



SOMMERSET

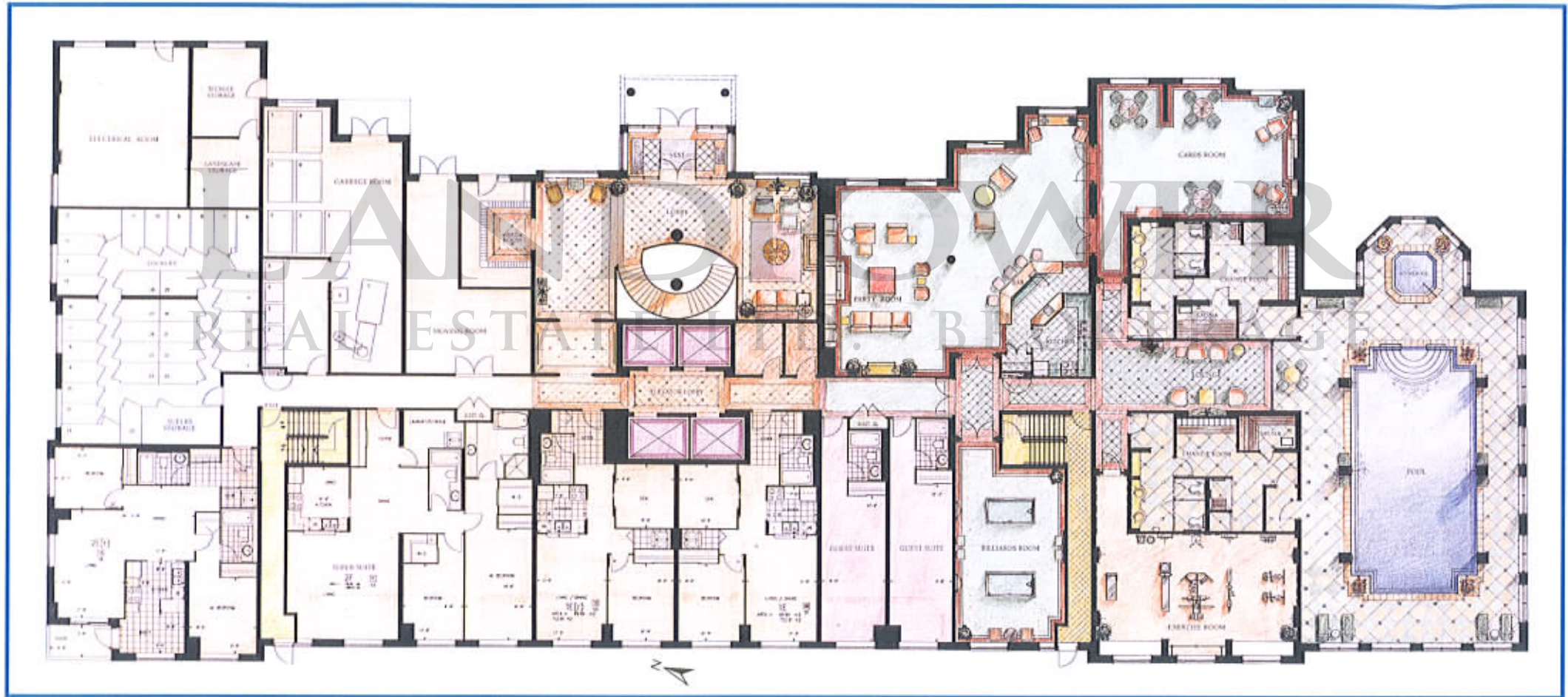
AT

NORTHTOWN

SOMMERSET

AT
NORTHTOWN

RECREATION LEVEL PLAN



TRIDEL

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

SOMMERSET AT NORTHTOWN

FEATURES LIST

INTERIOR FINISHES

- White stippled ceilings in all areas except the kitchen, laundry area and bathrooms which are painted semi-gloss off white.
- Interior walls painted off-white with quality latex paint (kitchens, bathrooms and all woodwork and trim painted with semi-gloss paint).
- Distinctive paneled interior doors with polished brass-finish hardware.
- Sliding glass doors to balcony* where applicable.
- Mirrored foyer sliding closet door*.

KITCHENS FEATURES

- Quality cabinetry and countertops**.
- Double stainless-steel sinks and single-lever faucet.
- Imported ceramic tile backsplash**.
- Built-in high capacity stove hood fan vented to exterior.
- Decorative fluorescent fixture in kitchen.
- Decorative light fixture in breakfast area*.

BATHROOMS FEATURES

- Integrated basin and cultured marble countertops**.
- Choice of vanity cabinetry and countertops**.
- Single-lever chrome faucet to all vanity sinks.
- Light fixture over full-width vanity mirrors.
- Recessed medicine cabinets* in main and ensuite bathrooms.
- Exhaust fans in all bathrooms.
- Ceramic tiles for floors and shower walls**. Shower walls utilize cement board construction.
- Soaker tub.
- Clear glass shower stalls* with chrome frames.
- Pressure-balance mixing valve in tubs and showers.
- White bathroom fixtures throughout.
- Privacy locks on all doors.

APPLIANCE PACKAGE

- 18 cubic foot frost-free refrigerator.
- 30" easy-clean range.
- Built-in dishwasher.
- Stacked washer and dryer.
- All appliances white.

SAFETY AND SECURITY

- Personally-encoded intrusion alarm system.
- Smoke detectors.
- Heat detectors (connected to the fire annunciation panel).
- Perimeter of community designed to control pedestrian access.
- 24 hour staffed gatehouse to control access to the community.

FLOOR COVERINGS

- Elegant marble foyer**.
- Ceramic floor tile** in kitchen, bathrooms and laundry/storage.
- Plush 40oz. broadloom** with foam underpad in living room, dining room, den* and bedroom(s).

COMFORT SYSTEM

- Individually-controlled air-conditioning and heating.
- Vertical fan coil heating and cooling, with supplementary heating coil for added comfort control during season change overs.

ELECTRICAL SERVICE AND FIXTURES

- Individual service panel with circuit breakers.
- Copper wiring throughout.
- Pre-wired outlets for cable TV and telephone.
- White designer receptacles and switches throughout.
- Ceiling fixtures in foyer and hallways.
- Ceiling light outlet in dining room, bedrooms and den*.

COMMON AREA FEATURES

- Exterior clay brick, pre-finished aluminum window frames and tinted windows.
- Elegant designer finishing details in corridor and suite entrance doorways.
- Beautifully designed two storey lobby.
- Two guest suites.
- Four custom designed elevators.
- Garbage compactor and recycling facilities.

RESIDENTS PARKING

- Underground parking garage door controlled by personal remote-control transmitter.
- Closed-circuit cameras in strategic areas in garage for surveillance and access monitoring.
- Ventilated and protected by fire sprinkler system for safety and protection.

INDOOR RECREATIONAL AMENITIES

- Indoor swimming pool and whirlpool.
- Elegantly designed Party Room and Lounge.
- Cards room.
- Billiard room.
- Fully equipped exercise room.
- Men/women's change rooms.



NORTHTOWN

*Availability determined by suite design.
**Choose from a selection of vendor's samples.
All features and finishes subject to change without notice. E.& O.E.

Published Date: April 97

TRIDEL®

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

SOMMERSET AT NORTHTOWN

18 Somerset Way, North York

There is a new town in the city of North York....a new town called Northtown....an extraordinary new condominium community created by Tridel.

And now Northtown provides today's discerning home purchaser an exciting new choice....Somerset.

SUITE AVAILABILITY				
Suite	Design Type	Approx. Size (Sq.Ft)	View	Starting Price
1A ✓	1 Bedroom	589	W	\$123,000
1B ✓	1 Bedroom	599	N & S	\$125,000
1D ✓	1 Bedroom & Balcony	651	W	\$138,000
1F ✓	1 Bedroom	620	W	\$129,000
2A ✓	2 Bedrooms & Balcony	919	W	\$178,000 (18th fl.)
2B ✓	2 Bedrooms & Balcony	922	E	\$182,000
2C ✓	2 Bedrooms	941	W	\$178,000 (18th fl.)
2D ✓	2 Bedrooms & Balcony	1030	E	\$205,000
2E ✓	2 Bedrooms & Balcony	1073	NW & SW	\$210,000
2G ✓	2 Bedrooms & 2 Balconies	1238	E	\$245,000 (18th fl.)
2H ✓	2 Bedrooms & Den & Balcony	1377	E	\$271,000
3A ✓	3 Bedrooms & Balcony	1191	NE & SE	\$236,500
3B ✓	3 Bedrooms & 2 Balconies	1361	NW & SW	\$278,000 (18th fl.)
3C ✓	3 Bedrooms & 2 Balconies	1447	NE & SE	\$288,000 (18th fl.)

DEPOSIT STRUCTURE					
Suite Type	With Offer	60 Days	120 Days	180 Days	Total Deposit
1 Bedroom	\$7,500	\$7,500	\$7,500	\$7,500	\$30,000
2 Bedrooms	\$10,000	\$10,000	\$10,000	\$10,000	\$40,000
3 Bedrooms	\$15,000	\$15,000	\$15,000	\$15,000	\$60,000

Purchaser to provide balance of deposit to 25% on interim closing.

Also Included

Tridel-Class features and finishes, Fridge, stove, stacked washer/dryer dishwasher, marble tile foyer, mirror sliders in foyer, high capacity stove hood fan, 1 underground parking space and storage locker

Recreational Facilities

Indoor swimming pool with whirlpool
Exercise Room
His/Her saunas and change rooms
Party room with wet bar, kitchen and entertainment centre
Card room, billiards room
2 Guest suites

Maintenance Fees

Approx. 30¢ per sq.ft. Includes building Maintenance, building insurance, air conditioning, utilities (gas, hydro, water), reserve fund and property management.

Property Taxes

Estimated to be 1.20% of purchase price.

Sales Office

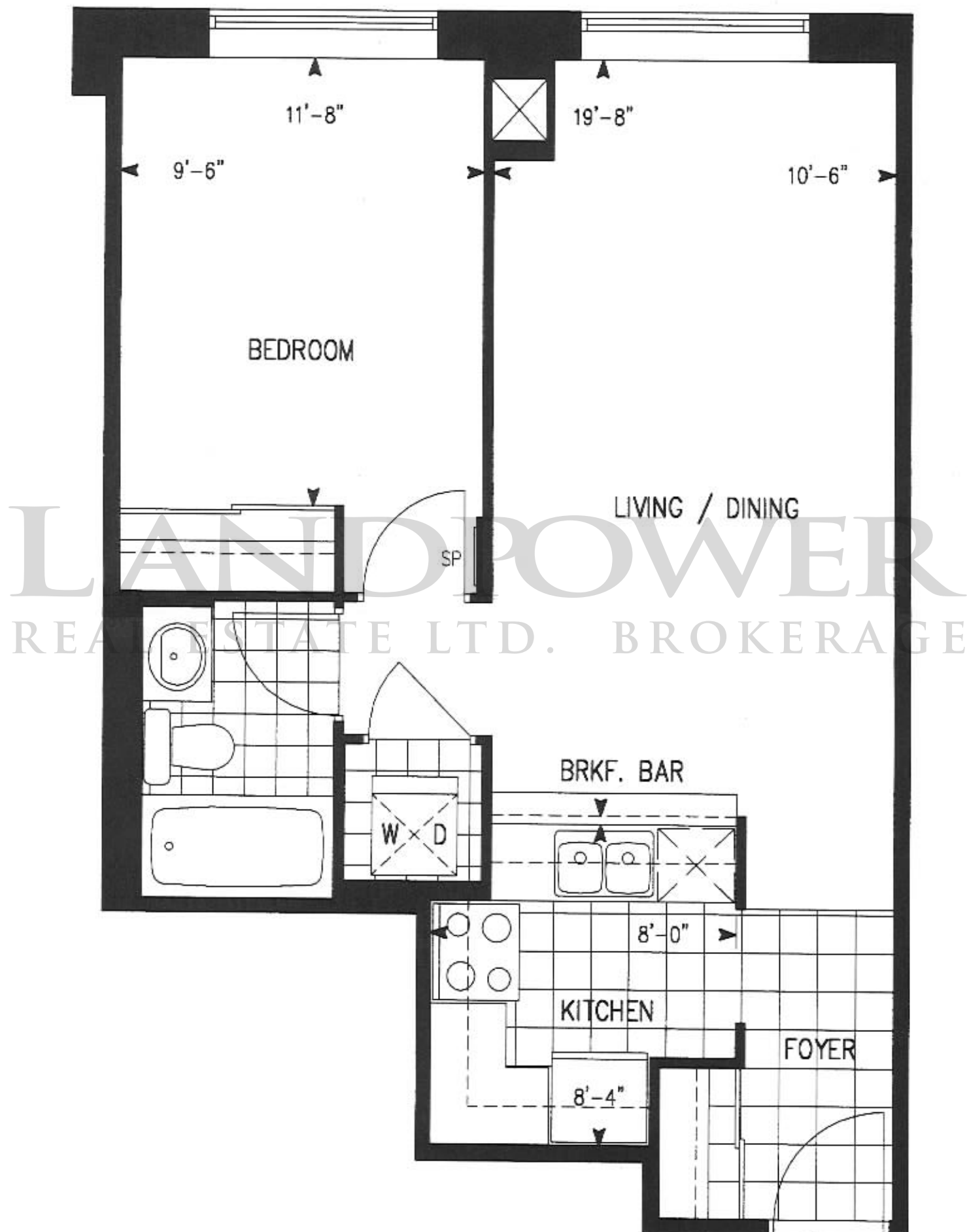
5385 Yonge Street, North York
Tel: (416) 222-3811
Fax: (416) 222-0760



NORTHTOWN

TRIDEL®

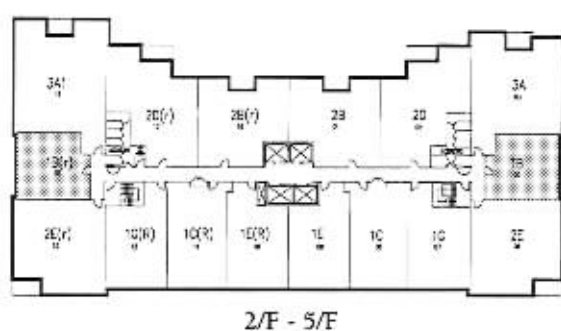
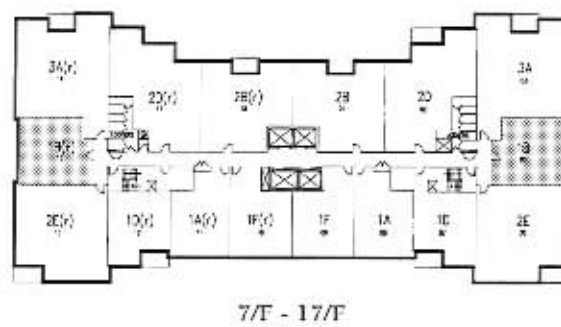
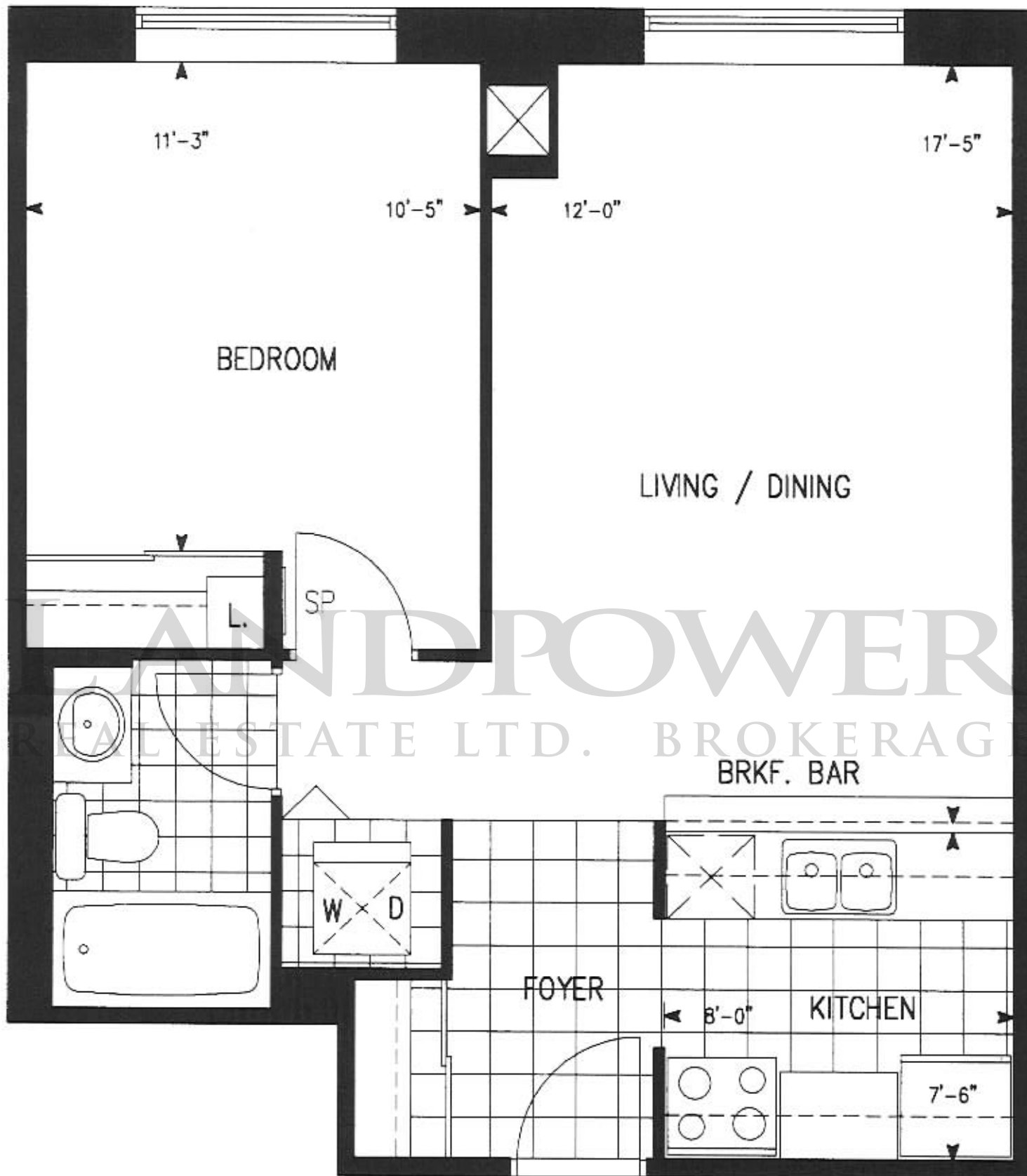
Specifications subject to change without notice. E.&O.E.



SOMMERSET

AT
NORTHTOWN

SUITE 1B



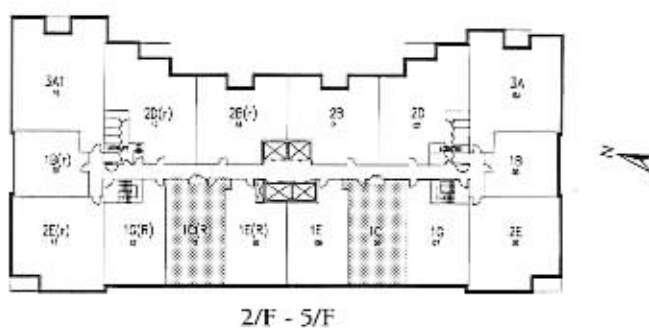
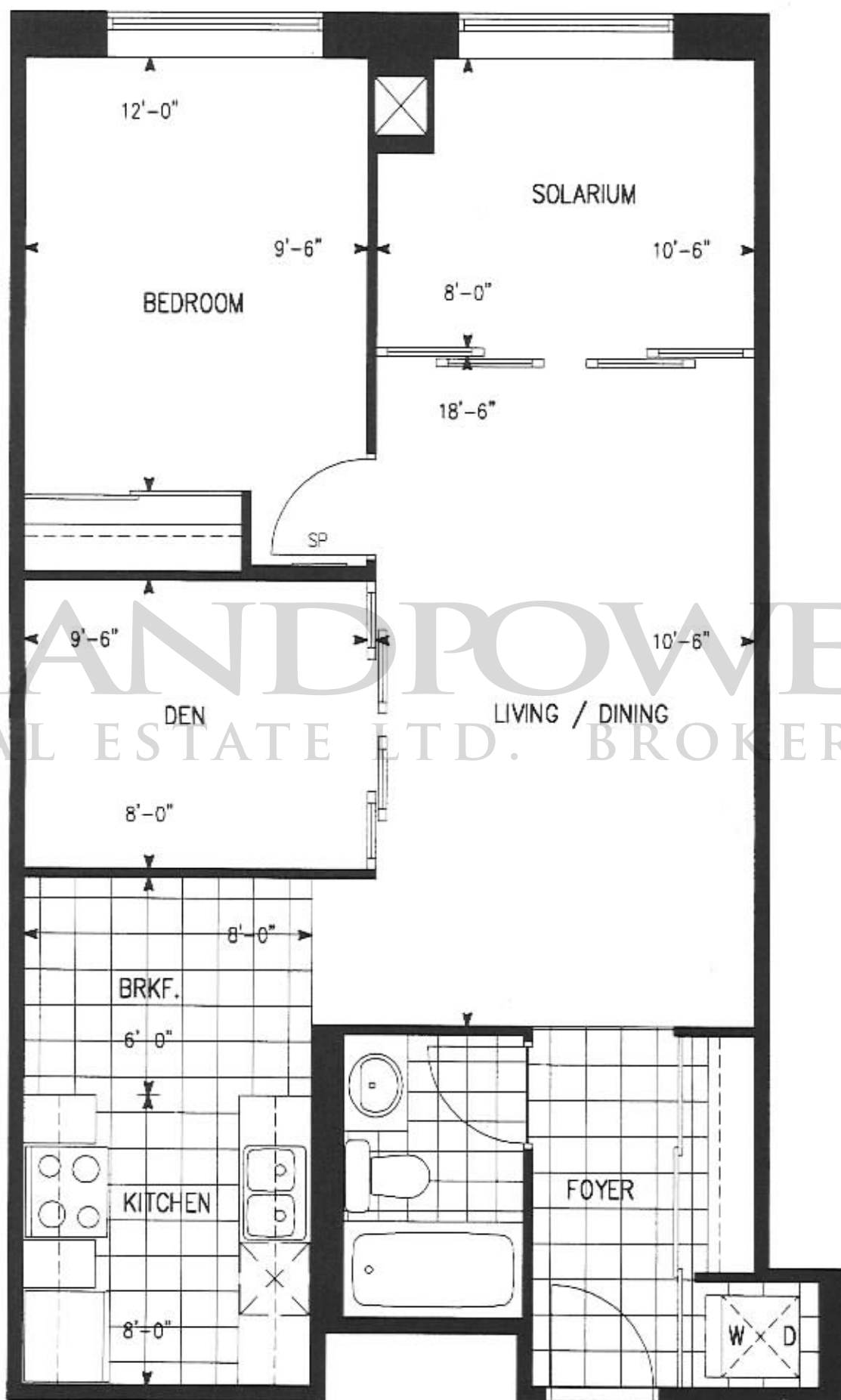
TRIDEL®

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

SOMMERSET

AT
NORTHTOWN

SUITE 1C

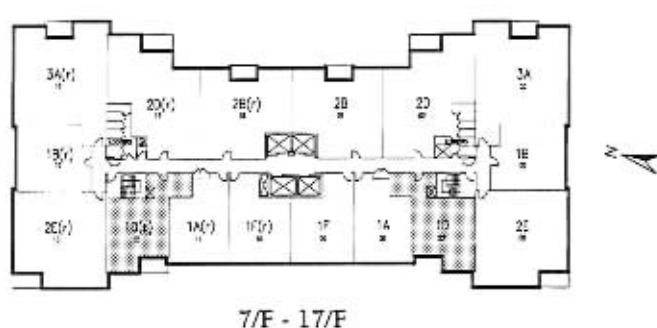
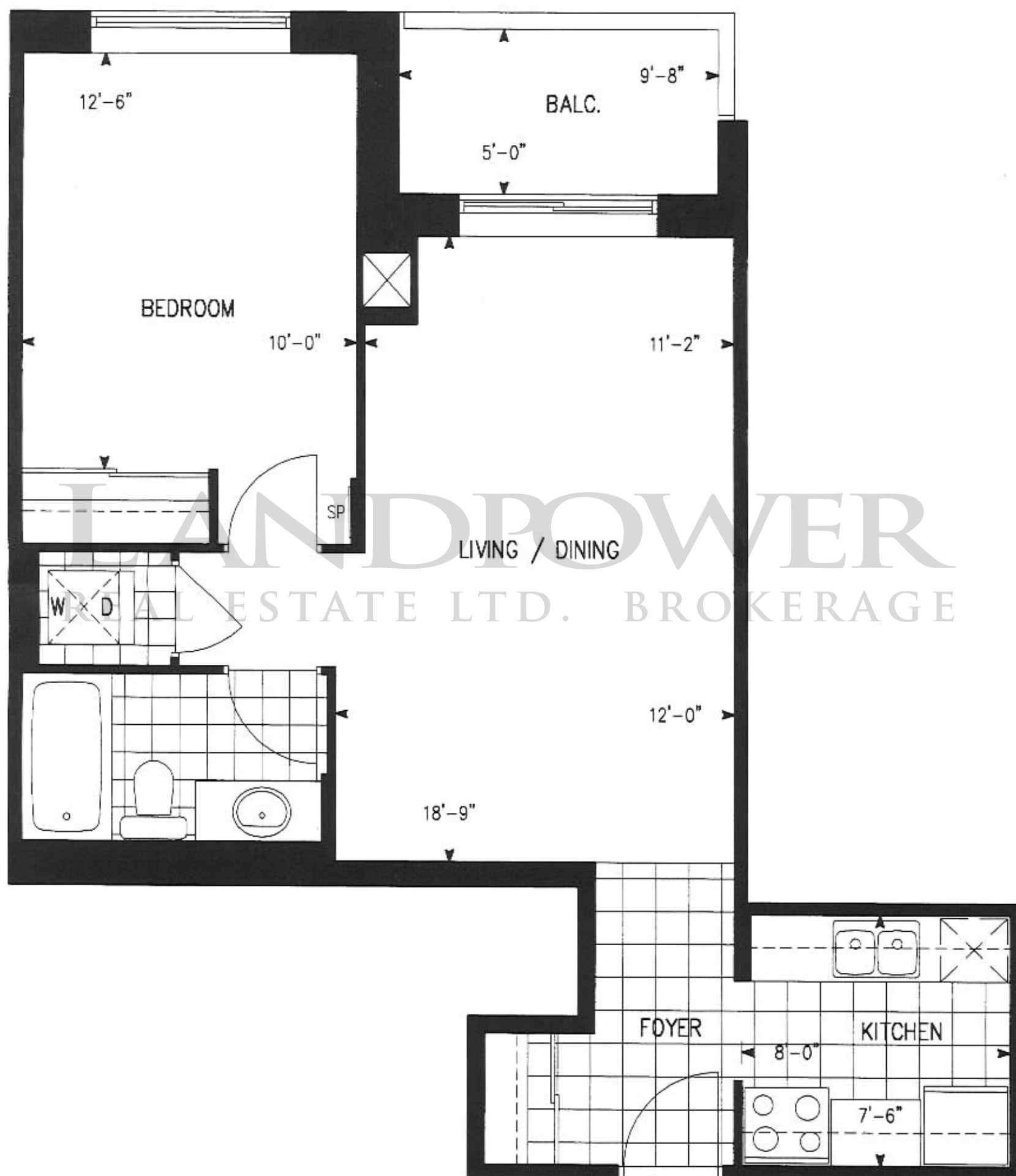


TRIDEL®

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

SOMMERSET AT NORTHTOWN

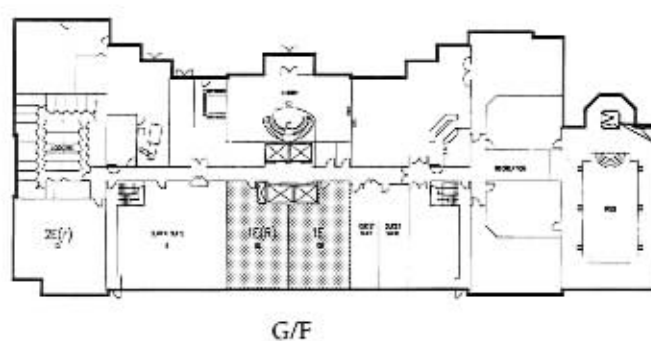
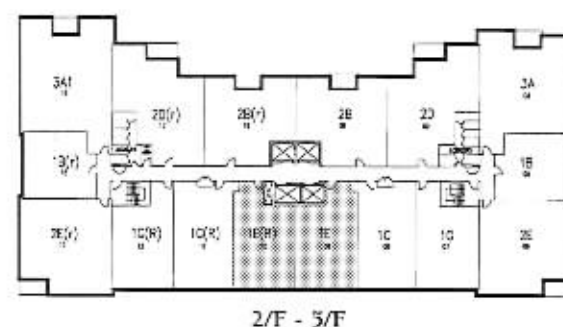
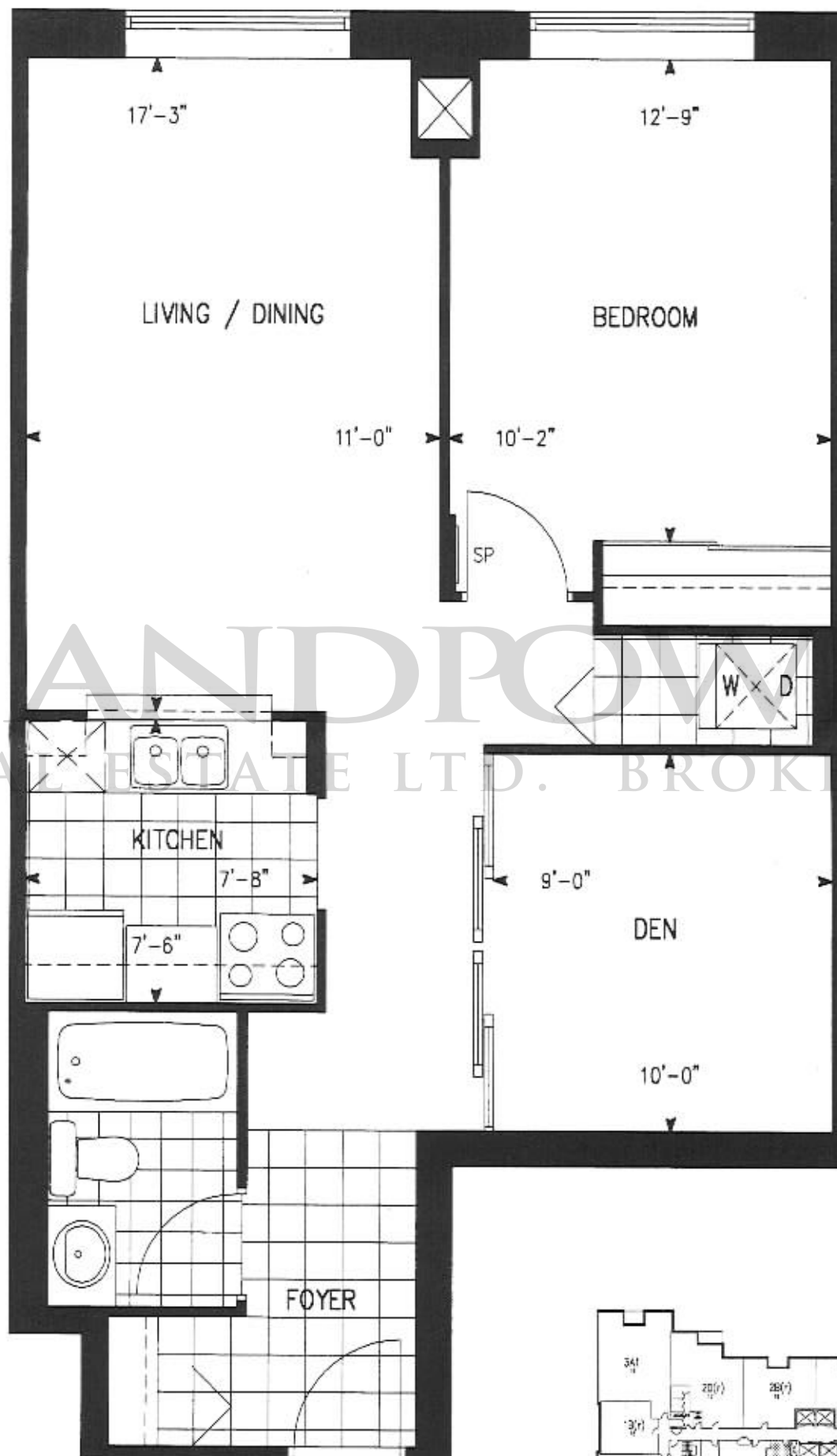
SUITE 1D



7/F - 17/F

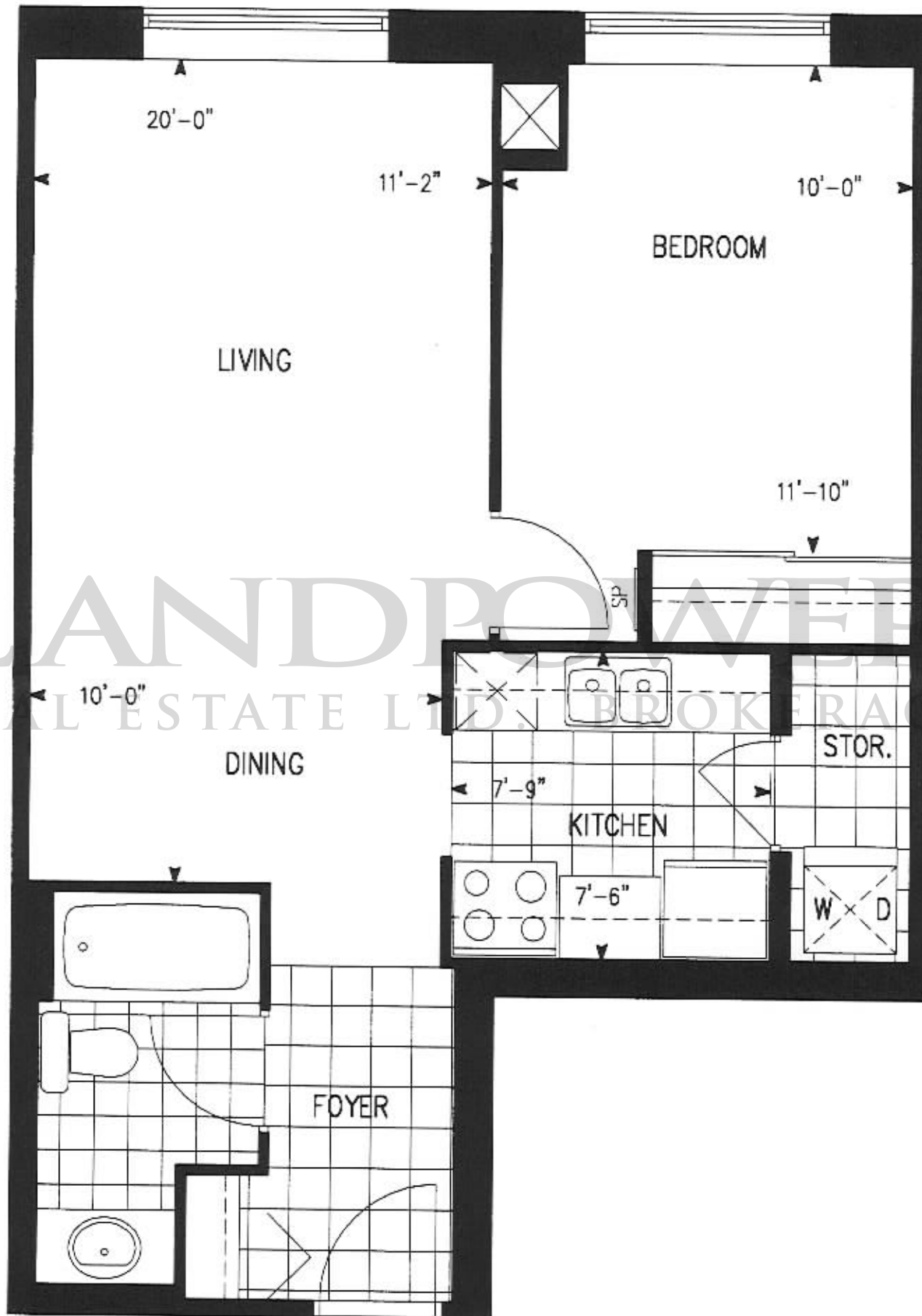
TRIDEL

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

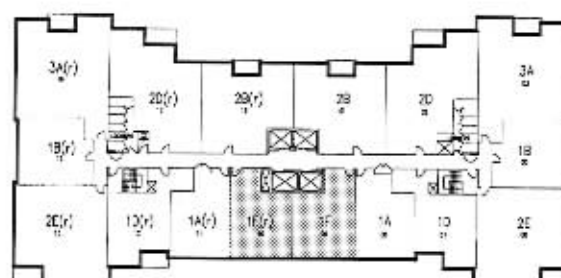


SOMMERSET AT NORTHTOWN

SUITE 1F



LANDPOWER
REAL ESTATE LTD. BROKERAGE



7/F - 17/F

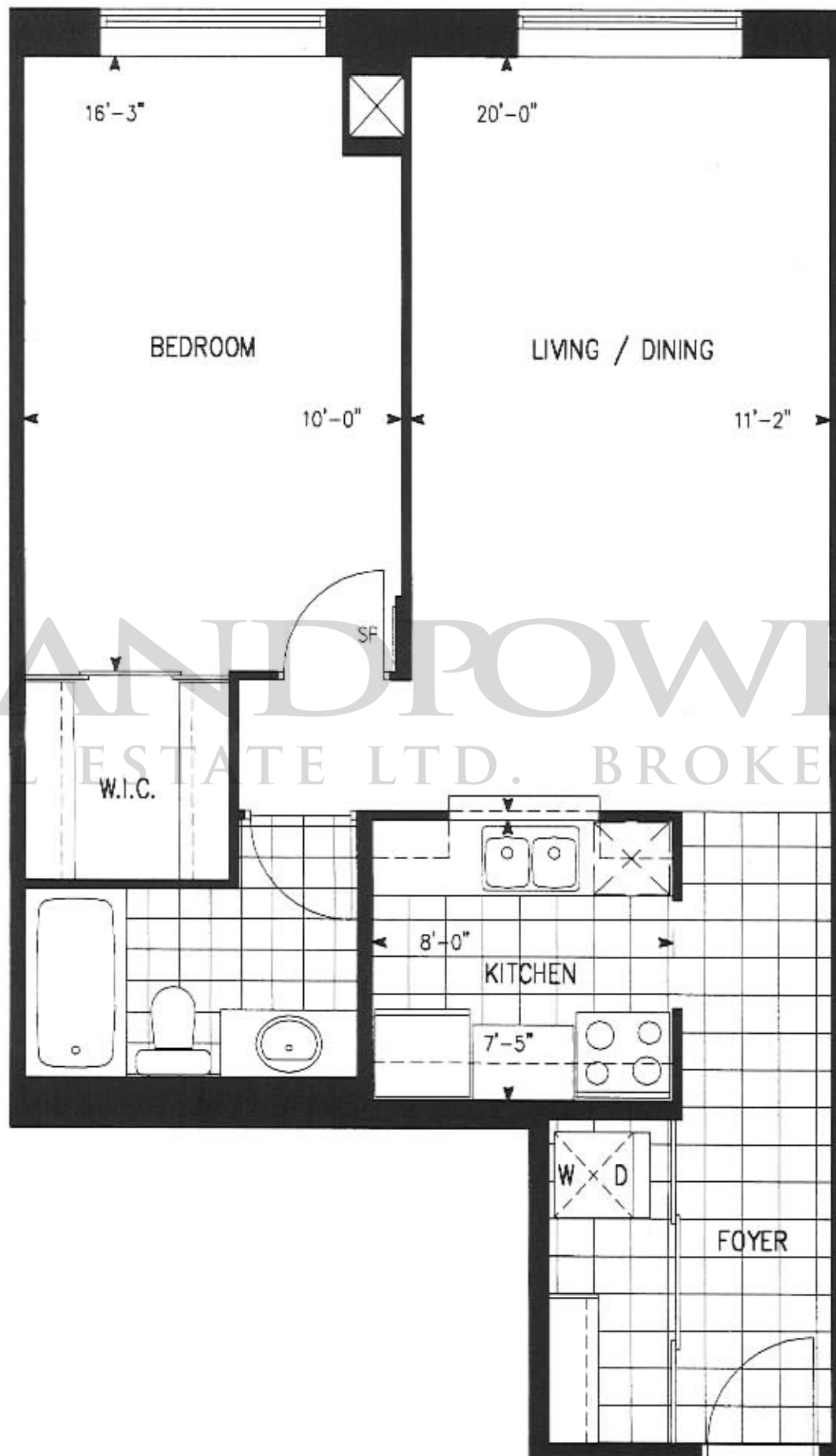
TRIDEL

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

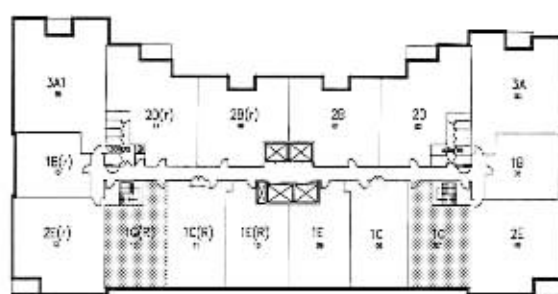
SOMMERSET

AT
NORTHTOWN

SUITE 1G



LANDPOWER
REAL ESTATE LTD. BROKERAGE



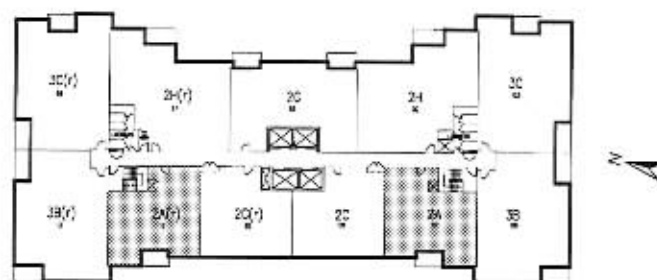
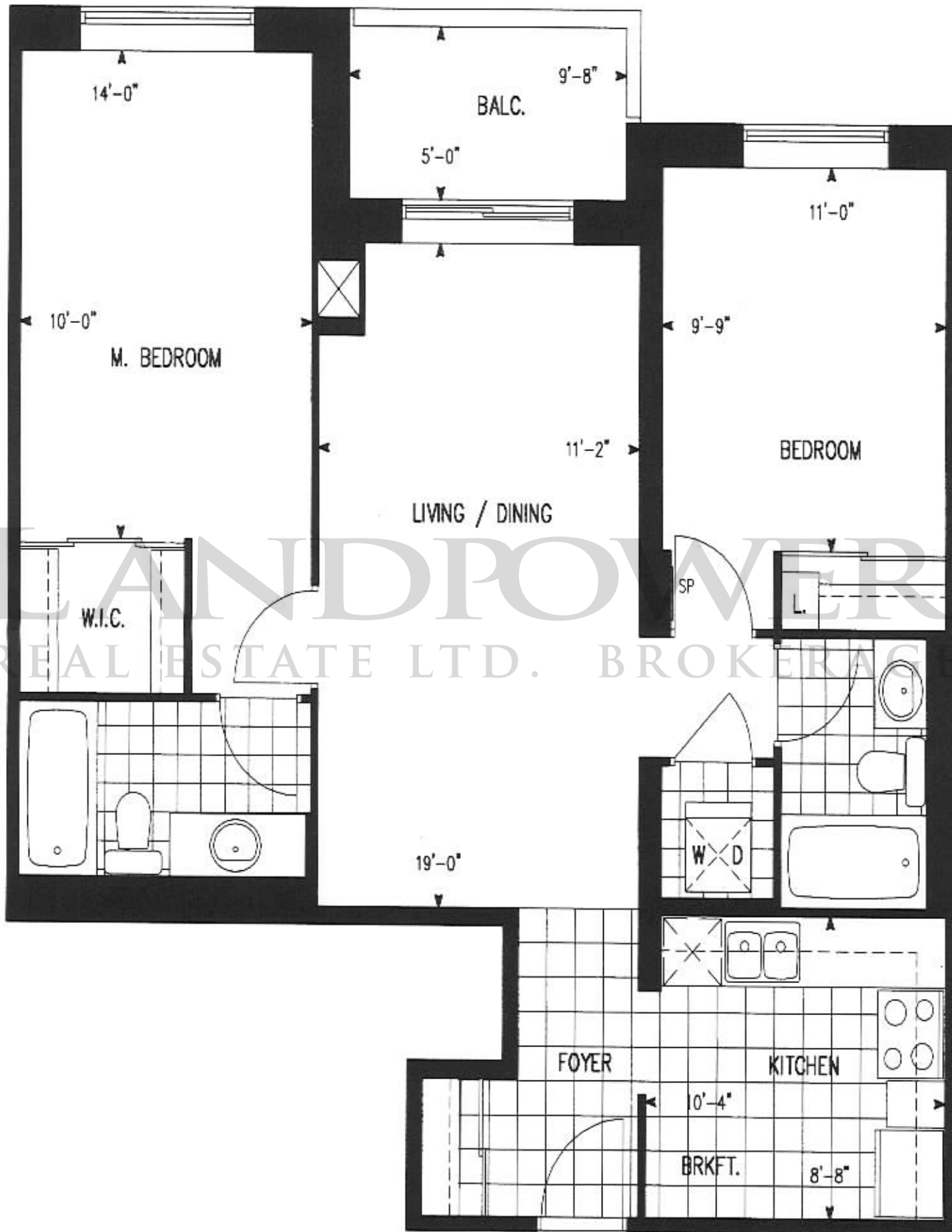
2/F - 5/F

TRIDEL®

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

SOMMERSET
AT
NORTHTOWN

SUITE 2A



18/F - Penthouse

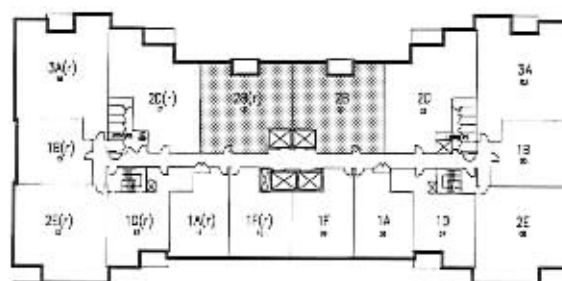
TRIDEL®

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

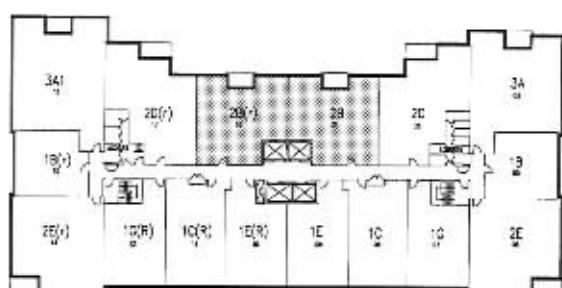
SOMMERSET

AT
NORTHTOWN

SUITE 2B



7/F - 17/F



2/F - 5/F

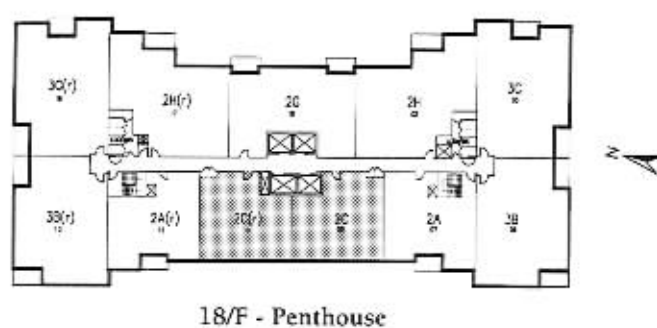
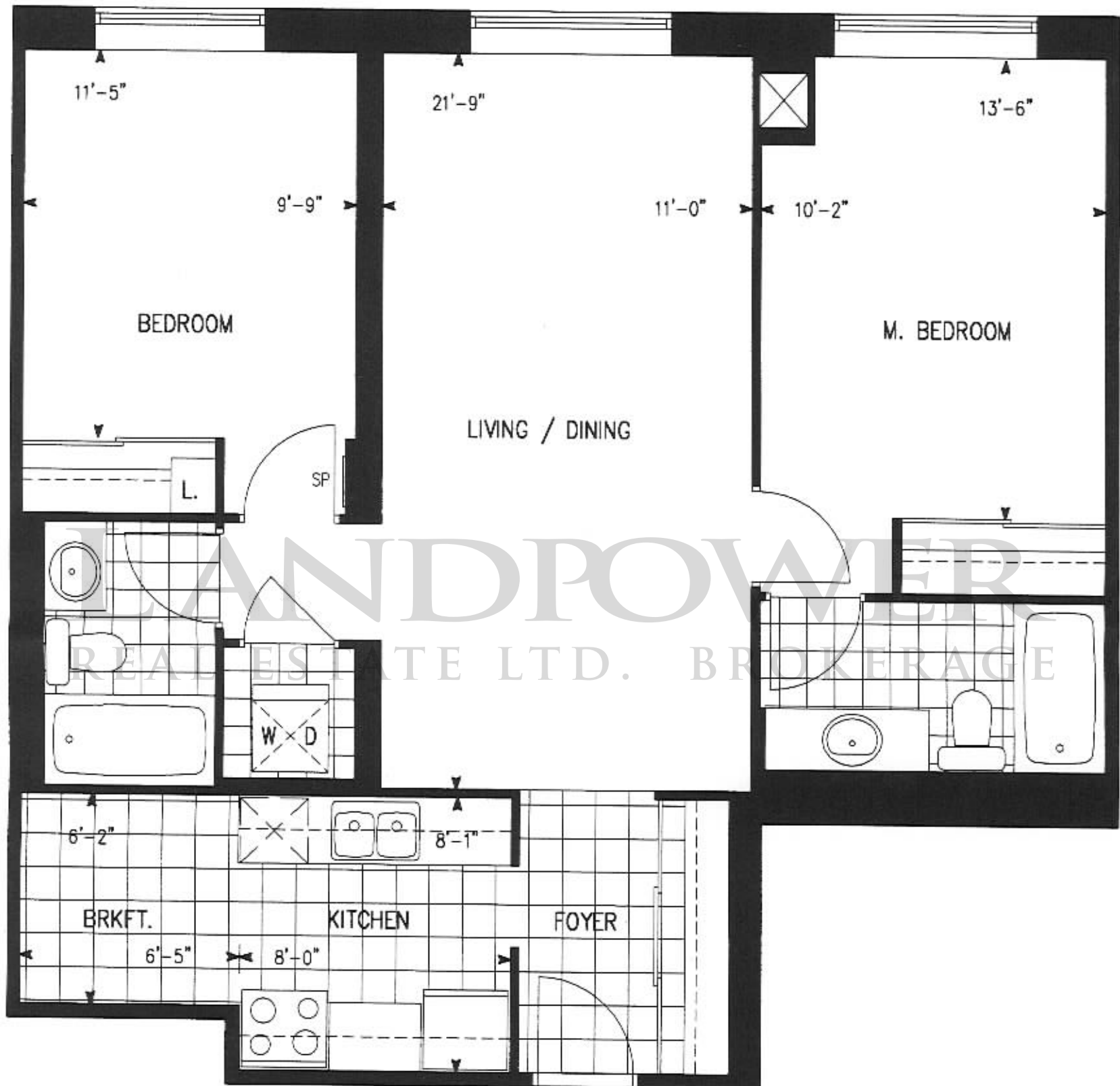


TRIDEL®

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

SOMMERSET AT NORTHTOWN

SUITE 2C



18/F - Penthouse

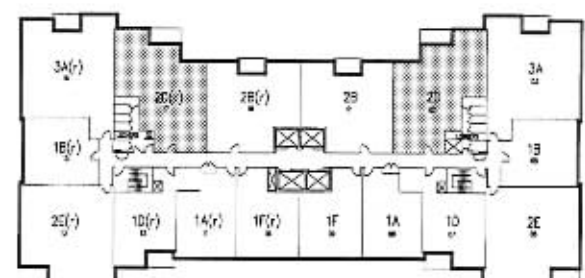
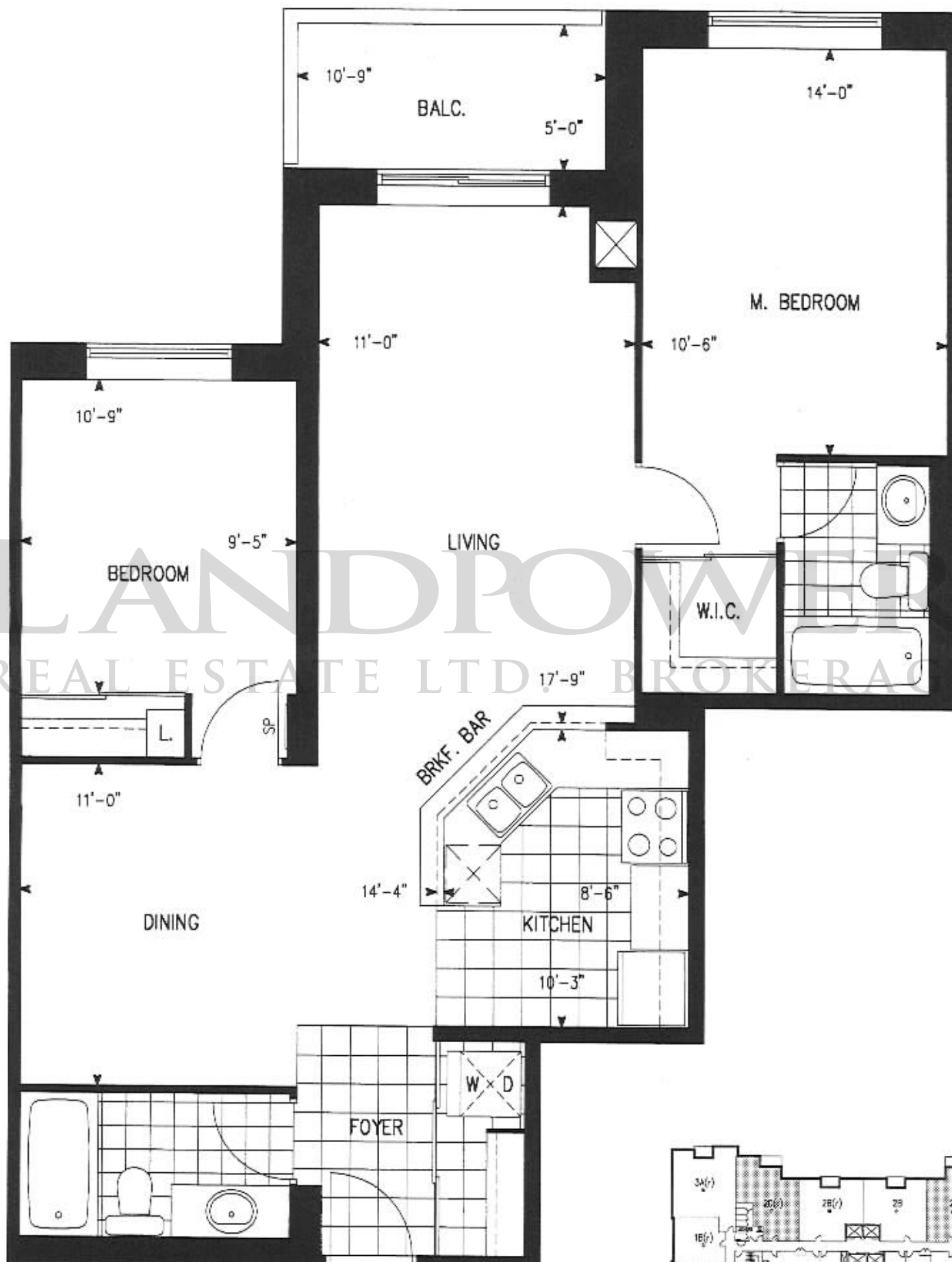
TRIDEL

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

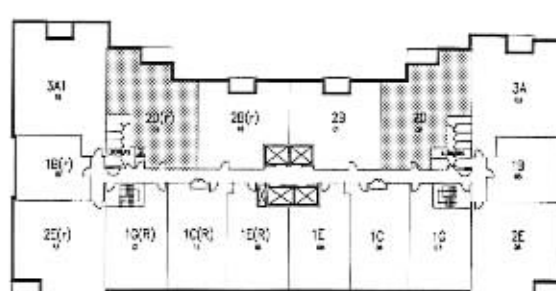
SOMMERSET

AT
NORTHTOWN

SUITE 2D



7/F - 17/F



2/F - 5/F

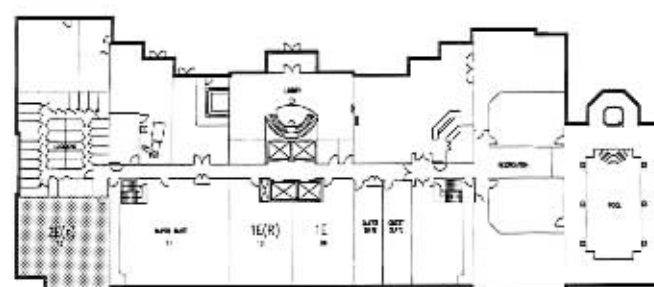
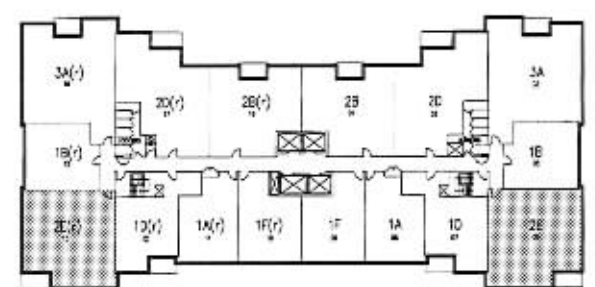
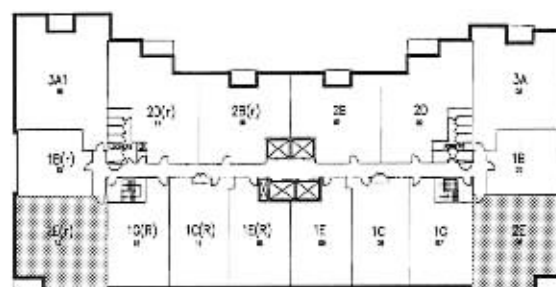
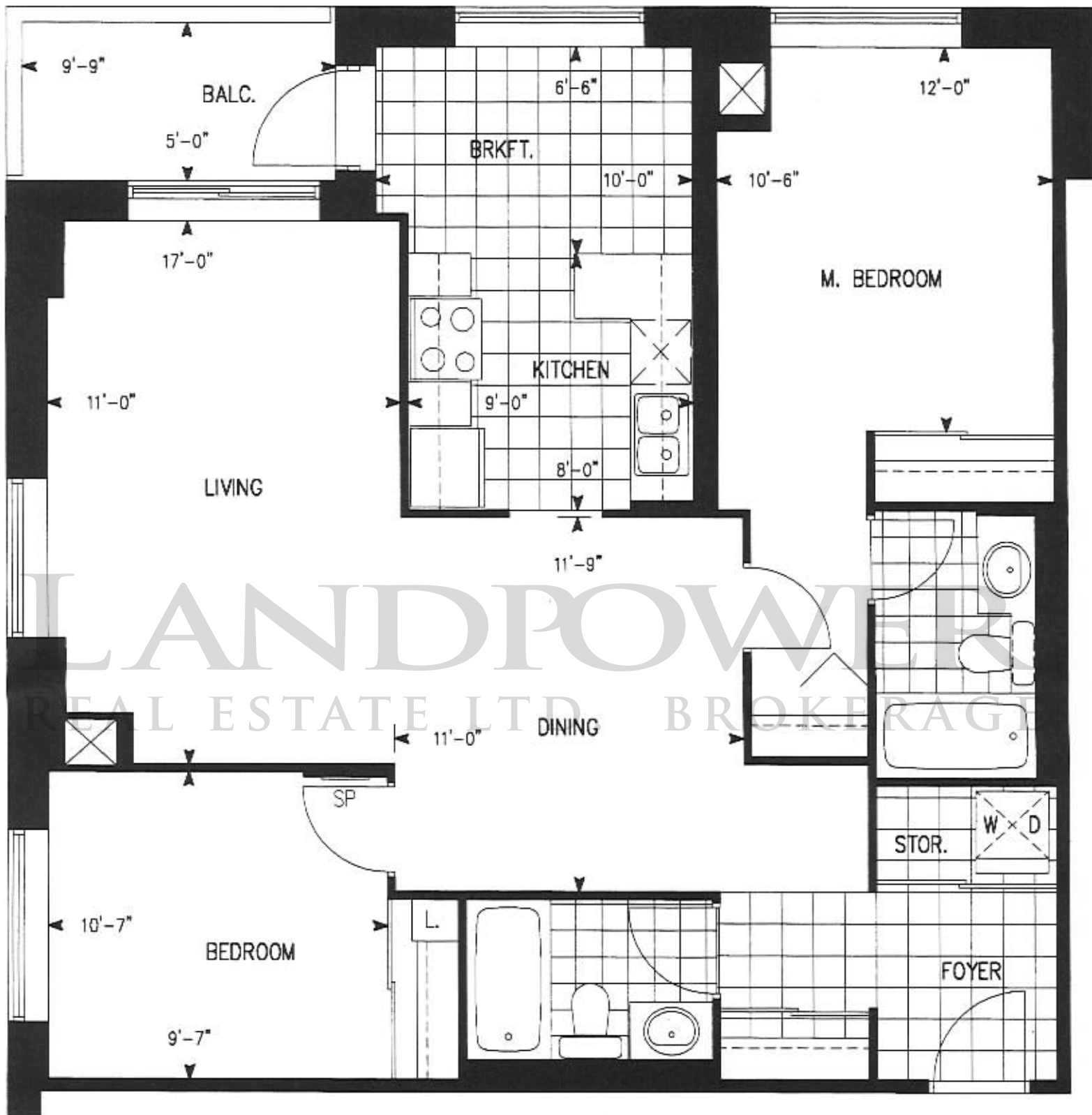


TRIDEL®

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

SOMMERSET AT NORTHTOWN

SUITE 2E

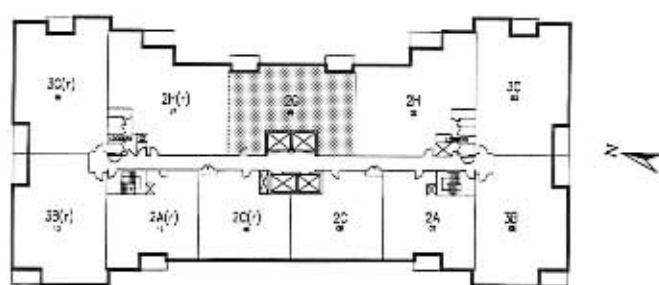
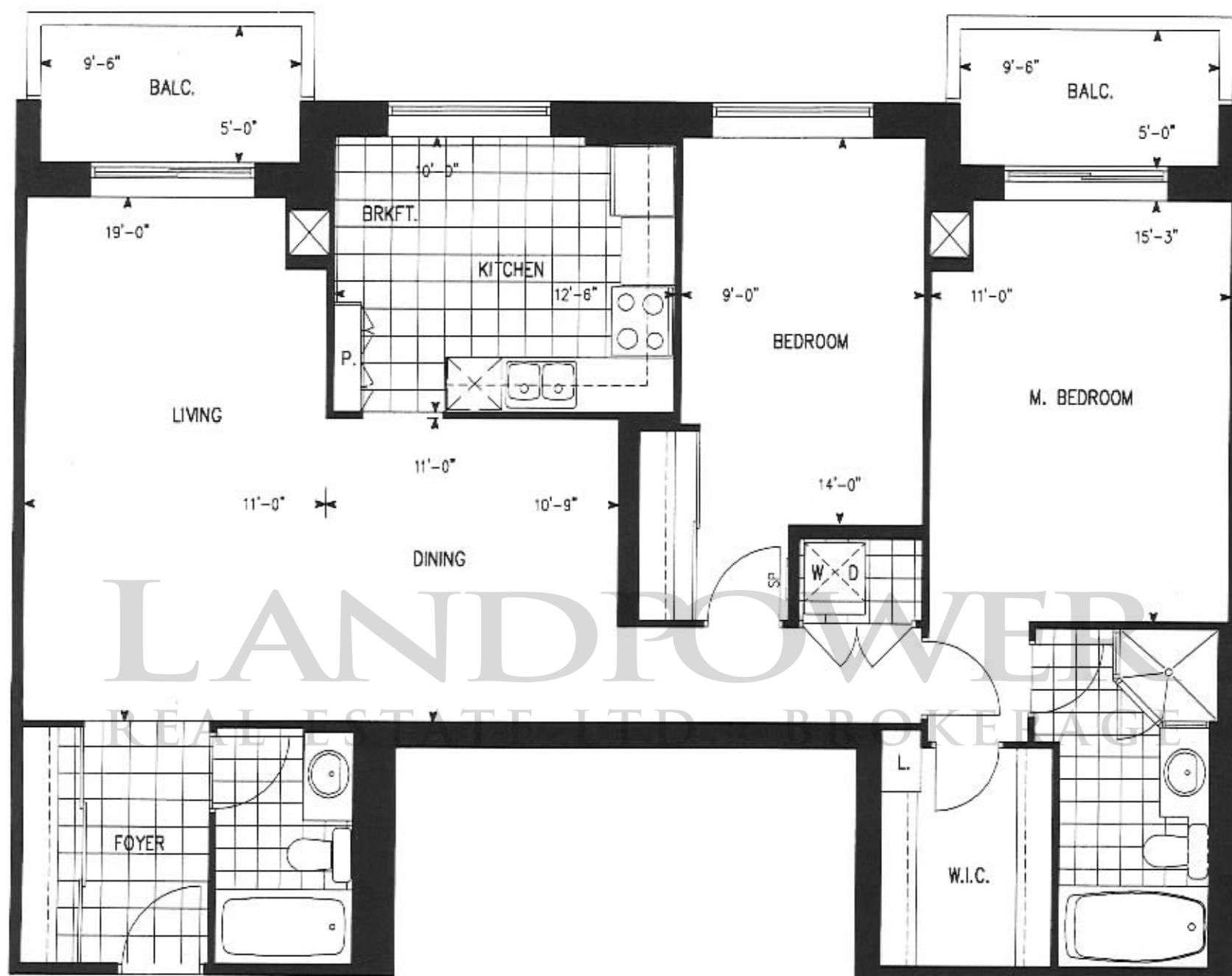


TRIDEL®

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

SOMMERSET AT NORTHTOWN

SUITE 2G



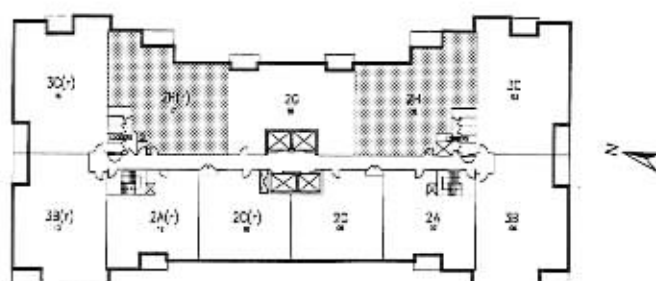
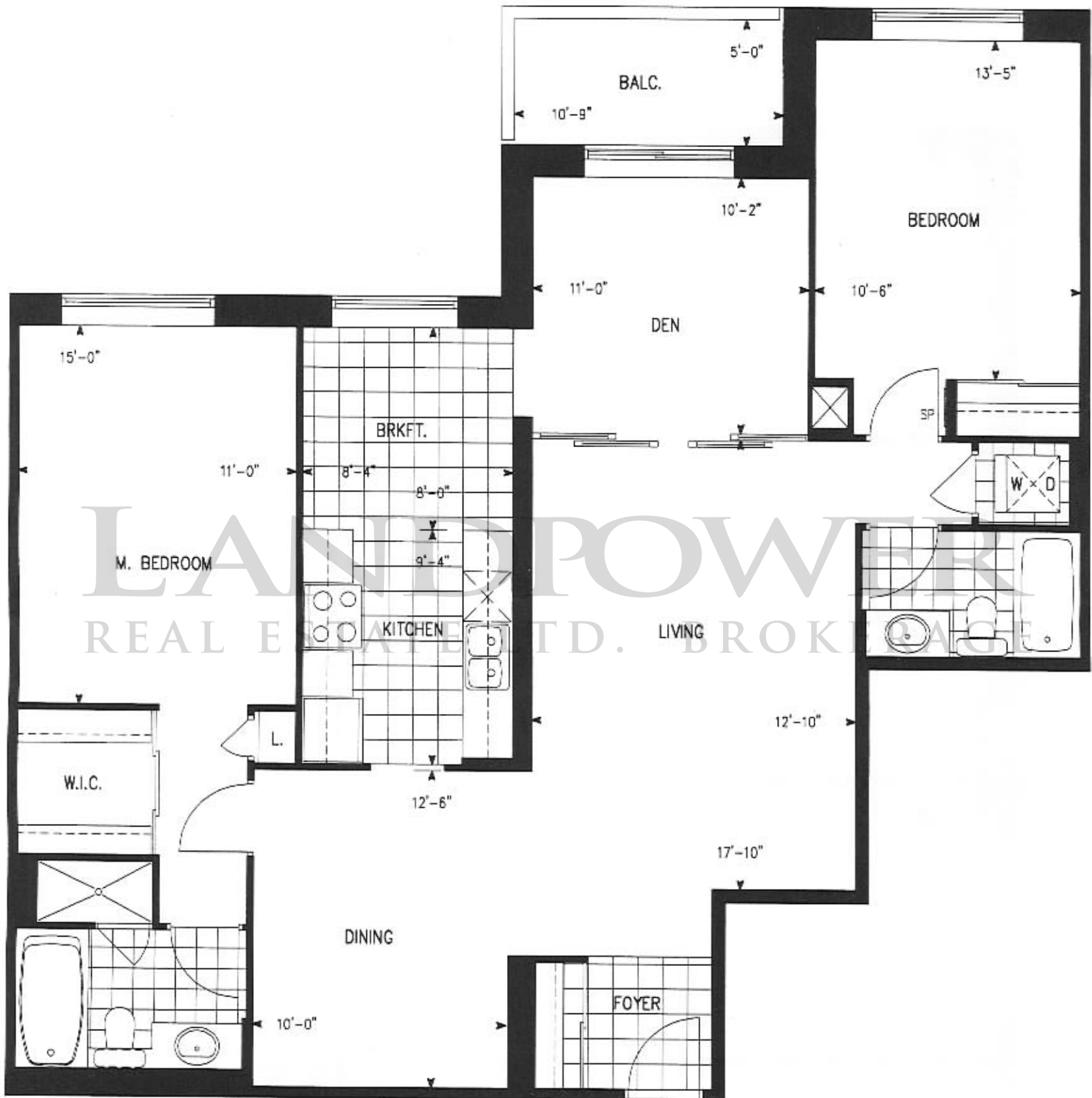
18/F - Penthouse

TRIDEL

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

SOMMERSET AT NORTHTOWN

SUITE 2H



18/F - Penthouse

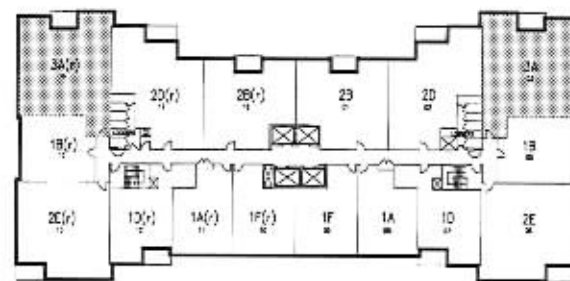
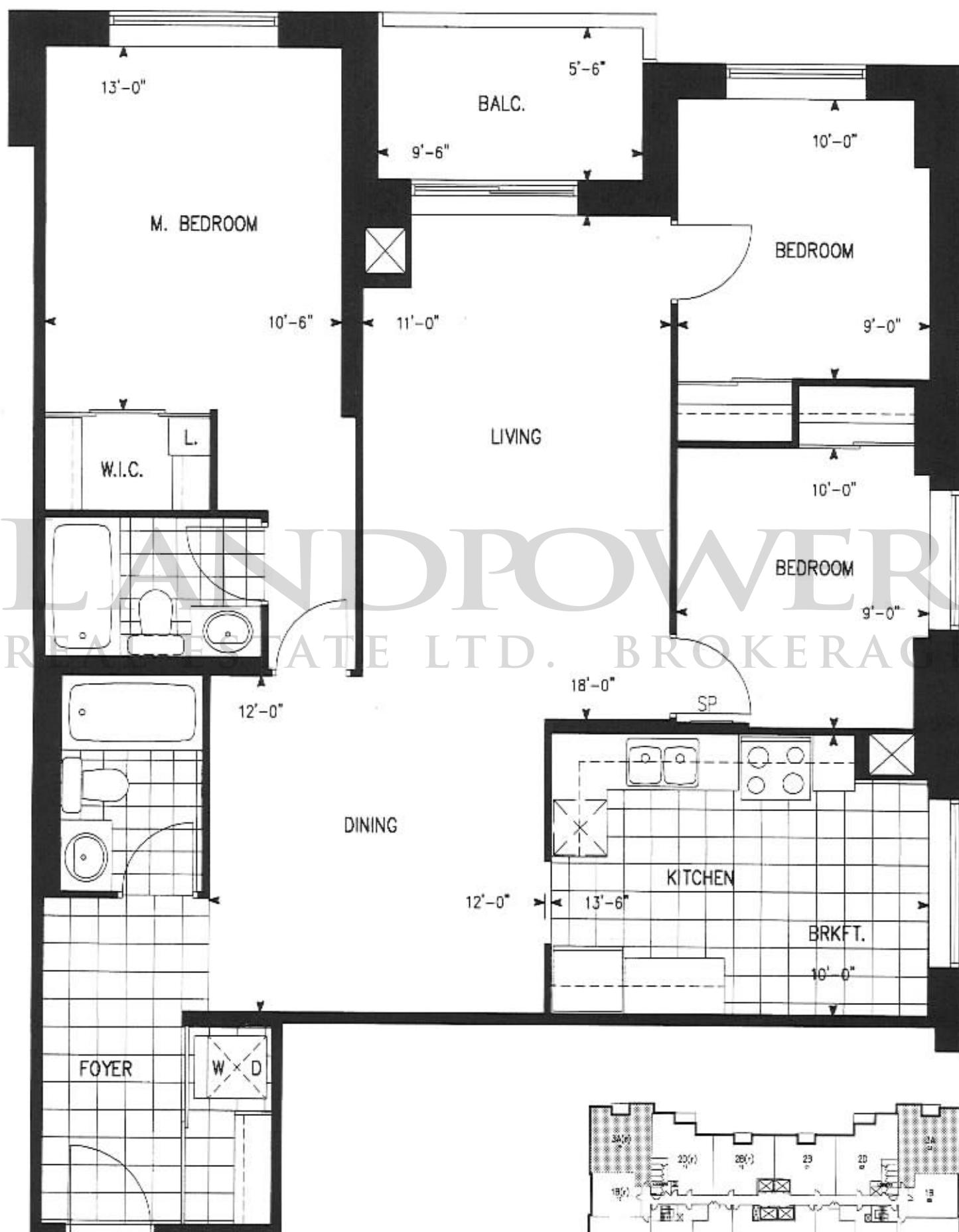
TRIDEL®

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

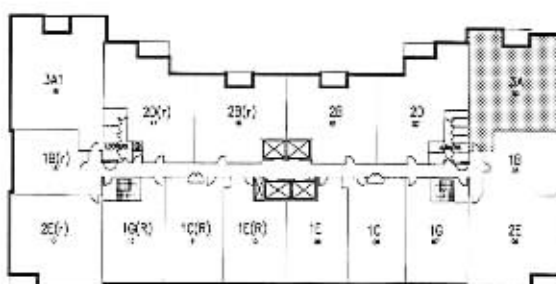
SOMMERSET

AT
NORTHTOWN

SUITE 3A



7/F - 17/F



2/F - 5/F



TRIDEL®

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

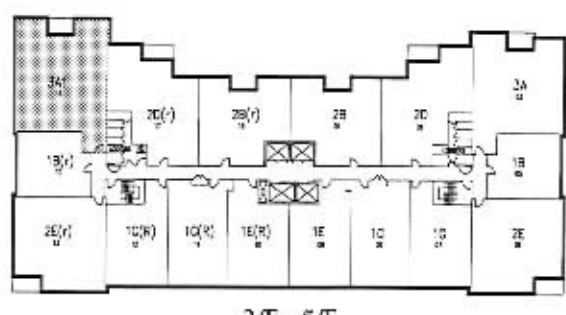
SOMMERSET

AT
NORTHTOWN

SUITE 3A1



NORTHTOWN



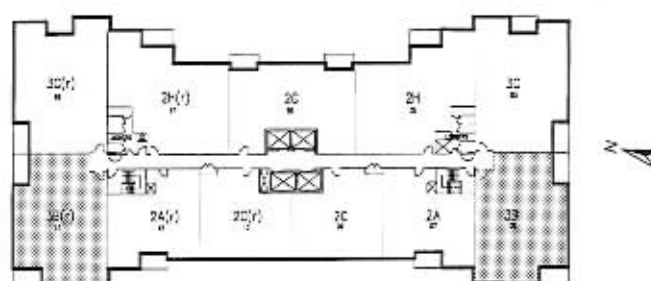
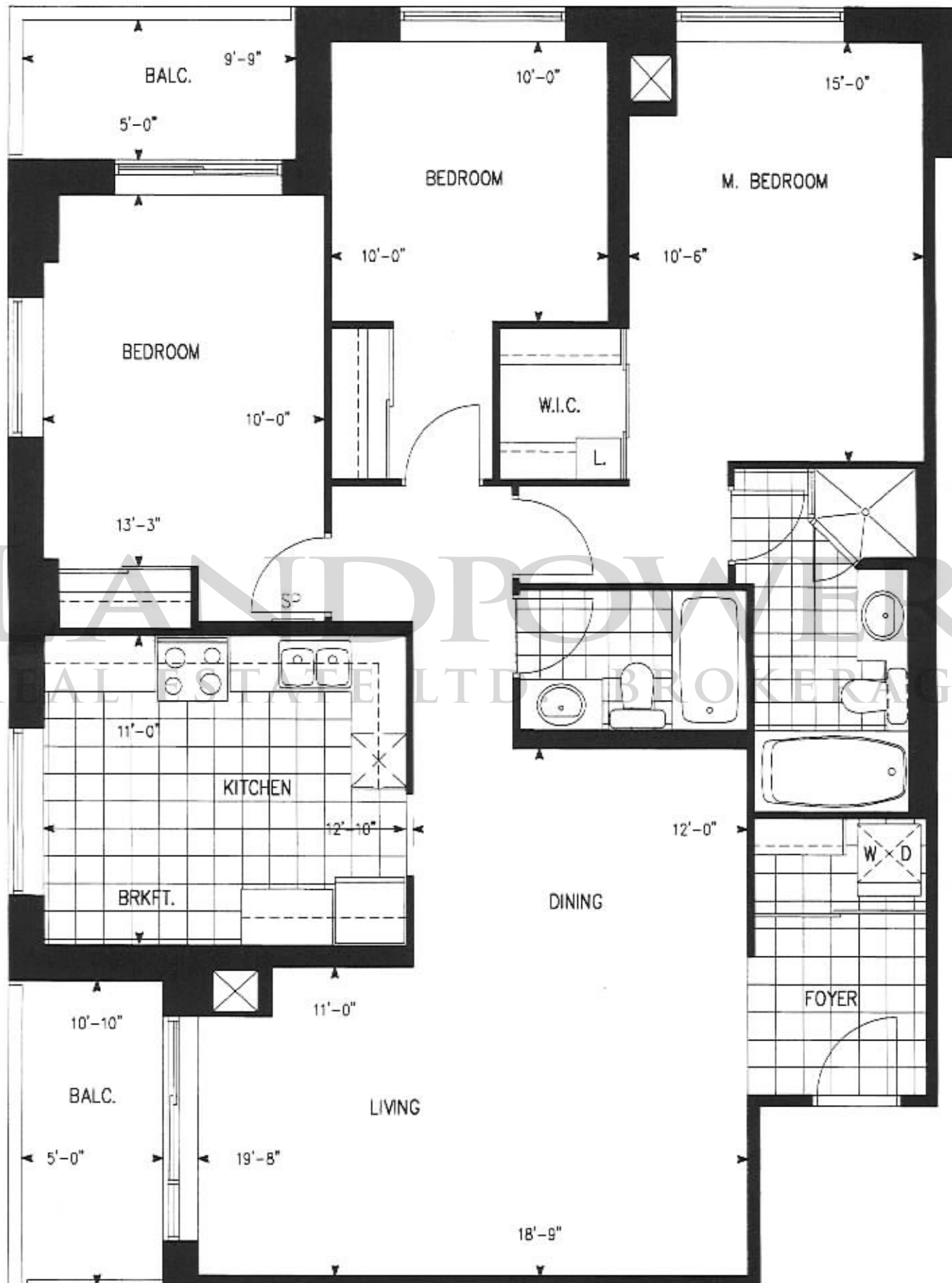
2/F - 5/F

TRIDEL®

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

SOMMERSET AT NORTHTOWN

SUITE 3B



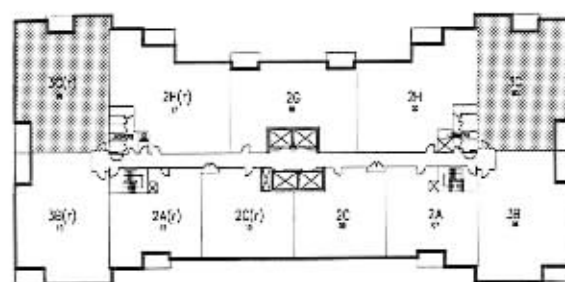
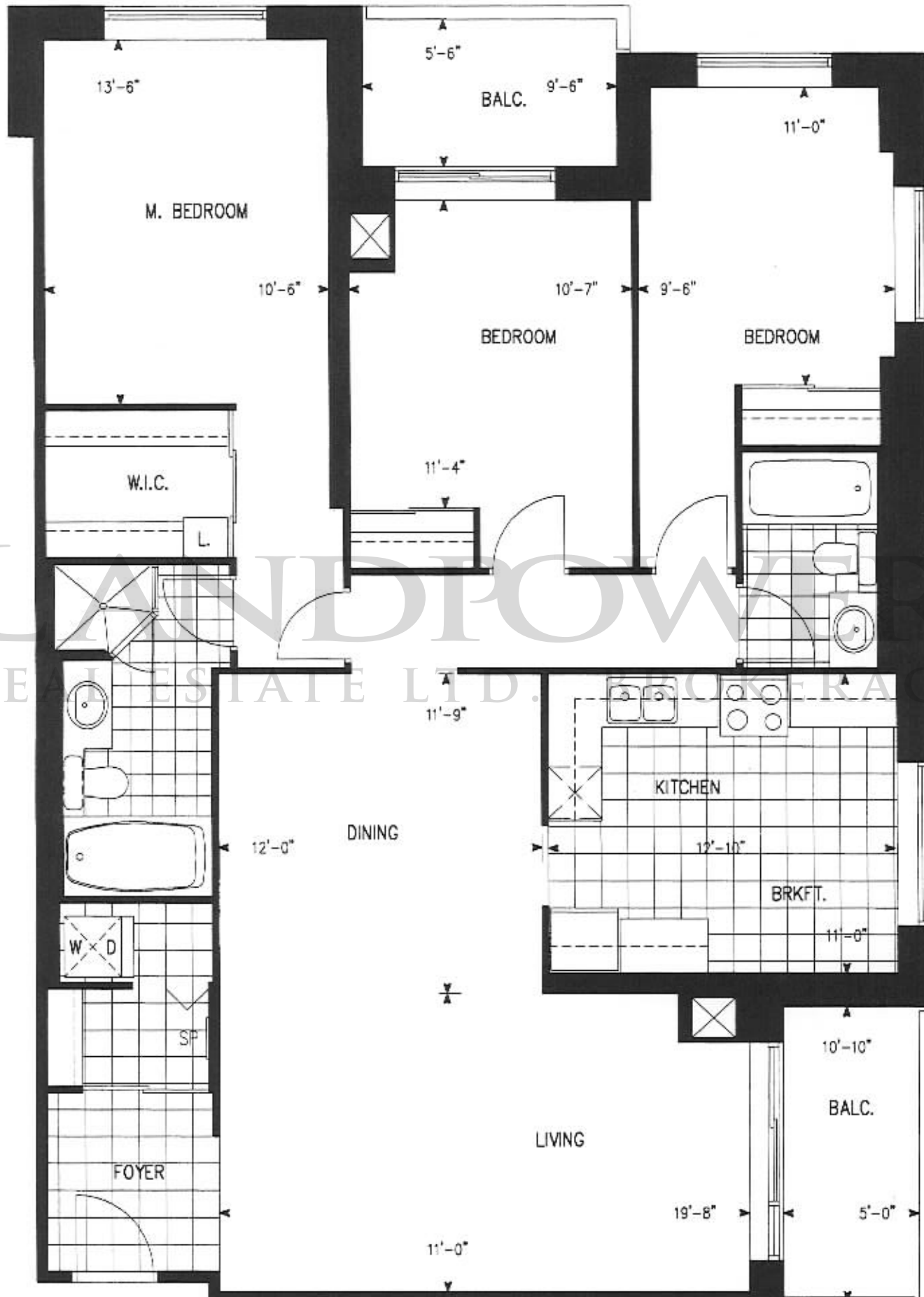
TRIDEL

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

SOMMERSET

AT
NORTHTOWN

SUITE 3C



18/F - Penthouse

TRIDEL

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

LANDPOWER

REAL ESTATE LTD. BROKERAGE

TRIDEL

TEL: (416) 222-3811