



HOMES AT DON MILLS





TWO EXCLUSIVE NORTH YORK LOCATIONS ↗

Urbancorp is proud to introduce two of the GTA's most exciting new home communities at amazing North York Locations.

PATRICIA

AN EXCLUSIVE COLLECTION OF CONTEMPORARY HOMES AT BATHURST & STEELES.

THE HOMES AT DON MILLS

A PRIVATE ENCLAVE OF CONTEMPORARY HOMES AT DON MILLS & LAWRENCE AVENUE.



HOMES AT DON MILLS



OAK



HOMES AT DON MILLS



BIRCH A

DETACHED HOMES LINKED BY GARAGE



HOMES AT DON MILLS



BIRCH B

DETACHED HOMES LINKED BY GARAGE



HOMES AT DON MILLS



MAPLE A



HOMES AT DON MILLS



MAPLE B



MAPLE

ULTRA LUXURY FEATURES



1. EXACT SAME GRANITE AS “AGA KHAN MUSEUM”



2. CUSTOM WOOD PANEL STAIRCASE

3. 10' SMOOTH CEILING ON MAIN AND 2ND FLOORS

4. 3/4" THICK SOLID PREFINISHED HARDWOOD FLOORS ON MAIN AND 2ND FLOORS

5. STONE STAIRCASE TREADS AND LANDING ON GROUND, MAIN AND 2ND FLOORS

6. STONE WALL TILE FOR TUB/SHOWER SURROUND

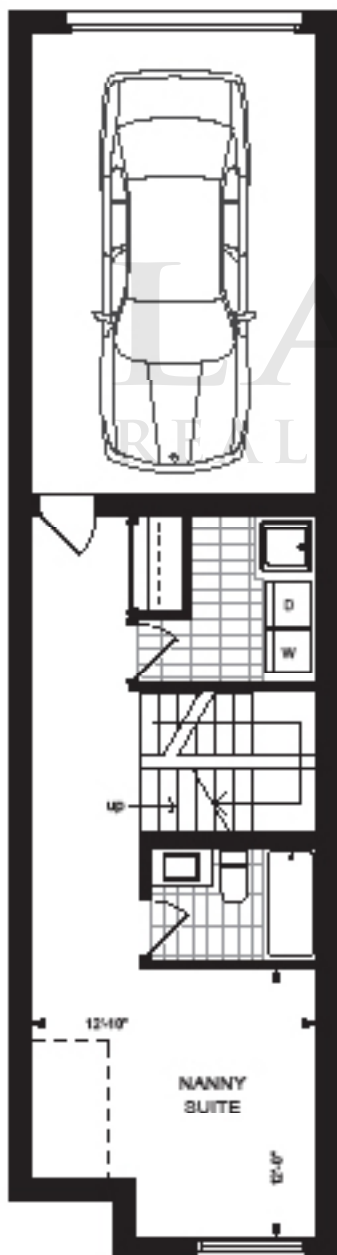


HOMES AT DON MILLS

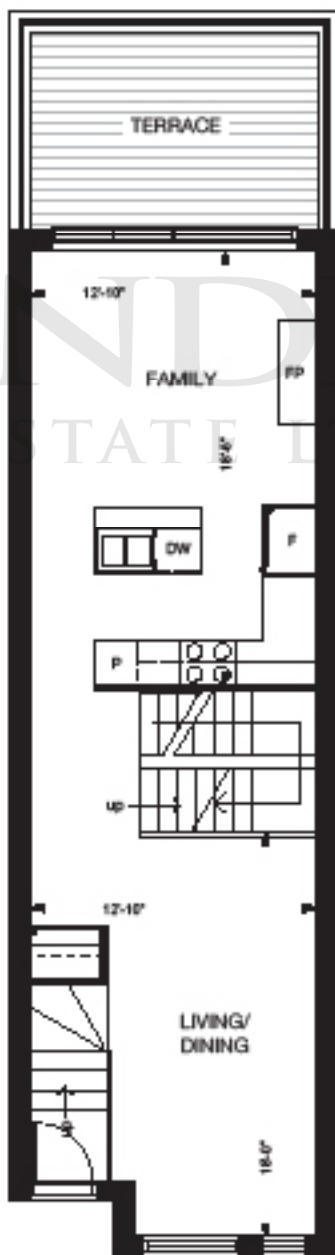
OAK 1



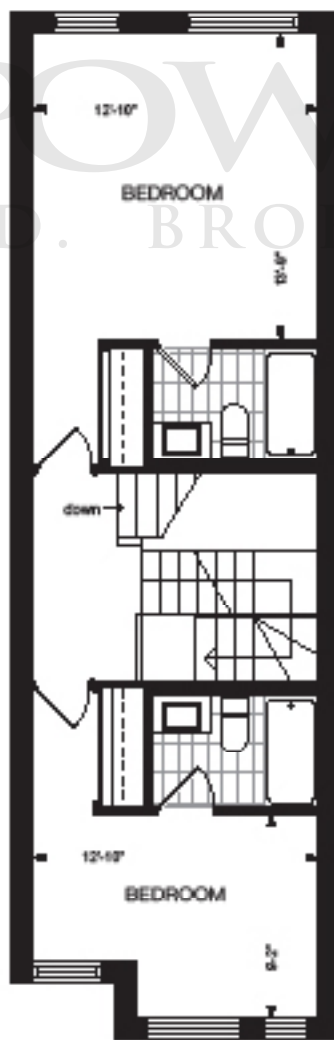
FOUR BEDROOM
2900 SQUARE FEET
(incl. 500 sq. ft. of lower level area)



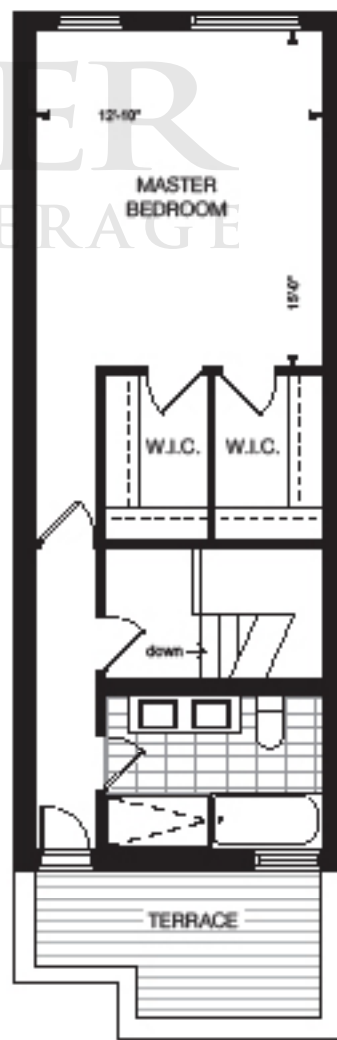
GROUND FLOOR



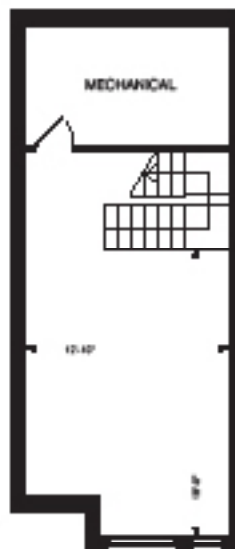
MAIN FLOOR



2ND FLOOR



3RD FLOOR



FINISHED LOWER LEVEL

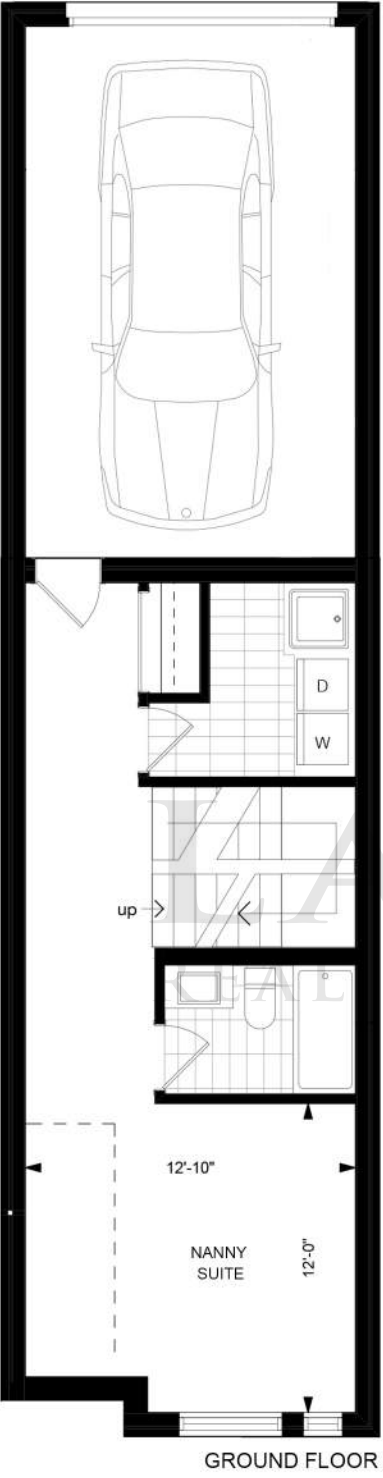
All floor plans are approximate dimensions. Floor plans may be reversed. E.&O.E.



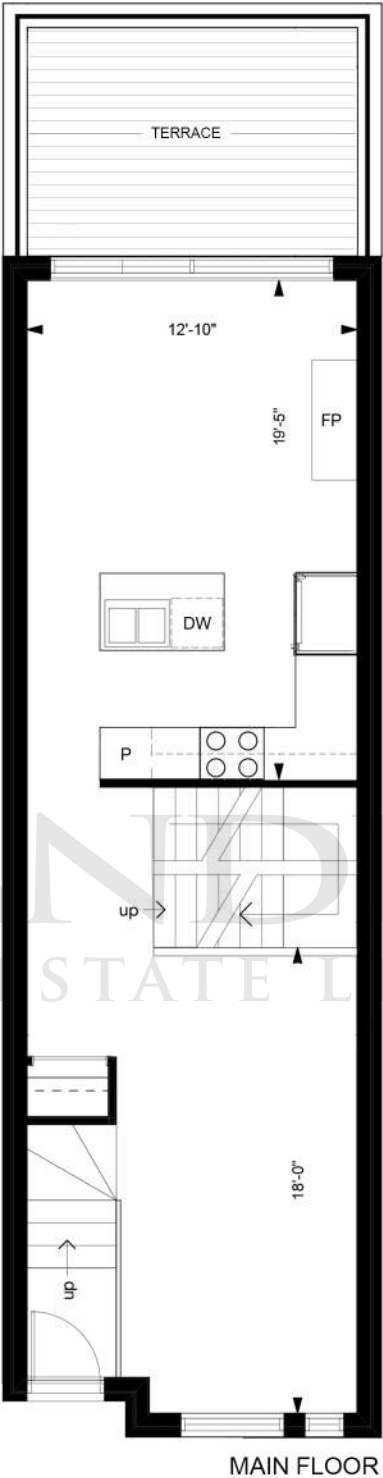
HOMES AT DON MILLS

OAK

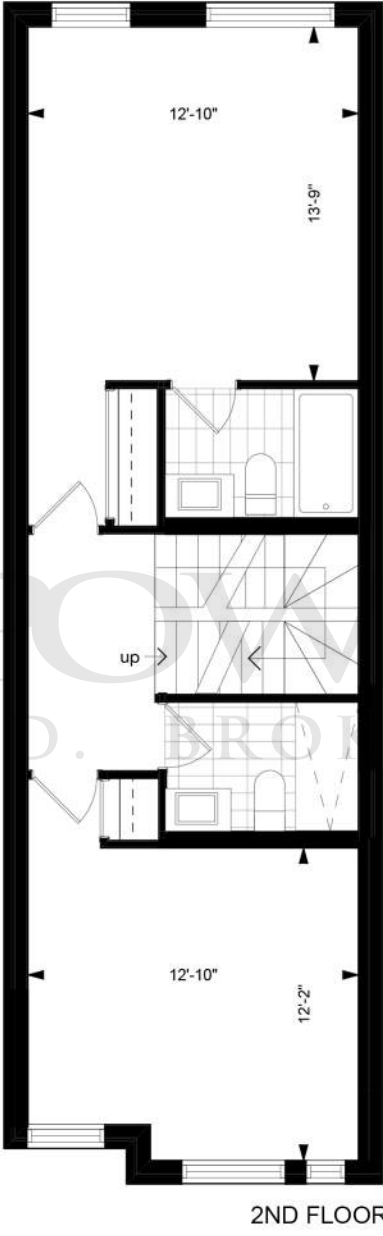
FIVE BEDROOM
2900 SQUARE FEET
(incl. 500 sq. ft. of lower level area)



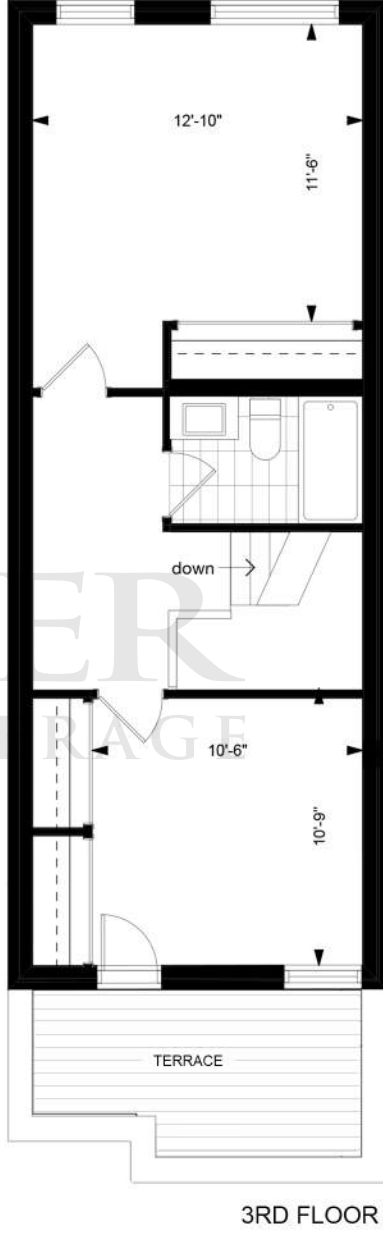
GROUND FLOOR



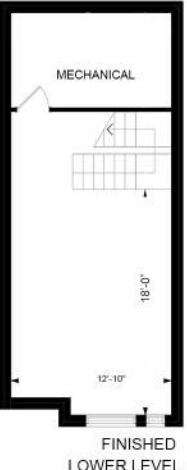
MAIN FLOOR



2ND FLOOR



3RD FLOOR



FINISHED LOWER LEVEL

All floor plans are approximate dimensions. Floor plans may be reversed. E.&O.E.

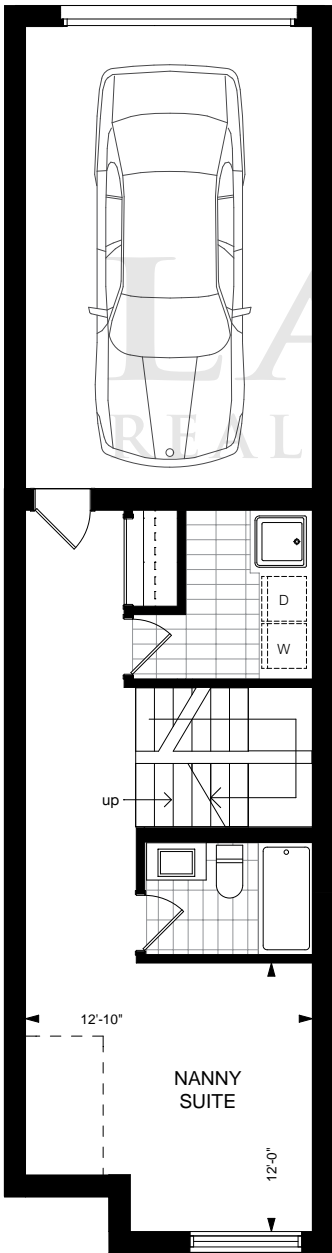


HOMES AT DON MILLS

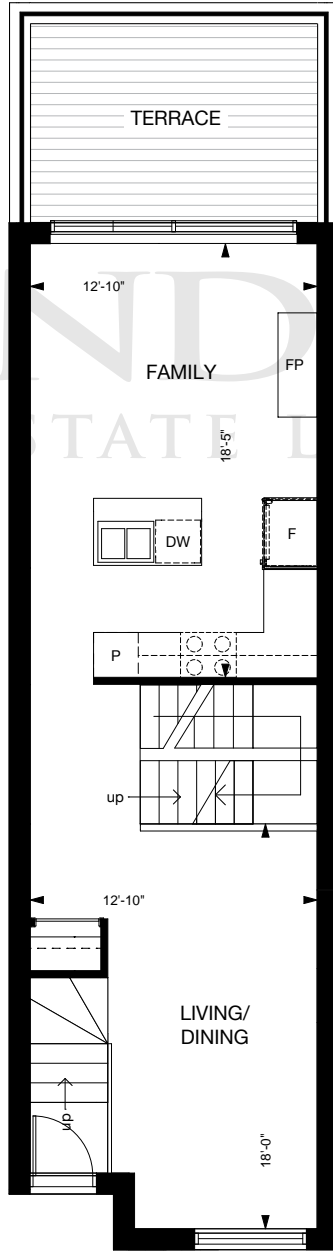
OAK



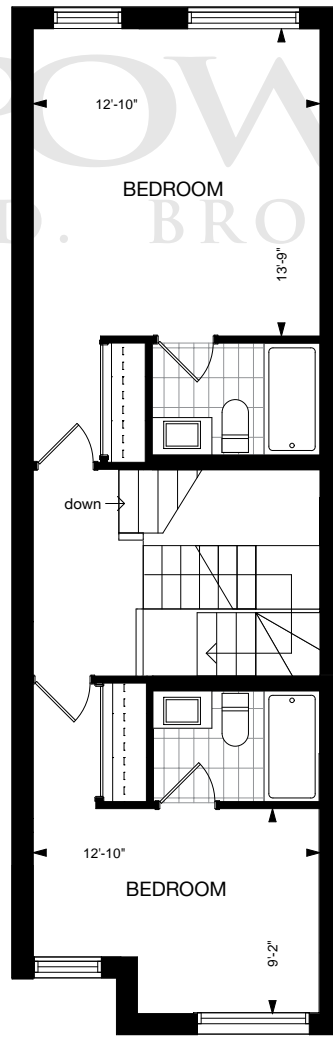
FOUR BEDROOM
2900 SQUARE FEET
(incl. 500 sq. ft. of lower level area)



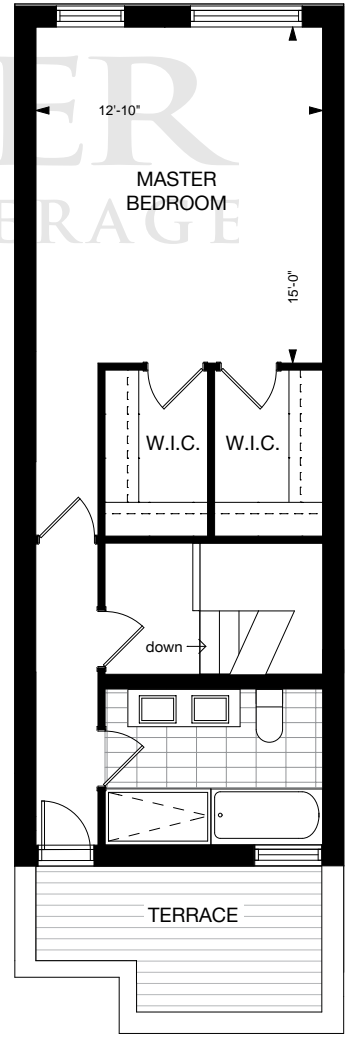
GROUND FLOOR



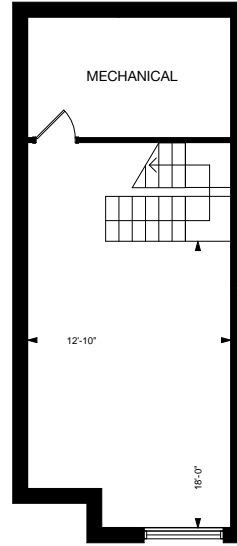
MAIN FLOOR



2ND FLOOR



3RD FLOOR

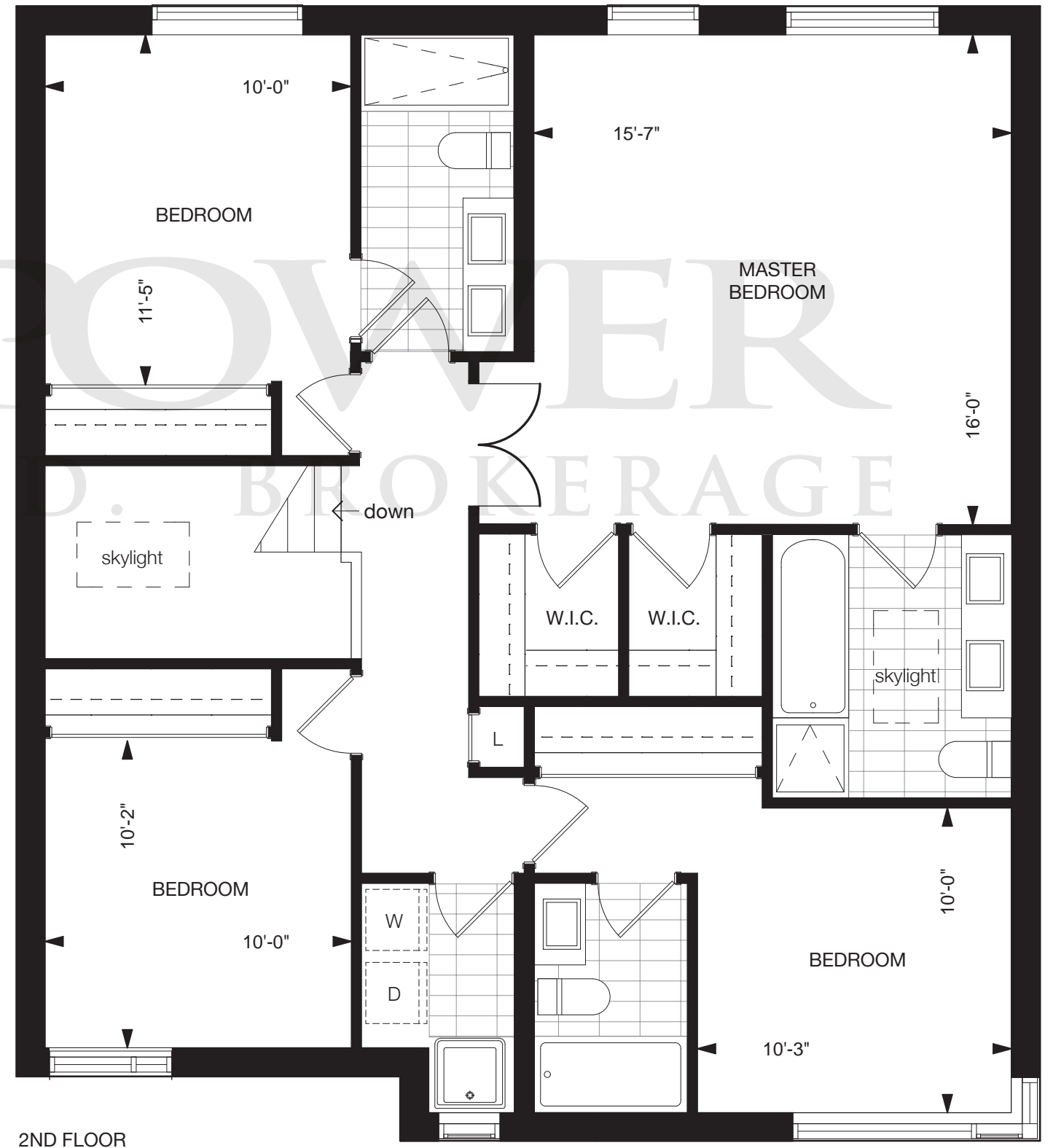
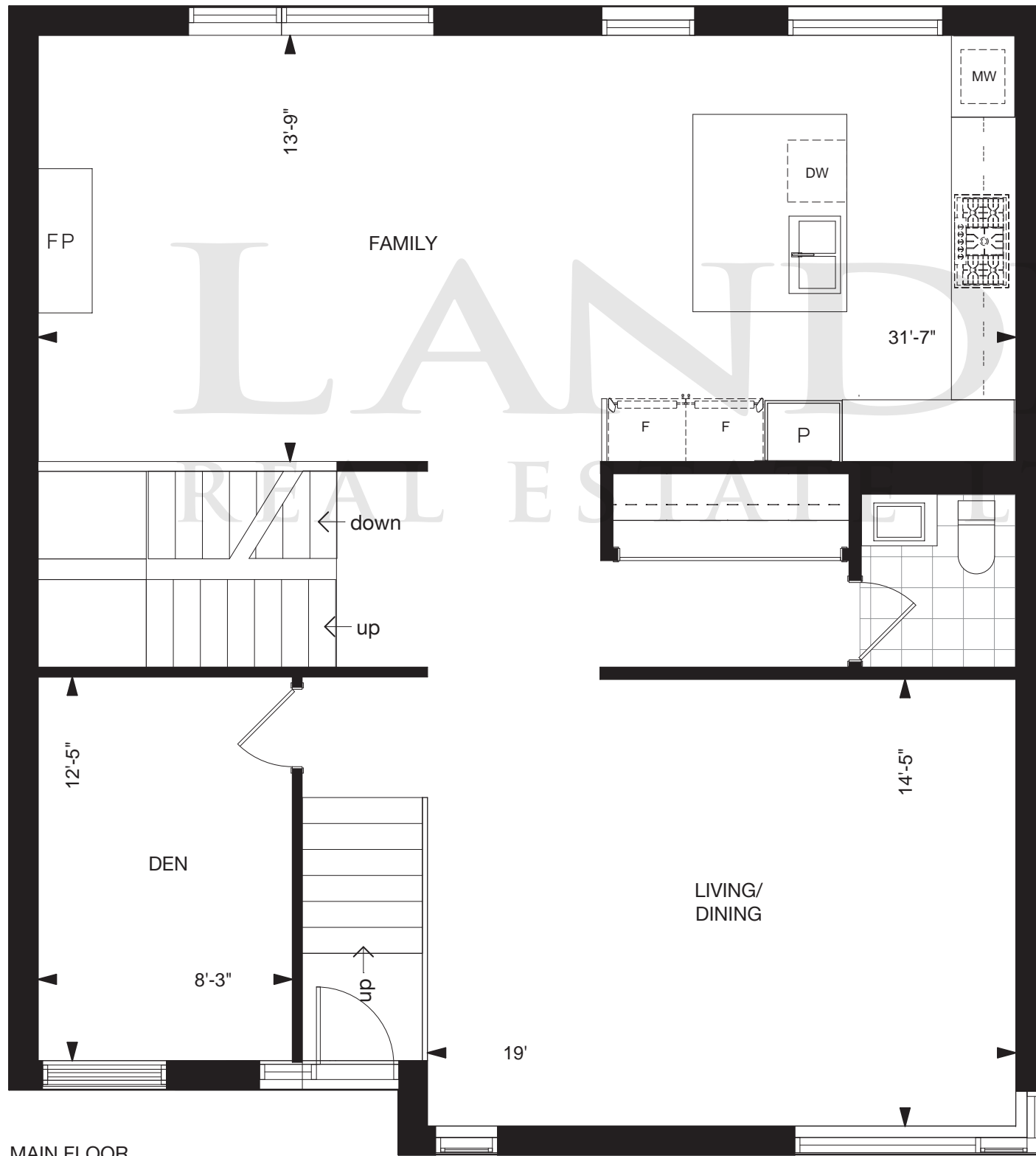
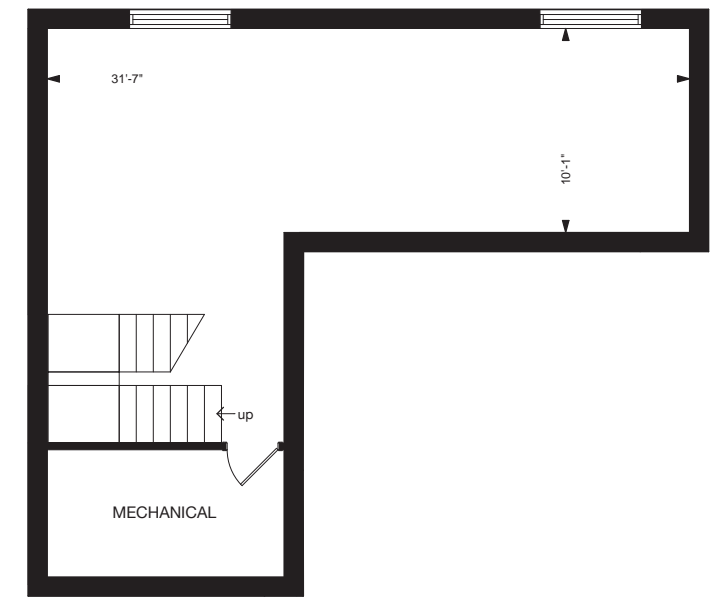
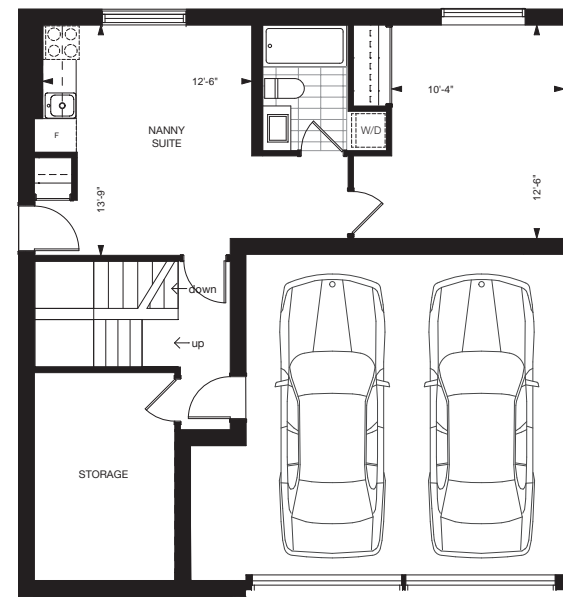


FINISHED LOWER LEVEL

All floor plans are approximate dimensions. Floor plans may be reversed. E.& O.E.

MAPLE B

FIVE BEDROOM
3790 SQUARE FEET
(incl. 630 sq. ft. of lower level area)



All floor plans are approximate dimensions. Floor plans may be reversed. E.&O.E.

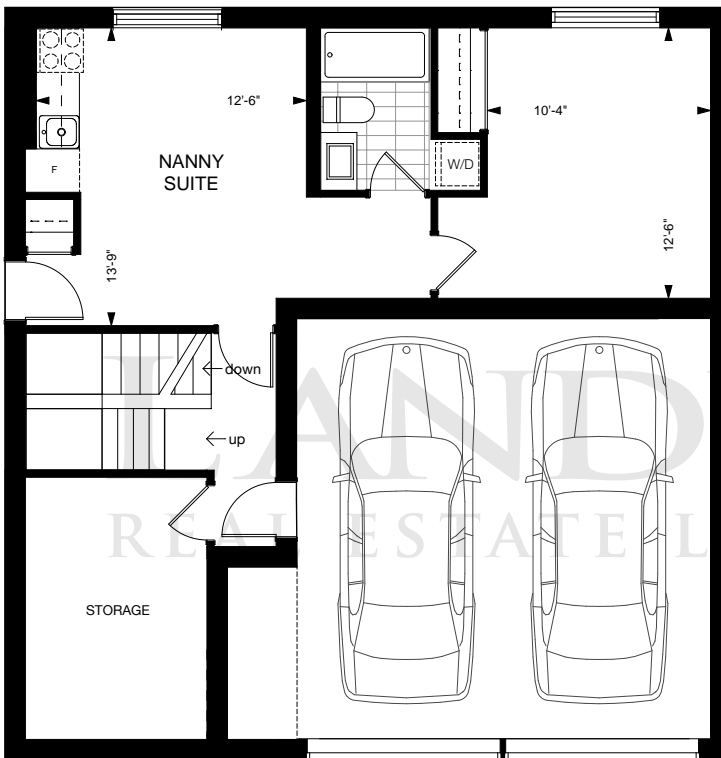


HOMES AT DON MILLS

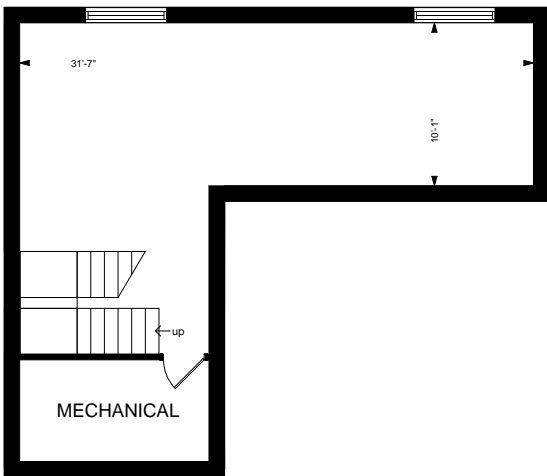
MAPLE B



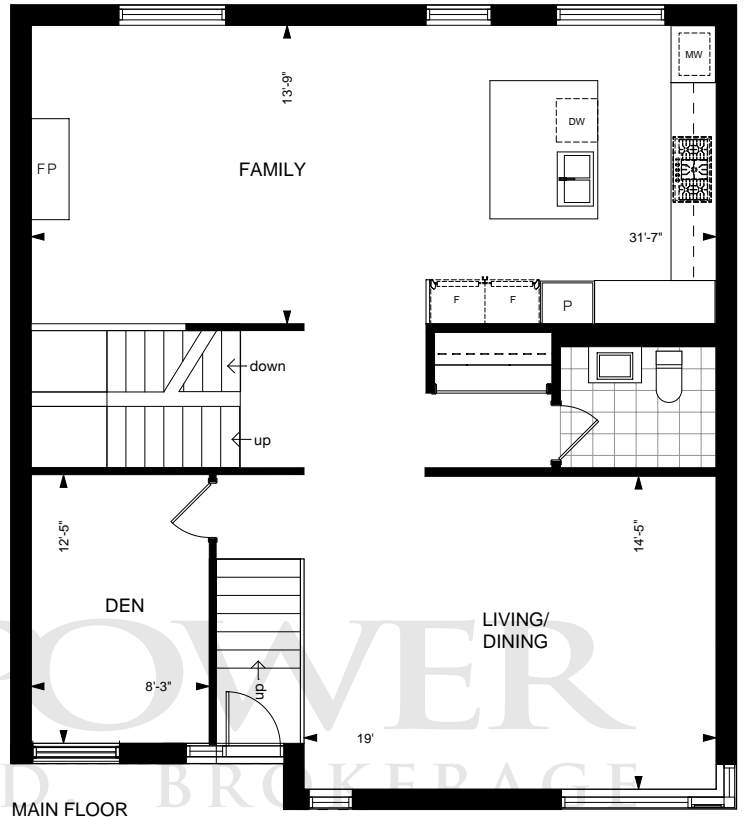
FOUR BEDROOM + DEN
3790 SQUARE FEET
(incl. 630 sq. ft. of lower level area)



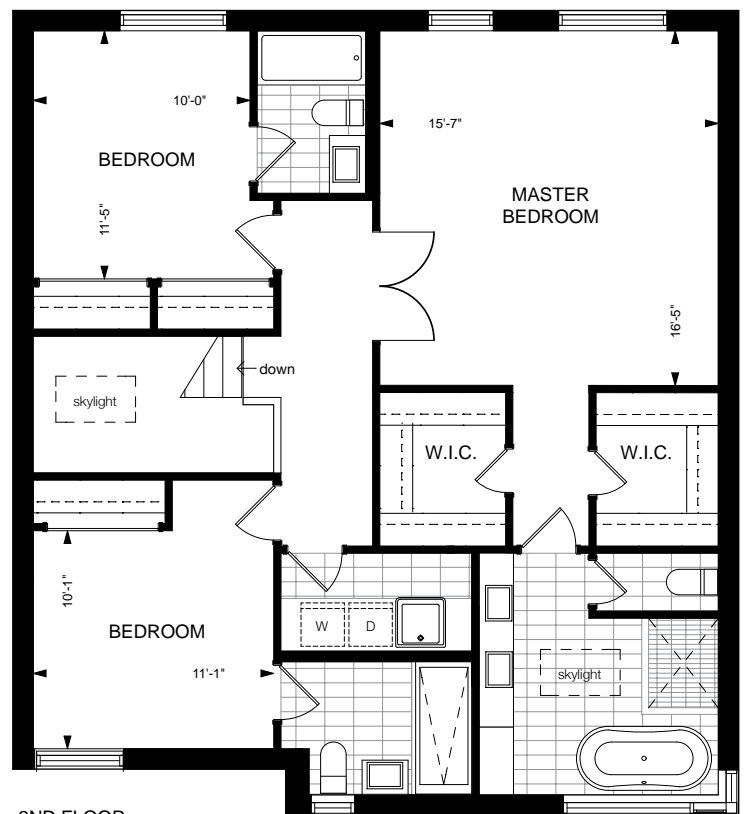
GROUND FLOOR



FINISHED LOWER LEVEL



MAIN FLOOR

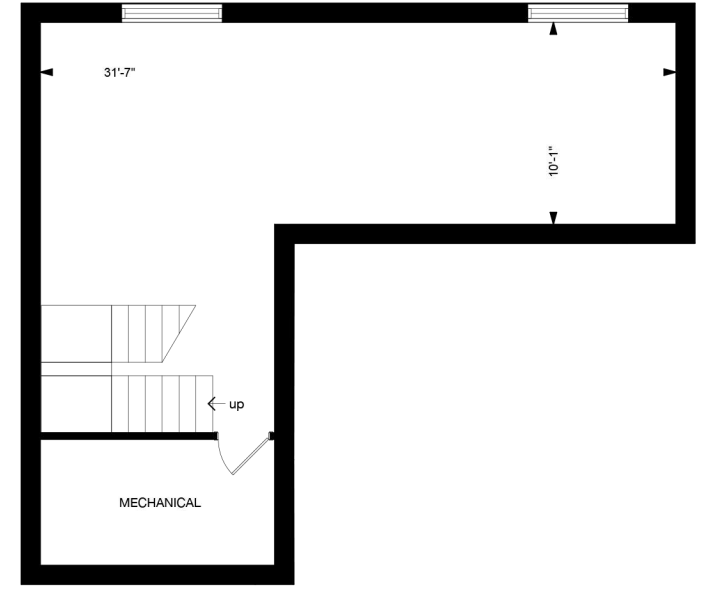
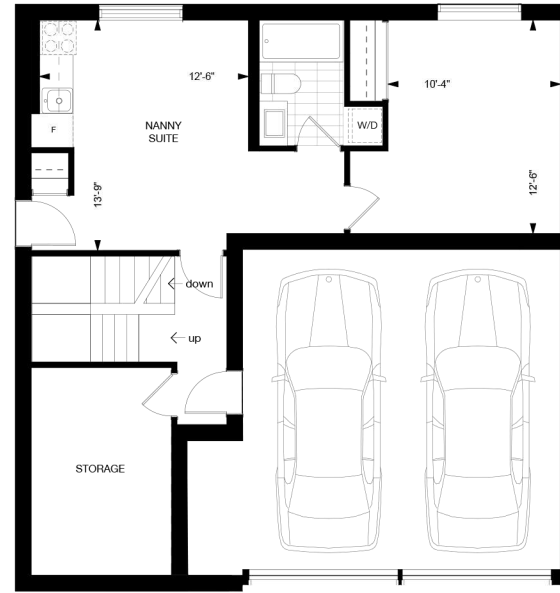


2ND FLOOR

All floor plans are approximate dimensions. Floor plans may be reversed. E.&O.E.

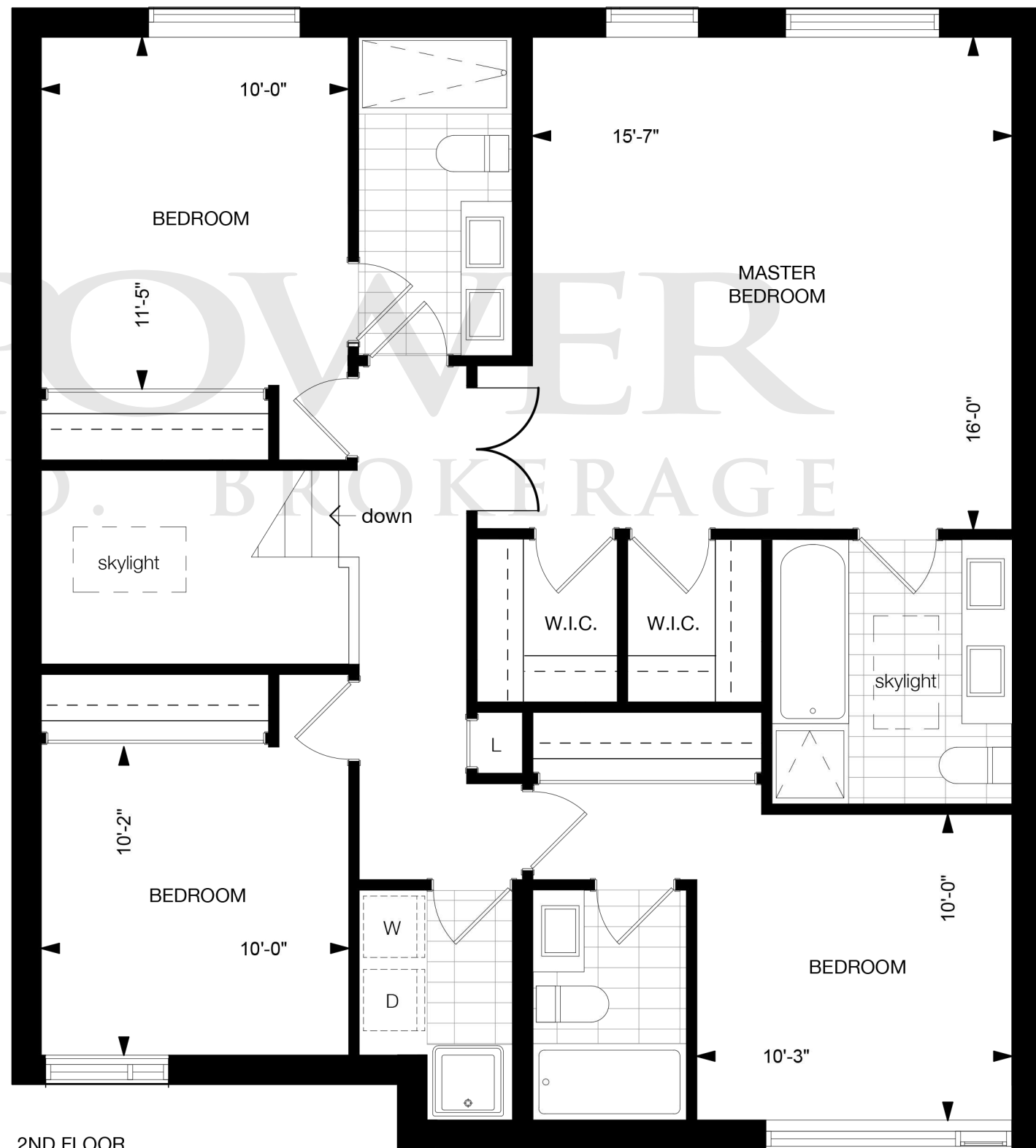
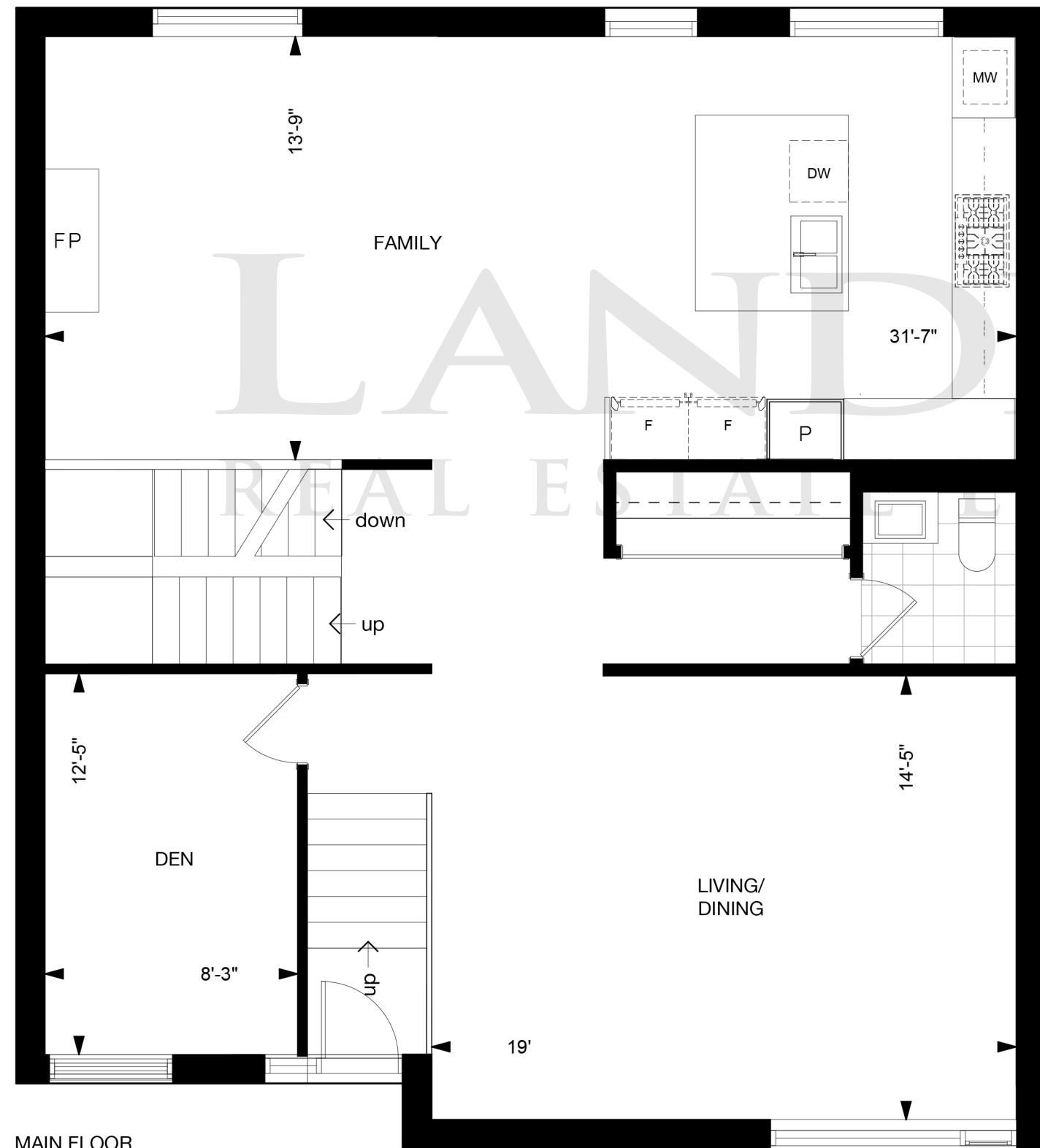
MAPLE A

FIVE BEDROOM
3790 SQUARE FEET
(incl. 630 sq. ft. of lower level area)



GROUND FLOOR

FINISHED LOWER LEVEL




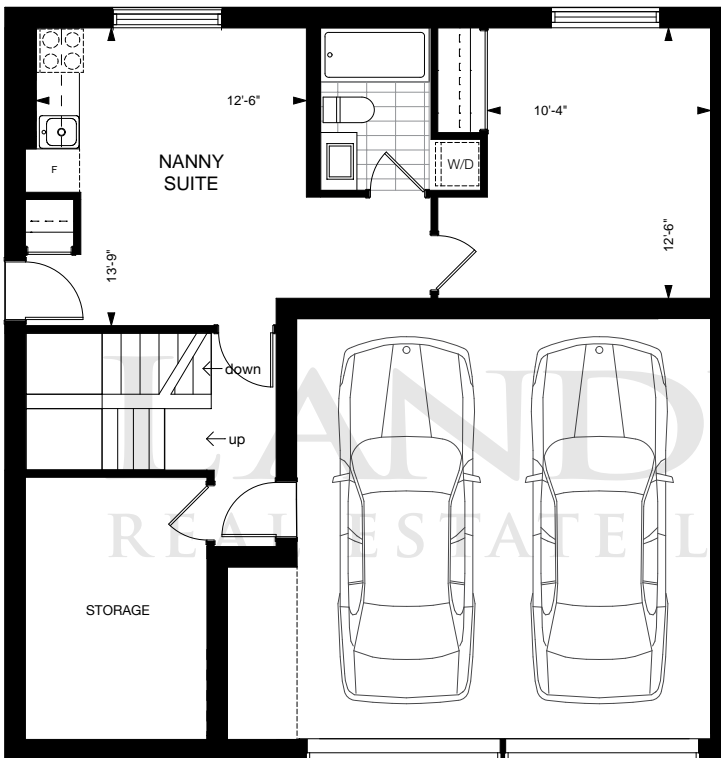
All floor plans are approximate dimensions. Floor plans may be reversed. E.&O.E.



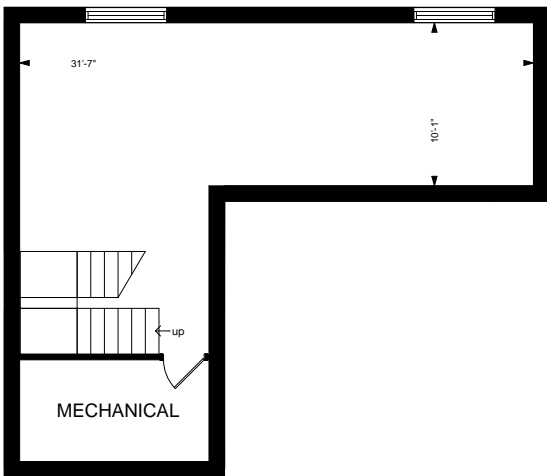
HOMES AT DON MILLS

MAPLE A

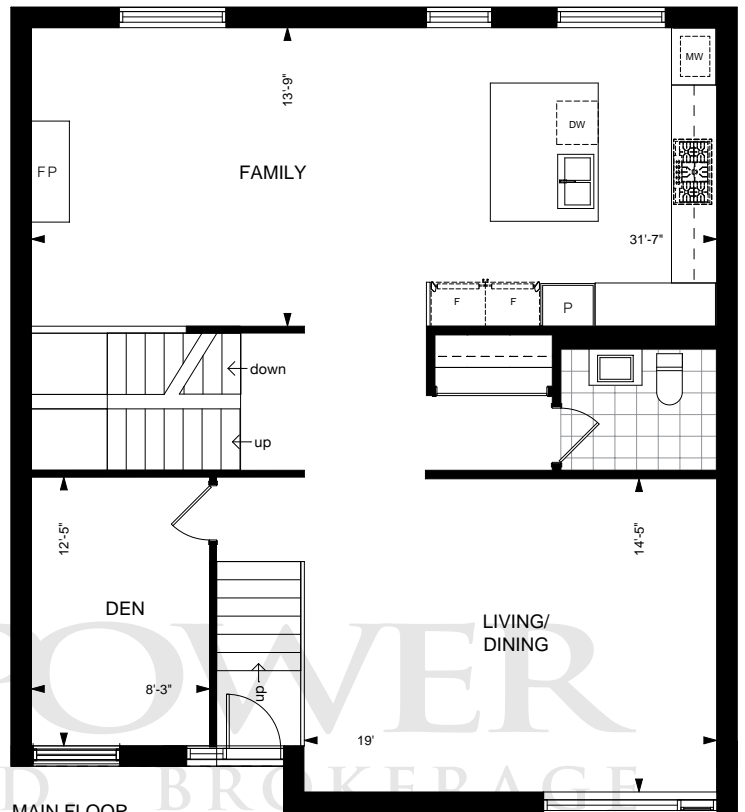
 **FOUR BEDROOM + DEN**
3790 SQUARE FEET
(incl. 630 sq. ft. of lower level area)



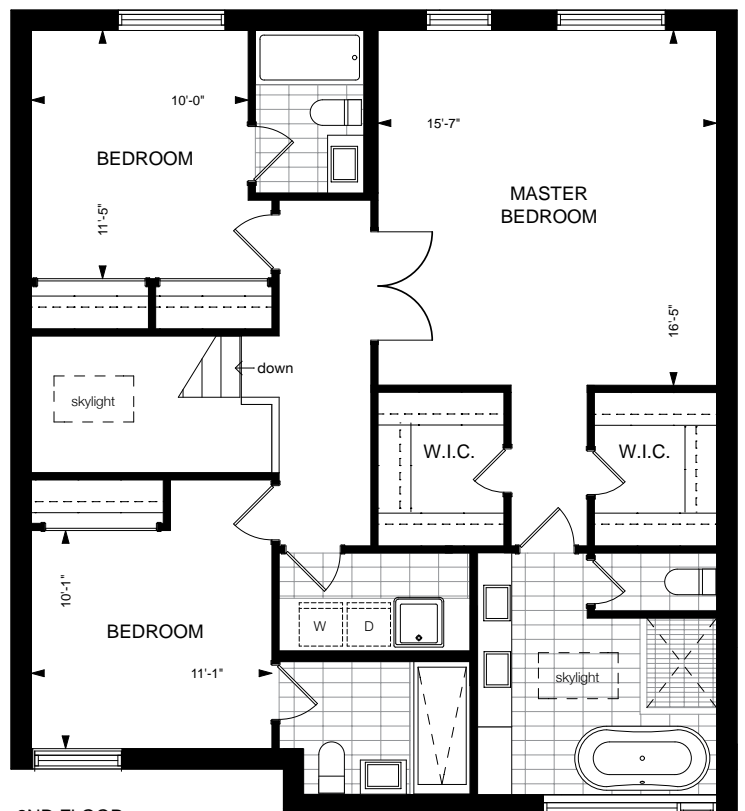
GROUND FLOOR



FINISHED LOWER LEVEL



MAIN FLOOR



2ND FLOOR

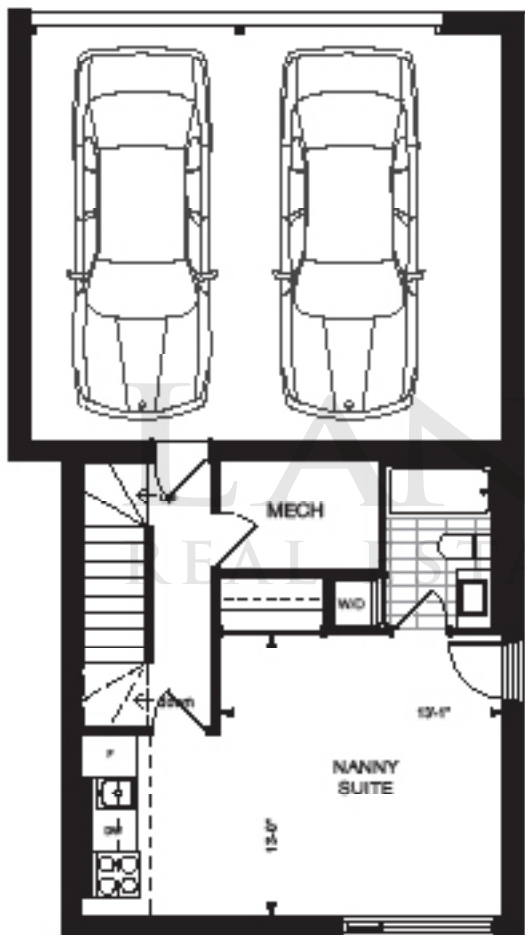
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HOMES AT DON MILLS

BIRCH B

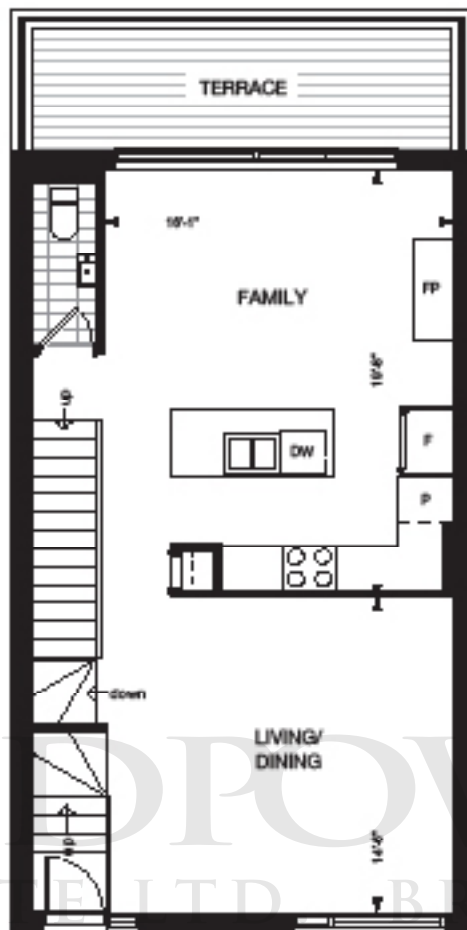
 FIVE BEDROOM
3030 SQUARE FEET
(incl. 465 sq. ft. of lower level area)



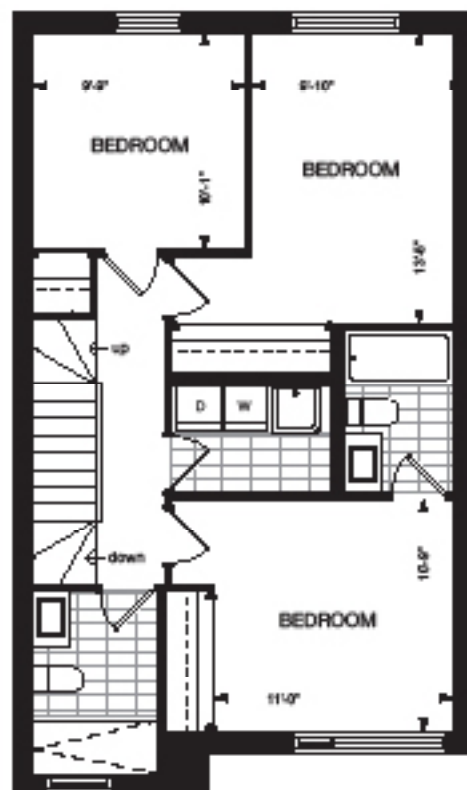
GROUND FLOOR



FINISHED LOWER LEVEL



MAIN FLOOR



2ND FLOOR



3RD FLOOR

All floor plans are approximate dimensions. Floor plans may be reversed. E.&O.E.



HOMES AT DON MILLS

<u>MODEL</u>	<u>SQ. FT.</u>	<u>PRICE</u> From
OAK	2,900	\$799,990
BIRCH	3,030	\$1,199,990
MAPLE	3,790	\$2,000,000

PRICES INCLUDE:	H.S.T.
OCCUPANCY DATE:	June 30, 2017
MAINTENANCE FEES:	\$95.00 / Month (Includes Snow Removal and Waste Removal)
DEPOSIT SCHEDULE:	\$5,000 upon Signing Balance to 3.5% in 30 days 3.5% in 90 days 3% in 150 days
DEPOSIT CHEQUES:	Payable to: "Urbancorp (Mallow) Inc."
PREVIEW OPENING:	Saturday, October 18, 2014 at 11:00am
SALES REPRESENTATIVES:	Adrian McCalla Ovais Qassim
LOT PREMIUMS:	See sales representative for details.

Preview Opening

Saturday, October 18, 2014 at 11:00am

The Westin Prince Hotel

900 York Mills Road, Toronto, Ontario.
M3B 3H2

"Crown Room"

Tel: 647-960-6783 Fax: 416-614-7898

Email: info@homesatdonmills.ca

adrianm@urbancorp.com

OQ@urbancorp.com

URBANCORP



HOMES AT DON MILLS





FEATURES AND FINISHES **OAK AND BIRCH MODELS**

Exterior Features

- Superior architecturally designed homes with inspired modern facade.
- Architecturally selected energy efficient windows complete with thermal glazing.
- Architecturally selected front entry door.
- Exterior GFI receptacles at terraces and garage.
- One gas barbecue connection at terrace off main floor.
- One exterior non-freeze hose bib at garage.
- Overhead garage door and automatic opener with garage remote.
- Direct access door from garage to house.

Home Features

- 9'-0" ceiling height on Main Floor and Master Bedroom Floor.*
- Gas fireplace with marble surround from Vendor's samples.
- Skylight on 3rd floor (as per plan).
- White receptacles and switches throughout.
- Telephone outlet rough-ins in kitchen and bedrooms.
- Television outlet rough-ins in family room and bedrooms.
- Cat5e data outlet rough-ins at ground floor, family room and master bedroom.
- Designer style lighting fixtures in main entrance, kitchen, bedrooms and bathrooms.
- 200 Amp service panels with circuit breakers.
- iPad Home Control System, including an iPad mini and docking station for the following:
 - Automated lighting in kitchen, family room and dining room
 - HVAC thermostat control
 - Audio for family room or master bedroom
- Pre-wired door and window contacts and security key pad rough-in.
- Smoke and carbon monoxide detectors as per building code.
- High efficiency furnace and central heating
- Individually metered hydro, gas and water.

Interior Features

- Hardwood floors of prefinished engineered selection on main, 2nd and 3rd floors from Vendor's samples.
- Smooth finished ceilings throughout.
- 7" contemporary baseboards throughout with 3 1/2" casings on all doorways.
- Interior doors painted white with contemporary style hardware.
- Mirror sliding closet doors as per plan.
- Oak staircase and staircase landing natural stained finished throughout.
- Glass railing with metal finished handrails and posts on main, 2nd and 3rd floors from Vendor's samples (as per plan).
- Quality ceramic or porcelain tile flooring at main floor front entry from Vendor's samples.
- Laminate wood flooring on Ground floor from Vendor's samples.
- Satin nickel finish interior hardware with lever style door handles throughout.
- Quality ceramic tile flooring in mechanical room from Vendor's samples.

Kitchen Features

- Contemporary European design cabinetry in selection of coloured and wood finishes from Vendor's samples.
- Stone countertops in a selection of granites and quartz from Vendor's samples.
- Kitchen island to feature cantilevered top for bar seating and stone waterfall side gable from Vendor's samples (as per plan).
- Undermount double bowl stainless steel sink with pull out faucet at main floor.
- Single bowl stainless steel sink with pull out faucet at ground floor (as per plan)
- Matching designer backsplash in selection of stones, marbles or glass tiles from Vendor's samples.
- Rough-ins, electrical outlets and exhaust vent in place for:
 - Range
 - Refrigerator
 - Dishwasher
 - Hood fan

Bathroom Features

- Contemporary European design cabinetry in selection of coloured and wood finishes from Vendor's samples.
- Stone vanity top in a selection of marbles and granites with white undermount sink(s) in bathrooms, ensuite and master ensuite from Vendor's samples.
- Glass panel shower stall in bathroom, ensuite and master ensuite (as per plan).
- Soaker tubs in all bathrooms.
- Floating tub in master ensuite (as per plan).
- Rain shower head in master ensuite.
- Temperature controlled mixing valve to tub/shower.
- Vanity mirrors above vanity basin.
- Quality ceramic or porcelain wall tile for tub/shower surround from Vendor's samples
- Quality ceramic or porcelain tile flooring from Vendor's samples
- Privacy locks on all bathroom doors.

Laundry Area Features

- Quality ceramic tile flooring.
- White laundry sink complete with water connection.
- Rough-ins, electrical outlets and exhaust vent in place for washer and dryer at 2nd floor and ground floor.

Finished Lower Level Features

- Drywall and paint on walls
- Laminate wood flooring or carpet with underpadding from Vendor's samples
- Stairs to have carpet with underpadding from Vendor's samples.

* Ceiling Heights in some areas may be lower due to bulkheads.

FEATURES AND FINISHES MAPLE MODEL

Exterior Features

- Superior architecturally designed homes with inspired modern facade.
- Architecturally selected energy efficient windows complete with thermal glazing.
- Architecturally selected front entry door.
- Garden door to rear yard.
- Exterior GFI receptacles at front porch, rear yard and garage.
- One gas barbeque connection at rear yard.
- Exterior non-freeze hose bib at garage and rear yard.
- Overhead garage door and automatic opener with garage remote.
- Direct access door from garage to house.

Home Features

- 10'-0" ceiling height on Main floor and 2nd floor*
- Gas fireplace with marble surround from Vendor's samples.
- Skylight on 3rd floor over stairwell and master ensuite.
- White receptacles and switches throughout.
- Telephone outlet rough-ins in kitchen and bedrooms.
- Television outlet rough-ins in family room and bedrooms.
- Cat5e data outlet rough-ins at ground floor, family room and master bedroom.
- Designer style lighting fixtures in main entrance, kitchen, bedrooms and bathrooms.
- Choice of location of 30 pot lights.
- 200 Amp service panels with circuit breakers.
- iPad Home Control System, including an iPad mini and docking station for the following:
 - Automated lighting in kitchen, family room and dining room
 - HVAC thermostat control
 - Audio for family room or master bedroom
- Pre-wired door and window contacts and security key pad rough-in.
- Smoke and carbon monoxide detectors as per building code.
- High efficiency furnace and central heating
- Individually metered hydro, gas and water.

Interior Features

- Selection of 3/4" thick solid prefinished hardwood floors on main and 2nd floors from Vendor's samples.
- Smooth finished ceilings throughout.
- 7" contemporary baseboards throughout with 3 1/2" casings on all doorways.
- Interior doors painted white with contemporary style hardware.
- Mirror sliding closet doors as per plan.
- Stone staircase treads and landing on Ground, Main and 2nd floors.
- Wood finished panelling at staircase railing and walls at Ground, Main and 2nd floors from Vendor's samples.
- Quality stone or porcelain tile flooring at main floor front entry from Vendor's samples.
- Prefinished engineered hardwood floors on Ground floor from Vendor's samples.
- Satin nickel finish interior hardware with lever style door handles throughout.
- Quality ceramic tile flooring in mechanical room from Vendor's samples.

Kitchen Features

- Contemporary European design cabinetry in selection of coloured and wood finishes from Vendor's samples.
- Stone countertops in a selection of granites and quartz from Vendor's samples.
- Kitchen island to feature cantilevered top for bar seating and stone waterfall side gable from Vendor's samples (as per plan).
- Undermount double bowl stainless steel sink with pull out faucet at Main floor.
- Single bowl stainless steel sink with pull out faucet at Ground floor.
- Matching designer backsplash in selection of stones, marbles or glass tiles from Vendor's samples.
- Rough-ins, electrical outlets and exhaust vent in place for:
 - Range
 - Refrigerator
 - Dishwasher
 - Hood fan

Bathroom Features

- Contemporary European design cabinetry in selection of coloured and wood finishes from Vendor's samples.
- Stone vanity top in a selection of marbles and granites with white undermount sinks in bathroom, ensuite and master ensuite from Vendor's samples.
- Glass panel shower stall in bathroom, ensuite and master ensuite (as per plan).
- Soaker tubs in all bathrooms.
- Floating tub or 6' soaker tub in master ensuite (as per plan).
- Rain shower head in master ensuite.
- Temperature controlled mixing valve to tub/shower.
- Vanity mirrors above vanity basin.
- Stone or porcelain wall tile for tub/shower surround from Vendor's samples
- Stone or porcelain tile flooring from Vendor's samples
- Privacy locks on all bathroom doors.

Laundry Area Features

- Quality ceramic tile flooring.
- White laundry sink complete with water connection.
- Rough-ins, electrical outlets and exhaust vent in place for washer and dryer at 2nd floor and ground floor.

Finished Lower Level Features

- Drywall and paint on walls
- Laminate wood flooring from Vendor's samples
- Stairs to have carpet with underpadding from Vendor's samples.

*Ceiling Heights in some areas may be lower due to bulkheads.



**SPECIAL CLIENT
INCENTIVE PROGRAM
LIMITED TIME OFFER**

Saturday, October 18, 2014

FOR YOUR CLIENTS

1. FREE ASSIGNMENT
2. CAP ADJUSTMENT at \$6,000.00
3. Skylight as per plan
4. IPAD Home Control System
5. Smooth Ceilings in all rooms
6. Central Air Conditioning
7. Finished Lower Level

OAK AND BIRCH ADDITIONAL INCENTIVES:

- A. Prefinished Engineered Hardwood Flooring on Main and Upper Levels
- B. Oak Staircase
- C. Glass Railings with Metal Finish Handrail, Post, Banisters

MAPLE ADDITIONAL INCENTIVES:

See Sales Representative for details.

PLEASE SELECT A PROJECT:



1st Choice: Lot: ____ Model: _____

2nd Choice: Lot: ____ Model: _____

3rd Choice: Lot: ____ Model: _____

Date: _____

Agent: _____

OFFER WORKSHEET

1ST PURCHASER:

First Name: _____ Last Name: _____

D.O.B. _____ / _____ / _____ S.I.N. _____

Company: _____ Title: _____

Home Address: _____

City: _____ Postal Code: _____

Home Tel: () Office Tel: ()

Cell Tel: () Fax No: ()

Email: _____

2ND PURCHASER:

First Name: _____ Last Name: _____

D.O.B. _____ / _____ / _____ S.I.N. _____

Company: _____ Title: _____

Home Address: _____

City: _____ Postal Code: _____

Home Tel: () Office Tel: ()

Cell Tel: () Fax No: ()

Email: _____

AGENT INFORMATION / ATTACH BUSINESS CARD

Brokerage Name: _____

Agent Name: _____ Fax No: ()

Address: _____ Tel No: ()

_____ Cell No: ()

Email: _____

Purchase Price: \$ _____

Deposit Structure:

i. October 18, 2014 \$5,000

ii. November 17, 2014 (30 Days) \$ Balance to 3.5%

iii. January 16, 2015 (90 Days) \$ 3.5%

iv. March 17, 2015 (150 Days) \$ 3.0%

v. Closing Balance of Purchase Price

VENDOR'S MORTGAGE APPROVAL REQUIREMENTS INFORMATION SHEET.

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 **JUNE 30, 2017**. This is a requirement of the Agreement of Purchase and Sale.

MORTGAGE APPROVAL REQUIREMENTS

In order to complete this Agreement of Purchase and Sale, all purchasers must provide mortgage approval. Your client(s) will need to contact their financial institution immediately as written mortgage approval is required. All mortgage approval must contain the following information:

1. Building/Address
2. Lot No. (e.g. Lot 3)
3. Purchaser's Name (e.g. John Smith, **PLEASE NOTE THE NAME MUST BE THE SAME AS ON THE AGREEMENT OF PURCHASE AND SALE**)
4. Purchase Price (e.g. \$1,000,000.00)
5. Mortgage Approval Amount (e.g. \$900,000.00 **AT LEAST 90% OF THE PURCHASE PRICE AND YOUR MORTGAGE APPROVAL AND YOUR DEPOSIT MUST ADD UP TO THE PURCHASE PRICE OF THE UNIT**)
6. Interest Rate (e.g. 3.00%)
7. Term of Mortgage (e.g. 5 years)
8. Anticipated Closing Date: June 30, 2017.
9. Contact name, Mortgage Provider, and phone number of mortgage representative

IF YOU DO NOT PROVIDE A MORTGAGE APPROVAL AS ABOVE

A letter from the purchaser's bank must be provided to confirm their financial ability to close without a mortgage. Specific monetary details should be provided on the bank's letterhead and signed by the bank representative. (e.g. \$900,000.00, **AT LEAST 90% OF THE PURCHASE PRICE AND BANK LETTER AND YOUR DEPOSIT MUST ADD UP TO THE PURCHASE PRICE OF THE UNIT**)

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. 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 647-960-6783**

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

URBANCORP



HOMES AT DON MILLS

**CONTINUING POWER OF ATTORNEY
FOR PROPERTY - (Homes at Don Mills)**

THIS CONTINUING POWER OF ATTORNEY FOR PROPERTY is given

by _____ [Grantor]

in the _____, of _____.

APPOINTMENT

1. **I/WE APPOINT** _____

to be my attorney for property, and I authorize my attorney to do, on my behalf, any and all acts, which I could do if capable, except make a will, subject to any conditions and restrictions contained herein. My attorney shall have the authority to act as my litigation guardian, if one is required to commence, continue, defend or represent me in any court proceeding.

SUBSTITUTION

2. INTENTIONALLY DELETED

CONTINUING POWER

3. This is a continuing power of attorney. It is my intention and I so authorize my attorney(s) that the authority given in this continuing power of attorney may be exercised during any incapacity on my part to manage my property, pursuant to section 7 of the *Substitute Decisions Act*.

FAMILY LAW ACT CONSENT

4. If my spouse disposes of or encumbers any interest in a matrimonial home in which I have a right to possession under Part II of the *Family Law Act*, I authorize the attorney(s) named in this power of attorney for me and in my name to consent to the transaction as provided for in clause 21(1)(a) of the said Act.

CONDITIONS AND RESTRICTIONS

5. This power of attorney may only be used by the named attorney for property to do any and all acts, on my behalf, which I could do, if capable, with respect to the purchase of a proposed unit(s) in a condominium, to be registered against those lands and premises situate in the City of Toronto, and which the project is currently known as HOMES AT DON MILLS and the Vendor being URBANCORP (MALLOW) INC. (hereinafter called the "**Property**"), together with an undivided interest in the common elements appurtenant to such unit(s) and the exclusive use of those parts of the common elements attaching to such unit(s).

EFFECTIVE DATE

- 6. This continuing power of attorney for property comes into effect upon the date hereof and is effective until revoked by me.

REVOCAATION

- 7. Any prior power of attorney for property or any power of attorney which affects my property given by me, except a power of attorney given to a bank or financial institution for the purpose of transacting my business with that bank or financial institution, is hereby revoked.

COMPENSATION

- 8. I authorize my attorney(s) and my attorney(s) has or have agreed to accept no compensation for any work done by him, her or them pursuant to this power of attorney for property.

Dated this _____ day of _____, 20_____.

Signature: _____
(Grantor)

Signature: _____
(Grantor)

Address: _____

Address: _____

Witnesses:

We have no reason to believe that either of the grantors is incapable of giving a power of attorney for property. We have signed this power of attorney in the presence of the persons whose names appear above and in the presence of each other

1. _____
Signature

2. _____
Signature

Print Name

Print Name

Address: _____

Address: _____

