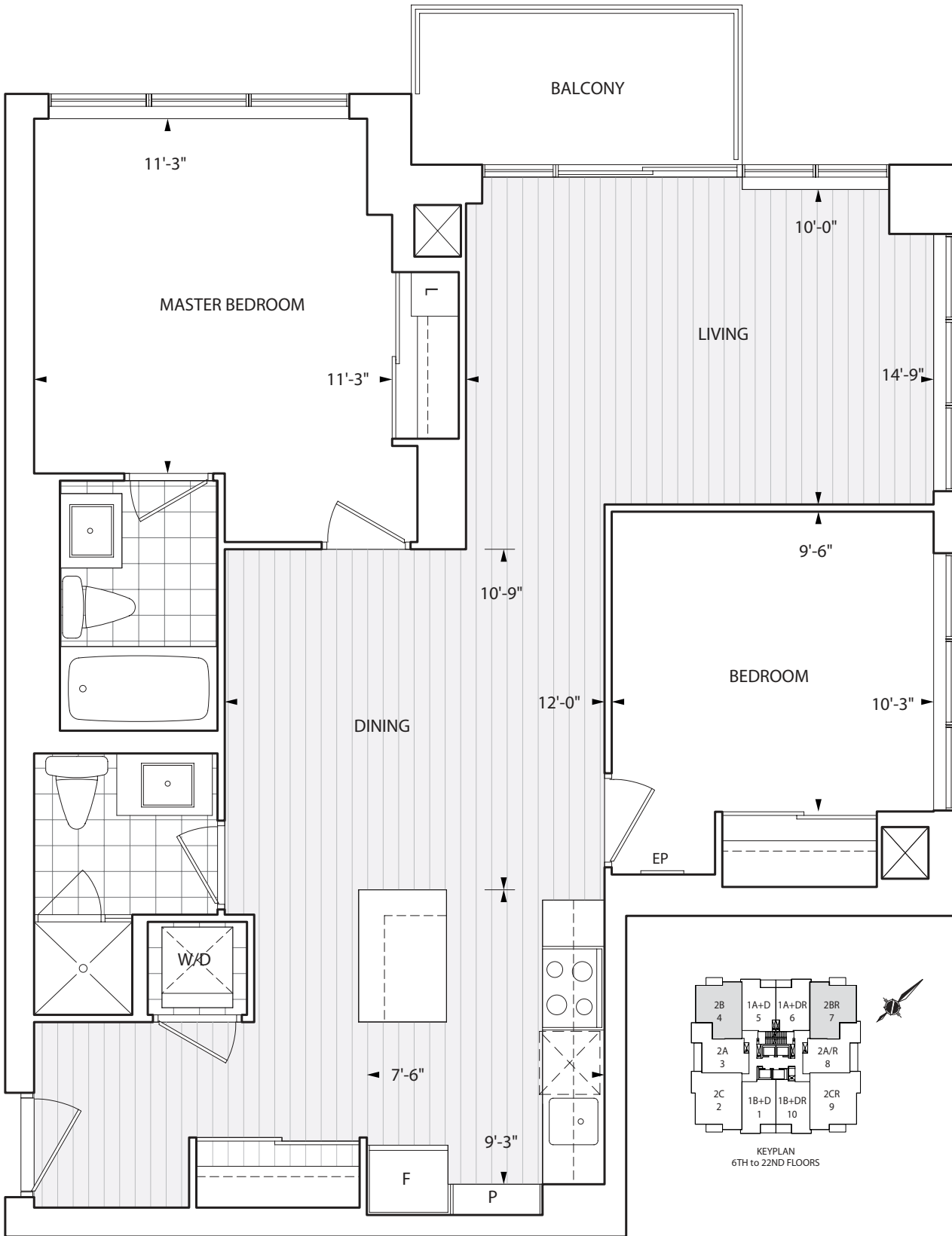


RESIDENCE 2BR

2 Bedrooms and Balcony

Starting from \$408,750* ~ 918 sq.ft.*

Tentative Occupancy Spring 2012*



Tridel, for the fourth consecutive year, has been ranked number one in the 2009 J.D. Power and Associates New Condominium Builder Customer Satisfaction Study in the GTA.



2010 Ontario High-Rise Builder of the Year by Tarion



2010 High-Rise Green Builder of the Year by BILD

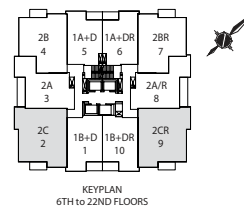
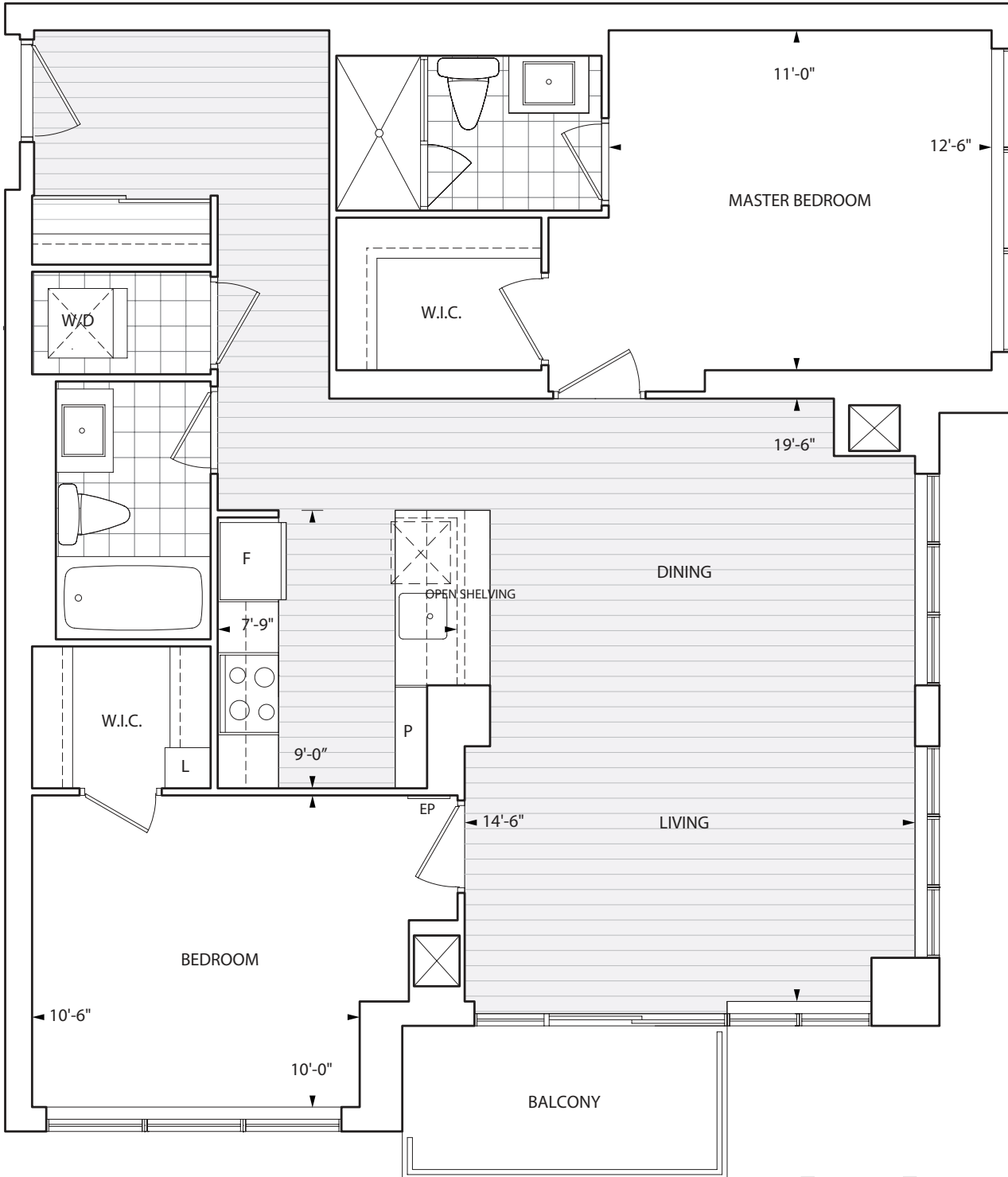


2009 Home Builder of the Year by the Ontario Home Builders' Association



RESIDENCE 2CR

2 Bedrooms and Balcony
Starting from \$446,500* ~ 1050 sq.ft.*
Tentative Occupancy Spring 2012*



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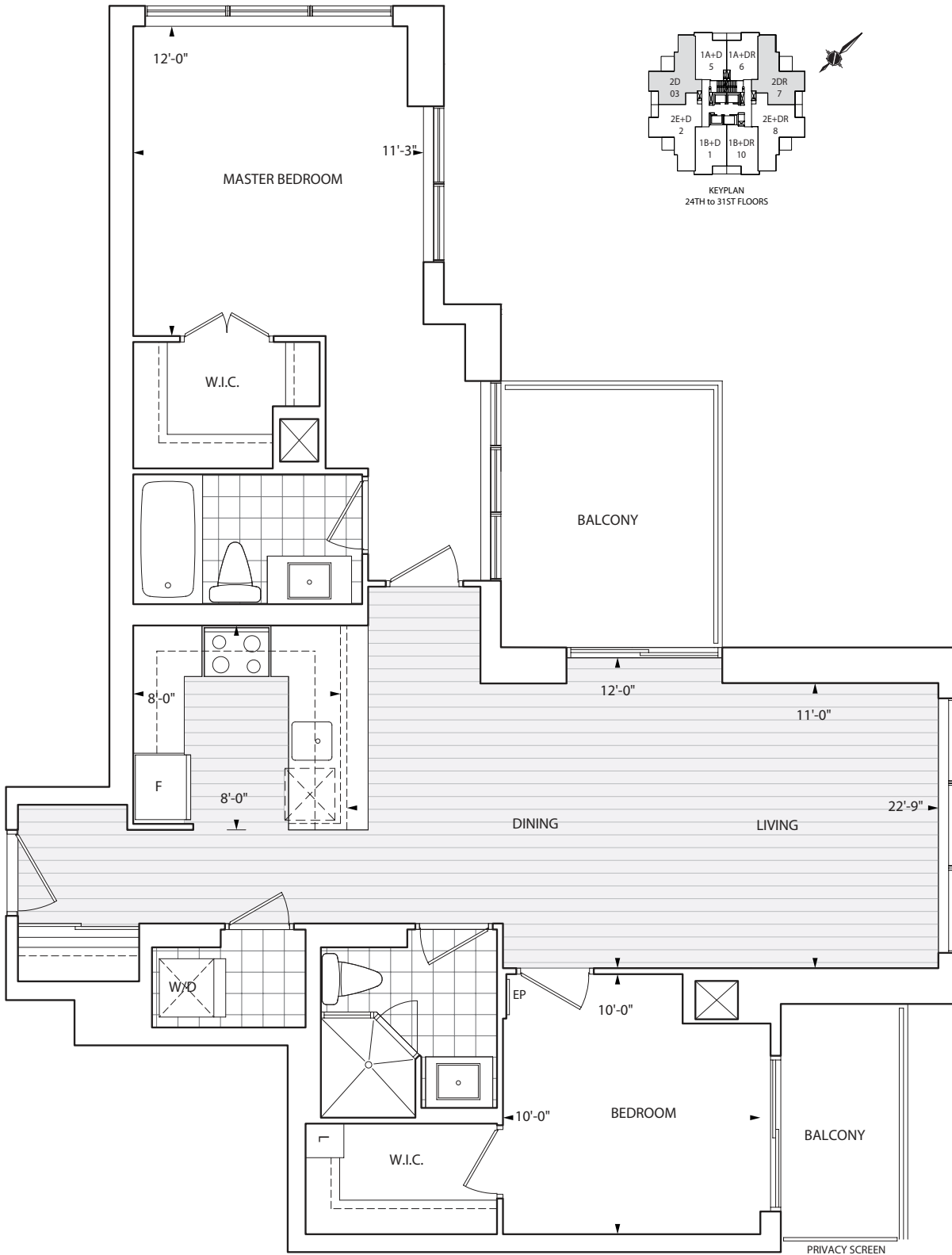


RESIDENCE 2DR

2 Bedrooms and Balcony

Starting from \$453,000* ~ 998 sq.ft.*

Tentative Occupancy Spring 2012*



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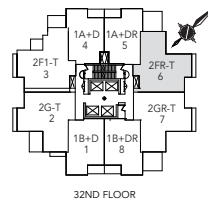
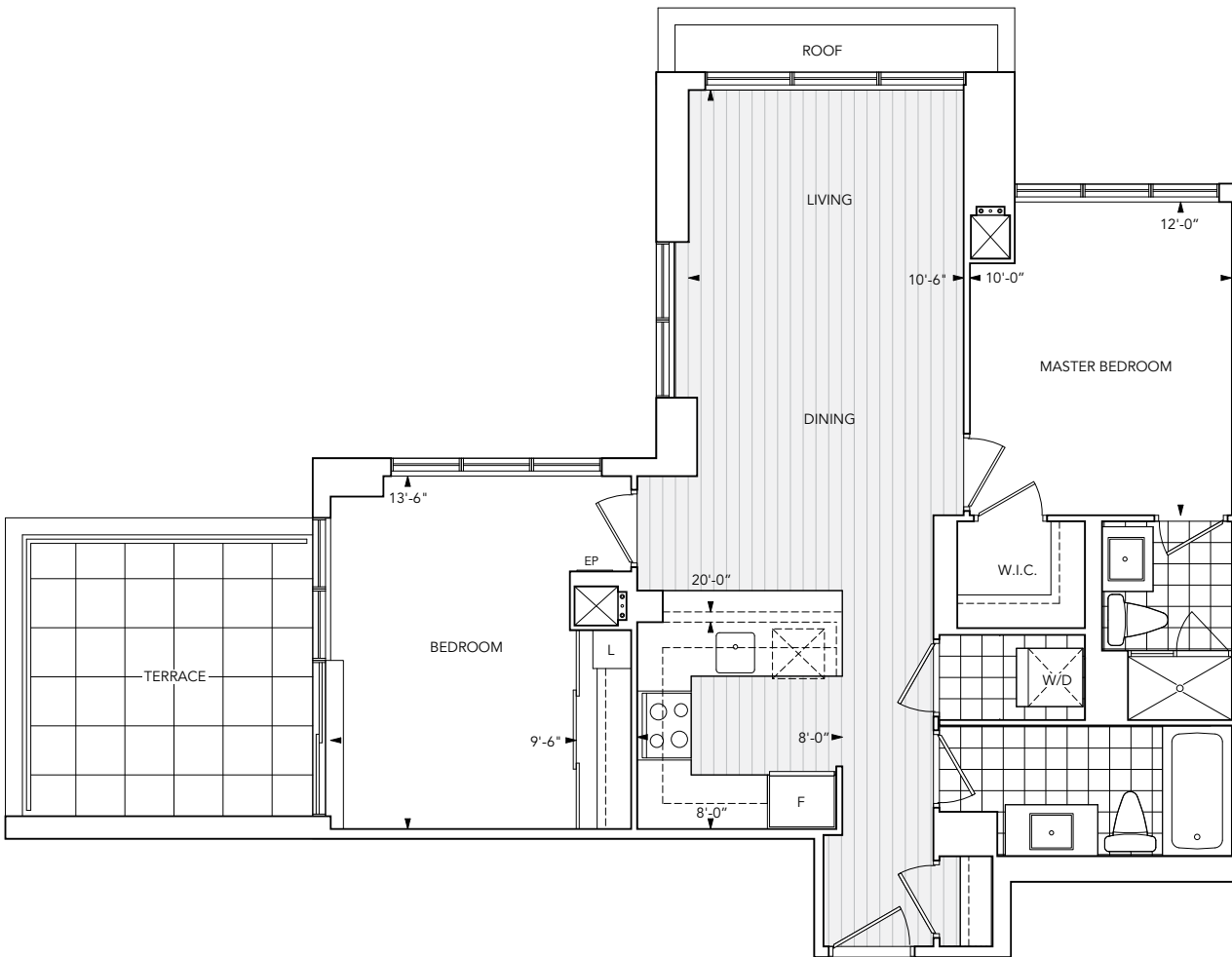
Some features may vary by suite design. *Prices and specifications subject to change without notice. Illustrations are artists' concepts. Furniture is displayed for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. See sales representative for details. Tridel®, and Tridel Built Green. Built for Life.® are registered trademarks of Tridel and used under license agreement. ©Tridel 2012. All rights reserved. E. & O.E. January 5, 2012.

RESIDENCE 2FRT

2 Bedrooms and Terrace

Starting from \$441,000* ~ 873 sq.ft.*

Tentative Occupancy Spring 2012*



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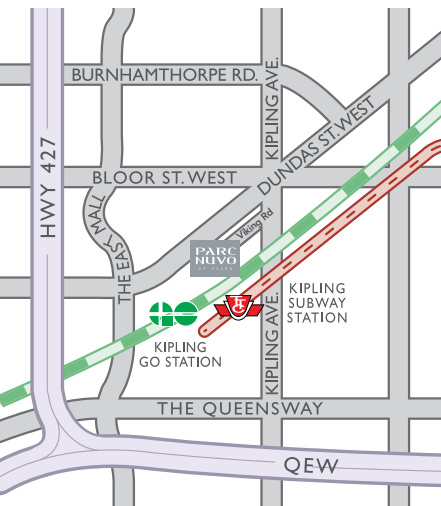
2010 Ontario High-Rise Builder of the Year by Tarion



2010 High-Rise Green Builder of the Year by BILD



2009 Home Builder of the Year by the Ontario Home Builders' Association



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416-231-0999

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25 Viking Road
Etobicoke, ON M9B 0A2
(Dundas St. & Kipling Ave.)

Office Hours
Monday to Thursday, 11am - 7pm
Friday: Closed
Weekends & Holidays, 12pm - 6pm



Ground Level Amenity



Second Level Amenity



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General

- White stippled ceiling finish to all areas except the kitchen, laundry, storage* and bathroom(s) which feature a smooth white paint finish.
- Interior walls and smooth ceilings are primed and then painted with two coats of off-white, quality latex paint (kitchen, bathroom(s), and all woodwork and trim painted with durable white semi-gloss paint). Paints have low levels of volatile organic compounds (VOCs).
- 7'-0" foot interior shaker style doors with brushed metal lever hardware. (Shaker style French doors to den*).
- 7" paint finish, baseboards with 3 inch matching door casing. Laundry, bathrooms and storage areas to have tile base.
- Smooth white cultured marble window sills.
- Thermally broken aluminum window frames with low-E coated, argon gas filled, double pane, sealed glazing units, with operable awning windows.
- White bathroom fixtures throughout.
- The ceiling height of the unit is approximately 9 feet, measured from the upper surface of the concrete floor slab to the undersurface of the concrete ceiling slab. Where ceiling bulkheads are installed, the ceiling height will be less than 9 feet. Where dropped ceilings are required, (in areas such as foyers, closets, kitchens, bedrooms, dining rooms, bathrooms, laundry rooms and hallways), the ceiling height will also be less than 9 feet.
- The ceiling height on the 2nd, 11th, 22nd and 31st floor units is approximately 10', measured from the upper surface of the concrete floor slab to the undersurface of the concrete ceiling slab. Where ceiling bulkheads are installed, the ceiling heights will be less than 10'. Where drop ceilings are required (in areas such as foyers, closets, kitchens, bathrooms, laundry rooms & hallways), the ceiling height will also be less than 10'.
- All balcony areas to have one exterior electrical receptacle.
- Frameless mirrored sliding doors in foyer closet*.

Floor Coverings

- Choice of 5" plank laminate floating floor*** with acoustic underlay in kitchen, living room, dining room, den*, hallway(s)* and foyer.
- Choice of 50 oz cut pile broadloom or 35 oz loop pile broadloom in bedroom(s).
- Porcelain floor tiles*** in bathroom(s).
- Porcelain floor tiles in laundry/storage areas***.

Kitchen

- Cabinetry*** in choice of classic or contemporary profiles and colours with extended 42 inch upper cabinets, full depth fridge upper cabinet, one bank of drawers, pantry*. Cabinets complete with under cabinet lighting.
- Large kitchen Island*, for extra storage and eat-in; finished in choice of cabinetry*** and door***.
- Choice of granite or quartz kitchen countertop*** with polished single square edge and undermount stainless steel sink.
- Polished chrome, single lever kitchen faucet.
- Whirlpool® Energy Star® high efficiency, tall tub stainless steel dishwasher.
- Whirlpool® Gold Energy Star® high efficiency, stainless steel 19 cubic foot bottom mount refrigerator.
- Built-in Whirlpool® microwave with high capacity hood fan in stainless steel, vented to the exterior.
- Whirlpool® self-cleaning 30 inch slide-in range with ceran top in stainless steel.
- Porcelain or ceramic backsplash tile***.

Bathroom(s)

- Cabinetry*** in choice of classic or contemporary profiles and colours. Cabinet height is approx. 36 inches.
- White cultured marble vanity top with rectangular basin.
- Vanity-width shelf framed mirror, finish to match vanity.
- 5' soaker tub with polished chrome single lever faucet.
- Porcelain tiles in tub and shower enclosure*.
- Shower light in ceiling of shower stall(s)*.
- Pressure balanced and temperature controlled shower faucet.
- High pressure, low-flow shower head(s).
- Polished chrome single lever vanity faucet in all bathroom(s) and powder room(s)*.
- Porcelain tile flooring***.
- Dual flush, low-flow high performance toilet(s).
- Master ensuite with separate shower stalls shall feature soaker tub. Deep soaker with porcelain tile enclosure (where shower exists soaker tub to have porcelain tile surround to match height of vanity).



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Laundry

- Heavy-duty wiring and receptacle for dryer.
- Ventilation to exterior with automatic relay sensor exhaust control.
- Stacked Whirlpool® front loading dryer and Whirlpool® Energy Star high efficiency front loading washer (complete with stainless steel flexible hose water connections). Laundry appliances are white in colour.

Safety and Security

- 24-hour concierge, monitoring community access systems including two-way communication from selected zones in underground garage and entry areas.
- Personally encoded suite intrusion alarm system, suite door contact and keypad connected to Concierge station.
- Access control system located in the lobby vestibule and at visitors main entry points permits guests to communicate with residents from the building entrance(s). Guests in the lobby vestibule can be viewed on the resident's television.
- Surveillance cameras in selected locations in the building, grounds and garage may be monitored by the concierge.
- Emergency response key chain pendants, usable in selected areas within the underground garage, will alert the concierge of a distress call (2 pendants per unit).
- Heat detector(s) connected to fire annunciation panel.
- Hard wired smoke alarm(s) and fire alarm speaker.

Comfort System

- Individually controlled two pipe vertical fan coil heating and cooling system for seasonal comfort control.
- Individual metering of electricity, hot water, heating and cooling consumption.
- Air filter media for use in fan coil.
- Central building water filtration system.
- Building designed with energy recovery system.
- Direct venting to the outside of kitchen hood and dryer exhaust.

Electrical Service and Fixtures

- Individual service panel with circuit breakers.
- Designer series receptacles and switches throughout.
- Light fixtures in foyer, hallway(s), walk-in closet(s)*, bedroom(s), kitchen, breakfast area* and den*.
- Capped ceiling light outlet in dining room.
- Lighting fixtures designed to fit long-lasting, energy saving lamps.
- Bathrooms complete with ceiling pot light and wall sconce.

Communications

- Communications Wiring Centre (high-speed wiring connection point).
- Advanced, star design in-suite structured wiring. Each telephone, cable or multi-port outlet within a suite connects directly to the Communication Network Centre.
- Pre-wired cable outlet in living room, bedroom(s), and den*.
- Pre-wired telephone outlet in living room, bedroom(s), den* and kitchen*.
- One multi-port outlet (telephone and cable connections located on the same faceplate), location determined by Vendor.
- Category 5 telephone wiring to all telephone outlets and multi-port.
- RG-6 coaxial cable to all cable outlets and multi-port.



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*- denotes availability determined by suite design.

*** - denotes finishes to be selected from the vendor's samples.

All features and finishes subject to change without notice, E. & O.E. August 5, 2010.