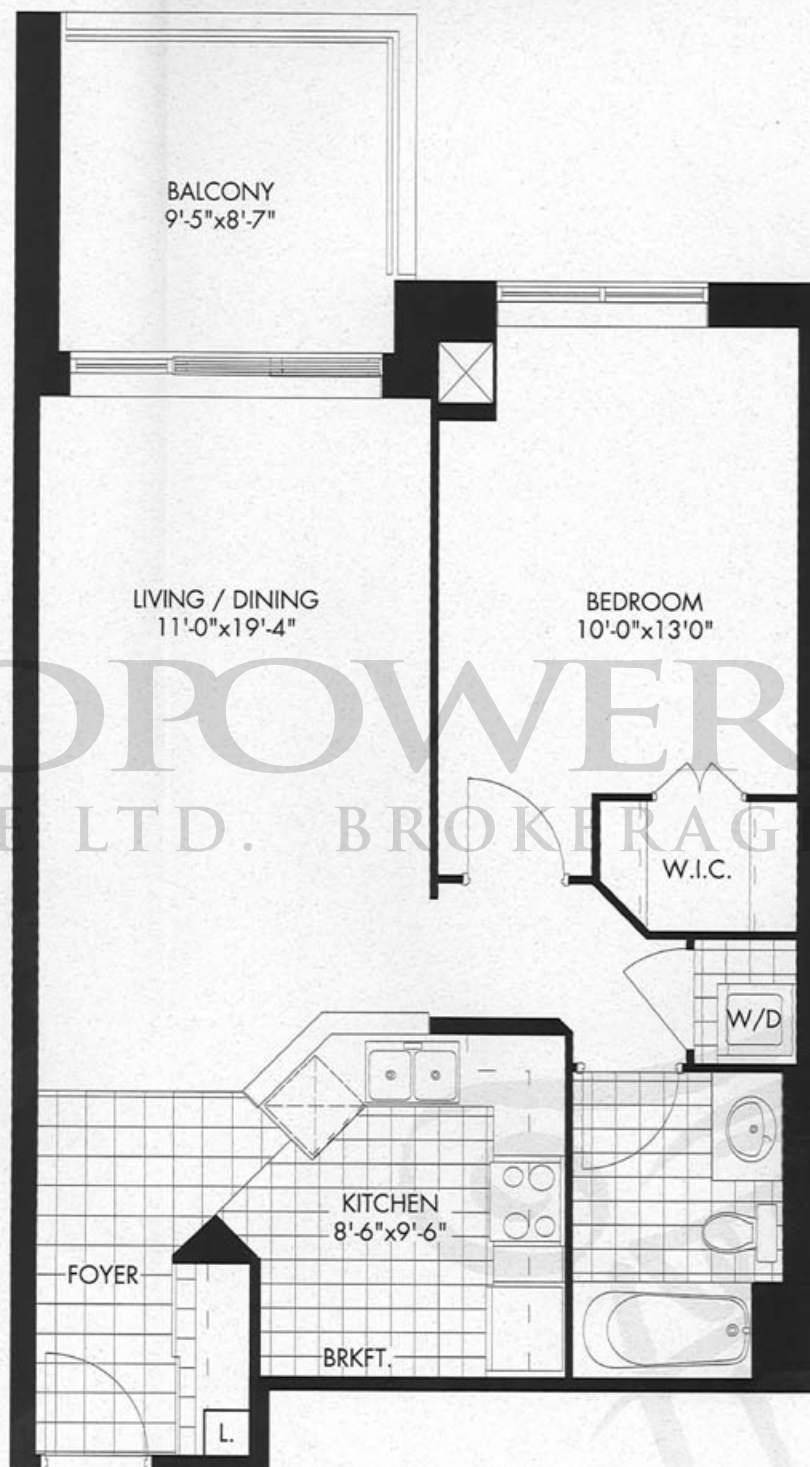




CHELSEA PARK

672 SQ. FT.

Suite	672 Sq. Ft.
Balcony	93 Sq. Ft.
Total	765 Sq. Ft.



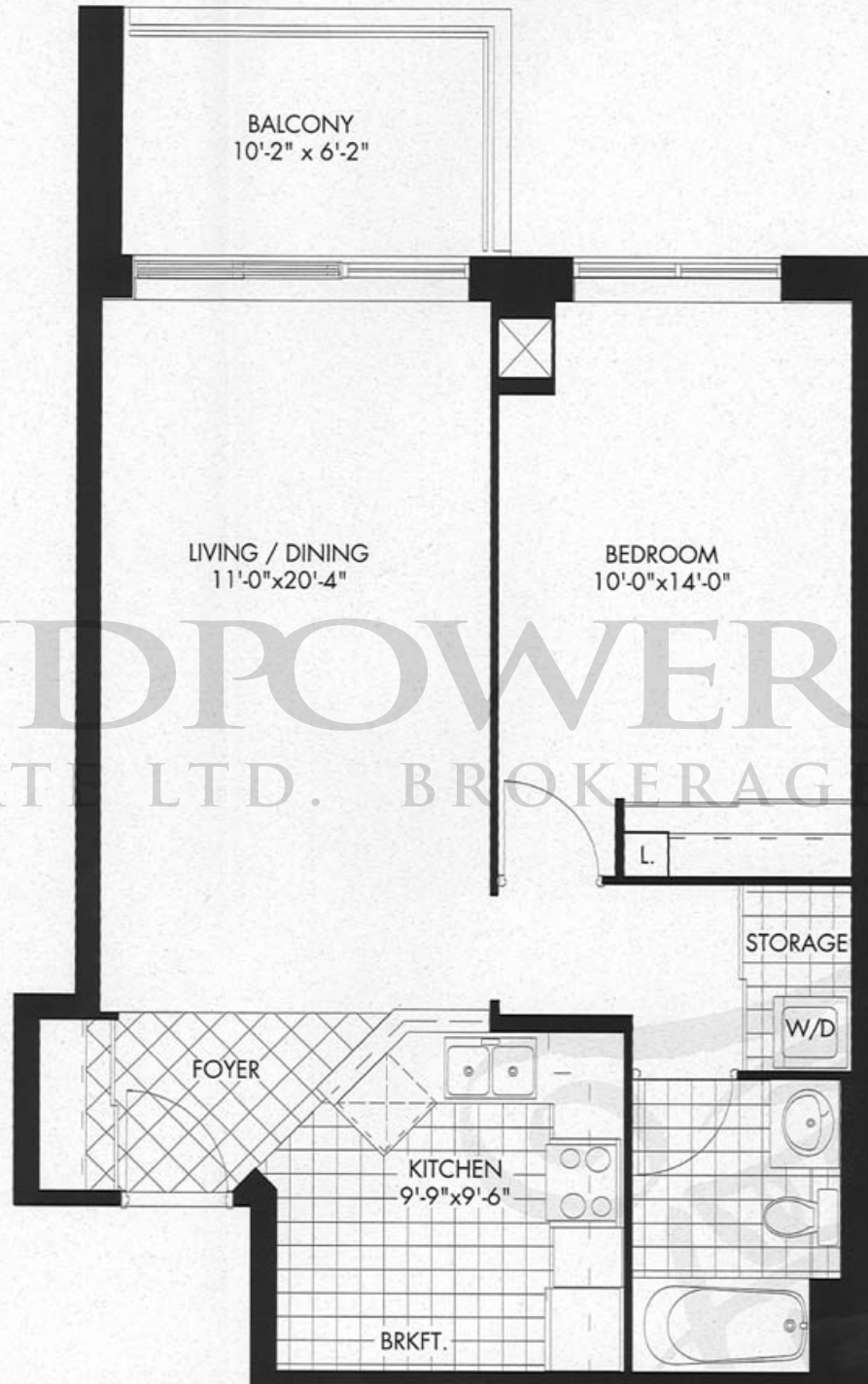
Typical Floors



STANLEY PARK

683 SQ. FT.

Suite	683 Sq. Ft.
Balcony	77 Sq. Ft.
Total	760 Sq. Ft.



Upper Floors



Typical Floors



SUSSEX PARK

934 SQ. FT.

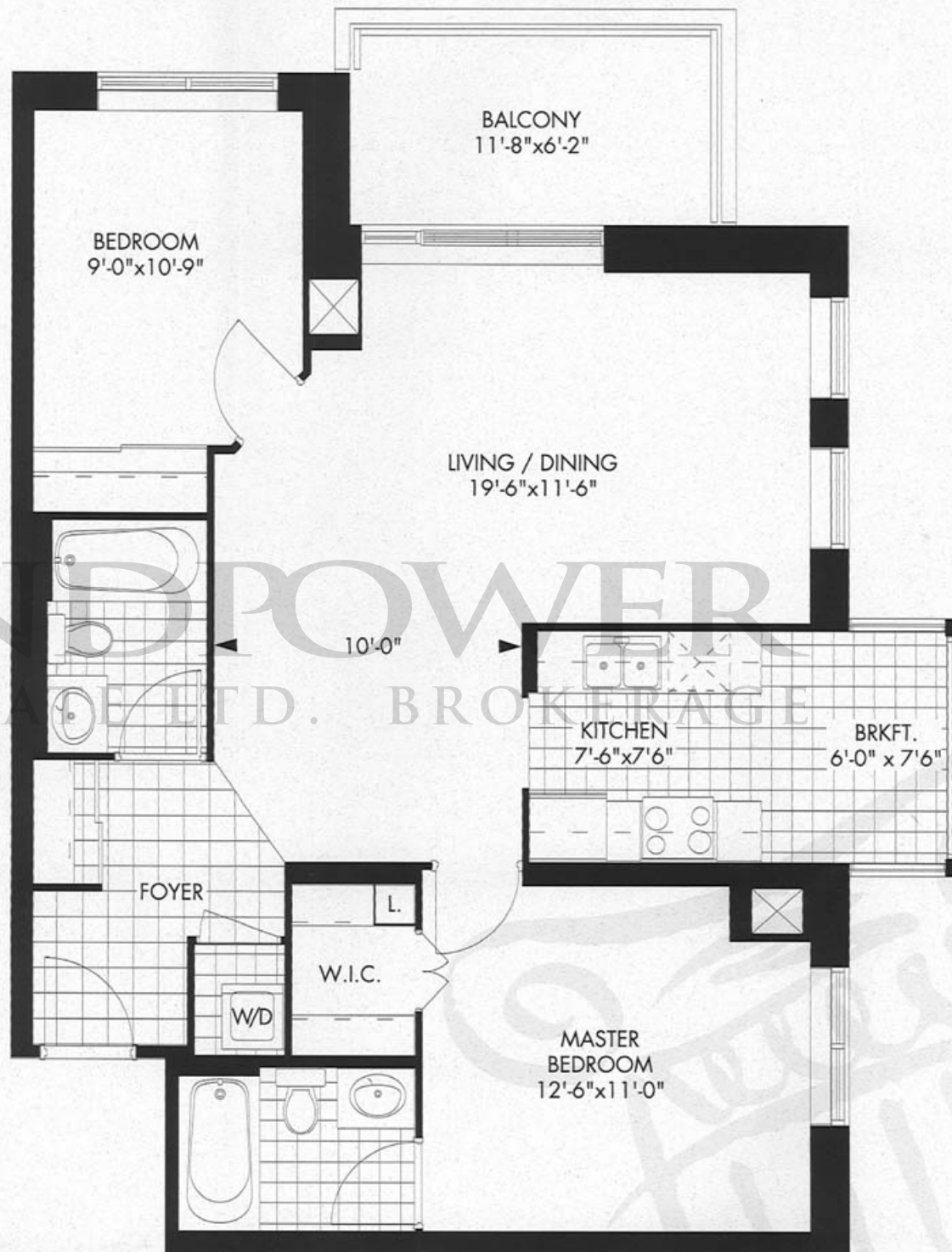
Suite	934 Sq. Ft.
Balcony	89 Sq. Ft.
Total	1023 Sq. Ft.



Upper Floors



Typical Floors

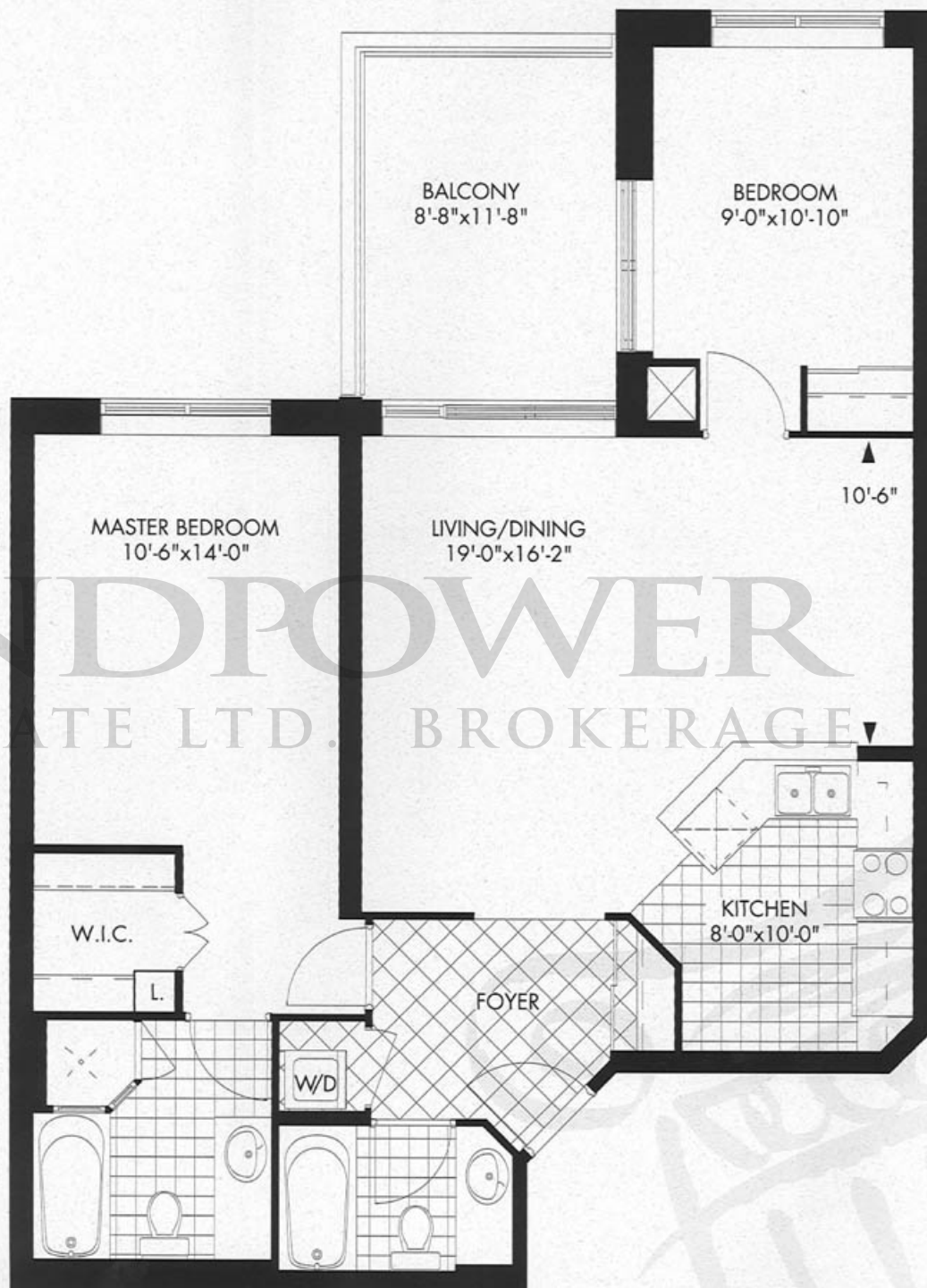




DORSET PARK

978 SQ. FT.

Suite	978 Sq. Ft.
Balcony	118 Sq. Ft.
Total	1096 Sq. Ft.



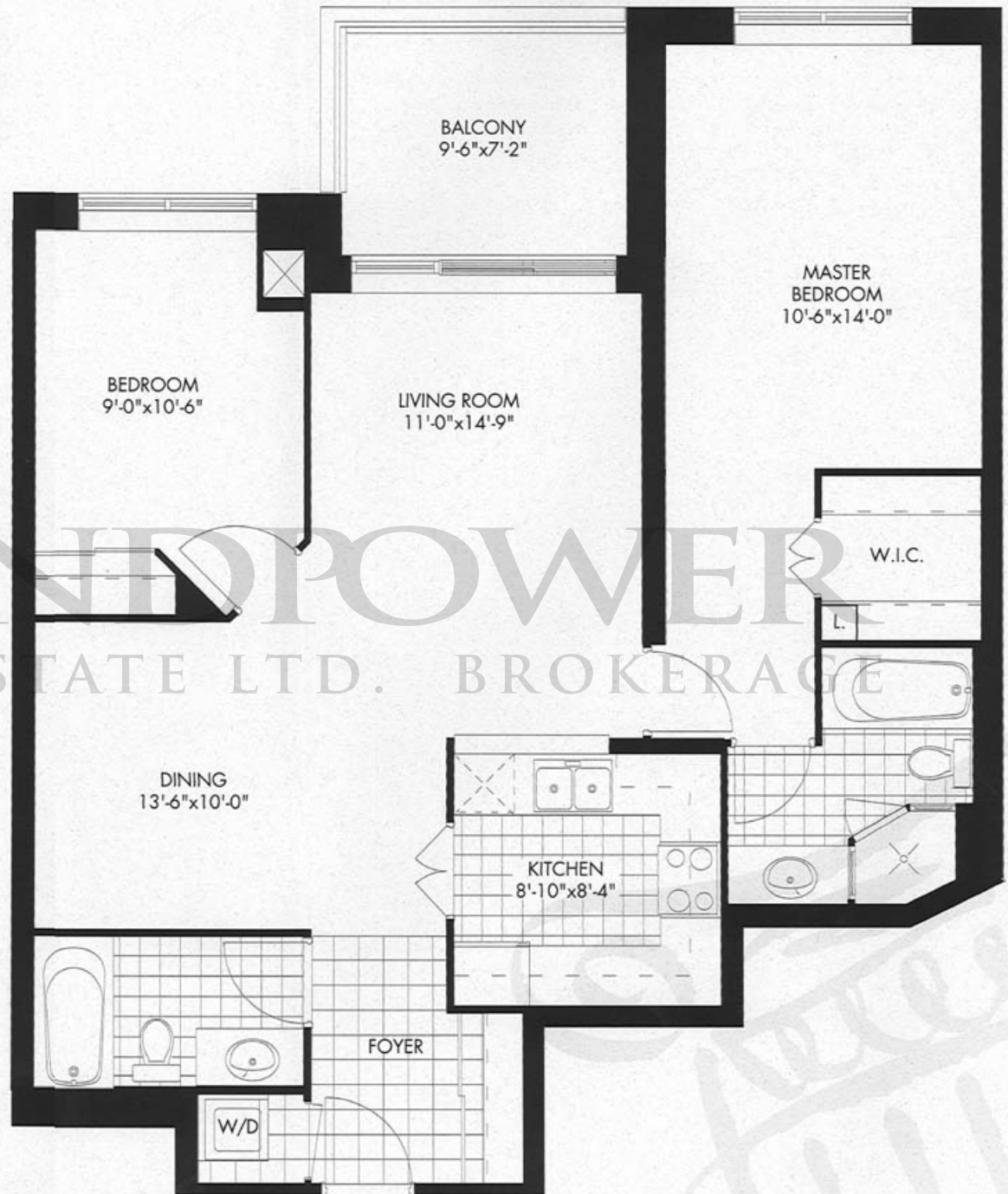
Typical Floors



WILTON PARK

997 SQ. FT.

Suite	997 Sq. Ft.
Balcony	82 Sq. Ft.
Total	1079 Sq. Ft.



Typical Floors



DEVON PARK

1024 SQ. FT.

Suite	1024 Sq. Ft.
Balcony	86 Sq. Ft.
Total	1110 Sq. Ft.



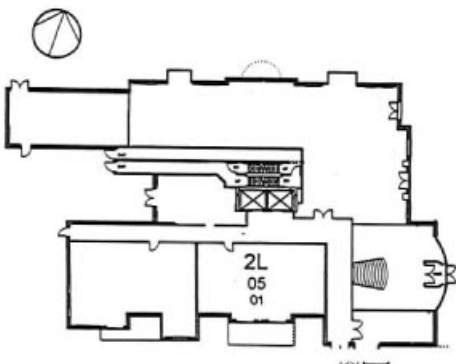
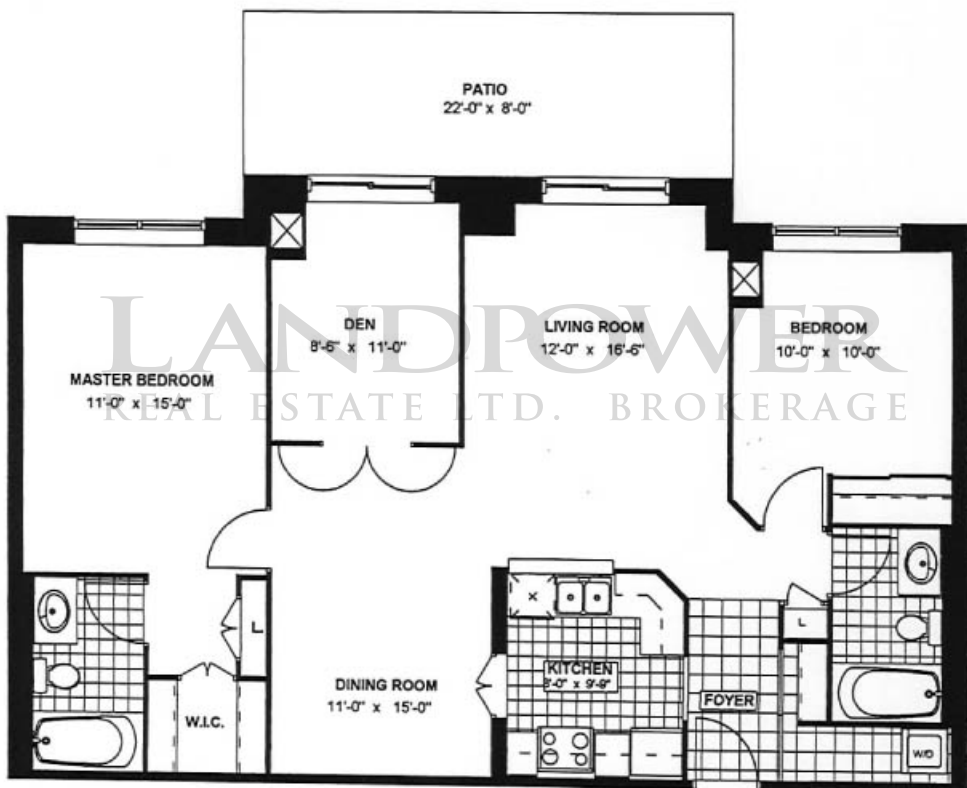
Typical Floors



ONE AVOCA
Ravine Residences
At Yonge & St. Clair

SCHEDULE E
TYPE 2L
SUITE 105

1152 sq ft



PURCHASER ACKNOWLEDGEMENT

DATE

LEGAL NO. _____

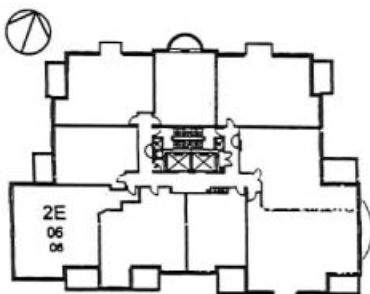
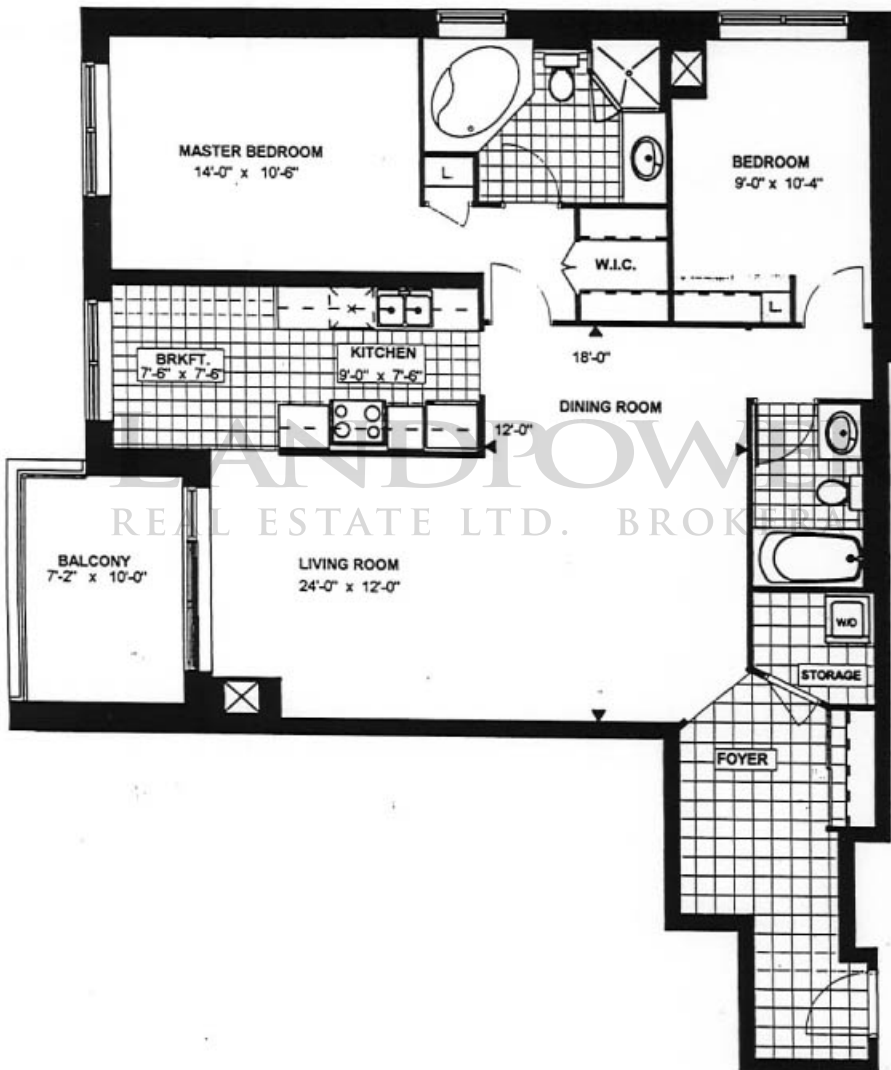
Dimensions, specifications, layouts and materials are approximate only and subject to change without notice. E. & E.O. Tile patterns may vary.



ONE AVOCA
Ravine Residences
At Yonge & St. Clair

SCHEDULE E
TYPE 2E
SUITE 06

THE HYDE PARK
1245 sq ft



PURCHASER ACKNOWLEDGEMENT

DATE

LEGAL NO.

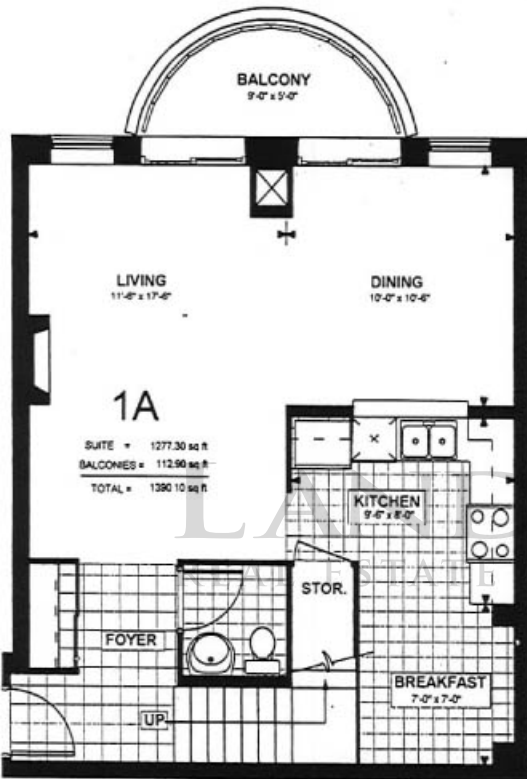
Dimensions, specifications, layouts and materials are approximate only and subject to change without notice. E. & EO. Tile patterns may vary.



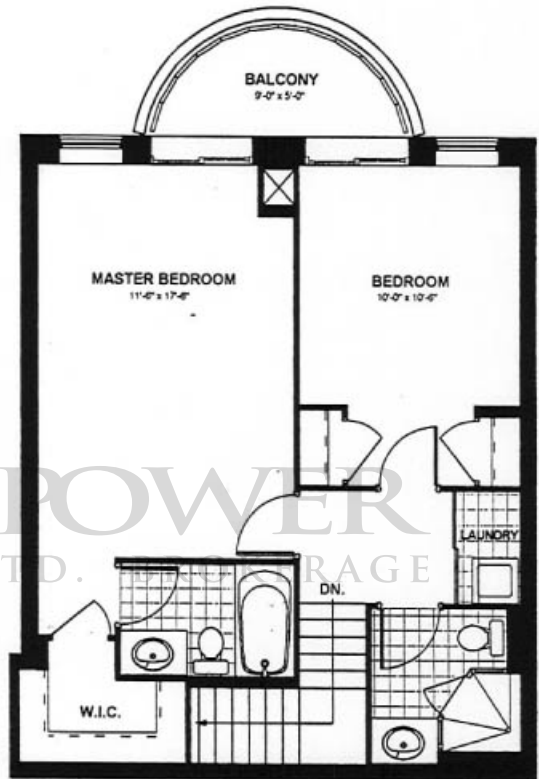
ONE AVOCA
Ravine Residences
At Yonge & St. Clair

SCHEDULE E
TYPE 2N
SUITE 09

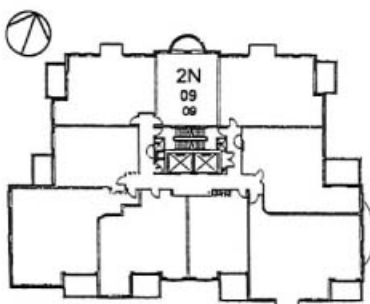
1277 sq ft



LOWER LEVEL



UPPER LEVEL



PURCHASER ACKNOWLEDGEMENT

DATE

LEGAL NO.

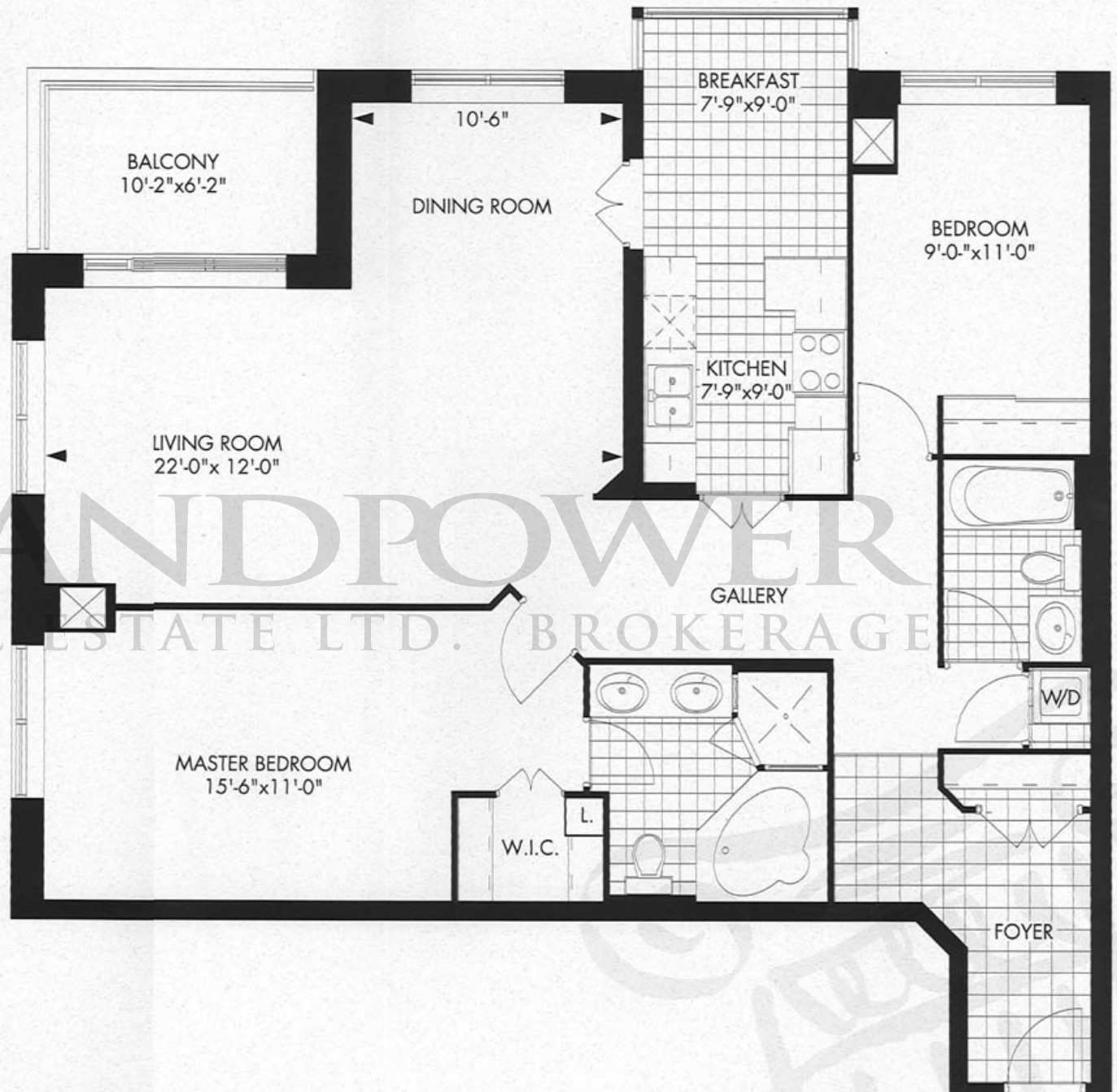
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SHETLAND PARK

1301 SQ. FT.

Suite	1301 Sq. Ft.
Balcony	77 Sq. Ft.
Total	1378 Sq. Ft.



Typical Floors

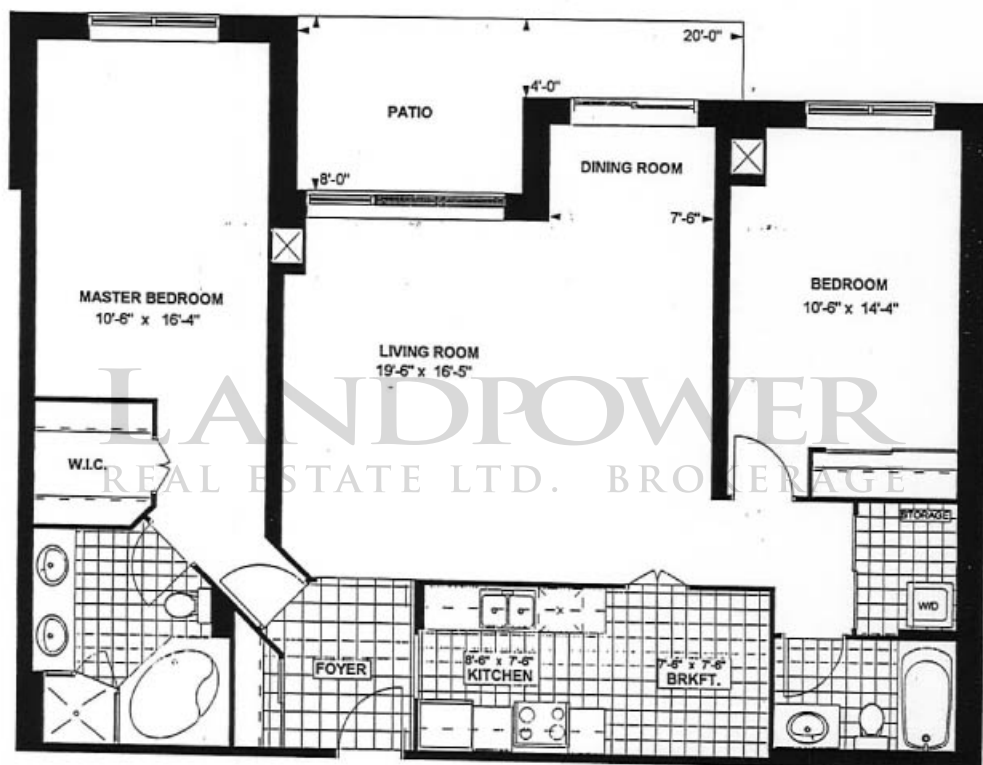


ONE AVOCA
Ravine Residences
At Yonga & St. Clair

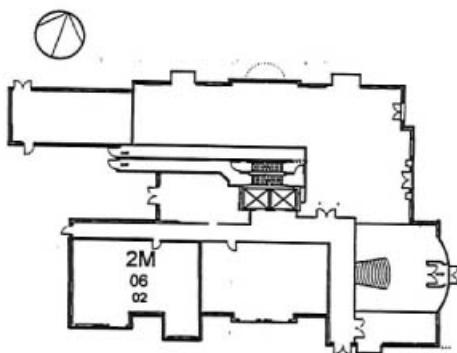
SCHEDULE E
TYPE 2M
SUITE 106

GROUND FLOOR

1321 sq ft



Option 1



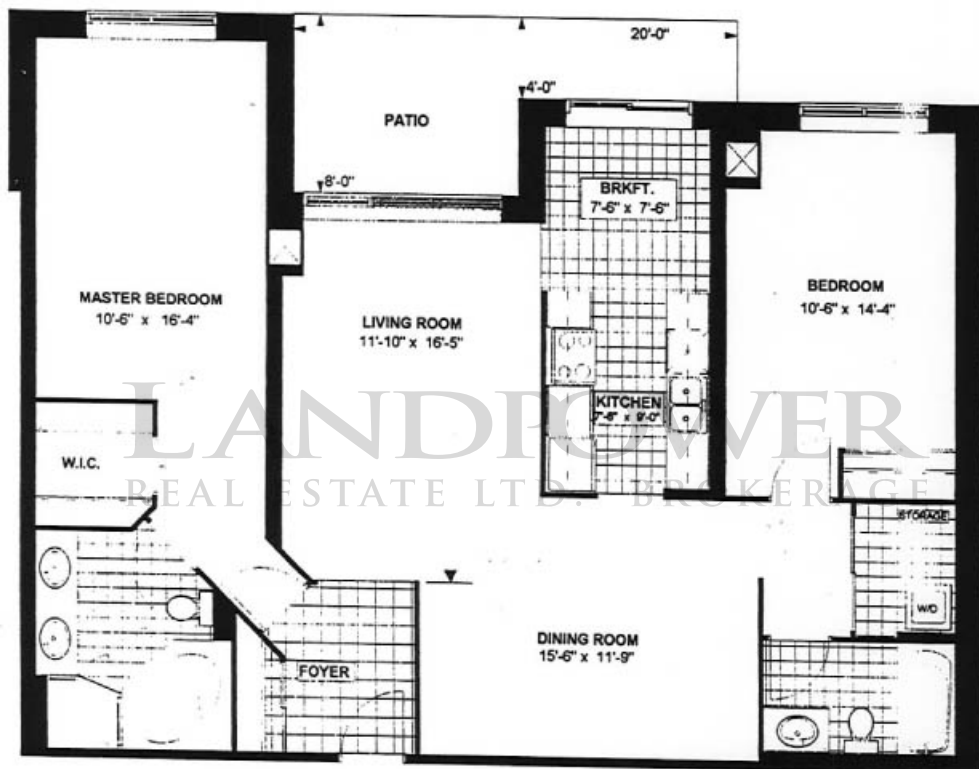
PURCHASER ACKNOWLEDGEMENT

DATE

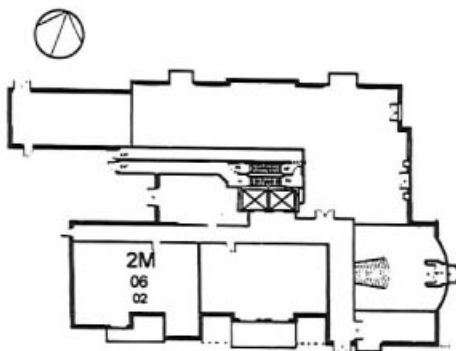
LEGAL NO.

Dimensions, specifications, layouts and materials are approximate only and subject to change without notice. E. & EO. Tile patterns may vary.

GROUND FLOOR
 1321 sq ft



Option 2



PURCHASER ACKNOWLEDGEMENT _____

DATE _____

LEGAL NO. _____

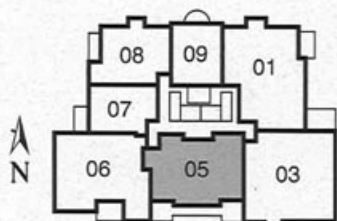
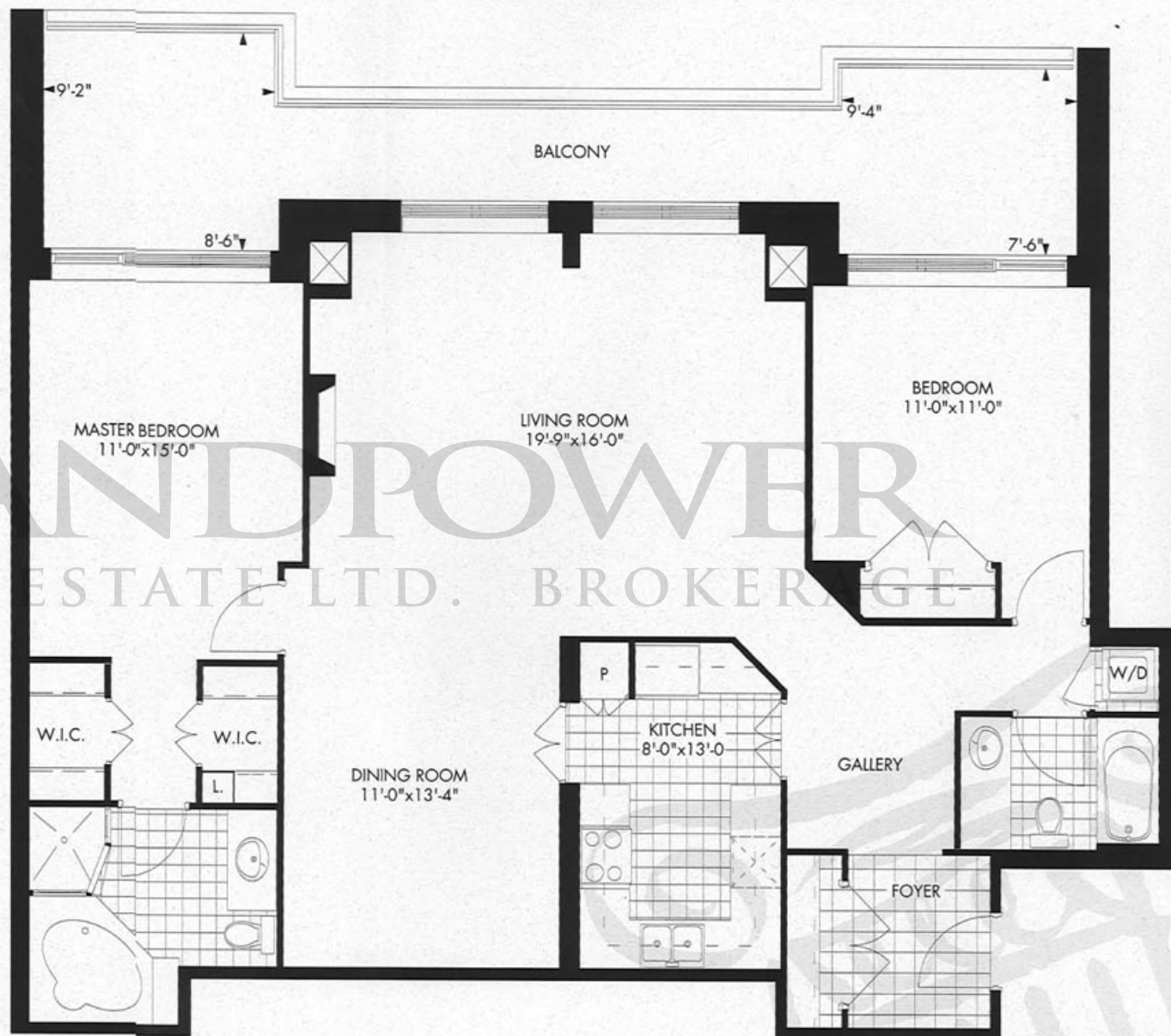
Dimensions, specifications, layouts and materials are
 approximate only and subject to change without notice.
 E. & E.O. Tile patterns may vary.



HAMPTON PARK

1335 SQ. FT.

Suite	1335 Sq. Ft.
Balcony	269 Sq. Ft.
Total	1604 Sq. Ft.



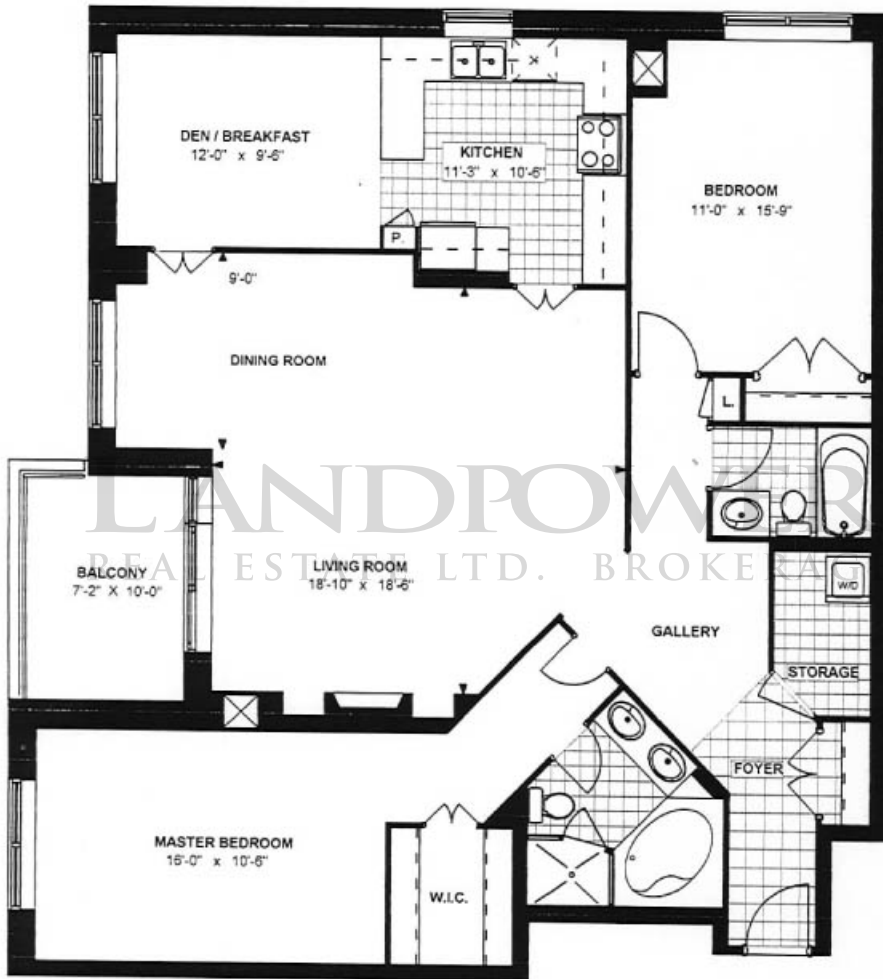
Upper Floors



ONE AVOCA
Ravine Residences
At Yonge & St. Clair

SCHEDULE E
TYPE 2H
SUITE 06

THE YORKSHIRE PARK
1533.04 sq ft



PURCHASER ACKNOWLEDGEMENT

DATE

LEGAL NO.

Dimensions, specifications, layouts and materials are approximate only and subject to change without notice. E. & EO. Tile patterns may vary.



BUCKINGHAM PARK

1642 SQ. FT.

Suite	1642 Sq. Ft.
Balcony	201 Sq. Ft.
Total	1843 Sq. Ft.



Upper Floors

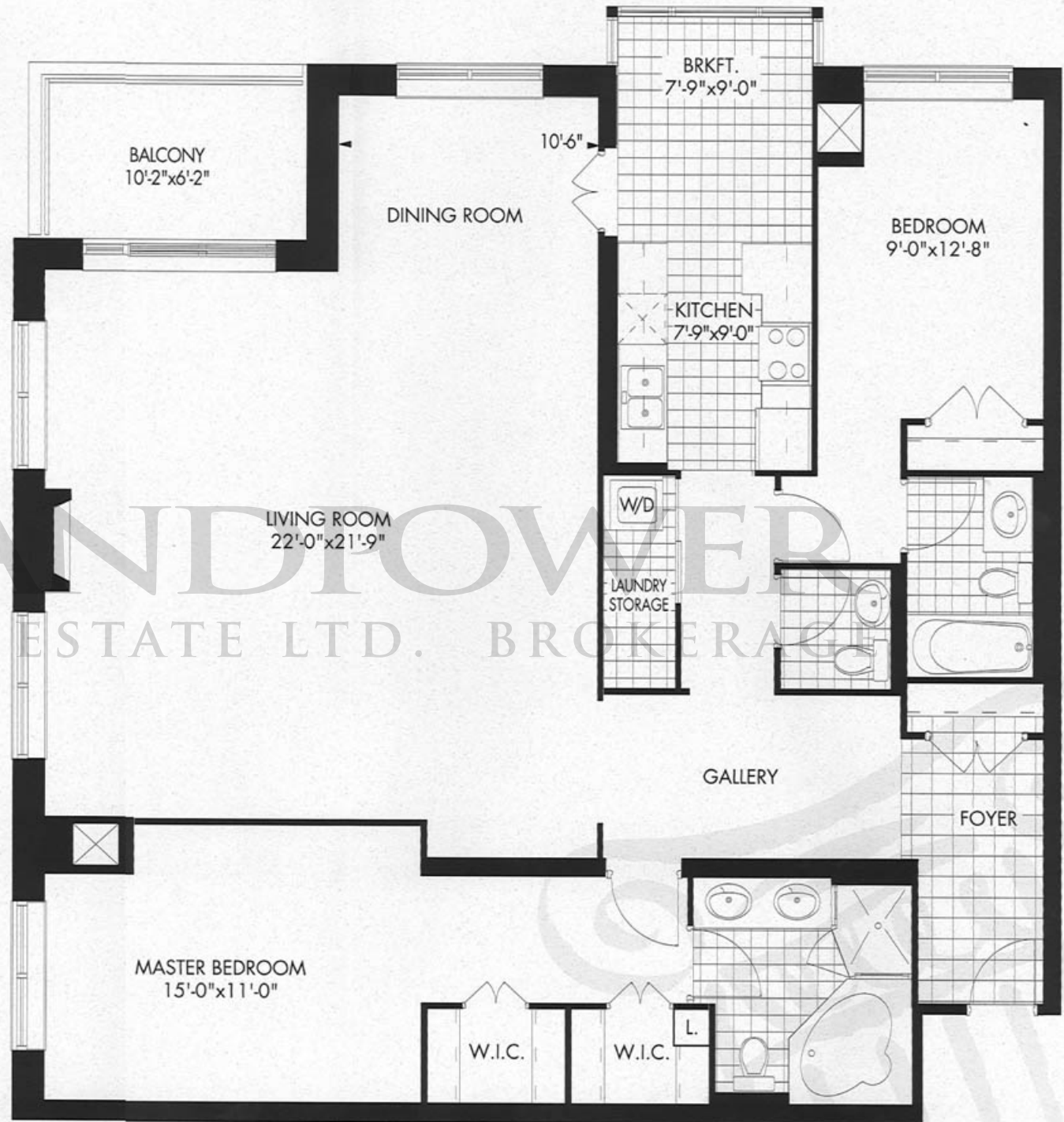


WINDSOR PARK

1645 SQ. FT.

Suite	1645 Sq. Ft.
Balcony	77 Sq. Ft.
Total	1722 Sq. Ft.

LANDPOWER
REAL ESTATE LTD. BROKERAGE



Upper Floors

BARCLAY-GRAYSON A MASTER BUILDER



With extensive experience in residential, commercial and resort real estate projects, the Barclay-Grayson Group has brought to bear a powerful array of resources and a proven track record in the development of the Ravine Residences of One Avoca.

One Avoca will truly be the pinnacle of their achievements to date, and no effort has been spared in ensuring that this unique and exclusive development lives up to its very ample potential.

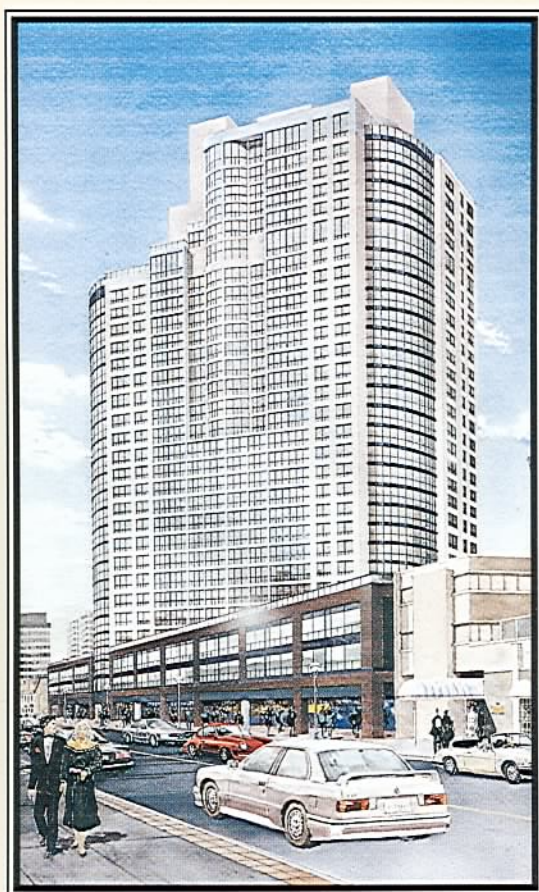
Barclay-Grayson is based in Toronto, and specializes primarily in highrise condominium development. The principal has successfully developed some of the city's keystone projects, including prestigious Century Plaza at 24 Wellesley Street West, a three hundred and fifty-suite condominium tower and retail centre; and The Gallery, located at 25 Grenville Street, which features two hundred residential suites.

Other well-known projects completed by Barclay-Grayson include the Todd Brooker Lodge, a luxurious one hundred and forty four-suite resort hotel in Collingwood, and The Barclay Beach Club, an eighty-suite highrise condominium building on the glorious beaches of North Hutchinson Island in Florida.

Now Barclay-Grayson is applying its reputation for outstanding quality in the creation of One Avoca, exquisite condominium ravine residences situated at one of the city's most sought-after locations.



The impressive residences at



The prestigious Century Plaza