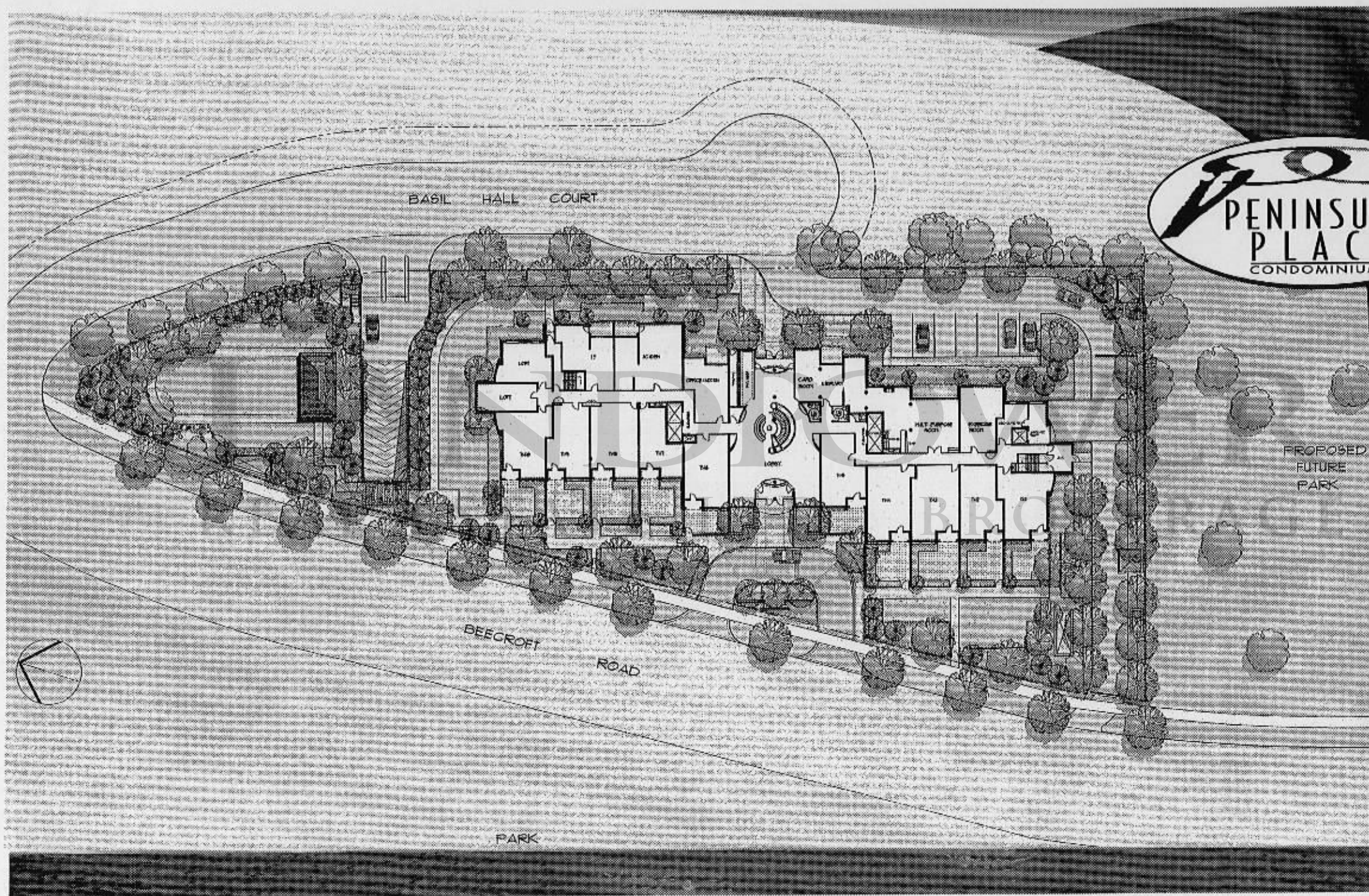




LANDREY
REAL ESTATE LTD. BROKERAGE

CAREFREE CONDOMINIUM & LOFT LIVING
ON YONGE





SITE PLAN





KITCHEN

- Choice of custom designed kitchen cabinets from Builder's samples
- Choice of ceramic floor tiles from Builder's samples
- Double or single stainless steel sink with single lever faucet (refer to suite plan)
- Exterior vented range hood with light and two speed fan

BATHROOM

- White bathroom fixtures throughout
- Single lever chrome faucets to all vanity sinks
- Vanity mirror and mirrored medicine cabinet
- **Ceramic tiles for bathroom floors and shower/bathtub walls**
- Exterior vented exhaust fan in all bathrooms
- Privacy locks on bathroom doors
- Pressure balanced valve for tub and shower
- Choice of laminated vanity tops from Builder's samples
- **Steeping tub in bathroom of Loft units**

INTERIOR

- **Outdoor balcony for most suite types (refer to suite plan)**
- Individually controlled heating and air conditioning (vertical fancoil (s) c/w duct heater)
- Smoke and heat detectors for added peace of mind
- Suite entry alarm system connected to 24 hours concierge
- **Ground floor windows and doors also wired to suite alarm system**

- Electrical copper wiring with circuit breaker service panel
- Pre-wired telephone outlets in living room and master bedroom
- Pre-wired outlets for cable TV in living room, all bedrooms and dens
- Quality 32 oz. (approximate weight) Nylon broadloom with foam underpad where designated
- Ensuite laundry with hook up for washer and dryer
- Choice of marble or ceramic tile for foyer floor from Builder's samples
- White sliding closet doors, as shown on plans
- Colonial style doors with wood frame and casings
- Colonial wood baseboards
- Sliding French doors in some units (refer to suite plan)
- White vertical blinds for all windows, balcony and exterior doors

APPLIANCES

- **17 Cubic Foot frost free refrigerator**
- **Self cleaning range**
- **Washer and dryer**
- **Built-in dishwasher**
- **All white appliances**

SITE FEATURES

- Steps to subway station
- Steps to North York City Centre and North York Performing Arts Centre
- **Exclusive location surrounded in a park like setting**
- Perimeter fencing and extensive landscaping

BUILDING FEATURES

- Tinted double glazed windows
- **Entrance controlled by 24 hour concierge**
- Underground parking with security cameras in the garage area along with two-way voice communication to Concierge
- One assigned underground parking space with each suite
- Garage is painted white and lit with fluorescent lighting
- Beautifully designed lobby
- Four custom designed elevators
- Multi-purpose room/party room complete with kitchen
- **One assigned storage locker**

INDOOR RECREATIONAL AMENITIES

- Equipped card room
- Equipped exercise room
- Library

WARRANTY

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

PLEASE NOTE

Specifications are subject to change without notice. E. & O. E. Builder may substitute materials for those provided in the plans and specifications provided such materials are of equal quality or better than the material provided for in the plans and specifications.

SUITE FEATURES





PRICE LIST

233 BEECROFT AVENUE

Available Suite Types

(Expected Occupancy Date: June, 1999)

# of Bdrm	Name	Type	Suite #	Exp.	Sq.	Base Prices	Maintenance	Taxes (Approx.)
						From FLOOR 5	Per month	Per month
1 Bdrm.	The Bermuda	1A	09/21	West/East	529	\$117,900	\$164	\$125
1 Bdrm.	The Madeira	1C1/1C	12/25	West/East	589 ⁵⁹⁸	\$129,900	\$183	\$135
1 + Den	The Bali	1D1+Den	11/23	West/East	667	\$140,900	\$207	\$150
1 + Den	The Bali	1D2+Den	10/22	West/East	669	\$140,900	\$207	\$150
2 Bdrms	The Nassau	2A	07/19	SW/NE	732	\$152,900	\$227	\$161
2 Bdrms	The Antigua	2D	01/13	East/West	772	\$159,900	\$239	\$168
2 Bdrms	The Cayman	2B	02/15	SE/NW	858	\$183,900	\$266	\$194
2 +Den	The Capri	2C+Den	08/20	West/East	937	\$189,900	\$290	\$203
Loft 1	The Canary	Loft 1	05/17	South/North	736	\$159,900	\$228	\$168
Loft 2	The Maui	Loft 2	16/18	NW/NE	872	\$183,900	\$270	\$193
Loft 2	The Maui	Loft 2	03/06	SE/SW	872	\$187,900	\$270	\$197

General Information:

TOTAL NO. OF FLOORS: 19, NO. OF SUITES PER FLOOR: 22
(ON TYPICAL FLOORS)

PREMIUM PER FLOOR: \$500 Per floor on typical floors

PRICES INCLUDE: One Parking Space, One Locker, Five Appliances (fridge, stove, dishwasher, washer and dryer), Vertical Blinds & G.S.T.

MAINTENANCE/month: approx. 31¢ per sq.ft.

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

EXCLUDES: Cable TV, Internet Service & Telephone

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

BUILDING FEATURES:

- Furnished cards and Library room
- Equiped Exercise room
- Multipurpose room complete with Kitchen & Bar
- Ping Pong Table (Table Tennis)
- 24 hour concierge security

FINANCING: Capped Rate Mortgage Program Thru Toronto-Dominion Bank

Deposit Structure: (Interest will be paid at the rate of 3% per annum until Final Closing)

The following is the deposit structure to be made out to: **TANZOLA & SORBARA in trust**

	1st Deposit With Offer	2nd Deposit 60 Days	3rd Deposit 120 Days	4th Deposit 180 Days	5th Deposit 240 Days	Total Deposits
1 Bedroom (1A, 1C1, 1C)	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$25,000
1 Bedroom + Den (1D1+Den & 1D2+Den)	\$6,000	\$6,500	\$6,500	\$6,500	\$6,500	\$32,000
2 Bedroom (2A, 2B, 2D) and LOFT 1	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$40,000
2 Bedroom +Den (2C+Den) and LOFT 2	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$45,000

Purchaser to provide balance of deposit up to 25% of the Purchase Price on interim closing.

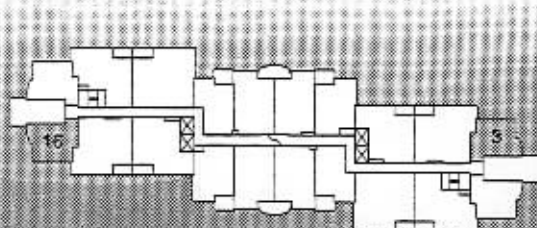
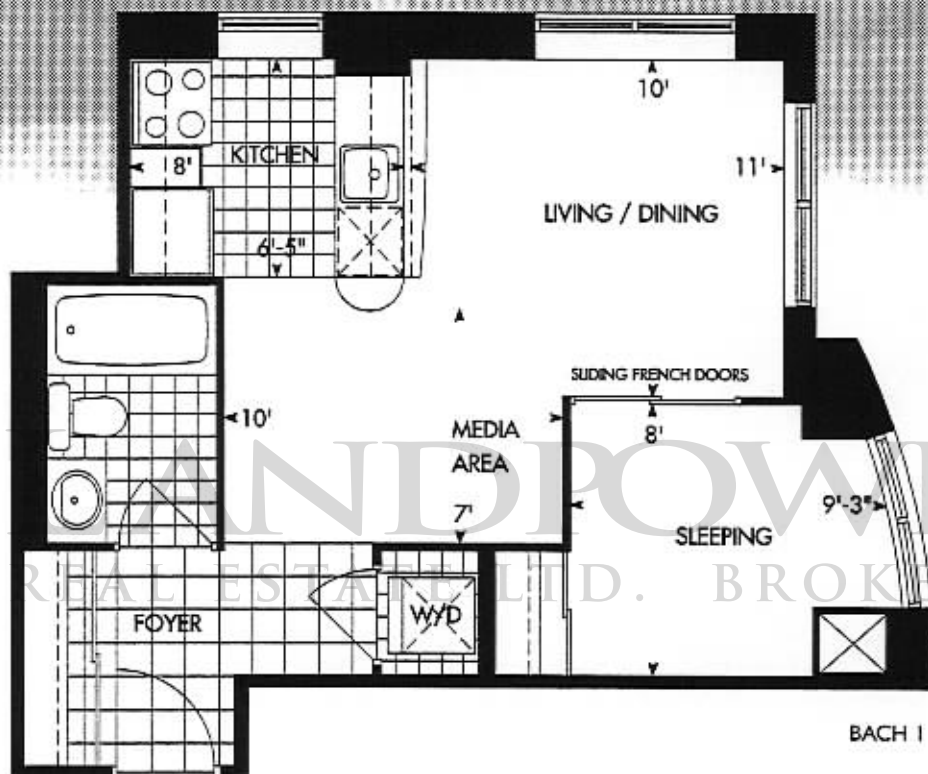
Sales information provided by Norman Hill Realty Inc. - Exclusive Agent for Vendor

Prices subject to change without notice.

Phone: (416)222-0500

November 15, 1997

495 SQ.FT.



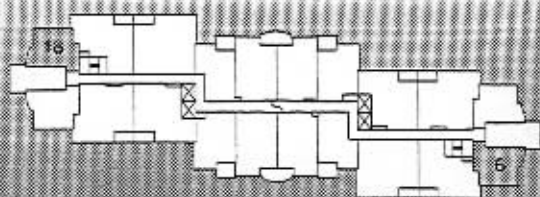
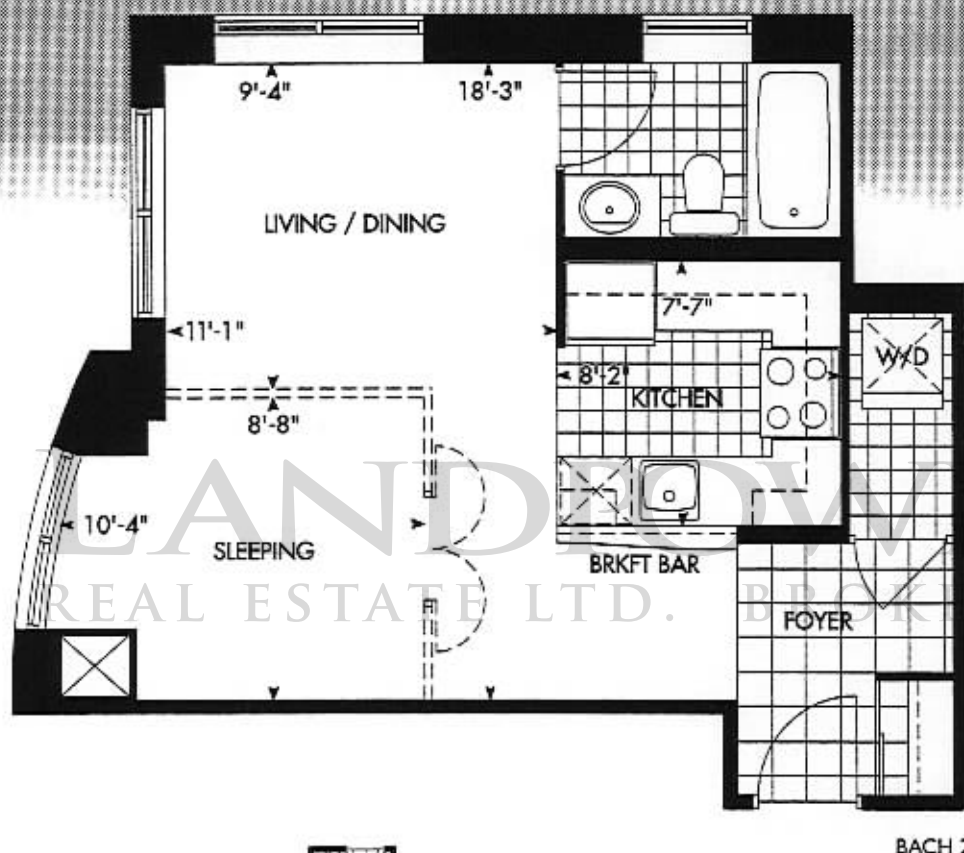
BACHELOR

THE ARUBA



Dimensions, specifications, layout and materials are approximate only.
Actual design and construction is at the discretion of the developer.

495 SQ.FT.



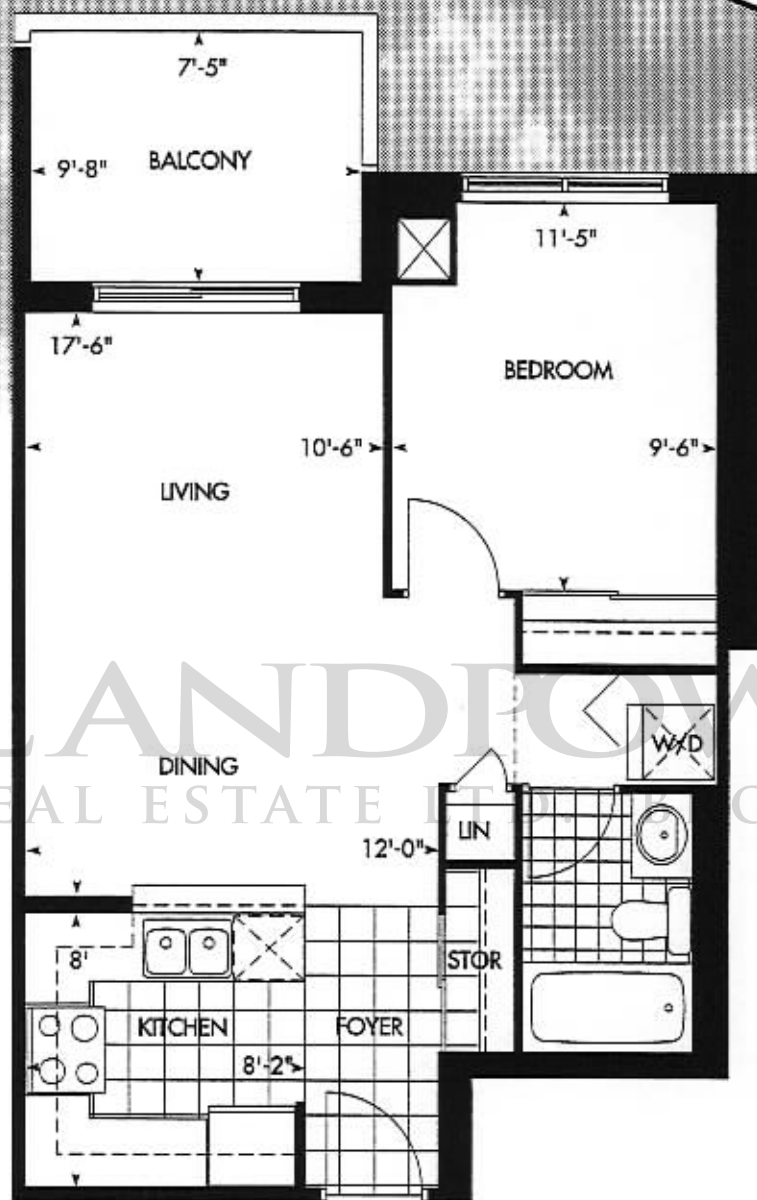
BACHELOR

THE CORFU



Dimensions, specifications, layout and interior color approximations only.
All other dimensions, specifications, E.O.E. All other items may vary.

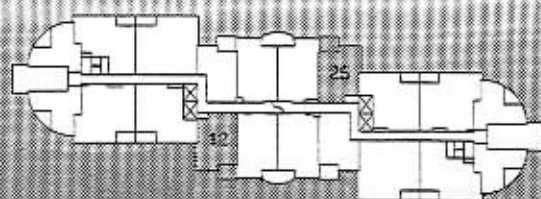
598 SQ.FT.



1C



1C1



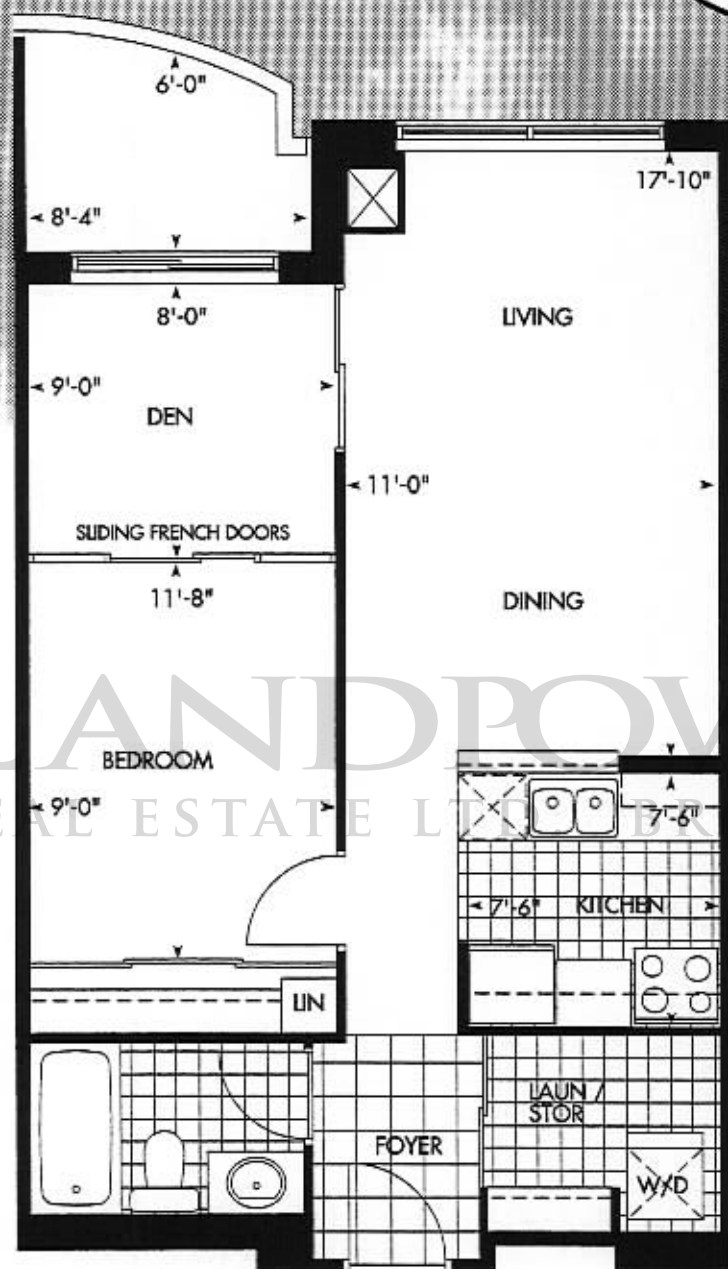
1 BEDROOM

THE MADEIRA

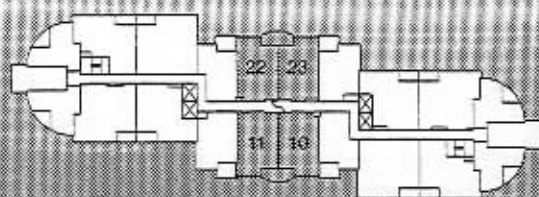


Dimensions, specifications, layouts and materials are shown as typically subject to change without notice. See O.E. for details and notes.

667 SQ.FT.



101 + DEN



1 BEDROOM
+ DEN

THE BALI

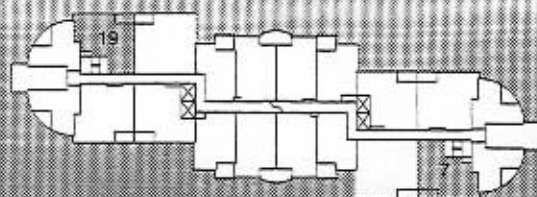


Dimensions, materials, systems and materials shown are approximate and subject to change without notice. E&OE. All prices are in U.S. dollars.

732 SQ.FT.



2A



2 BEDROOM

THE NASSAU



Dimensions, specifications, fixtures and materials are approximate and subject to change without notice. E.A.C.E. 7/8" points to entry door.

772 SQ.FT.



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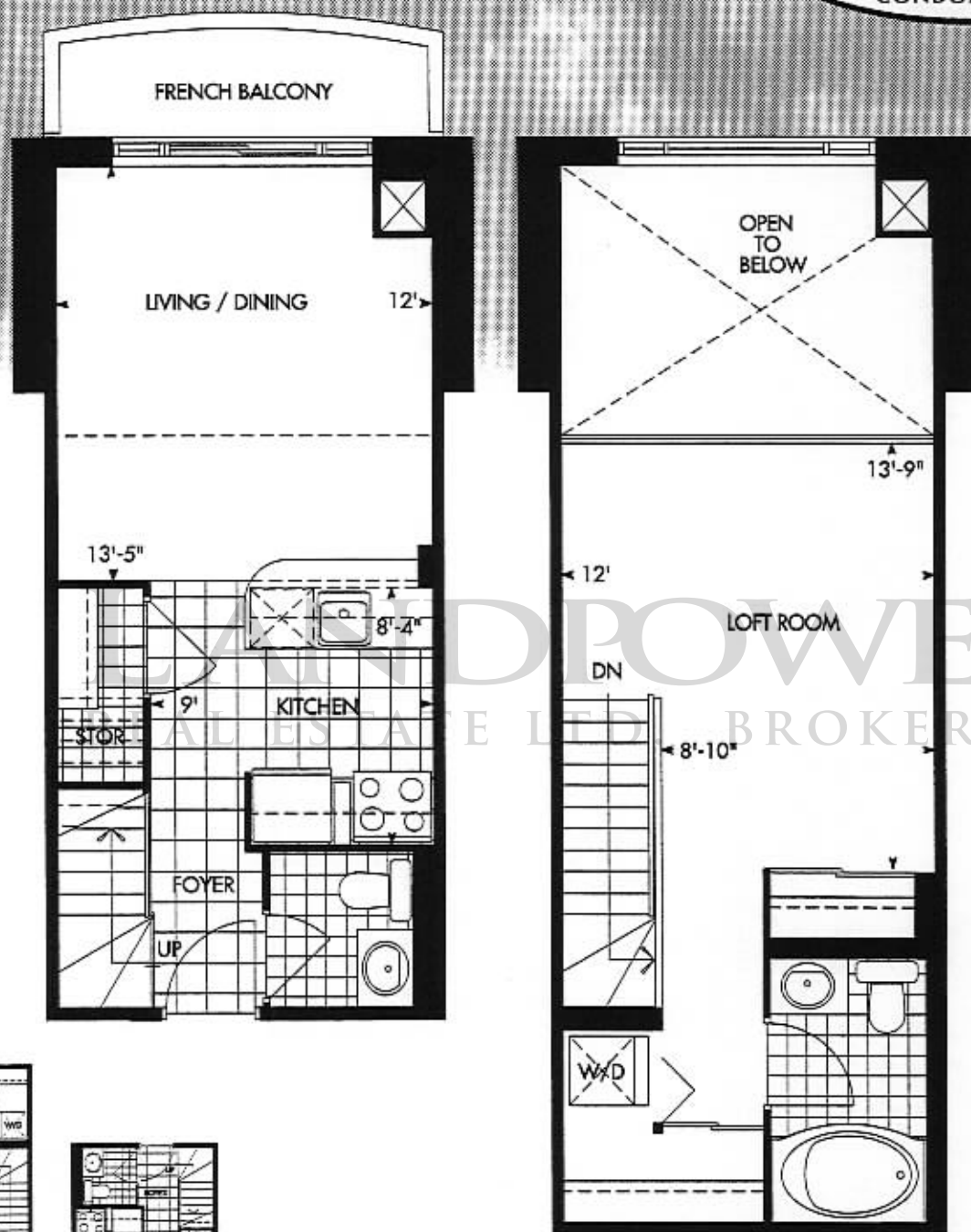
THE ANTIGUA

2 BEDROOM



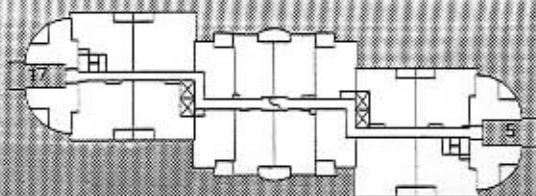
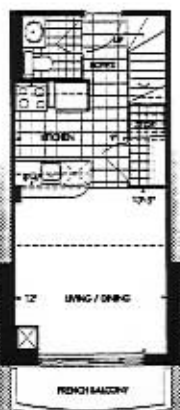
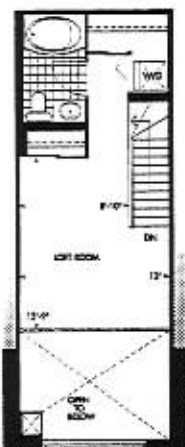
On the basis of the information provided, the agent is not responsible for the accuracy of the information. The agent is not responsible for the accuracy of the information.

736 SQ.FT.



LOFT I

2 STOREY
LOFT



Dimensions given are approximate. Actual dimensions may vary. All dimensions are given in feet and inches. All dimensions are given in feet and inches. All dimensions are given in feet and inches.

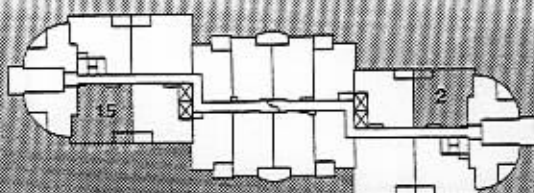
THE CANARY



858 SQ.FT.



2B



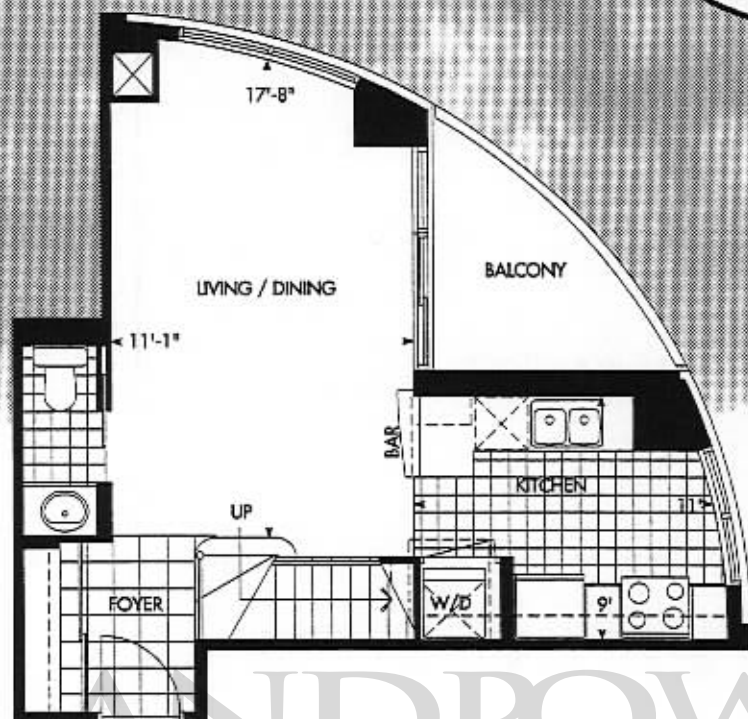
2 BEDROOM

THE CAYMAN

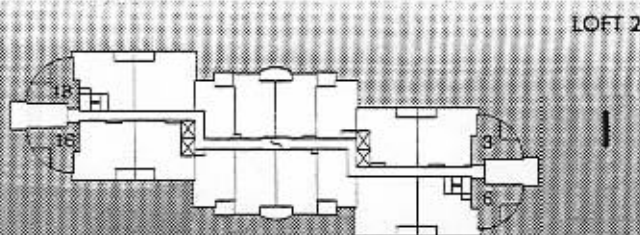
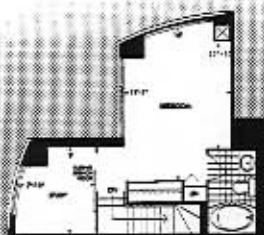
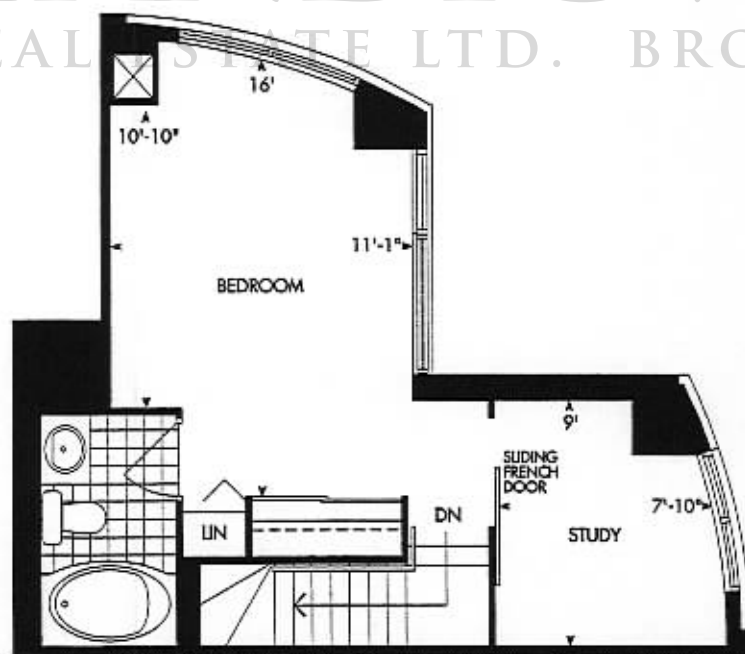


Dimensions, specifications, layout and materials are representative only and subject to change without notice. E.O.E. The plan is not to scale.

872 SQ.FT.



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LOFT 2



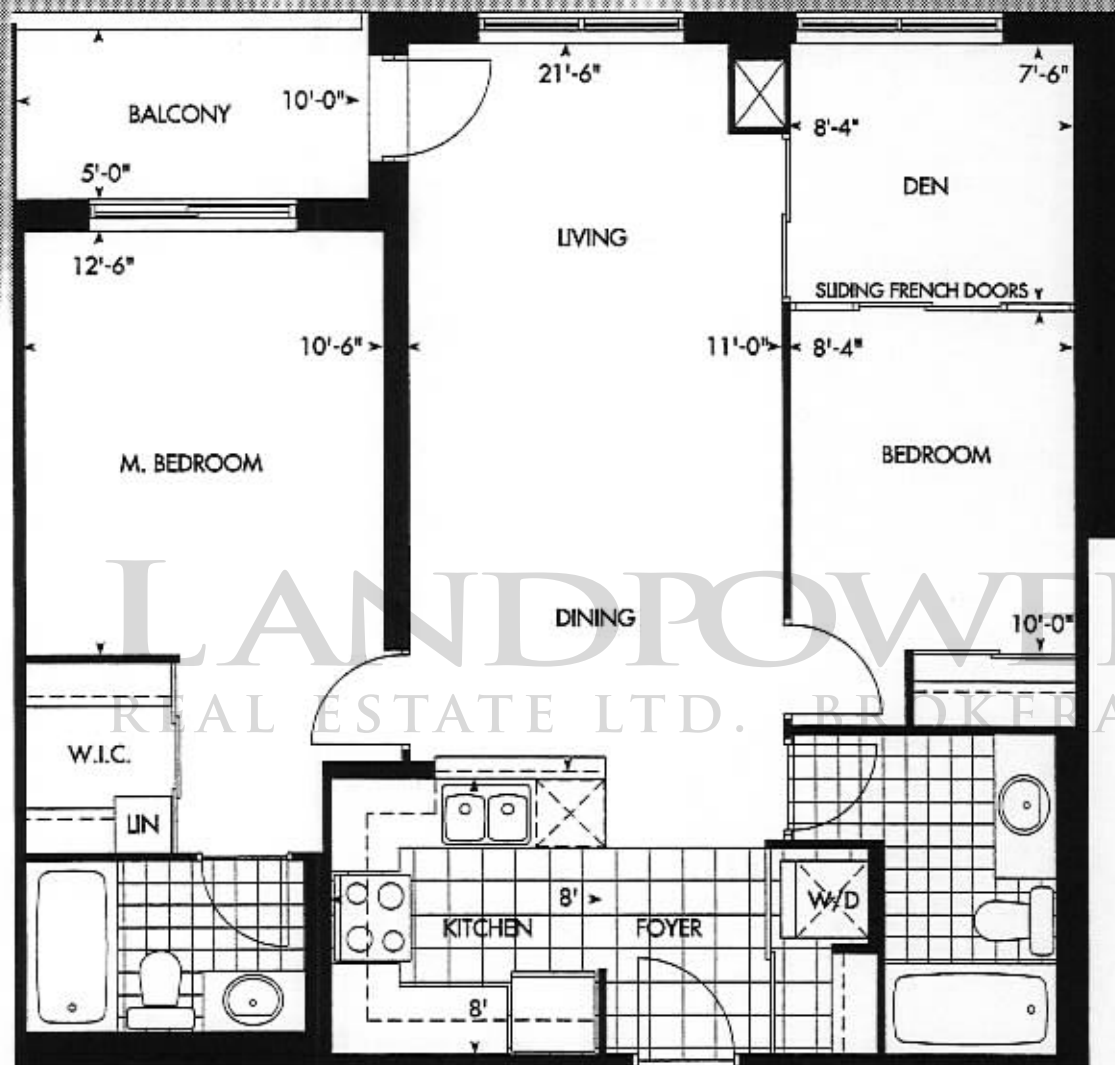
1 BEDROOM
+ DEN

Dimensions, measurements, figures and materials are approximate and subject to change without notice. E.O. O.E. The Plans may vary.

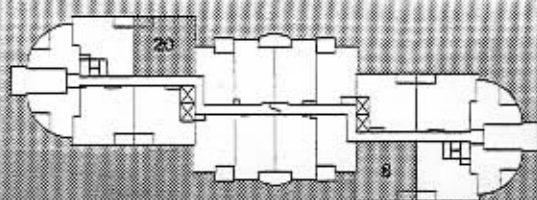


THE MAUI

937 SQ.FT.



2C + DEN



2 BEDROOM
+ DEN

THE CAPRI



Dimensions shown are approximate and should not be used for legal purposes. All dimensions are approximate and should not be used for legal purposes. All dimensions are approximate and should not be used for legal purposes.



Another Project by Pemberton Group