



life, naturally beautiful

**BLOOM**  
PARK TOWNS





# An inspired masterplanned all townhome community takes root.

Welcome to where a vibrant, masterplanned community is growing into a collection of wonderful townhomes, next to the verdant parklands of G. Ross Lord Park off Bathurst, north of Finch. Situated in the centre of an established neighbourhood in North York, **BLOOM Park Towns** is the perfect setting for life's milestones to be celebrated, and new memories to be created. The future is bright, and abloom with possibility. Come see.





## Your summertime retreat



It's summer and time to enjoy the sunshine. **BLOOM Park Towns** community features a private outdoor swimming pool and landscaped patio with covered loggia for lounging, reading a book, enjoying the warm weather and watching your children play in the water. The best part is, it's all just steps from your home.





## A Neighbourhood Blossoming With Amenities

You know your location is ideal when you're surrounded by all the great amenities North York has to offer. Green spaces abound in the neighbouring sporting fields. The G. Ross Lord Park network of interconnected walking trails leads all the way to Earl Bales Park and over to Dufferin. Modern day conveniences await at Bathurst and Finch, just north along Steeles and the Promenade Shopping Centre. Take the TTC bus along Drewry right to the Finch Subway Station for access anywhere in the city. There's shopping, dining, movie theatres and the North York Civic Centre close by on Yonge. The Antibes Community Centre is just down the street and all the offerings of the Sherman Campus UJA Federation of Greater Toronto are just a few blocks south on Bathurst.



The Woodland Towns front elevation

## How does our community grow?

**Woodland Towns** - 2 bedroom and 2 bedroom & den townhomes from 629 - 906 sq. ft.

This collection has unique urban styling by combining warm brick, limestone and stucco exteriors with classic portico entrances, complete with patios, private rooftop terraces or balconies.

The Woodland Towns rear elevation





Woodland Towns - The Linden open concept kitchen.

## Beauty stems from inside



Inside every home, attention to detail is the primary focus. 9' ceilings, open concept living and entertaining spaces flow effortlessly into one another. Modern kitchen designs come complete with European style cabinetry and premium appliances. Stylish bathrooms come with stunning contemporary features and finishes. No detail has been left unconsidered.



Woodland Towns - The Linden living, dining room and kitchen.



## Menkes Life Storeys

Our life storey began over 50 years ago. Today, Menkes continues to raise the standard for outstanding quality design and superior value as a fully integrated, multi-disciplinary real estate development company. Elegant family homes that exude character and charm; exclusive luxury condominiums with stunning amenities; and highly coveted office and industrial space, all set in prime locations. Let us bring our passion for superior design and lasting value to your life storey today.

Four Seasons Hotel &  
Private Residences, Toronto



25 York Street, Toronto



Somerset, Ajax



Walker Farm Estates, Newmarket



Gibson Square, North York

### WOODLAND TOWNS

222	223
221	220
216	217
215	214
210	211
209	208
204	205
203	202

2nd, 3rd & Rooftop Level

224
219
218
213
212
207
206
201

Main Level

108
107
106
105
104
103
102
101

Patio Level

BLOCK ST1

222	223
221	220
216	217
215	214
210	211
209	208
204	205
203	202

2nd, 3rd & Rooftop Level

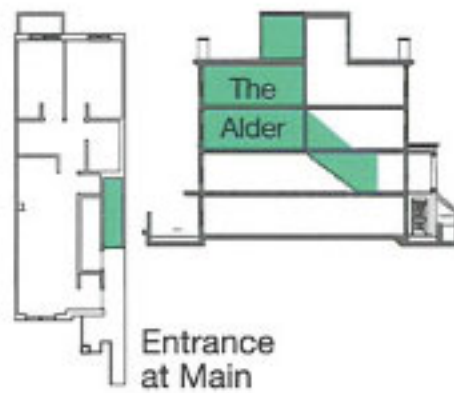
224
219
218
213
212
207
206
201

Main Level

108
107
106
105
104
103
102
101

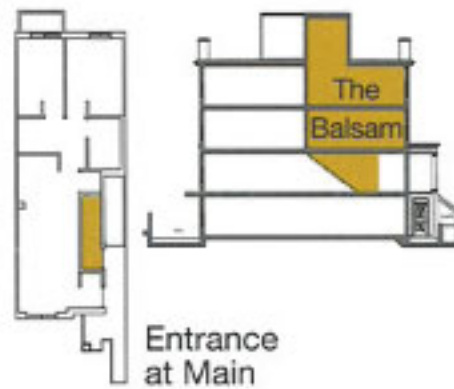
Patio Level

BLOCK ST2



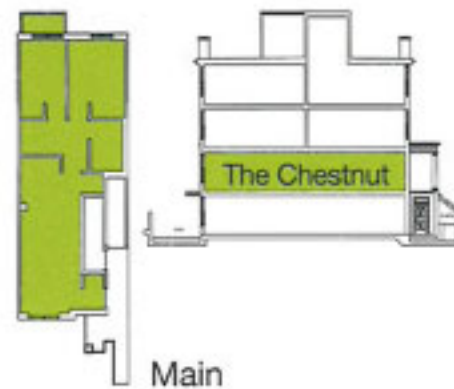
Rooftop Terrace  
3rd  
2nd  
Main  
Patio

**The Alder**



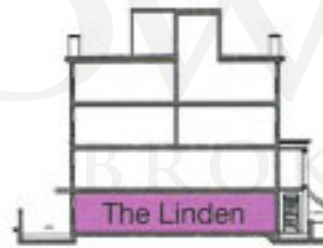
Rooftop Terrace  
3rd  
2nd  
Main  
Patio

**The Balsam**



Rooftop Terrace  
3rd  
2nd  
Main  
Patio

**The Chestnut**



Rooftop Terrace  
3rd  
2nd  
Main  
Patio

**The Linden**



# BLOOM PARK TOWNS

## Menkes Exceptional Finishing Touches Woodland Towns

### EXTERIOR FINISHES

- Architecturally controlled and selected exterior elevations and colour packages.
- Unique and innovative elevations utilizing genuine clay brick with coordinating coloured mortar, stone and precast surrounds, stucco and various exterior accent features.
- Self-sealing roof shingles with a 20-year warranty from Vendor's pre-determined colour schemes.
- Low maintenance aluminum soffit, fascia, eavestrough, and downspouts, as per elevation.
- Vinyl sliding patio doors with screen, as per plan.
- Energy Star rated low maintenance vinyl casement or thermo-fixed glass windows throughout, as per plan. Muntin bars as per elevation and per applicable plan. Colours as per Vendor's pre-determined colour schemes.
- Transom windows, as per plan.
- Screens on all operational windows.
- Front entries to have walkways and steps as required due to grade.
- Exterior front door with brushed nickel package including grip set and dead bolt.
- Distinctively modern exterior lighting at front entry door, as per plan.

### COMMUNITY AND LANDSCAPE FEATURES

- One level, secured underground parking garage with visitor parking.
- Private underground storage/bicycle parking.
- Ground level visitor bicycle parking.
- Professionally graded and landscaped grounds.
- Secured privately controlled access to pool and outdoor amenity area with access for residents.

### INTERIOR TRIM & FEATURES

- 9ft ceilings throughout (not including dropped ceiling areas and sunken floors).
- Carpeted stairs with elegant solid oak handrails and 1 3/4" spindles on oak nosing, in a natural finish, as per applicable plan. Interior entry stairs, to receive a durable tread finish as per plan.
- Purchaser's choice of painted 800 series colonial or classique style interior doors, as per plan.
- Upgraded painted 2" casing for all windows/doors and 3" baseboards. (Sizing is approximate)
- All interior door hardware to be levers in a brushed nickel with painted hinges.
- All archways on main floor to be trimmed, as per plan.
- Wire shelving in all closets.

### KITCHEN

- Granite countertops with breakfast counter as per plan from Vendor's standard samples.
- Ceramic tiled backsplash from Vendor's standard samples.
- Stainless steel ledge-back kitchen sink with single lever faucet, as per plan.
- Stainless steel appliance package includes:
  - Self-clean oven
  - Frost free refrigerator
  - Built-in dishwasher
  - Over the range built-in microwave with integrated exhaust fan
- Heavy-duty receptacle for stove.
- Electrical outlets for refrigerator and at counter level for small appliances.
- Quality cabinetry selected from Vendor's standard samples with space for dishwasher, and one bank of drawers.
- Rough-in plumbing and electrical for dishwasher.

### BATHROOMS

- White bathroom fixtures in ensuite, main bath and powder rooms as per plan.
- Pedestal sink in powder room as per plan.
- Vanity cabinets include choice of styles and colours from Vendor's standard samples.
- Marble countertops in bathrooms with white basin as per plan, purchaser to have a choice of 2 colours, from Vendor's standard samples.
- Mirrors in all bathrooms.
- White ceramic accessories in all bathrooms.
- Choice of decorator ceramic tiles for walls and ceilings in tub enclosures from Vendor's standard samples.

- Full height water resistant backer board in tub enclosures.
- Single lever faucet in all vanities and tubs, as per plan.
- Pressure balanced shower controls.
- Exhaust fans in all bathrooms.
- Privacy locks on all bathroom doors.

### LAUNDRY

- Laundry area with connections for water and drain.
- Heavy-duty receptacle with vent to the exterior for the dryer.
- Stacked white washer and dryer.

### ELECTRICAL

- 100 AMP electrical service with breaker panel and copper wiring throughout.
- White Decora switches and receptacles throughout.
- All rooms to have a switch controlled ceiling light fixture except for the living room, which will receive a switch controlled wall outlet.
- Smoke detectors provided as per Ontario Building Code.
- Carbon monoxide detector provided as per Ontario Building Code.
- All bathroom electrical duplex receptacles protected by ground fault interrupter.
- Arc-Fault receptacles in bedrooms as per Ontario Building Code.
- Electric door chime at main door entry.
- Cable T.V. rough-in in any 2 locations as chosen by the Purchaser.
- Telephone rough-in in any 3 locations as chosen by the Purchaser.
- Rough-in security system for the S1-Linden & S2-Chestnut includes contacts on all windows and all exterior doors. The S3-Alder & S4-Balsam to receive contacts on all exterior doors only.

### ENERGY SAVING FEATURES

- High efficiency gas forced air high velocity heating system and central air conditioning system.
- Forced air Hi-Velocity heating system with High Efficient boiler and hot water tank. (Rented as per Schedule "W").
- Metal insulated entry door and decorative glass insert and high quality weather stripping as per plan.
- Upgraded foam insulation above porch ceilings with living areas above.
- Attic space and exterior wall insulation to meet or exceed 2012 Building Code.

### PAINTING

- Exteriors are architecturally controlled to provide a visually pleasing streetscape with colours pre-selected by Vendor.
- Purchaser to have choice of 1 paint colour throughout from Vendor's samples in an environmentally friendly low VOC washable flat finish.
- All trim and doors to be painted white with semi gloss finish.
- Smooth ceilings throughout.

### FLOOR COVERINGS

- Laminate flooring for Living and Dining rooms, including hallways and Den as per plan on main floor only, in a natural finish.
- Choice of quality 36oz. broadloom with 12 mm chip foam under-pad in all non-tiled and non-laminate floor areas, from Vendor's standard samples.
- 12" x 12" or 13" x 13" ceramic flooring from Vendor's standard samples, as per plan.

### QUALITY CONSTRUCTION

- Acoustically engineered demising walls between all units to top of second floor, where applicable.
- 5/8" tongue and groove subfloor sheathing screwed and glued to engineered floor joists and 3/8" roof sheathing.
- Windows and exterior doors fully sealed with high quality caulking.
- Quality 2" x 6" exterior wood frame construction.
- Covered poured concrete porches as per plan.
- Decorative columns and railings installed subject to grading requirements and as per plan.

BLOOM – Woodland Collection  
Specifications are subject to change without notice  
E. & O. E. May 22, 2012

# BLOOM PARK TOWNS

MODEL	TYPE	APPROXIMATE SUITE SIZE	LEVEL	PRICE*:
CHESTNUT s2	2 Bedroom	629 sq. ft.	Main	\$289,990
LINDEN s1	2 Bedroom + Den	785 sq. ft.	Ground	\$309,990
BALSAM s4	2 Bedroom + Den	906 sq. ft.	Upper 2 plus rooftop	\$349,990
ALDER s3	2 Bedroom + Den	903 sq. ft.	Upper 2 plus rooftop	\$349,990

\*End unit premium: \$10,000

## SPECIAL FEATURES INCLUDE:

- 9 ft. smooth ceilings throughout
- Four Stainless Steel Kitchen Appliances
- Granite Countertop in Kitchen
- Marble Bathroom Counter
- Laminate flooring for Living and Dining rooms†
- Vertical Blinds
- Central Air Conditioning

<p><b>Tentative Occupancy:</b> November, 2013</p> <p><b>Parking:</b> 1 space included in purchase price</p> <p><b>Locker:</b> \$4,500- \$3,500 each</p> <p><b>Deposit Schedule:</b>  5% on signing  5% in 90 days  5% in 480 210 days  5% on occupancy</p>	<p><b>Maintenance:</b>  Approximately \$0.19 per square foot  Includes: Common Element Maintenance,  Building Insurance, Snow Removal, Waste  Removal, Landscape and Pool Maintenance    (Hydro &amp; gas metered separately)</p> <p><b>Property Taxes:</b>  Estimated at approximately 1% of Purchase  Price    <b>Prices Include H.S.T.</b></p>
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All prices, figures and materials are preliminary and are subject to change without notice E. & O. E. May 22, 2012

†Including hallways and den as per plan on main floor only, please see a Sales Representative for details.

Phone Number: 416-730-1600 Fax: 416-730-1605 Email: bloom@menkes.com

[www.menkes.com](http://www.menkes.com)

Exclusive Listing: International Home Marketing Group Ltd. Brokers Protected.



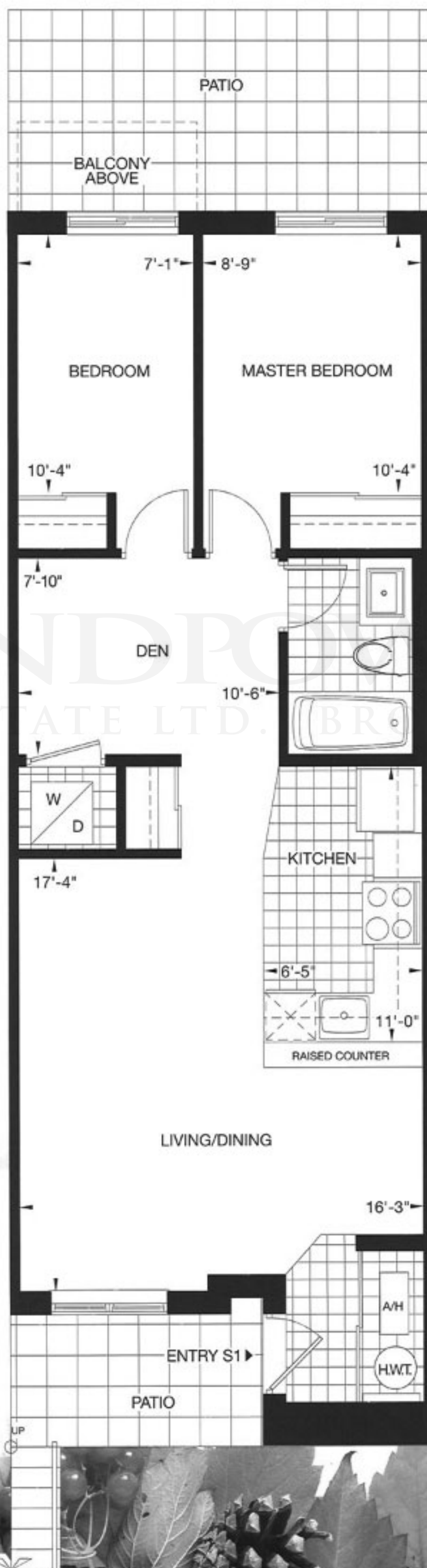
WOODLAND TOWNS

# The Linden S1

2 Bedroom + Den  
785 sq.ft.



Rooftop Terrace  
3rd  
2nd  
Main  
Patio

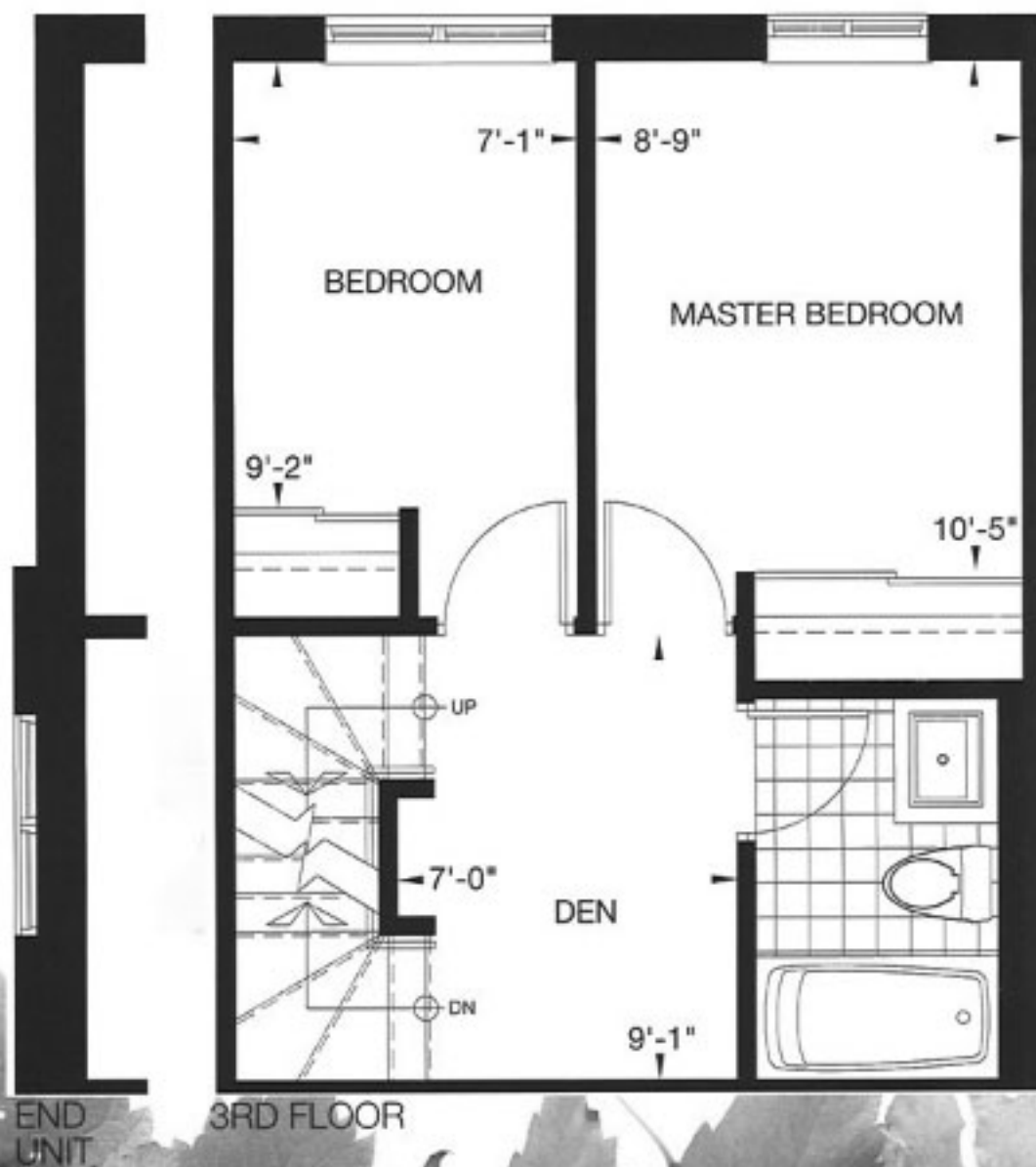
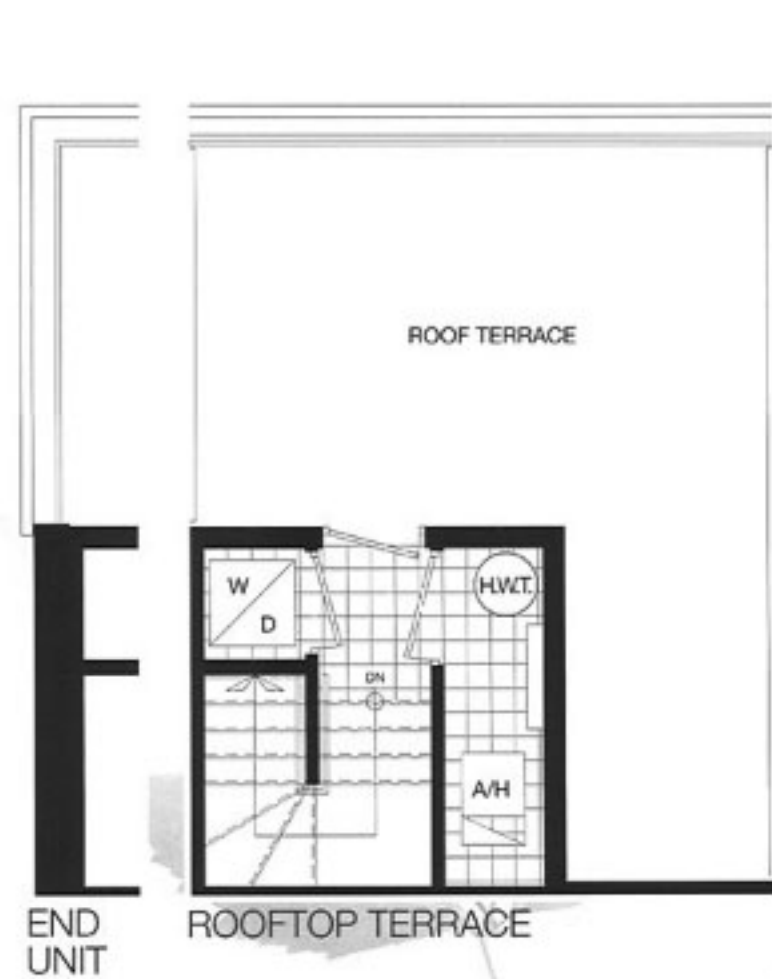
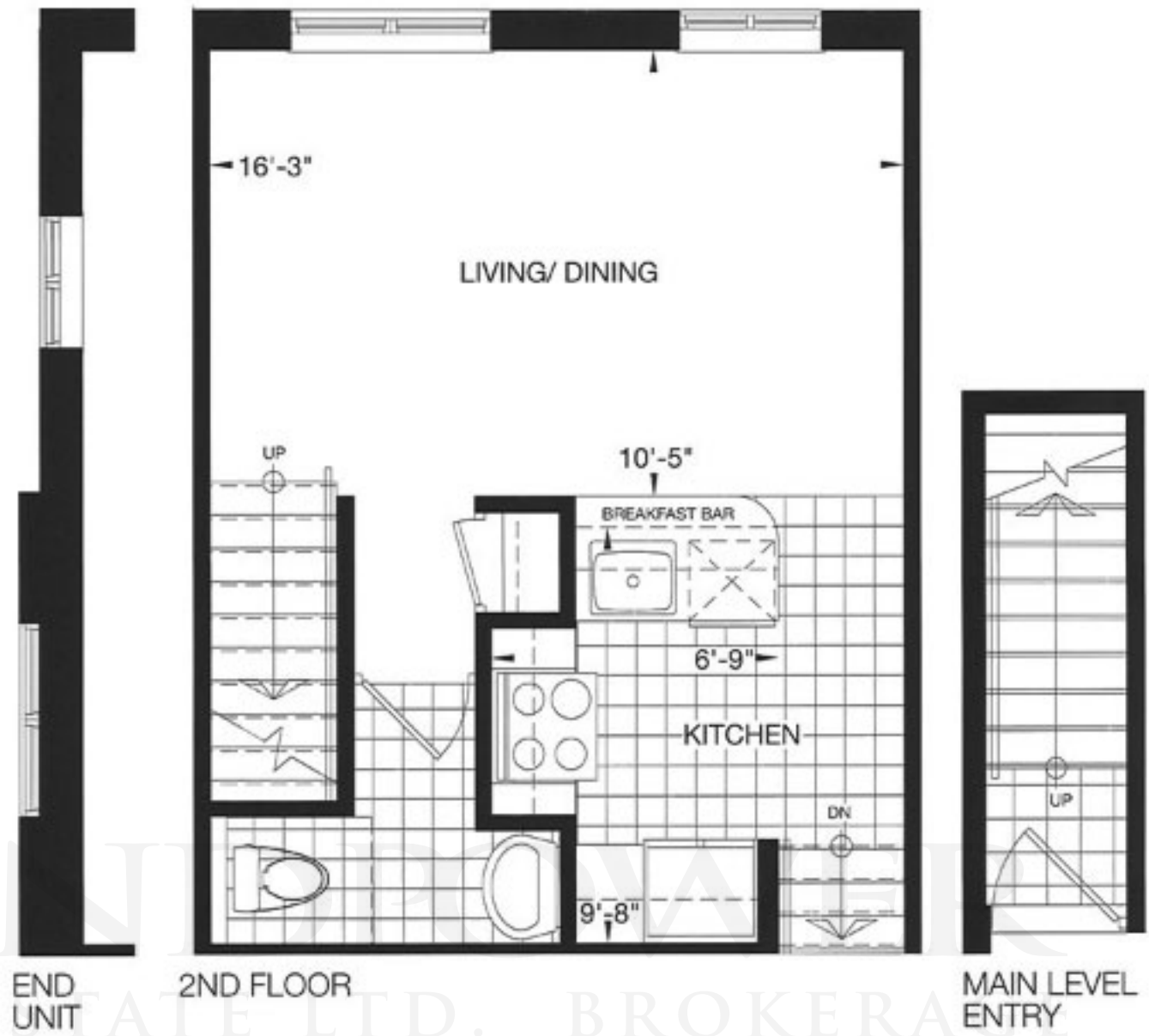
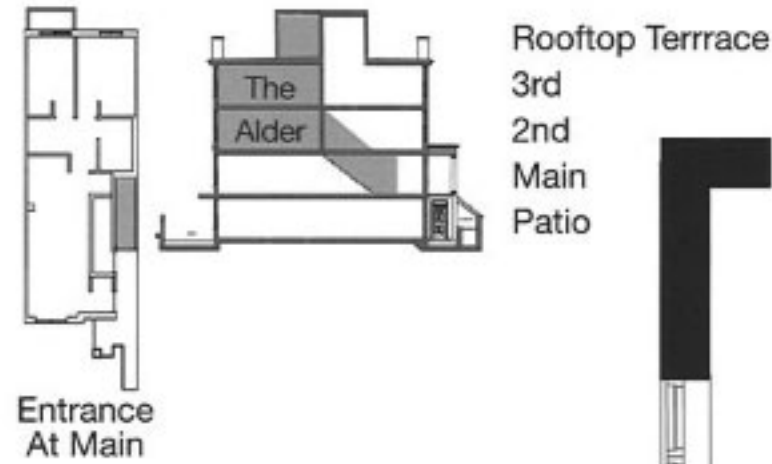


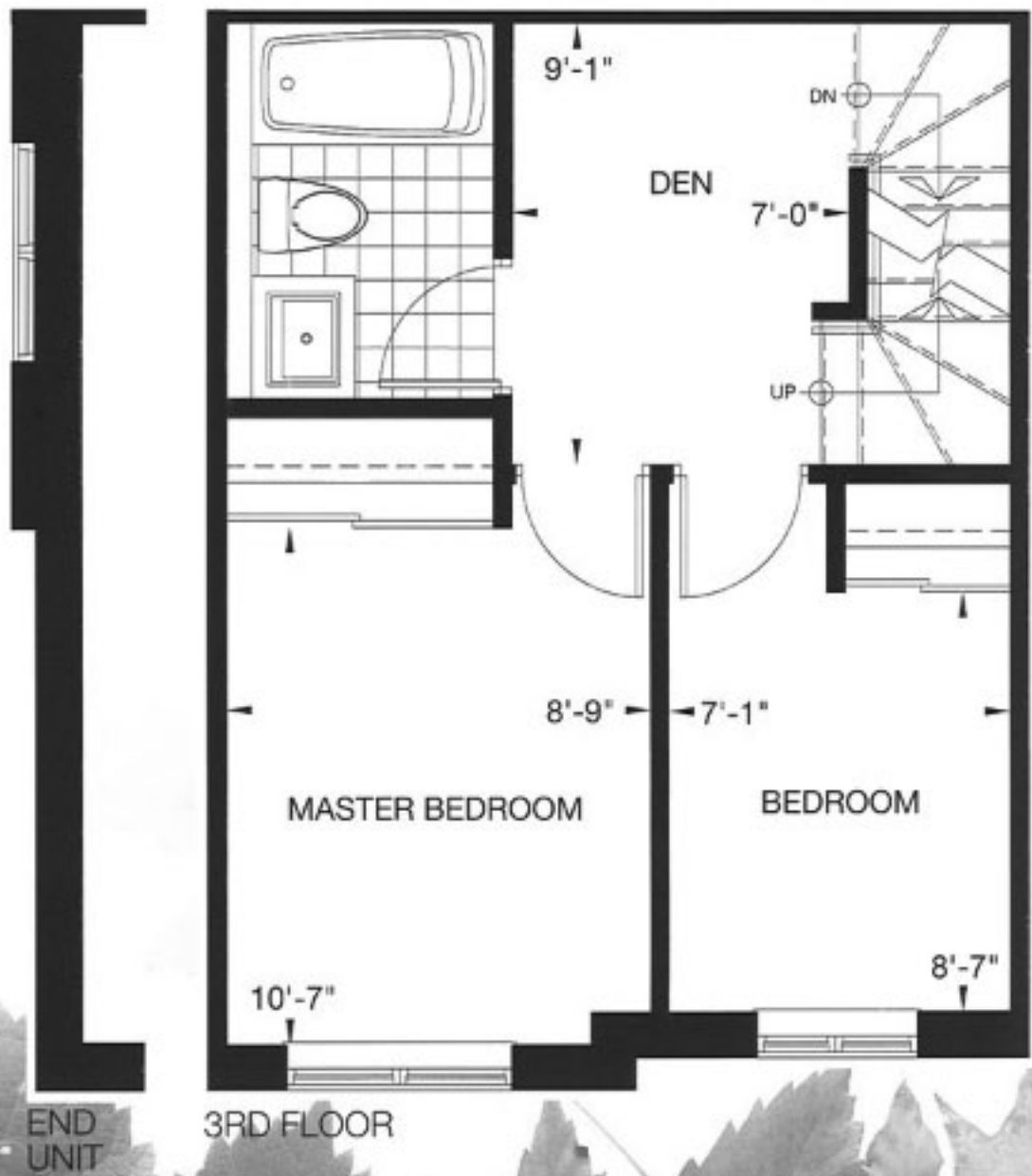
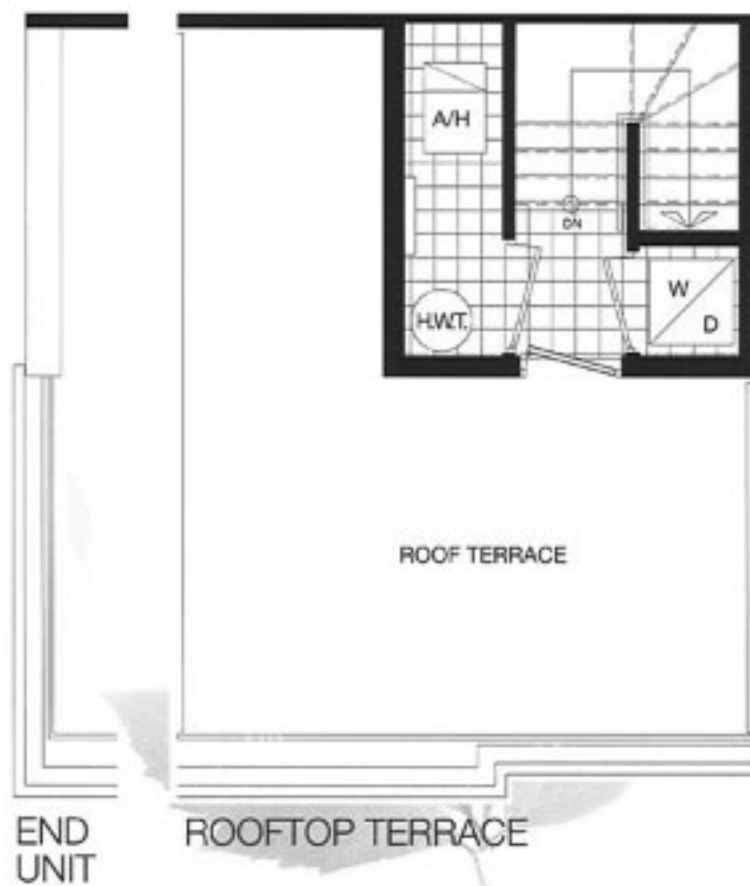
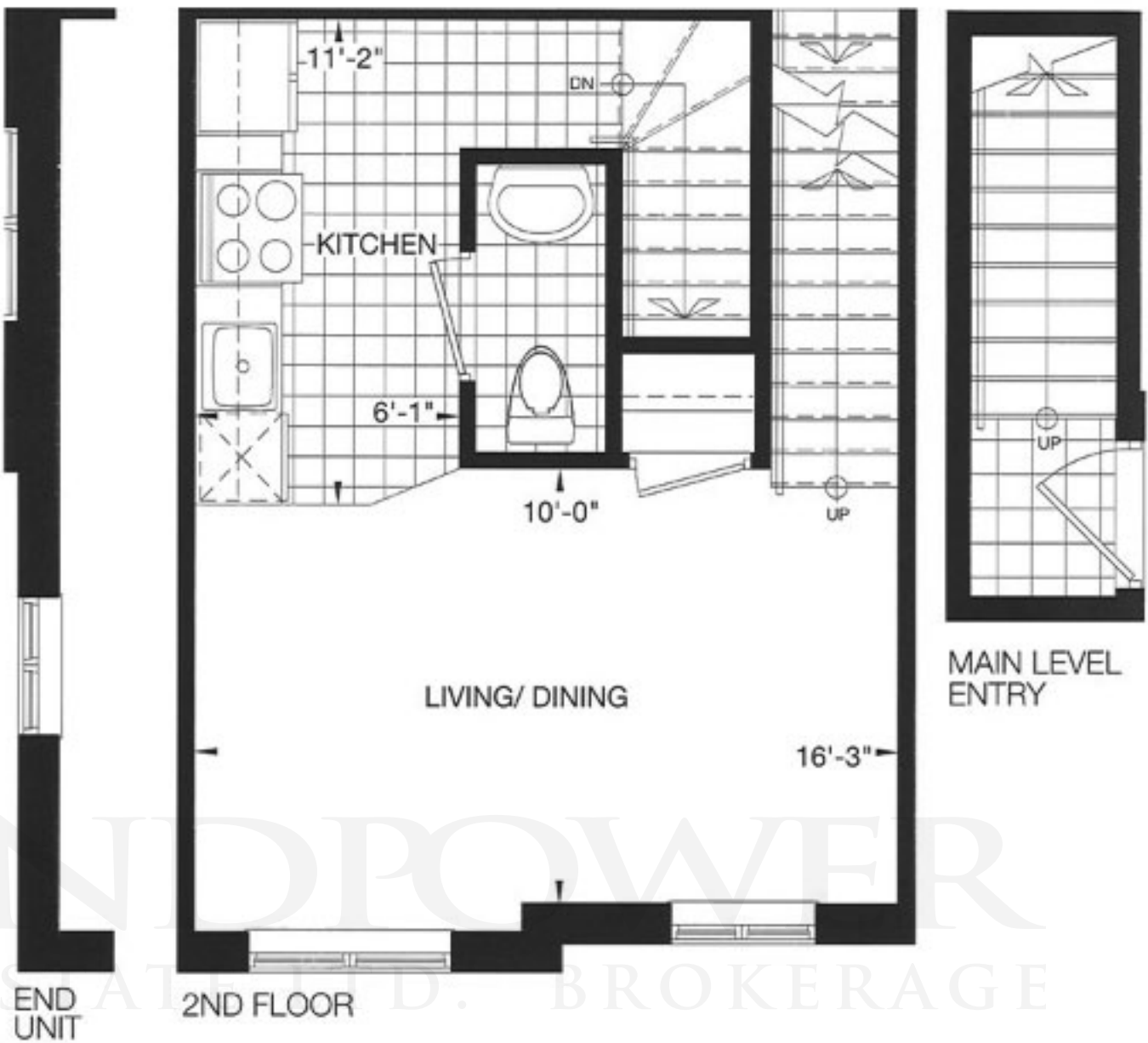
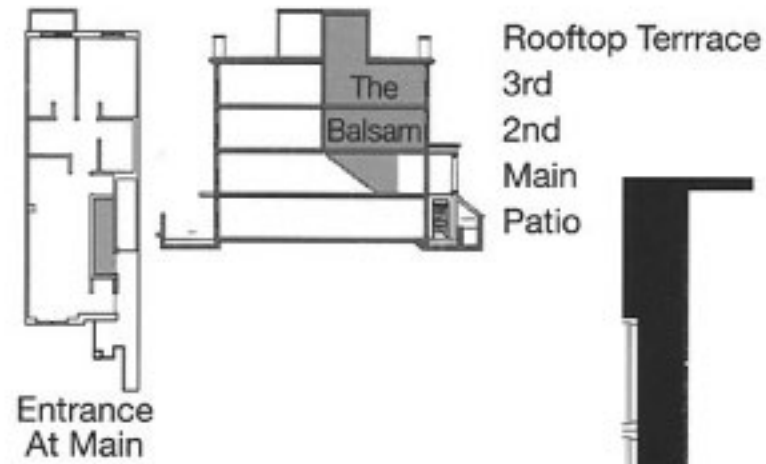
LANDPOVER  
REAL ESTATE LTD. BROKERAGE

# The Chestnut s2

2 Bedroom  
629 sq.ft.







# BLOOM PARK TOWNS

## IF YOU DO NOT PROVIDE A MORTGAGE APPROVAL AS DESCRIBED ABOVE

The Vendor requires a reference letter from your bank which includes the following information:

1. The number of years that you have been a client with your current financial institution.
2. Your bank must indicate/demonstrate that you have the financial ability to cover the purchase price as written on the first page of the Agreement of Purchase and Sale.

### Additional Information

All of the information required for your mortgage approval can be found on the first page of the Agreement of Purchase and Sale (APS).

Please take your APS along with this checklist to your financial institution when making your mortgage arrangements.

Please note that these items are all minimum requirements of the Vendor.

If you or your financial institution has any questions, please feel free to contact the Sales Office at 416-730-1600.

\*The Vendor reserves the right to change or supplement this information or requirement at any time E. & O. E.



# BLOOM PARK TOWNS

## Rules and Procedures

1. Each sale MUST be in a different purchasers name.
2. THE DEADLINE FOR WORKSHEETS IS THURSDAY MAY 31<sup>ST</sup>, 2012 AT 4 P.M.
3. Please ensure that you show your preferences for more than 1 suite type. Make a second and third choice for your unit request to avoid disappointing your clients. We will do our best to try and accommodate one of your 3 choices.
4. When you have been allocated a unit you will be contacted by one of our staff to arrange an appointment for you and your client to sign the Agreement of Purchase and Sale. Signing will take place on Saturday, June 2<sup>nd</sup> and Sunday, June 3<sup>rd</sup> at the Bloom Sales Office.
5. Before you arrive with your client to sign the Agreement of Purchase and Sale, please ensure that your client brings the following:
  - I. Government issued photo Identification.
  - II. 3 cheques. All cheques will be made payable to "Goldman, Spring, Kichler & Sanders LLP in Trust". We will fill in the amounts of the deposits for you at the Sales Office.
  - III. S.I.N. number.
6. Please ensure that your worksheets are filled in legibly, clearly and ALL purchaser information is included.
7. Please note that we require a bona fide mortgage approval within the 10-day recession period.
8. If you require additional hard copies of the brochures, please call 416-730-1600.

**Please note:**

**WORKSHEETS TO BE FAXED TO 905-707-6014 ATTN. ELLIOTT TAUBE**



# BLOOM PARK TOWNS

## Mortgage Approval Requirements: Bloom

Please find below the Vendor's Mortgage Approval Requirements. This is meant to assist you and your financial institution. Your mortgage approval must confirm that you have obtained a valid mortgage commitment and that such mortgage commitment is valid until at least June, 2014. This is a requirement of the Agreement of Purchase and Sale.

### BLOOM MORTGAGE APPROVAL REQUIREMENTS\*

In order to complete this Agreement of Purchase and Sale, all purchasers must provide a valid mortgage approval. You will need to contact your financial institution immediately as written mortgage approval is required within 10 days. All mortgage approvals must contain the following information:

1. Building/Address TO BE DETERMINED
2. Suite No. (e.g. Suite 303)
3. Unit No. (e.g. Unit 3)
4. Purchasers Name (e.g. John Smith, PLEASE NOTE THE NAME ON THE AGREEMENT OF PURCHASE AND SALE MUST BE THE SAME ON THE MORTGAGE APPROVAL)
5. Purchase Price (e.g. \$319,900)
6. Mortgage Approval Amount (e.g. \$255,920, AT LEAST 80% OF THE PURCHASE PRICE AND YOUR MORTGAGE APPROVAL AND YOUR DEPOSITS MUST ADD UP TO THE PURCHASE PRICE OF THE UNIT)
8. Interest Rate (e.g. 4.00% PLEASE NOTE THIS RATE MUST BE CAPPED UNTIL AT LEAST JUNE, 2014)
9. Term of Mortgage (e.g. 5 years)
10. Contact name and phone number of mortgage representative

\_\_\_\_\_  
Name

\_\_\_\_\_  
Bank

\_\_\_\_\_  
Phone Number

\*The Vendor reserves the right to change or supplement this information or requirement at any time E. & O. E.



# BLOOM PARK TOWNS

## FACT SHEET

### VIP PROMOTION FOR BLOOM

#### Purchasers Receive:

1. SPECIAL "CASH BACK"      \$5,000 on any single level unit  
   \$10,000 on any 2 level unit
  2. Window Coverings included
  3. Stainless Steel Kitchen Appliances
  4. Cap on all Closing costs      \$2,500  
    (meters, hook ups, etc.)
  5. Cap on Levies &      \$2,500  
    Development charges
  6. Assignment      1 free assignment allowed up to 90 days before occupancy.
  7. Free Name Change      1 free name change allowed within the 10 day rescission period.
- 

#### Deposit Structure

5% of purchase price with offer  
Further 5% payable in 90 days  
Further 5% payable in 210 days  
Further 5% payable on Occupancy

The above promotional package is valid for sales done on the 2<sup>nd</sup> and 3<sup>rd</sup> of June, 2012 only.





Offer Worksheet

MUST BE FAXED BACK TO ELLIOTT TAUBE AT 905-707-6014					
1st Choice	2nd Choice	3rd Choice			
Model: _____ Building: _____ _____	Model: _____ Building: _____ _____	Model: _____ Building: _____ _____			
PURCHASE PRICE*: _____ End Unit YES / NO (\$10,000): _____ Locker YES / NO (\$3,500): _____ TOTAL PRICE: _____					
PURCHASER'S INFORMATION					
1ST PURCHASER		2ND PURCHASER			
FIRST NAME		FIRST NAME			
LAST NAME		LAST NAME			
SIN# OR DRIVER'S LICENSE INCLUDING EXPIRY DATE		SIN# OR DRIVER'S LICENSE INCLUDING EXPIRY DATE			
DATE OF BIRTH (MM/DD/YYYY)		DATE OF BIRTH (MM/DD/YYYY)			
ADDRESS		ADDRESS			
CITY	POSTAL CODE	CITY	POSTAL CODE		
OCCUPATION		OCCUPATION			
TEL (CELL):		TEL (CELL):			
TEL (WORK):		TEL (WORK):			
TEL (HOME):		TEL (HOME):			
EMAIL ADDRESS:		EMAIL ADDRESS:			
AGENT / BROKERAGE					
AGENT NAME				BROKERAGE NAME	
AGENT CELL #:		BROKERAGE #:		BROKERAGE FAX #:	
AGENT'S EMAIL					
VENDOR'S OFFICE USE ONLY, DO NOT FILL IN BELOW					
VENDOR SALES AGENT / REPRESENTATIVE					
Purchaser information - NOTE - ALL purchasers must bring the following to qualify for purchase at point of sale: (a) an original government issued Photo Identification at time of purchase; (b) THREE deposit cheques to be made payable to "Goldman, Spring, Kichler & Sanders LLP In Trust".					
Vendor will determine final choice of suite and availability for purchase at its sole and unfettered discretion; completion of this form does not constitute any binding purchase and sale reservation.					
Please print CLEARLY & LEGIBLY & fax to: Attention: Elliott Taube, at 905-707-6014					
This document is privileged and may contain confidential information intended only for the addressee. Any unauthorized disclosure is strictly prohibited.					