



ST. GABRIEL
L • A • N • E

LANDROVER
REAL ESTATE LTD. BROKERAGE

SHANE ♦ BAGHAI

Exceptional Condominium Residences



A Crowning Achievement in Luxury

SHANE BAGHAI

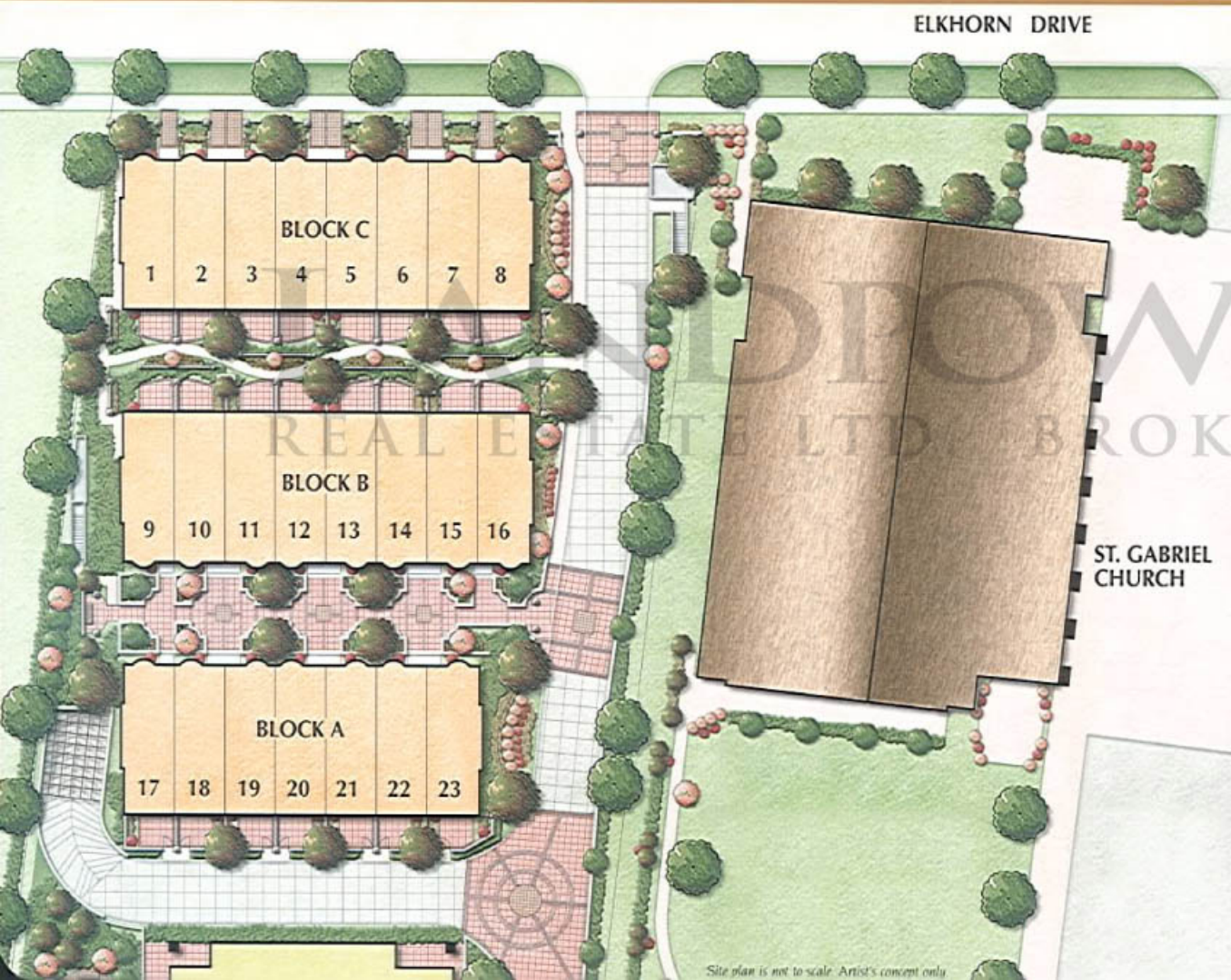


Presenting a statement of luxury living that's on par with Europe's most admired grand residences... St. Gabriel Lane by Shane Baghai. Designed by Rafael & Bigauskas Architects, this elegant collection of towns echo French and Italian design ideals infused with contemporary details. St. Gabriel delivers exceptional luxury town home living for today's discerning tastes.



The Art of Landscaping

SHANE BAGHAI



St. Gabriel will redefine the art of living in the city. It all begins in the centre of the community where a magnificent fountain rises, encircled by its own garden. Residents will enjoy taking strolls along stone and brick pathways landscaped with decorative annuals, shrubs and trees. Rest stops include shaded alcoves, as well as tranquil pavilions with trellises. St. Gabriel...the Village in the City.



Extravagant Luxury Features

SHANE BAGHAI

FLOORS

- Entry, Kitchen, Living, Dining, Halls and all Bathrooms: Natural stone, ceramic, hardwood or porcelain from our designer's selection.
- Bedrooms: Choice of wall-to-wall carpet or hardwood from our samples.
- Storage & Washer/Dryer area: Choice of ceramic from our samples.

DOORS & WOOD TRIM

- 8 ft. high recessed panel doors on the main floor. Standard height recessed panel doors in all other levels. 8 inch high baseboards with matching design 4 inch wide casing.
- Entry doors: Insulated exterior steel.

KITCHENS & VANITIES

- Imported cabinetry, choice of granite or marble counter tops & backsplash from our samples.

PAINT

- Off-white quality eggshell or satin finish Latex paint on all walls, doors & wood trim.

UNIT & UNDERGROUND SECURITY SYSTEM

- All units are equipped with contacts, connected to individual key pads together with motion detectors.
- Cameras in the underground garage with panic control. 24 hour off site monitoring with guard response.

STAIRS

- Marble or granite on concrete. Choice of stone from our samples.

APPLIANCES

- Refrigerator: Stainless steel finish
- Range: Stainless steel finish
- Microwave/hood: Vented to exterior. Stainless steel finish.
- Built-in Dishwasher: Stainless steel finish
- Stacked Washer/Dryer: Front loader, white.

PLUMBING FIXTURES

- Water closets: One piece white as displayed in the sales centre.
- Vanity basins: White, with brushed finish

in master ensuite & polished faucets in the main as displayed in the sales centre.

- Main bathroom(s): 5 ft. white soaker tub with pressure balanced valve fixtures as displayed.
- Ensuite: 6 ft. whirlpool tub white, with brushed finish deck mount faucet. Pressure balanced shower fixture with body spray as displayed.
- Kitchen sink: Stainless steel undermount with special goose neck faucet & spray.
- Central vacuum: Installed on all floors with attachments.
- Hardware: Quality brushed finished door handles, hinges & locks as displayed.
- Mirrors: Mirrors designed & installed in all bathrooms.
- Lighting: Recessed low voltage specific lighting as shown in the reflective ceiling design by our interior designers.
- Light fixtures: Surface mounted light fixtures from our samples or an allowance to the purchaser.
- Fireplace: Handcrafted mantel with an electrically operated fireplace and control switch.
- BBQ: BBQ supplied & installed on patio with attachment to natural gas outlet provided.

Please note: The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality than that provided for herein. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. Colour, texture, appearance, etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes. All materials from Vendor's samples are subject to availability.



St. Gabriel-April 27, 2005

Town Homes

Please review the revised Schedule "A" drawings and familiarize yourself with the plans.

Town House #

2970 sf

02, 03, 05, 06, 07, 10, 11, 13, 14, 15, 18, 19, 21, 22

PRICE: \$991,000.00

Town House #

3185 sf

01, 08, 09, 16, 23

PRICE: \$1,091,000.00

Model B/B1

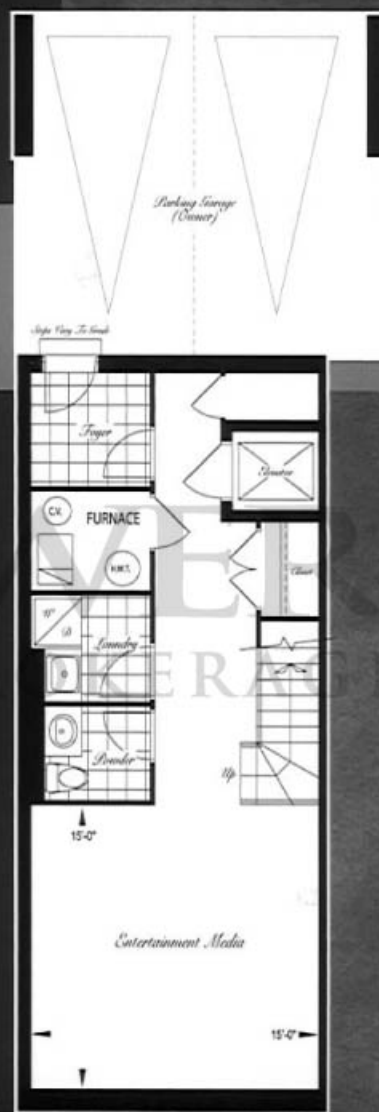
3185
square feet

SHANE BAGHAI

Dimensions and specifications are approximate and are subject to change without notice.
All furniture and furnishings are artist's concept only. E. & O. E.



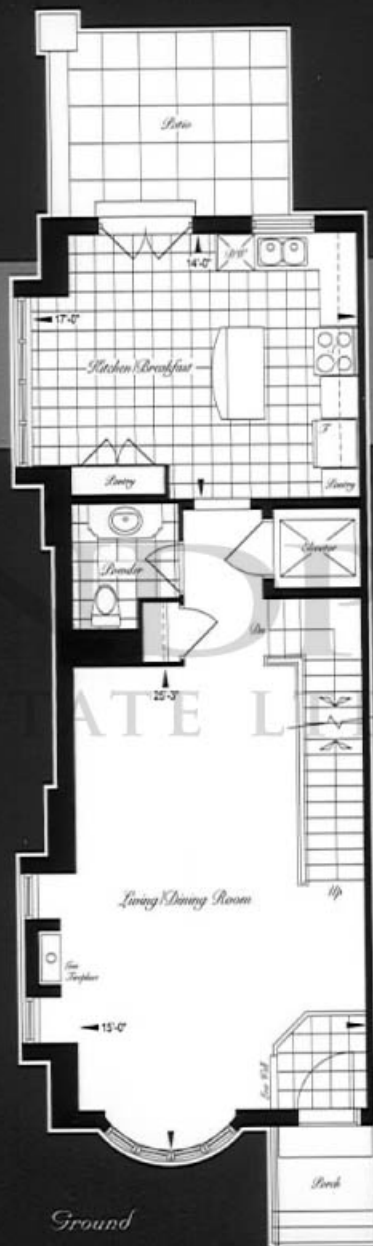
Basement
Model B



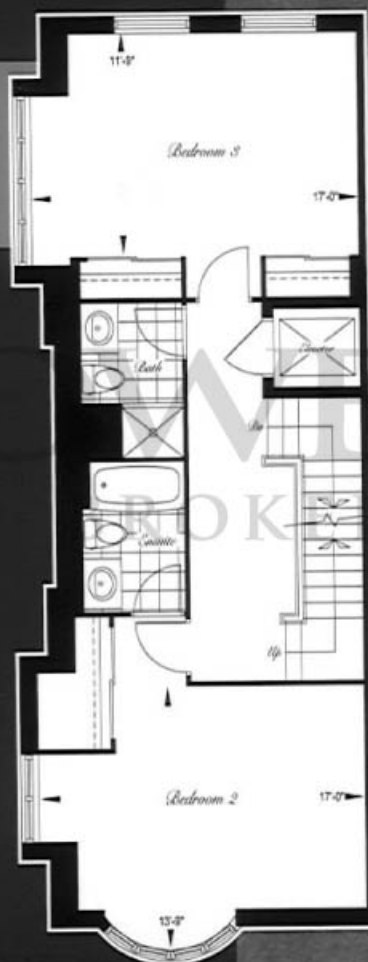
Basement
Model B1

Model B/B1

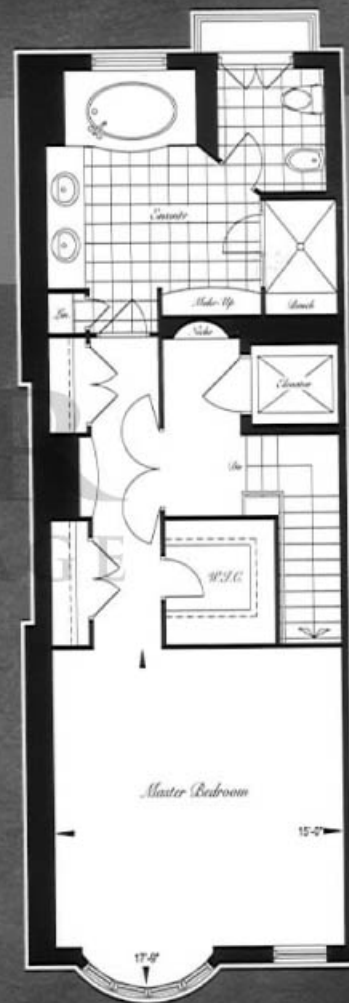
3185
square feet



Ground



Second



Third

SHANE BAGHAI

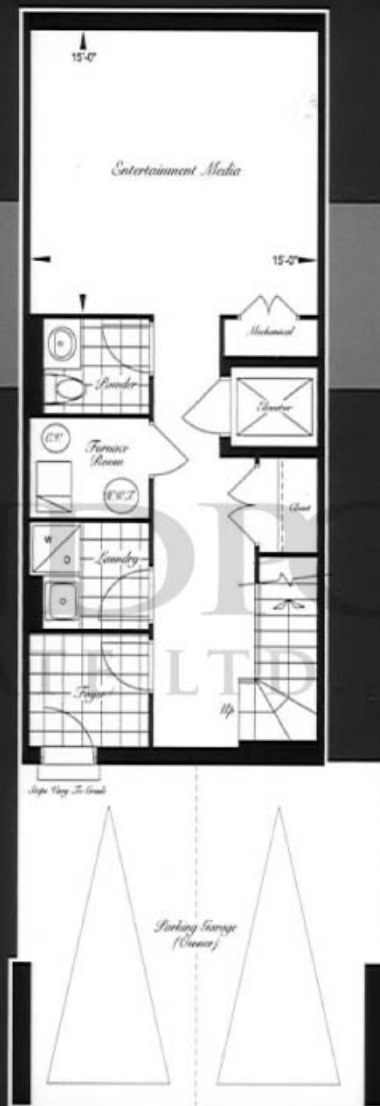
Dimensions and specifications are approximate and are subject to change without notice.
All furniture and furnishings are artist's concept only. E. G. O. E.

Model A/A1

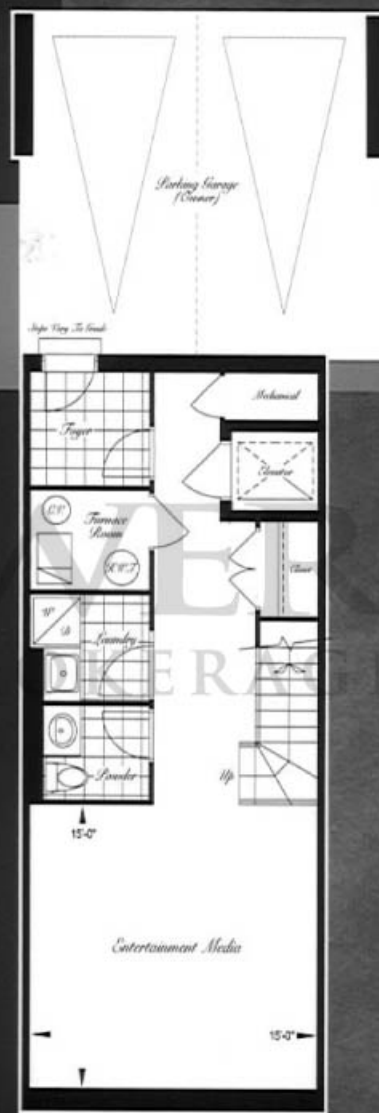
2970
square feet

SHANE BAGHAI

Dimensions and specifications are approximate and are subject to change without notice.
All furniture and furnishings are artist's concept only. E. & O. E.



Basement
Model A



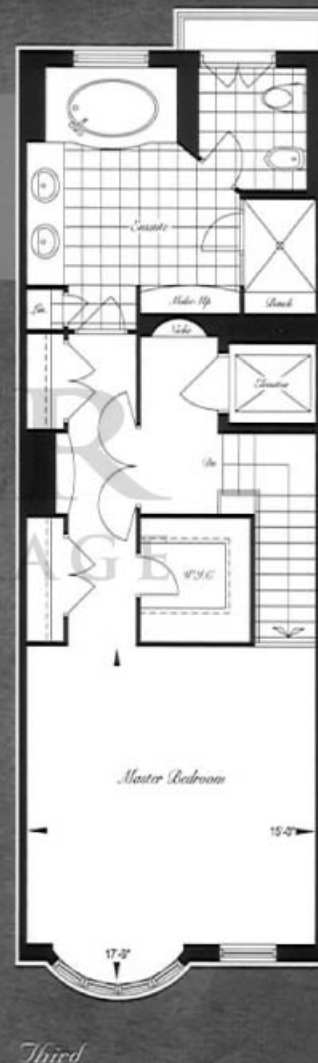
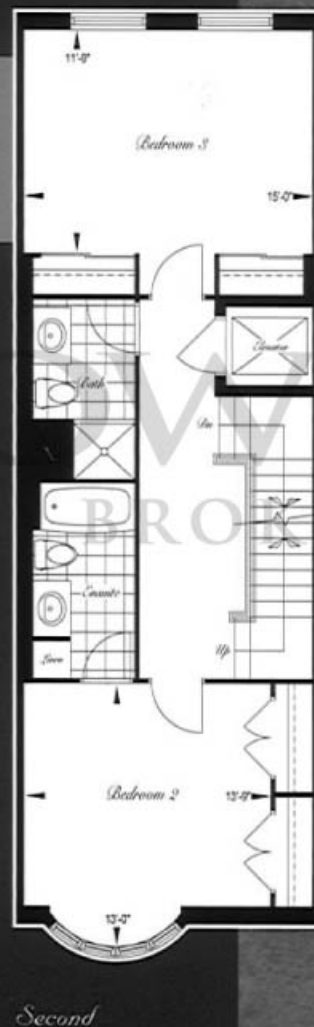
Basement
Model A1

Model A/A1

2970
square feet

SHANE BAGHAI

Dimensions and specifications are approximate and are subject to change without notice.
All furniture and furnishings are artist's concept only. E.G.O.E.



SHANE  BAGHAI

www.shanebaghai.ca