

Live Above It All



**ROYAL
PINNACLE**
C O N D O M I N I U M S

LANDPOWER
REAL ESTATE LTD. BROKERAGE



Now, Live In The Cities Most Distinguished

The Final Phase of Yonge Street's Premier Condominium Community.

Royal Pinnacle is the final phase of two elegant condominium towers soaring high above Empress Walk. Making an entrance into your lobby with its architecturally impressive grandeur and stature is a moment of inspiration. You are first welcomed by a Concierge who is there to welcome you 24 hours a day and keep an eye on the residence's advanced security features, ensuring that you enjoy the privacy and privileges of life at the top.

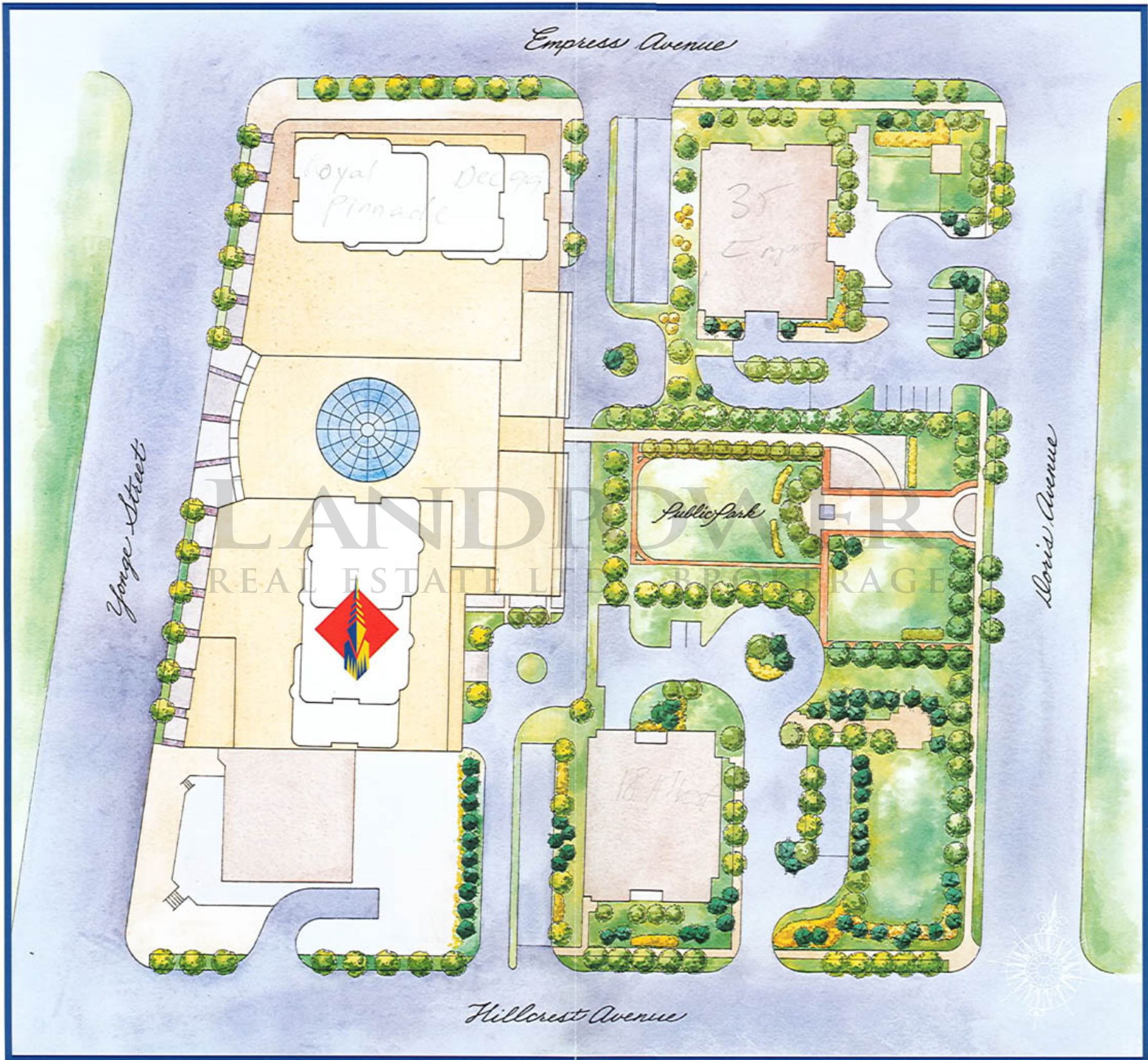


ROYAL PINNACLE CONDOMINIUM



Making







THE ROYAL PINNACLE

AT EMPRESS WALK

QUALITY FEATURES LIST

SUITE FEATURES

KITCHEN

- Custom design kitchen cabinets
- Ceramic floor tiles
- Double stainless steel sink with single levered faucet
- Cypress kitchen exhaust hood

BATHROOM

- White bathroom fixtures throughout
- Single lever chrome faucets to all vanity sinks
- Vanity mirror with decor (make-up) bar lighting
- Medicine cabinets in every bathroom
- Ceramic tiles for bathroom floors, shower walls and shower floors
- Exterior vented exhaust fan in all bathrooms
- Privacy locks on bathroom doors
- Cultured marble vanity top and basin

INTERIOR

- Double glazed, opening exterior windows where applicable
- Outdoor balcony in every suite (except ground floor)
- Individually controlled heating and air conditioning
- Gas and Hydro are individually metered
- Smoke and heat detectors for added peace of mind
- Suite entry alarm system
- Electrical copper wiring with circuit breaker service panel
- Pre-wired telephone outlets
- Pre-wired outlets for cable TV
- Ceiling light fixtures installed where applicable
- Quality broadloom with foam underpad where designated
- Ensuite laundry with hook up for washer and dryer
- White Vertical Window Blinds throughout

APPLIANCES

- 18 Cubic Foot frost free refrigerator
- Easy Clean Range
- Washer and Dryer
- Built-in dishwasher

SITE FEATURES

- Conveniently located to Yonge Street and T.T.C. Subway
- Steps to North York City Centre and Ford Centre for the Performing Arts
- Direct Subway Access

BUILDING FEATURES

- Private entrance controlled by 24 hour Concierge
- Underground parking with security cameras in the garage area along with two way voice communication to Concierge
- One assigned underground parking space with most suites
- Garage is painted white and lit with fluorescent lighting
- Garage is ventilated and protected by a fire sprinkler system for added safety and protection
- Beautifully designed Lobby
- Four custom designed high speed elevators
- Multi-purpose room/party room and guest suites for exclusive use of residents and guests

INDOOR RECREATIONAL AMENITIES

- Mens' and Ladies' sauna and change room facilities
- Indoor whirlpool
- Equipped exercise room

PLEASE NOTE: Specifications are subject to change without notice. All room sizes are approximate. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Decorative and upgraded items displayed in the furnished model suites and sales office are for display purposes only and are not included in the purchase price.





THE ROYAL PINNACLE

AT EMPRESS WALK

"A WORLD CLASS RESIDENTIAL, SHOPPING & ENTERTAINMENT CENTRE"

Location: 33 Empress Avenue (Yonge St. & Empress Ave., Just North of Sheppard)
The "best" location in downtown North York, across from Mel Lastman Square.

Building Amenities: Whirlpool, Mens' and Ladies' Saunas, Showers, Dressing Rooms, Multi Purpose Room, Exercise Room, 24 Hour Concierge with garage surveillance cameras, ensuite security systems and personal alarms.

Maintenance Fees: Estimated at \$0.29 per sq.ft., excluding hydro and gas, which are separately metered.

Deposit Structure:	Offer	60 Days	120 Days	180 Days	Total
One Bedroom	\$7,500	\$7,500	\$7,500	\$7,500	\$30,000
One Bedroom + Den	\$8,750	\$8,750	\$8,750	\$8,750	\$35,000
Two Bedroom Interior	\$10,000	\$10,000	\$10,000	\$10,000	\$40,000
Two Bedroom Corner	\$12,500	\$12,500	\$12,500	\$12,500	\$50,000

Included in Purchase

Price: GST, 5 Appliances, 1 Parking Spot, and Grand Opening Special Features, Including marble or ceramic tile foyer & bathroom floors, European High Gloss Kitchen Cabinets, Ceramic backsplash in kitchen, Mirrored Sliding Closet Doors, Blinds and More.

Suite	Approx. sq.ft.	Exposures	Starting Price (6th Floor)	Floor Premiums
One Bedrooms/One Bedroom + Den				
The Onyx	698 ⁷	North	\$153,990	\$300/fl to 25th, \$600/fl to 26th
The Opal	604 ²	North	\$139,990	\$300/fl to 25th, \$600/fl to 26th
The Topaz	648 ⁵	South	\$144,990	\$300/fl to 25th, \$600/fl to 26th
The Emerald *	609 ⁵	North	\$127,990	\$300/fl to 25th, \$600/fl to 26th
The Coral *	575 ¹	North	\$119,990	\$300/fl to 25th, \$600/fl to 26th
The Garnet	643 ⁴	North	\$146,990	\$300/fl to 25th, \$600/fl to 26th
The Ruby	656 ⁶	North	\$147,990	\$300/fl to 25th, \$600/fl to 26th
Two Bedrooms				
The Turquoise	739 ⁸	South	\$164,990	\$500/fl to 25th, \$750/fl to 26th
The Jade	968 ¹⁰	South	\$206,990	\$500/fl to 25th, \$750/fl to 26th
The Sapphire	790 ⁹	South	\$171,990	\$500/fl to 25th, \$750/fl to 26th
Two Bedrooms Corner				
The Gold	1012 ¹¹	North East	\$213,990	\$500/fl to 25th, \$750/fl to 26th
The Gold	1012	South East	\$226,990	\$500/fl to 25th, \$750/fl to 26th
The Gold	1006	South West	\$218,990	\$500/fl to 25th, \$750/fl to 26th
The Gold	1012	North West	\$208,990	\$500/fl to 25th, \$750/fl to 26th

Norman Hill Realty as Agent for the Vendor
Sales Office
Christine Ramsay and Dora Soberano
Tel. (416) 730-9722
Fax (416) 730-0495

November 6, 1997
E. & O. E.

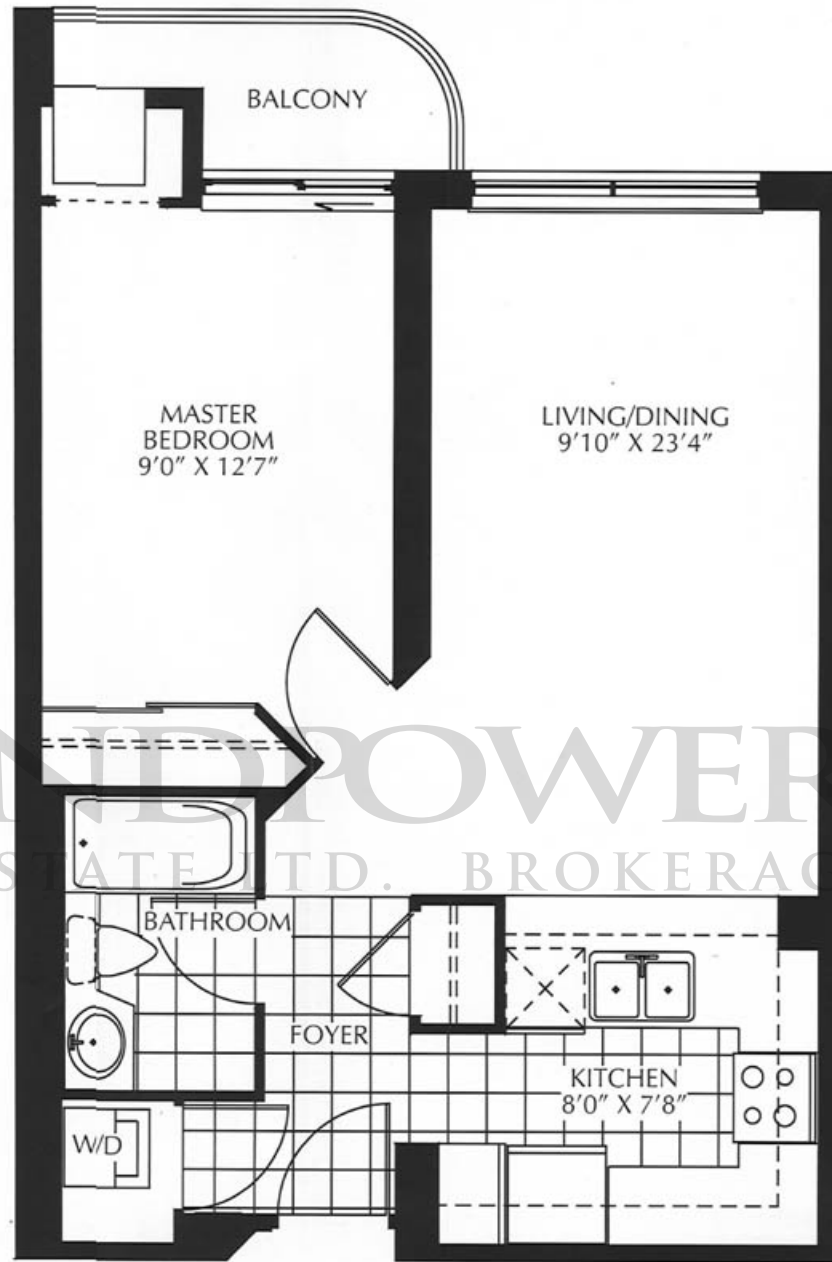
Prices and specifications subject to change without notice.

* Excludes Parking



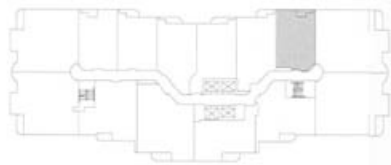
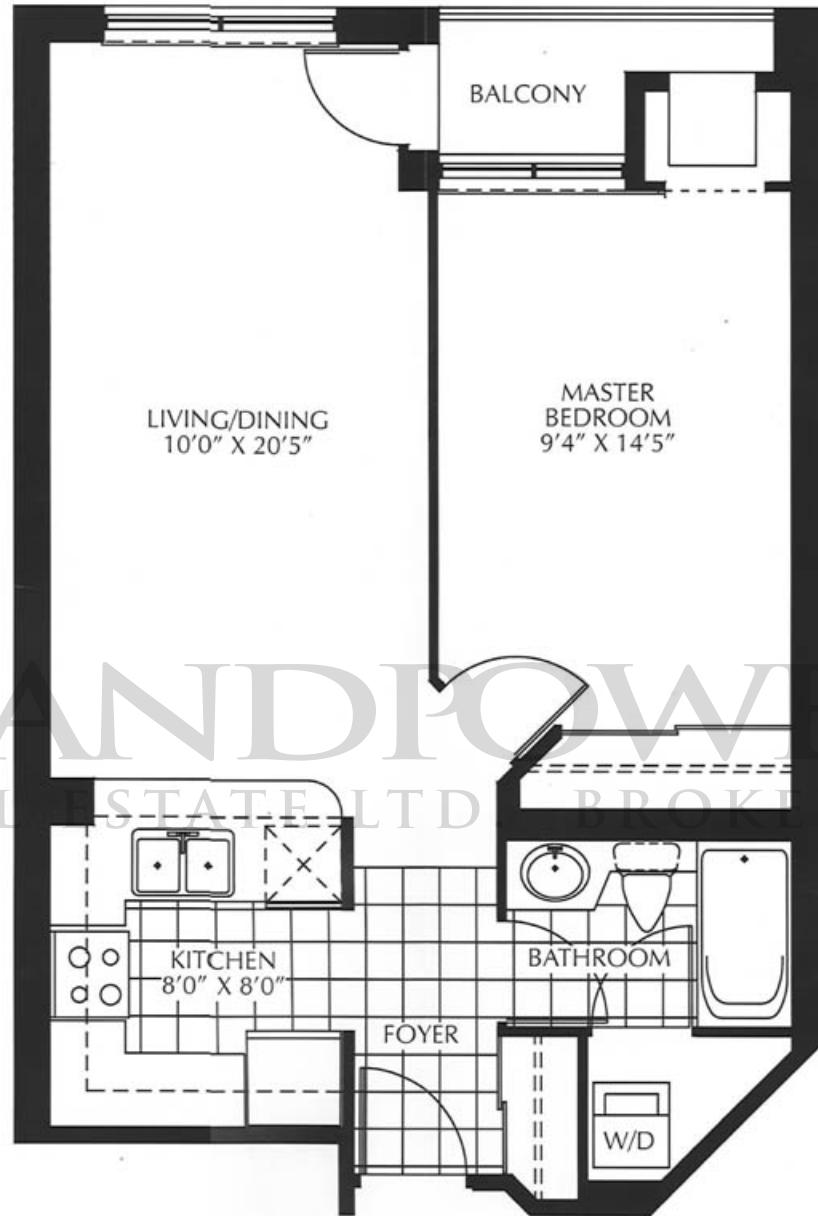
(416)730-9722

CORAL



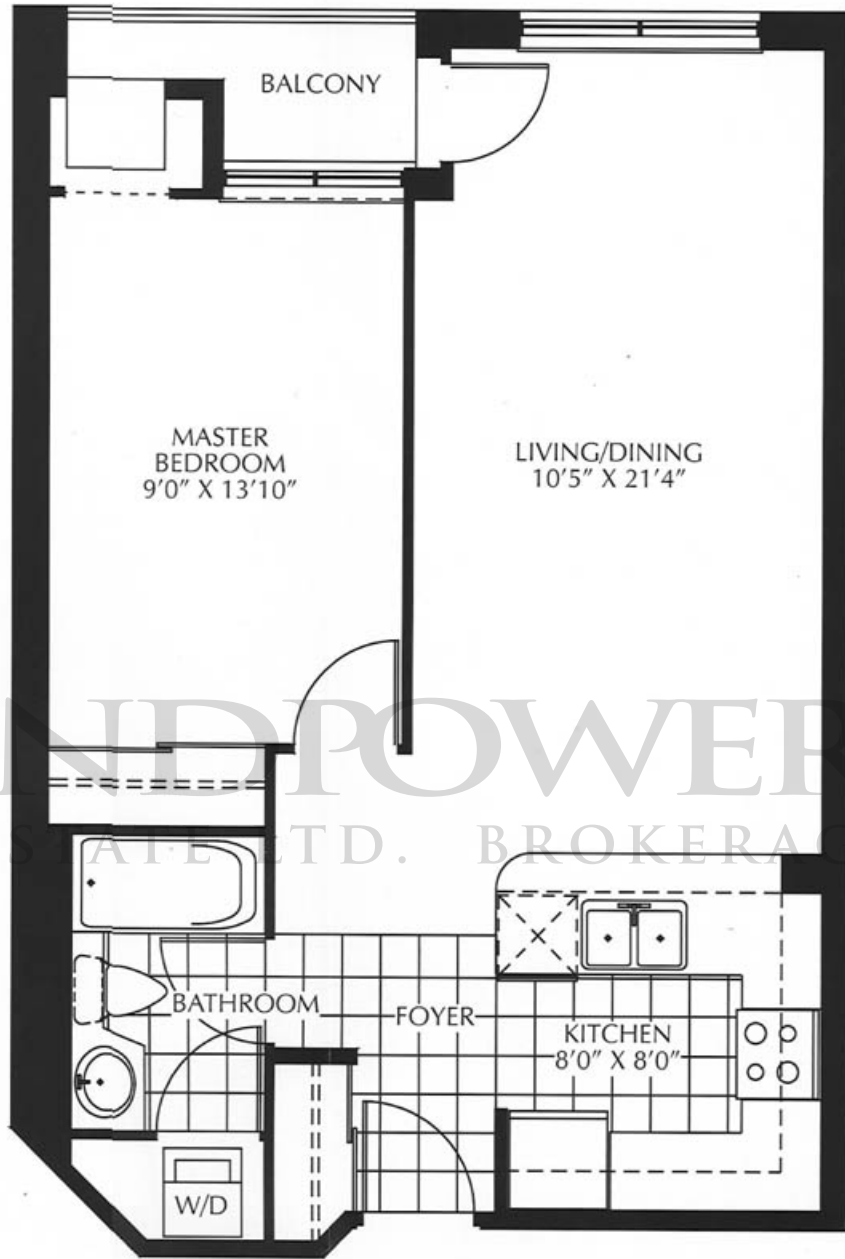
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OPAL

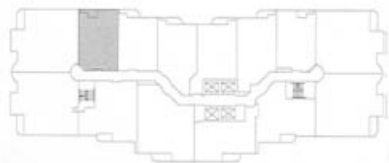


15th
147,590

EMERALD



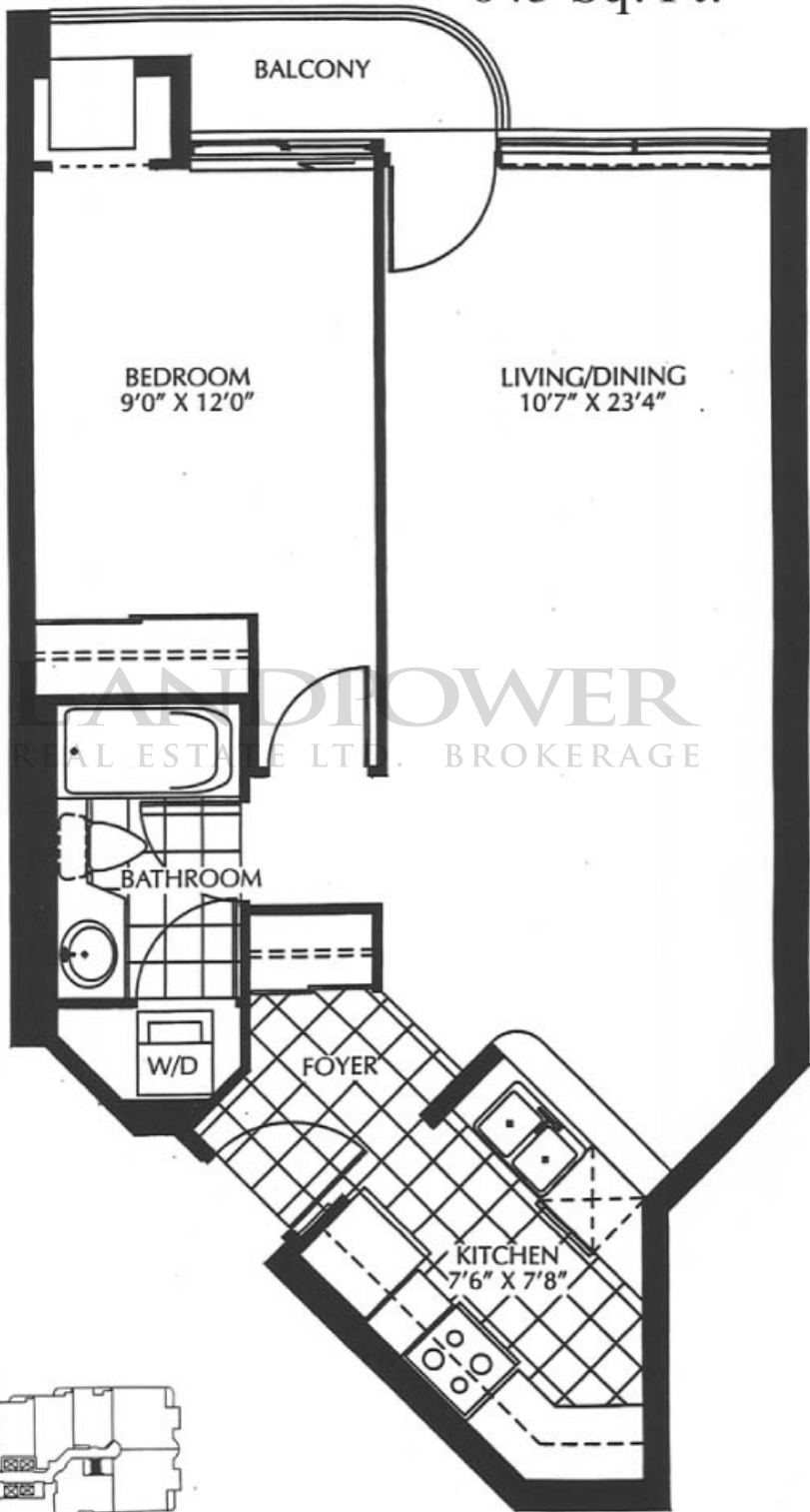
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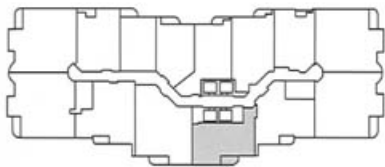
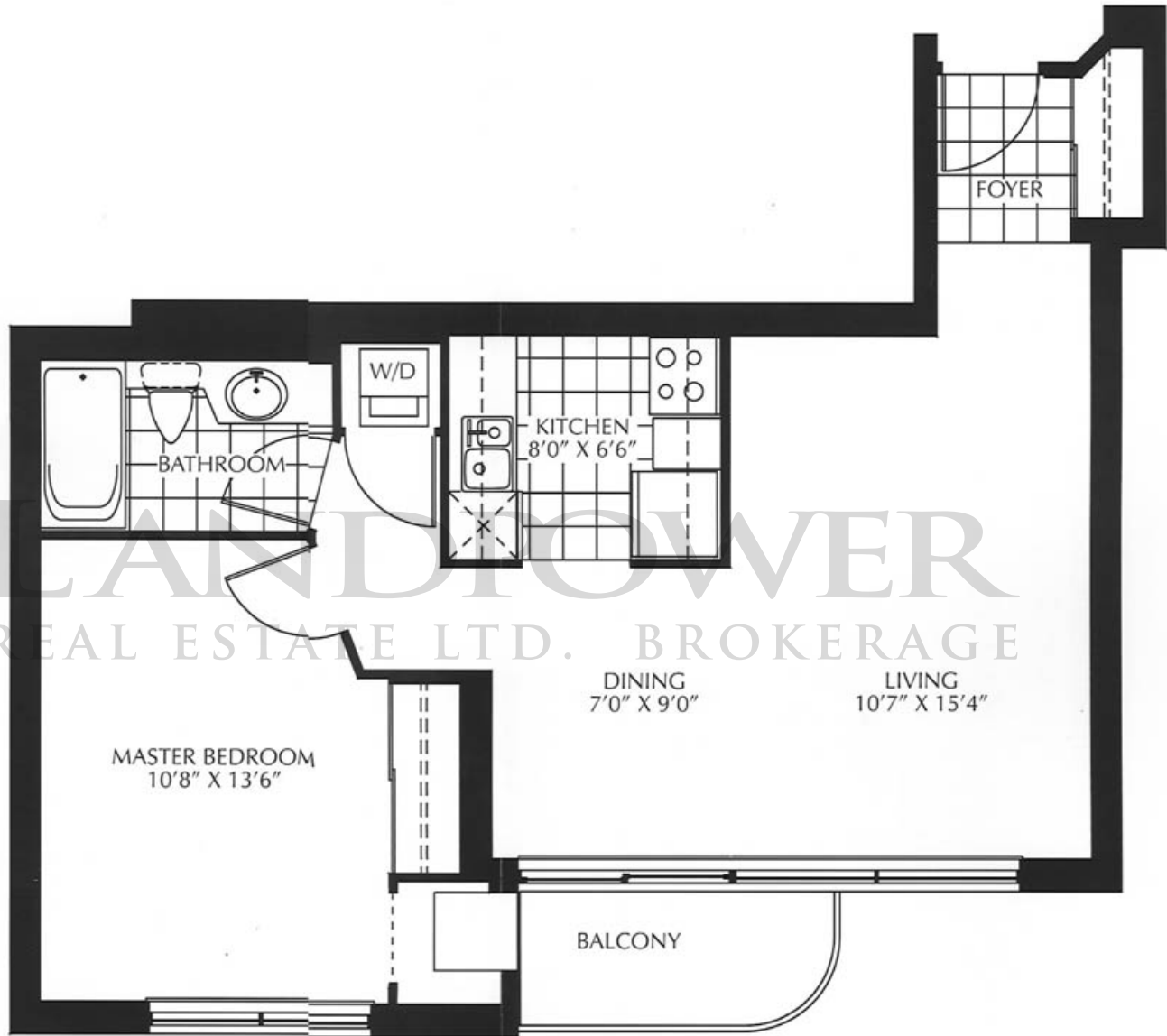
GARNET

643 Sq. Ft.



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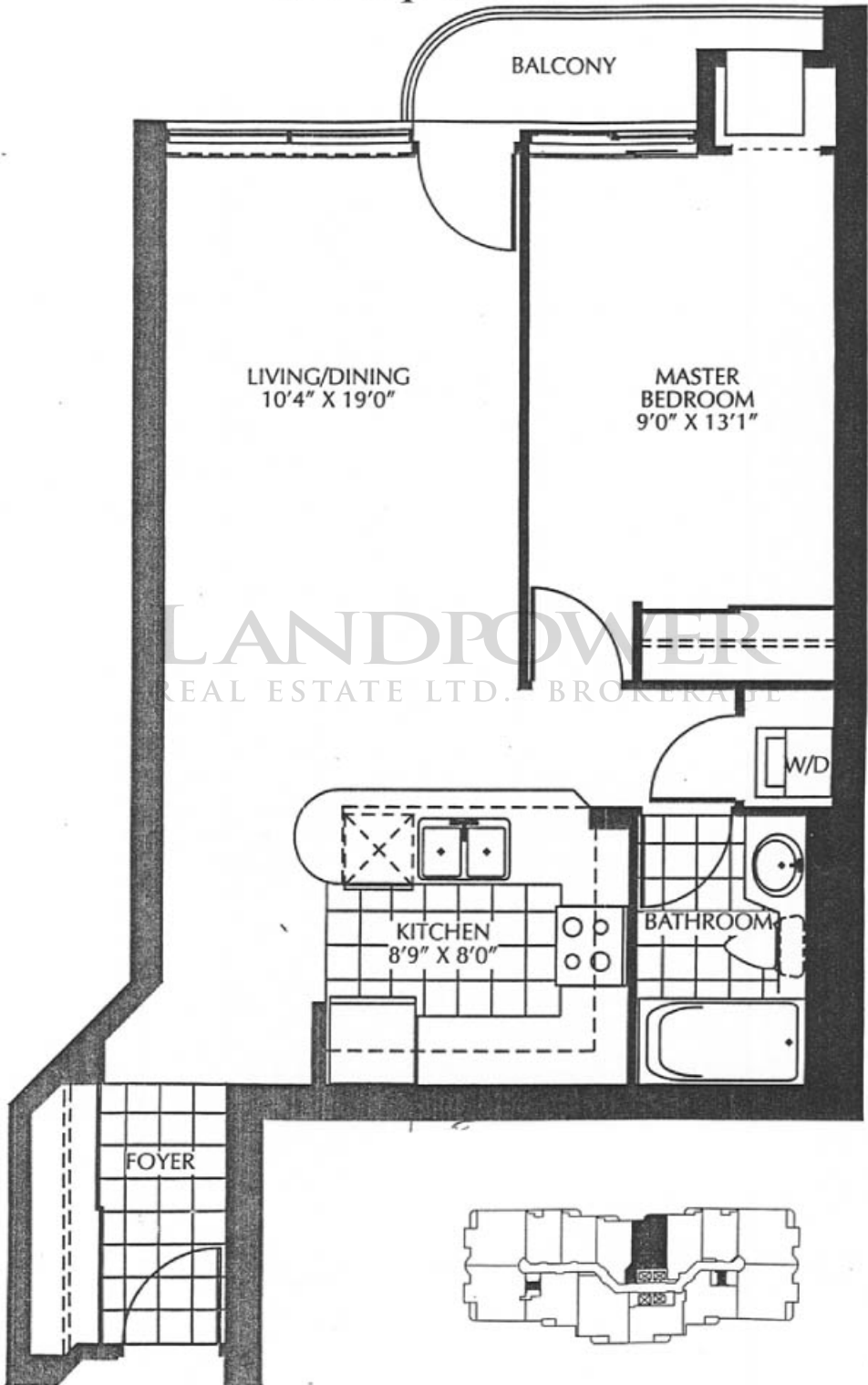
TOPAZ



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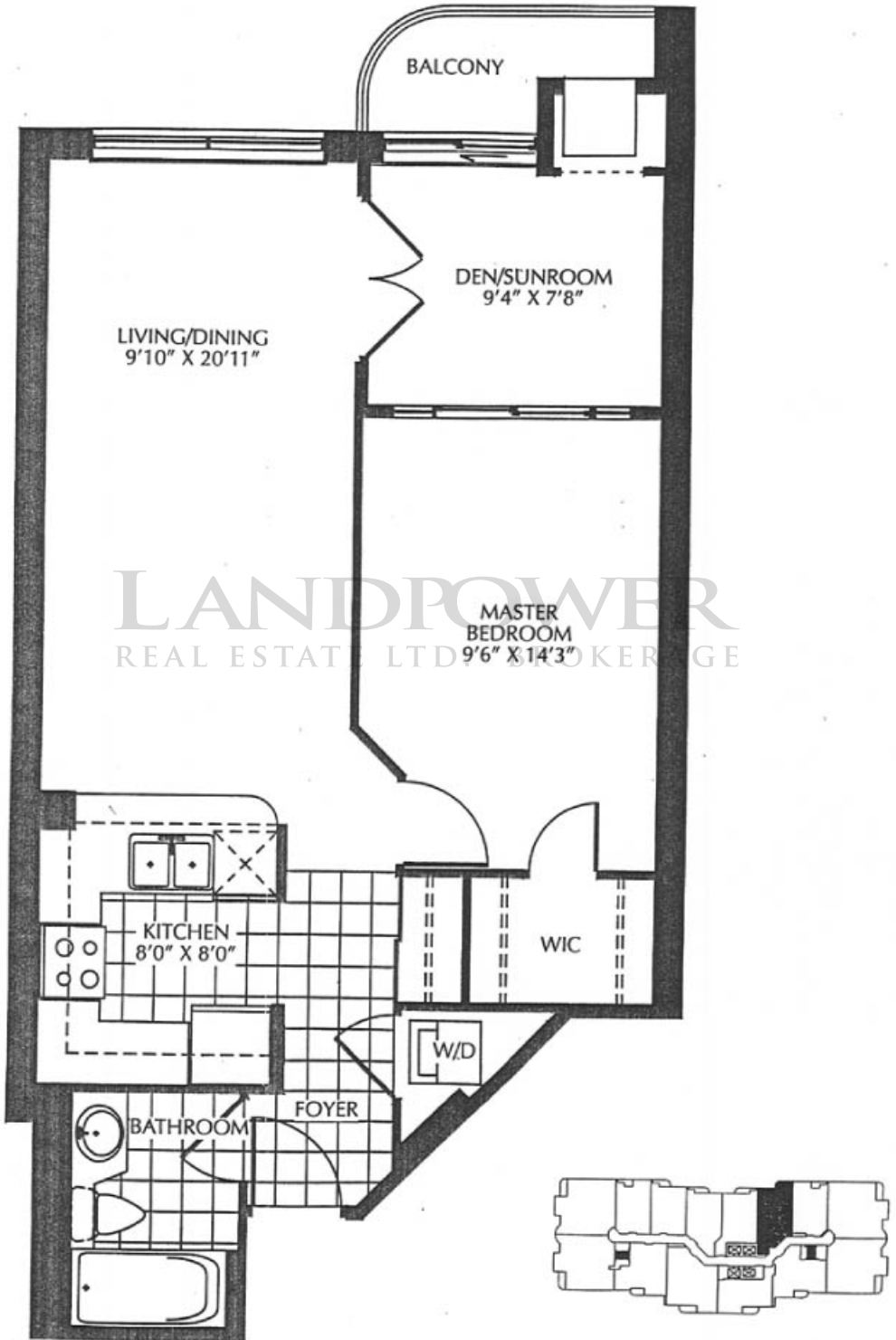
RUBY

656 Sq. Ft.

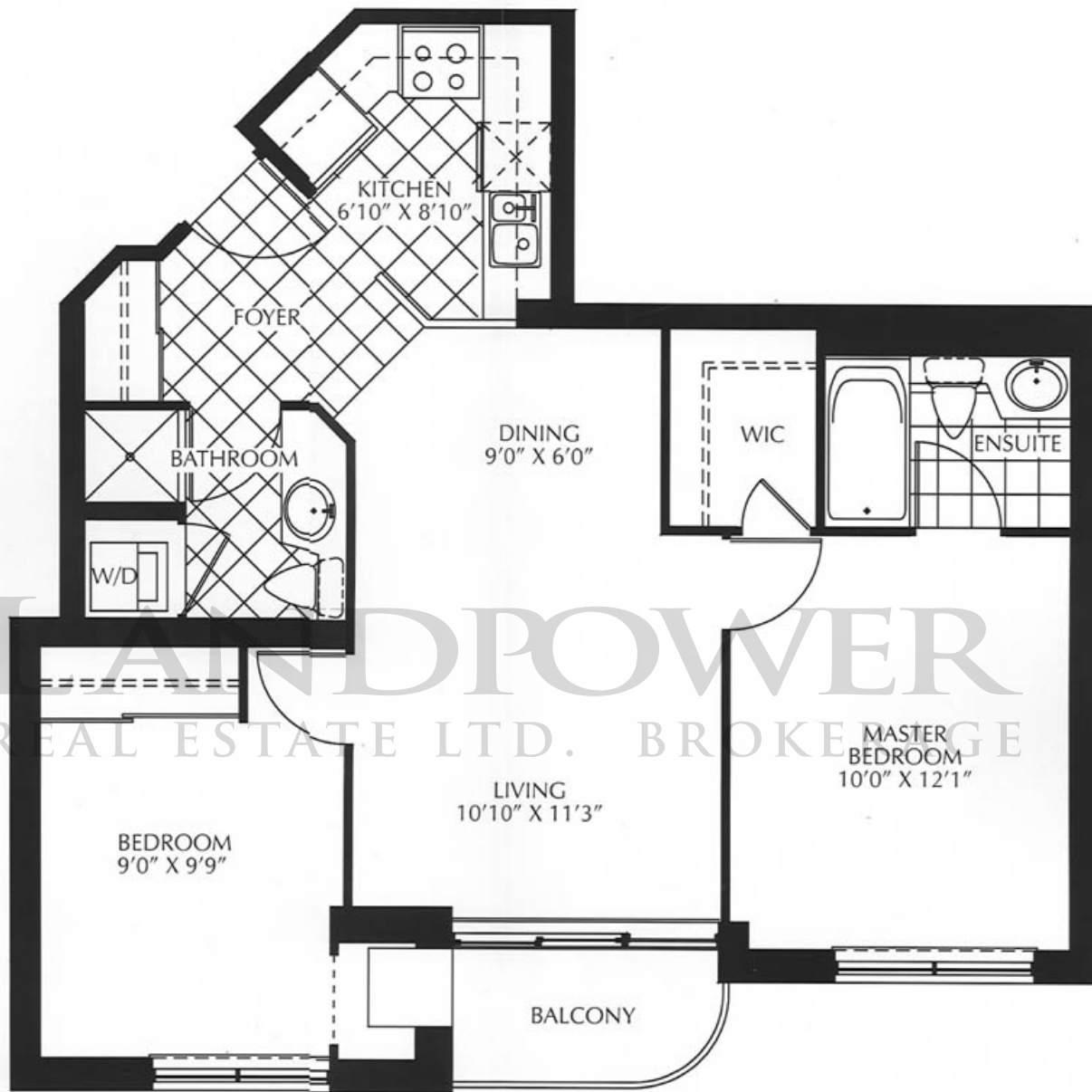


ONYX

698 Sq. Ft.



TURQUOISE



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SAPPHIRE



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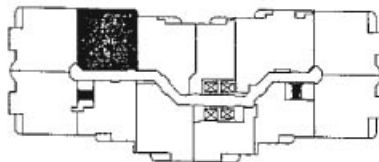
Diamond

888 Sq. Ft.

2 BEDROOM,
2 BATHROOM PLUS 2 BALCONY
RESIDENCE



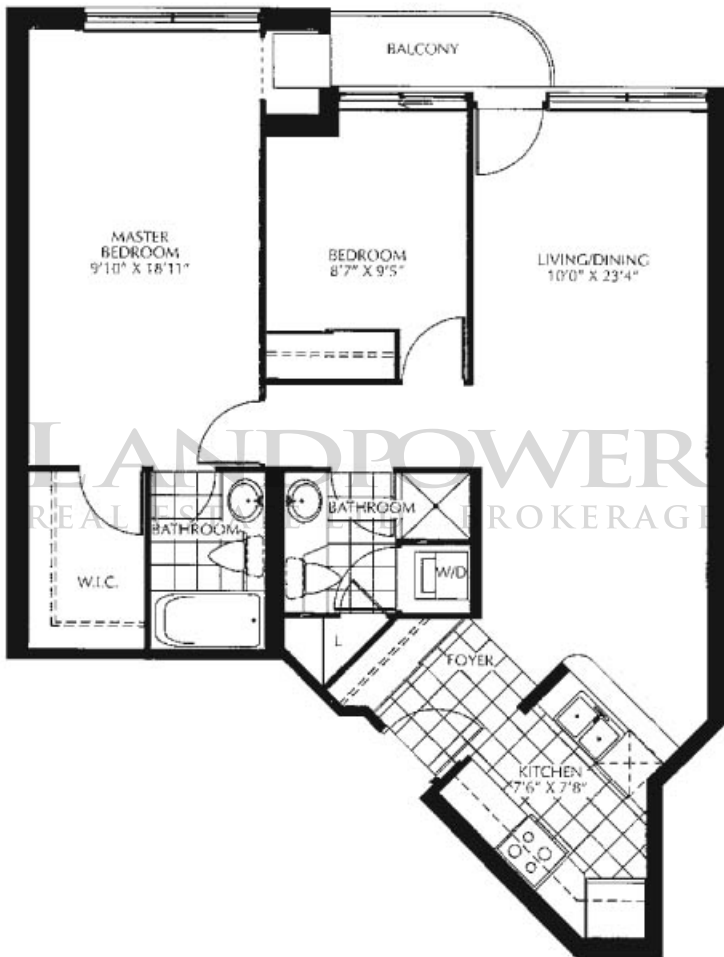
TYPICAL FLOOR PLAN



Quartz

939 Sq. Ft.

2 BEDROOM,
2 BATHROOM PLUS BALCONY
RESIDENCE



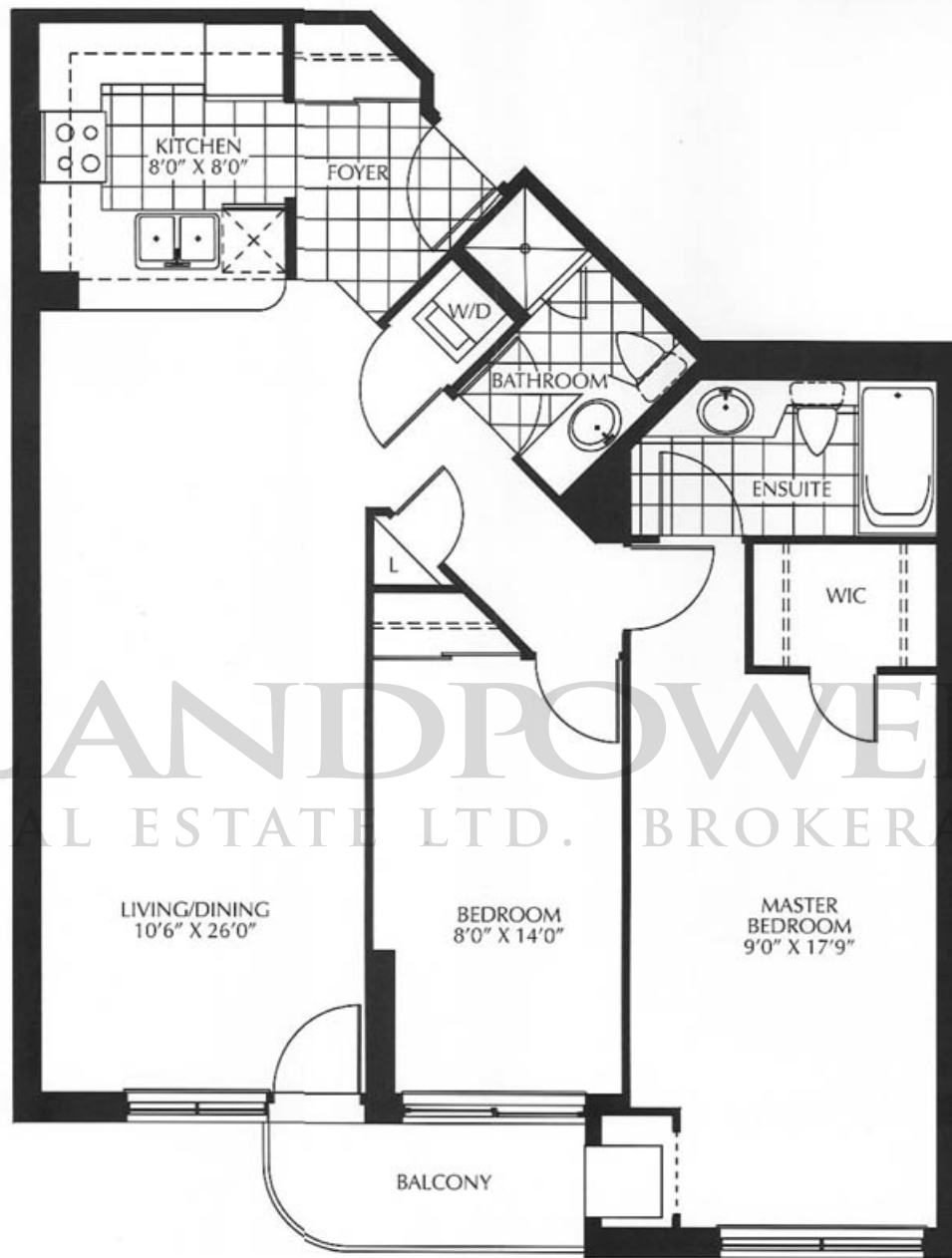
TYPICAL FLOOR PLAN



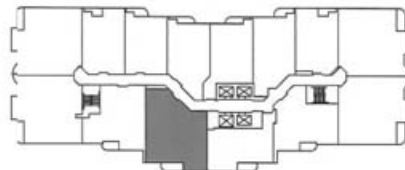
Jade

2 Bedroom,
2 Bathroom plus
Balcony Residence

968 SF.

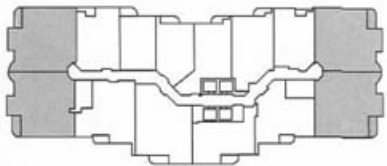
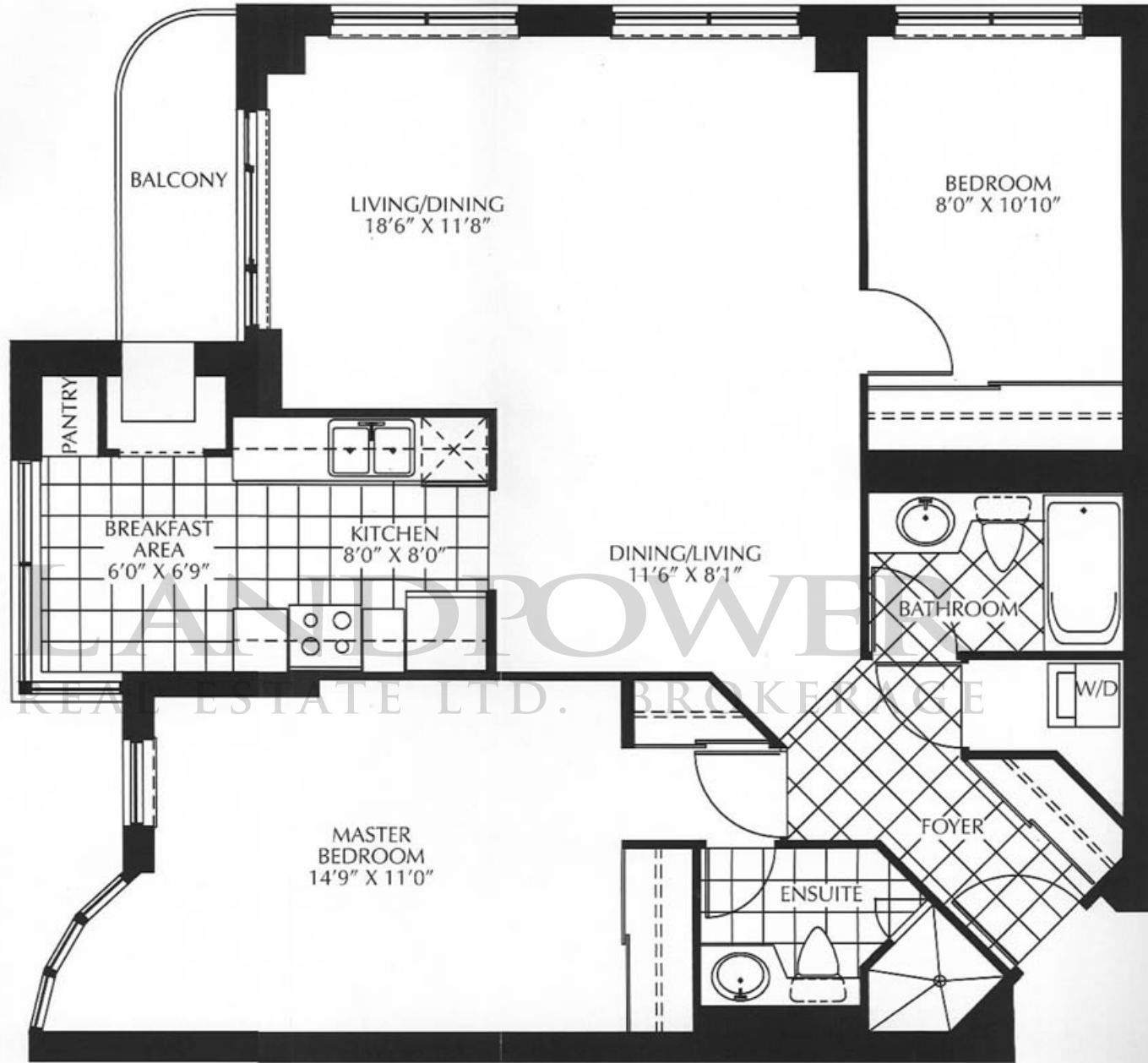


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GOLD

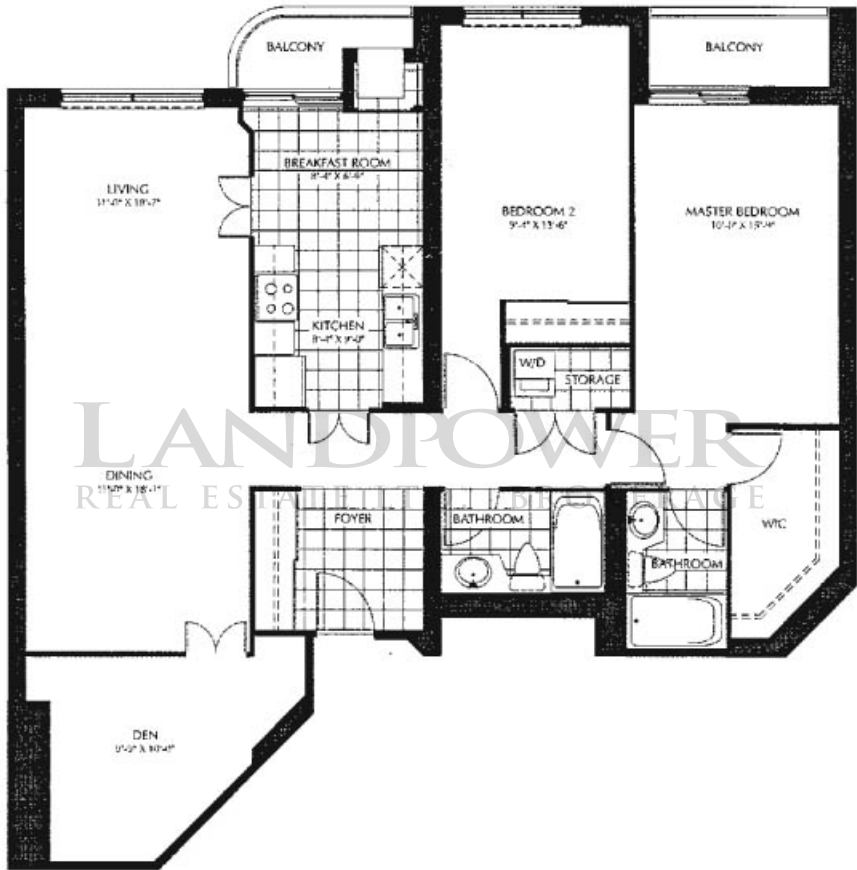


Pearl

1,302 Sq. Ft.

MENKES

2 BEDROOM, DEN,
2 BATHROOM PLUS 2 BALCONY
RESIDENCE

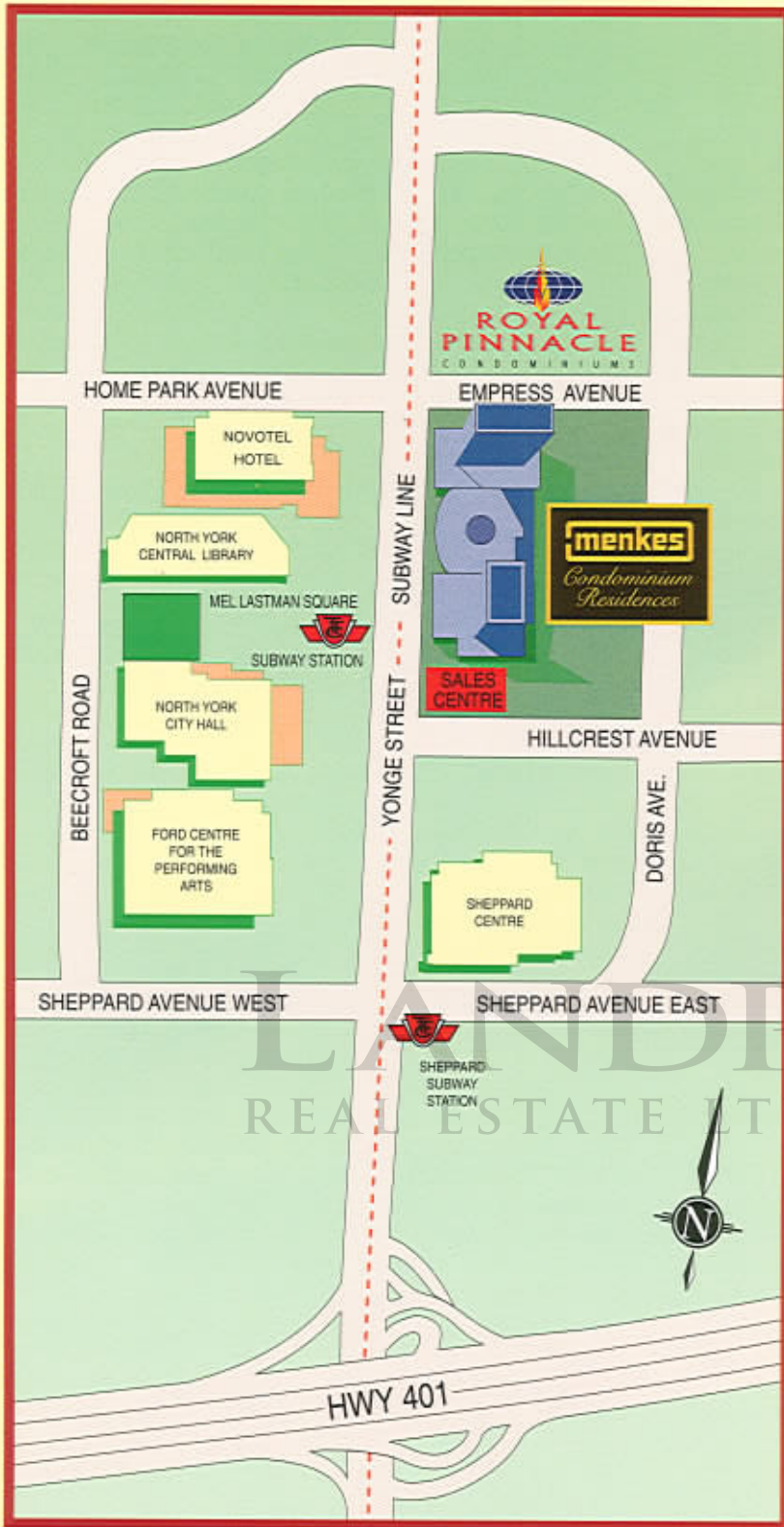


TYPICAL FLOOR PLAN



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Now, The City Truly Revolves Around You



Direct indoor access to the subway.



The Ford Centre for the Performing Arts is directly across the street

LANDPROVER
REAL ESTATE LTD. BROKERAGE



Mel Lastman Square summer concert.

You are in the very heart of the city, directly across the street from the North York Civic Centre and steps from the Ford Centre for the Performing Arts, direct indoor access to the North York City Centre subway station, restaurants,

offices, shopping and great residential neighbourhoods. You literally never have to step outside to go anywhere, unless you wish to.



Restaurants, shops and great neighbourhoods.

