

SCENIC

TOWER TWO

SCENIC



ON EGLINTON

A day in the life.

Scenic by nature.
Scenic by design.

Naturally Scenic
architecture.



scenicliving.ca | Inspired by nature


ASPEN RIDGE
HOMES

WEST BUILDING



Designed by Mike Niven, your Scenic amenities...

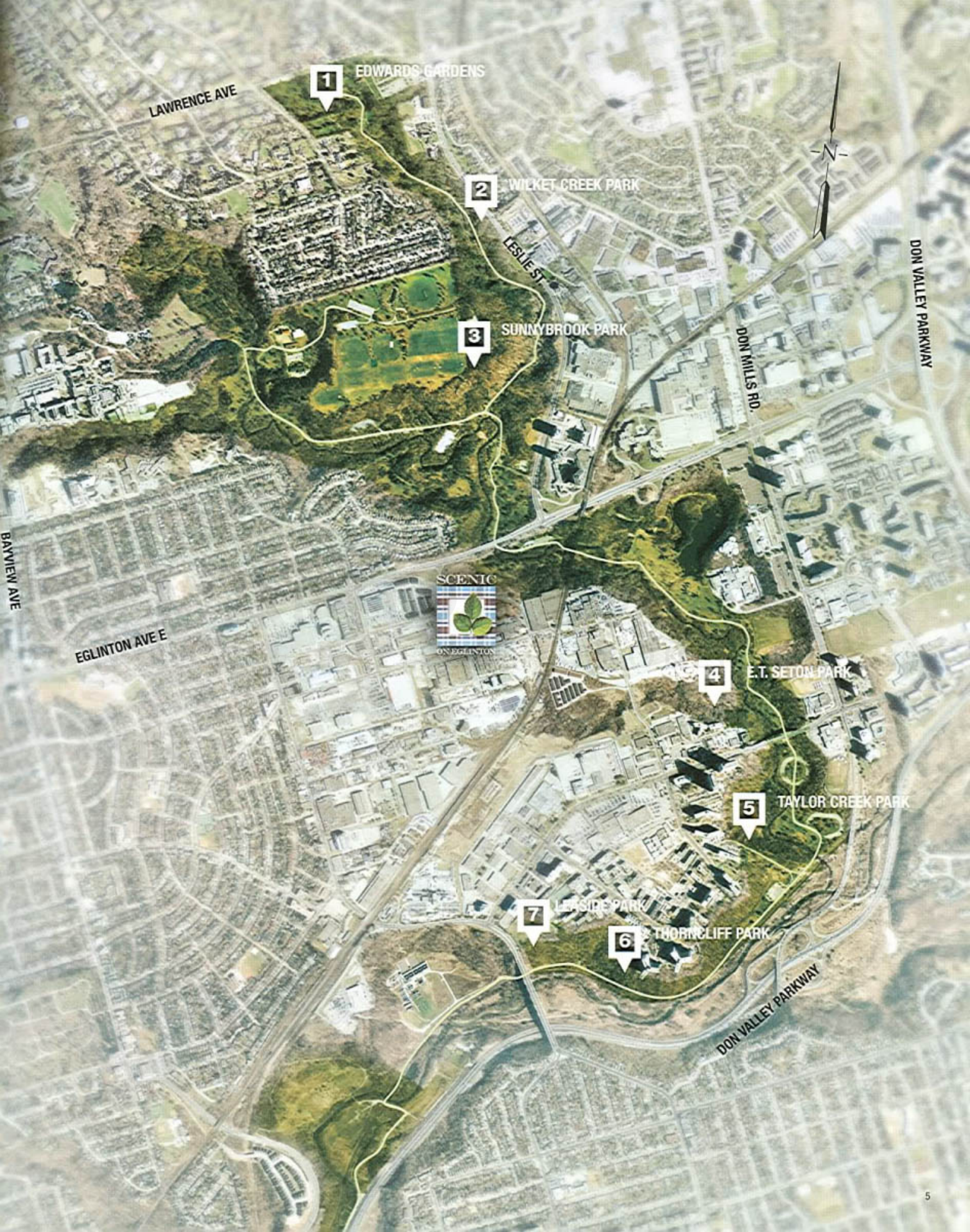
THE SCENIC CLUB GROUND LEVEL



THE SCENIC CLUB

LOWER LEVEL





1

EDWARDS GARDENS

LAWRENCE AVE

2

WILKET CREEK PARK

LESLIE ST

3

SUNNYBROOK PARK

DON MILLS RD.

DON VALLEY PARKWAY



4

E.T. SETON PARK

EGLINTON AVE E

5

TAYLOR CREEK PARK

7

LESLIE PARK

6

THORNLIFF PARK

DON VALLEY PARKWAY

Features & Finishes

Scenic condo designs

Suite Features

- Suites with 9' ceilings (except where bulkheads are required)
- White stippled ceiling finish to all areas except the kitchen, laundry, and bathrooms which feature a smooth white paint finish
- Balconies and terraces as per plan
- Energy efficient thermal glazed aluminum windows
- White plastic coated wire shelving in all closets
- Suite entry door with solid core with quality finished hardware
- Interior sliding doors as per plan
- Interior walls are primed and then painted with two coats of off-white quality latex paint
- Laminate flooring in all living areas and bedrooms as per builder's selection
- Heavy-duty wiring and receptacle for dryer
- Washer and electric dryer
- All suites pre-wired for high speed internet access
- All suites pre-wired for cable TV and telephone
- In suite programmable heating controls
- Individual control heating and air conditioning
- Security system
- 100 amp service per suite

Kitchen Features

- Kitchen island as per plan
- Granite countertop as per builder's selection
- Single basin stainless steel sink in kitchen
- Ceramic backsplash as per builder's selection
- Contemporary chrome, single lever kitchen faucet
- Major appliances, white or black: 18 cu foot fridge, self cleaning range, dishwasher. All appliances connected and ready to use

Bath Features

- Chrome single lever faucet
- Glass shower doors (where applicable)
- Pressure balance valve for tub and shower
- High performance toilets
- Exhaust fan vented to exterior of building
- White tub as per plan
- Tiled shower as per plan
- Ceiling light in shower
- Accessory package including towel bar and toilet paper holder (where applicable)
- Shower head
- Porcelain or ceramic floor tiles as per builder's selection

Please note:

The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality than that provided for herein. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. The Purchaser acknowledges that colour, texture, appearance, grains, veining, natural variations in appearance etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes and as a result of any such finishes being of natural products and the Purchaser agrees that the Vendor is not responsible for same. The Vendor is not responsible for shade difference occurring in the manufacture of items such as, but not limited to, finishing materials or products such as carpet, tiles, bath tubs, sinks and other such products where the product manufacturer establishes the standard for such finishes. Nor shall the Vendor be responsible for the shade difference in colour of components manufactured from different materials but which components are designed to be assembled into either one product or installed in conjunction with another product and in these circumstances the product as manufactured shall be accepted by the Purchaser. Purchaser acknowledges and agrees that carpeting may be seamed in certain circumstances and said seams may be visible. Purchaser acknowledges and agrees that pre-finished wood flooring (if any) may react to normal fluctuating humidity levels including gapping or cupping. Plan and specifications are subject to change without notice. E.&O.E.



WORK SHEET

SUITE PREFERENCE #1: _____ **FLOOR(S):** _____

BASE PURCHASE PRICE	\$ _____
PARKING COST	\$ _____
LOCKER COST	\$ _____
TOTAL PURCHASE PRICE	\$ _____

SUITE PREFERENCE #2: _____ **FLOOR(S):** _____

BASE PURCHASE PRICE	\$ _____
PARKING COST	\$ _____
LOCKER COST	\$ _____
TOTAL PURCHASE PRICE	\$ _____

SUITE PREFERENCE #3: _____ **FLOOR(S):** _____

BASE PURCHASE PRICE	\$ _____
PARKING COST	\$ _____
LOCKER COST	\$ _____
TOTAL PURCHASE PRICE	\$ _____

LANDPOWER REAL ESTATE BROKERAGE

PURCHASER INFORMATION

Purchaser Name:	Purchaser Name:
Address:	Address:
Suite #:	Suite #:
City: Province:	City: Province:
Postal Code:	Postal Code:
Residence Phone:	Residence Phone:
Business Phone:	Business Phone:
Email Address:	Email Address:
Date of Birth:	Date of Birth:
S.I.N. #:	S.I.N. #:
Occupation:	Occupation:



Limited Power Of Attorney For Property

RE: SUITE _____

THIS LIMITED POWER OF ATTORNEY FOR PROPERTY is given on the ____ day of _____, 200__ by _____ of the City/Town of _____ in the Province/State of _____.

APPOINTMENT:

1) I APPOINT _____ of the City/Town of _____ in the Province/State of _____ and _____ of the City/Town of _____ in the Province/State of _____ [jointly or jointly and severally] to be my attorney(s) for property, and to do on my behalf, any and all acts, which I could do if capable, except make a will, subject to the conditions and restrictions contained herein.

CONDITIONS AND RESTRICTIONS:

2) The power of attorney shall be exclusively in connection with my purchase of residential condominium unit(s) from Scenic (ARH) Developments Ltd. at their Scenic on Eglinton project located on Eglinton Avenue East and west of Leslie Street, Toronto, Ontario together with any parking and locker unit(s) appurtenant thereto (the "Property").

3) Without limiting the generality of the foregoing, the power of attorney shall extend to the entering into of agreement(s) of purchase and sale and the execution of all documentation, including, but not limited to, any amendments, assignments to third parties and releases necessary and in relation to the Property.

EFFECTIVE DATE:

4) The power of attorney shall be effective from and after the date on which this power of attorney is given.

REVOCAION:

5) Any prior power of attorney for property or any power of attorney which affects my property given by me, except a power of attorney given to a Bank or financial institution for the purpose of transacting my business with that Bank or financial institution, is hereby revoked.

CONTINUING POWER:

6) It is my intention and I so authorize by attorney(s) that the authority given by this power of attorney may be exercised during any incapacity on my part to manage my property, pursuant to section 7 of the Substitute Decisions Act.

FAMILY LAW ACT CONSENT:

7) If my spouse shall dispose of or encumber any interest in a matrimonial home in which I have a right to possession under Part II of the Family Law Act, I authorize the attorney(s) named in this limited power of attorney for me and in my name to consent to the transaction as provided for in clause 21(1)(a) of the said Act.

COMPENSATION:

8) I authorized my attorney(s) and my attorney(s) has or have agreed to accept no compensation for any work done by him, her, or them pursuant to this limited power of attorney for property.

Executed at _____ this ____ day of _____, 20__ in the presence of both witnesses, each present at the same time.

Witness
Print Name and Address

Witness
Print Name and Address

Name (Please Print): _____



BROKER COPY - LANDPOWER REAL ESTATE LTD.

PREVIEW PRICING - WEST BUILDING - ONE DAY ONLY

WEDNESDAY, FEBRUARY 3, 2010 - 4:00PM TO 7:00PM

FLOOR	SUITE TYPE	APPROX. SF*	UNIT TYPE	PRICED AT	MAINTENANCE MTHLY EST.*	EXPOSURE
3	N	662	1B+D	\$247,990	\$324.37	SOUTH
3	O	804	2B	\$300,990	\$393.94	SOUTH
3	P	550	1B	\$208,990	\$269.98	SOUTH
3	Q	942	2B+D	\$382,990	\$462.05	SOUTH, WEST
3	R	869	2B	\$336,990	\$425.79	NORTH, WEST
3	S	626	1B+D	\$263,990	\$307.22	NORTH, WEST
3	T	875	2B+D	\$364,990	\$429.22	NORTH, WEST
3	U	832	2B+D	\$337,990	\$409.13	NORTH
3	V	806	2B	\$328,990	\$396.88	NORTH
3	W	988	2B+D	\$416,990	\$484.59	NORTH, EAST
3	X	915	2B+D	\$354,990	\$448.33	SOUTH, EAST
3	Y	584	1B+D	\$222,990	\$286.15	SOUTH
3	Z	524	1B	\$200,990	\$256.75	SOUTH
9	N	662	1B+D	\$259,990	\$324.37	SOUTH
9	O	804	2B	\$312,990	\$393.94	SOUTH
9	P	550	1B	\$220,990	\$269.98	SOUTH
9	Q	942	2B+D	\$394,990	\$462.05	SOUTH, WEST
9	R	869	2B	\$348,990	\$425.79	NORTH, WEST
9	S	626	1B+D	\$275,990	\$307.22	NORTH, WEST
9	T	875	2B+D	\$376,990	\$429.22	NORTH, WEST
9	U	832	2B+D	\$349,990	\$409.13	NORTH
9	V	806	2B	\$340,990	\$396.88	NORTH
9	W	988	2B+D	\$428,990	\$484.59	NORTH, EAST
9	X	915	2B+D	\$366,990	\$448.33	SOUTH, EAST
9	Y	584	1B+D	\$234,990	\$286.15	SOUTH
9	Z	524	1B	\$212,990	\$256.75	SOUTH

ALL SUITES HAVE 9' CEILINGS

BUILDING FEATURES

The Scenic lobby redefines the concept of luxury, with floor-to-ceiling glass, 24-hour concierge and stunning interiors. As you enter, the Scenic lobby leads you to all the amenities; the Scenic Party Room that spills out onto a terrace; the Family Zone for you and your kids to enjoy; Scenic Sanctuary which includes a pool, dry sauna and a lounge; Scenic Gym that also has yoga/personal training rooms that overlook Sunnybrook Park.

SPECTACULAR AREA AMENITIES

Overlooking Sunnybrook Park, you are connected to walking trails throughout Toronto. Shopping, theatres, restaurants, subway are all minutes away at Yonge and Eglinton.

PROJECTED OCCUPANCY AUGUST 2012; ESTIMATED TAXES JUST LESS THAN 1% OF THE PURCHASE PRICE
 PRICES INCLUDE FEDERAL GOODS AND SERVICES TAX AND PROVINCIAL SALES TAX

DEPOSIT STRUCTURE
 5% WITH OFFER
 5% IN 90 DAYS
 5% IN 13 MONTHS
 10% ON OCCUPANCY
 ALL CHEQUES MUST BE SUBMITTED WITH OFFER, VIA POST DATED CHEQUE

MAINTENANCE
 \$0.49/SQ.FT.
 (HYDRO METERED SEPARATELY)
 LOCKER - \$3,000
 EST. MAINTENANCE FEE: \$9.95/MONTH
 ONE PARKING INCLUDED
 EST. MAINTENANCE FEE: \$34.95/MONTH



ALL PRICES, FIGURES, AND MATERIALS ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITHOUT NOTICE E. & O.E. ALL AREAS AND STATED ROOM DIMENSIONS ARE APPROXIMATE. ACTUAL LIVING AREA WILL VARY FROM FLOOR AREA STATED.
 FEBRUARY 3, 2010

suite N

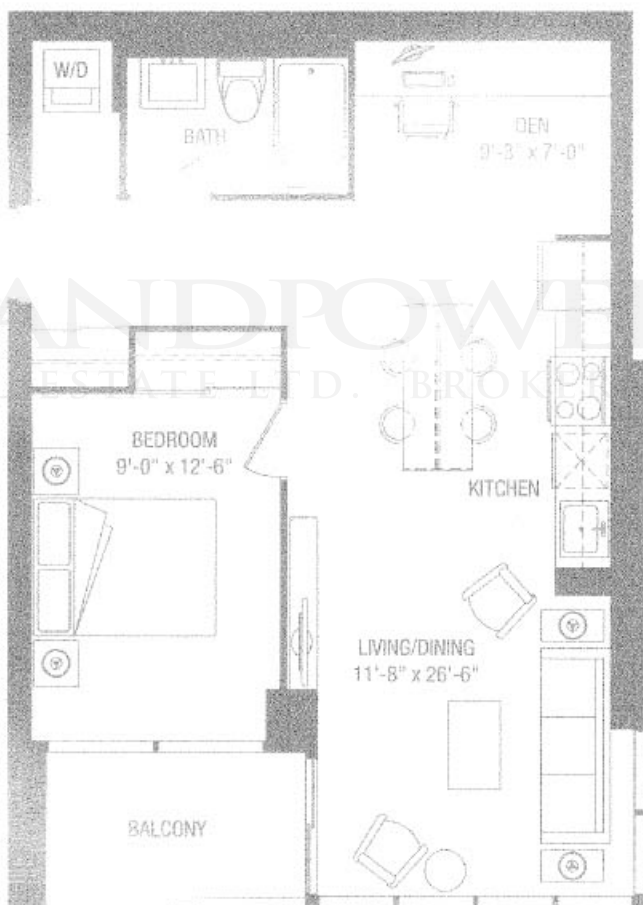
1 bedroom + den

unit 662 sq. ft.

balcony 51 sq. ft.



floor 3-10



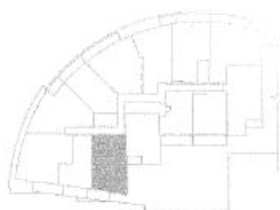
tower two - condo floorplan

suite O

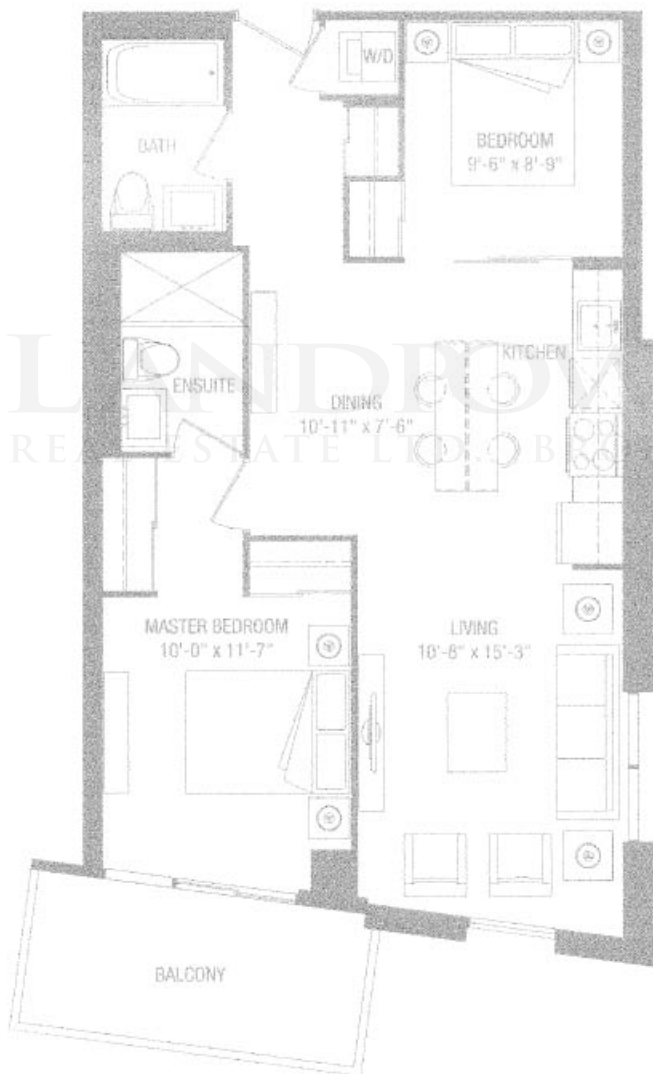
2 bedroom

unit 804 sq. ft.

balcony 90 sq. ft.



floor 3-12



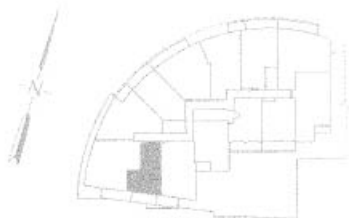
tower two - condo floorplan

suite P

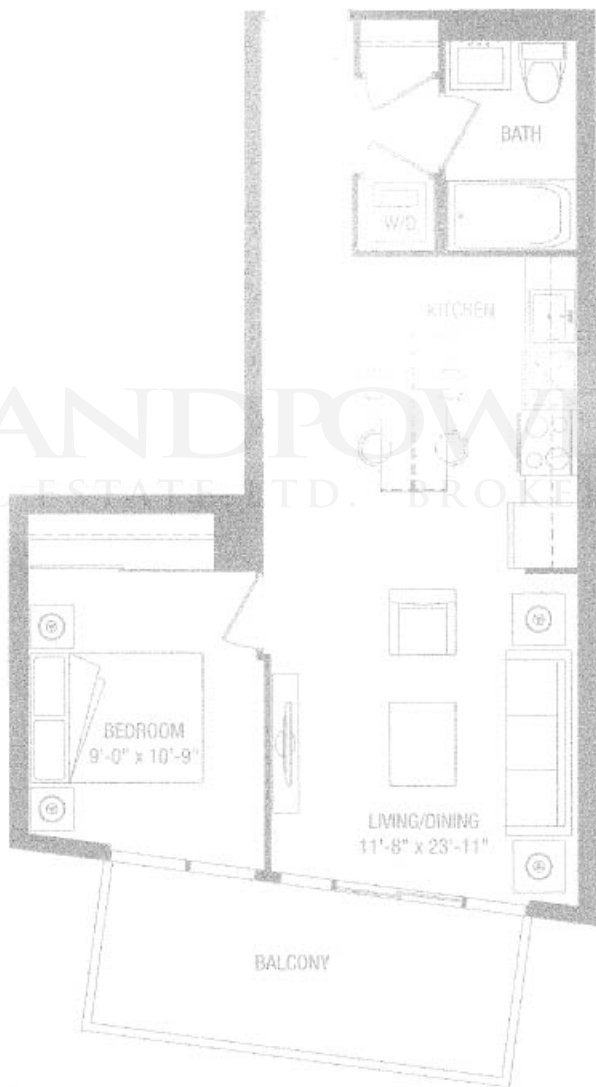
1 bedroom

unit 550 sq. ft.

balcony 104 sq. ft.



floor 3-12



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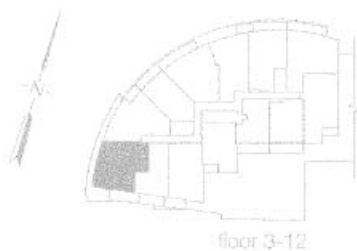
tower two - condo floorplan

suite Q

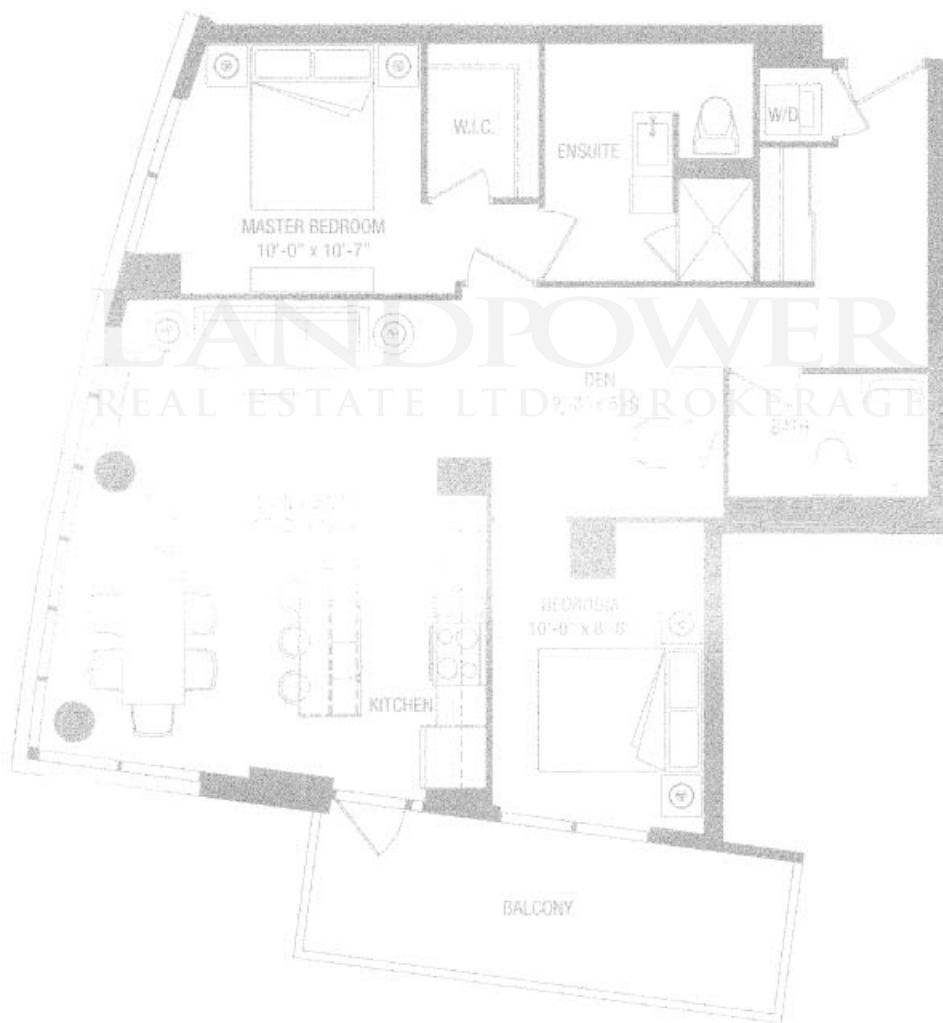
2 bedroom + den

unit 942 sq. ft.

balcony 126 sq. ft.



floor 3-12



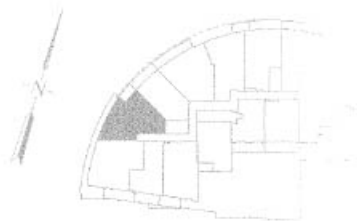
tower two - condo floorplan

suite R

2 bedroom

unit 869 sq. ft.

balcony 46 sq. ft.



floor 3-12

tower two - condo floor plan

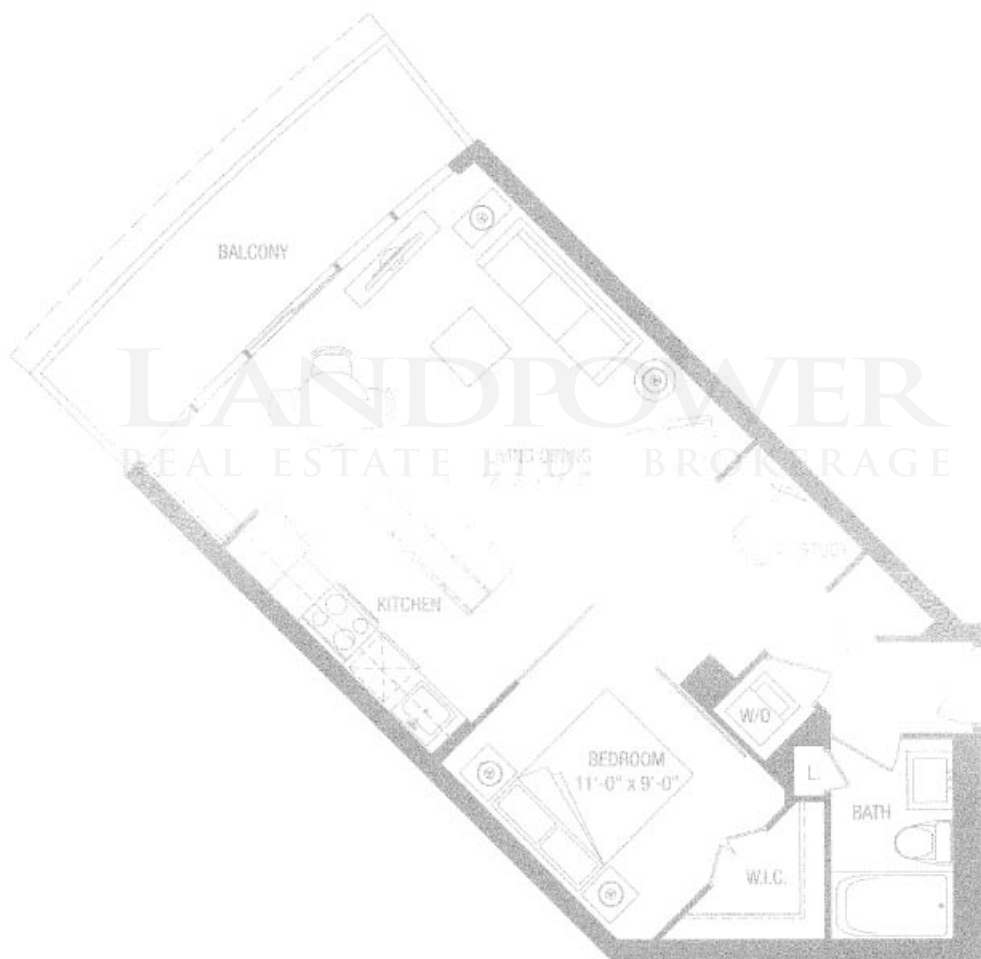


suite S

1 bedroom + den

unit 626 sq. ft.

balcony 106 sq. ft.



tower two - condo floorplan

suite T

2 bedroom + den

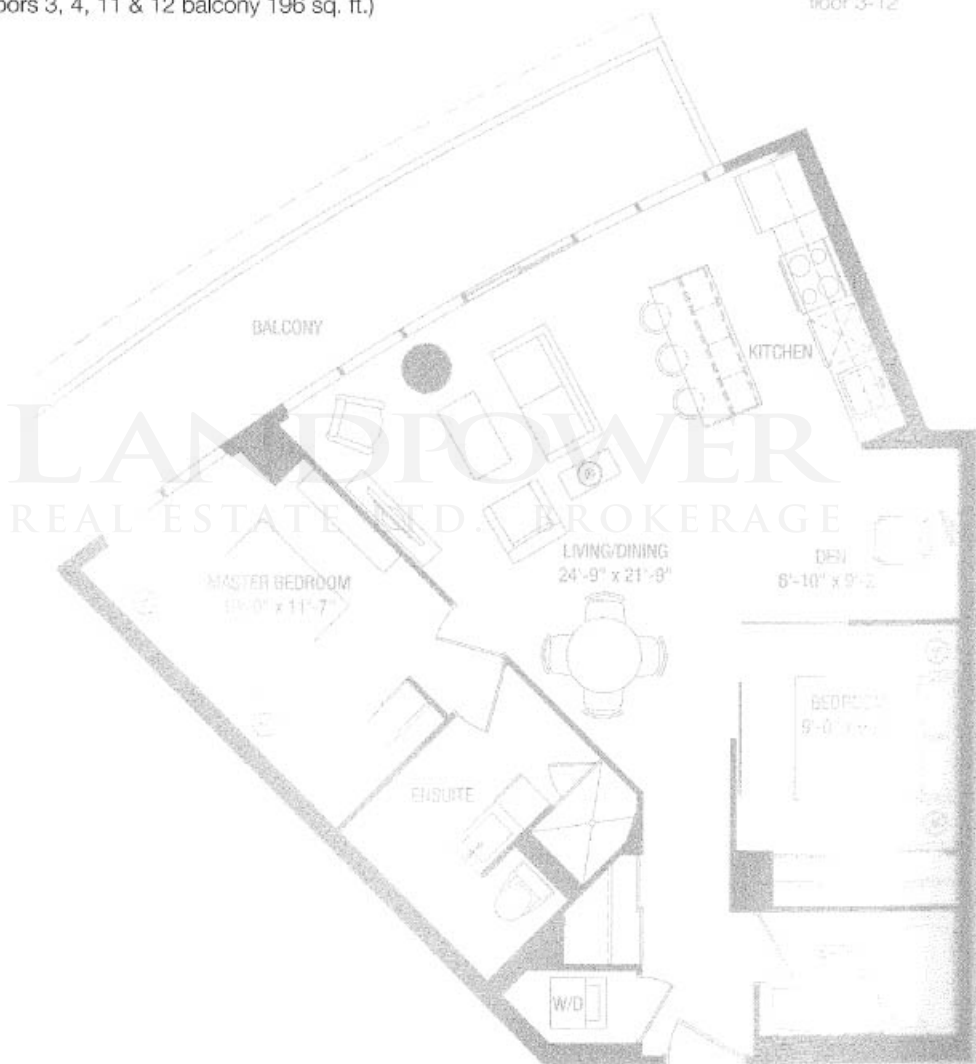
unit 875 sq. ft.

balcony 174 sq. ft.

(Floors 3, 4, 11 & 12 balcony 196 sq. ft.)



floor 3-12



tower two - condo floorplan

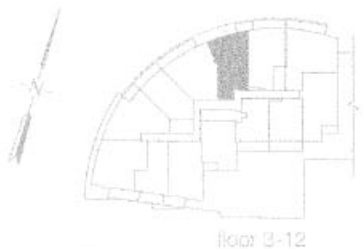
suite U

2 bedroom + den

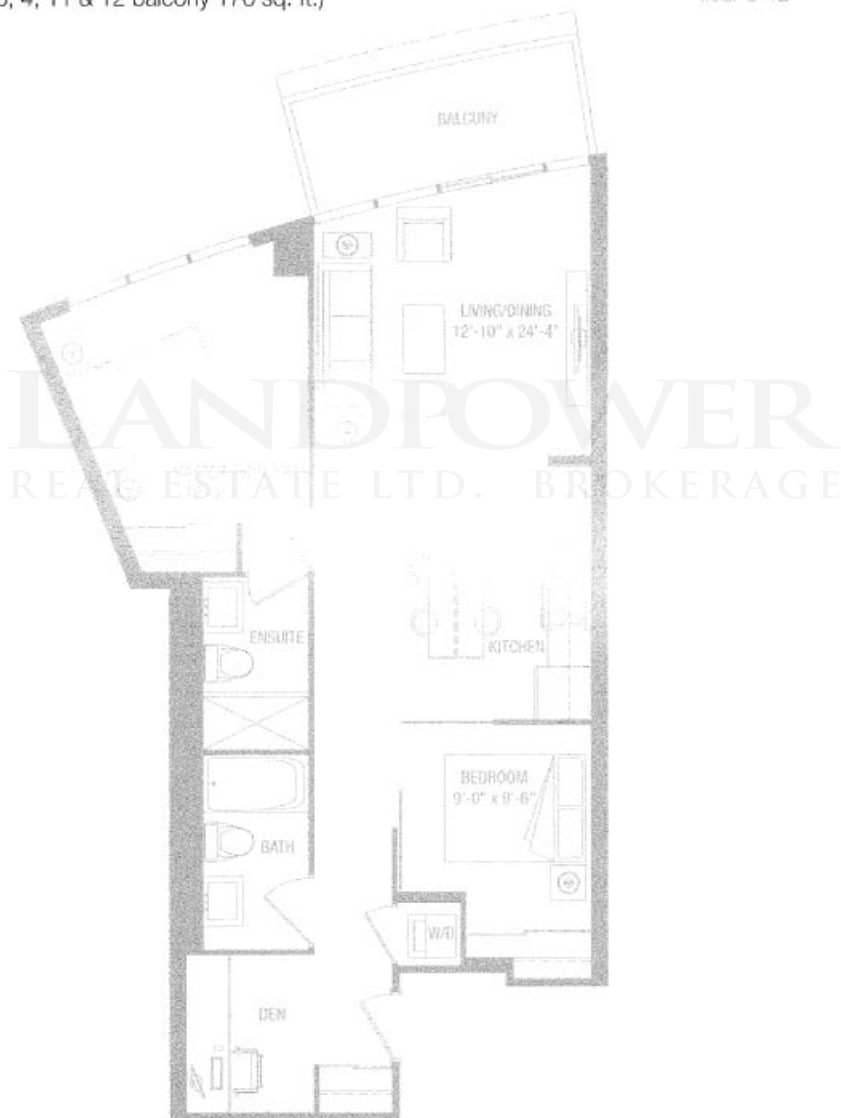
unit 832 sq. ft.

balcony 81 sq. ft.

(Floors 3, 4, 11 & 12 balcony 176 sq. ft.)



floor 3-12



tower two - condo floorplan

suite V

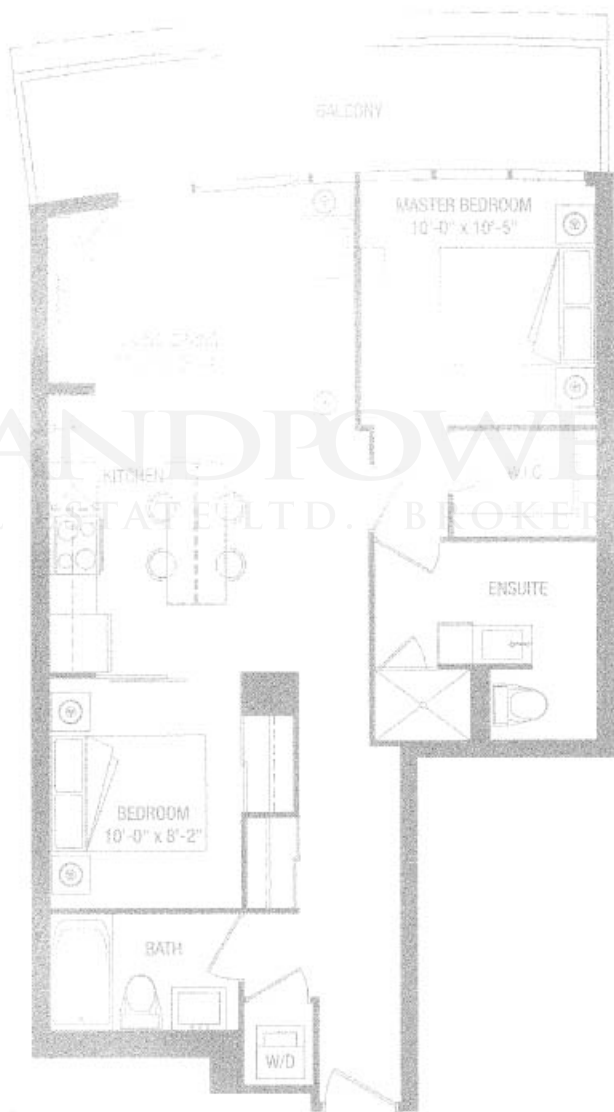
2 bedroom

unit 806 sq. ft.

balcony 134 sq. ft.



floor 3-12



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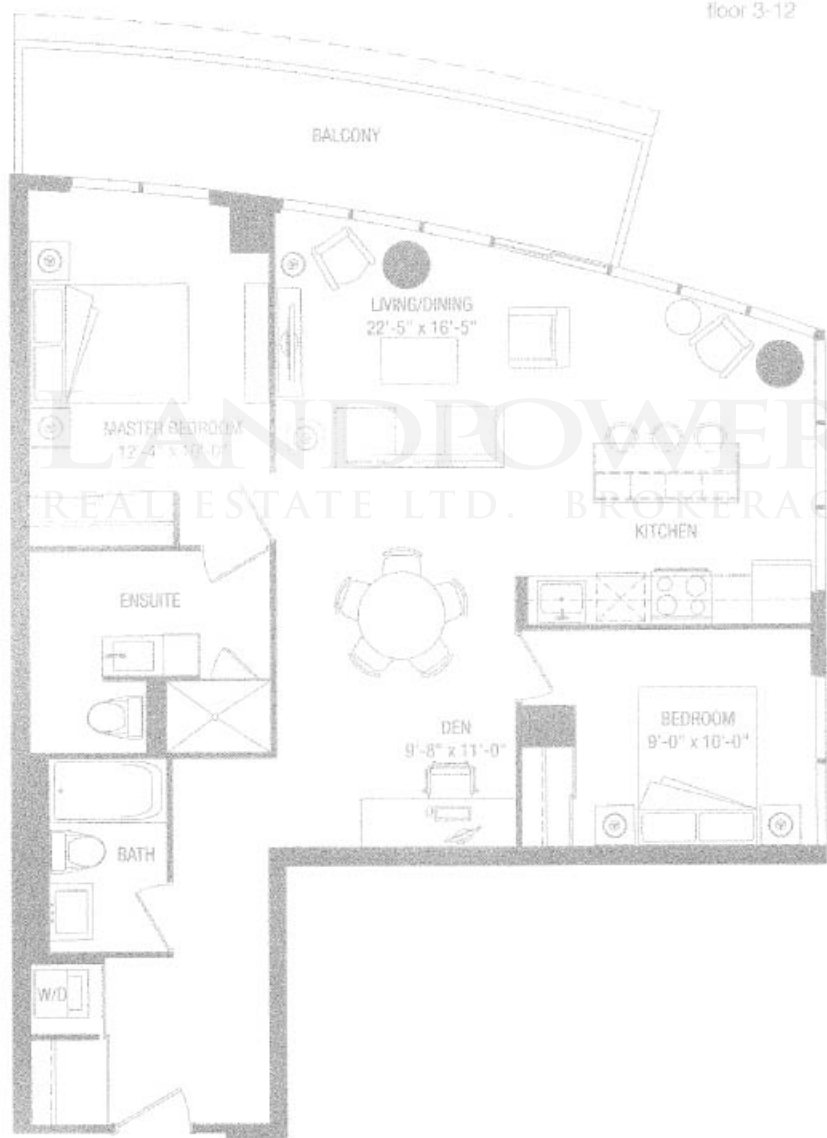
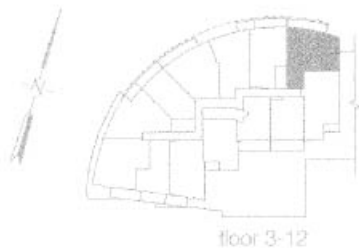
tower two - condo floorplan

suite W

2 bedroom + den

unit 988 sq. ft.

balcony 145 sq. ft.



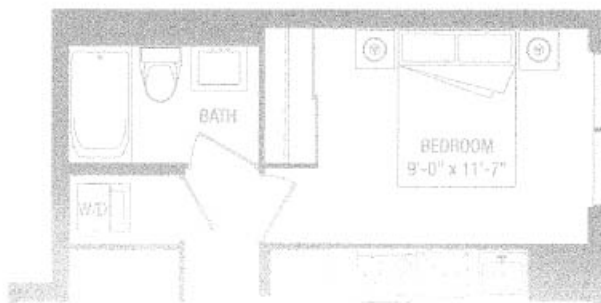
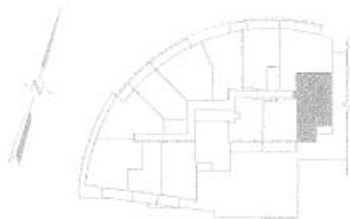
tower two - condo floorplan

suite X

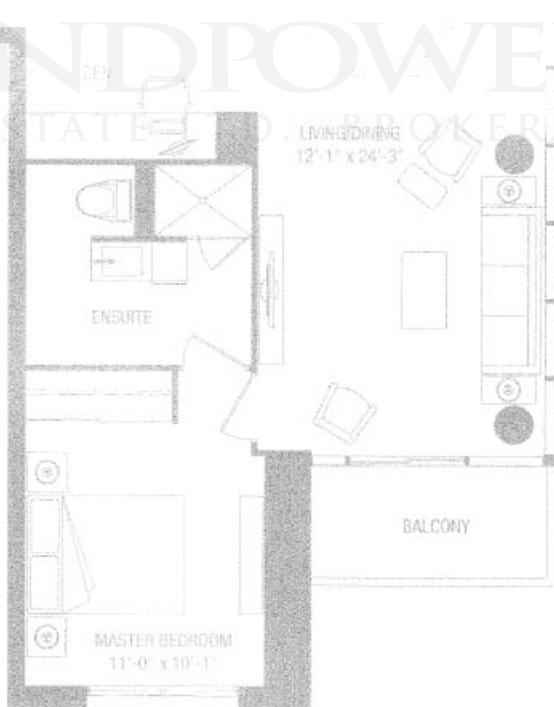
2 bedroom + den

unit 915 sq. ft.

balcony 51 sq. ft.



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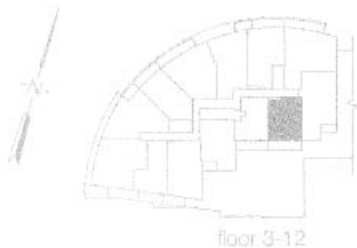


suite Y

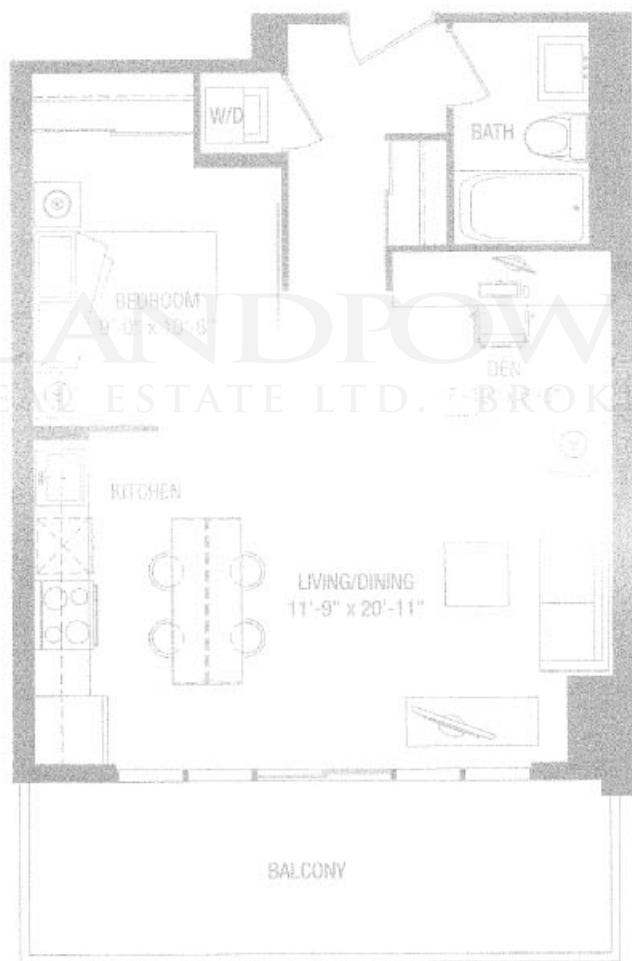
1 bedroom + den

unit 584 sq. ft.

balcony 141 sq. ft.



floor 3-12



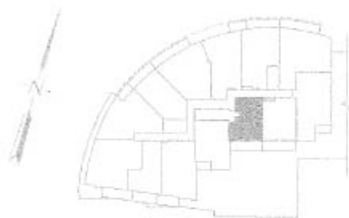
tower two - condo floorplan

suite Z

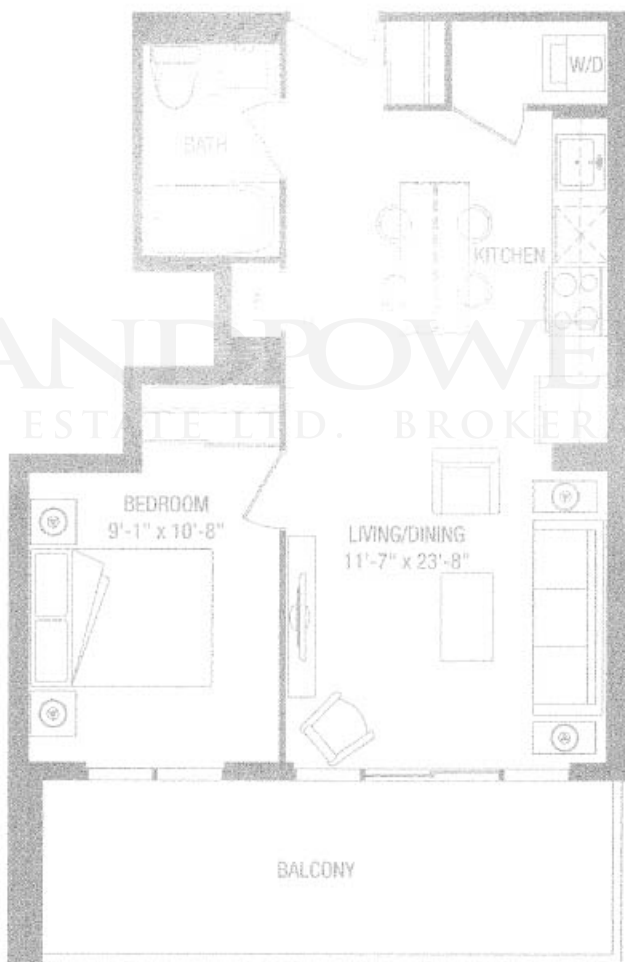
1 bedroom

unit 524 sq. ft.

balcony 136 sq. ft.



floor 3-12



tower two - condo floorplan



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