



WATERSCAPES

THE CONDOMINIUM

LANDPOWER
REAL ESTATE LTD. BROKERAGE



Monarch





WATERSCAPES
THE CONDOMINIUM



Illustration is artist's impression. E.&O.E.



Waterscapes Rec Plan



Condominium Living at the Water's Edge
Purchase and receive \$10,000 off 1 Bed/1Bed+ Den
OR \$15,000 off 2 Bed/2Bed+Den
Building Features

- Soaring elliptical 30 storey tower with a four storey podium that houses a mix of retail, recreational, and residential suites capturing the magnificence of Lake Ontario with sprawling forever views from sunrise to sunset
- Waterscapes Club – Occasion/Party room located on rooftop podium, Indoor pool, hot tub & sauna, Theatre, conference/business room, sports lounge with billiards,
- Fitness room with cardio, yoga and aerobics area and pet grooming room.
- Suites are designed with 6' deep balconies* (as per plan) offering premium outdoor entertainment areas
- Two designer decorated guest suites
- Uniformed 24/7 concierge/security
- Car wash bay in underground garage

Suite Features

Soaring 9' Ceilings in Principal Rooms

- Choice of strip laminate flooring, throughout living rooms*, dining rooms*, hallways, foyer, kitchen* and dens* from Vendor's expansive selection of standard samples *
- Sliding doors with screens to outside balcony or terrace*
- Complete brand name, Energy Star® stainless steel appliance package
- Choice of granite kitchen counter top with square edge from Vendor's expansive selection of standard samples*
- 5" wood baseboards with coordinating door casings *
- Kitchen island with temperature control wine fridge* in applicable suites
- Choice of mosaic glass tile, ceramic tile or porcelain tile backsplash in a range of colours and styles from Vendor's expansive selection of standard samples*

Green Features

- Individual suite metering of hydro consumption and year round heating and air conditioning heat pump system, giving you more control over your energy consumption
- Energy Star® dishwasher, refrigerator, front load washer
- Eco-friendly green roof over the podium.
- Energy efficient compact fluorescent bulbs installed in each suite in place of incandescent light bulbs.
- Automated recycling collection system to sort waste and recyclable products to encourage residents to participate in waste reduction.

Suite Type	Sq.Ft	Exposure	*From Floors	Priced from	* move-in cash back bonus	Your Price
1 Bedroom plus Den	645	West	3 rd Floor	\$337,990	\$10,000	\$327,990 ✓ 508
2 Bedroom	965	West	2 nd Floor	\$495,990	\$15,000	\$480,990
2 Bedroom	840	C - East ✓	3 rd Floor	\$378,990	\$15,000	\$363,990 ✓ 433
2 Bedroom	965	West	3 rd Floor	\$501,990	\$15,000	\$486,990
2 Bedroom plus Den	1130	East ✓	4 th Floor	\$698,990	\$15,000	\$683,990 ✓ 605
2 Bedroom plus Den	1275	South East	7 th Floor	\$764,990	\$15,000	\$749,990
2 Bedroom plus Den	1405	South West	28 th Floor	\$989,990	\$15,000	\$974,990 693

Deposit Structure (20% required over 1 Year)	Tentative Occupancy Date	Maintenance Fees	Taxes
5% on Signing 5% in 60 Days 5% in 180 Days 5% in 365 Days (5% on Occupancy)	April 30, 2013	Estimated at \$0.45 per square foot (excludes hydro, cable, and phone, parking and locker)	The current City of Toronto Tax Rate is apprx. 0.9%

Included In Purchase Price: 1 Locker, Six Appliances, and HST
Parking is Included on Selected Suites (see sales rep. for more details)

*As per plan from Vendor's Samples. Please see a Sales Representative for details. Prices are subject to change without notice. E. & O.E. June 4, 2011
 † Please see a Sales Representative for a full list of standard features www.monarchgroup.net

Telephone: 416-495-3544 Fax: 1-866-405-2801

SALES OFFICE HOURS:

Monday to Thursday: 12:00 to 6:00
 Saturday, Sunday, Holidays: 12:00 to 5:00
 Closed on Fridays

Exclusive Agent:
 Milborne Real Estate Inc.
www.milborne.com

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WAVE

ONE BEDROOM + TECH

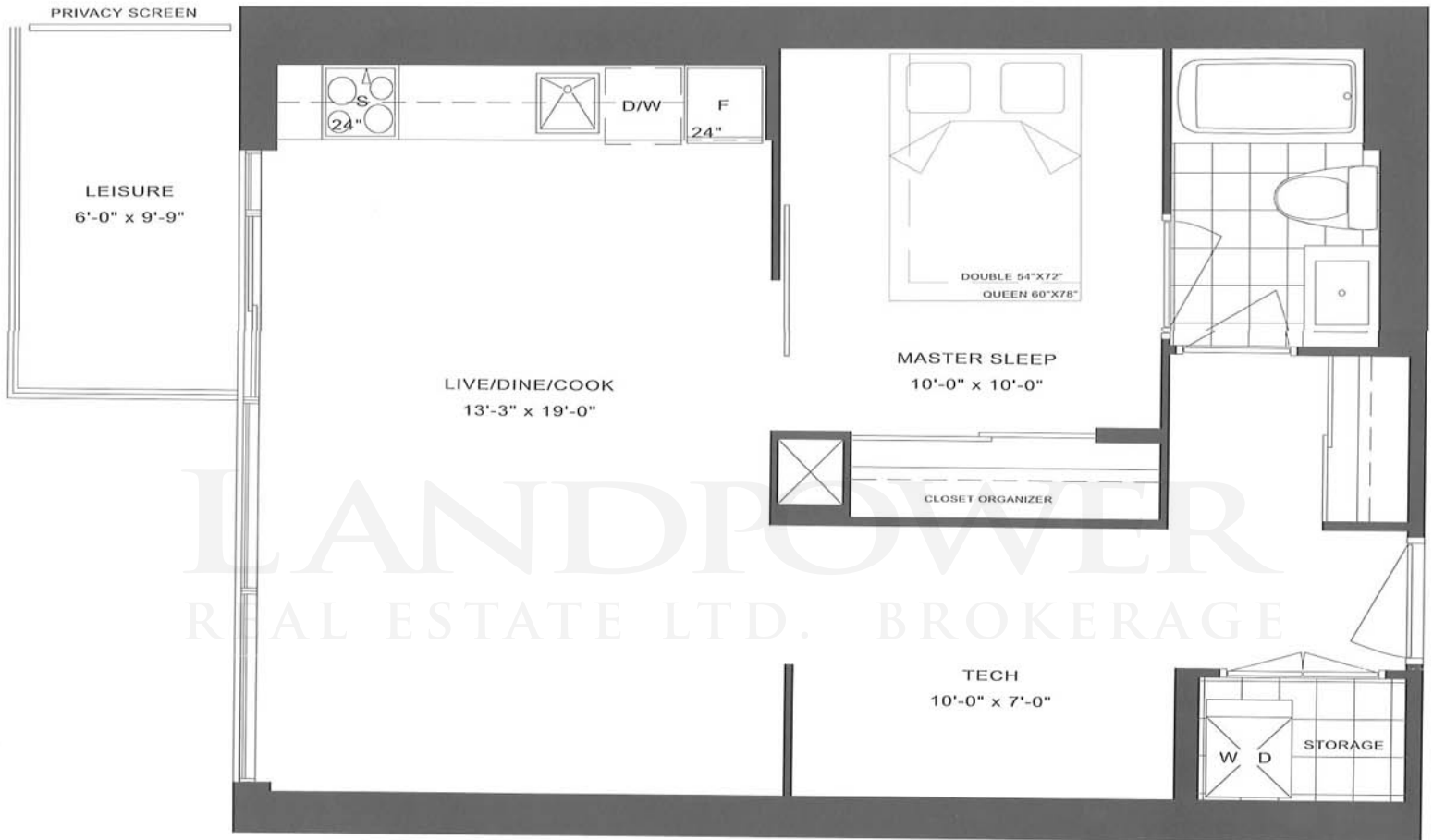


P645

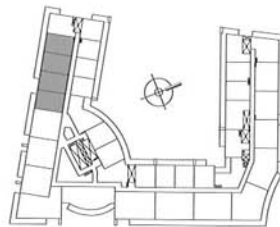
INTERIOR - 645 SQ.FT.

BALCONY - 40 SQ.FT.

TOTAL LIVING AREA - 685 SQ.FT.



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FLOORS 2-4

Balcony sizes vary on select floors
Ask a sales representative for details



LAKE ONTARIO


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Sizes and specifications are subject to change without notice. E.&O.E. Actual usable floor space may vary from any stated floor area. Floor measurements, if any, were calculated on the middle floor of typical floor plates, such that units on lower floors may have less floor space due to thicker structural members, mechanical rooms, etc. while units on higher floors may have more floor space. Illustration is artist's impression.

SPLASH

TWO BEDROOM

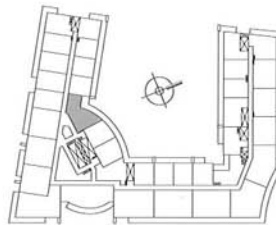
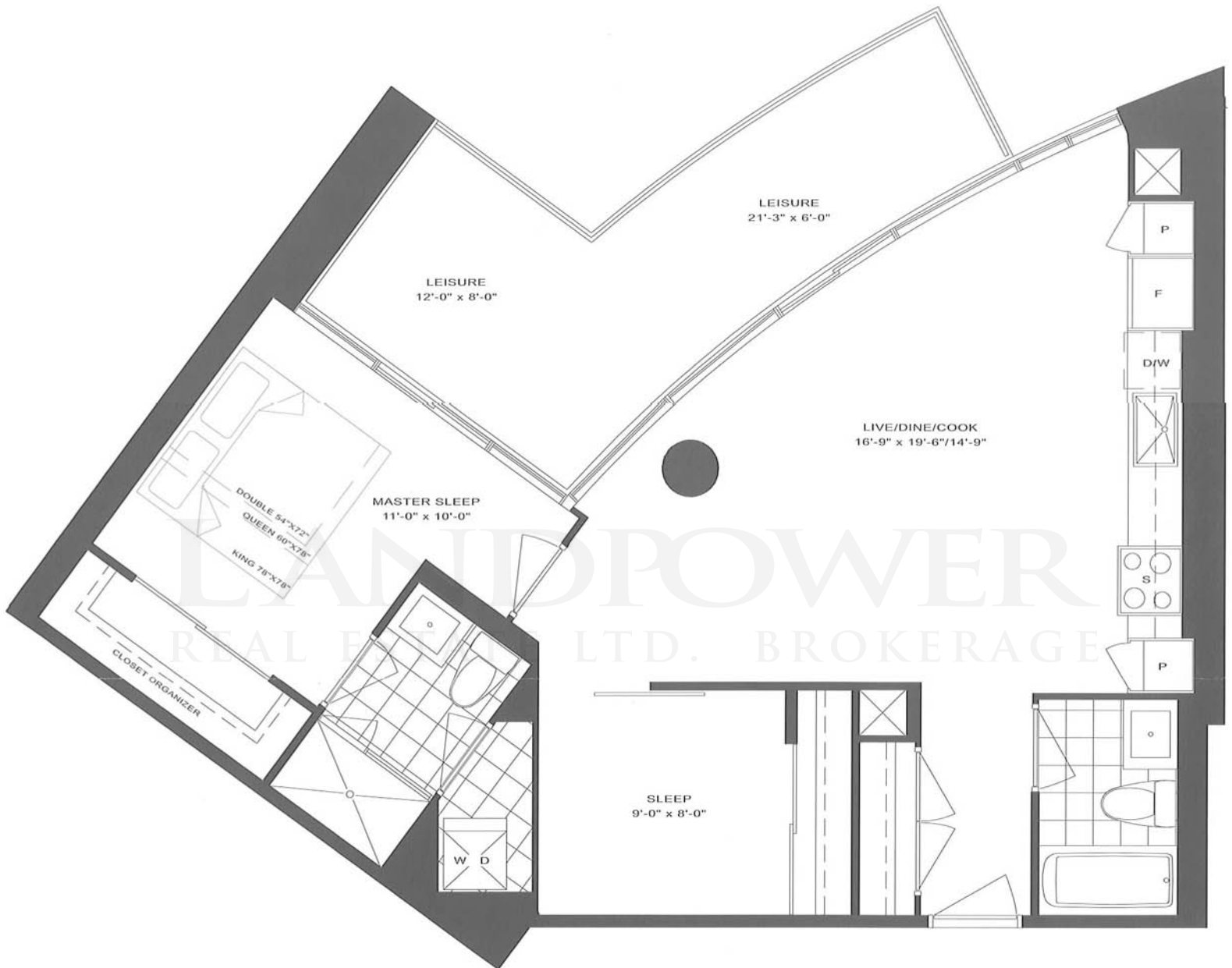


C840

INTERIOR - 840 SQ.FT.

BALCONY - 165 SQ.FT.

TOTAL LIVING AREA - 1005 SQ.FT.



FLOORS 2-4

Balcony sizes vary on select floors
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SPLASH

TWO BEDROOM

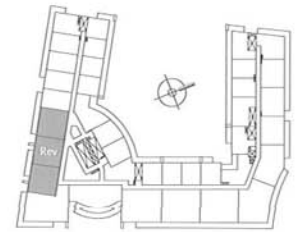
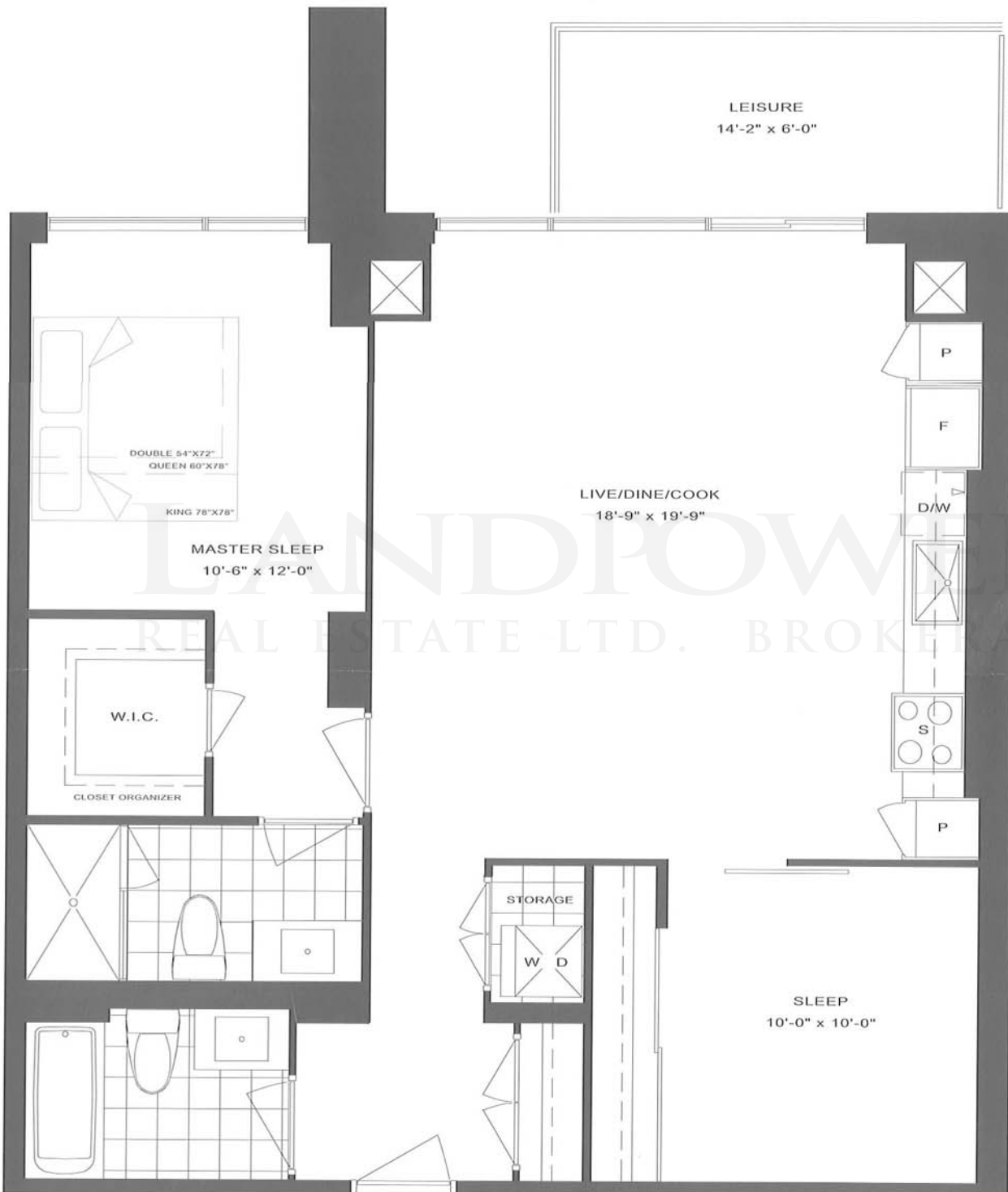


P965

INTERIOR - 965 SQ.FT.

BALCONY - 70 SQ.FT.

TOTAL LIVING AREA - 1035 SQ.FT.



FLOORS 2-4

Balcony sizes vary on select floors
Ask a sales representative for details



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LAGOON

TWO BEDROOM + DEN

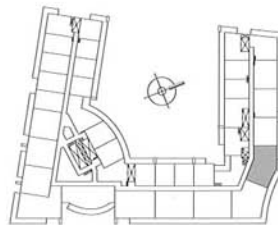


P1130

INTERIOR - 1130 SQ.FT.

BALCONY - 160 SQ.FT.

TOTAL LIVING AREA - 1290 SQ.FT.



FLOORS 2-4



LAKE ONTARIO



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LAGOON

TWO BEDROOM + DEN

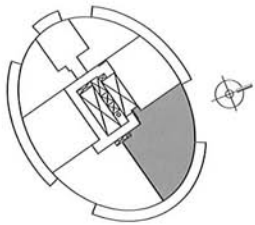


T1275

INTERIOR - 1275 SQ.FT.

BALCONY - 245 SQ.FT.

TOTAL LIVING AREA - 1520 SQ.FT.

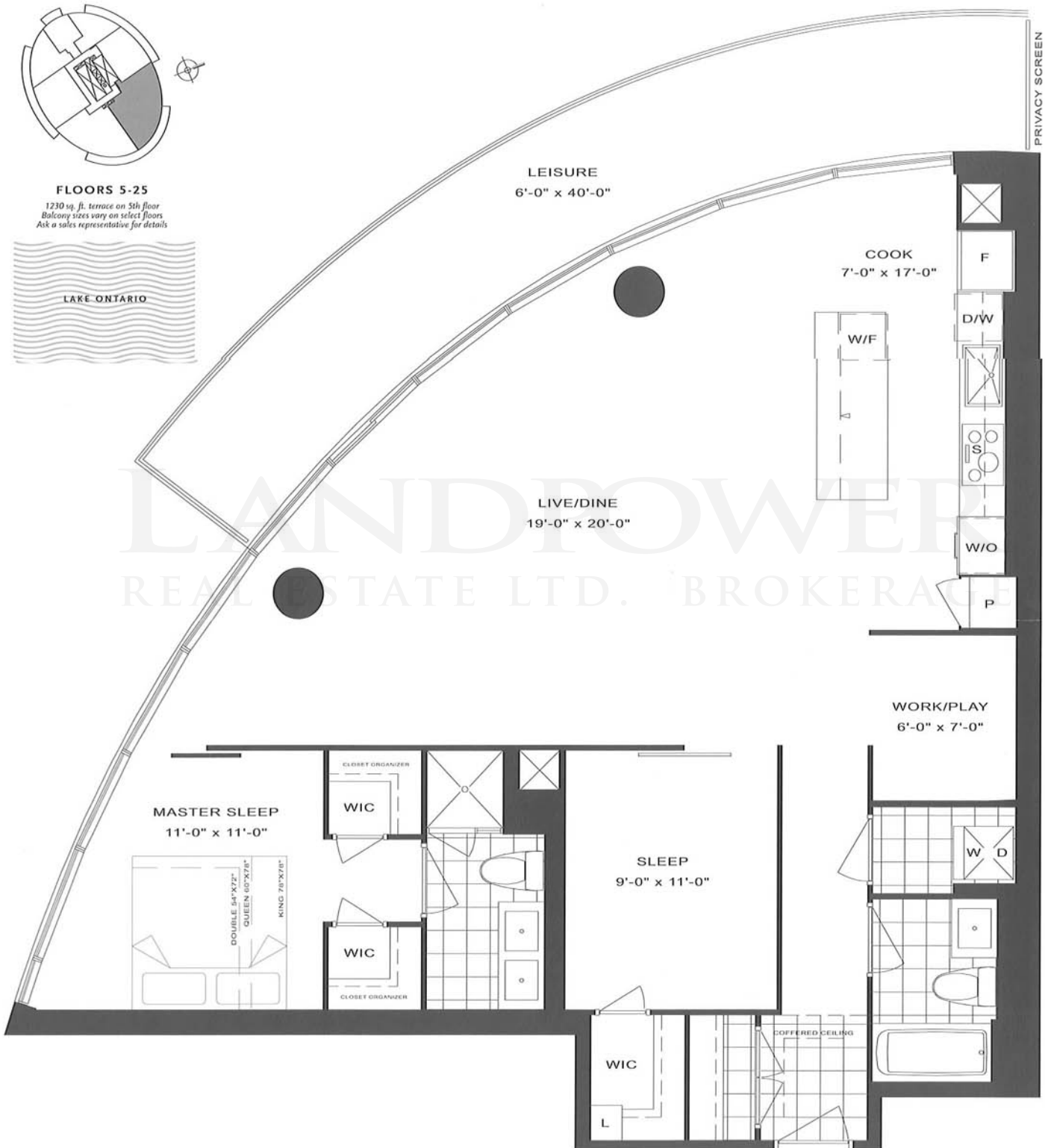


FLOORS 5-25

1230 sq. ft. terrace on 5th floor
Balcony sizes vary on select floors
Ask a sales representative for details



LAKE ONTARIO



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LAGOON

TWO BEDROOM + DEN

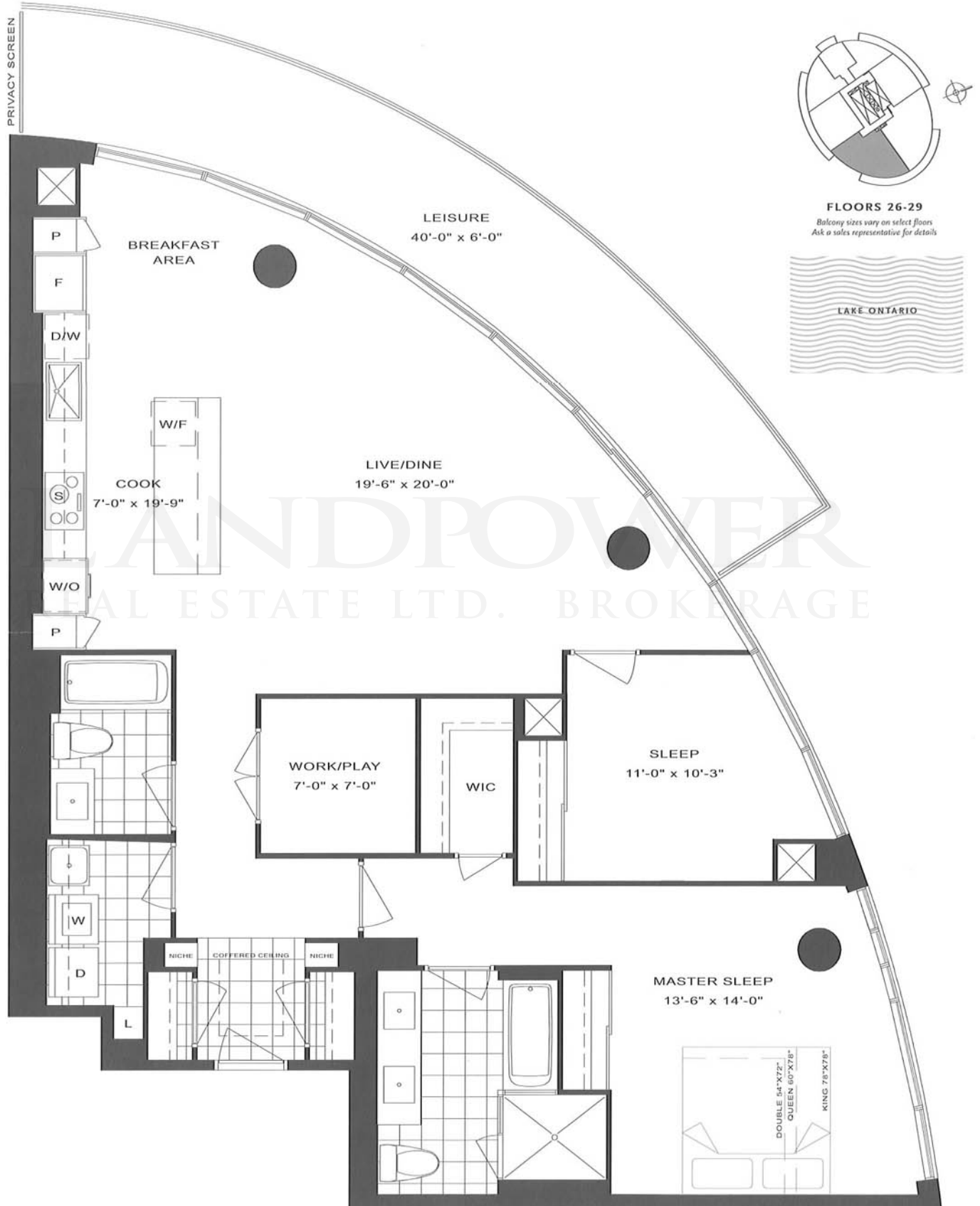


T1405

INTERIOR - 1405 SQ.FT.

BALCONY - 245 SQ.FT.

TOTAL LIVING AREA - 1650 SQ.FT.




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Waterscapes

LANDPOWER
PENTHOUSE COLLECTION
REAL ESTATE LTD. BROKERAGE



WATERSCAPES
THE CONDOMINIUM

Waterscapes

PENTHOUSE COLLECTION



Exclusive Penthouse Features:

- Corridors design exclusive to Penthouse floors
- Floor to ceiling windows
- Smooth ceilings (living/dining/foyer/kitchen/den/hallways)
- 10' ceilings
- Gracious 1-1/2 suite entry door as per plan*
- 7 ft suite entry door
- 7 ft interior door
- 7" baseboards with coordinating door casings
- 1 gas line hookup on balcony of upper PH floor only
- Coffered ceiling in foyer*
- Distinctive marble tile pattern feature in foyer*
- Choice of solid 1/2" hardwood flooring in living room, dining room and den from Vendor's standard samples as per plan
- Choice of 50 oz. carpet in bedrooms from Vendor's standard samples as per plan
- Side by side full size washer and dryer with laundry tub as per plan*
- Separate shower stall in ensuite as per plan
- Whirlpool tub
- 2 parking spaces included
- One oversized locker included

Kitchens:

- European inspired contemporary gourmet kitchens with quality high gloss cabinet doors. Built-in panel refrigerator with full depth upper cabinet. Select cabinets offering horizontal awning style extended height uppers and open shelves.* Choice of colour for kitchen cabinets from Vendor's selection of standard samples.
- Complete Miele stainless steel appliance package, including:
 - 36" fully integrated fridge/freezer with automatic ice cube maker and independent cooling zones
 - 30" built-in ceran surface cook top with stainless steel frame and concealed infrared controls
 - 30" built-in wall oven complete with self cleaning function
 - Built-in paneled dishwasher
 - Built-in microwave oven with trim kit
 - 30" stainless steel designer hood fan
- Choice of granite or quartz composite kitchen countertop with square edge from Vendor's expansive selection of standard samples
- Temperature controlled wine fridge in kitchen*
- Kitchen work areas with pot lights



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* In applicable suites as per Vendor's plan. Purchasers understand that the texture and smoothness of the finish on concrete surfaces will be to concrete forming industry standards. The Vendor shall have the right to substitute other products and materials for those listed in this schedule or provided for in the plans and specifications provided that the substituted materials are of a quality equal to, or better than, the products and materials so listed or so provided. Colours and specific finishes will depend on Vendor's package as selected. All specifications, dimensions and materials are subject to change without notice. E.&O.E. Tarion Warranty Program: All suites protected under Tarion (formerly The Ontario New Home Warranty Program).



Condominium Living at the Water's Edge
Purchase and Receive 2% off the Purchase Price

Building Features

- Soaring elliptical 30 storey tower with a four storey podium that houses a mix of retail, recreational, and residential suites capturing the magnificence of Lake Ontario with sprawling forever views from sunrise to sunset
- Waterscapes Club – Occasion/Party room located on rooftop podium, Indoor pool, hot tub & sauna, Theatre, conference/business room, sports lounge with billiards, Fitness room with cardio, yoga and aerobics area and pet grooming room.
- Suites are designed with 6' deep balconies* (as per plan) offering premium outdoor entertainment areas
- Two designer decorated guest suites
- Uniformed 24/7 concierge/security
- Car wash bay in underground garage

Exclusive Penthouse Suite Features

Soaring 10' Ceilings in Principal Rooms

- Choice of solid 1/2" hardwood flooring in living room*, dining room*, den*, bedrooms* in applicable suites from Vendor's standard samples as per plan *
- Smooth ceilings (living/dining/foyer/kitchen/den/hallways)
- Side by side full size washer and dryer with laundry tub as per plan*
- Complete Miele stainless steel appliance package, including: 36" fully integrated fridge/freeze with automatic ice cube maker, 30" built-in wall oven complete with self cleaning function, built-in paneled dishwasher
- Choice of granite or Quartz composite kitchen counter top with square edge from Vendor's expansive selection of standard samples*
- 7" baseboards with coordinating door casings *
- Temperature controlled wine fridge in kitchen*
- Coffered ceiling in foyer*

Green Features

- Individual suite metering of hydro consumption and year round heating and air conditioning heat pump system, giving you more control over your energy consumption
- Energy Star® dishwasher, refrigerator, front load washer
- Eco-friendly green roof over the podium.
- Energy efficient compact fluorescent bulbs installed in each suite in place of incandescent light bulbs.
- Automated recycling collection system to sort waste and recyclable products to encourage residents to participate in waste reduction.

Suite Type/Sq. Ft.	Suite No.	Purchase Price	2% Celebration Sale Savings	Purchase Price After Savings
2 Bedroom + Den - 2,225 Sq. Ft.	LPH 01	\$1,570,990	\$31,420	\$1,539,570
2 Bedroom + Den - 1,805 Sq. Ft.	LPH 02	\$1,272,990	\$25,460	\$1,247,530
2 Bedroom + Den - 1,720 Sq. Ft.	LPH 03	\$1,041,990	\$20,840	\$1,021,150
2 Bedroom - 1,185 Sq. Ft.	LPH 04	\$712,990	\$14,260	\$698,730
2 Bedroom - 1,185 Sq. Ft.	PH 02	\$722,990	\$14,460	\$708,530
2 Bedroom + Den - 2,225 Sq. Ft.	PH 03	\$1,580,990	\$31,620	\$1,549,370

Deposit Structure (20% required over 1 Year)	Tentative Occupancy Date	Maintenance Fees	Taxes
5% on Signing 5% in 60 Days 5% in 180 Days 5% in 365 Days (5% on Occupancy)	April 30, 2013	Estimated at \$0.45 per square foot (excludes hydro, cable, and phone, parking and locker)	The current City of Toronto Tax Rate is apprx. 0.9%

Included In Purchase Price: Two (2) Parking Spaces, One (1) Locker, and HST

*As per plan from Vendor's Samples. Please see a Sales Representative for details. Prices are subject to change without notice. E. & O.E. April 2, 2011

† Please see a Sales Representative for a full list of standard features

www.monarchgroup.net

*Monarch's 2% Incentive offer is conditional and may be withdrawn at any time without notice. Some conditions apply – Please see sales representative for details

*2% Discount off Monarch's current base retail purchase price. Not applicable to Extras, Upgrades, Parking Units, Locker Units, or other Options. E & O. E.

*Prices and Promotions are subject to change at any time without notice

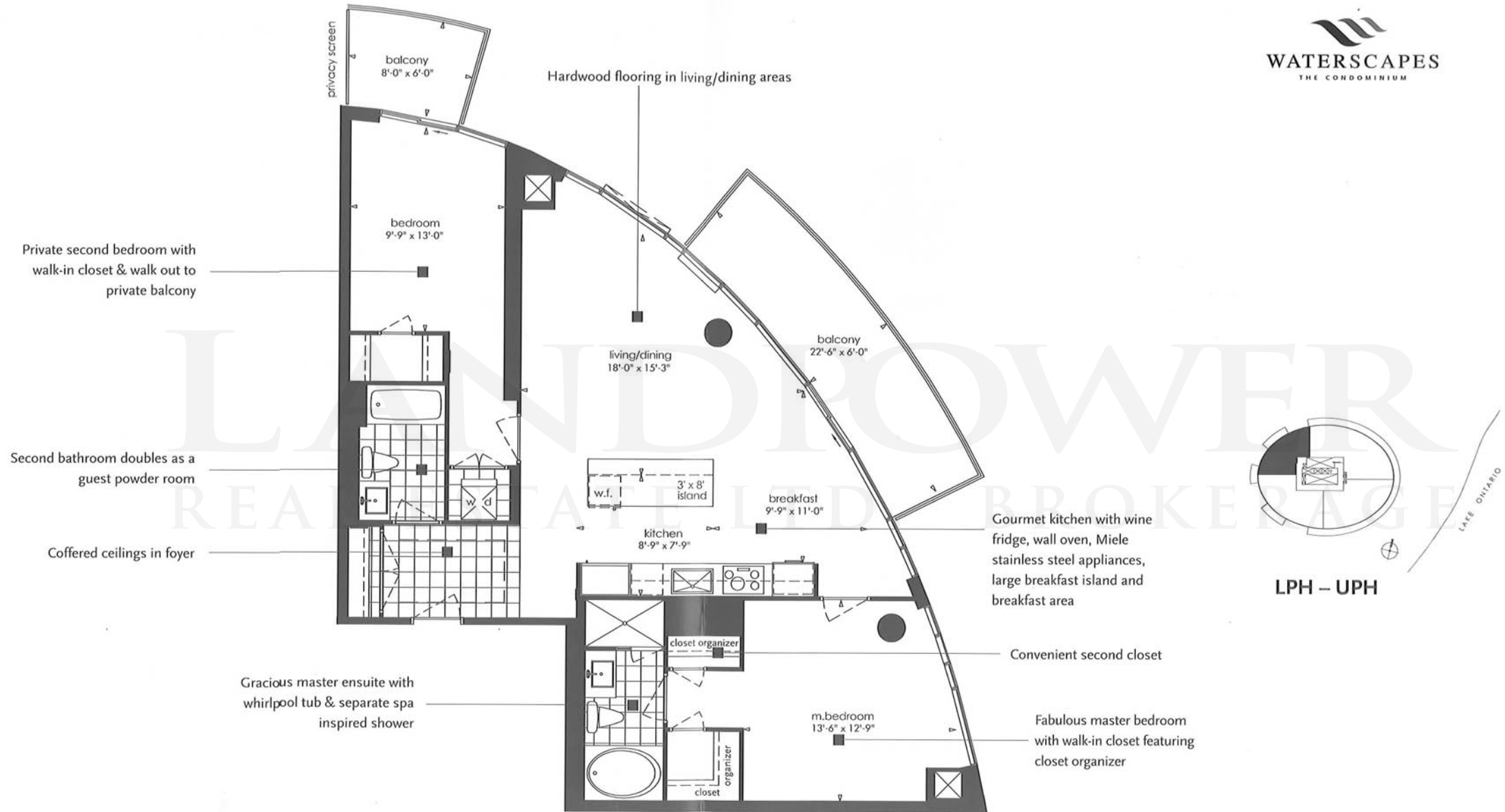
Telephone: 416-495-3544 Fax: 1-866-405-2801

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Monday to Thursday: 12:00 to 6:00
Saturday, Sunday, Holidays: 12:00 to 5:00
Closed on Fridays

Exclusive Agent:
Milborne Real Estate Inc.
www.milborne.com
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1185
TWO BEDROOM



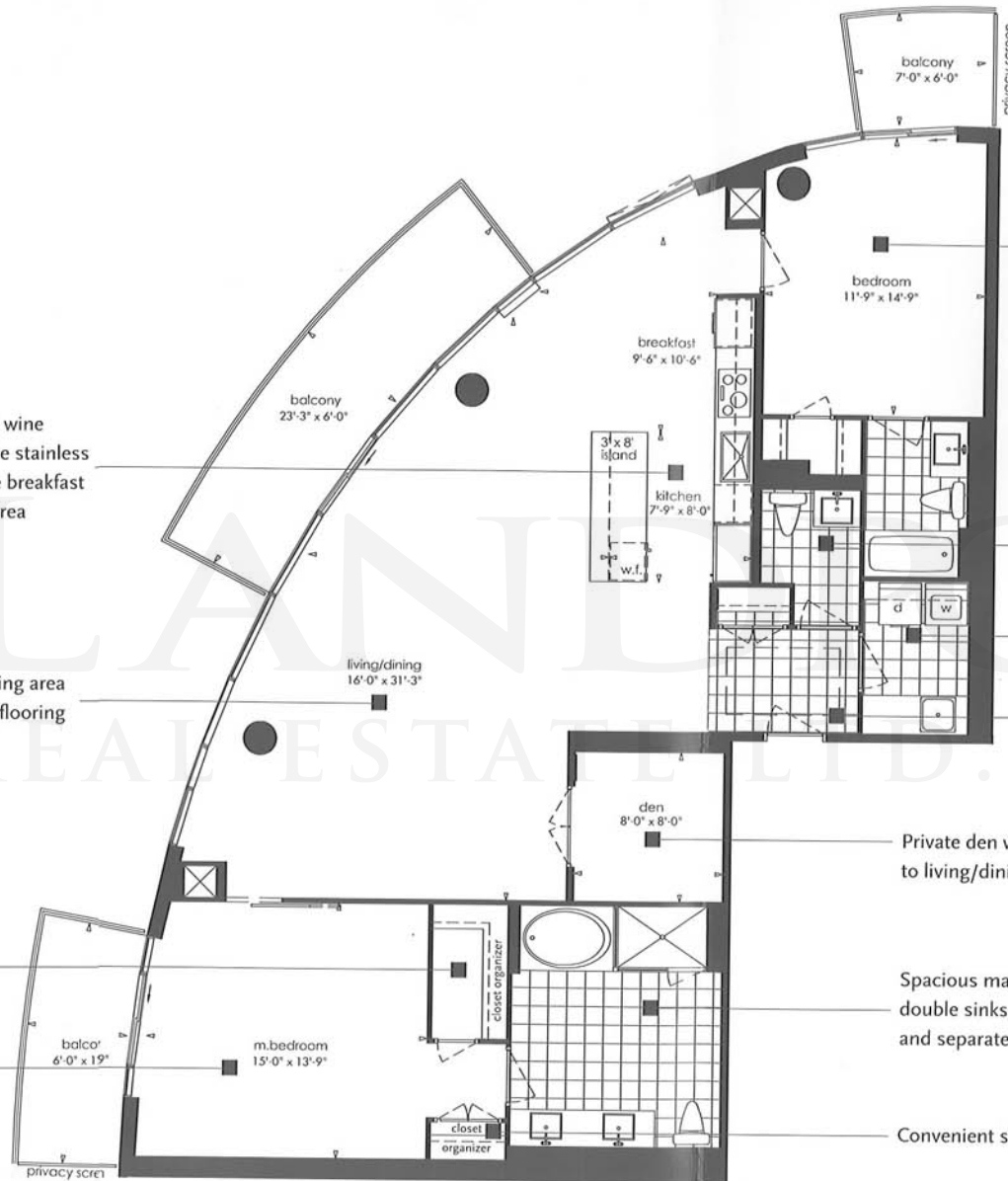
INTERIOR - 1185 SQ.FT.
BALCONY - 175 SQ.FT.
**TOTAL LIVING SPACE
1360 SQ.FT.**

1720
TWO BEDROOM
+ DEN



INTERIOR - 1720 SQ.FT.
BALCONY - 250 SQ.FT.

TOTAL LIVING SPACE
1970 SQ.FT.



Gourmet kitchen with wine fridge, wall oven, Miele stainless steel appliances, large breakfast island and breakfast area

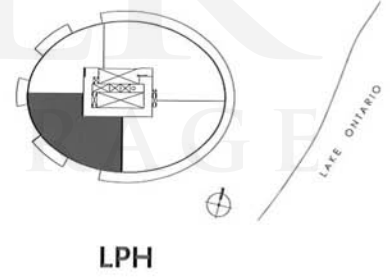
Spacious living/dining area with hardwood flooring

Large walk-in closet with closet organizer
Fabulous master bedroom with private balcony

Private second bedroom with walk-in closet, spa inspired ensuite & walk out to private balcony

Private guest powder room
Large laundry room with sink, side by side washer and dryer
Coffered ceilings in foyer

Private den with double doors to living/dining areas
Spacious master ensuite with double sinks, whirlpool tub and separate spa inspired shower
Convenient second closet

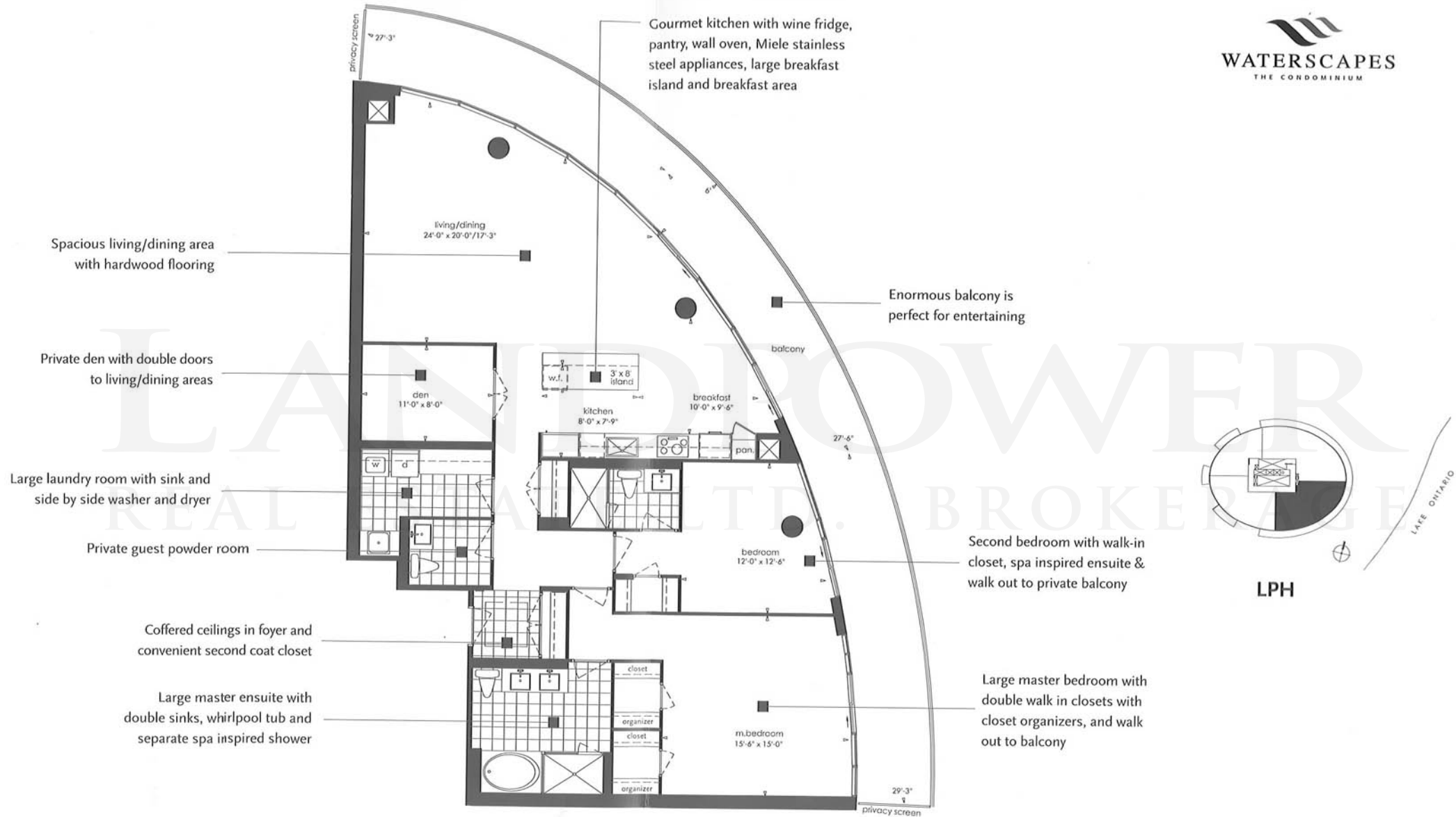


1805
TWO BEDROOM
+ DEN



INTERIOR - 1805 SQ.FT.
BALCONY - 500 SQ.FT.

TOTAL LIVING SPACE
2305 SQ.FT.



2225
TWO BEDROOM
+ DEN

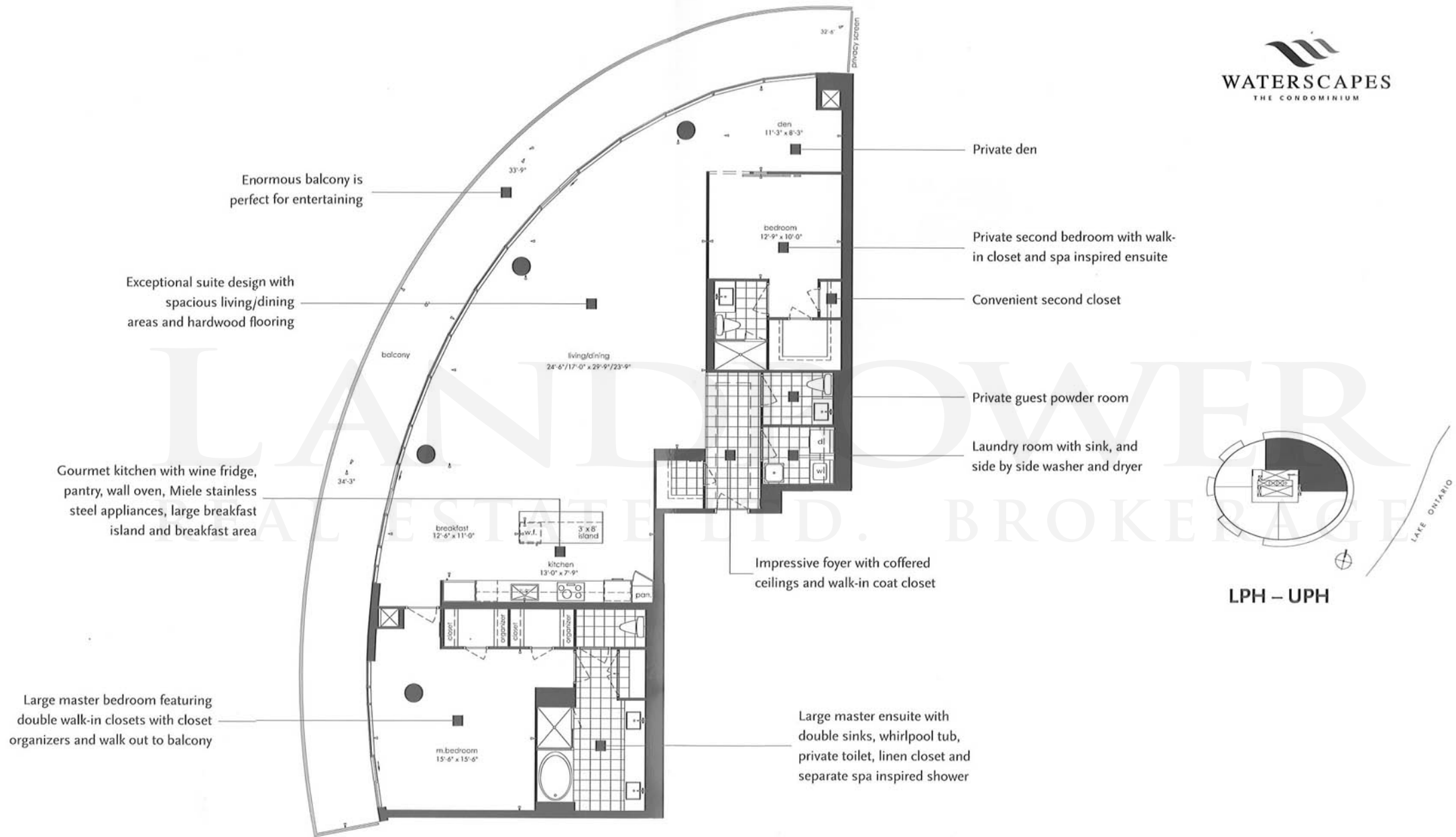


INTERIOR - 2225 SQ.FT.
BALCONY - 600 SQ.FT.

TOTAL LIVING SPACE
2825 SQ.FT.



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