

A NEW STYLE OF FAMILY LIVING IN THE CITY

TOWNHOMES

AT METROGATE

TRIDEL[®]
BUILT FOR LIFE



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AT METROGATE

A NEW STYLE OF FAMILY LIVING IN THE CITY

Metrogate – Tridel's highly successful Built Green, Built For Life® community is already under construction at Kennedy Rd. and Hwy 401 in Scarborough. Now, Tridel introduces the next exciting phase of this landmark neighbourhood – **THE TOWNHOMES AT METROGATE.**





Some features may vary by suite design. *Prices and specifications subject to change without notice. Illustrations are artists' concepts. Sizes and specifications are subject to change without notice. Furniture is displayed for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. See sales representative for details. Tridel®, Tridel Built for Life®, and Tridel Built Green. Built For Life.® are registered trademarks of Tridel and used under license. ©Tridel 2010. All rights reserved. E. & O.E. August 16, 2010

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Tridel, for the fourth consecutive year, has been ranked number one in the 2009 J.D. Power and Associates New Condominium Builder Customer Satisfaction Study in the GTA.



2010 Ontario High-Rise Builder of the Year by Tarrion



2010 High-Rise Green Builder of the Year by BILD



2009 Home Builder of the Year by the Ontario Home Builders' Association



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METROGATE MASTERPLAN

Introducing the future of family living by Tridel. Metrogate. Historic in its undertaking, this landmark green neighbourhood integrates the principles of smart growth, new urbanism and sustainable development into a new international standard for urban design.

Following the overwhelming sales success of Solaris, Tridel is now pleased to introduce the next phase in this award-winning community – Townhomes at Metrogate. A new style of city living. A new standard of green living.



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CHOOSE FROM THREE DESIGNER COLLECTION THEMES

As a Tridel **Built Green. Built For Life.**® community, the Metrogate Townhomes feature superior features and finishing details. Tridel's professional interior design team has created three elegant design themes from which to choose your new home's finishing touches*.



NATURAL COLLECTION

Inspirational warm tones lend itself to a Natural Theme. The front door opens to a foyer floor of textured off-white square ceramic tiles. Cut pile broadloom in a caramel hue begins in the living and dining rooms. The textured off-white ceramic tile continues in the kitchen where it complements the light bronzed Shaker maple cabinet doors complete with brushed metal hardware, a straight edge natural granite jewel toned countertop and the light cream rectangular subway backsplash tile. Ceramic tile is also featured on the powder room floor. Flooring in the bedrooms continues in the cut pile caramel broadloom. White square ceramic tile is installed in the laundry room. All bathrooms feature muted cream coloured square ceramic tile on the floor and rectangular ceramic wall tile. Mosaic porcelain tile is installed on the shower floor with a 4" natural marble Botticino threshold. Bathroom cabinetry is consistent in style and the vanity is complete with white cultured marble counter and an integrated basin.



CLASSIC COLLECTION

Timeless sophistication is carried through the Classic Theme. The entry foyer opens to a floor of textured off-white square ceramic floor tile. Living and dining rooms feature cut pile in a soft understated grey broadloom flooring in an understated colour. The textured off-white ceramic tile is continued in the kitchen where it complements the elegant medium brown Shaker maple door cabinets with brushed metal hardware, a straight edge natural granite countertop rich in neutral tones and a rectangular subway backsplash tile. Ceramic tile is also placed on the powder room floor. Flooring in the bedrooms continues in the cut pile in a soft understated grey broadloom. White square ceramic tile is installed in the laundry room. All bathrooms have discreet heather grey square ceramic tile on the floor and rectangular ceramic wall tile. Mosaic porcelain tile is installed on the shower floor with a 4" natural marble Bianco Carrera threshold. Bathroom cabinetry is consistent in style and the vanity is complete with white cultured marble counter and an integrated basin.



URBAN COLLECTION

Contemporary elegance describes the Urban Theme. Textured off-white square ceramic floor tile is featured in the front foyer. Pecan coloured cut pile broadloom begins in the living and dining rooms. The kitchen come complete with textured off-white ceramic tile flooring where it complements the contemporary dark flat panel thermofoil door cabinets with brushed metal hardware, a straight edge natural granite countertop in sleek light tones and a taupe coloured rectangular subway backsplash tile. Ceramic tile is also placed on the powder room floor. Flooring changes in the bedroom to the pecan coloured cut pile broadloom. White square ceramic tile is installed in the laundry room. All bathrooms come with clean pallid square ceramic tile on the floor and rectangular ceramic wall tile. Mosaic porcelain tile is installed on the shower floor with a 4" natural marble Botticino threshold. Bathroom cabinetry is consistent in style and the vanity is complete with white cultured marble counter and an integrated basin.

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Metrogate Townhomes Features and Finishes

DISTINCTIVE EXTERIOR GENERAL FINISHES

- Thermally insulated vinyl casement windows, with screens on all operating windows*.
- Contemporary brick and stucco exterior finish.
- Architecturally designed and insulated front door.
- Quality exterior grip set with dead bolt on main doors.
- Patio door with full glass window*.
- Direct natural gas BBQ connection, water hose bib, electrical outlet and light on all patios*.
- Automatic irrigation system for the condominium's planted areas.
- Raised patio at front entrance*.

RESIDENCES OF IMPECCABLE STYLE

- Reinforced concrete subfloors on lower level and 5/8" tongue & groove sheathing subfloors on upper levels*.
- Acoustically treated demising walls
- Main floor ceiling heights are approximately 9'. Second and third floor ceilings are 8' high subject to townhome designs and construction limitations. See Agreement of Purchase and Sales for full details.
- Stipple ceilings grace all main, 2nd and 3rd floor* levels throughout.
- Interior walls are primed and then painted with two coats of quality colour coordinated latex paint (bathrooms and all woodwork and trim painted with durable semi-gloss paint). All paints are Low VOC (low levels of volatile organic compounds).
- Interior doors with brushed metal lever hardware. Door heights vary depending on finished ceiling heights. 9' ceilings heights will feature 7' doors. 8' ceiling heights will feature 6'-8" doors.
- 4" paint finish baseboard with 2 3/4" paint finish matching door casing.
- Mirrored sliding doors at foyer closet*. White board sliders throughout*. Laundry, bathrooms and mechanical rooms to have tile base.
- Culture marble windowsills.
- Naturally finished oak handrails. Stringers and pickets will be paint finish. Treads and risers are carpet. Underpad installed only at tread.
- Skylight* located in third bedroom*.
- Door chime at main entrance.

QUALITY FLOOR COVERINGS

- Ceramic floor tile in main foyer*, powder room, all bathrooms and kitchen.
- Plush 35oz green label nylon broadloom with underpad in living room, dining room, and all bedrooms, stair landings* and staircases (underpad included only at stair tread).
- Durable white ceramic floor tile in laundry and mechanical rooms.

STYLISH KITCHENS

- Kitchen cabinetry, with extended 42" upper cabinets*, full depth upper cabinet over fridge, one bank of drawers, and one open shelf*. Cabinets complete with brushed metal hardware.
- Granite kitchen countertop with polished square edge.
- Stainless steel overmount sink with double compartment.
- Ceramic backsplash tile.
- Polished chrome single lever kitchen faucet.
- Energy Star* qualified high efficiency, time delay black dishwasher.
- Energy Star* qualified high efficiency, black 19 cubic foot refrigerator.
- Built-in microwave with high capacity hood fan in black, vented to the exterior.
- 30" black self-clean freestanding electric range.

POWDER ROOM

- Dual flush, low flow high performance toilet.
- White pedestal sink*.
- Oval beveled mirror above pedestal.
- Polished chrome single lever vanity faucet.
- White ceramic bathroom accessories.

SECOND FLOOR BATHROOM

- Dual flush, low flow high performance toilet.
- Cabinetry with brushed metal hardware.
- White cultured marble vanity top with rectangular shaped bowl.
- Vanity-width mirror complete with strip lighting above mirror.
- 5' soaker tub with polished chrome single lever faucet*.
- Ceramic tiles on walls in tub enclosure to ceiling height.
- Pressure balanced and temperature controlled shower faucet.
- High pressure, low-flow shower head.
- Polished chrome single lever vanity faucet.
- White ceramic bathroom accessories.

THIRD FLOOR BATHROOM

- Dual flush, low-flow high performance toilet.
- Cabinetry with brushed metal hardware.
- White cultured marble vanity top with rectangular shaped bowl.
- Vanity-width mirror complete with strip lighting above mirror.
- Ceramic tiles on walls in shower enclosure to ceiling height.
- Shower light in ceiling of shower stalls.
- Pressure balanced and temperature controlled shower faucet.
- High pressure, low-flow shower head.
- Polished chrome single lever vanity faucet(s)*.
- White ceramic bathroom accessories.

CONVENIENT LAUNDRY

- Stacked white front loading washer and dryer.
- Stainless steel flexible connection hoses.
- Heavy-duty wiring and receptacle for dryer.
- Ventilation to exterior.

COMFORT SYSTEM

- High efficiency gas fired HVAC system. Rented by homeowner.
- Central air conditioning. Condenser unit located on patio.
- High velocity air distribution system with temperature control for better indoor air quality.
- Adjustable supply air vents for indoor air control.
- Home is individually metered for natural gas and water consumption.

ELECTRICAL SERVICE AND FIXTURES

- Individual service panel with circuit breakers.
- 100 amperes electrical service.
- White designer series receptacles and switches throughout.
- Capped ceiling light outlet in dining room.
- Light fixture in foyer, staircase landing, hallway(s)*, walk-in closet(s)*, bedrooms, bathrooms, laundry room and mechanical room / storage rooms.
- Heavy-duty wiring and receptacle for stove.
- Weather proof electrical receptacle on patio.
- Light fixtures provided at front exterior entrance.
- Home is individually metered for electrical consumption.
- Lighting fixtures designed to fit long-lasting, energy saving lamps.
- Track light featured in the kitchen.

FOR YOUR PEACE OF MIND

- In-home intrusion alarm system complete with keypad at front entry door. Contacts on all operable windows and doors on main floor. Remote monitoring available from 3rd party service provider at homeowner's expense.
- Hardwired smoke detector(s) and carbon monoxide detector(s).

COMMUNICATIONS

- SoftWire™ Network Centre (high-speed wiring connection point) provided.
- Advanced, star design in-home structured wiring. Each telephone, cable or multi-port outlet within the home connects directly to the SoftWire™ Network Centre.
- Pre-wired cable outlet in living room, bedroom(s), den*, and family room*.
- Three multi-port outlets (telephone and cable connections located on the same faceplate), location determined by builder.
- Category 5 telephone wiring to all telephone outlets and multi-ports.
- RG-6 coaxial cable to all cable outlets and multi-ports.

ENERGY STAR® FEATURES

- The townhouse will be certified by NRCan as Energy Star* qualified.
- All exterior walls to be constructed with 2 x 6 studs and filled with R20 batt insulation.
- An independent licensed testing firm will perform an air tightness test for an air tight envelope.
- Energy Star* qualified central air conditioners have a SEER 13 rating (Seasonal Energy Efficient Rating).
- An Energy Star* qualified thermostat offers pre-programmable settings.
- High efficiency gas fired water tank (rental) providing both heating and domestic hot water.
- All bathrooms are designed with exhaust fans that are Energy Star* rated. The principal exhaust fan has a Sone (sound) rating less than 1.5 and is interconnected with the furnace fan.
- Main door will be insulated.
- Windows will be Energy Star* Zone B qualified (specification for Central / Southern Ontario Climate).
- Energy Star* dishwashers which use less energy and water than conventional models.
- * Energy Star* qualified fridge which use high efficiency compressors improved insulation and more precise temperature / defrost mechanisms that improve energy efficiency.
- * Energy Star* qualified front load washers which use less energy and water than conventional models.

* - denotes availability determined by townhome design. To be confirmed at Design & Decor appointment.

All features and finishes subject to change without notice, E. & O.E. October 15, 2009

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METROGATE TOWNHOMES PRICE LIST

Suite	Approx. Square Footage	Design Type	Starting Price From*	Estimate Maintenance Fees**	Estimated Property Tax per month***
3B+D	1,374	Three Bedrooms with Den	\$409,900	\$362	\$291
4B	1,452	Four Bedroom End Unit	\$467,900	\$383	\$333

DEPOSIT STRUCTURE:

- 5% due on signing
- 5% due 60 days after signing
- 10% due upon occupancy

METERING:

Units are individually metered for electricity, gas and water consumption.

TENTATIVE OCCUPANCY DATE: Spring 2011

PARKING:

Including parking to accommodate 2 vehicles, subject to availability and design.

PRESENTATION CENTRE LOCATION:

52 Village Green Square, Scarborough, ON
Tel: 416-293-5535
Fax: 416-293-5755
Email: Metrogate@tridel.com

HOURS:

Monday – Thursday: 11 a.m. – 7 p.m.
Friday: Closed
Saturday, Sunday & Holidays: 12 noon – 6 p.m.

SALES REPRESENTATIVES:

May Tsui
Broker
mtsui@tridel.com

Tara Stone
Sales Representative
tstone@tridel.com

*Prices and Specifications subject to change without notice, E. & O. E. Jun 1, 2010

Excluding parking fee, telephone and cable, *based on 2009 Property Tax Rates by the City of Toronto



Relax, it's a Tridel.

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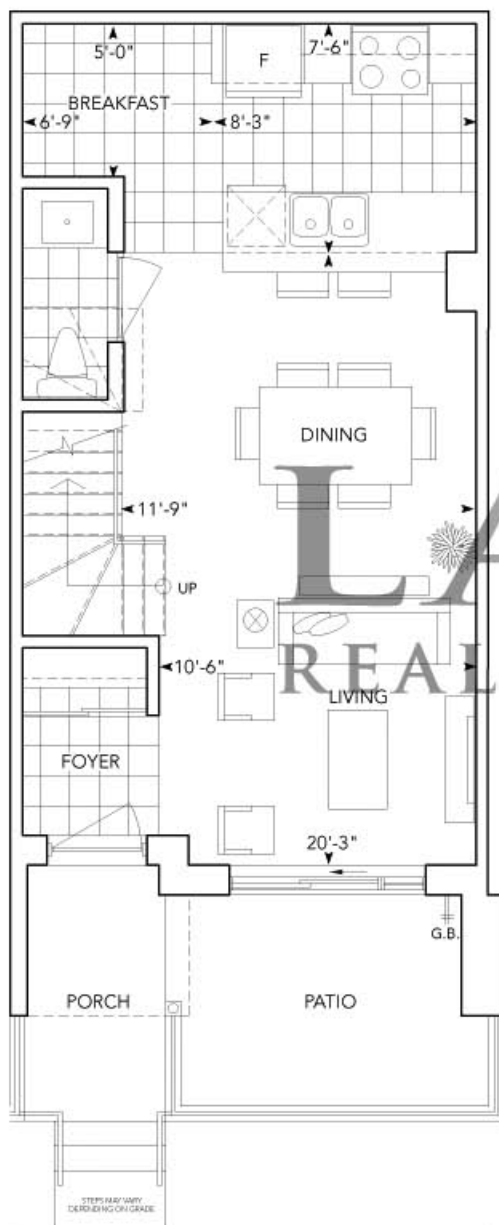
Townhome 3B+D

3 Bedrooms with Den

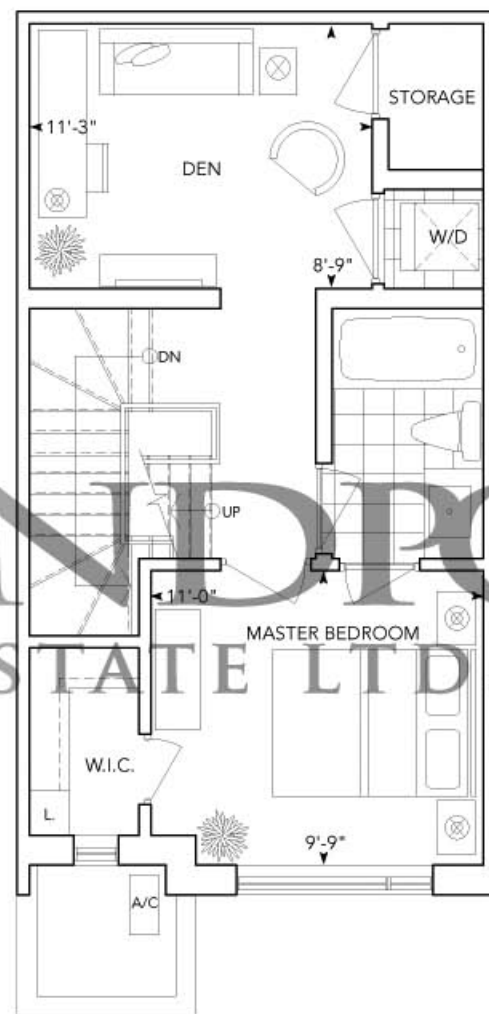
Starting from \$409,900* ~ 1374 sq.ft.*

Tentative Occupancy Spring 2011*

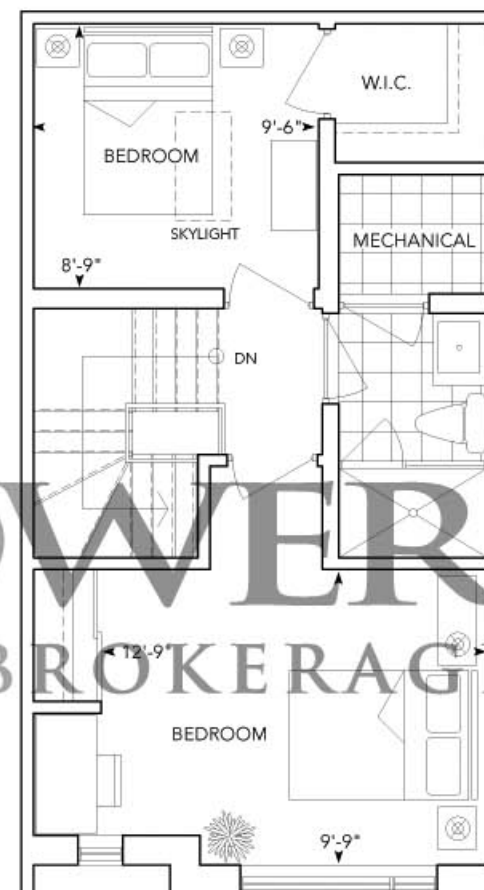
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SECOND FLOOR PLAN



THIRD FLOOR PLAN



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Townhome 4B+3r

3 Bedrooms with Den

Starting from \$467,900* ~ 1422 sq.ft.*

Tentative Occupancy Spring 2011*

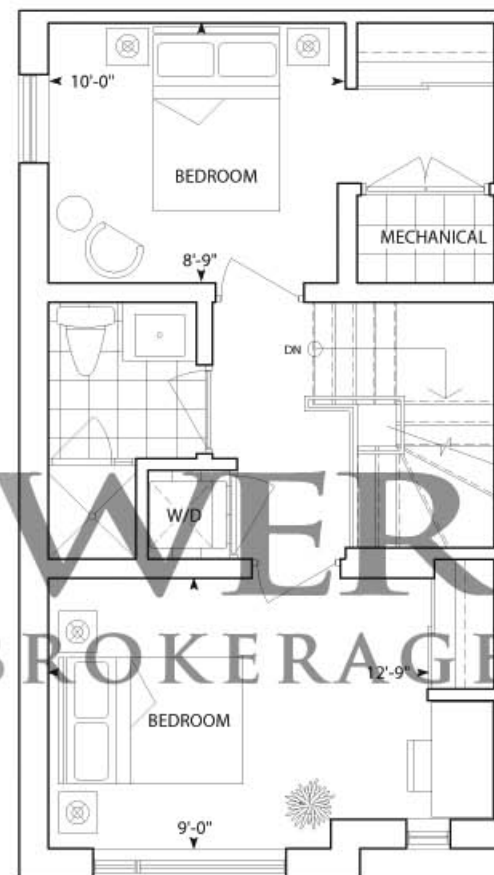
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GROUND FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



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TOWNHOMES Presentation Centre AT METROGATE



Metrogate Presentation Centre

2055 Kennedy Rd (on Village Green Square).
(North Of Hwy. 401, 1st Street East Off Kennedy Rd.,
Across From Delta Hotel)

Tel. **416.293.5535**

Hours:

Monday to Thursday: 11:00 am – 7:00 pm

Friday: Closed

Saturday, Sunday and Holidays: 12 noon – 6:00 pm

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