



LANDPOWER
REAL ESTATE LTD. BROKERAGE



TRIDEL



GOVERNOR'S
HILL
FEATURES LIST

GENERAL

- Pure white stippled ceilings in all areas except the kitchen, laundry area and bathroom; which are smooth, painted with white semi-gloss paint. Where ceiling height is 9', ceilings are smooth finish and painted white in all areas except bedrooms which are pure white stipple.
- Interior walls are painted with fine latex eggshell paint, choice of paint color by purchasers**. Kitchen, bathrooms and all woodwork and trim are painted with semi-gloss paint.
- Solid core 6'8" panelled doors (paint finish) complete with brass hardware and Stapleton hinges. (Doors are 7'6" where ceiling height is 9').
- 5" wood baseboards with 3 1/2" casings, complete with back band and archways trimmed (paint finish). (Baseboards are 7 1/2" where ceiling height is 9').
- 5" cornice moulding to foyer, living room and dining room, complete with plaster dining room rosette (cornice mouldings are 6" where ceiling height is 9').
- Gas fireplace** complete with marble hearth** and choice of plaster or wood mantle**.
- Rough-in central vacuum system.
- Exterior ceramic tile on balcony floor*.
- Marble window sills.
- Sliding French doors* to family room and solarium.
- Tinted windows with low E glass.

FLOOR COVERINGS

- Choice of marble, granite or limestone floor tiles** in foyer and powder room*.
- Choice of marble or granite floor tiles** in ensuite bathroom.
- Ceramic floor tiles** in kitchen, guest bathroom* and laundry/storage area.
- 50 oz. nylon carpet** with 1/2" dense foam underpad in living room, dining room, bedroom(s), hallway(s), family room*, den* and solarium*.

KITCHEN

- Governor's Hill signature cabinetry** with granite** countertop.
- Stainless-steel ledge back sink with 2 compartments and integrated single lever pull out spray faucet.
- Built-in high capacity stove hood fan, vented to exterior.
- Built-in Kitchenaid "Whisper Quiet" dishwasher or equal.
- Choice of gas or electric supply to range.
- Under-cabinet valance lighting.
- Halogen pot lights to perimeter of ceiling complete with decorative centre fixture and breakfast fixture.
- Ceramic tile** or mirror backsplash.

BATHROOM(S)

- Governor's Hill signature vanity cabinetry** with slab marble countertop**, complete with oval under mount sink and frameless full width mirror with sconce lighting.
- One piece low profile toilet.
- Bidet* in ensuite.
- Oval corner tub* or deep soaker tub* in ensuite complete with hand held shower and chrome and brass fixtures complete with 12" perimeter marble tile surround** and marble tile tub deck**.

- Deep soaker bathtub with shower in guest bathroom* with ceramic tile** shower walls to ceiling.
- Ensuite shower* is complete with marble wall tile**, ceramic floor tile, ceiling lighting and is enclosed with glass and door.
- Ensuite and guest bathroom include recessed mirrored medicine cabinet.
- Temperature controlled and pressure balanced shower faucets.
- Exhaust fan vented to exterior.
- Chrome fixtures with brass accent throughout.
- Powder room* features statuesque pedestal sink, oval mirror and one piece low profile toilet.
- Heat lamp in ensuite.
- Toilets, sinks and bidet* are white in color. Tubs are acrylic and white in color.

LAUNDRY

- Heavy-duty wiring and receptacle.
- Laundry tub* complete with upper and lower cabinetry.
- Ventilation to exterior.

SAFETY AND SECURITY

- Personally encoded suite intrusion alarm system with 2 motion detectors, suite door contact and keypad connected to concierge desk.
- Personal remote panic alarm on key chain for use in garage.
- Smoke detector(s).
- Heat sensor(s) (connected to fire annunciation panel).
- Suite fire alarm and speaker.
- Built-in personal safe.

COMFORT SYSTEM

- Individually controlled heat pump system permitting full control of heat and air conditioning year round.
- Individual hydro metering.
- Rough-in for optional air filtration system.
- Optional suite humidification system.

ELECTRICAL SERVICE AND FIXTURES

- Individual 100 amp service panel with circuit breakers.
- White designer series receptacles and switches throughout.
- Distinctive ceiling light fixtures in foyer, hallway(s), walk-in closet(s)*, and den*.
- Capped ceiling light outlet in dining room, bedroom(s), family room* and solarium*.
- Multi-port outlets supporting telephone, television and computer(s) in living room, kitchen, bedroom(s), family room* and den*.

* Availability determined by suite design.

** Choose from a selection of Vendor's samples.

All features and finishes subject to change without notice. E. & O.E.

Published Date: November 18, 1997.



GOVERNOR'S
HILL

INFORMATION SUMMARY



LOCATION

3600 Yonge Street
Yonge and York Mills in the prestigious neighbourhood
of "Hogg's Hollow"

DEPOSIT STRUCTURE

5% upon execution of agreement
5% due on 30 days after construction start
5% due 60 days after construction start

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TENTATIVE OCCUPANCY

September to December 1999

TAXES AND MAINTENANCE

38 cents per square foot
Taxes approximately 1.25% of the Purchase price

SECURITY

Gate House
24 hour concierge
Valet parking

BY APPOINTMENT

Call (416) 322-2020
Sales Office Hours
Monday-Thursday 12-8 pm.
Friday - Sunday & Holidays 12-6 pm.



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GOVERNOR'S
HILL



SUITE DESIGNS

LANDPOWER
FROM:
1,200 square feet - 1,500 square feet



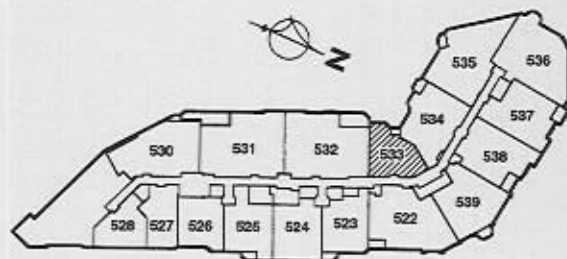
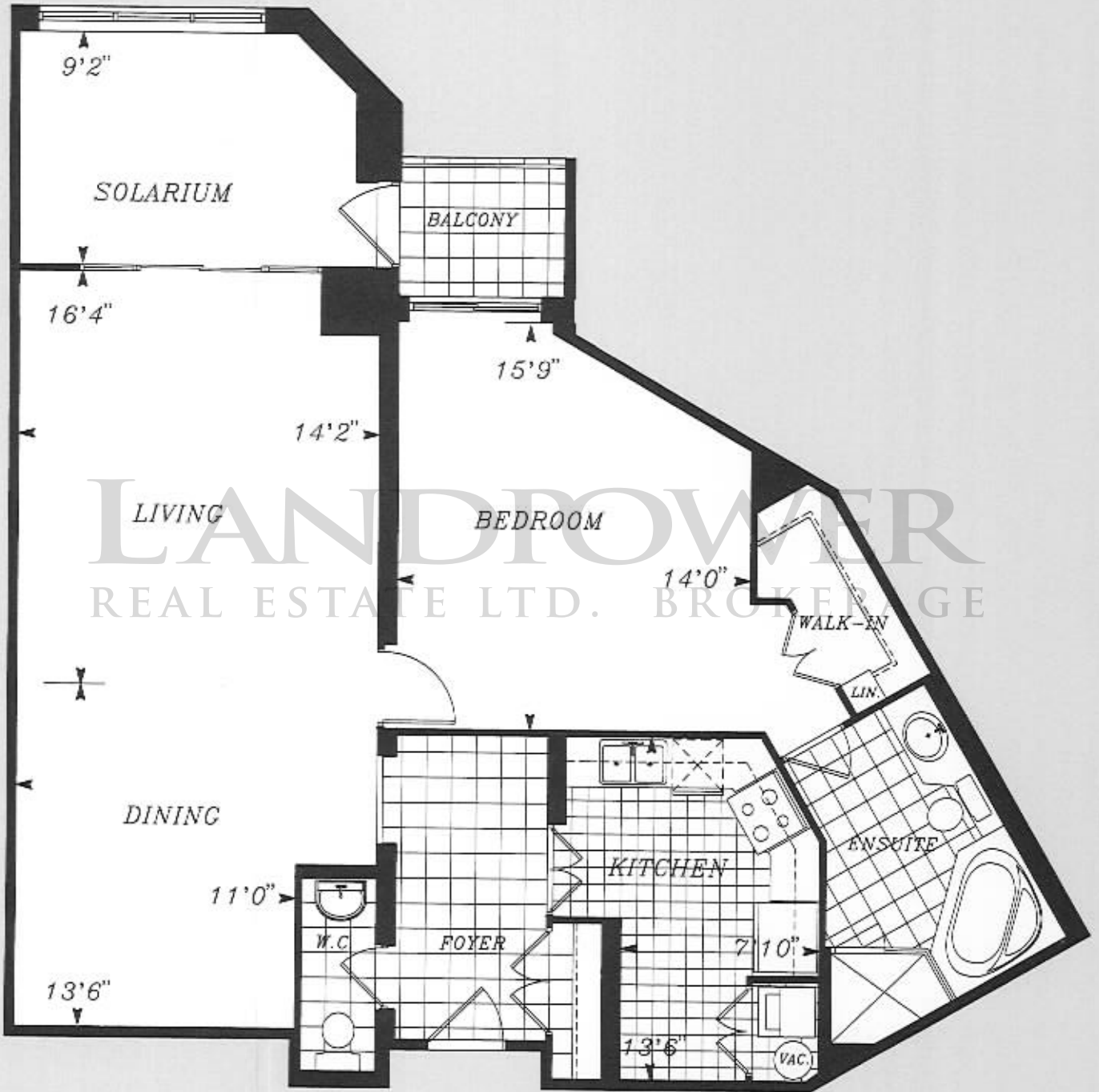
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G
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SUITE 533

— TYPE 1B —

Approximately **1,229** Square Feet



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Dimensions and specifications subject to change. Window sizes may vary slightly.
Landscaping and patio areas subject to change. B & O.E.

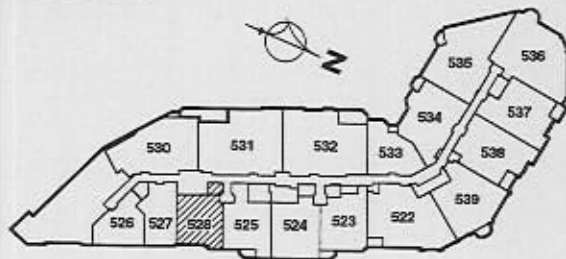
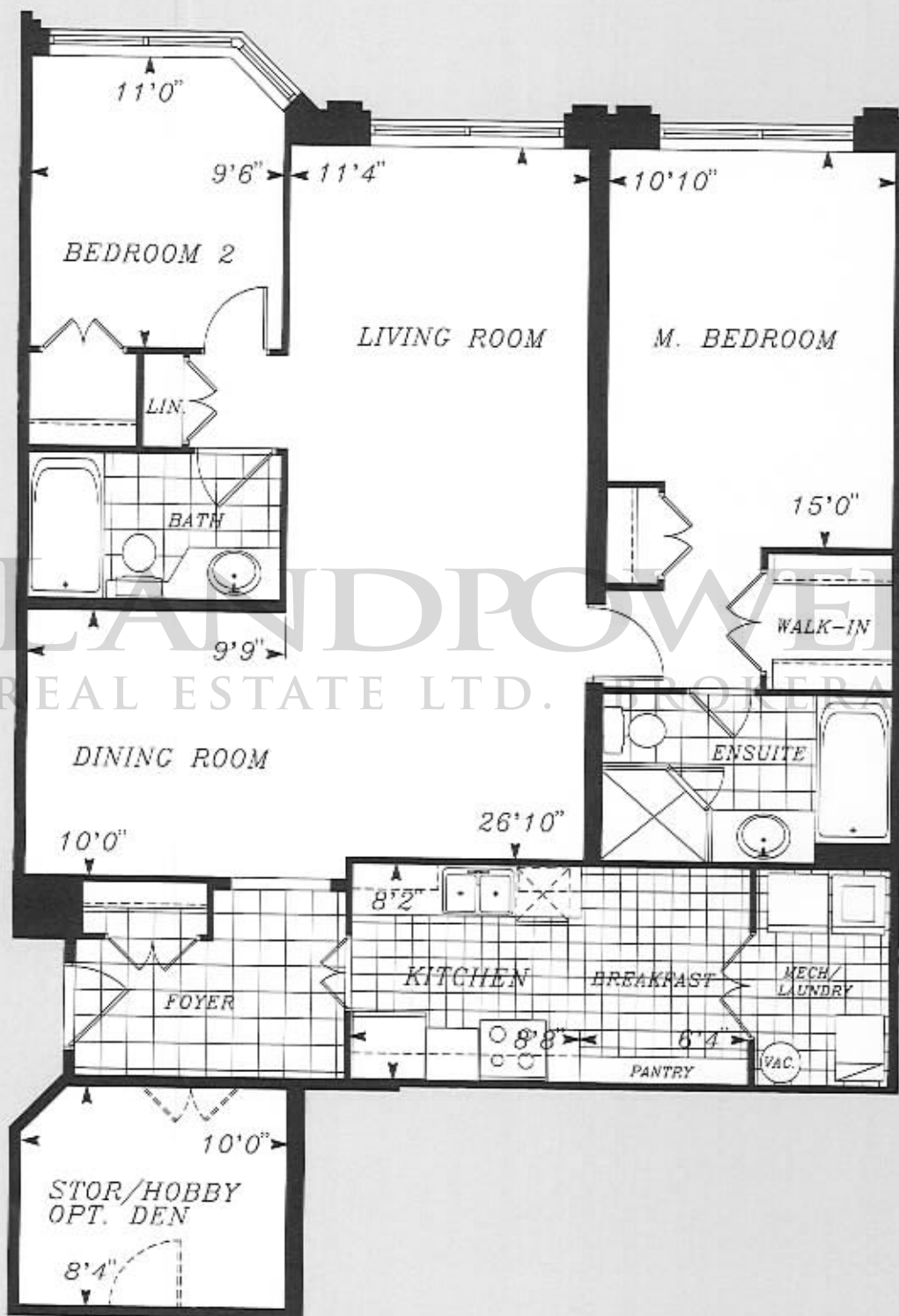


GOVERNOR'S
HILL

SUITE 526

— TYPE 2B —

Approximately **1,245** Square Feet



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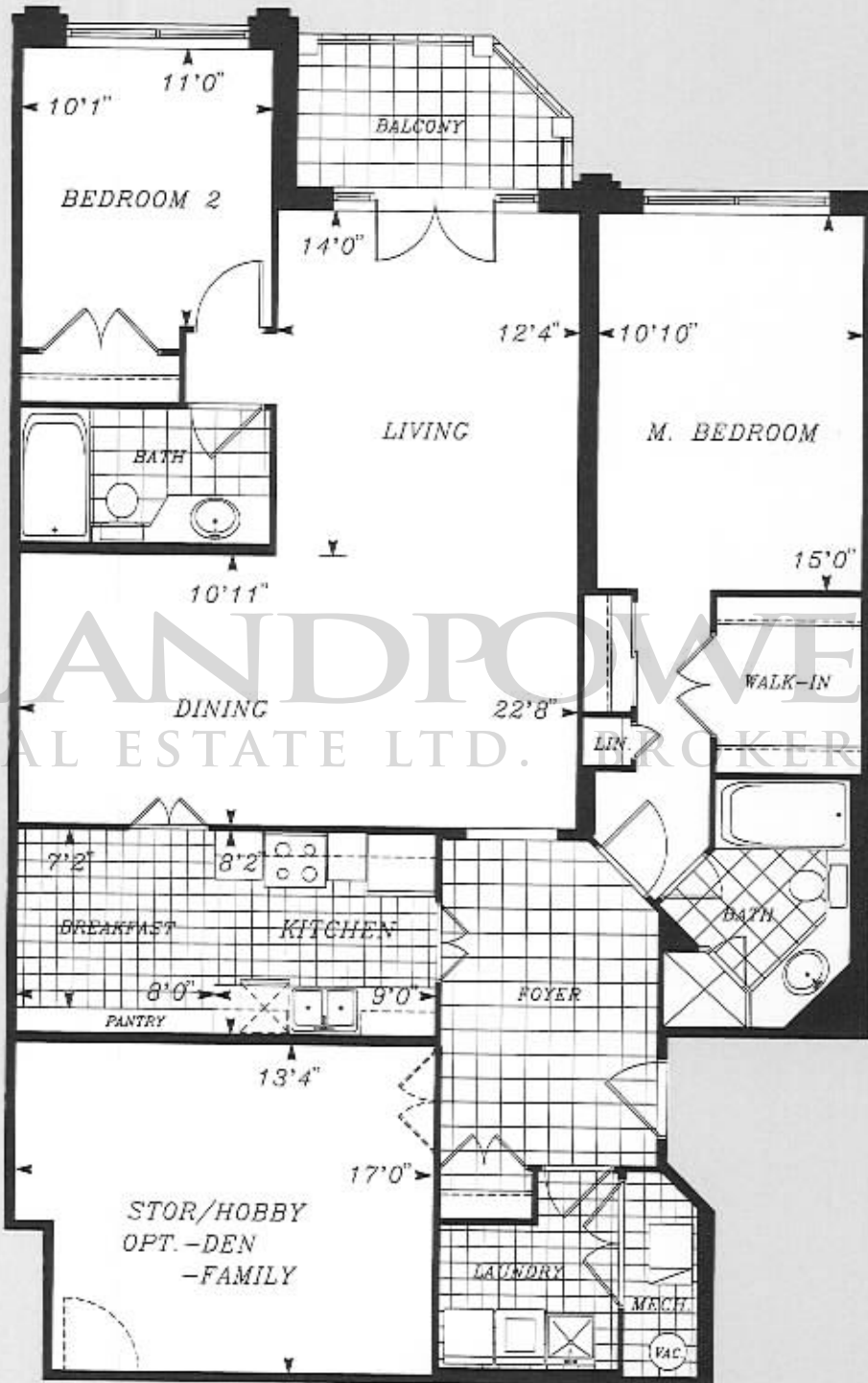


GOVERNOR'S HILL

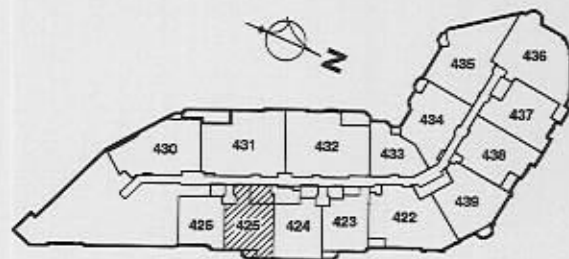
SUITE 425

— TYPE 2D —

Approximately **1,441** Square Feet



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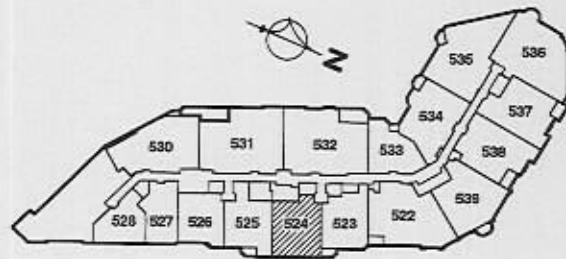
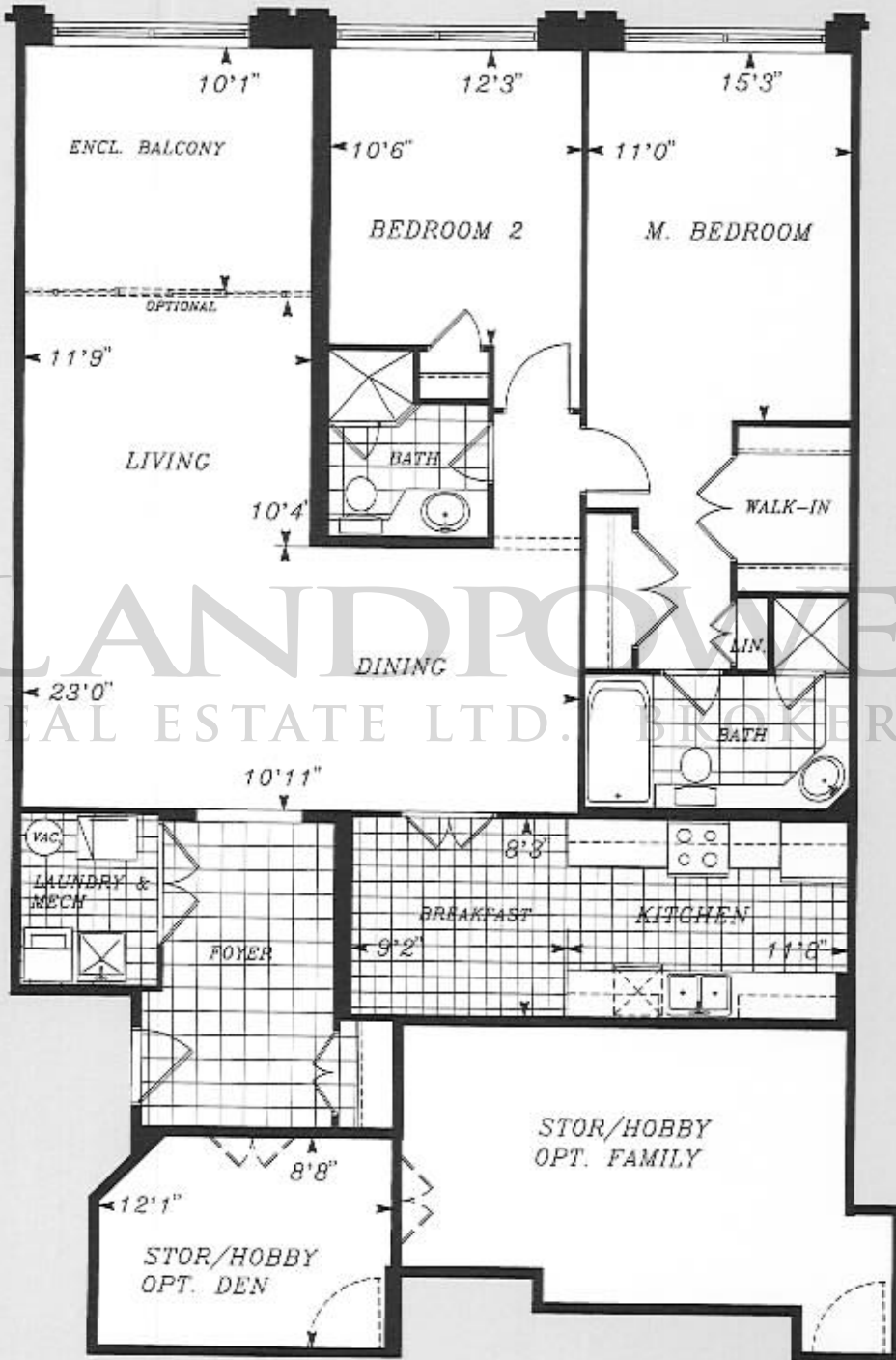
Dimensions and specifications subject to change. Window sizes may vary slightly.
Landscaping and patio areas subject to change. E.& O.E.


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 HILL

SUITE 524

— **TYPE 2E** —

Approximately **1,499** Square Feet

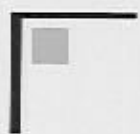


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Dimensions and specifications subject to change. Window sizes may vary slightly.
 Landscaping and patio areas subject to change. E.& O.L.



GOVERNOR'S
HILL



SUITE DESIGNS

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FROM:

1,700 square feet - 2,100 square feet



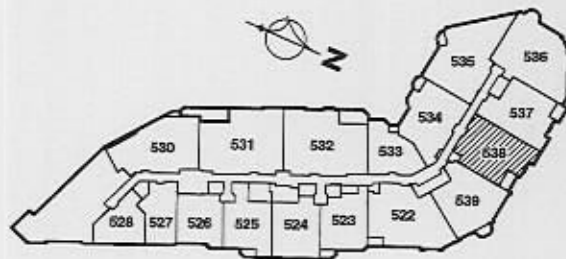
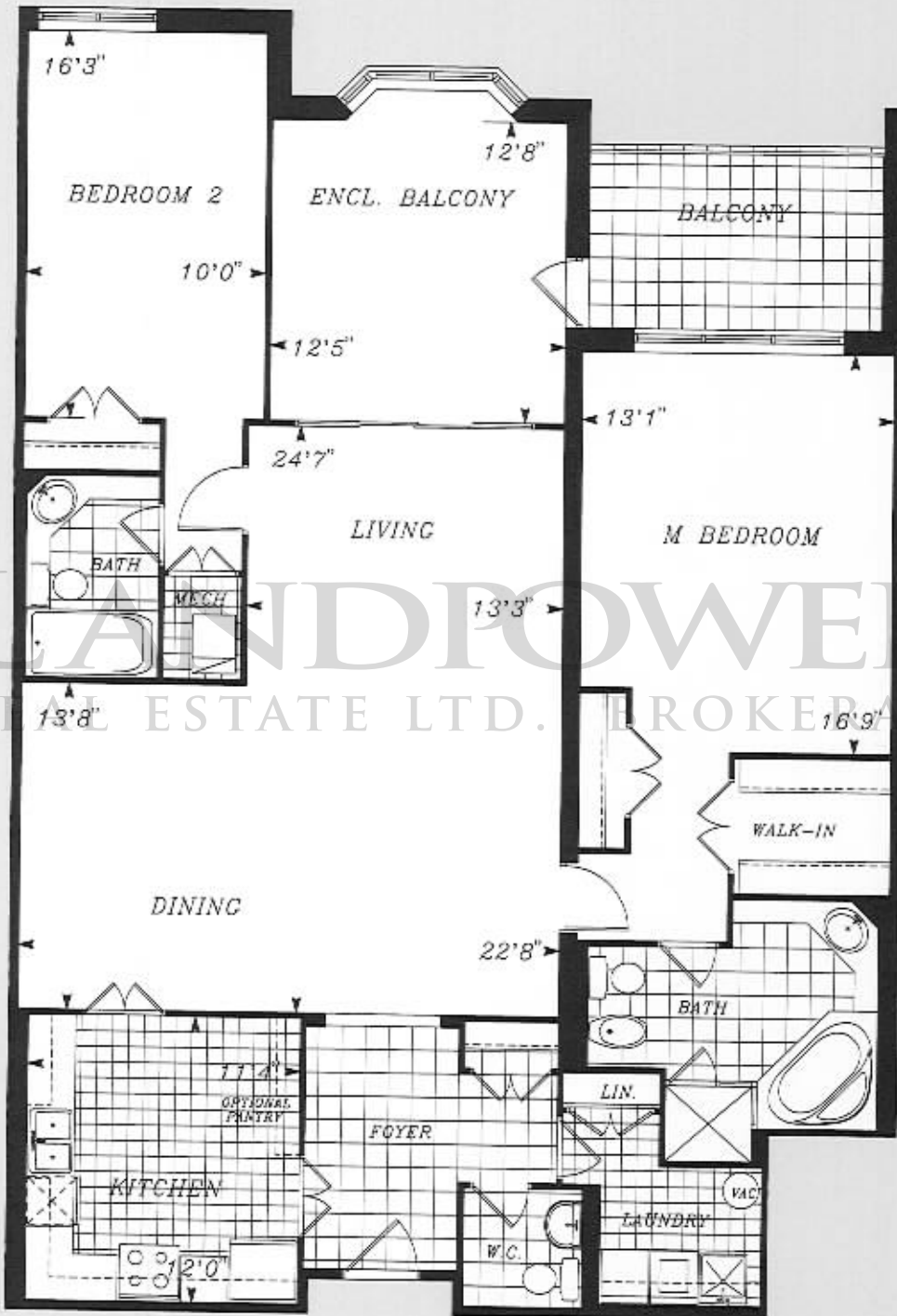
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SUITE 538

— **TYPE 2G-1** —

Approximately **1,779** Square Feet



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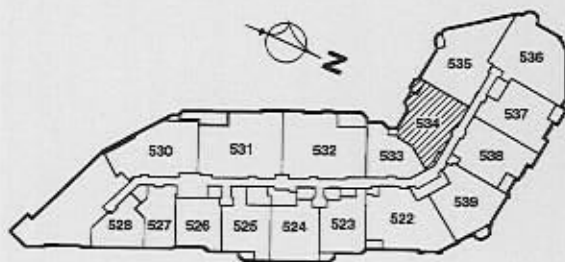
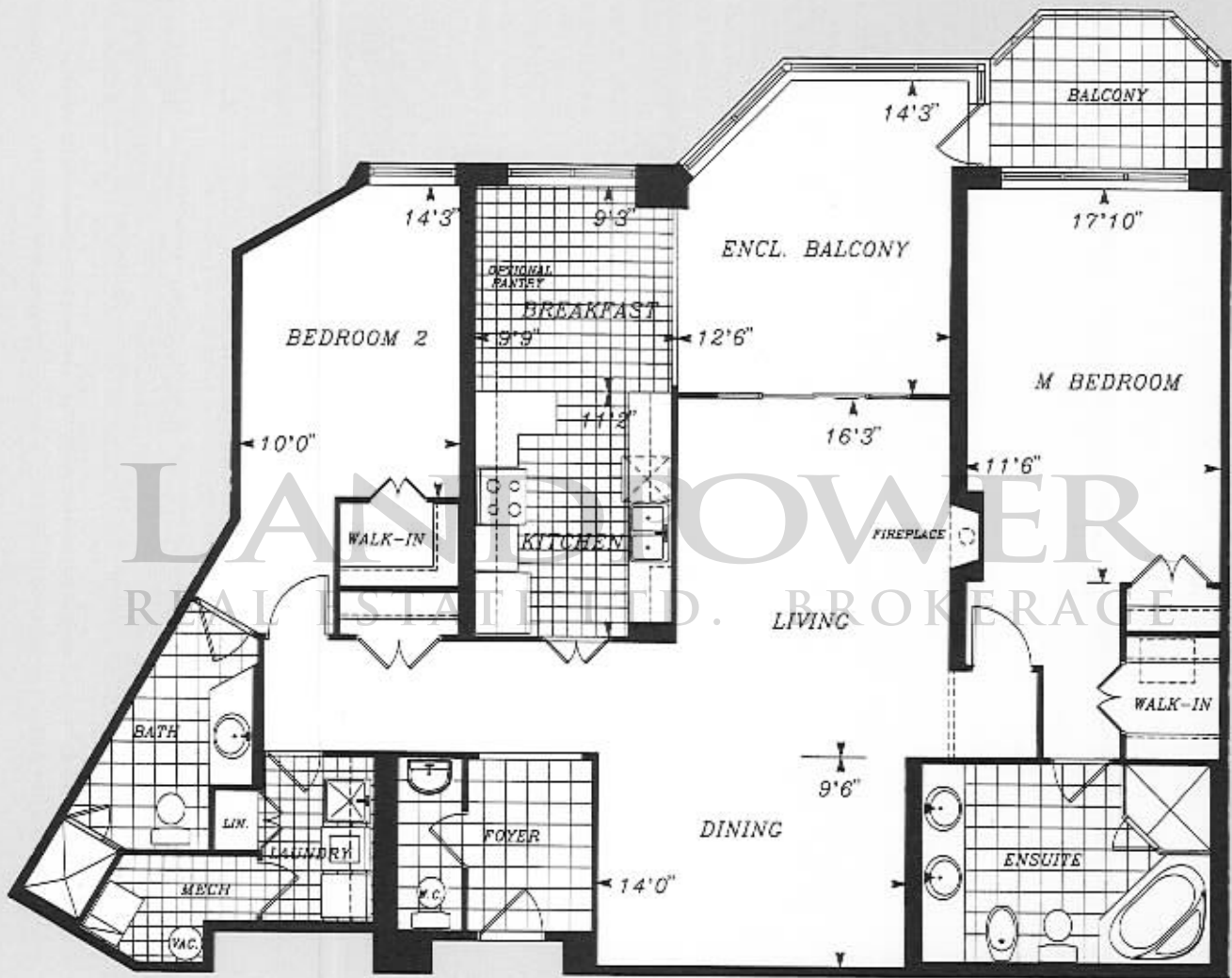
Dimensions and specifications subject to change. Window sizes may vary slightly.
 Landscaping and patio areas subject to change. L.S. O.E.


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SUITE 534

— **TYPE 2H** —

Approximately **1,806** Square Feet



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Dimensions and specifications subject to change. Window sizes may vary slightly.
 Landscaping and patio areas subject to change. E & O.E.

G
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SUITE 539

— **TYPE 21-2** —

Approximately **1,819** Square Feet



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Dimensions and specifications subject to change. Window sizes may vary slightly.
 Landscaping and patio areas subject to change. E. & O.E.



GOVERNOR'S
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SUITE DESIGNS

LANDPOWER

FROM:

REAL ESTATE LTD. BROKERAGE

2,150 square feet - **2,820** square feet



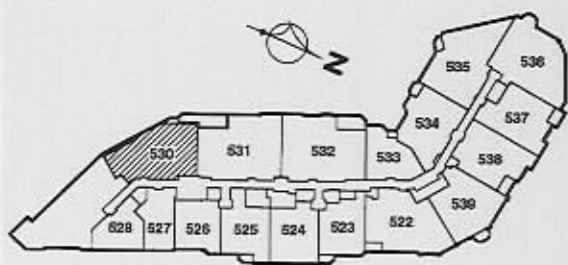
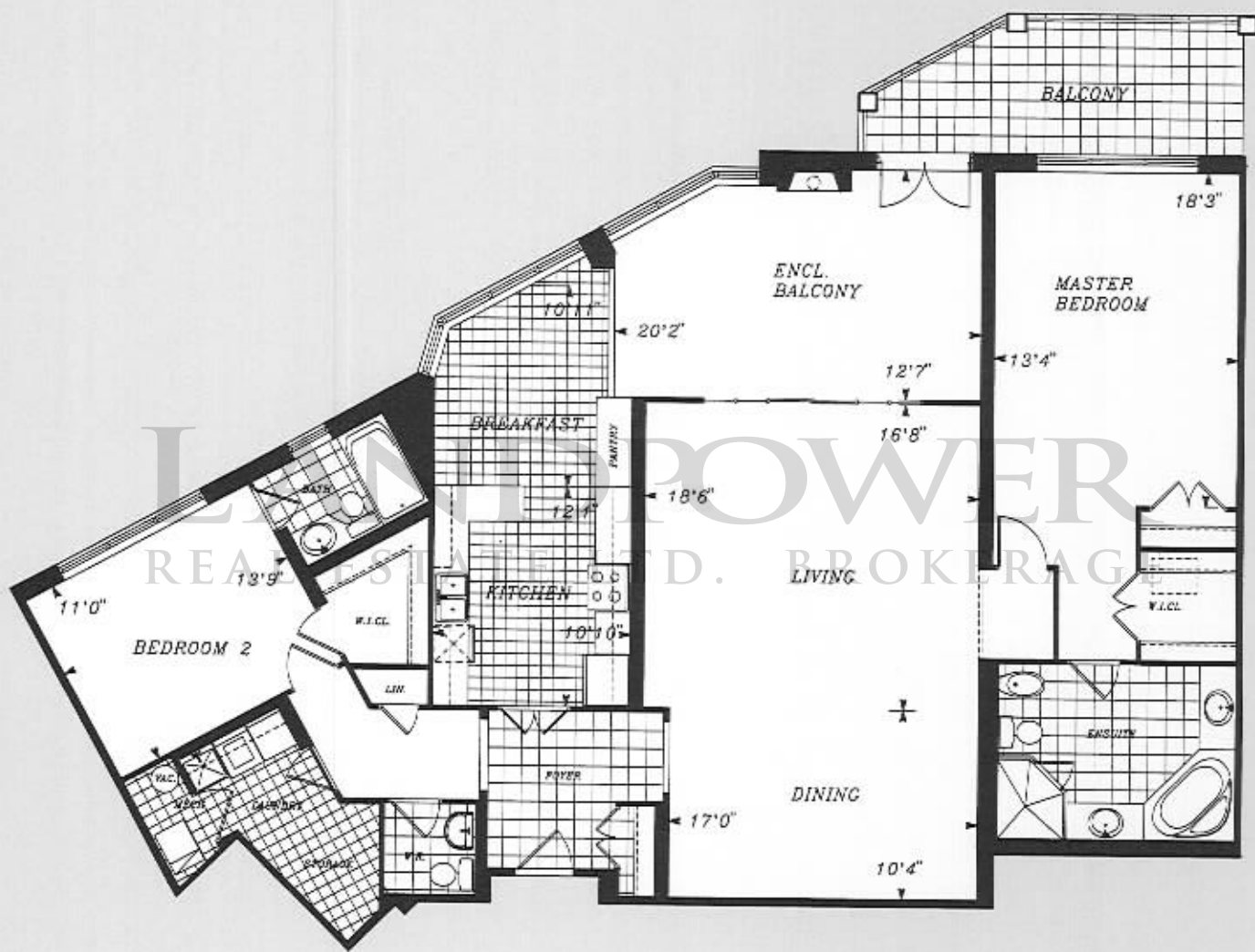
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SUITE 530

— **TYPE 2J-1** —

Approximately **2,168** Square Feet



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Dimensions and specifications subject to change. Window sizes may vary slightly.
 Landscaping and patio areas subject to change. E.& O.E.

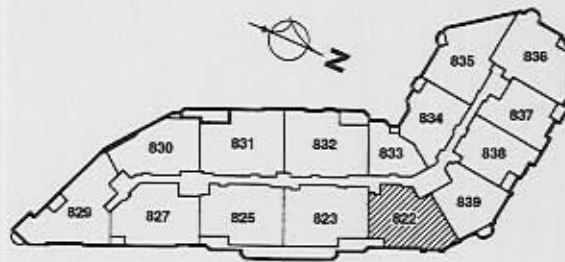
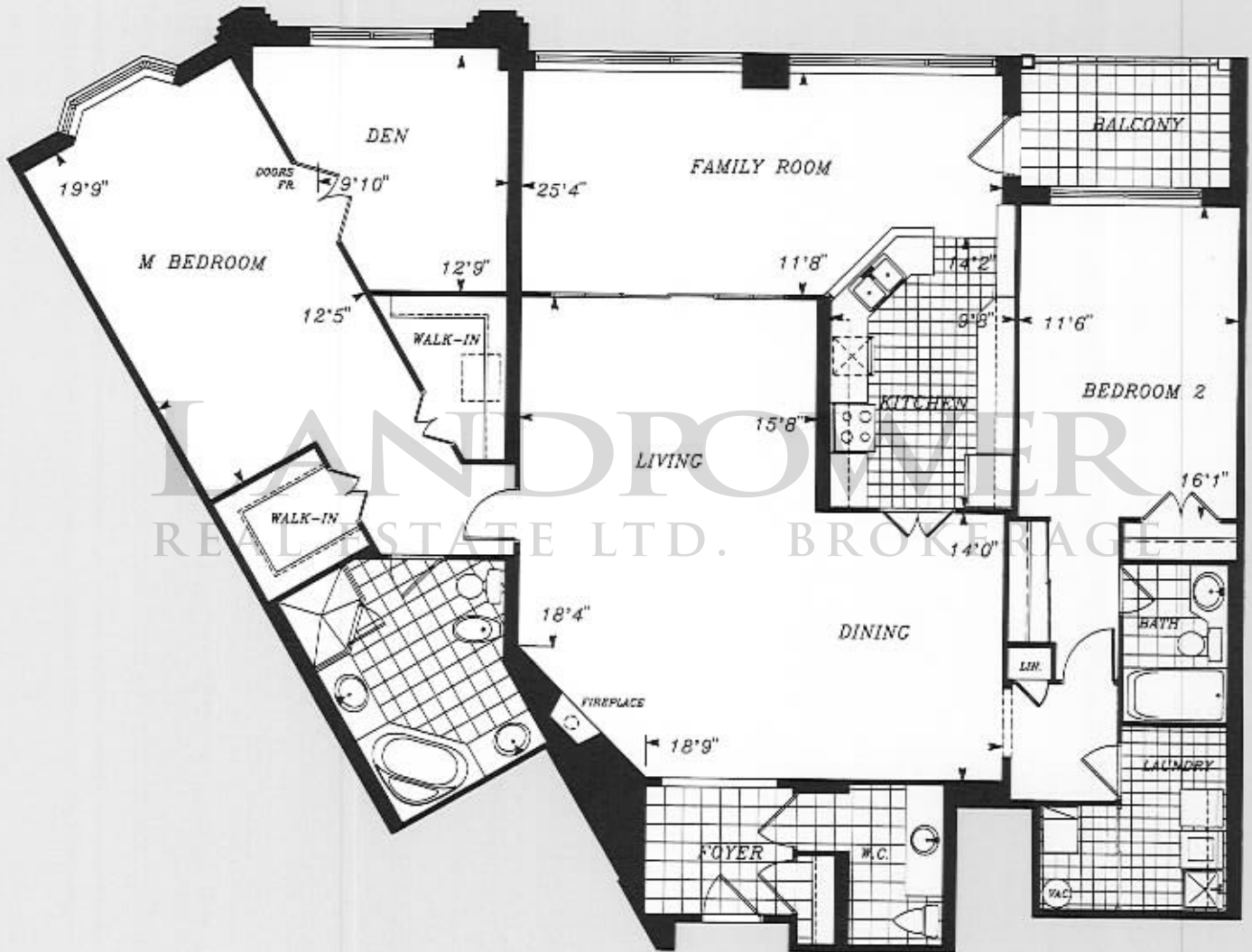


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SUITE 822

—TYPE 2N-3—

Approximately **2,359** Square Feet



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Landscaping and patio areas subject to change. E.& O.E.

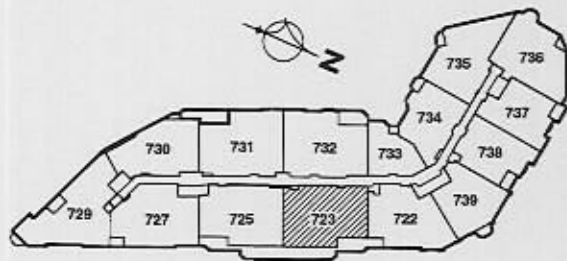
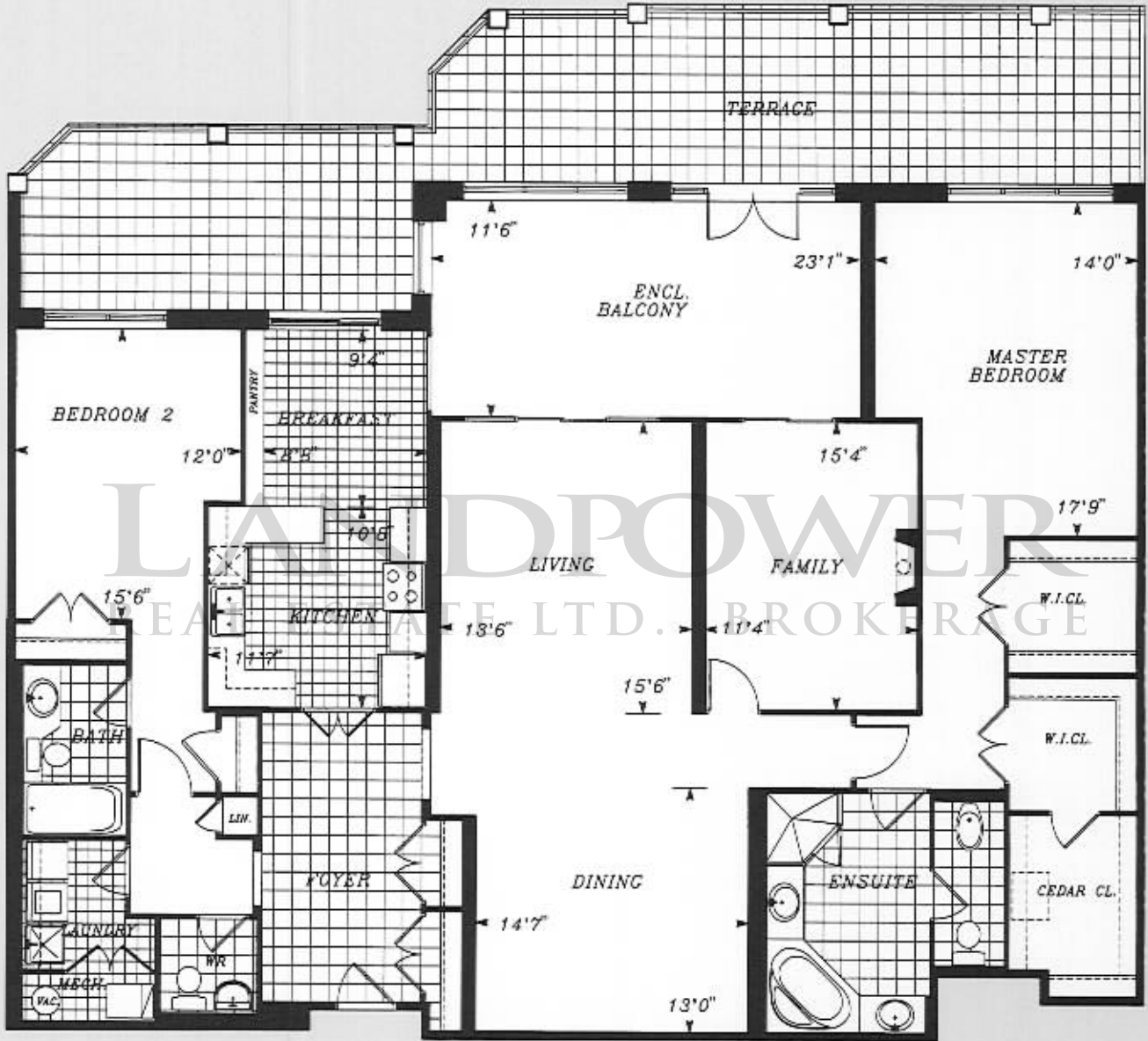


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SUITE 723

— TYPE 2T-1 —

Approximately 2,574 Square Feet



TRIDEL

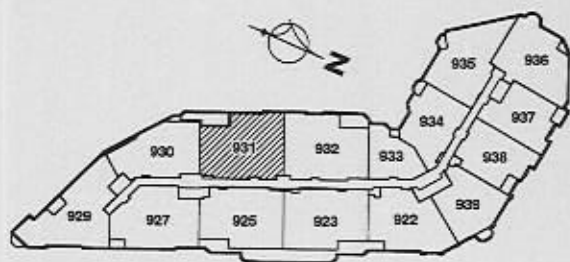
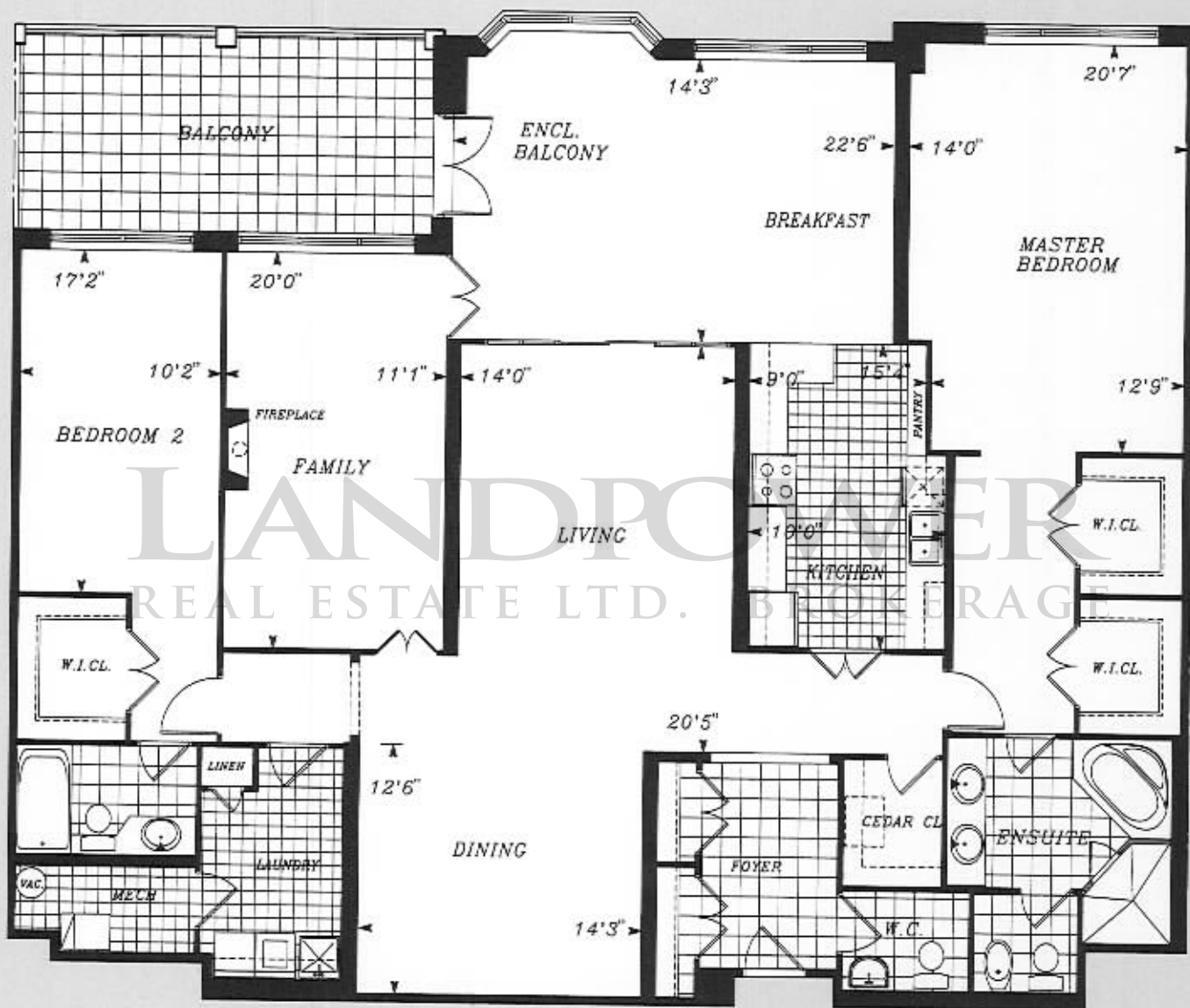
Dimensions and specifications subject to change. Window sizes may vary slightly.
Landscaping and patio areas subject to change. E.& O.E.


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SUITE 931

— **TYPE 2W-2** —

Approximately **2,681** Square Feet



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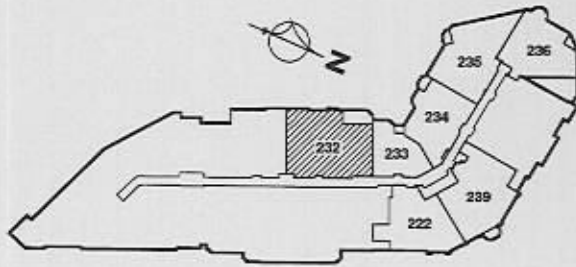


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SUITE 232

-TYPE 2WR-P-

Approximately **2,755** Square Feet



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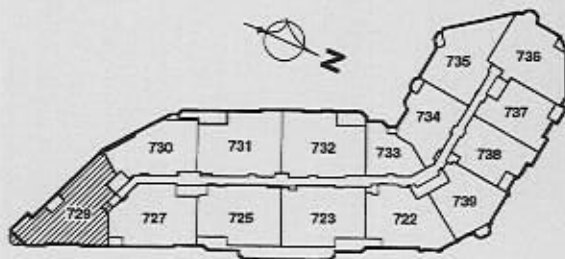
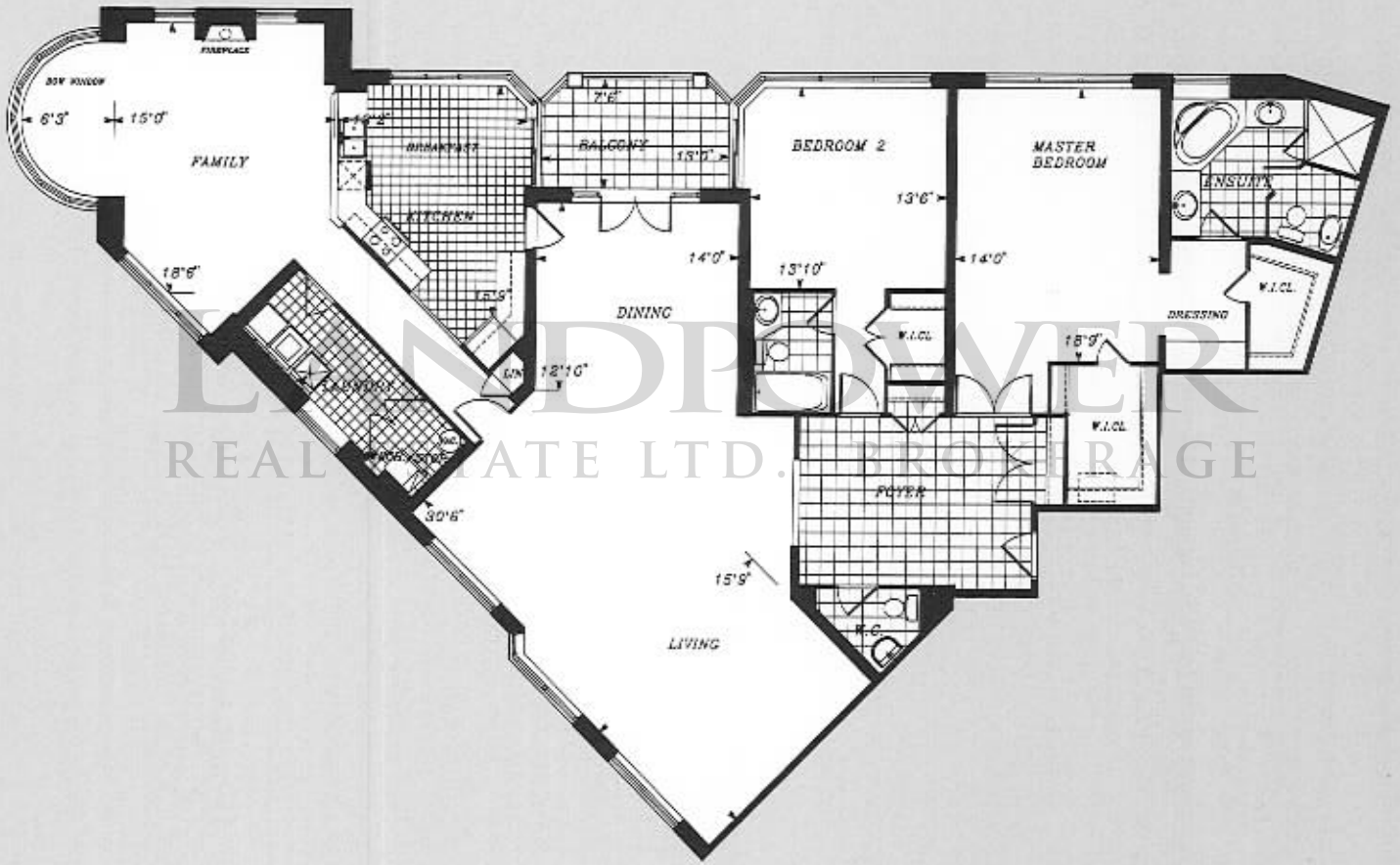
Dimensions and specifications subject to change. Window sizes may vary slightly.
Landscaping and patio areas subject to change. E.& O.E.


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SUITE 729

— **TYPE 2X** —

Approximately **2,820** Square Feet



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