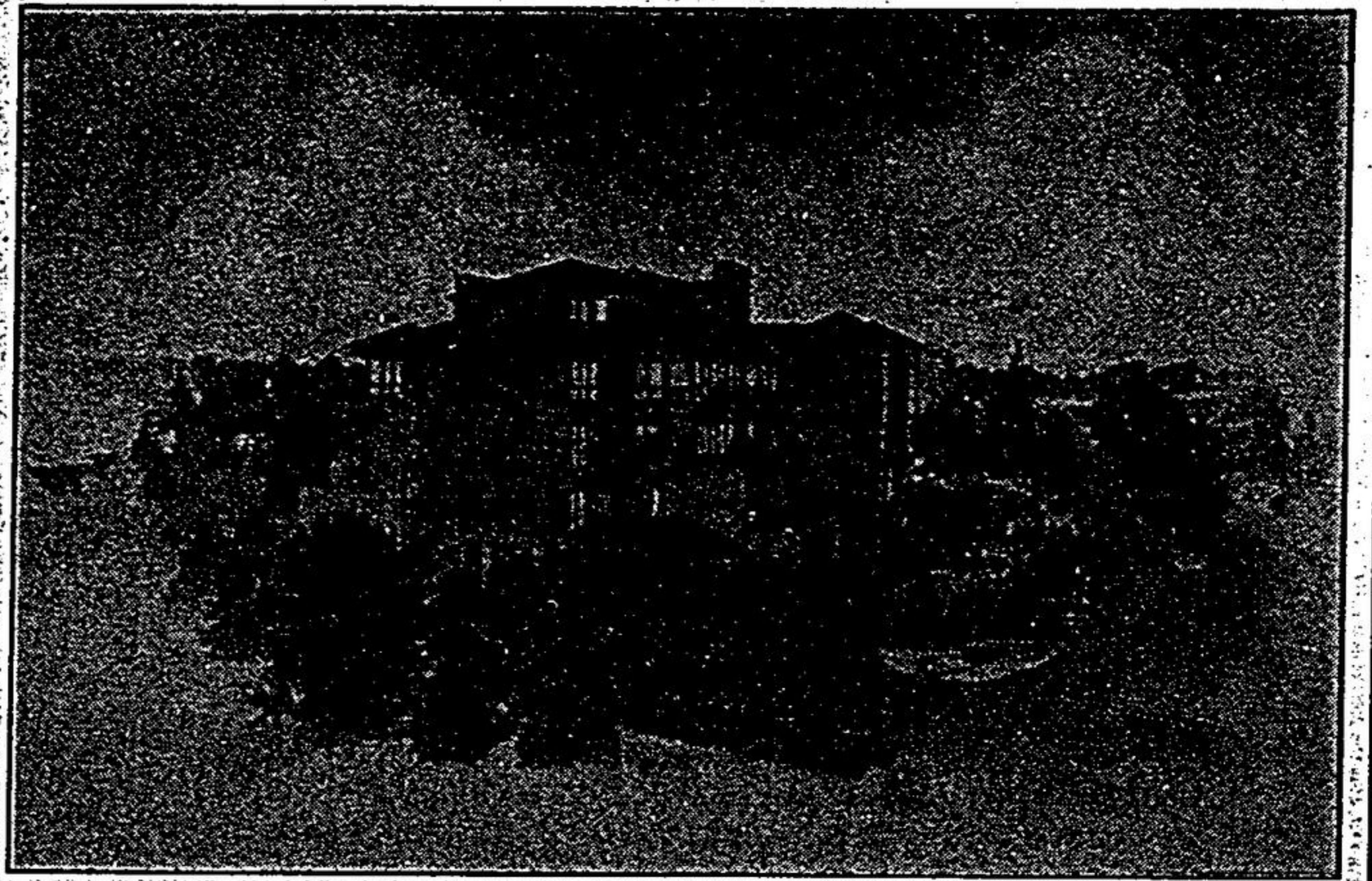


SWAN LAKE - MARKHAM'S NEW JEWEL



Artist Concept of Terrace Cluster Building

Swan Lake Village - Markham and Metro's first Resort-Inspired Adult Lifestyle Community. This gated, secure condominium community designed for those aged 50 plus and comprised of 142 acres is located on 16th Ave. in the north-east corner of the old Village of Markham. It offers a first-of-its-kind setting of elegantly appointed homes including low-rise Chateau and Terrace Clusters suites, Garden Villa bungalows and detached homes surrounding the spring-fed 15 acre Swan Lake and acres of parkland and lush gardens.

"It is truly a unique community - no one has done anything like this on the doorstep of Metro Toronto," said Brad Warren the President of Swan Lake Villages. The Presentation Centre at the North-West corner of Markham Rd. and 16th Ave. has only been open for just over a year and they have already been "overwhelmed" by the public acceptance of the Village plans.

Mayor Don Cousens on May 9th, 1995 at the Town Council said "Swan Lake will be an asset to this Community and I look forward to welcoming the first new residents to this great Town of Markham."

Despite being so close to Town it is an area teeming with wildlife and the rugged habitat on the north-west side of the lake and on an island is being carefully protected. Brad Warren has seen Blue Heron, several varieties of ducks, Canada geese and in the lake there are bass to more than four pounds. The retired farmer who previously owned the property is buying one of the first homes to be built and is donating a pair of Swans and will be the swan keeper!

The Swan Team have been working since 1992 to make Swan Lake Village a preferred address for those looking for an Adult Lifestyle setting. Warren describes it as a community where residents will "never need to worry about moving again."

The Team visited dozens of Adult communities from the Canadian West coast, South to California, Nevada and Arizona, to Florida and along the East coast to New Jersey, to select the best features to be included in Swan Lake Village homes. Final designs have been drawn by the architectural team at C.A. Ventin Architects and led by residential country-home specialist Peter Berton. The result is a community with more of a west coast feeling, more casually elegant and open with a very lush and dense landscape plan forming outdoor rooms that compliment naturally the interior plans.

Every home, designed for single-level living, features walls of windows, luxury baths and kitchens, a gas fireplace, a full security system, and luxury standards rarely seen in new homes. Floor plans are designed to make the transition to retirement living easy and comfortable. Security is a key concern of the Village design and is enhanced around the home and community by 24-hour Gatehouse Attendants, home security system monitoring and roaming patrols.

The homes were designed "to mature with the owners," allowing for later upgrades of assistance aids, security devices and labour saving support, Brad Warren said. For those who find independent living difficult as the years go on, an onsite health care facility will provide support for owners to live in their own homes as long as they choose.

An "Old Unionville" feel has been designed into the main boulevard entering the Village offering views of the Lake and featuring Swan Lake's own Shops, Professional suites, Bank and Lakeside Restaurant. Village residents will enjoy the Lake Boardwalk and miles of paths winding through lush parkland and gardens designed by local Landscape Architect Bruce Cosburn of Cosburn, Giberson Landscape Architects.

The Lake shore provides the perfect setting for the elegant Swan Club offering a panoramic view of spectacular sunsets. Shore, Tilbe & Partners Architects led by Architect Alf Tilbe, the original designers of the local York Downs Golf and Country Clubhouse, see this luxurious complex as the focal point of Community life. Inside, residents can swim in the indoor pool surrounded by lush tropical trees, curl up with a good book in front of the fire, play bridge or enjoy the hot tub and sauna. Other facilities will include a Horticultural Centre, Greenhouse, a staffed fitness centre, billiard room, workshops and art studio. In the summer, canoes and rowing skiffs will be available at the Swan Lake Yacht Club.

Swan Lake Village offers to all owners the unique Master Putting Course. Renowned Canadian Golf Course Architect Thomas McBroom's design will feature reproductions of famous golf "holes" from around the world. Golfers will recognize the 18th at Pebble Beach and the 17th at St. Andrews in Scotland, the famous road hole. In addition to the central Swan Club each neighbourhood offers satellite recreational facilities with tennis, outdoor pools and clubhouses. A perfect spot to unwind at the end of the day.

Site earthwork is now underway. Servicing and planning has been based from the beginning on the skill and expertise of local consultants and professionals. Engineer Mac Cosburn of the Markham engineers Cosburn, Patterson & Wardman Ltd. has been a key member of the team that has provided the foundation of planning and design for the overall site.

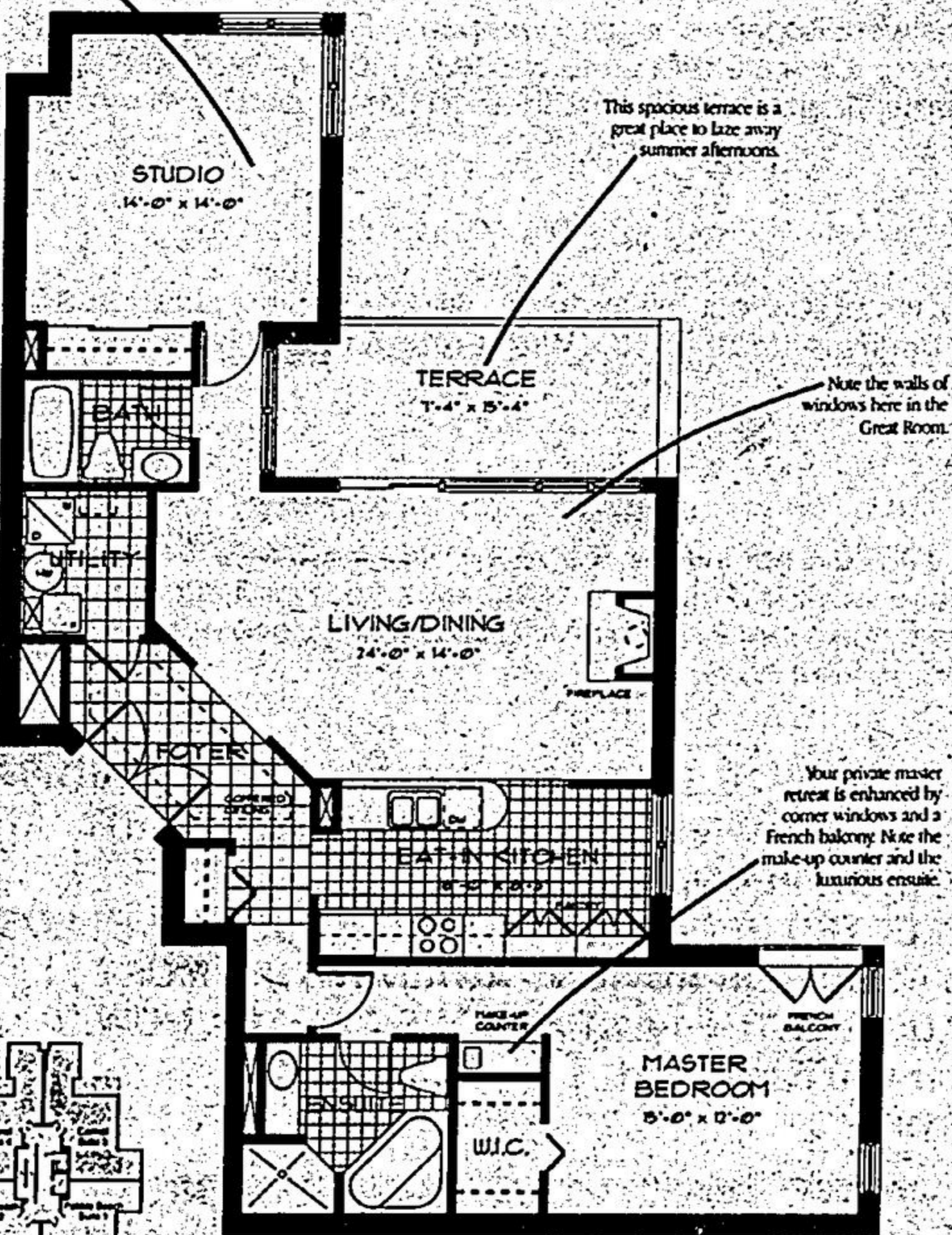
The first homes are scheduled for occupancy in early 1996. Home styles in Swan Lake range in size from 882 square feet to over 2400 square feet with something to suit everyone's needs. Prices start at \$158,000 to over \$400,000. Special enhancements such as optional solariums and lofts have proved very popular with our purchasers says Warren. "Our success to date emphasizes a need in the community for this type of lifestyle, which in addition to our large variety of unique home designs are the spectacular amenities that this project is able to offer."

The Swan Lake Presentation Centre is located at the Northwest corner of Markham Rd. and 16th Ave. in the Heritage Plaza and features a full display of Village plans, decor displays, home plans and elevations and a warm welcome. Appointments are preferred for those visiting the Centre. This allows a complete and private look at the Community and the homes set within it. Please call (905) 294-4003 or 1-800-699-7926 for your appointment.

CARMEL
1410 SQ. FT.



A separate private studio is reached through a window corridor and is conveniently adjacent to a full bath.



This spacious terrace is a great place to relax away summer afternoons.

Note the walls of windows here in the Great Room.

Your private master retreat is enhanced by corner windows and a French balcony. Note the make-up counter and the luxurious ensuite.

Terrace CLUSTERS

Plans and specifications are subject to change without notice. E. & O. F.