



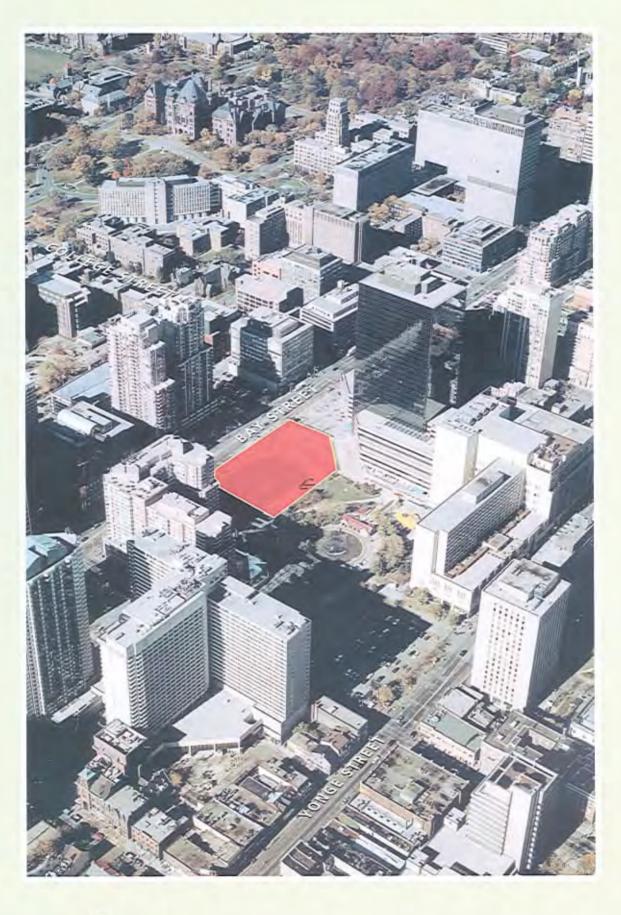


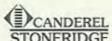
GRACE AND STYLE

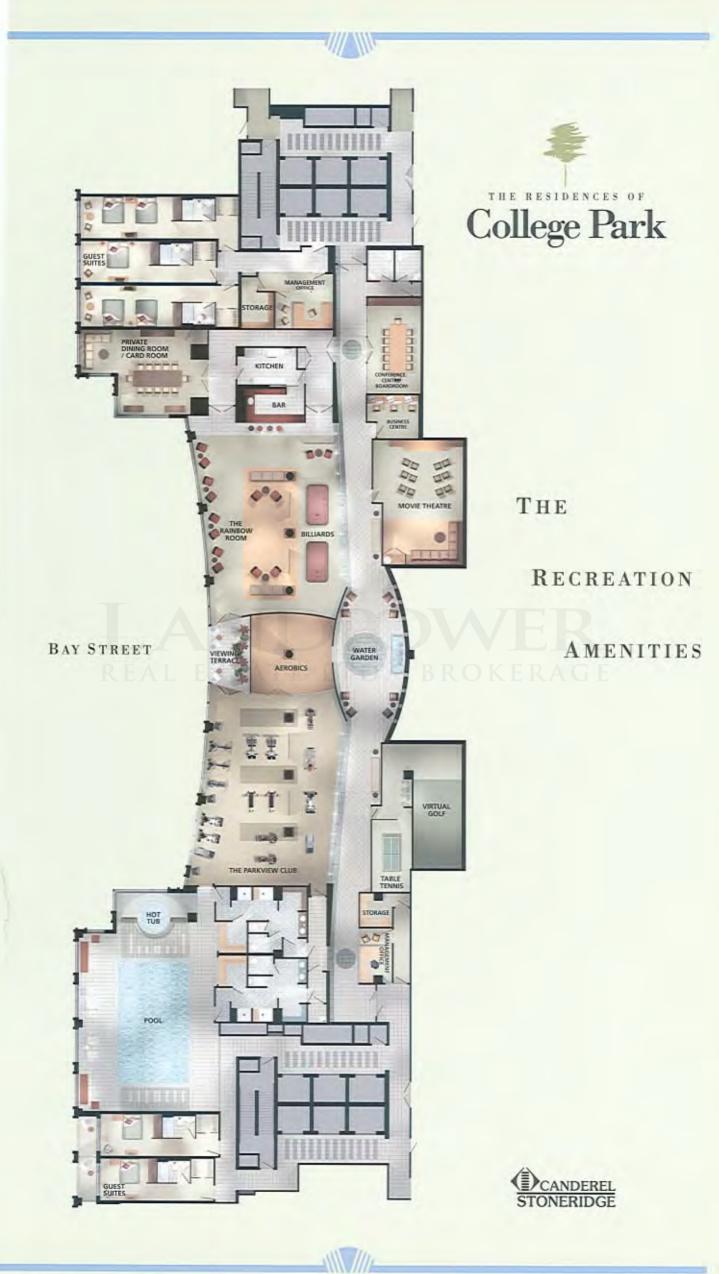
CONVERGE AT THE

CENTRE OF THE CITY







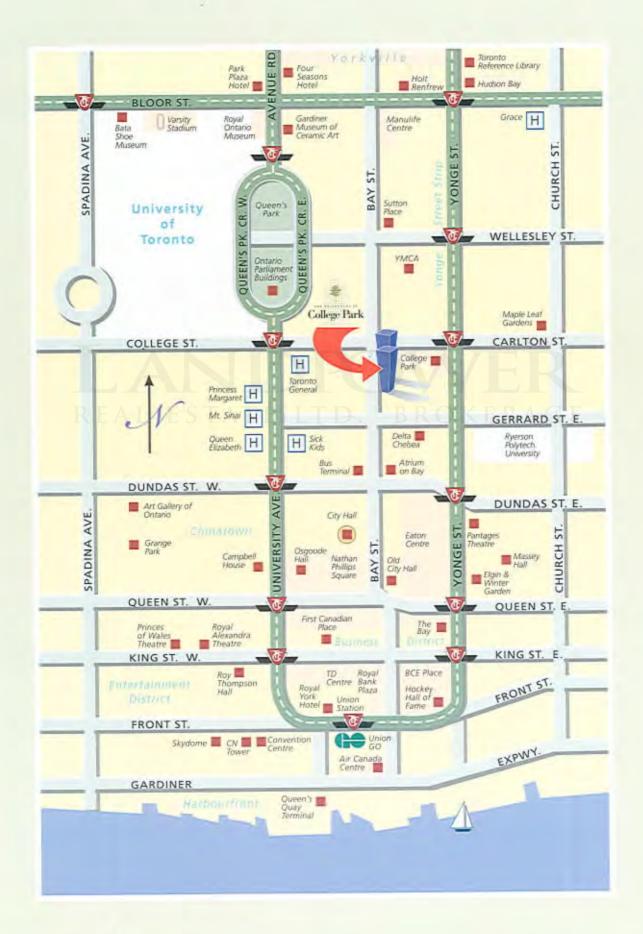


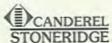
LIVE AT THE CENTRE OF

A CITY THAT'S ALIVE WITH



SHOPPING AND ENTERTAINMENT





EXCEPTIONAL AND REFINED.

ARCHITECTURAL AND



DESIGN ESSENTIALS

t awaits you – a sky-high retreat in the very heart of the city. A downtown lifestyle dynamic in its appeal. A sumptuous living environment designed with quality in every detail. This is College Park, and nothing else on Yonge Street even comes close.

THE BUILDING

Two sleek and striking residential towers – one 45 storeys and the other 39 – both with spectacular views overlooking downtown.

An invitingly landscaped entrance and arrival area.

Luxurious, 2-storey lobby designed by Alex Chapman and featuring natural stone floors, high ceilings with classic molding, traditional wall panel detailing, and tasteful furnishings and appointments.

24-hour concierge service controlling building access and security. Elegant finishing details in corridors and entrance doorways to each

Expansive double-glazed windows and pre-finished aluminum window frames throughout.

Bicycle storage room with air pump.

Three guest suites in each tower to conveniently accommodate your out-of-town visitors.

Beautifully landscaped roof top garden over podium.

THE CLUB

Private recreation centre catering to residents' social and leisure time activities.

A multi-purpose lounge/party room with surround sound stereo system, large screen television and VCR, fully equipped kitchen and bar -- available for residents' private parties.

Indoor swimming pool, whirlpool and steam rooms.

Billiards room, card room and virtual golf room.

Well-equipped exercise room and aerobics/cardio room.

Men's and women's change and lockers.

Business centre with conference room, fax and secretarial services.

SUITE FEATURES

Solid core, front entry door with elegant hardware.

Sliding, mirrored closet door at entrance

Private balconies offering breathtaking views in every direction.

All ceilings to be white stippled except in kitchen, bathrooms and laundry/storage area (where applicable).

Interior walls painted white in quality latex paint; semi-gloss paint in kitchens, bathrooms, as well as all woodwork and trim.

Sculpted 4-1/4" baseboards and colonial trim throughout.

Personally encoded in-suite intrusion alarm monitored by concierge.

In-suite smoke & heat detector

Intrusion alarm with direct alarm to the concierge.

Individual climate control of centralized heating and air-conditioning.

KITCHEN FEATURES

A choice of beautiful European-style kitchen cabinetry from traditional to the most ultra-contemporary finishes.

Six appliances including 17 cubic foot frost-free refrigerator, 24" selfcleaning oven, space-maker microwave and exterior-vented range hood, multicycle dishwasher, and stacked washer and dryer.

Gleaming granite countertops in choice of finishes from Builder's samples

Double stainless steel sink with single lever chrome faucet and vegetable spray.

Halogen track lighting.

Imported ceramic tile backsplash from Builder's samples.

BATHROOM FEATURES

Deep soaker tubs in master or main bathroom.

Separate glass shower enclosure with temperature-controlled pressure balance valve, as per plan.

Cultured marble vanity tops with single lever faucets.

Elegant pedestal sinks in powder rooms where applicable.

White bathroom fixtures throughout.

Vented exhaust fan.

Recessed medicine cabinet in master ensuite bath.

Mirrors with beveled edges in all bathrooms/powder rooms.

Choice of imported marble tiles for bathroom floors and ceramic shower enclosure, from Builder's samples.

Full height ceramic wall tile in tub/shower enclosure.

Privacy locks on all bathroom doors.

FLOOR COVERINGS

Pre-finished hardwood flooring in all principal rooms, including kitchen. Imported marble flooring in bathrooms and powder rooms, selected from Builder's samples.

ELECTRICAL FEATURES

Electrical service with circuit breakers and copper wiring throughout suite.

Pre-wired telephone jacks and cable TV outlets in bedrooms, living room and den, as per plan.

Heat and smoke detector hard wired to lobby annunciator panel.

Ceiling light fixtures in foyer, breakfast areas and hallways as per plan.

Ceiling outlet in dining room.

Decora light switches and receptacles throughout.

ACCESS CONTROL AND INTERCONNECTIVITY

 $24\mbox{-}hour$ concierge in the main lobby available to assist residents and announce their guests.

Enterphone system in the lobby vestibule allows visitors to contact residents directly to gain admittance.

Personally encoded suite security access system monitored by the onduty concierge.

Closed-circuit cameras in parking garage with two-way voice communication also monitored by concierge.

Hand-held personal emergency alert device to activate two-way communications with concierge.

State-of-the-art, high speed Internet connectivity in every suite.

PARKING

Residents' underground parking is accessed via a garage door operated by personal remote control.

Garage interior is painted white and brightly lit for residents' personal security and peace of mind.

Garage is also well-ventilated and protected by fire sprinklers for added safety and protection.

Strategically located parabolic mirrors provide enhanced visibility to assist traffic flow.

Specifications are subject to change without notice. E. & O. E.









A Unique location . . . A Unique opportunity

PREVIEW PRICES

A Vibrant Landmark from a Visionary Developer. Grace and Style at the Centre of the City. Access to Subway and steps from fabulous shopping, fine dining, theatres and Universities.

MODEL	UNIT#	TYPE	SIZE	VIEW	◆PRICED FROM
1AR	01	One Bedroom	550	N	\$146,900.00
1CR	02	One + Den	655	NE	\$174,200.00
1F	03	One + Den	755	E	\$203,700.00
1H	04	One + Solarium	785	E	\$214,100.00
2B	05	Two Bedroom +	975	SE	\$268,300.00
		Den/Family Room			
1D	06	One + Den	675	S	\$184,100.00
Bachelor B	07	Bachelor	495	S	\$133,300.00
1B	08	One Bedroom	595	S	\$163,800.00
2A	09	Two Bedroom	830	SW	\$223,800.00
1E	10	One + Den	705	W	\$190,900.00
1G	11	One + Den	760	W	\$206,900.00
1C	12	One + Den	655	NW	\$180,500.00
1A	13	One Bedroom	550	N	\$152,200.00
Bachelor A	14	Bachelor	430	N	\$124,500.00
1J LOFT	15	One Bedroom	780	N	\$225,200.00

Based on 3rd floor base price. 3rd floor units subject to premium for walk-out patio.

Building Features

Two sleek and striking residential towers with spectacular views overlooking downtown. An invitingly landscaped entrance and arrival area. Luxurious, 2-storey lobby designed by Alex Chapman featuring natural stone floors, high ceilings with classic molding, traditional wall panel detailing, and tasteful furnishings and appointments. 24-hour concierge service controlling building access and security. Elegant finishing details in corridors and entrance doorways to each suite. Beautifully landscaped roof top garden over podium.

Suite Features

Private balconies offering breathtaking views in every direction. Six brand name appliances. Gleaming granite countertop in kitchen. Imported ceramic tile backsplash. Marble flooring in bathrooms and powder rooms. Pre-finished hardwood flooring in all principal rooms, including kitchen. Cultured marble vanity tops.

Deposit Structure	Maintenance		
\$2,000 with offer	Approximately \$0.33 per square foot		
5% in 10 days	Taxes		
5% in 90 days	Estimated at approximately 1.25% of		
5% in 180 days	Purchase Price, subject to adjustments		
5% in 360 days	Parking		
	\$16,500 (Parking space available for		
Occupancy: March 3, 2004	designated units)		
Actuation denote ↑ Color Synna International Property (1942-1945) • Color Synna International Property (1942-1945) • Color Synna International Property (1942-1945)	Locker Price		
*Prices Include G.S.T.	\$2,500		

All prices, figures and materials are preliminary and are subject to change without notices E. & O. E.

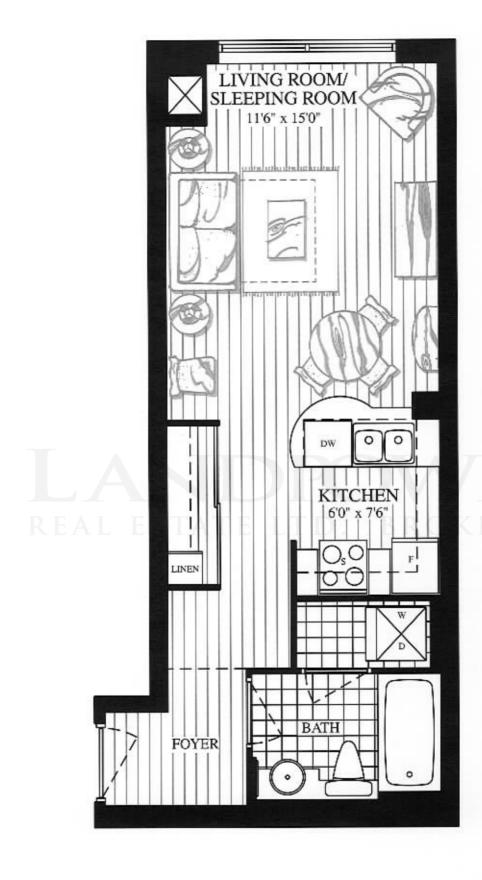
*As stated in the Agreement of Purchase and Sale.

Parking spaces available for designated Units only.

Actual usable floor space may vary from the stated floor area

BACHELOR-A/430 SQ. FT.

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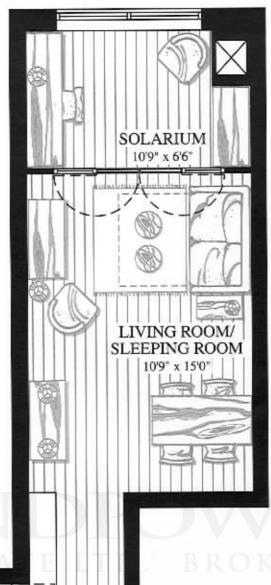


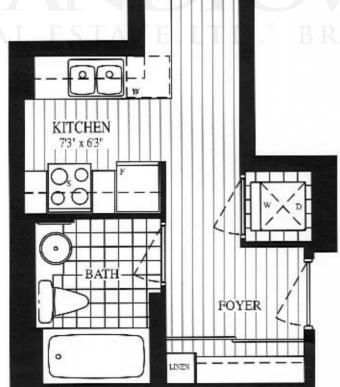




BACHELOR-B/495 SQ. FT.

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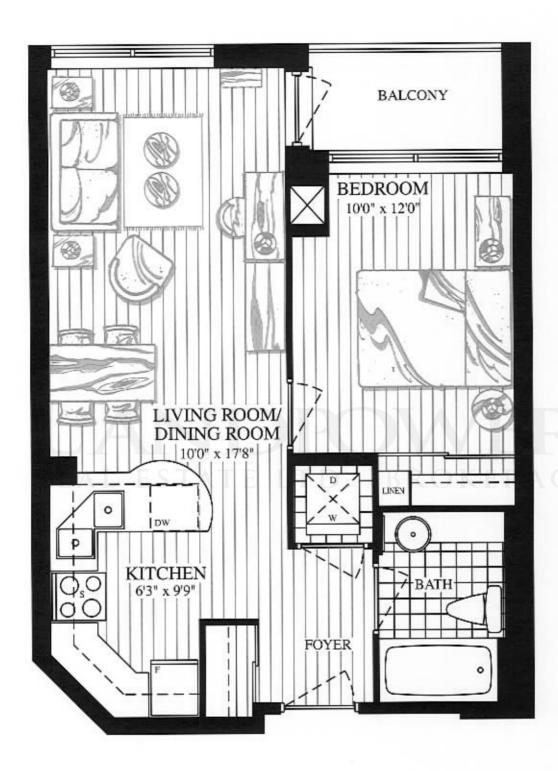




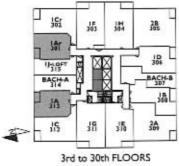




SUITE 1A/550 SQ. FT. 40 SQ. FT. BALCONY



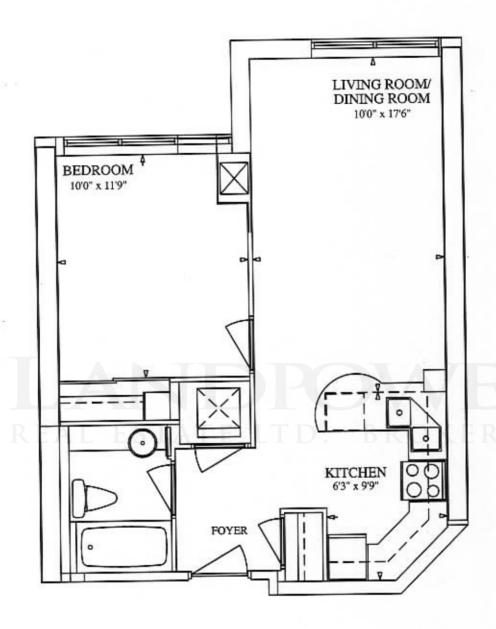




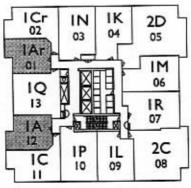




SUITE 1A/555 SQ. FT.







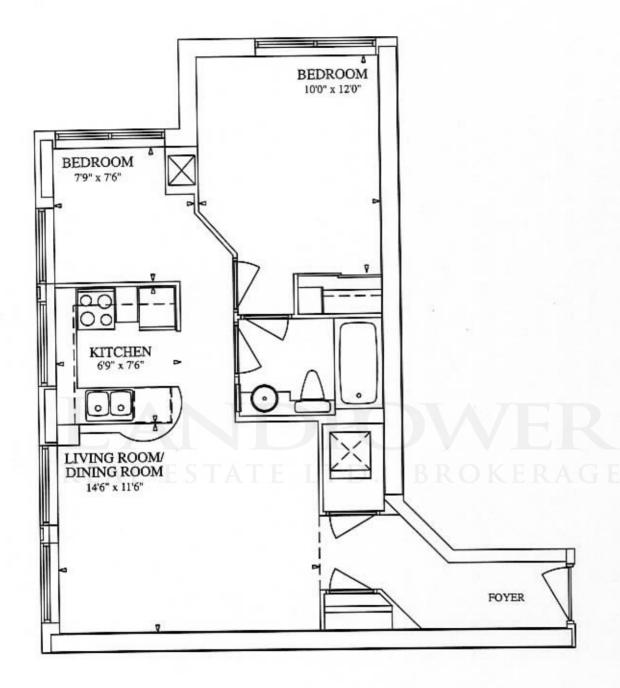
32nd to 39th FLOORS



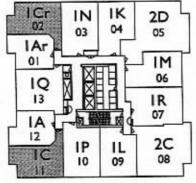




SUITE 1C/660 SQ. FT.





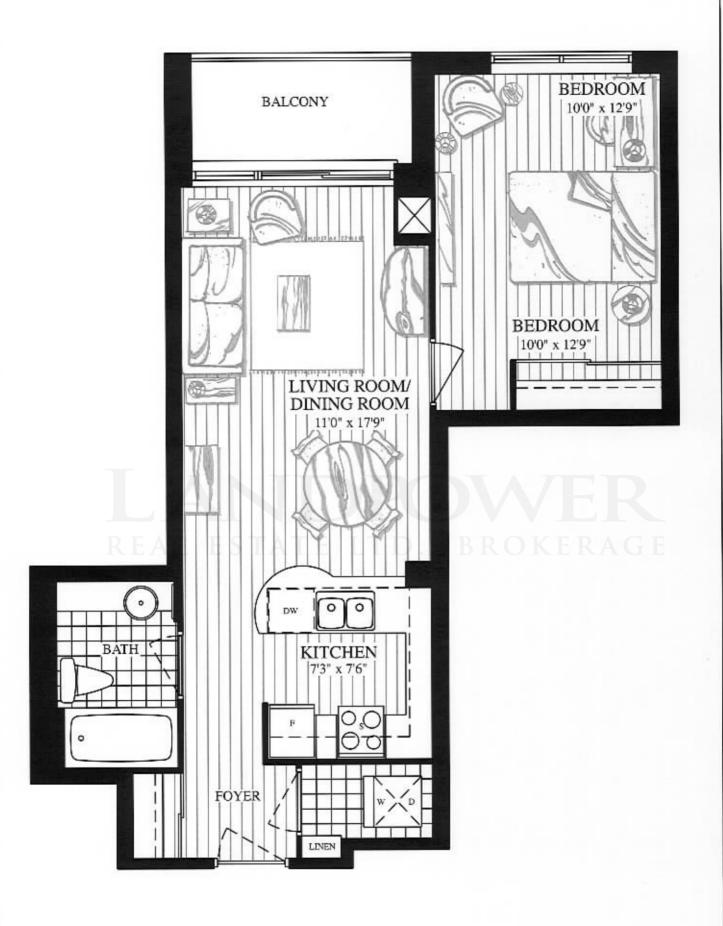


32nd to 39th FLOORS

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SUITE 1B/595 SQ. FT. 50 SQ. FT. BALCONY



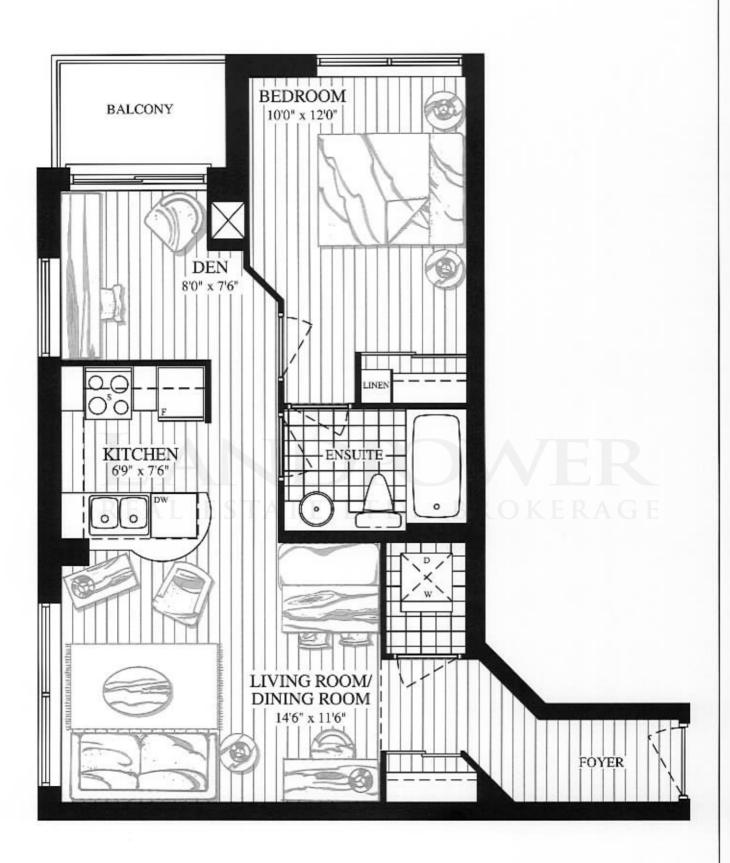








SUITE 1C/655 SQ. FT. 37 SQ. FT. BALCONY



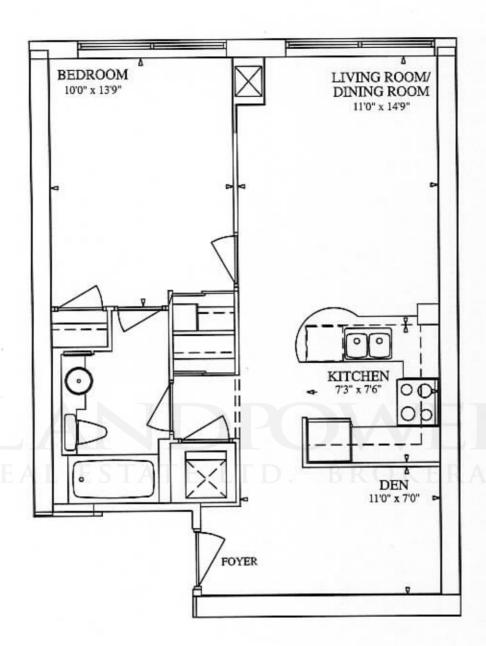




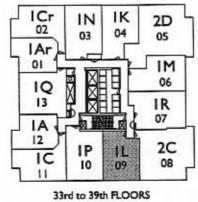




SUITE 1L/665 SQ. FT.







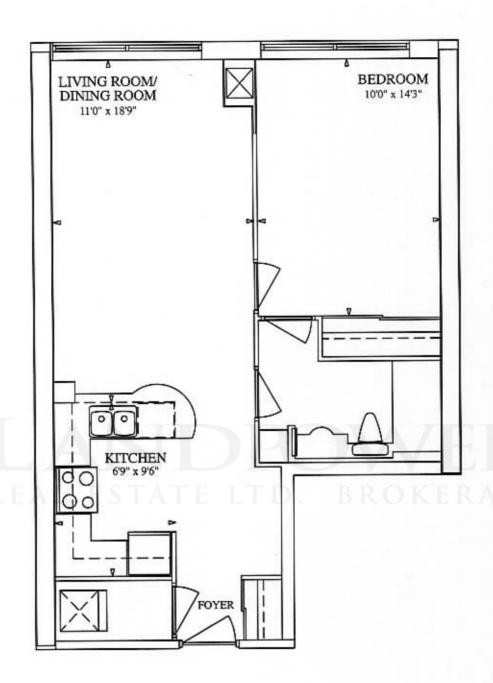




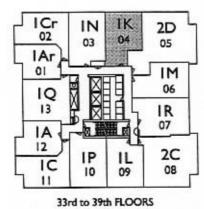




SUITE 17/660/666 SQ. FT.





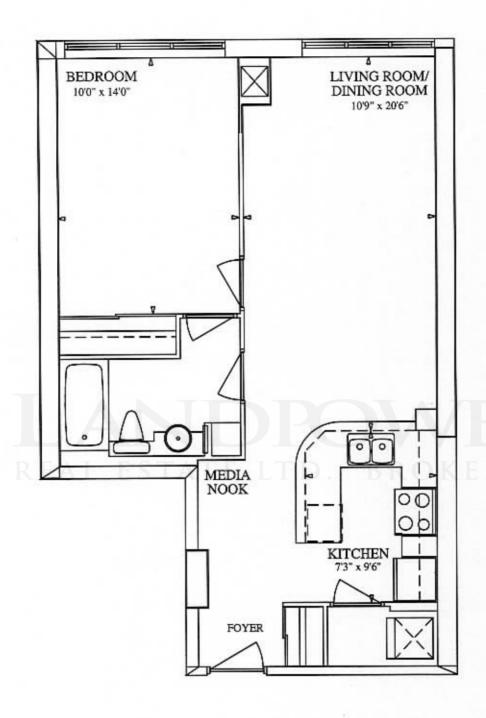




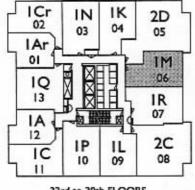




SUITE 1M/675 SQ. FT.





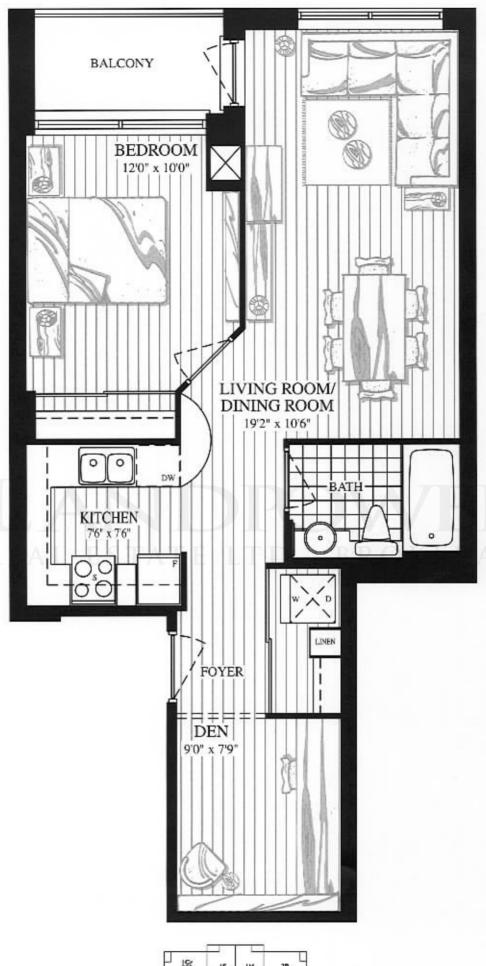


33rd to 39th FLOORS





SUITE 1D/675 SQ. FT. 45 SQ. FT. BALCONY





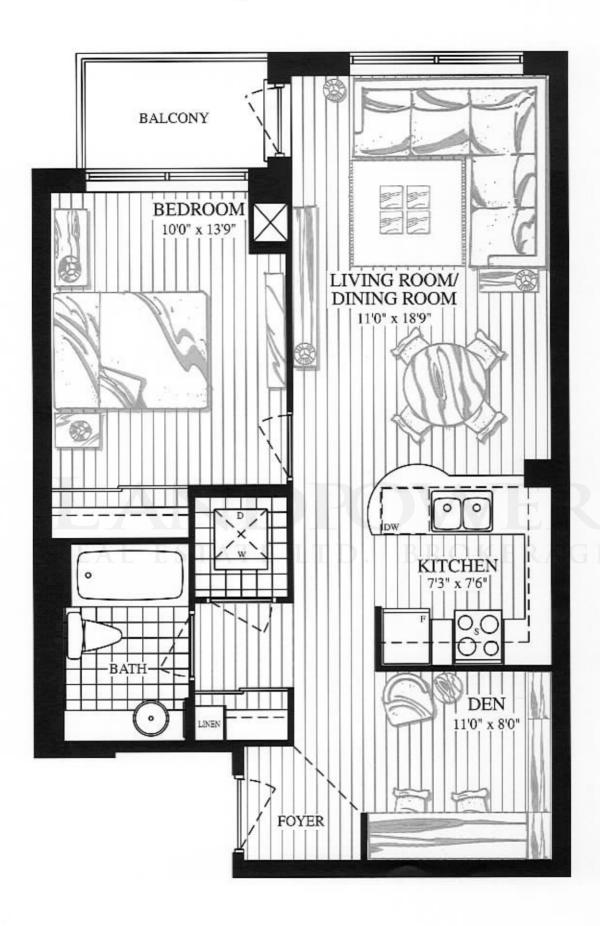








SUITE 1E/705 SQ. FT. 40 SQ. FT. BALCONY





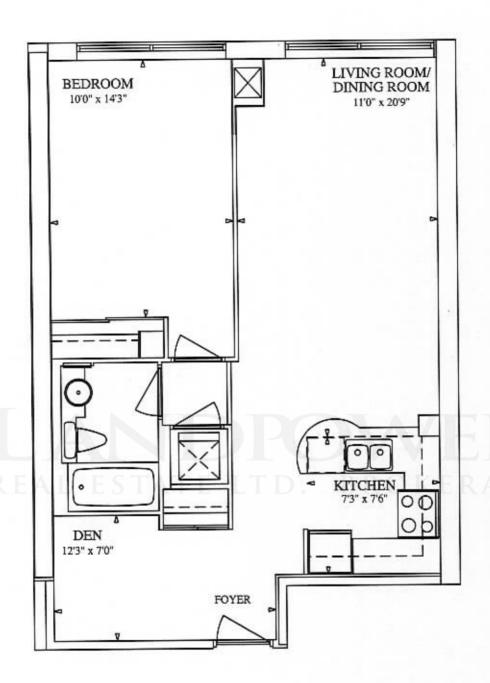




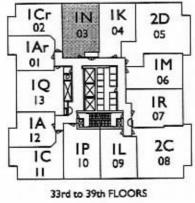




SUITE 1N/720 SQ. FT.



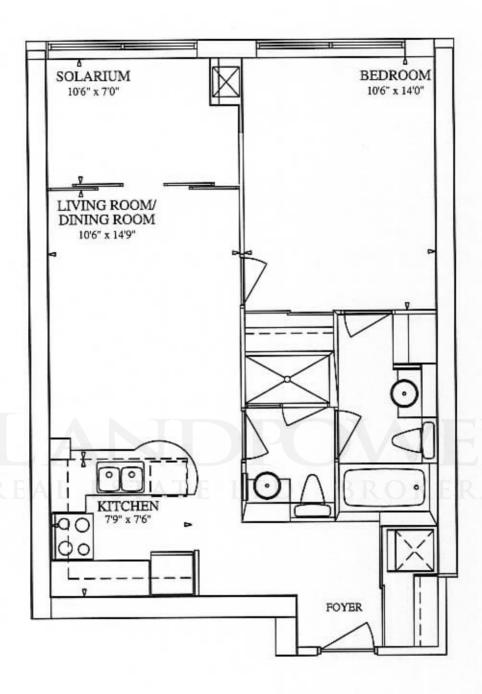




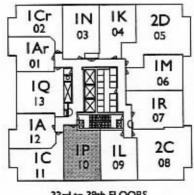




SUITE 1P/730 SQ. FT.





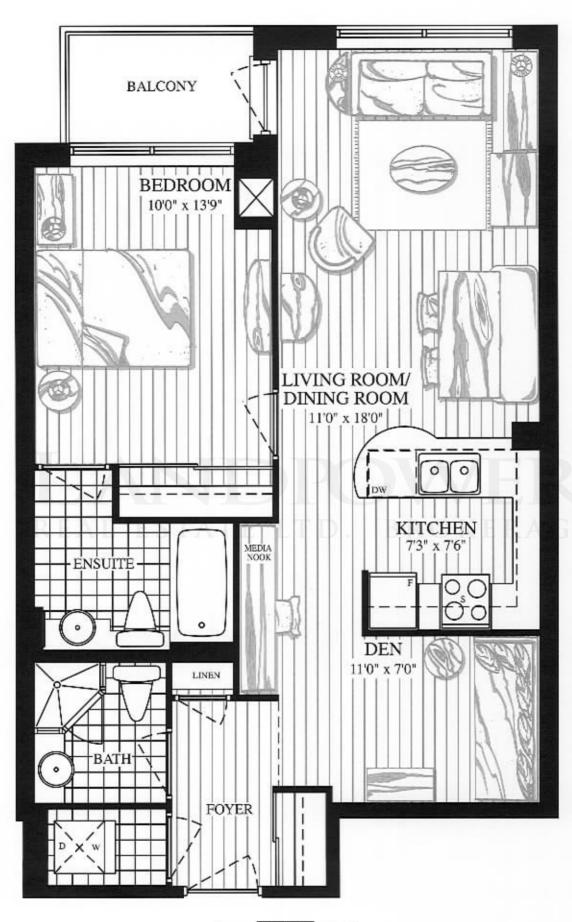


33rd to 39th FLOORS





SUITE 1F/755 SQ. FT. 40 SQ. FT. BALCONY



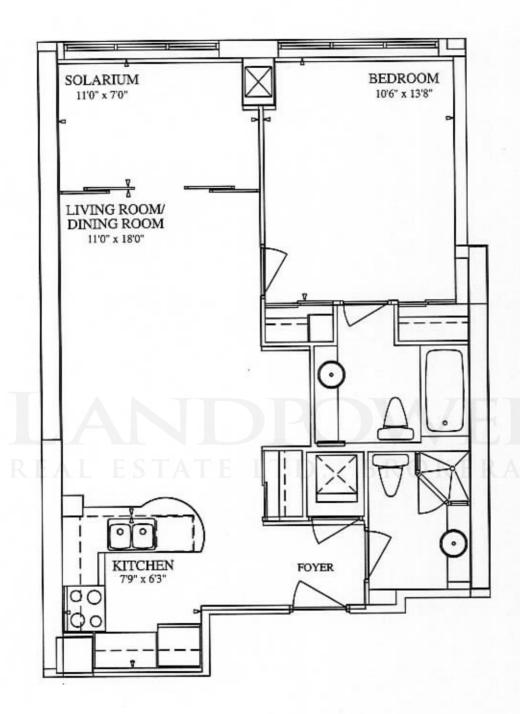




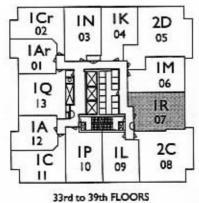




SUITE 1R/760 SQ. FT.





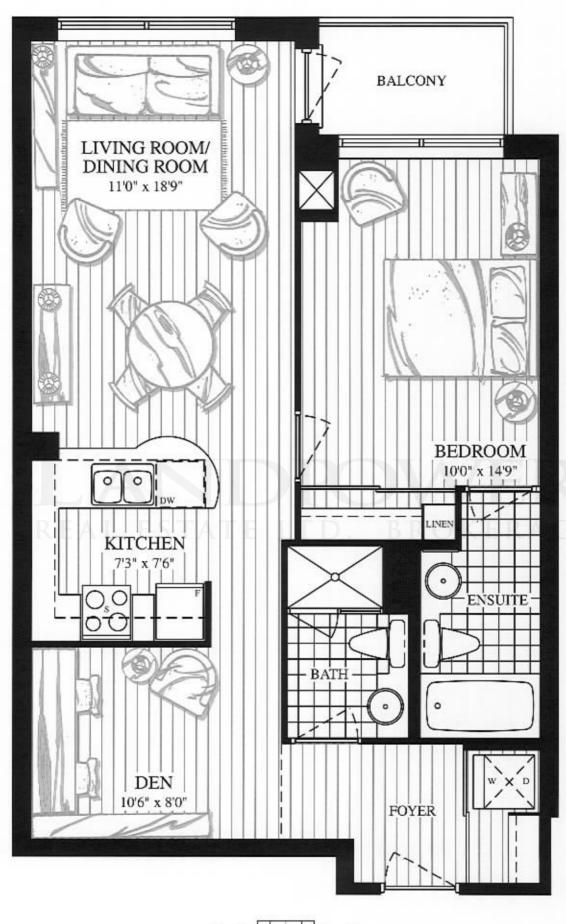




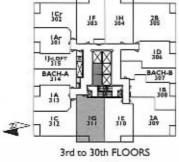


SUITE 1G/760 SQ. FT. 40 SQ. FT. BALCONY

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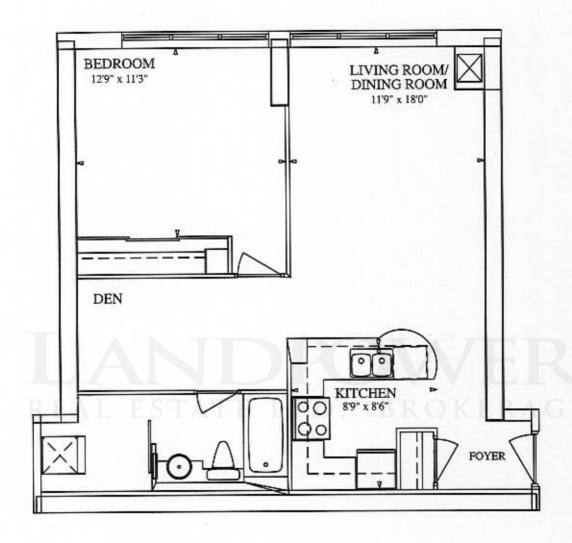




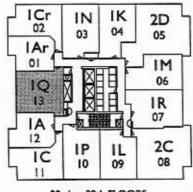




SUITE 1Q/770 SQ. FT.







33rd to 39th FLOORS



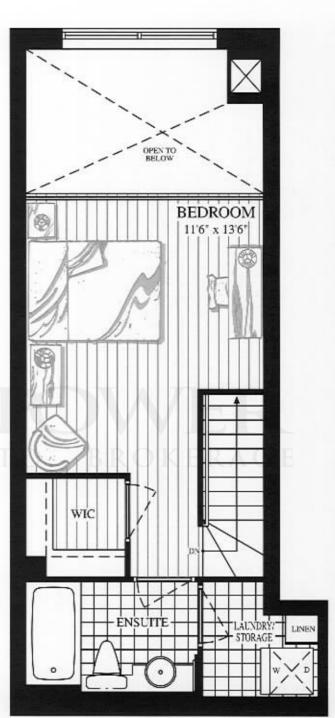




1J-LOFT/780 SQ. FT.







SECOND LEVEL

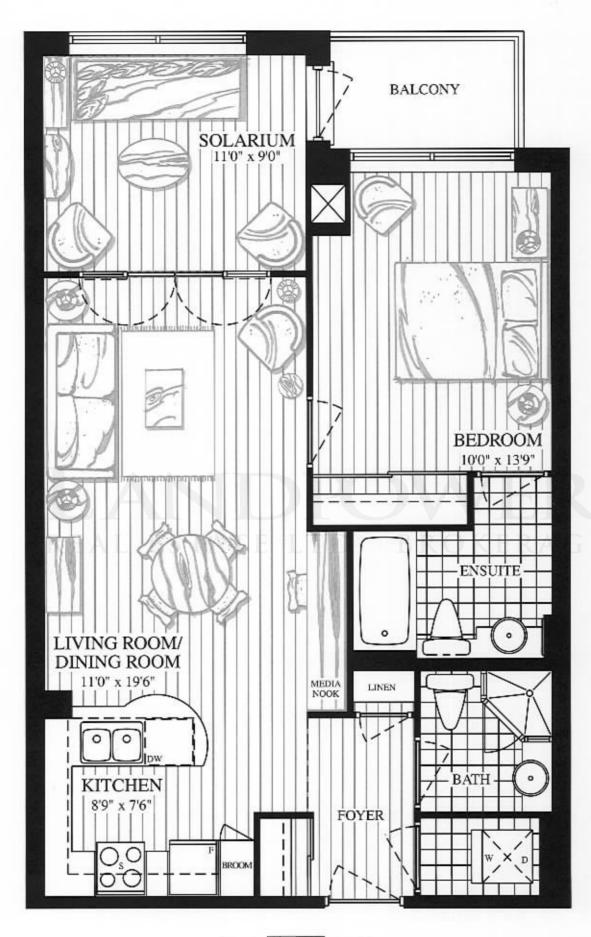












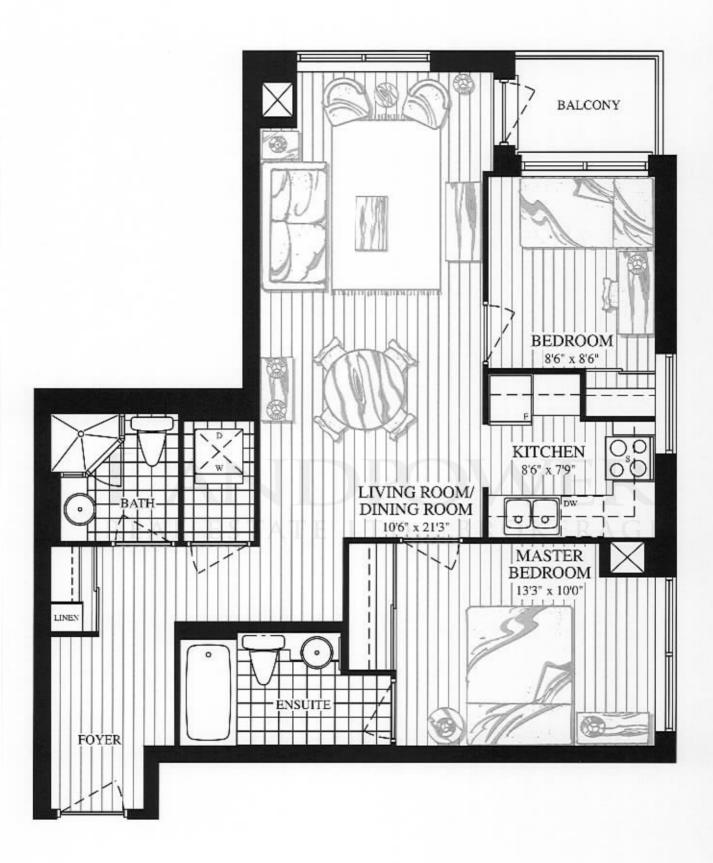








SUITE 2A/830 SQ. FT. BALCONY





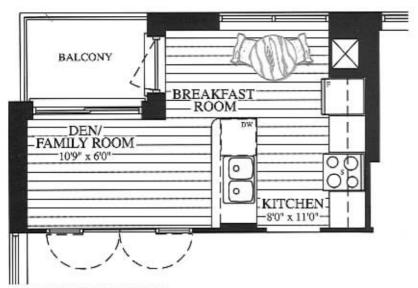




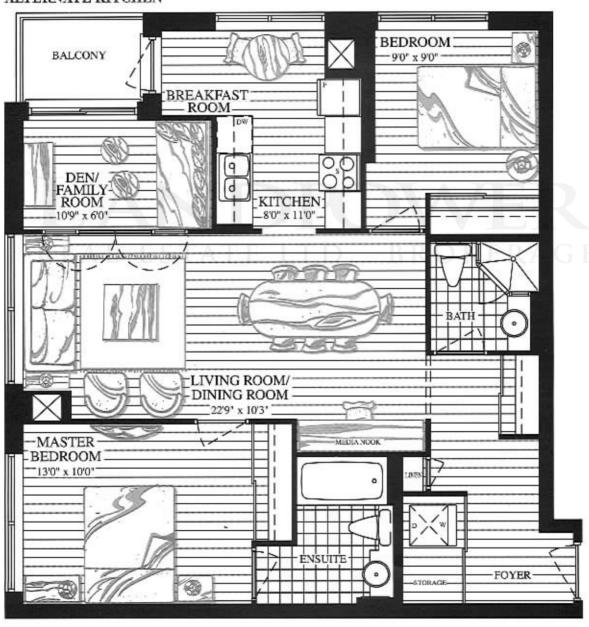




SUITE 2B/975 SQ. FT. 35 SQ. FT. BALCONY



ALTERNATE KITCHEN

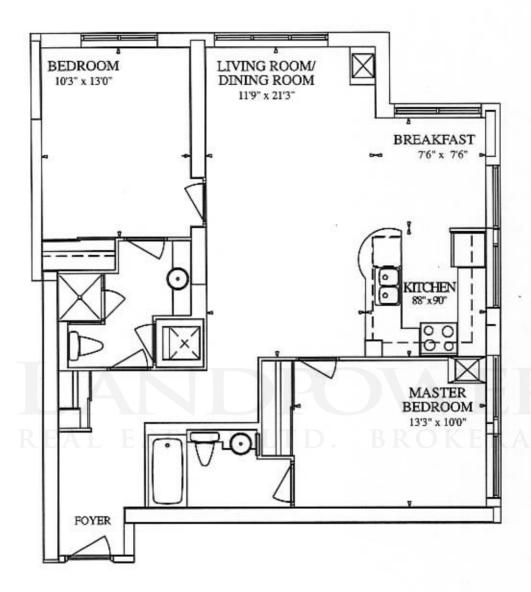




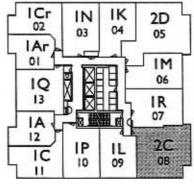




SUITE 2C/1035 SQ. FT.



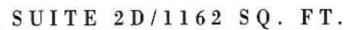




32nd to 39th FLOORS

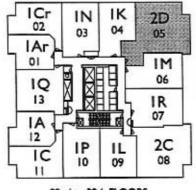




















The Residences of College Park South Tower

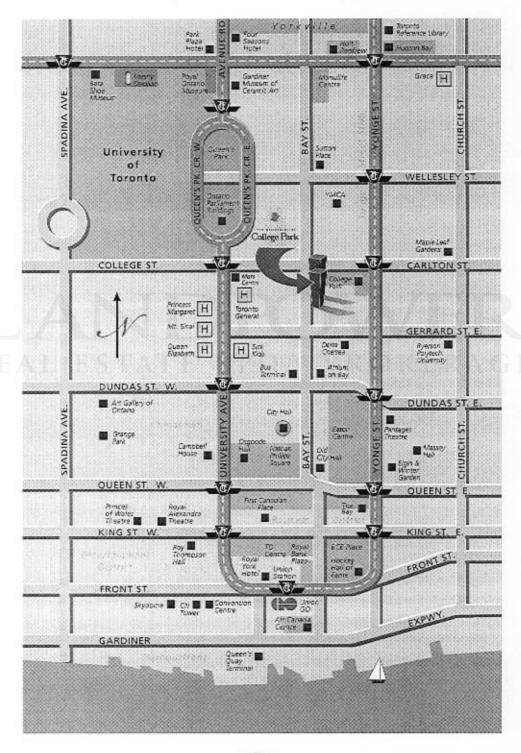
Luxury now has a new address at Day & College



AMENITIES MAP

NAVIGATING IS EASY

Live at the Centre of a City that's Alive with Shopping and Entertainment





Plans and specifications are approximate and are subject to change without notice.

Actual usable floor space may vary from the stated floor area. E.&O.E.

LUXURY FEATURES. FINE FINISHES. CLUBLIKE AMENITIES.

The first phase of The Residences of College Park set a very high standard in design and craftsmanship. Yet now it has met its match with the arrival of the second tower and its stunning new collection of sky-high suites, all richly appointed and irresistibly appealing.

A Landmark Building

- A steel and glass clad 45storey residential tower with spectacular views overlooking downtown Toronto
- Stunning 2-storey domed lobby created by The Chapman Design Group, featuring limestone and granite floor, cornice mouldings, traditional wall panel detailing, elegant furniture and appointments.
- 24-hour concierge supervising building access and security
- Elegant finishing details in corridors and entrance doorways to each suite
- Architecturally depleted windows with pre-finished aluminum window frames
- Invitingly landscaped entrance and arrival area
- Landscaped rooftop garden over podium
- · High-speed elevators
- Bicycle storage room with air pump

A Clublike Atmosphere

- Private recreation center catering to residents' social and leisure time activities
- A multi-purpose lounge/party room with surround sound stereo system, large screen TV and DVD/VCR, plus fully equipped kitchen and bar reserved for residents' private parties
- Indoor swimming pool, whirlpool and steam rooms
- Billiards room, card room, table tennis and virtual golf
- Well-equipped exercise room and aerobics/cardio room
 Men's and women's change.
- Men's and women's change rooms and lockers
- Business centre with conference room, fax and secretarial service
- •Two guest suites to accommodate your out-of-town visitors

Exceptional Living Space

- Lofty ceilings ranging from 8 feet to 10 feet depending on floor
- Individual climate control for centralized heating and airconditioning
- Mirrored sliding closet door at entrance
- Private balconies offering breathtaking views as per plan.
- White stippled ceilings, except in kitchen, bathrooms and laundry/storage area which are smooth and painted semigloss white
- Interior walls painted in white quality latex paint; semi-gloss in kitchens, bathrooms, and all woodwork and trim
- Solid core, front entry door with elegant hardware
- Sculpted 4 1/4" baseboards and colonial trim throughout
- Personally encoded in-suite intrusion alarm monitored by conclerge
- In-suite smoke and heat detector and emergency button interconnected with intrusion
- Decora switches and receptacles
- A beautiful choice of laminate floating flooring in living/dining/kitchen/bedroom/den areas

Exquisite Gourmet Kitchens

- A selection of three sophisticated Eurostyle kitchen cabinetry packages ranging from traditional to the most ultracontemporary finishes
- Six white appliances consisting of a frost-free refrigerator, 30" self-cleaning oven/range, dishwasher, spacemaker microwave with built-in exhaust fan, and stacked washer/dryer
- Exquisite granite countertops and imported ceramic tile backsplash
- Double stainless steel sinks with single lever chrome faucet and vegetable spray
- Halogen track lighting
- · Exterior vented exhaust hood
- Easy-clean laminate floating floor in your choice of colours/patterns

Luxurious Baths For Him & Her

- Deep soaker tubs in master or main bathroom- for that special spa sensation
- Separate showers with frameless shower doors as per plan
- Gleaming white fixtures throughout
- Cultured marble vanity top with rectangular integral sink and single lever faucets
- Elegant pedestal sinks in powder rooms where applicable
- Vented exhaust fan in all bathrooms
- · Full length mirror over vanity
- Porcelain tile floors and ceramic shower enclosures
- Private locks on all bathroom doors
- Recessed medicine cabinet in master ensuite
- Temperature-controlled valve in all showers
- Full height ceramic wall tile in tub/shower enclosure

Exclusive Upper Floor Opulence (Floors 27 - 39)

- Three dedicated express elevators with upgraded cab finishes serving floors 27 and above
- Upgraded elevator floor, lobby and corridors
- Beautiful engineered wood veneer floating floor in choice of stains
- Choice of upgraded colour selections in kitchen and bathroom tiles
- Four stainless steel appliances including self-cleaning oven, refrigerator, dishwasher and microwave
- Full-sized white stacked washer/dryer
- Choice of 2"x 2" cut Marble or Travertine floor and wall behind banjo sink and into the tub surround in master or main bath
- Choice of 12"x12" full size Marble or Travertine for tub walls
- Cultured marble vanity with rectangular integral sink in bathrooms
- Two-piece powder room with elegant pedestal sink

Complete Security & Home Technology

- 24-hour concierge on duty in the main lobby available to assist residents and announce their guests
- Enterphone system in vestibule allows visitors to contact residents directly to gain admittance
- Personally encoded suite security access system monitored by the concierge
- Closed circuit surveillance cameras with two-way voice communication in garage, also monitored by concierge
- Hand held personal emergency alert device to activate alarm
- Suites pre-wired and ready for the latest in high speed internet connectivity

Parking Conveniences

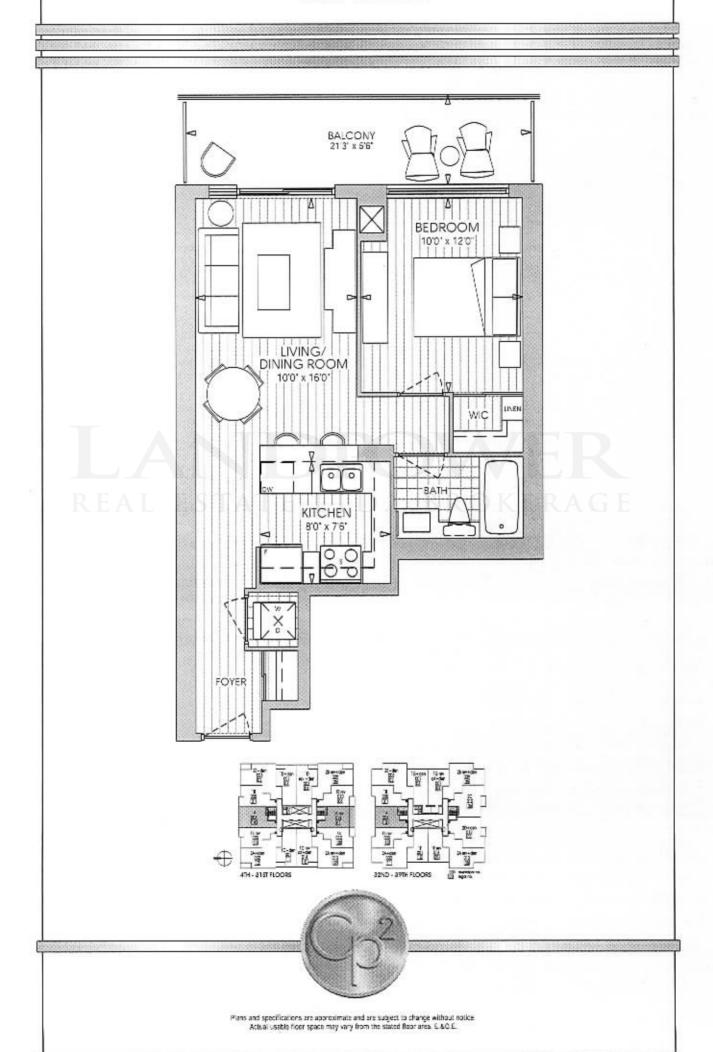
- Resident's underground parking is accessed via a garage door operated by personal remote control
- Garage is painted white, brightly lit and well-ventilated, with fire sprinklers for added safety and protection
- Strategically located parabolic mirrors provide visibility to assist traffic flow

Electrical Energy Saving Features

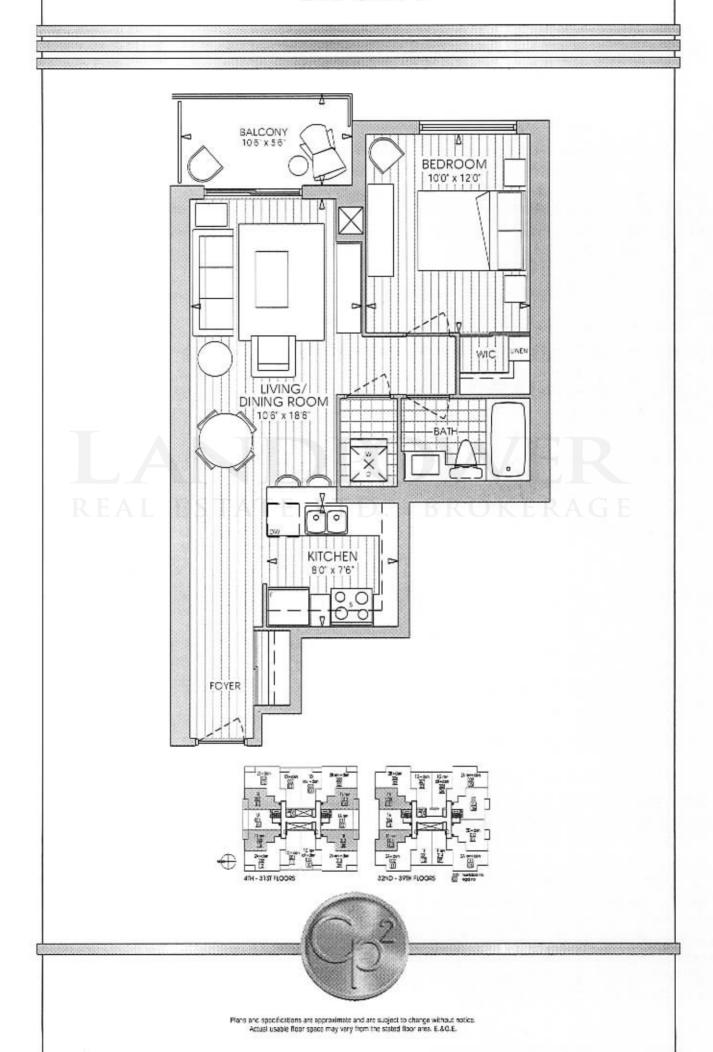
- Electrical service with circuit breakers and copper wiring throughout suite
- Pre-wired cable TV outlets in bedrooms, living room and den
- Living room, bedrooms and den pre-wired telephone jacks
- Heat and smoke detector hard-wired to lobby enunciator panel
- Ceiling fixtures in foyer, breakfast areas and hallways.
- Capped ceiling outlet in dining room
- Exterior electrical outlets on all balconies and terraces



SUITE 1A

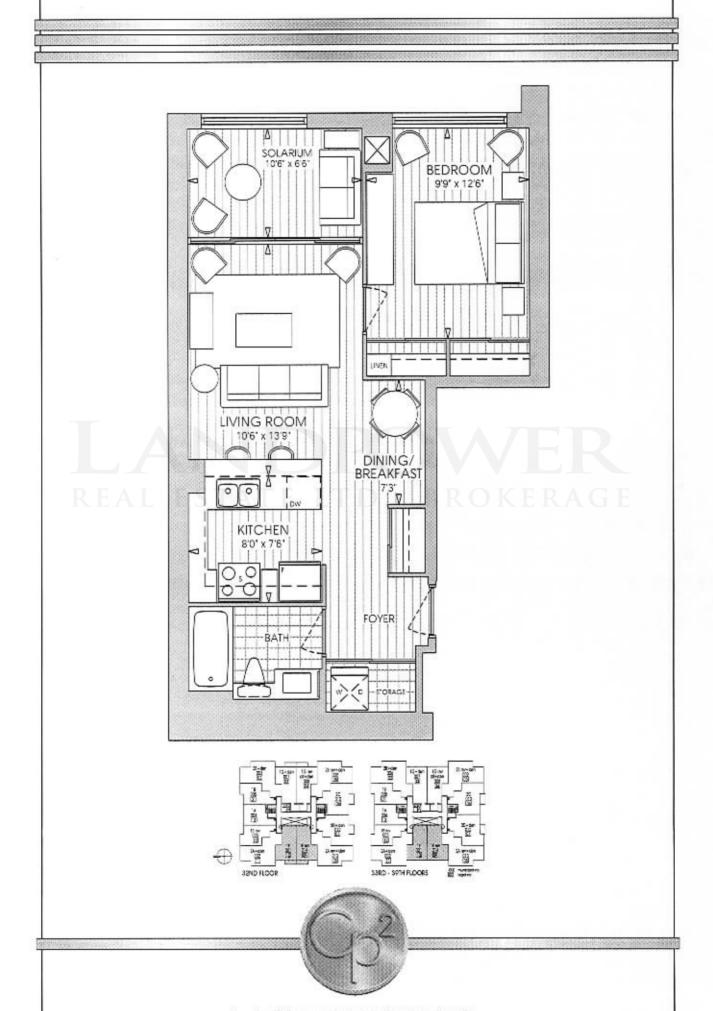


SUITE 1B



SUITE 1F

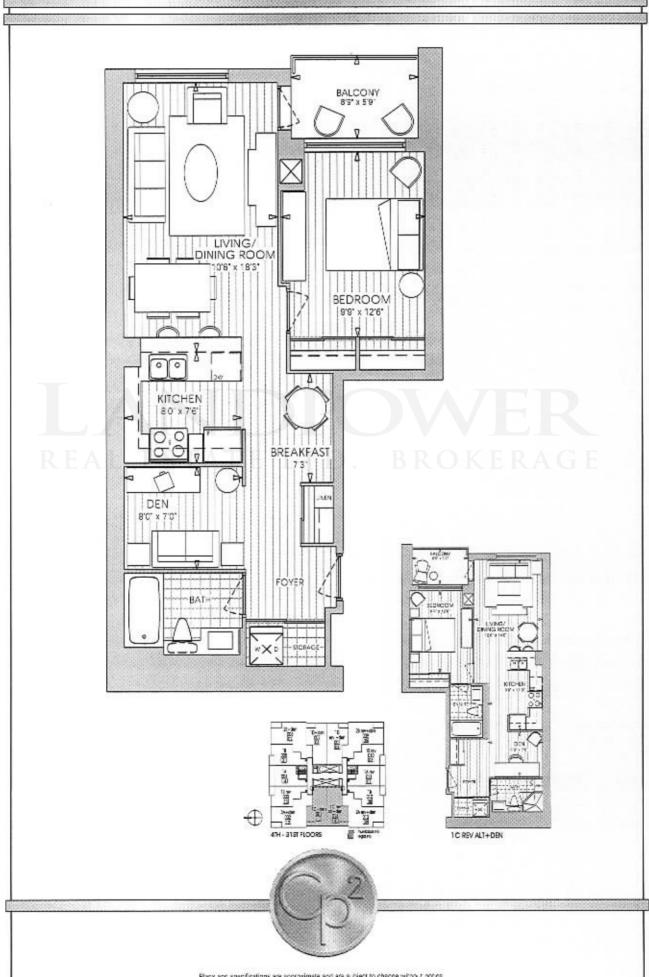
665 SQ.FT.



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SUITE 1C +DEN

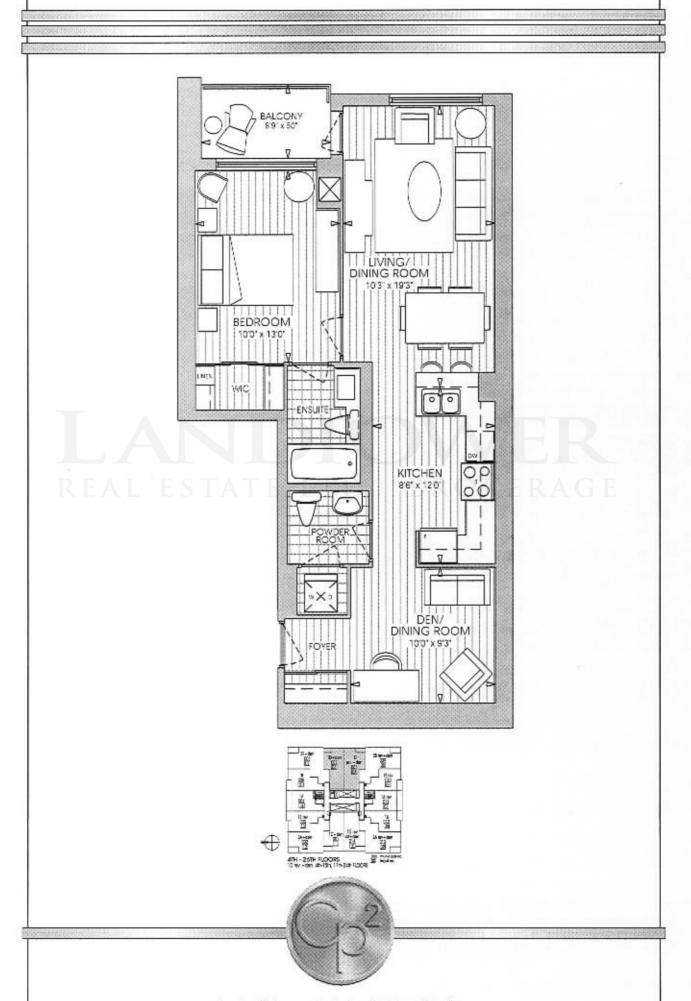
725 SQ.FT.



Plans and specifications are approximate and are subject to change without notice. Actual usable floor space may very from the stated floor area, E.&O.E.

SUITE 1D +DEN

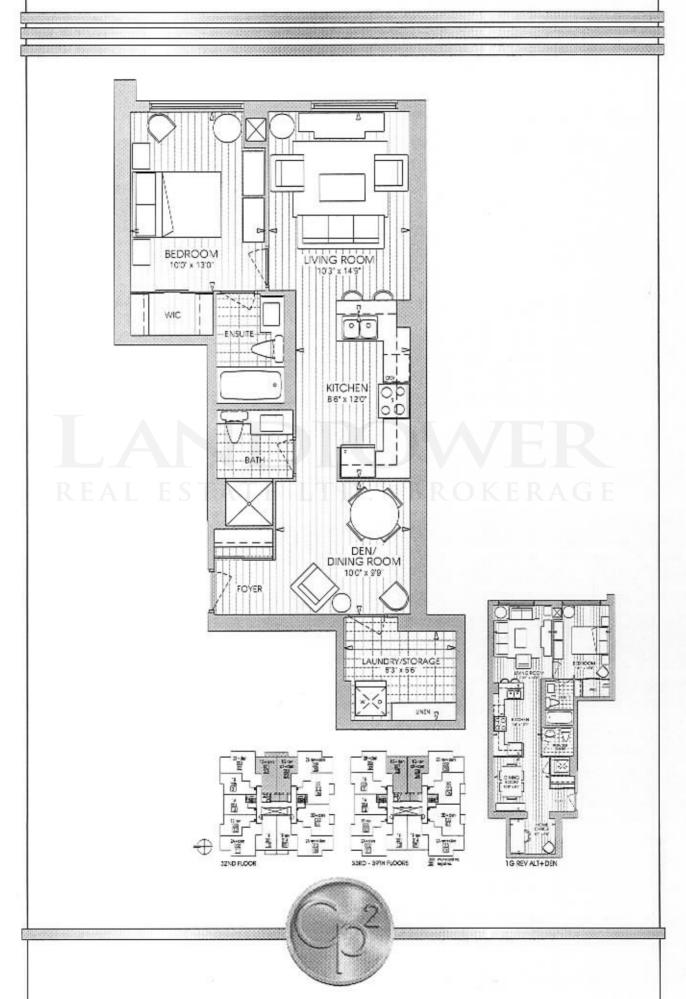
755 SQ.FT.



Plans and specifications are approximate and are subject to change without notice. Actual usable floor space may vary from the stated floor area, £.60.£.

SUITE 1G

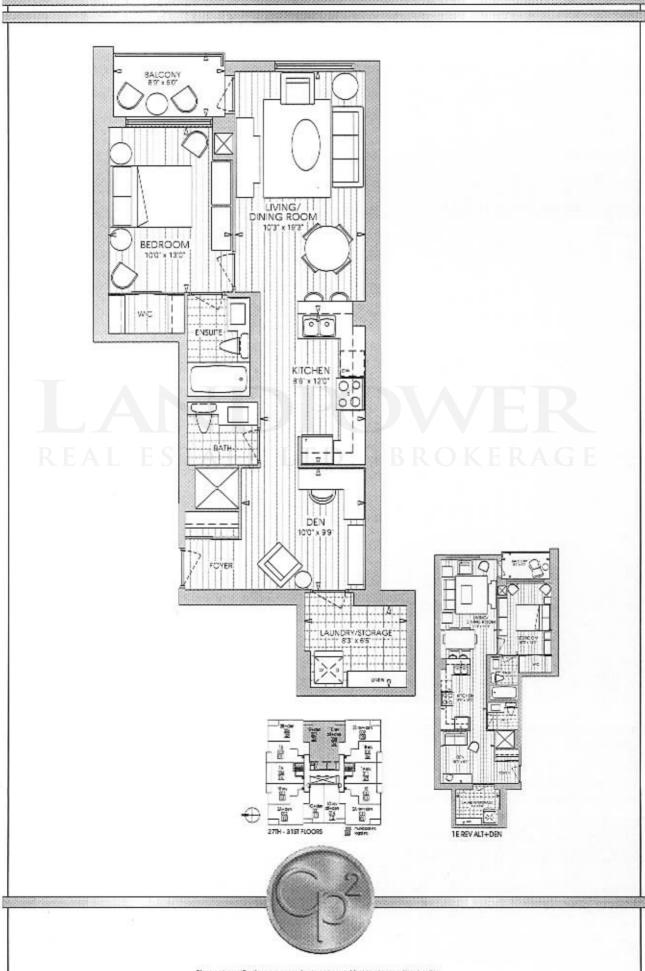
775 SQ.FT.



Plans and specifications are approximate and are subject to change without notice Actual usable floor space may vary from the stated floor area. E.&G.E.

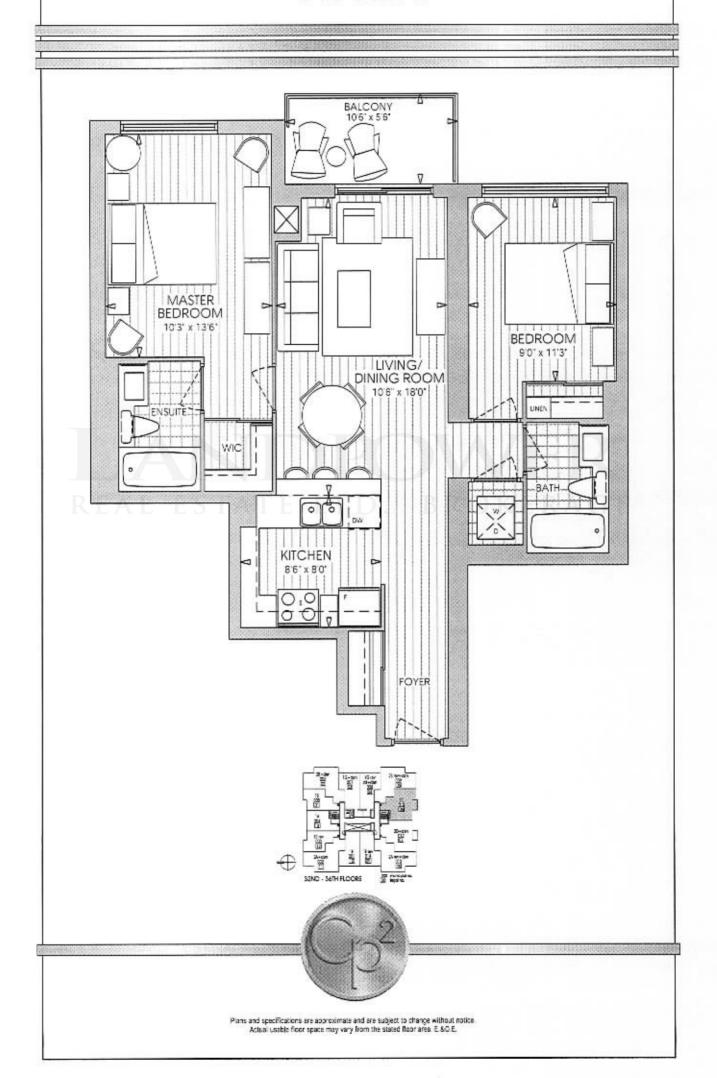
SUITE 1E +DEN

825 SQ.FT.

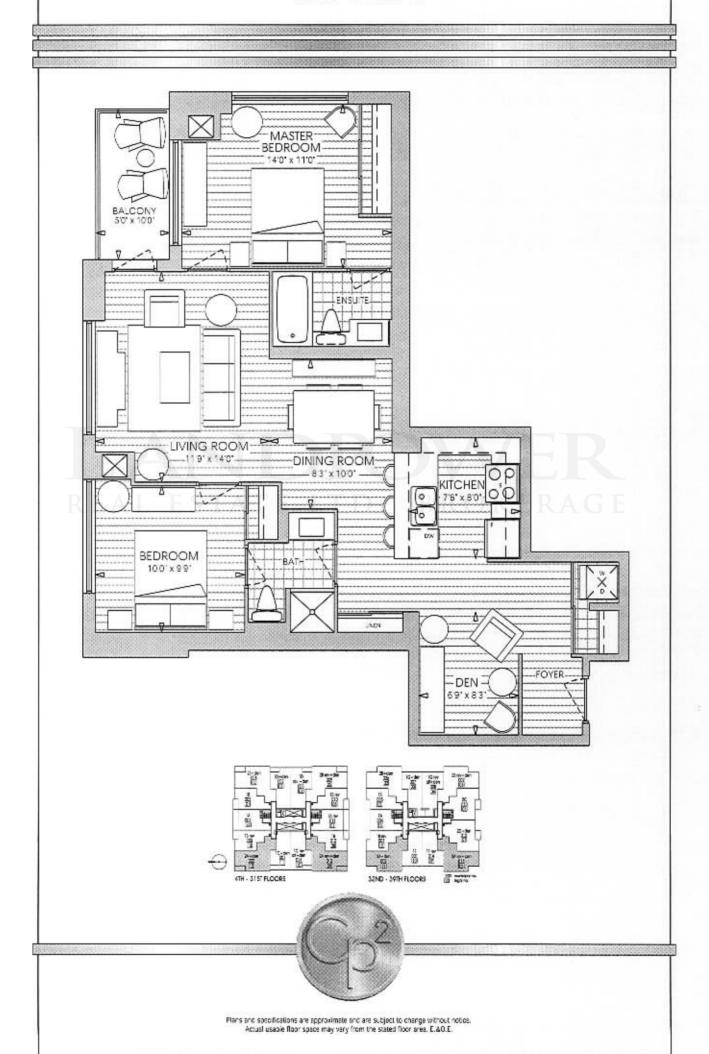


Plans and specifications are approximate and are subject to change without notice. Actual usable floor space may vary from the stated floor area, E.&O.E.

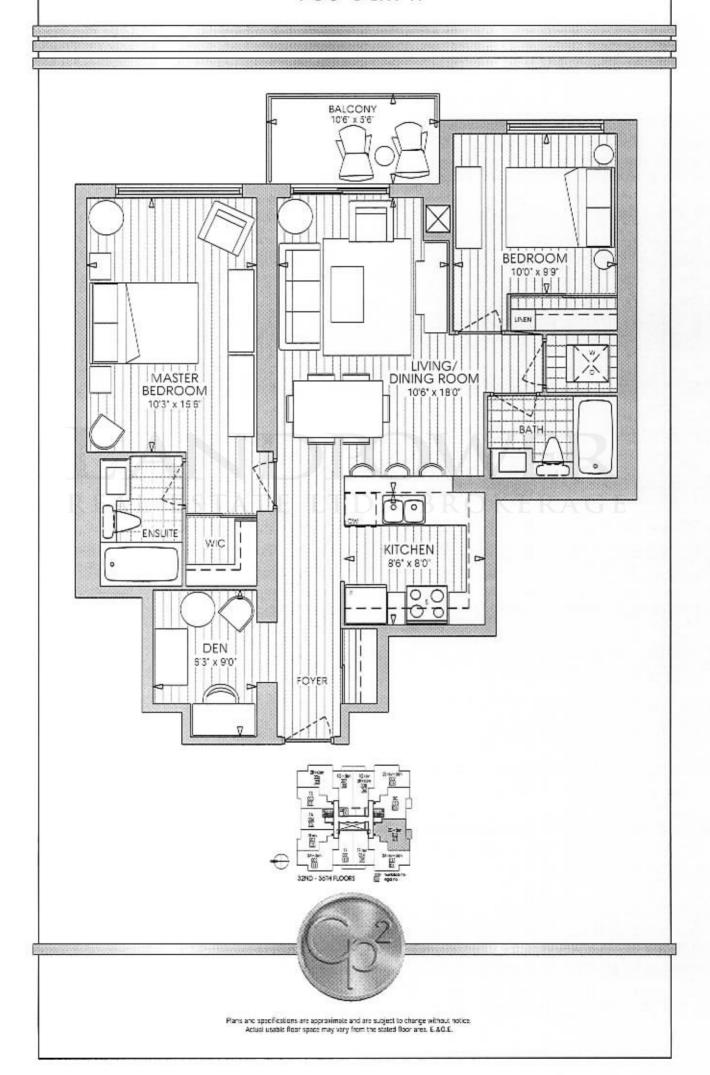
SUITE 2C



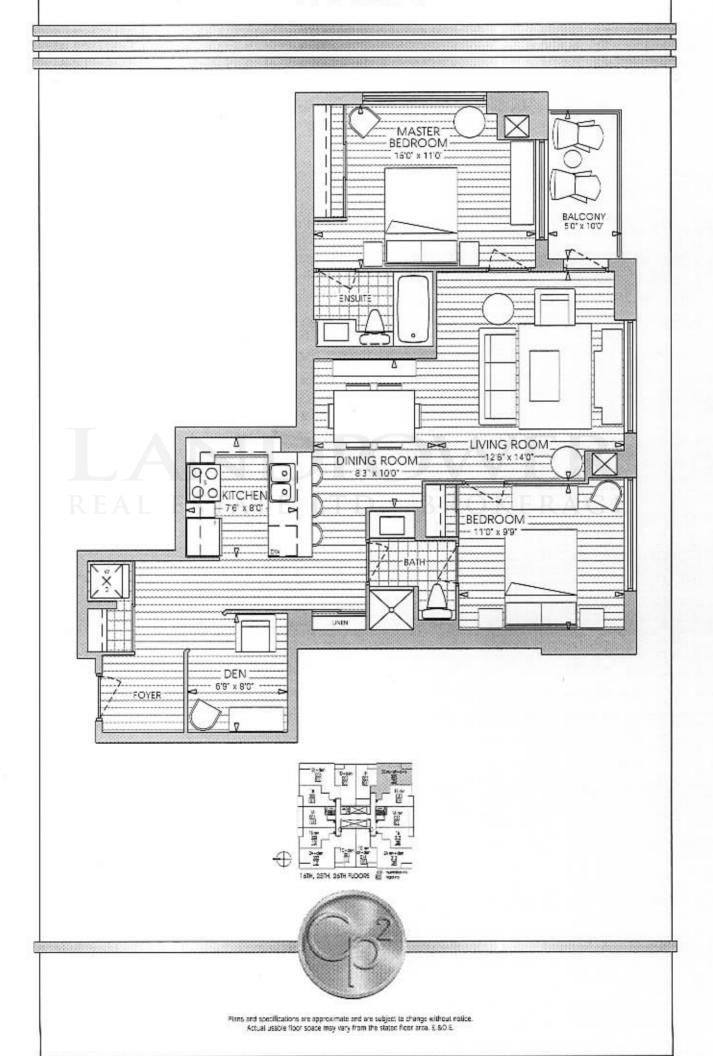
SUITE 2A + DEN



SUITE 2D +DEN

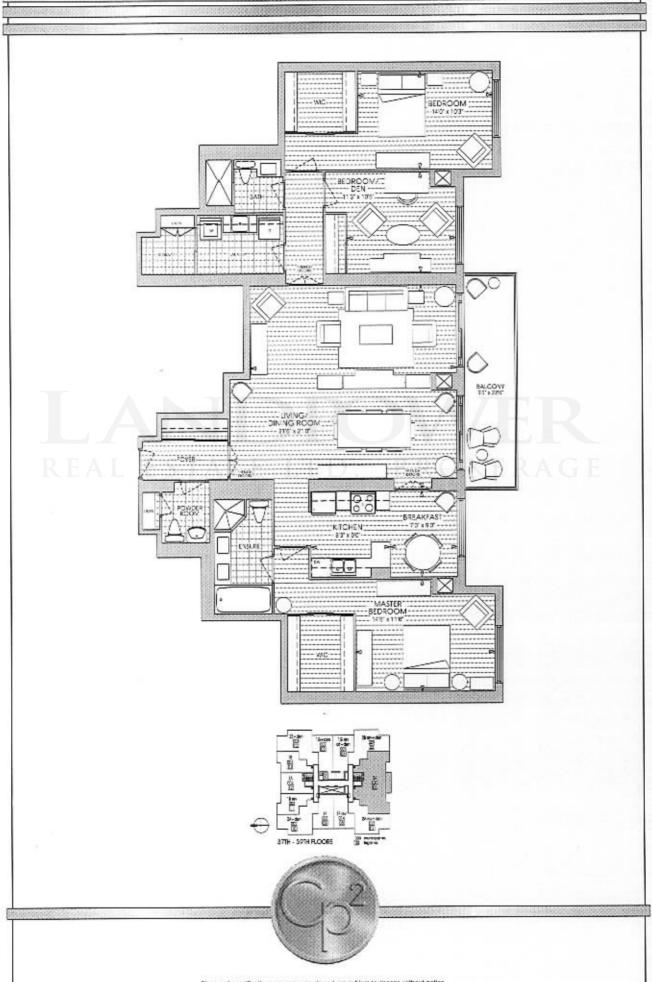


SUITE 2B + DEN



SUITE 3A

1800 SQ.FT.



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REAL ESTATE LTD. BROKERAGE



