



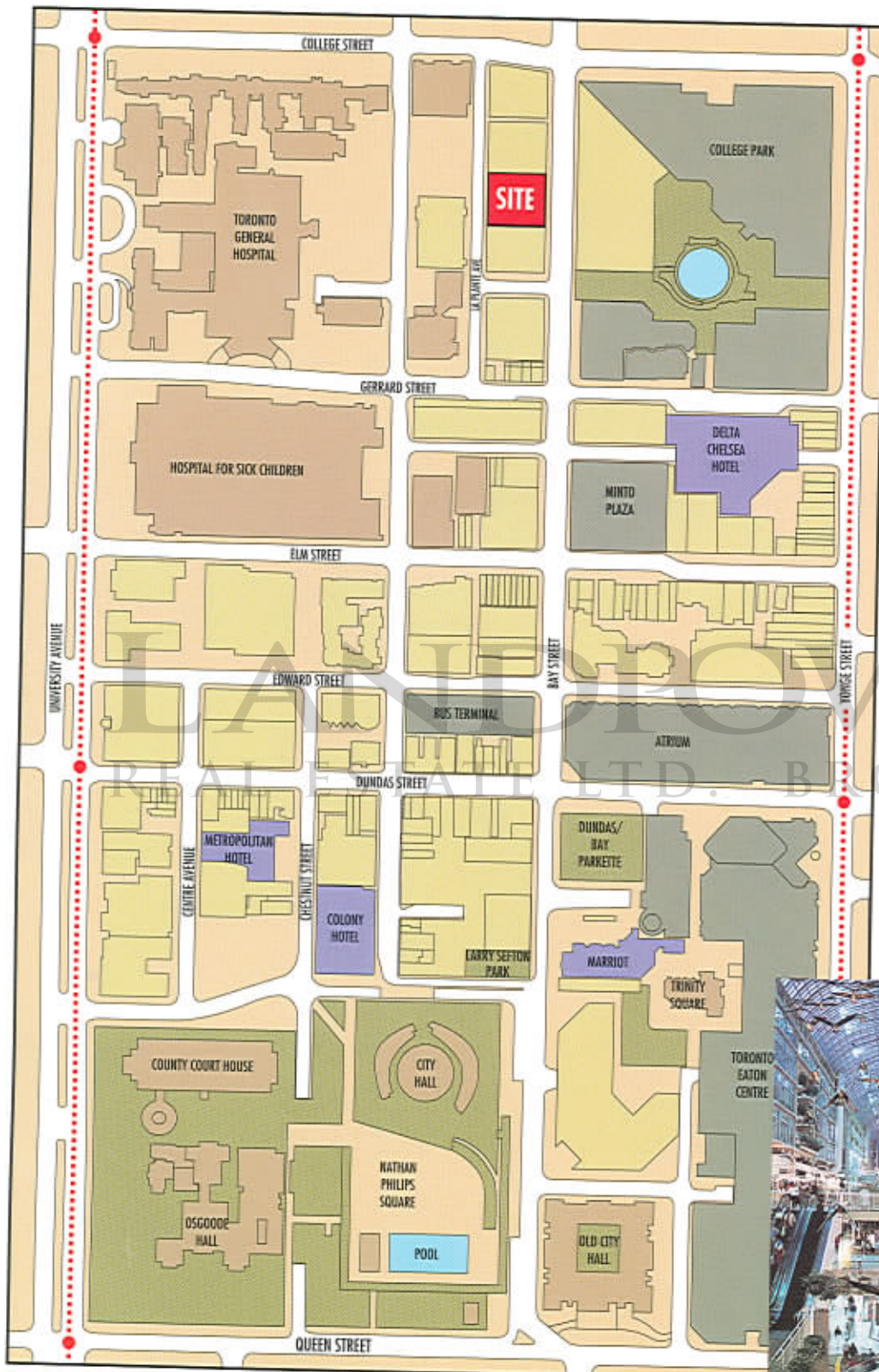
LEAH AND POWELL
REAL ESTATE LLC - BROKER/AG

R E S I D E N C E S

A T

7 5 0 B A Y S T R E E T



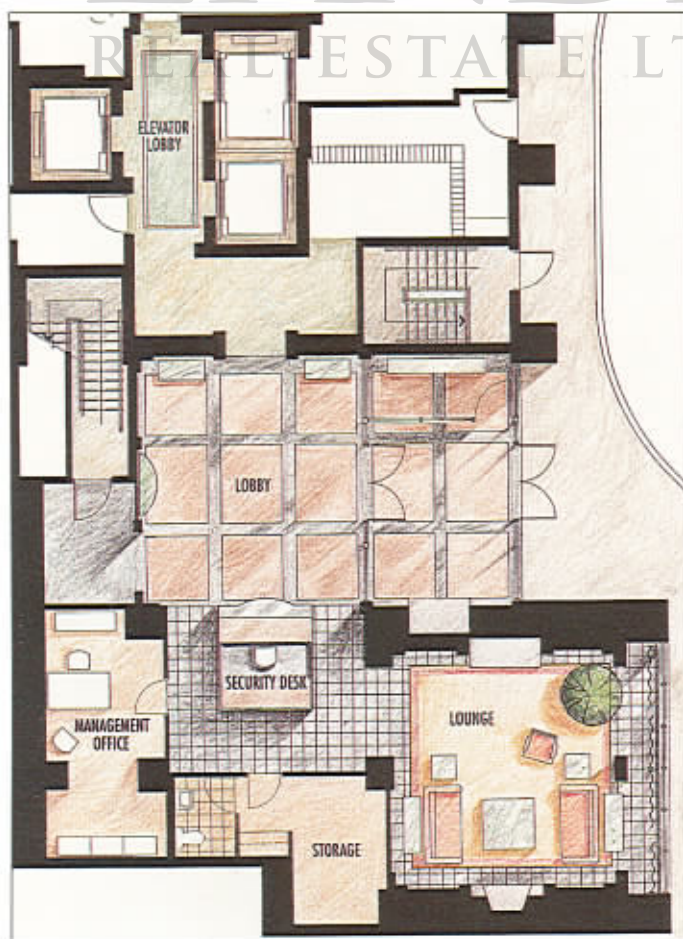


THE *Ambiance* OF THE LOUNGE

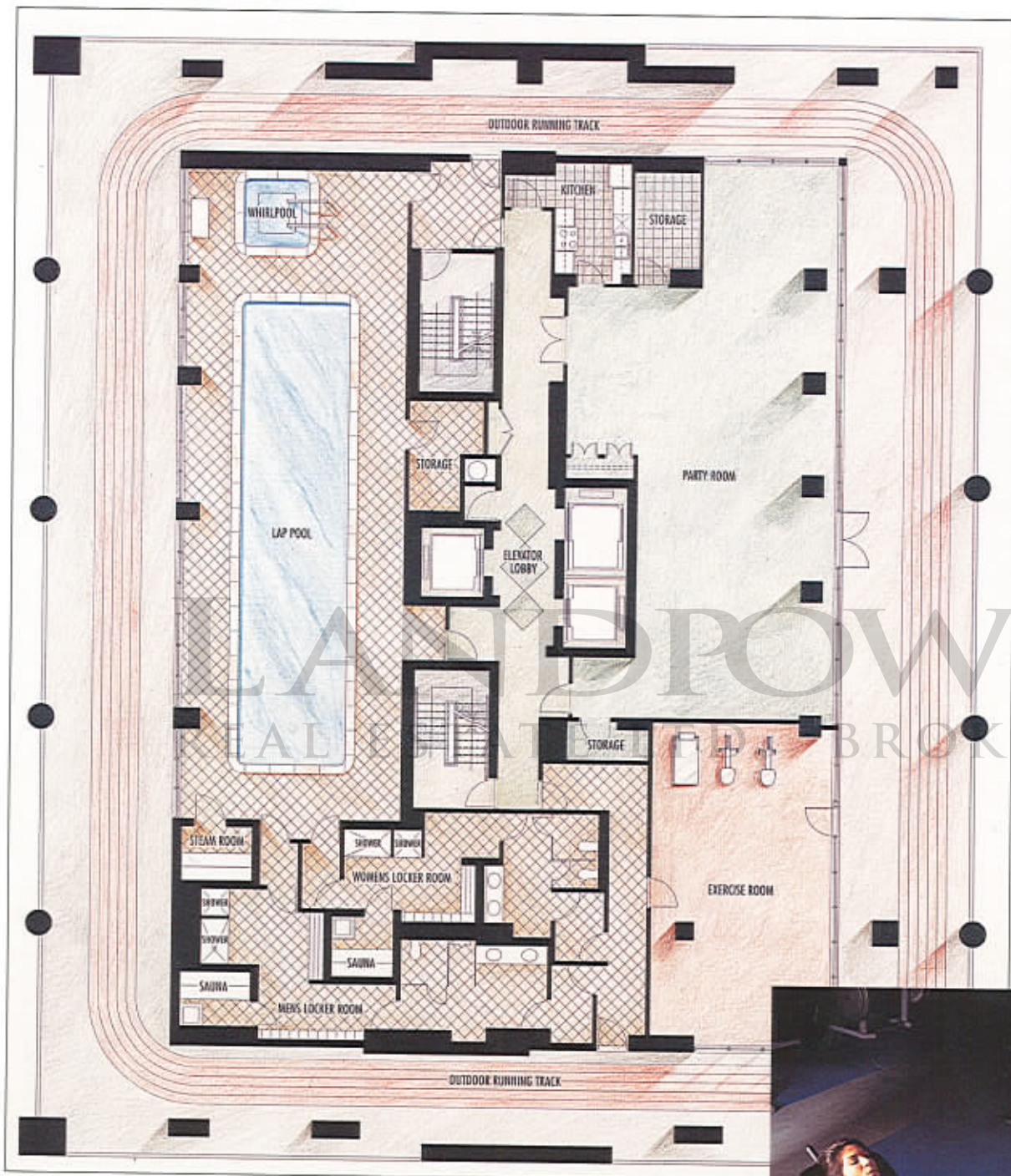
The Penrose concierge will accept delivery of your parcels and announce the arrival of your guests and visitors, suggesting to them that they can wait in the comfort of the lounge adjacent to the security desk.

This room is beautifully appointed with cherrywood panelling accented with brass insets and furnished with large comfortable chairs and reading lights. The limestone and granite floor is complemented by richly woven custom carpets while a fireplace is kept burning on winter days to create a warm welcome for all.

The total effect is one of understated elegance, subtly sophisticated and richly detailed as in the finest European hotels.



The Lobby and Lounge



The Recreation Level



QUALITY FEATURES

SUITE FEATURES

KITCHEN

- Custom design cabinets
- Marble or granite floor tiles as per Vendor's colour package
- Double or single stainless steel sink with single lever faucet and hose spray (as per suite plan)
- Exterior vented range hood with light and two speed fan

BATHROOM

- White bathroom fixtures throughout
- Single lever chrome faucets to all vanity sinks
- Full height wall to wall vanity mirror
- Marble or granite tiles for bathroom floors and designer ceramic tiles for shower/bathtub walls as per Vendor's colour package
- Exterior vented exhaust fan in all bathrooms
- Privacy locks on bathroom doors
- Pressure balanced valve for tub and shower
- Cultured marble vanity top basin
- All bathroom accessories in chrome

INTERIOR

- Individually controlled heating and air-conditioning [vertical fancoil(s)]
- Smoke and heat detectors for added peace of mind
- Electrical copper wiring with circuit breaker service panel
- Pre-wired telephone outlets in kitchen and master bedroom
- Pre-wired outlets for cable TV in living room and master bedroom
- Quality 50 oz. Nylon broadloom with foam under pad where designated
- Ensuite laundry with washer and dryer
- Marble or granite tile for foyer floor as per Vendor's colour package
- Closets and laundry areas are vinyl floor tiles unless designated otherwise
- Mirrored sliding closet doors
- Flush panel doors with colonial wood frame and casing
- Colonial wood baseboards

APPLIANCES

- Frost free refrigerator
- Self cleaning range
- Washer and dryer
- Built-in dishwasher
- All white brand-name appliances

SITE FEATURES

- Access to Yonge Street Subway at College Street Station, short walk from front door
- Steps to Eaton Centre and downtown financial core
- Elegantly designed terrace off amenities area on 3rd floor
- Spectacular landscaped garden setting at front entrance

BUILDING FEATURES

- Entrance controlled by 24 hour security desk
- Beautifully designed lobby and lounge area
- A separate elevator lobby area
- Tinted double glazed windows
- Five parking levels with security cameras in the garage area along with two-way voice communication to security desk
- Garage is ventilated and protected by a fire sprinkler system for added safety and protection
- Fire safety system in accordance with the current Ontario building code for your safety and comfort
- Garage is painted white and lit with fluorescent lighting
- Three custom designed high-speed elevators serving underground parking and lobby
- One assigned storage locker
- Bicycle storage room

INDOOR RECREATIONAL AMENITIES

- Multi purpose party room equipped with kitchen
- Equipped lap pool and whirlpool
- Equipped exercise and weight lifting room
- Men's and Ladies' locker rooms with saunas and unisex steam room
- Billiard room with large screen T.V.
- Meeting/card room

WARRANTY

- All suites are protected under the Ontario New Home Warranty Program



PLEASE NOTE

Specifications are subject to change without notice. Builder may substitute materials for those provided in the plans and specifications provided such materials are of equal quality.
October 1995



Residences at 750 Bay Street

WELCOME TO THE PENROSE

AMENITIES

24 hour concierge, indoor lap pool, whirlpool, exercise and weight room, men and women's saunas, steam room, party room, outdoor jogging track, and bicycle storage.

SUITE FEATURES

Balconies, 5 name brand appliances, locker, 50 ounce broadloom, 5 different packages of superior quality finishes to choose from including marble or granite flooring, custom design cabinets, included in every suite mirrored sliding closet doors.

DEPOSIT STRUCTURE

\$1,000.00 with offer

Balance to 5% of Purchase Price in 30 days

5% of Purchase Price in 60 days

5% of Purchase Price in 6 months

5% of Purchase Price in 10 months

5% of Purchase Price in 20 months

* 5% INTEREST IS PAID ON ALL DEPOSITS UNTIL OCCUPANCY

PRICES: (SUBJECT TO AVAILABILITY)

Studio & Den	511 Sq.Ft. to 557 Sq.Ft.	\$ 99,900 to \$115,900
One Bedroom	638 Sq.Ft. to 723 Sq.Ft.	\$117,900 to \$146,900
Two Bedroom	852 Sq.Ft. to 872 Sq.Ft.	\$141,900 to \$175,900
Two Bedroom & Den	963 Sq.Ft. to 1107 Sq.Ft.	\$179,900 to \$227,900

Tower Suites - 23rd floor to Penthouse 991 Sq.Ft. to 1179 Sq.Ft.

Two bedroom - some with Terraces \$201,900 to \$ 274,900

PRICES INCLUDE: G.S.T., 5 Appliances, 1 Storage Locker

MAINTENANCE: 29.6 cents Per Sq.Ft. per month - including heat & hydro

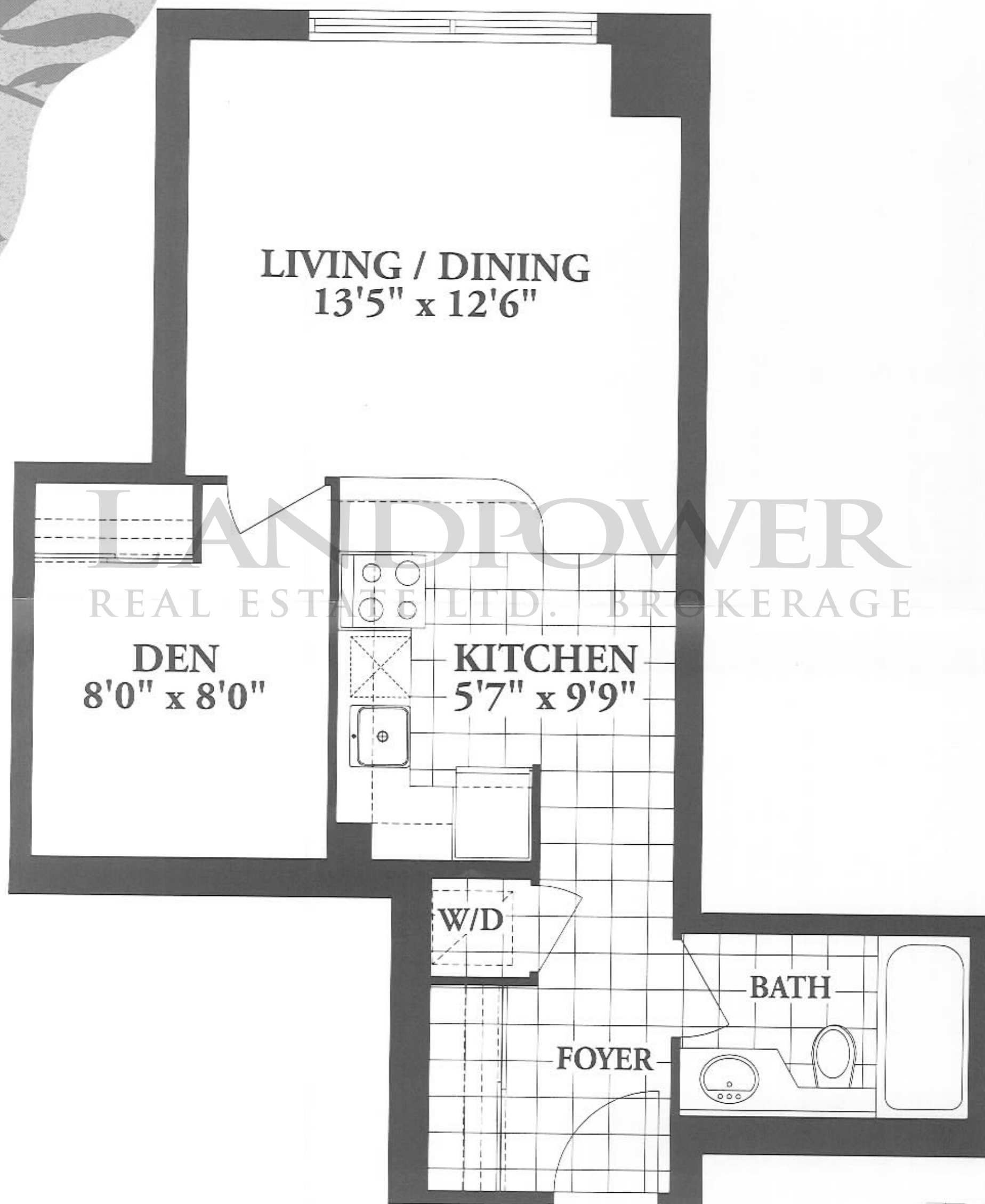
TAXES: Estimated at approximately 1 1/4 % of Purchase Price per year.

PARKING: Available except for studios

SALES OFFICE HOURS:

Monday to Thursday	11:00a.m. to 8:00 p.m.
Friday	11:00a.m. to 6:00 p.m.
Saturday & Sunday	11:00a.m. to 5:00 p.m.

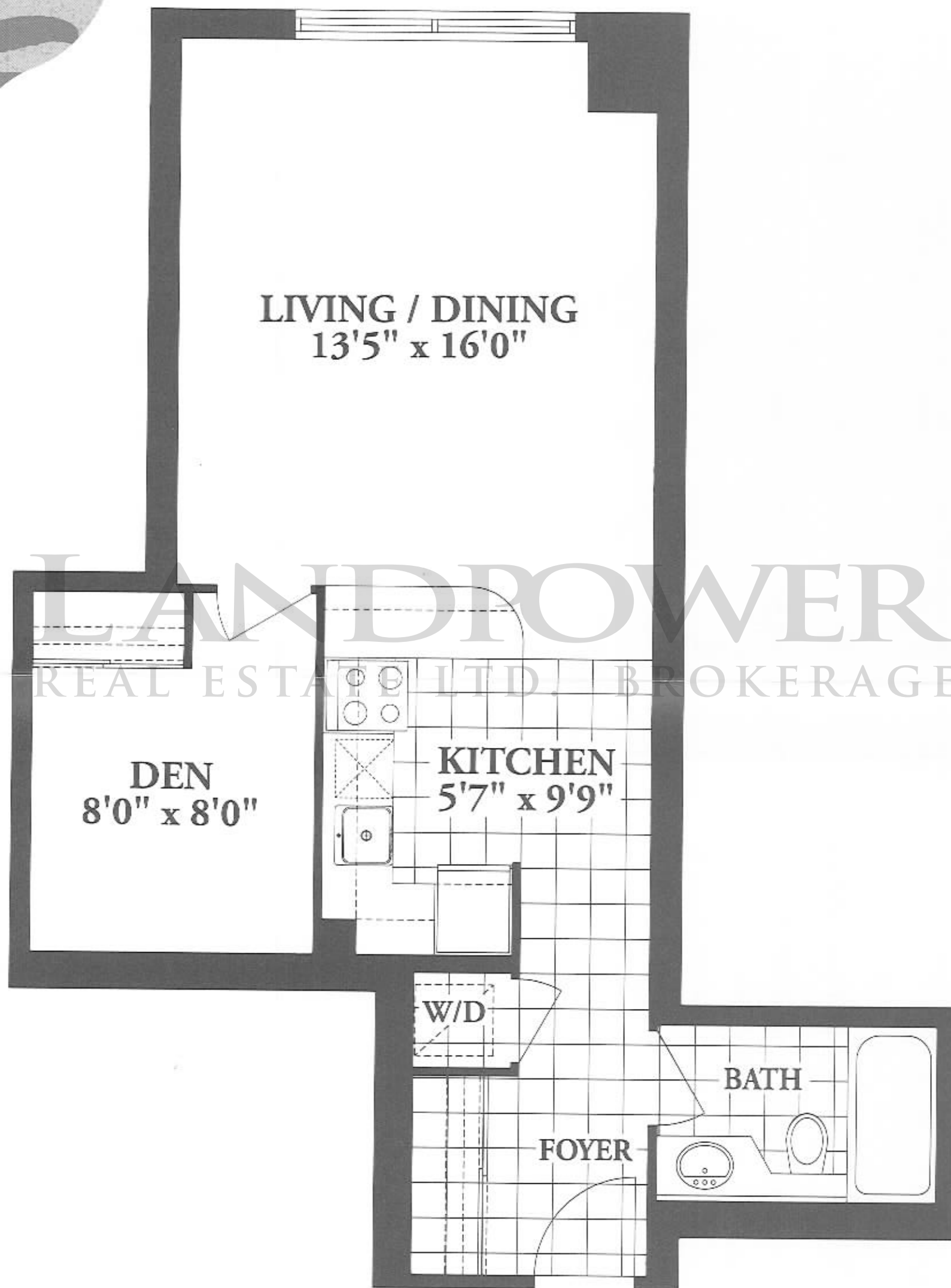
— T·H·E —
Brandy
511 sq. ft.



23 to 33rd Floor

— T·H·E —
Valencia

557 sq. ft.



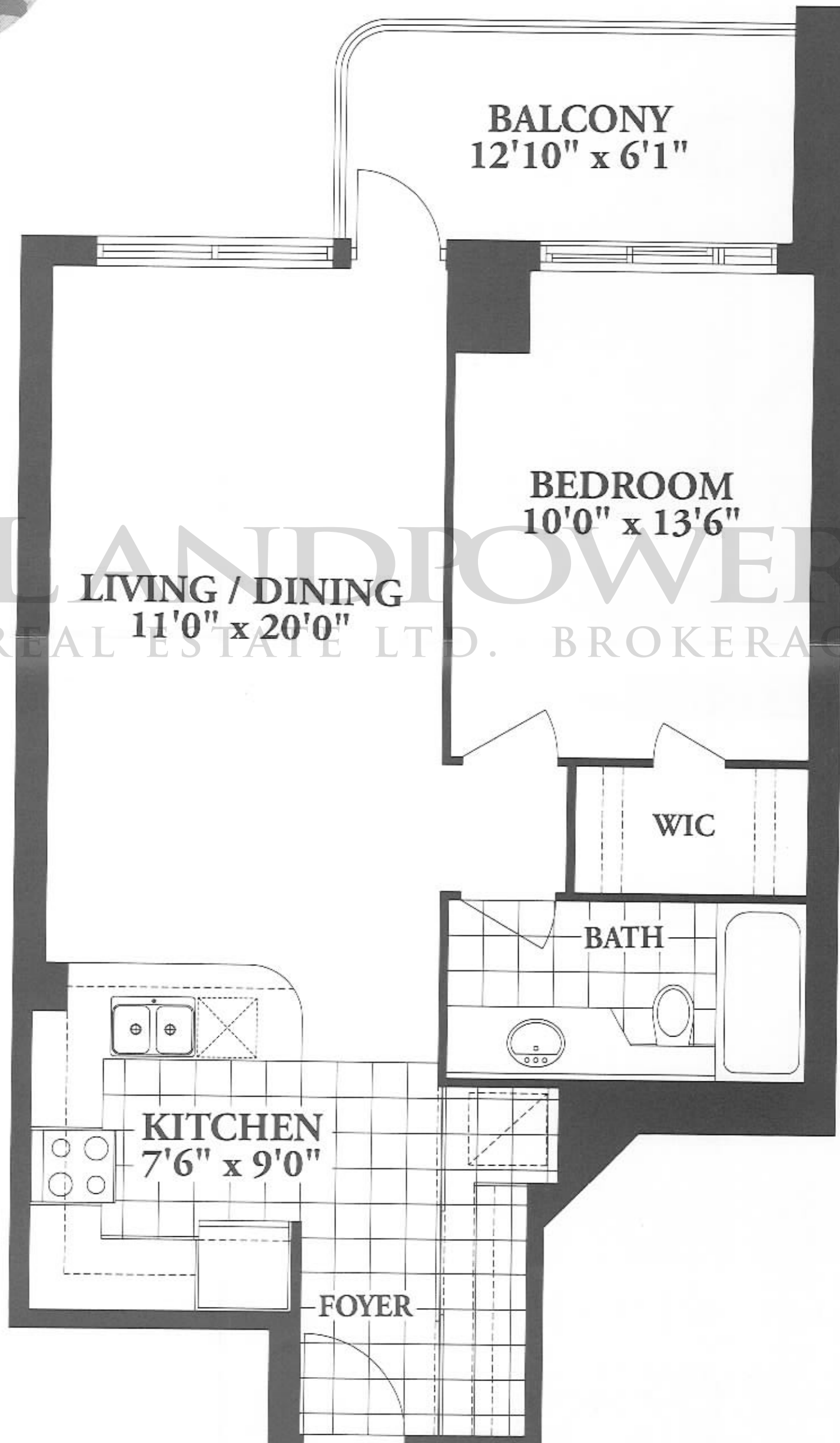
— T.H.E —

Champagne

638 sq. ft.



— T·H·E —
Tiffany
656 sq. ft.

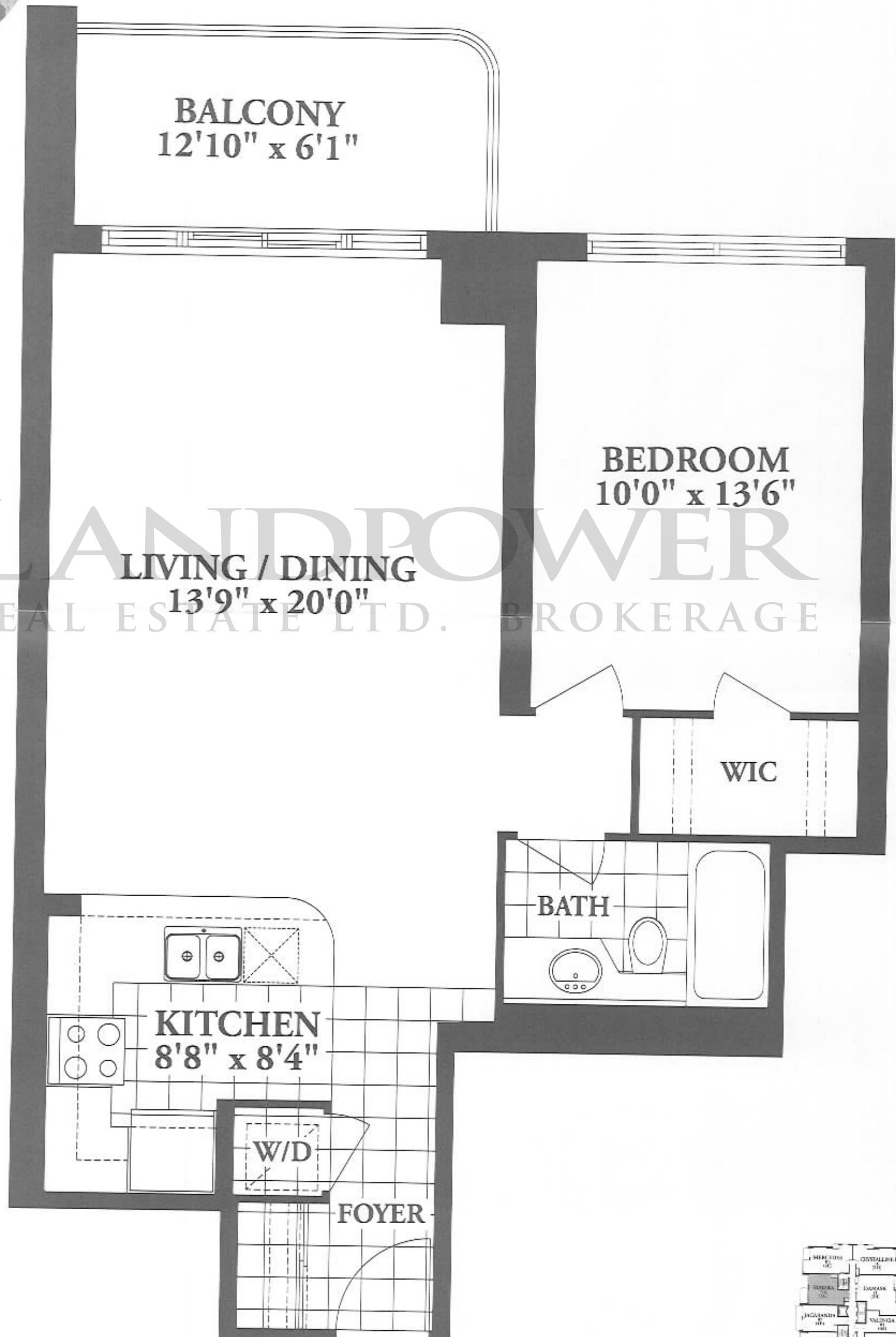


7th to 22nd Floor

— T·H·E —
Starina

708 sq. ft.

LANDPOWER
REAL ESTATE LTD. BROKERAGE



7th to 22nd Floor

— T·H·E —
Pristine

716 sq. ft.



23 to 33rd Floor
Suite with Terrace
on 23rd Floor

— T·H·E —

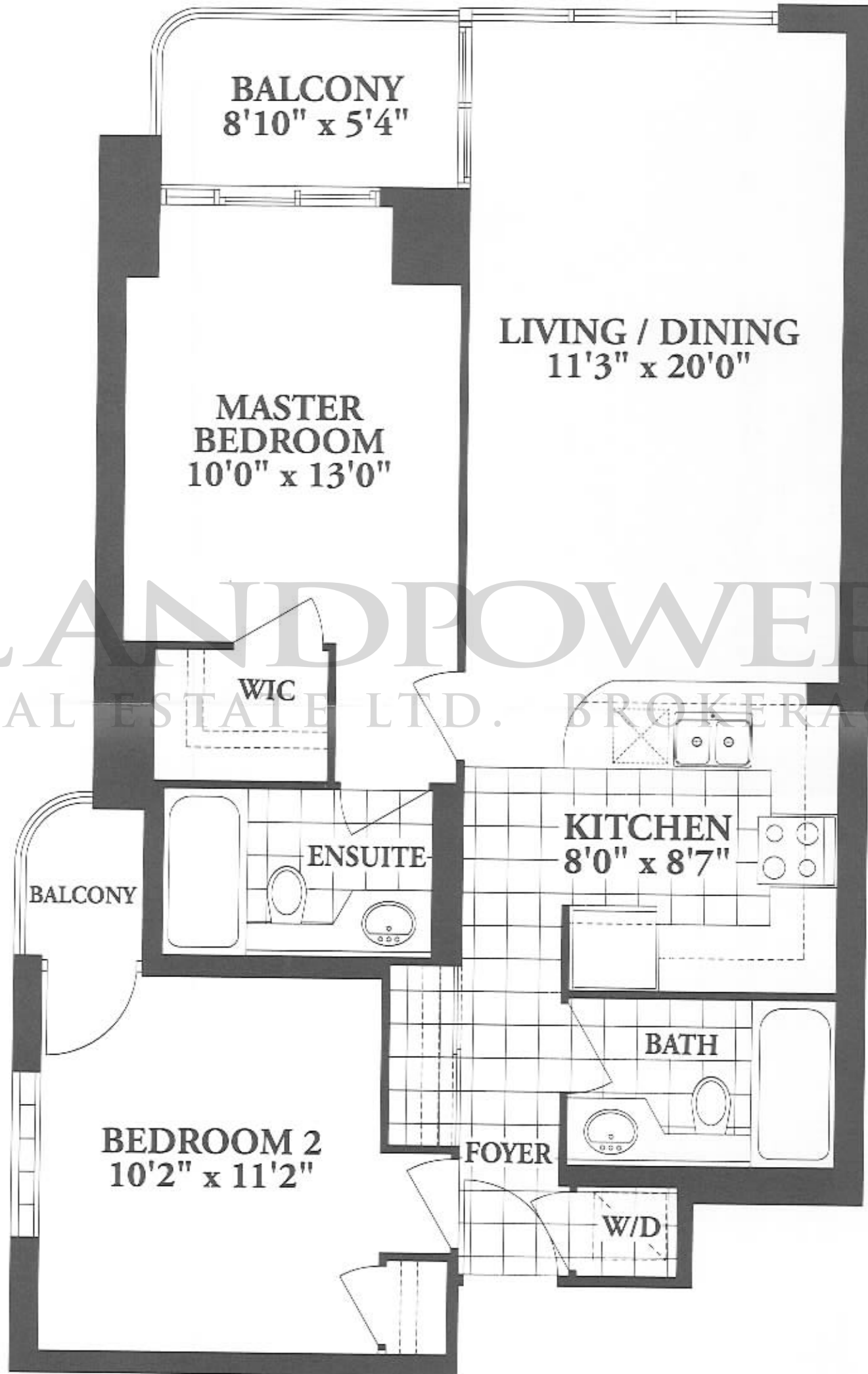
Jacaranda

723 sq.ft.



7th to 22nd Floor

— T·H·E —
Crystalline
852 sq. ft.



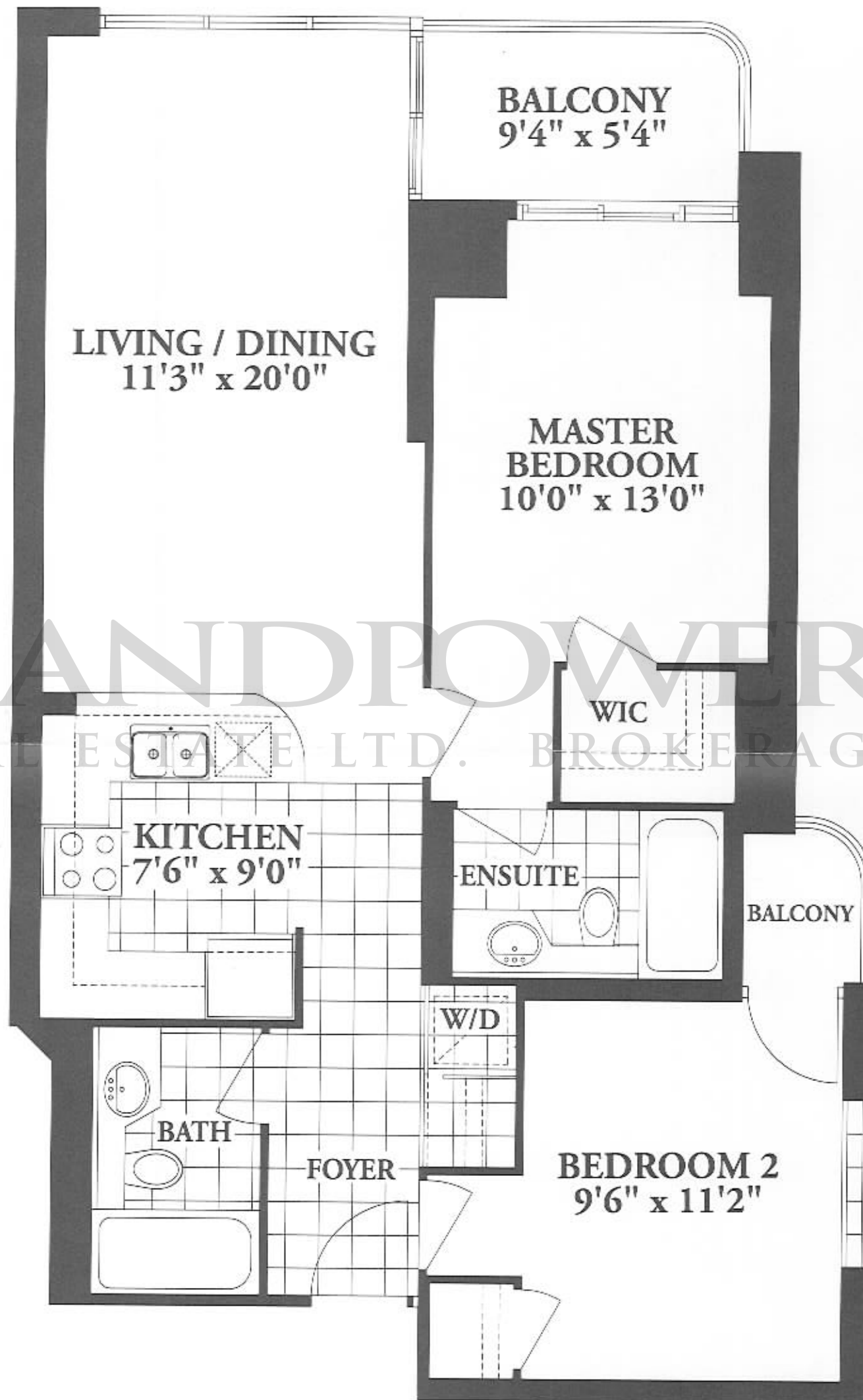
LANDPOWER
REAL ESTATE LTD. BROKERAGE



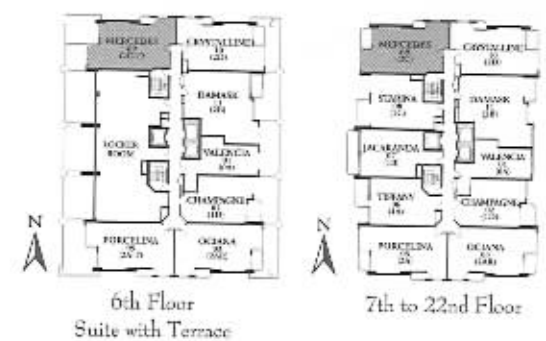
— T·H·E —

Mercedes

855 sq. ft.

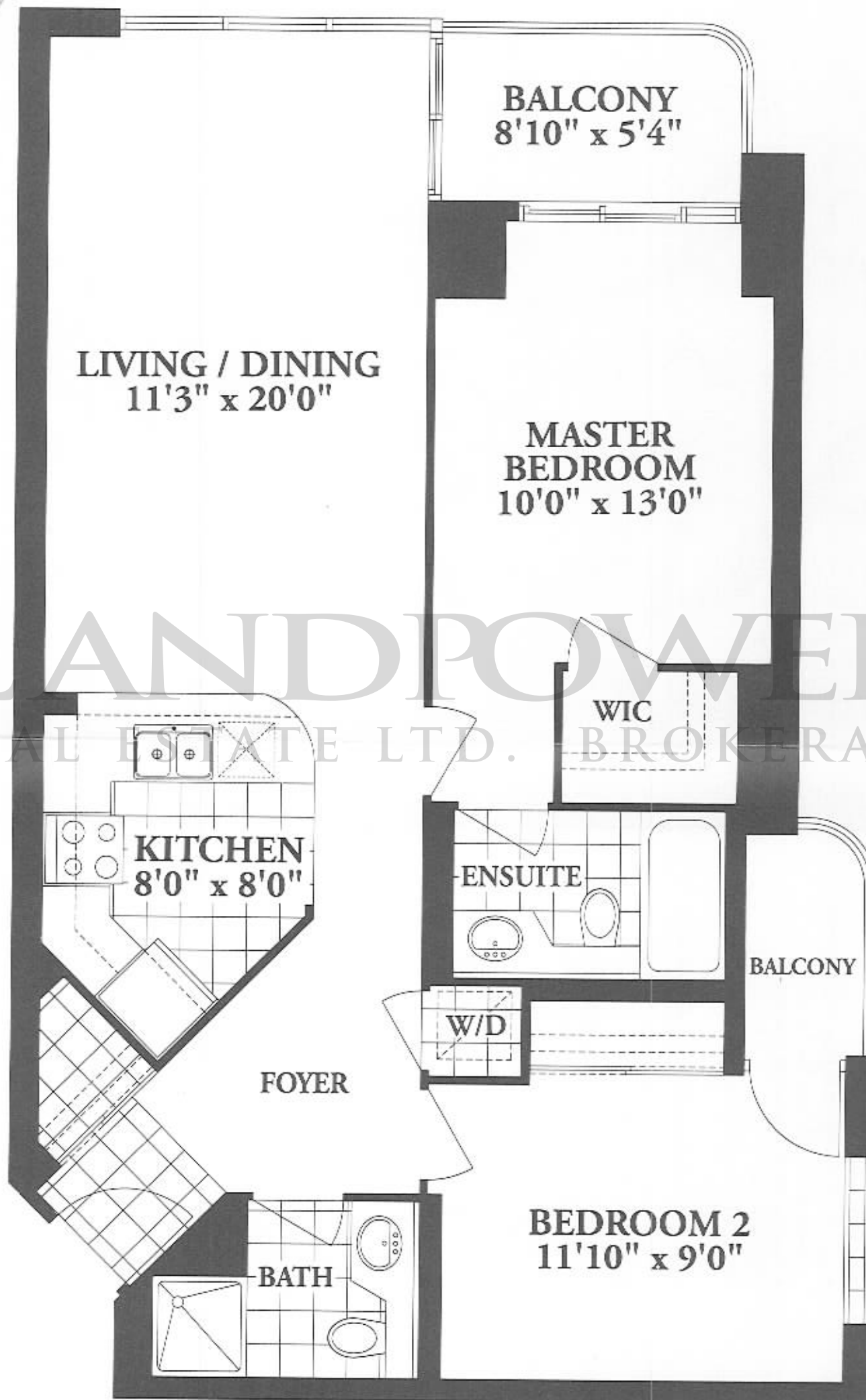


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— T·H·E —
Ociana

872 sq. ft.

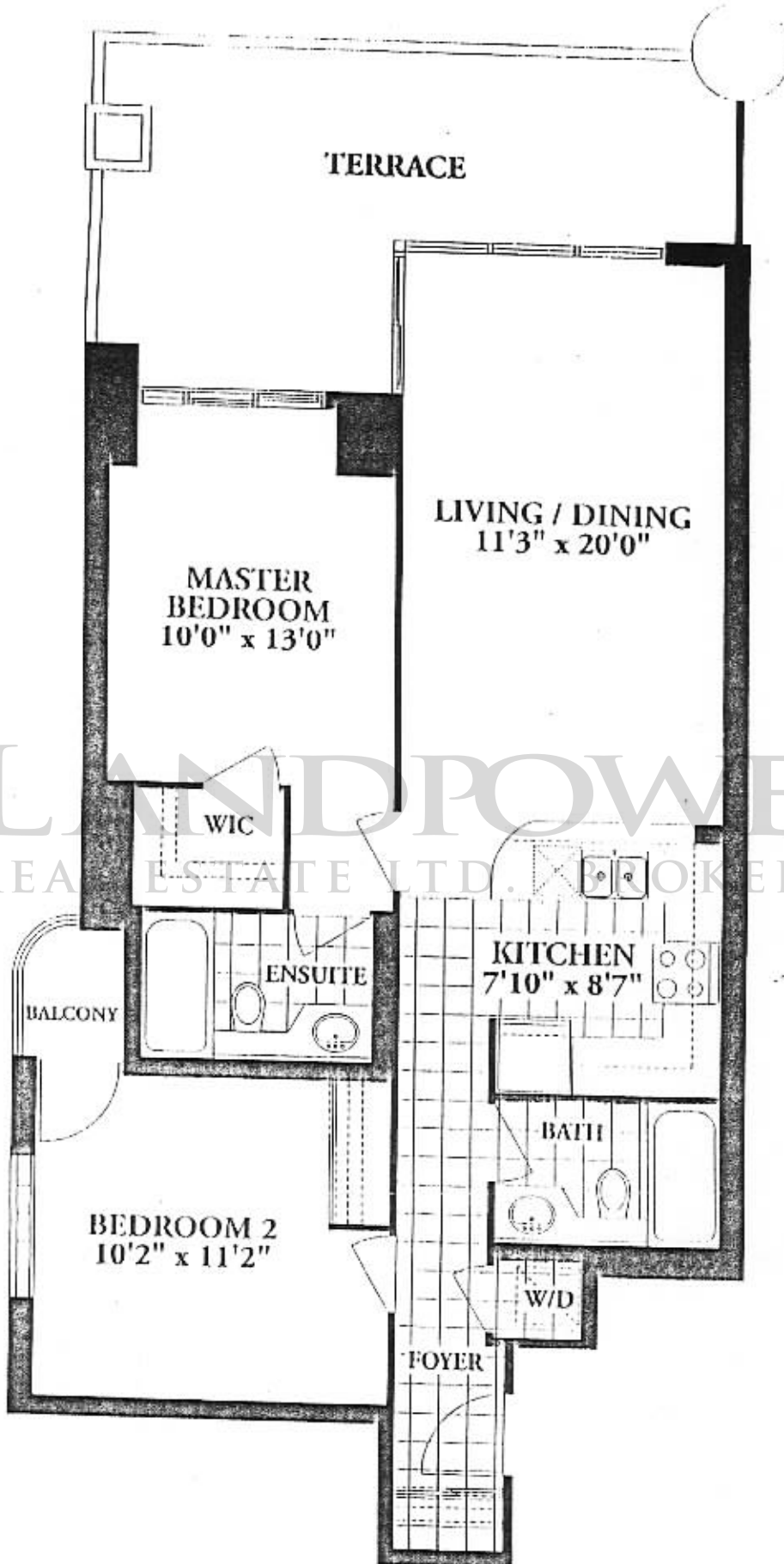


— T·H·E —
Sunsilk

MASTER

885 sq. ft.

#510



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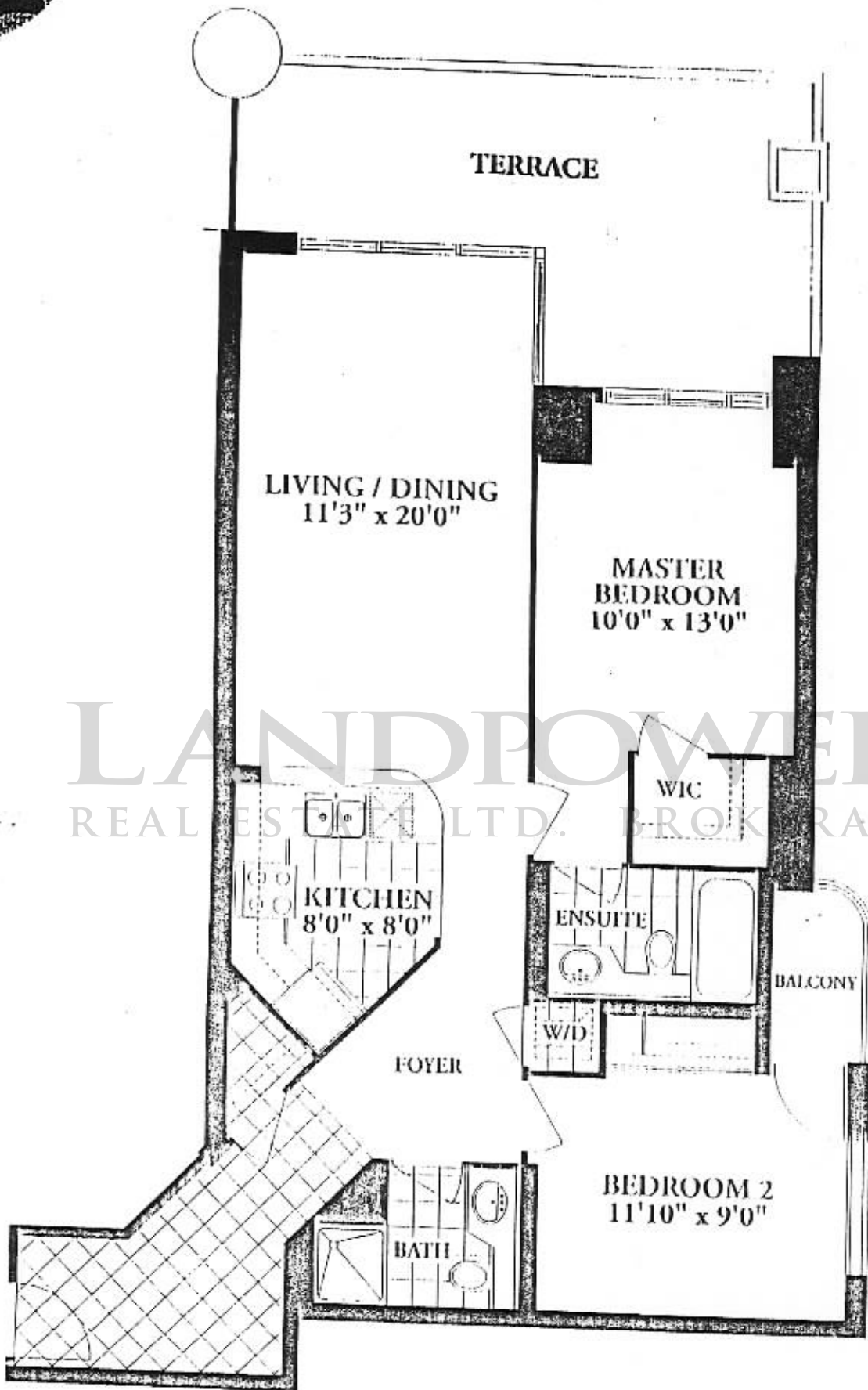
All dimensions and drawings are approximate. Information subject to change without notice.
Actual square footage may vary from the stated floor area.

N.E. corner
only
5th floor
w/ Terrace
balcony

— T.H.E —
Caroline

MASSIVE

940 sq. ft. # 503



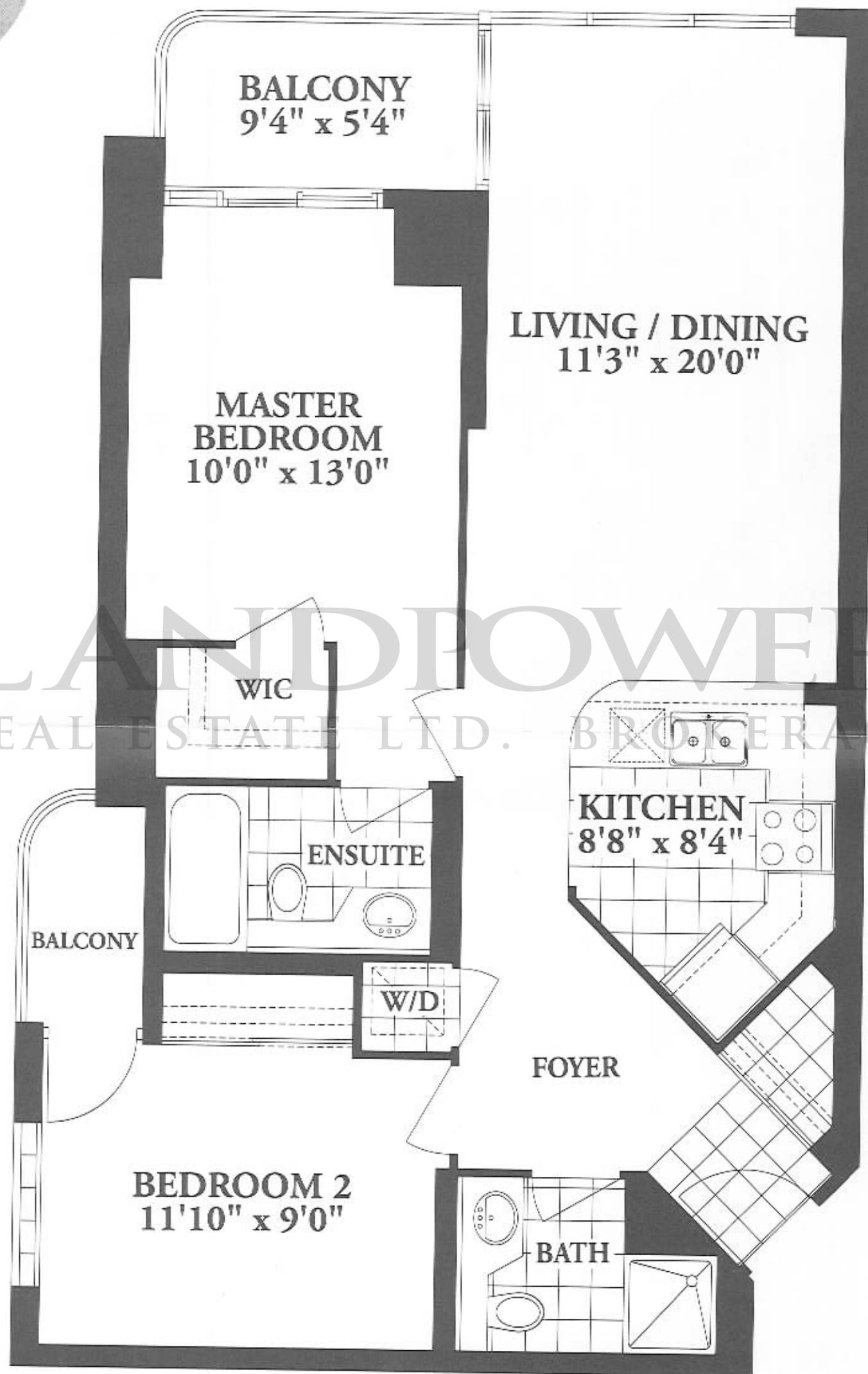
G/F
 ground floor

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515 - 1st fl.
 S.E. corner
 with 1st fl.

— T·H·E —
Porcelina

872 sq. ft.



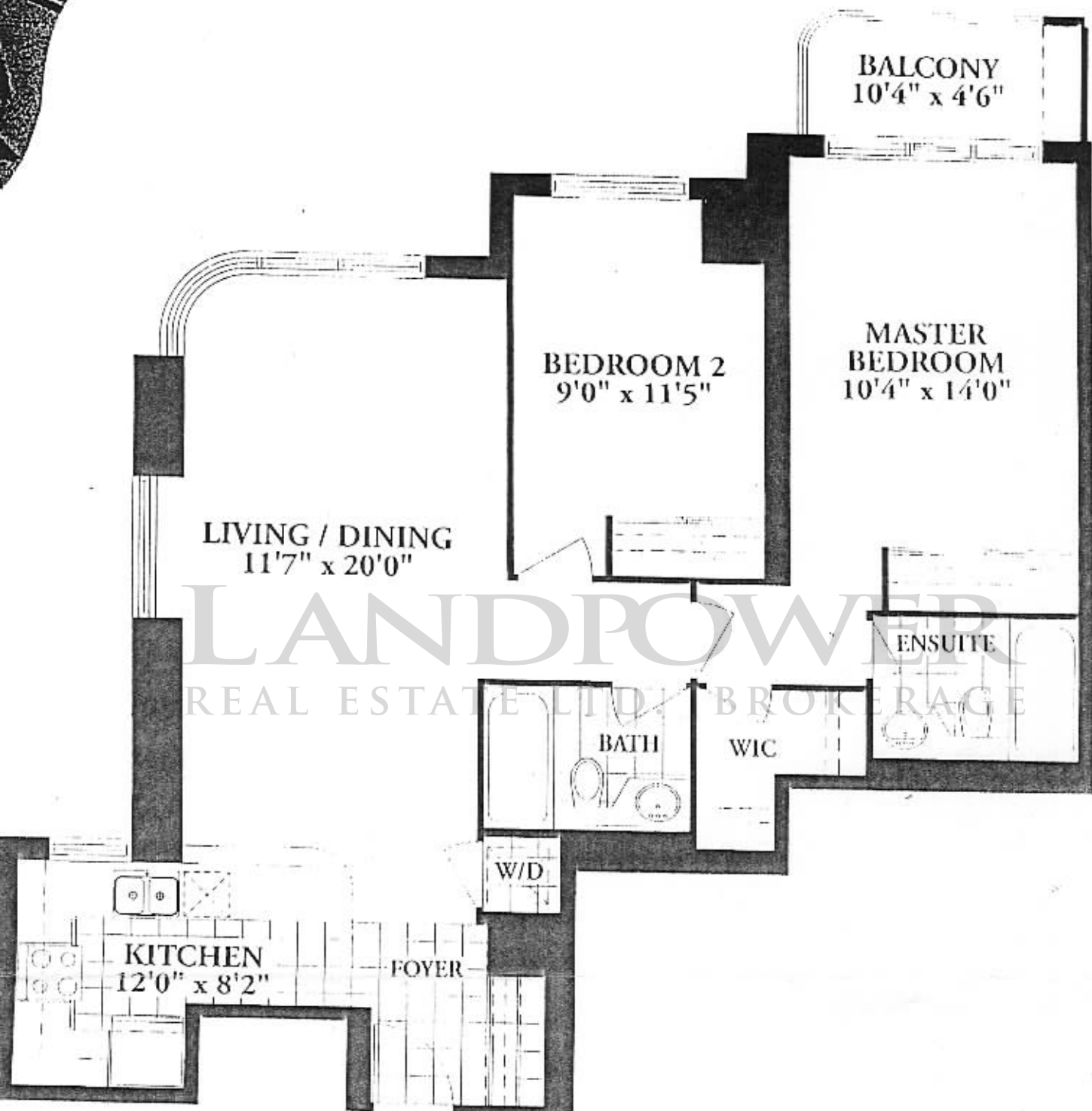
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— T.H.E —
Medallion

MASTER

953 sq. ft. 3502
3602



All dimensions and drawings are approximate. Information subject to change without notice.
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S.W. corner
Terrace
on 35th

— T · H · E —
Damask
963 sq. ft.



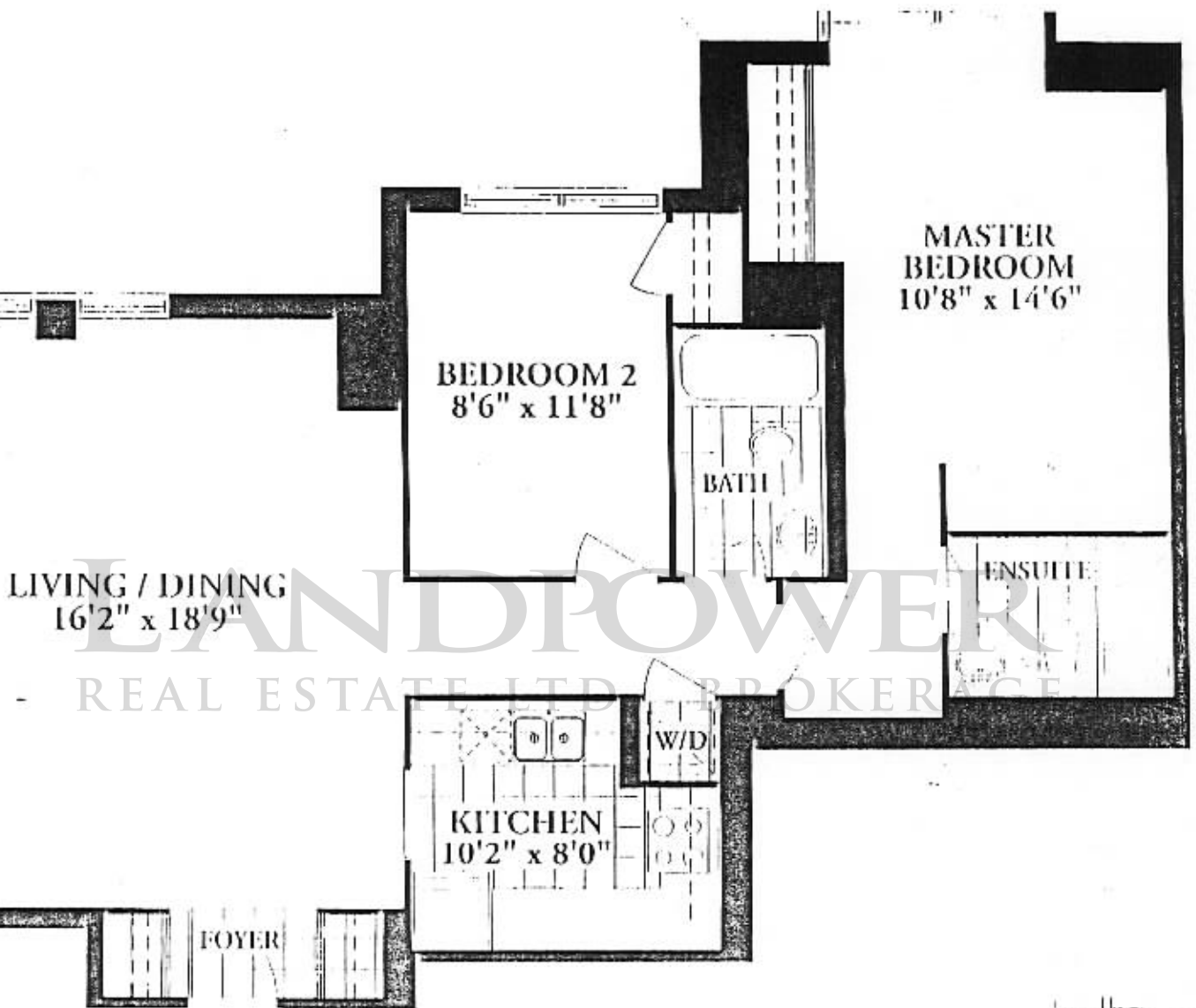
— T.H.E —

Harmony

990 sq. ft.

3505 & 3605

MASTER



100% built floor
study with terrace
on 36th floor

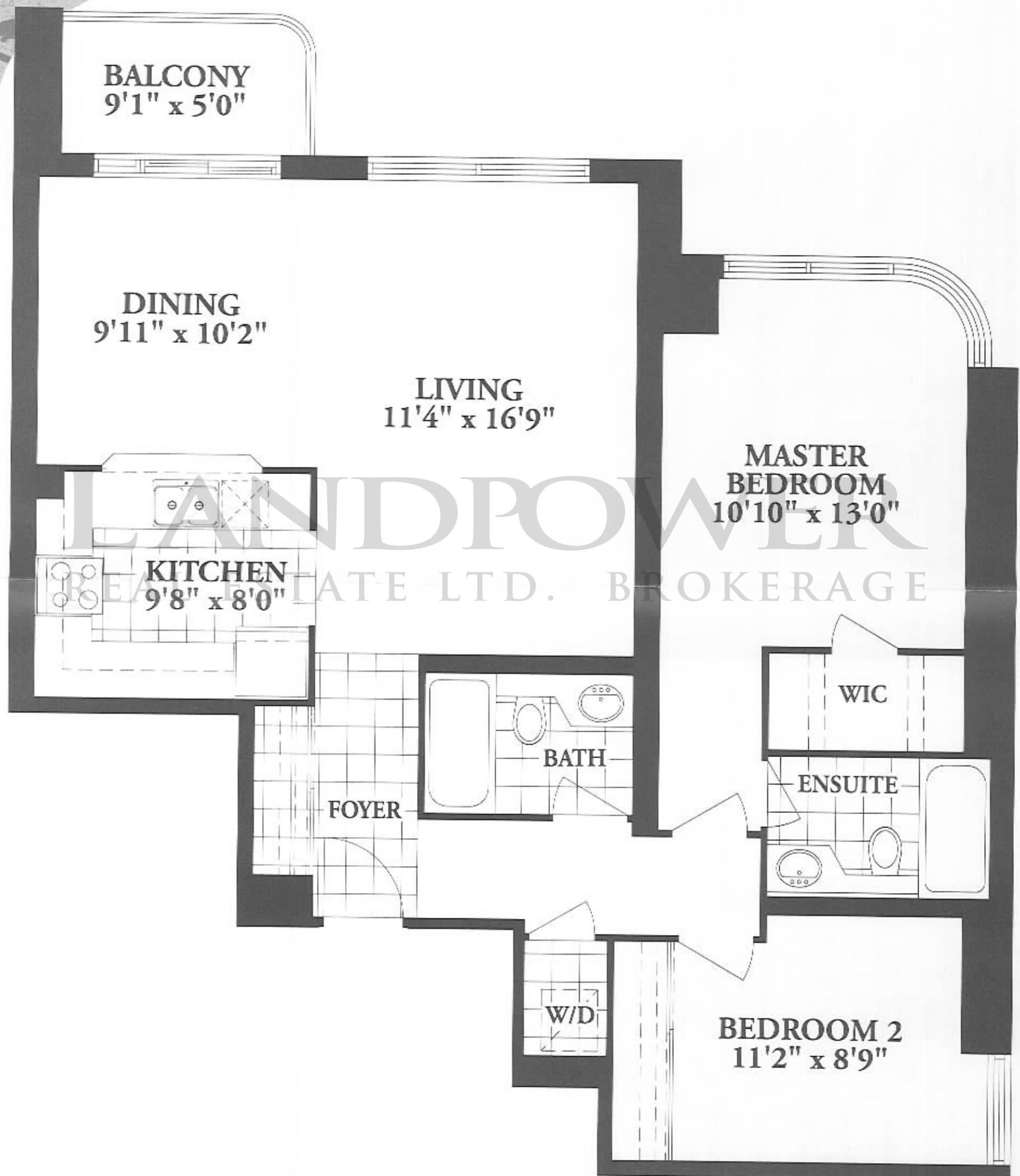
All dimensions and drawings are approximate. Information subject to change without notice.
Actual space layout may vary from the stated floor area.

N.E. corner

Terrace
on 35th
floor

— T·H·E —
Manhattan

991 sq. ft.



23 to 33rd Floor
Suite with Terrace
on 23rd Floor

— T·H·E —

Jaguar

1,006 sq. ft.



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23 to 33rd Floor
Suite with Terrace
on 23rd Floor

MASTER

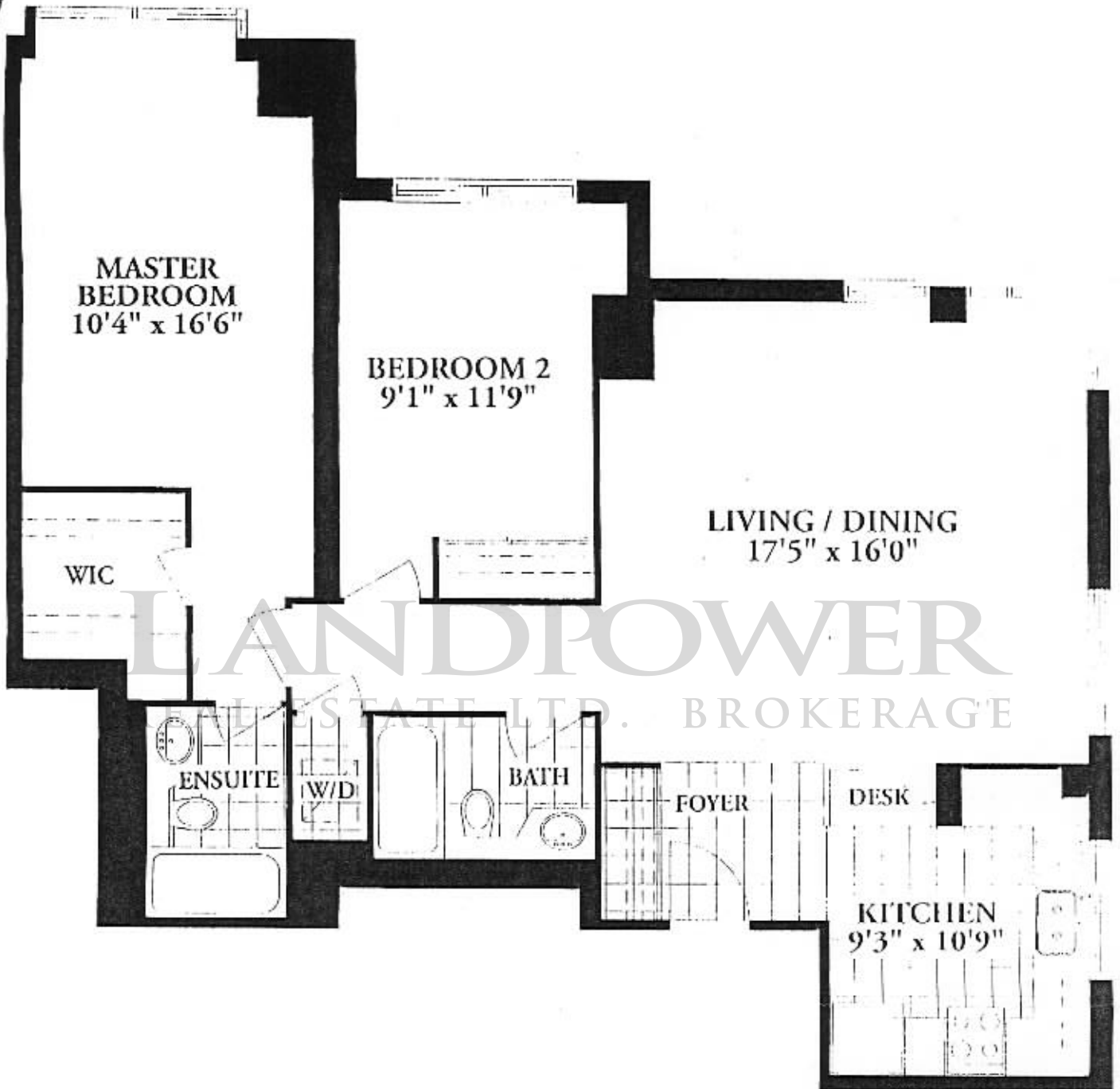
— T·H·E —

Camelot

MODEL

1,052 sq. ft.

3501 +
3601



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Actual square footage may vary from the stated floor area.

S.E. corner
Terrace
on 351E

- T.H.E -

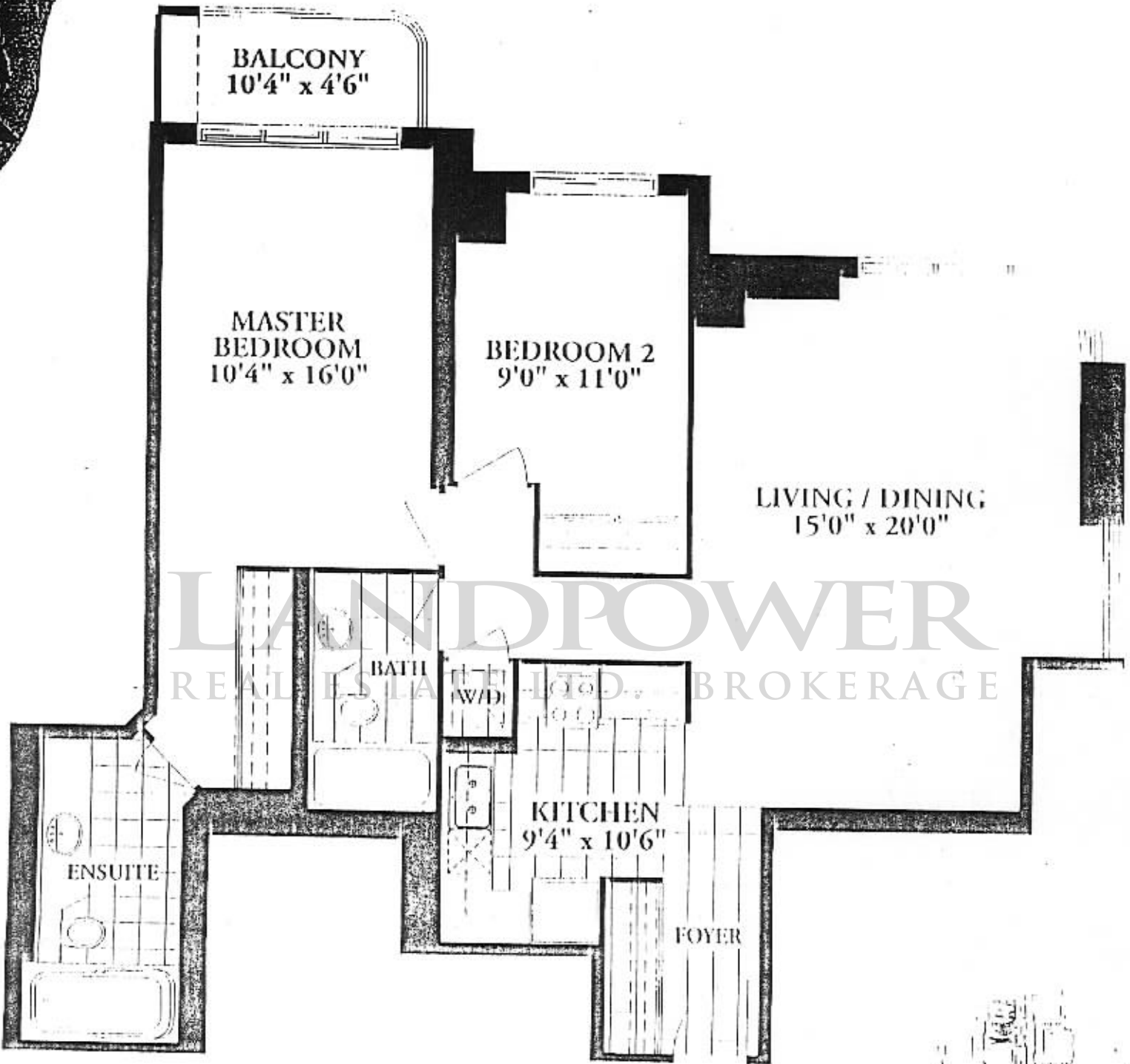
MASNET

Dynasty

1,060 sq. ft.

3503

3603



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1. Ground Floor
2. First Floor
3. Second Floor

N.W.

Level 1

Level 2

Level 3

— T·H·E —
Paradise

BALCONY
9'1" x 5'0"

BEDROOM 2
10'4" x 11'6"

LIVING / DINING
19'5" x 16'0"

MASTER BEDROOM
10'10" x 14'0"

ENSUITE

WIC

KITCHEN
8'6" x 8'7"

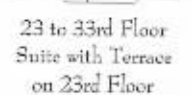
FOYER

DEN
8'0" x 9'0"

BATH

W/D

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— T·H·E —
Florence

1,179 sq. ft.



23 to 33rd Floor
Suite with Terrace
on 23rd Floor



LANDPOWER

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