



Thornhill
CityCentre

your
city

OVER
STORAGE

your
centre



PHASE II THE BEVERLEY

LANDVIEW
REAL ESTATE LTD. BROKERAGE

thornhillcitycentre

Now Introduces The Beverley

Presenting a prominent new presence at Bathurst just north of Centre St. by Liberty Development Corporation – The Beverley at Thornhill City Centre. Imagine architectural design inspired by the most influential architecture in the world. Spacious balconies which capture spectacular city-wide vistas. Where every conceivable urban amenity is conveniently located nearby. A lifestyle that combines the luxury and elegance associated with resort-style living with innovatively designed suites and penthouses. The Beverley at Thornhill City Centre, elegance elevated for those who only desire the best life has to offer.

The Beverley's landscaping designs are the genius of The PD3 Design + Planning. Seasoned professionals who were especially chosen for the task of creating an outdoor environment residents could appreciate all-year long.

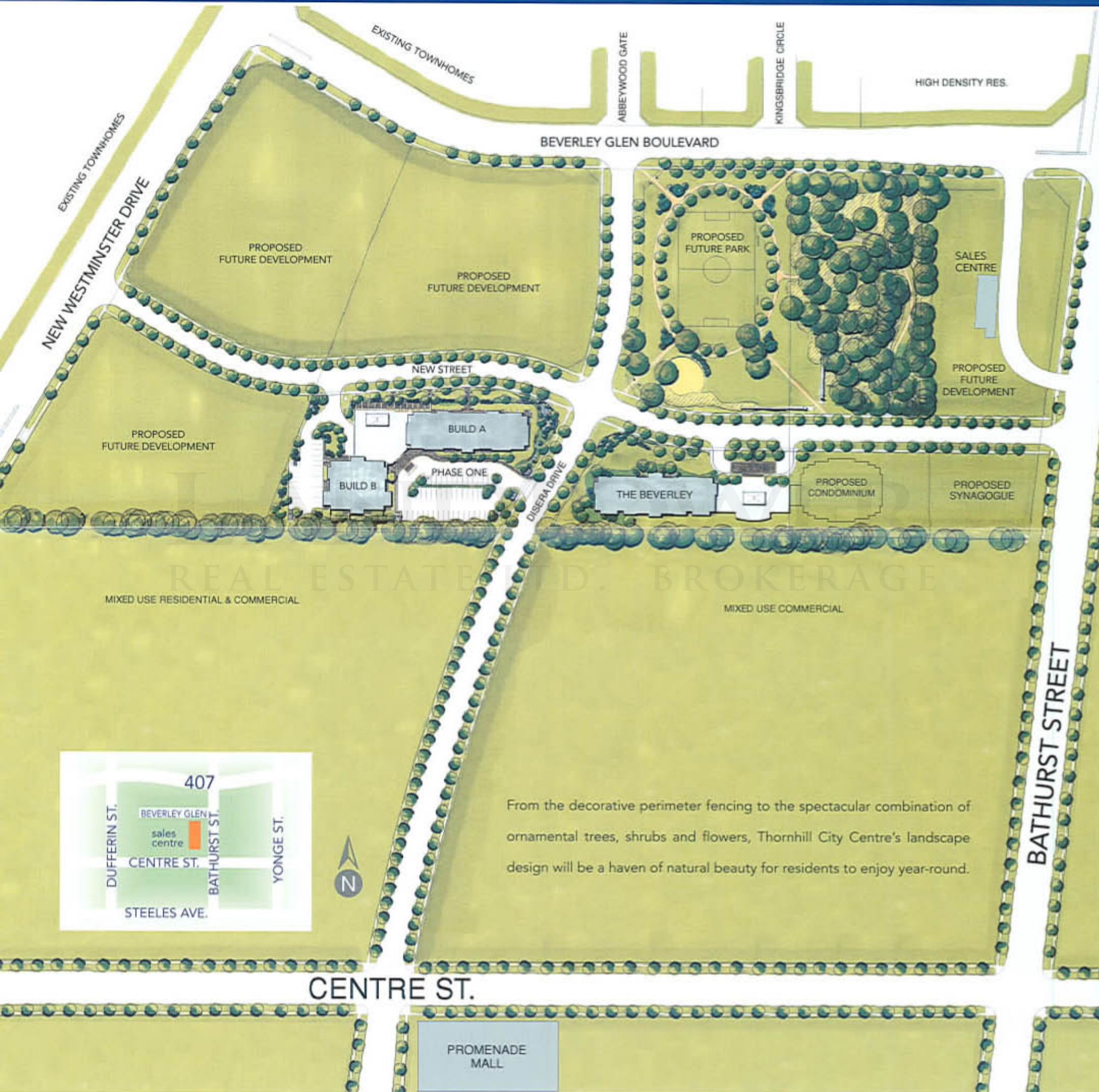


LANDPOWER

PHASE I



master planned community



luxury features

DRAMATIC COMMON AREAS

Elegantly designed, professionally decorated lobby with fireplace and furnished reception area.

Beautifully finished corridors and suite entrances.

Professionally landscaped grounds partially secured with fences.

EXCLUSIVE RECREATION FACILITIES

Private membership in Club Liberty – a large private recreation facility featuring:

- Well-equipped exercise room.
- His and Hers change rooms, saunas and showers.
- Relaxing Whirlpool
- Stunning indoor swimming pool

Convenient multi-purpose party room with kitchenette/wet bar.

Media room with big screen T.V.

Furnished guest suite available on a rental basis.

Bicycle storage racks.

Relaxing outdoor amenity area.

INNOVATIVE SUITE FEATURES

Balconies with glass rail treatment, as per vendor's plans.

Ground floor suites with views to beautifully landscaped areas – some units with walkout to patio, as per vendor's plans.

White stippled ceilings throughout. Kitchen, laundry area and bathrooms to be smooth and painted with trim painted with semi-gloss paint.

Interior walls painted with purchaser's choice of one latex paint color (kitchen, bathrooms and all woodwork and trim painted with semi-gloss paint).

Interior doors with polished brass finish hardware.

Premium 4 1/4" colonial style baseboards and 2 1/4" trim casings.

Wood windowsills on all windows.

Ceiling heights of 8 feet.

Premium mirrored sliding closet door(s) in foyer.

Heavy-duty wiring and receptacle for washer and dryer.

Utilized washer and dryer vented to exterior, as per vendor's plans.

White Decora-style receptacles and switches throughout, as per vendor's plans.

Pre-wired telephone outlets in living room, bedrooms and kitchen, as per vendor's plans.

Pre-wired for cable TV outlets in living room, den and bedrooms, as per vendor's plans.

Cable outlets with state of the art broadband, high-speed internet access, as per vendor's plans.

Individually controlled thermostat central air-conditioning and heating.

Central hot water system.

Decorative light fixtures provided in kitchen, bathroom, walk-in closet and corridors, as per vendor's plans.

Individual remote electrical metering.

SPECIAL SUITE FEATURES

Design your own penthouse suite to match your desired taste. (see sales representative for details)

9' Ceilings in PH, LPH, and ground floors.

DRAMATIC FLOOR COVERINGS

Attractive marble or porcelain tile in foyer, as per vendor's samples.

Gorgeous ceramic floor tile in kitchen, bathrooms and laundry area, as per vendor's samples.

Laminate flooring in living room and dining room. Forty ounce broadloom with foam underpad in all other areas.

GOURMET KITCHEN FEATURES

Custom quality European-style cabinets, as per plans and vendor's samples.

Stunning Granite countertops, as per plans and vendor's samples.

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

Ceramic tile or mirrored back splash from vendor's sample.

Kitchen range hood fan, vented to exterior.

Convenient self-cleaning oven.

Brand name frost-free refrigerator.

Multi cycle dishwasher.

LUXURIOUS BATHROOM FEATURES

Spectacular full-length mirrors over vanity.

Elegant European inspired laminated extended countertops, as per vendor's plan.

Exhaust fans in all bathrooms vented to exterior.

Attractive ceramic tile for floors, tubs and shower walls, as per vendor's samples.

Elegant white bathroom fixtures.

Pressure balance valve on all showers.

Single lever faucets.

Choice of soaker tub or spacious shower stalls in master ensuite (only suites with 2 or more bedrooms as per vendor's plans)

Traditional pedestal sink in powder room, as per vendor's plan.

ADVANCED SAFETY AND SECURITY SYSTEMS

Welcoming 24-hour concierge in lobby

Restricted access control system for recreation facilities, garage, and other common areas.

Advanced heat detectors (connected to fire annunciation panel).

Approved smoke detectors.

Weather protected, closed circuit camera in brightly lit underground parking garage.

Personally encoded suite door entry intrusion alarm system.

Ground floor windows wired to in-suite alarm system.

Electronic card/key access system to common areas.

Closed circuit cameras monitoring garage and selected building access points.

Monitored panic button alarms in the underground garage.

Visitor parking available above and below grade.

Personal remote control unit for underground parking garage door.

Note:

Purchasers shall select the color and material from vendor's samples (one carpet color and one paint color per suite). Purchasers may be required to re-select colour and/or material from vendor's samples as a result of unavailability or discontinuation.

Vendor reserves the right to substitute any material, of equal or better quality, used in the construction. Variations from vendor's samples may occur due to normal production process.

All plans, elevations and specifications are subject to modification from time to time by the vendor without notice. All dimensions are approximate. Size and specifications are subject to change without notice. E & O.E.

Where bulkheads are installed and where dropped ceilings are required, the ceiling height will be less, as per vendor's plans.

All illustrations are artist's concept. Actual usable space may vary from stated floor area.

Purchasers may select upgraded materials from Vendor's samples and pay the upgrade costs at the time of colour and finishes selection. Purchasers will be enrolled with the Ontario New Home Warranty Program. Liberty Development Corporation is registered with the ONHWP program.



The Beverley

CONDOMINIUMS

MODEL	DESCRIPTION	SQ.FT.	PRICES FROM
1A	One Bedroom	546	\$148,000
1B	One Bedroom	590	\$154,000
1C	One Bedroom + Den	680	\$178,000
1D	One Bedroom + Den	695	\$180,000
1E	One Bedroom + Den	720	\$184,000
1F	One Bedroom + Den	635	\$169,000
2A	Two Bedroom	825	\$212,000
2B	Two Bedroom	888	\$231,000
2C	Two Bedroom	900	\$232,000
2D	Two Bedroom	1015	\$243,500
2E	Two Bedroom	1120	\$286,000
2F	Two Bedroom + Den	1130	\$290,000
3A	Two Bedroom + Den	1160	\$279,000
3B	Three Bedroom	1360	\$346,000
3C	Three Bedroom + Den	1395	SOLD OUT
3F	Three Bedroom + Den	1825	\$478,000

DEPOSIT STRUCTURE (15% PRIOR TO OCCUPANCY)

\$2000 with Agreement

Balance to 5% in 15 Days

5% in 60 Days

5% in 120 Days

OCCUPANCY DATE

December 2005

PARKING

One parking space per. unit

LOCKERS

\$2500 per. locker plus G.S.T.

MONTHLY MAINTENANCE FEE (Approximate)

\$0.35/Sq. Ft. per. month plus hydro

ESTIMATED TAXES (Approximate)

1.24% of purchase price per. year

January 3, 2004

E&O.E Prices & specifications are subject to change without notice

LUXURY APPOINTMENTS

- Private Membership in "Club Liberty"
 - A large private recreation and spa facility
 - A stunning indoor swimming pool
- Five appliances
- Stunning granite countertops
- Marble or porcelain in foyer
- Laminate flooring in living room and dining area
- 9' ceilings on penthouse levels, top floor and ground floor
- Welcoming 24 hour concierge in lobby
- Visitor parking available above and below grade
- Furnished guest suite

Sales Office Hours: 905.731.8302

Monday – Thursday: 12pm – 7 pm

Friday, Closed

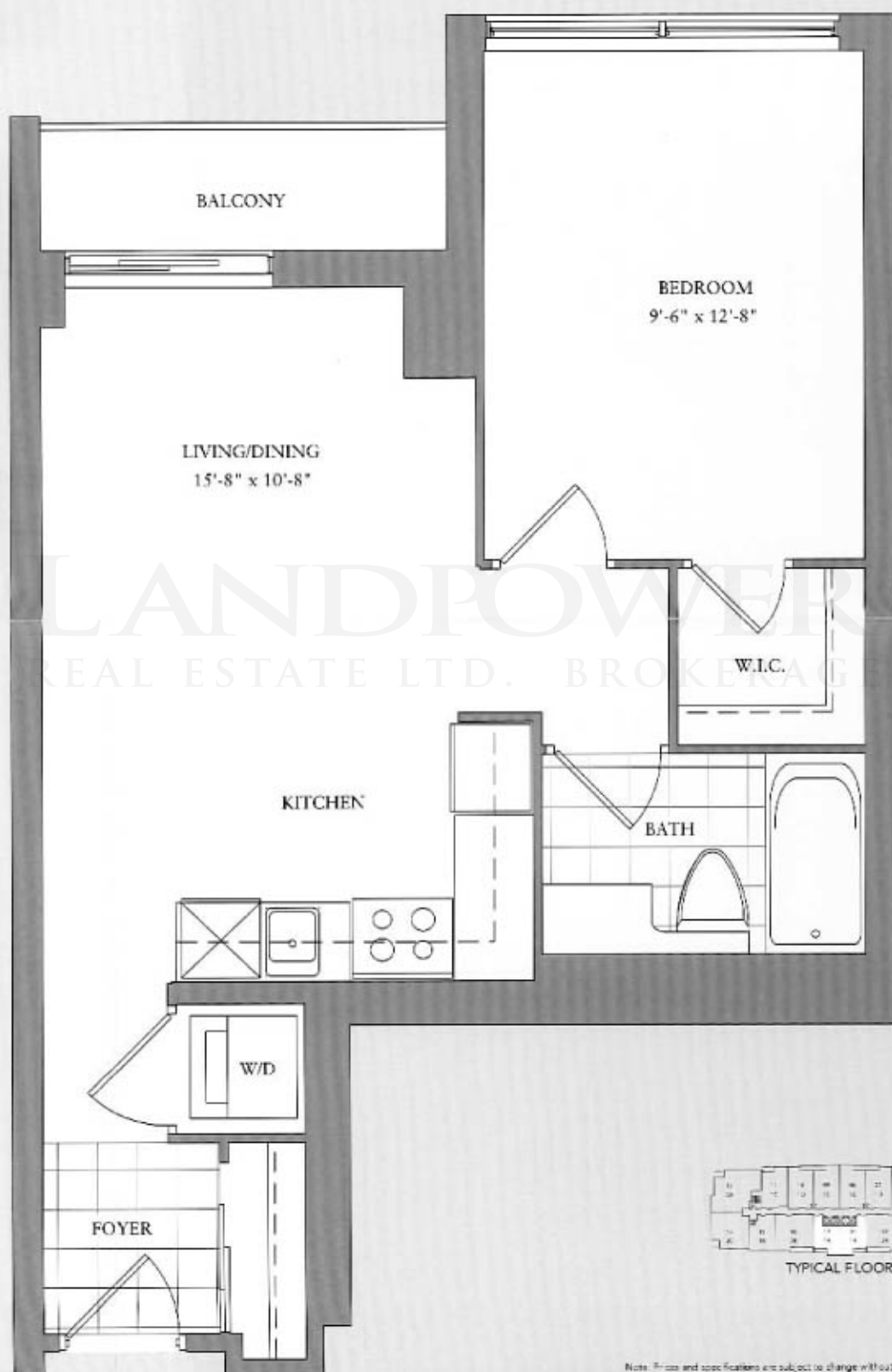
Saturday, Sunday and Holidays: 12pm – 6pm

Sales Office Staff:

Mitch Moskalyk, Patricia Ong, Grace Whiteway

SUITE 1A 546 SQ.FT.

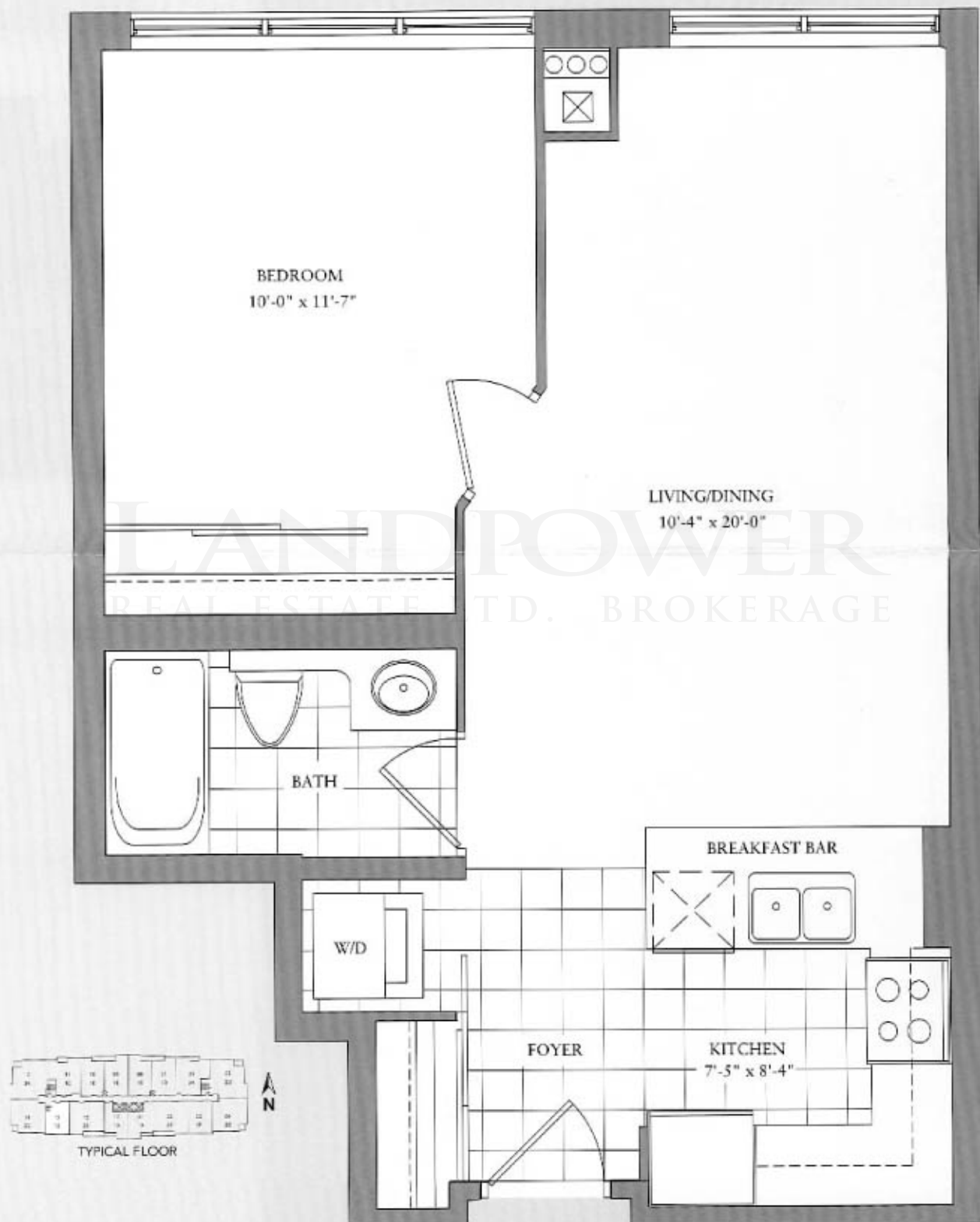
one bedroom



Note: Prices and specifications are subject to change without notice. E. & O.S.
Actual usable floor area may vary from the stated floor area. All renderings are artist's concept.

SUITE 1B 590 SQ.FT.

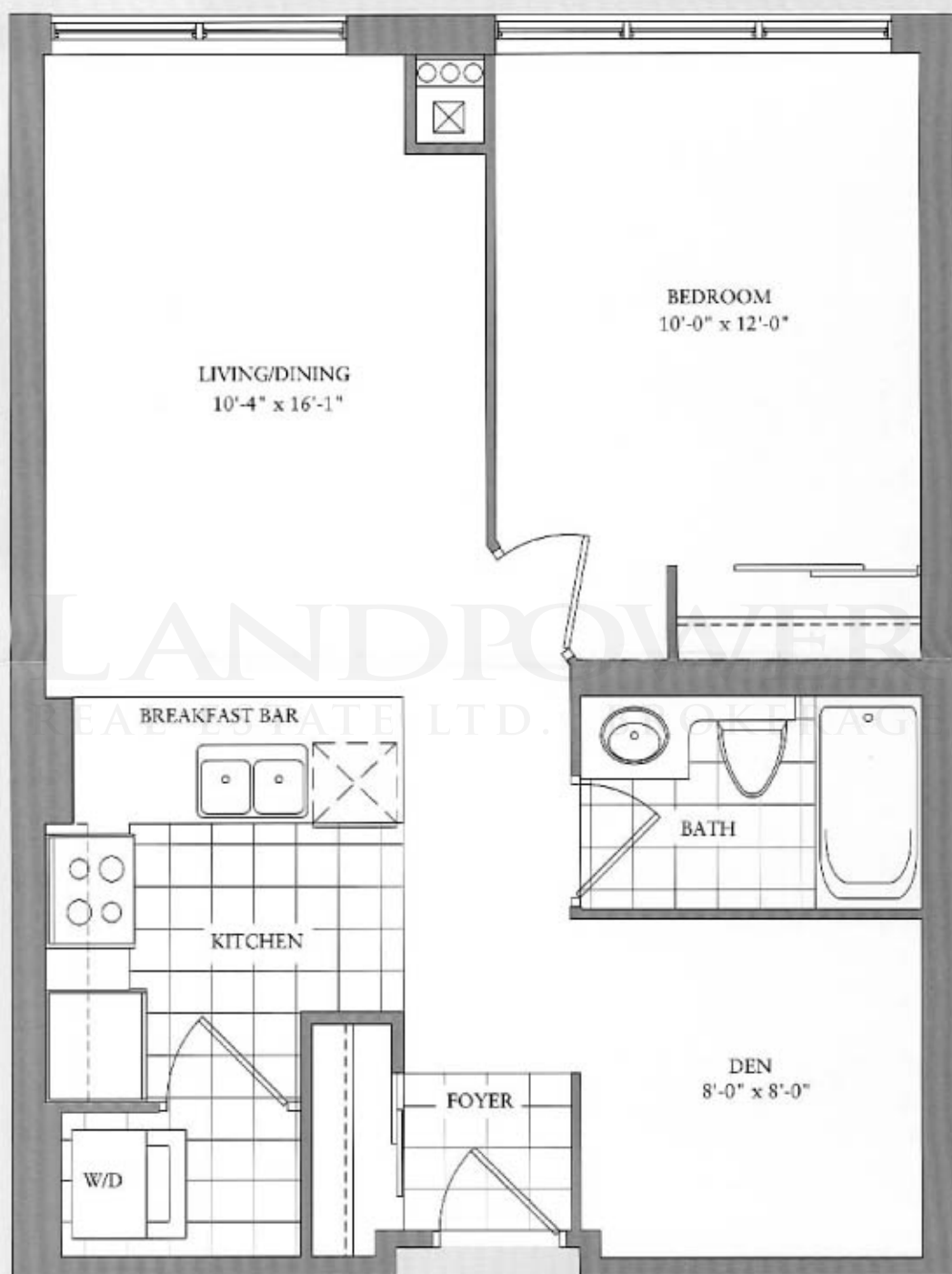
one bedroom



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SUITE 1F 635 SQ.FT.

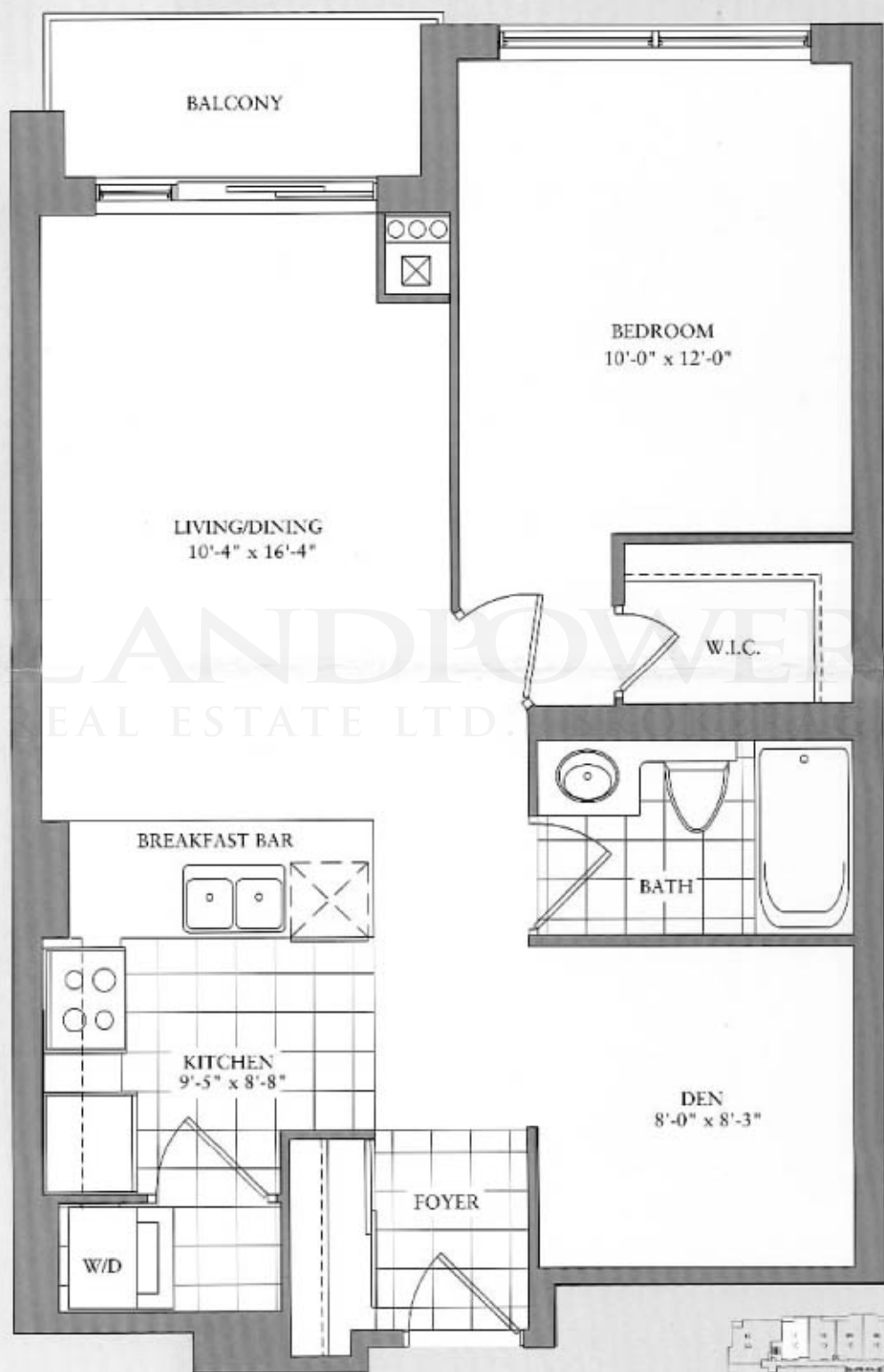
one bedroom + den



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SUITE 1C 680 SQ.FT.

one bedroom + den

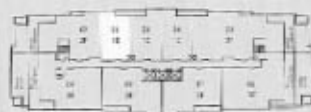
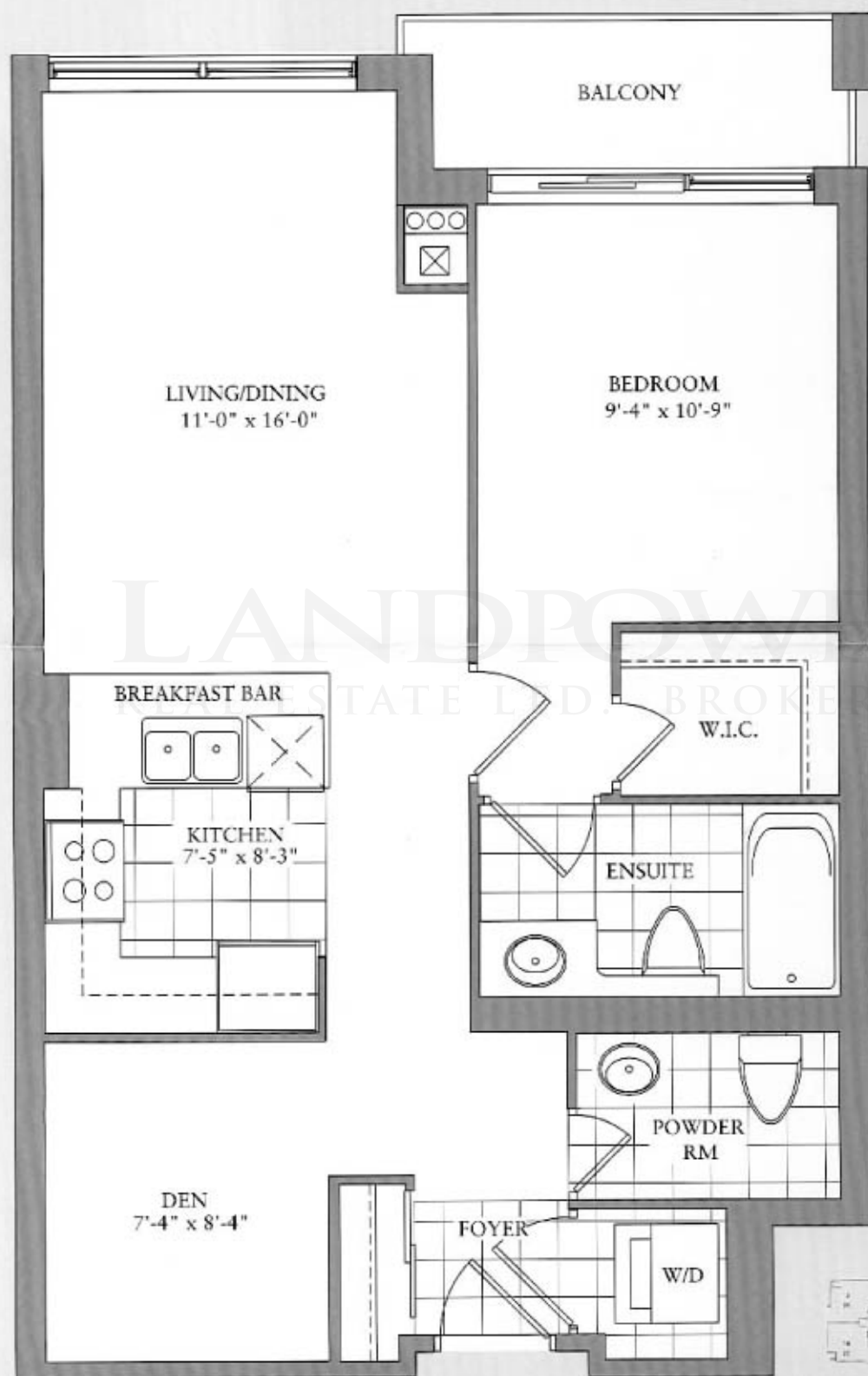


TYPICAL FLOOR

Note: Prices and specifications are subject to change without notice. S. & G.E.
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SUITE 1D 695 SQ.FT.

one bedroom + den



PENTHOUSE FLOOR



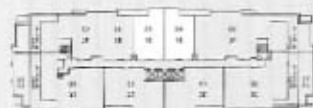
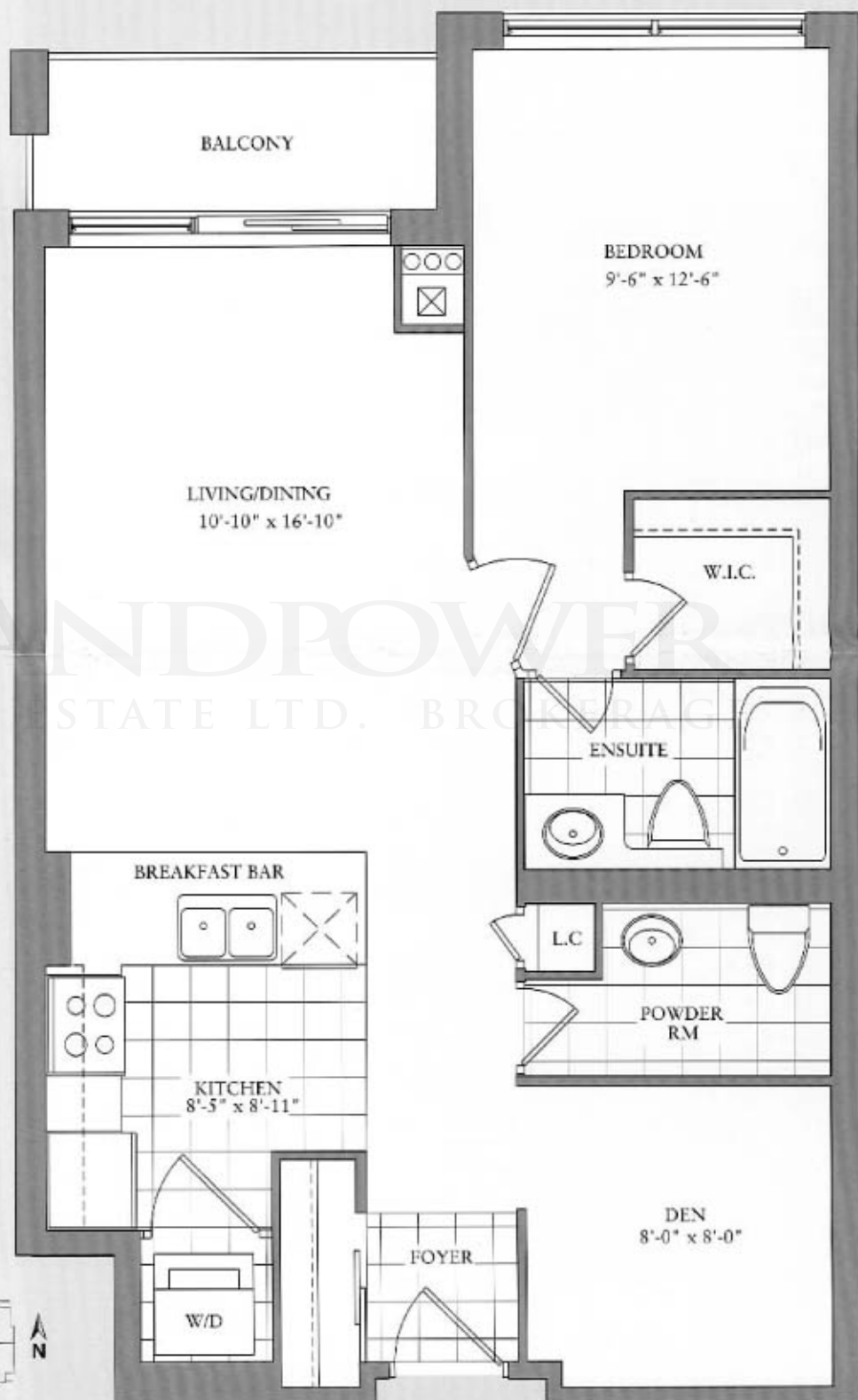
TYPICAL FLOOR

N

Note: Prices and specifications are subject to change without notice. E. & O.E.
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SUITE 1E 730 SQ.FT.

one bedroom + den



PENTHOUSE FLOOR



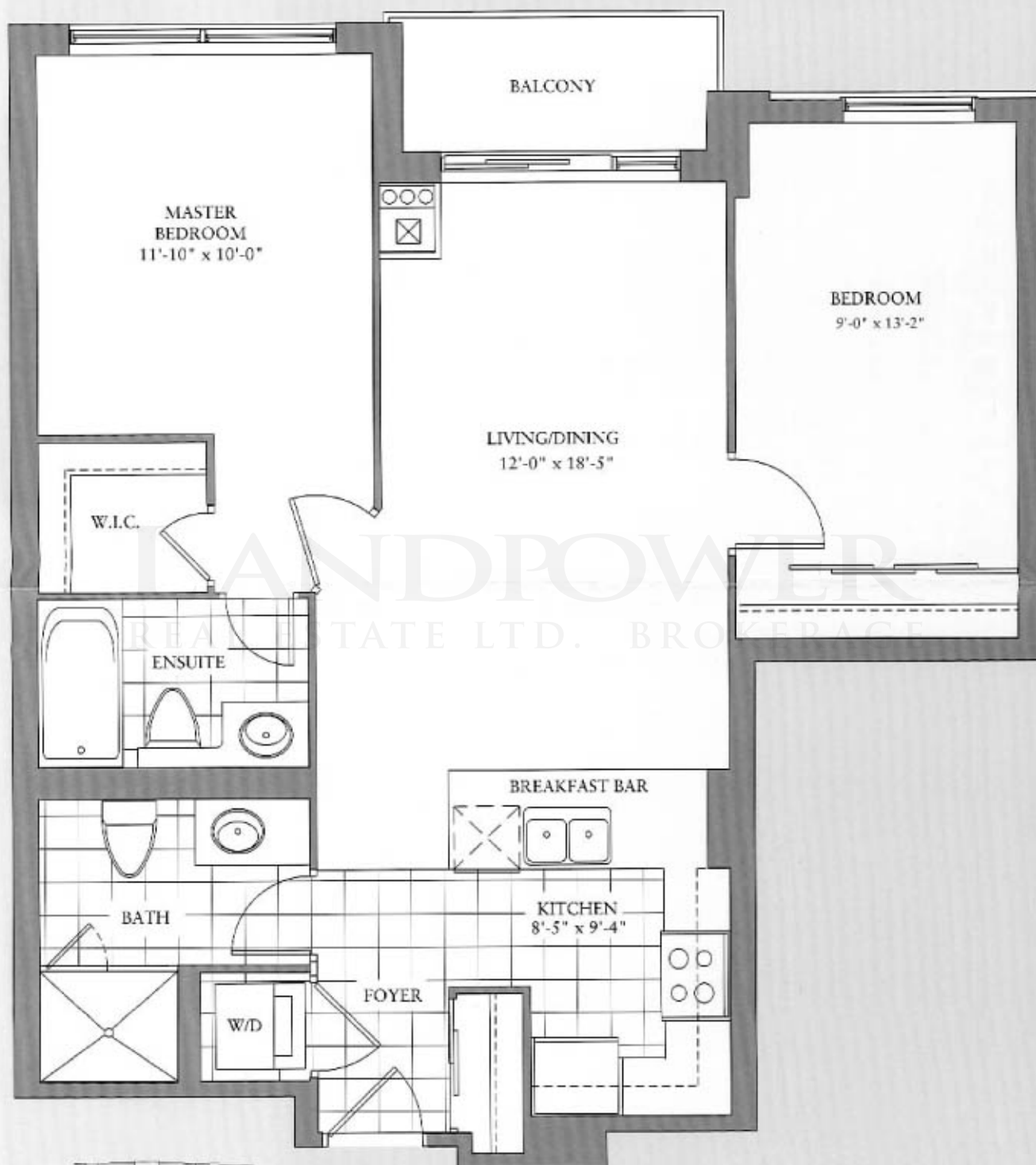
TYPICAL FLOOR



Notes: Plans and specifications are subject to change without notice. E. & O.E.
Actual usable floor space may vary from the stated floor area. All renderings are artist's concept.

SUITE 2A 825 SQ.FT.

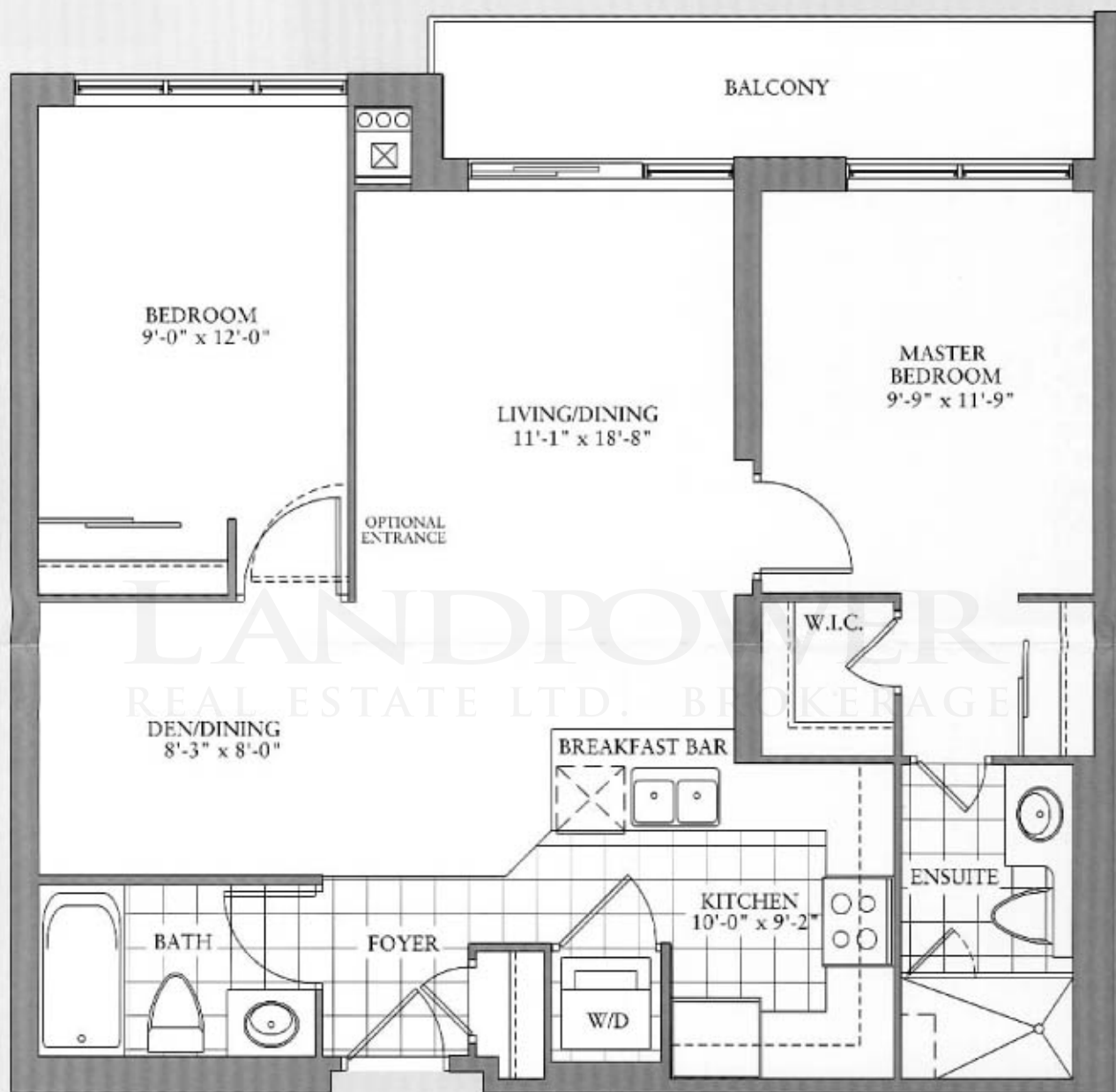
two bedroom



Note: Prices and load factors are subject to change without notice. E. & O.E.
Actual usable floor space may vary from the stated floor area. All renderings are artist's concept.

SUITE 2B 888 SQ.FT.

two bedroom



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Actual usable floor space may vary from the stated floor area. All renderings are artist's concepts.

SUITE 2C 900 SQ.FT.

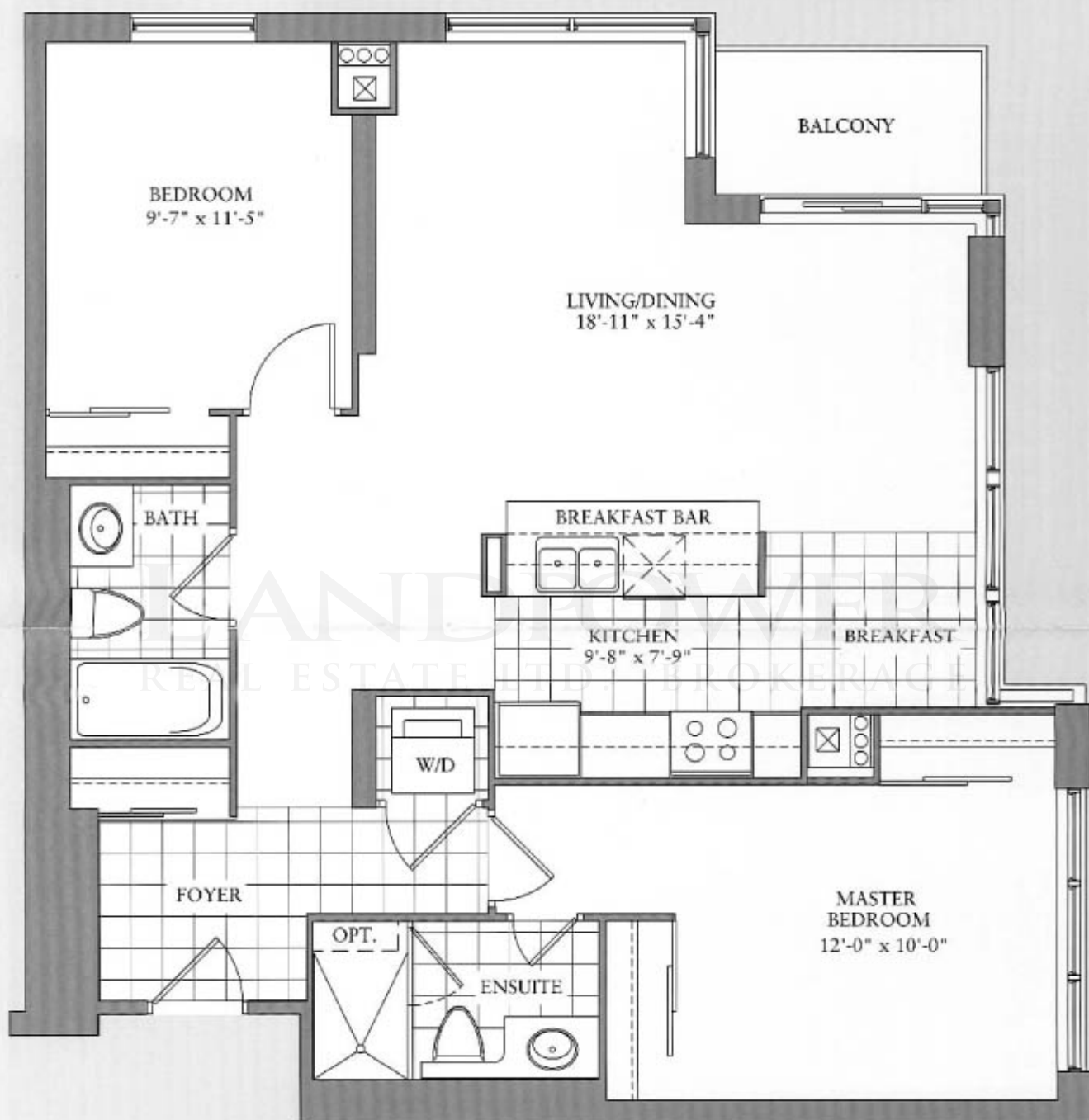
two bedroom



Note: Prices and specifications are subject to change without notice. E. & O. E.
Actual visible floor area may vary from the stated floor area. All renderings are artist's concept.

SUITE 2D 1015 SQ.FT.

two bedroom

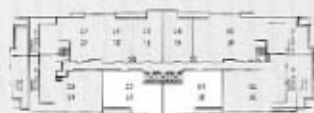


TYPICAL FLOOR



SUITE 2E 1120 SQ.FT.

two bedroom



PENTHOUSE FLOOR

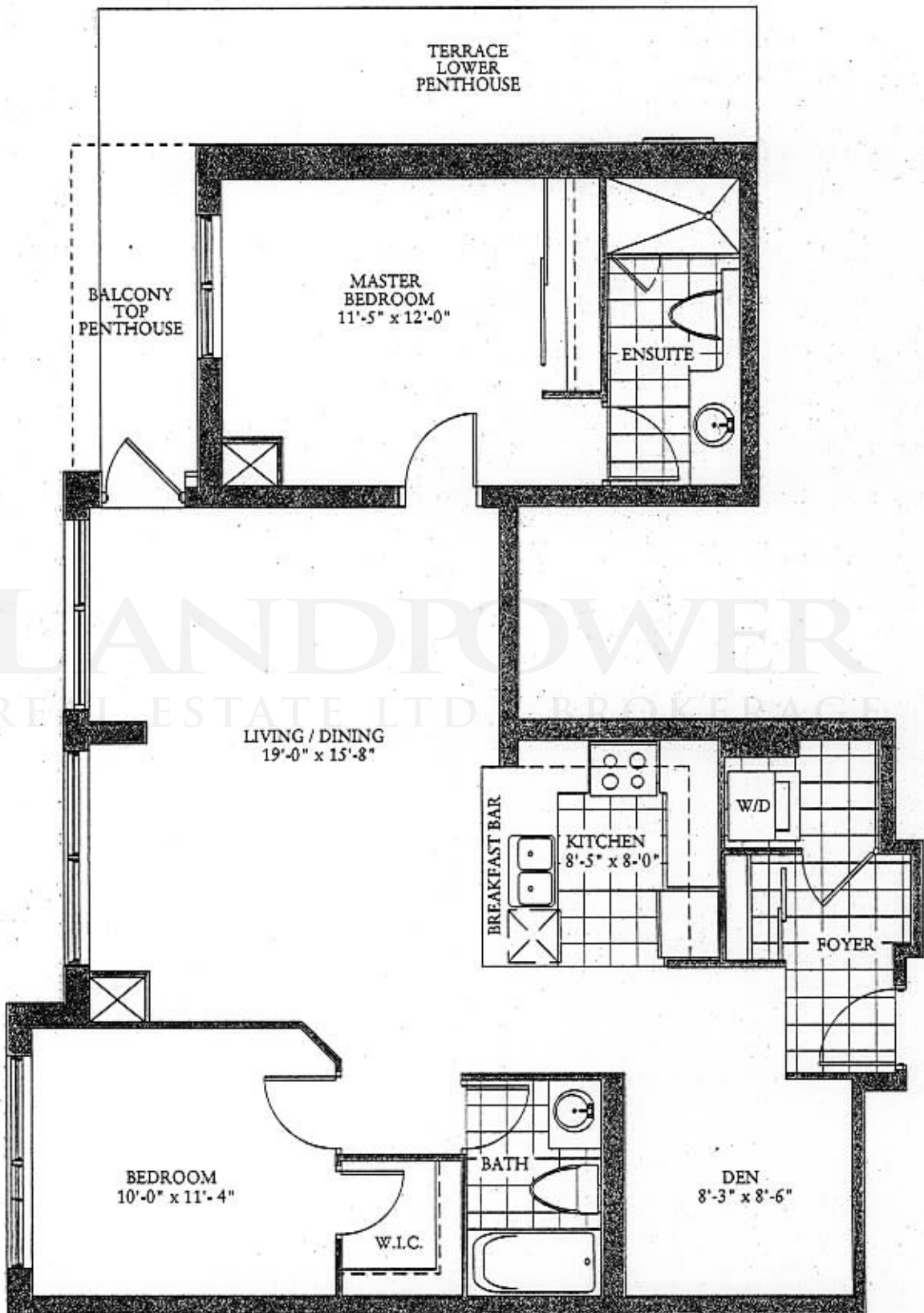


Note: Prices and specifications are subject to change without notice. E. & O.E.
Actual usable floor space may vary from the stated floor area. All renderings are artist's concepts.

SCHEDULE A

SUITE 2F
1130 SQ.FT.

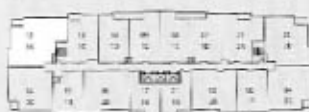
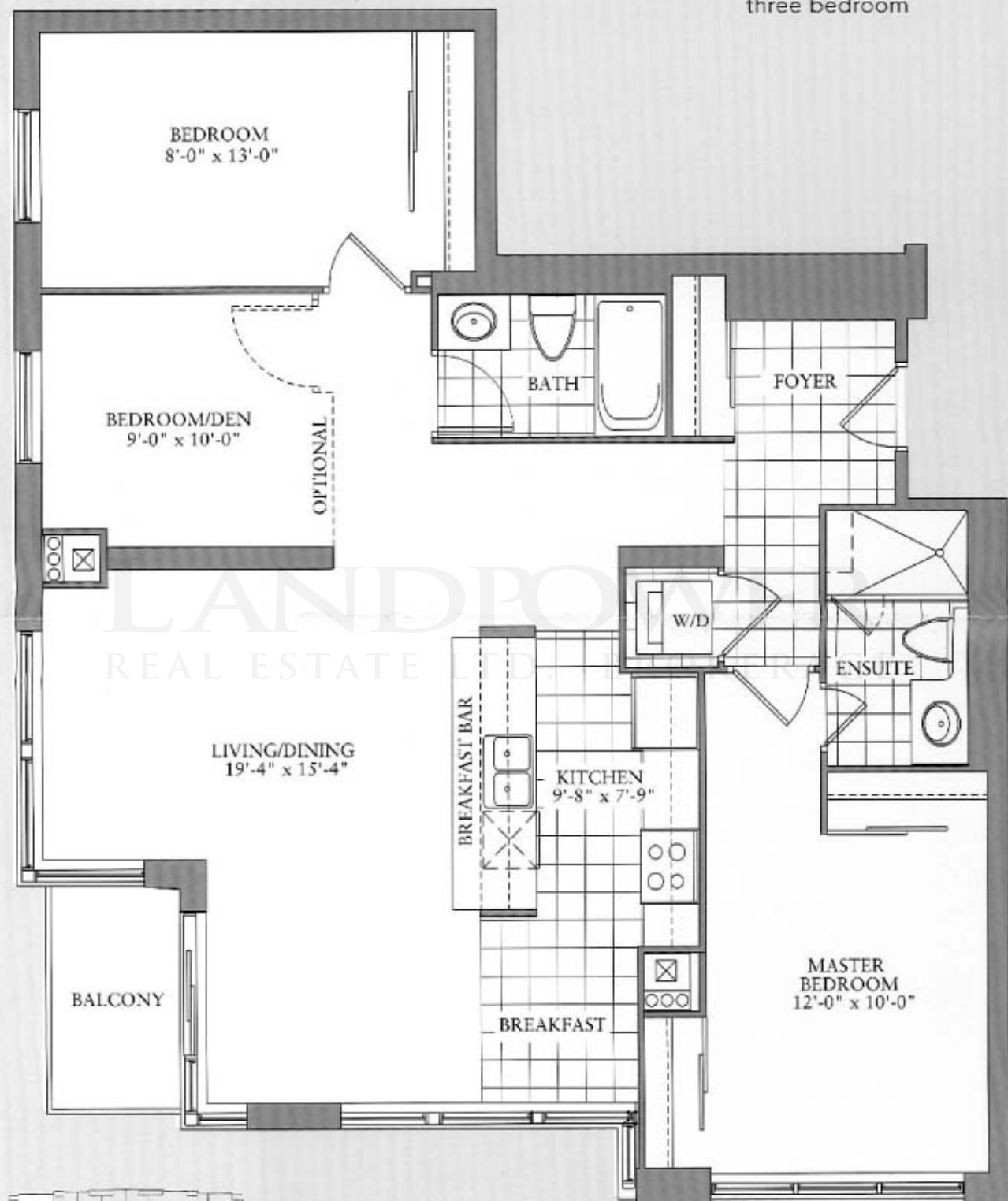
two bedroom + den



Note: Prices and specifications are subject to change without notice. E. & O.E. Actual usable floor place may vary from the stated floor area. All renderings are artist's concept.

SUITE 3A 1160 SQ.FT.

three bedroom



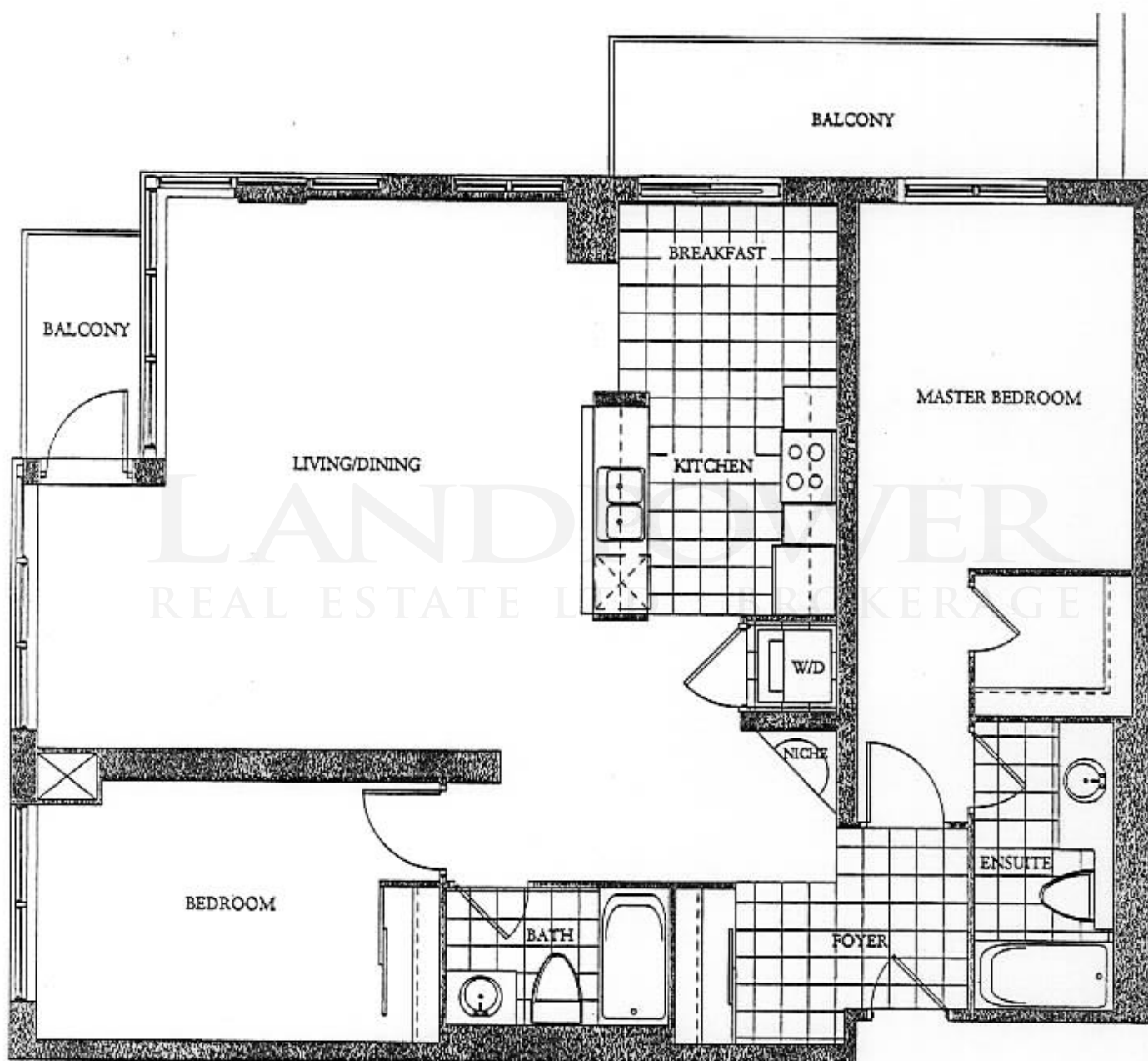
TYPICAL FLOOR

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SCHEDULE A

SUITE **2N** one bedroom

1240 sq.ft.



Purchaser's name: _____

Suite #: _____

Purchaser's initials: _____

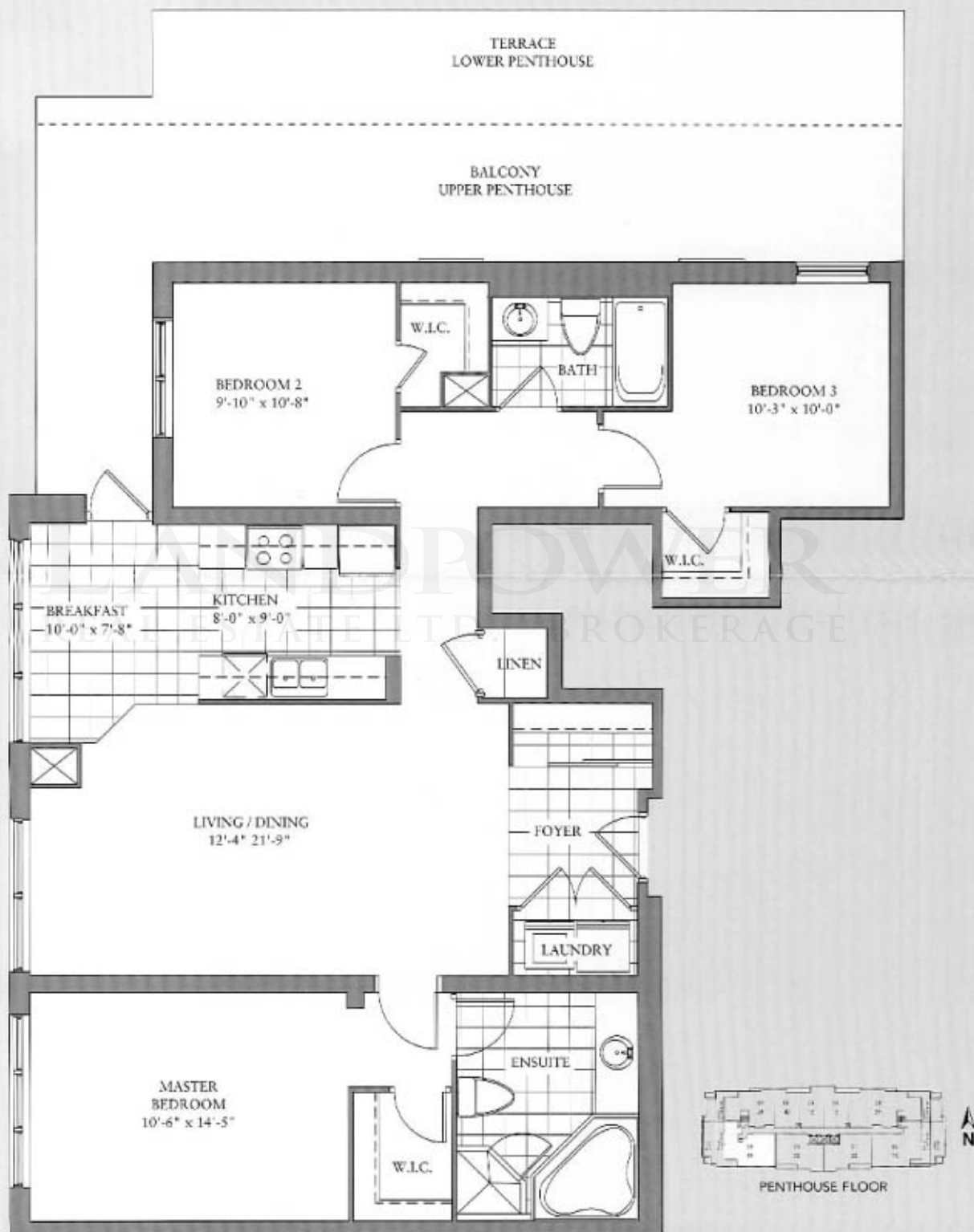
Vendor's initials: _____

Date: _____

Note: Prices and specifications are subject to change without notice, E. & O.E. Actual usable floor place may vary from the stated floor area. All renderings are artist's concept.

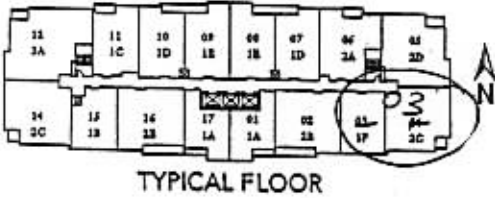
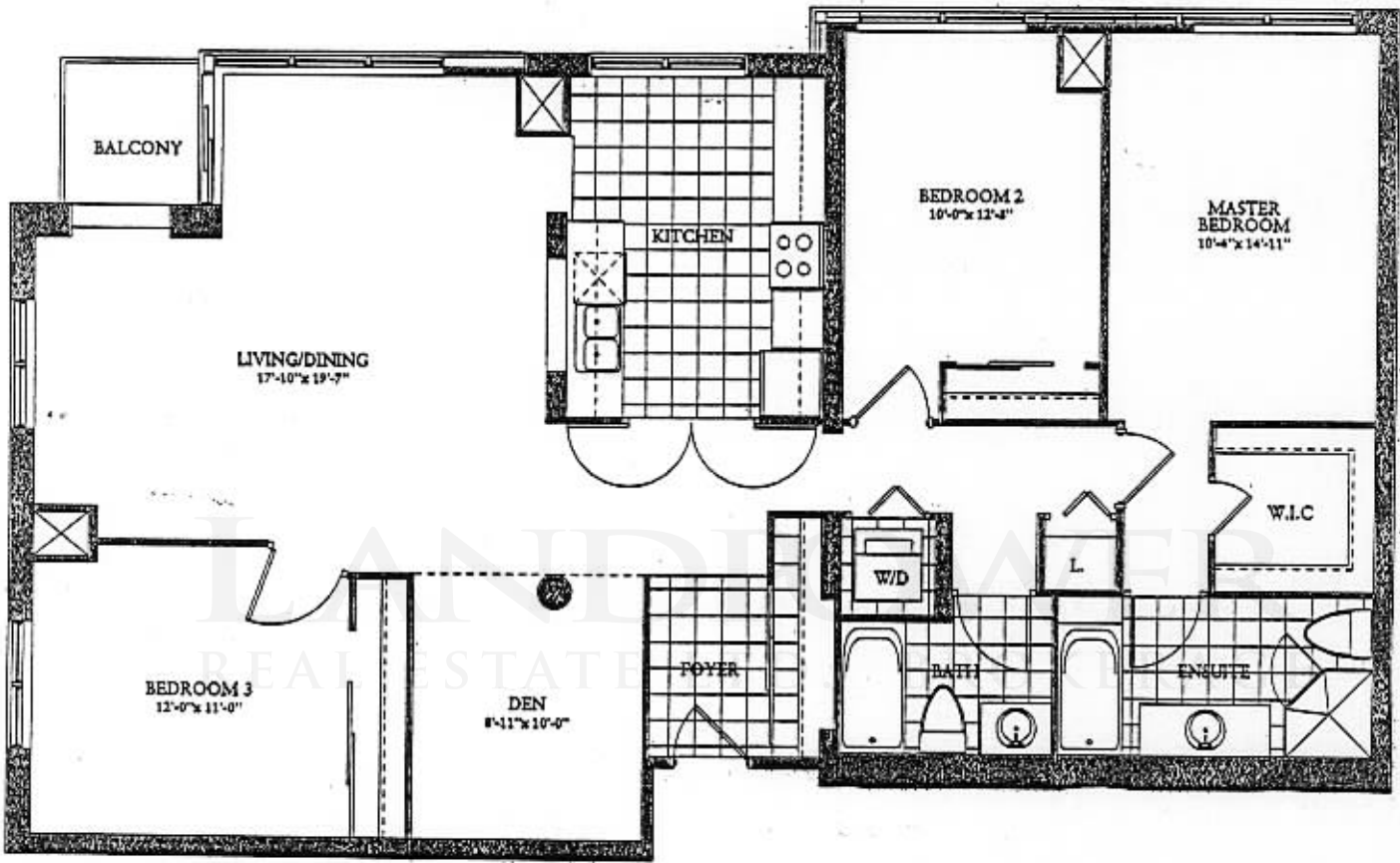
SUITE 3B 1360 SQ.FT.

three bedroom



THORNHILL CITY CENTRE BUILDING A

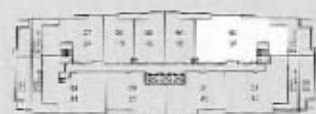
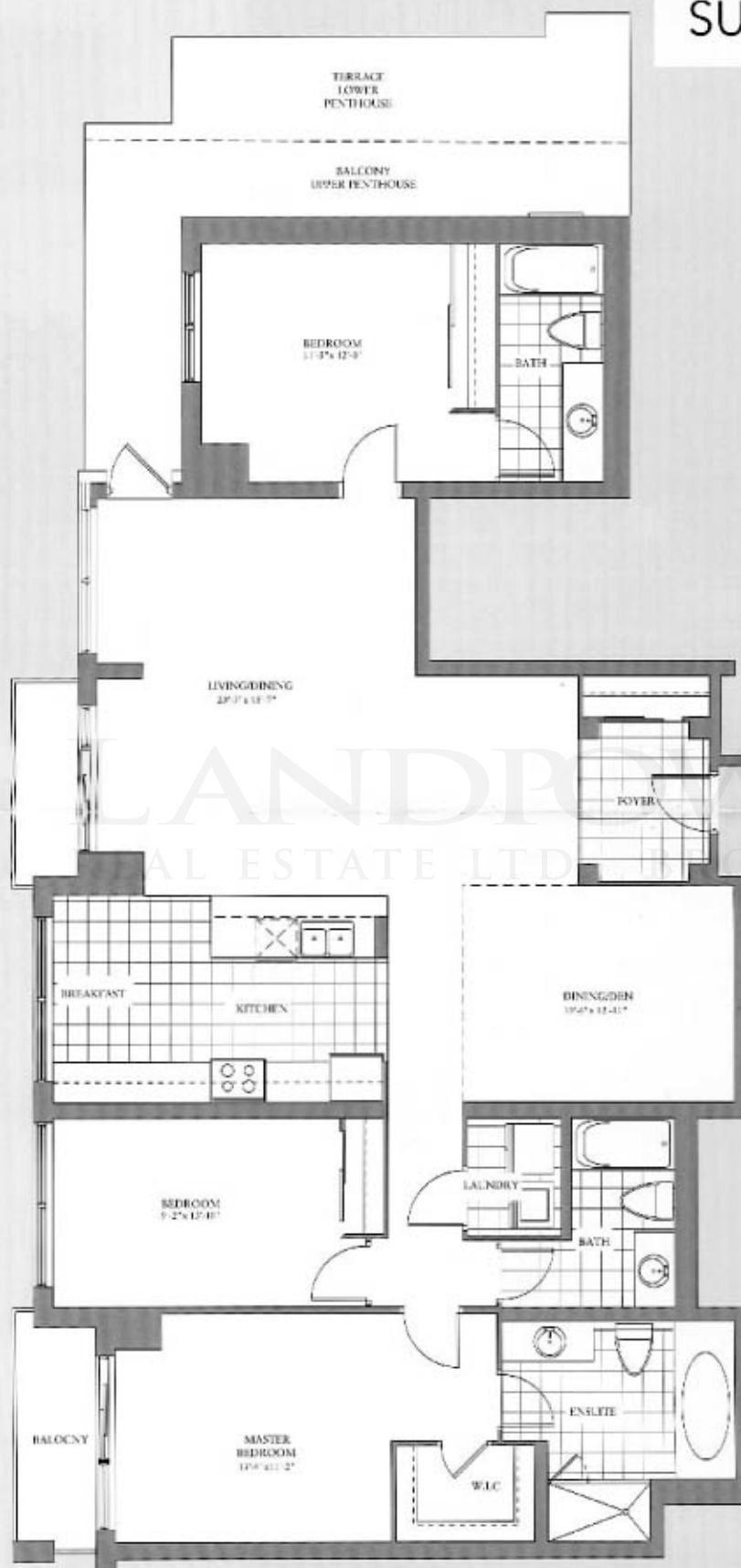
SUITE 2G
ALTERNATIVE
1535 SQ.FT.
three bedroom + den



Note: Prices and specifications are subject to change without notice. E. & O.E. Actual usable floor place may vary from the stated floor area. All renderings are artist's concept.

SUITE 3F 1800 SQ.FT.

three bedroom + den



PENTHOUSE FLOOR

SUITE 1J

710 SQ.FT.

one bedroom + den



TYPICAL FLOOR

Notes: Prices and Rent Features are subject to change without notice. E. & O.E.
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Thornhill
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SUITE 2L

1120 SQ.FT.

two bedroom + den



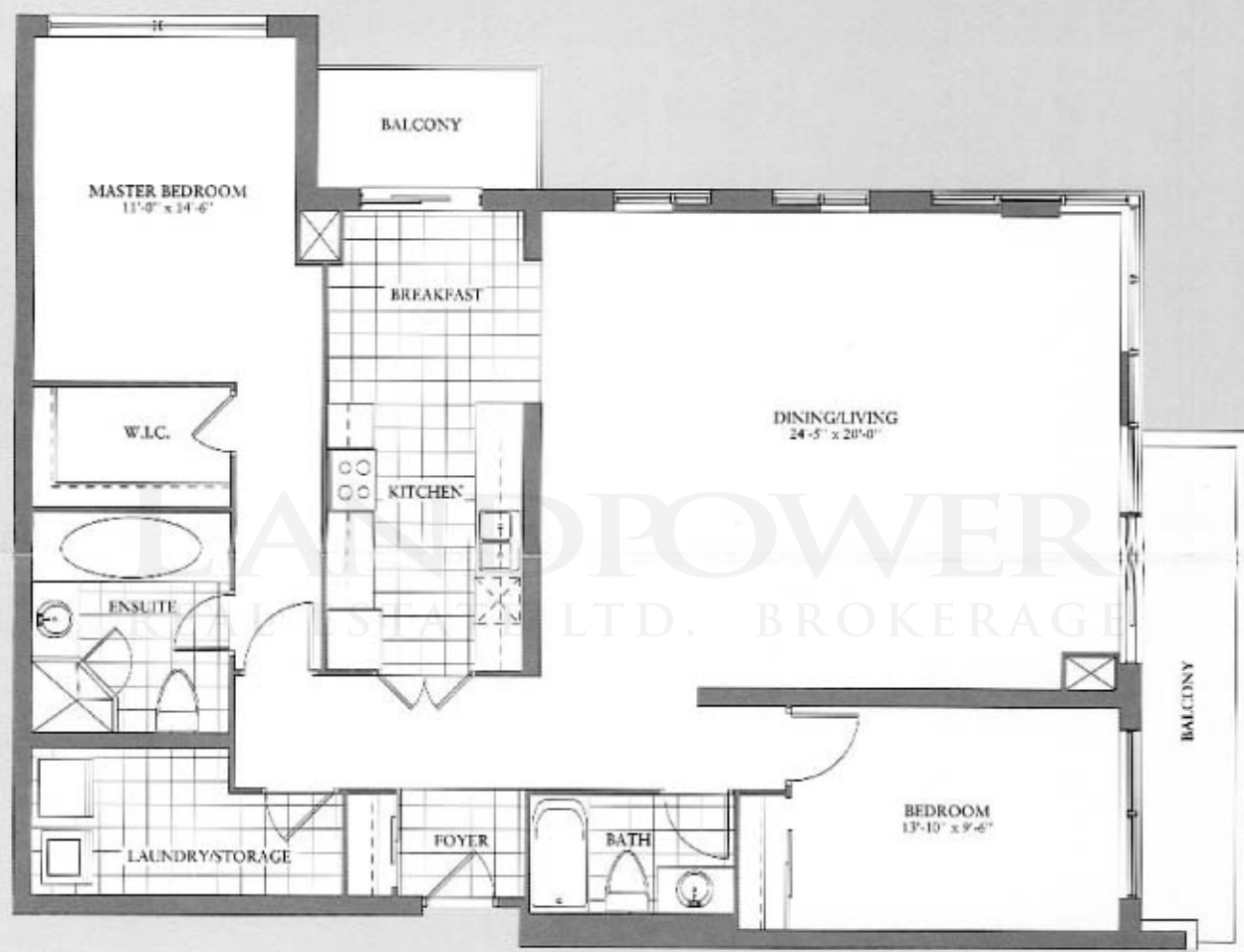
Notes: Prices and specifications are subject to change without notice, E. & O.E.
Actual usable floor space may vary from the stated floor area. All renderings are artist's concept.



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SUITE 2P 1550 SQ.FT.

two bedroom



PENTHOUSE FLOORS

Notes: Prices and specifications are subject to change without notice. E. & O.E.
Actual suite floor plans may vary from the stated floor area. All renderings are artist's concept.



Thornhill
CityCentre

SUITE 3Q

2170 SQ.FT.

three bedroom + den



Note: Prices and specifications are subject to change without notice. E. & O. E.
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LANDPOWER

REAL ESTATE LTD. BROKERAGE



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