

**LANDPOWER**  
REAL ESTATE LTD. BROKERAGE

**Tribute**  
communities *A Better Place to Live* [mytribute.ca](http://mytribute.ca)



# PRESENTING TOWNHOMES IN LAWRENCE PARK



artist's concept

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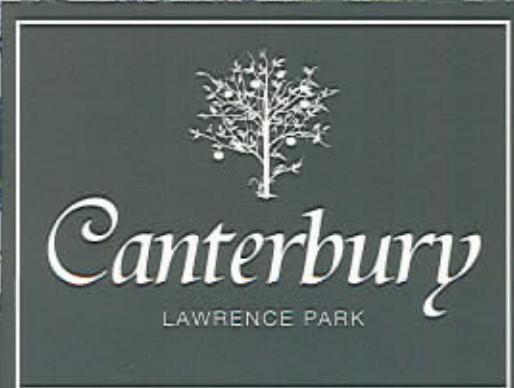
"Highest in Customer Satisfaction  
with New Home Builders  
in the Greater Toronto Area"



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## LIFE, LOCATION AND LUXURY



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## DISCOVER A NEIGHBOURHOOD FULL OF CULTURE AND LIFE

### education

1. The Crescent School
2. Toronto French School
3. York University Glendon Campus
4. Sunny View Public Elementary
5. Blythwood Public Elementary
6. St. Bonaventure Catholic Elementary
7. Leaside Park Secondary School
8. Havergal College

### shopping & restaurants

1. Bayview Village
2. Centro Bar & Grille
3. North 44 Restaurant
4. Shops on Don Mills
5. Pusateri's
6. McEwan's

### recreation

1. Banbury Community Centre
2. Granite Club

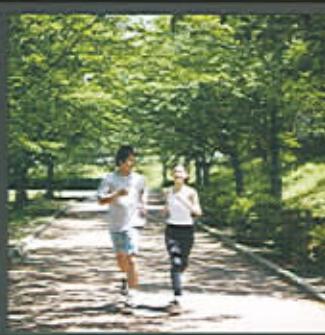
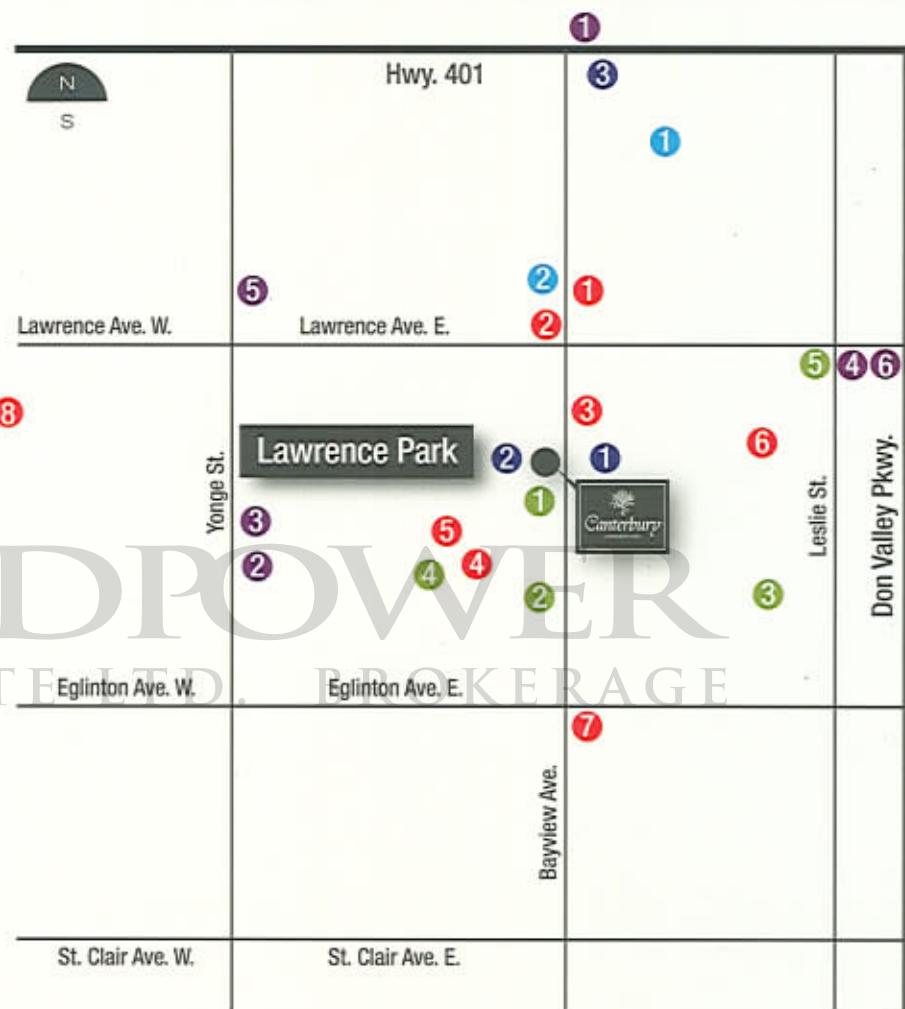
### public facilities

1. Sunnybrook Hospital
2. George Scott Railton Library
3. York Mills Arena

### parks

1. Stratford Park
2. Sunnidene Park
3. Sunnybrook Park
4. Sherwood Park
5. Edwards Gardens

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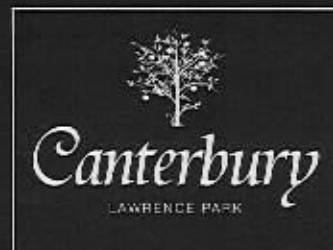


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## EXQUISITE FEATURES

### TRIBUTE COMMUNITIES-BUILDER GUARANTEE

Tribute Communities has built over 25,000 homes of the highest quality since 1982. The company has been a member in good standing for over 20 years in the Tarion warranty and offers a complete customer service program.

### CUSTOMER SERVICE EXCELLENCE

- Tribute is committed to providing outstanding customer service and has been recognized with the following awards:
- Tarion Award of Excellence - 2005 & 2006 Builder of the Year, Large Volume Builder, and the Tarion Awards of Excellence recognize the customer service efforts of builders across Ontario and are based exclusively on after sales customer service
- 2005 & 2010 Highest in Customer Satisfaction among new home builders in the GTA according to J.D. Power and Associates' independent customer survey results

### CUSTOM QUALITY CONSTRUCTION

- Exteriors feature English Georgian style. Buildings are clad in smooth couring stone, clay brick and simulated slate roofing shingles
- Self-sealing high grade shingles, with a 20 year warranty
- Wood framed party wall construction exceeds O.B.C. requirements
- Superior 2"x 6" wood exterior construction. Exterior walls are insulated to R20
- Pre-engineered wood floor joists eliminating warpage and minimizing squeaky floors
- Thermopane Low E Argon casement windows; opening windows are screened
- Metal insulated front entry door with inset pane lights, weather stripping and deadbolt lock (as per applicable plan)
- All building envelope perforations including doors and windows to be fully caulked

### SPECTACULAR INTERIOR FINISHES

- 9' ceilings on the ground floor
- Oak hardwood flooring in kitchen, living/dining room, bedrooms and hallways
- Porcelain tile flooring in foyer, lower level, powder rooms, bathrooms, laundry room and on walls of bathtub and shower (as per plan)
- Marble thresholds where porcelain tile flooring abuts other flooring material
- Purchaser's choice of one colour of quality washable latex paint and primer on all interior walls (from Builder's samples)
- Smooth finished ceilings throughout
- Oak veneer staircase throughout with oak finish treads & risers stained to match hardwood floor selection
- Stained oak handrail with oak pickets or black metal pickets (from Builder's samples); stained oak nosing between subfloor and pickets
- 5' baseboard with 3" combo door and window casing
- Two panel smooth skin interior doors,
- Painted White trim and doors
- Levered interior door latch sets, with door hinges in matching finish
- White Decora-style switches and receptacles throughout

### DESIGNER KITCHENS

- Kamberg designed contemporary or classic kitchen cabinetry (from Builder's Samples)
- Integrated panel 30' fridge, 24" electric cook-top with 24" built-in wall oven below, hood fan, microwave and integrated panel dishwasher
- Granite or Caesarstone kitchen countertop (from Builder's Samples)
- Single bowl stainless steel undermount sink with contemporary design faucet
- Valance lighting under upper cabinets
- Porcelain tile backsplash (as per plan)

### LUXURIOUS BATHROOMS

- Purchaser's choice of contemporary or classic cabinetry with marble countertop and undermount sink
- Bathrooms to have acrylic soaker tub or porcelain tiled shower stall with frameless glass enclosure (as per plan)
- Privacy locks on all bathroom doors
- Quality white plumbing fixtures
- Extended beveled vanity mirror
- All bathrooms and powder room to have vanities
- Positemp pressure/temperature balance valves for all showers

- Energy efficient water saver shower and toilet tanks
- Quality light fixtures in all bathrooms and powder room
- Bathroom accessories to include towel bar, tissue dispenser and soap dish, towel bar and tissue dispenser only in powder room
- Shut off valves under each sink

### ELECTRICAL

- Ten (10) pot lights, location to be determined by purchaser
- 100 amp electrical service with circuit breakers
- Heavy duty cable for stove and dryer
- Decora switches and receptacles throughout
- Ceiling outlets with builder supplied quality light fixtures for foyer, hallways, kitchen, all bedrooms, lower level and recreation room (as per plan)
- Switch controlled wall outlet in living room (as per plan)
- Bell chime at front door
- Interconnected smoke detectors on each floor, including lower level
- Carbon monoxide detector on all floors

### HEATING

- Hydronic furnace and tankless water heater (for endless hot water) in one innovative system, on a rental basis
- Central air-conditioning

### LAUNDRY AREA

- One laundry sink provided in basement with base cabinets (as per plan)
- Stacked or separate washer and vent less dryer (as per plan)

### TECHNOLOGY - TELEPHONE & CABLE

- Pre-wired with the latest technology including: Wide Band Width Video Cable and High Speed Data Cabling
- Plug a TV or Cable modem or telephone in 8 interior locations

### ROUGH-INS

- Security-includes wiring to main, second and third floor doors and windows and 2 motion detector locations
- Central vacuum rough-in on each floor

### EXTERIOR DETAILS

- Custom designed and architecturally controlled common area landscaping
- Sod at the front or front and rear of each unit (as per plan)
- Patio to be poured concrete for Block B (where applicable)

### OUTDOOR ROOFTOP TERRACE FEATURES (where applicable)

- Terrace floor to be 2' x 2' deck tiles
- One (1) exterior gas line
- One (1) exterior hose bib
- One (1) exterior cable outlet rough-in
- Privacy screen, in aluminum, separating roof terraces

### SECURITY

- Access to underground parking is through a secure key fob controlled garage door
- Most Resident parking will be accessed through a key fob controlled swing gate (as per plan)

### TARIION WARRANTY CORPORATION COVERAGE

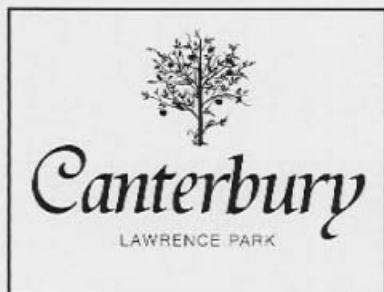
- 7-years-major structural defects
- 2-years-plumbing, heating and electrical systems and building envelope
- 1-year-all other items

Specifications are subject to change without notice. Builder has the right to substitute materials of equal or better value. A wide variety of standard selections and options are available. E & O E October 20, 2010.

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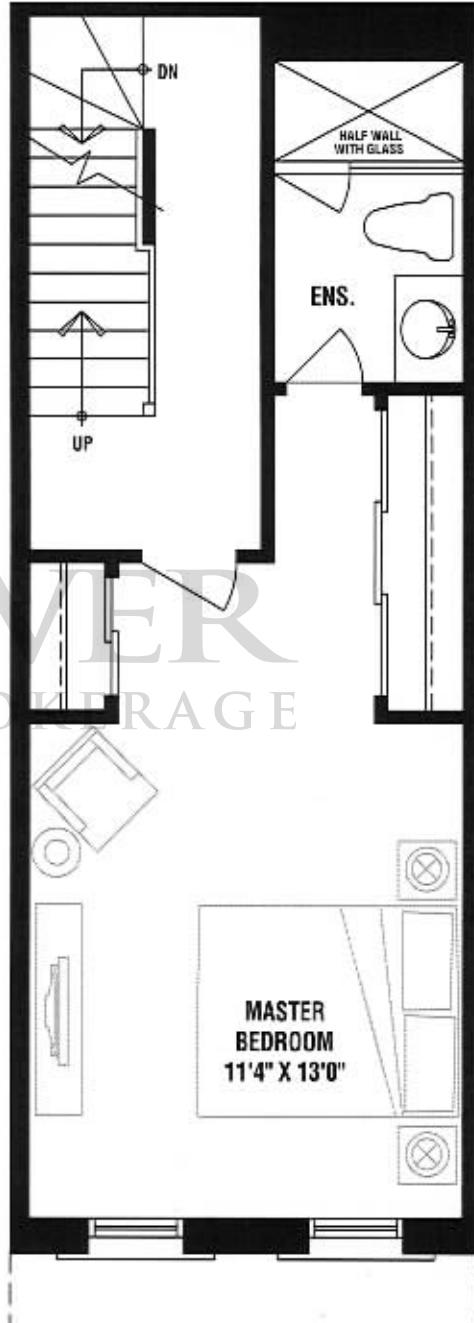
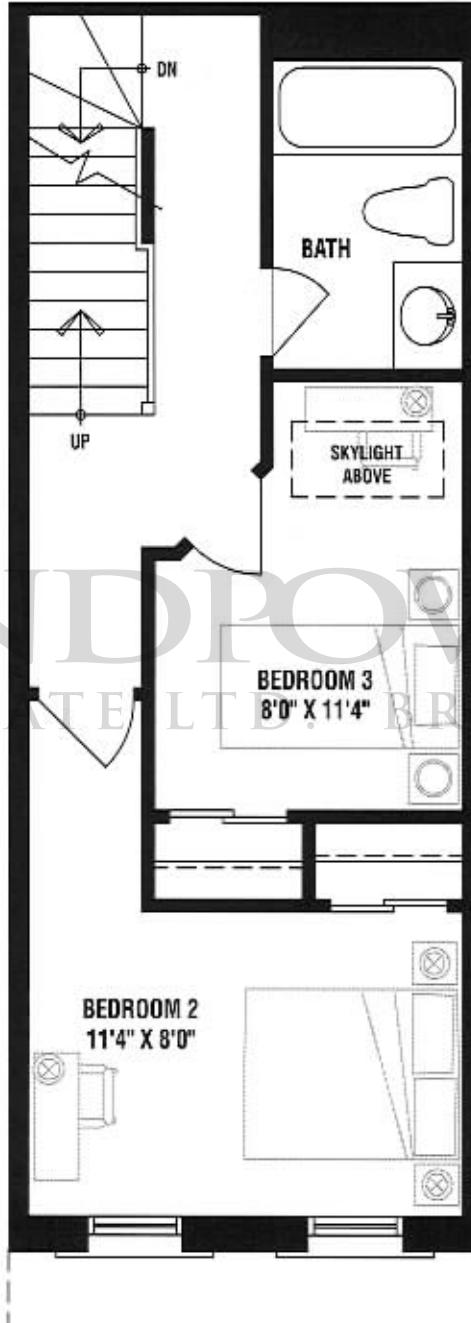
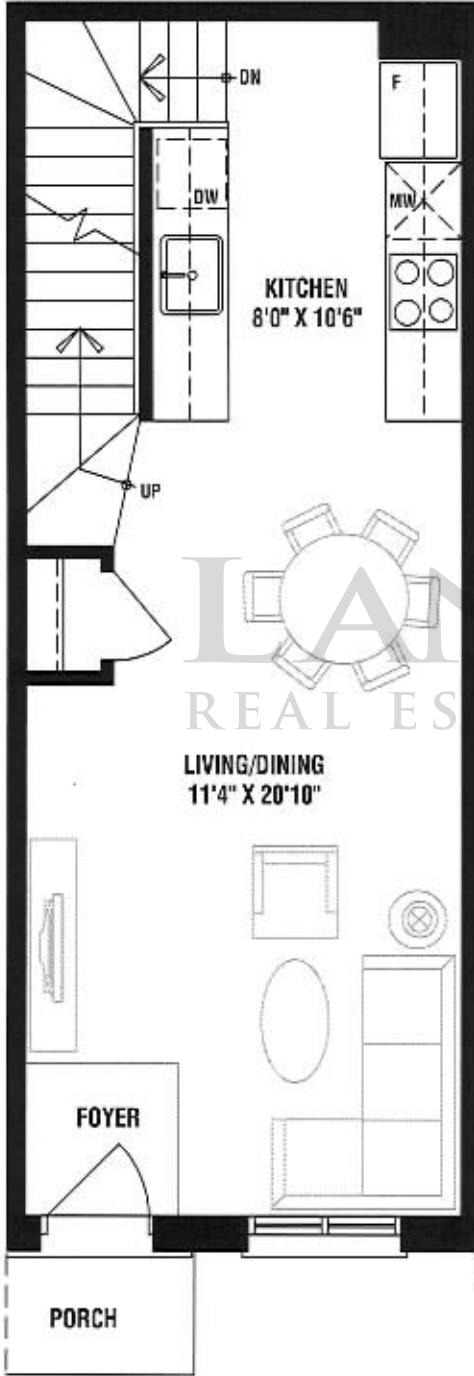


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TERRACE COLLECTION



## TERRACE COLLECTION 1343 SQ.FT.

STAIR DESIGN  
VARIES



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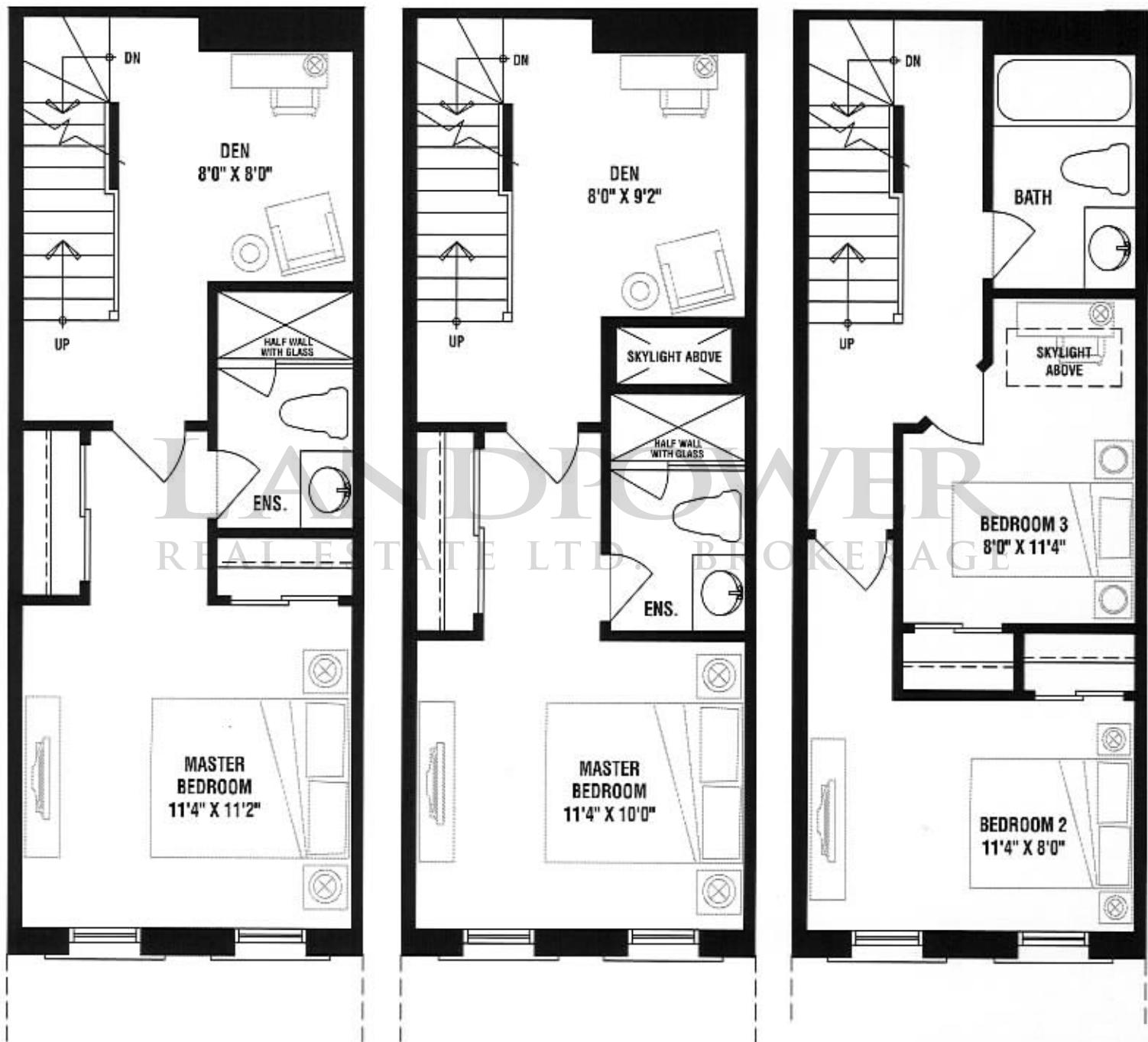
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## TERRACE COLLECTION 1343 SQ.FT.



ALTERNATE SECOND FLOOR PLAN  
(W/ MASTER BEDROOM & DEN)  
INTERIOR UNITS  
BUILDINGS A, C, D, E, F, G, H, J, K, L

THIRD FLOOR PLAN  
INTERIOR UNITS  
BUILDINGS A, C, D, E, F, G, H, J, K, L

OPTIONAL THIRD FLOOR PLAN  
(W/ 2 BEDROOM)  
INTERIOR UNITS  
BUILDINGS A, C, D, E, F, G, H, J, K, L

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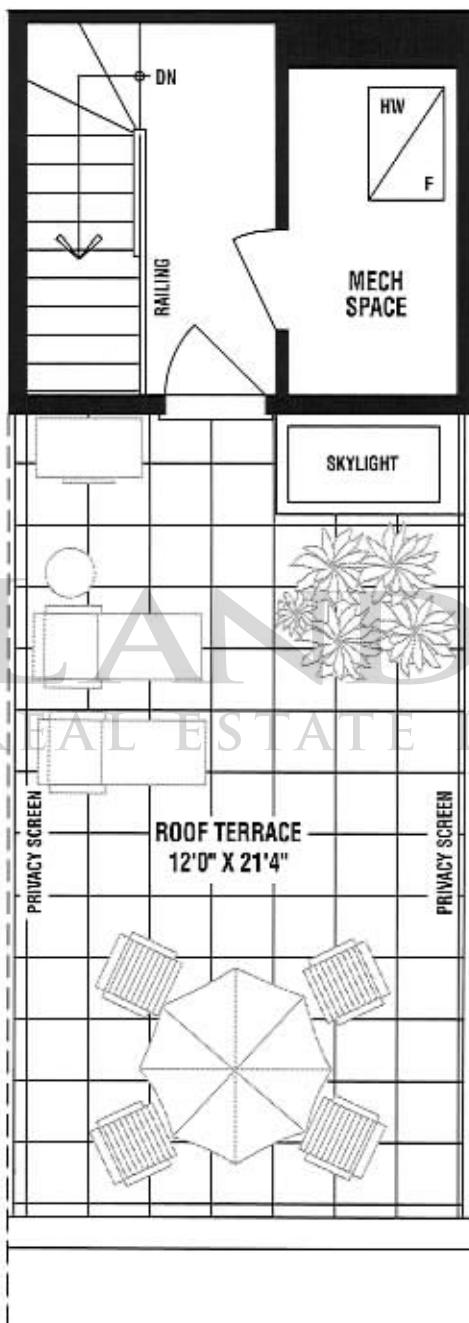
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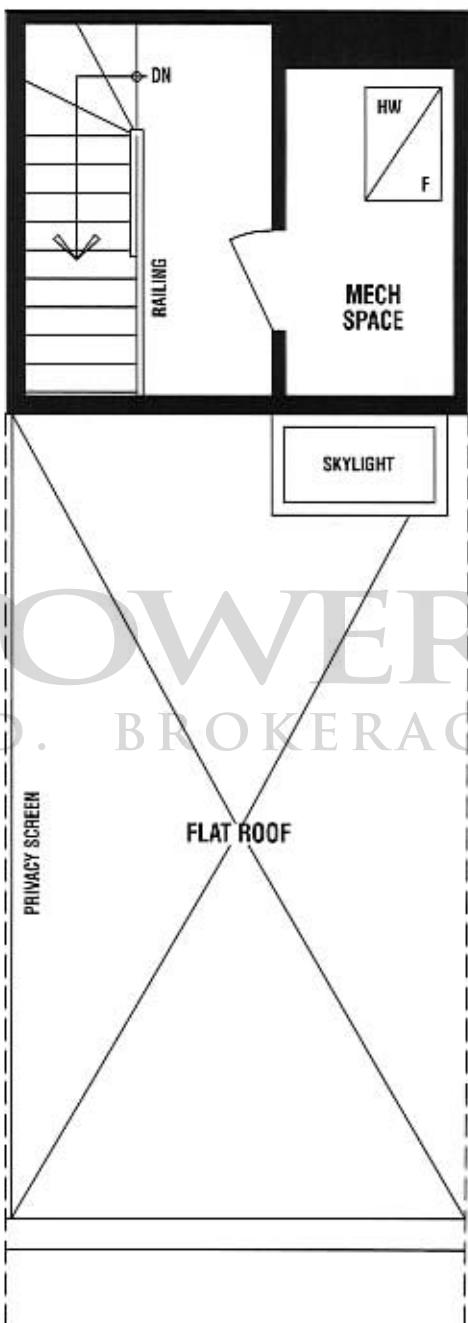
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## TERRACE COLLECTION 1343 SQ.FT.



**FOURTH FLOOR PLAN**  
(FOR STD. THIRD & OPT. THIRD W/ 2 BED.)  
INTERIOR UNITS  
BUILDINGS A, C, D, E, F, G, H, J, K, L



**FOURTH FLOOR PLAN**  
(FOR STD. THIRD & OPT. THIRD W/ 2 BED.)  
INTERIOR UNIT - UNIT A11

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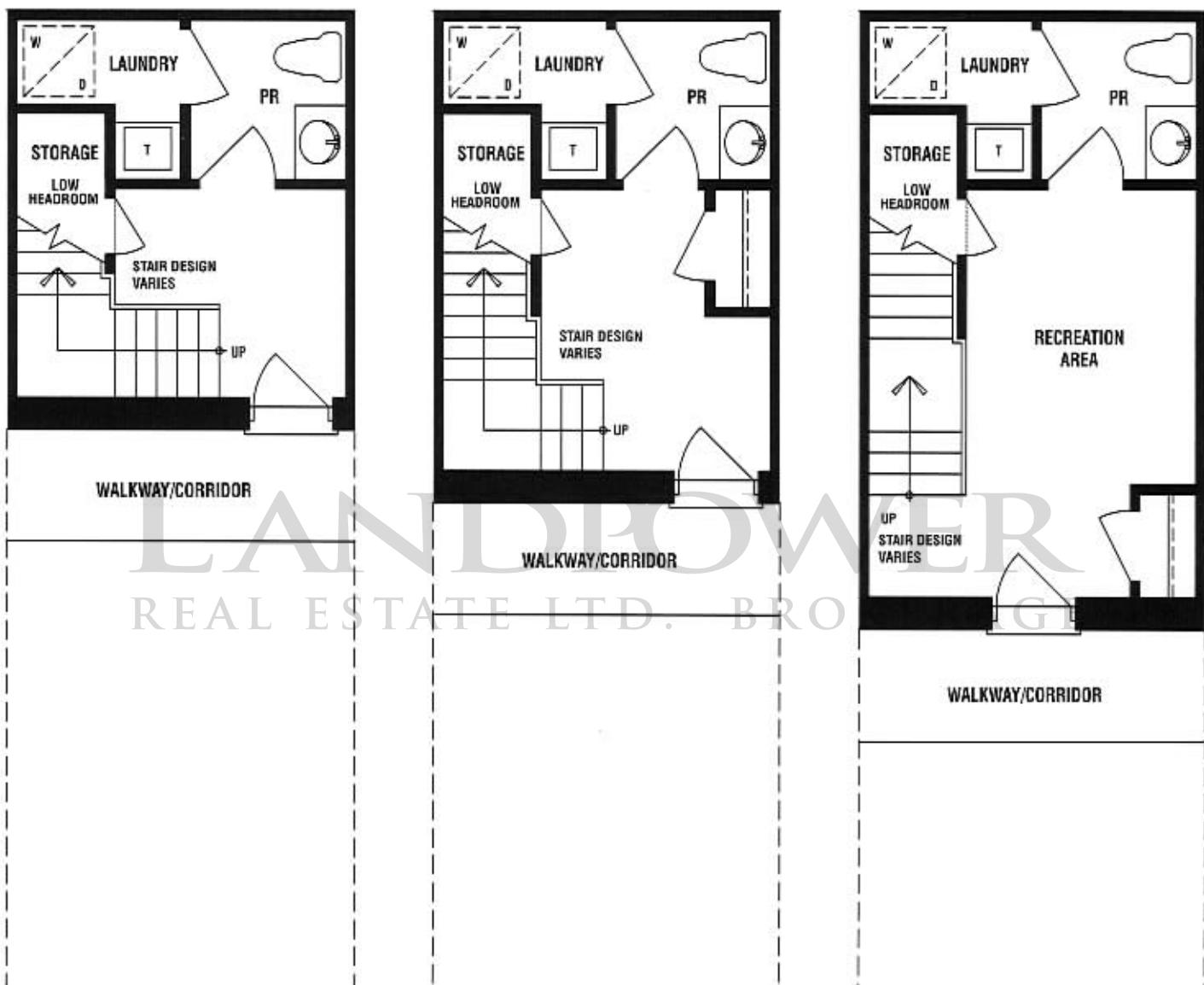
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## TERRACE COLLECTION LOWER LEVELS 138-289 SQ.FT.



### LOWER LEVEL PLAN

#### TYPE BP1

4.55 M LONG LOWER LEVEL  
INTERIOR UNITS - J3-J7 & K2-K6

### LOWER LEVEL PLAN

#### TYPE BP2

5.34 M TO 6.65 M LONG LOWER LEVEL  
INTERIOR UNITS - A2-A5, C3, C4, C7,  
C8, C12-C19, D3, D4, D7, D8, D12-19,  
E2-E8, E11, E17, F2-F8, F11, F17, G11, G17  
H10, J2, J8, K7, K10, K11 & L2-L7

### LOWER LEVEL PLAN

#### TYPE BP3

6.70 M TO 9.17 M LONG LOWER LEVEL  
INTERIOR UNITS - A8-A11, C2, C5, C6,  
C9, D2, D5, D6, D9, E12-E16, F12-F16  
G2-G8, G12-G16, H2-H7, H11-H15, J11-J17,  
K12-K15 & L10-L15

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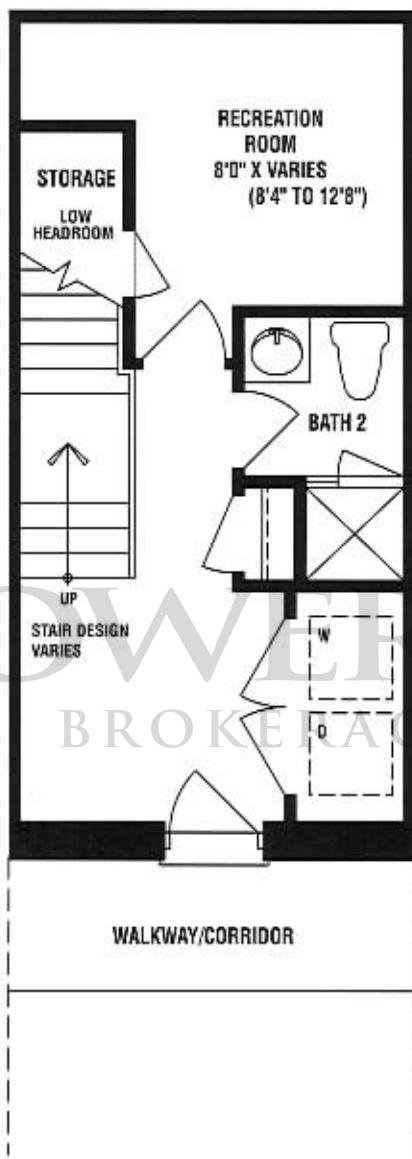
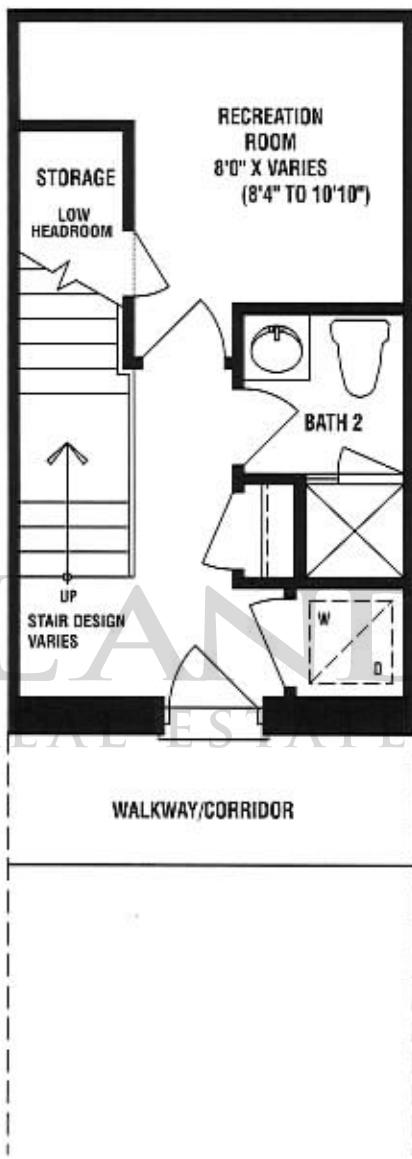
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## TERRACE COLLECTION LOWER LEVELS 138-289 SQ.FT.



**OPTIONAL LOWER LEVEL PLAN (W/ REC. RM. - LAYOUT 1)**  
6.70 M TO 7.45 M LONG LOWER LEVEL  
INTERIOR UNITS - C2, C5, C6, C9, D2,  
D5, D6, D9, E12-E16, F12-F16, G12-G16,  
H3-H6, H15, J11 & J17

**OPTIONAL LOWER LEVEL PLAN (W/ REC. RM. - LAYOUT 2)**  
7.85 M TO 9.17 M LONG LOWER LEVEL  
INTERIOR UNITS - A8-A11, G2-G8, H2,  
H7, H11-H14, J12-J16, K12-K15 & L10-L15

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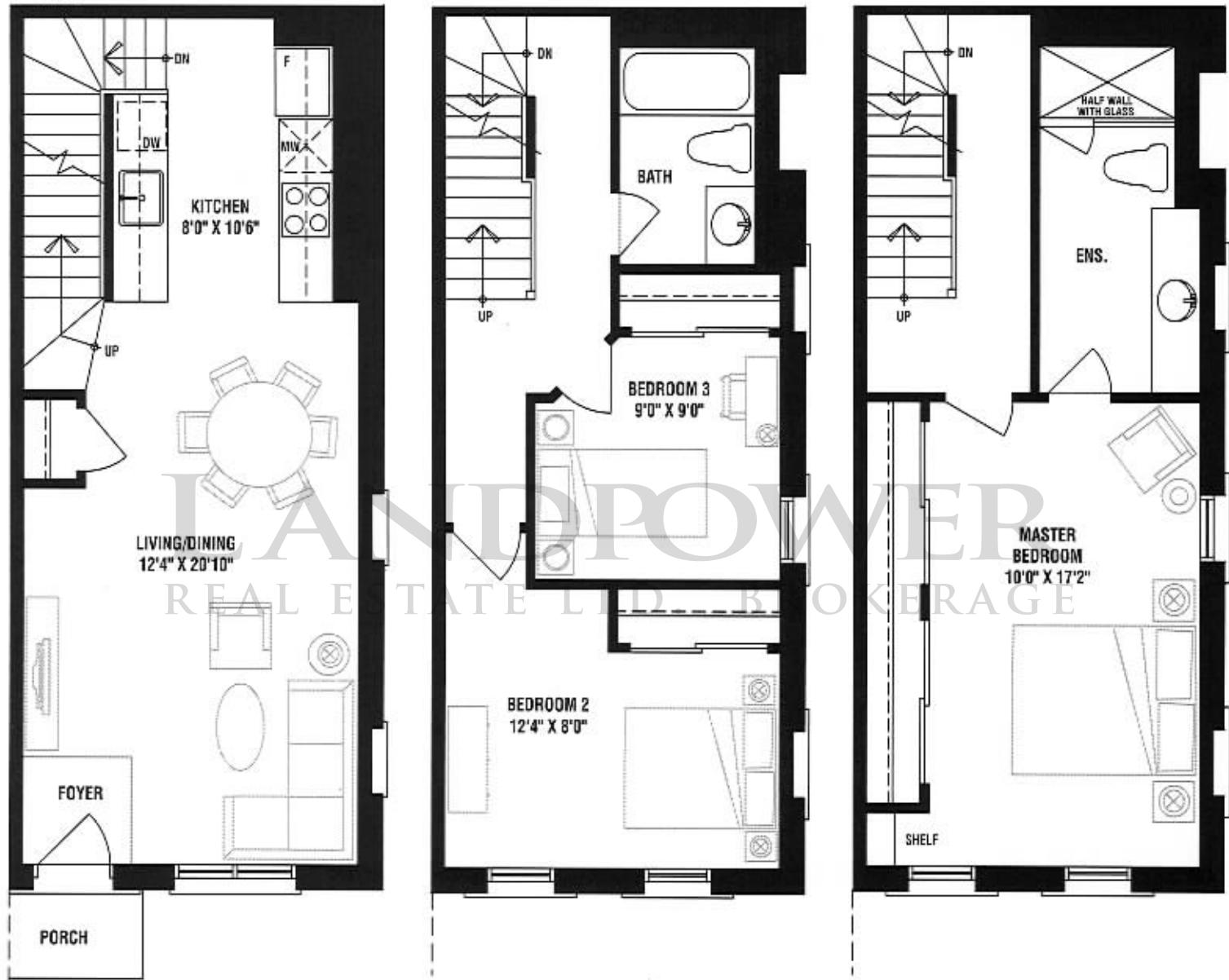


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## TERRACE COLLECTION END UNITS 1485 SQ.FT.

STAIR DESIGN  
VARIES



### GROUND FLOOR PLAN

END UNIT - TYPE 4 - UNITS C1/C20, C10/C11, D1/D20,  
E1/E18, F1/F18, G1/G18, G9/G10  
& L8/L9

### SECOND FLOOR PLAN

END UNIT - TYPE 4 - UNITS C1/C20, C10/C11, D1/D20,  
E1/E18, F1/F18, G1/G18, G9/G10  
& L8/L9

### ALTERNATE SECOND FLOOR PLAN

(W/ MASTER BEDROOM)  
END UNIT - TYPE 4 - UNITS C1/C20, C10/C11, D1/D20,  
E1/E18, F1/F18, G1/G18, G9/G10  
& L8/L9

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## TERRACE COLLECTION END UNITS 1485 SQ.FT.



### ALTERNATE SECOND FLOOR PLAN (W/ MASTER BEDROOM & DEN)

END UNIT - TYPE 4 - UNITS C1/C20, C10/C11, D1/D20,  
E1/E18, F1/F18, G1/G18, G9/G10  
& L8/L9

### THIRD FLOOR PLAN

END UNIT - TYPE 4 - UNITS C1/C20, C10/C11, D1/D20,  
E1/E18, F1/F18, G1/G18, G9/G10  
& L8/L9

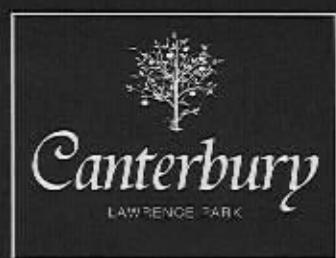
### ALTERNATE THIRD FLOOR PLAN

END UNIT - TYPE 4 - UNITS C1/C20, C10/C11, D1/D20,  
E1/E18, F1/F18, G1/G18, G9/G10  
& L8/L9

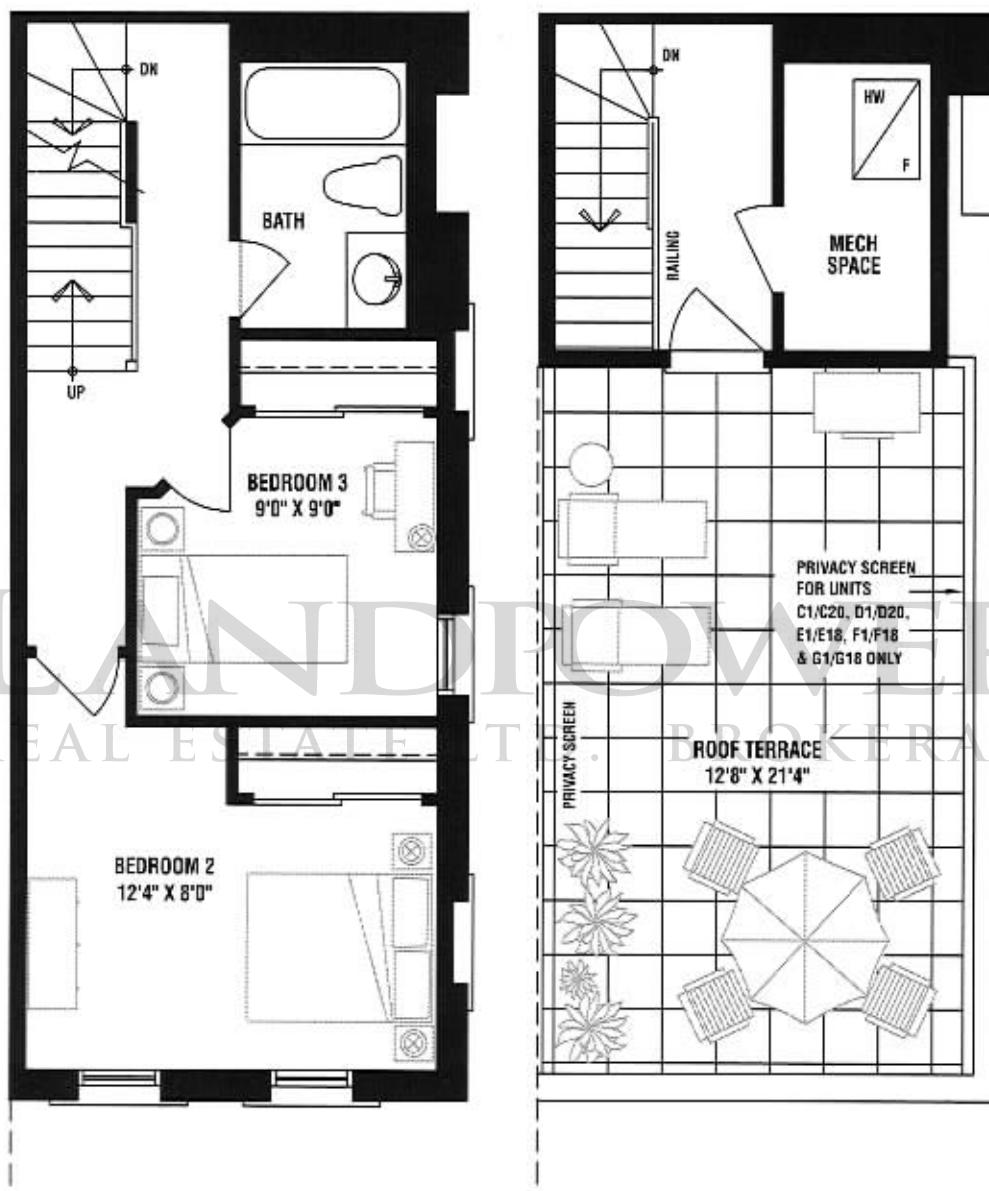
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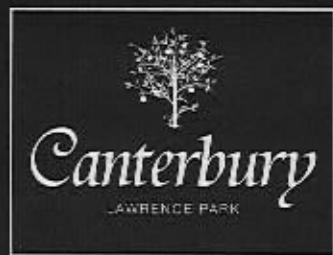


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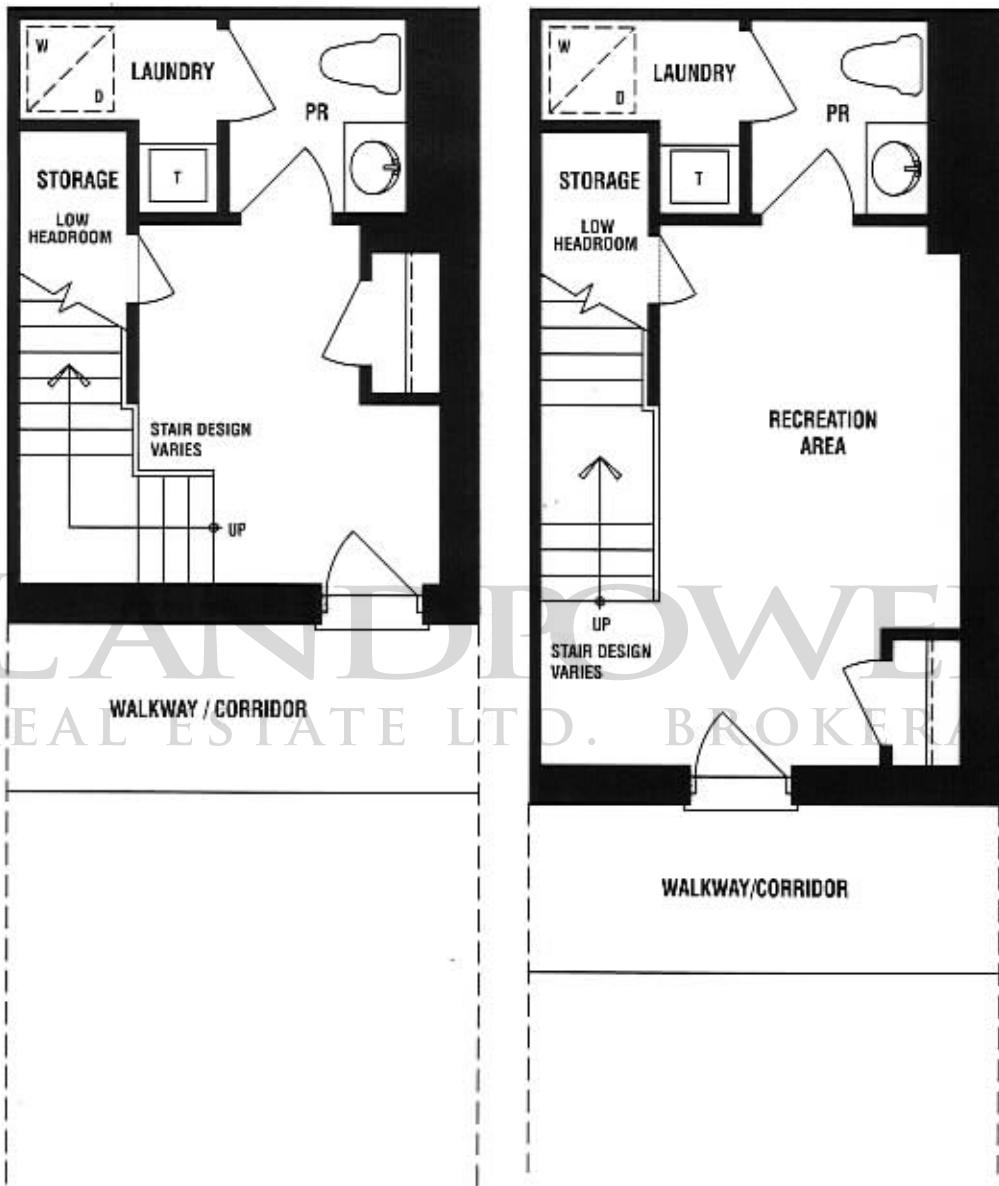
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## TERRACE COLLECTION END UNITS 198-364 SQ.FT.



**LOWER LEVEL PLAN**  
5.50 M TO 6.65 M LONG LOWER LEVEL  
END UNIT - TYPE 4 - UNITS C11, C20, D20, E1,  
E1B, F1, F1B, G10, G1B & L8

**LOWER LEVEL PLAN**  
7.10 M TO 9.05 M LONG LOWER LEVEL  
END UNIT - TYPE 4 - UNITS C1, C10, D1, G1, G9 & L9

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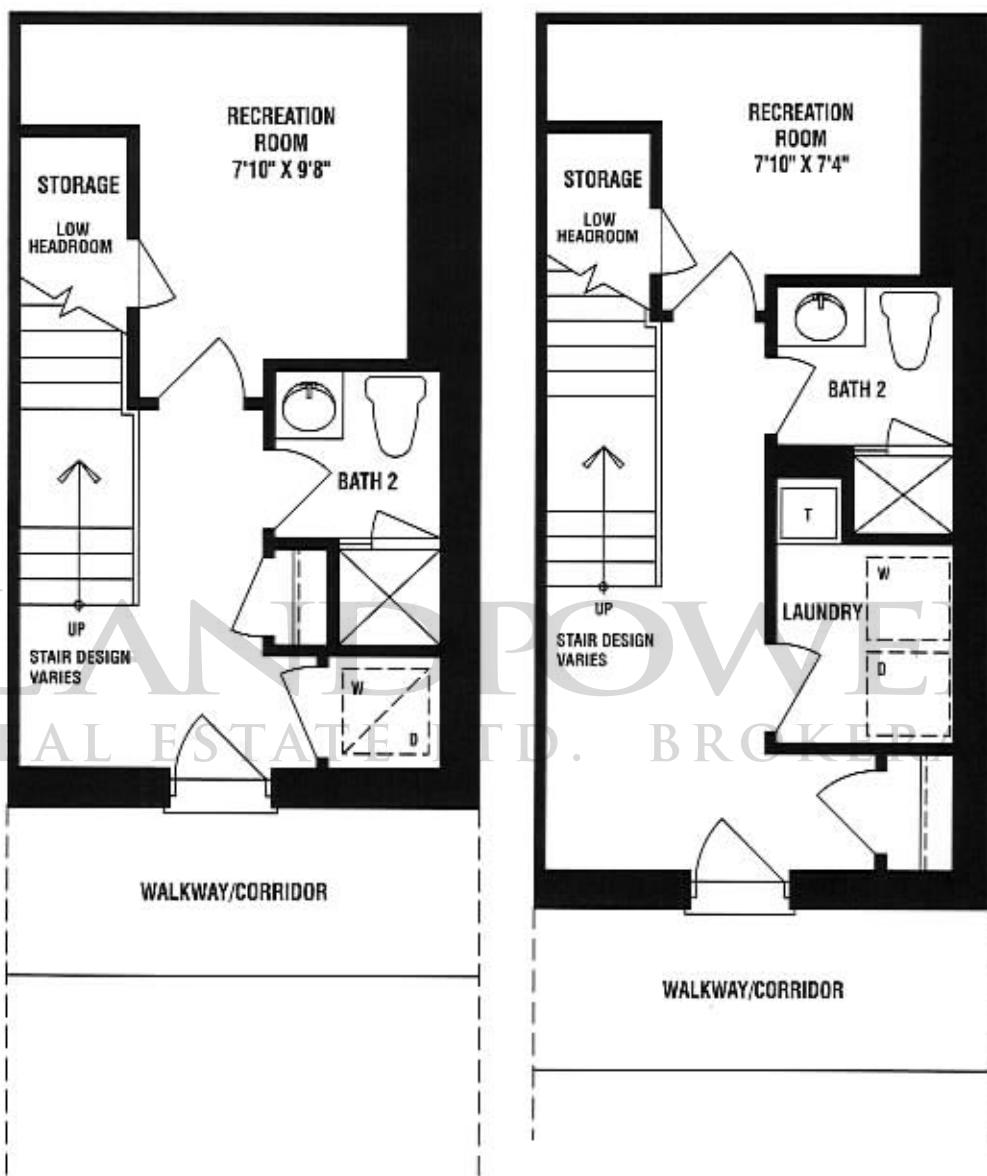
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## TERRACE COLLECTION END UNITS 198-364 SQ.FT.



OPTIONAL LOWER LEVEL PLAN  
(W/ REC. RM. - LAYOUT 1)  
7.10 M LONG LOWER LEVEL  
END UNIT - TYPE 4 - UNITS C1, C10 & D1

OPTIONAL LOWER LEVEL PLAN  
(W/ REC. RM. - LAYOUT 3)  
8.25 M TO 9.05 M LONG LOWER LEVEL  
END UNIT - TYPE 4 - UNITS G1, G9 & L9

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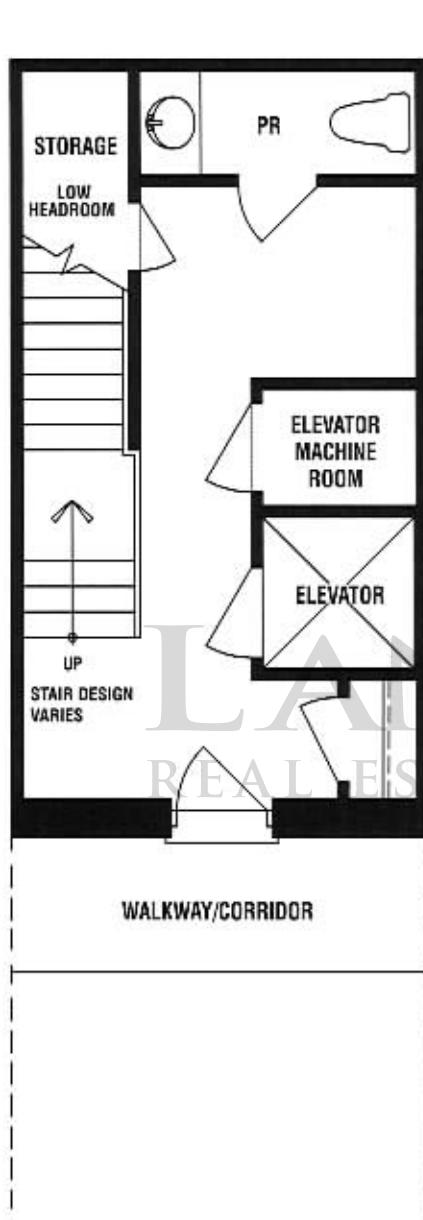
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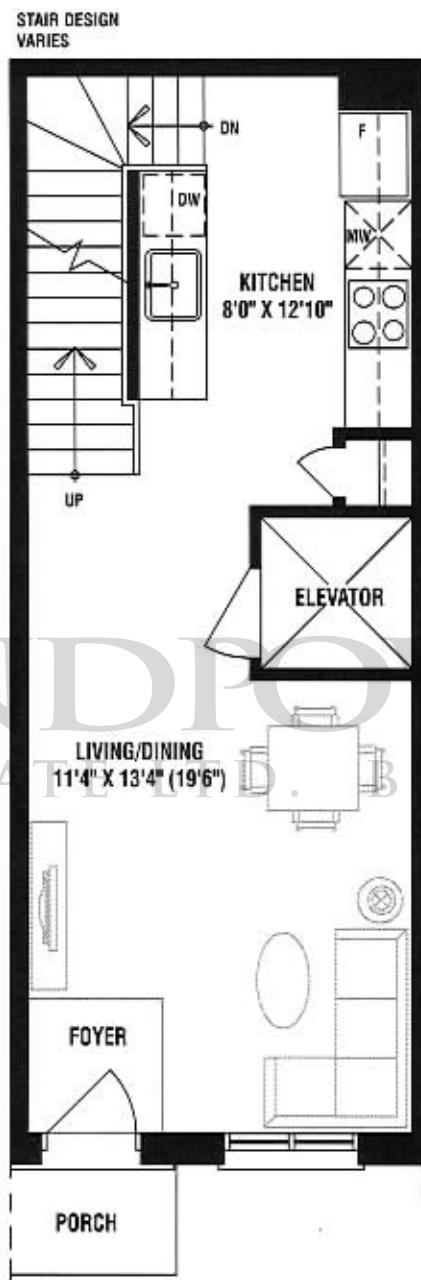
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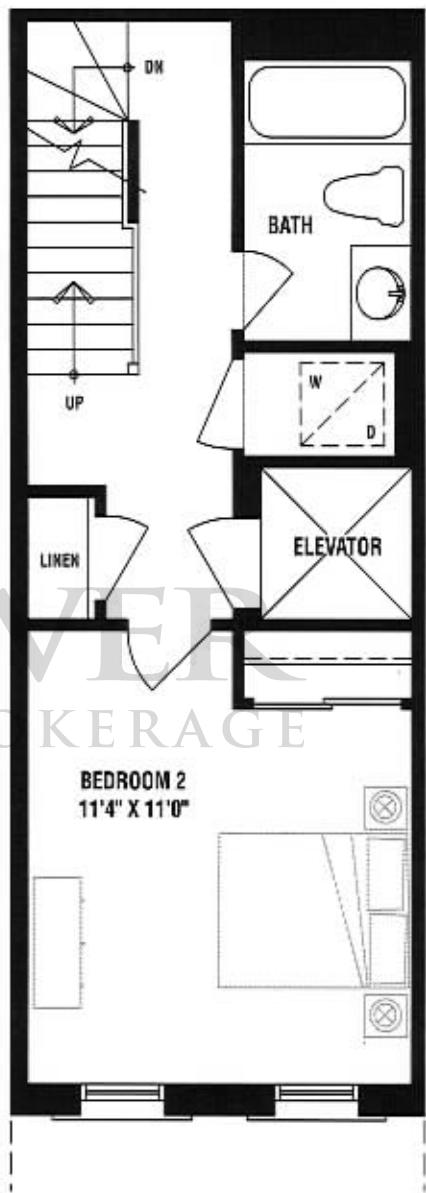
## TERRACE COLLECTION WITH PRIVATE ELEVATORS 1485 SQ.FT.



OPTIONAL LOWER LEVEL PLAN (W/ELEVATOR)  
7.05 M TO 9.17 M LONG LOWER LEVEL  
INTERIOR UNITS - A8-A11, C2, C5, C6, C9,  
D2, D5, D6, D9, G2-G8, H2-H7, H11-H15,  
J11-J17, K12-K15, L10-L15



OPTIONAL GROUND FLOOR PLAN  
(W/ELEVATOR)  
INTERIOR UNITS  
BUILDINGS A, C, D, G, H, J, K, L



OPTIONAL SECOND FLOOR PLAN  
(W/ELEVATOR)  
INTERIOR UNITS  
BUILDINGS A, C, D, G, H, J, K, L

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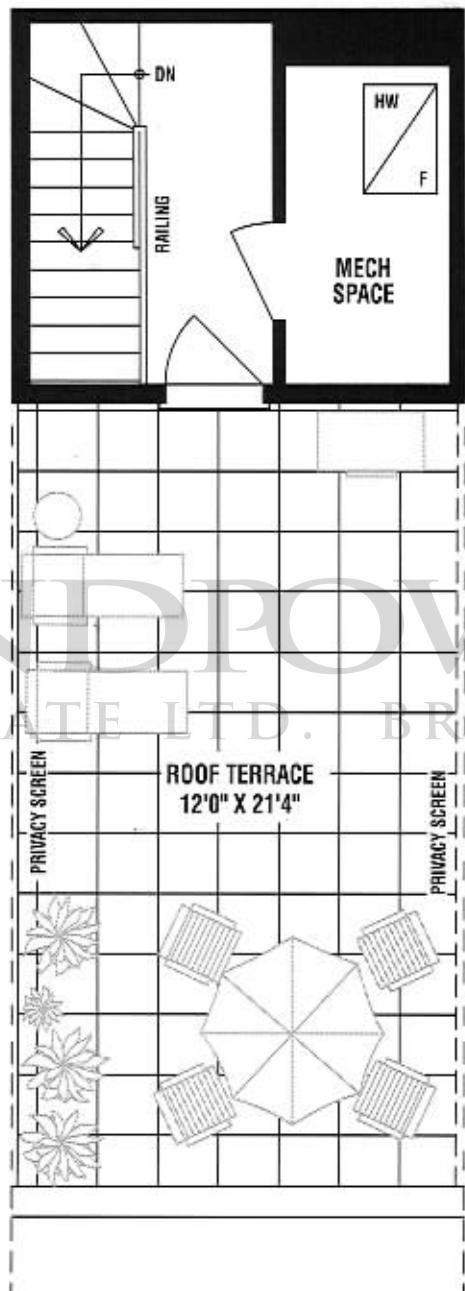
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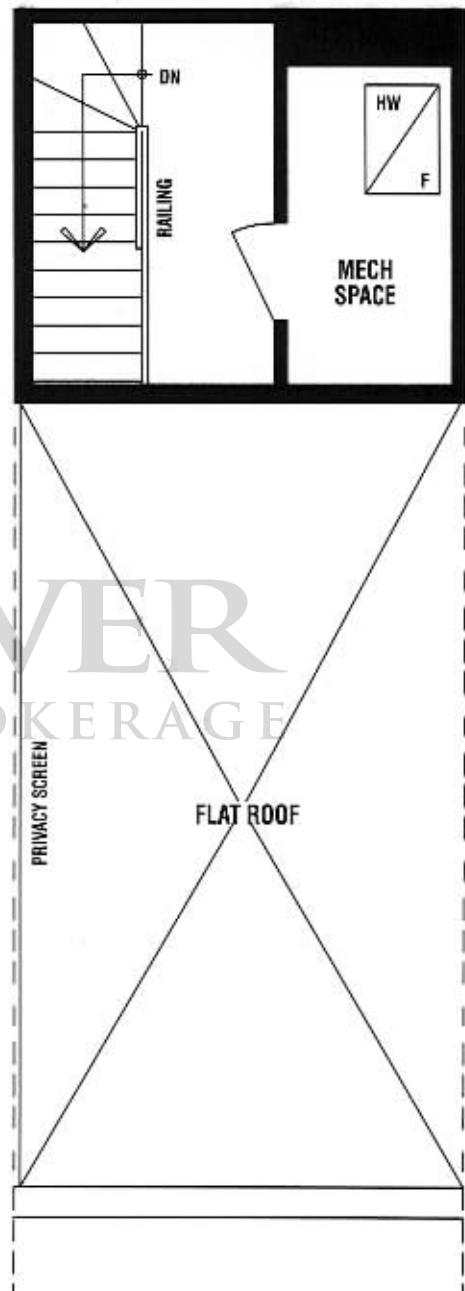
## TERRACE COLLECTION WITH PRIVATE ELEVATORS 1485 SQ.FT.



OPTIONAL THIRD FLOOR PLAN  
(W/ELEVATOR)  
INTERIOR PLANS  
BUILDINGS A, C, D, G, H, J, K, L



FOURTH FLOOR PLAN  
(FOR OPT. THIRD W/ ELEVATOR)  
INTERIOR UNITS  
BUILDINGS A, C, D, G, H, J, K, L

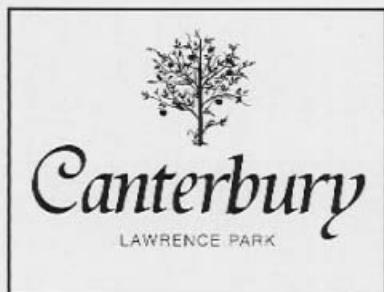


FOURTH FLOOR PLAN  
(FOR OPT. THIRD W/ ELEVATOR)  
INTERIOR UNIT - UNIT A11

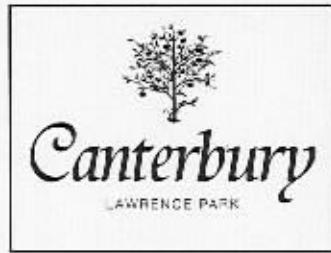
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in the Greater Toronto Area"

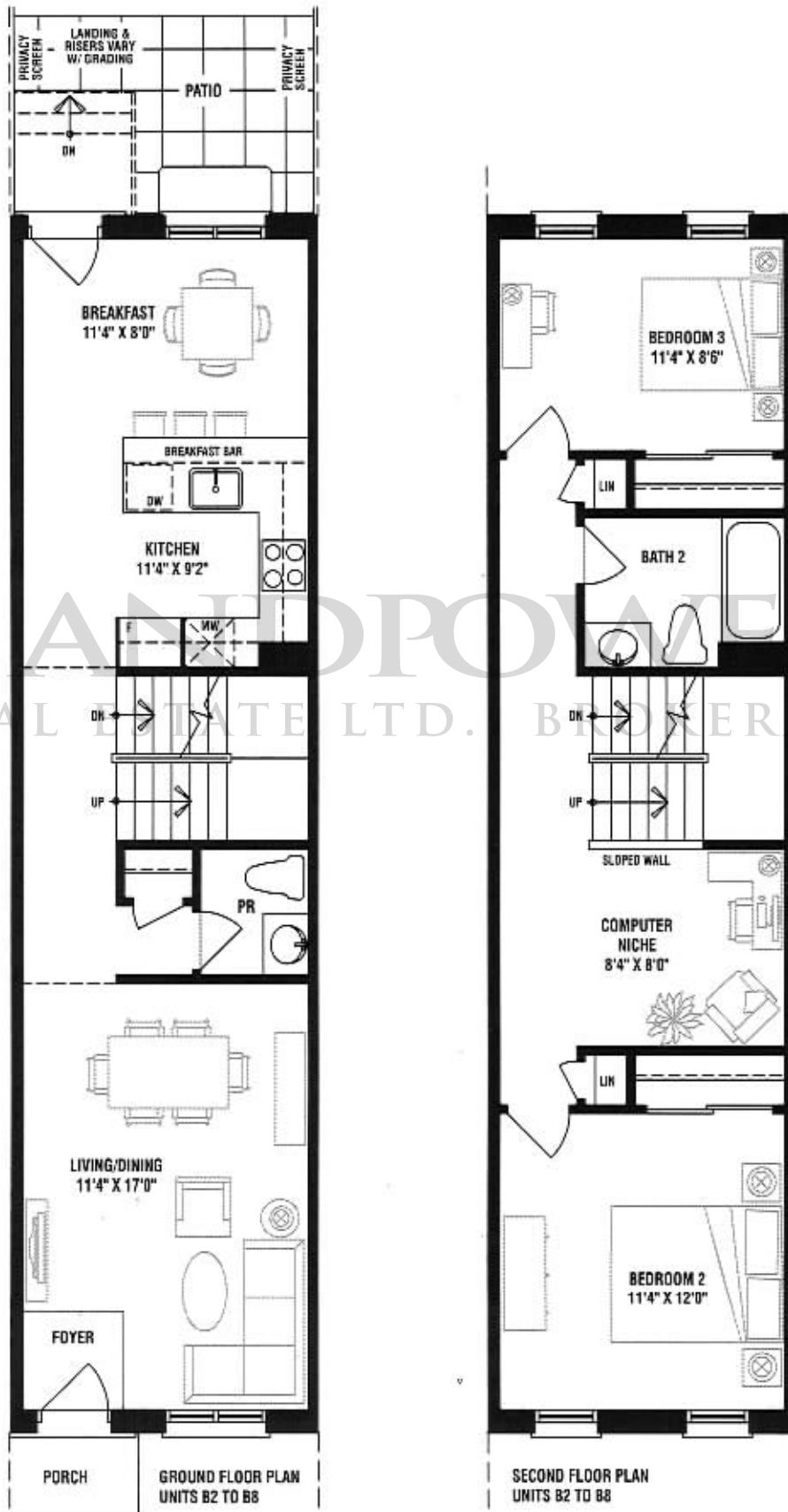




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## GARDEN COLLECTION 1804 SQ.FT.



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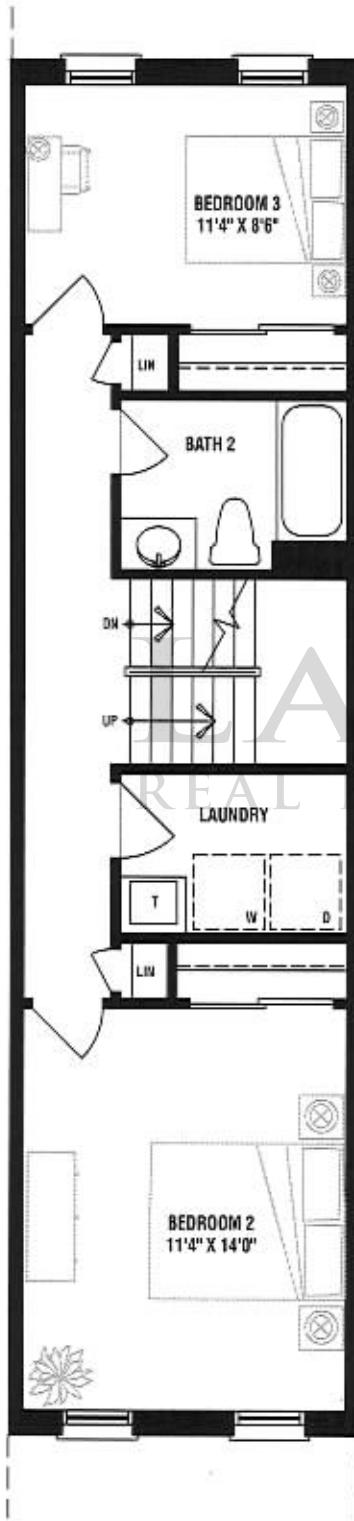
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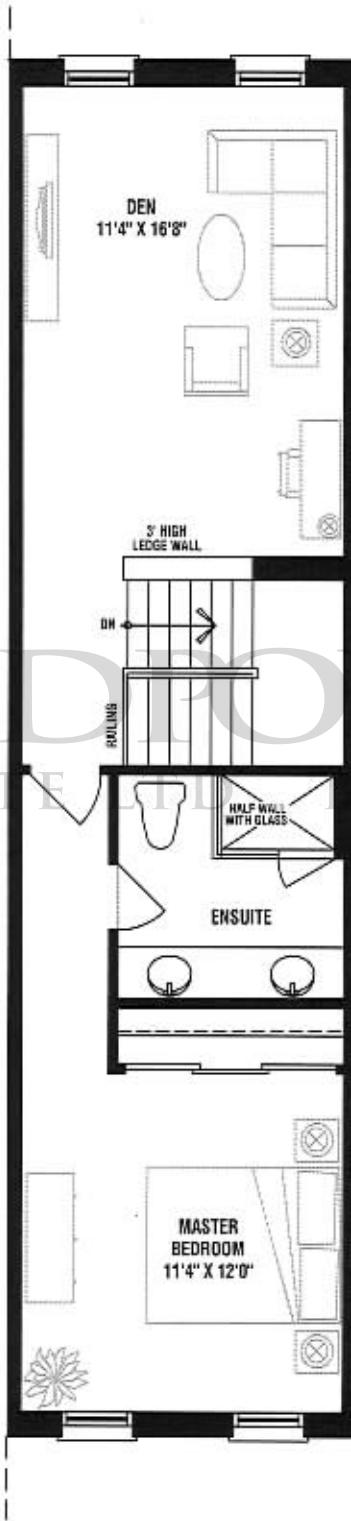
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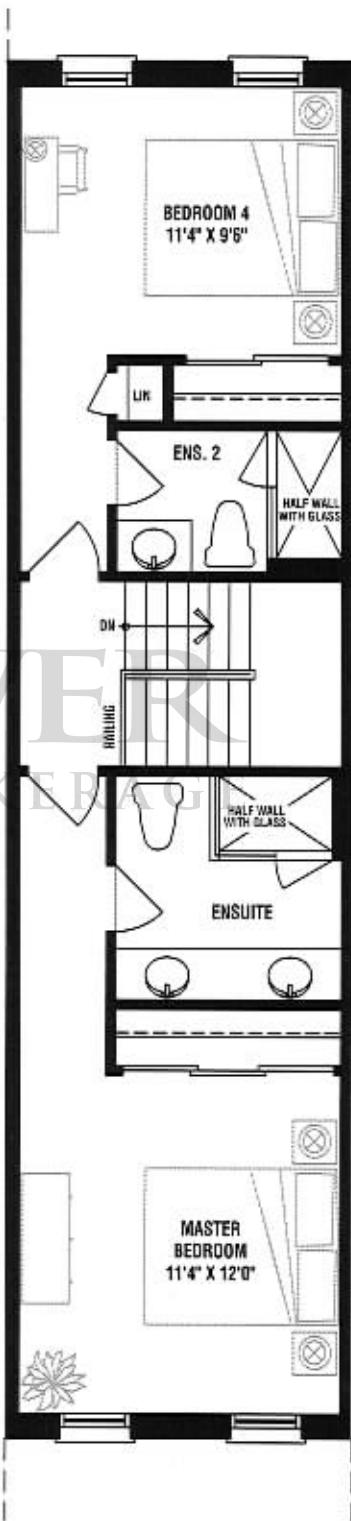
## GARDEN COLLECTION 1804 SQ.FT.



OPTIONAL SECOND FLOOR PLAN  
(W/ LAUNDRY)  
UNITS B2 TO B8



THIRD FLOOR PLAN  
UNITS B2 TO B8



OPTIONAL THIRD FLOOR PLAN  
(W/ 4 BEDROOM)  
UNITS B2 TO B8

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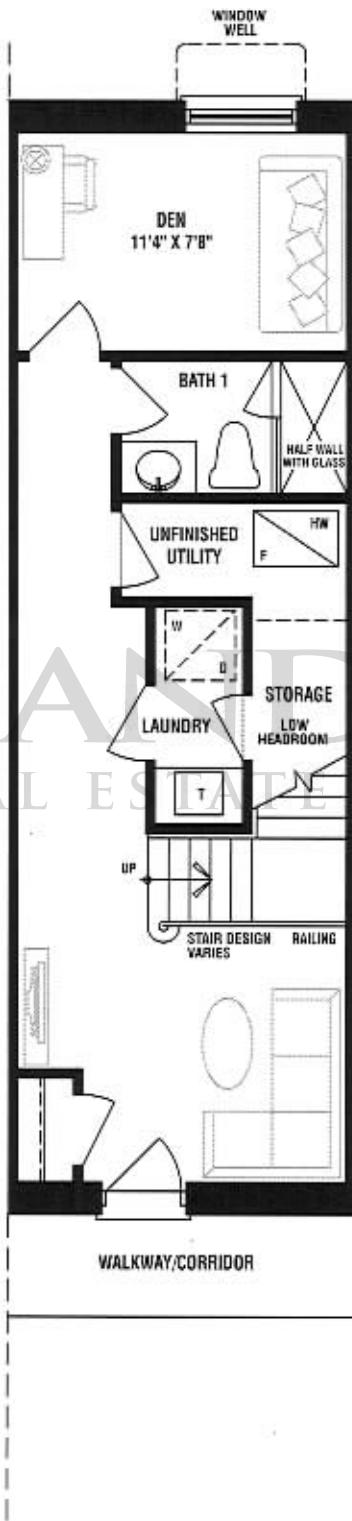
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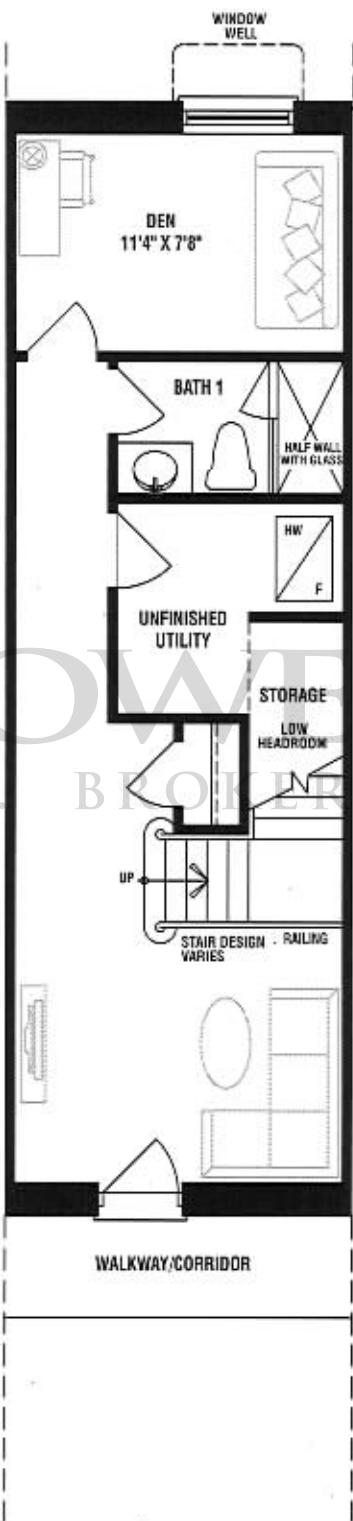
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## GARDEN COLLECTION LOWER LEVELS 407-443 SQ.FT.



LOWER LEVEL PLAN  
(FOR STD. SECOND FLR.)  
UNITS B2 TO B8



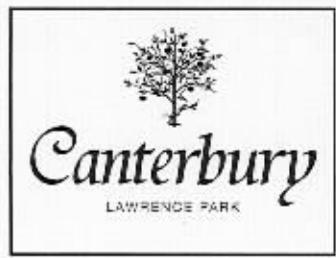
LOWER LEVEL PLAN  
(FOR OPT. SECOND FLR. W/ LAUNDRY)  
UNITS B2 TO B8

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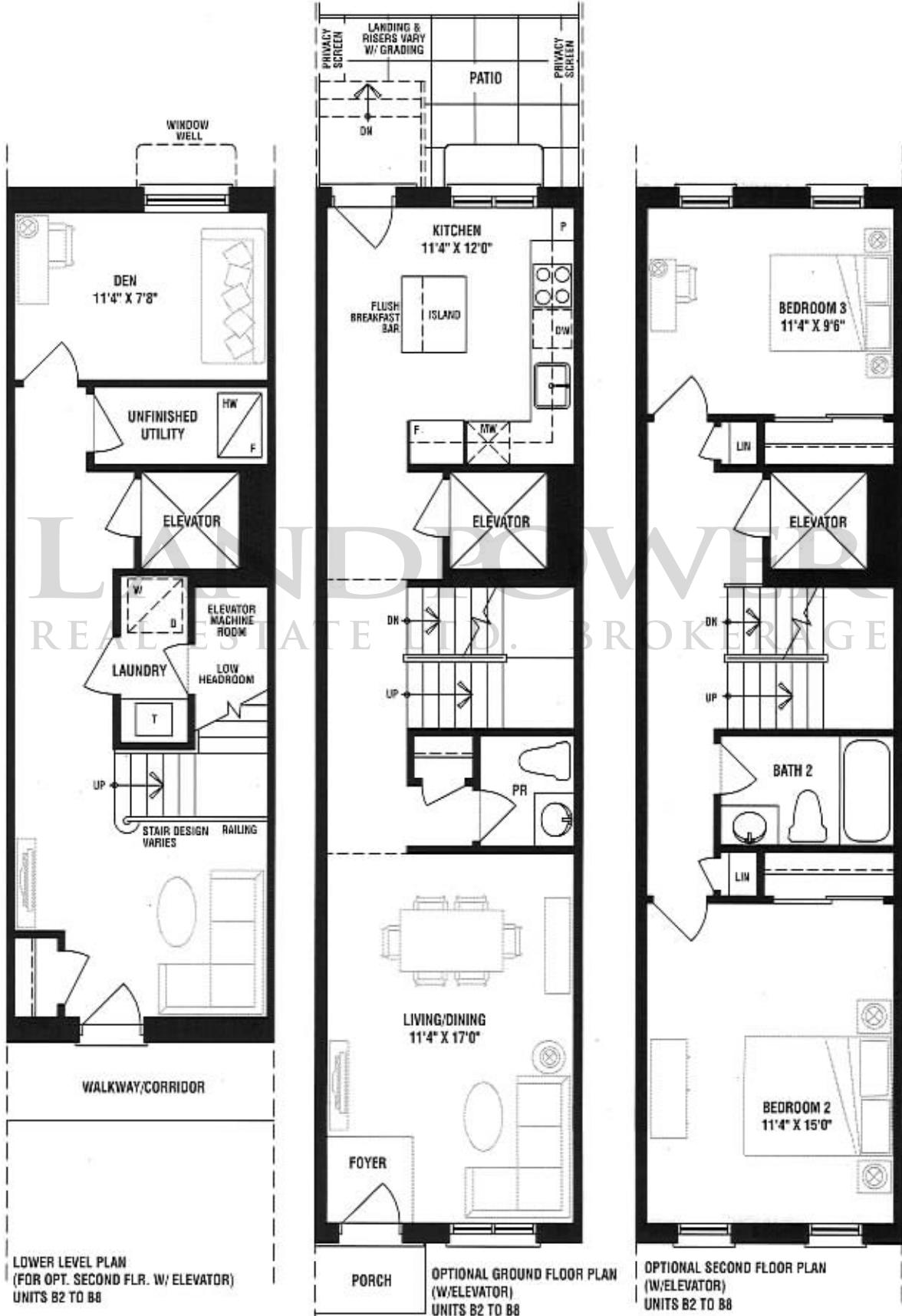
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## GARDEN COLLECTION WITH PRIVATE ELEVATORS 1804 SQ.FT.

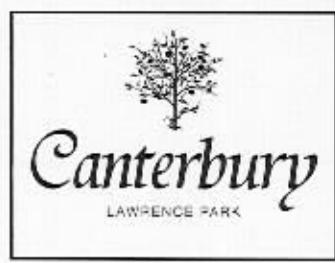


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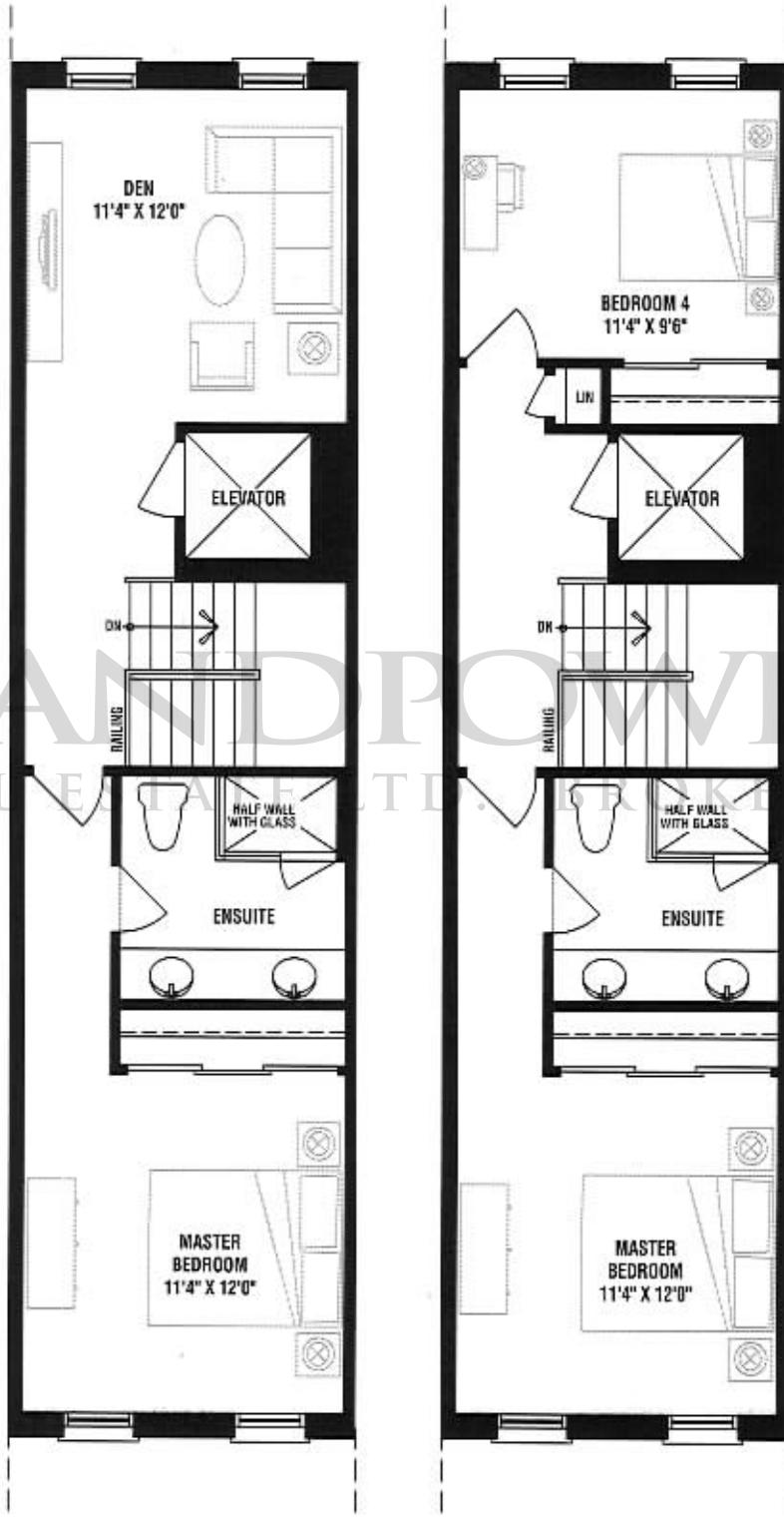
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OPTIONAL THIRD FLOOR PLAN  
(W/ ELEVATOR)  
UNITS B2 TO B8

OPTIONAL THIRD FLOOR PLAN  
(W/ 4 BEDROOM & ELEVATOR)  
UNITS B2 TO B8

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