



2005

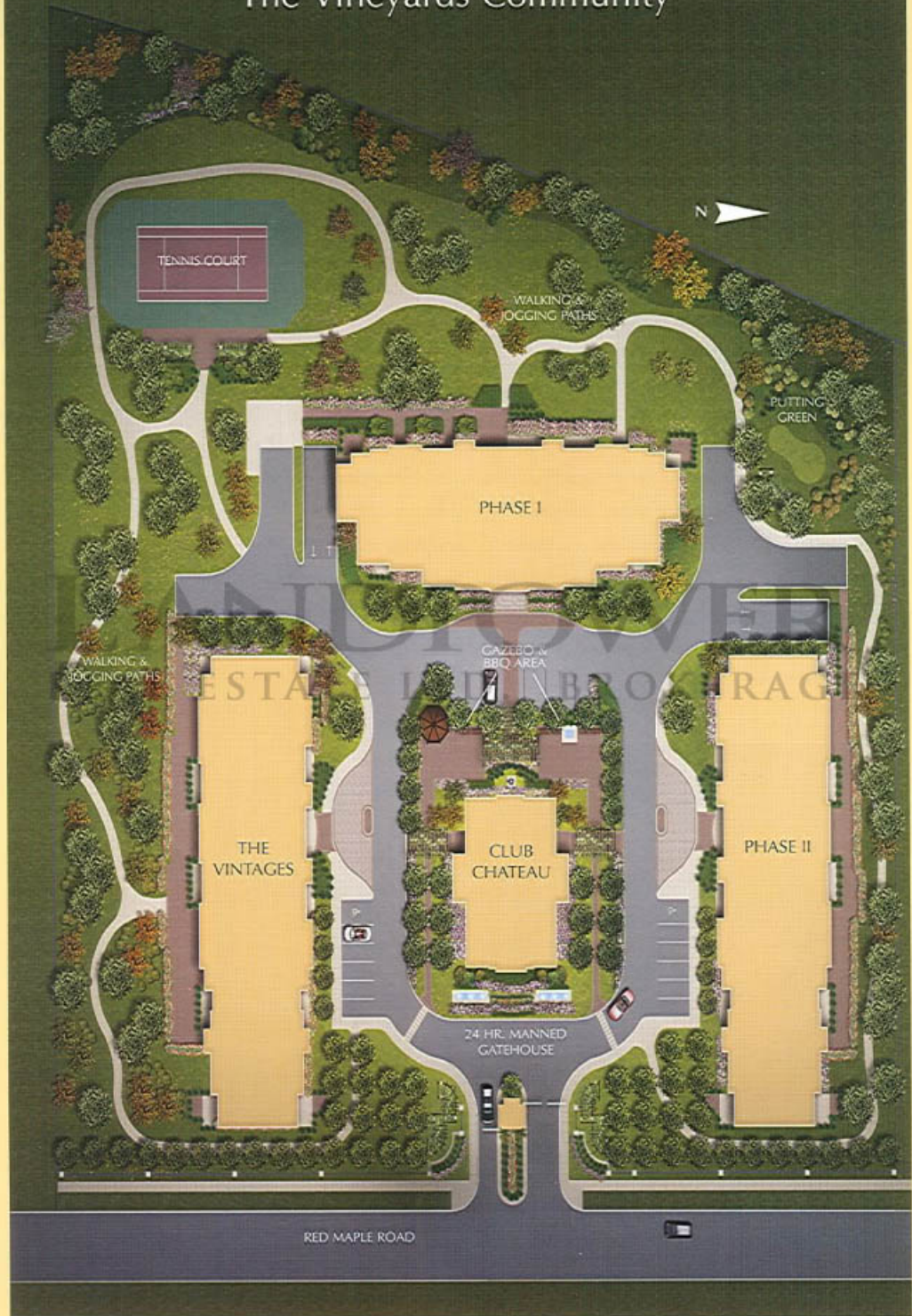
THE VINTAGES

at the vineyards

CONDOMINIUMS
PRODUCT OF RICHMOND HILL



The Vineyards Community



The Chateau Club



THE SPARKLING INDOOR SWIMMING POOL IS AN OASIS OF LUXURIOUS RECREATION SPACE WITHIN A TRULY OPULENT SETTING.

LANDPOWER
REAL ESTATE LTD. BROKERAGE



MAIN FLOOR



UPPER FLOOR

YORK CENTRAL HOSPITAL
H

POST OFFICE
ML McCONAGHY COMMUNITY CENTRE
ALEXANDER MACKENZIE S.S.

ELGIN BARROW ARENA



WALTER SCOTT PS

BAYVIEW S.S.
SHOPPING PLAZA

LEGEND

- Schools
- Local Amenities
- Library
- Place of Worship
- Parks
- Golf Course
- Go Transit

RICHMOND HILL COMMUNITY WAVE POOL, SWIMMING POOL & TENNIS COURT
POLICE STATION
RICHMOND HILL CENTRAL LIBRARY

MT PLEASANT PARK
LOIS HANCEY AQUATIC CENTRE
RICHVALE ATHLETIC PARK
RICHVALE COMMUNITY CENTRE
BATHURST GLEN FLAZA
ST. CHARLES GARNIER C.S.
HILLCREST MALL

RICHMOND HILL SHOPPING CENTRE

HARDING PARK
ST. JOSEPH C.S.
GERMAN MILLS TRAIL
RICHMOND HILL MONTESSORI SCHOOL
DOVESTONE PARK
U OF T DAVID DUNLOP OBSERVATORY
SOUTH HILL SHOPPING CENTRE
ELVIS STOJKO ARENA
SIXTEENTH AVE. PS.

SHOPPING PLAZA

CARVILLE RD.

16TH AVE.

NORTH TO COTTAGE COUNTRY
HWY 400

RUTHERFORD VILLAGE SHOPPING CENTRE
SOBEYS (24HR.)

BATHURST ST.

WEBSTER PARK
NORTH HILL PRESCHOOL
CHARLES HOWITT PS.
LANGSTAFF PS.
MORGAN BOYLE PARK
RICHMOND HILL GOLF & COUNTRY CLUB
HUNTERS POINT VILLAGE SHOPS

HWY 7

YONGE ST.

TD BANK
IL FORNELLO
LCBO
HARLEY DAVIDSON

HIGH TECH RD.

HOME DEPOT
FAMOUS PLAYERS
INDIGO
SILVER CITY

MONTESSORI SCHOOL
GERMAN MILLS TRAIL
LANGSTAFF DISCOVERY CENTRE PARK, COMMUNITY CENTRE & ELEMENTARY SCHOOL

STAPLES/BUSINESS DEPOT
THE BRICK
WINNERS
SAMS CLUB

BAYVIEW AVE.

SHOPPERS DRUGMART (24HR.)

TORONTO MONTESSORI SCHOOL

SOUTH TO DOWNTOWN TORONTO
HWY 404

PROMENADE MALL

ROSEDALE HEIGHTS SCHOOL
LPLANDS GOLF COURSE
THORNHILL COMMUNITY PARK, SWIMMING POOL & TENNIS COURT
THORNHILL GOLF & COUNTRY CLUB

CENTRE ST.

SHOPPING PLAZA
HEINTZMAN HOUSE COMMUNITY CENTRE
TORONTO LADIES GOLF COURSE

THORNHILL COMM. CTR. & ARENA

SHOPPING PLAZA

SHOPPING PLAZA
TORONTO AUTOMOBILE CENTRE

JOHN ST.

SHOPPING PLAZA

THORNHILL SQUARE

STEELES AVE.

CENTREPOINT MALL



THE COLOUR

Exquisite Quality Features

BRILLIANT BUILDING FEATURES

- European inspired architecturally designed exterior with a combination of pre-cast concrete, brick and/or stucco finish
- Quality pre-finished aluminum double-glazed windows
- Elegantly designed, professionally decorated lobby with grand fireplace and furnished seating area
- Luxuriously designed finishing details in corridors and suite entrance doorways
- Above & below ground visitor parking
- 1 assigned underground parking space, per suite
- 1 assigned locker, per suite

CLUB CHATEAU, FITNESS AND RECREATION CENTRE

- Main floor amenities include a lavish indoor swimming pool, whirlpool, well equipped exercise room, separate men's and women's saunas, change rooms, and bathrooms. Plus billiards/cards room, home theatre room and library/lounge
- Second floor amenities include a spacious reception hall with panoramic windows and rooftop terrace.

THE VINTAGES INDOOR ENTERTAINMENT FACILITY

- Multi-purpose party room equipped with servery kitchen

Stylish Suite Appointments

GOURMET KITCHEN FEATURES

- European style cabinets and countertops, as per plan from Vendor's standard samples
- Gorgeous ceramic floor tiles, as selected from Vendor's standard samples
- Contemporary layouts with multi-functional flush breakfast bar, as per plan
- Stainless steel double compartment sink with single lever faucet
- Built-in range hood with light and 2-speed fan, vented to exterior
- Contemporary overhead lighting in kitchen and breakfast area, as per plan

BEAUTIFUL BATHROOM FEATURES

- European style cabinetry from Vendor's standard samples
- Luxurious ceramic tiles for floors, bathtub and shower enclosure, as selected from Vendor's standard samples
- Attractive white bathroom fixtures throughout
- Single lever chrome faucets in all vanity sinks
- Exclusive cultured vanity tops and basins, as selected from Vendor's standard samples
- Modern chrome strip lighting in all bathrooms
- Contemporary full-width vanity mirror
- Exhaust fans in all bathrooms, vented to outside

- Secure privacy locks on all bathroom doors
- Safety pressure balance valves for tub and shower
- Medicine cabinets in ensuite bathrooms

CONTEMPORARY INTERIOR FEATURES

- Individual climate controls for centralized heating and air conditioning
- Spacious outdoor balcony or terrace, as per plan
- Large sliding glass doors or swing glass door to balcony or terrace, as per plan
- White "Decora-style" light switches and receptacles throughout
- Linen closet provided as per plan
- Capped ceiling light outlet in dining room, bedrooms and den, as per plan
- Contemporary light fixtures in foyer and hallways
- Stunning vertical blinds for windows and balcony or terrace sliding doors
- Electrical copper wiring with individual circuit breaker panel
- Attractive 8" x 8" white ceramic laundry floor tiles

DELUXE LIVING AREA APPOINTMENTS

- Elegant solid-core entry door with guest viewer and quality dead-bolt
- Luxurious 40 oz. broadloom with foam underpad, one colour throughout as selected from Vendor's standard samples
- Impressive marble or ceramic foyer floor tiles, as selected from Vendor's standard samples
- Spectacular sliding mirrored closet door in front foyer*
- "Clermont" design interior panel doors with polished brass-finish lever hardware where applicable
- Classic colonial-style baseboards, door frames and casings trim and doors finished in white semi-gloss latex paint
- Attractive cultured marble window sills in white
- Premium white latex paint on all walls and dropped ceilings
- Contemporary white stipple ceilings in all rooms except kitchen, laundry area and bathrooms, which are smooth and finished in white semi-gloss paint
- Conveniently located pre-wired telephone outlets in living room, kitchen, bedrooms and den, as per plan* pre-wired outlets for cable TV in living room, bedrooms and den, as per plan

KITCHEN APPLIANCE PACKAGE

- 17 cu.ft. frost-free refrigerator
- Convenient self-cleaning range
- Quality built-in dishwasher
- Stacked washer/dryer (as per plan)
- All appliances to be white

STATE-OF-THE-ART SAFETY FEATURES

- Welcoming 24-hr manned gatehouse at entrance to receive residents and guests and to monitor suite intrusion alarm systems, garage and other common area access control systems
- Exclusive underground parking with security camera in the garage area along with parabolic mirrors for greater visibility of pedestrians and vehicles
- Heated parking ramp to reduce icing
- Common area surveillance cameras and computer access cards or key fobs
- Interphone system in lobby vestibule for visitor entry
- Current fire safety system in accordance with the Ontario Building Code for your peace of mind
- Underground garage walls painted white and lit by fluorescent overhead lighting
- Garage is ventilated and protected by a fire sprinkler system
- Personally encoded suite intrusion alarm system with 2-way voice communication
- Smoke detector and heat detector connected to fire annunciator panel

Variations from Vendor's samples may occur in finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production. The Vendor reserves the right to substitute materials and/or suppliers of equal or greater value at any time at their sole discretion. Hardwood flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards.

Prices, specifications and terms subject to change without notice. E.&O.E. October/05

*Availability determined by suite design.



Vintages
RESORTS

AT THE VINEYARDS

Broker Preview - PRICE LIST

(Expected Occupancy Date: August 2008)

# of Bdrm	Name	Type	Suite #	Exp.	Sq. Ft.	Preview Prices (Typical) from 5 th Floor	Grand Opening Prices	Est. Maint.
								Per month
1 Bdrm	Cabernet*	1D ✓	201	South	558	\$139,900	\$145,900	\$268
1 Bdrm	Barolo	1C ✓	18	South	566	\$168,900	\$173,900	\$272
1 Bdrm	Amarone	1G ✓	15	South	593	\$176,900	\$181,900	\$285
1 Bdrm	Chablis	1B ✓	09	North	617	\$178,400	\$183,400	\$296
1 + Den	Claret	1N+D ✓	02	South	638	\$189,900	\$194,900	\$306
1 + Den	Valpolicella	1E+D ✓	17	South	638	\$189,900	\$194,900	\$306
1 + Den	Merlot	1A+D/1A+D ✓	06/10	North	674	\$195,900	\$200,900	\$324
1 + Den	Bordeaux	1M+D ✓	07	North	677	\$195,900	\$200,900	\$325
1 + Den	Riesling	1F+D ✓	08	North	696	\$199,900	\$204,900	\$334
2 Bdrm	Chianti	2D ✓	03	South	762	\$228,900	\$233,900	\$366
2 Bdrm	Zinfandel	2G ✓	11	North	840	\$245,400	\$250,400	\$403
2 Bdrm	Champagne	2F ✓	16	South	874	\$260,900	\$265,900	\$420
2 Bdrm	Bardolino	2A/2AR ✓	04/05	SW & NW	952	\$282,900	\$287,900	\$457
2 Bdrm	Burgundy	2L/2LR ✓	13/14	NE & SE	953	\$282,900	\$287,900	\$457
2 + Den	Chardonnay	2Q+D ✓	12	North	780	\$227,400	\$232,400	\$374

* 2nd Floor Only

General Information:

TOTAL NO. OF FLOORS: 14 **NO. OF SUITES PER FLOOR:** 18 (on typical floors)

TOTAL NO. OF SUITES: 221

PREMIUM PER FLOOR: \$500 per floor (Some floors may differ. Please inquire with our sales representatives)

PRICE INCLUDES: One Parking Space, One Locker, Five Appliances (fridge, stove, dishwasher, washer and dryer), Vertical Blinds & G.S.T.

MAINTANCE/month: *INCLUDES: Hydro, Heat, Air-conditioning, Water, & Common Element Amenities (parking and locker maintenance extra)*

TAXES/per year: Market Value Assessment as per Town of Richmond Hill

BUILDING & CHATEAU CLUB FEATURES:

- Gated community with 24 hour manned Gatehouse
- Multipurpose Party Room with Kitchen & Bar
- Exercise Room, Ladies/Mens Change Rooms and Saunas, Indoor Swimming Pool & Whirlpool
- Billiard/Games Room
- Home Theatre Room
- Library/Lounge
- Rooftop Terrace & Sundeck
- Walking & Jogging Paths
- Outdoor Patio with Gazebo, Fountain and BBQ Stations
- Outdoor Putting Green
- Outdoor Tennis Court
- Guest Suite

FINANCING: 36 month Capped Rate Mortgage Program Thru Royal Bank of Canada

Deposit Structure: (Interest will be paid on ALL deposits from date of receipt)

The following is the deposit structure to be made out to: Harris, Sheaffer LLP in Trust

	1 st Deposit With Agreement	2 nd Deposit 10 days from 1 st deposit	3 rd Deposit 30 days from 1 st deposit	4 th Deposit 90 days from 1 st deposit	5 th Deposit 120 days from 1 st deposit	6 th Deposit 180 days from 1 st deposit	Total Deposits
1 Bedroom	\$2,000	\$3,000	\$5,000	\$5,000	\$5,000	\$5,000	\$25,000
1 Bedroom + Den	\$2,000	\$4,000	\$6,000	\$6,000	\$6,000	\$6,000	\$30,000
2 Bedroom	\$2,000	\$5,000	\$7,000	\$7,000	\$7,000	\$7,000	\$35,000
2 Bedroom + Den	\$2,000	\$6,000	\$8,000	\$8,000	\$8,000	\$8,000	\$40,000

Prices subject to change without notice. E. & O. E.

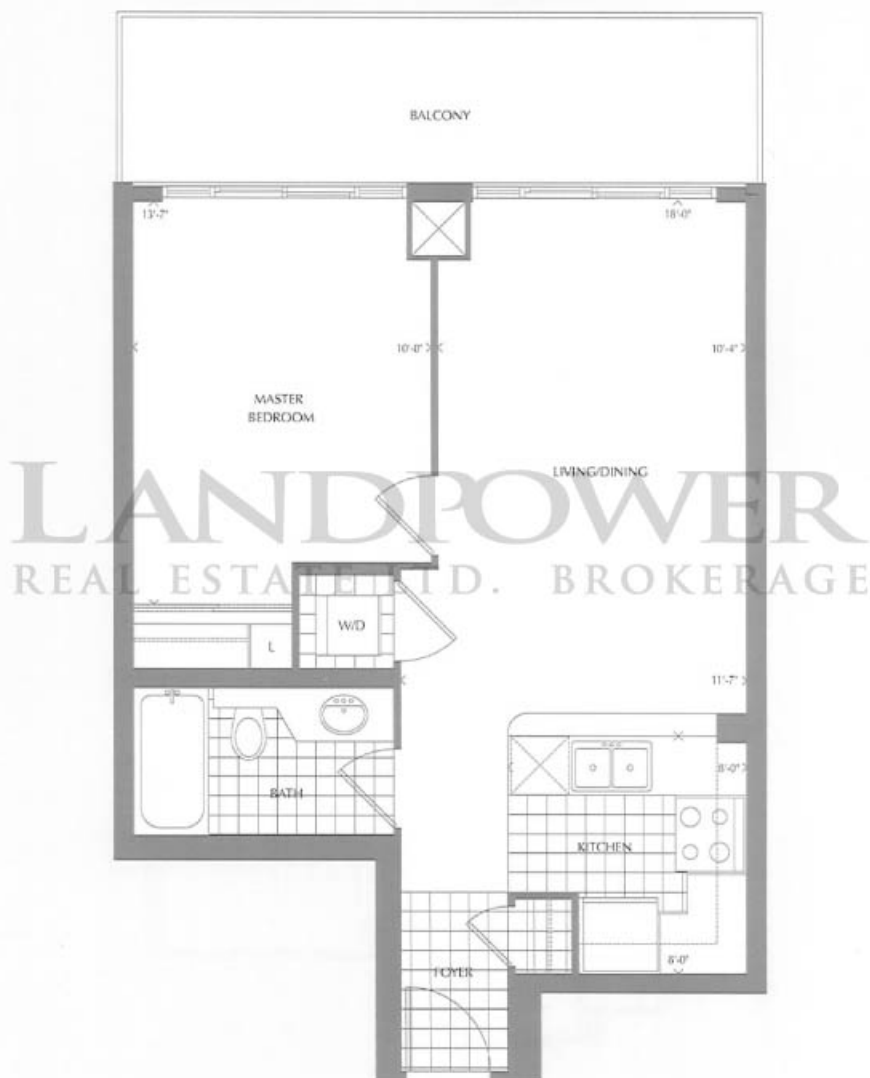
Price Effective November 1st, 2005

Sales Associates: Anna Maria D' Angelo and Betty Edmunds
Phone: (905) 326-8686 Fax: (905) 326-1627



CHATEAU CABERNET (1D)

ONE BEDROOM 558 SQ. FT.

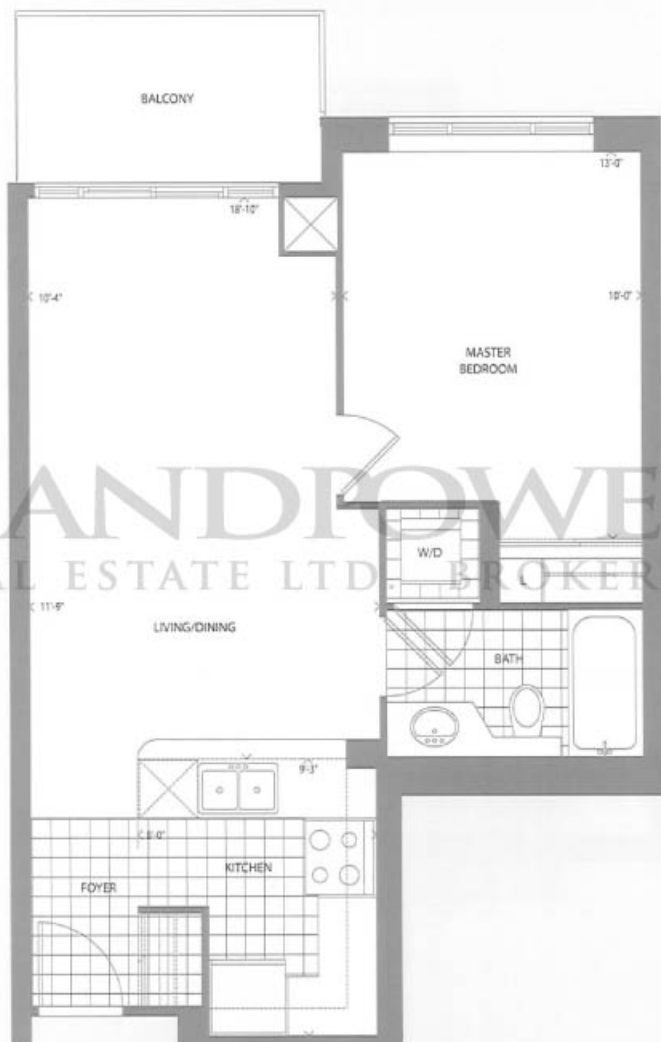


Note: Materials, specifications and floorplans are subject to change without notice. Actual usable floor space may vary from the stated floor area. All room dimensions are shown as approximate. E.A.G.E. October 2005

TYPICAL FLOOR

CHATEAU BAROLO (1C)

ONE BEDROOM 566 SQ. FT.



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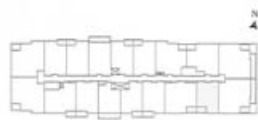
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CHATEAU AMARONE (1G)

ONE BEDROOM 593 SQ. FT.



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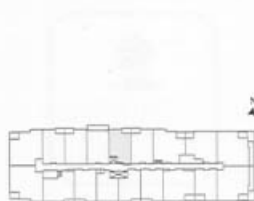


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TYPICAL FLOOR

CHATEAU CHABLIS (1B)

ONE BEDROOM 617 SQ. FT.



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TYPICAL FLOOR

CHATEAU CLARET (1N+D)

ONE BEDROOM+DEN 638 SQ. FT.



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TYPICAL FLOOR

CHATEAU VALPOLICELLA (1E+D)

ONE BEDROOM+DEN 638 SQ. FT.

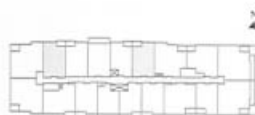


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TYPICAL FLOOR

CHATEAU MERLOT (1A+D)

ONE BEDROOM 674 SQ. FT.



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TYPICAL FLOOR

CHATEAU BORDEAUX (1M+D)

ONE BEDROOM+DEN 677 SQ. FT.



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TYPICAL FLOOR

CHATEAU RIESLING (1F+D)

ONE BEDROOM+DEN 696 SQ. FT.



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CHATEAU RIESLING



Member of the National Association of Home Builders
 Member of the National Home Builders' Association
 Member of the National Association of Home Builders
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TYPICAL FLOOR

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CHATEAU CHIANTI (2D)

TWO BEDROOM 762 SQ. FT.



CHATEAU CHIANTI

100 WEST 111 STREET
MILBIC



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TYPICAL FLOOR

CHATEAU CHARDONNAY (2Q+D)

TWO BEDROOM+DEN 780 SQ. FT.



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Chateau Chardonnay
T & MATA
REALTY
HARDY BAY
LTD.



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TYPICAL FLOOR

CHATEAU ZINFANDEL (2G)

TWO BEDROOM 840 SQ. FT.



Chateau Zinfandel
 Homeownership is a lifestyle commitment.
 850-
LA VIVA TU PASTI!
 Homeownership is a lifestyle commitment.
 Home Sold by Water Company
 Clear: Only
 145 sq. ft. Net 750 sq. ft.

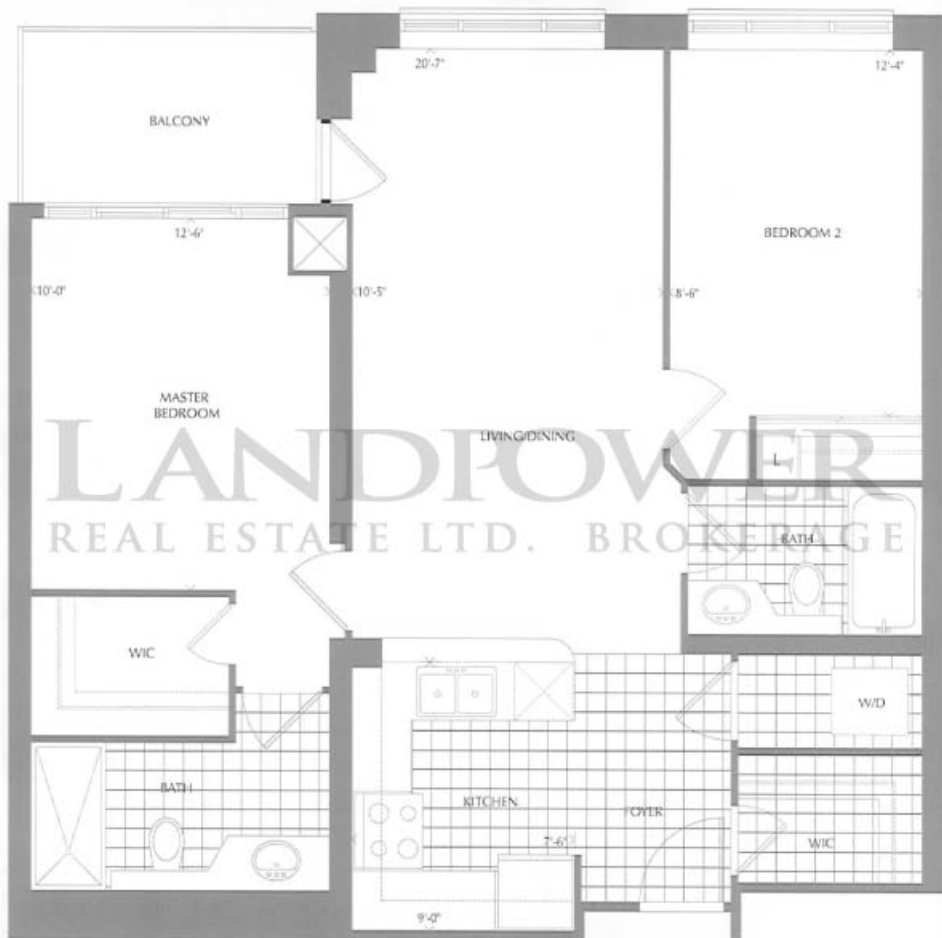


TYPICAL FLOOR

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CHATEAU CHAMPAGNE (2F)

TWO BEDROOM 874 SQ. FT.



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TYPICAL FLOOR

CHATEAU BARDOLINO (2A)

TWO BEDROOM 952 SQ. FT.



Note: Materials, specifications and drawings are subject to change without notice. Actual usable floor space may vary from the stated floor area. All room dimensions are shown as approximate. E.&O.E. October 2015

TYPICAL FLOOR

CHATEAU BURGUNDY (2L)

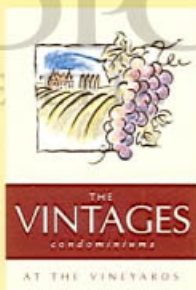
TWO BEDROOM 953 SQ. FT.



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LANDPOWER

REAL ESTATE BROKERAGE



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Presentation Centre
350 Red Maple Rd., between Hwy 7 and 16th Ave.
Richmond Hill
(905) 326-8686

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