



The Neighbourhoods of  
*Downsview Park*





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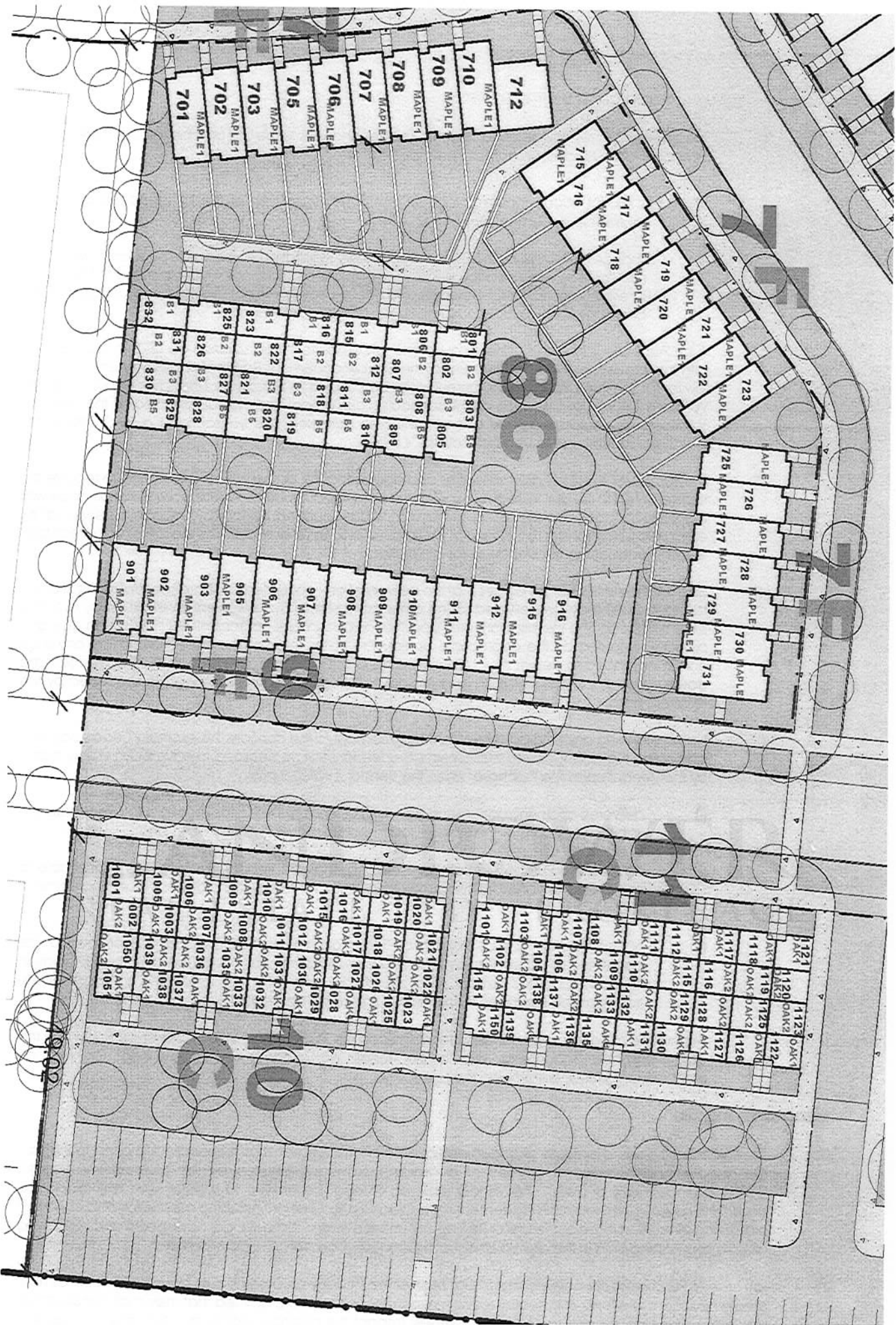
# The Neighbourhoods of Downsview Park



OWER  
OKERAGE









# The Neighbourhoods of Downsview Park

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## Features & Finishes

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### ARCHITECTURAL FEATURES

- Brick and stucco facades as per plan and model elevations
- Architecturally selected energy efficient windows complete with thermal glazing and removable screens
- Architecturally selected exterior front entry door with high security locking mechanism

### KITCHEN FEATURES

- Contemporary European design cabinetry in a selection of wood stained and colour finishes from Vendor's samples
- Stone countertops in a selection of granites from Vendor's samples
- Stainless steel sink with pull out faucet
- Choice of ceramic tile backsplash from Vendor's samples
- Designer selected ceiling mount lighting
- Brand name appliance package including:
  - Stainless steel finish electric range
  - Stainless steel finish dishwasher
  - Stainless steel finish refrigerator
  - Stainless steel finish over the range microwave/hood fan vented to exterior

### BATHROOM FEATURES

- Contemporary European design cabinetry in a selection of wood stained and colour finishes from Vendor's samples
- White cultured marble countertop with integrated basin and single lever style faucet
- Soaker tub in bathrooms
- Glass shower enclosure as per plan
- Temperature controlled mixing valve to tub/shower
- Vanity mirrors with polished edges above vanity basin
- Designer selected wall mounted lighting above vanity
- Ceramic tile tub/shower surround from Vendor's samples
- Ceramic tile flooring from Vendor's samples
- Pedestal sink in powder room as per plan
- Privacy locks on all bathroom doors

### LAUNDRY AREA FEATURES

- Ceramic tile flooring
- White washer and dryer vented to exterior

### GENERAL FEATURES

- Engineered laminate wood flooring in living room/dining room and kitchen from Vendor's samples
- Prefinished wood handrails and pickets as per plan
- Smooth ceilings throughout
- Carpeted treads and risers on stairs as per plan
- White painted architecturally selected baseboard, trim and casing
- White painted doors with contemporary style hardware of brushed chrome finish
- White sliding doors to closets complete with shelving

### ENGINEERING FEATURES

- Service panels with circuit breakers
- Designer selected lighting fixtures in main entrance, kitchen and main bathroom
- Pre-wired telephone outlets in kitchen, basement den and master bedroom
- Pre-wired television outlets in living room and master bedroom
- Rough-in security system
- Capped ceiling outlet in dining room and bedrooms
- Smoke and carbon monoxide detectors as per code
- Geothermal (ground source) energy central heating and air-conditioning system
- Energy efficient lease to own hot water tank

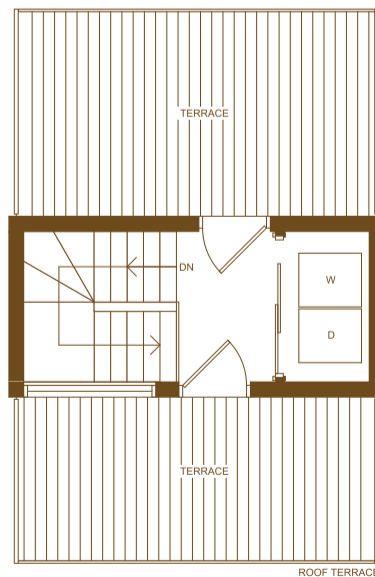
### ROOF DECK / EXTERIOR FEATURES

- Exterior duplex outlet
- Exterior roof decks complete with screen dividers as per plan
- Steel insulated door leading to roof deck terrace as per plan

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# ASPEN

from **1620 sq. ft.**  
 incl. 265 sq. ft. basement area

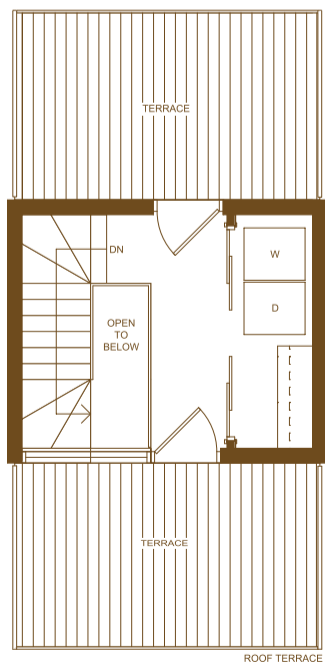




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# MAPLE

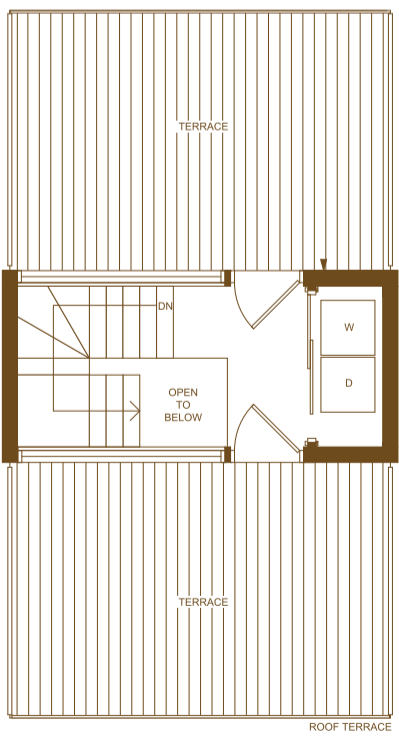
from **1665 sq. ft.**  
 incl. 280 sq. ft. basement area



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# ELM

from **1935 sq. ft.**  
 incl. 320 sq. ft. basement area

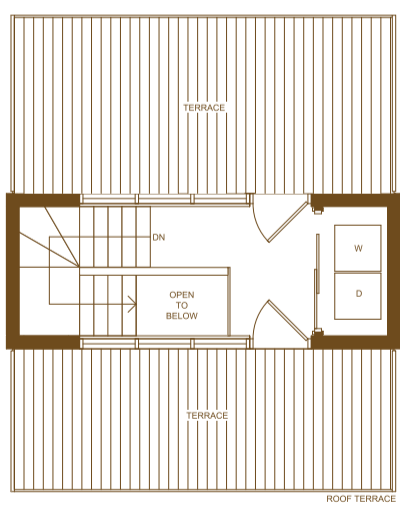




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# REDWOOD

from **2015 sq. ft.**  
 incl. 365 sq. ft. basement area





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**CEDAR** town

from **2380 sq. ft.**  
 incl. 420 sq. ft. basement area

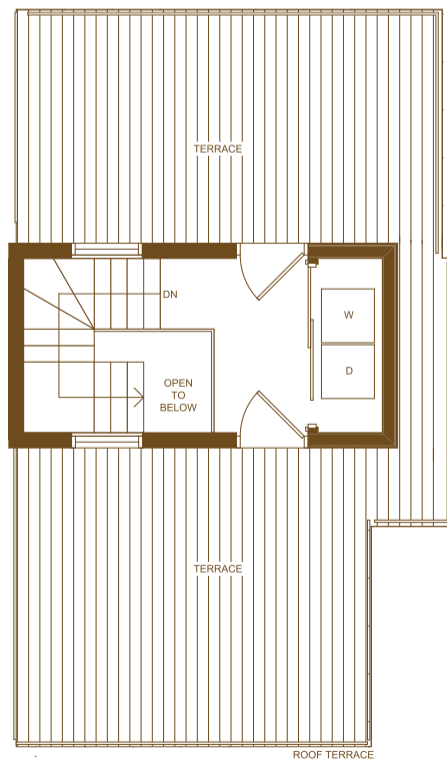




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# OAK

from **2380 sq. ft.**  
 incl. 420 sq. ft. basement area





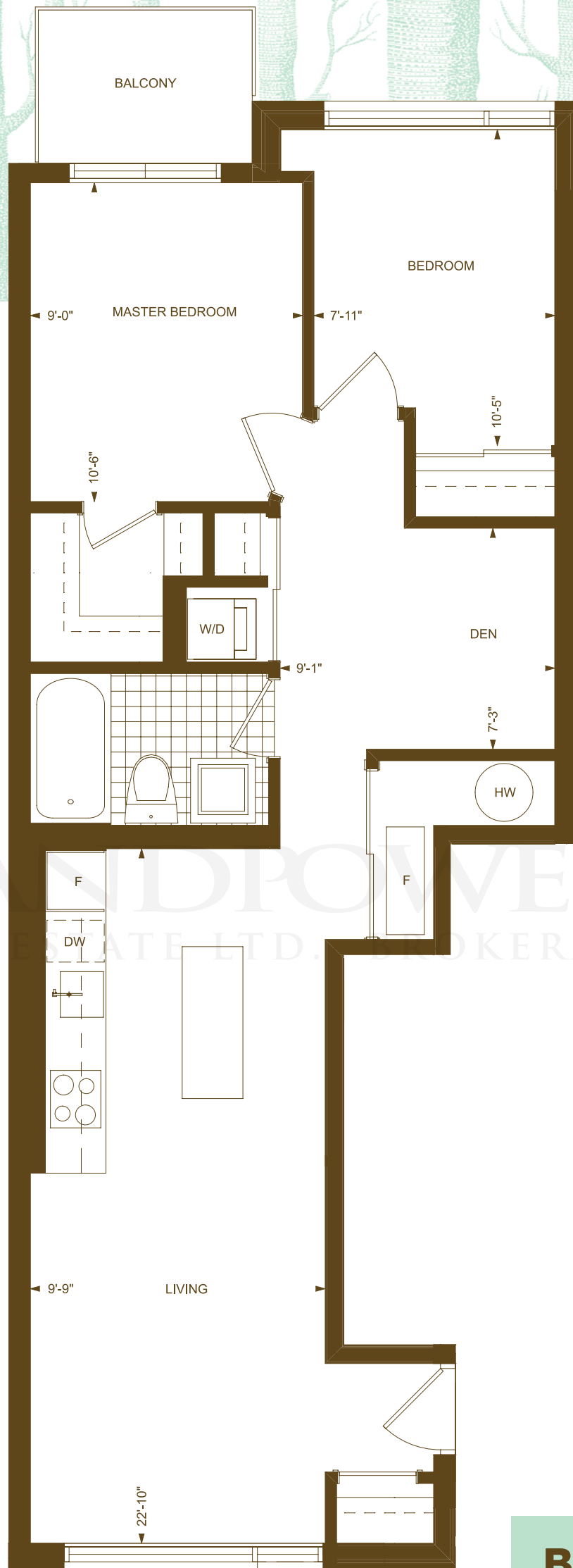
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**CEDAR** semi

from **2315 sq. ft.**  
 incl. 405 sq. ft. basement area







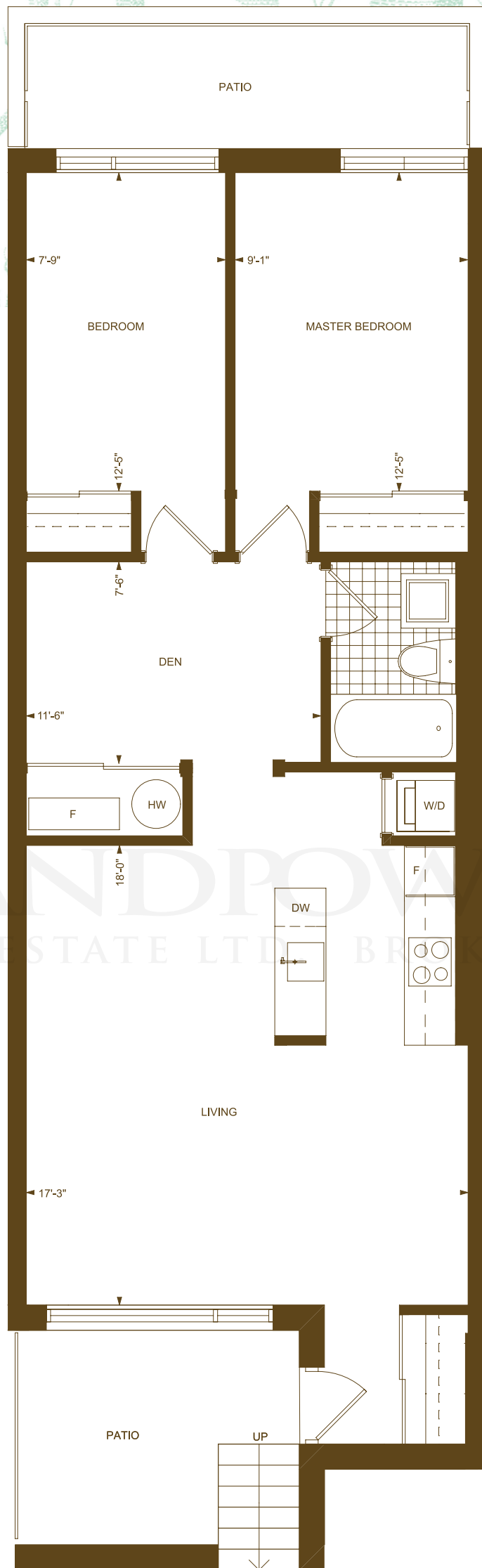
LANDPOWER  
REAL ESTATE LTD. BROKERAGE

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**BIRCH 2**  
740 sq. ft.

**URBANCORP.COM**

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



LANDPOWER  
REAL ESTATE LTD. BROKERAGE

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**BIRCH 1**  
885 sq. ft.

**URBANCORP.COM**

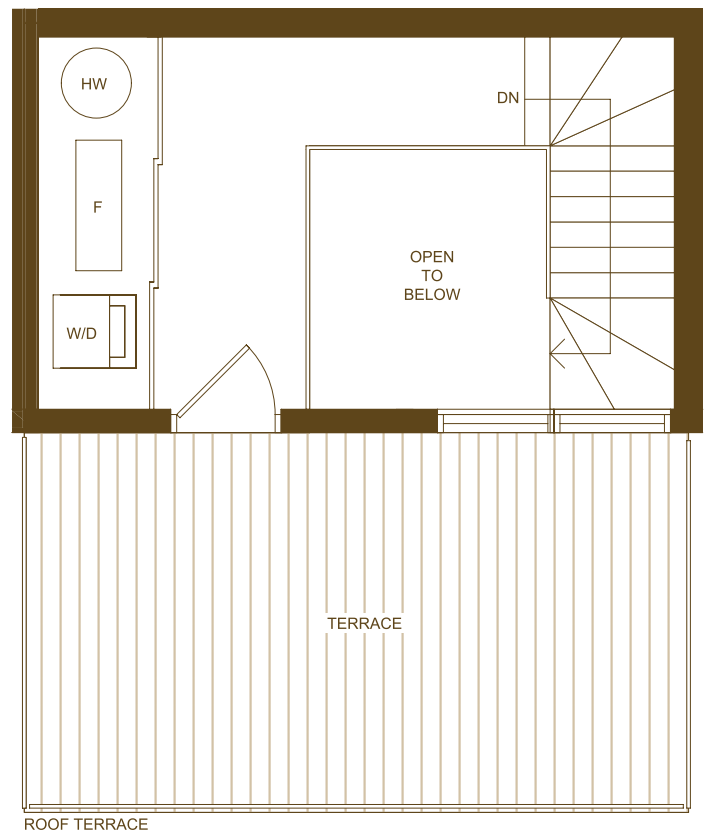
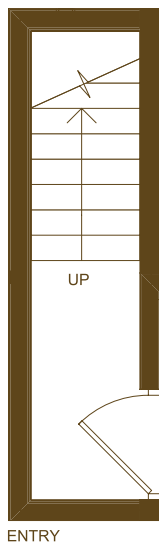
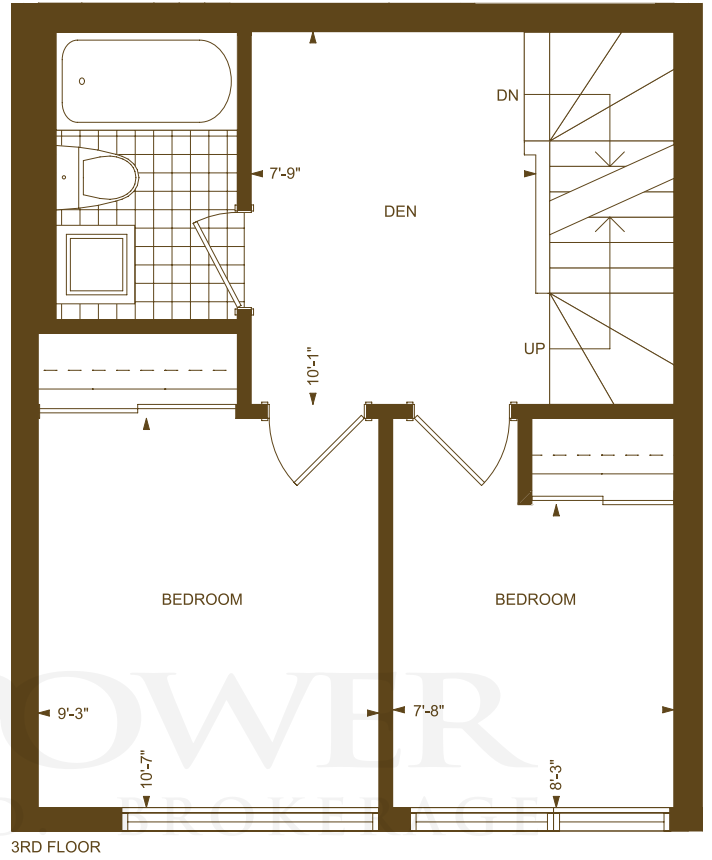
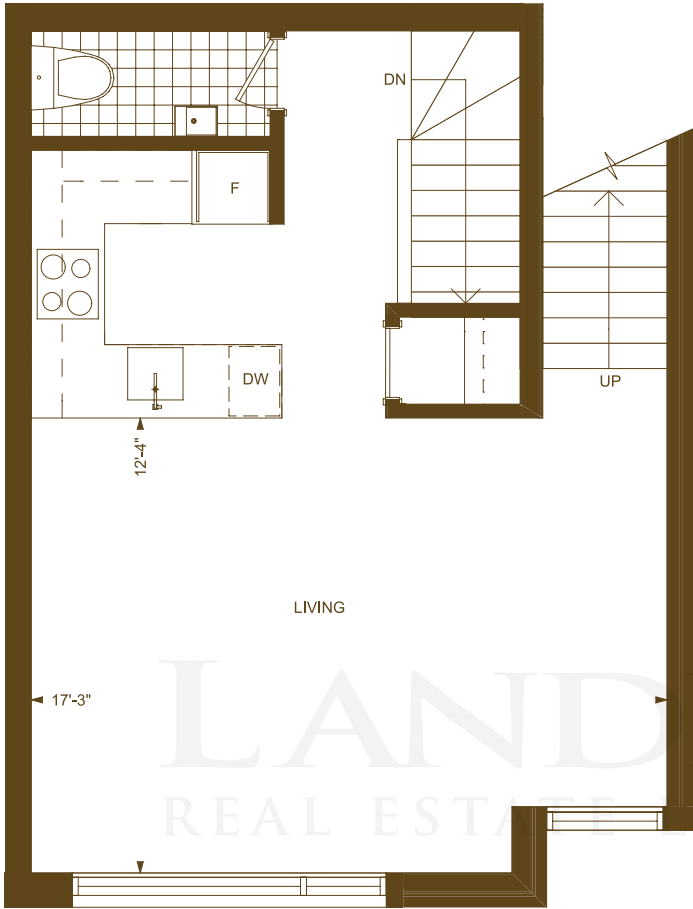
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# BIRCH 3

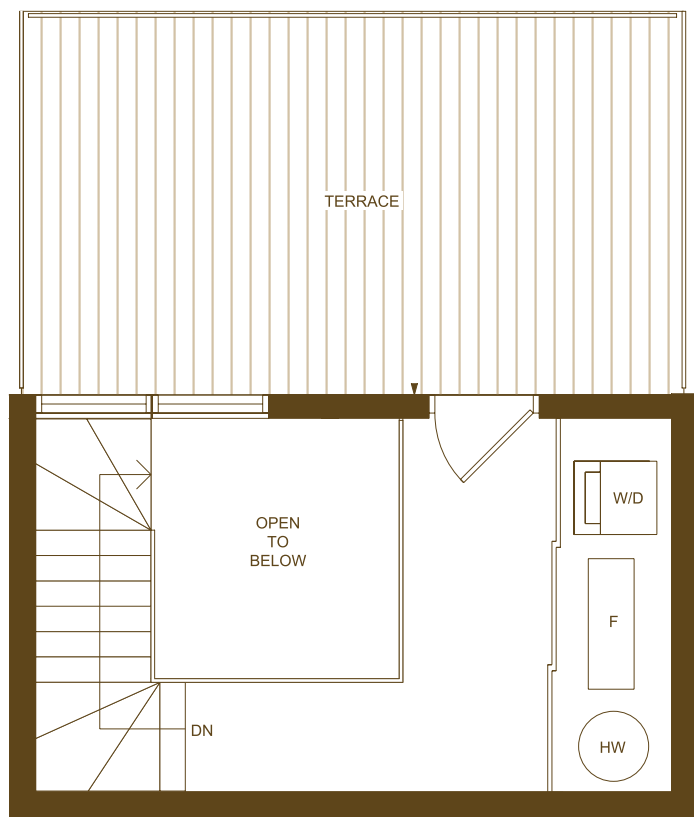
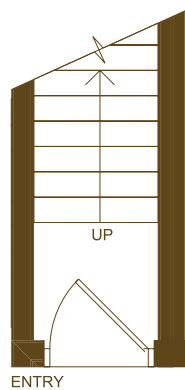
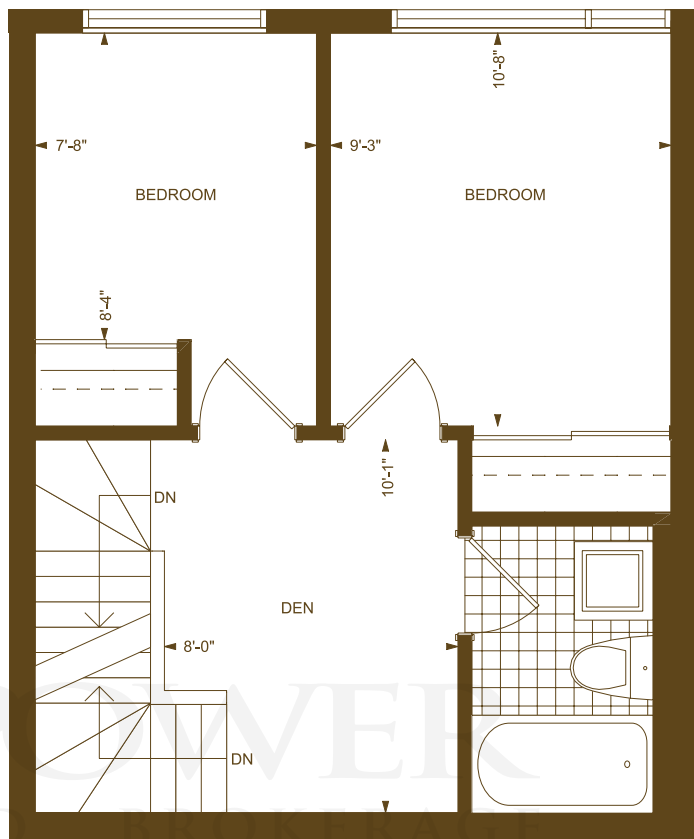
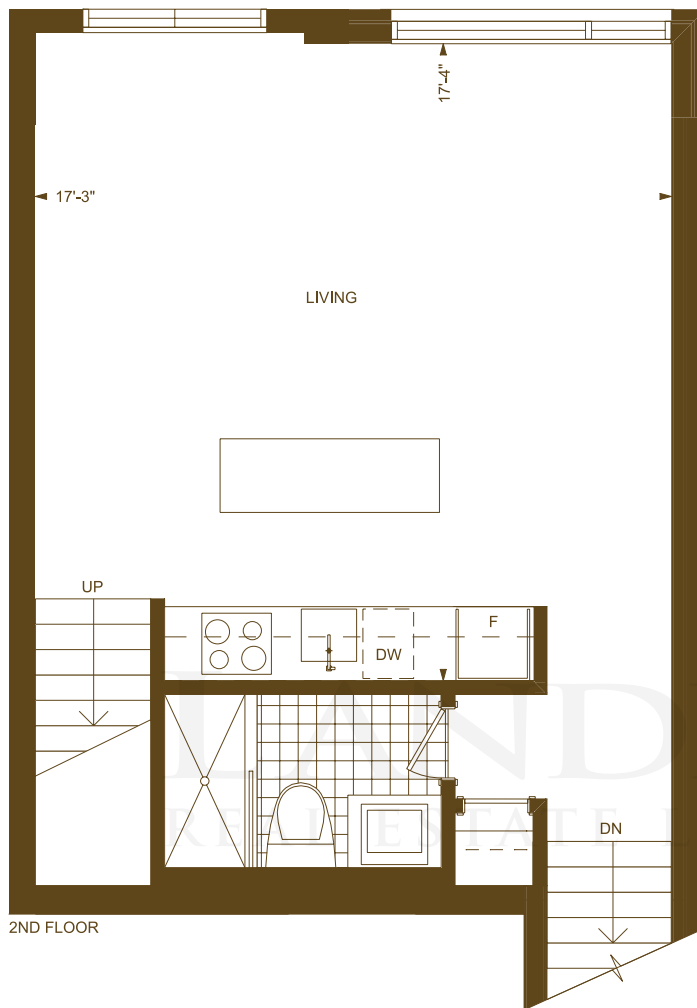
1010 sq. ft.



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# BIRCH 5

1080 sq. ft.





# Downsview Park Offer Worksheet

MUST BE FAXED BACK TO ANDY KOWALSKY  
AT 647-799-4090

(Attach copy of Purchaser's Photo ID and also Agent Business Card)

**1<sup>st</sup> Purchaser**  
**First:** \_\_\_\_\_ **Last:** \_\_\_\_\_  
**D.O.B. (M/D/Y)**        /        / 19        **S.I.N.** \_\_\_\_\_  
**Company:** \_\_\_\_\_ **Title:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**City:** \_\_\_\_\_ **Postal Code:** \_\_\_\_\_  
**Home Tel:** \_\_\_\_\_ **Office Tel:** \_\_\_\_\_  
**Cell Tel:** \_\_\_\_\_ **Fax No.:** \_\_\_\_\_  
**E-Mail:** \_\_\_\_\_

**2<sup>nd</sup> Purchaser**  
**First:** \_\_\_\_\_ **Last:** \_\_\_\_\_  
**D.O.B. (M/D/Y)**        /        / 19        **S.I.N.** \_\_\_\_\_  
**Company:** \_\_\_\_\_ **Title:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**City:** \_\_\_\_\_ **Postal Code:** \_\_\_\_\_  
**Home Tel:** \_\_\_\_\_ **Office Tel:** \_\_\_\_\_  
**Cell Tel:** \_\_\_\_\_ **Fax No.:** \_\_\_\_\_  
**E-Mail:** \_\_\_\_\_

**Co-Broke – Broker Info.** \_\_\_\_\_ **Broker of Record:** \_\_\_\_\_  
**Brokerage Name:** \_\_\_\_\_  
**Co-Broke – Agent Info.** \_\_\_\_\_ **Fax:** \_\_\_\_\_  
**Agent Name:** \_\_\_\_\_ **Tel:** \_\_\_\_\_  
**Address:** \_\_\_\_\_ **Cell:** \_\_\_\_\_  
**e-mail:** \_\_\_\_\_

**Vendor Sales Agent / Rep.** \_\_\_\_\_

**Preference**  
**TownhomeNo.:**        **1<sup>st</sup>:** \_\_\_\_\_ **2<sup>nd</sup>:** \_\_\_\_\_ **3<sup>rd</sup>:** \_\_\_\_\_

**Locker: Yes / No**

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) FOUR (4) deposit cheques . Vendor will determine final choice of unit and availability for purchase at its sole and unfettered discretion; completion of this form does not constitute any binding purchase and sale or reservation.

**FOR VENDOR'S OFFICE USE ONLY, DO NOT FILL IN BELOW:**

| Purchase Price: \$                        |                         |                |                   |
|---|-------------------------|----------------|-------------------|
| Deposit Structure<br>(Circle Applicable): | A(Res)                  | \$ Dollar Amt. | Cross Check       |
| i. With Offer                             | \$2,000 for Birch & Oak | OR             | \$2,000 for Maple |
| ii. 30 Days                               | Balance to 5%           |                | \$18,000          |
| iii. 90 Days                              | 5%                      |                | \$20,000          |
| iv. 145 Days                              | 5%                      |                | \$20,000          |

**Source:** \_\_\_\_\_  
Please print clearly & legibly & fax to: **Attn: Andy Kowalsky –Downsview Park Offer Worksheet, at 647-799-4090.**