

Special Agents' Preview Sale



LAVER
REAL ESTATE BROKERAGE



THE CAPITAL
SOUTH TOWER
MISSISSAUGA

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THE CAPITAL SOUTH TOWER



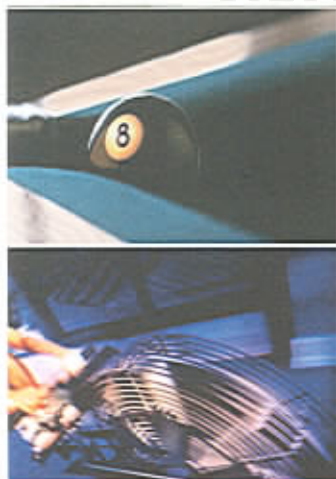
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Illustration is artist concept only and is subject to municipal and other regulatory approvals. E.&O.E.

THE RETREAT

14,000 Sq. Ft. Fitness, Spa & Leisure Centre



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THE MASTER PLAN

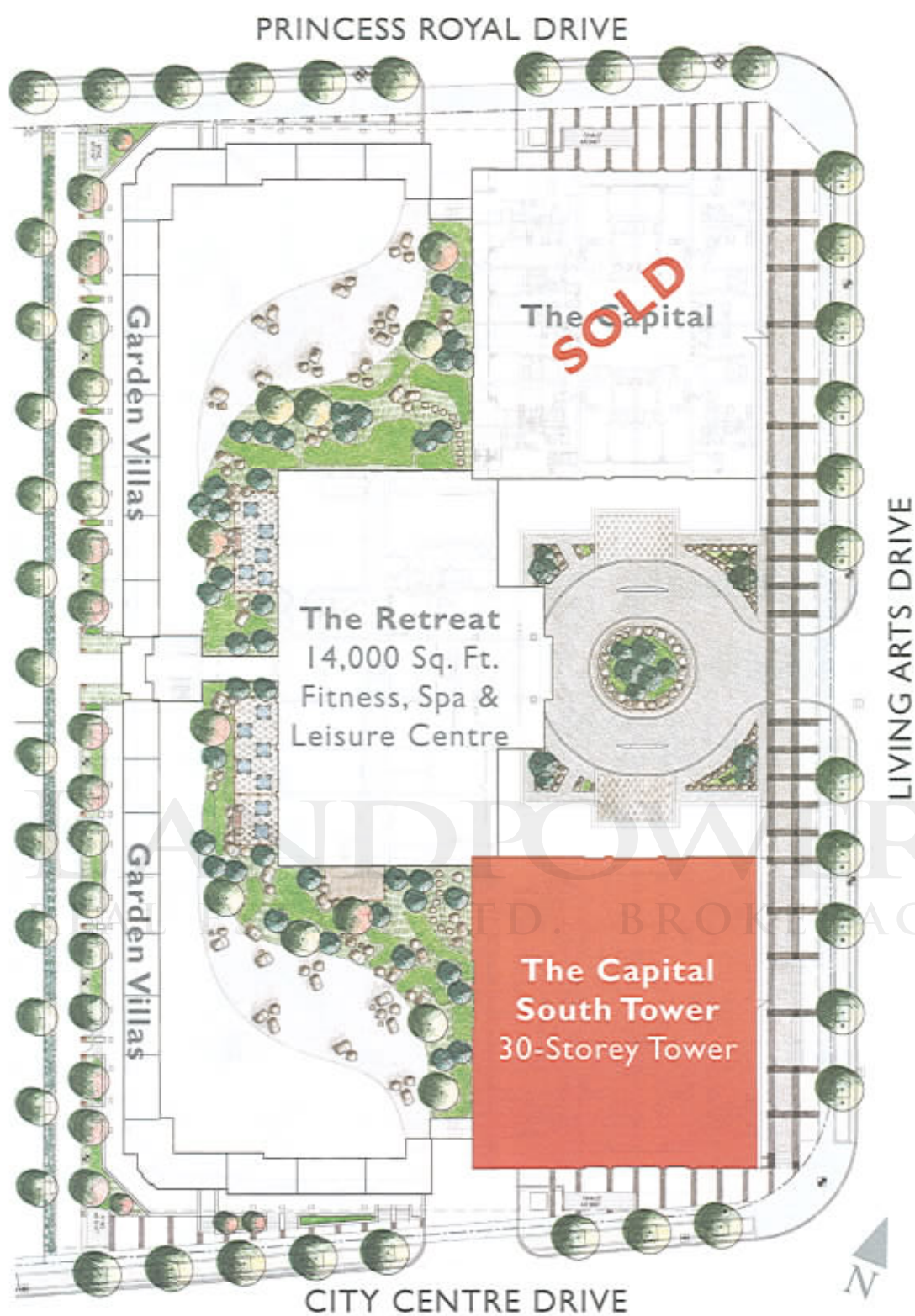


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THE SITE PLAN



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AREA AMENITIES



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LUXURY FEATURES

Spectacular Building Features

Mississauga's best location - just steps from Square One shopping centre, Mississauga Living Arts Centre, YMCA, Mississauga Central Library, Mississauga City Hall, Mississauga Transit Central bus terminal, Coliseum and Silver City cinemas, and Highway 403

Overlooking a beautifully landscaped new 3 acre public park

Extensive landscaping creates a welcoming entrance courtyard

Spectacular furnished lobby with soaring vaulted ceiling

24-hour Concierge welcomes guests and visitors alike

Four high-speed elevators reduce waiting time

One assigned parking space per suite

A resident "Building Ambassador" provides on-site customer service for residents, including such duties as receiving parcels and facilitating deliveries for residents, providing access for building trades and services, light custodial duties and emergency services

Exclusive Spa-Inspired Amenities

The Retreat features a Muskoka-inspired lounge with handsome stone fireplace and vaulted ceiling with skylights

Party Room is perfect for entertaining with its own private kitchen, bar and walk-out to outdoor patio area

Indoor pool with vaulted ceiling and relaxing whirlpool

Separate, fully-equipped gym and cardio rooms with state-of-the-art equipment, including sound and video monitors

Hollywood-style home theatre

State-of-the-art Virtual Golf

Sports Lounge with billiards table, futsal table, air hockey table, wet bar, television and walk-out to patio

2 private outdoor BBQ patios with barbeques and patio furniture

Multi-purpose room with walk-out to patio is perfect for meetings, organized fitness classes and hobbies

Guest suite

Innovative Suite And Garden Villa Features

9 ft. ceiling heights (floors 25 to 28)

Soaring 10 ft. ceilings in Garden Villa suites

Solid core entry door with stained wood finish and brushed chrome hardware

Contemporary 4" baseboards with 2 1/4" casings

Series 800 interior doors with brushed chrome lever hardware

Mirrored sliding closet doors, as per plan

Designer white Decora-style switches and receptacles throughout

Two coats of white latex paint throughout; semi-gloss in the kitchen and bathrooms

White stippled ceilings in all areas, except kitchen, bathrooms and laundry/storage area to have smooth painted ceilings

Feature wall painted in a choice of 6 designer-selected colours, as per plan

Poured concrete finish to all balconies and terraces

Individually-controlled vertical fan coil system allows you to control suite heating and air conditioning

Impressive Flooring Features

Pre-engineered hardwood flooring in the living/dining room and den

Imported ceramic tiles in the foyer, kitchen and bathrooms

36 oz. broadloom with foam underpad in the bedrooms

White ceramic tile flooring in the laundry/storage area

Gourmet Kitchen Features

Choice of laminate or wood flat panel cabinetry from Daniels' select lines

Open shelf with integrated wine rack and recessed halogen puck valance lights above sink, as per plan

Laminate countertop with stainless steel double bowl sink

Single lever chrome faucet with vegetable spray

Imported ceramic tile backsplash

Halogen track lighting

Choice of stylish black or white appliances, including an 18 cu. ft. frost-free refrigerator, self-cleaning oven, combination microwave/hood fan and built-in dishwasher

Moveable kitchen island in alternate Flex Space plans only

Luxurious Bathroom Features

- Choice of laminate or wood flat panel cabinetry from Daniels' select lines

- Cultured marble countertop with integrated basin and banjo feature

- Single lever chrome faucet

- Relaxing deep soaker tub with full-height ceramic tile surround (12" height if there is a separate shower stall)

- Framed, clear glass shower stall with full-height ceramic tile surround

- Full-width vanity mirror

- Contemporary-style strip lighting

- White ceramic bathroom accessories

- Privacy locks on doors

Convenient Laundry Room Features

- White full-size, stacked washer/dryer, vented to exterior

- Heavy-duty wiring for appliances

Extraordinary Penthouse Features (Floors 29 - 30)

- Soaring 10 ft. ceilings

- Contemporary 5" baseboards with 3 1/2" casings

- 5" cornice mouldings in the foyer and living/dining room

- Classic French-inspired doors to den, as per plan

- Fireplace with mantle and marble surround

- Pre-engineered hardwood flooring in the foyer, living/dining room and den

- Attractive marble, limestone or ceramic tile flooring in the kitchen and master ensuite bathroom

- Upgraded 50 oz. broadloom with foam underpad in the bedrooms

- Laminate or wood flat panel cabinetry with 42" uppers and under-cabinet recessed halogen puck lighting in the kitchen

- Elegant granite kitchen countertop complete with stainless steel double bowl sink and single lever chrome faucet with pull-out vegetable spray

- Stainless steel appliances, including an 18 cu. ft. frost-free refrigerator, self-cleaning oven, combination microwave/hood fan and built-in dishwasher

- Deep soaker tub with full-height marble or limestone tile surround (12" height if there is a separate shower stall)

- Framed, clear glass shower stall with full-height marble or limestone tile surround

State-Of-The-Art Electrical Features

- Individual service panel with circuit breakers and copper wiring throughout

- Category 5 voice data wiring and RG6 coaxial cable wiring

- Dual receptacles allowing both television and cable internet connections located in living room, master bedroom and den, as per plan

- Pre-wired telephone outlets

- Ceiling light fixtures provided in foyer, kitchen, bedrooms and den, as per plan. Capped ceiling light fixtures in the dining room. Wall mounted light fixtures in the bathrooms

- All appliances connected and ready to use

- Suite hydro individually metered

Advanced Security Features Deliver Total Peace Of Mind

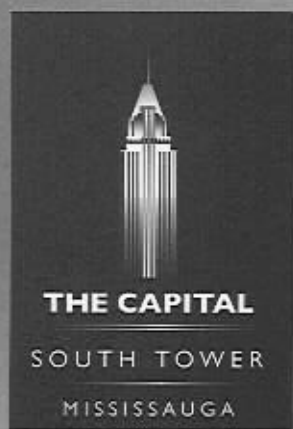
- Enter-phone and cameras at all visitor entrances allowing in-suite viewing available through cable television connection

- Resident card access throughout all common areas

- Convenient well-lit underground parking with cameras in the garage at pre-selected locations, along with two-way voice communication to concierge or monitoring station

- Rough-in for intrusion alarm system with door contacts throughout and balcony or patio contacts extending up to the 6th level

*Ontario New Home Warranty Program warranty for new construction.
Excellent service record for 16 Consecutive Years of Excellent Ratings.*



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Note: Prices and specifications are subject to change without notice. All areas and stated room dimensions are approximate. Floor area measured in accordance with ONHWP bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better material provided for in the plans and specifications. Decorative and upgraded items displayed in the furnished model suites and sales office are for display purposes only and are not included in the purchase price. Floors and specific finishes will depend on vendor's decor package as selected. E & O.E.



Mississauga's The Capital South Tower

Broker Preview – February 25th, 2004

P R E V I E W P R I C I N G

(Subject to Availability)

MODEL	TYPE	FLOORS	APPROXIMATE SUITE SIZE	EXPOSURE	OPENING PRICES PRICED FROM:	BROKER SPECIAL
The Kelowna	1 Bedroom	3-7	569 sq.ft.	East	\$144,900	\$139,900
The Kelowna	1 Bedroom	5-7	569 sq.ft.	West	\$149,900	\$144,900
The Toronto	1 Bed + Den	8-28	632 sq.ft.	North	\$157,900	\$152,900
The Vancouver	1 Bed + Den	8-28	675 sq.ft.	South	\$176,900	\$171,900
The Victoria	1 Bed + Den (+ 2 Baths)	8-24	690 sq.ft.	West	\$174,900	\$169,900
The Victoria	1 Bed + Den (+ 2 Baths)	8-28	711 sq.ft.	East	\$176,900	\$171,900
The Charlottetown	1 Bed + Den (+ 2 Baths)	3-7	733 sq.ft.	East	\$173,900	\$168,900
The Charlottetown	1 Bed + Den (+ 2 Baths)	4-7	733 sq.ft.	West	\$174,900	\$169,900
The Windermere	1 Bed + Den (+ 2 Baths)	3-7	776 sq.ft.	South	\$201,900	\$196,900
The Georgian	1 Bed + Den (+ 2 Baths)	3-7	803 sq.ft.	North	\$193,900	\$188,900
The Whistler	2 Bedroom	8-24	784 sq.ft.	South	\$210,900	\$205,900
The Joseph	2 Bedroom	8-24	822 sq.ft.	South West	\$219,900	\$214,900
The Montreal	2 Bedroom	8-24	840 sq.ft.	North West	\$207,900	\$202,900
The Montreal R	2 Bedroom	8-28	857 sq.ft.	North East	\$211,900	\$206,900
The Stoney Lake	2 Bedroom	5-7	853 sq.ft.	North West	\$204,900	\$199,900
The Stoney Lake	2 Bedroom	3-7	853 sq.ft.	North East	\$206,900	\$201,900
The Stoney Lake	2 Bedroom	3-7	853 sq.ft.	South East	\$211,900	\$206,900
The Algonquin	2 Bedroom	25-28	901 sq.ft.	North West	\$247,900	\$242,900
The Stratford	2 Bedroom	4-7	903 sq.ft.	South West	\$218,900	\$213,900
The Muskoka	2 Bed + Den	25-28	935 sq.ft.	South	\$269,900	\$264,900
The Niagara	2 Bed + Den	8-28	968 sq.ft.	South East	\$252,900	\$247,900
The Mount Royal	2 Bed + Den	25-28	990 sq.ft.	West	\$279,900	\$274,900
The Tremblant	2 Bed + Den	25-28	1,015 sq.ft.	South West	\$290,900	\$285,900
Penthouses						
The Port Carling	2 Bedroom	29-30	1,202 sq.ft.	East	\$367,900	\$362,900
The Rosseau	2 Bedroom	29-30	1,285 sq.ft.	South West	\$409,900	\$404,900
The Banff	2 Bedroom	29-30	1,303 sq.ft.	North West	\$397,900	\$392,900
The Port Sandfield	2 Bedroom	29-30	1,403 sq.ft.	South East	\$450,900	\$445,900
The Bala	2 Bedroom	29-30	1,452 sq.ft.	North East	\$445,900	\$440,900
Garden Villas						
The Queenston	1 Bedroom	3	604 sq.ft.	West	\$168,900	\$163,900
The Queenston	1 Bedroom	3	604 sq.ft.	South	\$173,900	\$168,900
The Burnaby	1 Bed + Den	2	621 sq.ft.	West	\$166,900	\$161,900
The Burnaby	1 Bed + Den	2	621 sq.ft.	South	\$171,900	\$166,900
The Ottawa	1 Bed + Den	1	631 sq.ft.	West	\$169,900	\$164,900
The Ottawa	1 Bed + Den	1	631 sq.ft.	South	\$174,900	\$169,900
The Jasper	2 Bedroom	1	1,073 sq.ft.	South West	\$270,900	\$265,900

Suite Features

Spectacular floor plans, all with balconies or terraces, six appliances choice of black or white, pre-engineered hardwood flooring in living/dining room and den, 36 oz. broadloom with foam underpad in bedrooms, imported ceramic tile flooring in foyer, kitchen and bathrooms, individually controlled heating and air conditioning.

Penthouse Suites

Soaring 10' ceilings, fireplaces with mantle and marble surround, marble, limestone or ceramic tile flooring in kitchen and master ensuite bathroom, upgraded 50 oz. broadloom with foam underpad in bedrooms, granite countertops in kitchen.

Building Features

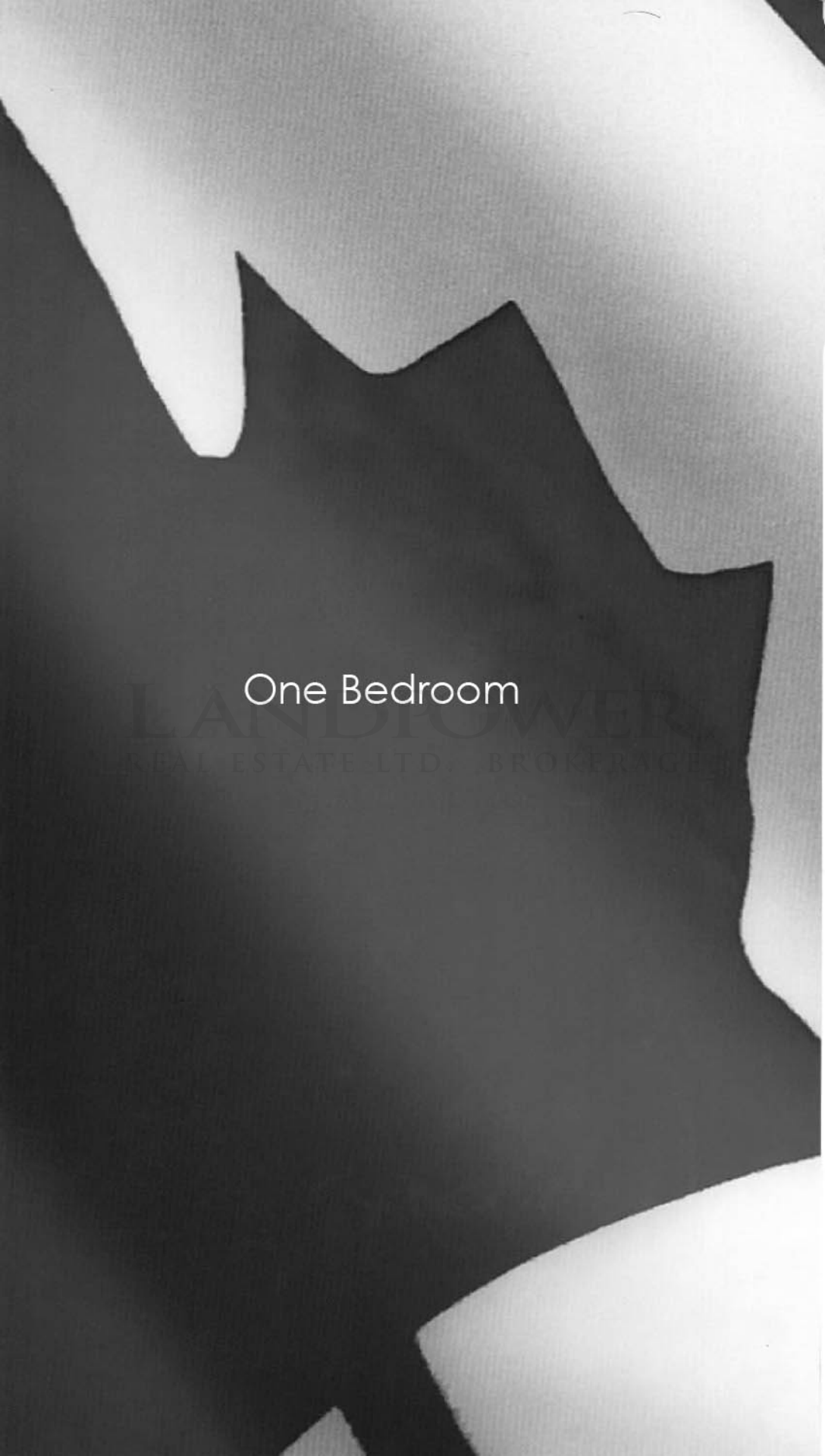
Grand lobby with soaring vaulted ceiling, 24 hour concierge. Spa-like amenities featuring The Retreat, a 14,000 sq.ft. Muskoka-inspired lounge with stone fireplace and ceiling with skylights, fully-equipped gym and cardio rooms, indoor pool and whirlpool, Party Room with kitchen, bar and walk-out to patio area, Hollywood-style home theatre, Virtual Golf, Sports Lounge with billiards, futsal, air hockey, wet bar, television and walk-out to patio. 2 private outdoor BBQ patios, Multi-purpose room, guest suite.

Prices increase approximately \$1,000 per floor. Premiums apply to terraced suites and penthouse floors. Terraces on 8th & 29th floor.

Ceiling heights: Floors 3-24: 8 ft., Floors 25-28: 9 ft., Floors (Penthouse) 29-30: 10 ft., Garden Villas 10 ft. (Premiums apply)

Deposit Structure \$2,500 with offer Balance of 5% in 30 days 5% in 60 days 5% in 120 days 10% on occupancy Occupancy: January 31st 2006 Prices Include G.S.T.*	Maintenance Approximately \$0.385 per square foot (includes heat, air conditioning, water, building insurance & upkeep of common areas, hydro separately metered) Taxes Estimated at approximately 1.28% of Purchase Price Locker Included in Purchase Price Parking Included in Purchase Price
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All prices, figures and materials are preliminary and are subject to change without notice E. & O. E. Note: All areas and stated room dimensions are approximate. Floor area measured in accordance with ONPSD Bulletin #77. Actual living area will vary from floor area stated. February 9, 2004.

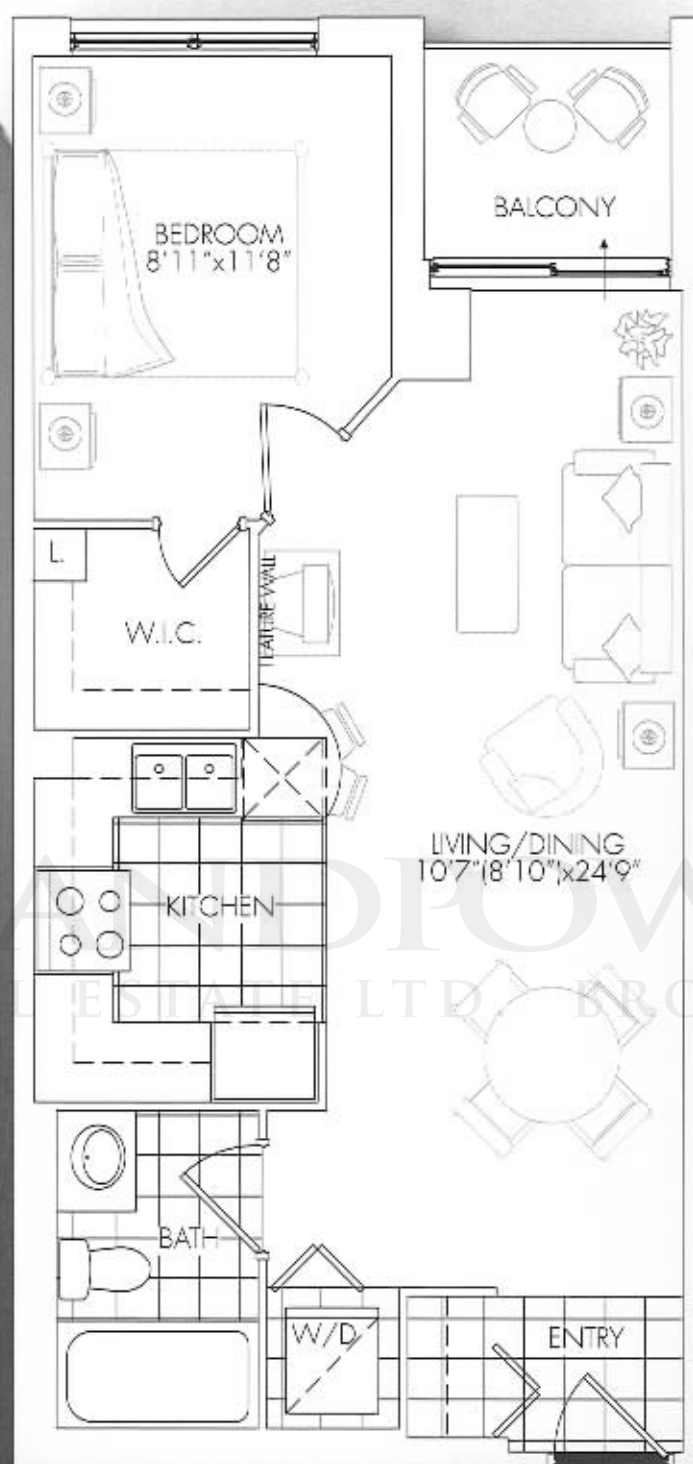


One Bedroom

LANDPOWER
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THE KELOWNA

Suite 1J - 569 sq. ft.



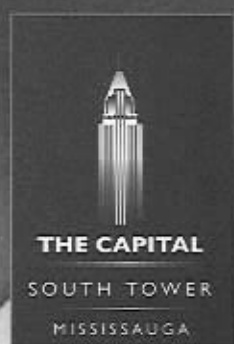
Floor 3



Floor 4

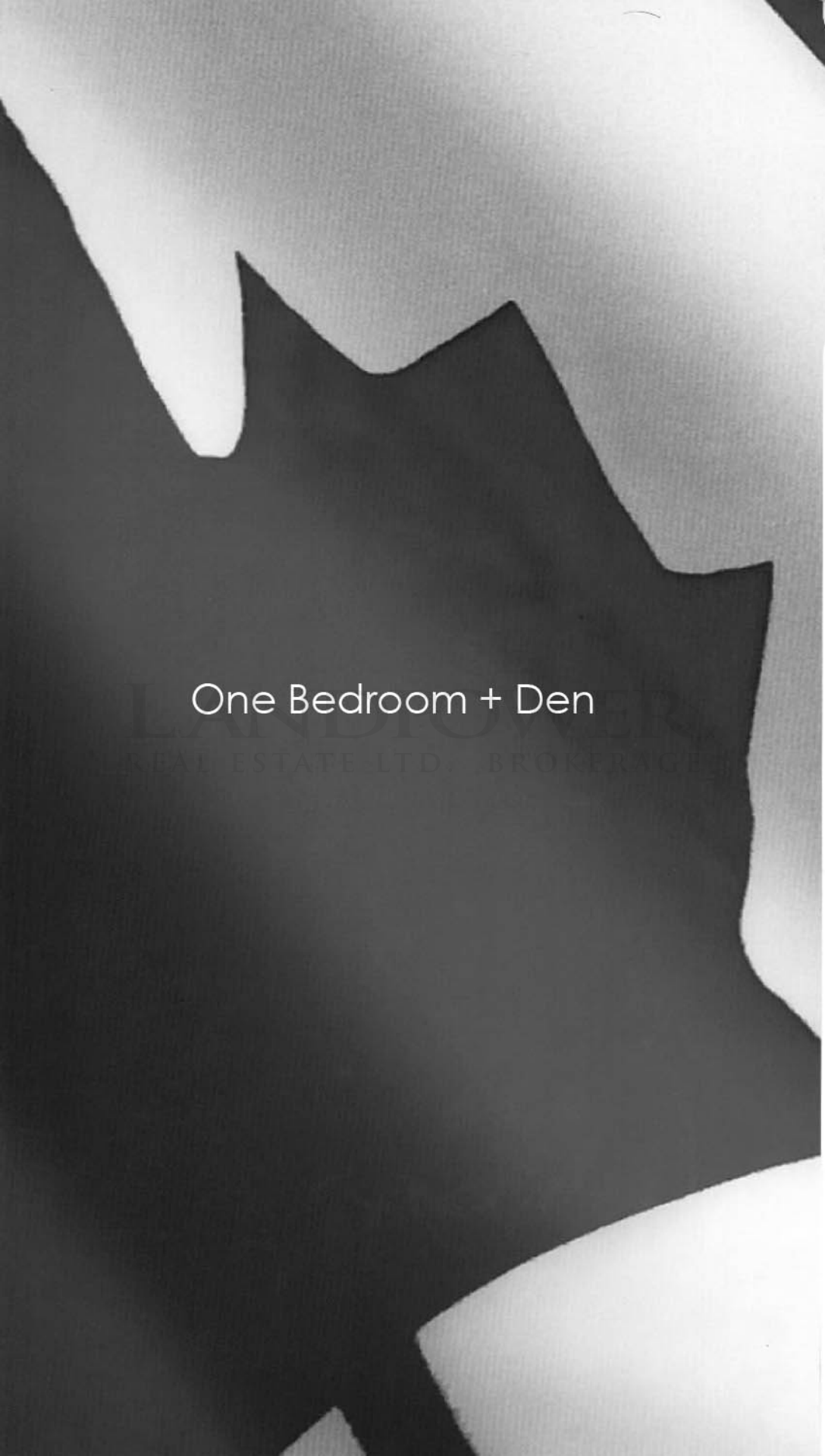


Floors 5-7



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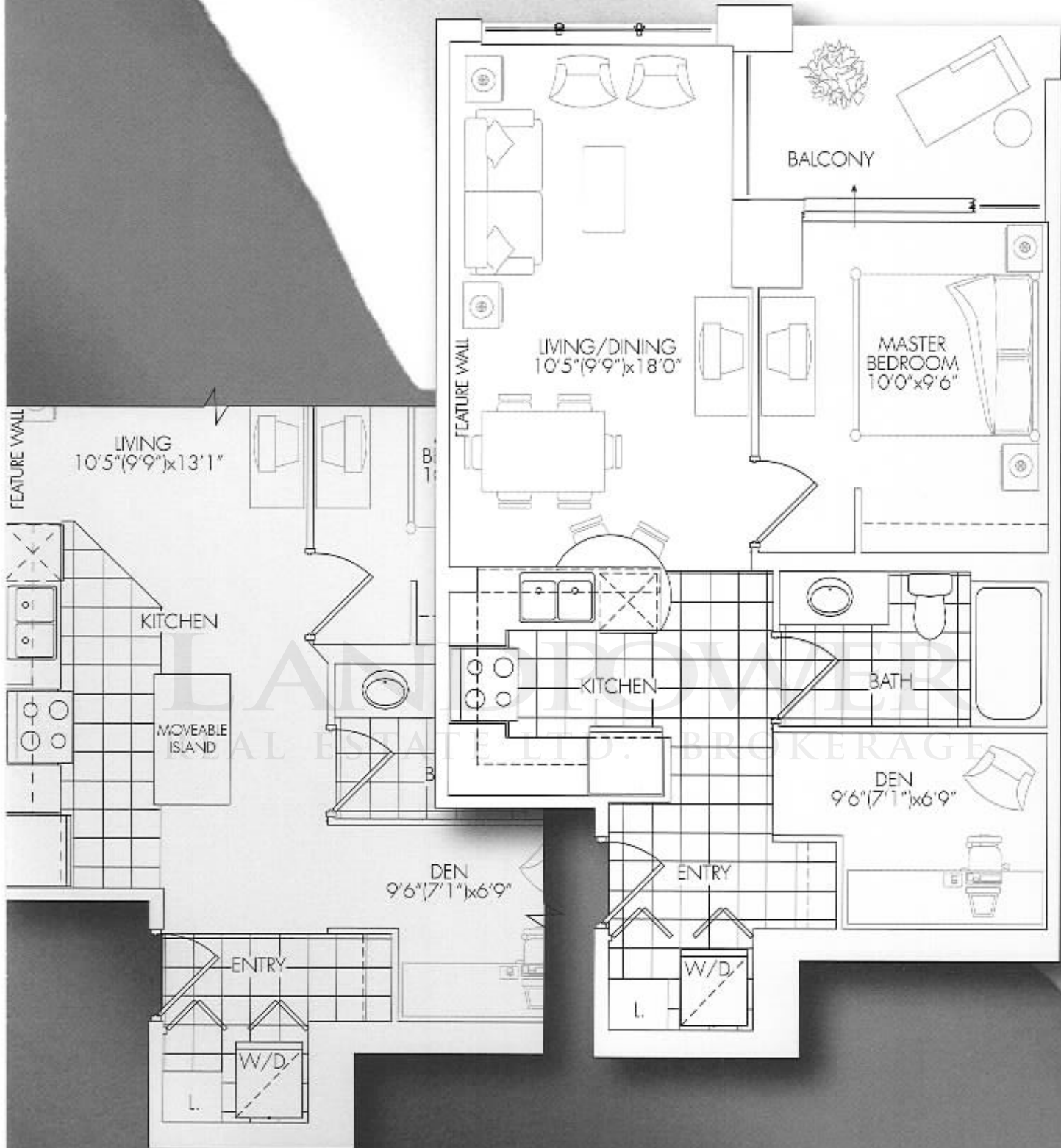


One Bedroom + Den

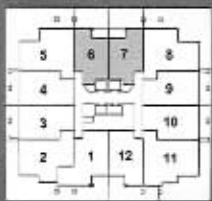
LANDFLOWER REAL ESTATE LTD. BROKERAGE

THE TORONTO

Suite 1A - 632 sq. ft.



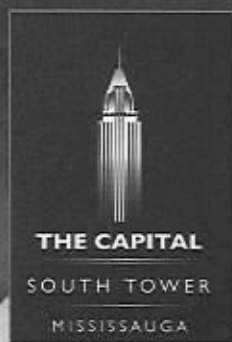
Alternate Flex Plan



Floors 9-24



Floors 25-28



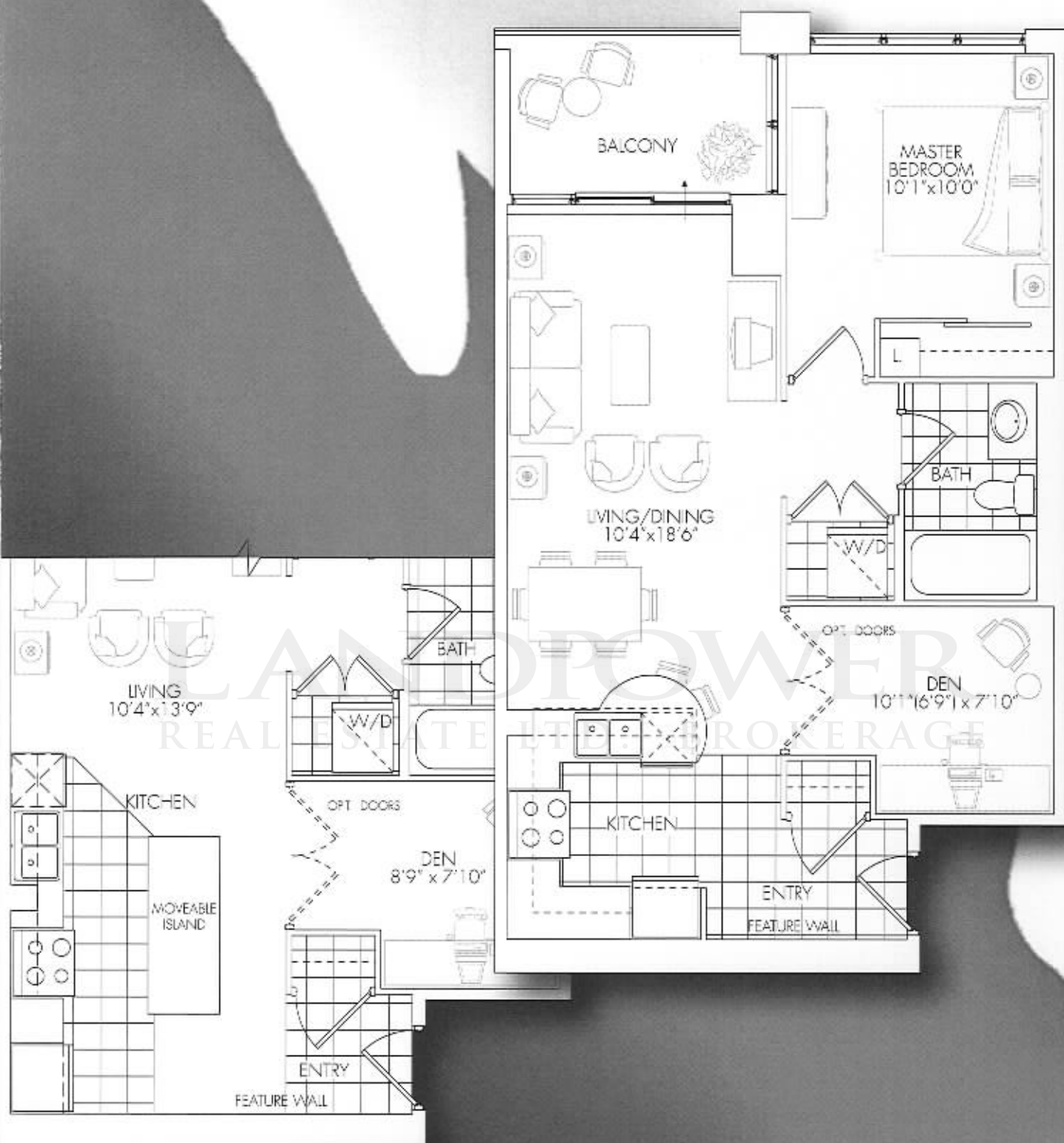
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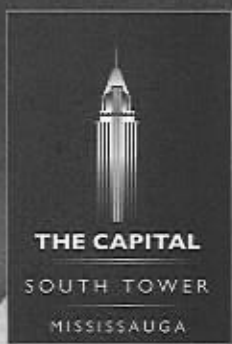
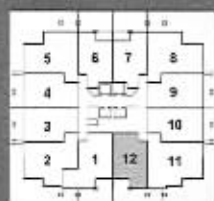
THE VANCOUVER

Suite 1C - 665 sq. ft. (Level 8)

675 sq. ft. (Levels 9-28)



Alternate Flex Plan



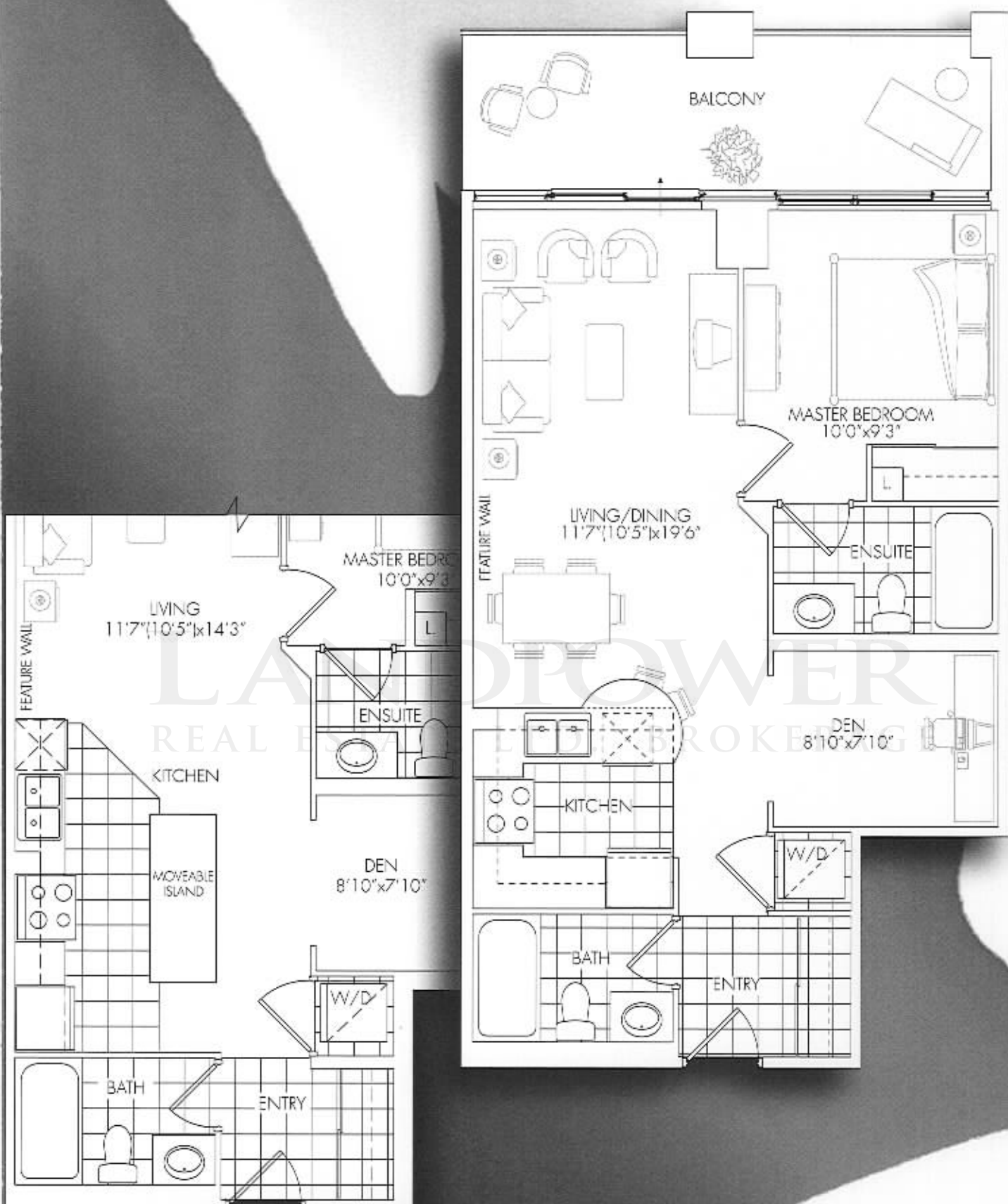
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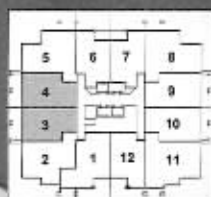
THE VICTORIA

Suite 1B - 690 sq. ft. (Level 8)

711 sq. ft. (Levels 9-24)



Alternate Flex Plan



Floor 8



Floors 9-24

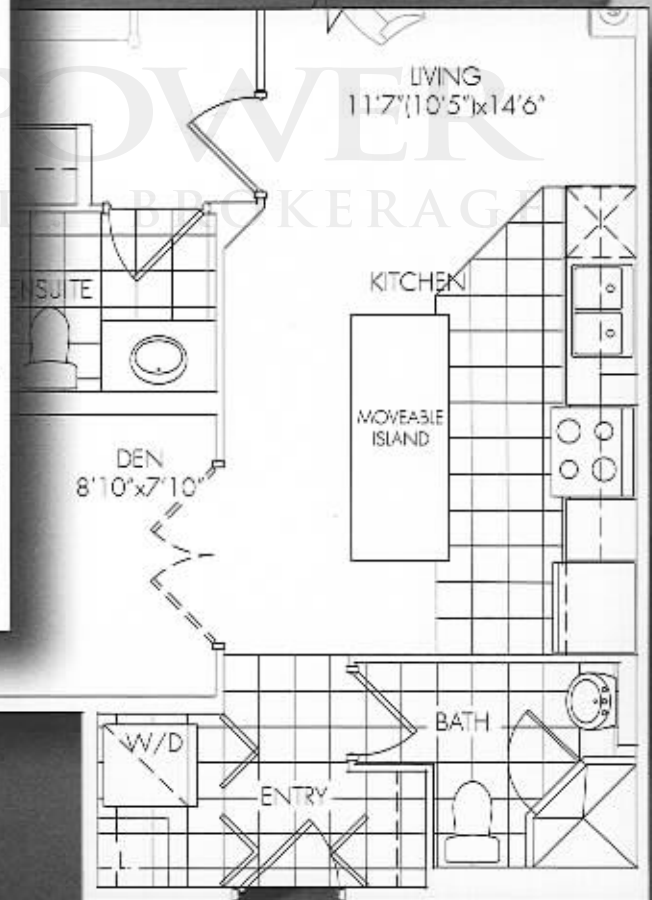


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THE CHARLOTTETOWN

Suite 1K - 733 sq. ft.



Alternate Flex Plan

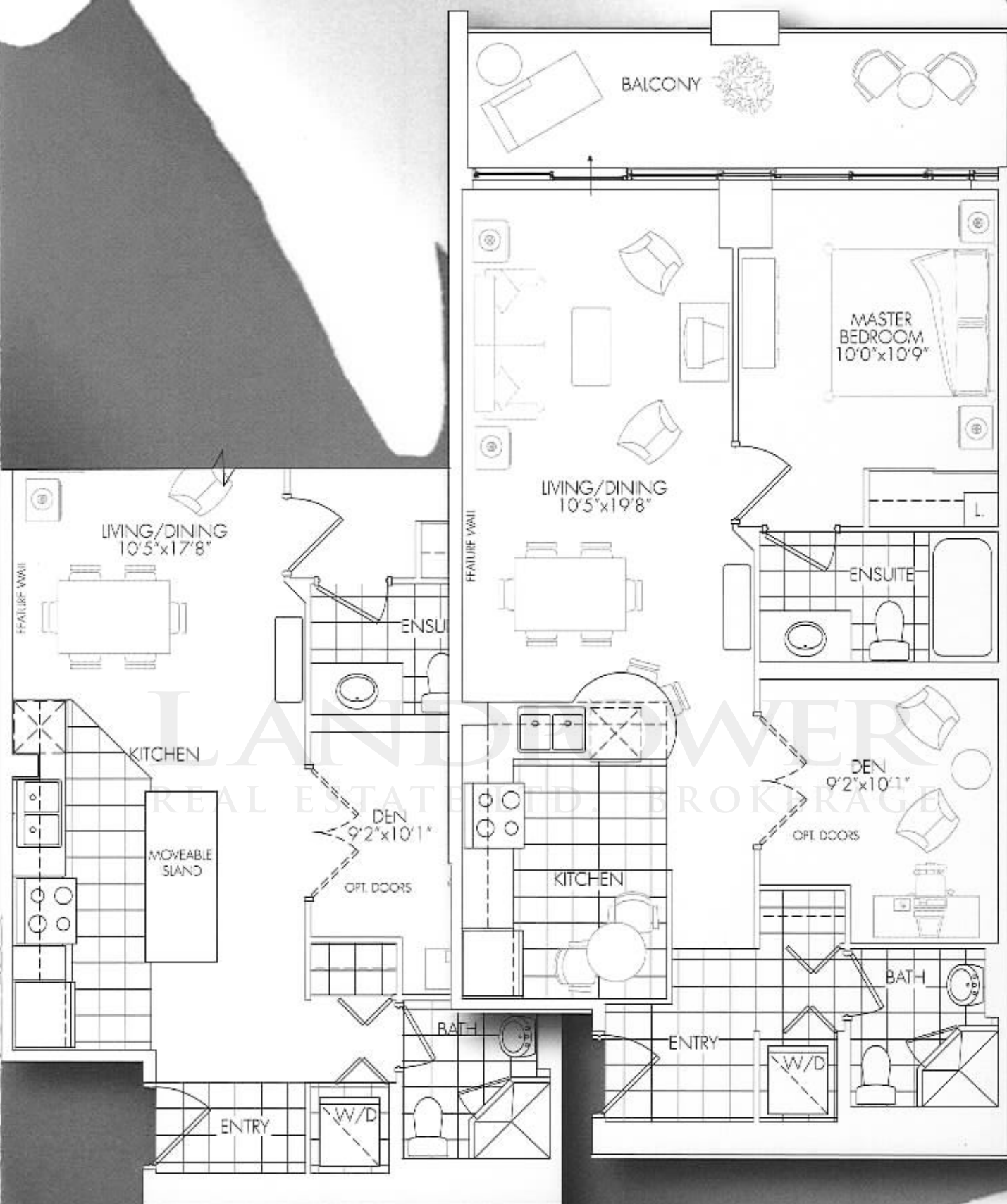


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THE WINDERMERE

Suite 1G - 776 sq. ft.



Alternate Flex Plan

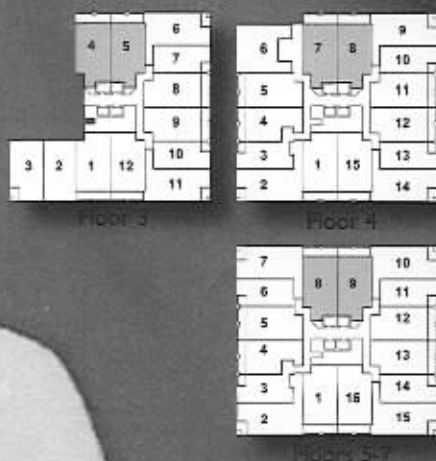
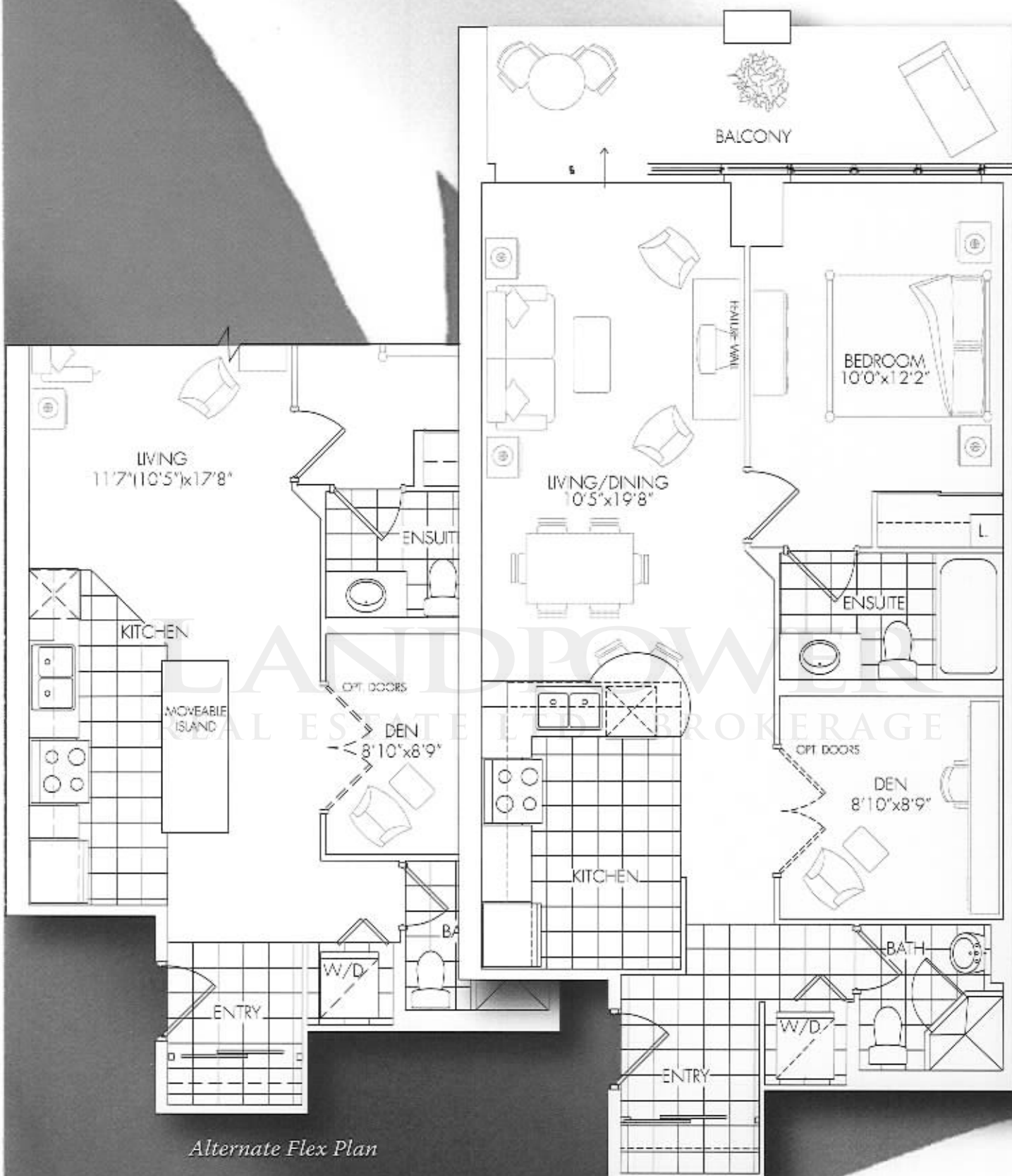


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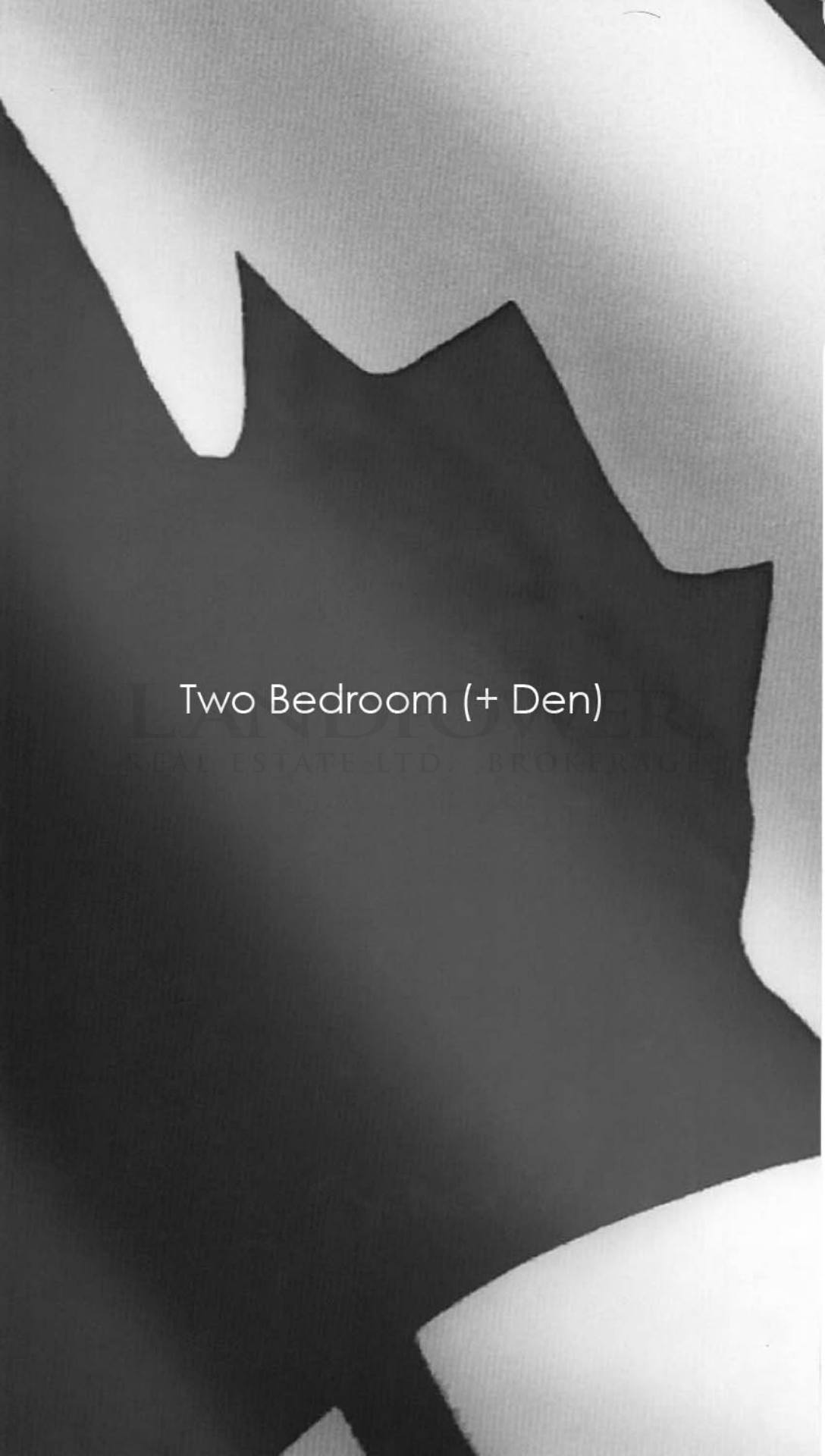
THE GEORGIAN

Suite 1L - 803 sq. ft.



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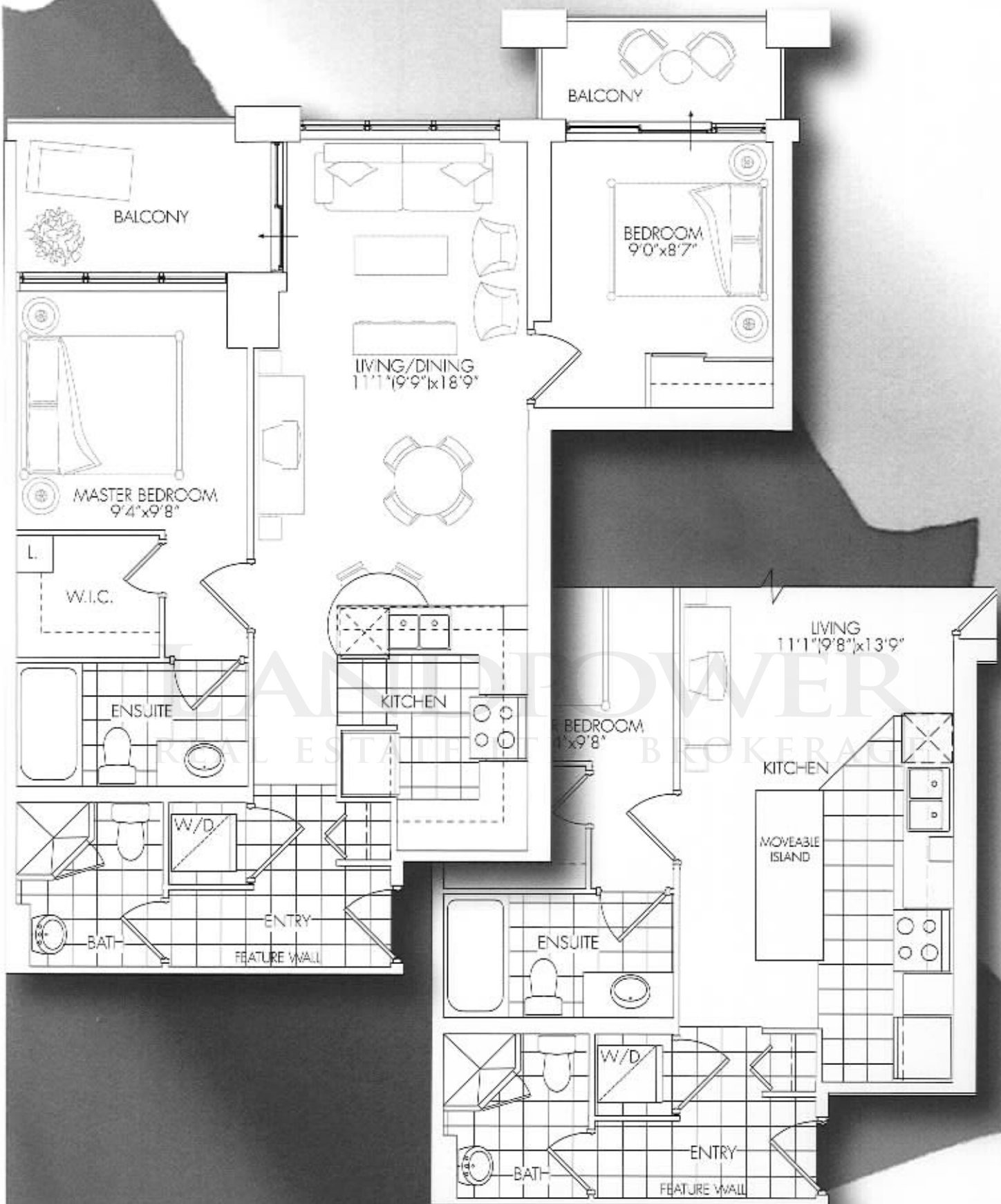


Two Bedroom (+ Den)

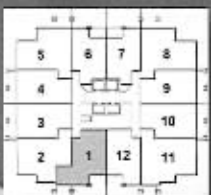
LANDOWNER
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THE WHISTLER

Suite 2C - 784 sq. ft.



Alternate Flex Plan



Floor 2



Floors 9-24

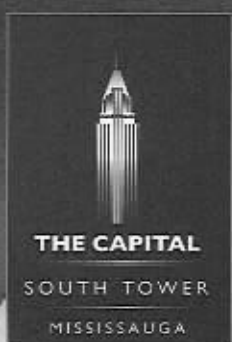
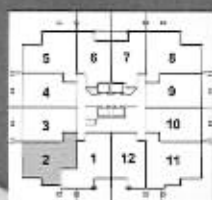
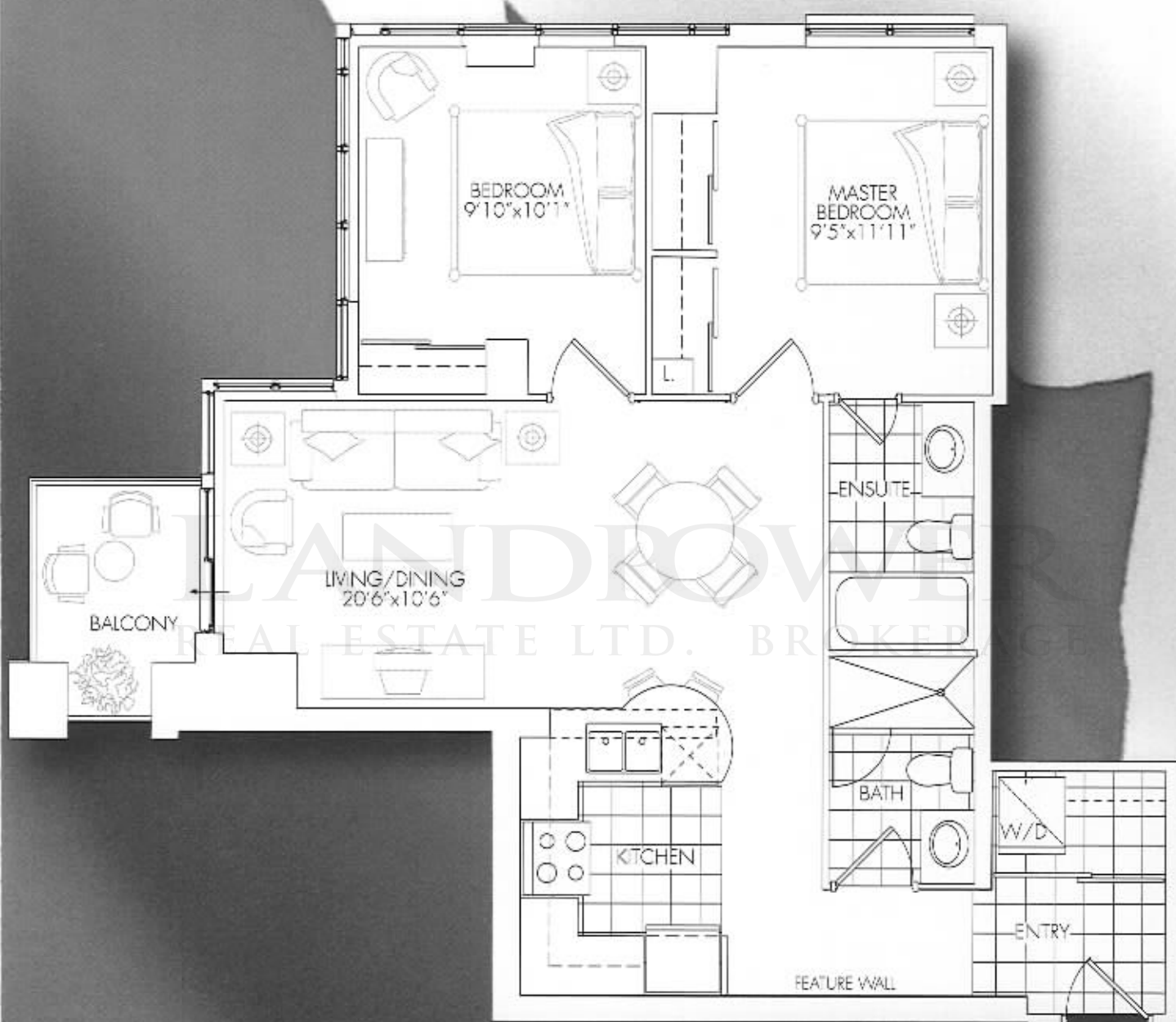


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THE JOSEPH

Suite 2A - 822 sq. ft.



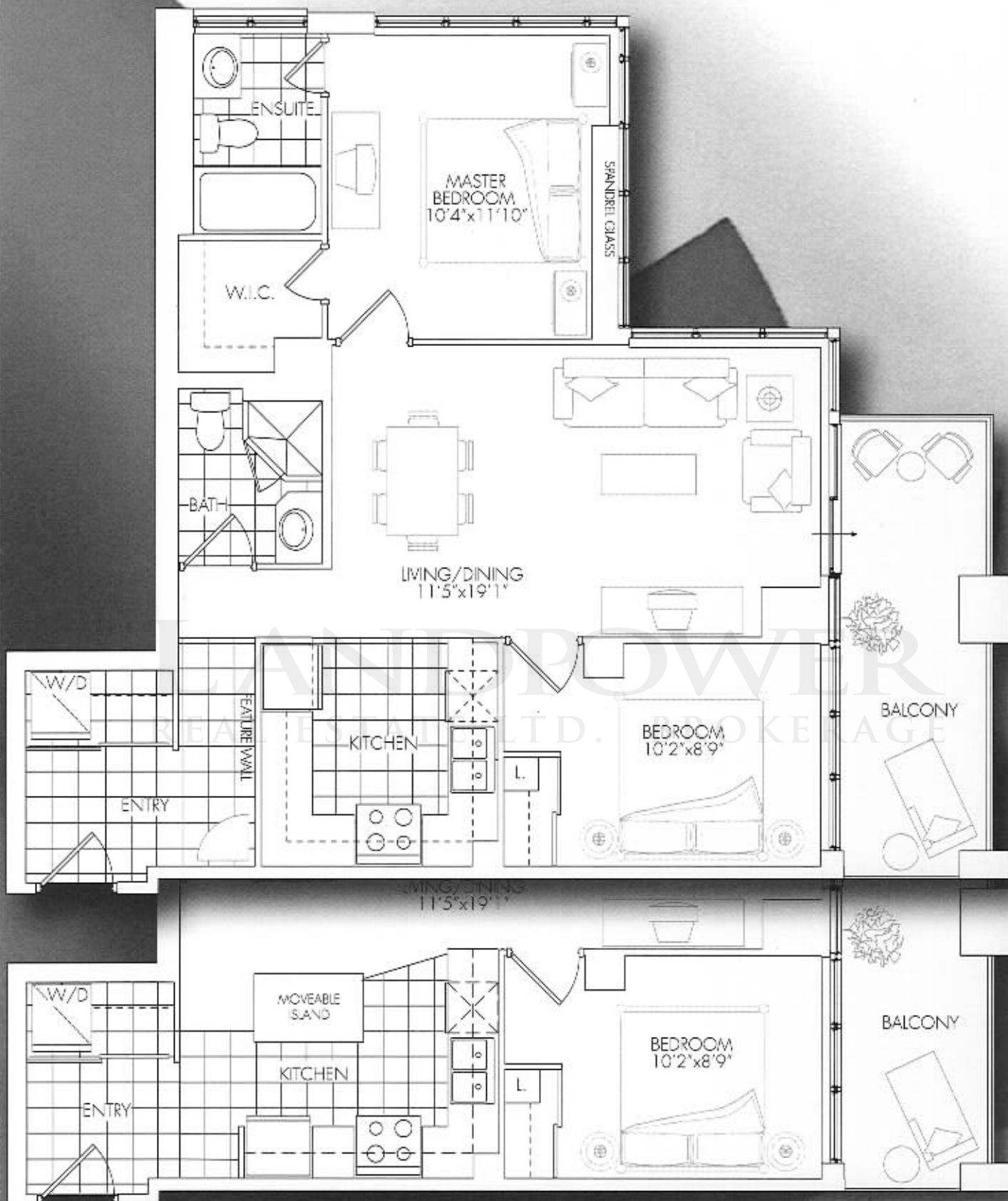
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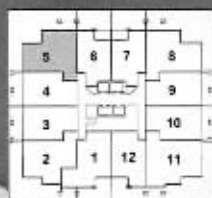
THE MONTREAL

Suite 2B - 840 sq. ft. (Level 8)

857 sq. ft. (Levels 9-24)



Alternate Flex Plan



Floors 9-24

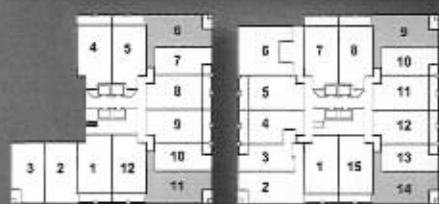


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THE STONEY LAKE

Suite 2L - 853 sq. ft.

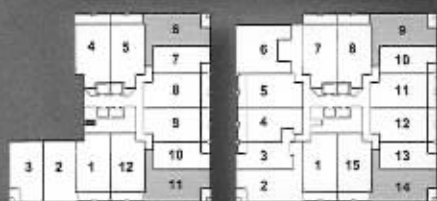


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THE STONEY LAKE

Suite 2L - 853 sq. ft.



Floors 5-7

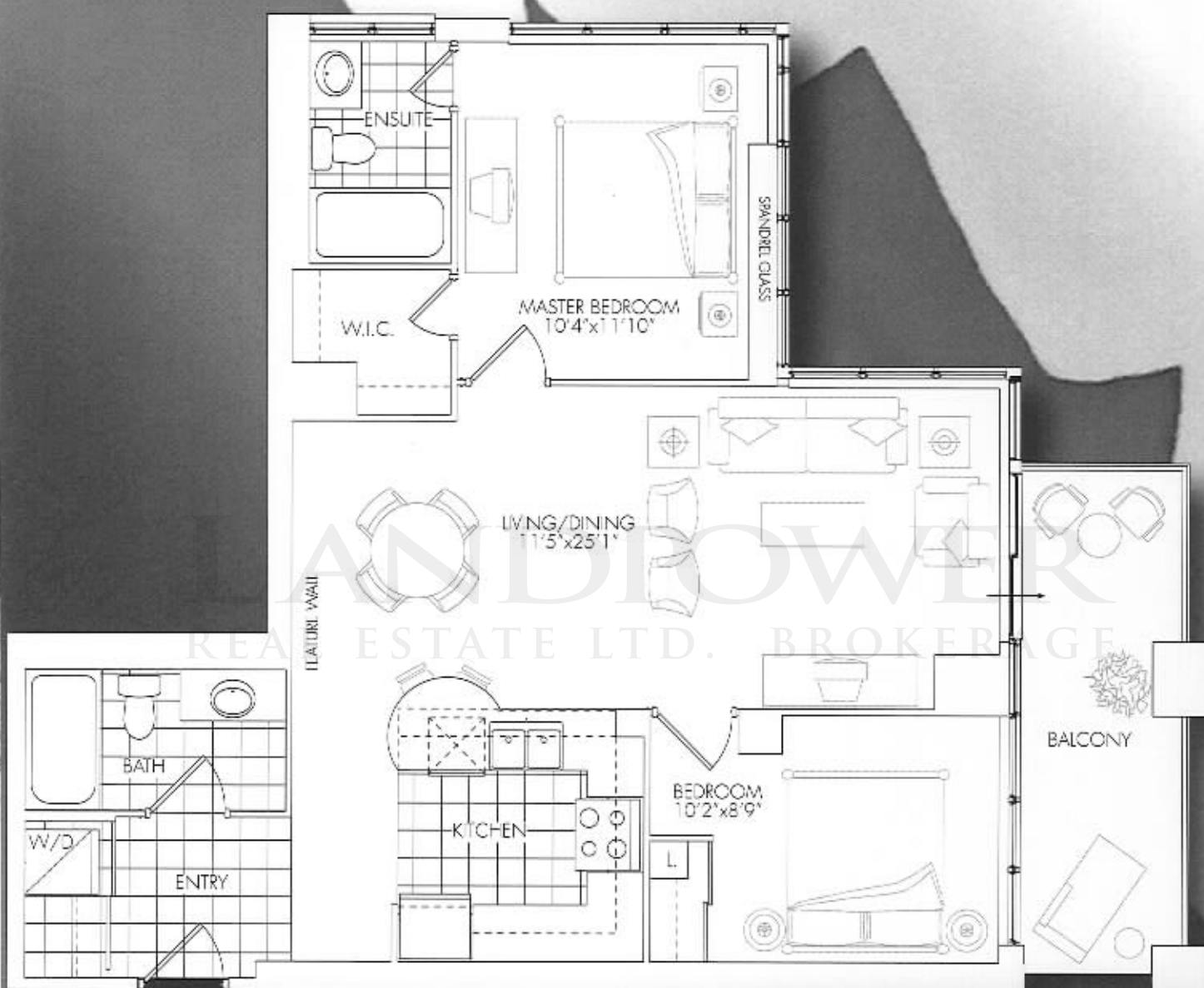


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THE ALGONQUIN

Suite 2H - 901 sq. ft.



Floors 25 - 28

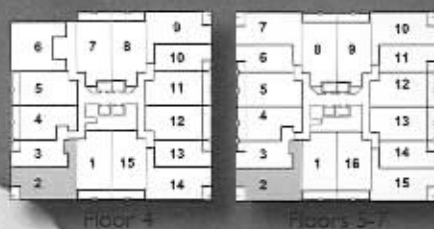
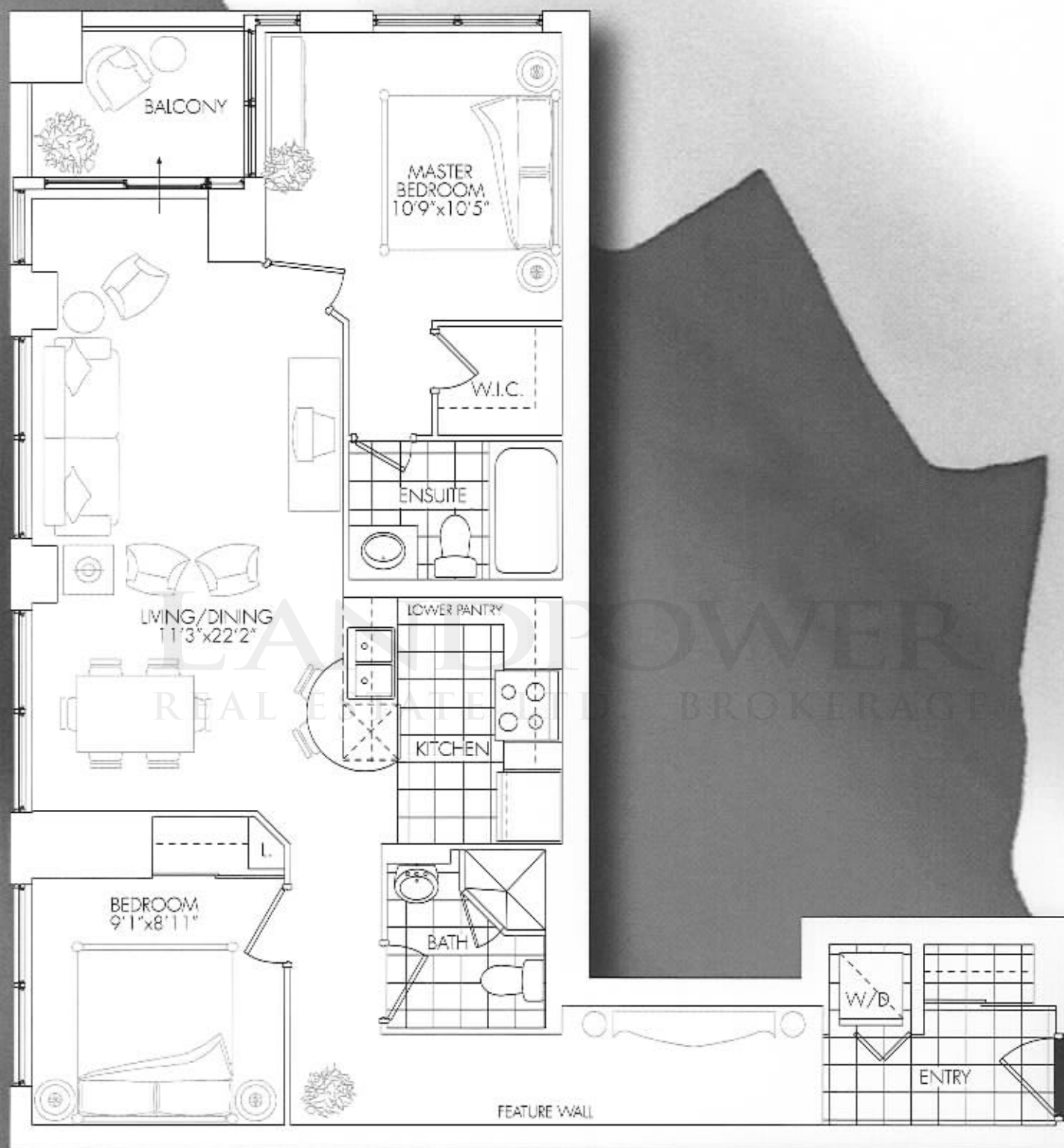


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THE STRATFORD

Suite 2M - 903 sq. ft.

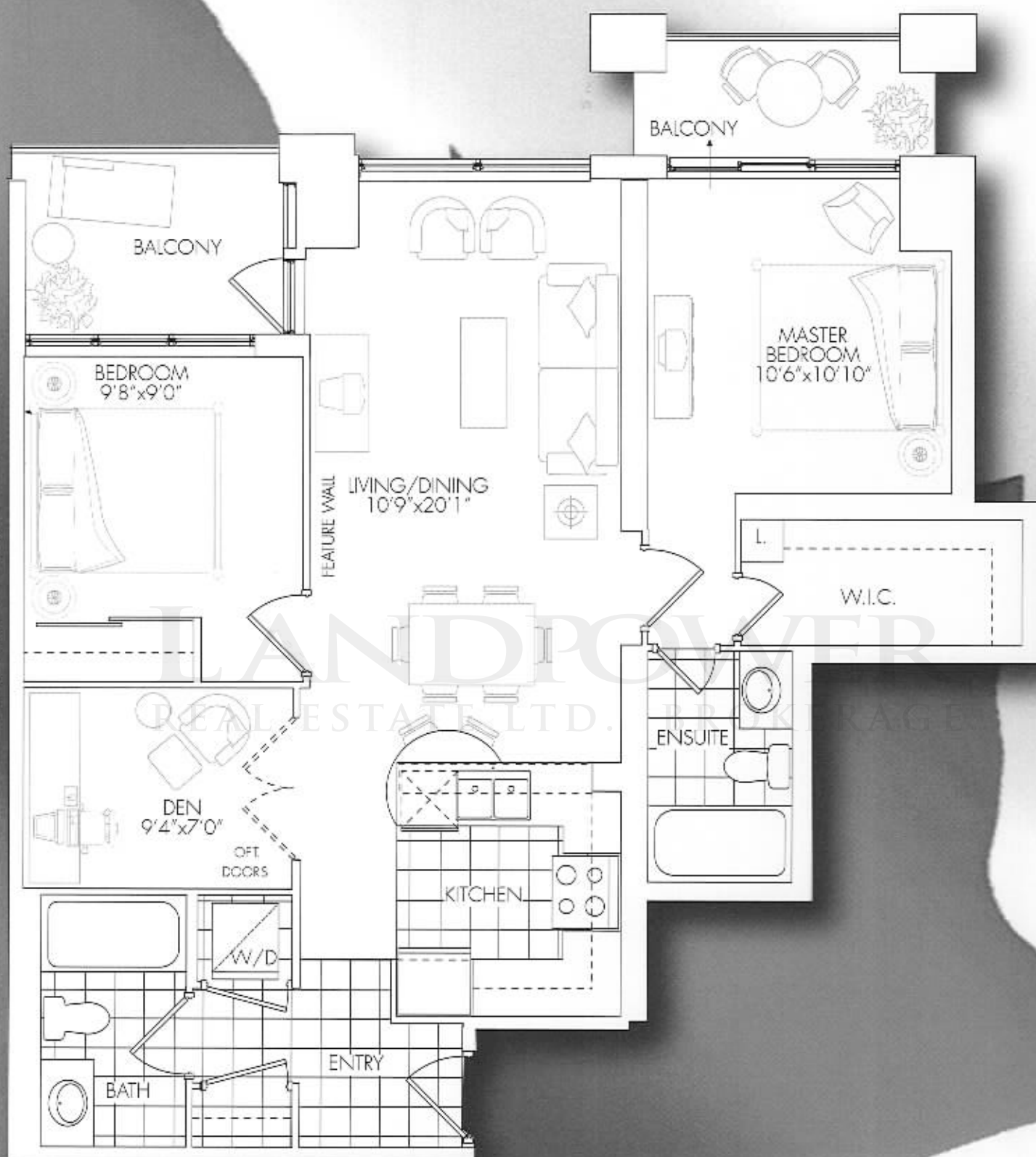


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THE MUSKOKA

Suite 2E - 935 sq. ft.



Floors 25 - 28

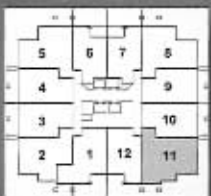
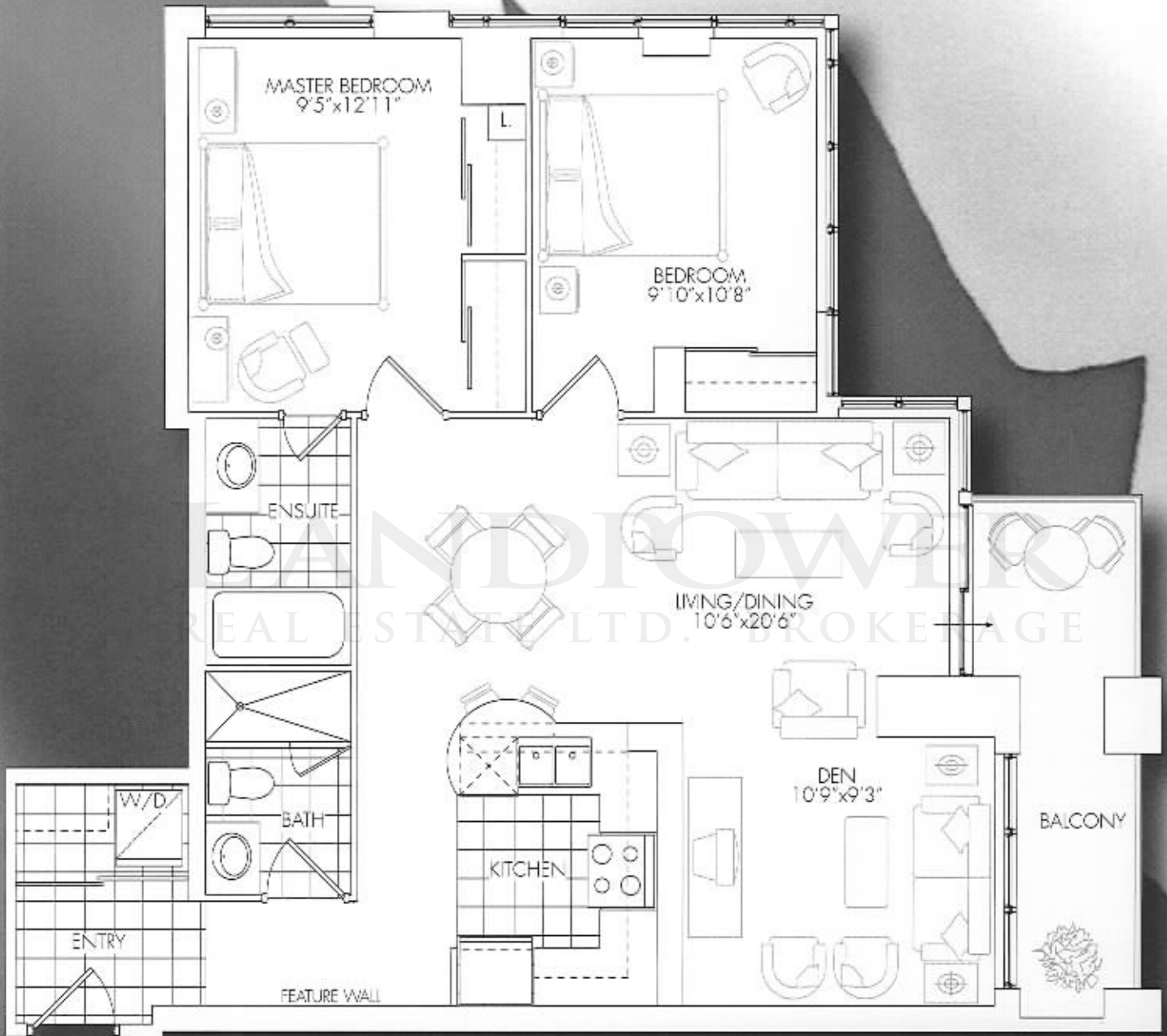


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All areas and stated room dimensions are approximate. Floor area measured in accordance with ONHWP bulletin #22. Actual living area will vary from floor area stated. The unit shown may be the reverse of the unit purchased.

THE NIAGARA

Suite 2D - 968 sq. ft.



Floor 8



Floors 9-24



Floors 25-28

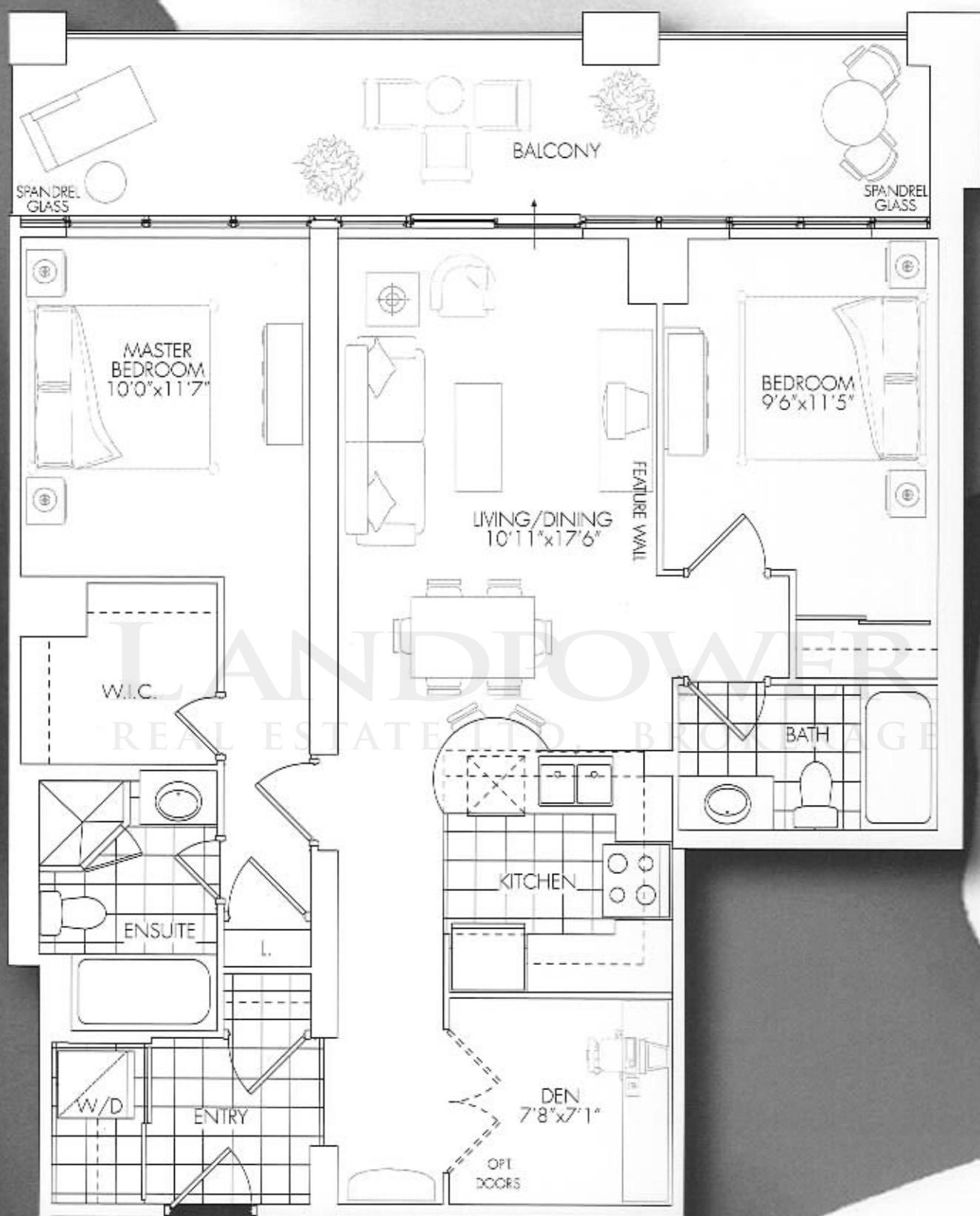


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THE MOUNT ROYAL

Suite 2G - 990 sq. ft.



Floors 25 - 28



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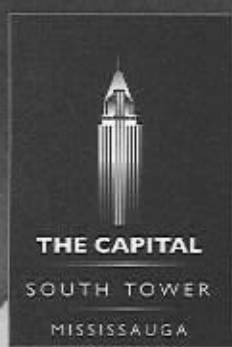
All areas and stated room dimensions are approximate. Floor area measured in accordance with ONHWP bulletin #22. Actual living area will vary from floor area stated. The unit shown may be the reverse of the unit purchased.

THE TREMBLANT

Suite 2F - 1015 sq. ft.

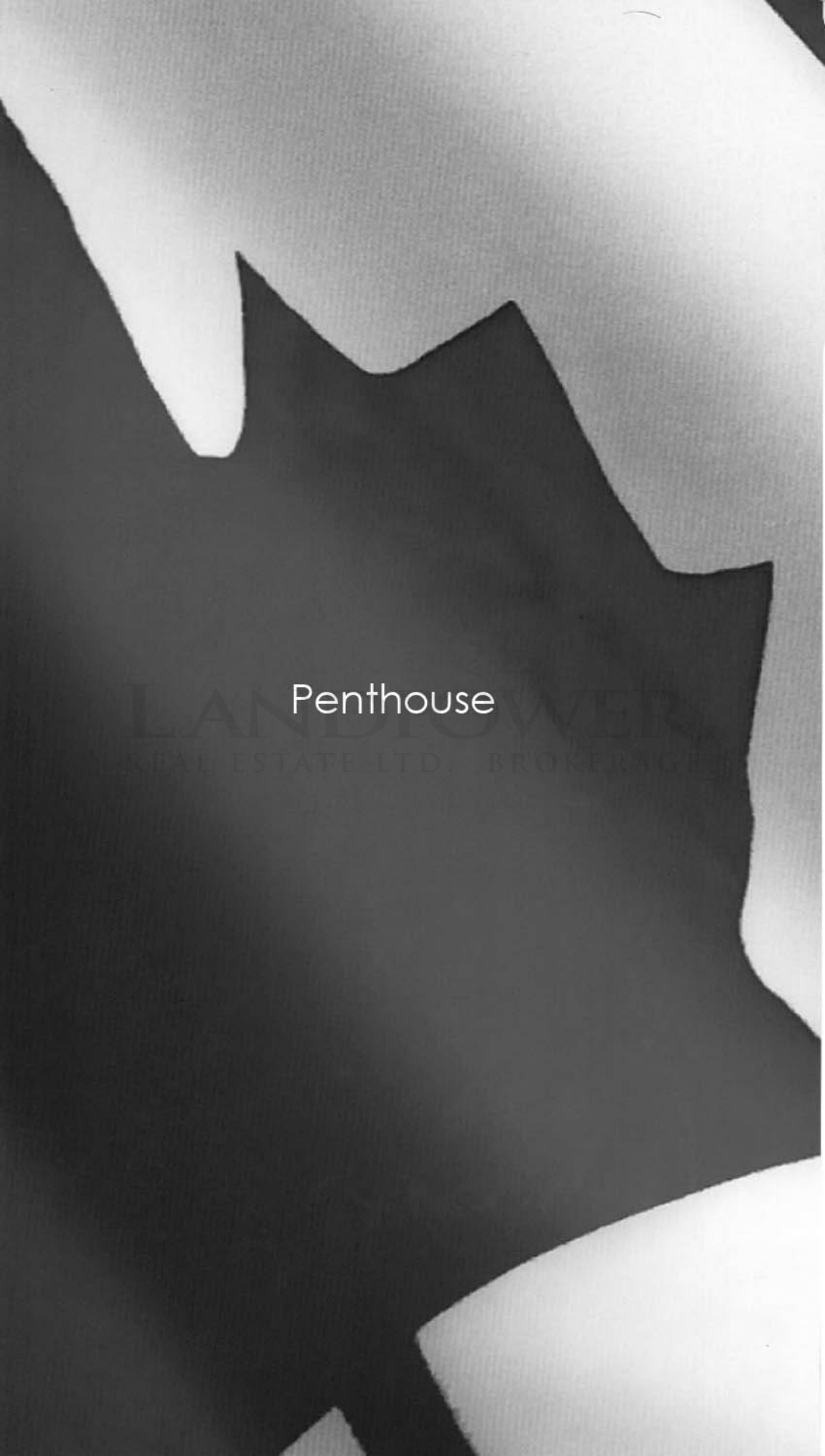


Floors 25 - 28



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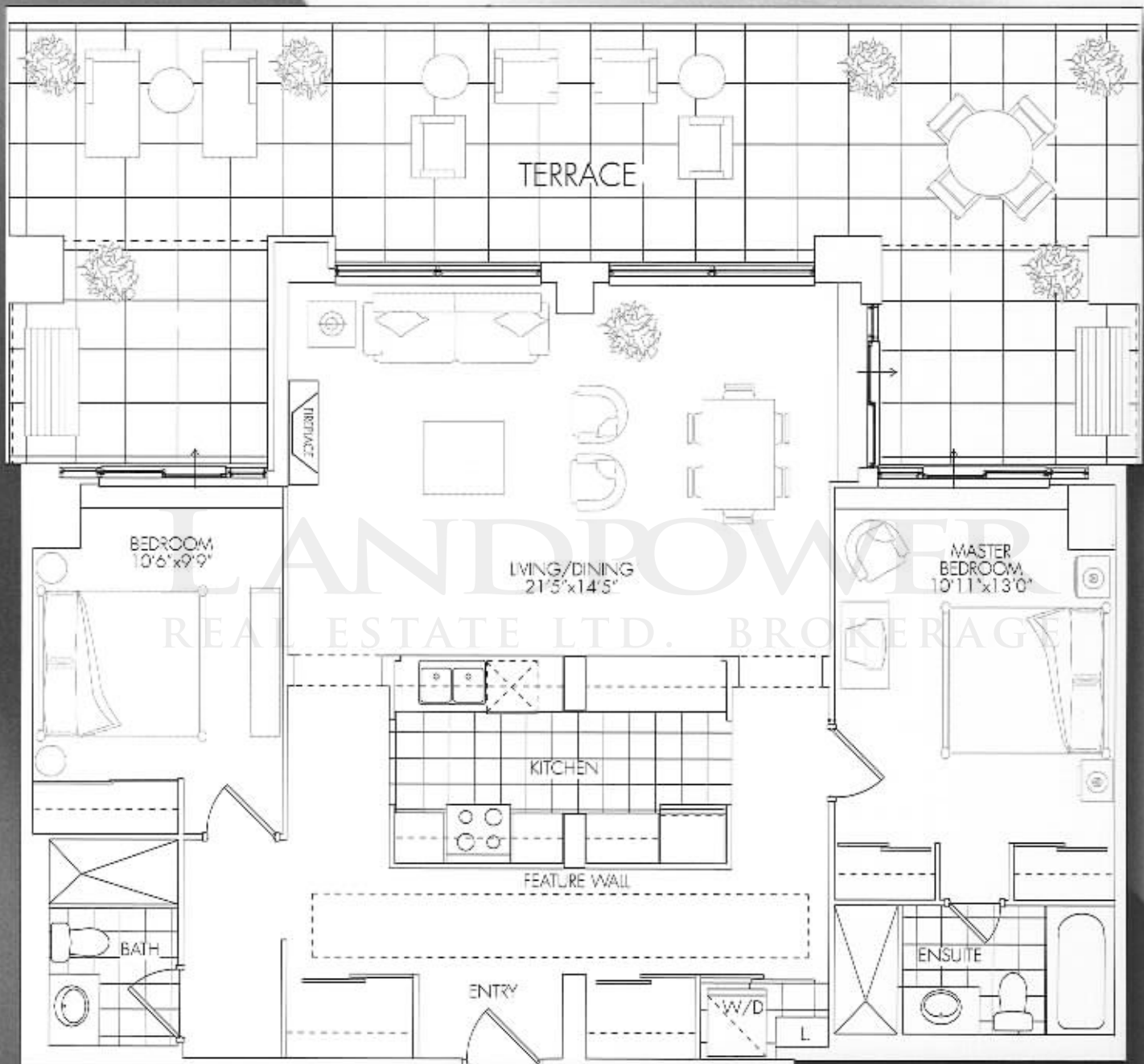
Penthouse

LANDPOWER
REAL ESTATE LTD. BROKERAGE

THE PORT CARLING

Penthouse Suite 2Q

1202 sq. ft.



Floor 29 (Terraces)
Floor 30 (Balconies)



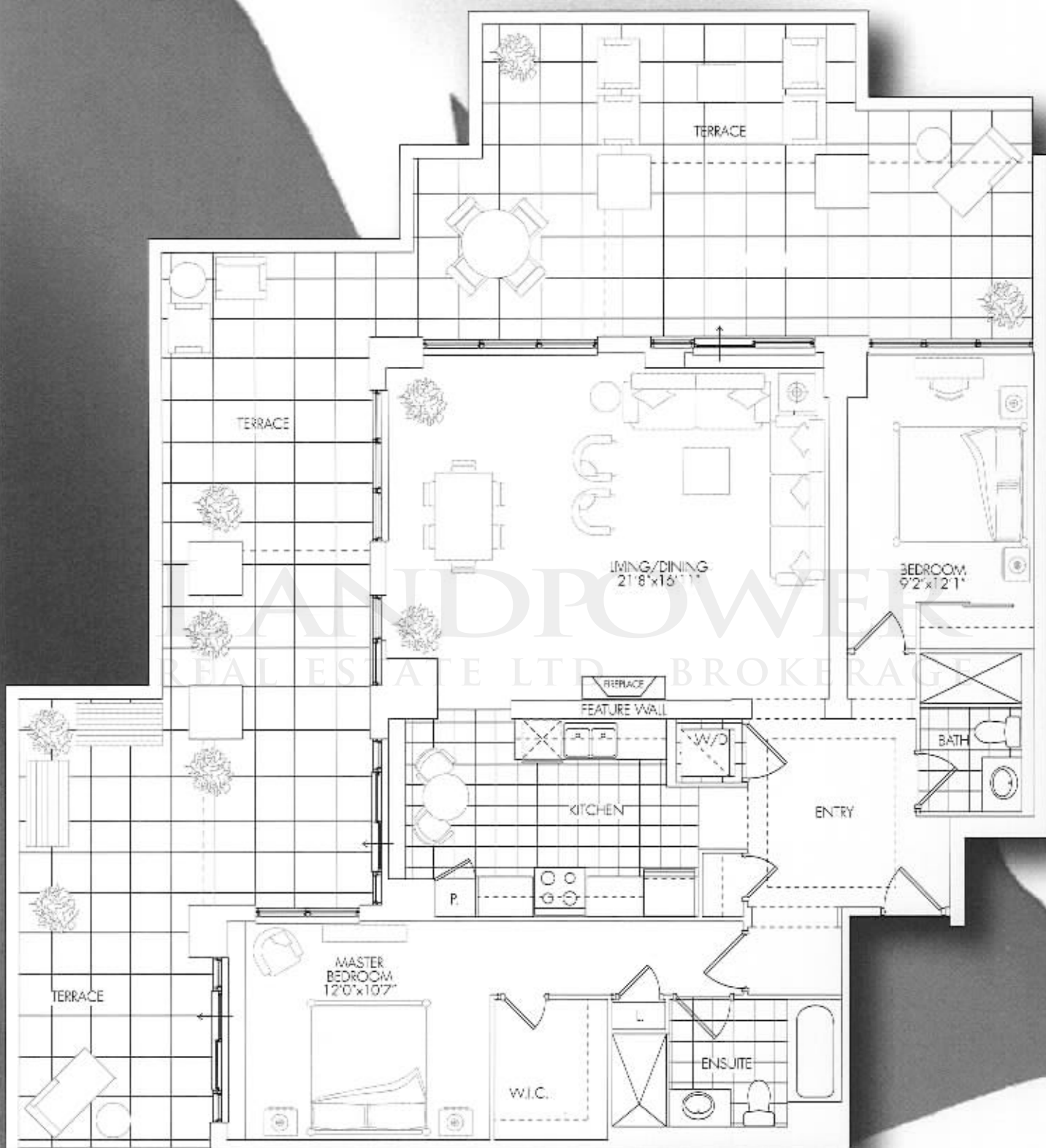
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THE ROSSEAU

Penthouse Suite 2J

1285 sq. ft.



Floor 29 (Terraces)
Floor 30 (Balconies)



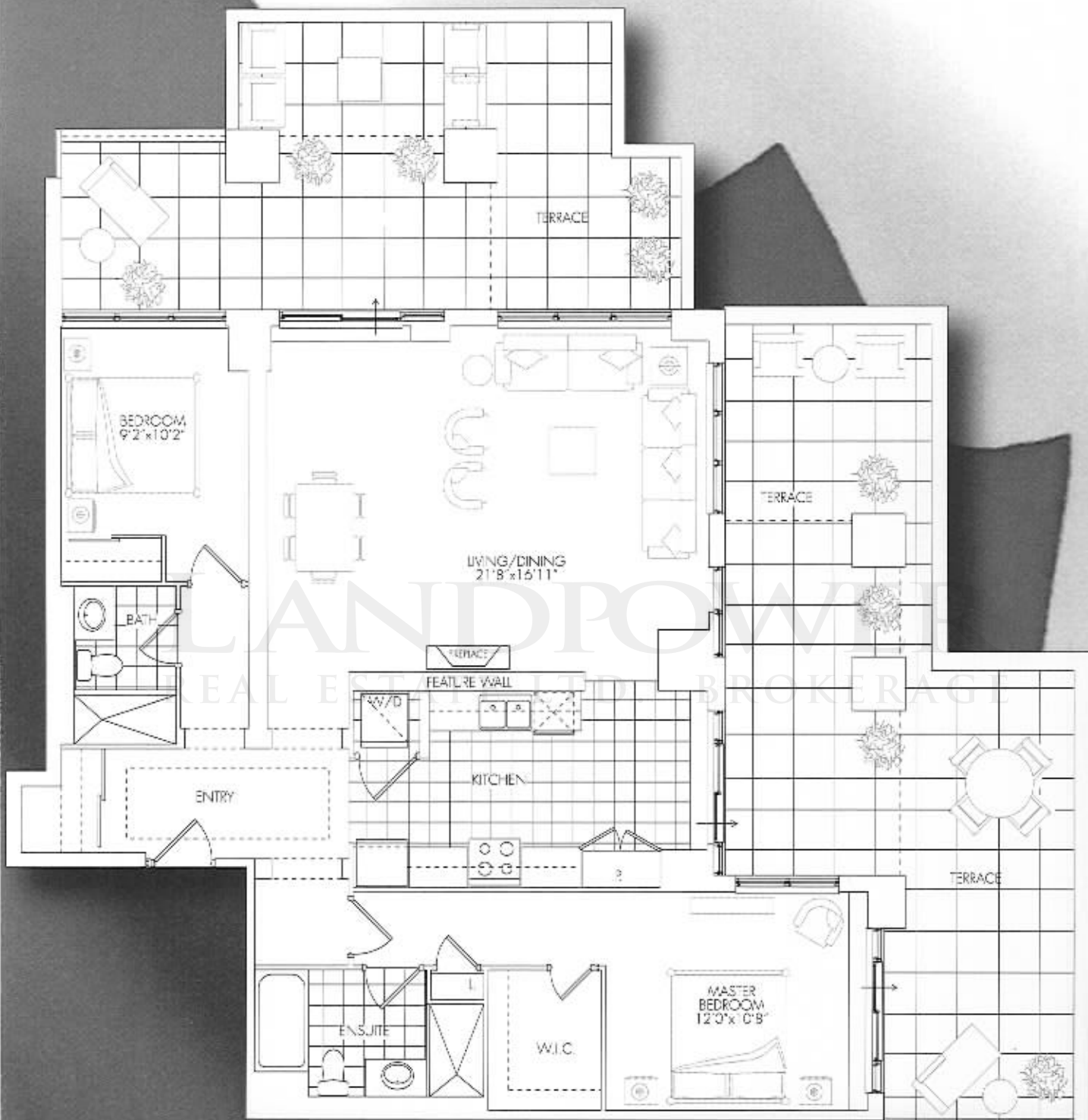
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Actual living area will vary from floor area stated. The unit shown may be the reverse of the unit purchased.

THE BANFF

Penthouse Suite 2K

1303 sq. ft.



Floor 29 (Terraces)
Floor 30 (Balconies)



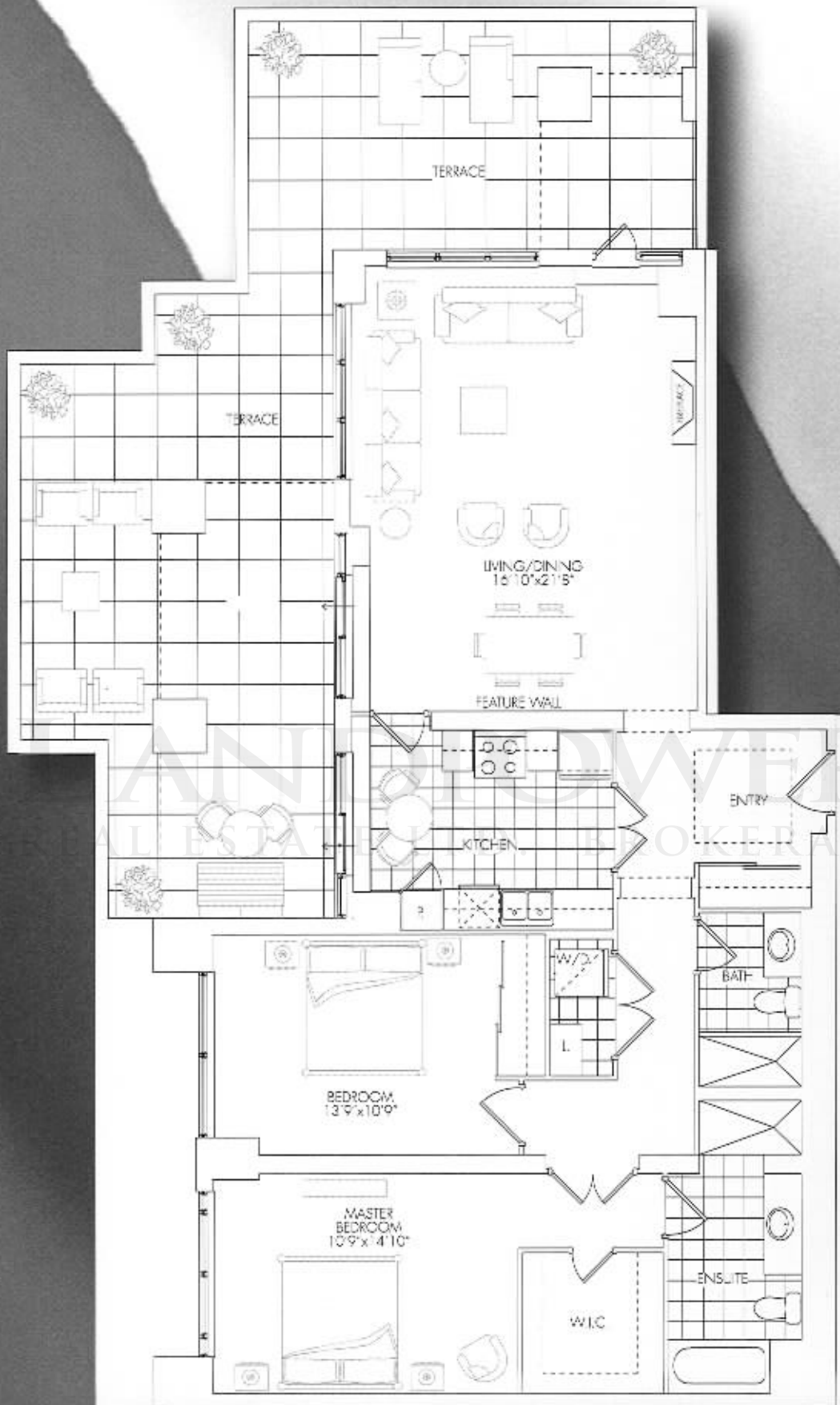
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All areas and stated room dimensions are approximate. Floor area measured in accordance with ONHWP bulletin #22.
Actual living area will vary from floor area stated. The unit shown may be the reverse of the unit purchased.

THE PORT SANDFIELD

Penthouse Suite 2R

1403 sq. ft.



Floor 29 (Terraces)
Floor 30 (Balconies)

All areas and stated room dimensions are approximate. Floor area measured in accordance with CNHWP bulletin #22.
Actual living area will vary from floor area stated. The unit shown may be the reverse of the unit purchased.

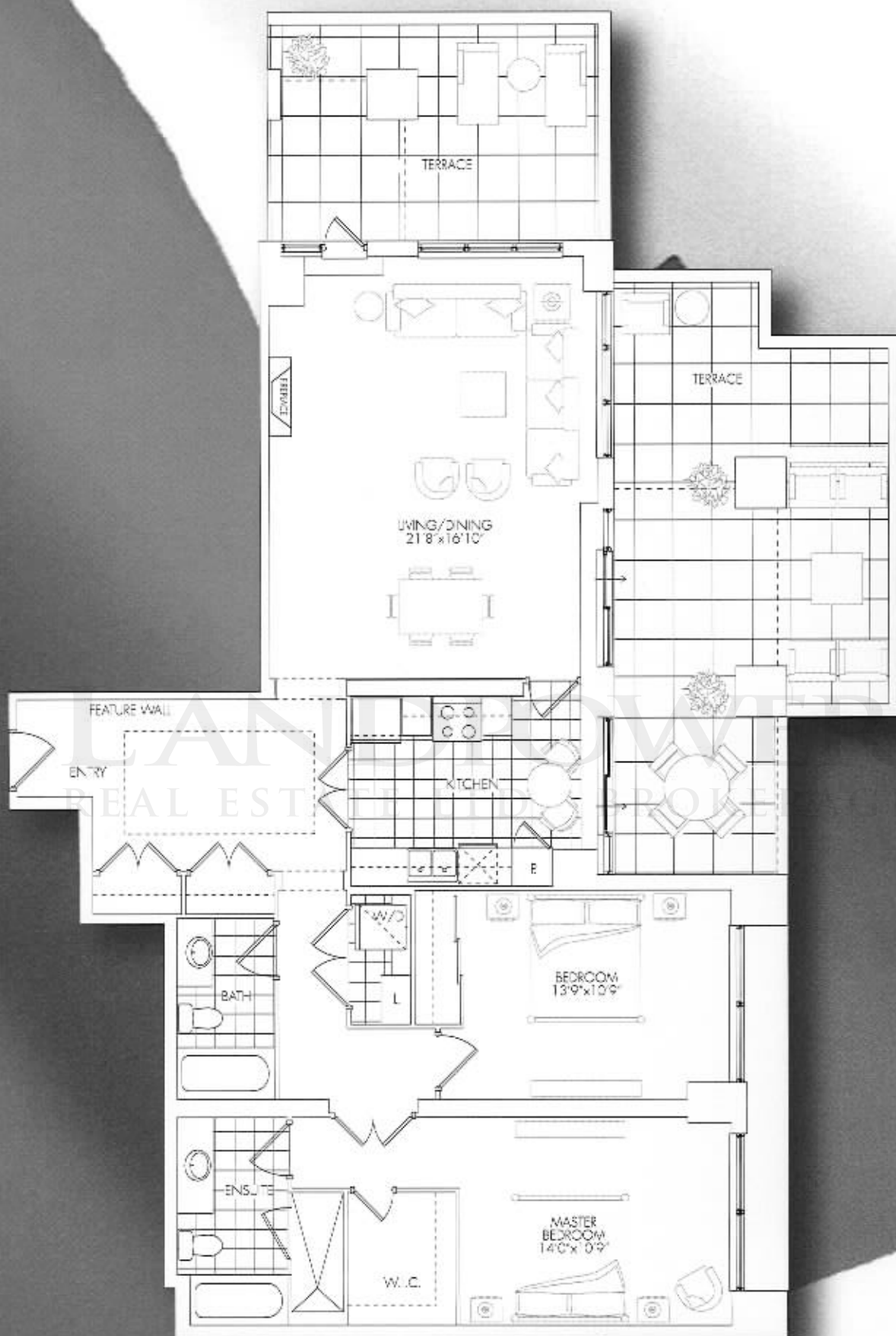


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THE BALA

Penthouse Suite 2P

1452 sq. ft.

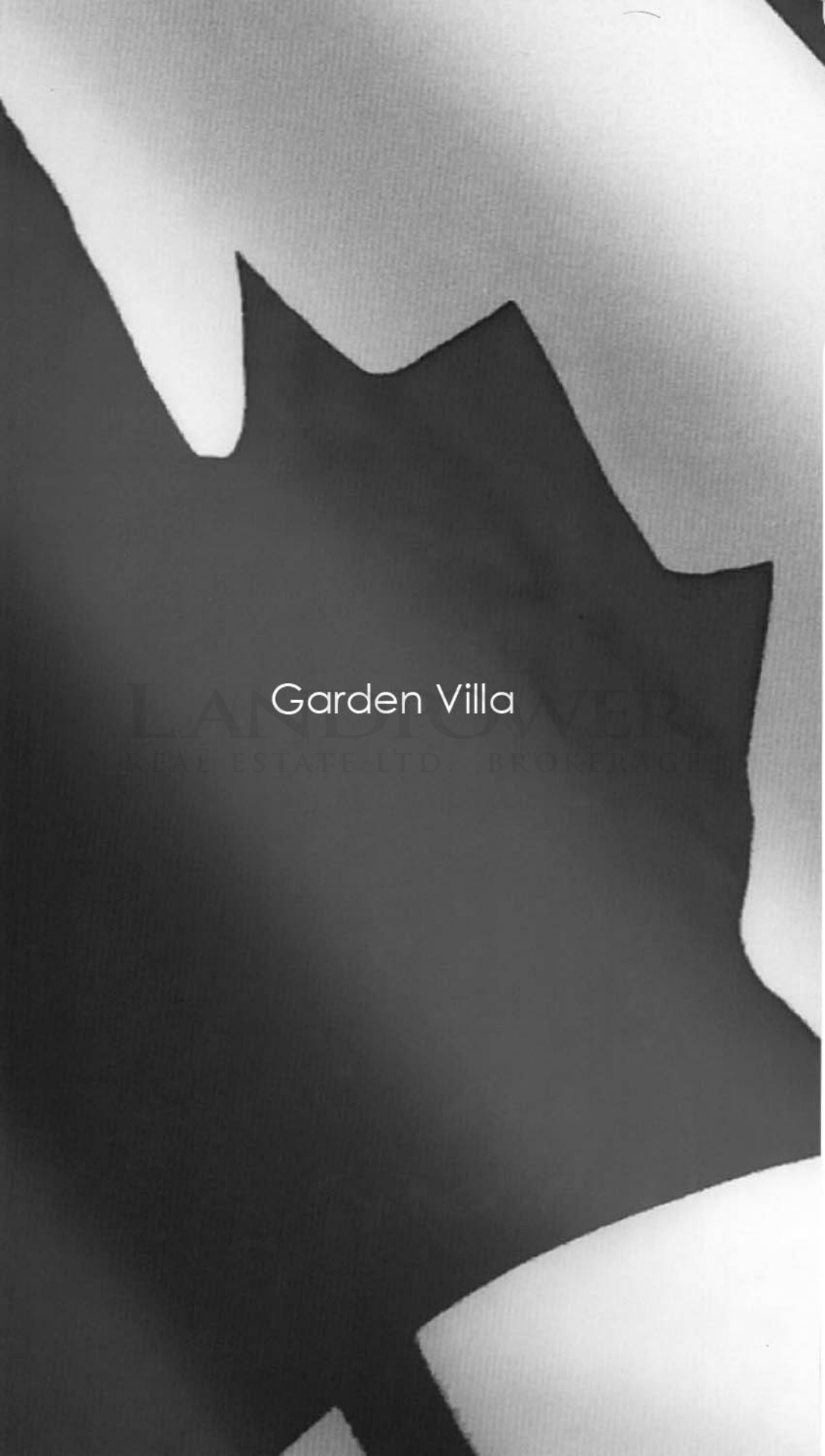


Floor 29 (Terraces)
Floor 30 (Balconies)



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All areas and stated room dimensions are approximate. Floor area measured in accordance with ONHWP bulletin #22.
Actual living area will vary from floor area stated. The unit shown may be the reverse of the unit purchased.



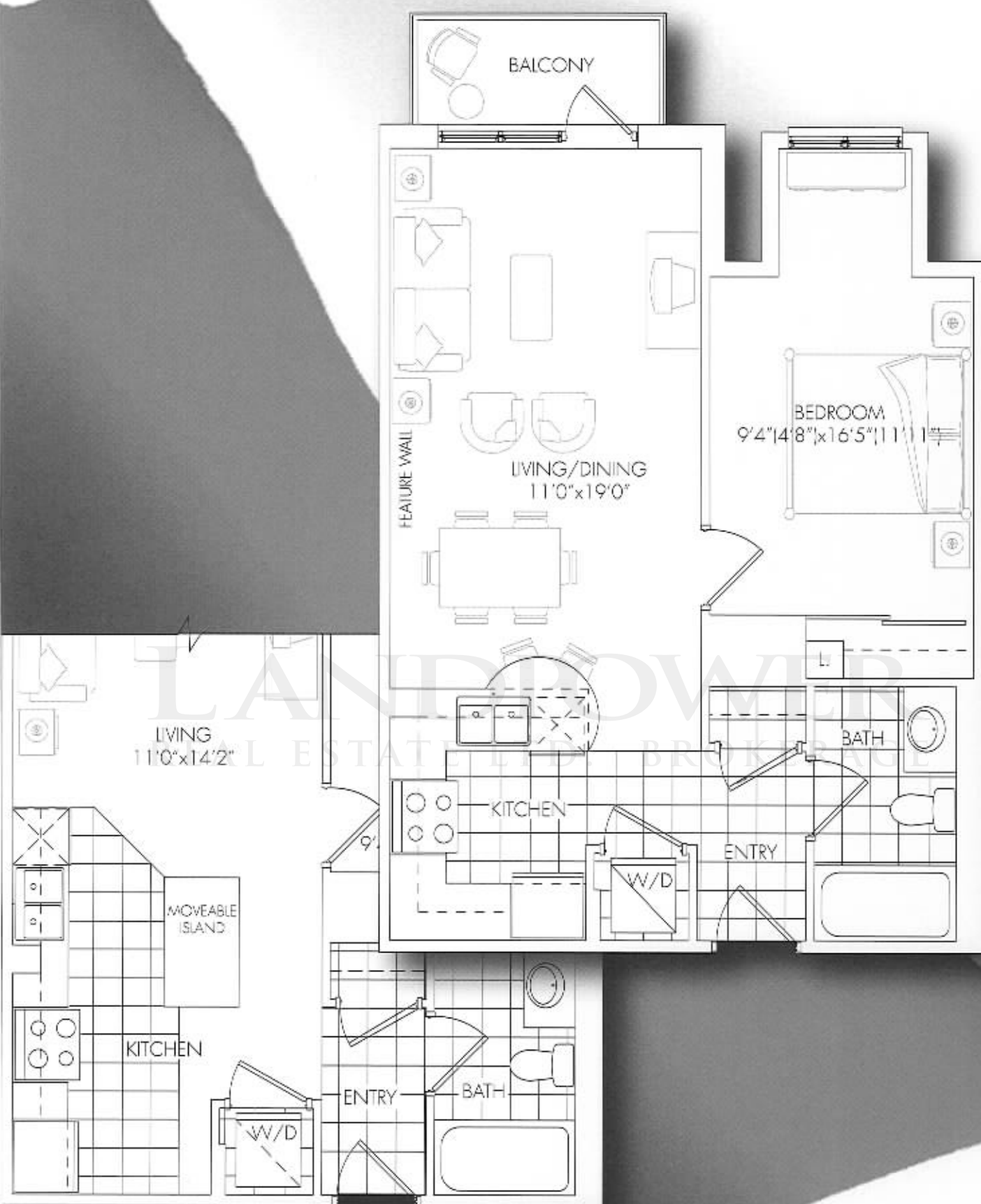
Garden Villa

LANDFLOWER
REAL ESTATE LTD. BROKERAGE

THE QUEENSTON

Garden Villa Suite 1E

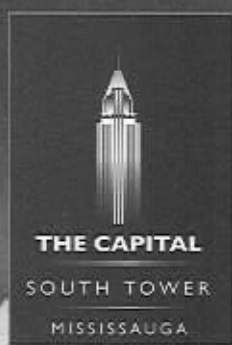
604 sq. ft.



Alternate Flex Plan



Third level (Balconies)



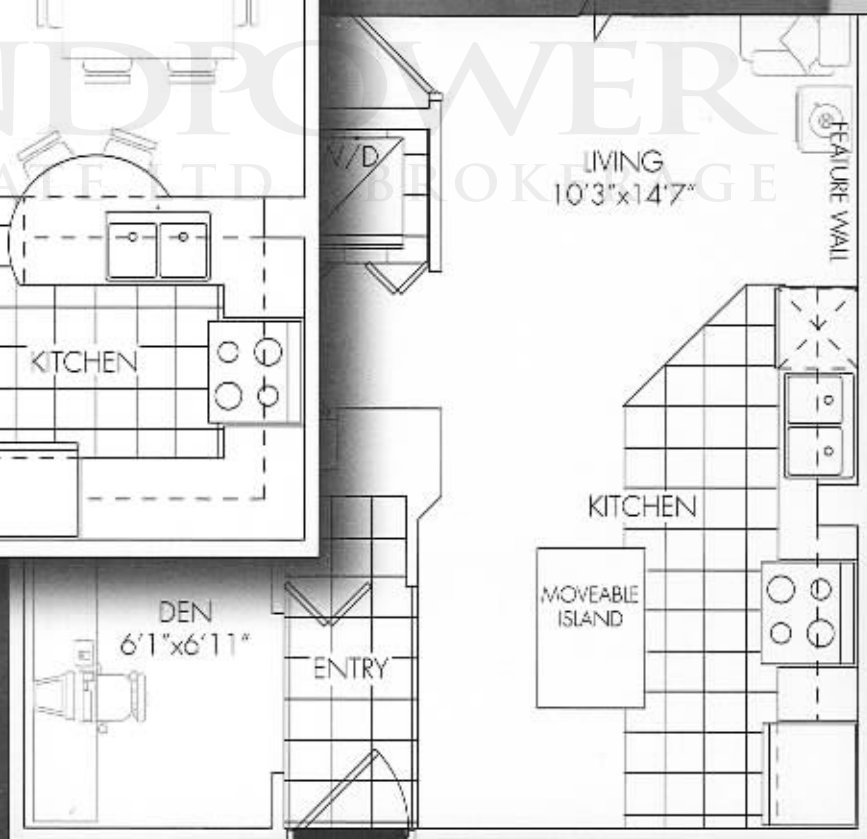
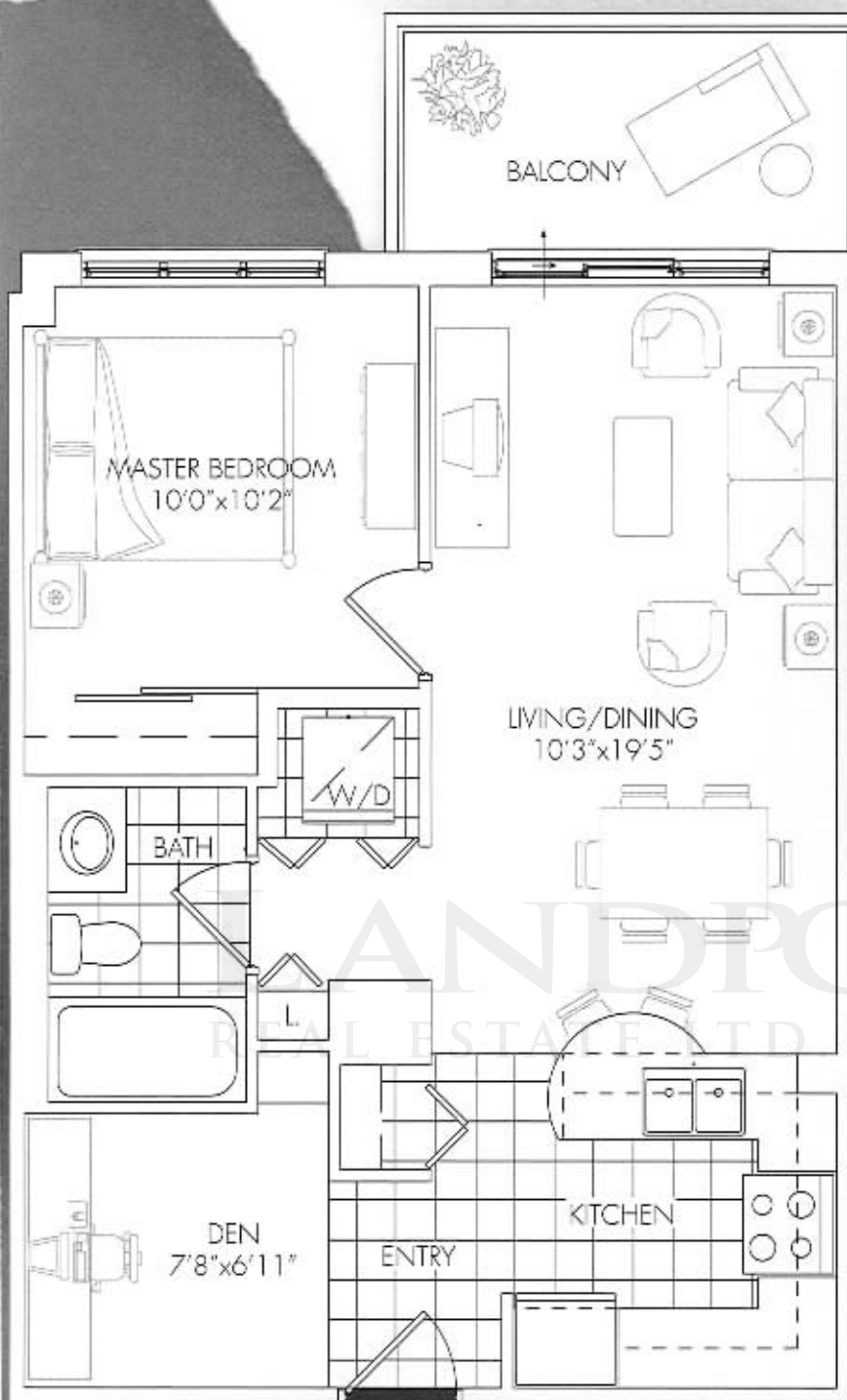
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THE BURNABY

Garden Villa Suite 1D

621 sq. ft.



Alternate Flex Plan



Second level (Balconies)



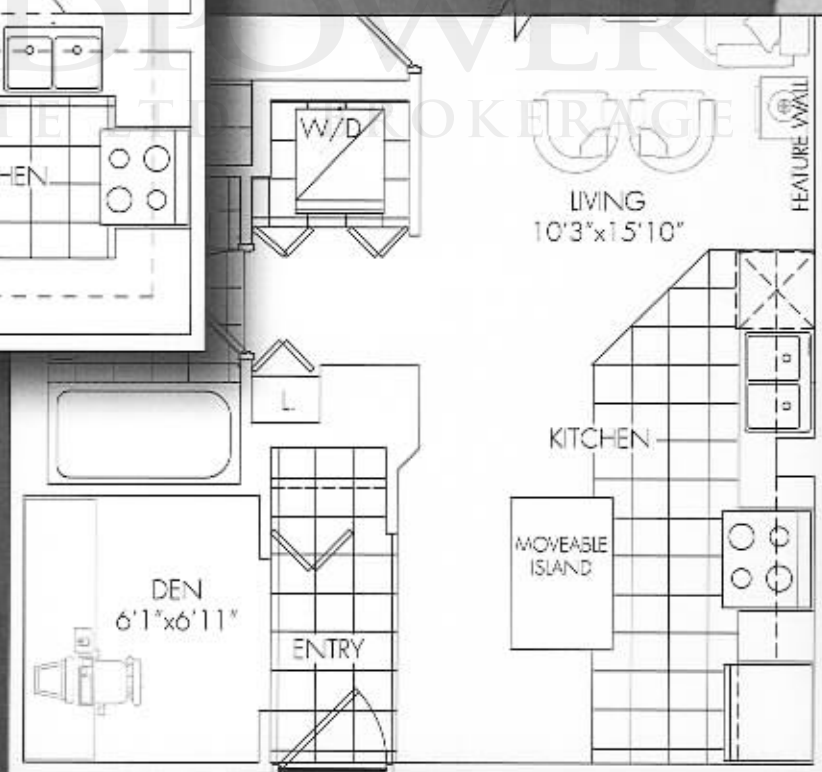
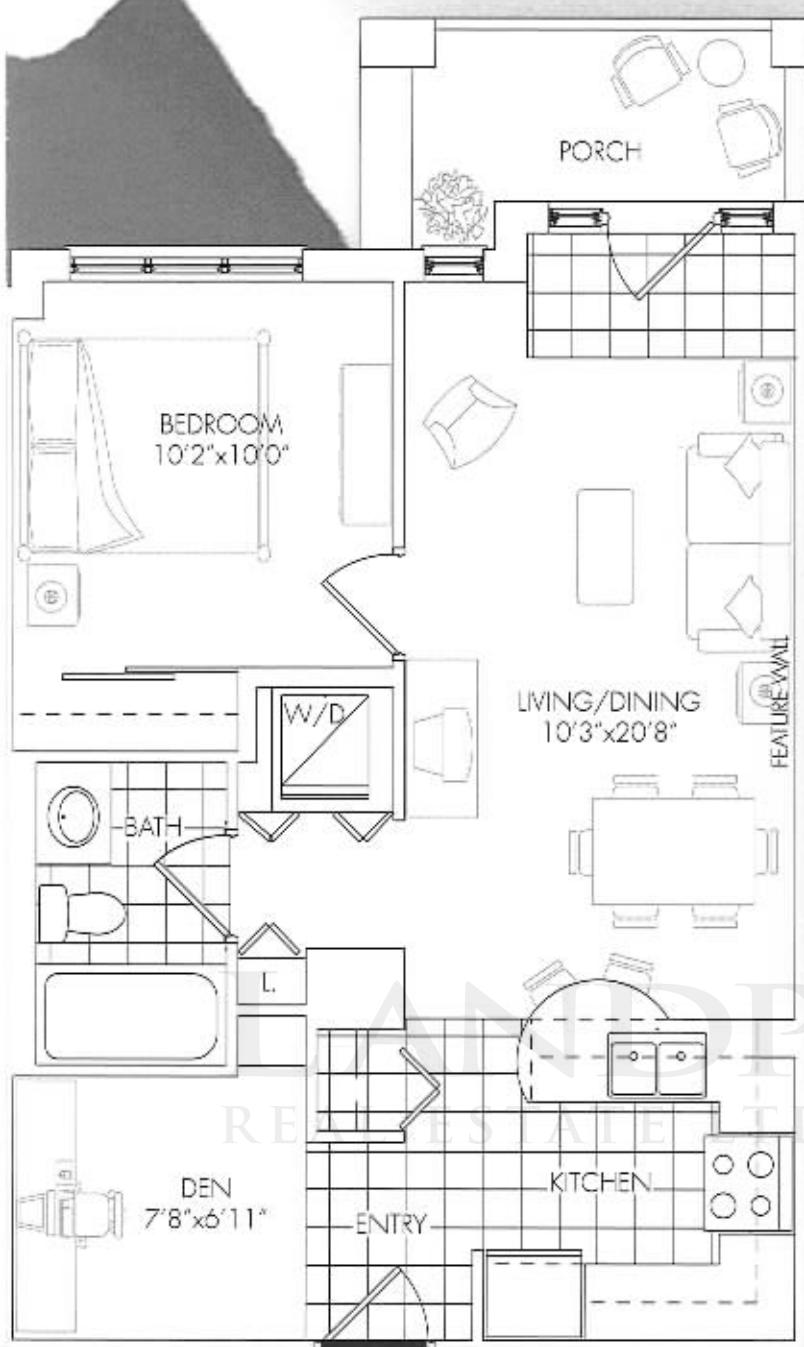
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THE OTTAWA

Garden Villa Suite 1B

631 sq. ft.



Alternate Flex Plan



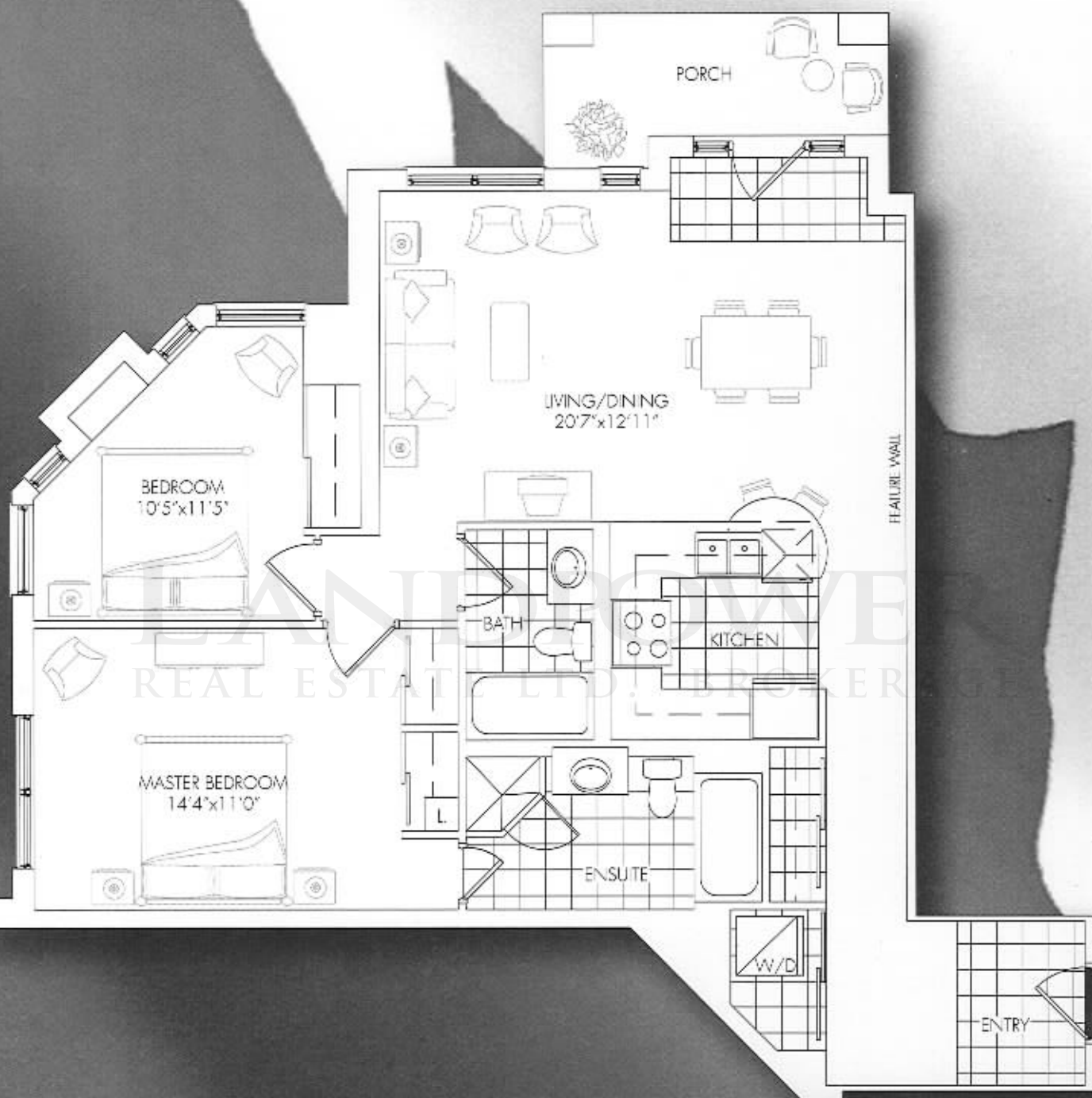
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All areas and stated room dimensions are approximate. Floor area measured in accordance with ONHWP bulletin #22.
 Actual living area will vary from floor area stated. The unit shown may be the reverse of the unit purchased.

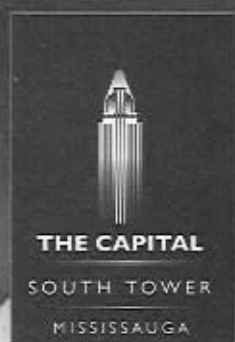
THE JASPER

Garden Villa Suite 2B

1073 sq. ft.



Ground Level (Patios)



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