

**GRAND  
OVATION**  
AT CITY CENTRE



**TRIDEL**

Sizes and specifications subject to change without notice. P. & Q.E. AUGUST, 2003

BUILT FOR LIFE



## THE BUILDING & COMMON AREAS

- Architecturally, Grand Ovation is, in every detail, distinct. 28 storeys of striking stone hues with glass and steel design undertones of landmarks past
- Located at Burnhamthorpe and Duke of York, in the heart of Mississauga City Centre
- A formal roundabout leads to the distinctive lobby entrance
- A contemporary two storey lobby featuring porcelain stone floors, sounds of cascading water tumbling down a water feature wall and over unique stone sculptures, high-style guest lounges, soaring back-lit onyx walls, rich walnut hues and a courteous 24 hour Concierge
- Four high speed elevators whisk you off to your destination
- The lobby also features an interphone system for announcing the arrival of your guests
- Private underground parking is accessed by a personal automobile remote transponder

## OVATION CLUB – FITNESS & RECREATION IN ITS FINEST FORM

- Two storey Social, Fitness & Recreation Centre accessed from the second level
- A spectacular sky-lit indoor Swimming Pool and Whirlpool with views of the beautifully landscaped interior grounds
- Separate men's and women's signature Cedar Saunas and changing facilities
- State-of-the-art Fitness & Aerobics Centre complete with a full range of work-out equipment
- A sophisticated Party Room featuring lounge alcoves and a stylish bar and contemporary demonstration kitchen
- Sharpen your swing year 'round in the Golf Centre
- Spend an evening in the private screening Theatre
- A Billiards, Cards Room and Dining Lounge
- 2 fully-furnished overnight guest suites

## A MEETING OF SPACE TO STYLE

- Pure white stippled ceilings grace all areas except the kitchen, laundry/storage\* rooms and bathrooms which are smooth and painted with white semi-gloss paint
- Interior walls are primed and then painted with two coats of off-white, fine quality latex paint.
- Kitchen, bathrooms and all woodwork and trim are painted with durable white semi-gloss paint
- Distinctive 6'8" paneled doors (paint finish) complete with contemporary hardware
- 4" wood baseboards with 3" casings (paint finish)
- Sophisticated cultured white marble window sills
- Elegant French doors\* to den
- Suite entry closet with mirrored sliding doors\*
- Thermally insulated energy efficient double-glazed architecturally designed windows
- The ceiling height of the unit is approximately 8', 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 8'. Where dropped ceilings are required, (in areas such as foyers, closets, kitchens, bathrooms, laundry rooms and hallways), the ceiling height will also be less than 8'. Suites on floors 15 and 28 feature approximately 9' ceilings.

## PREMIUM QUALITY FLOOR COVERINGS

- Your choice of beautiful 6" plank or strip laminate floating floor\*\*\* in foyer\*, living areas and dining areas, hallways\*, den\* and kitchen\*
- Imported ceramic floor tiles\*\*\* in foyer, kitchen, breakfast area\*, bathrooms, laundry and storage\* area
- Luxury underfoot with plush 40 ounce nylon carpet\*\*\* with under pad in bedroom(s)

## THE GOURMET KITCHEN

- Enjoy Grand Ovation Signature Cabinetry\*\*\* with straight edge, Canadian speckled granite countertops
- Stainless-steel ledge back sink featuring chrome, single lever faucet with pull out vegetable spray
- Energy Star 18.2 cubic foot black frost-free refrigerator and Energy Star high efficiency, time-delay built-in 24 inch black dishwasher

- 30 inch self-cleaning black stove and built-in microwave
- Decorative kitchen and breakfast ceiling fixture(s)\*
- Your choice of beautiful ceramic tile\*\*\* backsplash
- High capacity hood fan vented to the exterior

## LUXURIOUS BATHROOMS

- Your choice of Grand Ovation Signature vanity cabinetry\*\*\* with distinctive\* cultured marble countertops\*\*\* complete with integrated white basin and frameless full-width vanity mirror with décor wall lighting fixture
- Indulge in the deep soaker white bathtub\* with chrome fixture complete with ceramic tile\*\*\* enclosure (where shower exists in ensuite, soaker tub will have 12" ceramic tile\*\*\* surround)
- Clear glass shower\* is complete with ceramic wall, floor tile\*\*\* and is enclosed with glass and chrome door
- Ensuite bathroom includes discreet recessed mirrored medicine cabinet
- Smart temperature controlled and pressure balanced shower faucets
- Exhaust fans vented to the exterior
- Chrome faucets with single lever handles in ensuite and main bathroom with advanced ceramic disc technology
- Lavish Powder room\* features white pedestal sink, decorative mirror and wall lighting fixture

## CONVENIENT IN-SUITE LAUNDRY FACILITIES

- Heavy-duty wiring and receptacle for dryer
- Ventilation to exterior with automatic relay sensor exhaust control
- Full-size, stacked washer/dryer for space-saving convenience

## PEACE-OF-MIND SAFETY AND SECURITY

- 24-hour Concierge, monitoring community access and state-of-the-art security systems including two-way voice communication from underground garage and entry areas
- Personally encoded suite intrusion alarm system, door contact and key pad connected to Concierge
- Smoke detectors connected to the suite intrusion alarm system and monitored by the Concierge
- Live surveillance cameras in strategic locations in the building, grounds and garage are monitored by the Concierge. Selected surveillance cameras can be viewed on the resident's television
- Computer controlled access system provided at all building entry points
- Emergency response key chain pendants, usable in selected areas within the underground garage, will alert the Concierge of a distress call
- Heat detectors are connected to the fire annunciation panel

## COMFORT CONTROL SYSTEMS

- Individually controlled heating and air conditioning for your year 'round comfort
- Central building water filtration system for cleaner water in all suites

## ELECTRICAL SERVICES & FIXTURES

- Individual service panels with circuit breakers
- White designer receptacles and switches throughout
- Distinctive ceiling light fixtures in foyer, hallway(s), walk-in closet(s)\*, den\* and bedroom(s)\*
- Capped ceiling light outlet in dining room
- In-suite electricity metering for individual energy management and reduced living costs

## TRIDEL'S Softwire™

- Tridel's unique SoftWire™ Network Centre (high-speed wiring connection point) for unprecedented flexibility in communication and entertainment preferences
- Advanced, star design in-suite structured wiring. Each telephone, cable or multi-port outlet within a suite connects directly to the SoftWire™ Network Centre
- Conveniently 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

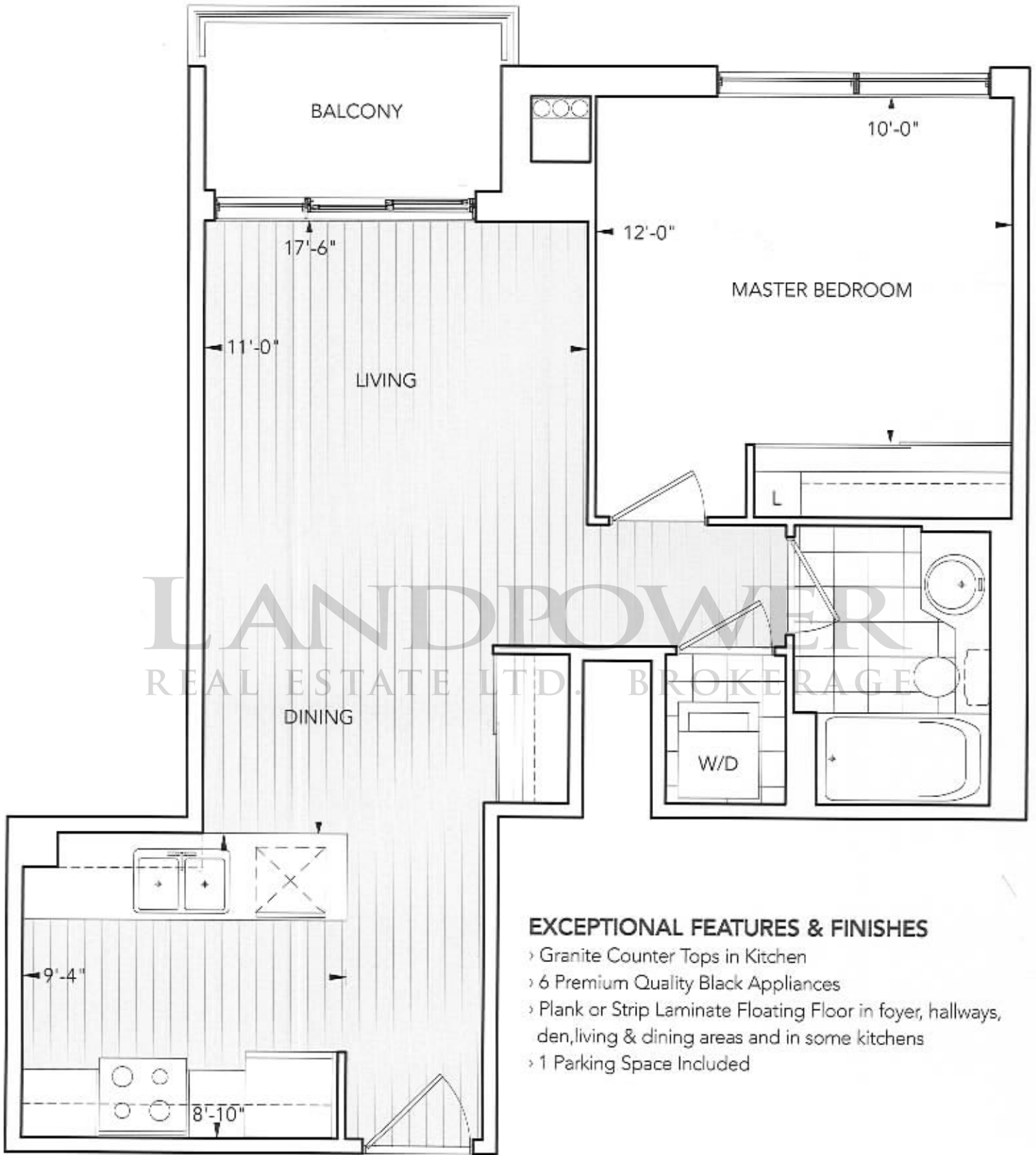
\* Availability determined by suite design.

\*\* Choose from a selection of Vendor's samples. All features and finishes subject to change without notice. E. & O.E. - March, 2004.



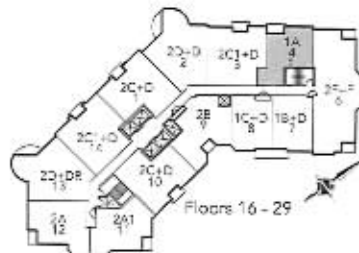
**RESIDENCE 1A**

1 Bedroom, 1 Bathroom,  
Living/Dining Room and Balcony



**EXCEPTIONAL FEATURES & FINISHES**

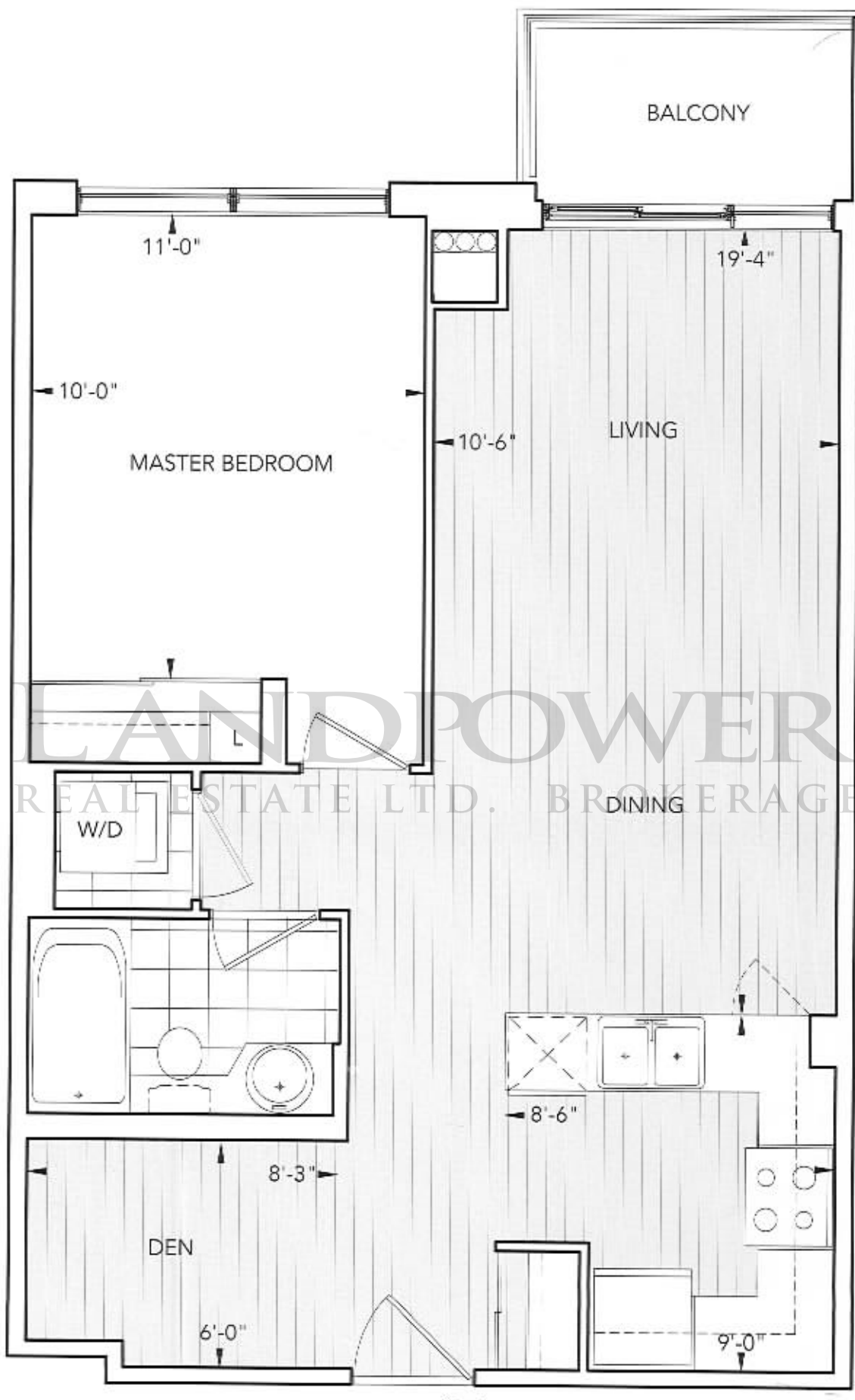
- › Granite Counter Tops in Kitchen
- › 6 Premium Quality Black Appliances
- › Plank or Strip Laminate Floating Floor in foyer, hallways, den, living & dining areas and in some kitchens
- › 1 Parking Space Included





## RESIDENCE 1B+DEN

1 Bedroom, 1 Bathroom, Living/Dining Room,  
Den and Balcony



### EXCEPTIONAL FEATURES & FINISHES

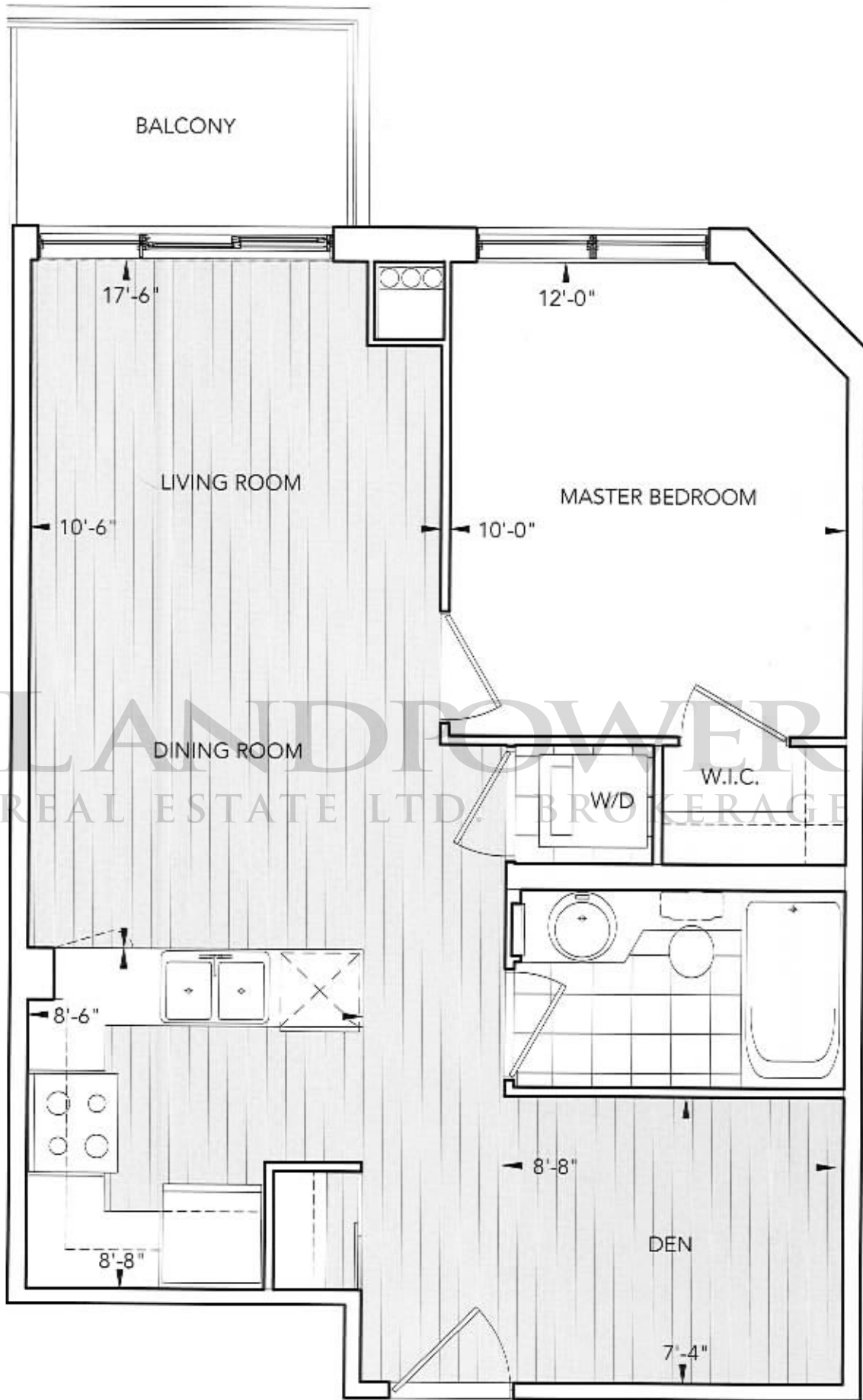
- › Granite Counter Tops in Kitchen
- › 6 Premium Quality Black Appliances
- › Plank or Strip Laminate Floating Floor in foyer, hallways, den, living & dining areas and in some kitchens
- › 1 Parking Space Included





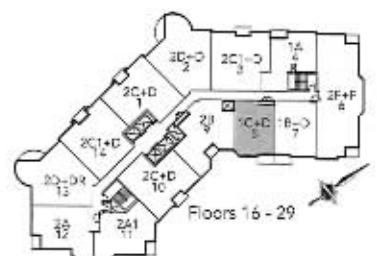
**RESIDENCE 1C+DEN**

1 Bedroom, 1 Bathroom, Living/Dining Room,  
Den and Balcony



**EXCEPTIONAL FEATURES & FINISHES**

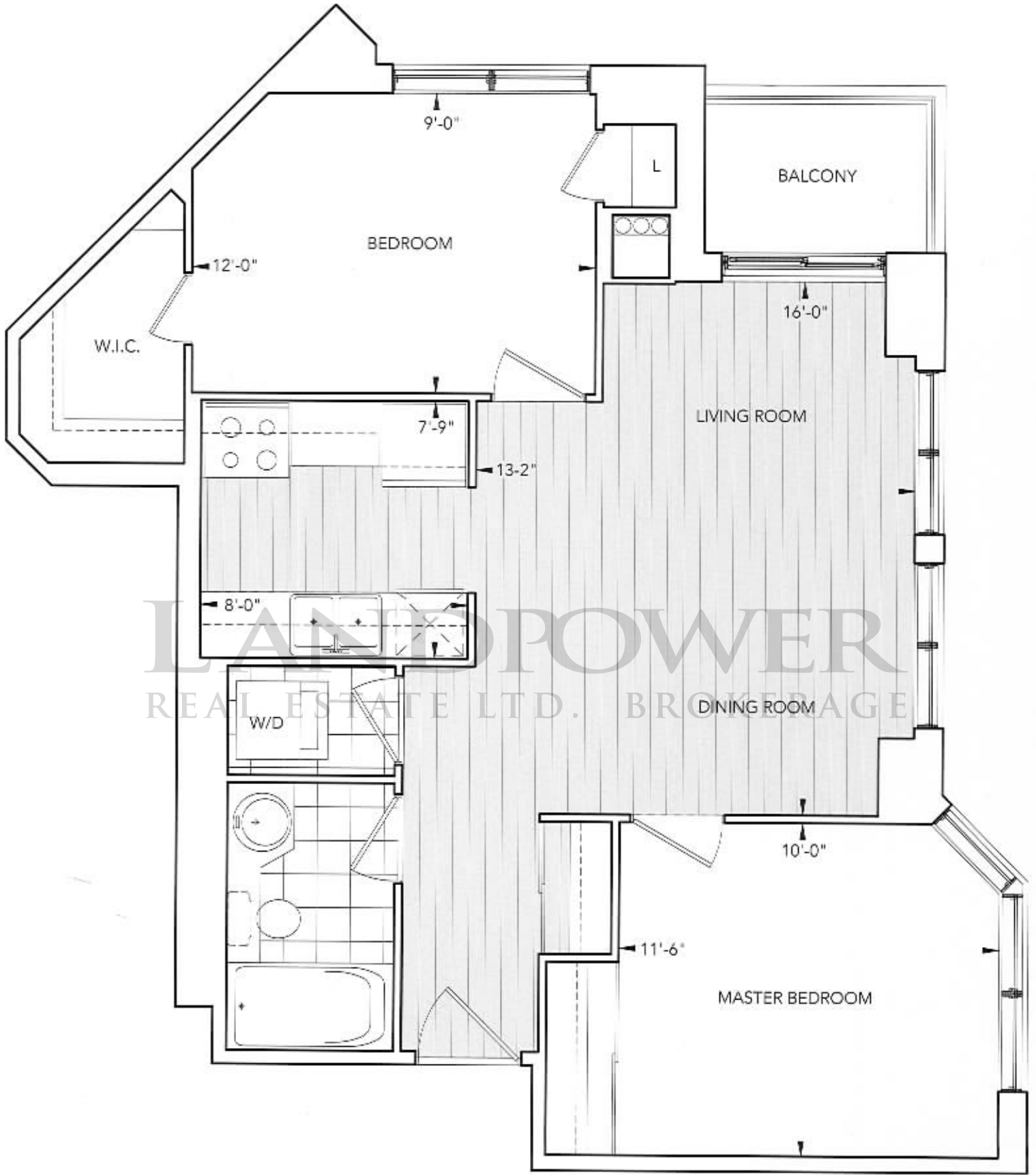
- › Granite Counter Tops in Kitchen
- › 6 Premium Quality Black Appliances
- › Plank or Strip Laminate Floating Floor in foyer, hallways, den, living & dining areas and in some kitchens
- › 1 Parking Space Included





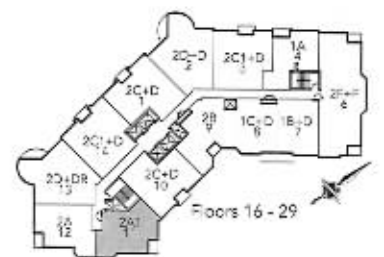
**RESIDENCE 2A1**

2 Bedrooms, 1 Bathroom,  
Living/Dining Room and Balcony



**EXCEPTIONAL FEATURES & FINISHES**

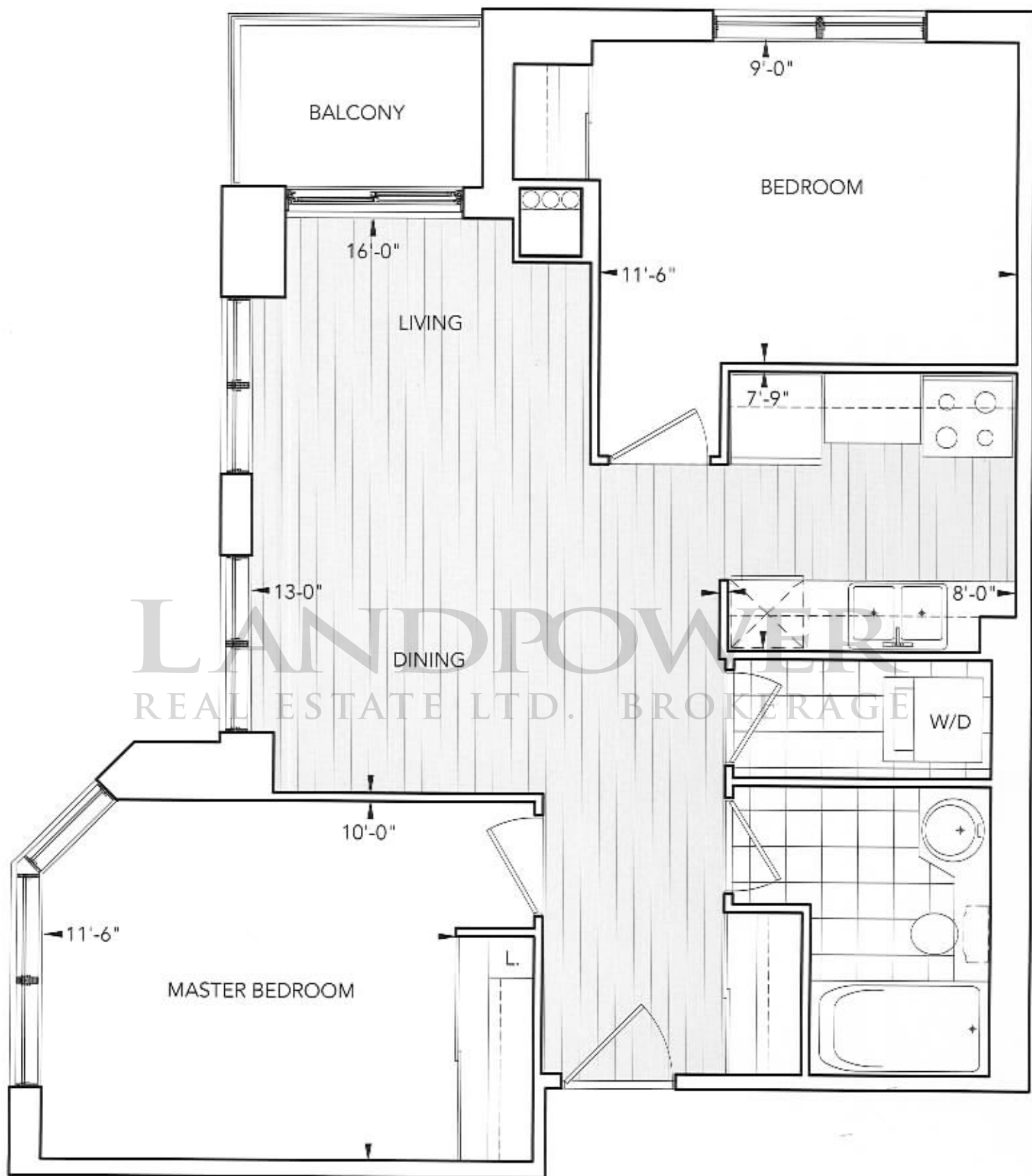
- › Granite Counter Tops in Kitchen
- › 6 Premium Quality Black Appliances
- › Plank or Strip Laminate Floating Floor in foyer, hallways, den, living & dining areas and in some kitchens
- › 1 Parking Space Included





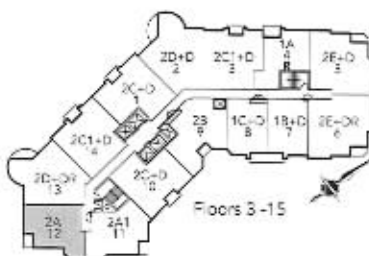
**RESIDENCE 2A**

2 Bedrooms, 1 Bathroom,  
Living/Dining Room and Balcony



**EXCEPTIONAL FEATURES & FINISHES**

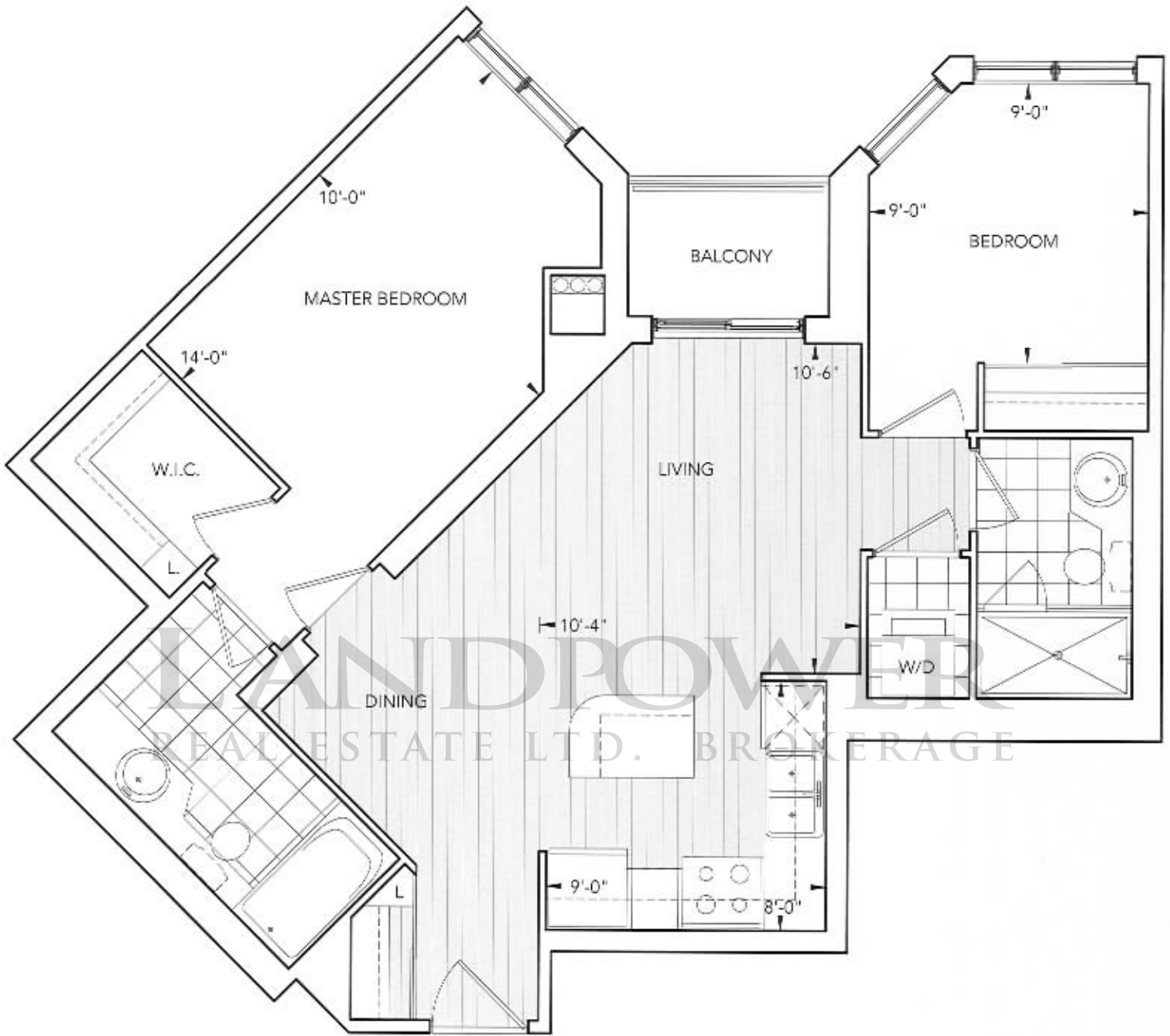
- › Granite Counter Tops in Kitchen
- › 6 Premium Quality Black Appliances
- › Plank or Strip Laminate Floating Floor in foyer, hallways, den, living & dining areas and in some kitchens
- › 1 Parking Space Included





## RESIDENCE 2B

2 Bedrooms, 2 Bathrooms,  
Living/Dining Room and Balcony



### EXCEPTIONAL FEATURES & FINISHES

- › Granite Counter Tops in Kitchen
- › 6 Premium Quality Black Appliances
- › Plank or Strip Laminate Floating Floor in foyer, hallways, den, living & dining areas and in some kitchens
- › 1 Parking Space Included







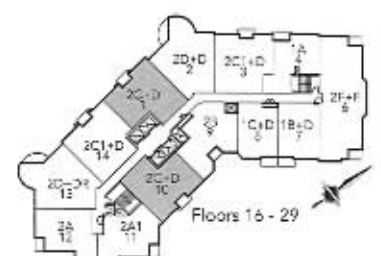
**RESIDENCE 2C+DEN**

2 Bedrooms, 2 Bathrooms, Living/Dining Room,  
Den and Balcony



**EXCEPTIONAL FEATURES & FINISHES**

- > Granite Counter Tops in Kitchen
- > 6 Premium Quality Black Appliances
- > Plank or Strip Laminate Floating Floor in foyer, hallways, den, living & dining areas and in some kitchens
- > 1 Parking Space Included





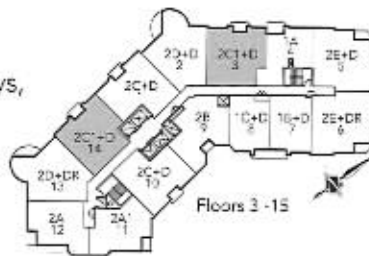
## RESIDENCE 2C1+DEN

2 Bedrooms, 2 Bathrooms, Living/Dining Room, Den and Balcony



### EXCEPTIONAL FEATURES & FINISHES

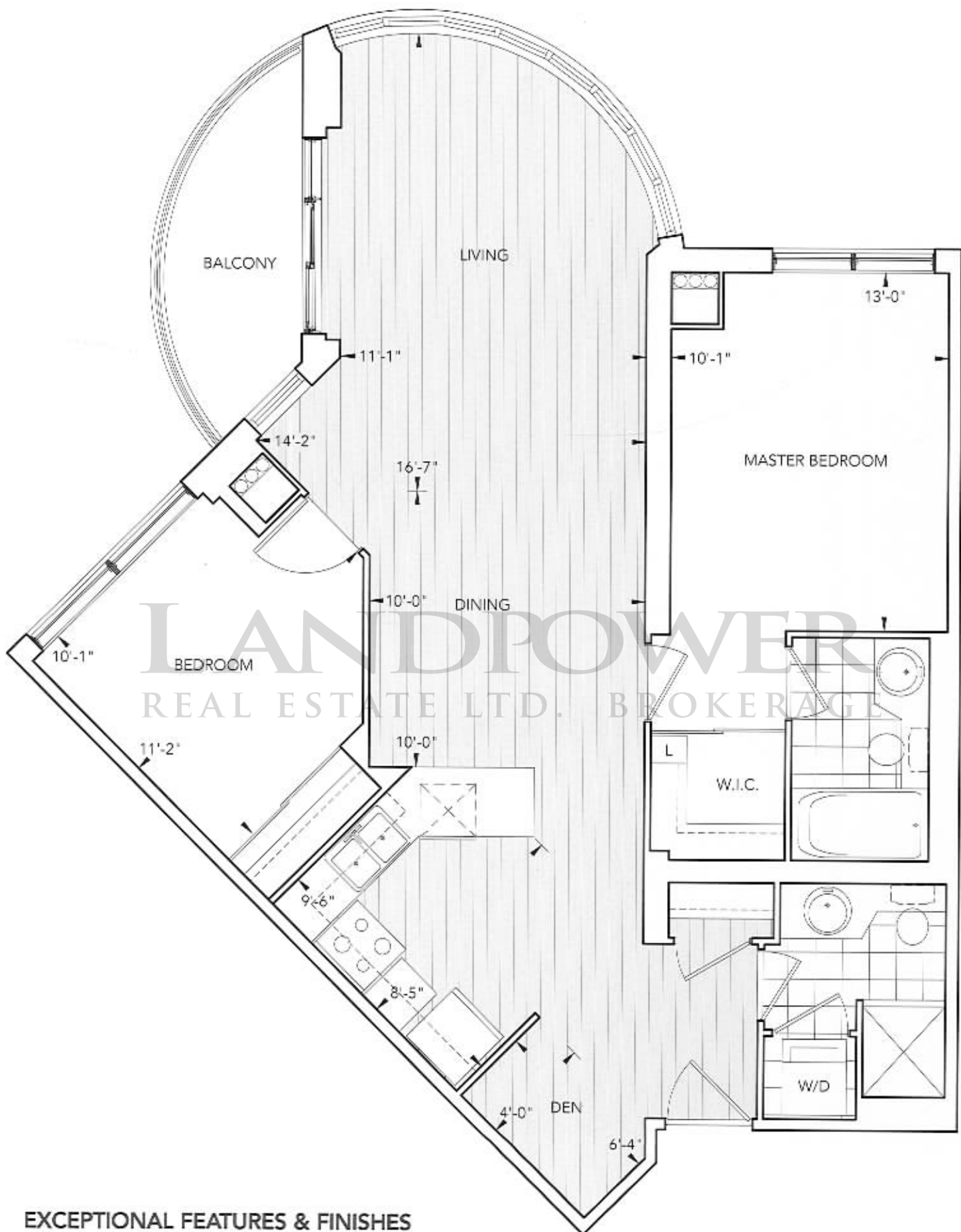
- › Granite Counter Tops in Kitchen
- › 6 Premium Quality Black Appliances
- › Plank or Strip Laminate Floating Floor in foyer, hallways, den, living & dining areas and in some kitchens
- › 1 Parking Space Included





**RESIDENCE 2D+DEN**

2 Bedrooms, 2 Bathrooms, Living/Dining Room,  
Den and Balcony



**EXCEPTIONAL FEATURES & FINISHES**

- › Granite Counter Tops in Kitchen
- › 6 Premium Quality Black Appliances
- › Plank or Strip Laminate Floating Floor in foyer, hallways, den, living & dining areas and in some kitchens
- › 1 Parking Space Included





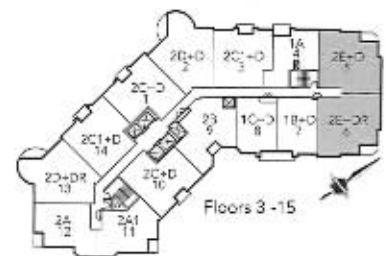
## RESIDENCE 2E+DEN

2 Bedrooms, 2 Bathrooms, Living/Dining Room,  
Den and Balcony



### EXCEPTIONAL FEATURES & FINISHES

- › Granite Counter Tops in Kitchen
- › 6 Premium Quality Black Appliances
- › Plank or Strip Laminate Floating Floor in foyer, hallways, den, living & dining areas and in some kitchens
- › 1 Parking Space Included





**RESIDENCE 2F+ FAMILY**

2 Bedrooms, 2 Bathrooms, Living/Dining Room,  
Family Room and 2 Balconies



**EXCEPTIONAL FEATURES & FINISHES**

- › Granite Counter Tops in Kitchen
- › 6 Premium Quality Black Appliances
- › Plank or Strip Laminate Floating Floor in foyer, hallways, den, living & dining areas and in some kitchens
- › 1 Parking Space Included



# Built For Life

## Quality, value & integrity

Spanning six decades of excellence, Tridel is Canada's leader in elegant condominium living. Our communities are built to the highest standards of design and workmanship, combining luxurious living with the finest amenities. The Ontario New Home Warranty program has presented Tridel with the Ontario High-Rise Builder of the Year award, in recognition of our commitment to quality construction and excellence in customer care. We make the home ownership experience everything it should be.

Dorsay Development Corporation is a diverse real estate development firm with a decade of experience in North America. The company enjoys a significant real estate portfolio of residential, office and retail properties throughout the Greater Toronto Area.



Ovation, Mississauga



Triomphe, North York



No. 10 Bellair, Toronto



The ICON, Toronto



The Essex, Etobicoke



LANDPOWER REAL ESTATE LTD. BROKERAGE

