



SPECIAL PREVIEW BONUS

Choose ONE of the following:

**STAINLESS STEEL
APPLIANCE PACKAGE**
(FRIDGE, STOVE, DISHWASHER & MICROWAVE)

or

**UPGRADE
KITCHEN CABINETS
ONE LEVEL (III)**

&

50_{oz.} BROADLOOM
(WHERE APPLICABLE)

or

ELECTRIC FIREPLACE



See Sales Representative for details.
Limited time offer.

May 31/03



PRICE LIST

PANACHE CONDOMINIUMS

TYPICAL SUITES (floors 5 to 12)

Available Suite Types

(Expected Occupancy: Spring 2005)

# of Bdrm	Name	Type	Suite #	Exp.	Sq. Ft.	Base Prices	Maintenance	Taxes est.
						From: 5 th Floor	Per month	Per month
1 + Den	Rock	1A-1/1A-2	05/06	West	603	\$186,400	\$270	\$194
1 + Den	Jive	1D	11	East	608	\$181,400	\$272	\$189
1 + Den.	Blues	1B-3	02	South	674	\$202,400	\$298	\$211
1 + Den.	Bebop	1B-2	08	North	678	\$200,400	\$299	\$209
1 + Den	Jazz	1C	10	East	736	\$204,400	\$322	\$213
1 + Den	Samba	1E-2	12	East	738	\$203,400	\$323	\$212
1 + Den.	Tango	2F	07	NW	700	\$216,900(6 Fl.)	\$308	\$226
1 + Den.	Tango	2F	09	NE	700	\$210,400	\$308	\$215
2 Bdrms.	Disco	2D	03	SW	880	\$259,400	\$377	\$270
2 + Den.	Swing	2E	01	SE	965	\$284,400	\$411	\$296
2 + Den.	Twist	2M	04	West	1028	\$299,900	\$434	\$312

PLEASE CHECK WITH SALES STAFF FOR EXACT AVAILABILITY

General Information:

TOTAL NO. OF FLOORS: 19, NO. OF SUITES PER FLOOR: 12 (on typical floors)
TOTAL NO. OF SUITES: 190

PREMIUM PER FLOOR: \$500 per floor (For typical floors only. Some floors may differ. Please inquire)

PRICE INCLUDES: 6 Appliances (fridge, stove, dishwasher, washer, dryer & microwave with fan) and Parking
LOCKER EXTRA

MAINTENANCE/month: Approx. 43¢ per sq.ft.

INCLUDES: Heat, Hydro, Water, Gas, Parking & 24 hour Concierge

EXCLUDES: Cable T.V., Telephone, Internet & Locker (if applicable)

TAXES/per year: Approx. 1.25% of the Purchase Price

- BUILDING FEATURES:
- 24 Hour Concierge
 - Multipurpose & Entertainment Room
 - Indoor Swimming Pool & Whirlpool
 - Exercise Room
 - Ladies' & Men's Change Room
 - Guest Suite

FINANCING: Capped Interest Rate thru TD/Canada Trust

DEPOSIT STRUCTURE:

(Interest will be paid on ALL deposits from date of receipt)

The following is the deposit structure to be made out to: HARRIS SHEAFFER LLP in trust

	1 st Deposit 10 Days from date of Offer	2 nd deposit 45 days from date of Offer	3 rd deposit 90 days from date of Offer	4 th deposit 180 days from date of Offer	5 th deposit 240 days from date of Offer	
1 Bedroom + Den / 2 Bedrooms (1A1/1A2, 1D, 1B3, 1B2, 1C, 1E2, 2F)	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$30,000
2 Bedrooms (2D, 2E, 2M)	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$40,000

Sales information provided by Panache Residences Inc. - Exclusive Agent for Vendor

Prices subject to change without notice.

Phone: (416) 440-2762

Fax: (416) 440-4289

June 14, 2003

Dora Soberano & Rochelle Glasner
Sales Representatives

E.&O.E.

(3) 030614



Panache

CONDOMINIUMS

ARCHITECTURE

- A modern combination of rich coloured glass accentuated by precast detailing.
- Extensive windows for maximum light (as per plan).
- Landscaped grounds and terrace in amenity area.
- Balcony and/or terrace (in most suites).

AMENITIES

- Contemporary lobby with a lounge/seating area.
- Concierge service, 24 hours.
- Two elevators.
- Underground parking garage (excluding studio units).
- Second floor recreation club with indoor swimming pool, whirlpool and landscaped terrace.
- His and hers change rooms complete with showers and lockers.
- Fitness room with commercial grade equipment.
- Designer decorated entertainment room equipped with large screen TV (home theatre); kitchen and bar overlook the large landscaped terrace.
- Individually controlled air conditioning and heating unit, by season.
- Guest suite.

INTERIOR FEATURES

FLOORING

- Upgraded laminated flooring in living room and dining room (as per plan) from standard vendor's samples.
- Quality 40 ounce (approximate weight) broadloom with upgrade underpad in bedrooms and dens (as per plan) from vendor's standard samples.
- Imported ceramic tiles in the foyer, kitchen, washrooms, laundry room and shower and/or tub enclosure, as per plan.

TRIM/WALLS

- 4-inch baseboards with 3 inch matching door casing design.
- Classic style interior doors with metal lever hardware (as per plan).
- Mirror sliding doors in foyer and bedroom closets (as per plan).
- All trim in kitchen, laundry room, powder room, washrooms are painted in off-white semi gloss paint; all other areas are painted in flat latex, off white paint.
- Textured ceiling in all rooms except kitchen, bathrooms, laundry rooms.
- Plastic coated wire shelving in all closets including linen shelving, as per plan.
- White receptacles and rocker panel switches.

- Walk-in closets in bedrooms, as per plan.
- Sliding doors to balcony or terrace, as per plan.
- Double-glazed thermal aluminum windows provided with screens on operating windows.

KITCHEN FEATURES

- Open concept kitchen with breakfast bar or eat-in kitchen area, as per plan.
- European style crafted upgraded cabinetry from vendor's standard samples.
- Double stainless steel sink with single lever and spray taps.
- Complete package of white appliances including: space saver frost-free refrigerator, self-clean oven, built-in dishwasher, microwave with hood fan and stackable washer/dryer combination unit. All appliances to be installed.
- Ceiling mounted track lighting.
- Choice of ceramic tile or mirror backsplash from vendor's standard samples.

MAIN AND MASTER ENSUITE BATHROOM

- European style crafted cabinetry with mirror and strip light fixture.
- Single lever faucet.
- Recessed medicine cabinet.
- White bathroom fixtures.
- Separate shower, as per plan.
- Pressure balanced mixing valve for tub/shower controls.
- Exterior vented exhaust fan.
- Privacy lock.

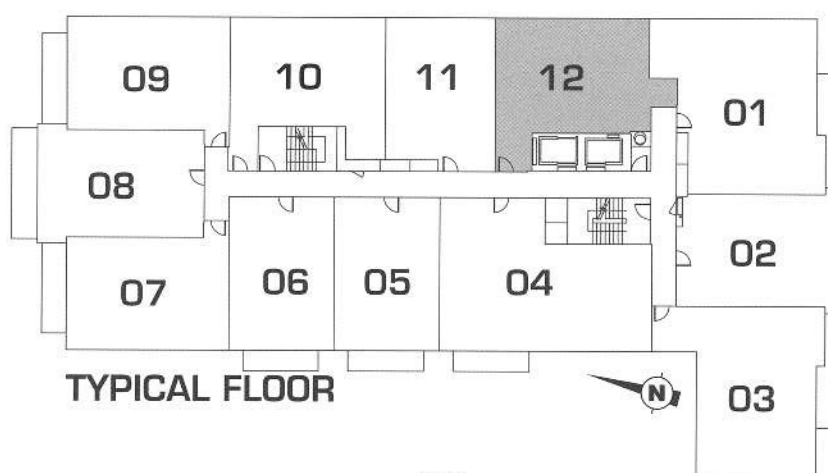
ELECTRICAL FEATURES

- 100-amp service panel with circuit breakers.
- Ceiling light fixtures in foyer, hallway and walk-in closets where applicable.
- Capped ceiling outlet in dining room, den and bedroom where applicable.
- Smoke detector, carbon monoxide detector and heat detector.
- Pre-wired for cable T.V in bedroom(s), living room and den where applicable.
- Pre-wired for Telephone in bedroom(s), living room and kitchen.
- Internet/fax/e-mail/modem line access.

SECURITY

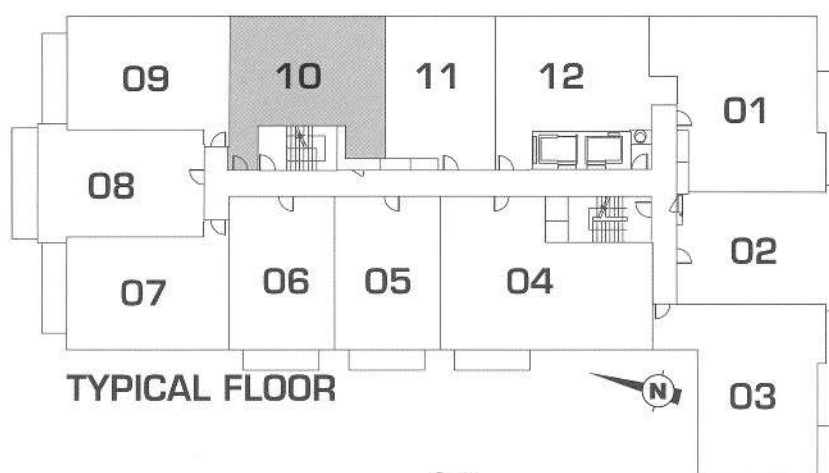
- Concierge service, 24 hours.
- Remote control accesses to resident underground parking area.
- Controlled access from underground parking to elevator lobby.
- All exterior doors from common and amenities areas are monitored.
- Controlled access at main entrance.
- Enterphone system at main entrance and visitors parking entrance.

SAMBA 738 SQ. FT.



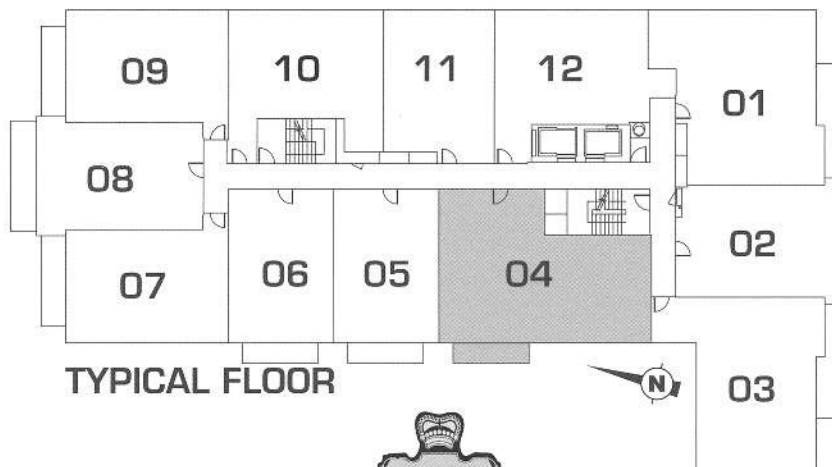
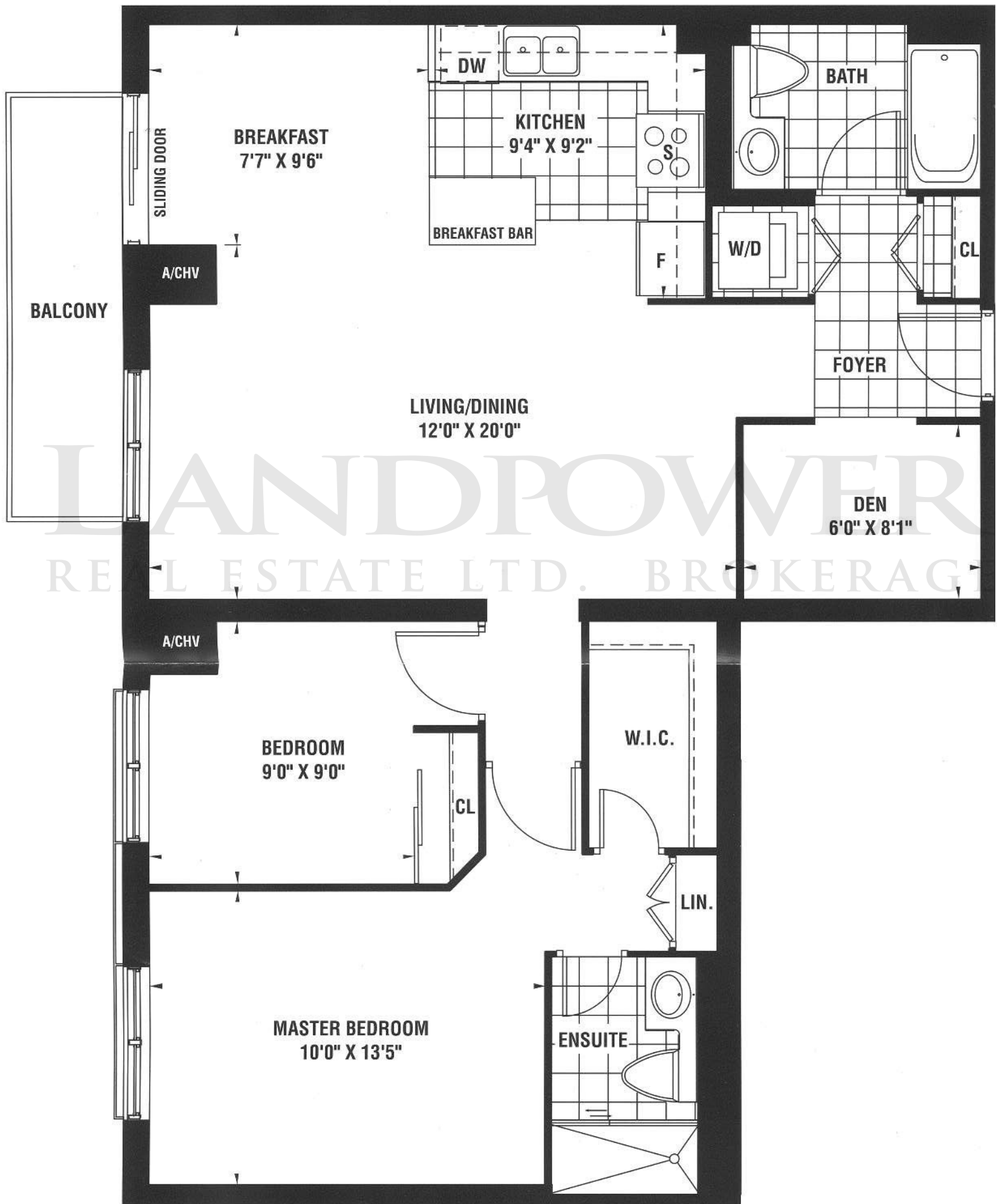
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Panache
 CONDOMINIUMS

JAZZ 736 SQ. FT.



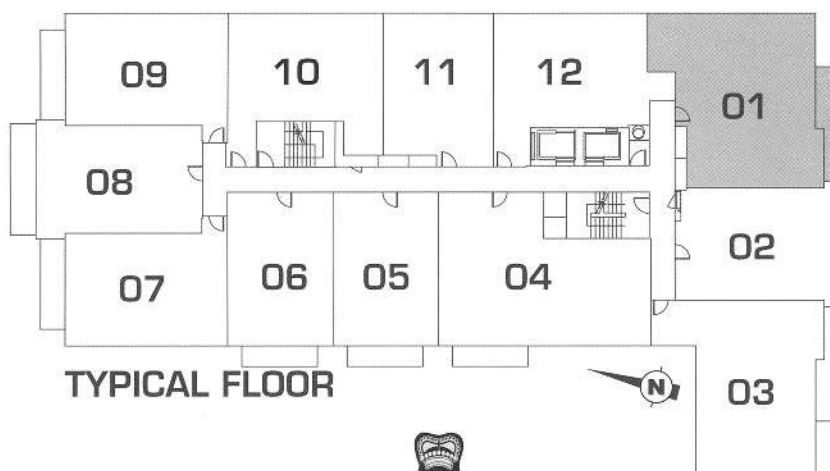
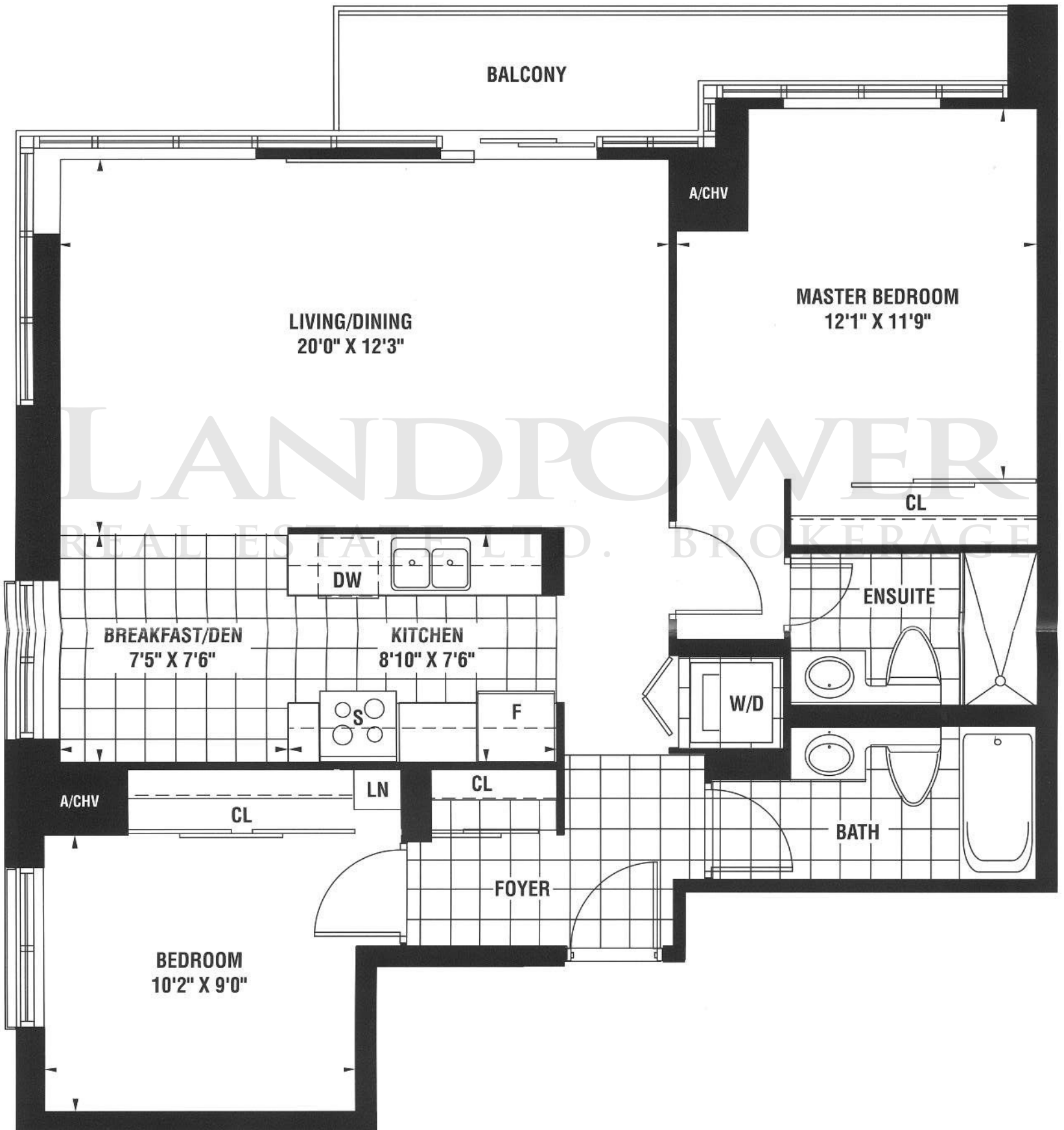
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TWIST 1028 SQ. FT.
PLUS 58 SQ. FT. OF BALCONY



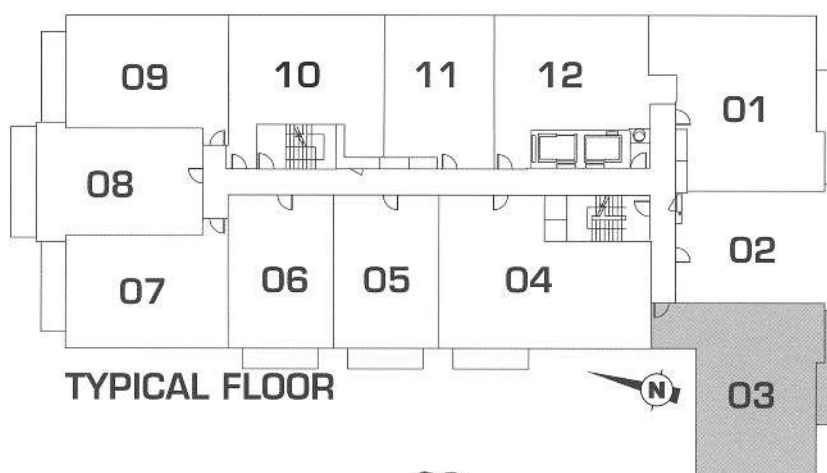
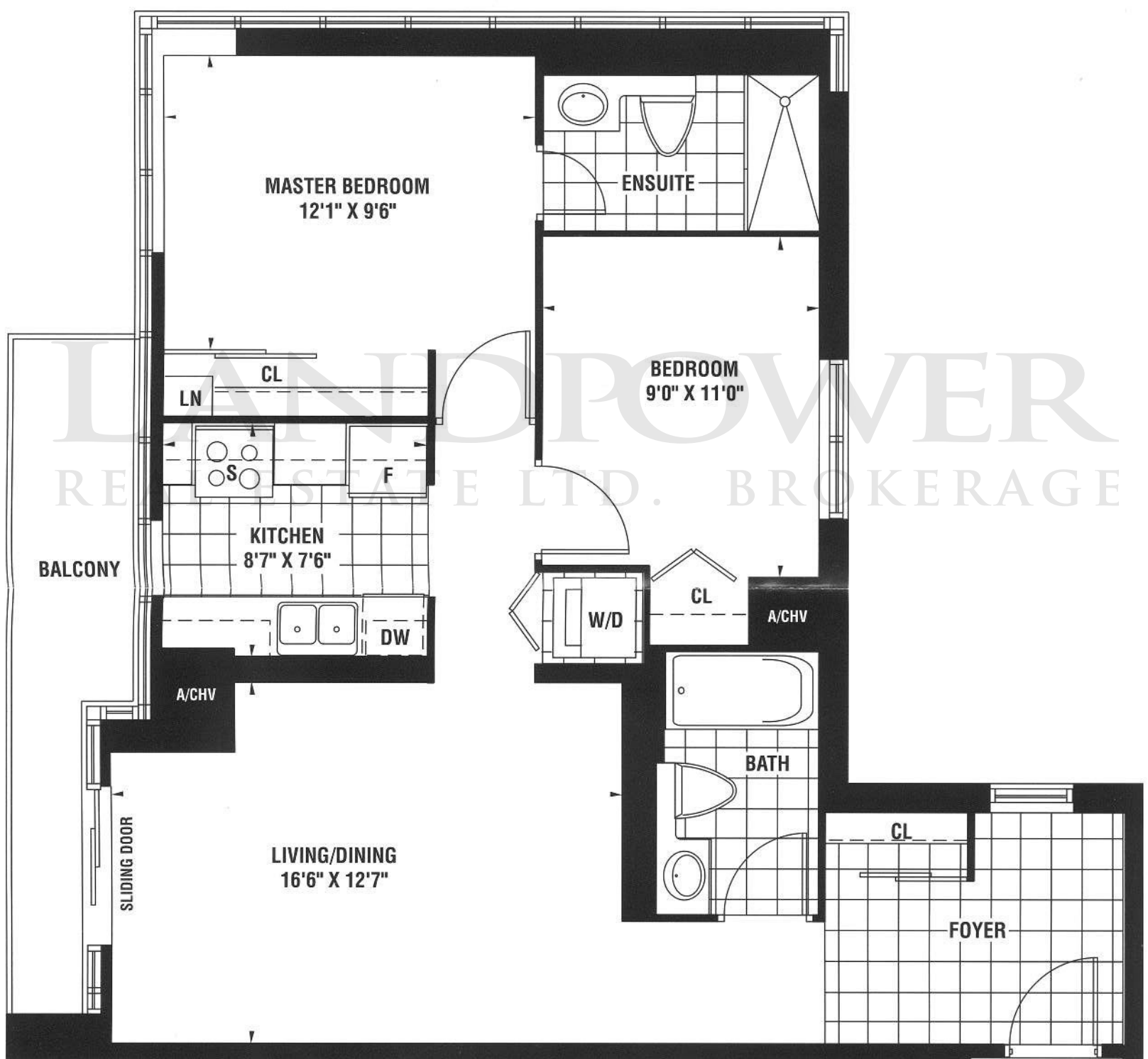
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SWING 965 SQ. FT.
PLUS 74 SQ. FT. OF BALCONY



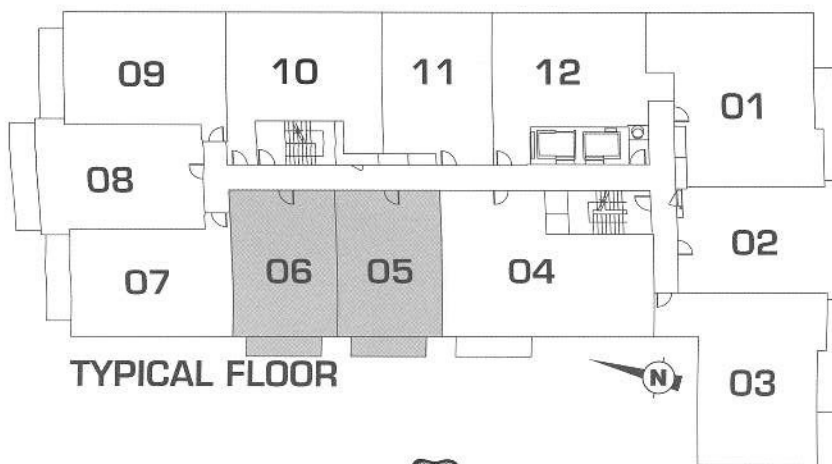
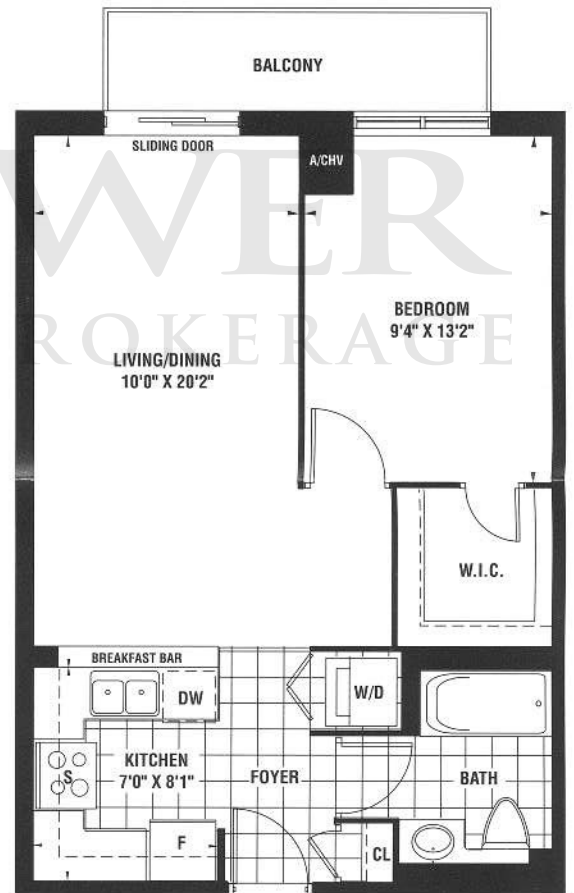
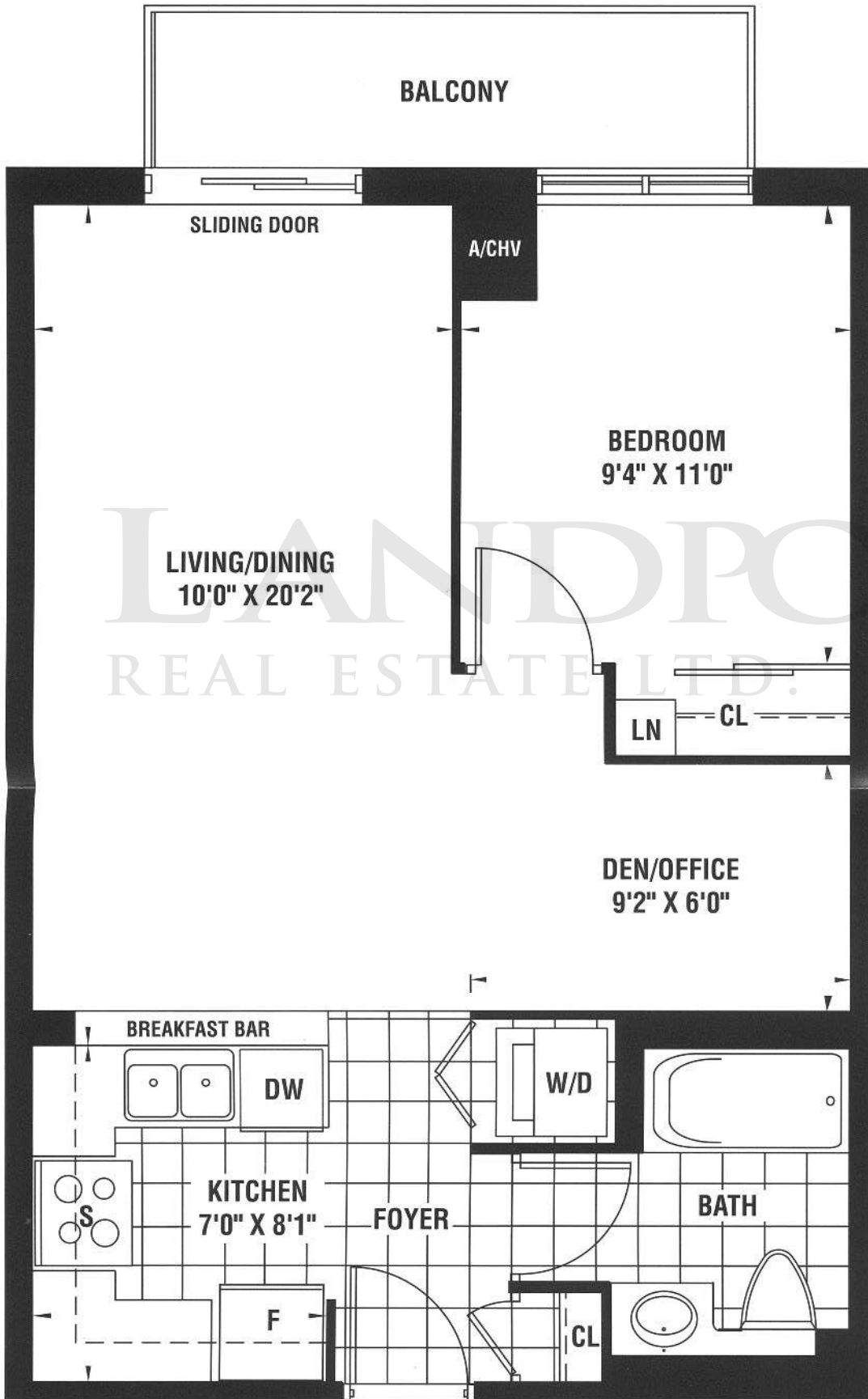
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CONDOMINIUMS

DISCO 880 SQ. FT.
PLUS 74 SQ. FT. OF BALCONY



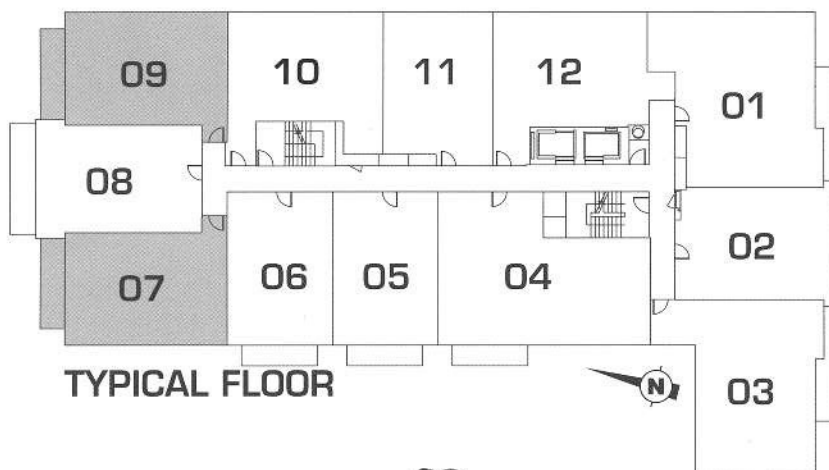
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CONDOMINIUMS

ROCK 603 SQ. FT.
PLUS 58 SQ. FT. OF BALCONY



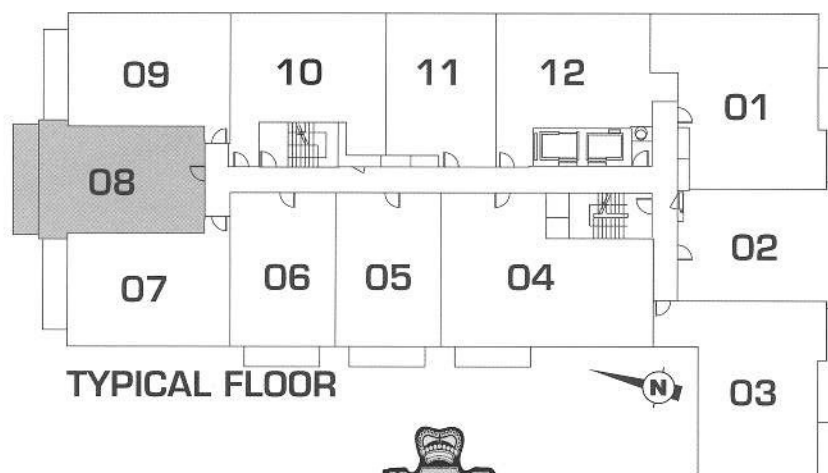
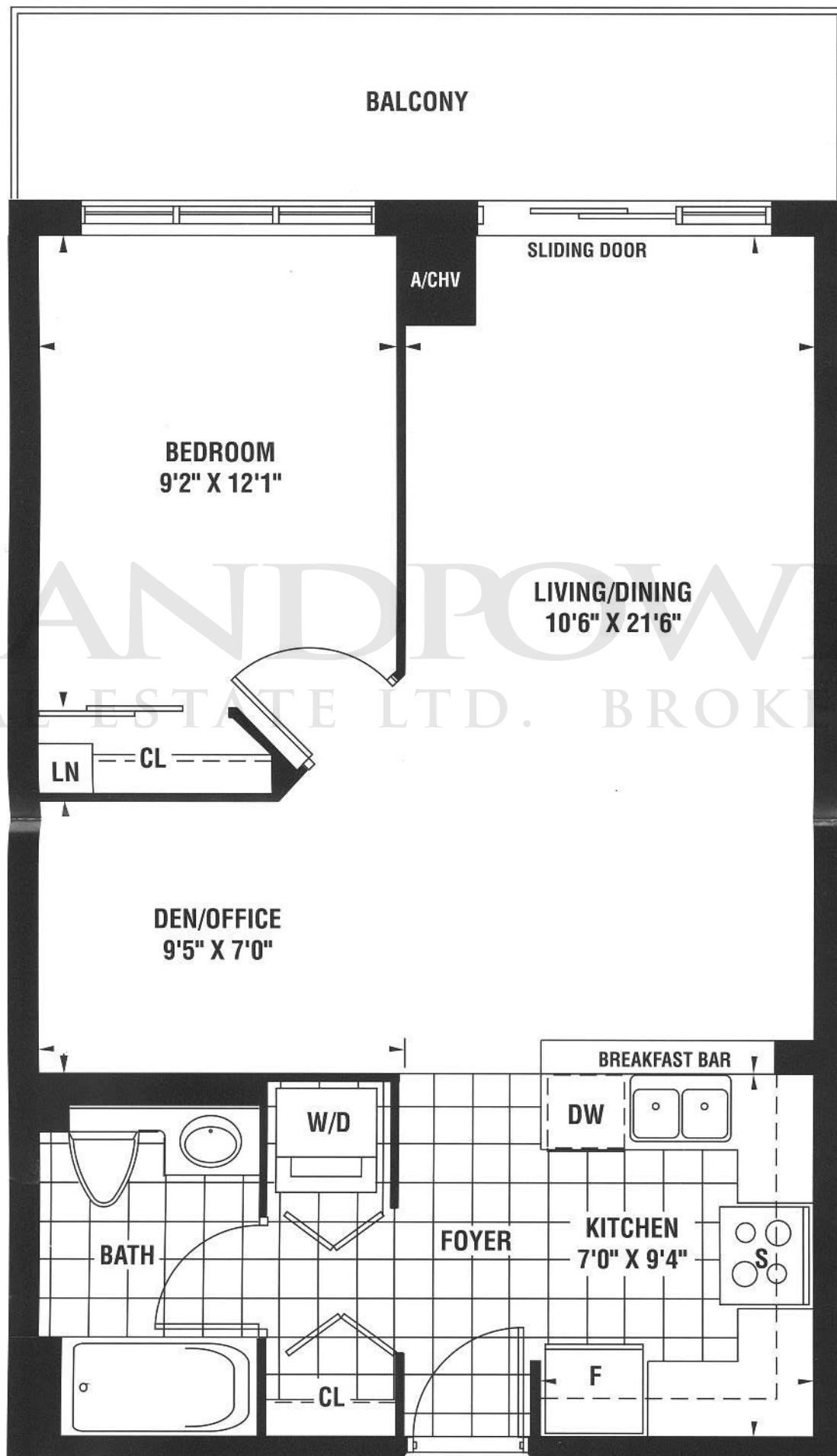
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CONDOMINIUMS

TANGO 700 SQ. FT.
PLUS 82 SQ. FT. OF BALCONY



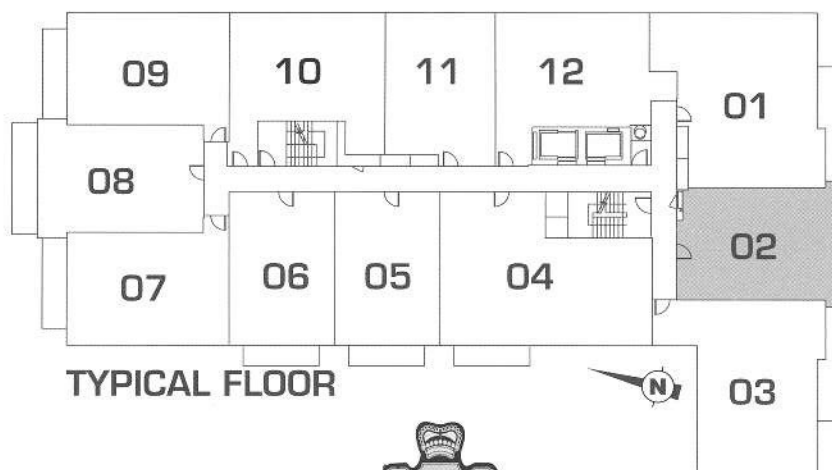
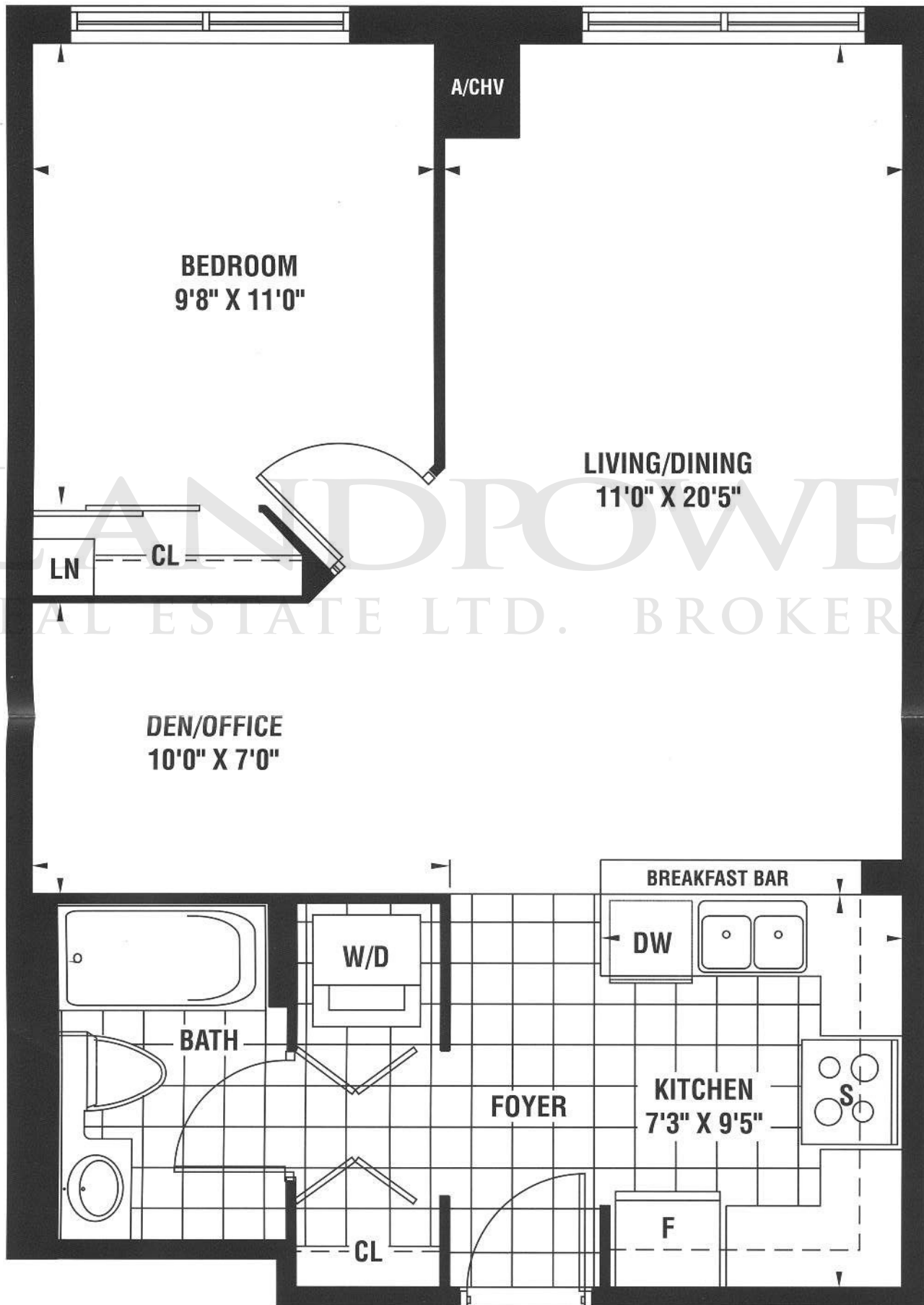
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BEBOP 678 SQ. FT.
PLUS 105 SQ. FT. OF BALCONY



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BLUES 674 SQ. FT.



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JIVE 608 SQ. FT.

