

The LUXURY FEATURES



Condominium Highrise

ACCESS CONTROL

- Computerized electronic card system to control access to building 24 hours a day.
- Enterphone system in the lobby vestibule for visitors to contact residents directly to gain admittance.
- Closed circuit camera monitoring of entrance doors.
- Supplemental electronic security system.

RESIDENTS' PARKING

- Resident's underground parking has controlled access via an electronic card system.
- Visitor's parking is available and is located above ground.
- The garage walls are painted white and equipped with pressure sodium lights.
- Closed circuit cameras to tape all movement in the building and underground, to provide high performance security.
- Strategically located parabolic mirrors provide visibility to assist traffic flow.
- Separate parking shuttle.
- Parking ramp is heated to prevent icing.

AMENITIES

- Men's and women's sauna and change rooms, shower and toilet, located in the basement level.
- Well equipped exercise room.

EXTERIOR FEATURES

- Architecturally designed exterior with precast concrete or stucco finish and thermally broken maintenance free aluminum windows.
- Architecturally designed landscaped walkways with trees, shrubs, sodding and flower gardens.

SUITE FEATURES

- 5 appliances: refrigerator, range, dishwasher, and stacked washer/dryer as per package.
- Mirrored sliding closet doors in foyer as per plan.
- All ceilings to be white sprayed texture, except in kitchen, laundry area and bathroom.
- Kitchen, laundry area and bathroom ceilings are to be smooth and painted semi-gloss white.
- Interior walls painted "white" or off-white in quality latex paint; semi-gloss paint in kitchens, bathroom(s) and all woodwork and trim.
- Distinctive "Classique" series interior doors with polished brass finished hardware.
- 4 1/4" baseboards and colonial trim throughout, except ensuite bathroom.
- Two way voice communication to main lobby.
- In-suite smoke detector.
- White Decora switches and receptacles.
- Thermally efficient, double-glazed windows with operable sections.

FLOOR COVERING

- Plush 35 oz. broadloom with 1/2" foam underpad selected from Vendor's samples.

- Imported tile flooring in kitchen and bathrooms, selected from Vendor's sample.

KITCHEN FEATURES

- Open concept kitchens with breakfast bar or eat-in kitchens as per plan.
- Choice of high quality kitchen cabinets and countertops as per Vendor's samples.
- Double stainless steel sink, as per plan, with single lever chrome faucet and pull out spray.
- Vented exhaust hood.

ELECTRICAL FEATURES

- Electrical service with circuit breaker and copper wiring throughout suite.
- Pre-wired cable TV outlet in Master bedroom, living room and den as per plan.
- Kitchen, living room, and master bedroom pre-wired for telephone.
- Heat detector hard wired to lobby annunciator panel.

BATHROOM FEATURES

- White bathroom fixtures throughout.
- Integrated basin and cultured marble countertops selected from Vendor's samples.
- Exterior vented exhaust fan in all bathrooms.
- Designed faucets on all vanity sinks.
- Choice of vanity cabinets from Vendor's samples.
- Mirror with bevelled edge in powder room, main bathroom and ensuite bathroom.
- Strip lighting over vanity mirror.
- Choice of quality ceramic tiles for bathroom floor and shower enclosure, from Vendor's samples.
- Privacy locks on all bathroom doors.

MECHANICAL AND PLUMBING

- All season individually controlled air conditioning and heating.
- Central hot water system.
- Pressure balanced mixing valve for tub and shower stalls.

HYDRO

- Each suite is individually hydro metered, subject to Markham Hydro's approval or individual hydro check meter.

Please note the following:

1. It is expressly understood and agreed that the dwelling unit comprising part of the Property (hereinafter referred to as the "Dwelling Unit") will be separately metered for hydro-electric service, and accordingly the consumption of hydro-electric services for inside use shall not comprise part of the common expenses, but rather shall borne paid for by the Purchaser from and after the earlier of the Possession Date or the date that the Purchaser first occupies the Dwelling Unit.
2. The Purchaser covenants and agrees to notify the Vendor, in writing within fifteen (15) days of the Vendor's request, as to the broadloom and tile selection as well as cabinet finishes chosen by the Purchaser from the Vendor's samples, and if the purchaser fails to so notify the Vendor of his colour and finish selections within such time, then the Vendor may, at its option, make such selections for the Purchaser and the Purchaser shall be deemed to accept absolutely and without qualification.
3. In the event that the Purchaser fails to make such selections as aforesaid, (any other documents, instruments or verifications), then the Vendor shall be unilaterally entitled to make all colour and finish selections as contemplated in item 2 above, on behalf of the Purchaser, and the Purchaser shall correspondingly be bound by such selections.
4. List of upgraded quality items shall be available at the Vendor's office for the Purchaser who may choose to upgrade the finishing items

SADDLECREEK TOWERS

at the Galleria

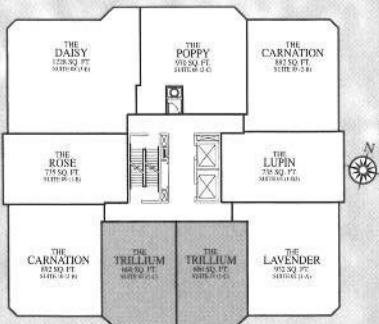
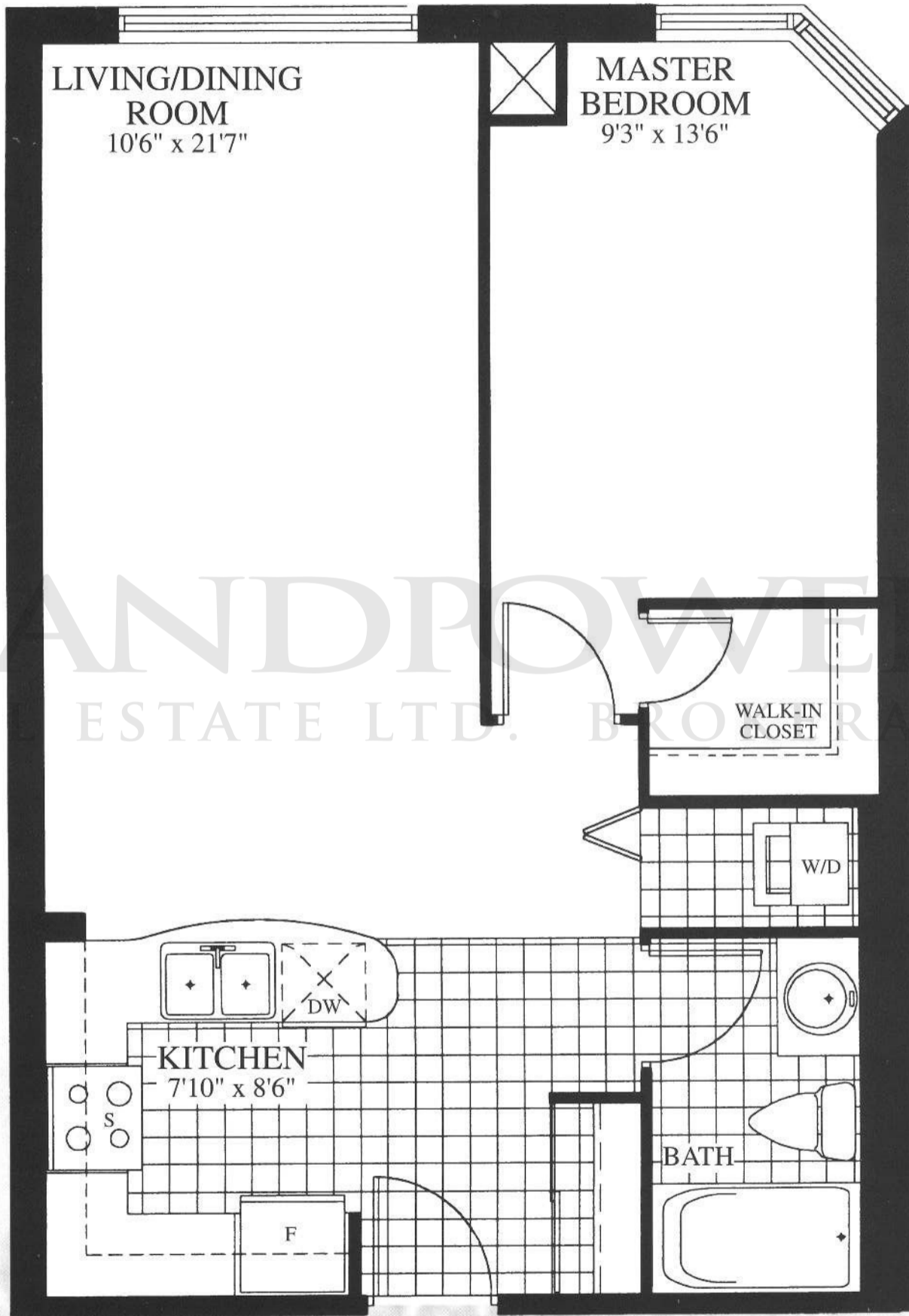
The

TRILLIUM

(1-C)



660 Square Feet



3RD - 15TH FLOOR

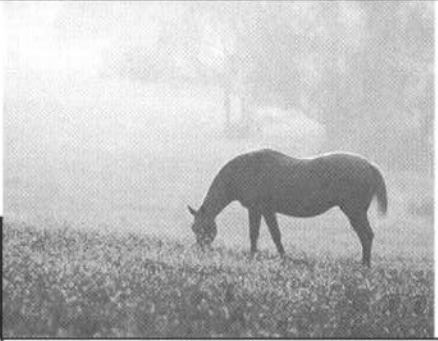
SADDLECREEK TOWERS

at the Galleria

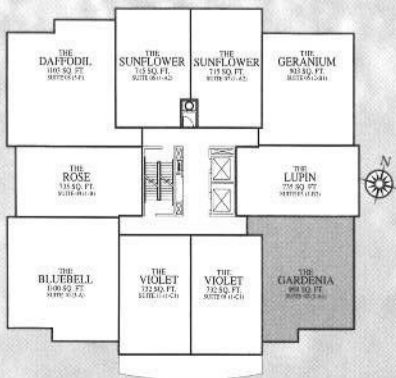
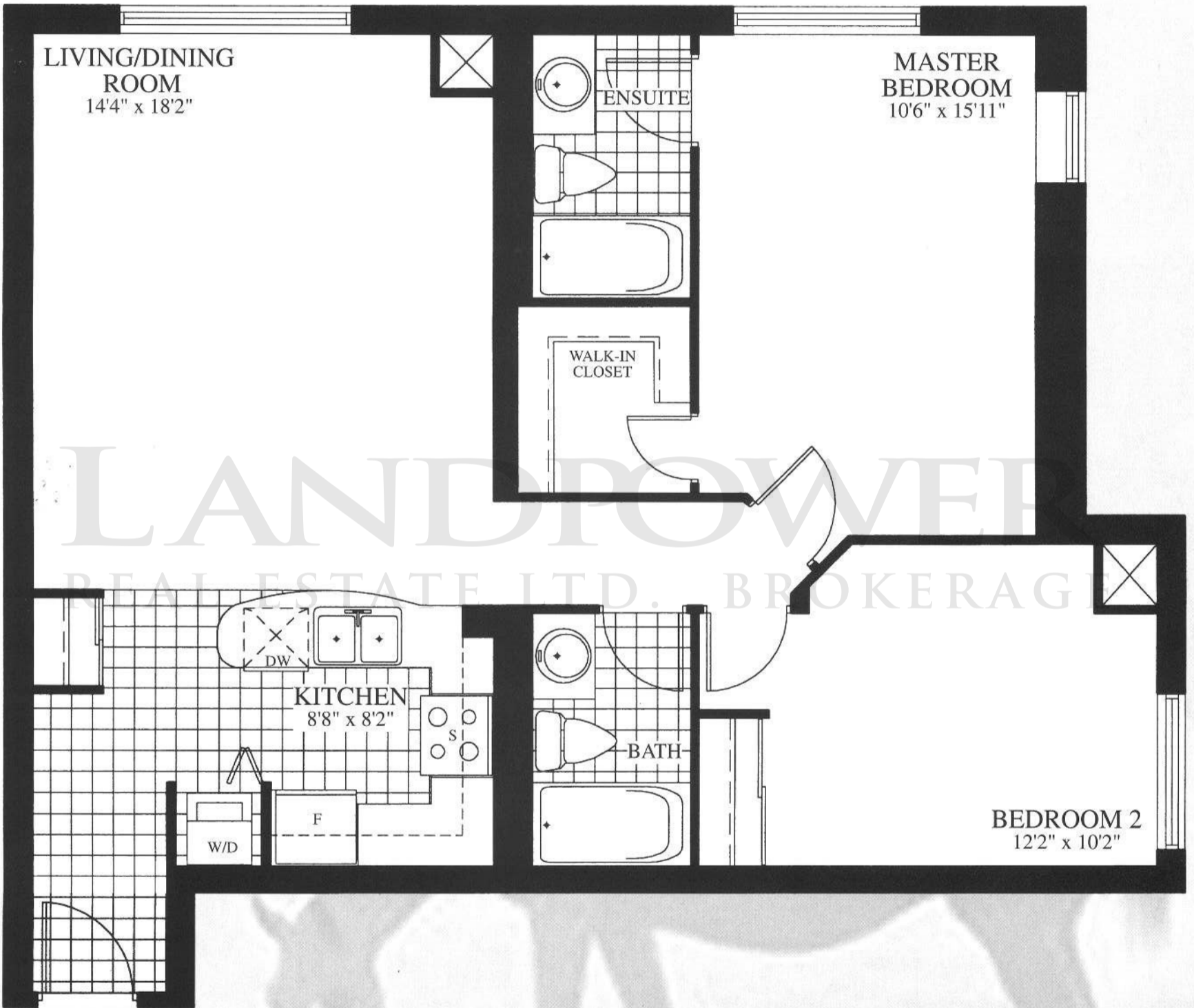
All plans and dimensions are approximate and subject to change at the discretion of the vendor. Actual usable floor space may vary from the stated floor area. E. & O. E. All renderings are artist's concept.

The

GARDENIA (2-A1)



969 Square Feet



SADDLECREEK TOWERS

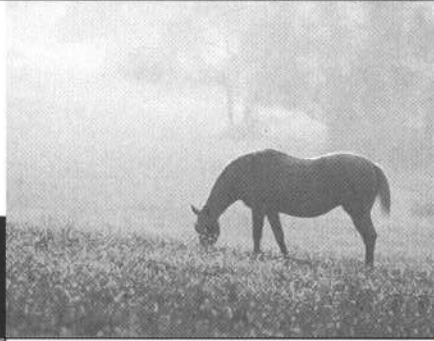
at the Galleria

All plans and dimensions are approximate and subject to change at the discretion of the vendor. Actual usable floor space may vary from the stated floor area. E. & O. E. All renderings are artist's concept.

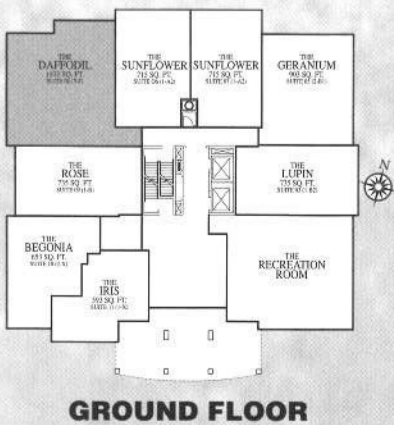
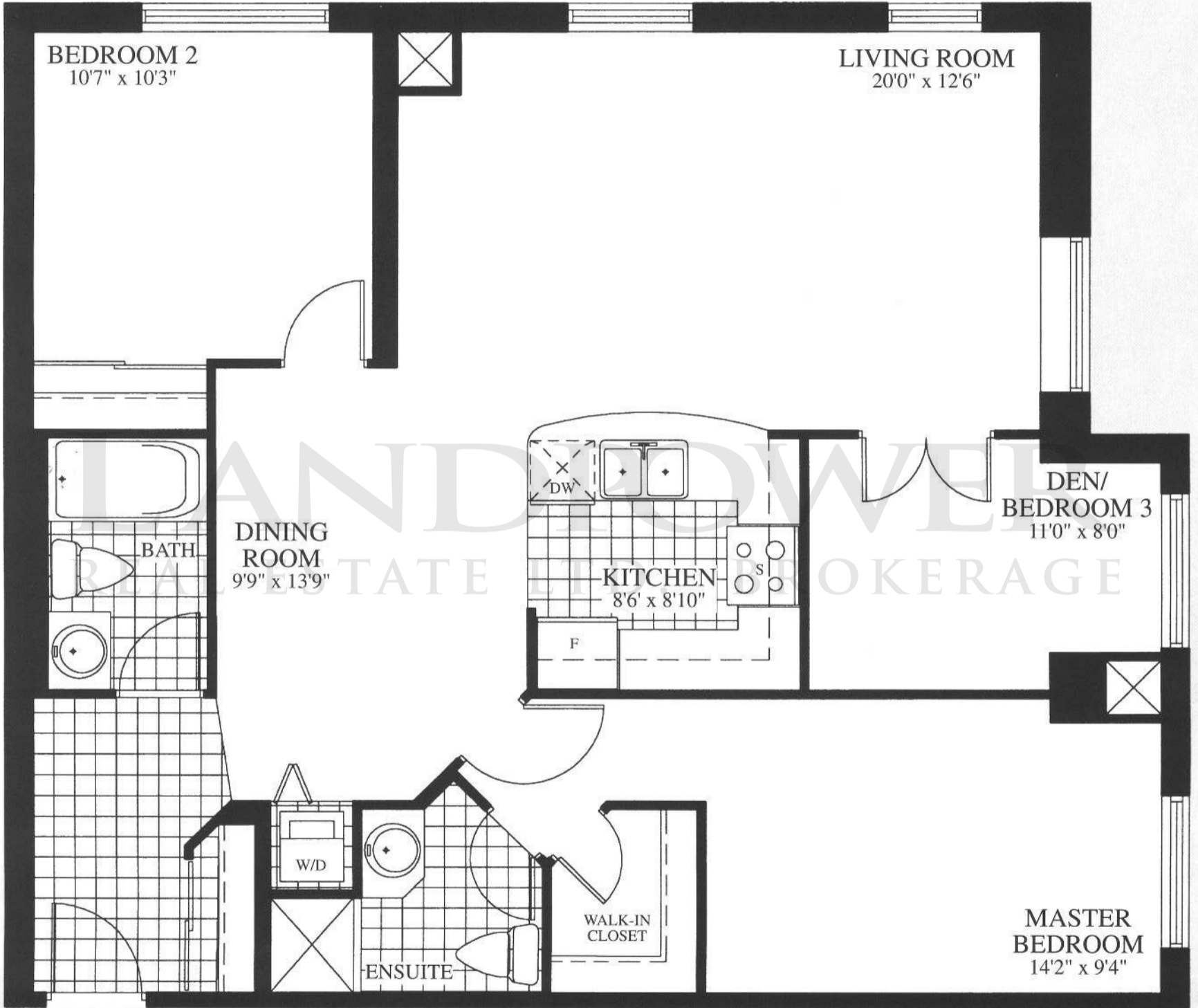
The

DAFFODIL

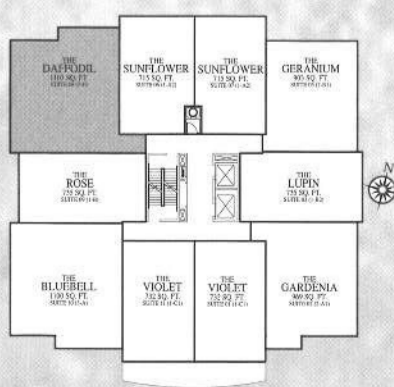
(3F)



1103 Square Feet



GROUND FLOOR



2ND FLOOR

SADDLECREEK TOWERS

at the Galleria

All plans and dimensions are approximate and subject to change at the discretion of the vendor. Actual usable floor space may vary from the stated floor area. E. & O. E. All renderings are artist's concept.

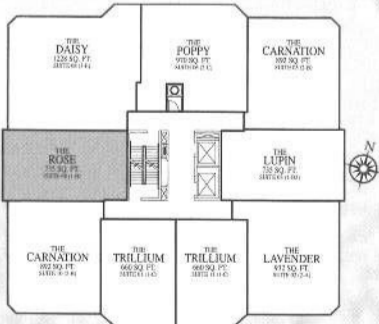
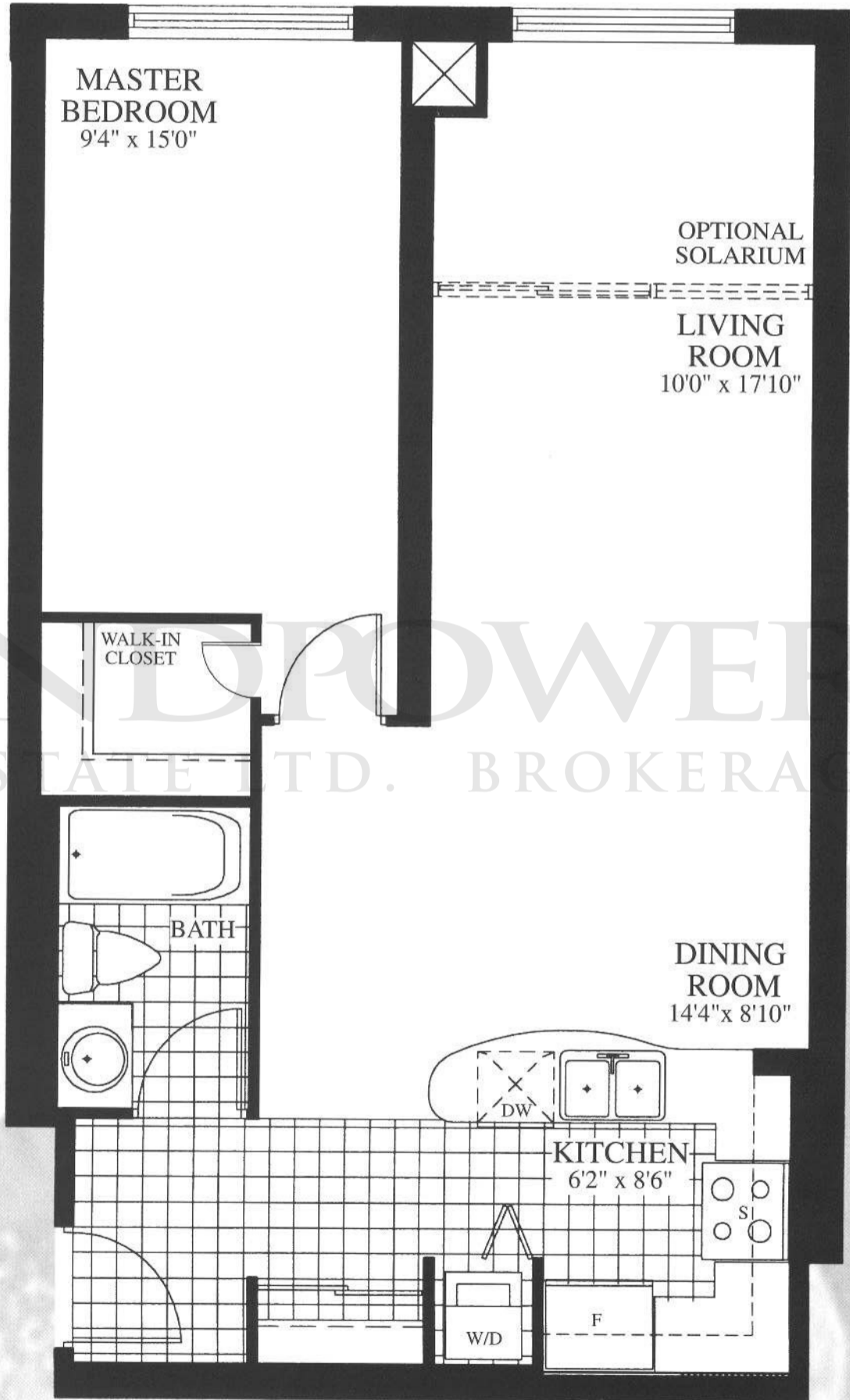
The

ROSE

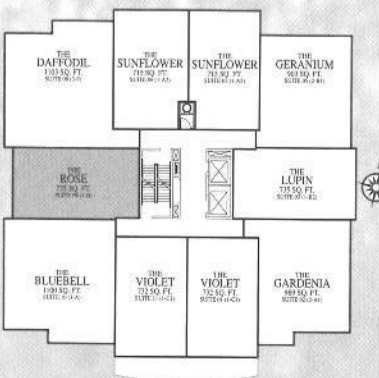
(1B)



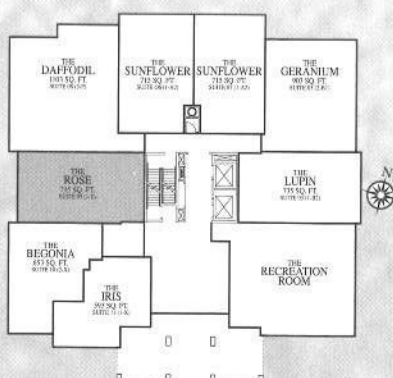
735 Square Feet



3RD - 15TH FLOOR



2ND FLOOR



GROUND FLOOR

SADDLECREEK TOWERS

at the Galleria

All plans and dimensions are approximate and subject to change at the discretion of the vendor. Actual usable floor space may vary from the stated floor area. E. & O. E. All renderings are artist's concept.

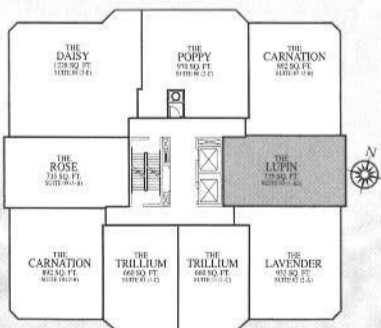
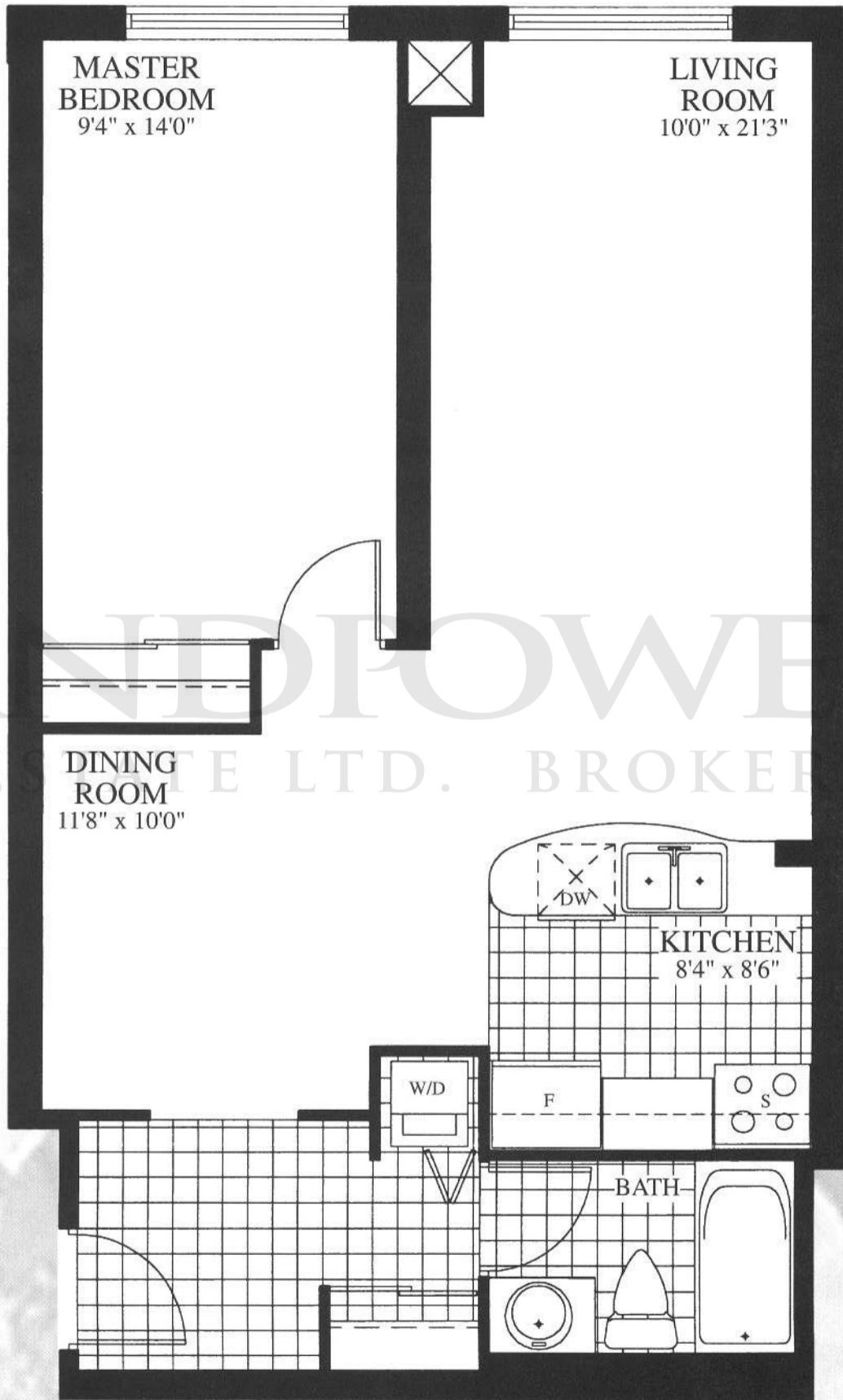
The

LUPIN

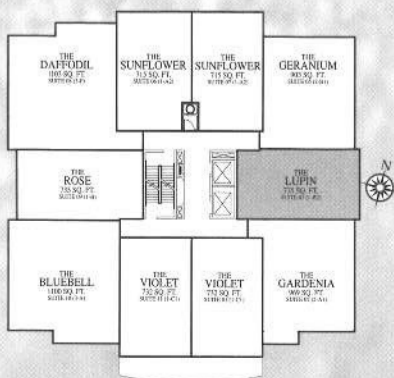
(1-B2)



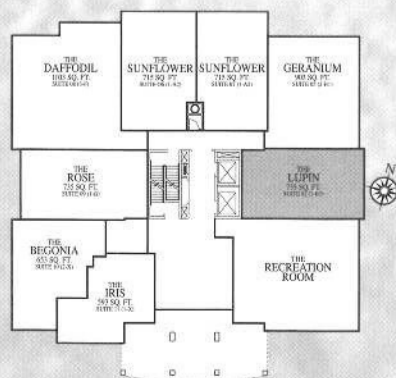
735 Square Feet



3RD - 15TH FLOOR



2ND FLOOR



GROUND FLOOR

SADDLECREEK TOWERS

at the Galleria

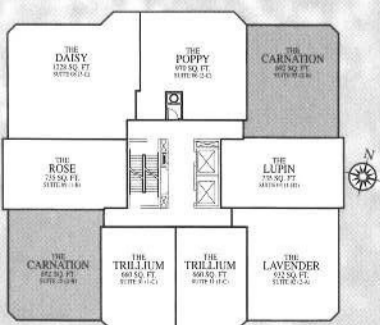
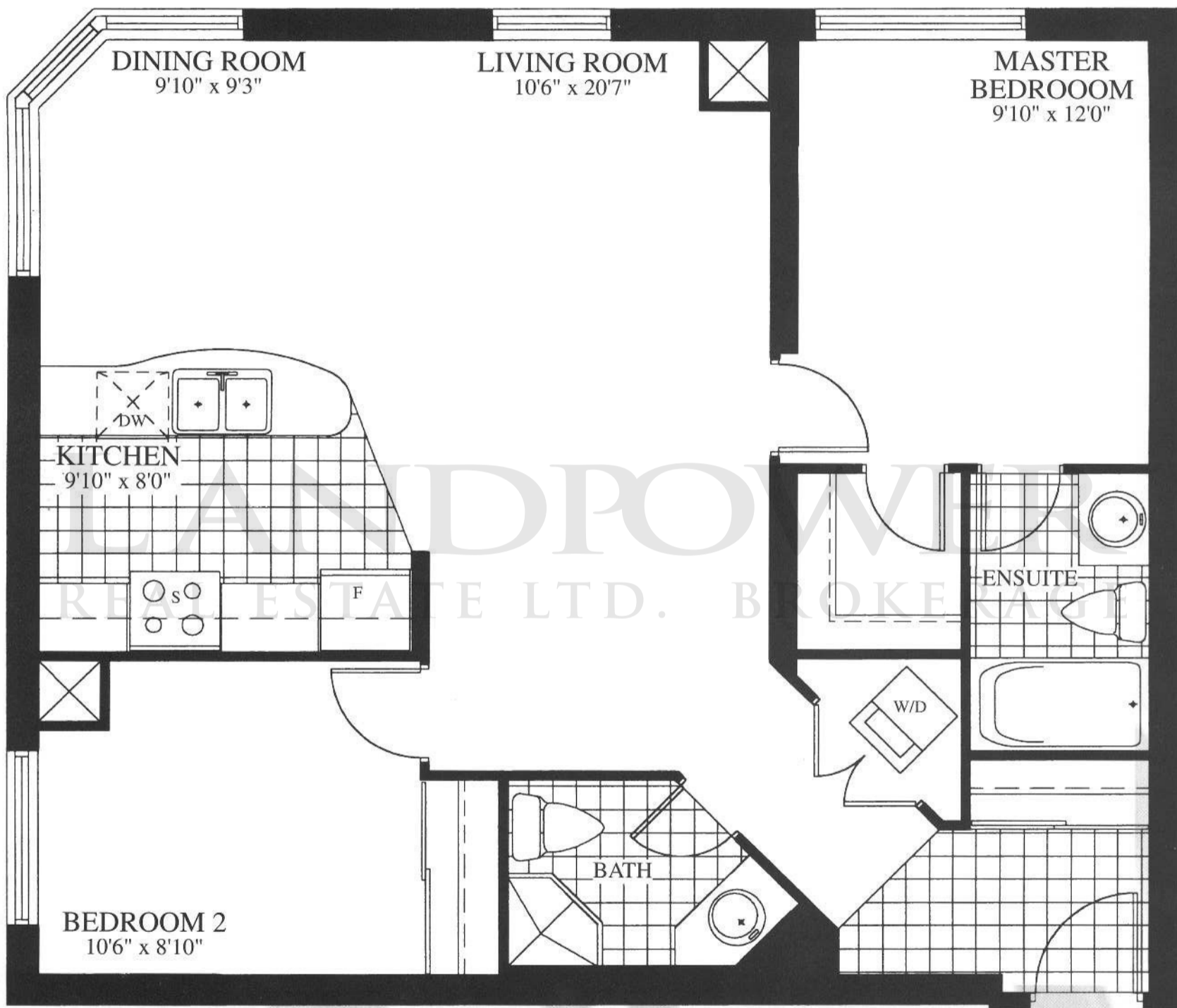
All plans and dimensions are approximate and subject to change at the discretion of the vendor. Actual usable floor space may vary from the stated floor area. E. & O. E. All renderings are artist's concept.

The

CARNATION (2-B)



900 Square Feet



4TH - 15TH FLOOR

SADDLECREEK TOWERS

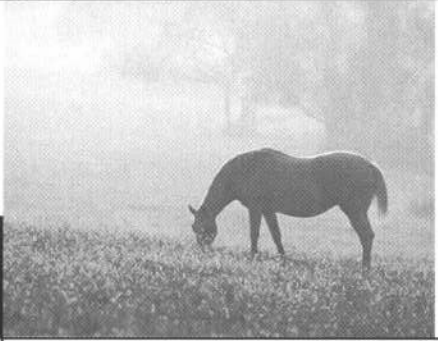
at the Galleria

All plans and dimensions are approximate and subject to change at the discretion of the vendor. Actual usable floor space may vary from the stated floor area. E. & O. E. All renderings are artist's concept.

The

LAVENDER

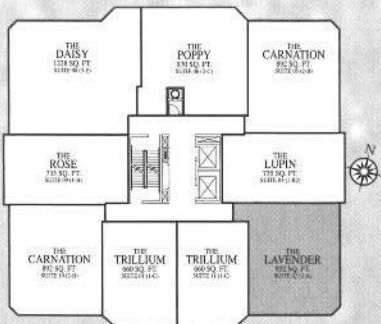
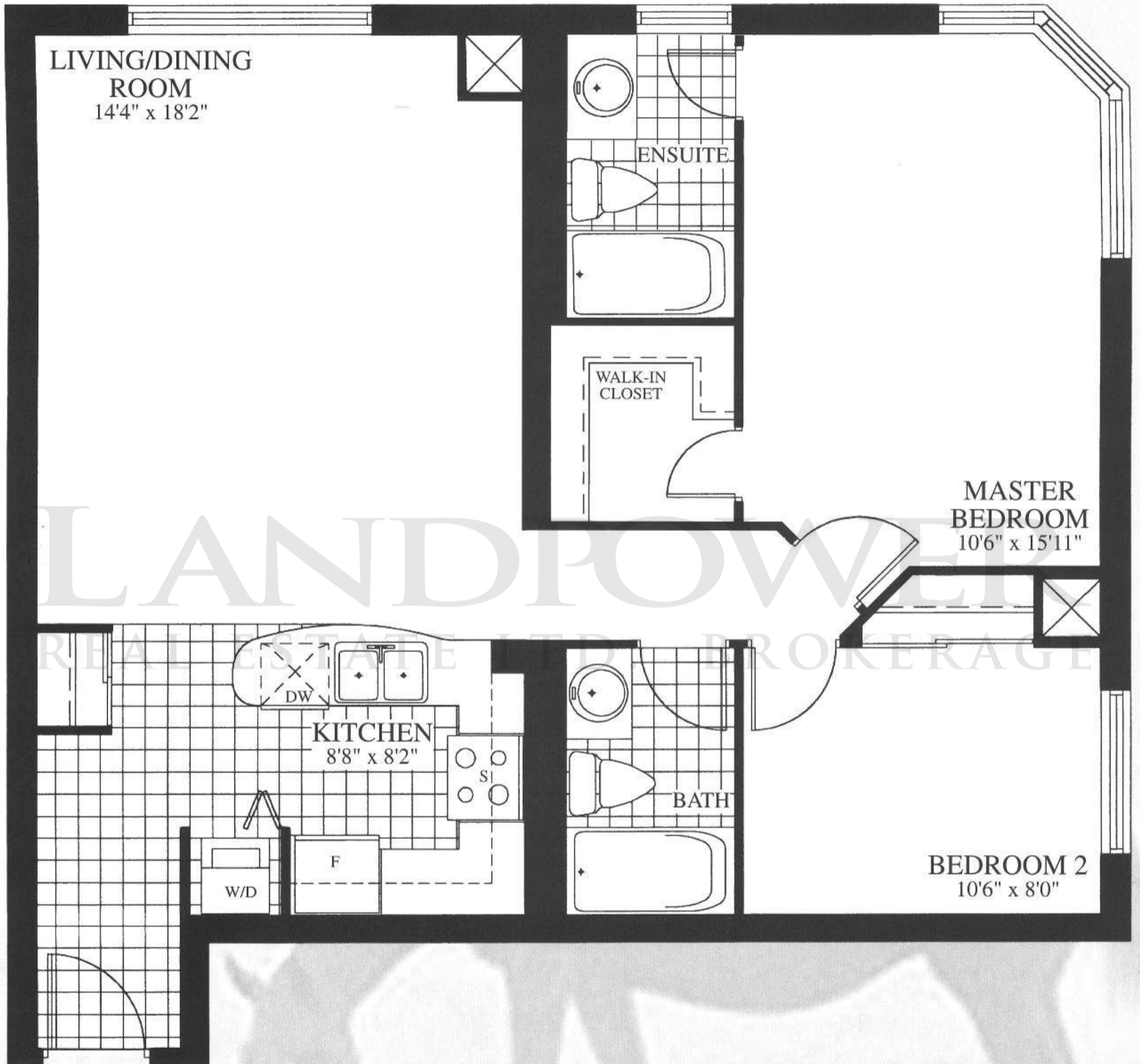
(2-A)



932 Square Feet



TIMES
DEVELOPMENTS INC.



3RD - 15TH FLOOR

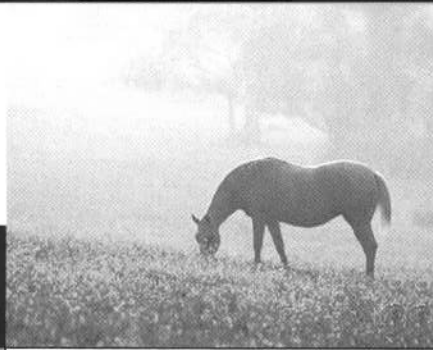
SADDLECREEK TOWERS

at the Galleria

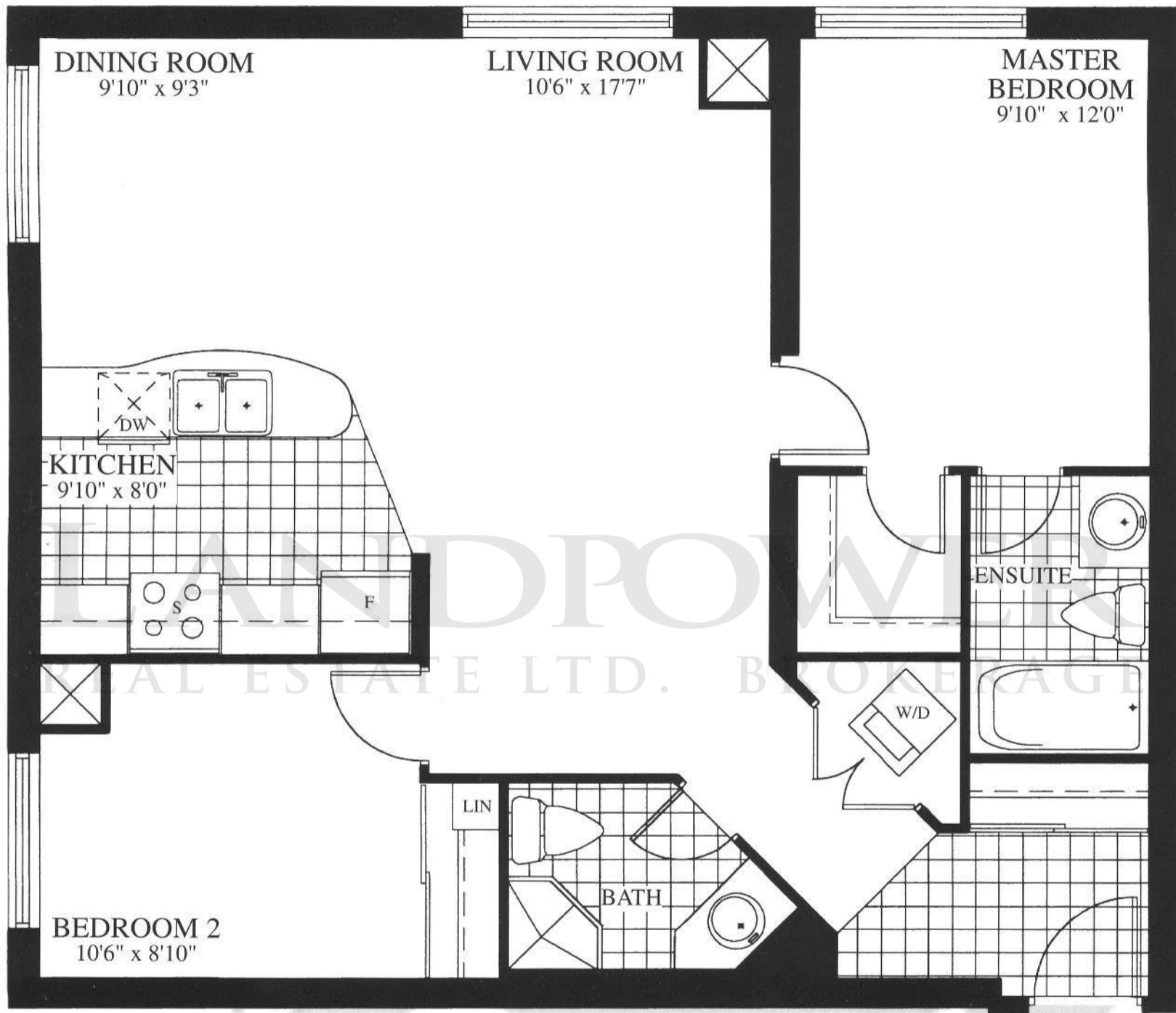
All plans and dimensions are approximate and subject to change at the discretion of the vendor. Actual usable floor space may vary from the stated floor area. E. & O. E. All renderings are artist's concept.

The

GERANIUM (2-B1)



903 Square Feet



GROUND FLOOR



2ND FLOOR

SADDLECREEK TOWERS

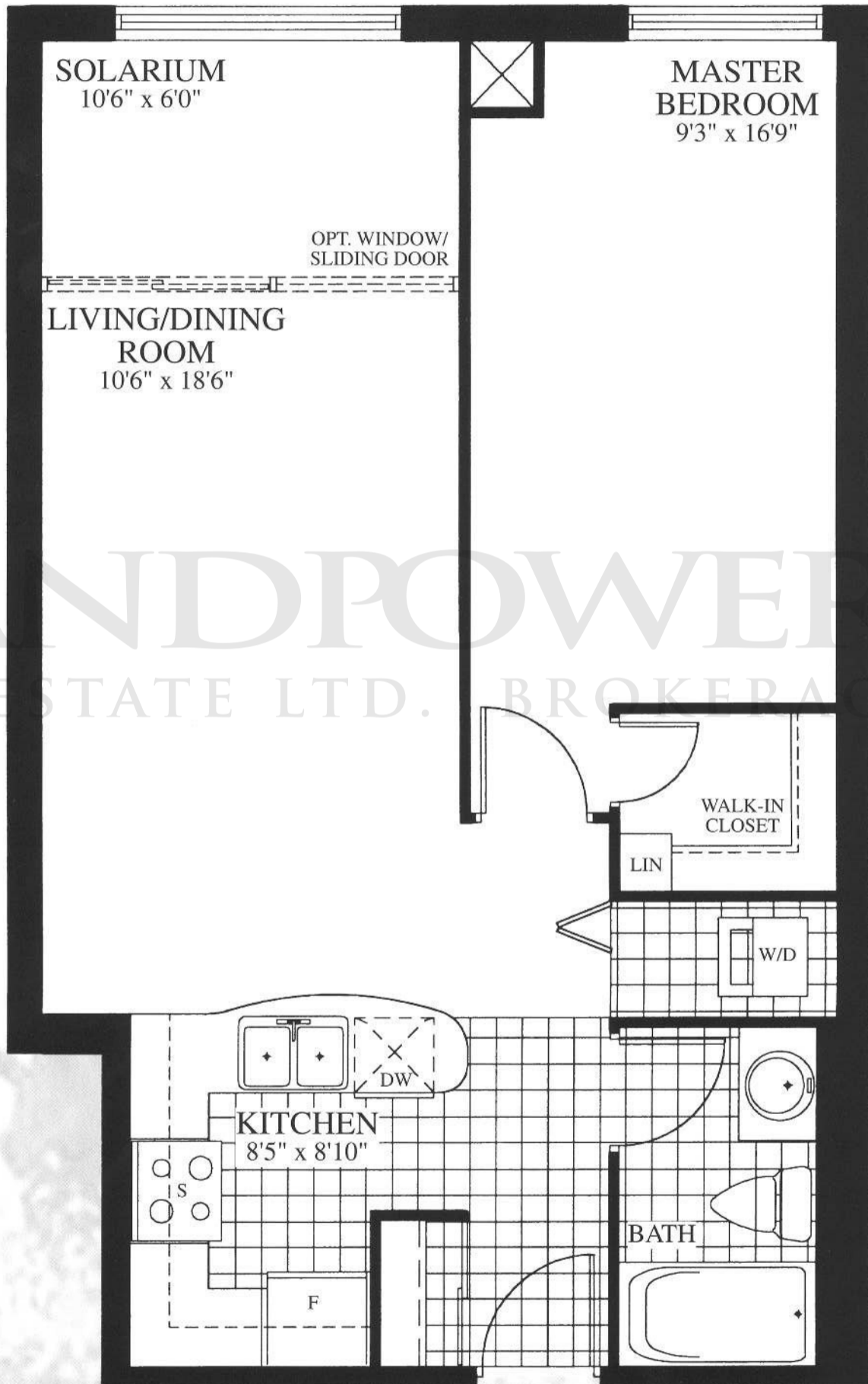
at the Galleria

All plans and dimensions are approximate and subject to change at the discretion of the vendor. Actual usable floor space may vary from the stated floor area. E. & O. E. All renderings are artist's concept.

The SUNFLOWER (1-A2)



715 Square Feet



2ND FLOOR



GROUND FLOOR

SADDLECREEK TOWERS

at the Galleria

All plans and dimensions are approximate and subject to change at the discretion of the vendor. Actual usable floor space may vary from the stated floor area. E. & O. E. All renderings are artist's concept.

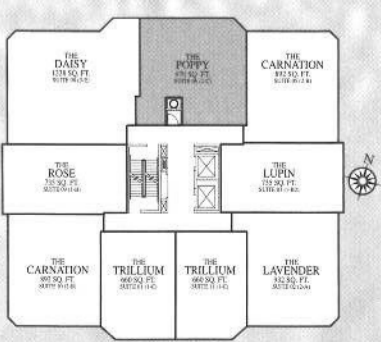
The

POPPY

(2C)



970 Square Feet



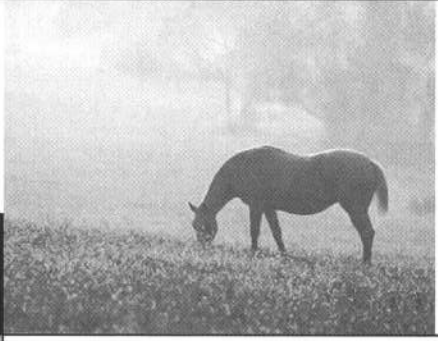
3RD - 15TH FLOOR

SADDLECREEK TOWERS

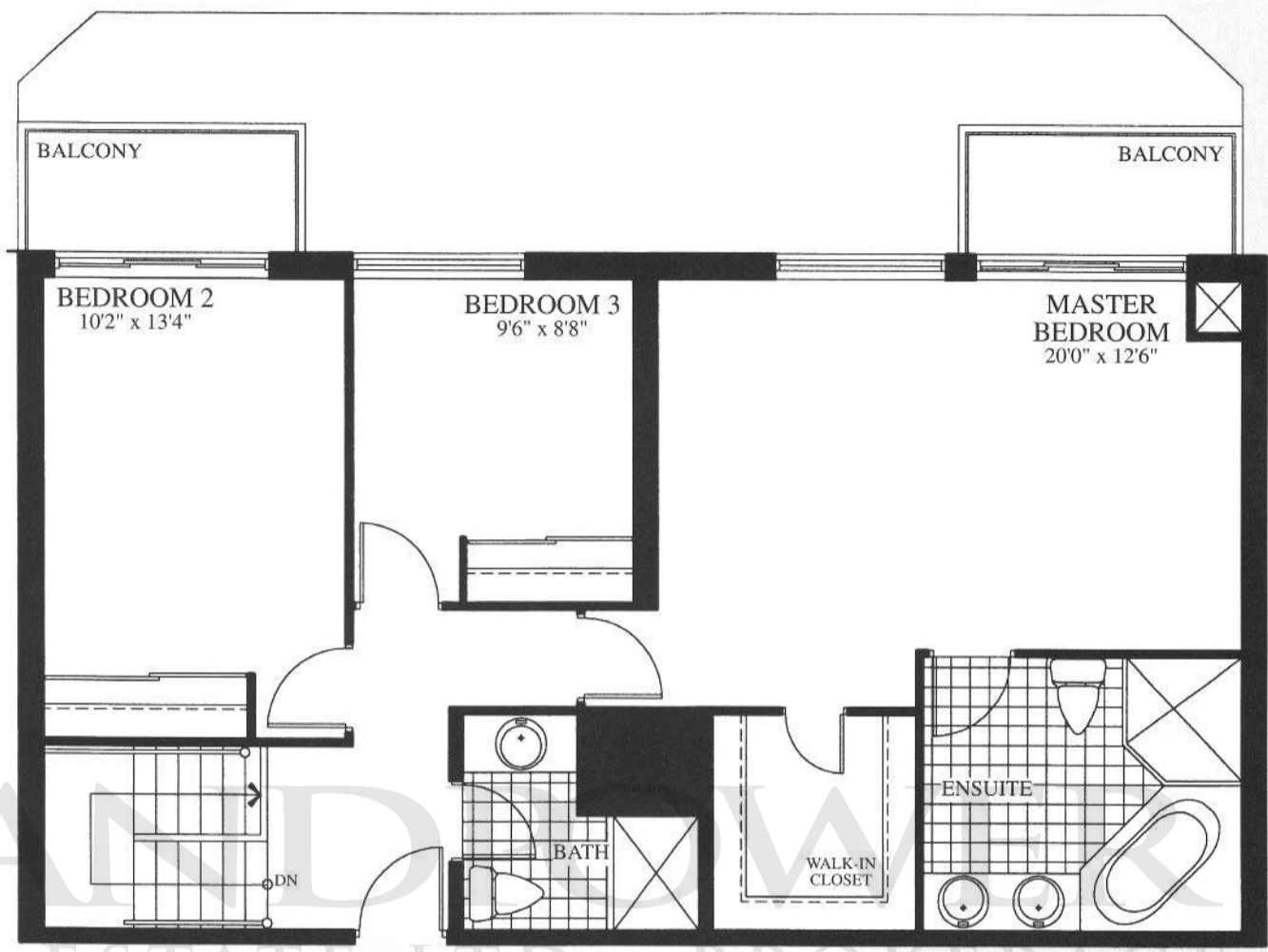
at the Galleria

All plans and dimensions are approximate and subject to change at the discretion of the vendor. Actual usable floor space may vary from the stated floor area. E. & O. E. All renderings are artist's concept.

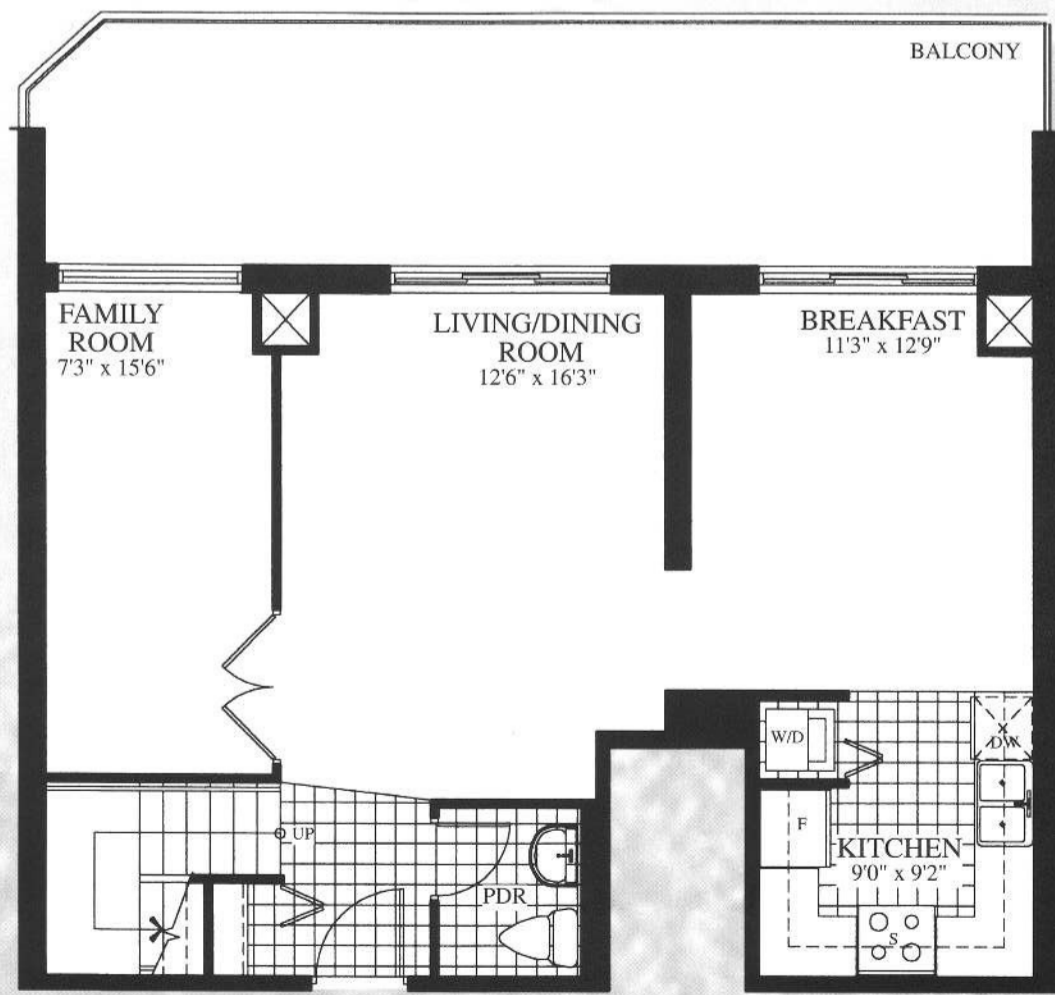
The NASTURTIUM (3-D1)



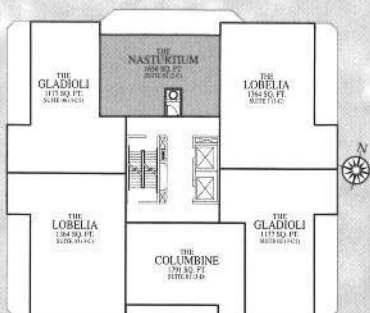
1658 Square Feet



UPPER FLOOR



LOWER FLOOR



PENTHOUSE

SADDLECREEK TOWERS

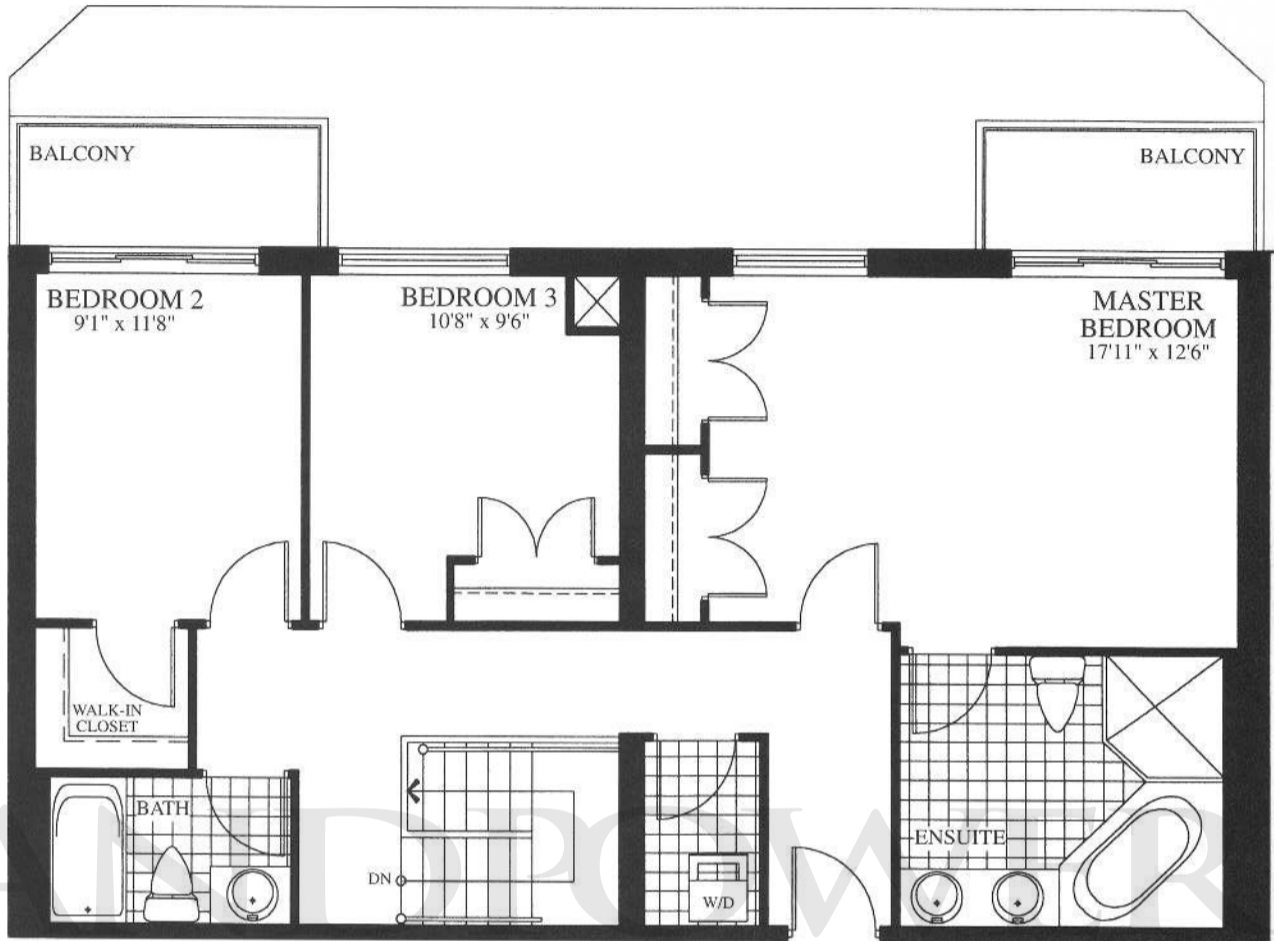
at the Galleria

All plans and dimensions are approximate and subject to change at the discretion of the vendor. Actual usable floor space may vary from the stated floor area. E. & O. E. All renderings are artist's concept.

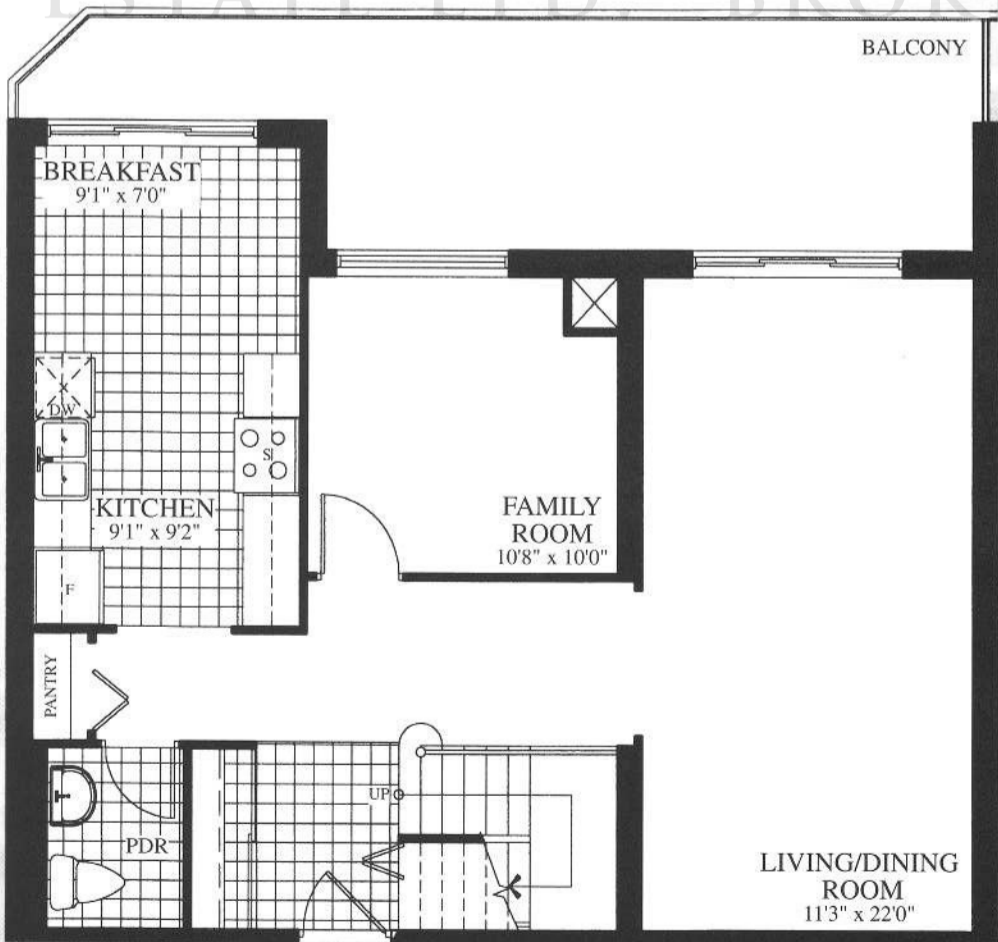
The COLUMBINE (3D)



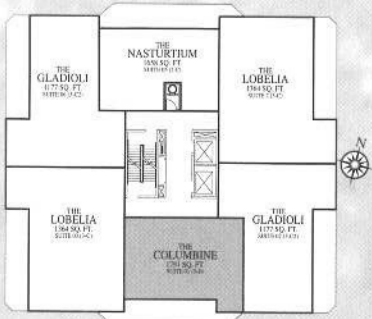
1791 Square Feet



UPPER FLOOR



LOWER FLOOR



PENTHOUSE

SADDLECREEK TOWERS

at the Galleria

All plans and dimensions are approximate and subject to change at the discretion of the vendor. Actual usable floor space may vary from the stated floor area. E. & O. E. All renderings are artist's concept.

The

LOBELIA

(3C)



1364 Square Feet



PENTHOUSE

SADDLECREEK TOWERS

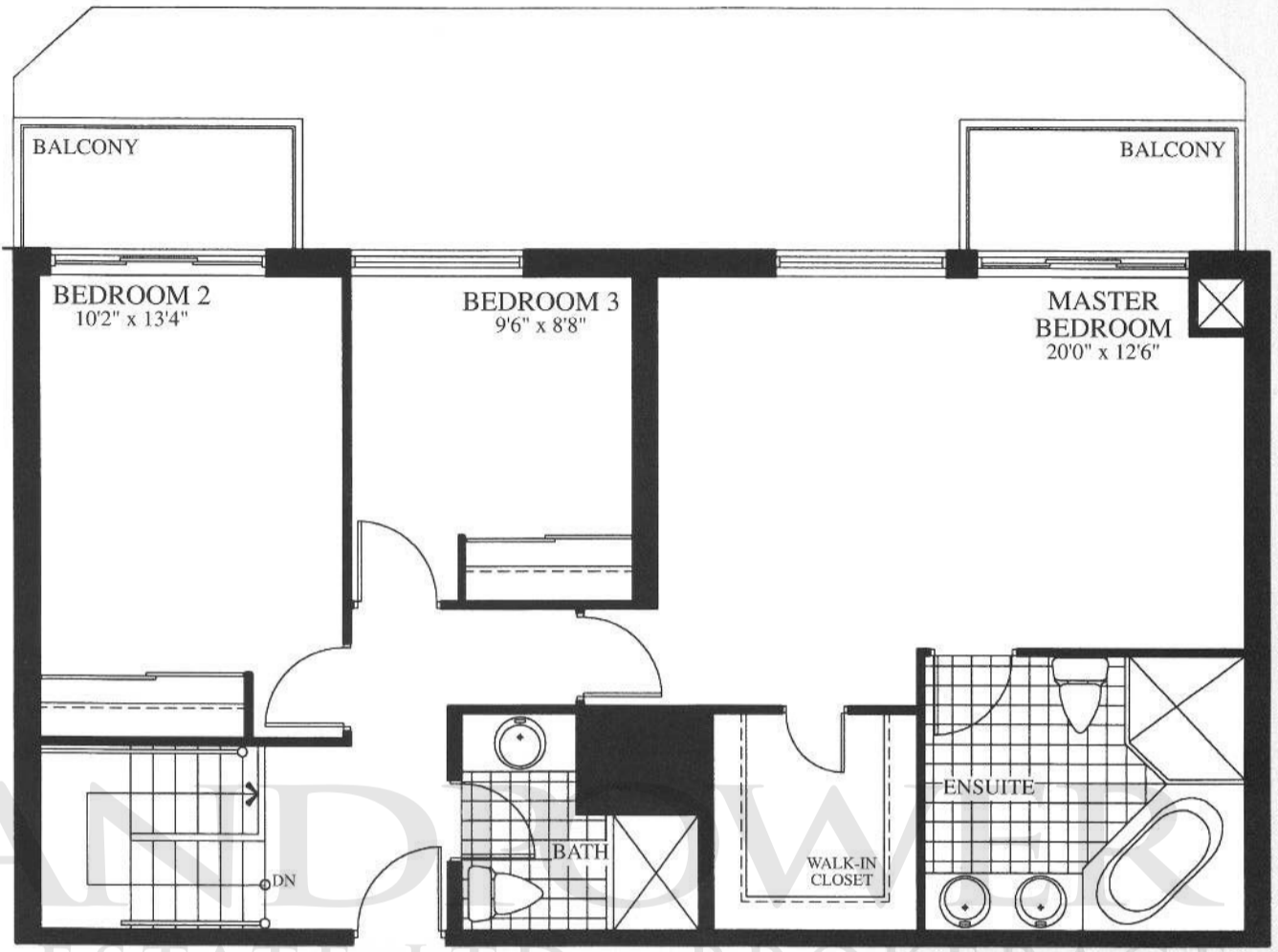
at the Galleria

All plans and dimensions are approximate and subject to change at the discretion of the vendor. Actual usable floor space may vary from the stated floor area. E. & O. E. All renderings are artist's concept.

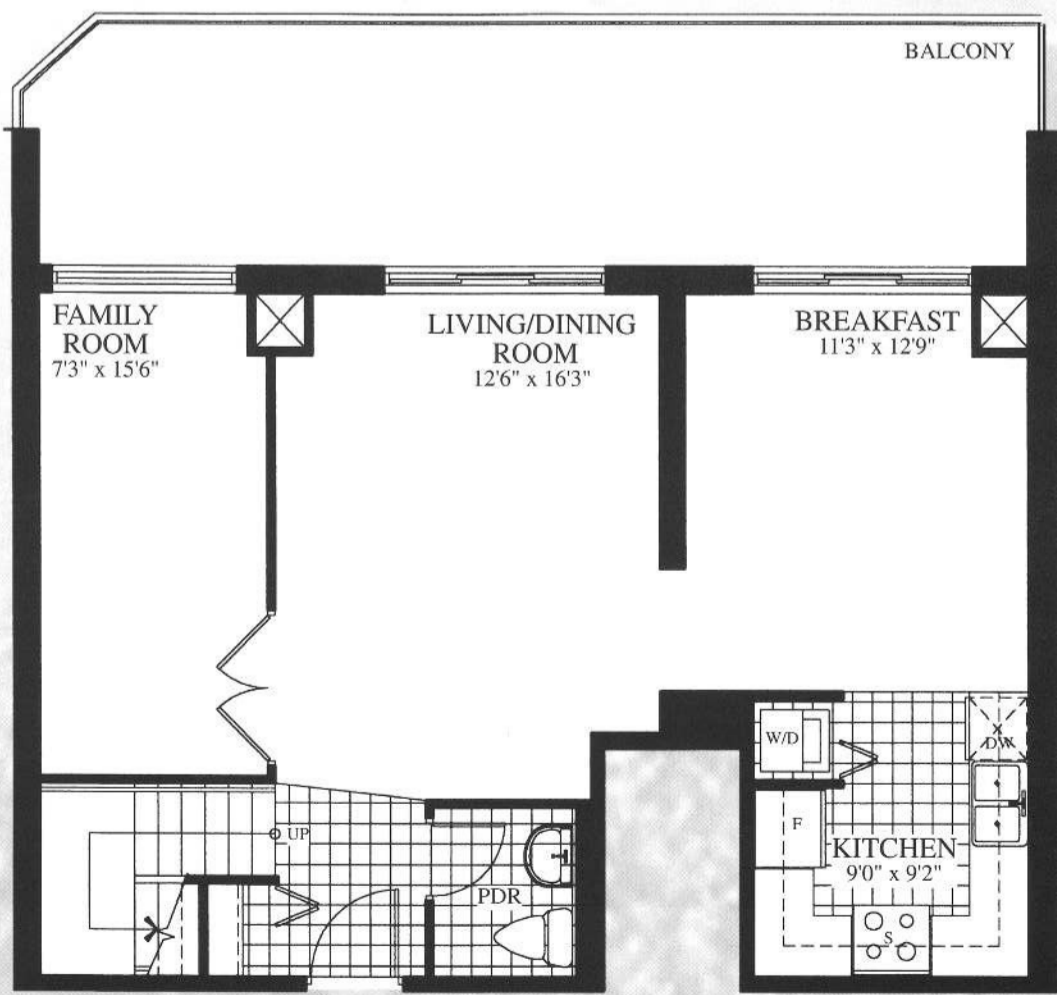
The NASTURTIUM (3-D1)



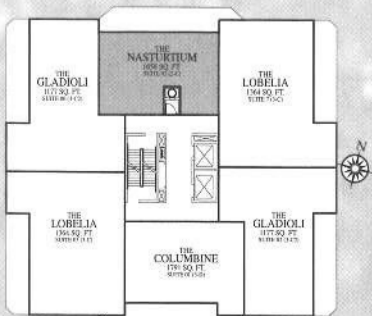
1658 Square Feet



UPPER FLOOR



LOWER FLOOR



SADDLECREEK TOWERS

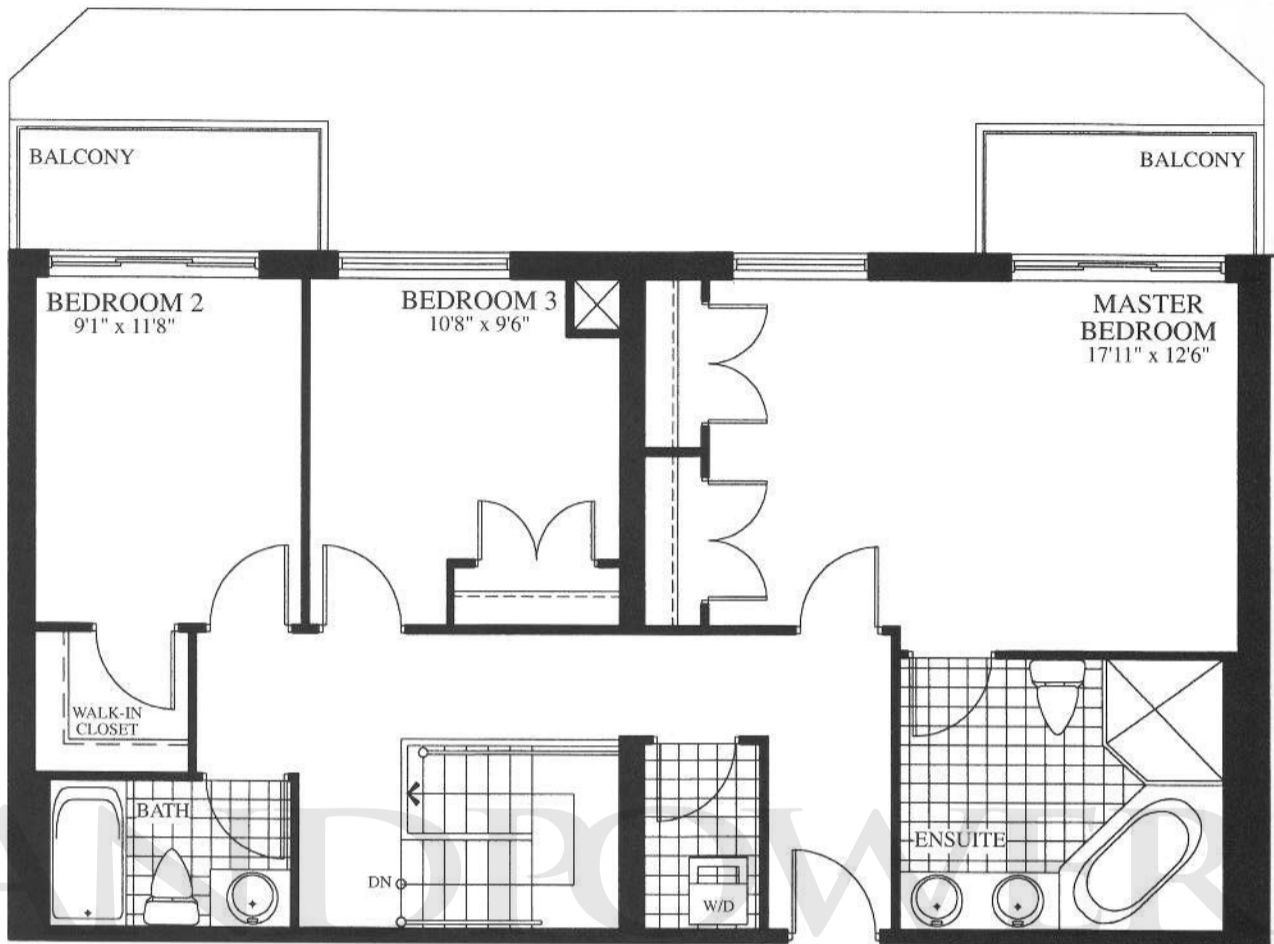
at the Galleria

All plans and dimensions are approximate and subject to change at the discretion of the vendor. Actual usable floor space may vary from the stated floor area. E. & O. E. All renderings are artist's concept.

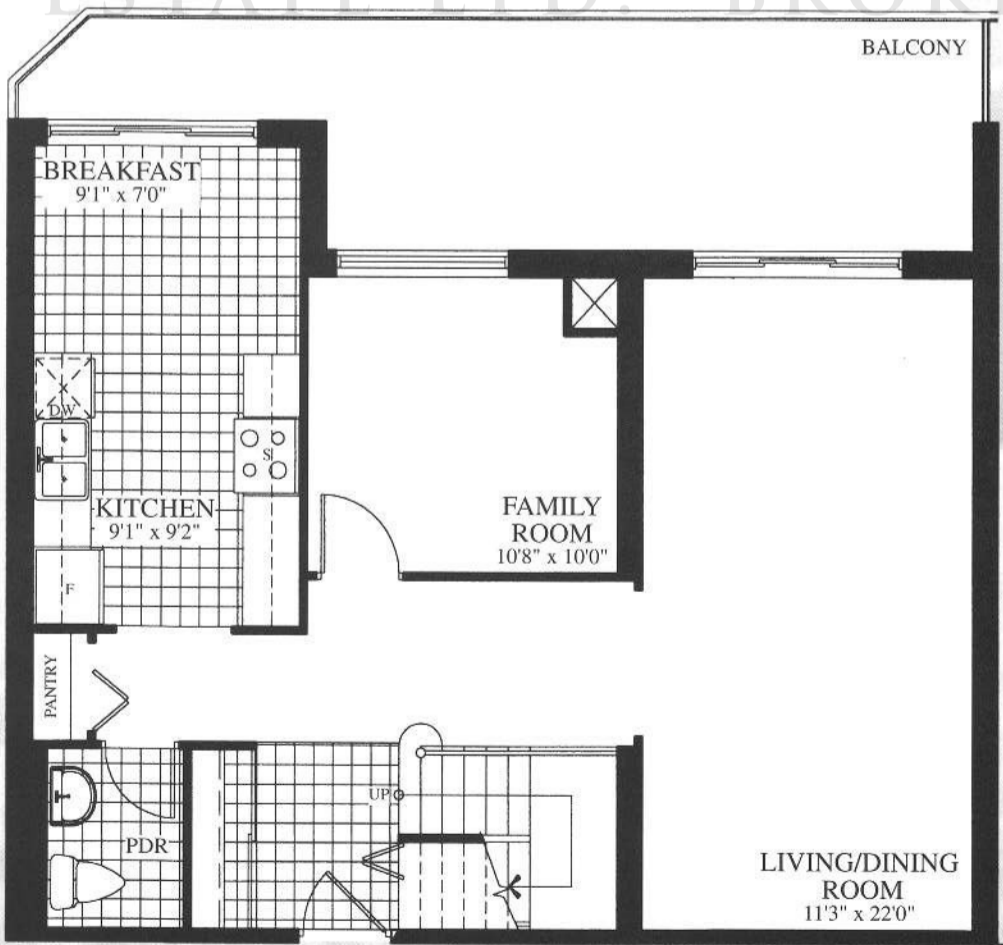
The COLUMBINE (3D)



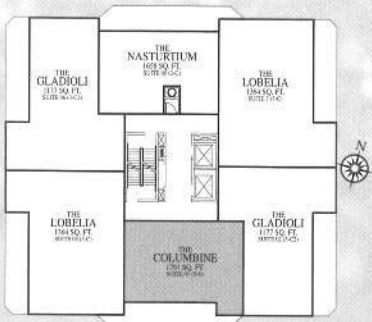
1791 Square Feet



UPPER FLOOR



LOWER FLOOR



PENTHOUSE

All plans and dimensions are approximate and subject to change at the discretion of the vendor. Actual usable floor space may vary from the stated floor area. E. & O. E. All renderings are artist's concept.

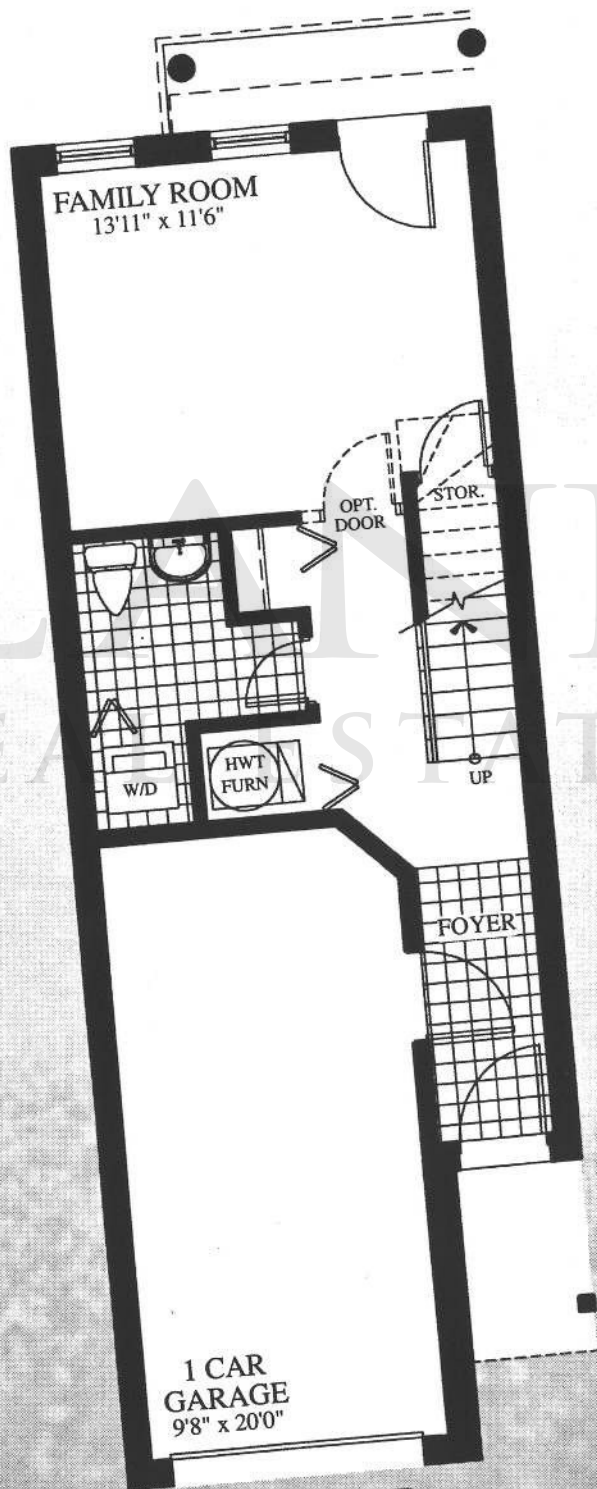
SADDLECREEK TOWERS

at the Galleria

The
KNOLL

(JJ)

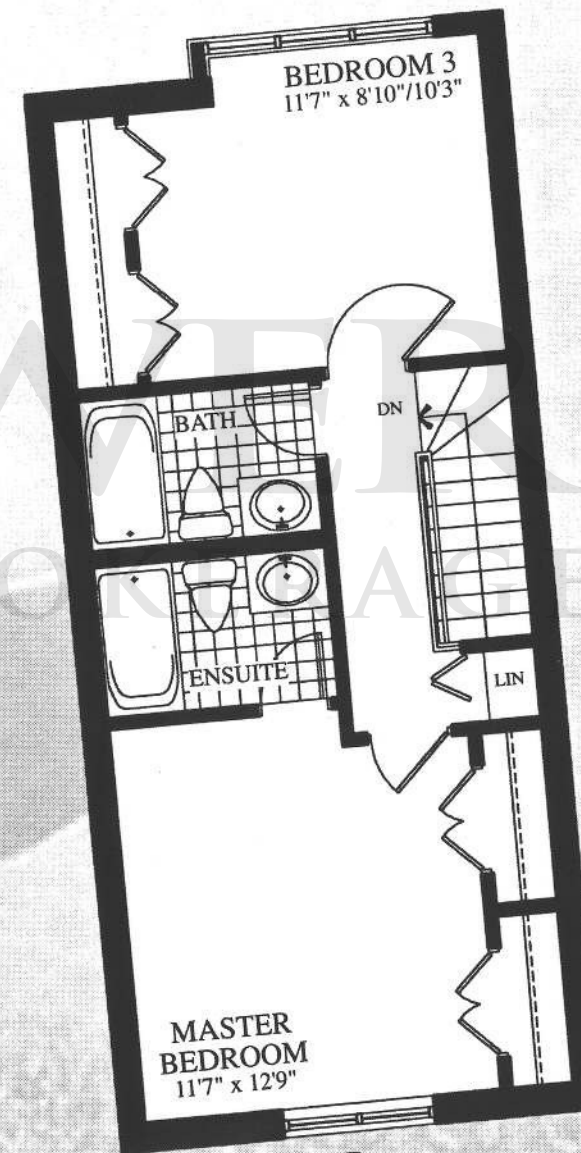
1416 Square Feet



GROUND FLOOR



SECOND FLOOR



THIRD FLOOR

SADDLECREEK
at the Galleria

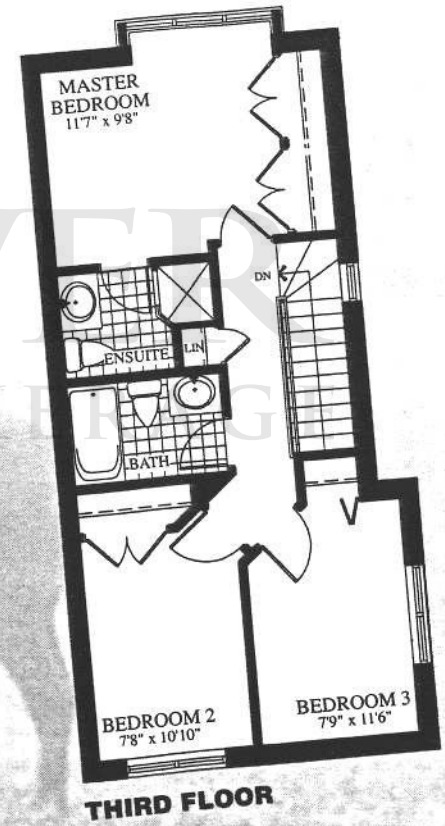
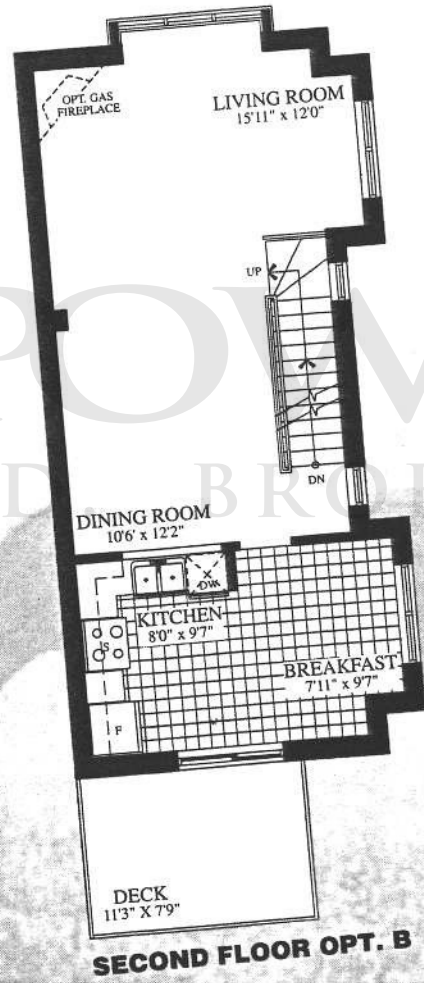
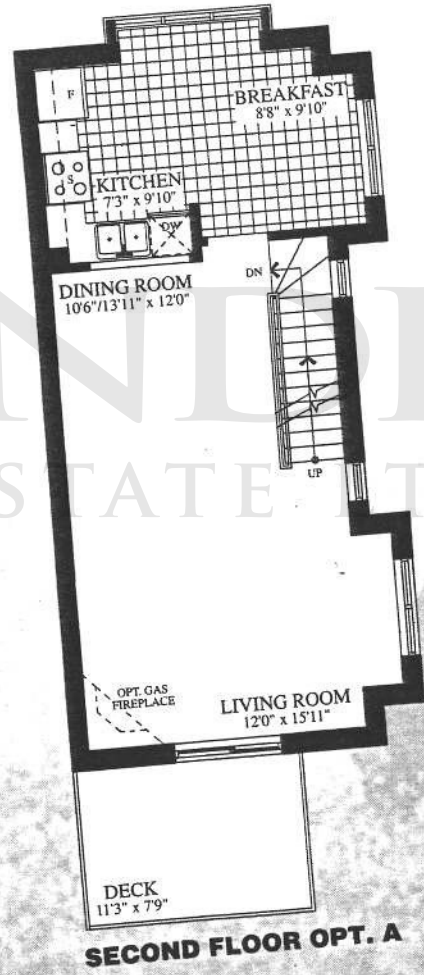
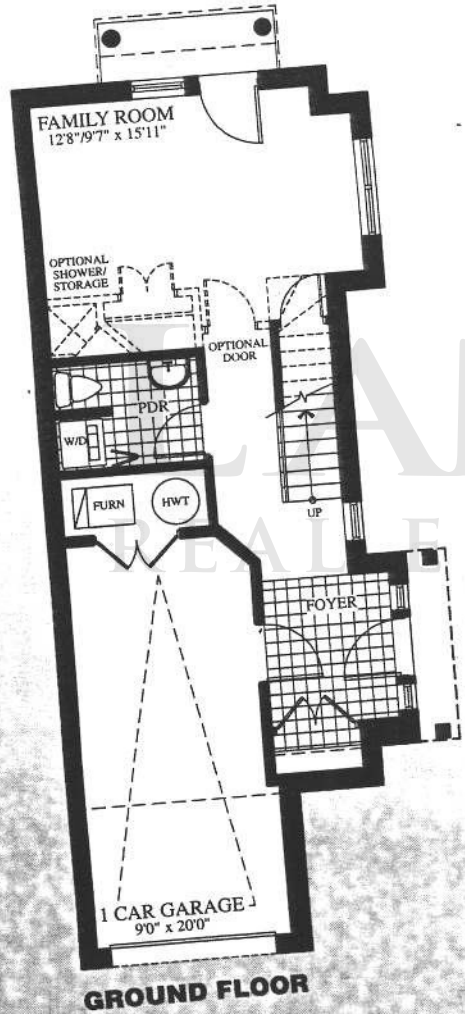


All plans and dimensions are approximate and subject to change at the discretion of the vendor. Actual usable floor space may vary from the stated floor area. E. & O. E. All renderings are artist's concept.

The **CHLOE** (DD)



1619 Square Feet



SADDLECREEK
at the Galleria

All plans and dimensions are approximate and subject to change at the discretion of the vendor. Actual usable floor space may vary from the stated floor area. E. & O. E. All renderings are artist's concept.

The LUXURY FEATURES



Condominium Townhomes

SUPERIOR INTERIOR FEATURES

- Casement or single hung windows on front elevation (with screens on all operating windows) and thermopane sliders on other elevations
- Staircase, as per plans
- Spacious walk-in closets, as per plan

EXTERIOR FEATURES

- Quality brick, manufactured stone or prefinished siding accents or acrylic stucco construction, as per applicable plans and elevation
- Prefinished maintenance-free aluminium soffit, fascia, eavestrough and downspouts, as per elevations
- Soldier coursing, brick arches, keystones and other detailing as per elevation
- Metal insulated flush entry doors with weatherstripping
- Paneled sectional roll-up garage doors
- Driveway with asphalt paving (base course)
- Precast concrete slab to front entry and at rear as per plan
- Antique brass or chrome grip set, house numbers and front coach lamp
- All exterior colour schemes are architecturally controlled by the Vendor
- 2 x 6 exterior walls and 3/8" roof sheathing (2 x 4 in garage)
- Roofing material asphalt shingles with 20 year factory guarantee

ELEGANT INTERIOR

Kitchen

- Choice of custom quality kitchen cabinets and counter tops (up to 20' in length) from Builder's samples
- Heavy-duty wiring and receptacle for stove
- Open space for future built-in dishwasher with electrical and plumbing roughed-in
- Exhaust fan over stove area, vented to exterior, as per building code
- Quality ceramic tile floors (12" x 12") as per plan

Luxurious baths

- Spacious ensuites as per plans
- Choice of vanity cabinet and cultured marble counter top, from Builder's samples
- Choice of quality ceramic tile for bath tub, shower and floors, from Builder's samples
- Pressure balance single lever faucets in showers

Laundry

- Rough-in plumbing for washer
- Dryer vent and heavy-duty wiring outlet

Interior Trim

- Quality railing and pickets for main stairway as per plan
- Painted colonial or classic style interior passage doors
- 4 1/4" colonial baseboard

- 2 5/8" colonial casing on all windows and on doors
- Antique or polished brass or chrome finish hardware

Electrical

- Circuit breaker type panel with 100 amp service
- All wiring in accordance with Ontario Hydro standards
- Light fixtures in bedroom ceilings other than master bedroom
- White toggle switches throughout
- Smoke detectors on all floors as per building code
- Rough-in central vacuum outlets
- Electric door chime for entrance door
- Ground fault circuit breaker for baths and 1 exterior

Energy Saving Features

- High efficiency forced air gas furnace
- Hot water tank - gas (rental) unit
- Thermostat located on main floor
- Insulation R20 in walls, R32 in attic ceiling
- Duct sized for future air conditioning
- Water saving shower heads
- Water efficient toilets
- Caulking and weatherstripping on all windows and doors
- Individual metering for gas, hydro, and water

Painting

- Interior walls and trim to be painted in premium quality latex paint
- All ceilings stippled in white, except kitchen, laundry room and washrooms

Quality Floor Coverings

- Choice of quality 35 oz. broadloom in family room, living room, dining room, hallways, bedrooms and stairway plus 7/16" foam underpad
- Choice of imported ceramic flooring from standard samples for foyer, kitchen and all bathrooms

Note:

- Purchaser shall select the colour and material from Builder's samples
- Purchaser may be required to reselect colours and/or materials from Builder's samples
- Vendor reserves the right to substitute any material used in the construction of the unit provided that such substituted materials and colours are of equal or comparable quality to those represented to the Purchaser
- Variations from Vendor's samples may occur in finishing materials, kitchens and vanity cabinets, floor and wall finishes due to normal production process
- All plans, elevations, and specifications are subject to modification from time to time by the Vendor according to the Ontario Building Code and the National Building Code
- House types and streetscapes subject to final approval of the Municipal or Developer's Architectural Control Committee and final siting and approval of the Vendor's architect
- The Purchaser shall indemnify and save the Vendor its servants and its agents harmless from all action, causes of action, claims and demands for, upon or by reason of any damage, loss or injury to the purchaser, or any of his friends, relatives, workmen or agents who have entered on the real property or in any part of the subdivision of which the real property forms apart whether with or without the authorization, express or implied by the Vendor.

SADDLECREEK

at the Galleria

The

LOBELIA

(3C)



1364 Square Feet



LANDPOWER REAL ESTATE LTD. BROKERAGE



PENTHOUSE

SADDLECREEK TOWERS

at the Galleria

All plans and dimensions are approximate and subject to change at the discretion of the vendor. Actual usable floor space may vary from the stated floor area. E. & O. E. All renderings are artist's concept.