



GRAND
TRIOMPHE **2**


at Northtown

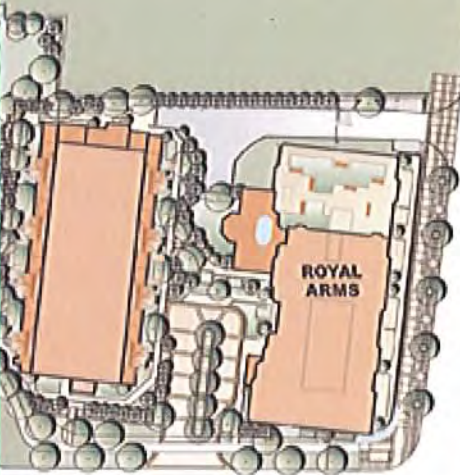
THE TRIUMPHANT FINALE OF NORTHTOWN

GRAND ELEGANCE. BOLD LINES.

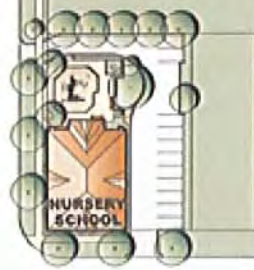
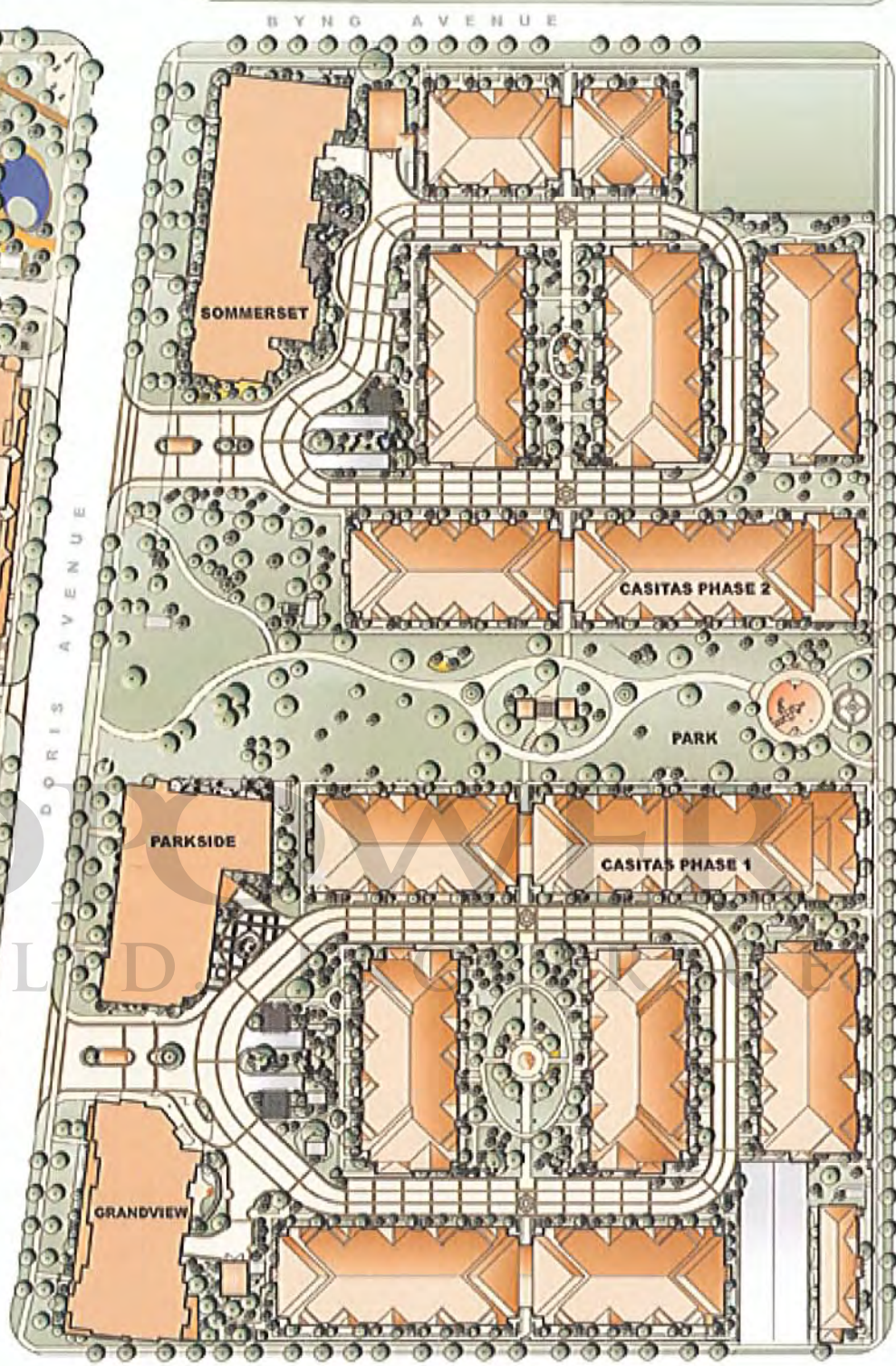
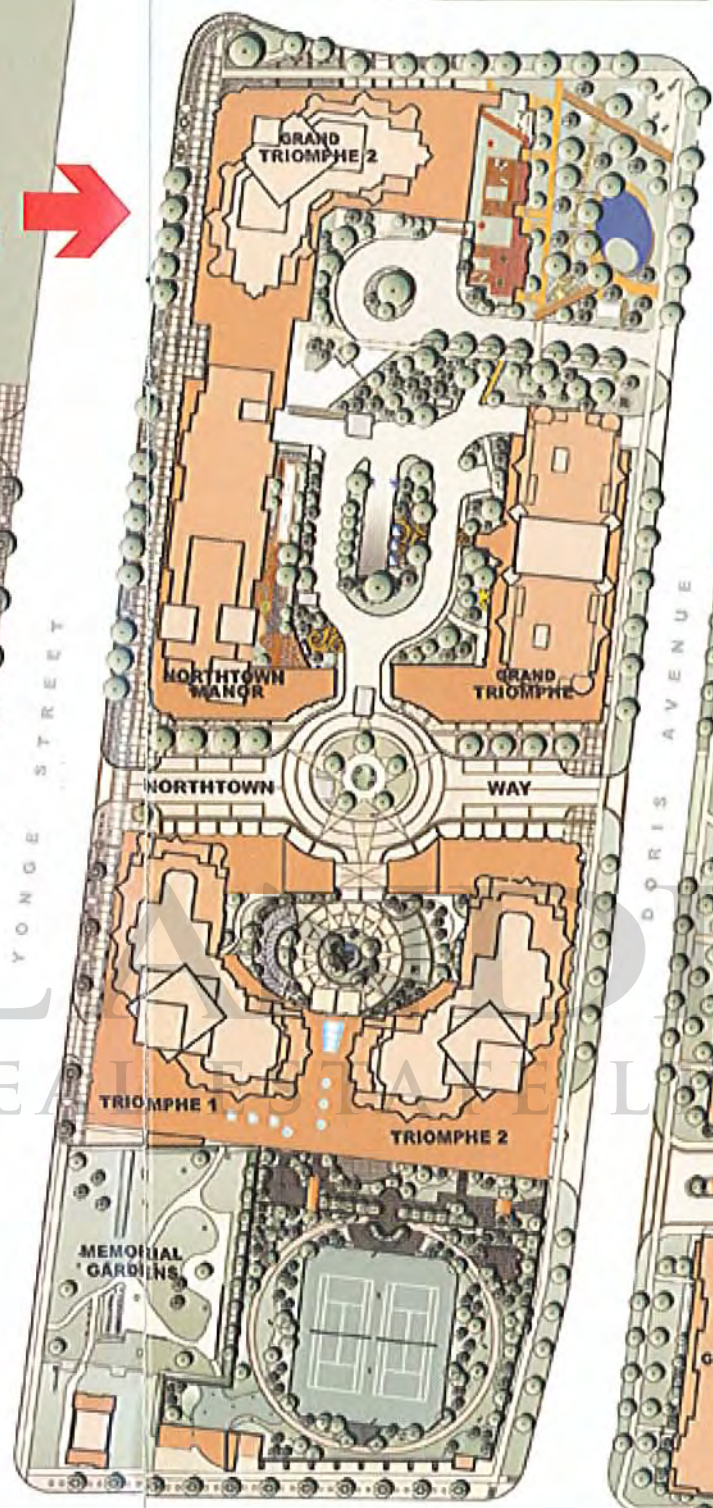
POWER
ROKERAGE



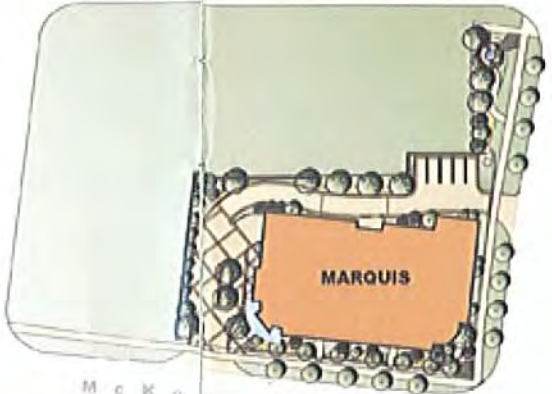

GRAND TRIOMPHE 2
at Northtown



ORSHAM AVE. W.

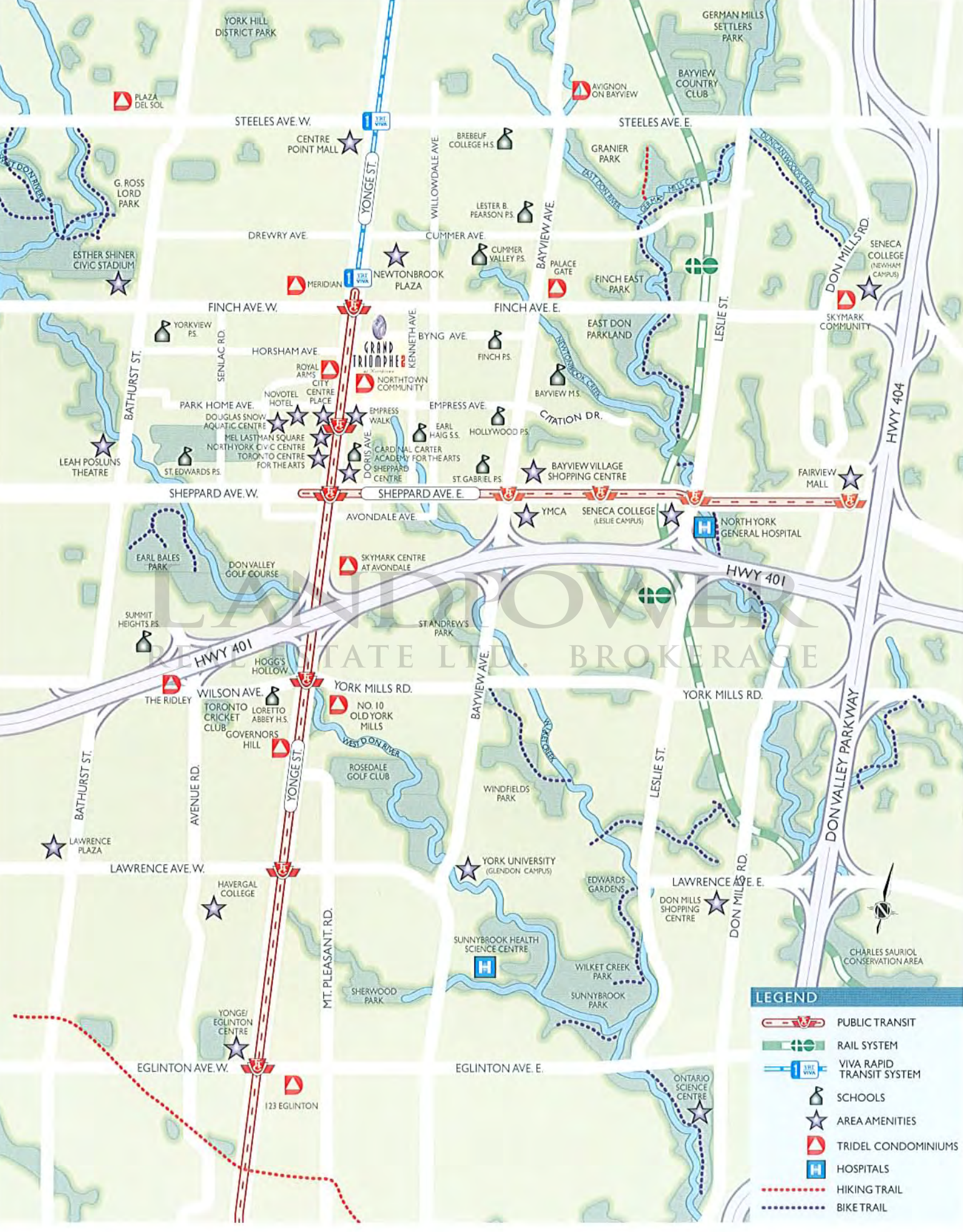


MURCHILL AVE.



MCKAY AVENUE





LEGEND

-  PUBLIC TRANSIT
-  RAIL SYSTEM
-  VIVA RAPID TRANSIT SYSTEM
-  SCHOOLS
-  AREA AMENITIES
-  TRIDEL CONDOMINIUMS
-  HOSPITALS
-  HIKING TRAIL
-  BIKE TRAIL

GRAND TRIOMPHE CLUB

SECOND LEVEL



THE LOBBY

GROUND LEVEL



LANDPOWER REAL ESTATE LTD. BROKERAGE



THE BUILDING & COMMON AREAS

- › Signature tinted glass building exterior with an architectural finial crest and detailing followed by balconies, pre-cast banding and back-painted glass spandrels
- › In the heart of North York City Centre, close to 2 Subway Stations, Highways 401, 404, 407 and the Don Valley Parkway
- › 24 hour Dominion grocery store and convenient retail right within the Northtown community
- › Chic lobby with double-sided limestone and glass water feature, comfortable seating lounge with large flat screen television, rich wood paneling and a 24 hour Concierge behind a back-lit focal desk
- › A quiet Meeting Room with cozy seating lounge and Wi-Fi wireless internet hotspot
- › Lobby features enterphone access system for guests and two-way voice communication stations in parking levels
- › Private resident access card for entry to all facilities of Grand Triomphe 2

GRAND TRIOMPHE CLUB - DO YOU HAVE IT?

- › The second floor Grand Triomphe Club provides residents with a plethora of recreational pursuits.
- › An inviting Party Lounge with captivating fireplace, comfortable seating areas, fashionable bar with large flat screen TV, caterer's kitchen, circular deep-toned wood dance floor and soft overhead lighting
- › Billiards Lounge with professional billiards and foosball tables
- › Golf Centre and Home Theatre with state-of-the-art visuals for the ultimate in entertainment
- › Refreshing indoor Swimming Pool featuring poolside lounge, whirlpool, sauna and access to a lush roof-top terrace
- › Convenient Exercise Centre with cutting-edge equipment and separate Aerobic Studio

SUITES WITH SPACE AND STYLE

- › Pure white stippled ceilings in all areas except the kitchen, laundry area and bathrooms; which are smooth, painted with white semi-gloss paint except kitchen ceiling which will be painted with matte-finish paint.
- › Interior walls are primed and then painted with two coats of off-white, quality latex paint (kitchen, bathrooms, and all woodwork and trim painted with durable white semi-gloss paint). Paints have low levels of volatile organic compounds (VOCs).
- › 6'8" paneled doors (paint finish) complete with satin nickel finish lever hardware, (doors are 7'0" where ceiling height is 9'0").
- › 5" wood baseboards with 3" casings (paint finish). (Baseboards are 7" where ceiling height is 9'0".)
- › Cultured marble windowsills.
- › Suite entry closet with mirrored sliding doors*.
- › Architecturally designed thermally broken aluminum windows with Low-E coated, argon gas filled, double pane, sealed glazing units, with operable awning windows for added thermal comfort and insulation.
- › White bathroom fixtures throughout.
- › 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'. Most living spaces on the 3rd, 15th and 26th floors will have 9'0" ceilings. Where drop ceilings and bulkheads are installed, the ceiling heights will be less than 9'0". (In areas such as foyer, dens, kitchens, bathrooms, laundry rooms and hallways).
- › One locker unit and one parking unit included in purchase price.
- › Interlocking paving stones, natural gas outlet, water hose outlet and one light fixture on terraces*.
- › All balcony and terrace areas to have one exterior electrical receptacle.

PREMIUM FLOOR COVERINGS

- › Choice of plank laminate floating floor in foyer*, hallways, den*, living and dining areas*.
- › Premium Italian Porcelain floor tiles** in ensuite bathroom (or main bathroom*, where there is a single bath facility).
- › Porcelain floor tiles ** in kitchen. Ceramic tiles in main bathroom and laundry/storage area. *
- › 40 oz olefin fibre broadloom** (10 year limited wear manufacturers warranty) and 1/4" ebony under pad in bedroom(s).

GOURMET KITCHENS

- › Grand Triomphe II Distinctive Cabinetry** with granite countertop with double thickness square edge.** Extended (42") upper cabinets where ceilings are 9'*
- › Stainless-steel double bowl sink.
- › Integrated chrome, single lever, pull out spray faucet.
- › Premium Black built-in OTR space saving microwave with high capacity hood fan vented to exterior (6" vent).
- › Premium Black top mount 19 cubic foot Energy Star™ refrigerator with contour doors.
- › Premium Black 30 inch electric slide-in range, self cleaning. Ceramic glass top stove.
- › Premium Black Energy Star™ high-efficiency, time delay built-in 24 inch dishwasher.
- › Decorative kitchen and breakfast ceiling light fixture(s).*
- › Porcelain** tile backsplash.
- › Pot lights to perimeter of ceiling bulkhead over the kitchen counter with decorative kitchen and breakfast ceiling fixture(s).*

LUXURIOUS BATHROOMS

- › Grand Triomphe II Distinctive vanity cabinetry** with extended* cultured marble countertop**, complete with integrated rectangular shaped bowl.
- › Frameless full width mirror with décor wall lighting fixture.
- › 5' deep soaker bathtub* with chrome fixtures complete with porcelain tile** enclosure in ensuite and single bath facilities (where shower exists in ensuite, soaker tub to have 12" porcelain tile** surround).
- › Framed glass shower* with ceramic floor tile**, Premium Italian porcelain wall & ceiling tile** and ceiling light*, in ensuite and single bath facility.
- › Ensuite bathroom includes recessed mirrored medicine cabinet*.
- › Temperature controlled and pressure balanced shower faucets.
- › High pressure, low-flow shower head(s).
- › Chrome faucets with dual lever handles in ensuite (or main bathroom* in a single bath facility design) and single lever in the main bathroom.
- › Dual flush, low-flow high performance toilet(s).
- › Pedestal sink with decorative mirror & light fixture in powder room*.

CONVENIENT IN-SUITE LAUNDRY FACILITIES

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

FOR YOUR PEACE-OF-MIND

- › 24 hour Concierge monitoring community access and security systems including direct two-way communication from parking and entry areas.
- › Personally encoded suite intrusion alarm system, suite door contact and keypad connected to Concierge desk.
- › Key fob with panic alarm for garage, garage door access and common area access.
- › Hard wired smoke alarms.
- › Heat detector(s) connected to fire panel. Suite fire alarm and speaker.
- › Surveillance cameras in selected locations in the building, grounds and garage will be monitored by the concierge.
- › Computer controlled access system provided at all building main entry points.

COMFORT SYSTEMS

- › Vertical fan coil heating and air conditioning system, with supplementary heating coil for year round seasonal comfort control.
- › Individual metering of electricity, hot water, heating and cooling consumption.
- › Superior air filter media for use in fan coil.
- › Direct venting to the outside of kitchen hood and dryer exhaust.
- › Central building water filtration system.
- › Heat recovery of exhaust air to reduce heating & cooling cost.

ELECTRICAL SERVICE AND FIXTURES

- › Individual service panel with circuit breakers.
- › Lighting fixtures designed to fit long-lasting, energy saving lamps.
- › White designer series receptacles and switches throughout.
- › Distinctive ceiling light fixtures in foyer, hallway(s), walk-in closet(s)*, den*, kitchen and bedroom(s).
- › Capped ceiling light outlet in dining room.

COMMUNICATIONS

- › SoftWire™ Network 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 SoftWire™ 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.

* - 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. May 2006

Welcome to Tridel's Grand Triomphe 2, the grand finale of Toronto's masterplanned Northtown condominium community of elegant highrise residences, Carriage Homes and Casitas in the heart of North York.

Suite	Design Type	Approximate Square Footage	View	Starting Price From 7 th Floor	Estimated Maintenance Fee per/month	Estimated Property Tax per/month
1A	1 Bedroom & balcony	668	SE	\$233,000	\$228	\$194
1B+D	1 Bedroom, den & balcony	677	N	\$246,000	\$231	\$205
2A	2 Bedrooms & balcony	821	NE	\$299,000	\$280	\$249
2B	2 Bedrooms & balcony	880	S	\$317,000	\$300	\$264
2C	2 Bedrooms & balcony	876	E	\$310,000	\$299	\$258
2D+D	2 Bedrooms, den & balcony	992	NW	\$355,000	\$339	\$296
2E+D	2 Bedrooms, den & balcony	1184	S	\$420,000	\$403	\$350
3A+D	3 Bedrooms, den & balcony	1356	S	\$471,000	\$462	\$393

The Building & Common Areas

- Final Phase of masterplanned Northtown community
- Vivid stand-alone 30 storey residence
- Chic lobby with double-sided limestone and glass water feature and a 24 hour Concierge.
- One locker unit and one parking unit included in the purchase price.

Suite Finishes

- Spacious 1, 2 and 3 bedroom suites, some with dens and balconies
- 6 premium quality appliances
- High quality plank laminate floating floor in foyer hallways, den and living and dining areas
- 40 oz olefin fibre broadloom and a 1/4" ebony under pad in bedroom(s)
- Premium porcelain floor tiles in ensuite (or main bathroom where there is a single bath facility)
- Imported porcelain floor tiles and backsplash in kitchen.
- Imported granite countertops in kitchen.
- Distinctive vanity cabinetry with extended cultured marble countertop.

Social & Recreational Facilities

- Indoor swimming pool
- Separate men's and women's steam rooms
- Exercise Centre with Aerobic Studio
- Billiards & Foosball Lounge
- Virtual Golf simulator
- Party Lounge
- Home Theatre
- Guests Suites

Safety & Security

- 24 hour Concierge
- Personally encoded suite intrusion alarm system, suite door contact and keypad connected to Concierge desk
- Personal key fob with panic alarm for garage, garage door and common areas

Property Taxes

- Estimated to be 1.25% of purchase price

Maintenance Fees

- Monthly maintenance fees are approximate and are based on \$0.34 per square foot. Not including hydro, hot water, heat, air conditioning, parking and locker space.

Deposit Structure:

- 5% initial deposit
- 5% 30 days after construction notice
- 5% 60 days after construction notice
- 10% on possession

Tentative Occupancy Date:

Early 2009

Sales Office Location:

5385 Yonge Street, North York
South of Finch (Yonge & Byng at Northtown)

Tel: 416.222.3811

Fax: 416.222.0760

Email: NorthTown@Tridel.com

www.tridel.com

Hours:

Monday to Thursday 12 noon – 8 p.m.
Friday to Sunday & Holidays 12 noon – 6 p.m.

Regional Sales Manager

Sheldon Black

E-mail: sblack@tridel.com

Sales Representatives:

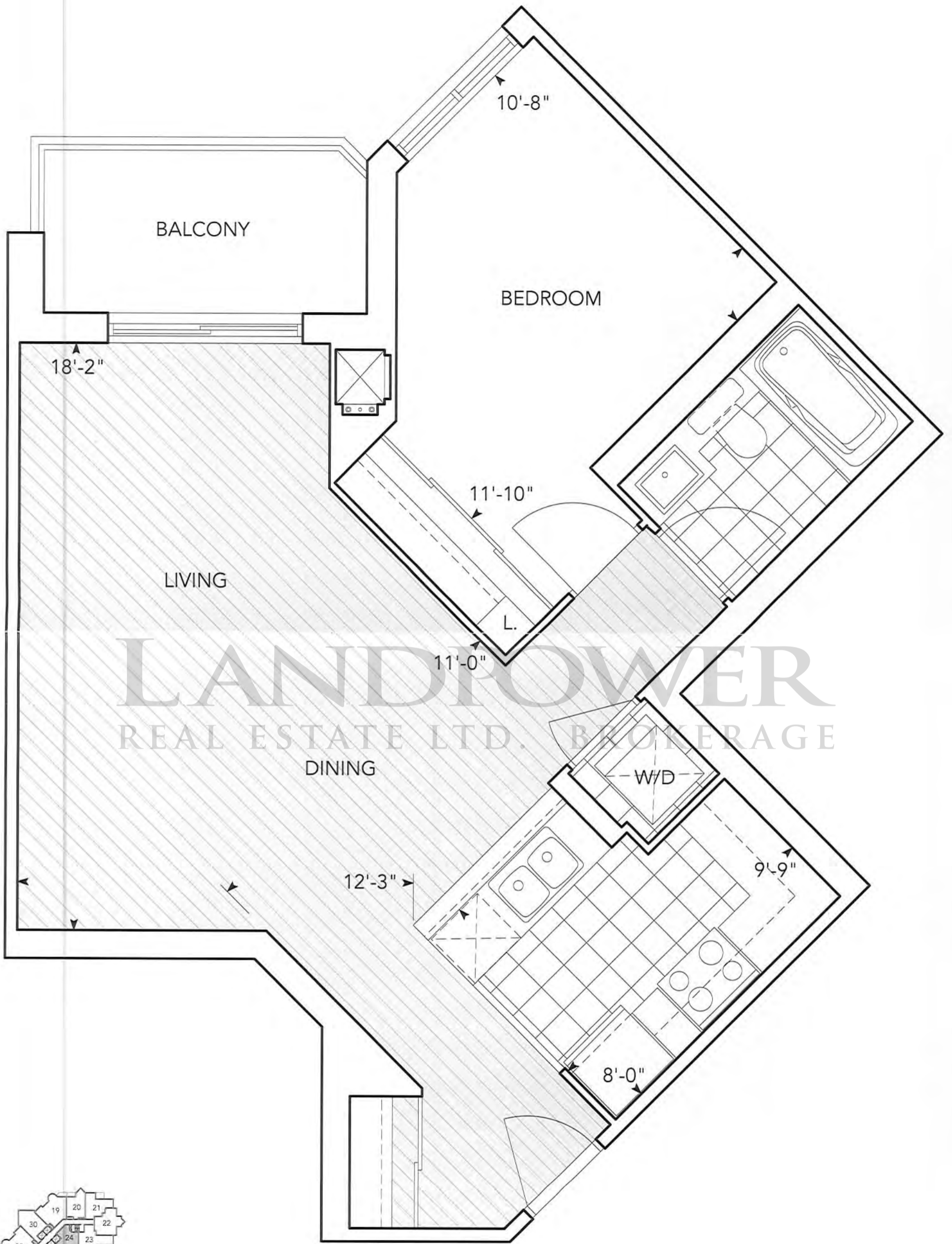
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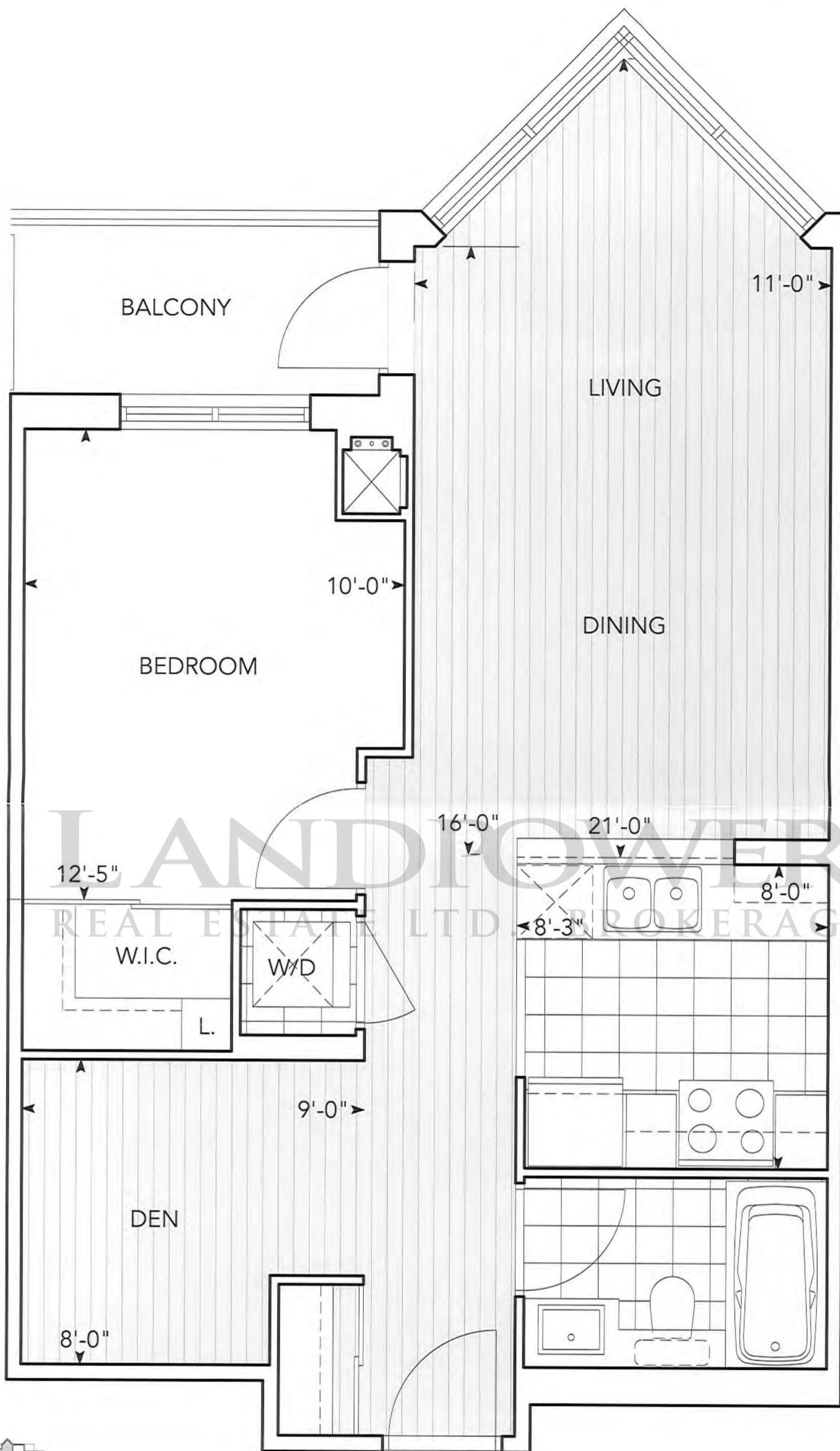




TYPICAL FLOOR

May 2006

RESIDENCE 1A 1 Bedroom, Living/Dining Room & Balcony



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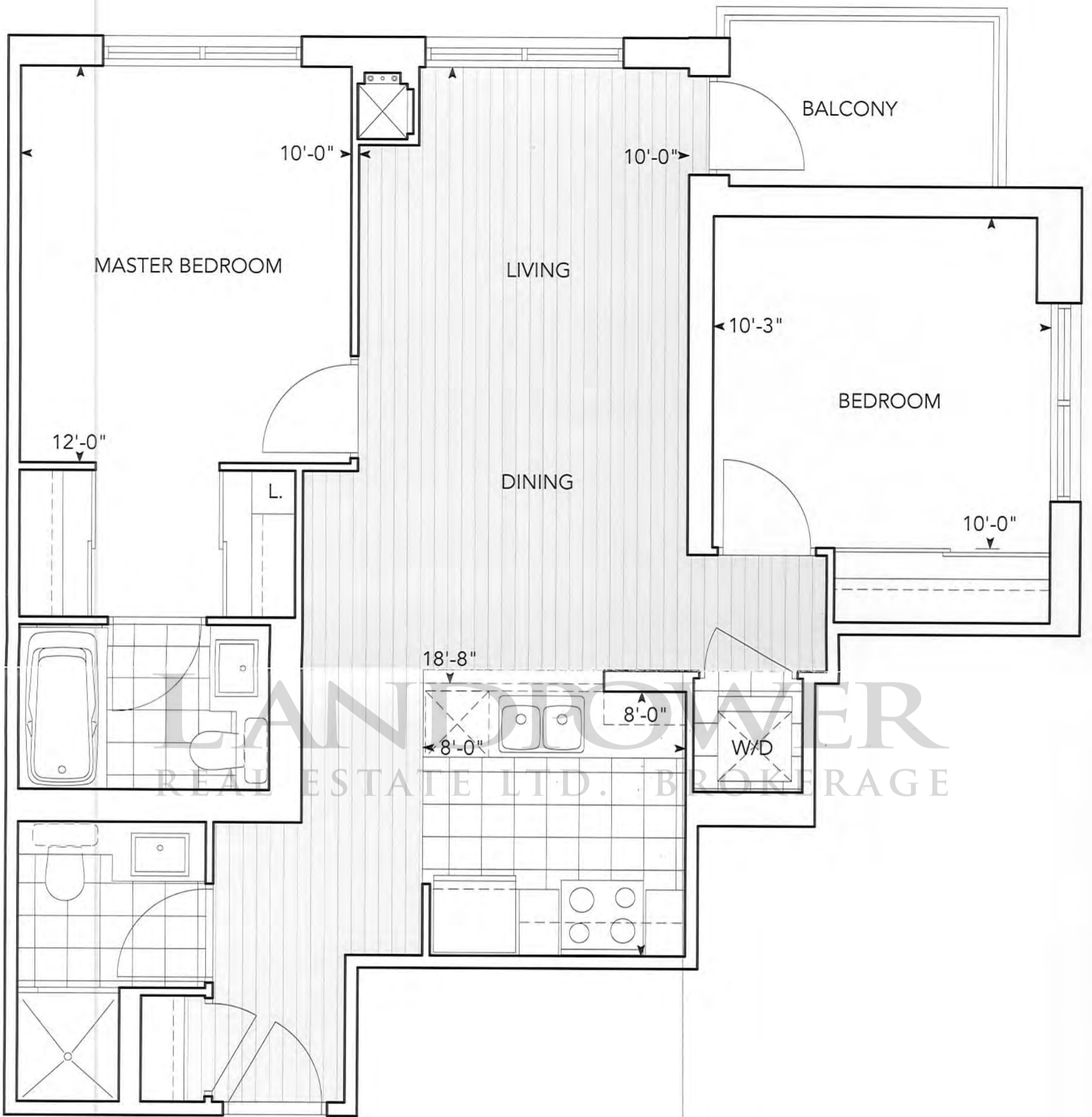


TYPICAL FLOOR

May 2006

RESIDENCE 1B+DEN

1 Bedroom, Living/Dining Room plus Den and Balcony

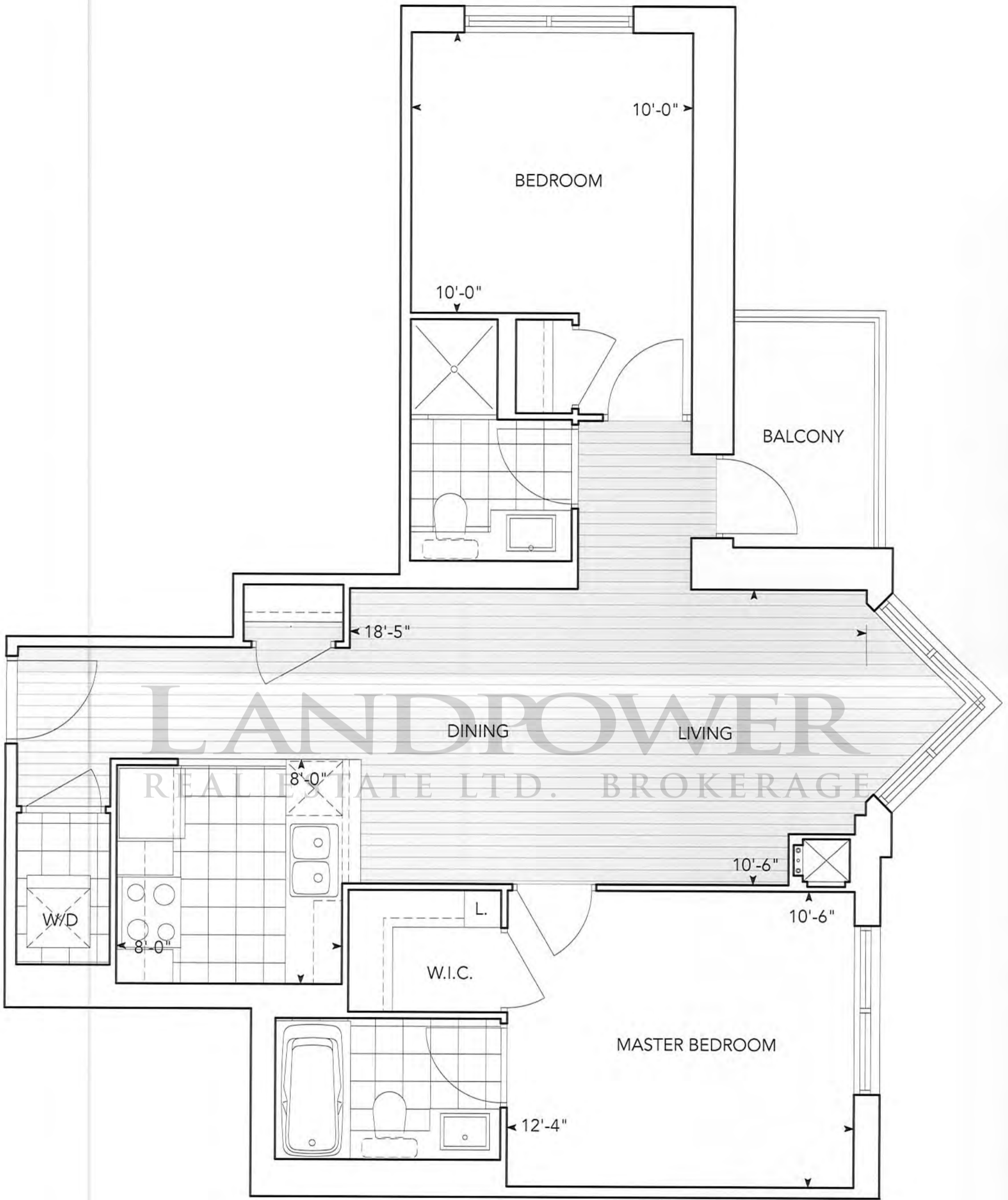


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May 2006

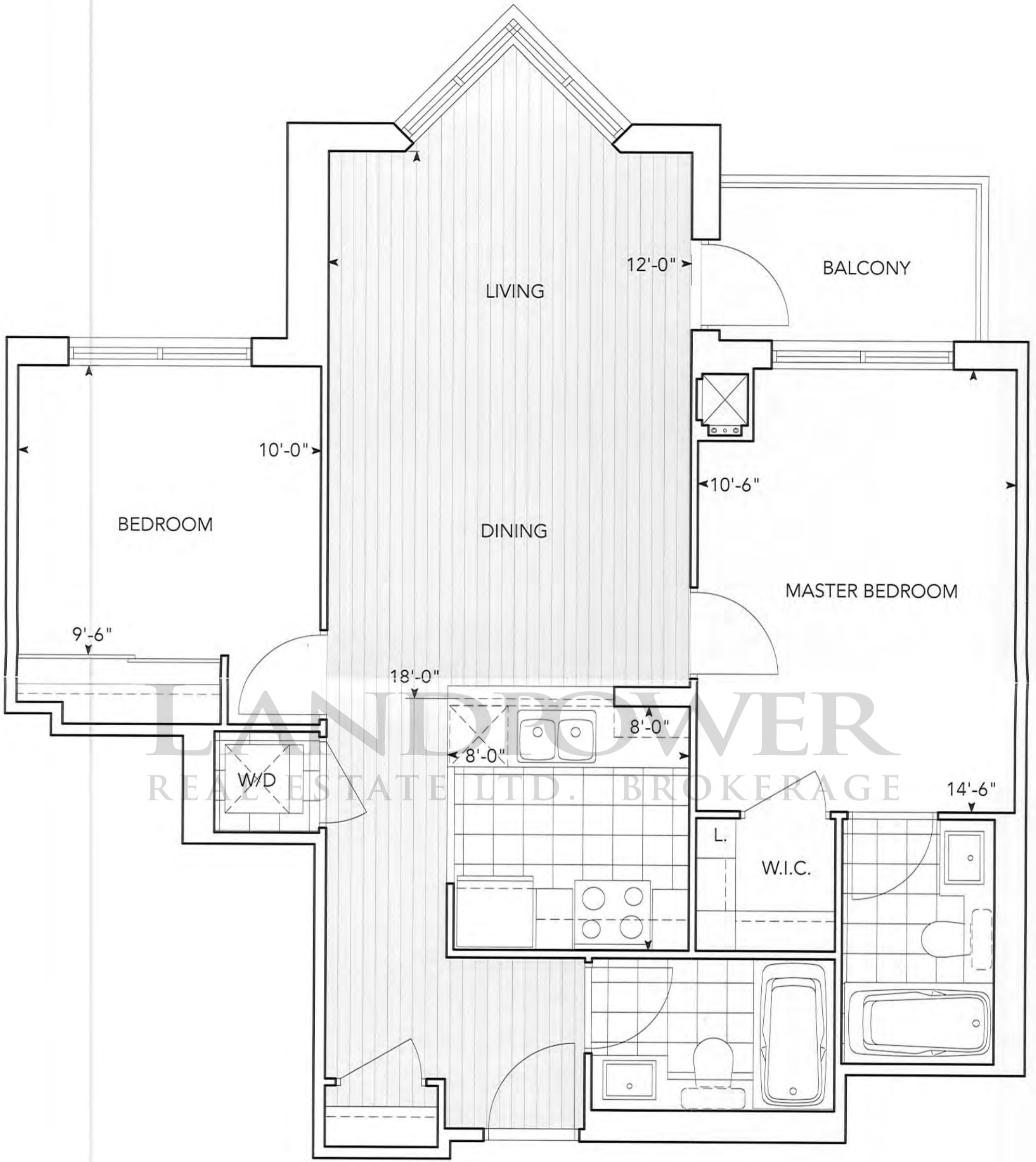
RESIDENCE 2A 2 Bedrooms, Living/Dining Room & Balcony



TYPICAL FLOOR

May 2006

RESIDENCE 2B 2 Bedrooms, Living/Dining Room & Balcony



May 2006

RESIDENCE 2C 2 Bedrooms, Living/Dining Room & Balcony



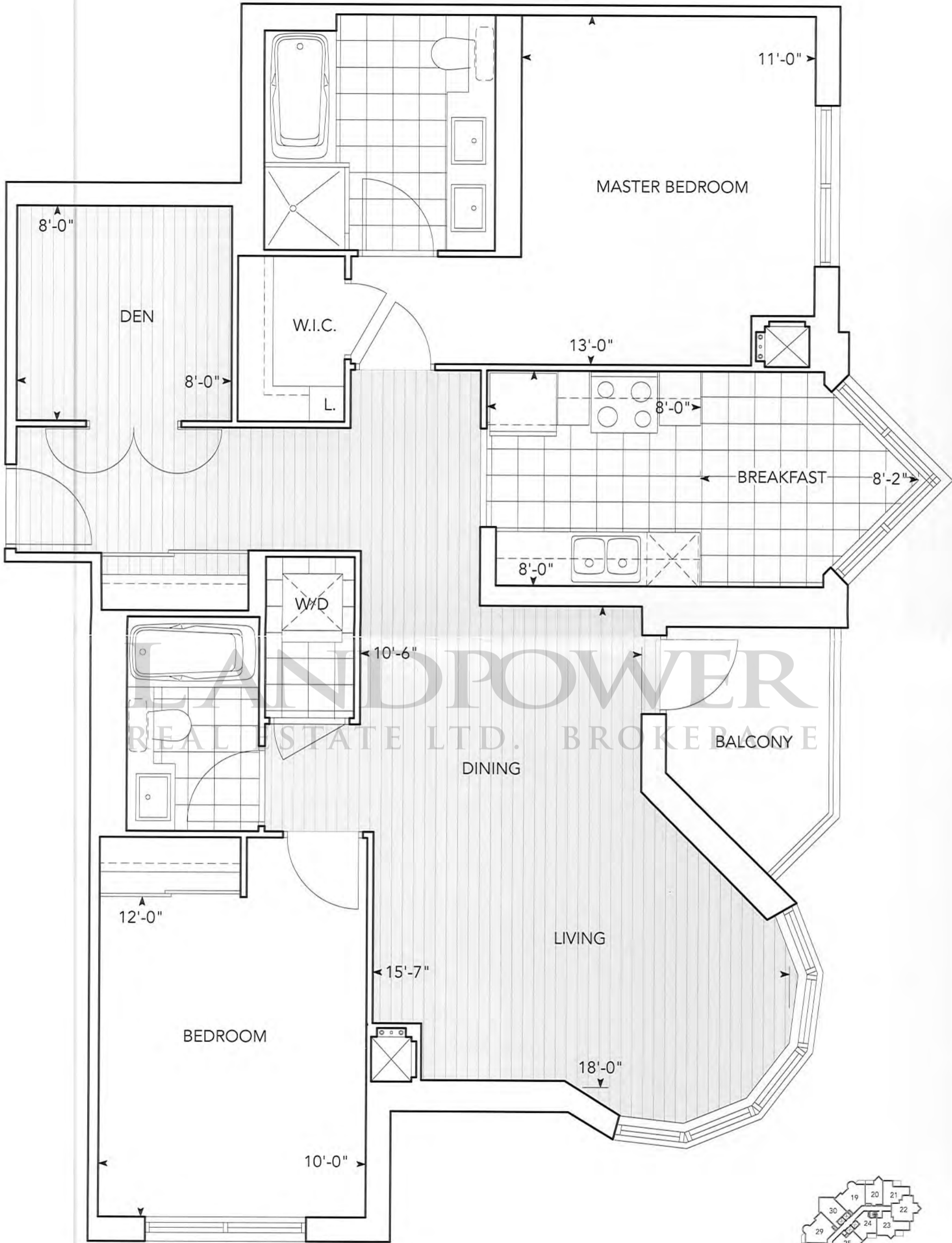
LANDPROVER
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TYPICAL FLOOR

May 2006

RESIDENCE 2D+DEN 2 Bedrooms, Living/Dining Room plus Den & Balcony

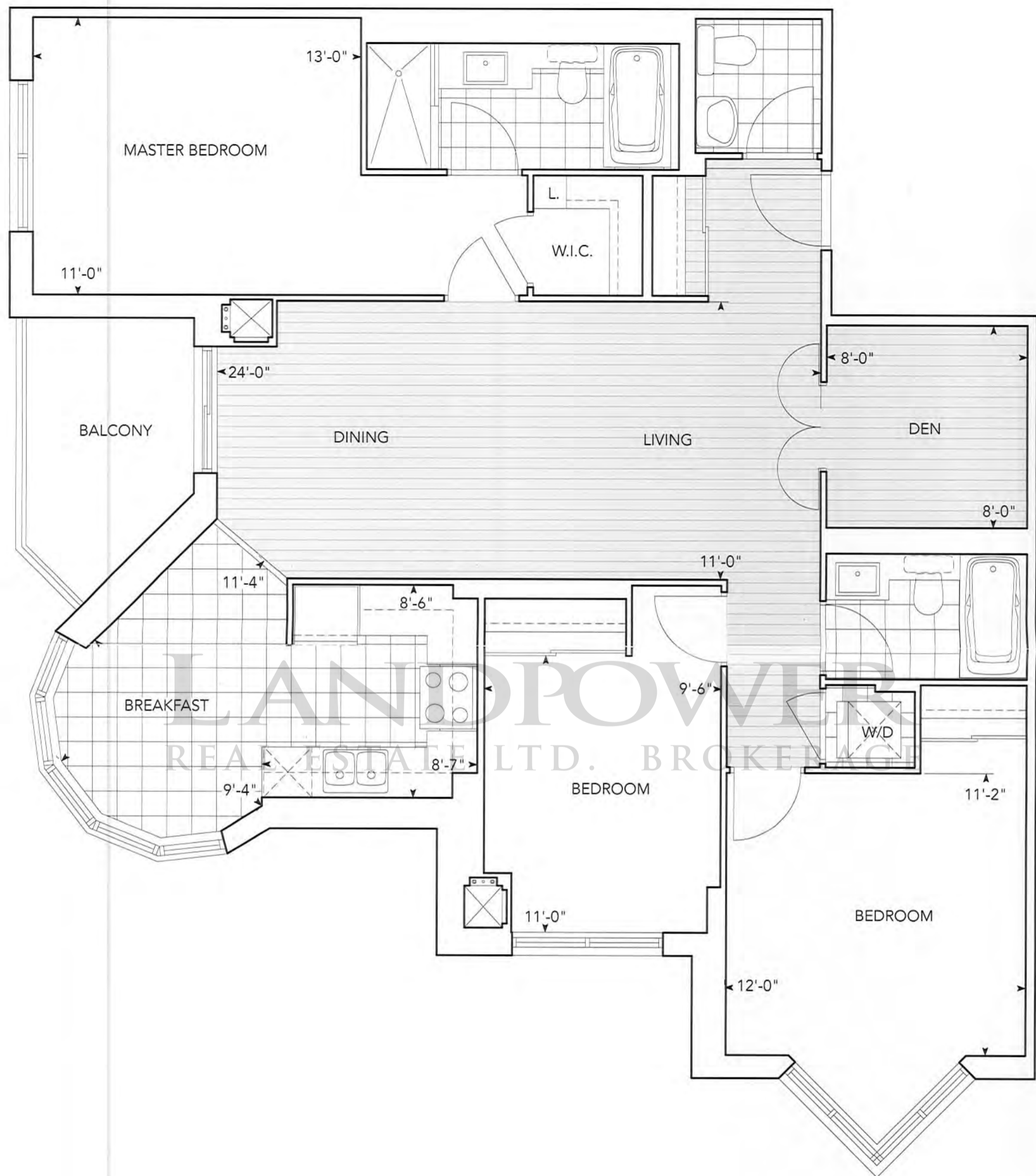


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May 2006

RESIDENCE 2E+DEN 2 Bedrooms, Living/Dining Room plus Den & Balcony



TYPICAL FLOOR

May 2006

RESIDENCE 3A+DEN

3 Bedrooms, Living/Dining Room plus Den & Balcony

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BUILT FOR LIFE ROKERAGE

All dimensions are approximate and subject to normal construction variances.
Dimensions may exceed the useable floor area. Sizes and specifications subject to change without notice, E. & O.E.
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