

LANDPOWER

REAL ESTATE LTD. BROKERAGE

YOUR STYLE. YOUR ENERGY.

radiance

@MINTOGARDENS



Your first impression.



Beyond a vibrant garden setting and glass

lobby doors, a polished marble floor, two

storey high ceilings and a refreshing water

wall are the first marks of distinction. Just

off the lobby, residents will appreciate direct

access to 6000 sq. ft. of convenience-inspired

retail. Of course, a 24 hour Concierge is on

hand to take care of life's little details.

Welcoming your guests, arranging for a cab

or a limo and tickets for the symphony are

all a part of making life at *Radiance* more

comfortable and convenient.

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Your source for healthier living.



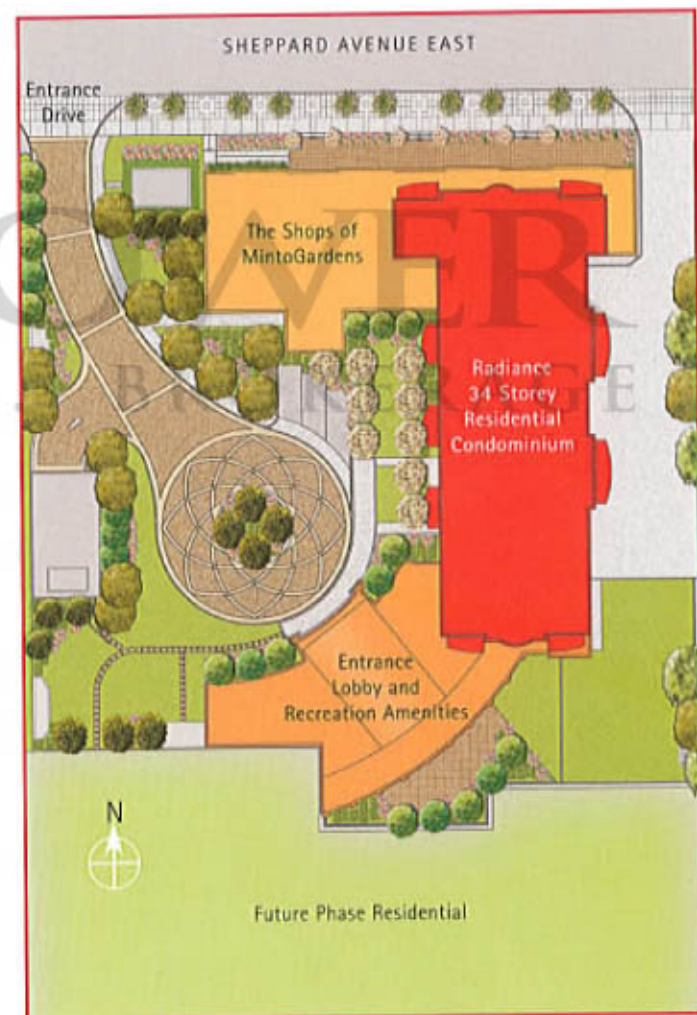
Radiance is at the forefront of condominium living; it is one of the leading residences in Toronto to incorporate a "green-inspired" design – a part of Minto's comprehensive environmentally-minded initiatives. The

results of these initiatives are the equivalent of planting 70,000 trees. Minto's award-winning "Green Team" is made up of engineers and professionals whose sole mandate is to ensure all Minto residences reduce energy consumption, lower greenhouse gas emissions and contribute to healthier lifestyles. That is their mission.

Here are the benefits:

- ✓ Unique Minto-designed HRV (heat recovery ventilation) fan-coil system provides ultra-efficient heating, cooling, and direct fresh air into all suites
- ✓ All-off switches in each suite helps conserve energy
- ✓ Individual suite metering encourages personal conservation by 10-20% annually
- ✓ Motion-controlled stairwell lights reduce energy consumption by approximately 98%
- ✓ Upgraded building mechanics account for 90% fewer emissions
- ✓ Renewable building materials, low toxicity paints, and energy saving low-E thermal windows improve overall comfort

- ✓ Landscaping at MintoGardens has been meticulously designed to offer a lush green retreat for residents, with mature trees and abundant plantings. The added benefit is O₂ replenishment and air improvement.



Features & Finishes Highlights

Entrance Foyer:

Granite threshold

Spacious closet with double doors

Beautiful hardwood flooring with cork underlay

Kitchen: 7'3" x 8'6"

Open-concept design overlooking living/dining/sleeping area

Beautiful hardwood flooring with cork underlay

Designer, ceiling-hung chrome shelving system

Cartier designer cabinets

Imported Italian granite countertops with breakfast bar

4 energy efficient appliances

Contemporary track lighting

Living/Dining/Sleeping Room: 18'9" x 11'0"

Beautiful hardwood flooring with cork underlay

Large curved window full height to ceiling

Spacious sliding double door closet with 3 levels of shelving

Bathroom:

Porcelain tile flooring • Ceramic tile backsplash

Imported Italian granite countertop with designer vanity

Luxurious full size tub

Decorative framed mirror, decora switches & wall-mounted lighting

Separate medicine cabinet

Standard Suite Features

In-suite alarm system • In-suite energy efficient stacked washer and dryer • Eccoduct™ system eliminating bulkheads

• Choose from 3 designer paint packages • Multi-port high speed internet access capability throughout • Brushed nickel hardware and bathroom accessories

Environmental Features • Energy saving "All-Off" switch

• Individually controlled heating & air conditioning

• Programmable thermostat connected to Building

Automation System • Minto inspired HRV unit provides direct

fresh air • Humidistat controlled exhaust fan in bathroom

Building Features

• 24 hour Concierge services • 11,000 sq. ft. of recreation, social & fitness amenities • Indoor swimming pool, whirlpool, sauna

• Fully equipped fitness centre • Outdoor terrace & mature

gardens • Elegant lounge with bar and fireplace • Billiards

lounge & sports simulator • Direct access to convenient retail

shopping • Right at Yonge & Sheppard subway station

For comprehensive features & finishes list please see sales representative.

Prices & Details

The Radiance Collection Floors 4 to 31

Suite	Type	Suite Size*	View	Priced From** (incl. GST)
00 Lotus	1 Bedroom	605 sq. ft.	East	\$156,400
01 Cassia	1 Bedroom	595 sq. ft.	East	\$163,900
02 Morning Glory	2 Bedrooms+Den	1,105 sq. ft.	South-East	\$279,900
03 Orchid	2 Bedrooms	1,005 sq. ft.	South-West	\$259,900
05 Magnolia	1 Bedroom+Den	630 sq. ft.	West	\$176,400
06 Trillium	1 Bedroom	645 sq. ft.	West	\$175,400
07 Magnolia	1 Bedroom+Den	635 sq. ft.	West	\$175,900
08 Wisteria	2 Bedrooms	975 sq. ft.	North-West	\$246,900
09 Mimosa	Studio	395 sq. ft.	North	\$120,900
10 Dahlia	2 Bedrooms	995 sq. ft.	North-East	\$246,900
11 Jasmine	1 Bedroom	600 sq. ft.	East	\$164,400
12 Lotus-R	1 Bedroom	605 sq. ft.	East	\$156,400

Parking starting from \$18,000** Lockers starting from \$2,000**
 Maintenance Fees: \$0.435 per sq. ft. – Limited 3 year guarantee!
 Occupancy: October 2004

Deposit Structure: \$3,000 due on signing, balance of 5% due in 30 days; 20% due on closing.

*All areas and stated room dimensions are approximate. ** Prices and Specifications subject to change without notice. E. & O. E. September 14, 2004.



Presentation Centre 33 Sheppard Ave. East, Toronto, ON M2N 7K1
 t. 416-850-8388 f. 416-850-8398 www.mintogardens.com

Prices & Details

The Radiance Collection Floors 2 & 3

2nd Floor Suite

	Type	Suite Size*	View	Priced From** (incl. GST)
201 Cassia 2nd Floor	1 Bedroom+Den	688 sq. ft.	East	\$168,400
202 Morning Glory 2nd Fl	1 Bedroom+Den	946 sq. ft.	South-East	\$210,900
205 Magnolia 2nd Floor	1 Bedroom	639sq. ft.	West	SOLD
206 Trillium 2nd Floor	1 Bedroom	643 sq. ft.	West	\$162,400
207 Magnolia Alt 2nd Floor	1 Bedroom+Den	716 sq. ft.	West	SOLD
211 Jasmine 2nd Floor	2 Bedroom	856 sq. ft.	East	\$225,900
212 Lotus-R 2nd Floor	1 Bedroom	650 sq. ft.	East	SOLD

3rd Floor Suite

	Type	Suite Size*	View	Priced From**
300 Lotus 3rd Floor	1 Bedroom	623 sq. ft.	East	SOLD
301 Cassia 3rd Floor	1 Bedroom+Den	589 sq. ft.	East	SOLD
302 Morning Glory 3rd Fl	1 Bedroom+Den	950 sq. ft.	South-East	\$211,900
305 Magnolia 3rd Floor	1 Bedroom+Den	630sq. ft.	West	\$169,400
306 Trillium 3rd Floor	1 Bedroom	644 sq. ft.	West	\$168,400
307 Magnolia 3rd Floor	1 Bedroom+Den	628 sq. ft.	West	\$168,900
308 Wisteria 3rd Floor	2 Bedroom	969 sq. ft.	North-West	\$221,900
309 Mimosa 3rd Floor	Studio	394 sq. ft.	North	\$120,400
310 Dahlia 3rd Floor	2 Bedroom	989 sq. ft.	North-East	SOLD
311 Jasmine 3rd Floor	1 Bedroom	600 sq. ft.	East	SOLD
312 Lotus-R 3rd Floor	1 Bedroom	622 sq. ft.	East	SOLD

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Mimosa

Studio
395 Sq. Ft.

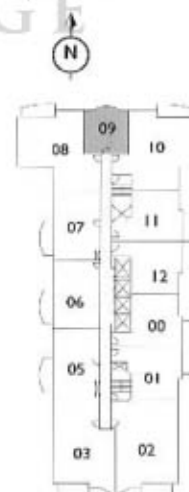
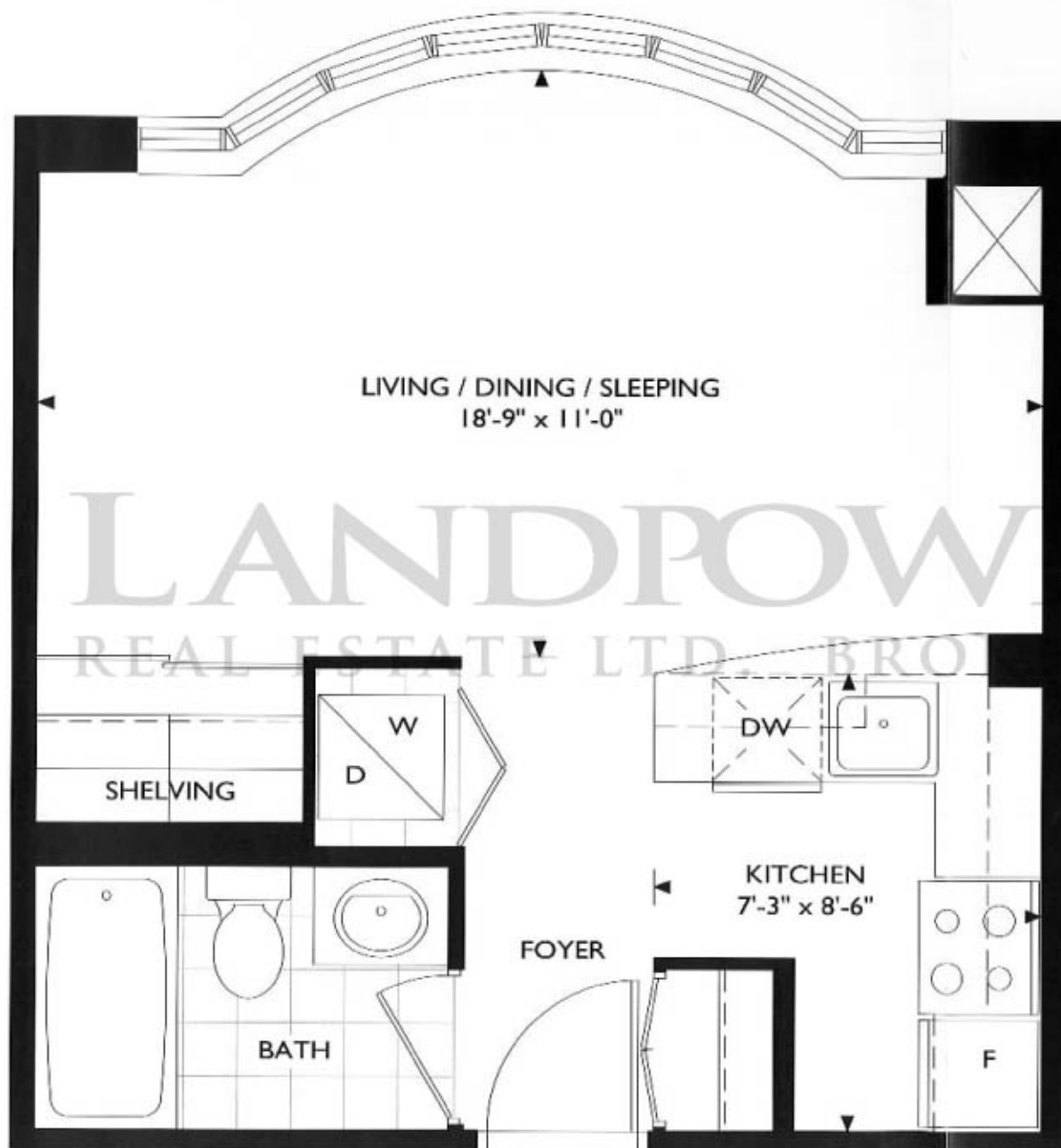
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We're Ready... Are You?



SUITE 09
TYPICAL FLOORS 3-34

Cassia

1 Bedroom

658 Sq. Ft.

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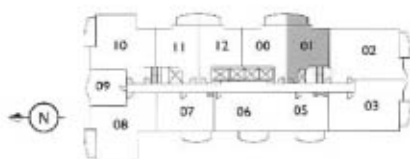
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Cassia

1 Bedroom + Balcony
595 Sq. Ft. + 63 Sq. Ft. (Balcony)
Total Area: 658 Sq. Ft.



Jasmine

1 Bedroom

663 Sq.Ft.

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Jasmine

1 Bedroom + Balcony
600 Sq. Ft. + 63 Sq. Ft. (Balcony)
Total Area: 663 Sq. Ft.



Lotus

**1 Bedroom
668 Sq. Ft.**

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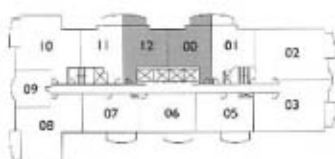
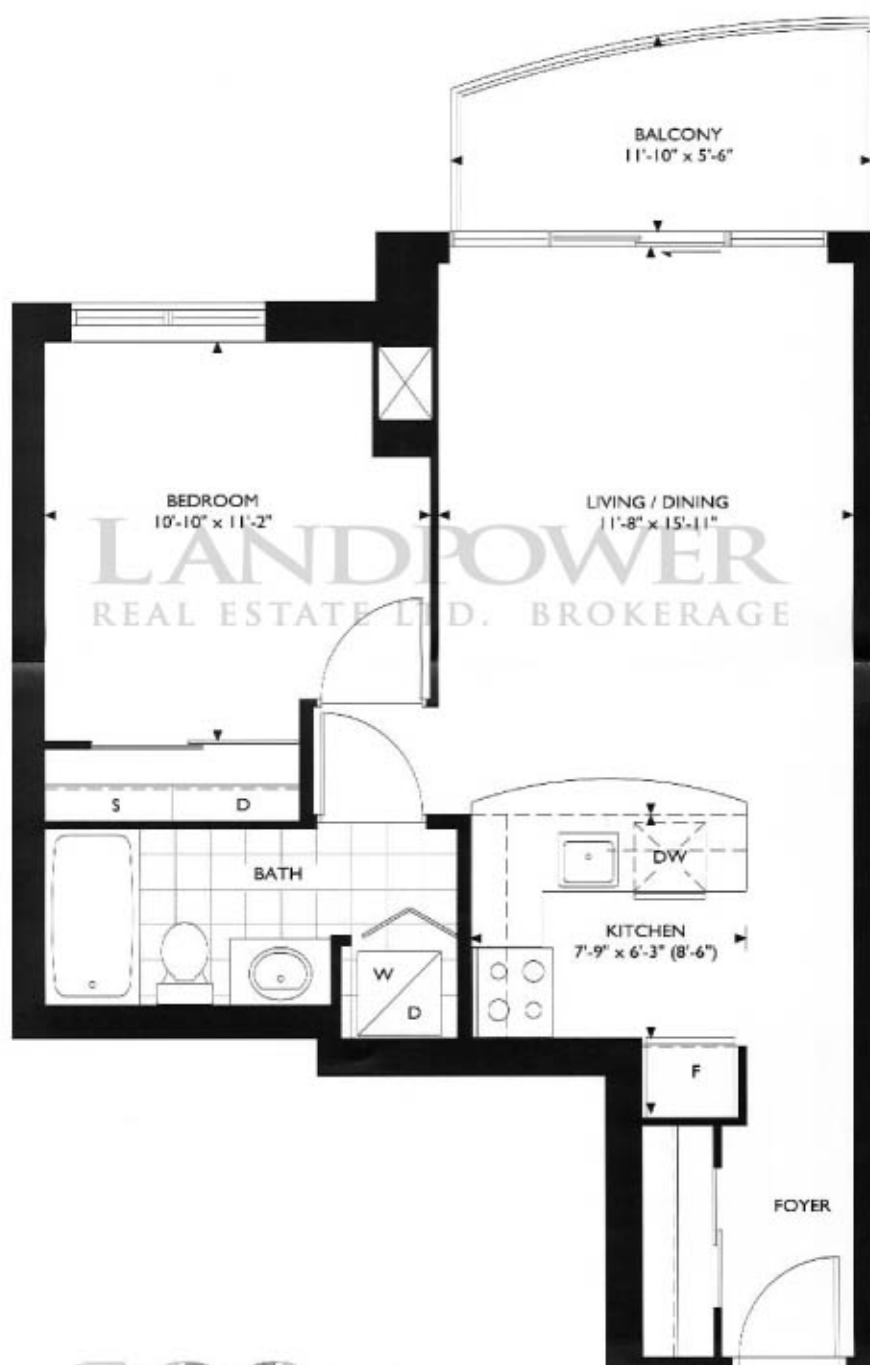
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Lotus

1 Bedroom + Balcony
605 Sq. Ft. + 63 Sq. Ft. (Balcony)
Total Area: 668 Sq. Ft.



SUITE 00 & SUITE 12R

Magnolia

1 Bedroom + Den

714 Sq. Ft.

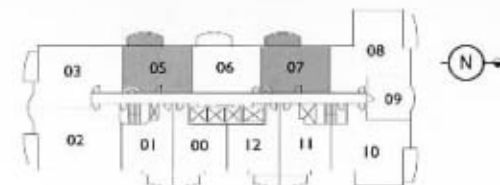
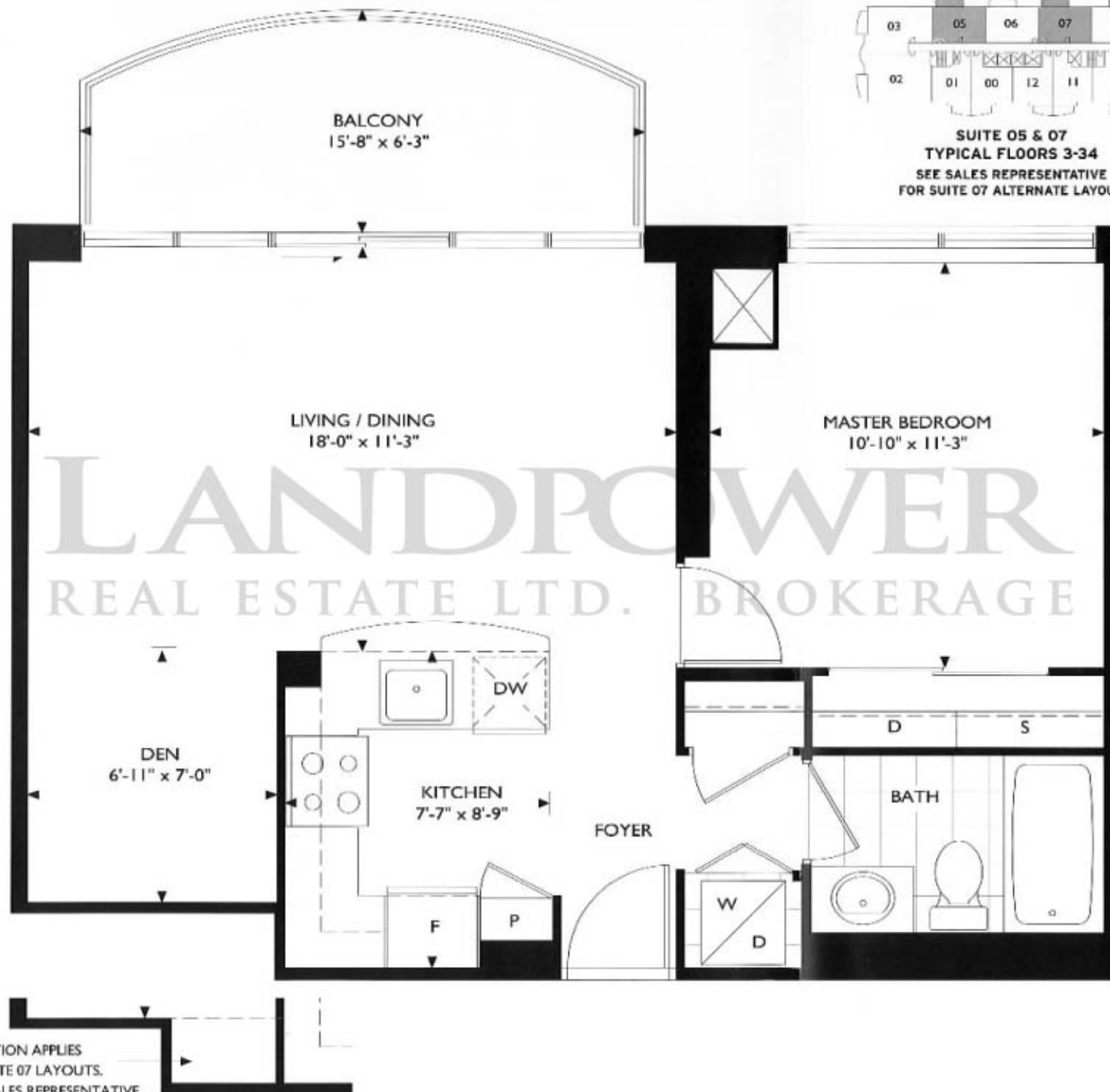
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SUITE 05 & 07
TYPICAL FLOORS 3-34
SEE SALES REPRESENTATIVE
FOR SUITE 07 ALTERNATE LAYOUT

THIS CONDITION APPLIES
TO SOME SUITE 07 LAYOUTS.
PLEASE SEE SALES REPRESENTATIVE.

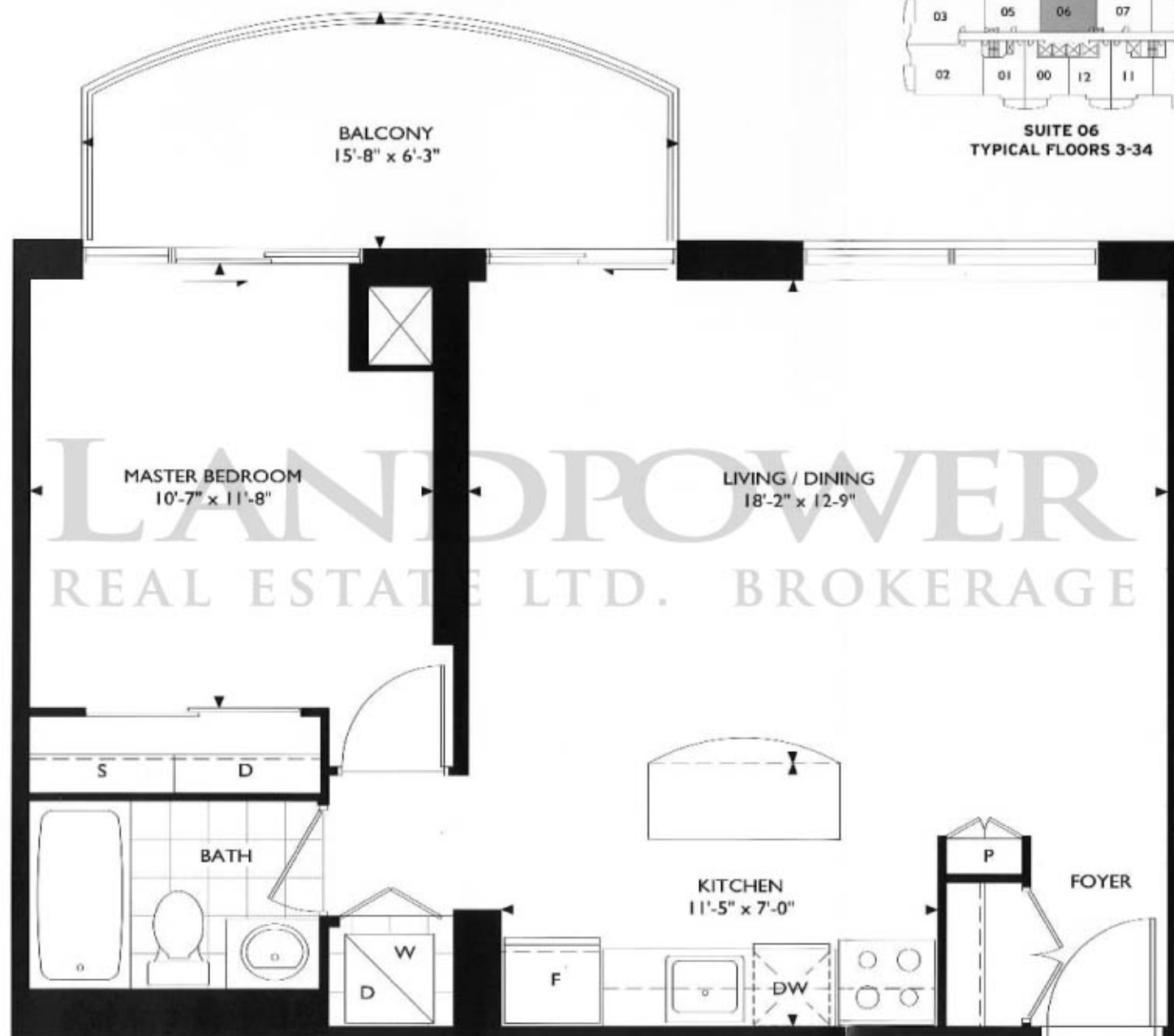
Trillium

**1 Bedroom
729 Sq.Ft.**

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Orchid

2 Bedrooms

1079 Sq.Ft.

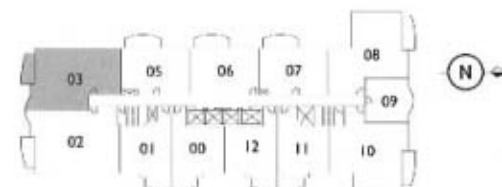
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SUITE 03
TYPICAL FLOORS 5-32
FOR 4TH FLOOR SUITE PLAN
SEE SALES REPRESENTATIVE

Wisteria

2 Bedrooms

1059 Sq.Ft.

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SUITE 08
TYPICAL FLOORS 4-34

Dahlia

2 Bedrooms

1079 Sq. Ft.

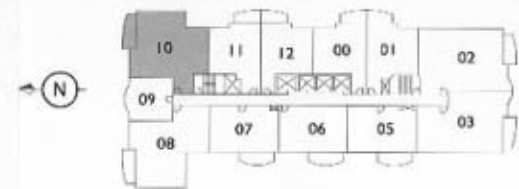
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SUITE 10
TYPICAL FLOORS 4-34

Morning Glory

2 Bedrooms + Den

1179 Sq.Ft.

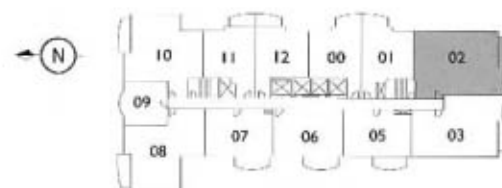
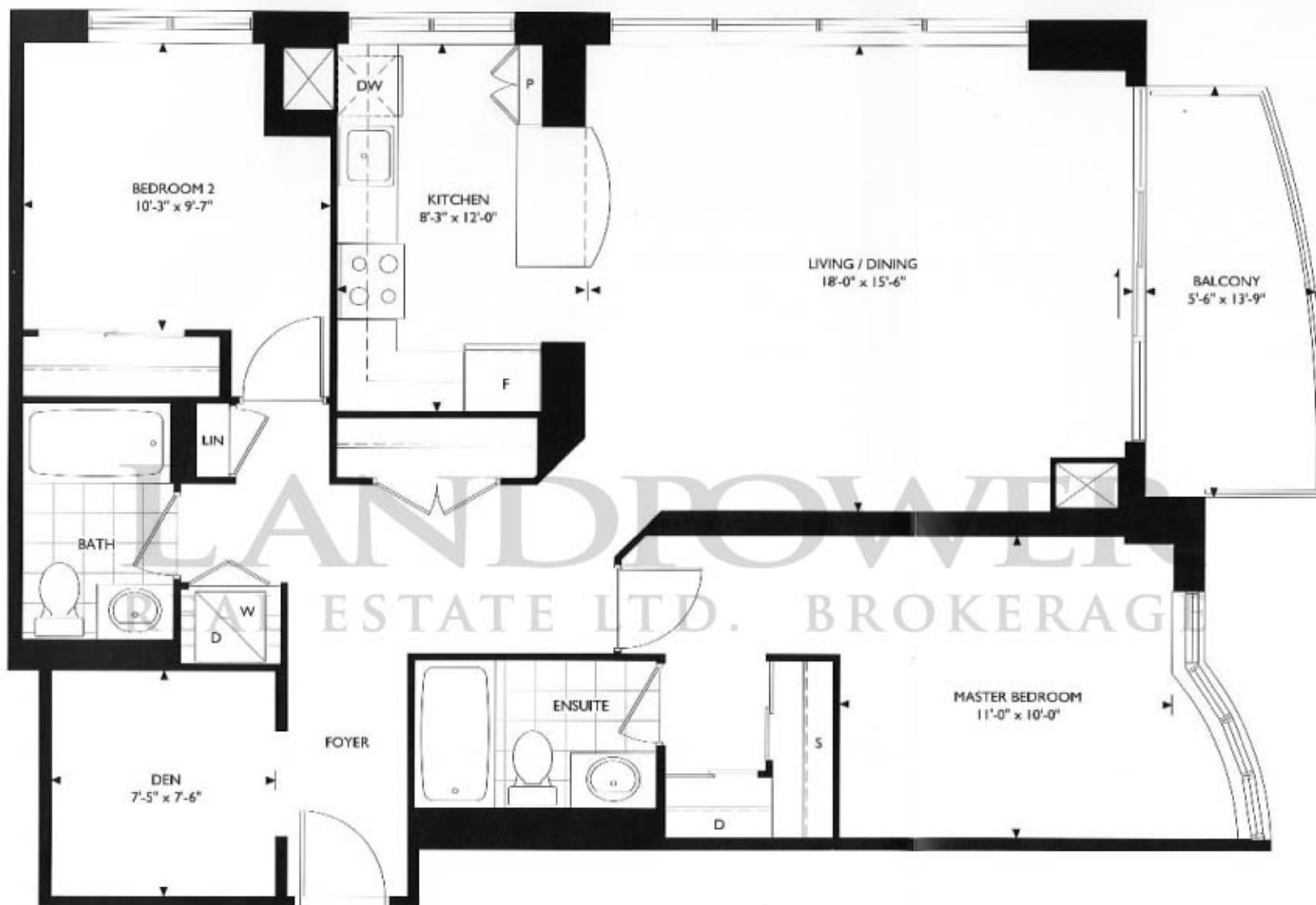
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SUITE 02
TYPICAL FLOORS 4-32

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REAL ESTATE INVESTMENT BROKERAGE



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Sales Presentation Centre located at 33 Sheppard Avenue East. 416 850-8388

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