

location

where it's all happening at fashionable bloor yorkville.
international designer shops, galleries, chic restaurants, cinemas,
world-class hotels and museums all located at the front door of elevn21.
bloor yorkville, stylish, cosmopolitan, famous for its rich architectural heritage,
its vibrant cultural life and its urban landscape.

architecture

modern italian style architecture
sweeping two-storey colonnade and lobby entrance
luxurious oval shaped lobby paneled in natural woods
three passenger elevators

club21

the club21 room

stylish entertaining room equipped with a gourmet kitchen
also functions as a meeting and/or board room
open to a beautiful, naturally landscaped outdoor terrace

club21 fitness

fully equipped exercise facility with men's and women's saunas, showers
and lockered change rooms; your fitness at home.

club21 home theatre

home theatre equipped with large screen TV and surround sound
enjoy screening your favorite movie or catch a big league sporting event

club21 rooftop lounge & terrace

a private rooftop retreat for reading or lounging with panoramic views of the City
opens to a beautiful, naturally landscaped rooftop terrace

suites

features

- soaring 9', and 10', ceiling heights*
- architecturally designed suite entry
- paneled style interior doors
- contemporary baseboards and door frames
- mirrored sliding doors in bedroom closets*
- private balconies and terraces*
- luxurious 50 ounce quality broadloom in all carpeted areas ***
- engineered hardwood flooring in kitchen, living room and dining room**, ***

foyer

- cloakroom with single or double doors*
- coffered ceiling*
- flooring of marble or porcelain tile*, ***

kitchen

- finely crafted cabinetry with extra height upper cabinets***
- granite counter tops**, ***
- stainless steel sink, with single-lever faucet and vegetable spray
- mirrored backsplash
- built-in cooktop and built-in oven**
- self-cleaning range
- frost-free refrigerator-freezer
- built-in multi-cycle dishwasher
- choice of all black, or all white, brand name appliances
- upgraded fan hood vented to exterior
- stainless steel island exhaust hood in select suites*, **
- flooring of marble or porcelain tile*, ***

bathrooms

- finely crafted cabinetry
- marble or stone counter tops***
- full width mirror above counter top
- undermount sink
- designer selected faucets
- designer selected white plumbing fixtures
- pressure balanced shower controls
- walls partially lined with marble or porcelain tile. (where a bathroom includes both a separate shower and a separate bath the wall tile shall extend to the height of the vanity cabinet)*, ***
- flooring of marble or porcelain tile***

laundry

- in-suite laundry facilities
- brand-name washer and dryer

security

- 24-hour Concierge
- hard wired smoke detector and heat detector in all suites
- intrusion alarm system with key pad at all suite entries
- controlled door access throughout public areas
- security cameras strategically located in public areas including parking garage
- panic alarms located throughout underground parking garage

electrical and mechanical

- long-life service panel, with circuit breakers
- pre-wiring for two telephone and two cable outlets
- pre-wiring for high speed internet access
- white décor rocker type light switches and receptacles throughout
- individually controlled air-conditioning and heating
- waste management and recycling system with garbage chute an each floor

*as per plan, where applicable **available only in two bedroom suites
***from Vendors standard samples

elev'n21 bay at bloor a brilliant new condo

building amenities

* where it's all happening at fashionable bloor yorkville * stylish cosmopolitan * modern italian style architecture * sweeping two-storey colonnade and lobby entrance * club21 entertainment room * club21 fitness facility with men's and women's saunas * club21 home theatre/screening room * club21 rooftop lounge and terrace * 24 hour concierge * security cameras strategically located *

suite features & finishes

* soaring 9' and 10' ceiling heights * 5 or 6 brand name appliances as per plan * luxurious 50 oz broadloom * mirrored sliding closet doors in bedrooms * private balconies and terraces * engineered hardwood flooring as per plan * coffered ceiling in foyer * marble or porcelain tiles in foyers and bathrooms * granite counter tops * mirrored backsplash * upgraded fan hood vented to exterior * marble or stone counter tops in bathrooms * designer faucets and plumbing fixtures * intrusion alarm systems with keypad * pre-wiring for high speed internet access *

scheduled occupancy: October 30, 2002

suite types

| suite type | suite size | price |
|----------------------|------------------------------|-----------------------|
| 1 bedroom plus den | 555 sq. ft. to 730 sq. ft. | \$179,900 - \$197,800 |
| 2 bedrooms | 640 sq. ft. to 1,055 sq. ft. | \$189,900 - \$326,000 |
| 2 bedrooms plus den | 1,020 sq. ft. | \$318,500 - \$324,500 |
| Executive Penthouses | 640 sq. ft. to 1440 sq. ft | \$208,900 - \$522,000 |
| Penthouses | 900 sq. ft. to 1460 sq. ft | \$368,800 - \$598,000 |

deposit structure:

- . \$2,000 with offer
- . balance to 5% within 30 days
- . 5% in 60 days
- . 5% in 150 days

| | |
|-------------------|--|
| price includes: | * g.s.t. * 5 or 6 brand name appliances as per plan* |
| maintenance fees: | \$0.36 per square foot per month for the residential unit (includes heat & hydro) |
| taxes: | estimated taxes at 1.25% of purchase price per year |
| parking: | \$18,000 per space |
| locker: | \$3,500 per unit |

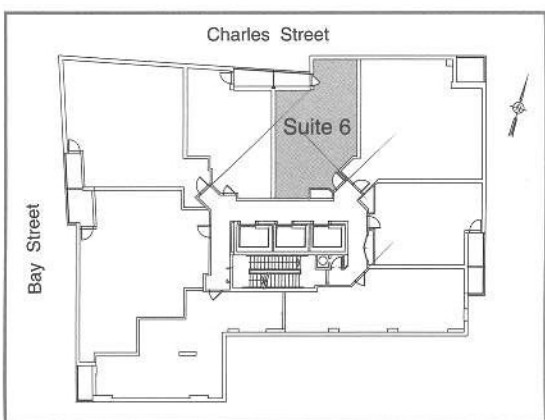
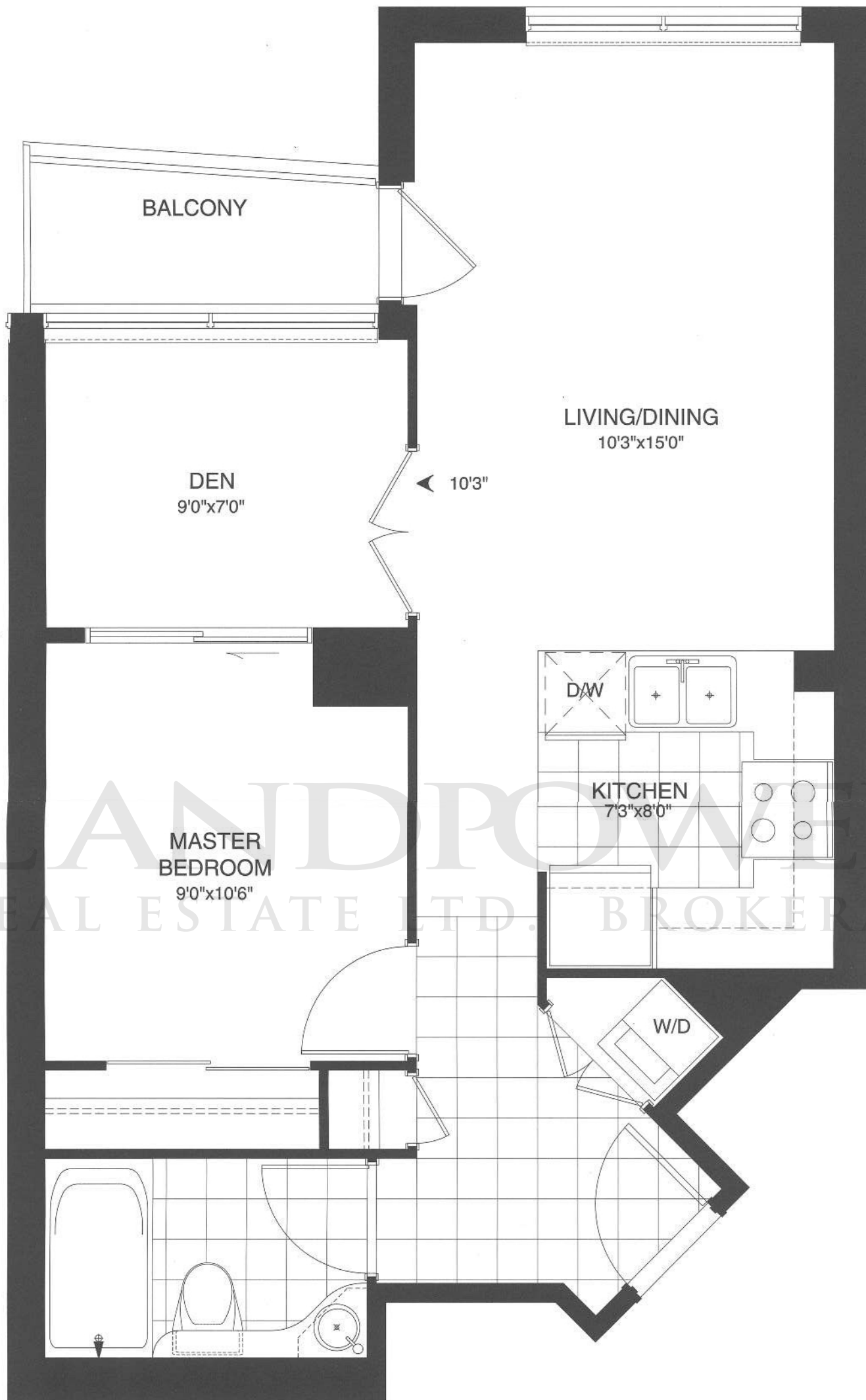
prices and specifications are subject to change without notice e. & o.e.
* some features and finishes are only available in the 2 bedroom suites



Suite 6

one bedroom plus den plus balcony
Suite area 590 s.f. + Balcony area 30 s.f.
Total Area 620 s.f.

Starting at \$ 189,800
up to 16th Floor for \$197,800



5th to 16th floor

The Developer reserves the right to make minor revisions to interior partition walls and kitchen island locations.

All materials, dimensions and drawings are approximate. Information subject to change without notice. Actual square footage may vary from the stated floor plan. Furniture shown on plans are for illustration purposes only and not included. E. & O. E.

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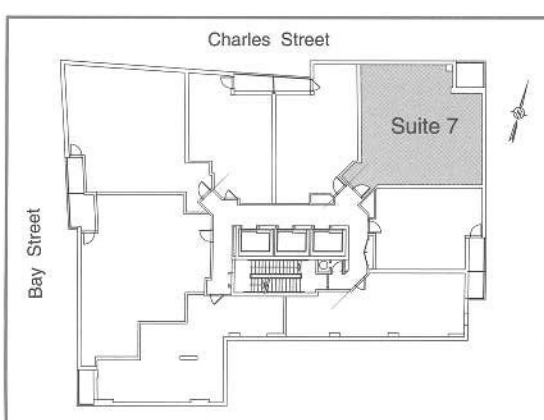
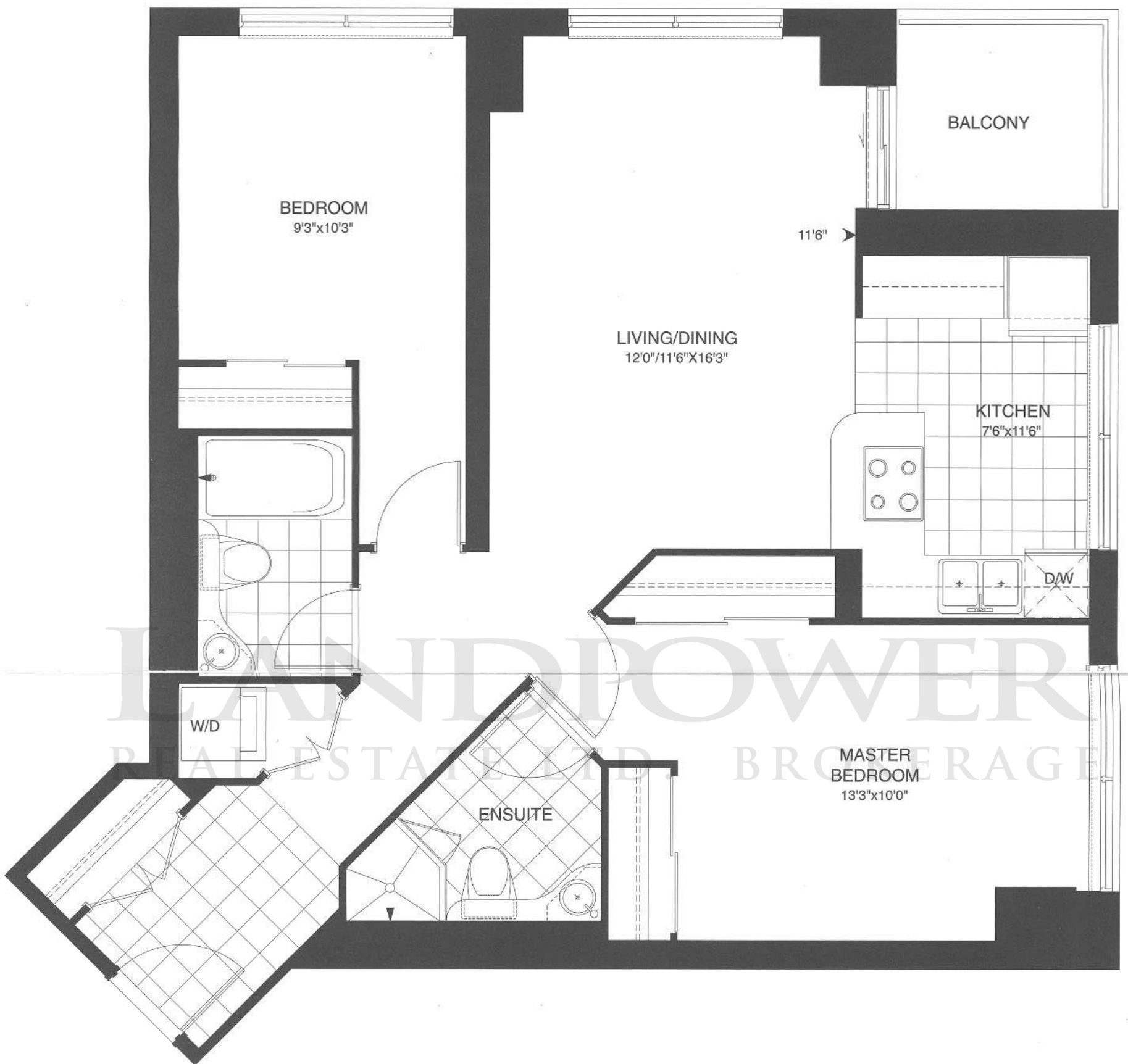
Suite 7

two bedroom plus balcony

Suite area 900 s.f. + Balcony area 40 s.f.

Total Area 940 s.f.

Starting from 9th Floor at \$ 263,000
up to 18th Floor for \$ 267,000



5th to 16th floor

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