



THE ENCLAVES OF

McNicoll

LANDFLOWER
REAL ESTATE LTD. BROKERAGE

—











— 40' —

MACKENZIE

3092 SQ. FT.
INCLUDING 86 SQ. FT. OF FINISHED FOYER IN BASEMENT



ELEVATION A



— 40' —

MACKENZIE

3148 SQ. FT.
INCLUDING 86 SQ. FT. OF FINISHED FOYER IN BASEMENT



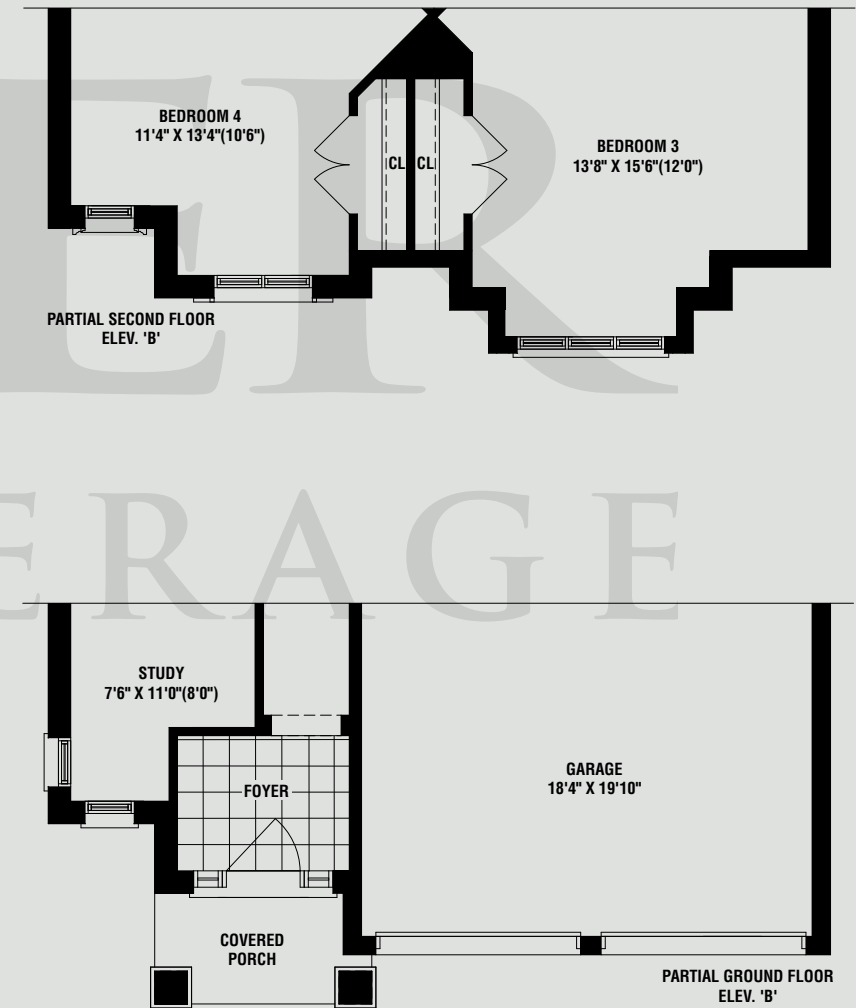
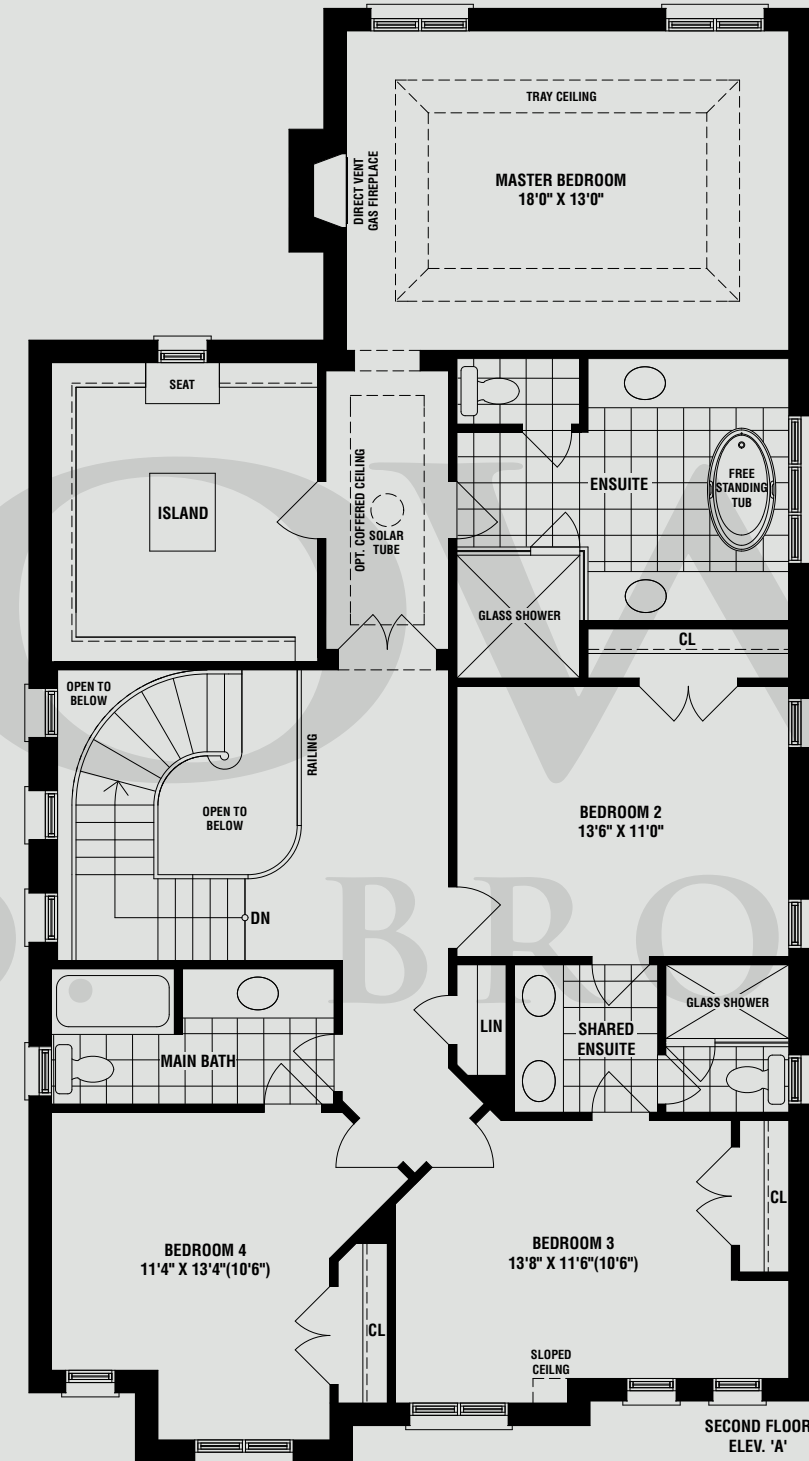
ELEVATION B



— 40' —

MACKENZIE

3092 SQ. FT. (ELEV. A)
3148 SQ. FT. (ELEV. B)
INCLUDING 86 SQ. FT. OF FINISHED
FOYER IN BASEMENT



Materials, specifications, and floor plans are subject to change without notice. All house renderings are artist's conceptions.
All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E. & O.E.

— 40' —

BENNETT

3143 SQ. FT.
INCLUDING 105 SQ. FT. OF FINISHED FOYER IN BASEMENT



ELEVATION A



— 40' —

BENNETT

3150 SQ. FT.
INCLUDING 105 SQ. FT. OF FINISHED FOYER IN BASEMENT



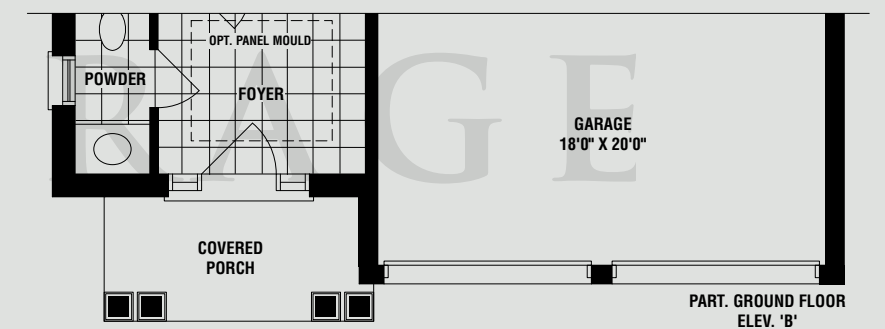
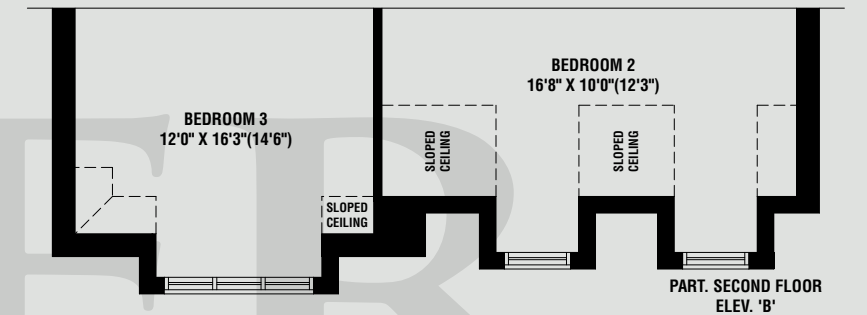
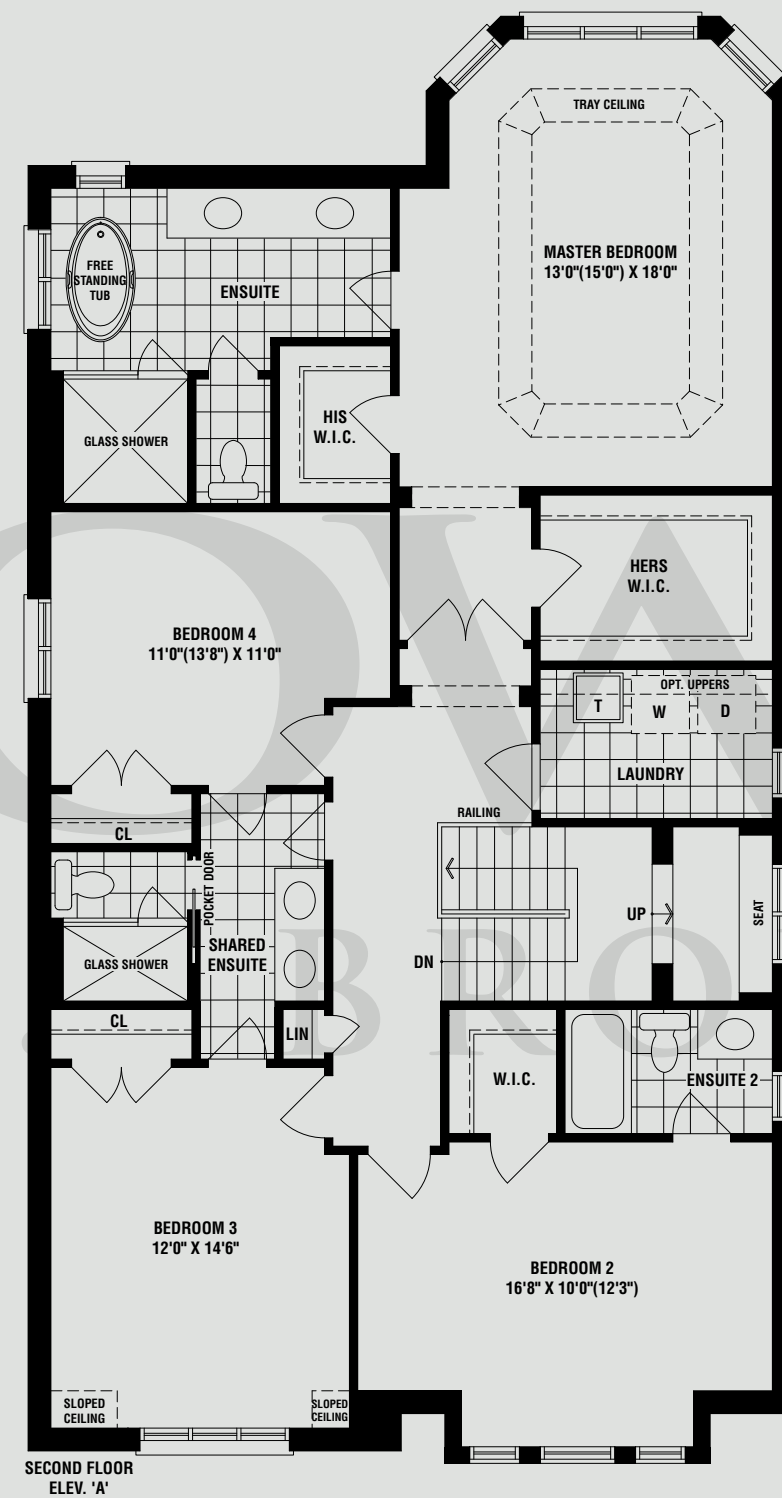
ELEVATION B



— 40' —

BENNETT

3143 SQ. FT. (ELEV. A)
3150 SQ. FT. (ELEV. B)
INCLUDING 105 SQ. FT. OF FINISHED
FOYER IN BASEMENT



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All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E. & O.E.

— 50' —

LAURIER

3235 SQ. FT.
INCLUDING 115 SQ. FT. OF FINISHED FOYER IN BASEMENT



ELEVATION A



— 50' —

LAURIER

3262 SQ. FT. (ELEV. B) • 3224 SQ. FT. (ELEV. C)
INCLUDING 115 SQ. FT. OF FINISHED FOYER IN BASEMENT



ELEVATION B



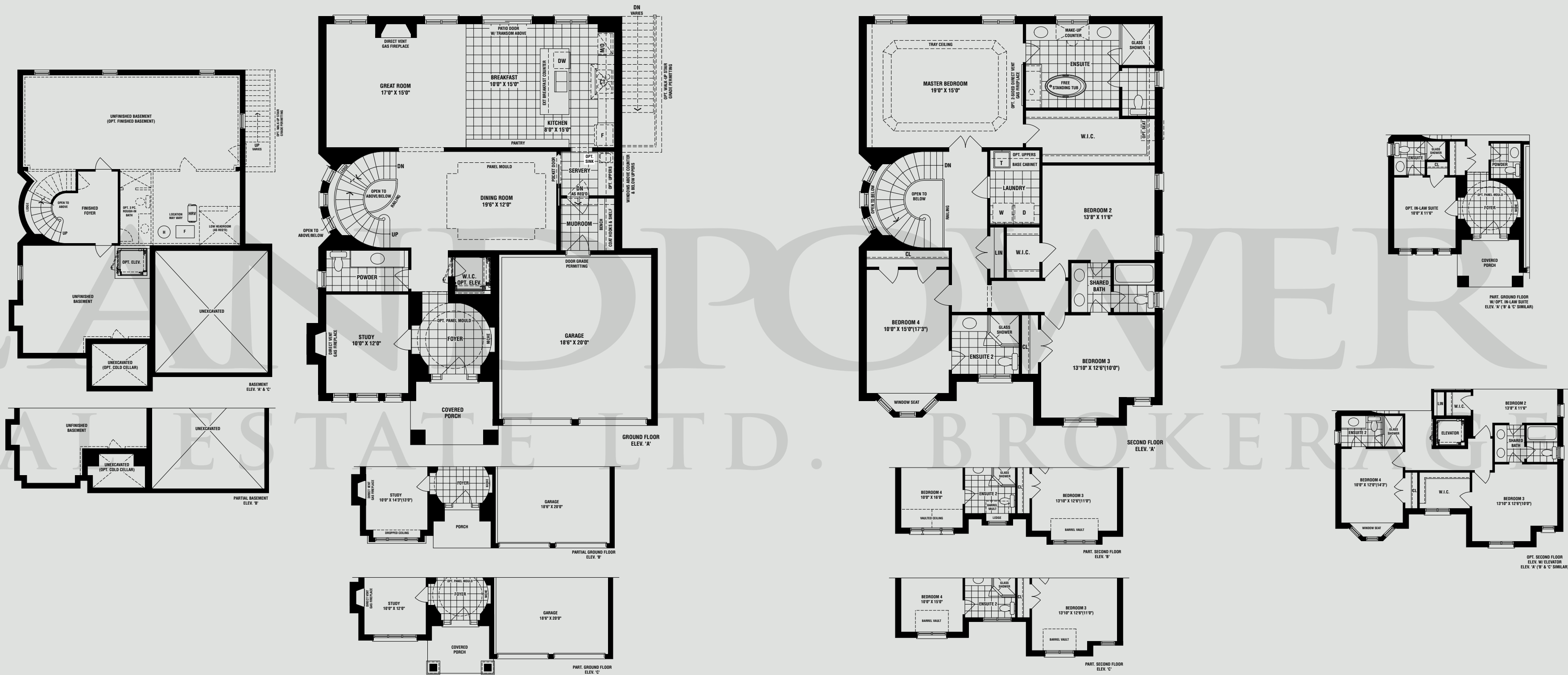
ELEVATION C



— 50' —

LAURIER

3235 SQ. FT. (ELEV. A)
3262 SQ. FT. (ELEV. B)
3224 SQ. FT. (ELEV. C)
INCLUDING 115 SQ. FT. OF FINISHED
FOYER IN BASEMENT



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All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E. & O.E.

— 50' —

BORDEN

4174 SQ. FT.
INCLUDING 105 SQ. FT. OF FINISHED FOYER IN BASEMENT



ELEVATION A



— 50' —

BORDEN

4170 SQ. FT. (ELEV. B) • 4155 SQ. FT. (ELEV. C)
INCLUDING 105 SQ. FT. OF FINISHED FOYER IN BASEMENT



ELEVATION B

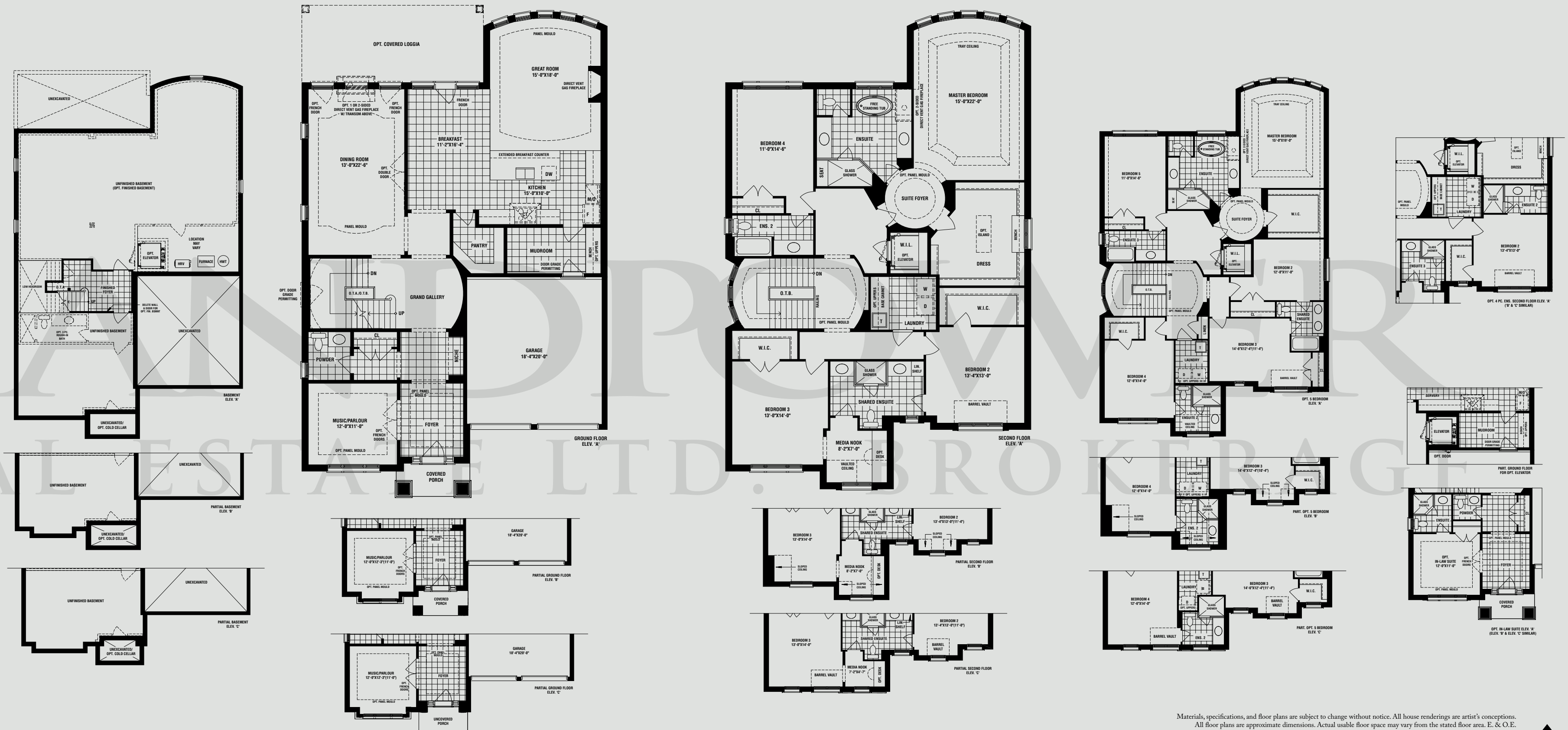


ELEVATION C



— 50' —
BORDEN

4174 SQ. FT. (ELEV. A)
4170 SQ. FT. (ELEV. B)
4155 SQ. FT. (ELEV. C)
INCLUDING 105 SQ. FT. OF FINISHED
FOYER IN BASEMENT



— 50' —

PEARSON

4081 SQ. FT.
INCLUDING 92 SQ. FT. OF FINISHED FOYER IN BASEMENT



ELEVATION A



— 50' —

PEARSON

4119 SQ. FT. (ELEV. B) • 4106 SQ. FT. (ELEV. C)
INCLUDING 92 SQ. FT. OF FINISHED FOYER IN BASEMENT



ELEVATION B



ELEVATION C



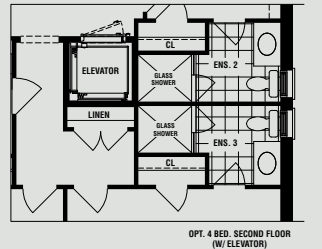
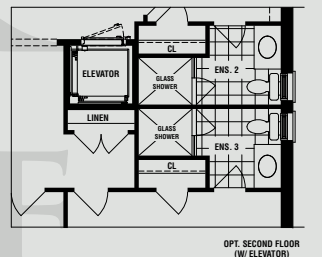
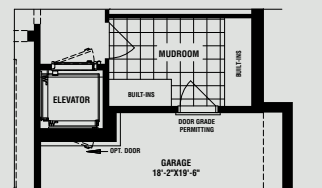
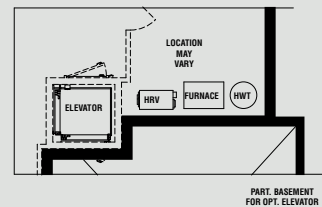
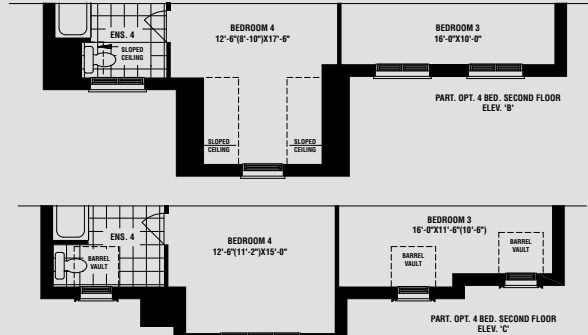
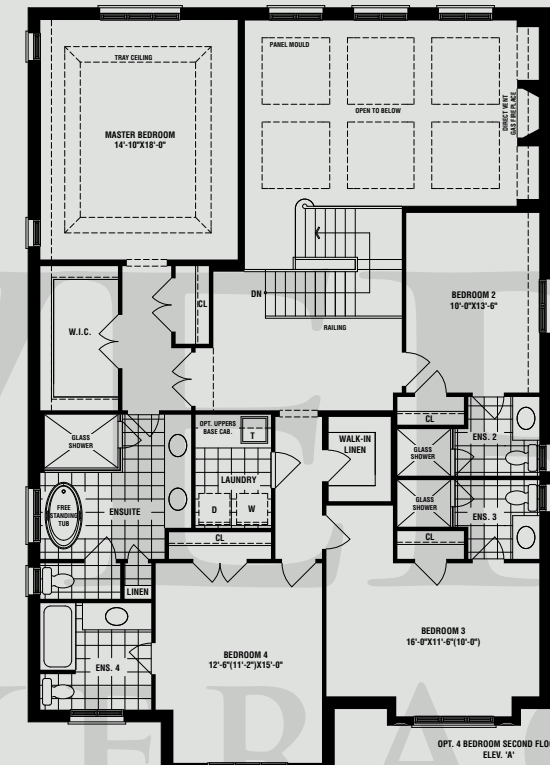
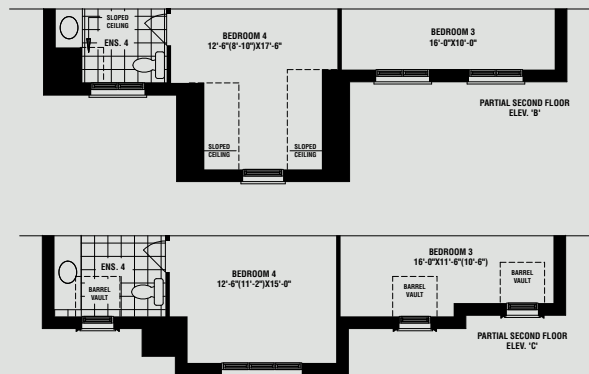
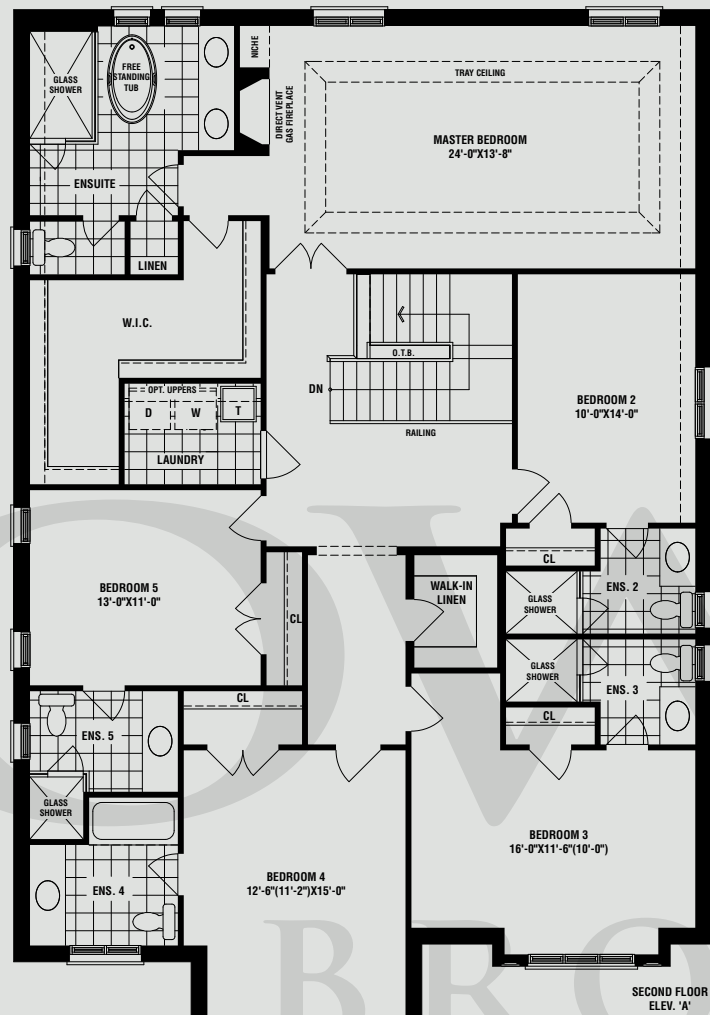
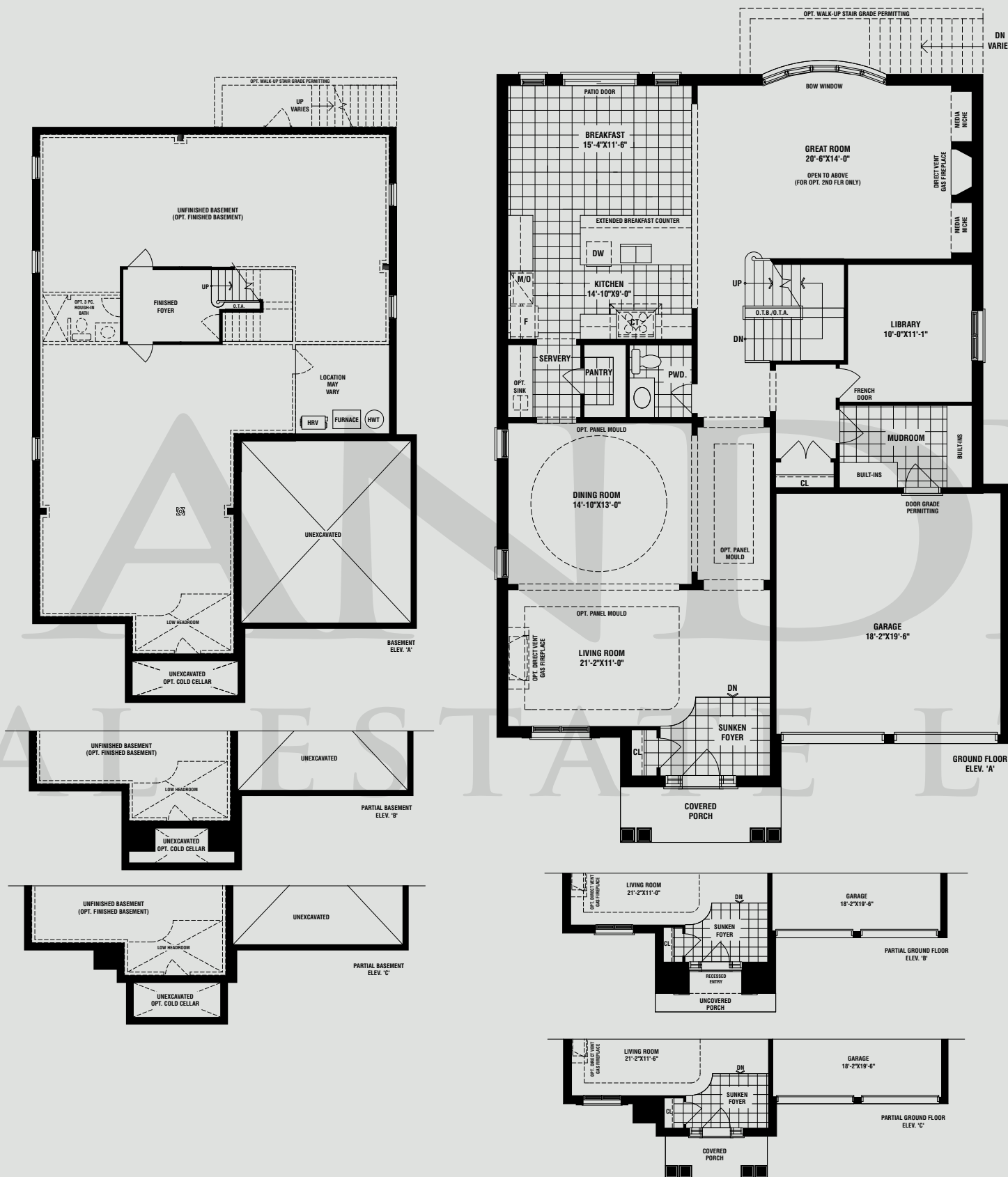
— 50' —

PEARSON

4081 SQ. FT. (ELEV. A)
4119 SQ. FT. (ELEV. B)
4106 SQ. FT. (ELEV. C)
INCLUDING 92 SQ. FT. OF FINISHED
FOYER IN BASEMENT

OPTIONAL PLAN

3757 SQ. FT. (ELEV. A)
3795 SQ. FT. (ELEV. B)
3782 SQ. FT. (ELEV. C)
INCLUDING 92 SQ. FT. OF FINISHED
FOYER IN BASEMENT



Materials, specifications, and floor plans are subject to change without notice. All house renderings are artist's conceptions.
All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E. & O.E.

— 50' —

MACDONALD

3989 SQ. FT.
INCLUDING 94 SQ. FT. OF FINISHED FOYER IN BASEMENT



ELEVATION A



— 50' —

MACDONALD

4018 SQ. FT. (ELEV. B) • 4016 SQ. FT. (ELEV. C)
INCLUDING 94 SQ. FT. OF FINISHED FOYER IN BASEMENT



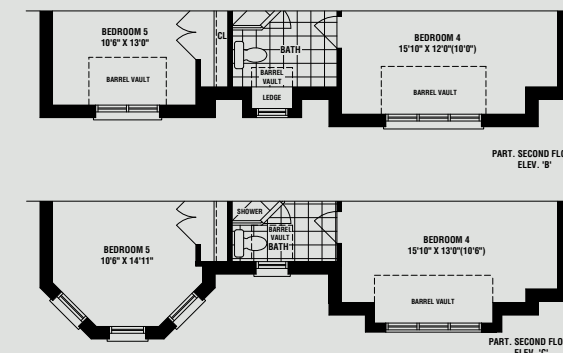
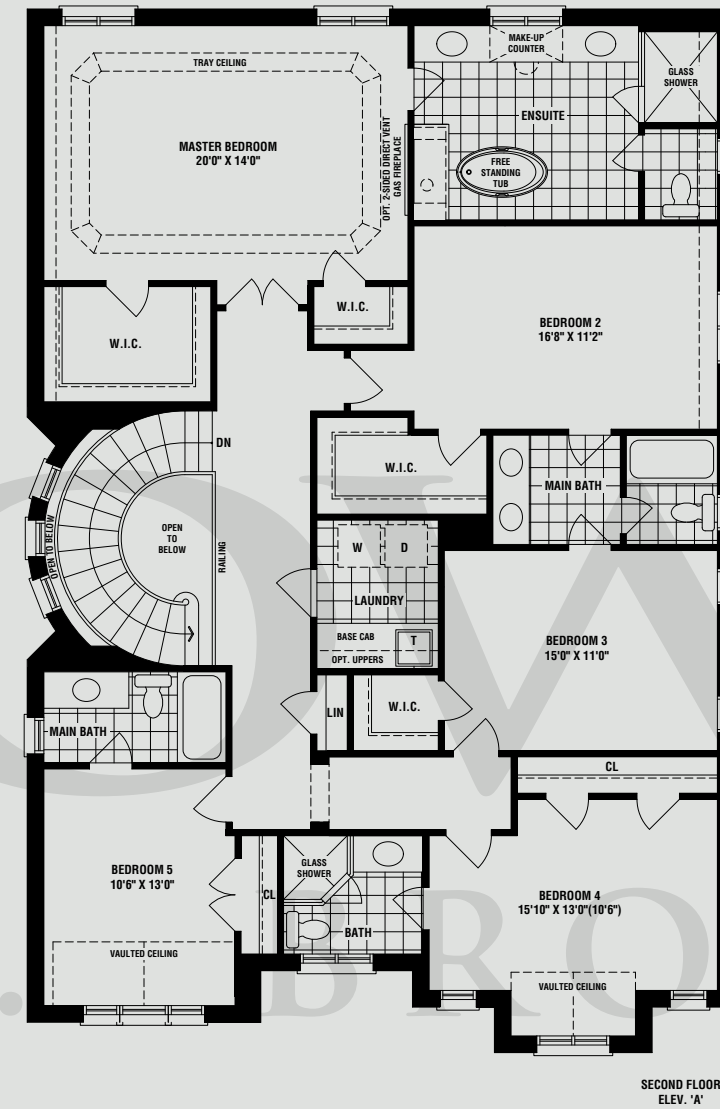
ELEVATION B



ELEVATION C



**3989 SQ. FT. (ELEV. A)
4018 SQ. FT. (ELEV. B)
4016 SQ. FT. (ELEV. C)
INCLUDING 94 SQ. FT. OF FINISHED
FOYER IN BASEMENT**



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— 50' —

TURNER

4070 SQ. FT.
INCLUDING 94 SQ. FT. OF FINISHED FOYER IN BASEMENT

—



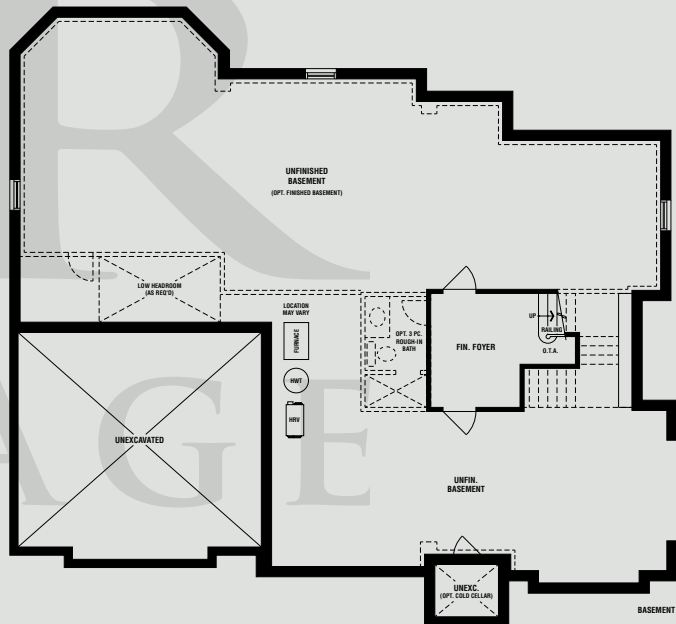
ELEVATION A

—

50'

TURNER

4070 SQ. FT. (ELEV. A)
INCLUDING 94 SQ. FT. OF FINISHED
FOYER IN BASEMENT



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All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E. & O.E.

— 50' —

TUPPER

3232 SQ. FT.
INCLUDING 363 SQ. FT. OF FINISHED FOYER IN BASEMENT



ELEVATION A

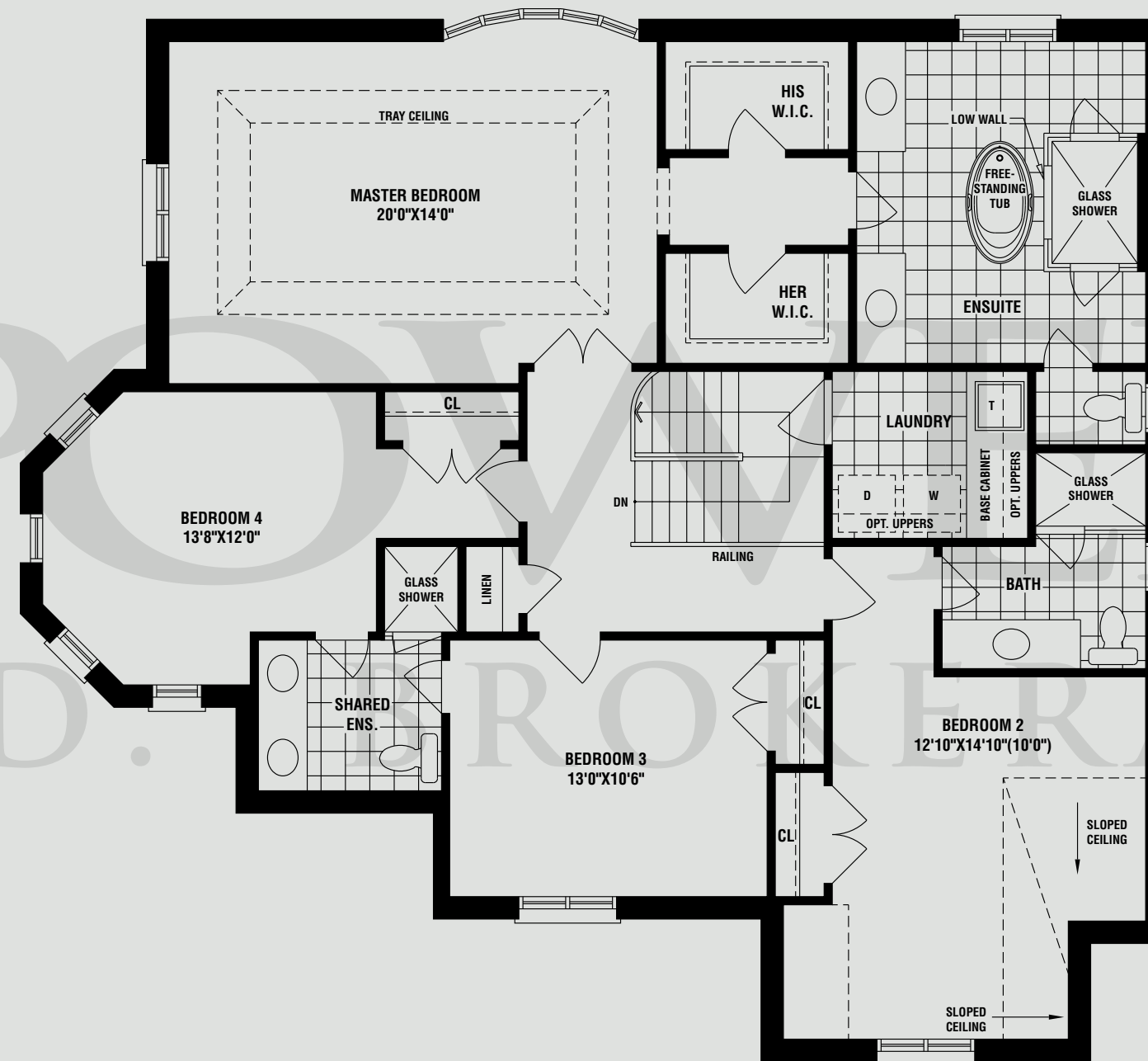
— 50' —

TUPPER

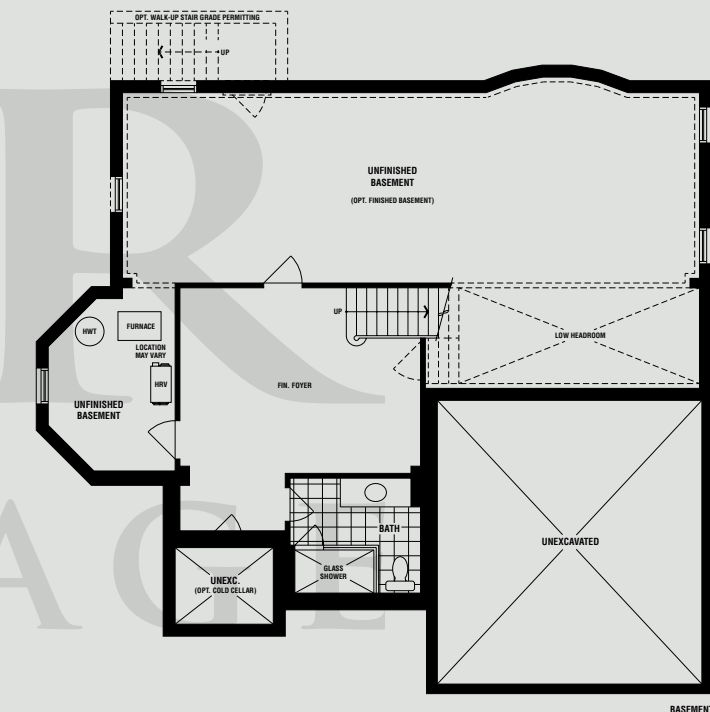
3232 SQ. FT. (ELEV. A)
INCLUDING 363 SQ. FT. OF FINISHED
FOYER IN BASEMENT



GROUND FLOOR



SECOND FLOOR



BASEMENT

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— 50' —

ABBOTT

3504 SQ. FT.
INCLUDING 78 SQ. FT. OF FINISHED FOYER IN BASEMENT

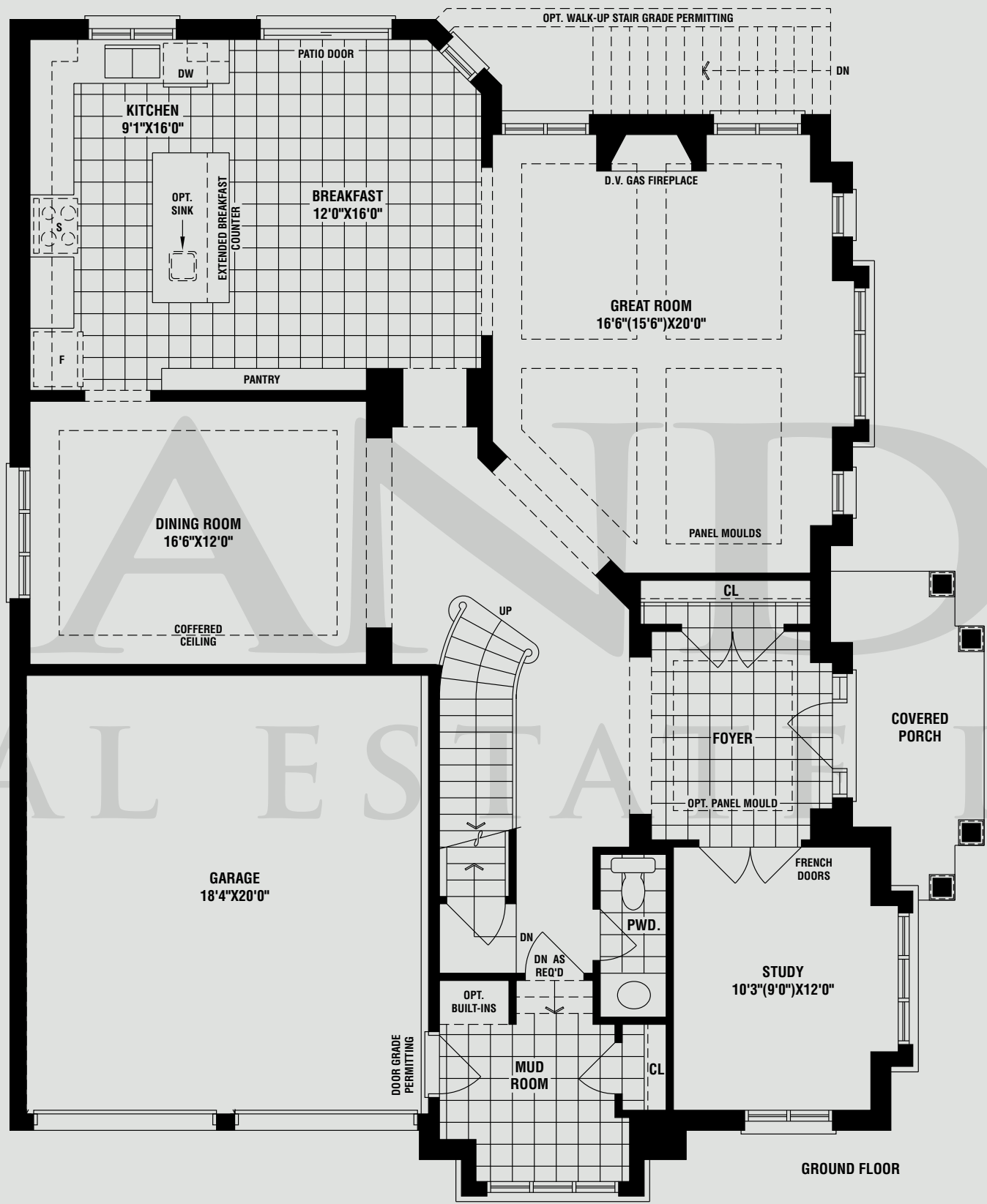


ELEVATION A

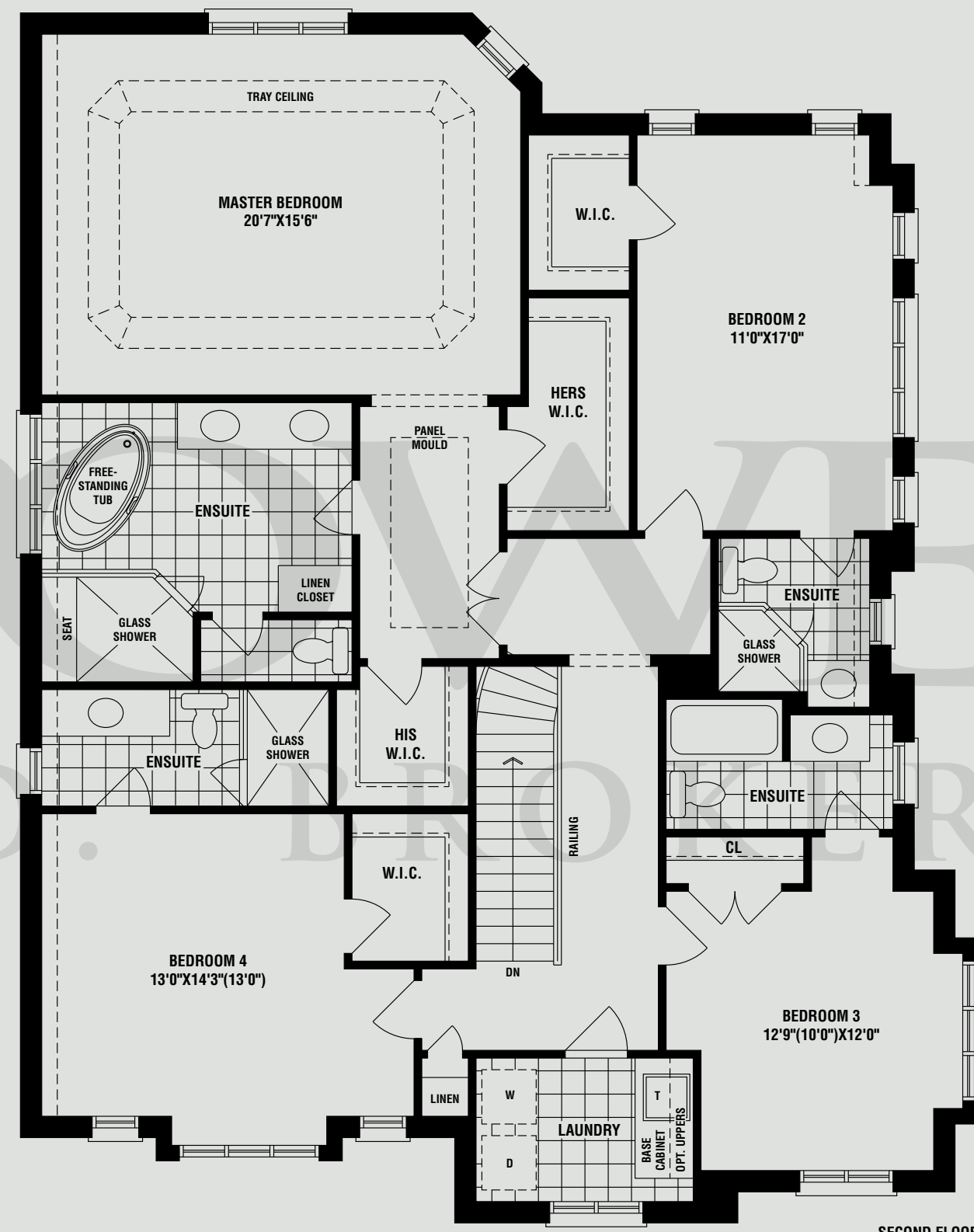
— 50' —

ABBOTT

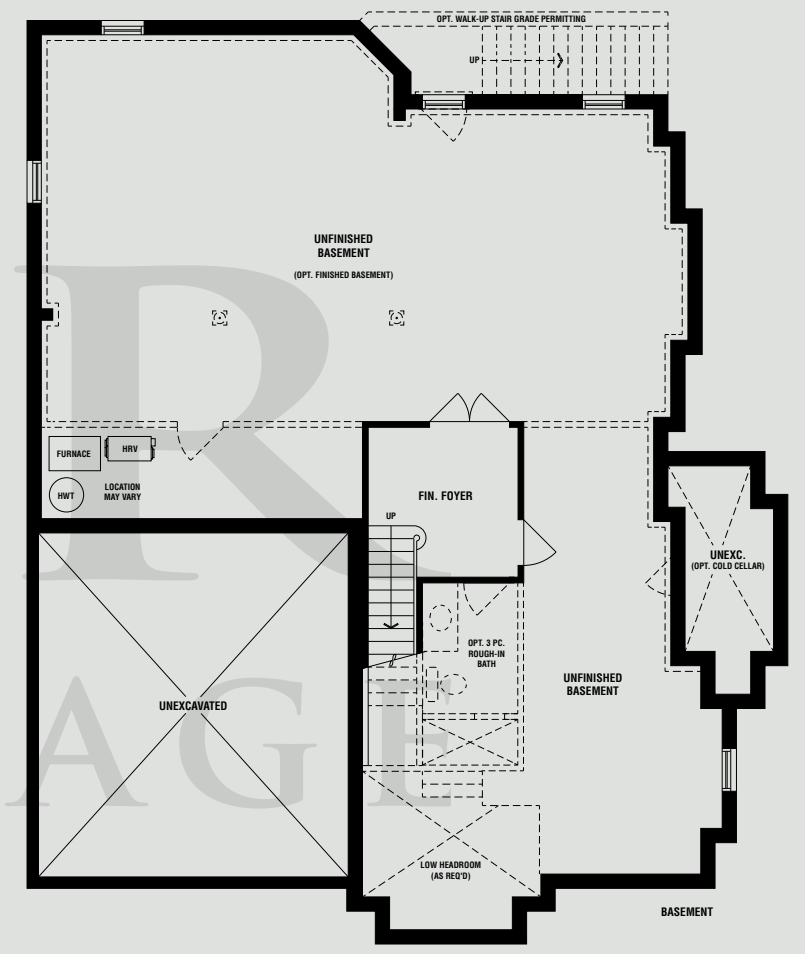
3504 SQ. FT. (ELEV. A)
INCLUDING 78 SQ. FT. OF FINISHED
FOYER IN BASEMENT



GROUND FLOOR



SECOND FLOOR



BASEMENT

Materials, specifications, and floor plans are subject to change without notice. All house renderings are artist's conceptions.
All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E. & O.E.

MACKENZIE

3092 SQ. FT. | ELEV. A
3148 SQ. FT. | ELEV. B
INCLUDING 86 SQ. FT. OF FINISHED FOYER IN BASEMENT

Schedule “G”



ELEVATION A



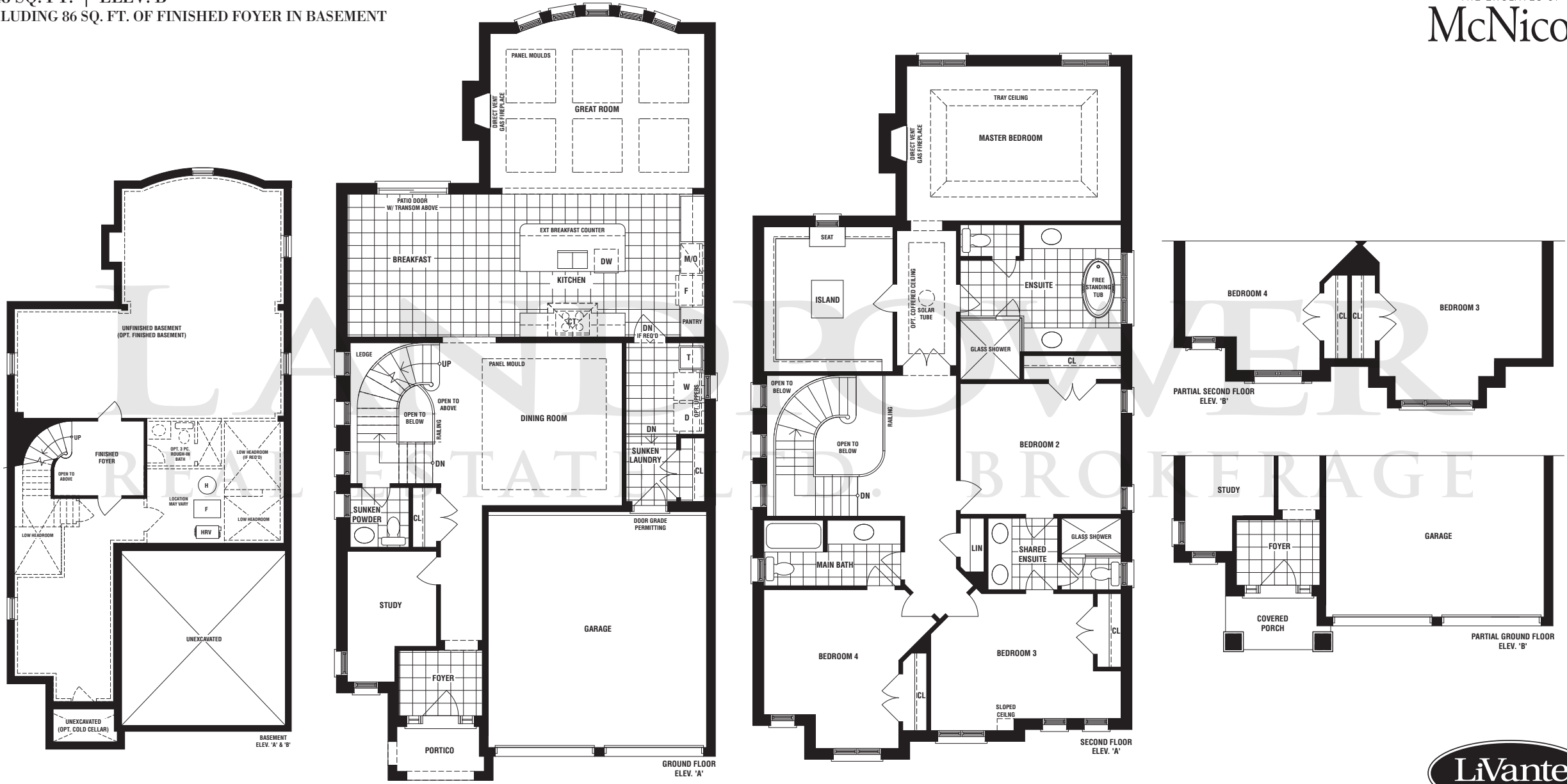
ELEVATION B



MACKENZIE

3092 SQ. FT. | ELEV. A
3148 SQ. FT. | ELEV. B
INCLUDING 86 SQ. FT. OF FINISHED FOYER IN BASEMENT

Schedule “F”



Materials, specifications, and floor plans are subject to change without notice. All house renderings are artist’s conceptions. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E. & O.E. 4001

BENNETT

3143 SQ. FT. | ELEV. A
3150 SQ. FT. | ELEV. B
INCLUDING 105 SQ. FT. OF FINISHED FOYER IN BASEMENT

Schedule “G”



ELEVATION A



ELEVATION B



3143 SQ. FT. | ELEV. A
3150 SQ. FT. | ELEV. B
INCLUDING 105 SQ. FT. OF FINISHED FOYER IN BASEMENT

THE ENCLAVES OF
McNicoll



Materials, specifications, and floor plans are subject to change without notice. All house renderings are artist's conceptions. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E. & O.E. 4002

LAURIER

3235 SQ. FT. | ELEV. A
3262 SQ. FT. | ELEV. B
3224 SQ. FT. | ELEV. C
INCLUDING 115 SQ. FT. OF FINISHED FOYER IN BASEMENT

Schedule “G”



ELEVATION A



ELEVATION B

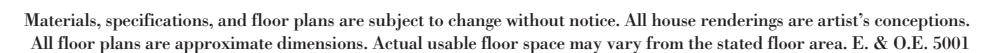


ELEVATION C



3235 SQ. FT. | ELEV. A
3262 SQ. FT. | ELEV. B
3224 SQ. FT. | ELEV. C
INCLUDING 115 SQ. FT. OF FINISHED FOYER IN BASEMENT

THE ENCLAVES OF
McNicoll



LiVante
DEVELOPMENTS

BORDEN

4174 SQ. FT. | ELEV. A
4170 SQ. FT. | ELEV. B
4155 SQ. FT. | ELEV. C
INCLUDING 105 SQ. FT. OF FINISHED FOYER IN BASEMENT

Schedule “G”



ELEVATION A



ELEVATION B



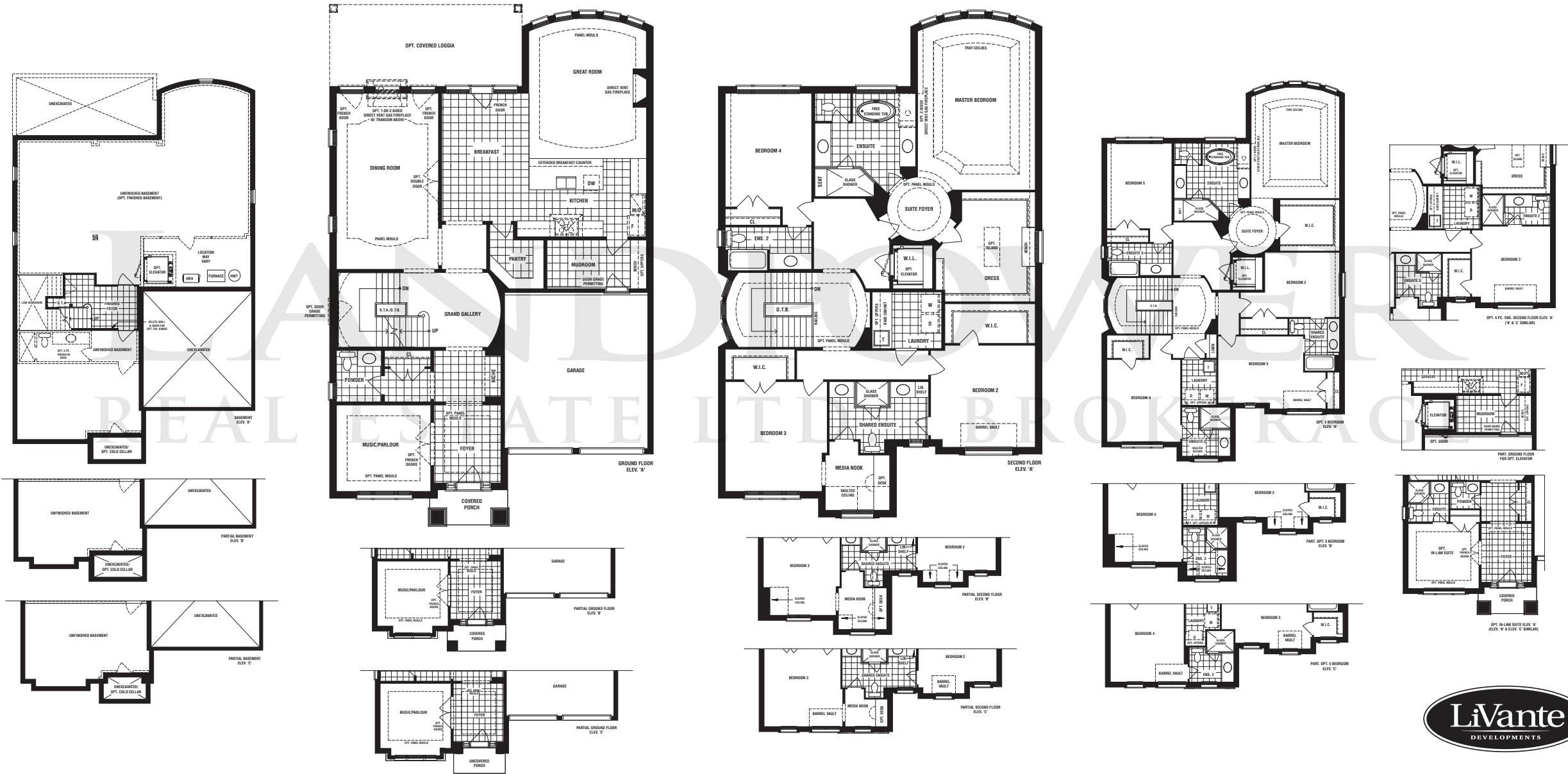
ELEVATION C



BORDEN

4174 SQ. FT. | ELEV. A
4170 SQ. FT. | ELEV. B
4155 SQ. FT. | ELEV. C
INCLUDING 105 SQ. FT. OF FINISHED FOYER IN BASEMENT

Schedule “F”



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PEARSON

4081 SQ. FT. | ELEV. A
4119 SQ. FT. | ELEV. B
4106 SQ. FT. | ELEV. C
INCLUDING 92 SQ. FT. OF FINISHED FOYER IN BASEMENT

OPTIONAL PLAN
3665 SQ. FT. | ELEV. A
3703 SQ. FT. | ELEV. B
3690 SQ. FT. | ELEV. C
INCLUDING 92 SQ. FT. OF FINISHED FOYER IN BASEMENT

Schedule “G”



ELEVATION A



ELEVATION B



ELEVATION C



PEARSON

4081 SQ. FT. | ELEV. A
4119 SQ. FT. | ELEV. B
4106 SQ. FT. | ELEV. C
INCLUDING 92 SQ. FT. OF FINISHED FOYER IN BASEMENT

OPTIONAL PLAN
3665 SQ. FT. | ELEV. A
3703 SQ. FT. | ELEV. B
3690 SQ. FT. | ELEV. C
INCLUDING 92 SQ. FT. OF FINISHED FOYER IN BASEMENT

Schedule “F”



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MACDONALD

3989 SQ. FT. | ELEV. A
4018 SQ. FT. | ELEV. B
4016 SQ. FT. | ELEV. C
INCLUDING 94 SQ. FT. OF FINISHED FOYER IN BASEMENT

Schedule “G”



ELEVATION A



ELEVATION B



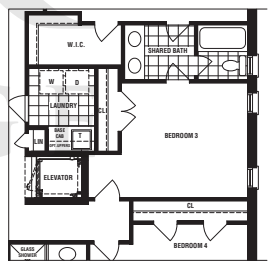
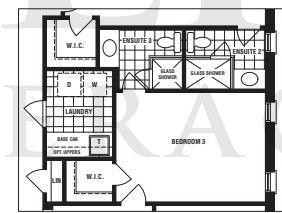
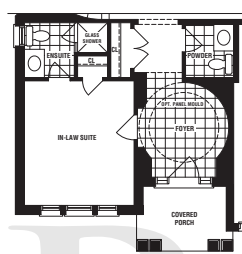
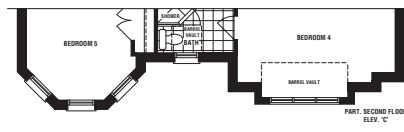
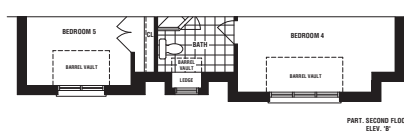
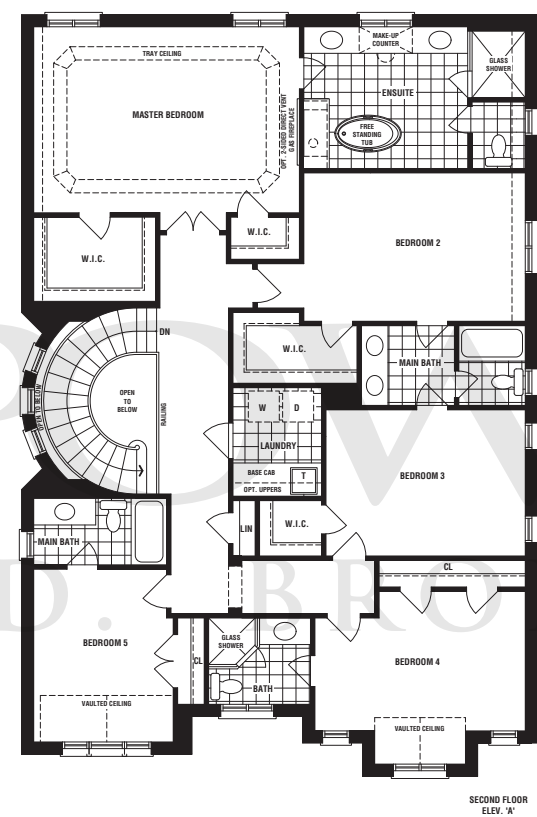
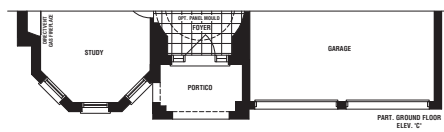
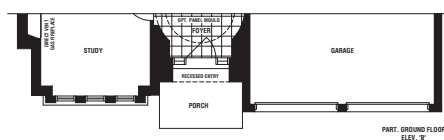
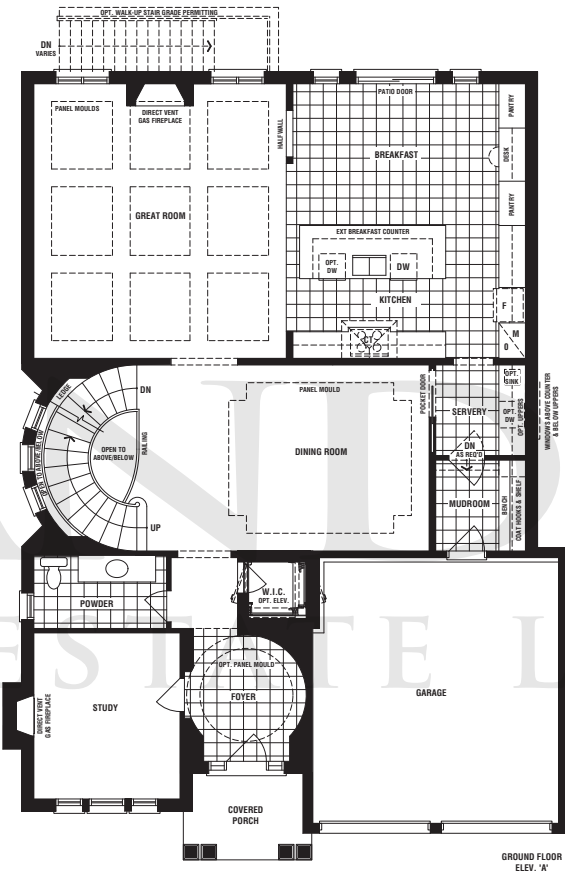
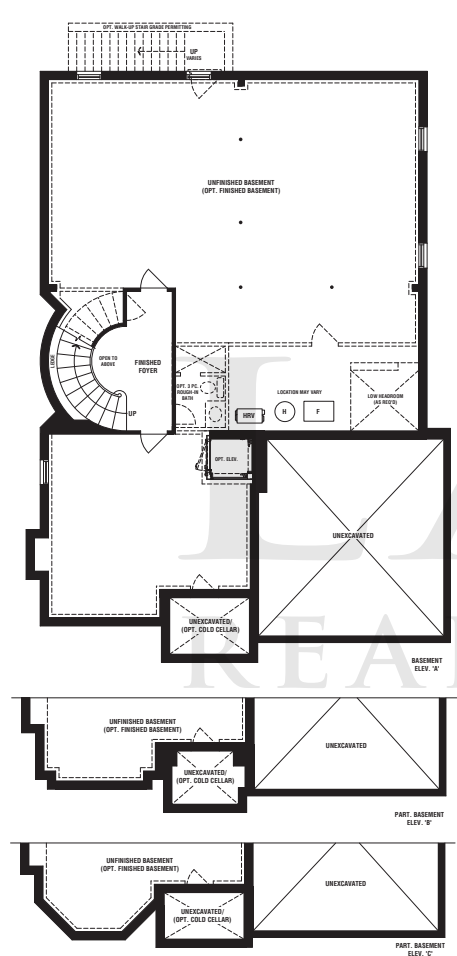
ELEVATION C



MACDONALD

3989 SQ. FT. | ELEV. A
4018 SQ. FT. | ELEV. B
4016 SQ. FT. | ELEV. C
INCLUDING 94 SQ. FT. OF FINISHED FOYER IN BASEMENT

Schedule “F”



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TURNER

4070 SQ. FT. | ELEV. A
INCLUDING 94 SQ. FT. OF FINISHED FOYER IN BASEMENT

Schedule “G”



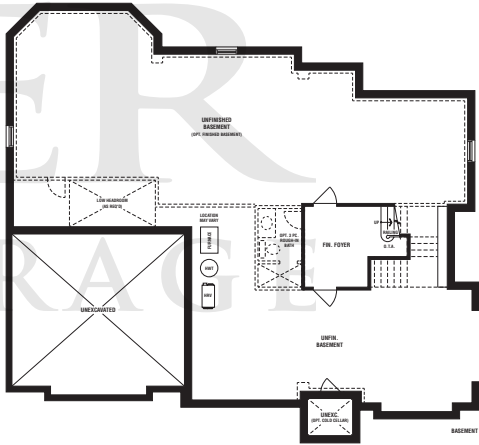
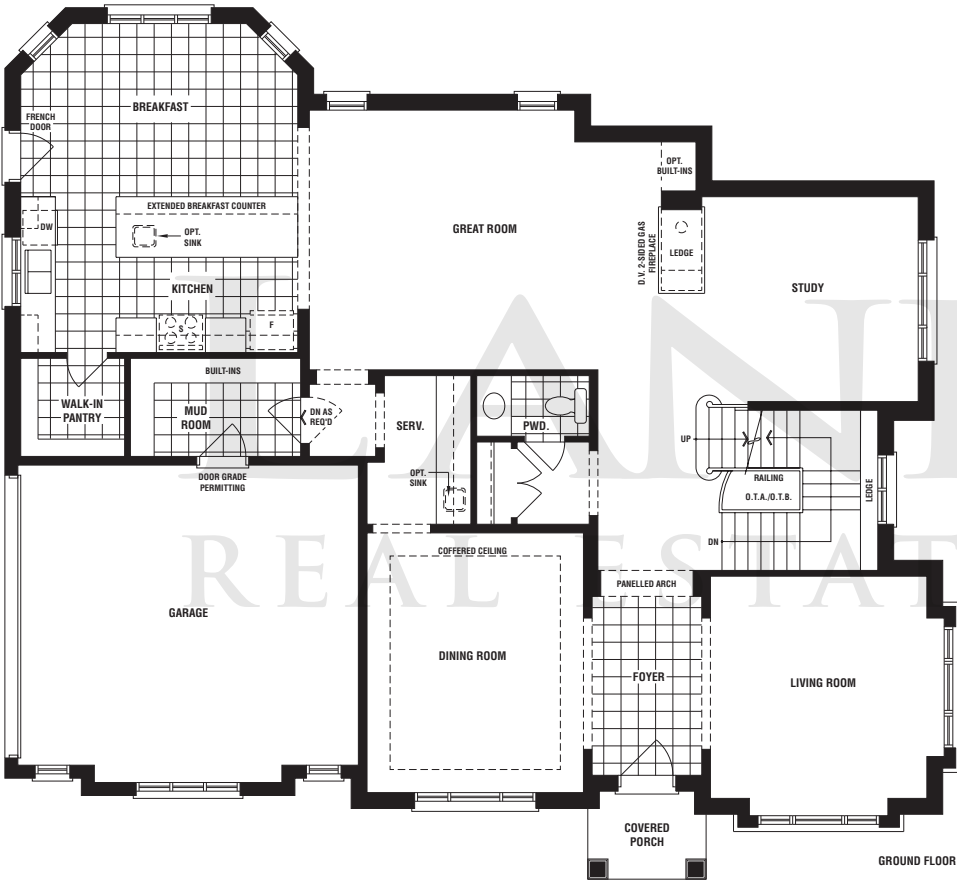
ELEVATION A



TURNER

4070 SQ. FT. | ELEV. A
INCLUDING 94 SQ. FT. OF FINISHED FOYER IN BASEMENT

Schedule “F”



Materials, specifications, and floor plans are subject to change without notice. All house renderings are artist's conceptions. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E. & O.E. LOT 2

TUPPER

3232 SQ. FT. | ELEV. A
INCLUDING 363 SQ. FT. OF FINISHED FOYER IN BASEMENT

Schedule “G”



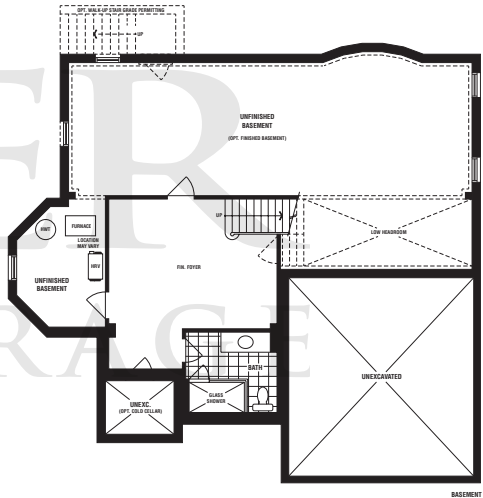
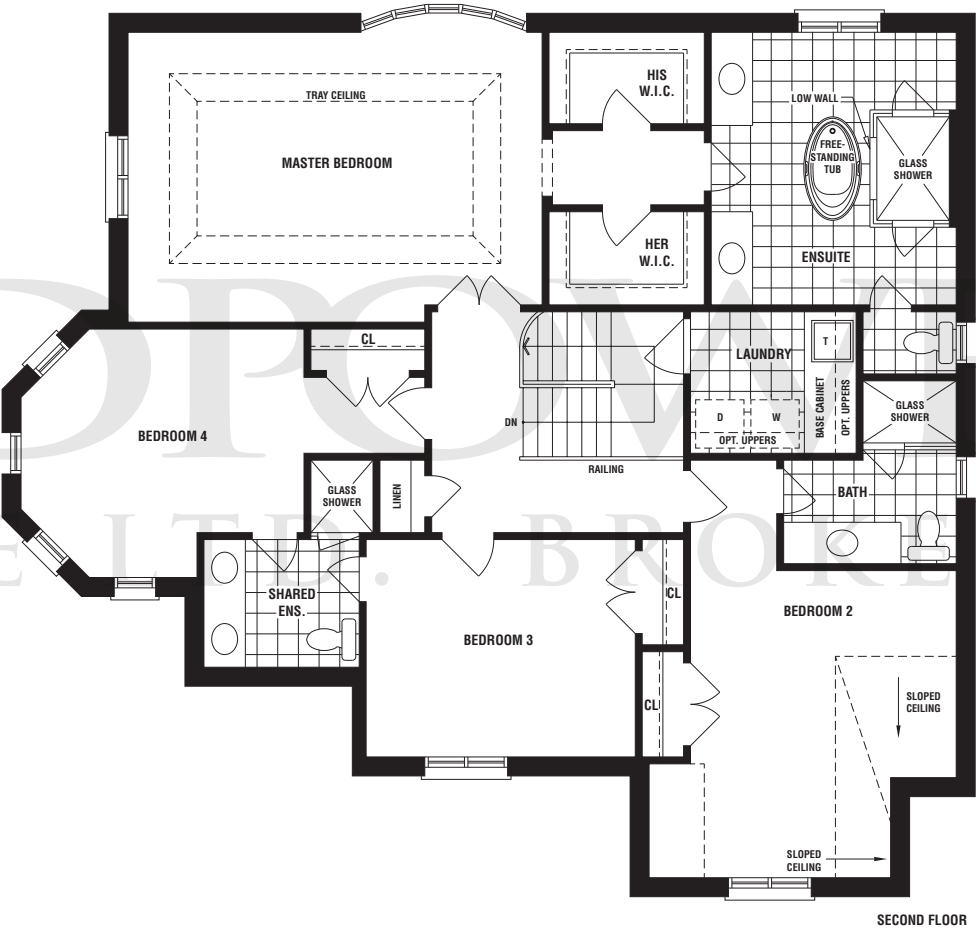
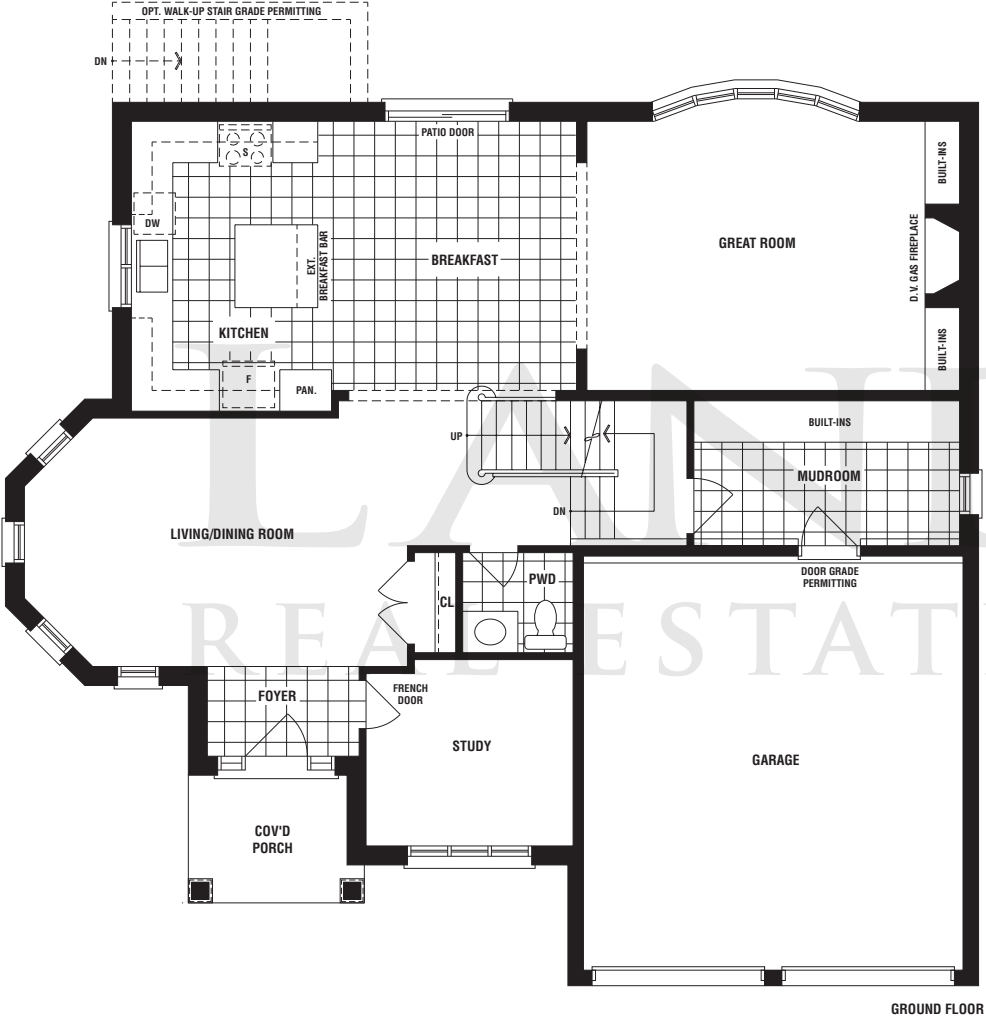
ELEVATION A



TUPPER

3232 SQ. FT. | ELEV. A
INCLUDING 363 SQ. FT. OF FINISHED FOYER IN BASEMENT

Schedule “F”



Materials, specifications, and floor plans are subject to change without notice. All house renderings are artist's conceptions. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E. & O.E. LOT 5

ABBOTT

3504 SQ. FT. | ELEV. A
INCLUDING 78 SQ. FT. OF FINISHED FOYER IN BASEMENT

Schedule “G”



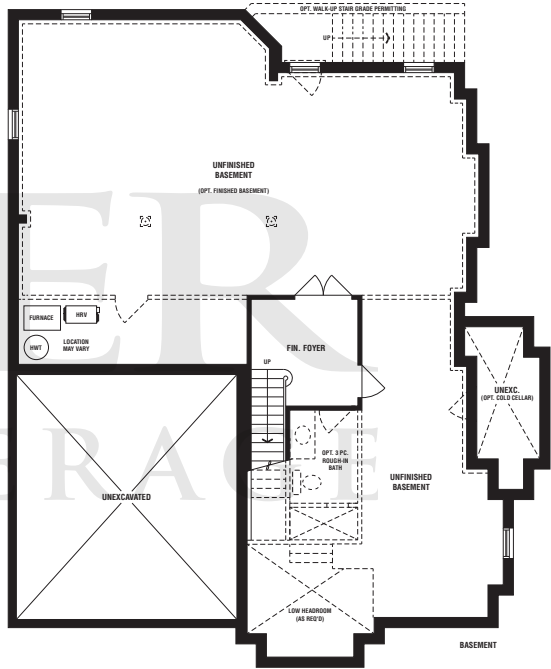
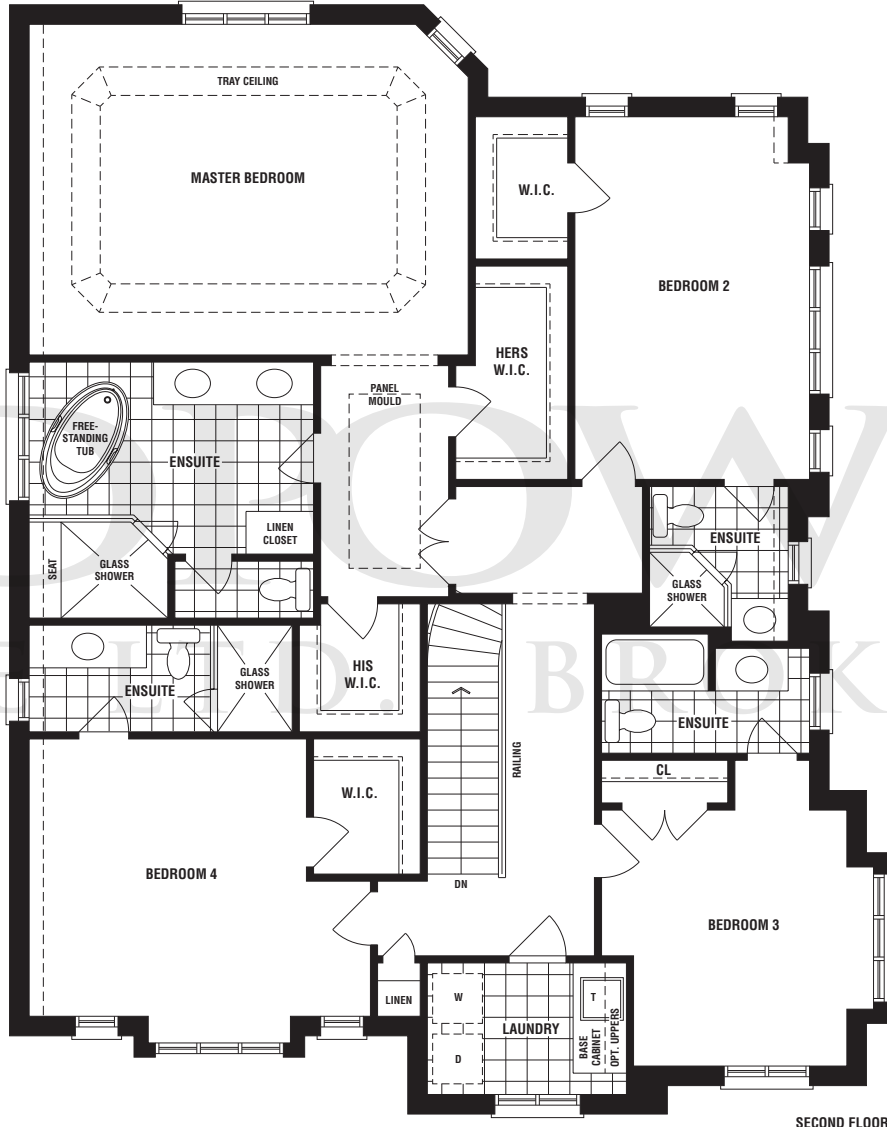
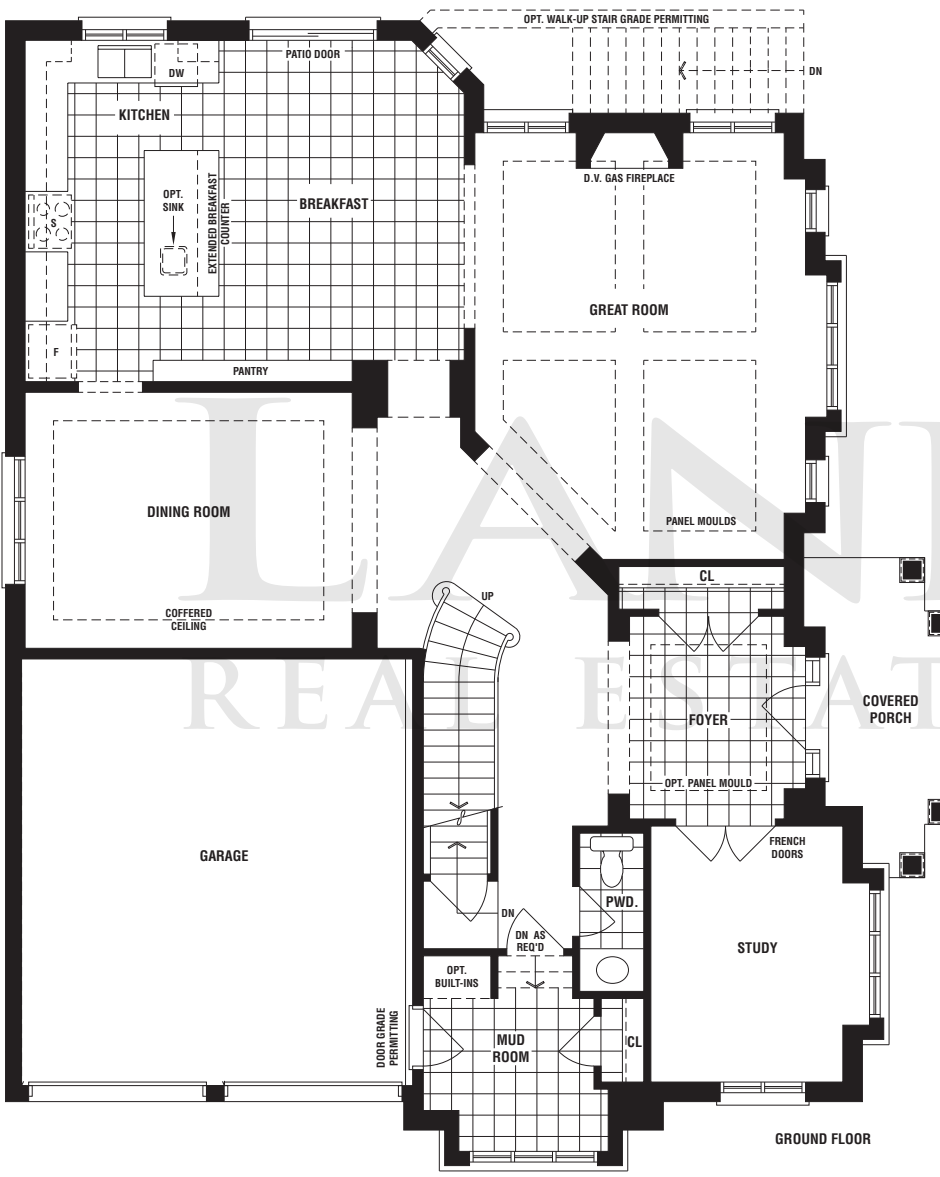
ELEVATION A



ABBOTT

3504 SQ. FT. | ELEV. A
INCLUDING 78 SQ. FT. OF FINISHED FOYER IN BASEMENT

Schedule “F”



Materials, specifications, and floor plans are subject to change without notice. All house renderings are artist's conceptions. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E. & O.E. LOT 8



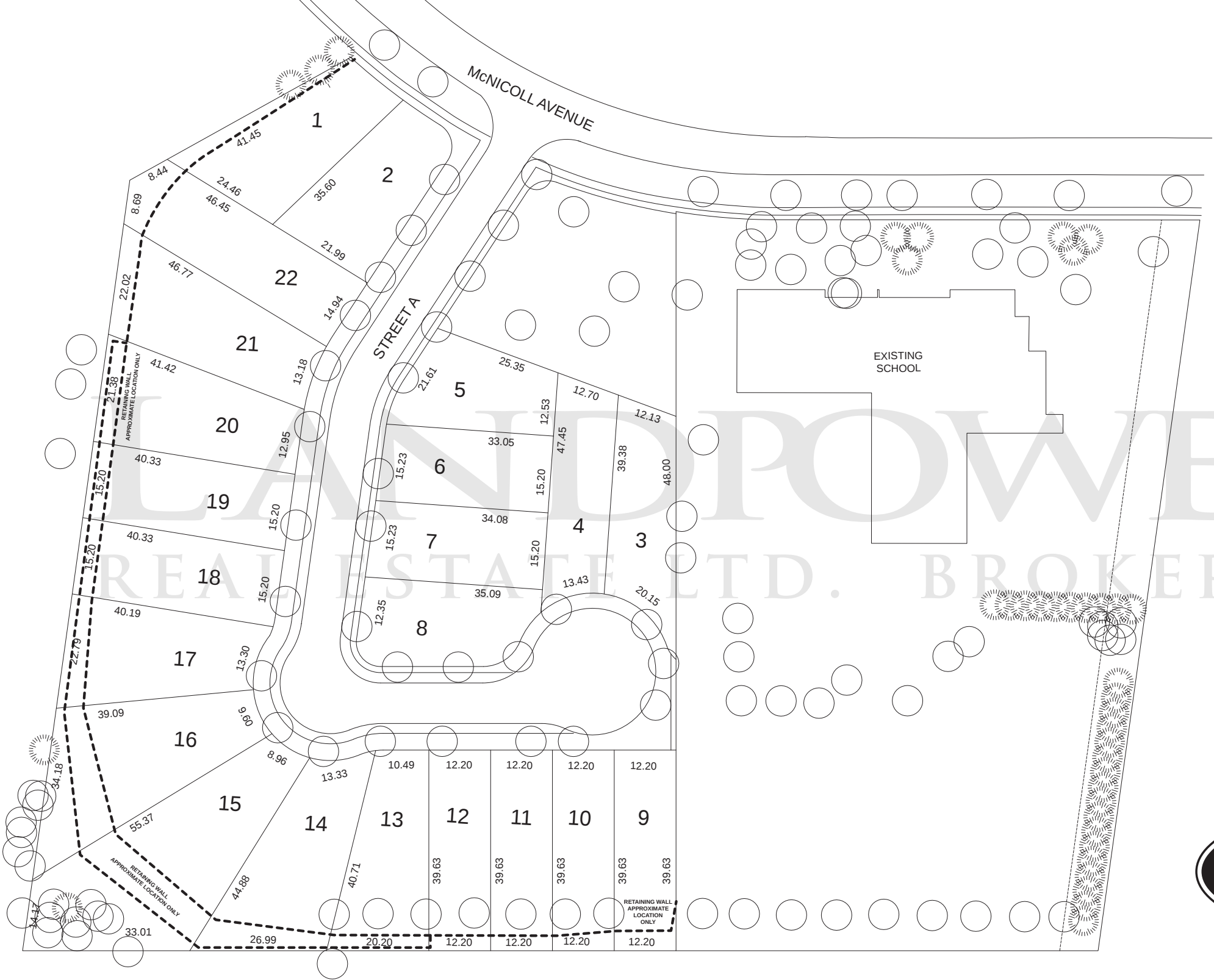
THE ENCLAVES OF

McNicoll

Schedule "H"



Artist's concept only. E & O.E.





THE ENCLAVES OF

McNicoll



VIP OPENING BONUS

\$40,000

Credit at Builder's Décor Centre

Luxury Features and Finishes Included are:

*~ 9' ceilings on main and 2nd floor plus cathedral/coffered/vaulted ceilings
as per plan*

*~ 3 1/4" x 3/4" pre-finished natural oak hardwood floors in natural finish
in all finished areas of ground floor except tiled areas,
plus 2nd floor hallway and oak stair landings*

*~ Main staircases in finished areas to be oak in natural finish
as per Builder's Samples*

~ Frameless glass shower stalls in all bathrooms as per plan

~ Extended height upgraded kitchen cabinets

~ Granite Kitchen Countertops

~ Smooth drywall ceilings in all Main floor rooms and 2nd floor hallway

~ 25-year warranty fibreglass roof shingles

~ 200 amp electrical service

Prices and Specifications are subject to change without notice E. & O. E. October 14, 2014





THE ENCLAVES OF
McNicoll

Luxury Features and Finishes Included are:

- 9' ceilings on main and 2nd floor (dropped ceiling, bulkheads and sunken floor areas excepted) plus cathedral/coffered/vaulted ceilings as per plan
- 3¼" x ¾" pre-finished natural oak hardwood floors in natural finish in all finished areas of ground floor except tiled areas, plus 2nd floor hallway and oak stair landings
- Main staircases in finished areas to be oak in natural finish as per Builder's Samples
- Frameless glass shower stalls in all bathrooms as per plan
- Ceiling height (to bulkhead if applicable) kitchen cabinets
- Granite Kitchen Countertops
- Smooth drywall ceilings in all Main floor rooms and 2nd floor hallway
- 25-year warranty fibreglass roof shingles
- 200 amp electrical service

Deposit Structure

\$25,000 with offer
\$50,000 payable in 30 days
\$50,000 payable in 90 days
Balance to 10% payable in 180 days

No more than 1 purchase per individual name is allowed

The above promotional package is valid for Agreement of Purchase and Sale entered into firm sale on or before October 26, 2014.

AGREEMENT OF PURCHASE AND SALE

1. _____
(singularly or collectively referred to as the "**Purchaser**"), hereby agree(s) with **LIVANTE HOLDINGS (155 MCNICOLL) INC.**, (the "**Vendor**") to purchase the detached dwelling described herein (the "**Dwelling**") on the proposed lot described as Lot _____ (referred to as the "**Lot**" and with the Dwelling and the Lot collectively referred to as the "**Property**") in the proposed plan of subdivision in the City of Toronto (hereinafter defined as the "**Subdivision**"), to be registered on those lands and premises described as Part of Lot 22, Concession 1, EYS, designated as Part 1 on Plan 66R-26360.City of Toronto, currently known as 155 McNicoll Avenue, Toronto Ontario (See Addendum for proposed municipal address)
- for the purchase price of _____ DOLLARS
(\$ _____) in Canadian funds (the "**Purchase Price**") inclusive of HST (as hereinafter defined) but net of all applicable Rebates (as hereinafter defined) to be assigned to the Vendor, which Purchase Price shall be payable to the Vendor as follows:
- a) the sum of **TWENTY FIVE THOUSAND DOLLARS (\$25,000.00)** as a deposit to be paid upon the execution of this agreement;
 - b) the sum of **FIFTY THOUSAND DOLLARS (\$50,000.00)**, by post-dated cheque, as a further deposit dated the 30th day following execution of this agreement by the Purchaser;
 - c) the sum of **FIFTY THOUSAND DOLLARS (\$50,000.00)**by post-dated cheque, as a further deposit dated the 90th day following execution of this agreement by the Purchaser;
 - d) the sum of \$ _____ [being an amount equal to 10% of the Purchase Price less the deposits set forth in subparagraphs (a), (b) and (c) above], by post-dated cheque as a further deposit, dated the 180th day following execution of this agreement by the Purchaser;
 - e) the balance of the Purchase Price shall be paid to the Vendor, on Closing (as hereinafter defined), by a solicitor's certified trust cheque or bank draft drawn on a Canadian Chartered Bank or wire transfer using LVTS protocols, as determined by the Vendor, subject to the adjustments as set out in this Agreement. All deposits paid shall be paid to the Vendor and shall be credited to the Purchase Price on Closing.
2. TARION Warranty Corporation's "Statement of Critical Dates", "Addendum to Agreement of Purchase and Sale", including the Appendix of Additional Early Termination Conditions", if any, and Schedules "A" and "B" thereto (collectively the "**Addendum**") are attached to and form part of this agreement. The transaction provided for in this agreement shall be completed on the applicable Firm Closing Date or Delayed Closing Date ("**Closing**", "**Closing Date**", "**Date of Closing**", "**closing**", "**closing date**" or "**date of closing**") determined in accordance with the provisions of the Addendum, notwithstanding any other term to the contrary. The Addendum as well as **Schedules "A" (Features), "B" (General Terms and Conditions), "F" (Floor Plan), "G" (Elevation Plan), "H" (Site Plan/Draft Plan), "I" (Promotional Offer), "J" (Assignments) "W" (Warning Clauses)**, together with any other schedule(s) hereto and any other amendments and/or addendums as executed from time to time by the Vendor and the Purchaser shall form part of this Purchase Agreement (collectively, the "**Purchase Agreement**" or "**Agreement**"). The Purchaser acknowledges that he/she has read this Agreement, **including the Addendum**, and agrees to be bound by the terms hereof.
3. This Agreement, when accepted by both parties, shall constitute a binding agreement of purchase and sale subject to any statutory rights of rescission to the contrary. This Agreement shall not be amended except in writing. The Purchaser releases and absolves the Vendor of any obligation to perform or comply with any promises or representations as may have been made by any sales representative or in any sales brochure, unless same has been reduced to writing herein. It is agreed and understood that there is no oral or written representation, warranty, collateral term or condition affecting this Agreement or the Property, or for which the Vendor or the Owner (or any agent or sales representative) can be held responsible or liable in any way, whether contained, portrayed, illustrated or represented by (or in) any plan, drawing, brochure, display, model or any other sales/marketing material(s), displayed or allegedly given, other than as specifically set out in this Agreement in writing.

IN WITNESS WHEREOF I/we have set my/our hand(s) this _____ day of _____, 20____.

WITNESS: _____

PURCHASER: _____

D.O.B – _____

WITNESS: _____

PURCHASER: _____

D.O.B. – _____

ACCEPTED THIS _____ day of _____, 20____.

LIVANTE HOLDINGS (155 MCNICOLL) INC.

Per: _____

Authorized Signing Officer
I have authority to bind the Corporation

Vendor's Solicitor: Schneider Ruggiero LLP Attention: David Spencer
Vaughan Office: 161 Pennsylvannia Avenue, Suite 1B, Concord, Ontario, L4K 1C3
Telephone: 416-363-2211, ext. 233 Telefax: 416-363-0645 Email: dspencer@srlawpractice.com

VENDOR AND PURCHASER'S CONTACT INFORMATION: PLEASE SEE THE TARION ADDENDUM



Deadline: Tuesday, October 21, 2014 at 5 p.m.

Offer Worksheet

WORKSHEETS MUST BE FAXED TO 905-475-8212 ATTN: ELLIOTT TAUBE

1st Choice	2nd Choice	3rd Choice
Lot: _____	Lot: _____	Lot: _____
Model: _____	Model: _____	Model: _____
Elevation: _____	Elevation: _____	Elevation: _____

PURCHASE PRICE: _____

LOT PREMIUM: _____

TOTAL PRICE: _____

PURCHASER'S INFORMATION

1ST PURCHASER	2ND PURCHASER
FIRST NAME	FIRST NAME
LAST NAME	LAST NAME
SIN#	SIN#
DRIVER'S LICENSE INCLUDING EXPIRY DATE	DRIVER'S LICENSE INCLUDING EXPIRY DATE
DATE OF BIRTH (MM/DD/YYYY)	DATE OF BIRTH (MM/DD/YYYY)
ADDRESS	ADDRESS
CITY	CITY
POSTAL CODE	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 PHONE #:	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) FOUR deposit cheques to be made payable to "LiVante Holdings (155 McNicoll) Inc.".

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 905-475-8212