

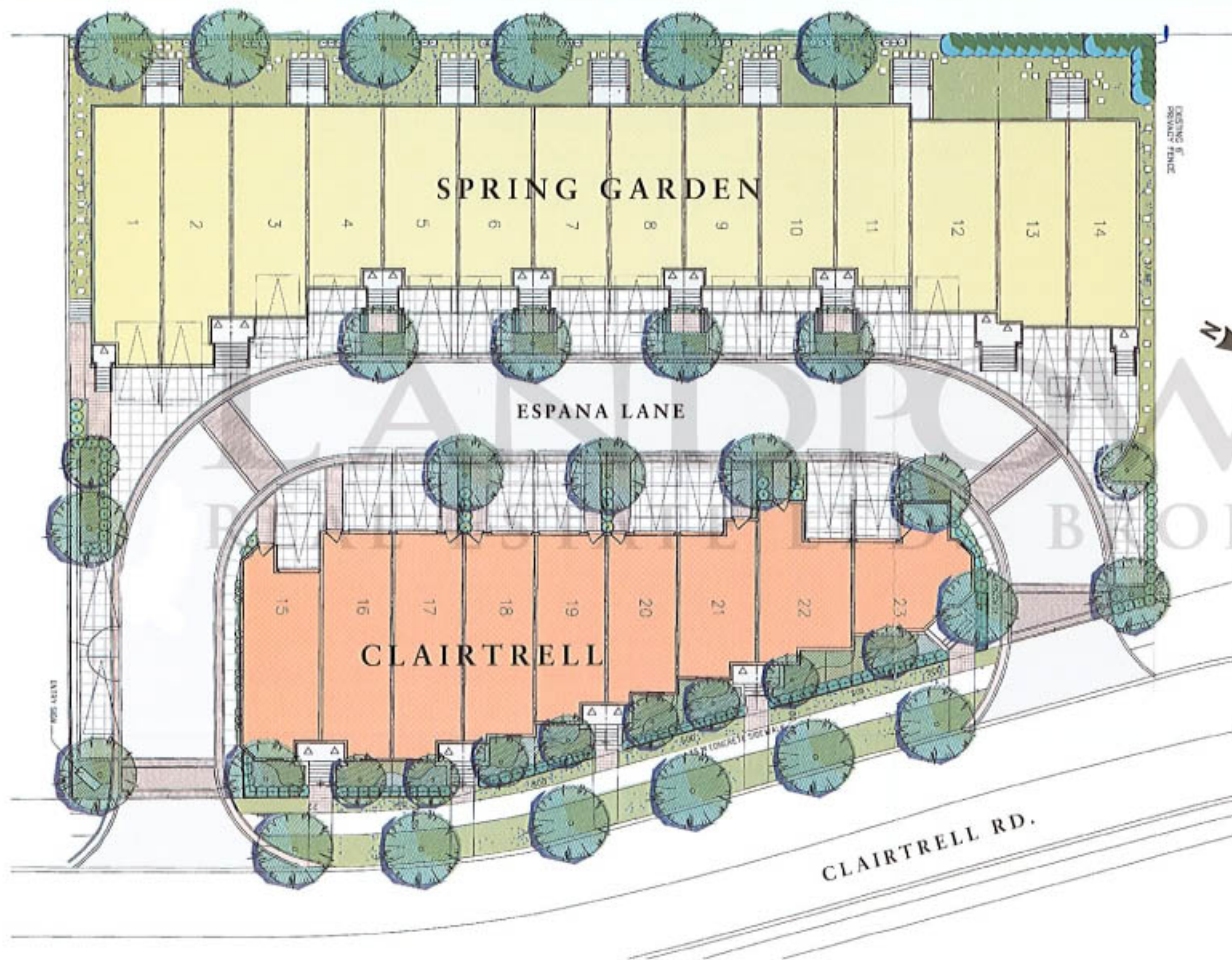
EXECUTIVE LUXURY  
TOWNHOMES ON BAYVIEW



SpringGardens  
*on bayview*



# SITE PLAN



CLAIRTREL



SPRING GARDEN



Illustration is artist's concept.  
Subject to change without notice.

EXECUTIVE LUXURY TOWNHOMES

# LUXURY FEATURES

## QUALITY EXTERIOR AND SUPERIOR CONSTRUCTION FEATURES

### QUALITY EXTERIOR AND SUPERIOR CONSTRUCTION FEATURES

- European inspired elevations architecturally controlled and pre-selected for a truly pleasing streetscape
- Attractive stucco exterior finishes featuring extensive detailing including decorative mouldings and other unique highlights, as per rendering
- Solid 2" x 6" exterior wall construction
- Twist free and squeak free engineered floor system with 5/8" tongue and groove sub-floors
- Quality roof membrane, architecturally selected to complement exterior elevation
- All exterior walls to be insulated to R-20, R-31 in ceiling in accordance with the Ontario building code
- Maintenance free, pre-finished aluminum soffit, fascia, eaves troughs and downspouts, where applicable on exterior elevations
- Attractive vinyl casement and fixed windows, on front and rear of elevations, as well as on side of corner and end units, as per vendor's specifications.
- All operating windows equipped with screens
- Energy efficient metal insulated front entry door complete with weather stripping
- Distinctive polished brass front door entry package including grip set and front door lock
- Poured concrete walls with heavy damp proofing and poured reinforced concrete porches, steps and garages, as per selected models
- Quality steel beam support in basement, as per plan and vendor's specifications
- Premium quality exterior caulking to all openings on outside
- Custom designed and architecturally controlled front, rear and side-yards, as per landscape plan.
- Walkways, trees, shrubs and paved driveways to be completed within one-year from date of closing
- Full concrete party walls for added sound dampening and security, to vendor's specifications
- Conveniently located faucets (two), one in garage and one in rear of house or front of house, as selected by vendor
- Spaciously designed terraces for outdoor enjoyment, as per plan
- Quality built raised panel sectional wood garage doors
- Attractive railings for all porches, as per plan
- Beautiful wrought iron decorative railings, as per plan

### EXQUISITE INTERIOR DESIGN FINISHES

- Nine (9) foot ceilings on main floor to permit large windows for a more pleasing streetscape
- Natural oak finished stringers on all stairs complete with carpeted wrapped treads and risers
- Complementary natural oak railings and spindles, as per plan

- "Classique" interior doors, painted white
- Custom "Colonial" trim package, including 7 1/4" baseboards and 3" trim on all doors and trim, painted white
- Polished brass lever handles for interior "Classique" doors
- Attractive sliding closet doors, as per plan
- Beautiful sliding mirror closet doors in locations as designated per plan
- Gorgeous electric fireplace with wood mantle and marble surround, positioned as indicated on plan
- Smooth finished ceiling on main level including kitchen, all bathrooms and laundry room.
- Sprayed stippled ceiling on all other floors with 3" finishing border

### DESIGNER KITCHEN FEATURES

- Choice of upgraded kitchen cabinets with attractive laminated counter tops, as per vendor's samples
- Premium double compartment stainless steel sink with Moen single lever faucet and vegetable sprayer
- Complementary exhaust fan over stove area, vented to exterior
- Allowance for future dishwasher including rough-in for electrical and plumbing
- Conveniently located microwave shelf with electrical outlet
- Heavy-duty electrical receptacle provided for stove
- Stylish breakfast bars, as per plan

### LUXURIOUS BATHROOMS

- Quality vanities with laminated counter tops, purchaser's choice from vendor's samples
- White plumbing fixtures
- Water saving toilets in all bathrooms
- Attractive one-piece toilet in powder room
- Distinctive quality white bathroom fixtures throughout
- Designer pedestal sink in powder room, as selected by vendor
- Convenient exhaust fans in all bathrooms
- Stylish single lever faucets with pop-up drains in all bathroom vanities
- Quality ceramic tiles in tub enclosure to ceiling (excludes ensuite bathroom) and shower stalls, as per models
- Marble threshold and light fixture in all showers, marble pre-selected by vendor
- Luxurious mirrors in all bathrooms, full width of vanity
- Safety temperature balance valves for all showers
- Energy-efficient water-saver shower heads
- Contemporary ceramic bathroom fixtures to include towel bar, tissue dispenser and soap holder
- Attractive ceramic towel bar and tissue dispenser in powder room only
- Sensational oval tubs, as per model, with 16" of ceramics around tub, with deck mounted faucets, as per model

### LUXURY FLOORING

- Quality 40 oz. broadloom complete with 7/16" underpad. Choice of two colours from builder's samples.
- Distinctive granite flooring in front foyer, as selected from builder's samples
- Imported ceramic floor tiles in ensuite and main bathroom(s), laundry room and kitchen
- Marble thresholds, where ceramic flooring abuts other flooring material (marble colour to be selected by vendor).

### CONTEMPORARY ELECTRICAL FEATURES

- 100 amp electrical service with circuit breaker panel and copper wiring
- White "Decora" switches and receptacles at height determined by vendor's decorator
- Gorgeous strip lighting in all bathrooms and powder room
- Attractive ceiling lights in foyer, hallways, kitchen, breakfast and all bathrooms, from builder's supplied fixtures
- Switch controlled wall outlet in living room, family room and/or library
- Capped ceiling outlet in dining room
- One electrical outlet in garage and one water-proof electrical outlet at rear or front of house, as per model specifications
- Heavy-duty receptacle for stove and clothes dryer
- Safety smoke detectors on all levels
- Carbon monoxide detectors, as per building code
- Pre-wire for telephone in kitchen, family room and all bedrooms, as designed by vendor
- Pre-wire for cable television (2 outlets), one in master bedroom and one in great room
- Rough-in for central vacuum; rough-in for security alarm
- Attractive door chime supplied and installed at main entrance
- Electrical copper wiring throughout

### SUPERIOR HEATING AND ENERGY FEATURES

- Forced air high velocity, high efficiency combo heating system
- High efficiency natural gas water tank, per rental basis
- Gas ready home includes one gas line for outdoor BBQ, located at vendor's discretion
- Quality name thermopane windows for all fixed windows, transoms and sidelights

### ONTARIO NEW HOME WARRANTY PROGRAM COVERAGE

- 7 years major structural defects
- 2 years plumbing, heating and electrical system and building envelope
- 1 year all other items

Backed by the Ontario New Home Warranty Program service rating. Purchaser agrees to pay the Ontario New Home Warranty Program enrollment fee as an adjustment on closing.

### COLOUR SELECTIONS

The purchaser acknowledges and agrees that variation in colour and shade uniformity may occur and that colours and patterns and availability to samples displayed in sales presentation center and model home may vary from those displayed and available at time of colour selection.

Exterior colour selections are architecturally controlled for the purpose of providing a pleasing streetscape. Variations in uniformity and colour from the vendor's samples may occur in furnished materials, kitchen and vanity cabinets, and floor and wall finishes due to the normal production process.

Variation in uniformity and colour and from vendor's sample may occur in finished areas due to normal production process. E.&O.E.



EXECUTIVE LUXURY TOWNHOMES

# Spring Gardens on Bayview

A Collection of 23 Luxury Freehold (Condo.) Townhomes  
by

## Chestnut Hill Homes

Model		Model Type	Block	Lot #	Area	Price
Hudson ✓		A-7	Clairtrell	21	1946 sq. ft.	\$ 539,990.00
Bayview ✓		A-6	Clairtrell	20	2000 sq. ft.	\$ 549,990.00
Yorkville ✓		B-6	Spring Garden	13	2055 sq. ft.	\$ 559,990.00
Dupont ✓		B-4	Spring Garden	4-11	2099 sq. ft.	\$ 569,990.00
Balfour ✓	Tandem Garage	B-2	Spring Garden	2	2110 sq. ft.	\$ 579,990.00
Pierce	End Unit	B-7	Spring Garden	14	2121 sq. ft.	\$ 588,990.00
Elgin		B-3	Spring Garden	3	2143 sq. ft.	SOLD
Gibson		B-5	Spring Garden	12	2165 sq. ft.	SOLD
Bentley	End Unit Tandem Garage	B-1	Spring Garden	1	2209 sq. ft.	\$ 589,990.00
Bridlewood ✓		A-5	Clairtrell	19	2220 sq. ft.	\$ 579,990.00
Cavell ✓	End Unit	A-9	Clairtrell	23	2264 sq. ft.	\$ 619,990.00
Summerhill		A-8	Clairtrell	22	2341 sq. ft.	SOLD
Beaumont ✓		A-4	Clairtrell	18	2352 sq. ft.	\$ 599,990.00
Inglewood		A-3	Clairtrell	17	2451 sq. ft.	SOLD
Dunvegan ✓		A-2	Clairtrell	16	2505 sq. ft.	\$ 619,990.00
Glenrose ✓	End Unit	A-1	Clairtrell	15	2813 sq. ft.	SOLD

GST is included in the above prices

Sales Office Hours

Monday - Thursday - 1:00pm. to 7:00pm

Saturday, Sunday and Holidays 12:00pm to 5:00pm

Sales agent for the Vendor:

PMA Brethour Real Estate Corporation Inc.

Sales person : Peter Zito

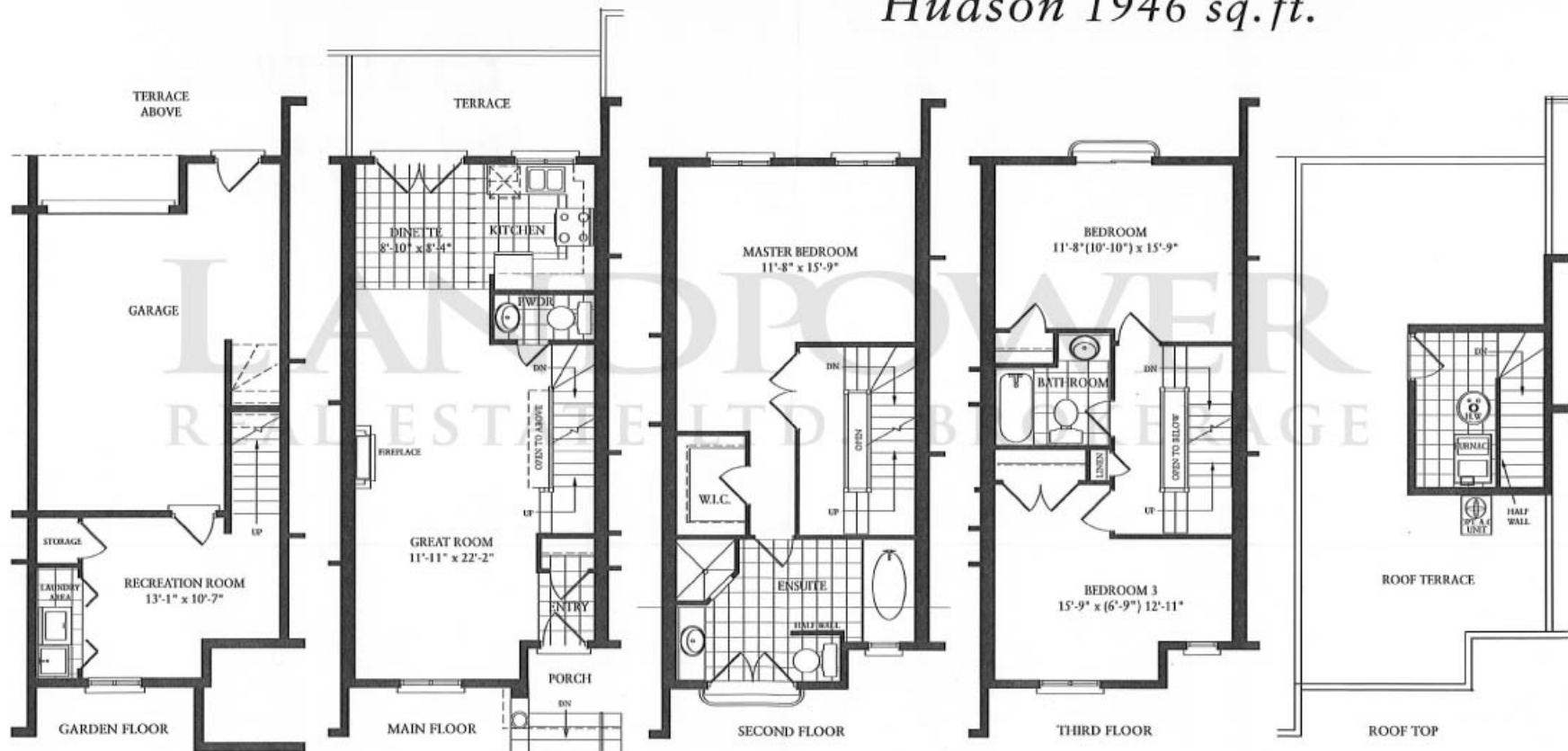
Phone # (416) 222-1218

All renderings are artist concepts. All measurement are approximate, materials and specifications subject to change without notice. E & OE January 31, 2004 001

APRIL 29, 2004

# CLAIRTRELL

*Hudson 1946 sq. ft.*



## EXECUTIVE LUXURY TOWNHOMES

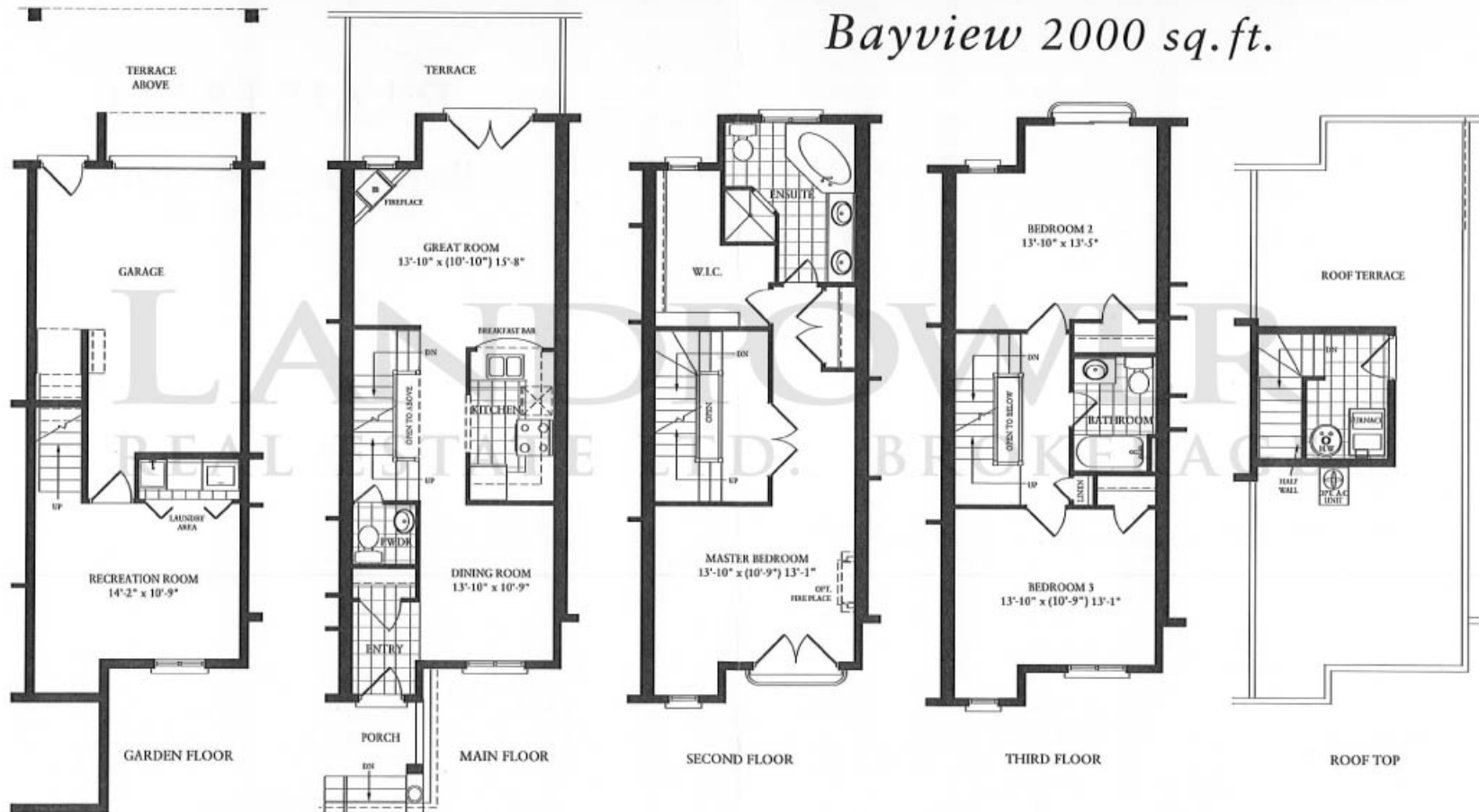
DIMENSIONS, SPECIFICATIONS, LAYOUTS AND MATERIALS ARE APPROXIMATE ONLY AND SUBJECT TO MINOR MODIFICATIONS WITHOUT NOTICE. EXACT SIZES MAY VARY AT ALL EXTERIOR ENTRANCE WAYS AND AT ENTRANCE TO LIVING ROOMS, DUE TO GRADING VARIANCE. INCLUDES 165 SQ. FT. OF FINISHED AREA IN GARDEN LEVEL.

MODEL A-7  
UNIT 21



# CLAIRTRELL

## Bayview 2000 sq.ft.



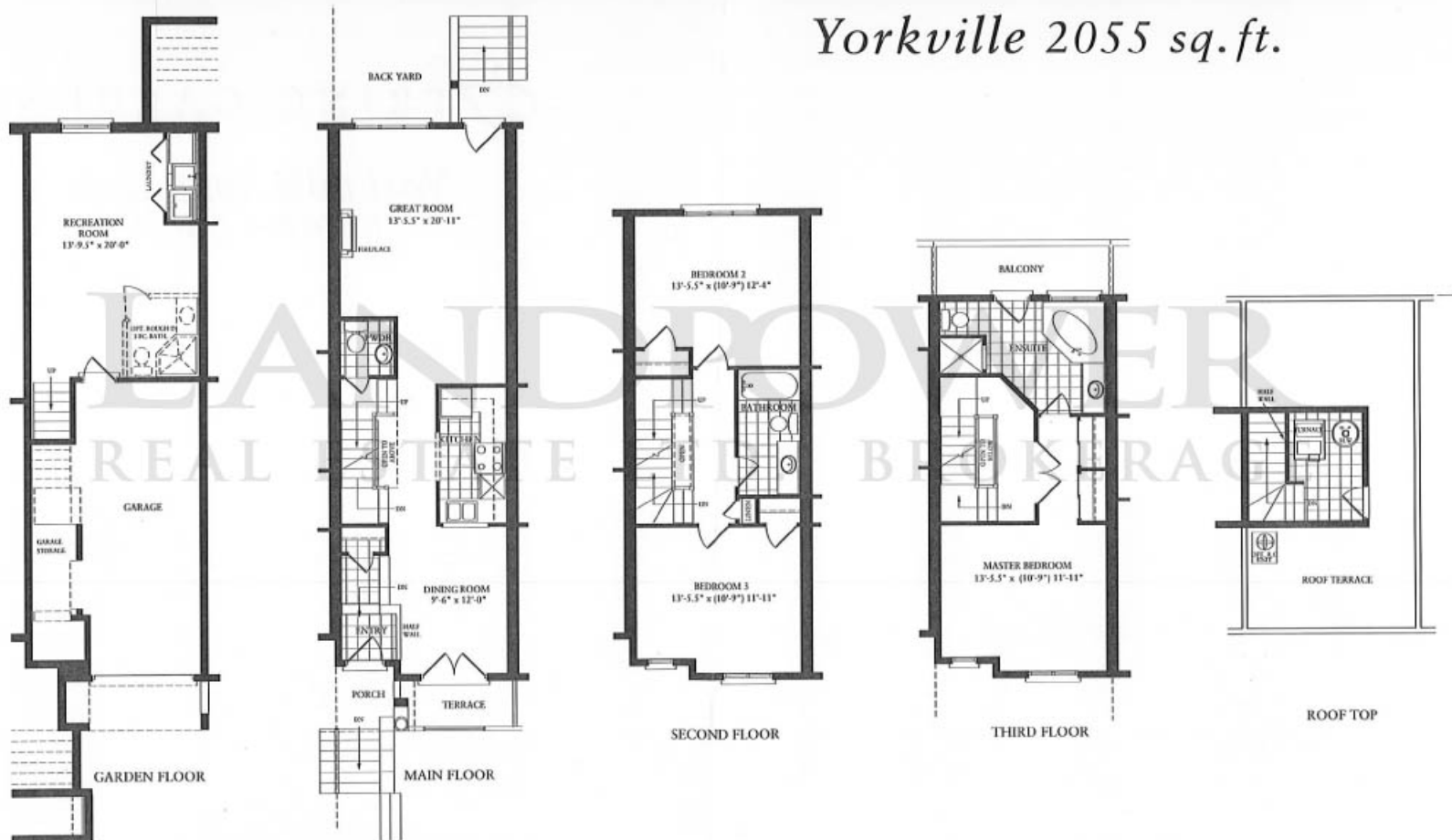
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MODEL A-6  
UNIT 20

# SPRING GARDENS

*Yorkville 2055 sq. ft.*



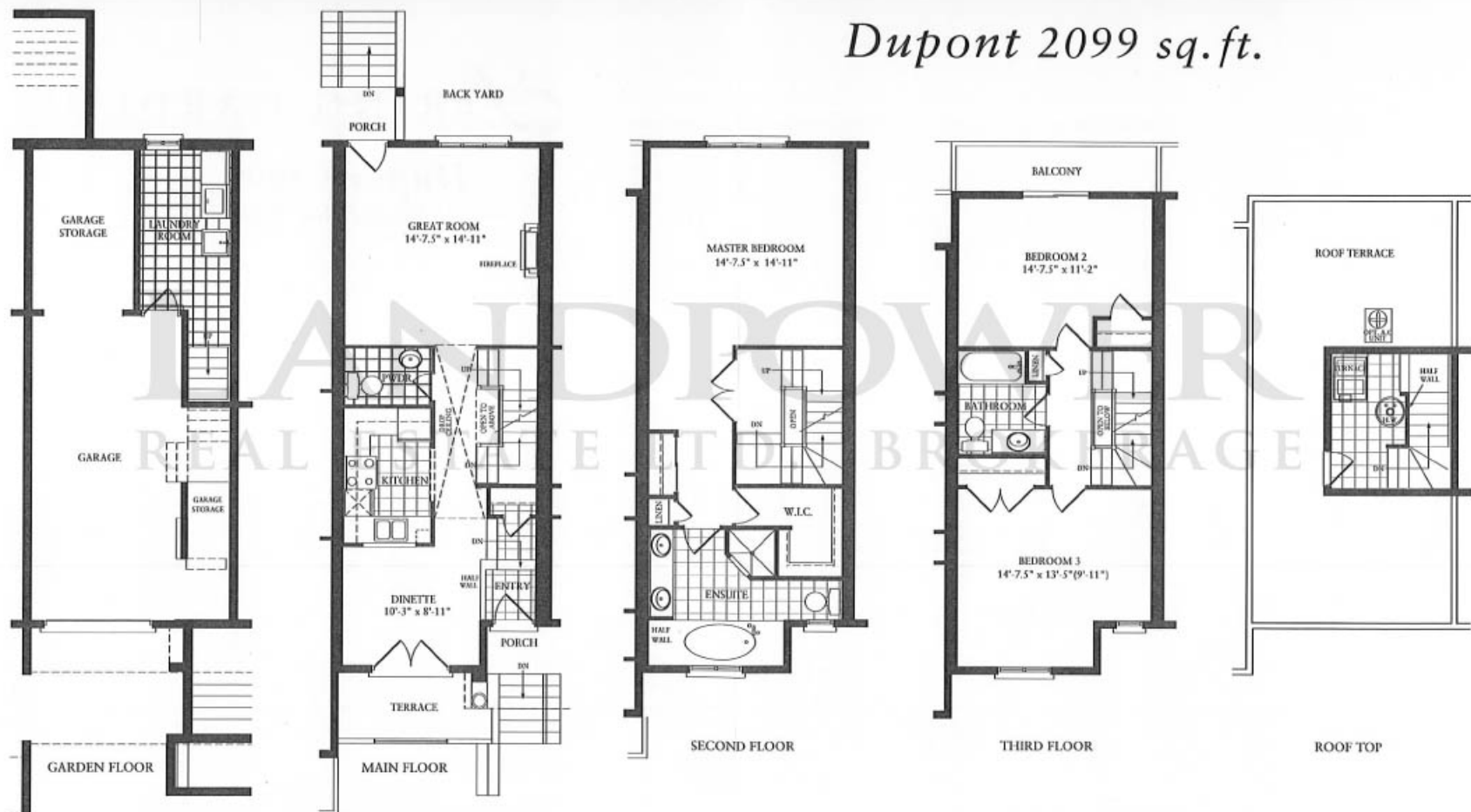
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MODEL B-6  
UNIT 13

# SPRING GARDENS

*Dupont 2099 sq. ft.*



## EXECUTIVE LUXURY TOWNHOMES

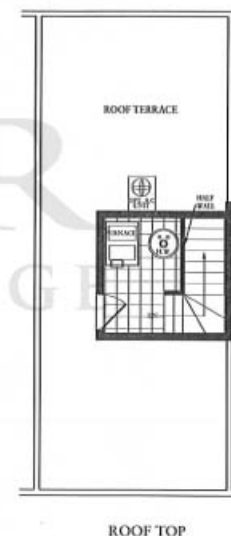
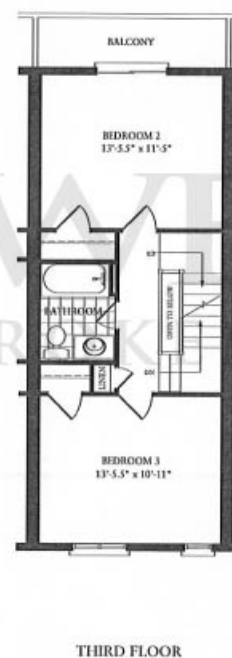
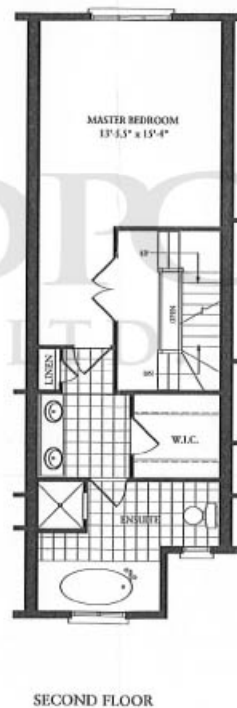
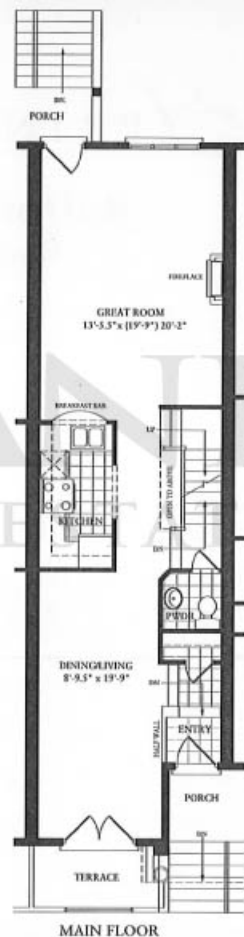
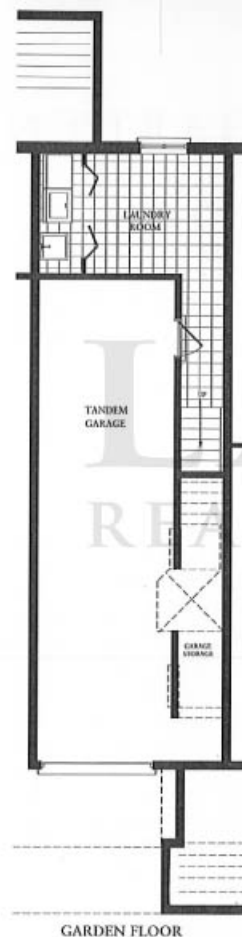
DIMENSIONS, SPECIFICATIONS, LAYOUTS AND MATERIALS ARE APPROXIMATE ONLY AND SUBJECT TO MINOR MODIFICATIONS WITHOUT NOTICE. L.A.W.E. SHIPS MAY VARY AT ALL EXTERIOR ENTRANCE WAYS AND AT ENTRANCE TO LIVING ROOM, BUT TO GRADING VARIANCE. INCLUDES 110 SQ. FT. OF FINISHED AREA IN GARDEN LEVEL.

MODEL B-4  
UNIT 4-11



# SPRING GARDENS

*Balfour 2110 sq.ft.*



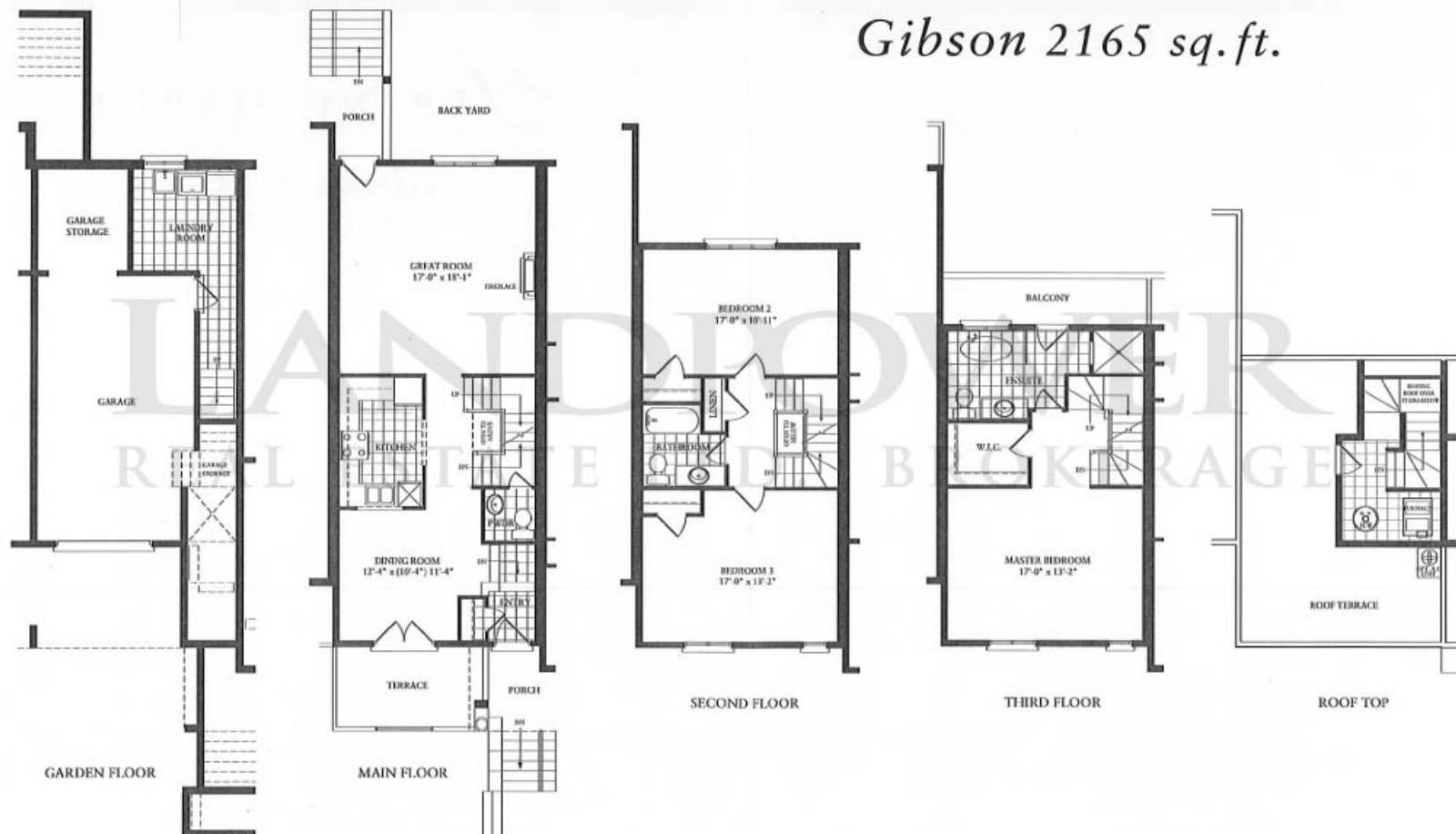
## EXECUTIVE LUXURY TOWNHOMES

BOUNDARIES, DIMENSIONS, LAYOUTS AND MATERIALS ARE APPROXIMATE ONLY AND SUBJECT TO MINOR MODIFICATIONS WITHOUT NOTICE. E.G., STAIRS MAY VARY AT ALL EXTERIOR ENTRANCE WAYS AND AT ENTRANCE TO LIVING ROOM, OUT TO GRADING VARIANCE. INCLUDES 132 SQ. FT. OF FINISHED AREA IN GARDEN LEVEL.

MODEL B-2  
UNIT 2

# SPRING GARDENS

*Gibson 2165 sq.ft.*



## EXECUTIVE LUXURY TOWNHOMES

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MODEL B-5  
UNIT 12

# CLAIRTRELL

## Bridlewood 2220 sq. ft.



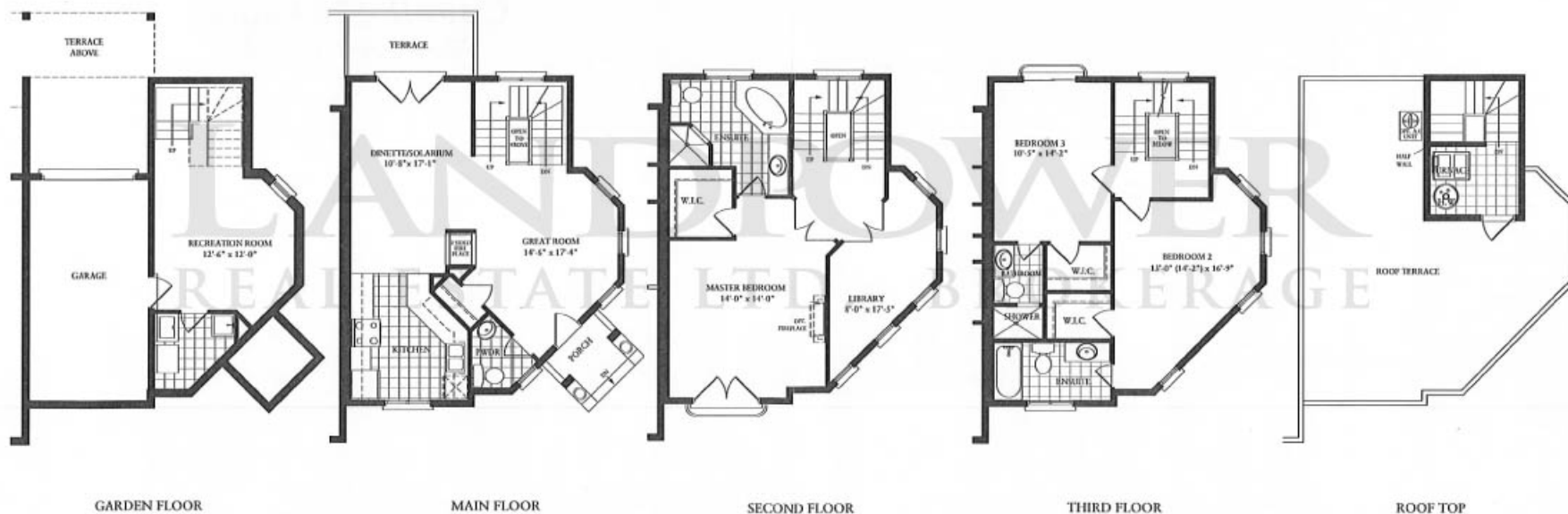
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MODEL A-5  
UNIT 19

# CLAIRTRELL

## *Cavell 2264 sq. ft.*



### EXECUTIVE LUXURY TOWNHOMES

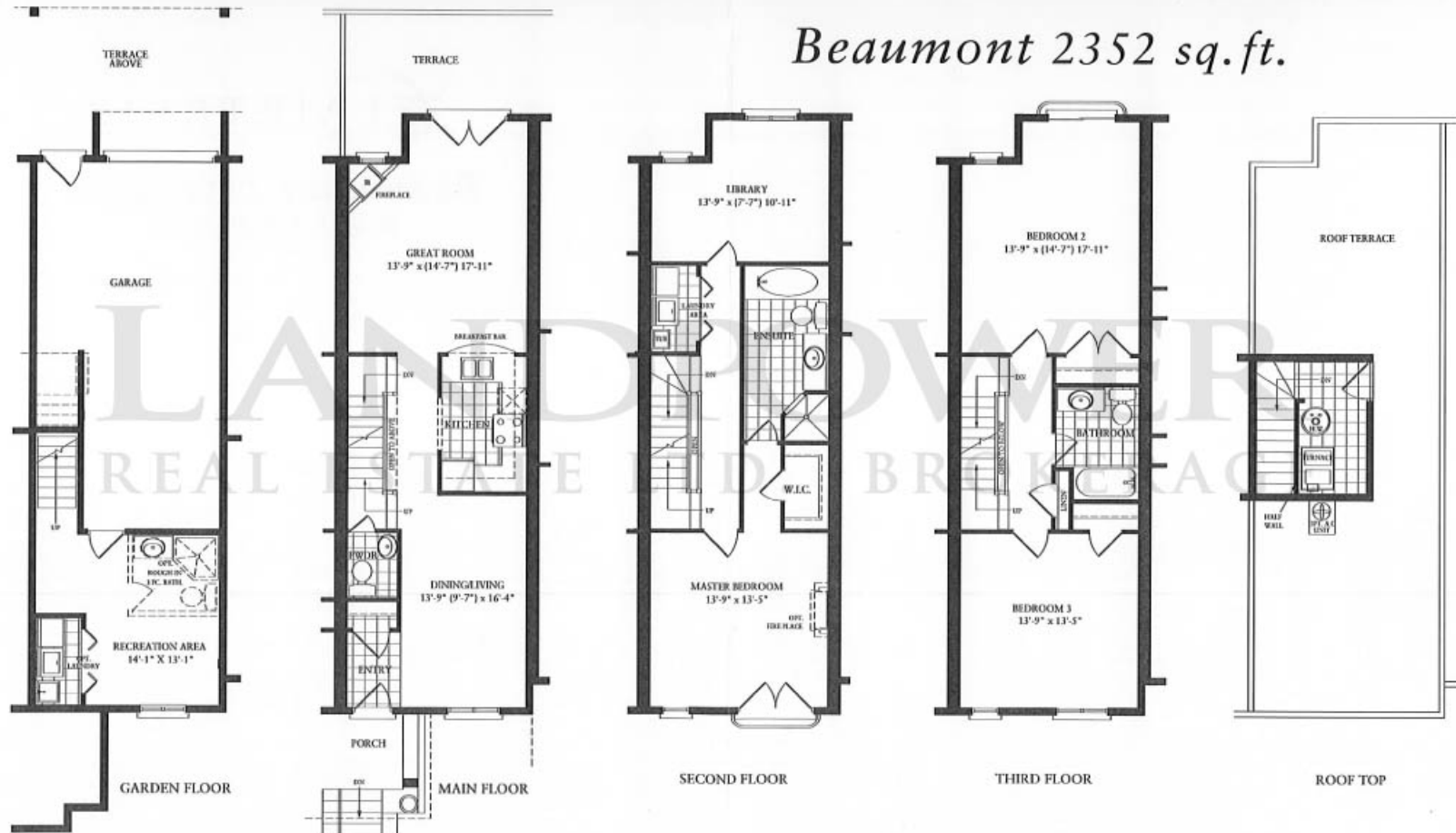
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MODEL A-9  
UNIT 23



# CLAIRTRELL

*Beaumont 2352 sq.ft.*

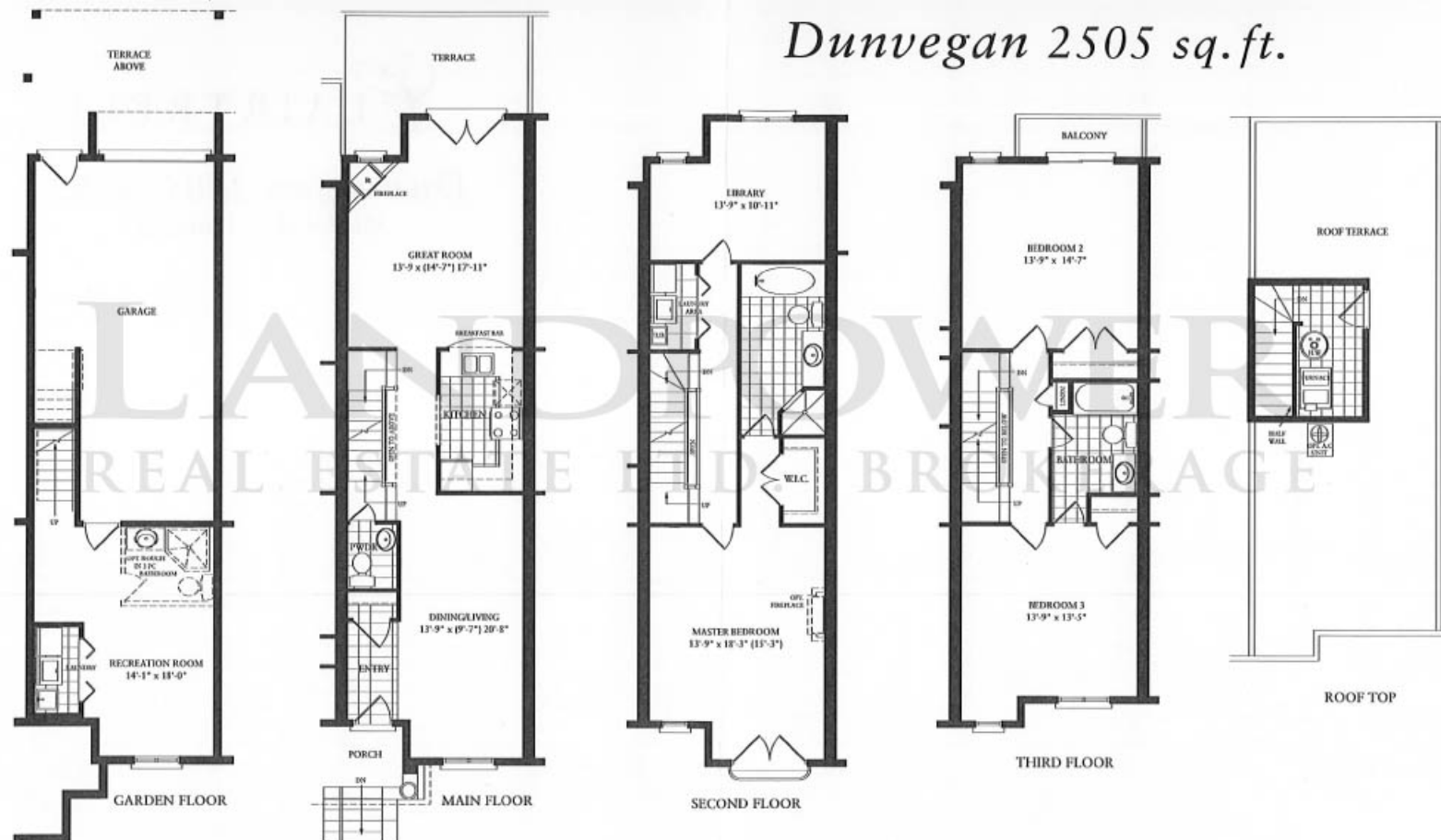


## EXECUTIVE LUXURY TOWNHOMES

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MODEL A-4  
UNIT 18

*Dunvegan 2505 sq.ft.*



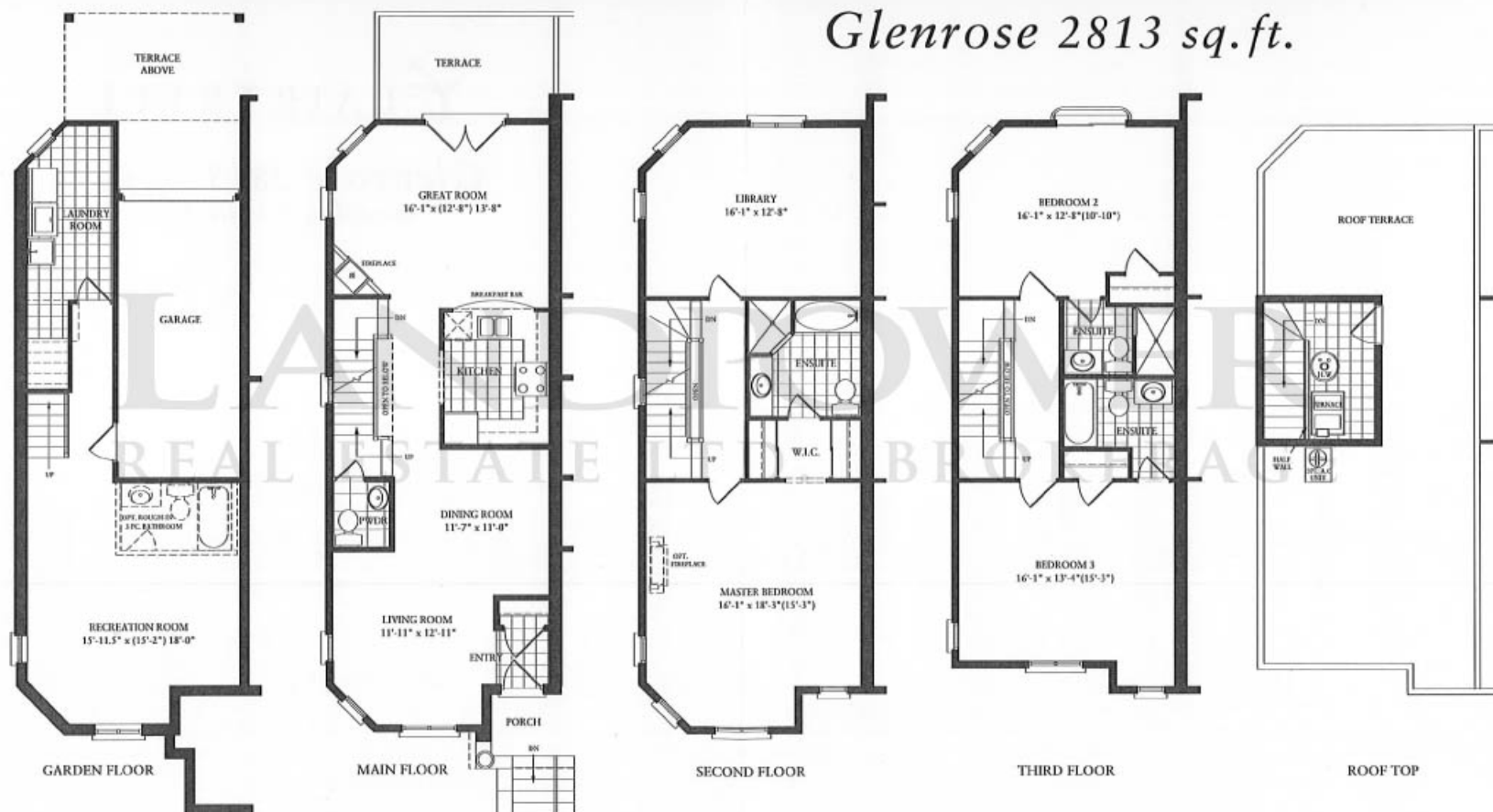
## EXECUTIVE LUXURY TOWNHOMES

ROOMS, SPECIFICATIONS, LAYOUTS AND MATERIALS ARE APPROXIMATE ONLY AND SUBJECT TO MINOR MODIFICATIONS WITHOUT NOTICE. E.A.O.L. STOPS MAY VARY AT ALL EXTERIOR ENTRANCE WAYS AND AT ENTRANCE TO LIVING ROOM, DUE TO GRADING VARIANCE. INCLUDES 285 SQ. FT. OF FINISHED AREA IN GARDEN LEVEL.

MODEL A-2  
UNIT 16

# CLAIRTRELL

*Glenrose 2813 sq.ft.*



## EXECUTIVE LUXURY TOWNHOMES

DEVELOPMENT, SPECIFICATIONS, FINISHES AND MATERIALS ARE APPROXIMATE ONLY AND SUBJECT TO SEVERAL MODIFICATIONS WITHOUT NOTICE. E.G. STAIRS MAY VARY AT ALL EXTERIOR ENTRANCEWAYS AND AT ENTRANCE TO LIVING ROOM, DUE TO GRADING VARIANCE. INCLUDES 494 SQ. FT. OF FINISHED AREA IN GARDEN LEVEL.

MODEL A-1  
UNIT 15





## A SHOWCASE OF PROUD ACHIEVEMENTS

**The Greyrock Group of Companies** was formed more than 25 years ago and today is one of the most successful builder/developers in Ontario. The company's business activities include residential, custom residential, retail and office real estate development, planning, construction and management. Honoured by the Ontario Home Builders' Association for outstanding design excellence and rated excellent for customer satisfaction by the Ontario New Home Warranty Program, the Greyrock Group of Companies is one of the most respected names in the building and development industry.

With a foresight to anticipate and react accordingly to the marketplace's changing needs, dedication to the use of only the finest in material and craftsmanship, and pride that derives from accomplishment, the Greyrock Group of Companies has answered the dreams of families everywhere throughout the greater Toronto area and beyond.

Chestnut Hills Homes, the company's residential home builder, is accredited with the construction and development of more than 5000 homes across the GTA. In such fine subdivisions as Brookshire in Thornhill, Silverpine in Richmond Hill, Saddlebrook in Unionville, and Joshua Creek in Oakville, Chestnut Hills' unique home designs are easily recognizable for their distinctive exterior character and interior design flair.

Prestigious communities conceived and completed by the company include The Woodlands in Whitby, Beaumaris on the Rouge in Scarborough, Wyndham Village in Newmarket, Signature Hill in Ajax and Foxborough and New England Village, both in Whitby. In the city of Toronto, such projects as McArthur Park, Trinity Park which is located in the fashionable gallery district, the highly regarded Queen West Village and townhomes in Etobicoke all attest to the company's in-hill housing development expertise. Not to mention the recent award-winning Gardens at Queen, an elegant enclave collection of European inspired garden villas on Bathurst located north of Queen Street West.

In the north Toronto neighbourhood of Bayview and Sheppard, the company will be building Spring Gardens on Bayview, a magnificent enclave of townhomes inspired by classic European architecture. In addition, the company has recently completed several custom designed million dollar residences in the highly coveted neighbourhood of Avenue Road and Lawrence Road.

Greyrock's commercial real estate division has achieved prominence for such notable projects as Five Park Home Avenue, a landmark combining office and retail development in North York's celebrated City Centre, and in Richmond Hill, an attractive 60,000 sq.ft. retail mall at Elgin Mills Road and Bathurst Street.

In partnership with ING Realty, Greyrock has developed and built several multi-use complexes, including Victoria Park, a 60,000 sq.ft. office building with a 60,000 sq.ft. retail mall and two ice rinks with ancillary retail, the prestigious Art Thompson Complex, a blend of a 20,000 sq.ft. office plaza with 80 self-storage units and two ice rinks with retailers, and the popular Vaughan Ice Plex, a 4-rink arena featuring retailers and a dining/bar facility.

With more than 25 years of outstanding achievement, The Greyrock Group of Companies is an industry leader, having achieved excellence in the fields of residential, retail and office real estate development.

