

Thornhill
CityCentre

LANDPOWER
REAL ESTATE LTD. BROKERAGE

yourcityyourcentre



thornhillcitycentre



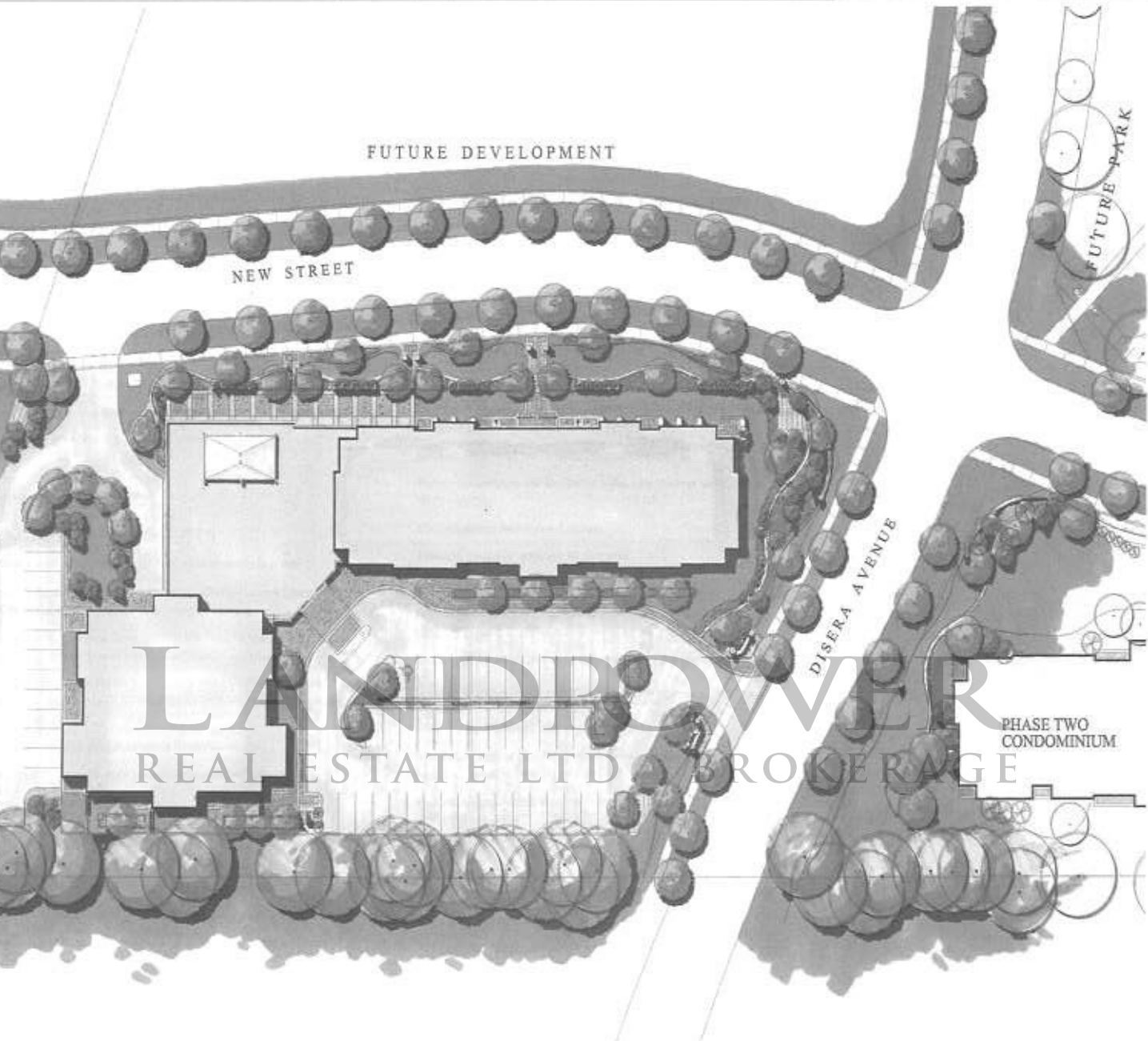
Designed by the renowned firm of Kirkor Architects, many will admire this refreshing design, but only a privileged few will have the luxury of calling it home. Enveloped in glass, accented with spacious balconies, Thornhill City Centre is the epitome of fine architecture.

thespa,yourparadise



Welcome to your private paradise – The Spa at Club Liberty. Richly appointed, elegantly finished, it's where you can enjoy a spectacular indoor swimming pool, complemented of course by a sensational whirlpool.

thornhillcitycentre



From the decorative perimeter fencing to the spectacular combination of ornamental trees, shrubs and flowers, Thornhill City Centre's landscape design will be a haven of natural beauty for residents to enjoy year-round.

yourdreamsuite



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 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 3/4" 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.

Unitized 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 color 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. Sizes 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.

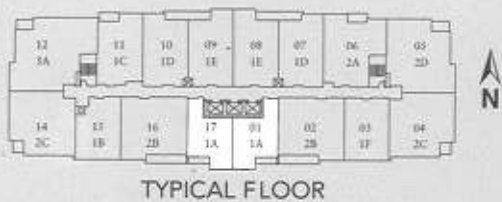
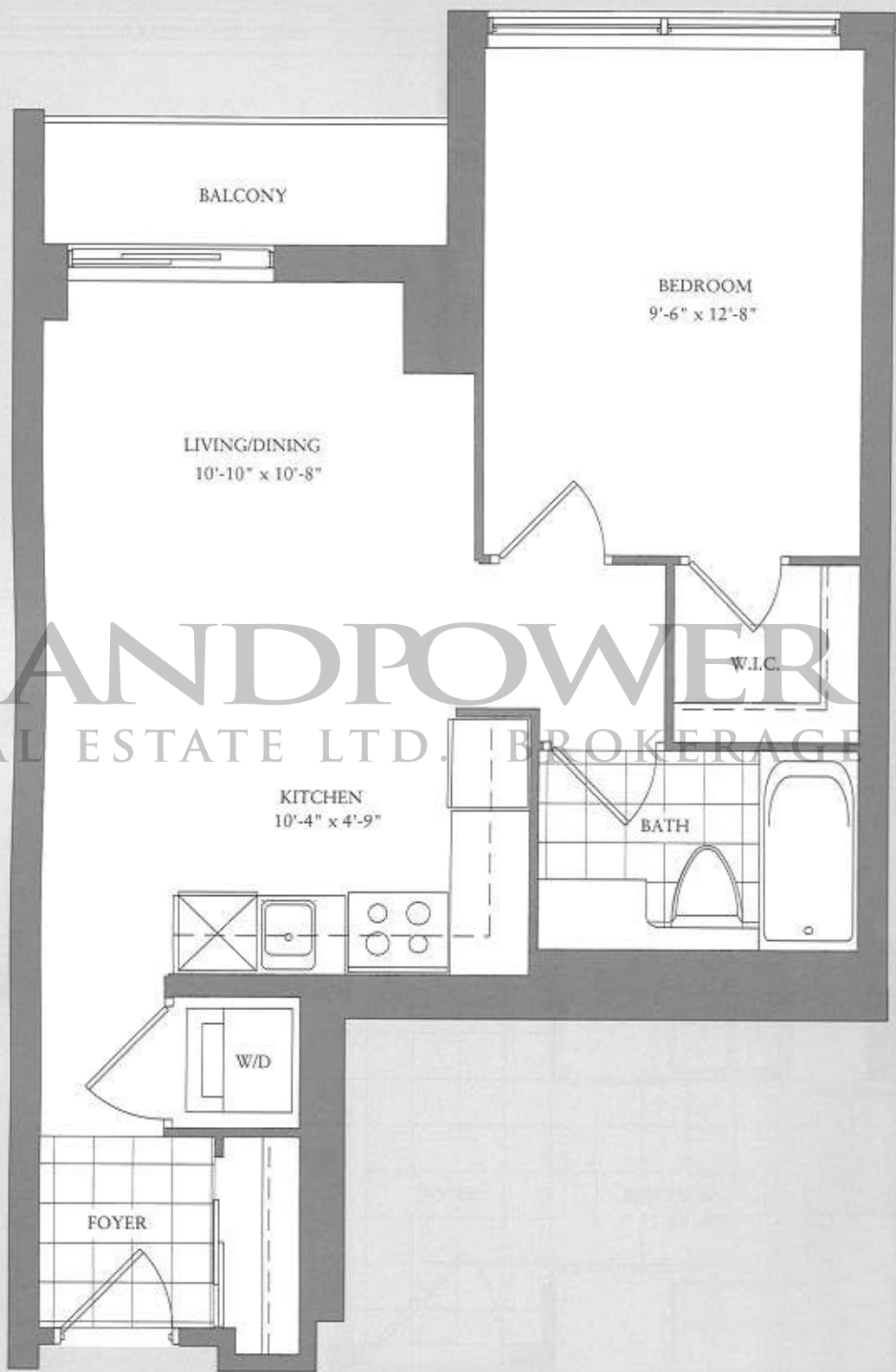
All illustrations are artist's concept. Actual useable space may vary from stated floor area.

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.



SUITE 1A
546 SQ.FT.

one bedroom

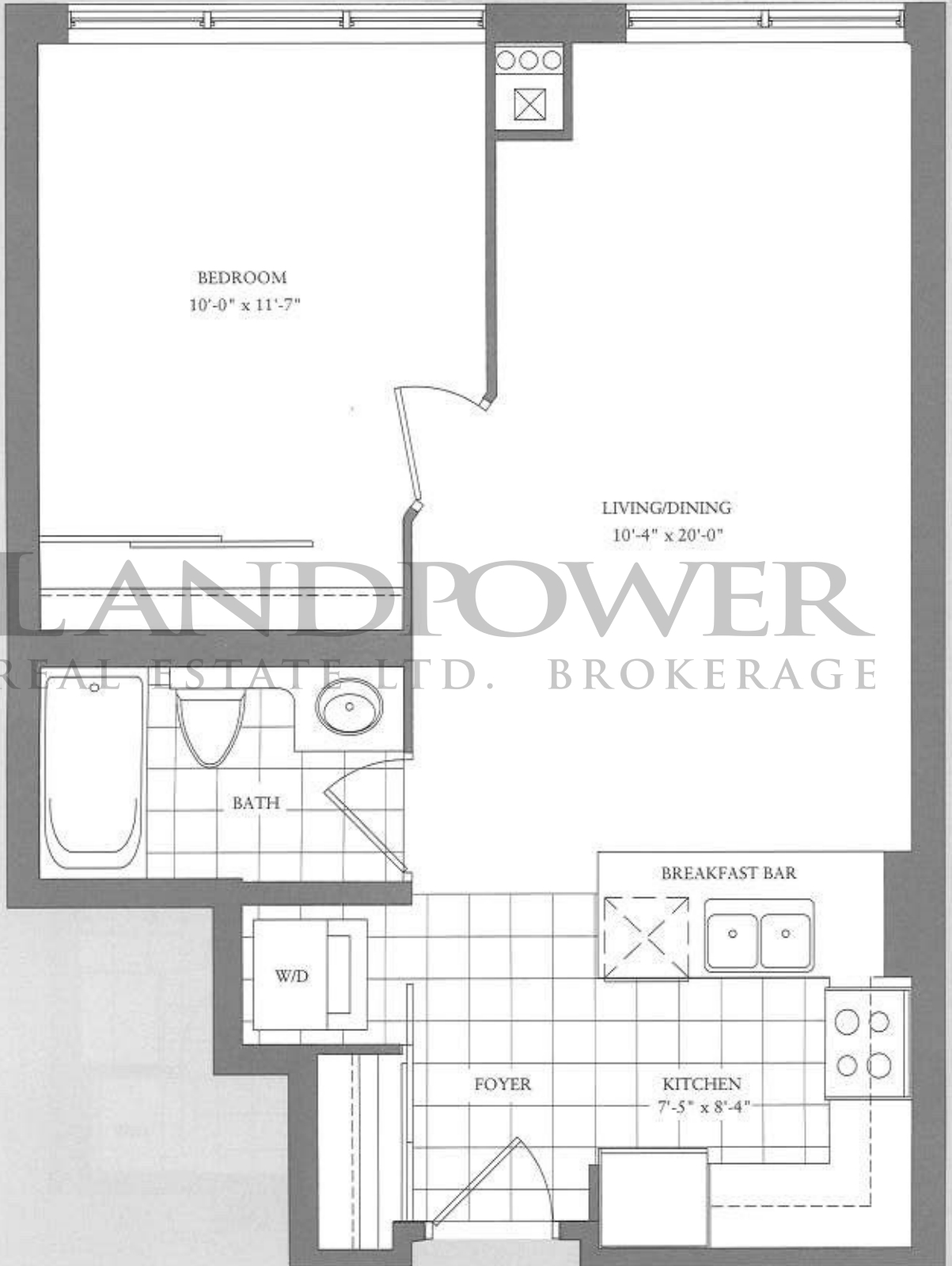


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SUITE 1B

590 SQ.FT.

one bedroom

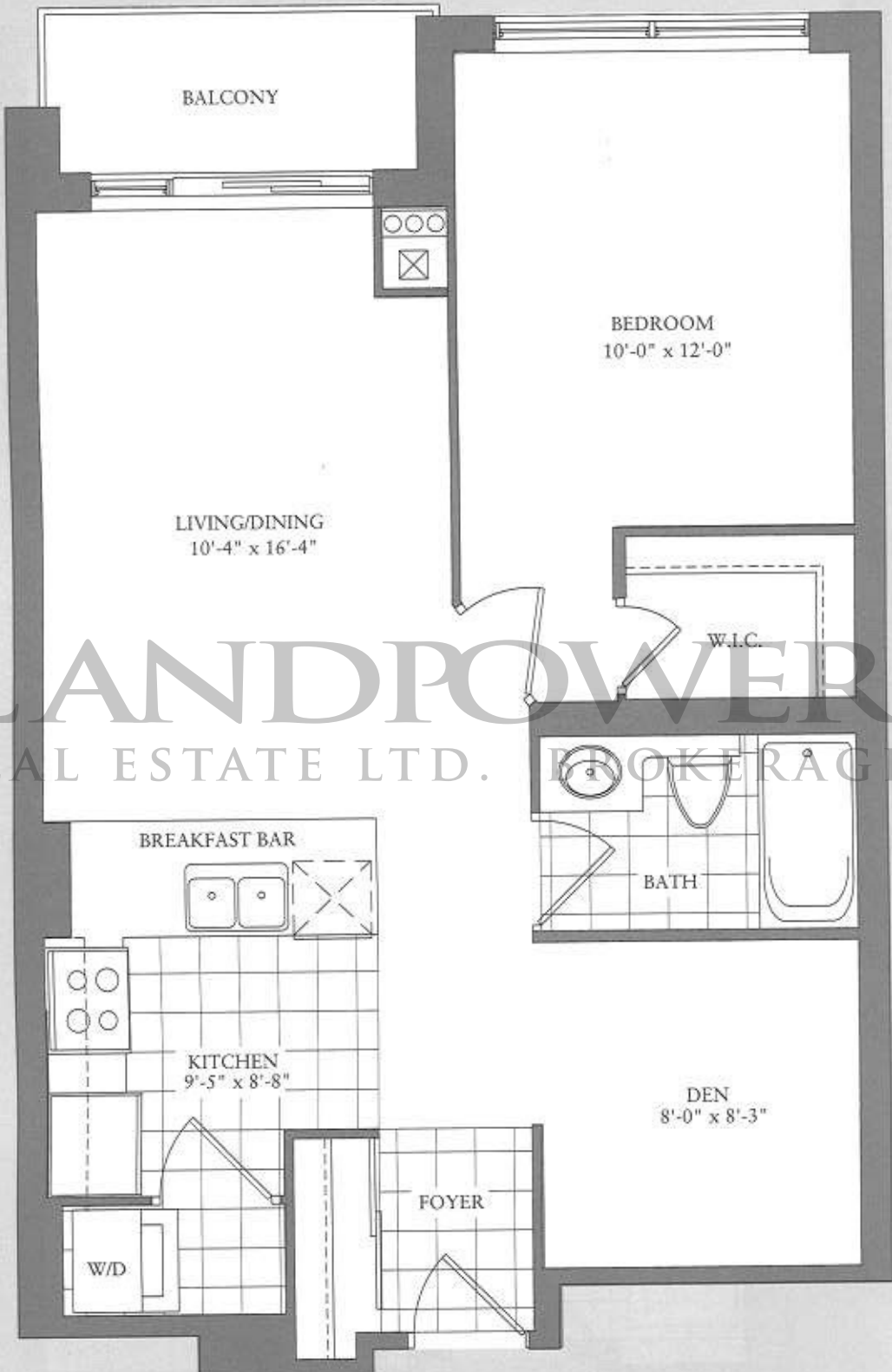


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SUITE 1C

680 SQ.FT.

one bedroom + den

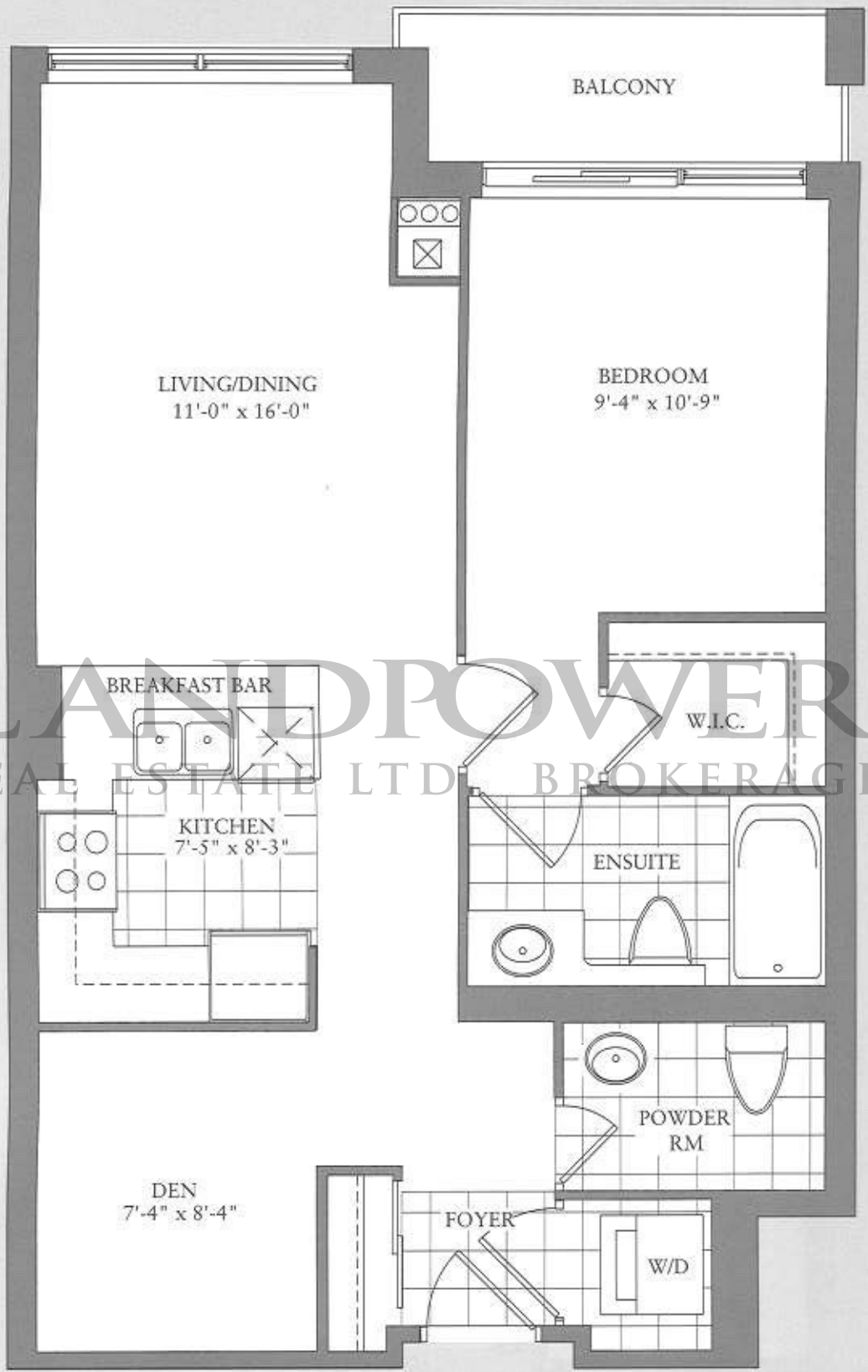


TYPICAL FLOOR

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SUITE 1D
695 SQ.FT.

one bedroom + den



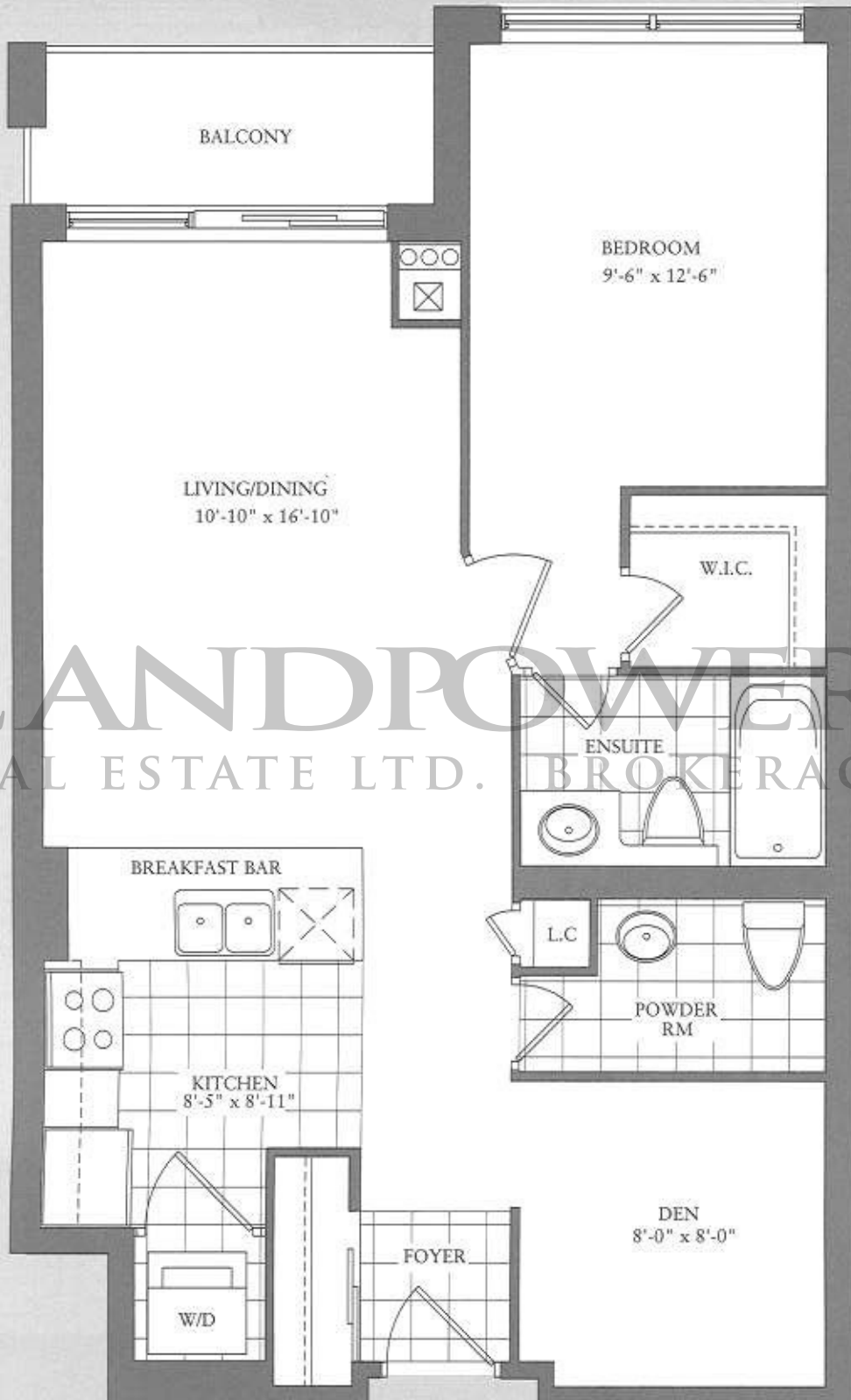
TYPICAL FLOOR

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SUITE 1E

730 SQ.FT.

one bedroom + den

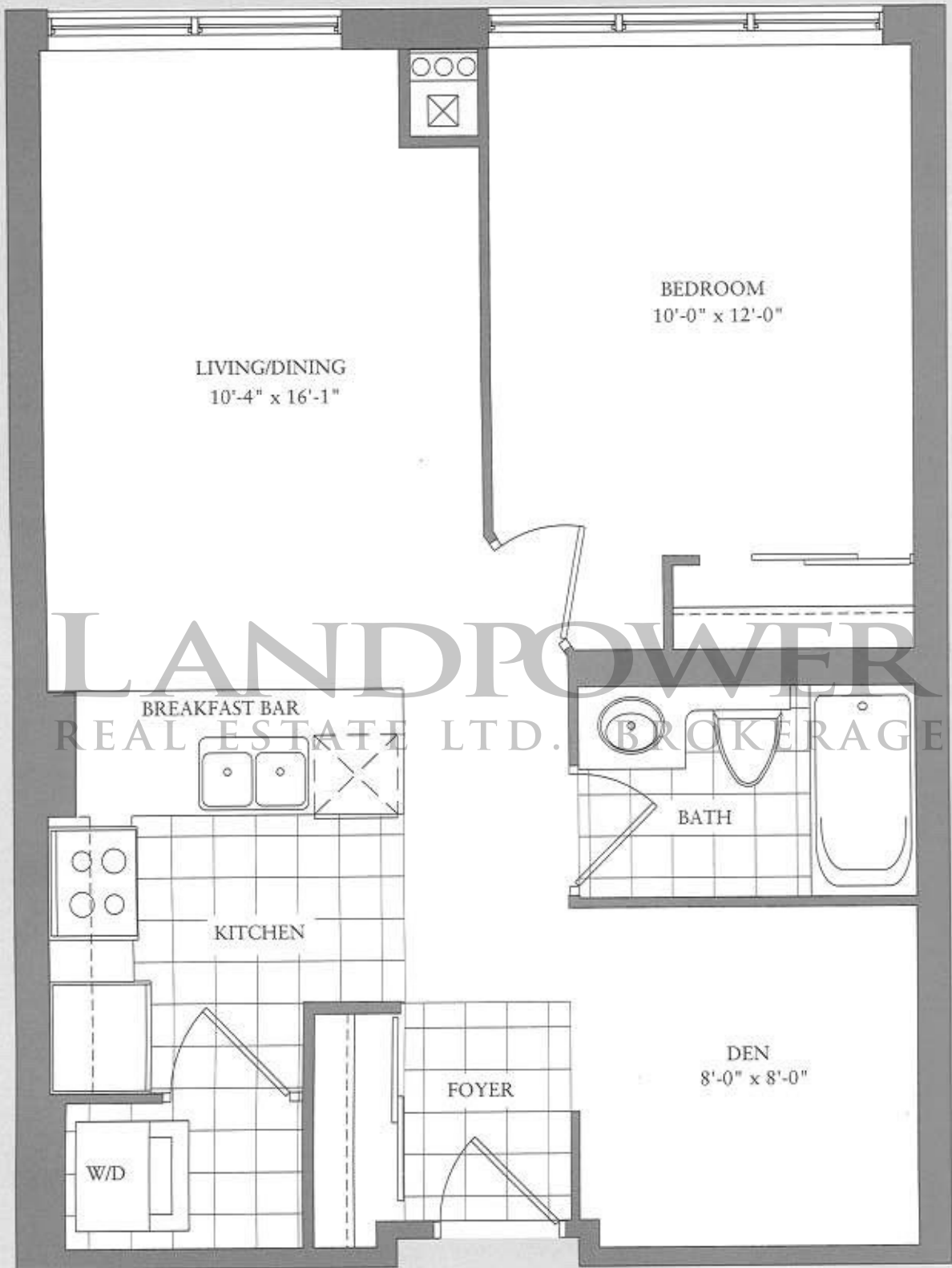


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SUITE 1F

635 SQ.FT.

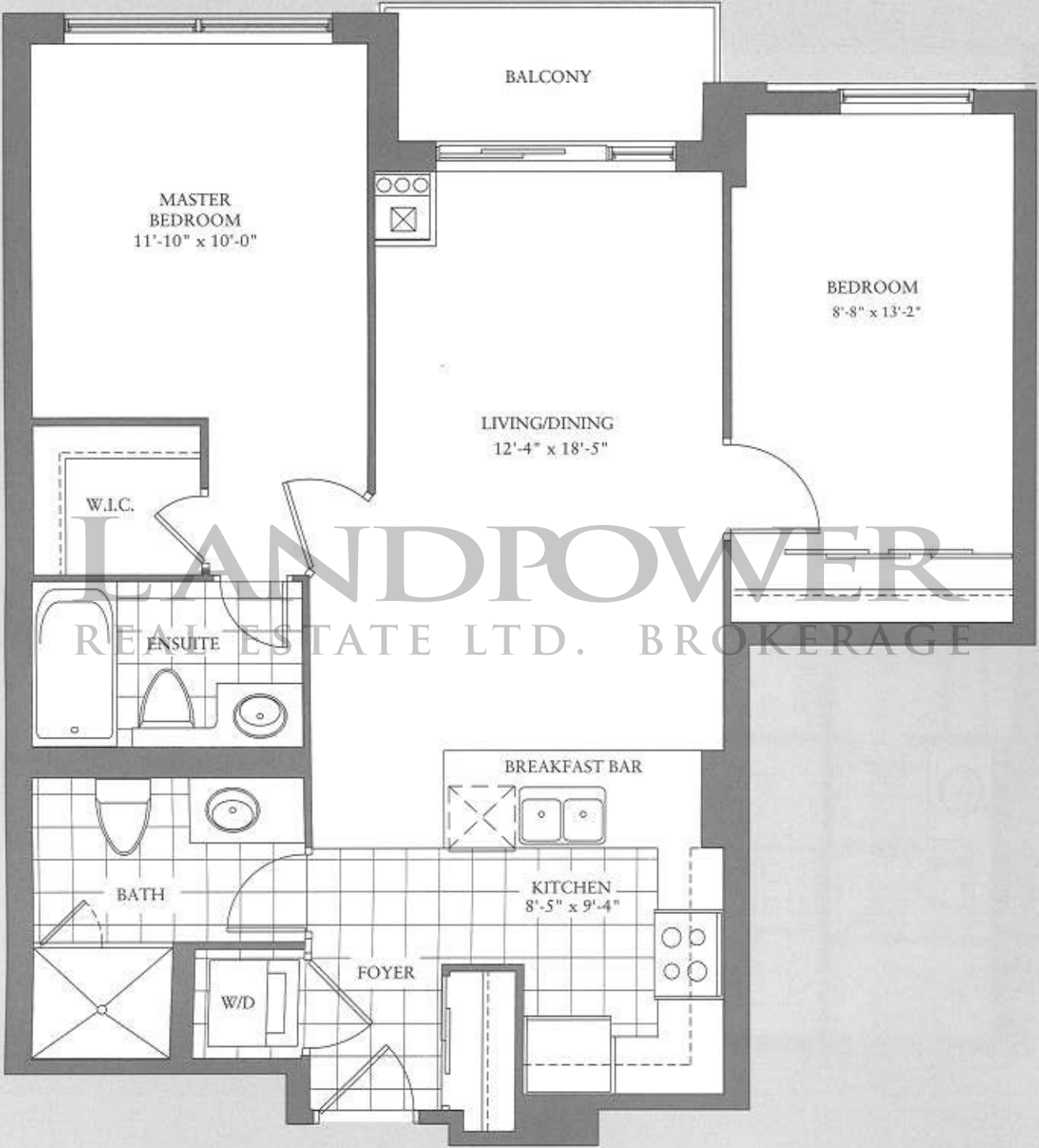
one bedroom + den



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 2A
825 SQ.FT.

two bedroom



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SUITE 2B

888 SQ.FT.

two bedroom



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SUITE 2C

900 SQ.FT.

two bedroom

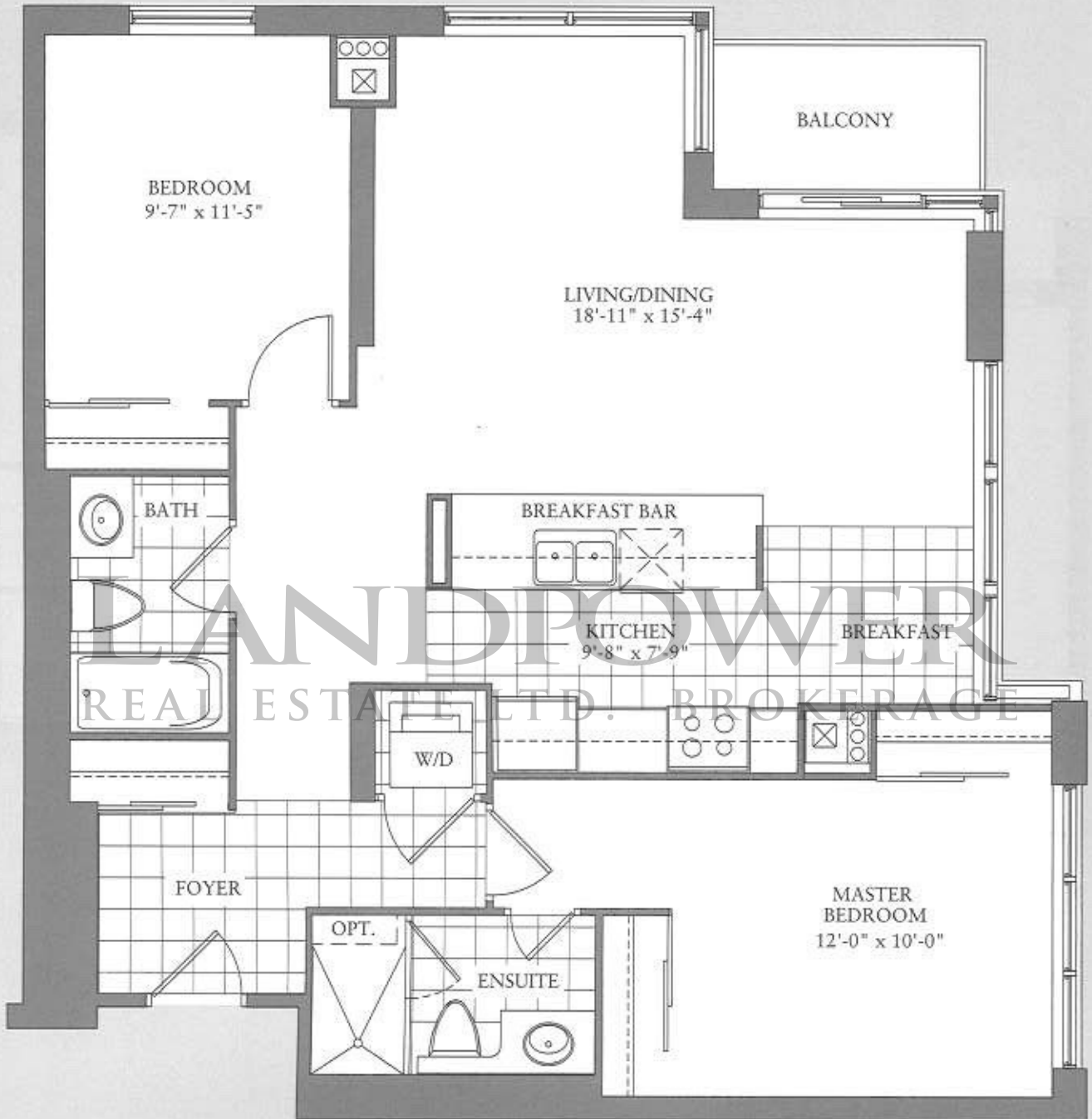


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SUITE 2D

1015 SQ.FT.

two bedroom

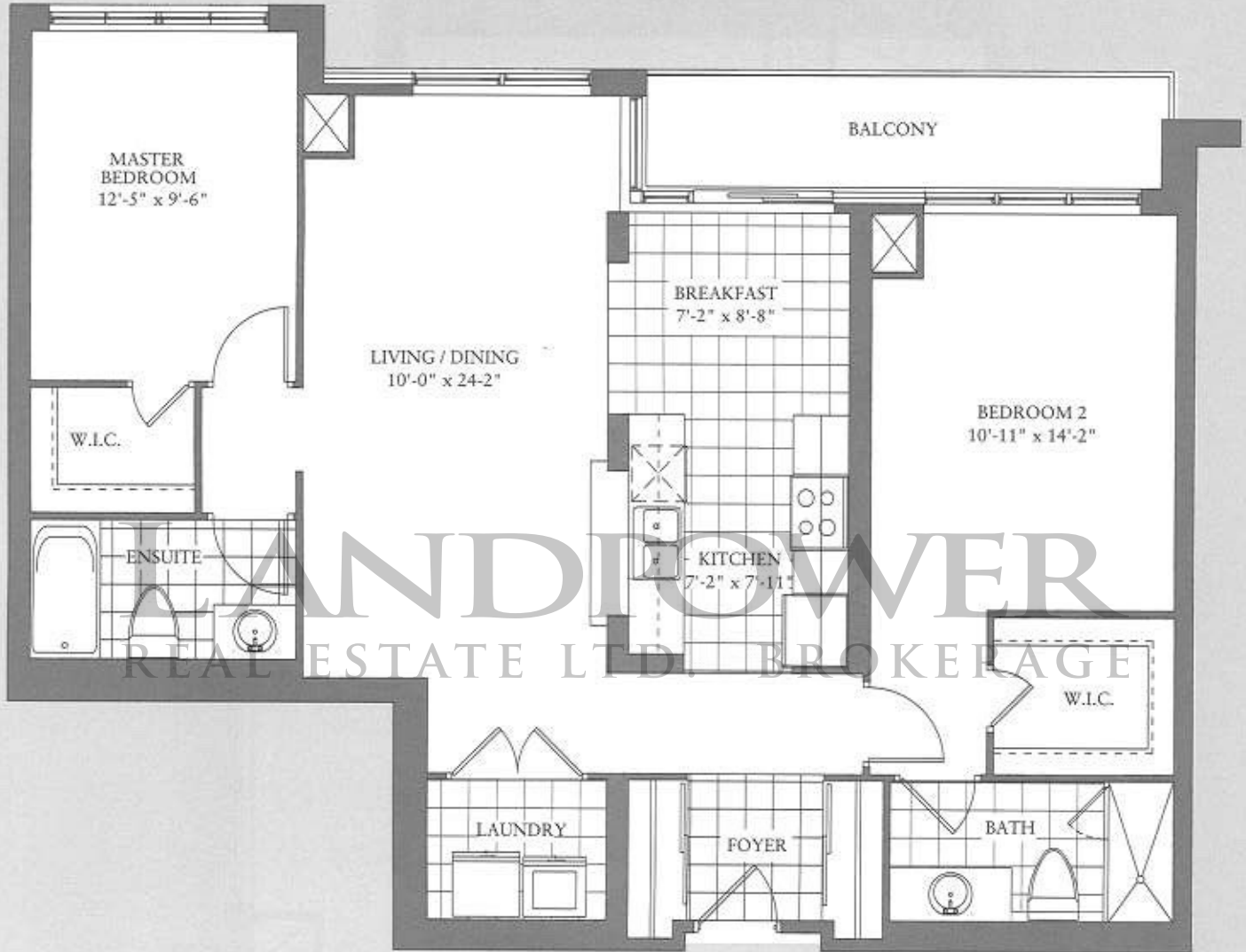


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SUITE 2E

1120 SQ.FT.

two bedroom

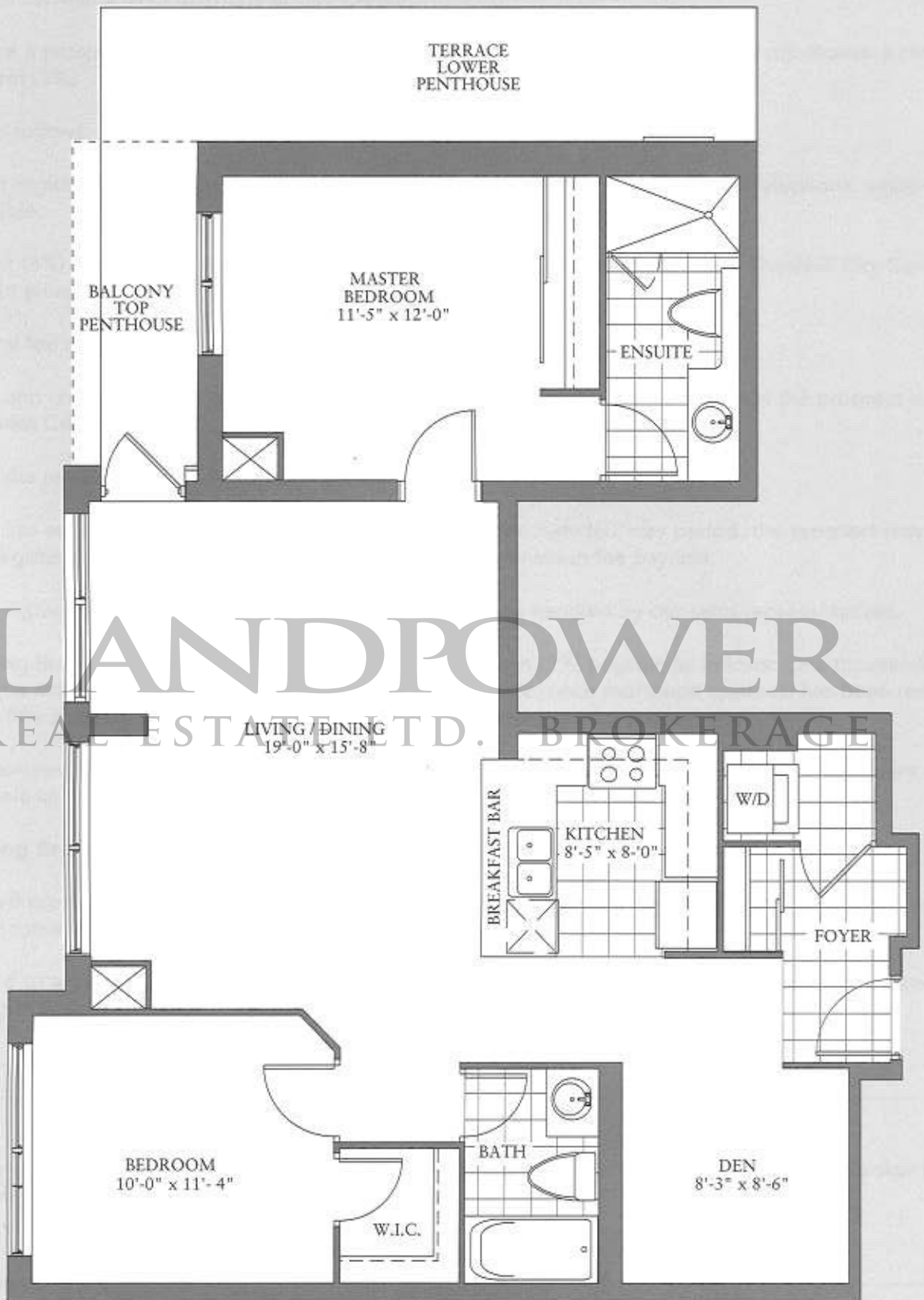


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SUITE 2F

1130 SQ.FT.

two bedroom + den



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THORNHILL CITY CENTRE CO-BROKE PROGRAM REGULATIONS

Liberty Development is pleased to introduce our Co-operative Broker Program for the benefit of Brokers and Agents at our Thornhill City Centre project in Thornhill.

As you are aware, it is not the usual practice of home builders to provide a referral fee to the resale industry. Liberty Development recognizes the importance of the role that you play in the community and would like to reward your participation on our current project at Thornhill City Centre.

Simply introduce a prospect to our Thornhill City Centre Sales Office and, if they close, you will receive a commission of three per cent (3%).

The rules are as follows:

The agent must register each prospect by personally escorting them to our Sales Centre. Telephone registrations are not acceptable.

A three per cent (3%) commission will not be paid if the prospect has first registered with Thornhill City Centre at any time without an agent.

Only one referral fee is allowed per purchase.

A guest survey and co-broker registration form must be properly completed at the time that the prospect is introduced to the Sales Centre.

Registration of the prospect is valid for a period of sixty (60) days.

If the prospect has not purchased at Thornhill City Centre within the sixty (60) day period, the prospect may again be personally registered by the agent. Otherwise, there is no commission fee payable.

All paperwork; Agreement of Purchase and Sale, forms, etc., will be handled by our sales representatives.

The Co-operating Broker will receive a commission of three per cent (3%) payable as follows: One thousand dollars (\$1,000.00) of the total referral fee will be advanced upon a firm sale, once mortgage approval has been received. The balance to fifty percent (50%) of the total referral fee will be paid at construction start.

The final fifty percent (50%) of the referral fee owing will be paid upon successful closing of the Agreement of Purchase and Sale provided all Program regulations have been complied with.

The co-operating Broker must invoice Liberty Development directly for the commission.

Our program will protect your interest and give credit where credit is due. You will find that it will significantly increase your income with a minimum of time and effort.

We look forward to a successful working relationship between Liberty Development and the Real Estate Brokers and Agents working in the community.

I, _____, of the office of _____
Name of Agent Company

the introducing agent, hereby acknowledge that I have read the rules of the "Thornhill City Centre" Broker Plan and understand same.

Dated this _____ day of _____ 2003.



THORNHILL CITY CENTRE

PRICE LIST

MODEL	DESCRIPTION	SF. FT.	PRICES FROM
1A	One Bedroom	546	\$129,900
1B	One Bedroom	590	\$143,000
1C	One Bedroom Plus Den	680	\$162,000
1D	One Bedroom Plus Den	695	\$166,000
1E	One Bedroom Plus Den	730	\$170,000
1F	One Bedroom Plus Den	635	\$153,000
2A	Two Bedroom	825	\$196,000
2B	Two Bedroom	888	\$210,000
2C	Two Bedroom	900	\$212,000
2D	Two Bedroom	1015	\$232,000
2E	Two Bedroom	1120	\$270,000
2F	Two Bedroom Plus Den	1130	\$272,000

Deposit structure (15%)

\$2,000.00 with Agreement
Balance to 5% - 15 days
5% - 60 days
5% - 120 days

One parking space per unit

Monthly Maintenance Fee

\$0.35/sq.ft. per month

Office Hours

Mon – Thurs 1:00 p.m. – 8:00 p.m.
Fri. Sat. Sunday & Holidays 12:00 Noon – 6:00 p.m.

Occupancy

Summer 2005

Sales Representatives: Mitch Moskalyk, Patricia Ong, Grace Whiteway

☎ (905) 731-8302 ☎