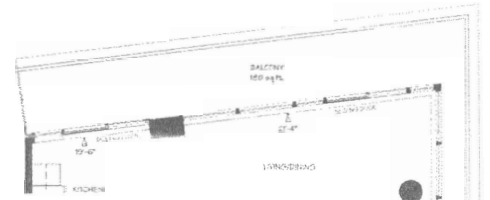
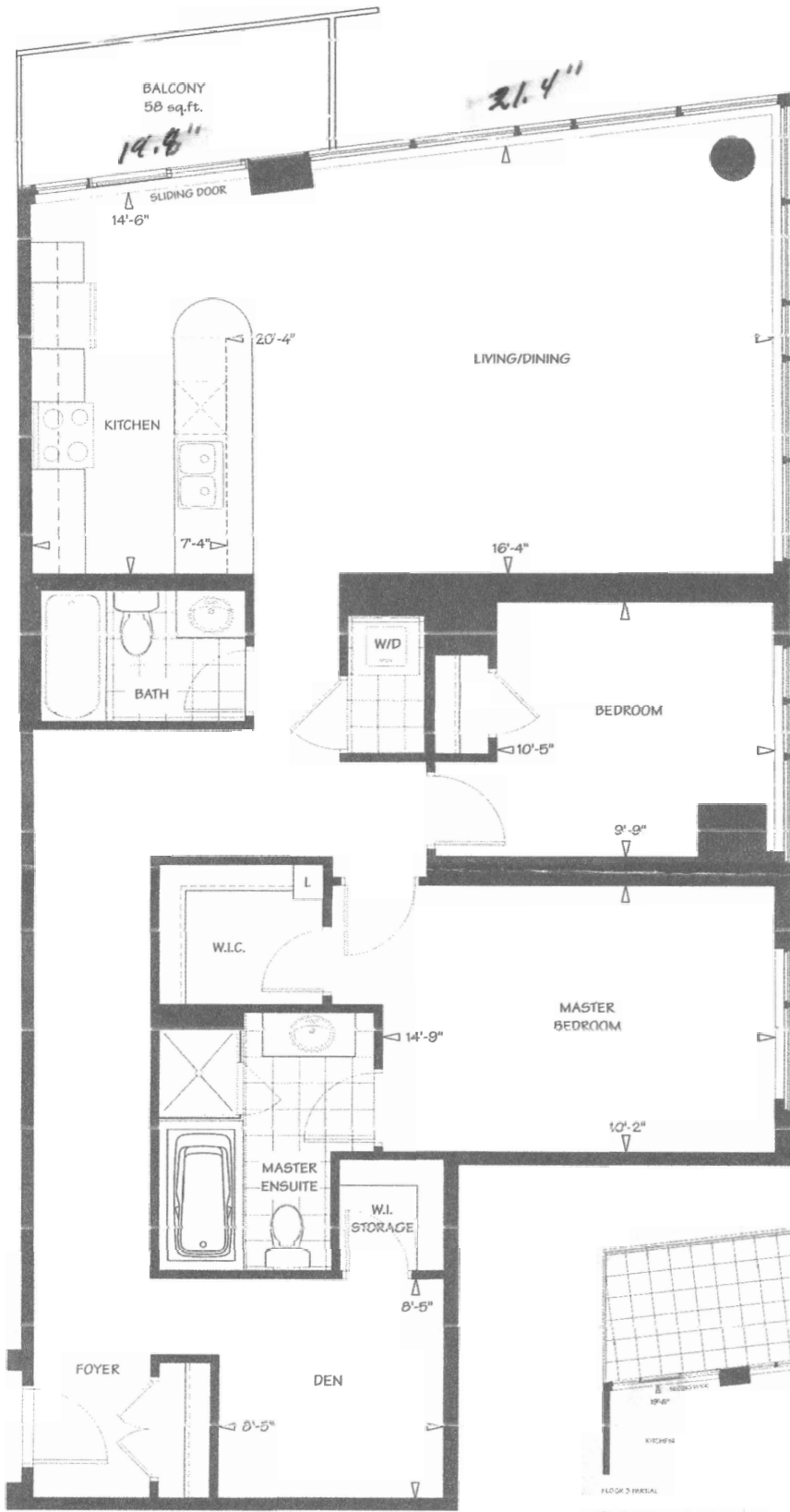


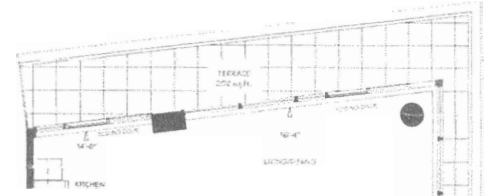
CONDO 302

Mitchell

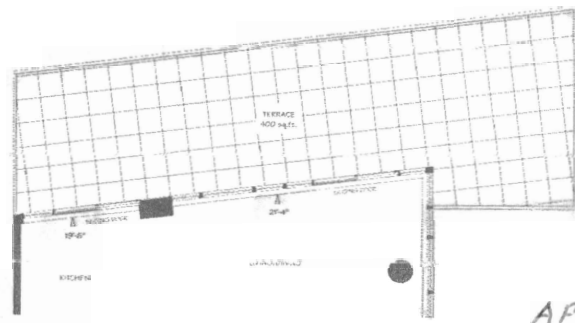
SPACE 1507 s.f. space 1365 s.f.
PLUS TERRACE 400 s.f. plus balcony 58 s.f.



FLOOR 4 PARTIAL
space 1507 s.f.
plus balcony 180 s.f.



FLOOR 5 PARTIAL
space 1365 s.f.
plus balcony 202 s.f.



FLOOR 3 PARTIAL
space 1507 s.f.
plus terrace 400 s.f.

APPLIANCES UPGRADE
\$ 7500.00
INTERIOR DECOR UPGRADE
\$ 9000.00



FLOOR 3 - 5



FLOOR 6



FLOOR 7



FLOOR 8 - 13



FEATURES & FINISHES

SITE FEATURES

Welcome to North Shore, Mississauga's prestigious lakeside address where residents will enjoy the enviable combination of an established community within an inspired waterfront playground. Northshore's dramatic architecture, resembling a magnificent nautical sculpture distinguished by a body of shimmering glass and topped by a glowing beacon above, represents the iconic gateway into the lakefront community of Port Credit Village.

Connect to the sights and sounds of Lake Ontario:

- Walk, jog or hike along the 25 kilometers of waterfront trails.
- Promenade along the boardwalk or the many nearby parks.
- Stroll to the spectacular St. Lawrence Waterfront Park.
- Enjoy the sights and sounds in the vibrant Port St. Market Square.
- Experience the numerous community events.
- Sail or fish on the lake; canoe and kayak on the Credit River
- Meander the friendly main streets and enjoy shopping, specialty boutiques, galleries, cafes and restaurants.
- The Mississauga Transit, GO Train and highway access are just moments away.

BUILDING FEATURES

- The contemporary 214 suite building combines a pleasing palette of tinted glass, ribbons of concrete, and brick crowned by a distinctive, dramatically lit rooftop.
- Two spacious lobbies, richly appointed with an extensive blend of woods and stone, each have their own elevators.
- The North Lobby features a drive-in & drop-off area, a 24-hour concierge, a leisure lounge with fireplace that can be sectioned off for private gatherings, a chef's kitchen & private dining room. The South Lobby also has its own entrance and relaxing lounge area.
- A beautifully finished party room, with elegant fireplace, full-sized bar area and kitchen facilities.
- Fitness room featuring state-of-the-art commercial grade equipment and TV viewing.
- A tranquil, landscaped courtyard offers a quiet spot to relax and get away from it all.
- Spectacular sixth floor rooftop garden, featuring an environmentally designed "green roof".

RESIDENT PARKING

- Enterphone system for garage & lobby with direct suite connection
- Closed-circuit cameras in strategic area within garage for access monitoring
- Remote control entry to underground parking garage
- One assigned underground parking space
- Convenient underground visitor parking
- One assigned storage locker

SUITE FEATURES

General

- Professionally designed suite entry featuring solid core door with dead bolt and guest viewer, as well as intrusion alarm.
- 9' ceilings in living, dining and bedroom(s) (Penthouse suites to feature 10' ceiling) except where required bulkheads are installed.
- Thermally insulated energy efficient tinted double-glazed windows and sliding doors.
- Durable white cultured marble windowsills.
- Stylish Claremont interior swing doors with satin nickel finish lever hardware.
- Bedroom closets to feature swing doors or mirrored sliders*.
- Bevel style 5 1/2" baseboards and 2 1/2" casing in paint grade finish.
- All interior swing doors and trim to be painted in white semi-gloss paint.
- Flat latex off-white paint throughout except semi-gloss off-white paint in kitchen, breakfast, powder room, bathroom and laundry.*
- Sprayed stippled ceilings throughout, except smooth ceiling in kitchen, breakfast, powder room, bathrooms and laundry.*
- Spacious walk-in closets with shelving unit for linens.*
- Professionally designed and co-ordinated schemes by Mike Niven Interior Design Inc.

Flooring

- Pre-finished engineered strip oak hardwood flooring in foyer, living, dining, den, hallways and kitchen of select suites.**
- Exclusive imported ceramic tiles in kitchen, breakfast, bathrooms and laundry.* Choice from standards to include premium 12x12 or 13x13 tiles.**
- Luxurious 40oz nylon plush broadloom with 1/2" foam under-pad in bedrooms.**

Kitchens

- Custom crafted cabinets featuring extended uppers, open shelves and deep fridge upper cabinet.**
- Granite countertops with ceramic tile backsplash above counters.* **
- Flush breakfast bars.*
- Double stainless-steel ledge-back sink with single lever faucet and pull-out vegetable spray.
- Quality stainless steel appliances including:
18 cubic foot frost-free refrigerator, built-in dishwasher, glass-top easy-clean stove and combination microwave oven/hood fan (vented to exterior).

Bathrooms

- In master ensuite where separate shower is shown, layout includes soaker tub in tiled deck featuring 4"x12" ceramic tiled backsplash, frameless clear glass shower enclosure featuring 4" x 12" ceramic tiles and waterproof light.
Master ensuite features Euro-Style cabinets, white cultured marble countertop with integrated basin, and full-height inset vanity mirror flanked by decorative ceramic tiled surround and sconces.* **
- Main bath, powder room, and select ensuites where vanity abuts wall, feature custom quality base cabinets with white cultured marble countertop and integrated basin, decorative strip lighting above full length mirror, and deep soaker tub with 4"x12" ceramic tiled enclosure.
- Deluxe polished chrome single lever faucets in all bathrooms and powder room.
- Single shower controls, with pressure balance valve in all tubs and showers.
- Quality exhaust fans vented to exterior.

Laundry

- Conveniently located laundry facility featuring full capacity stacked washer and dryer, vented to exterior.
- Heavy-duty wiring and receptacle for dryer.

Comfort System

- Individually controlled vertical heat pump with heating & cooling on demand.

LIGHTING, ELECTRICAL & ADVANCED TECHNOLOGY

- White Decora style switches and receptacles throughout.
- Track lighting in kitchen.
- Distinctive ceiling light textures in foyer, hallway, den, breakfast area, bedrooms, walk-in closets and walk-in laundry room.*
- Switched capped ceiling outlets in dining area.*
- Switch-controlled receptacles in living area.*
- Decorative strip lighting over vanity mirrors in main bath, powder room, and master ensuite where vanity abuts wall.*
- Sconces in master ensuite.* (Decorative sconces in both ensuites of penthouse suites.*)
- Individual service panels with circuit breakers.
- Smoke, heat and Carbon Monoxide detectors.
- Professionally wired with convenient cable outlets to enable connection to entertainment, information and communication services including high speed Internet services.
- Individual hydro metering.

VR Tours and renderings are artist's concepts. Most features and finishes shown represent standards included. Some upgraded features and finishes have been included demonstrating customizing options available.

* Availability determined by suite design
** Selections from vendor's samples
October 24/06