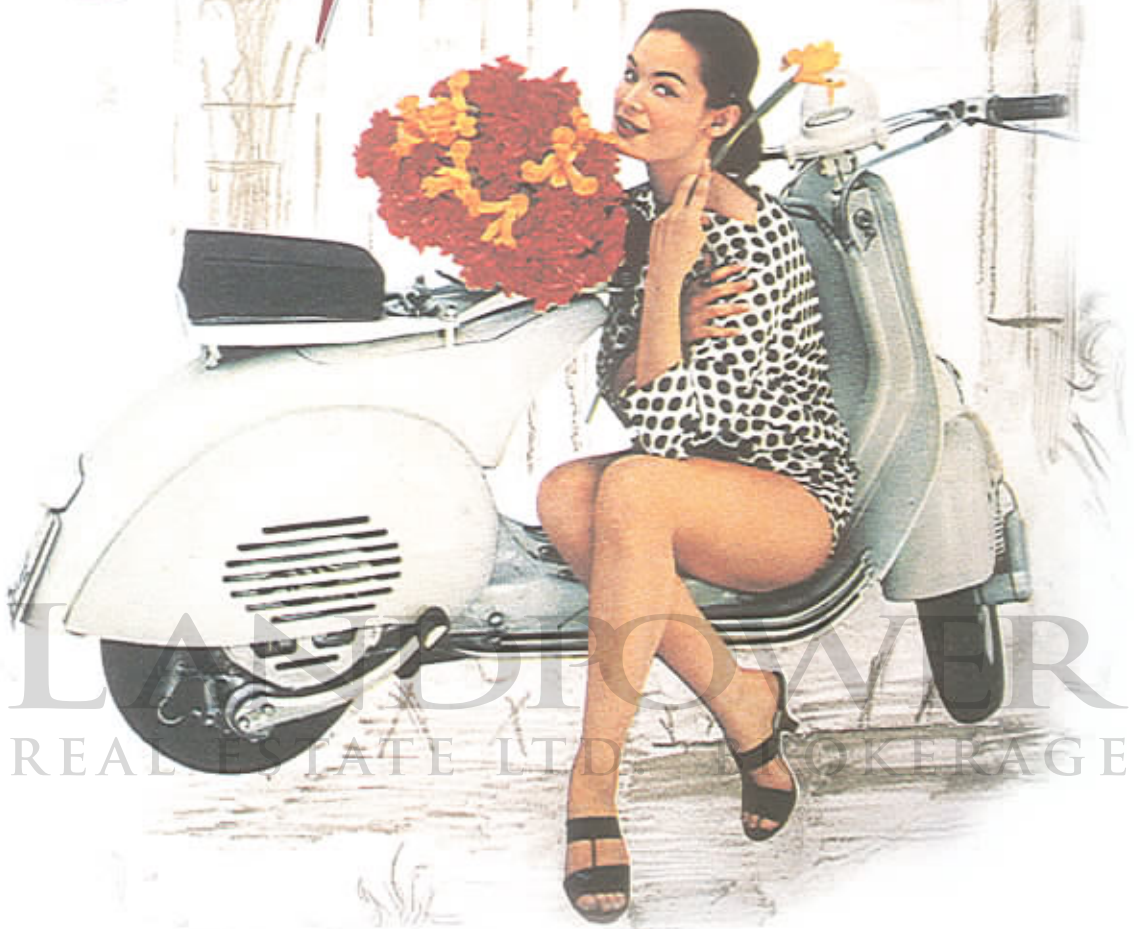
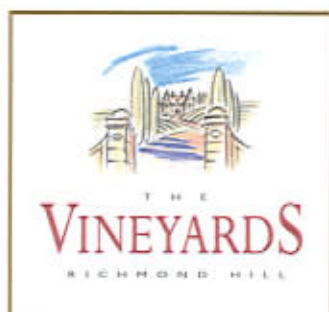


# *Fall in Love European Style*



Presenting The Vineyards in Richmond Hill.  
European Inspired Condominiums from \$119,900

Priority Preview





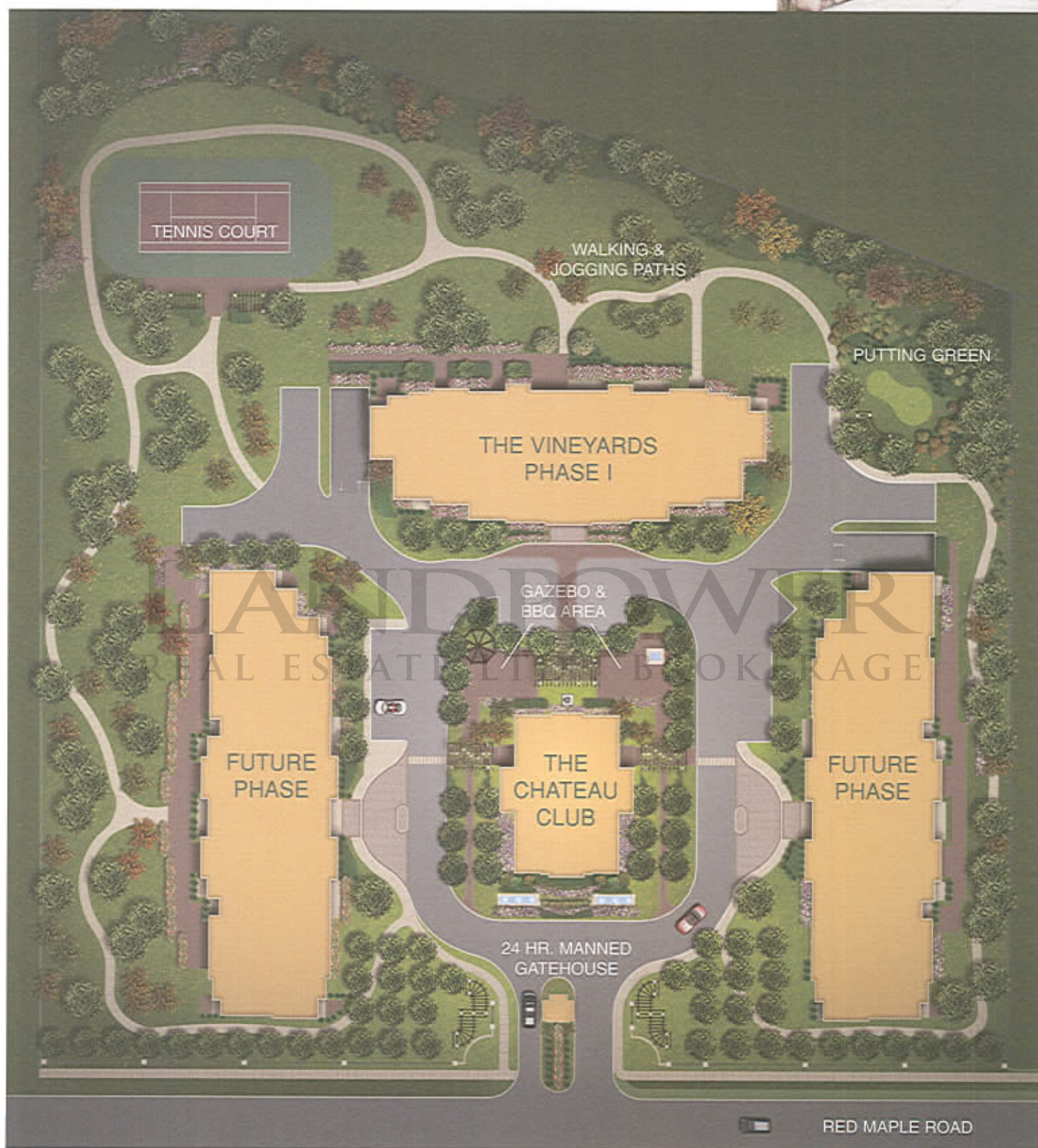
*The Vineyards. A celebration  
of art, architecture and life.*



resenting The Vineyards, in Richmond Hill, by Empire Communities. With rich architectural detailing inspired by Europe's finest chateaus, The Vineyards will set a new level of luxury condominium living. Imagine a richly finished grand lobby with an elegant stone fireplace. Indulge your senses in the lavish recreation centre featuring an indoor swimming pool. Admire sumptuous suite features and finishes as chosen by today's finest designers. Now you can celebrate the good life every day, as it was meant to be, at The Vineyards.



*The Vineyards. A master  
planned community.*







# The Vineyards.

## Exquisite quality features



### Impressive Building Features

European inspired architecturally designed exterior with a combination of pre-cast concrete, brick and/or stucco finish  
Quality pre-finished aluminum double-glazed windows  
Elegantly designed, professionally decorated lobby with grand fireplace and furnished seating area  
Luxuriously designed finishing details in corridors and suite entrance doorways  
Secure underground visitor parking  
1 assigned underground parking space, per suite  
1 assigned locker, per suite

### Club Chateau-Fitness and Recreation Centre

Lavish indoor pool with whirlpool  
Outdoor rooftop terrace  
Separate men's and women's saunas, change rooms, showers and bathroom facilities  
Impressive 2nd floor reception hall with large windows  
Convenient patio barbecue stations and seating areas, gazebo, billiards/cards room, home theatre room, library/lounge, exercise room and fountain.

### The Vineyards Indoor Entertainment Facility

Multi-purpose party room equipped with large kitchen

### OUTSTANDING SUITE APPOINTMENTS

#### Sensational Gourmet Kitchen Features

European style cabinetry and countertops, as per plan from Vendor's standard samples  
Gorgeous ceramic floor tiles, as selected from Vendor's standard samples  
Contemporary layouts with multi-functional flush breakfast bar, as per plan  
Stainless steel double compartment sink with single lever faucet  
Built-in range hood with light and 2-speed fan, vented to exterior  
Contemporary overhead lighting in kitchen and breakfast area, as per plan

#### Beautiful Bathroom Features

Vineyards cabinetry from Vendor's standard samples  
Luxurious ceramic tiles for floors, bathtub and shower enclosure, as selected from Vendor's standard samples  
Attractive white bathroom fixtures throughout  
Single lever chrome faucets in all vanity sinks  
Exclusive cultured vanity tops and basins, as selected from Vendor's standard samples  
Modern chrome strip lighting in all bathrooms  
Contemporary full-width vanity mirror  
Exhaust fans in all bathrooms, vented to outside  
Secure privacy locks on all bathroom doors  
Safety pressure balance valves for tub and shower  
Medicine cabinets in ensuite bathrooms

#### Contemporary Interior Features

Individual climate controls for centralized heating and air conditioning  
Spacious outdoor balcony or terrace, as per plan  
Large sliding glass doors or swing glass door to balcony or terrace, as per plan  
White "Decora" style light switches and receptacles throughout  
Linen closet provided as per plan  
Capped ceiling light outlet in dining room, bedrooms and den as per plan  
Contemporary light fixtures in foyer and hallways  
Stunning vertical blinds for windows and balcony or terrace sliding doors  
Safety electrical copper wiring with individual circuit breaker panel  
Attractive 8"x8" white ceramic laundry floor tiles

### Deluxe Living Area Appointments

Elegant solid-core entry door with guest viewer and quality dead-bolt  
Luxurious 40 oz. broadloom with foam underpad, one colour throughout as selected from Vendor's standard samples  
Impressive marble or ceramic foyer floor tile, as selected from Vendor's standard samples  
Spectacular sliding mirrored closet door in front foyer\*  
"Clermont" design interior panel doors with polished brass-finish lever hardware, where applicable  
Classic colonial-style baseboards, door frames and casings. Trim and doors finished in white semi-gloss latex paint  
Attractive cultured marble window sills  
Premium white latex paint on all walls and dropped ceilings  
Contemporary white stipple ceilings in all rooms except kitchen, laundry area and bathrooms, which are smooth and finished in white semi-gloss paint  
Conveniently located pre-wired telephone outlets in living room, kitchen, bedrooms and den, as per plan; pre-wired outlets for cable TV in living room, bedrooms and den, as per plan

### Brand-name Kitchen Appliance Package\*

Premium 17 cu.ft. frost-free refrigerator  
Convenient self-cleaning range  
Quality built-in dishwasher  
Stacked washer/dryer (as per plan)  
All appliances to be white

### State-Of-The-Art Safety Features

Welcoming 24-hr. manned gatehouse at entrance to receive residents and guests, and to monitor suite intrusion alarm systems, garage, and other common area access control systems  
Exclusive underground parking with security cameras in the garage area along with parabolic mirrors for greater visibility of pedestrians and vehicles  
Heated parking ramp to reduce icing  
Common area surveillance cameras and computer access cards or key fobs  
State-of-art enterphone system in lobby and vestibule for visitor entry  
Current fire safety system in accordance with the Ontario Building Code for your peace of mind  
Underground garage walls painted white and lit by fluorescent overhead lighting  
Garage is ventilated and protected by a fire sprinkler system  
Personally encoded suite intrusion alarm system with 2-way voice communication  
Smoke detector and heat detector connected to fire annunciation panel

Variations from Vendor's samples may occur in finishing materials, kitchen and vanity cabinetry, floor and wall finishes due to normal production. The Vendor reserves the right to substitute materials and/or suppliers of equal or greater quality at any time at their sole discretion. Hardwood flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards.

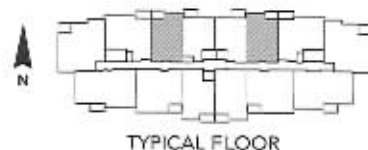
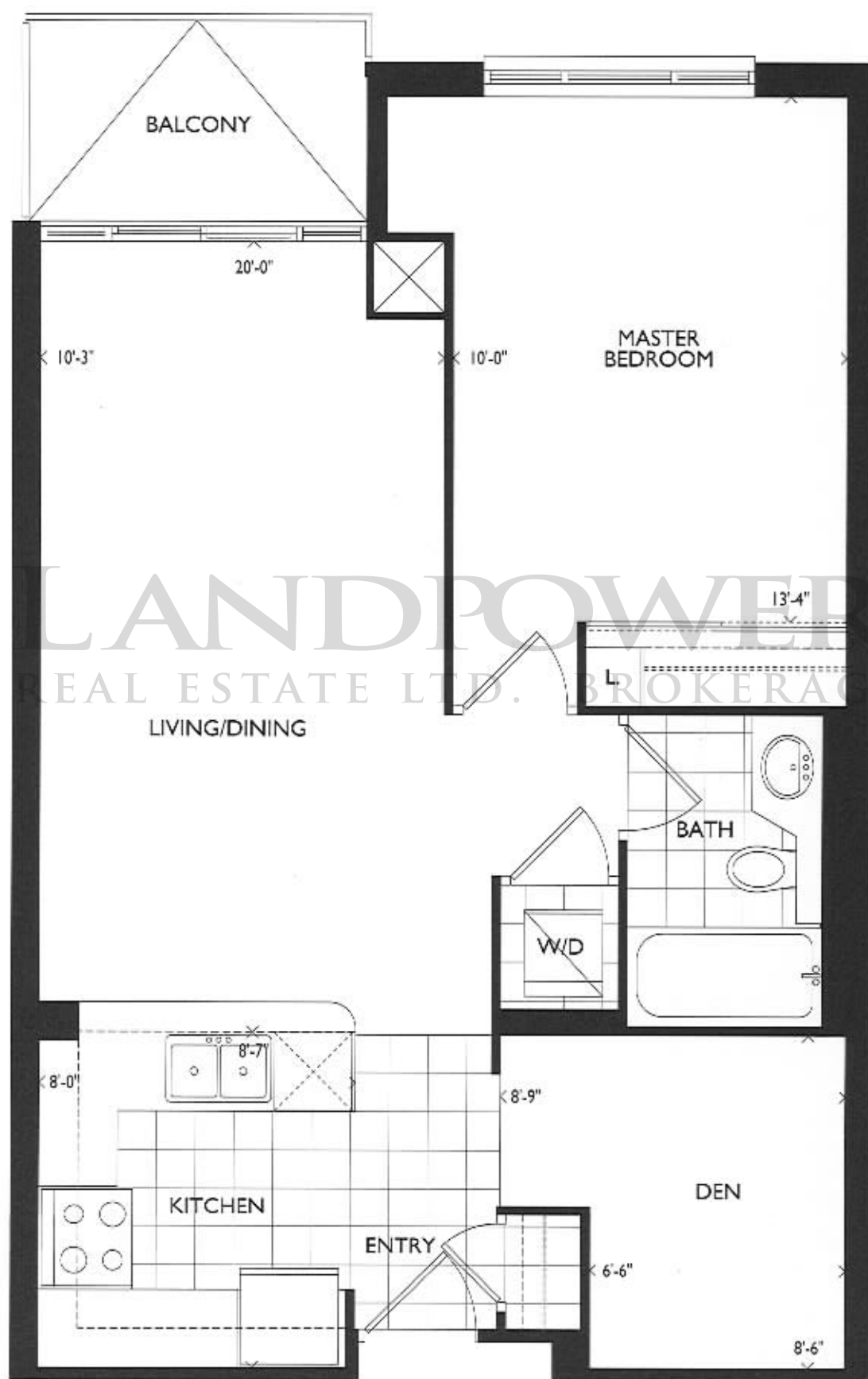
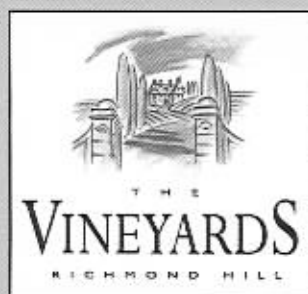
Prices, specifications and terms subject to change without notice, E & O.E., October 2003

\*Availability determined by suite design.



# THE CHIANTI (1A+D)

one bedroom+den 674 sq.ft.  
plus balcony 40 sq.ft.

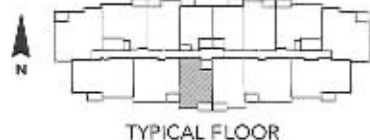
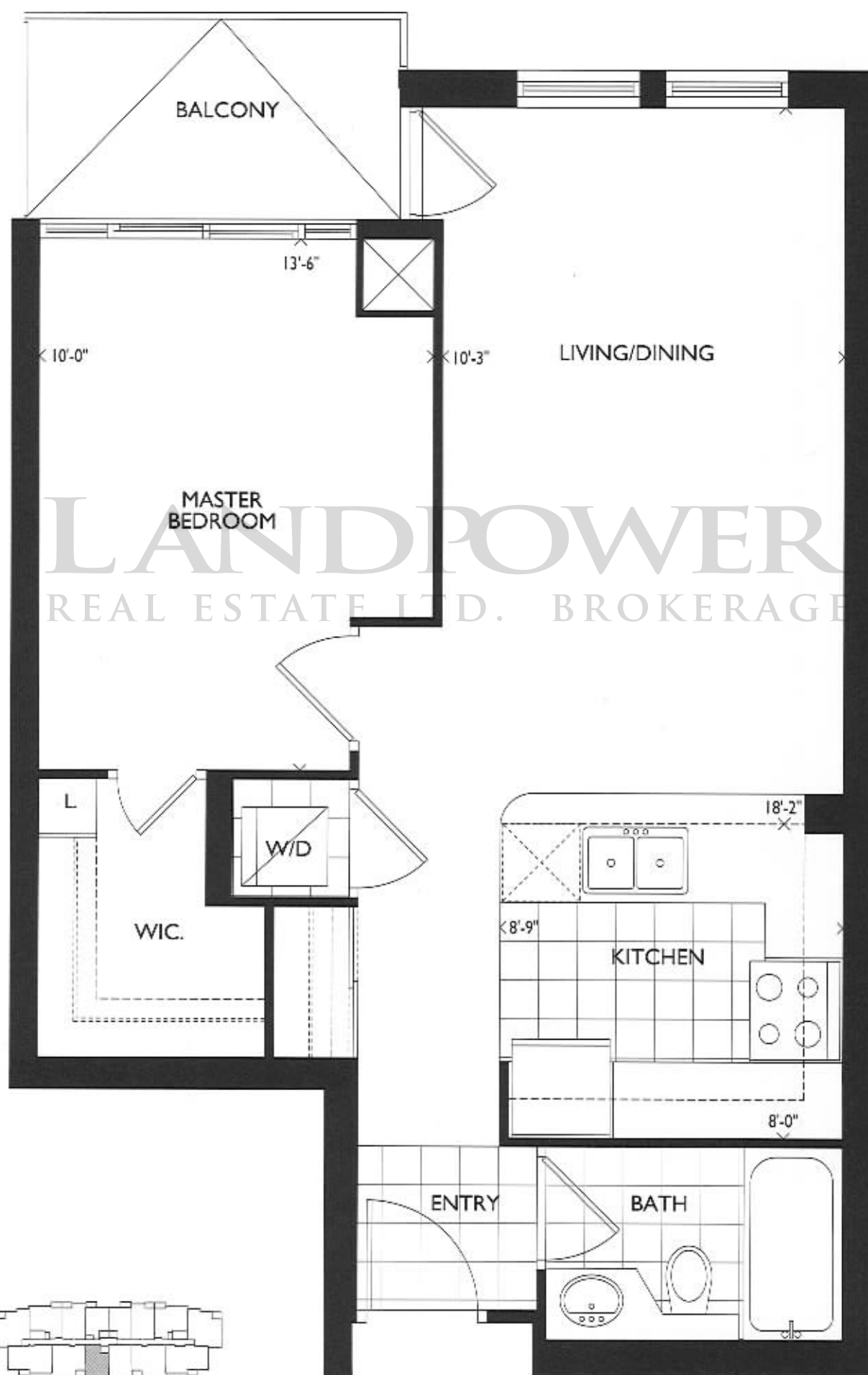
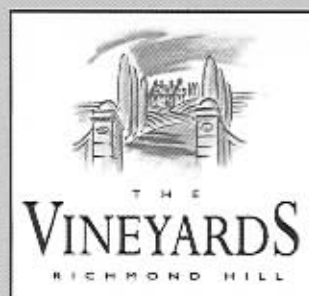


Notes: Plans and specifications are subject to change without notice. © 2002, Landpower Real Estate Inc. All rights reserved. This document is for informational purposes only. It is not a contract. For more information, please contact your sales representative.



# THE MERLOT (1B)

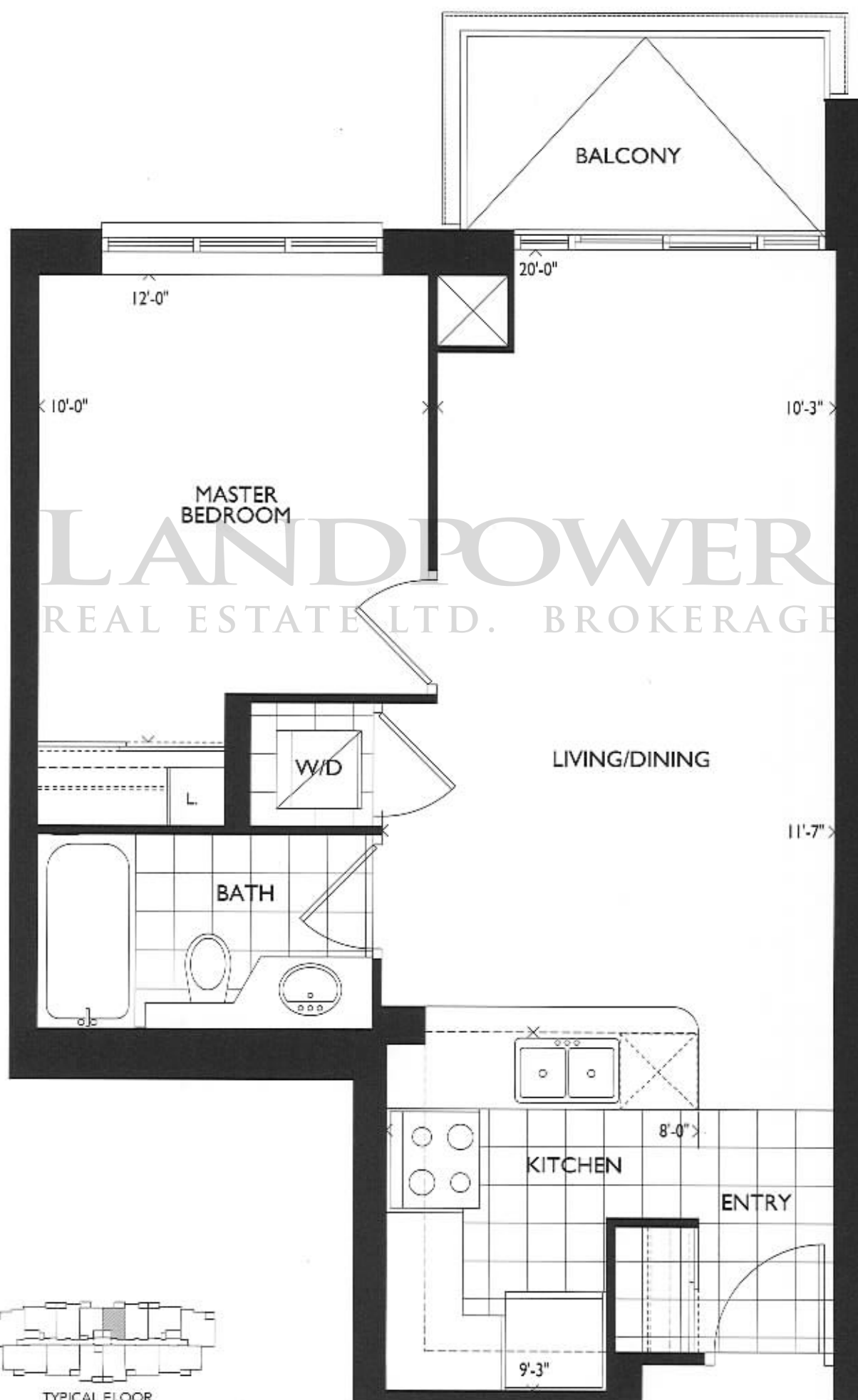
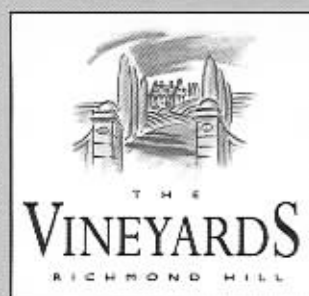
one bedroom 613 sq.ft.  
plus balcony 45 sq.ft.



Not to scale. All dimensions are approximate. All measurements are to the center of the unit. All measurements are to the center of the unit. All measurements are to the center of the unit.

# THE ZINFANDEL (1C)

one bedroom 563 sq.ft.  
plus balcony 43 sq.ft.

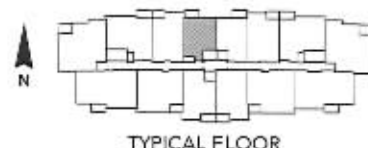
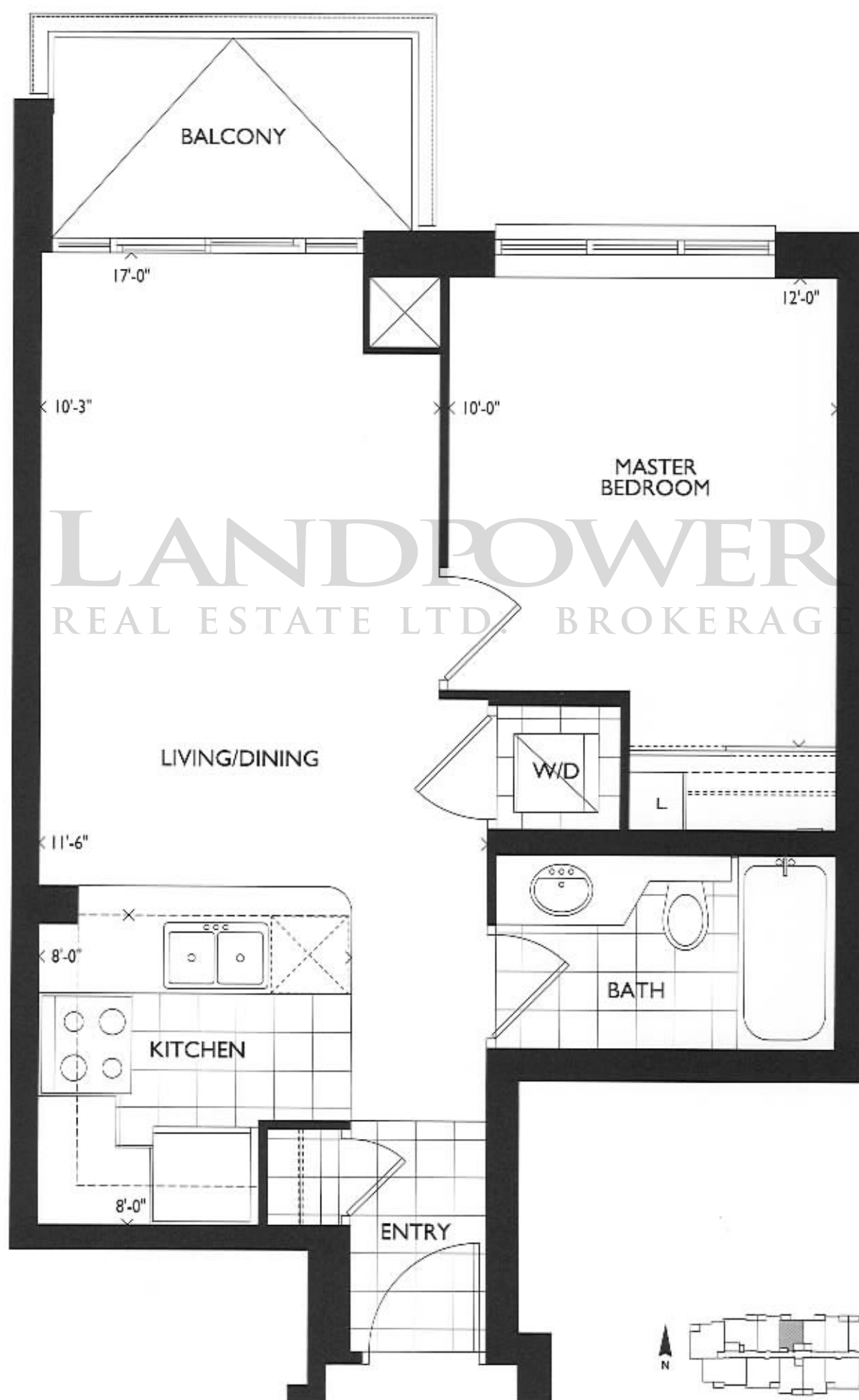
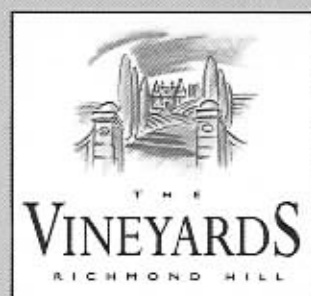


Not to scale. All dimensions are approximate. All measurements are to the center of the unit. All measurements are to the center of the unit. All measurements are to the center of the unit.



# THE SHIRAZ (1D)

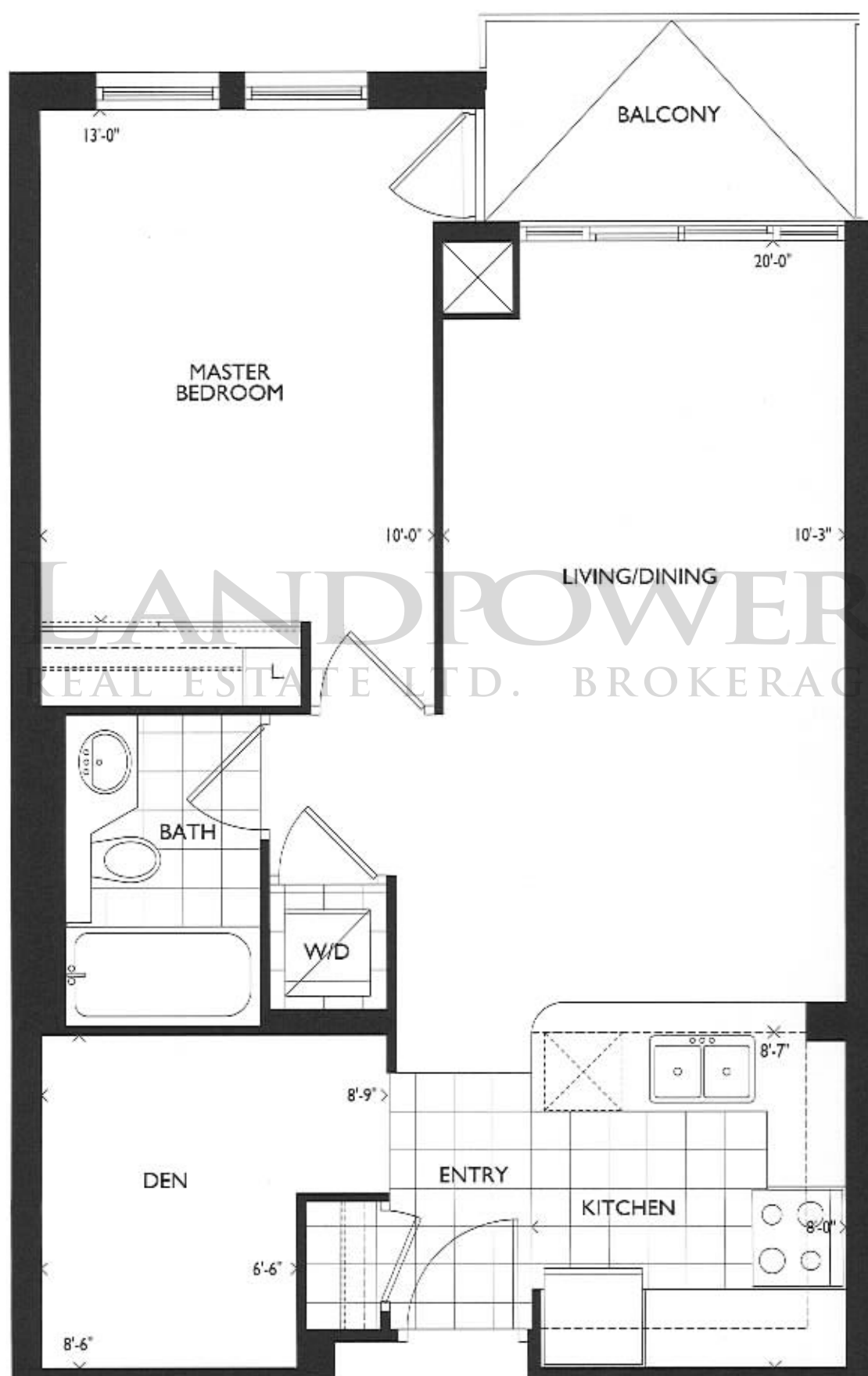
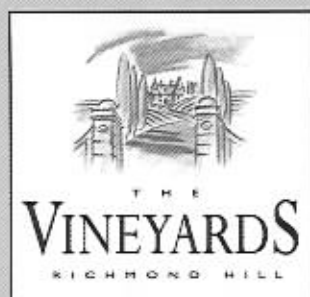
one bedroom 534 sq.ft.  
plus balcony 43 sq.ft.



Not to scale. All dimensions are approximate. All measurements are subject to change. See site plan for details. All dimensions are approximate. All measurements are subject to change. See site plan for details.

# THE CHARDONNAY (1E+D)

one bedroom+den 672 sq.ft.  
plus balcony 47 sq.ft.

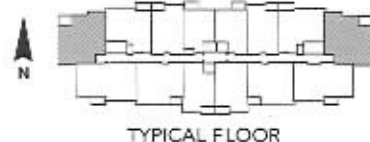
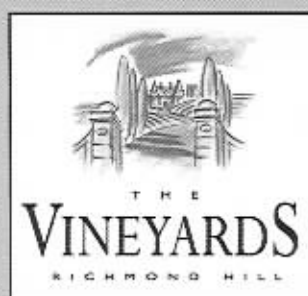


Basic Plans and specifications are subject to change without notice. (1)SSE. Local utility for space heating.  
See the actual floor plan for all dimensions shown on this plan. No liability for errors or omissions.



# THE SAUVIGNON (2A)

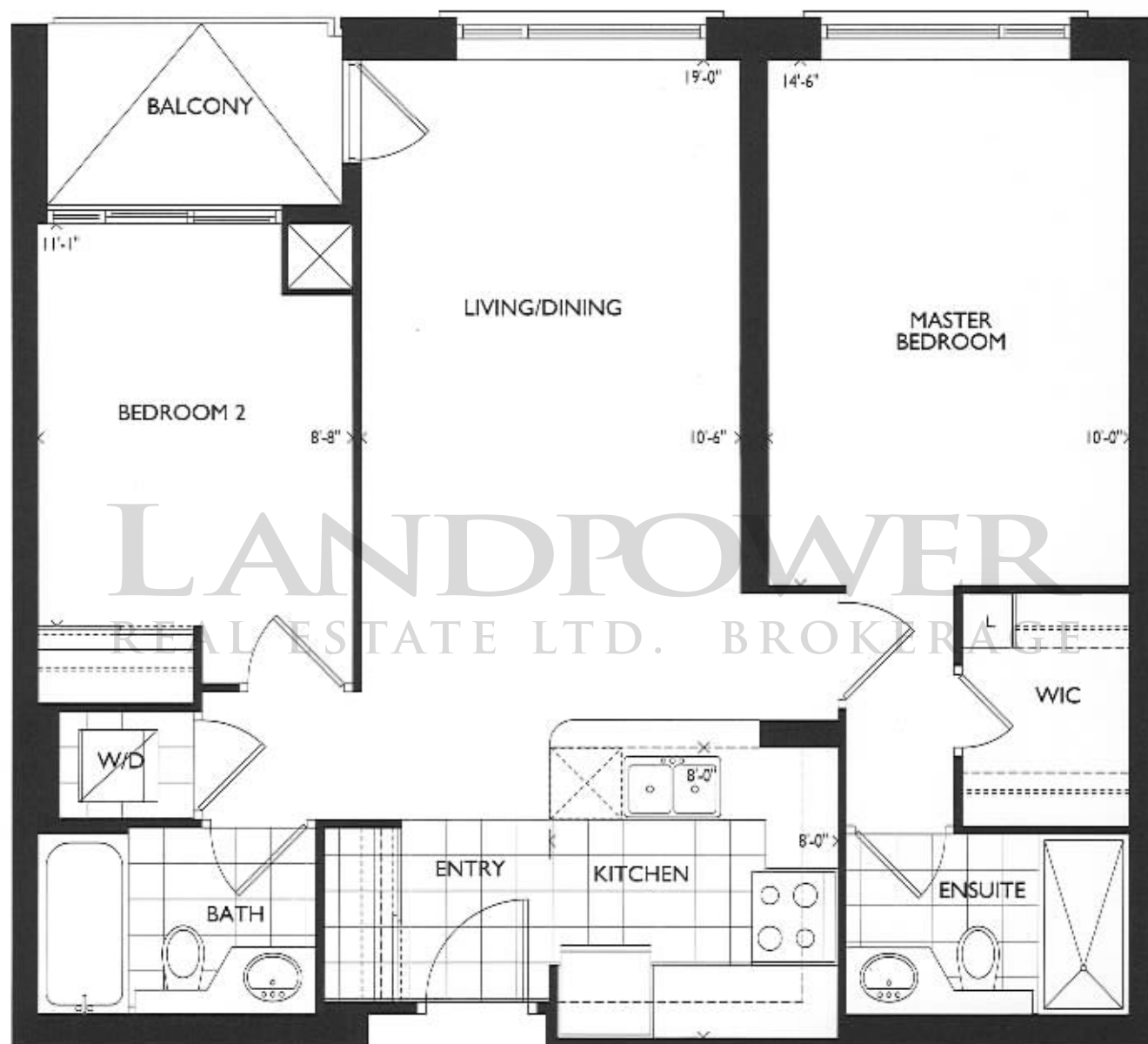
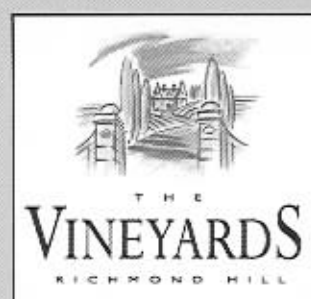
two bedroom 959 sq.ft.  
plus balcony 50 sq.ft.



Room sizes and specifications are subject to change without notice. E&M.T. Actual layout may vary slightly from this plan. All room dimensions shown are approximate. All drawings are subject to change.

# THE MUSCAT (2B)

two bedroom 834 sq.ft.  
plus balcony 38 sq.ft.

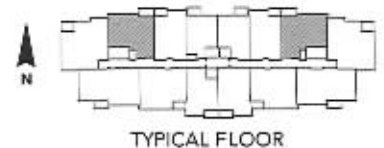


Not to scale. All dimensions are approximate. All measurements are subject to change without notice. All measurements are subject to change without notice.



# THE SANGIOVESE (2D)

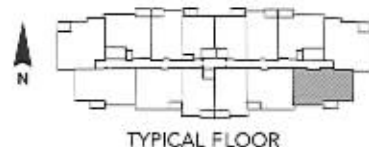
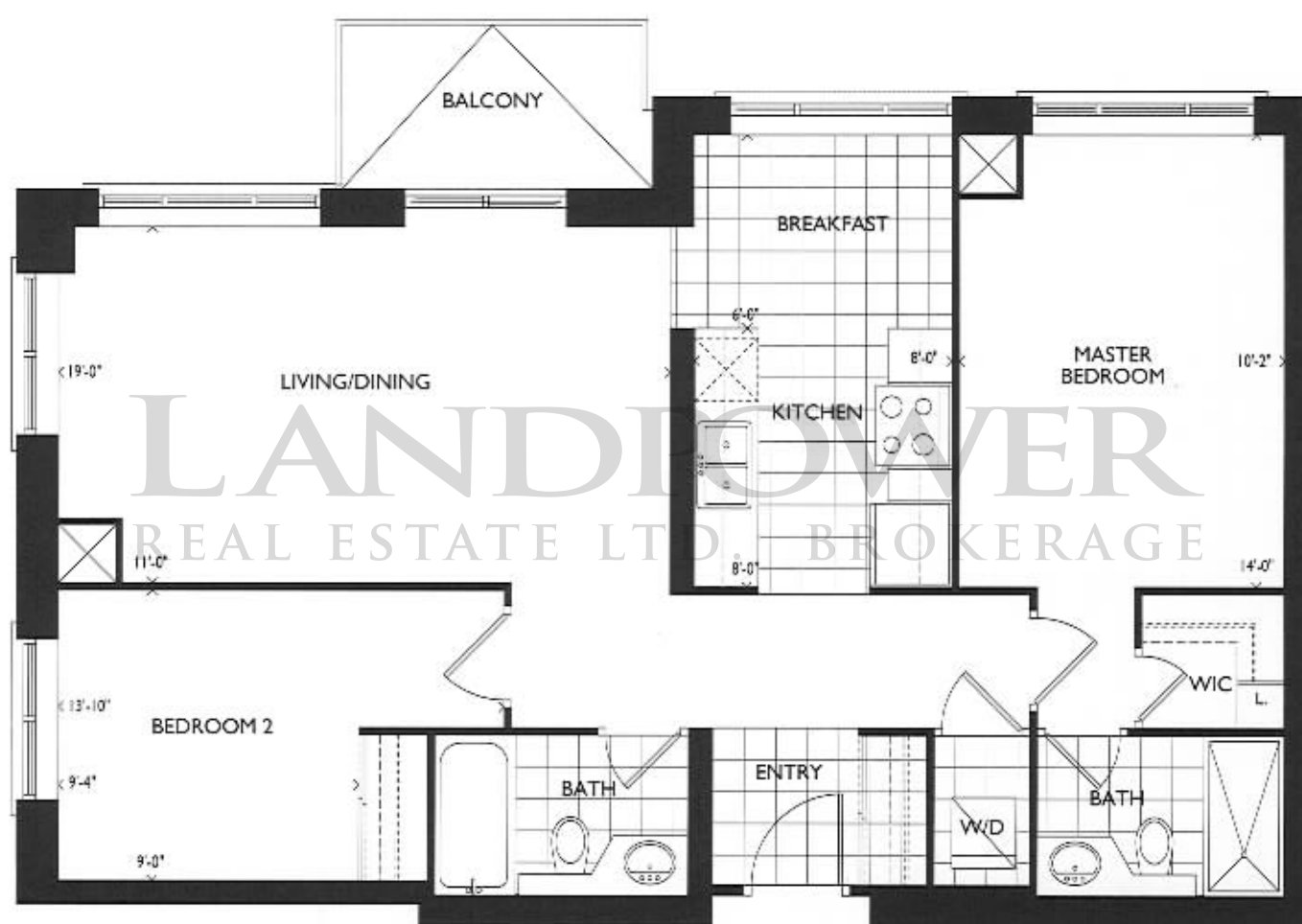
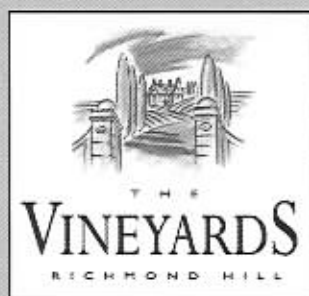
two bedroom 767 sq.ft.  
plus balcony 45 sq.ft.



Note: Plans and specifications are subject to change without notice. S.A.S. Real Estate Inc. is not responsible for the accuracy of the information provided. All drawings are subject to change.

# THE NEBBIOLO (2F)

two bedroom 947 sq.ft.  
plus balcony 45 sq.ft.



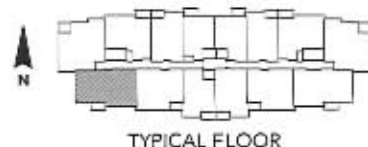
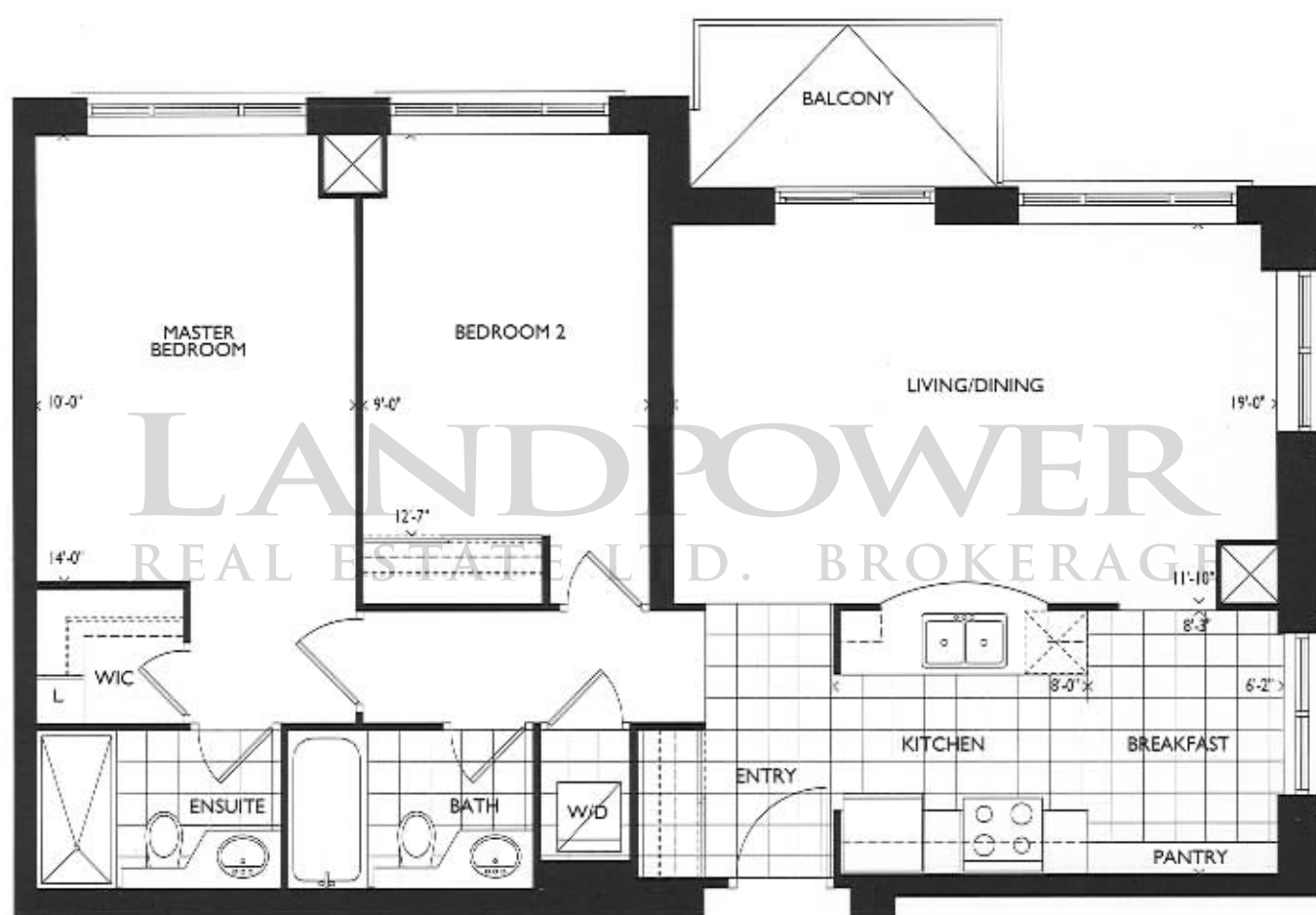
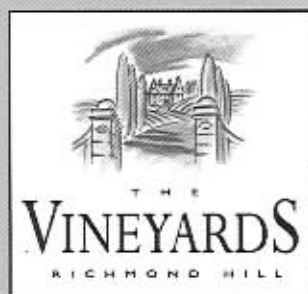
TYPICAL FLOOR

Notes: Prices and specifications are subject to change without notice. L.S.R.C. Also note that space may vary from the actual floor plan. All room dimensions shown are approximate. All drawings are artist's concept.



# THE RIESLING (2G)

two bedroom 967 sq.ft.  
plus balcony 45 sq.ft.



Note: Plans and specifications are subject to change without notice. T.O.S.E. Actual results may vary. For the latest floor plans, all measurements shown are approximate. All readings are subject to change.