



LANDPOWER
REAL ESTATE LTD. BROKERAGE



PARK GLEN
CONDOMINIUMS

The
BUILDING



PARK GLEN

LAUREL POWER
REAL ESTATE BROKERAGE



Artist's Concept
by Daynux Design

Luxury FEATURES

QUALITY KITCHEN FEATURES

- Choice of imported ceramic floor tiles from Vendor's samples
- Double stainless steel sink with single-lever faucet
- Built in exterior vented range hood with light and two speed fan
- Fluorescent lighting in kitchen
- Custom-designed cabinets from Vendor's samples
- Choice of laminated counter top from Vendor's samples
- Choice of ceramic tile backsplash from Vendor's samples

LUXURIOUS BATHROOM FEATURES

- Custom-designed cabinets from Vendor's samples
- Choice of ceramic tiles for bathroom floors and bathtub enclosures selected from Vendor's samples
- White bathroom fixtures throughout
- Laminated vanity top and single sink
- Designer vanity mirror and medicine cabinet
- Single lever chrome faucets to all vanity sinks
- Exhaust fan in all bathrooms vented to the outside
- Privacy locks on bathroom doors
- Pressure-balanced valve for tub and shower
- Separate showers available as per plan
- Linen closet available as per plan
- Soaker tub as per plan

INTERIOR FEATURES

- Individual seasonally controlled heating and air conditioning (vertical fancoil(s) complete with electric duct heater)
- Outdoor balcony as per plan
- Suite equipped with emergency voice communication system, smoke detector and heat detector per O.B.C.
- Ensuite storage and laundry area complete with washer/dryer hook-up
- Sliding glass doors or swing doors to outside balcony as per plan
- Vertical blinds for windows and sliding glass balcony doors
- Suite entry alarm connected to 24-hour-a-day concierge
- Copper electrical wiring with circuit breaker service panel

LIVING AREA FEATURES

- Choice of engineered wood flooring from Vendor's samples in living room, dining room and hall
- Choice of quality 32-ounce (approximate weight) nylon broadloom with foam underpad, from Vendor's samples, in areas where floor covering not already designated
- Choice of imported ceramic tile for foyer floor from Vendor's samples
- White paneled sliding closet doors, as per plan
- Contemporary wood baseboards, door frames and casings
- Walls and dropped ceilings to be painted with white latex paint
- Ceilings (other than the kitchen and dropped ceilings) to be finished with white stipple spray
- Wood trim and doors to be painted with white semi-gloss latex paint

- Pre-wired telephone outlets in living room and master bedroom, 2nd bedroom or den/media room
- Pre-wired outlets for cable T.V. in living room and master bedroom, 2nd bedroom or den/media room
- Capped ceiling outlet in dining room

APPLIANCES

- 18 cubic foot frost free refrigerator
- Self-cleaning range
- Built-in dishwasher
- Stacked washer and dryer
- All white appliances

SITE FEATURES

- Elegantly designed landscaped grounds
- Perimeter fencing
- Close to shopping, entertainment, public transportation and Yonge Street

BUILDING FEATURES

- Concierge service located in lobby manned 24 hours a day
- Underground parking monitored by security cameras. Two-way voice communication linked to 24-hour-a-day manned concierge station
- Beautifully designed lobby
- Two custom designed elevators
- Furnished management office with boardroom
- One assigned underground parking space
- One assigned storage locker

INDOOR RECREATION AMENITIES

- One furnished guest suite
- Furnished entertainment room, complete with kitchen and bar
- Furnished cards/games room
- Equipped billiards room
- Equipped exercise room
- Furnished library

WARRANTY

- All suites are protected under the seven year "Ontario New Home Warranty Program"

Please Note: The Vendor shall have the right to make reasonable changes in the plans and specifications if required, in the opinion of the Vendor, and to substitute other material for that provided for herein with material that is of equal or better quality. Colour, texture, appearance, etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes.



PARK GLEN

Building A

THE GATES OF BAYVIEW GLEN PHASE VI

(Expected Occupancy Date: Spring: 2004)

# of Bdrms	Name	Type	Suite #	Exp.	Sq.	Base Prices		Maintenance	*Taxes
						From FLOOR 2		Per month	Per month
1 Bdrm	THE ELM	1A	07	SOUTH	600	\$155,900		\$236	\$182
1 Bdrm	THE MAPLE	1B1	06/08	SOUTH	620	\$156,900		\$243	\$184
1 Bdrm	THE OAK	1B	05/09	SOUTH	625	\$157,900		\$245	\$185
1 Bdrm	THE CEDAR	1C & 1C1	01/13	NORTH	640	\$150,900 2 nd Floor	\$149,400 3 rd Floor	\$250	\$178
2 Bdrms	THE SPRUCE	2A	02/12	NORTH	755	\$182,900 (2 nd Floor)	184,900 (6 th Floor)	\$292	\$213
2 Bdrms	THE PINE	2B	11	NW	840	\$193,900		\$300	\$226
2 Bdrms	THE WILLOW	2C	03/10	NE/SW	910	\$222,900		\$348	\$251
2 Bdrms	THE JUNIPER	2D	06/08	SOUTH	920	\$238,600 (7 th Floor)		\$351	\$278

General Information:

TOTAL NO. OF SUITES: 164

NO. OF FLOORS: 14

NO. OF SUITES/FLOOR: 13 (on typical floors) PREMIUM PER FLOOR: Varies (See - Sales Rep.)

PRICE INCLUDES:

1 Parking Space, 1 Locker, 5 Appliances (fridge, stove, dishwasher, washer and dryer), Vertical Blinds, Pre-engineered Wood Flooring in Dining and Living room and Hall, Ceramic Backsplash in Kitchen, G.S.T.
Additional Parking available at \$10,000.00 each, plus G.S.T.

MAINTENANCE/month:

Averaging approx. 36¢ per sq.ft.

INCLUDES: Maintenance of Parking, Locker, Hydro, Heat, Air-conditioning & Water.

EXCLUDES: Cable TV, Internet Service & Telephone

TAXES/per year:

*Estimated approx. 1.40% of the Purchase Price

BUILDING FEATURES:

- Concierge service located in lobby manned 24 hours a day
- One furnished guest suite
- Furnished entertainment room, complete with kitchen and bar
- Furnished cards/games room
- Equipped billiards room
- Equipped exercise room
- Furnished library

FINANCING: Capped Rate Mortgage Program Thru T.D. Canada Trust

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

The following is the deposit structure to be made to: **BRATTY and PARTNERS LLP, in trust**

	1st Deposit With Offer	2nd Deposit 60 Days	3rd Deposit 120 Days	4th Deposit 180 Days	Total Deposits
1A, 1B, 1B1, 1C & 1C1 - 1 Bedroom	\$5,000	\$5,000	\$7,500	\$7,500	\$25,000
2A, 2B, 2C & 2D - 2 Bedrooms	\$7,000	\$7,000	\$8,000	\$8,000	\$30,000

Sales information provided by Norman Hill Realty Inc. - Exclusive Agent for Vendor - Prices subject to change without notice.

Phone: (905) 709-5700 Fax: (905) 709-1975

February 3, 2003

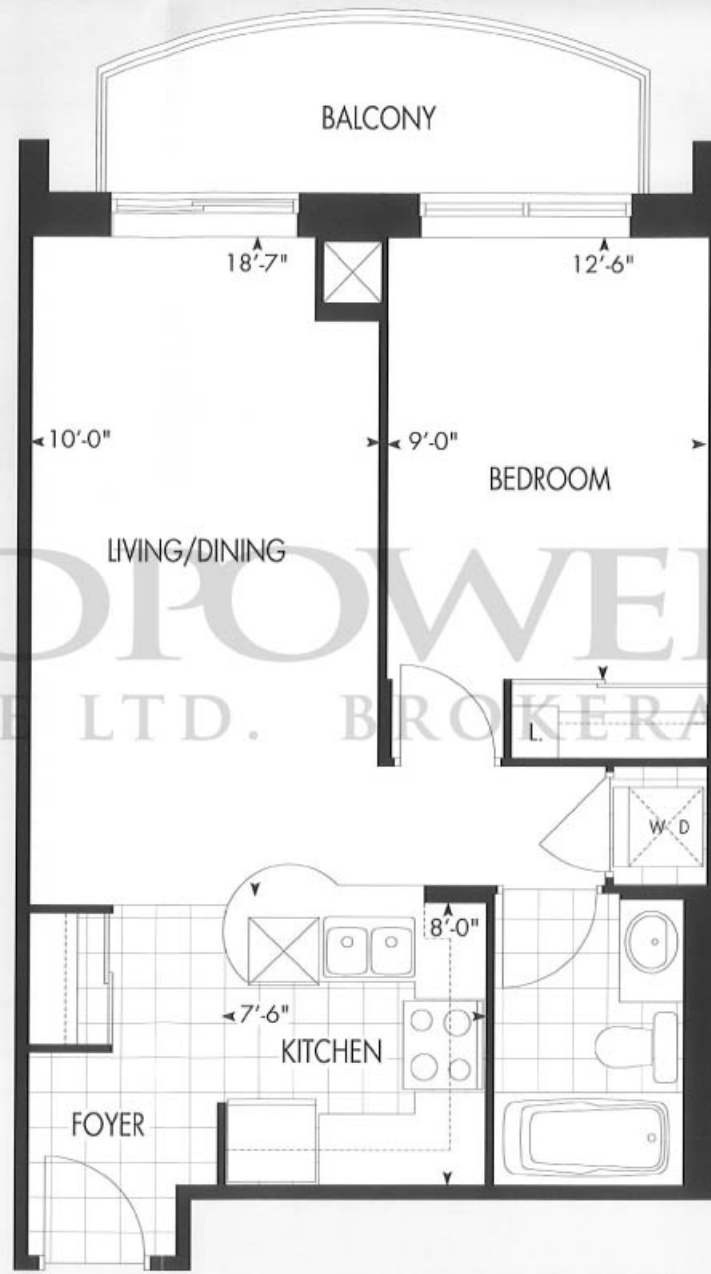
E. & O.E.

PARK GLEN

600 SQUARE FEET

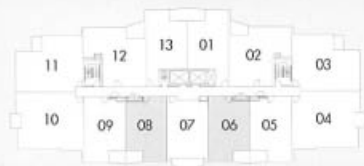


BUILDING A • TYPICAL FLOORS 2 TO 14

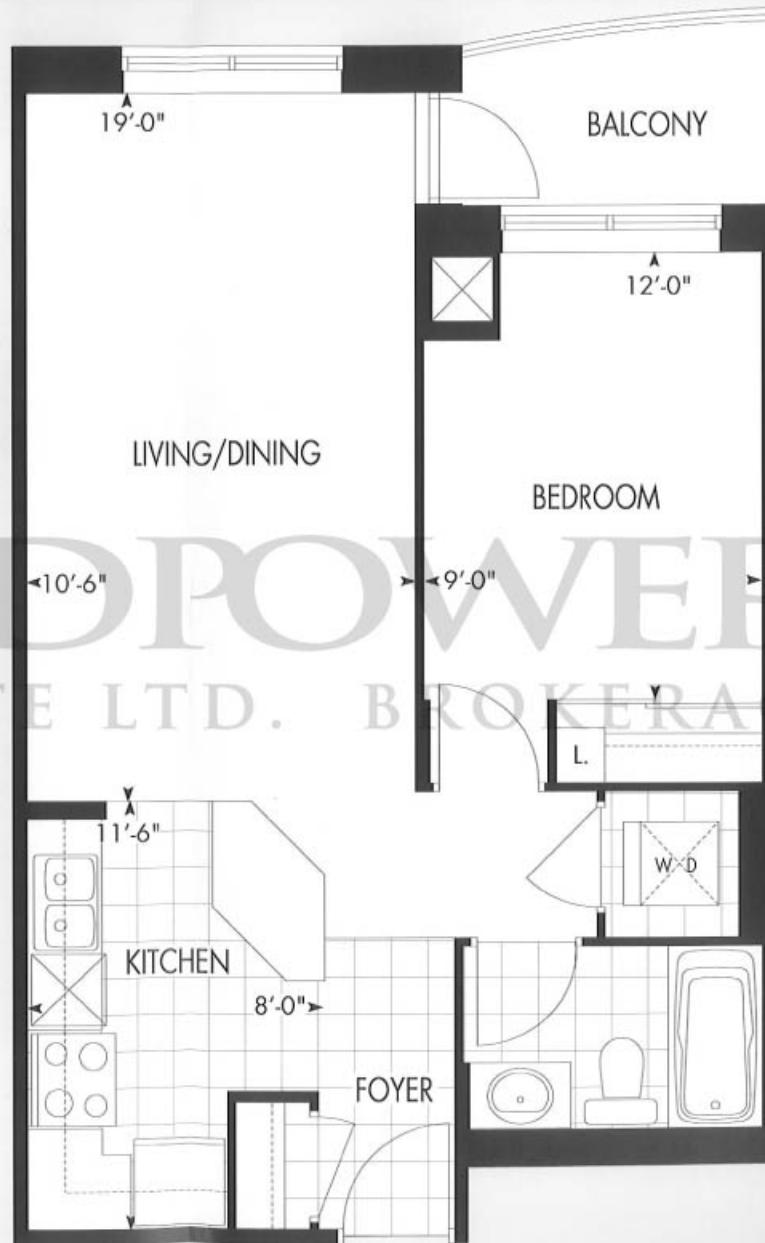


PARK GLEN

620 SQUARE FEET



BUILDING A • TYPICAL FLOORS 2 TO 14



PARK GLEN

625 SQUARE FEET

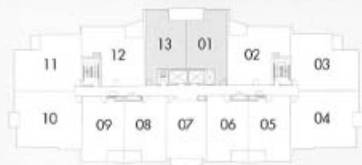


BUILDING A • TYPICAL FLOORS 2 TO 14



P
PARK GLEN

640 SQUARE FEET



BUILDING A • TYPICAL FLOORS 2 TO 14



P
PARK GLEN

755 SQUARE FEET



BUILDING A • TYPICAL FLOORS 2 TO 14

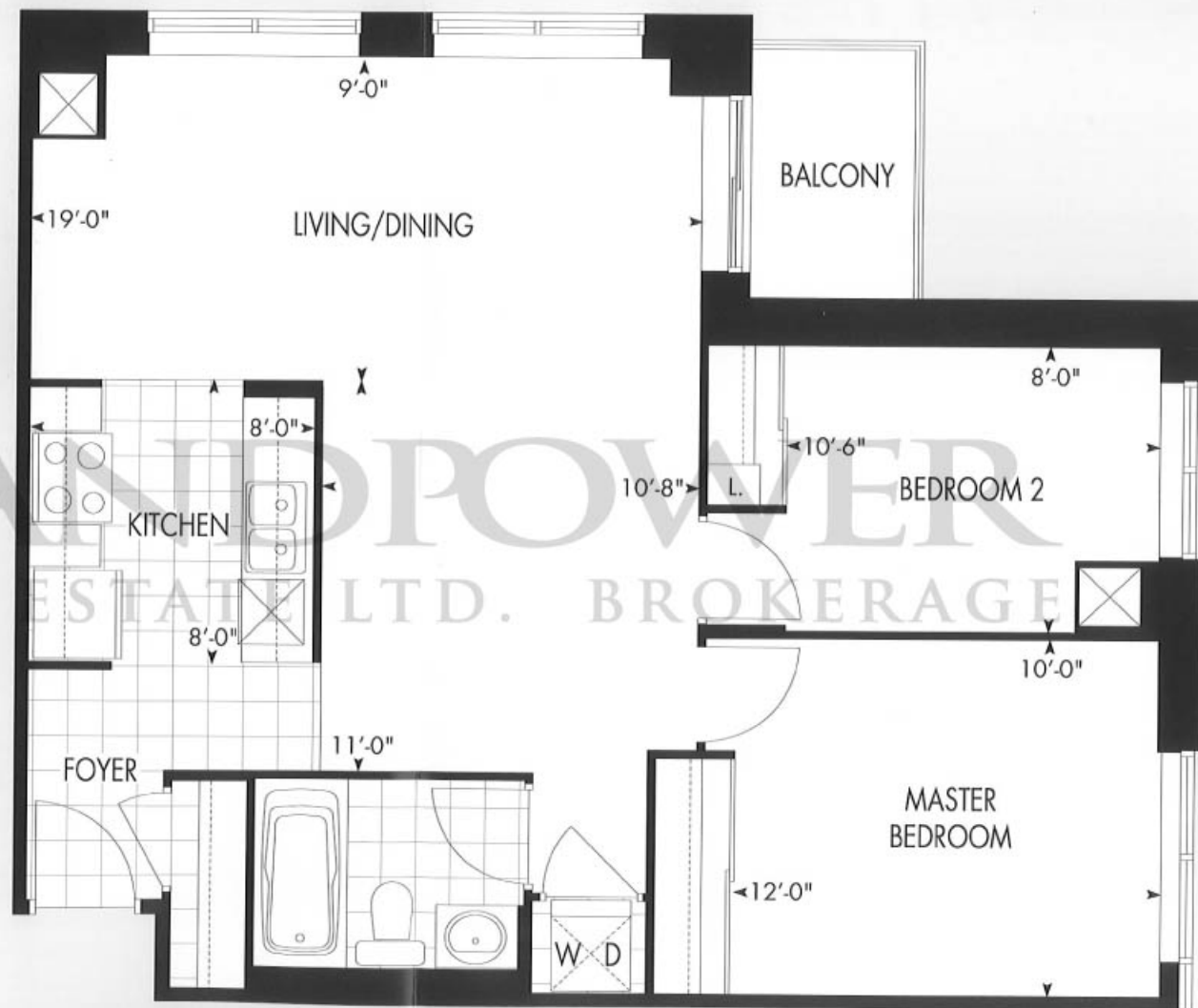


PARK GLEN

840 SQUARE FEET



BUILDING A • TYPICAL FLOORS 2 TO 14

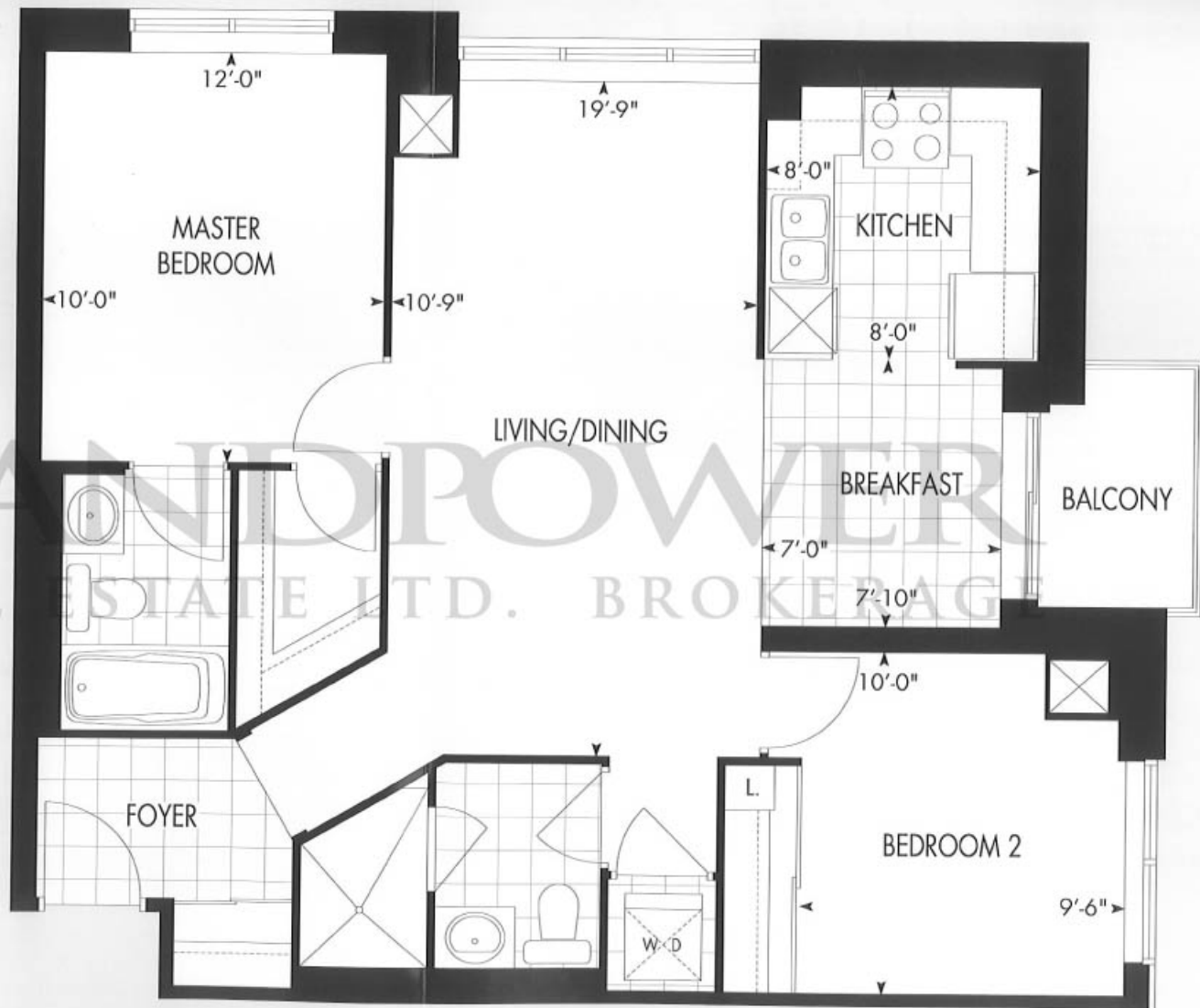


P
PARK GLEN

910 SQUARE FEET



BUILDING A • TYPICAL FLOORS 2 TO 14



SCHEDULE 'A'

Park Glen

at

The Gates of Bayview Glen



The Juniper

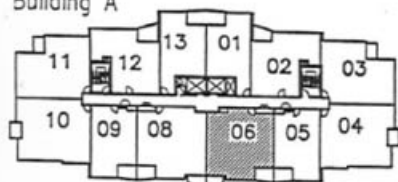
SUITE AREA = 920 ft²

2D

2 BEDROOM

06

Building A



FLOORS (7-14 ONLY)

LANDPOWER

REAL ESTATE LTD. BROKERAGE

