



LANDPOWER
REAL ESTATE LTD. BROKERAGE

Elegant Condominium Living



MONARCH 



Inspired Features

BUILDING FEATURES

- Distinguished entrance lobby, elegantly detailed with a designer waterfall feature, classic moulding, etched glass and limestone floors
- 24-hour concierge/security
- Multi-purpose room complete with bar and kitchen facilities, Karaoke, big screen TV and fireplace
- Recreation centre with swimming pool, whirlpool, change rooms, men's and ladies' saunas, equipped fitness centre, billiard's room, card room and table tennis room
- Two outdoor tennis courts
- Four high speed passenger elevators
- One underground parking space per suite
- Surface visitor parking
- Bicycle storage and separate car wash bay in underground parking
- Two guest suites
- Water filtration system for entire project

SUITE FEATURES

KITCHEN FEATURES

- Choice of ceramic tile flooring
- Selection of finely crafted European-style cabinetry
- Ceramic tile backsplash
- Eat-in kitchen or serving pass-through as per plan
- Double stainless steel sink with single lever faucet
- Kitchen pantry as per plan
- Surface mounted decorative ceiling light fixture
- Complete brand name appliance package including: 17.7 cu. ft. frost free refrigerator, self clean range and built-in dishwasher
- High capacity kitchen hood fan with 6" vent exhausted to exterior

BATHROOM FEATURES

- Choice of ceramic tile flooring in ensuite and main bathroom
- Finely crafted European-style cabinetry
- White cultured marble countertop and integrated basin with single-lever faucet in ensuite and main bathroom
- Full width vanity mirror in ensuite and main bathroom
- Light bar over vanity mirror
- Full height ceramic tile tub surround as per plan
- White bathroom fixtures
- Pressure balanced mixing valve for tub/shower controls
- 5-1/2 foot soaker tubs in master ensuite bathrooms, in corner suites only
- 5 foot soaker tubs in main bathrooms
- Exterior vented exhaust fan in all bathrooms
- Medicine cabinet in ensuite, as per plan
- Privacy locks on all bathroom doors

FOYER FEATURES

- Double series 800 doors in foyer closet as per plan
- Solid core entry door with brass finish hardware
- Choice of marble, slate, ceramic or limestone tile in foyer as per plan

LAUNDRY AREA

- Conveniently located laundry room with stacked washer/dryer vented to exterior
- Ceramic flooring as per plan

GENERAL FEATURES

- Choice of quality 35 oz. broadloom in living room, dining room, bedrooms and hallways
- Central heating and air conditioning
- Colonial style series 800 paneled interior doors with polished brass finish hardware, as per plan
- Plastic coated wire shelving in all closets
- Sliding doors to balconies and terraces as per plan
- All trim painted in off-white semi-gloss
- Semi-gloss off-white paint throughout kitchen, laundry room, powder room and bathrooms, flat latex in all other rooms
- Walk-in closet in master bedroom as per plan
- Maintenance free thermal aluminum windows
- All operating windows to be provided with screens
- White electrical receptacles and switches
- Cultured marble window sills

ELECTRICAL FEATURES

- Service panel with circuit breakers and copper wiring
- Pre-wired for cable TV outlets in master bedroom, living room and/or den as per plan
- Smoke and heat detectors in suite
- Ceiling light fixtures in foyer and hallway
- Telephone outlets pre-wired in living room, kitchen and master bedroom

SECURITY FEATURES

- Remote to activate access to underground parking garage
- Card access from underground parking to elevator lobby
- All exterior doors from common areas and amenities monitored on security system
- Card access at gatehouse and main entrance
- Interphone system at main entrance complete with in-suite monitoring facility
- Camera surveillance strategically located for the monitoring of main entrance gate, underground parking garage and all secondary entrances
- Windows and doors on ground floor suites equipped with alarm system monitored at concierge desk
- Coded suite intrusion alarm system monitored at concierge desk

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P H A S E II - P R I C E L I S T

# of Bdrm	Name	Suite #	Exp.	Sq. Ft.	Floors	Price From	Maintenance* (Per Month)	Taxes** (Per Month)
1	Studio	02/13	W	510	2	\$99,800	\$171.08	\$103
1 + Bal.	Norfolk	03/19	W	616	5 - UPH	\$120,800	\$204.92	\$125
1 + Sol.	Cheshire	01	W	618	5 - UPH	SOLD OUT	SOLD OUT	SOLD OUT
		11	E	618	1 - UPH	\$116,800	\$204.92	\$121
1 + Sol.	Seymour	02/20	W	698	5 - UPH	\$126,800	\$232.18	\$131
		10/12	E	698	1 - UPH	\$128,800	\$232.18	\$133
1 + Den	Newgate	09	E	720	1 - UPH	\$137,300	\$238.76	\$142
		08	E	733	1 - UPH	\$139,300	\$243.76	\$144
1 + Den	Berkeley	13	E	720	1 - UPH	\$137,300	\$238.76	\$142
		15	E	733	1 - UPH	\$139,300	\$243.76	\$144
1 + Den	Cromwell	05	W	730	5 - UPH	\$133,300	\$242.52	\$138
2	Stafford	18	W	772	5 - UPH	\$147,800	\$256.62	\$153
2	Hartford	06	NW	795	5 - UPH	\$149,800	\$264.14	\$155
2	Bloomsbury	07	NE	880	1 - UPH	\$153,800	\$292.34	\$159
2 + Den	Paddington	17	SW	890	5 - UPH	SOLD OUT	SOLD OUT	SOLD OUT
2 + Den	Belvedere	16	SE	998	1 - UPH	\$170,800	\$330.88	\$176

- Limited No. of Townhome suites available. See Sales Representative for details.

*Add \$23.50 for Parking

General Information:

Total No. of Floors: 19

Total No. of Units: 337

No. of Suites per floor: 18

Price Includes:

1 underground parking; 5 appliances and kitchen hood fan with 6" vent;
G.S.T. (if principal residence)

Deposit Structure:

5% on signing; 5% in 60 days; 5% in 120 days; 5% in 365 days; 5% on occupancy

Occupancy:

October 1, 2001

Maintenance* / month:

INCLUDES: Heat, hydro, water, central air-conditioning and recreation facilities

Taxes / year:**

Approximately 1.24% of Purchase Price

Building Features:

Gatehouse entrance / 24 hour concierge
Prewired for Fiber Optic Technology by Shaw Cable

Amenities:

Indoor swimming pool; whirlpool; equipped fitness room; saunas; 2 outdoor tennis courts; billiards room; table tennis room; card room; Party room with big screen TV and Karaoke; 2 guest suites; landscaped patio; underground parking with car wash bay

Financing:

Capped rate mortgage program through Bank of Montreal

Sales Office Hours:

Monday to Thursday: 12:00 pm to 7:00 pm
Friday to Sunday & Holidays: 12:00 pm to 6:00 pm

Telephone:

(416) 298-8390

Brokers: Protected

-Excelsior Professionals Realty Inc. Exclusive Broker

** Features and finishes may vary as per plan. Please note: Specifications are subject to change without notice.

***Price, & Availability subject to change without notice. E & O E. Effective April 7, 2000

The Norfolk

616 SQ. FT.

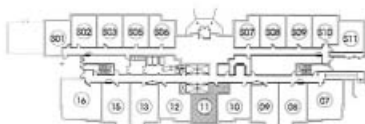
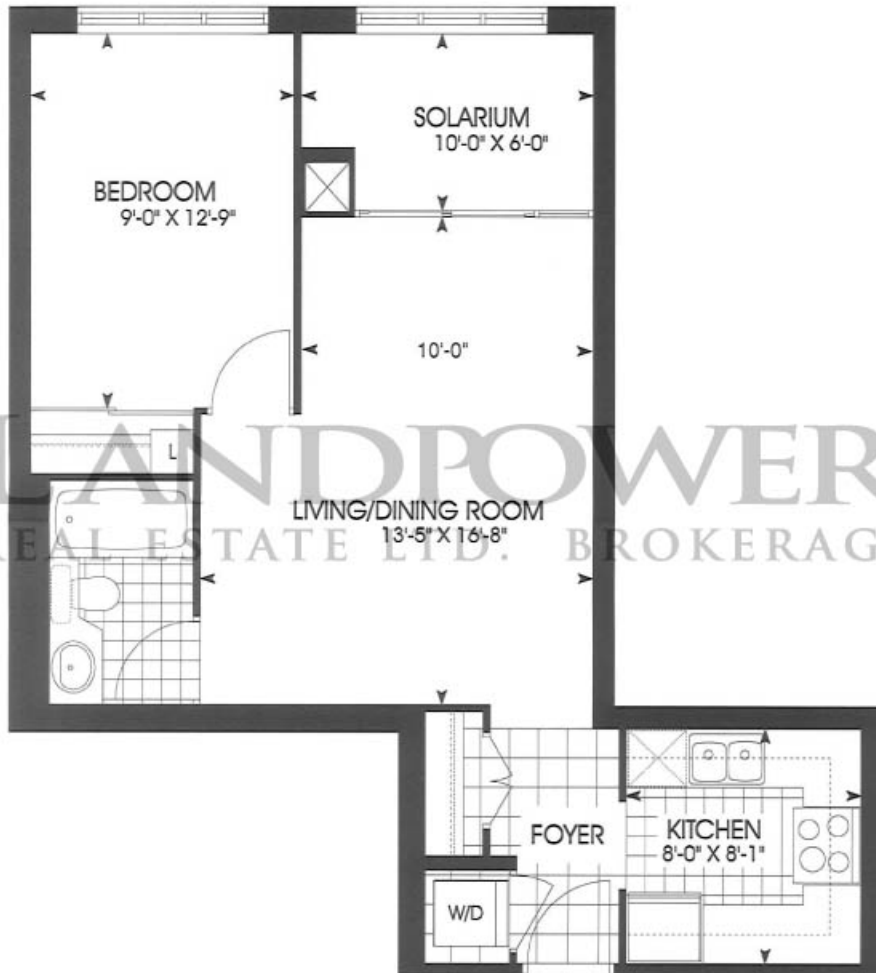


Third Floor ~ Penthouse



The Cheshire

618 SQ. FT.



Ground Floor

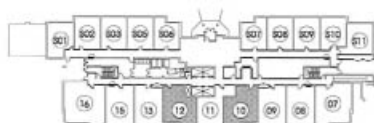


Second Floor ~ Penthouse



The Seymour

698 SQ. FT.



Ground Floor ~ Second Floor

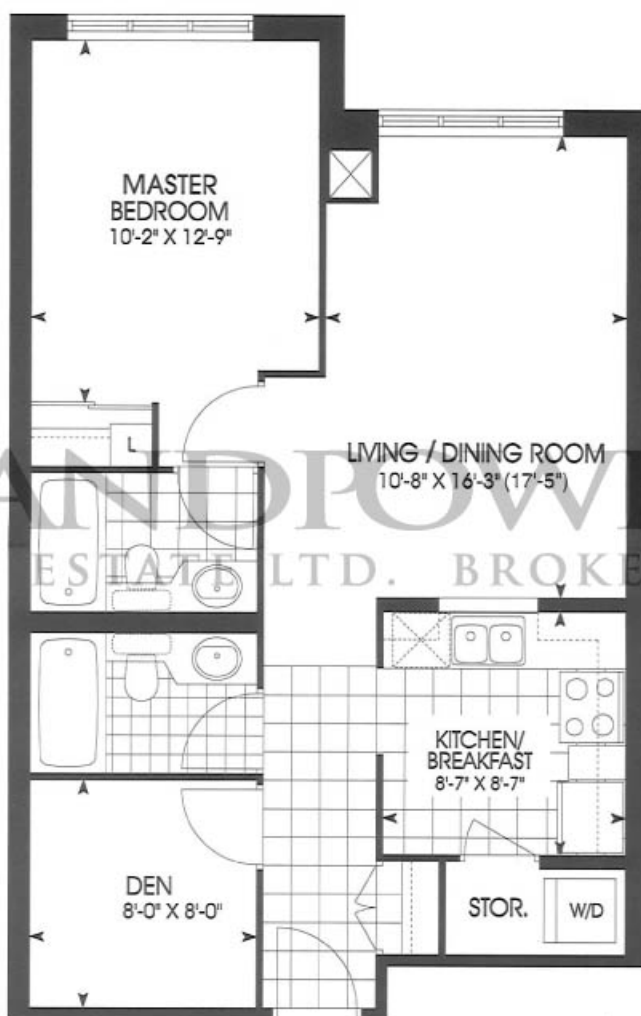


Third Floor ~ Penthouse



The Newgate

720/733 SQ. FT.



Third Floor ~ Penthouse

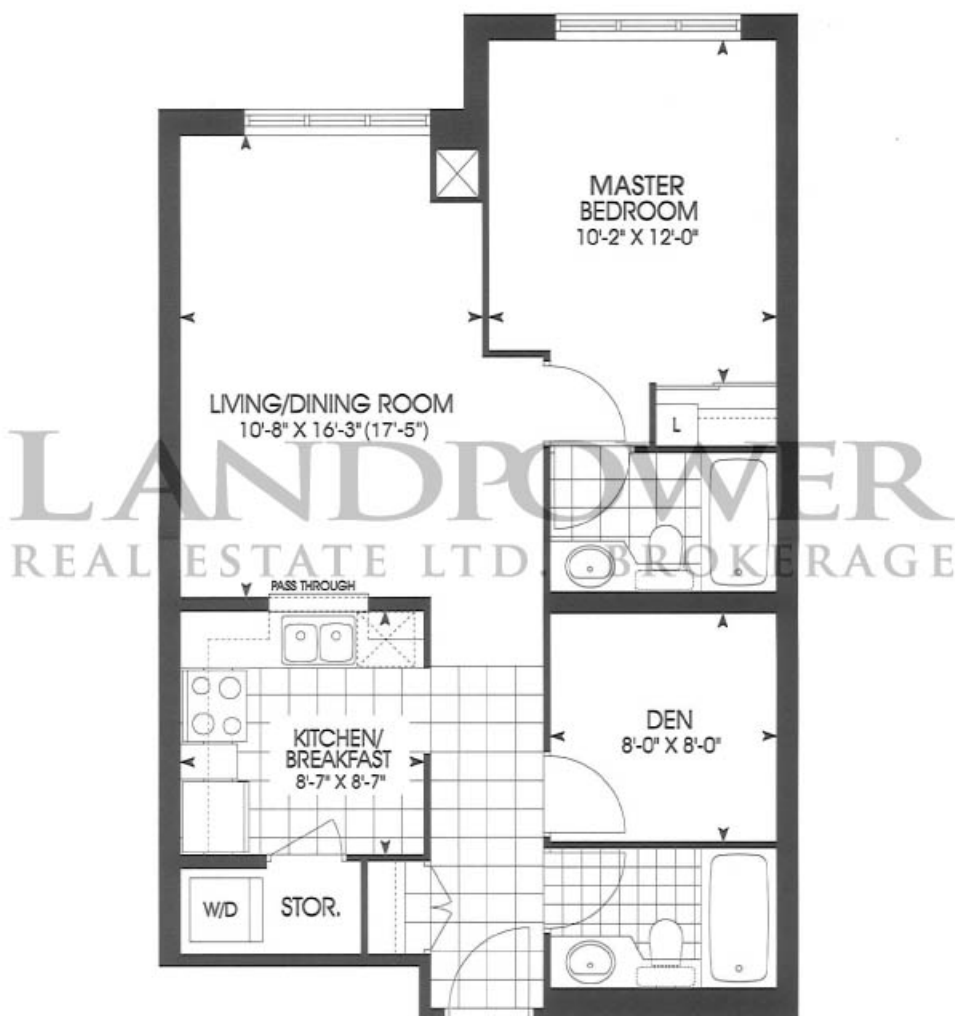


Partial Plan ~ 733 sq. ft. suite

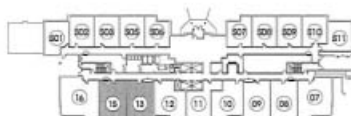


The Berkeley

720/733 SQ. FT.



Partial Plan ~ 733 sq. ft. suite



Ground Floor ~ Penthouse



The Stafford

772 SQ. FT.



Third Floor



Fifth Floor / Penthouse



The Hartford

795 SQ. FT.



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Third Floor

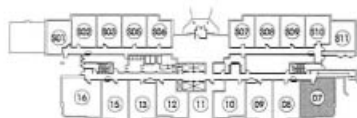
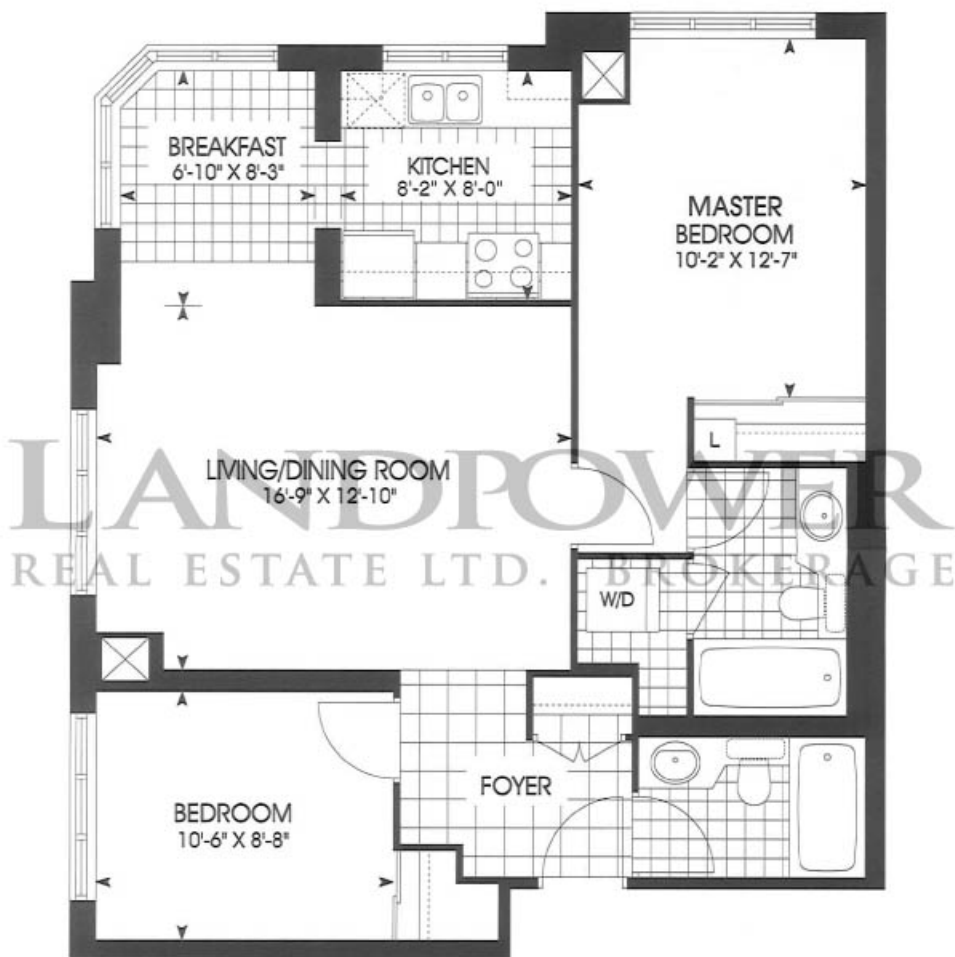


Fifth Floor / Penthouse



The Bloomsbury

880 SQ. FT.

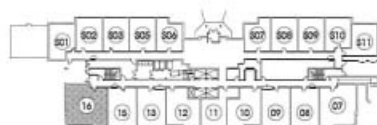
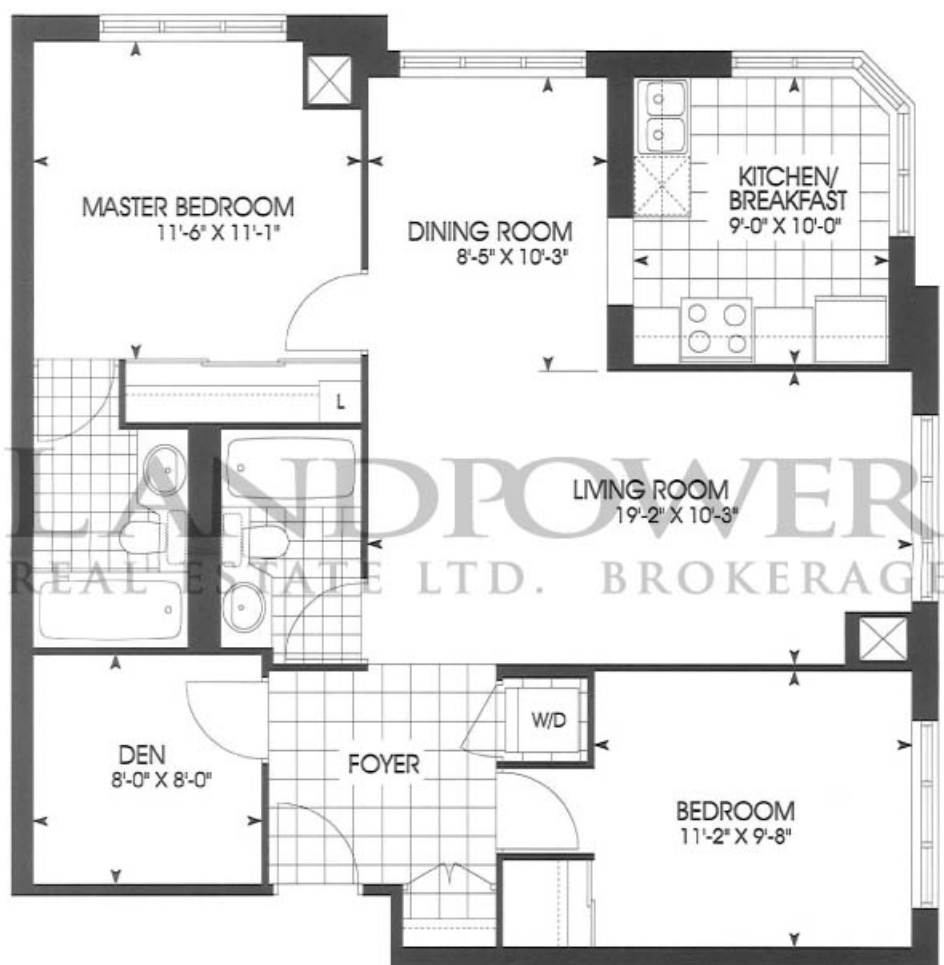


Ground Floor ~ Penthouse



The Belvedere

998 SQ. FT.



Ground Floor ~ Penthouse



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