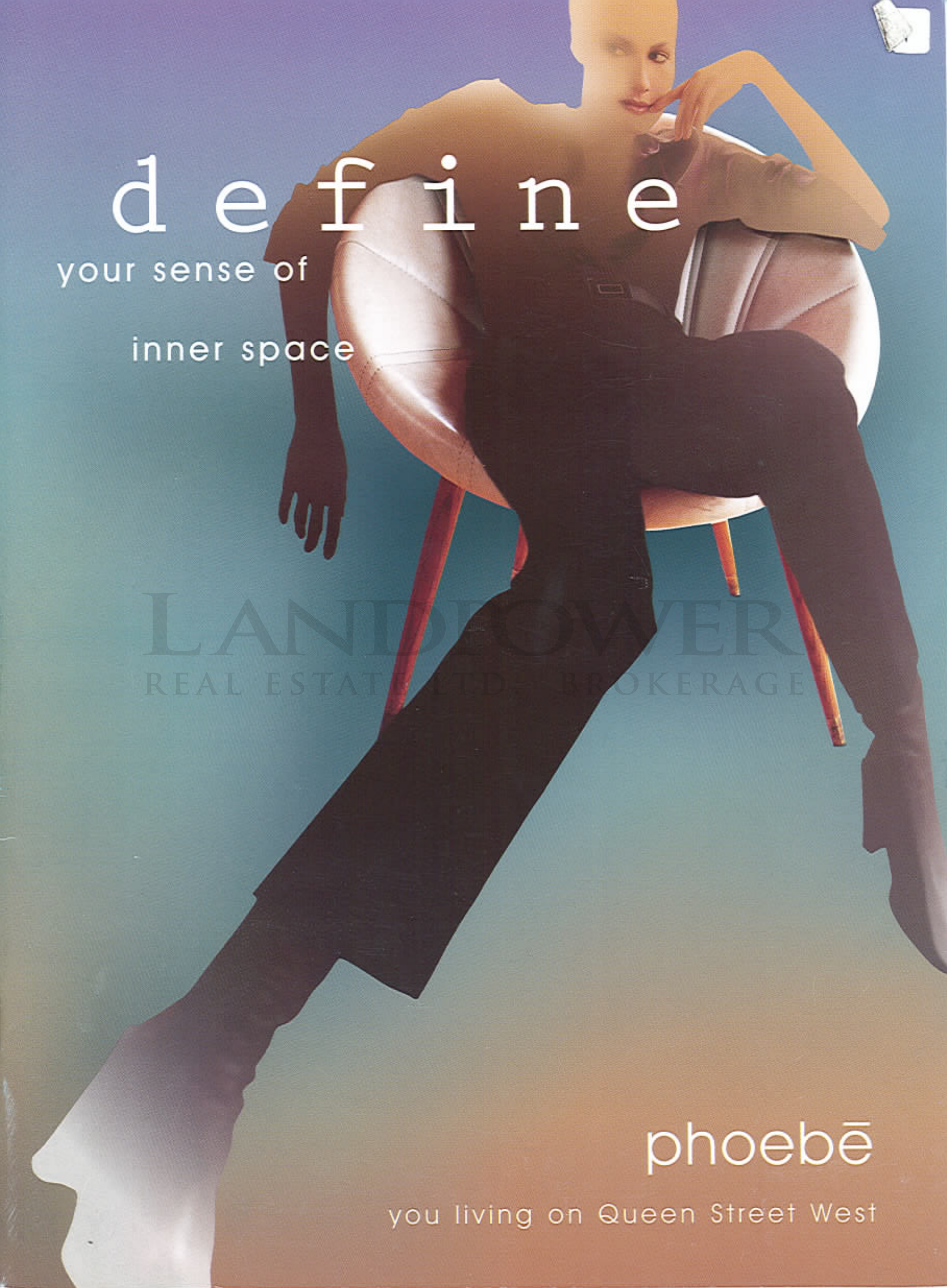


A woman with blonde hair, wearing a black jumpsuit, is sitting on a large, shiny, metallic sphere. She is leaning forward with her chin resting on her hand, looking directly at the camera. The background is a gradient of blue and green.

define

your sense of
inner space

LANDFLOWER
REAL ESTATE LTD. BROKERAGE

phoebē

you living on Queen Street West

the beverley

LAND
REAL ESTATE



Modern downtown living, the Beverley building is the landmark which introduces the neighbourhood to the best residential development on Queen Street West. Charming and impressive with classic brick, married with modern precast and steel. The Beverley building welcomes you to find your sense of inner space.

ey



he neighbour-

classic brick,

f inner space.

the phoebe

LAND
REAL ESTATE



The intriguing façade of the Phoebe townhomes reflect all the warmth and fine quality of classic turn-of-the-century townhomes. Elegant lines, refined architecture and beautifully detailed brickwork all contribute to the memorable style of the new Phoebe. The look is traditional, designed with every modern convenience.

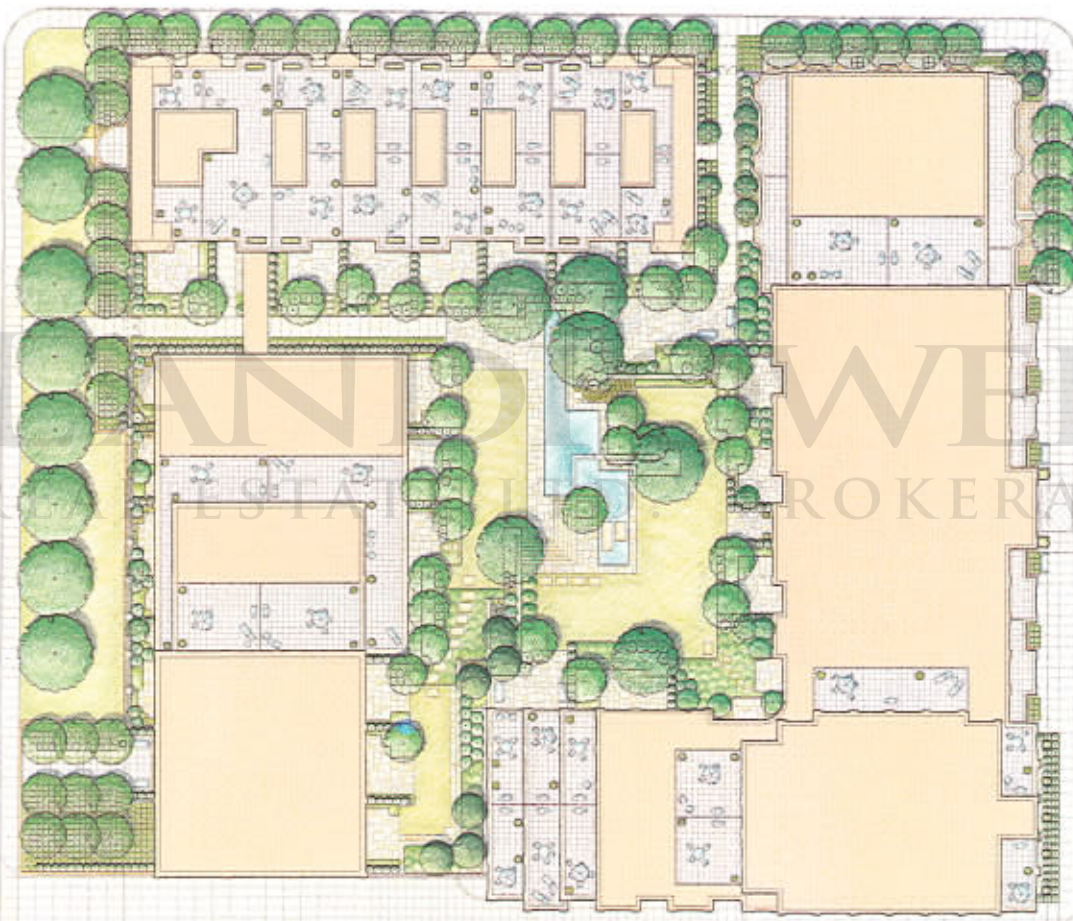


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convenience.

SOHO STREET

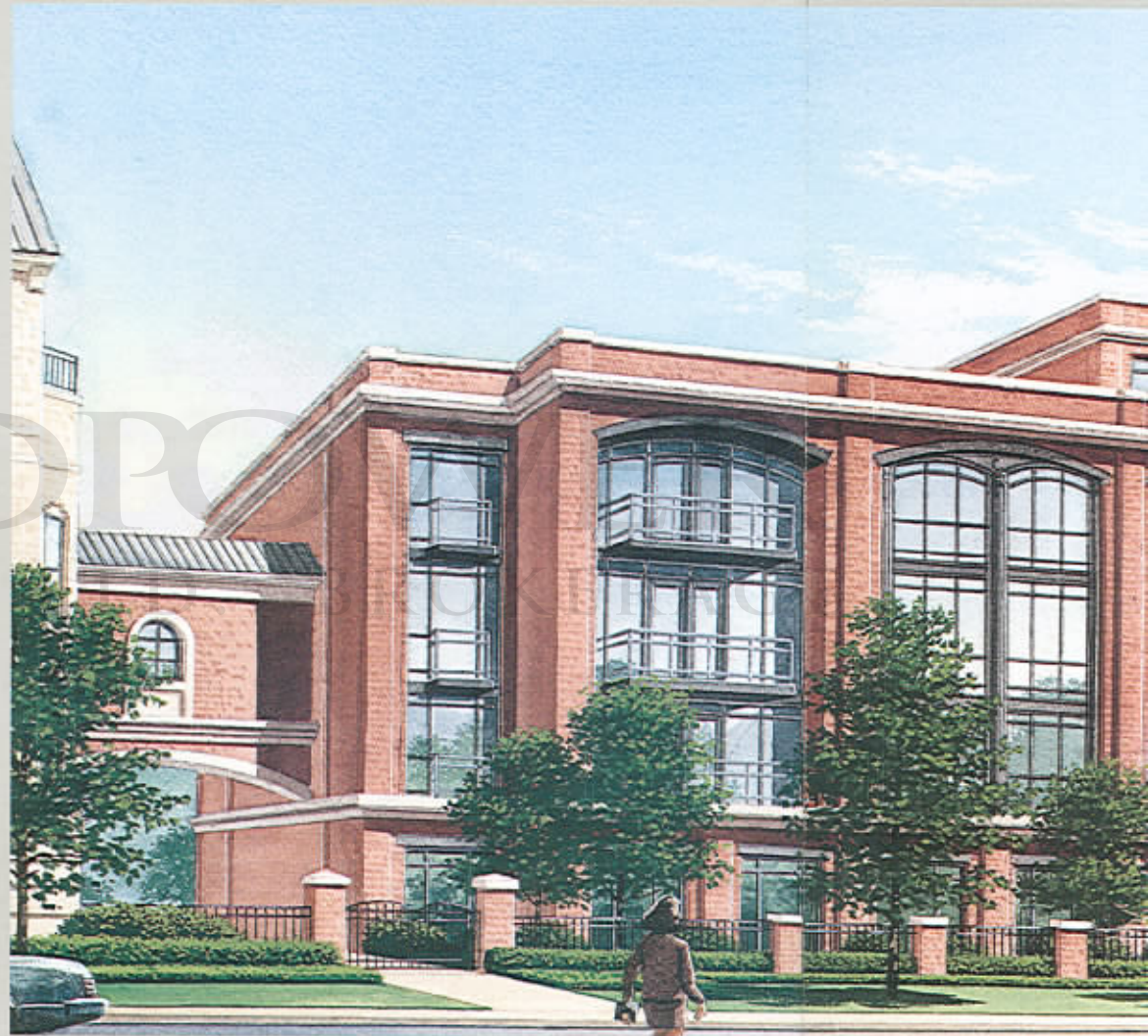
PHOEBE STREET

BEVERLY STREET



the soho

LANDPRO
REAL ESTATE



The Soho building is a touchstone for individuality, with a name that instantly evokes a very special style. The Soho is a more contemporary version of the warehouse neighbourhood that inspired it, with details that include 9 foot ceilings, wide front rooms and original kitchens. Sculpted in brick with precast concrete details and floor-to-ceiling glass. Soho embodies old-world authentic character and modern boldness.



is a very special
with details that
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PHOEBE ON QUEEN STREET

A different architectural design for each of the three buildings has been created in order to provide the best design environment for a new landmark community project. A stunningly landscaped central garden area designed to provide a calm enclave in the heart of the city.

Beverley: A beautiful corner tower will become the visual anchor of this new development. The design will include custom moulded round bricks, V-shape bay windows, decorative railings and cornices. We have replicated the philosophy and feel of the strong presence of the great brick tower. The central portion of the building assumes a change in character that reclaims the industrial look of the area's earlier stage. Vertical light tiers and large glass areas define the character of the central portion.

The north portion elevation changes again to a low rise classic residential building with bay windows and decorative cornices, details that gently echo the established residential neighbourhood to the north.

Phoebe: A magnificent group of multi-level townhouses designed with a buff colour brick, titanium zinc mansard roofs, metal accents, modern cornices, roof terraces, and landscaped front entrances.

Soho: The Soho Building reflects a new way of living with wide front rooms, 9' ceilings, and floor to ceiling glass. The exterior façade will have enormous expanses of glass framed by dramatic multi-storey brick and metal arches. Arched steel beams encased over the window bays gives the whole building an element of unique character and continuity between old and new materials, old and new architectural languages.

Court Garden: Enclosed by elegant gates it will be among the biggest private green enclosures in downtown Toronto. All the private patios are defined by green edges in order to create an uninterrupted view of the gardens. A carefully designed fountain moves water from a higher elevation to a lower level creating a peaceful environment, honouring the precious elements of natural form and matter.

The Features

- A 24-hour concierge based in the Beverley Building, will monitor fire and smoke alarms and all the security cameras throughout the common areas of the 3 buildings and underground areas. A 16-hour executive concierge will provide services from the Soho Building.
- Underground garage painted white and lit with fluorescent lighting for added safety.
- Enclosed lockers and bicycle lockers at underground levels.
- Six elevators will service the three buildings. (Three elevators in the Beverley Building, two elevators in the Soho Building and one elevator in the Phoebe Building.
- The waste management system is designed for recycling.
- The party room will have a full kitchen and a walk out outdoor patio on the large garden. Two guest suites are provided for the convenience of your overnight guests. An exercise room with equipment you would find in your favourite gym will be available for your use at your convenience.
- The most precious amenity, practically irreplaceable in private downtown condominium living, is the central landscaped garden.

The Suites

- 9' ceilings in the suites in the Soho Building, the Phoebe Building and the 5th to 7th floors of the Beverley Building.¹
- The Phoebe suites have independent heating and cooling units and the Soho and Beverley suites have a heat pump system in each suite for individually controlled heating and cooling year round.
- The electrical consumption is metered individually.
- The gas consumption is metered individually for the Phoebe Townhomes.
- You may choose marble, slate, porcelain or ceramic floor tile in the entrance foyer from our selected samples.
- You can choose between a variety of 40 oz. carpets with underpad for your bedrooms, dens, closets, (and interior staircase as per plan) from our designer coordinated selections.
- A selection of natural colour prefinished engineered wood floors are offered for your dining room, living room, and for kitchens in modern style suites where the kitchen is open ended on both sides and equipped with a centre island. Other kitchen designs will receive 12" x 12" ceramic tiles from our selection.
- In specific suites as shown on plan, beautifully designed and custom built sliding doors divide living areas from sleeping areas to create an even greater sense of openness within the space.
- The entry doors are solid core and equipped with security viewer and exclusive brushed chrome hardware.
- The interior doors are flat to create a sense of continuity and height within the adjacent solid surfaces.
- The terraces indicated on plans will receive patio stones, a waterproofed electrical outlet, a water hose bib, and an exterior light fixture
- Foyer, dining room, bedroom and den will receive a ceiling light connection.
- Living room, master bedroom and dens will be equipped with phone outlets.
- Living room and master bedrooms will be equipped with a cable T.V. outlet.
- The stacked washer/dryer are vented to the outside.
- An alarm keypad is conveniently provided next to the entry door for your individual suite security. Smoke and heat detectors are monitored by the concierge.
- Light switches and receptacles are "Decora" type.

¹ Heights within the suites change where there is the need of mechanical bulkheads and dropped ceilings.

The Kitchens

The enormous variety of suite layouts also provides for a variety of kitchen styles for everyone's taste.

The colours and cabinetry doors offered for every kitchen has been carefully selected to work the best with the applicable kitchen and dining room floors.

Selected laminates are used for countertops, islands and backsplashes at the stove location. The same wood veneer of the cabinetry will be used as backsplash where applicable.

The countertops are built wider than industry standards to receive a 4" raised ledge where custom designed spice racks are incorporated.

The appliances are brand names white or black including a slide in range.

The flooring will consist of 12' x 12' colour coordinated selected ceramic tiles from Builder's samples except for double open ended kitchens with centre islands where the choice of ceramic or wood floor is offered to you.

The kitchen sink is in stainless steel with a double bowl and a chrome pull out vegetable spray.

For the kitchens where a full centre island is indicated, a beautifully crafted metal beam supports the tempered glass top and eating counter. Two colour wood veneers are used to coordinate the kitchen cabinetry with the wood floors.

For the kitchens where the centre island is reduced in size, most of the same details of the full island are incorporated to maintain this unique design feature.

A unique designer selected halogen track light is provided to fully enhance the uniqueness of our kitchens.

The range hood in white or black has two speeds and is vented directly to the outside.

The Bathrooms

The uniqueness of the suite types allows for many bathroom designs.

For suites that have glass sliding doors and double open ended kitchens with centre islands, the master bathroom will include unique features like:

An original custom designed and custom built vanity including a custom designed Corion sink and wall mounted European faucets.

For the plans with a shower stall, a vertical glass panel standing separate from the shower wall is designed to incorporate glass shelves for your use and convenience.

The more traditional designed master bathroom will use a classic vanity, cultured marble top and integrated sink with 4" centre classic European faucets.

For the plan with a traditional shower stall, a beautiful frameless shower glass and doors are used.

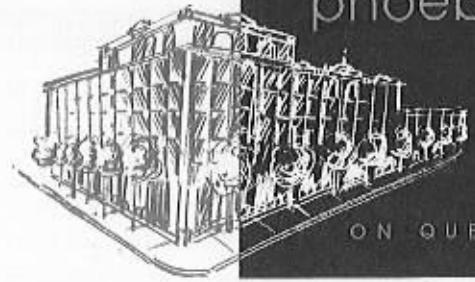
Our selection of marble floors is used in all master bathrooms together with 2" tiles on shower enclosures or tub enclosures and tub apron. A CA represents ceramic apron and DT designates a drop in tubs.

The tubs are extra deep soaker tubs.

The second bathroom will receive 8" ceramic tiles as well as the tub/shower enclosure where the ceramic is extended to the ceiling.

Designer selected toilet paper holder and towel bar as per the model suite are included.

Information Sheet



Define your sense on inner space,

Many different floor plans to choose from,
Three distinct building styles, Approximately 2 acres of land in
Downtown Toronto, Spectacular Central Landscaped Garden ~ Party Room ~ 24
Hour Concierge ~ Fully Equipped Exercise Room ~ 2 Guest Suites ~ Boardroom
~ A Magnificent original grouping of suites ~ The Best of Queen Street West
brought to you by *Diamante Development Corporation* - Winner of the Grand
Sam Award from the G.T.H.B.A. for PROJECT OF THE YEAR, two years in a row,
and *Wittington Properties Limited*, a private real estate company within the
Weston Group of Companies.

Occupancy May 2001

One Bedroom Suites:	\$143,900.00 to \$195,900.00
One Bedroom + Den:	\$167,900.00 to \$249,900.00
Two Bedroom Suites:	\$193,900.00 to \$303,900.00
Two Bedroom + Den:	\$225,900.00 to \$530,900.00
Three Bedrooms & Terraces:	Available (To be Released)
Townhouses:	\$255,900.00 to \$335,900.00

- ~Taxes: 1.25% of purchase price per year
- ~Maintenance Fees: Beverley Building (\$0.28/Sq. Ft.)
(Estimated at:) Soho Building (\$0.23/Sq. Ft.)
Phoebe Townhomes (\$0.17/Sq. Ft – Floors 1 & 2)
(\$0.23/Sq. Ft – Floors 3 & 4)
- ~Individually Metered Hydro in Three Buildings
- ~Parking spaces: \$15,000.00
- ~Bicycle/Locker: \$ 2,500.00

Deposit Structure
\$2,500.00 with signing of offer
Balance to 5% in 30 days
5% in 120 days
5% in 210 days
5% in 270 days
5% on occupancy

Financing packages available through ScotiaBank
24 Month Cap, ¾% Discount

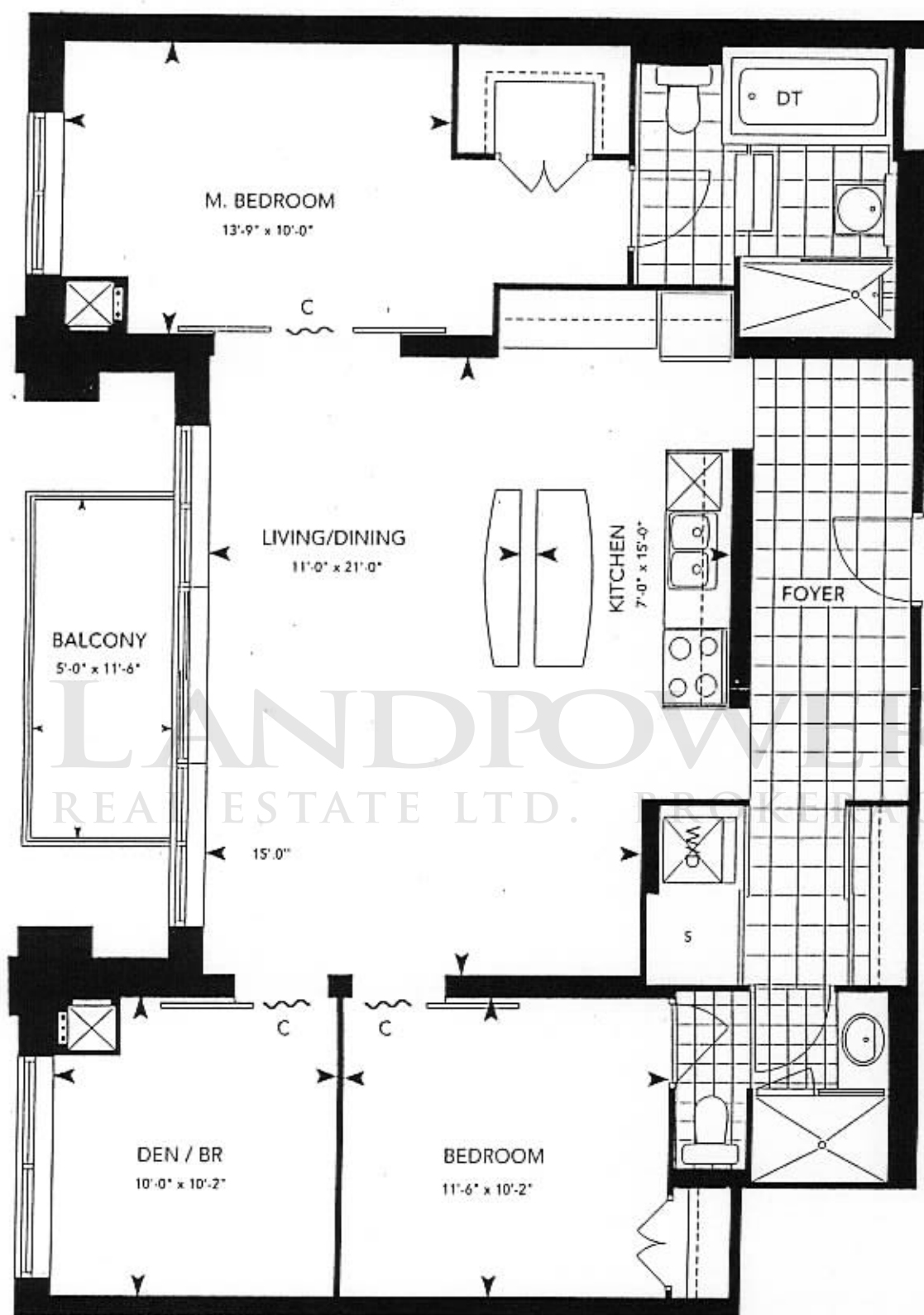
All information subject to change E. & O.E.

Sales Office Hours: Appointments Recommended

Monday through Thursday 12:00Noon to 6:00pm
Fridays – Closed
Saturdays and Sundays 12:00noon to 5:00pm
Or by appointment.

suite s402

2 Bedroom + den - 1266 sq. ft.



the soho



Soho building
fourth floor



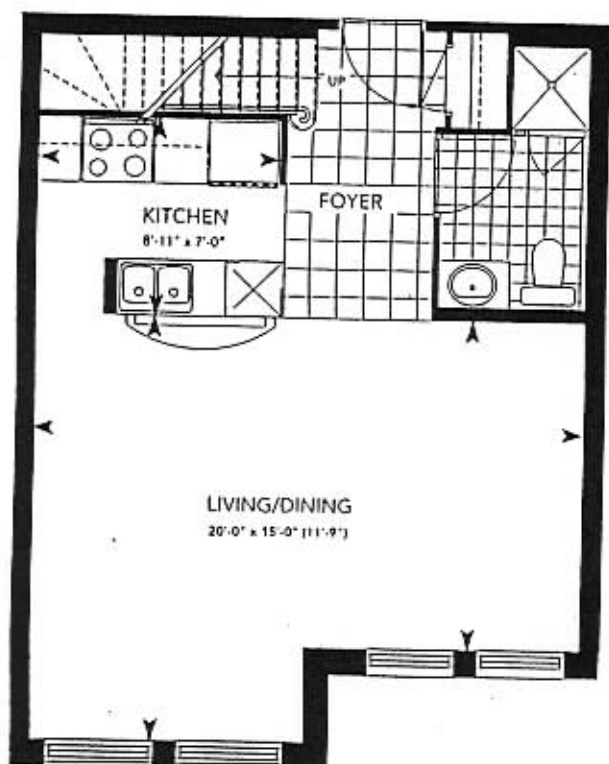
your sense of inner space

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

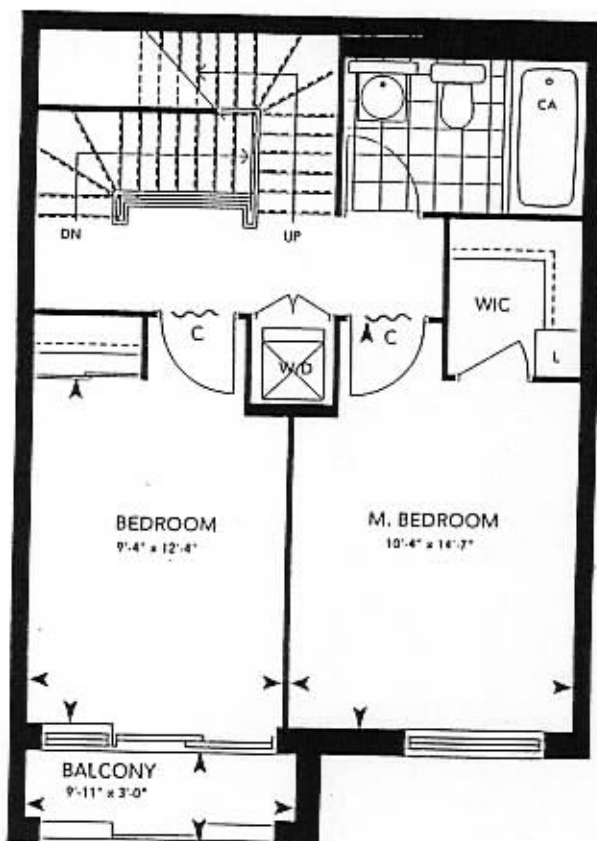


suite p304/306/308/311/313

2 Bedroom - 1048 sq. ft.

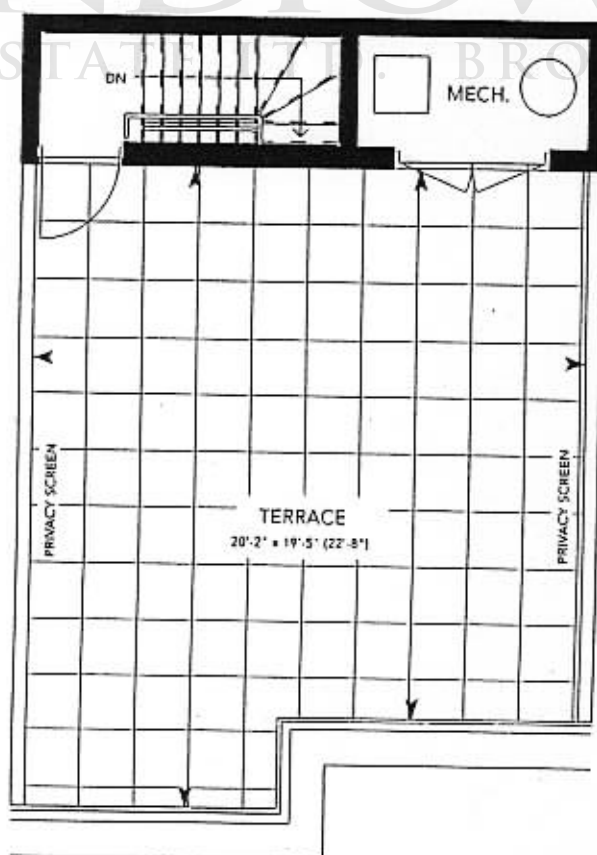


third floor 521 sq. ft.

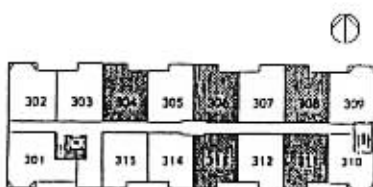


fourth floor 538 sq. ft.

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the phoebe



Phoebe building third floor

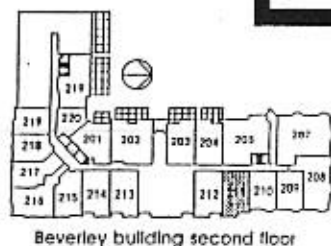
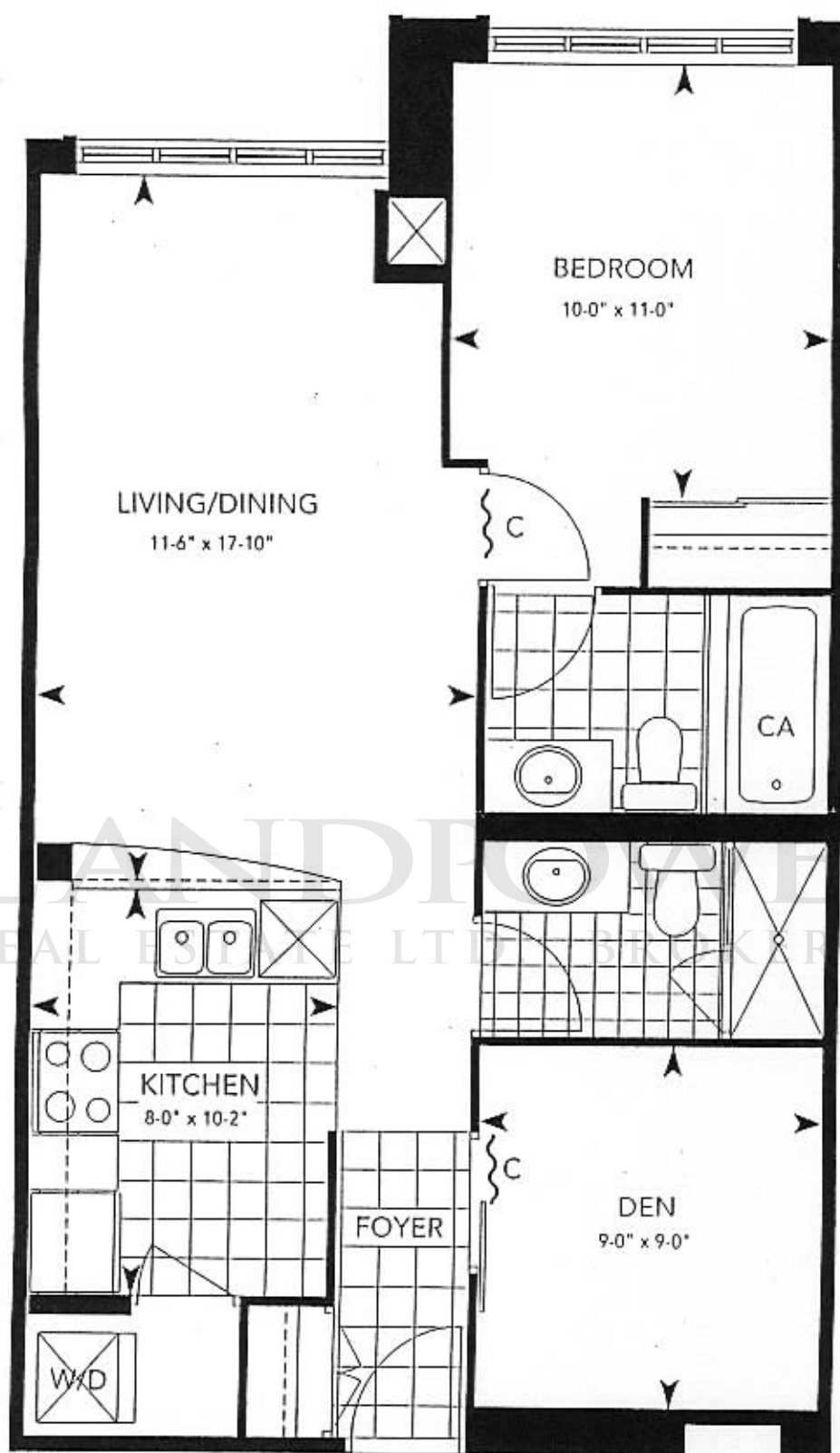
your sense of inner space

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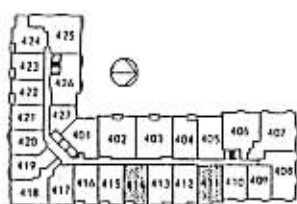


suite b211/311/314/411/414

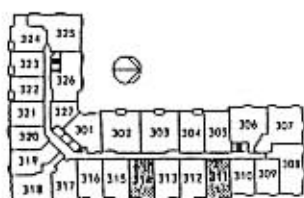
1 Bedroom - 747 sq. ft.



Beverley building second floor



Beverley building fourth floor



Beverley building third floor

your sense of inner space

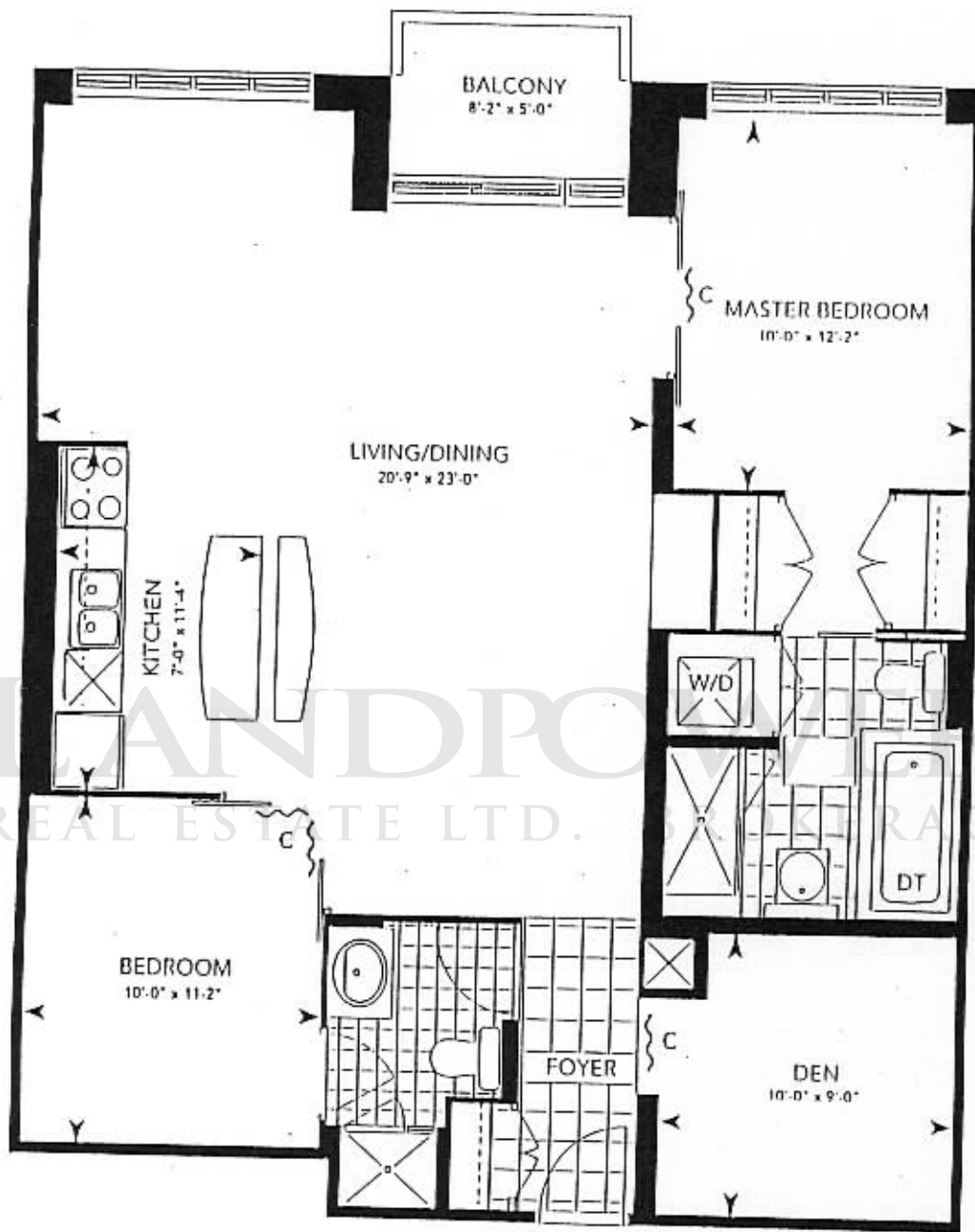
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the beverley

suite b302/402/502/602/702

2 Bedroom + den - 1158 sq. ft.



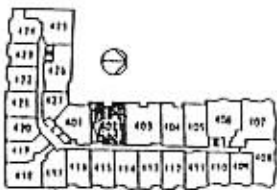
the beverley



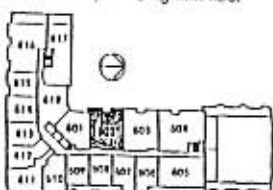
Beverley building third floor



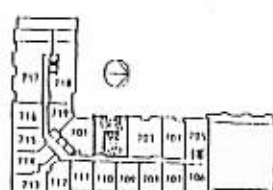
Beverley building fifth floor



Beverley building fourth floor



Beverley building sixth floor



Beverley building seventh floor

your sense of inner space

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



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WITTINGTON
PROPERTIES LIMITED