

GET READY

*SOMETHING DIFFERENT IS COMING TO ETOBICOKE.
SOMETHING FRESH. SOMETHING URBAN.
SOMETHING THAT YOU'VE NEVER SEEN BEFORE.*

REAL ESTATE LTD. BROKERAGE



VAL IS MODERN

*VAL'S SLEEK, MODERN HOME DESIGNS CREATE
BREATHTAKING STREETSCAPES THAT CULTIVATE
A DISTINCTIVE COMMUNITY*

Elevations feature bold, clean lines and large, bright windows.
Semi-detached models feature single-car garages at the front of the home, and detached models*
feature double-car garages with discrete entry at the side of the home.



LANDPRO
REAL ESTATE LTD.

**VAL IS
VISIONARY**

*THIS IS SOUTH ETOBICOKE'S
MOST VISIONARY NEW
HOME COMMUNITY. WITH INSPIRED,
MODERN ARCHITECTURE.*

VAL OFFERS A STUNNING SELECTION OF SEMI-DETACHED AND DETACHED HOMES AND A CONVENIENT ETOBICOKE ADDRESS. YOU'RE GOING TO BE IMPRESSED WHEN YOU MEET VAL.



MAPLE



BIRCH



THE QUEENSWAY

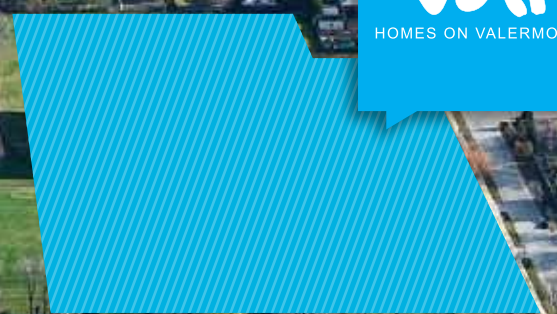
GARDINER EXPY.

KIPLING AVE.

EVANS AVE.



6 MINUTES FROM SHERWAY GARDENS MALL





BIRCH MASTER ENSUITE
ARTIST'S IMPRESSION

REAL ESTATE LTD



OAK
KITCHEN

MAPLE
FAMILY ROOM





BIRCH LIVING ROOM
ARTIST'S IMPRESSION

REAL ESTATE LTD

FEATURES + FINISHES

ARCHITECTURAL FEATURES

- Brick, stone 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 selection of wood stained and coloured finishes from Vendor's samples.
- Stone countertops in a selection of granites from Vendor's samples.
- Undermount stainless steel sink with pull out faucet.
- Matching designer backsplash in selection of tiles from Vendor's samples.
- Designer selected ceiling mount lighting.
- Brand name appliance package including:†

Stainless steel finish Bosch gas range

Stainless steel finish Bosch dishwasher

Stainless steel finish refrigerator

Stainless steel finish hood fan exhausted to exterior

Stainless steel finish microwave

BATHROOM FEATURES

- Contemporary European design cabinetry in selection of wood stained and coloured finishes from Vendor's samples.
- Stone countertops in a selection of marbles and granites from Vendor's samples.
- Undermount white sinks in bathrooms.
- Soaker tub in mainbathrooms.
- Rain shower head in ensuite shower.
- Temperature controlled mixing valve to tub/shower.
- Vanity mirrors with polished edges above basin vanity.
- Ceramic tile tub/shower surround from Vendor's samples.
- Ceramic tile flooring from Vendor's samples.
- Privacy locks on all bathroom doors.
- Designer selected wall mounted lighting at vanity.

LAUNDRY AREA FEATURES

- Ceramic tile flooring.
- White laundry sink complete with water connection.

- Full size front load washer and dryer vented to exterior. †

GENERAL FEATURES

- 10'-0" ceiling height on main floor and 9'-0" ceiling height on 2nd and 3rd floor.*
- 8'-0" ceiling height on basement floor.*
- Prefinished engineered hardwood flooring on main floor from Vendor's samples.†
- Carpet with underpadding on 2nd & 3rd floors, basement and all staircase and staircase landing from Vendor's samples.
- Glass railing with stainless steel finish handrails and posts on main floor †, oak handrails and pickets natural finish throughout.
- Gas fireplace with selection of marble or stone surround from Vendor's samples.†
- Interior doors painted white with contemporary style hardware of brushed chrome finish.
- 5" contemporary baseboards throughout with 3" casings on all windows and doorways.
- Sliding panel doors to closets complete with shelving.
- Smooth paint finish ceilings.

ENGINEERING FEATURES

- iPad Home Control system for lighting, security rough-in, HVAC and home audio, including iPad mini and docking station.†
- 100 Amp service panels with circuit breakers
- Pre-wired Television outlets in bedrooms and family room as per plans.
- 30 standard potlights.
- Designer selected lighting fixtures in main entrance, kitchen and bathrooms.
- Pre-wired telephone outlets in kitchen, family room and bedrooms.
- Smoke and carbon monoxide detectors as per code.
- Geothermal (ground source) energy central heating and air-conditioning system.†
- Individually meter hydro, gas and water.

EXTERIOR FEATURES

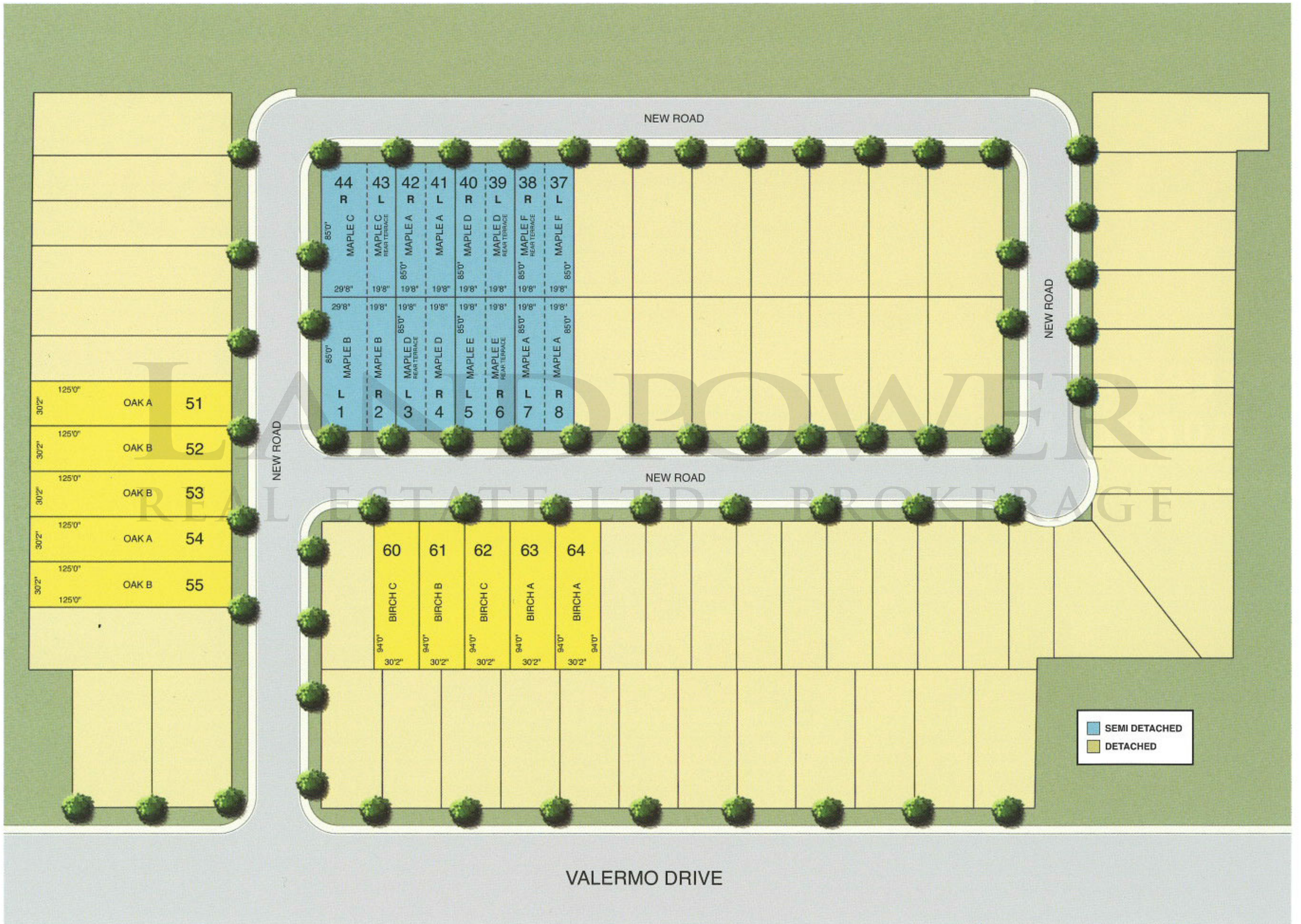
- Garage complete with overhead door and automatic opener with garage remote.
- Paved driveway complete with a snow melt heated system.†
- Exterior insulated garden door leading to rear yard and terrace.
- Exterior duplex outlet.
- Exterior non-freeze hose connection.
- Exterior gas barbeque connection.

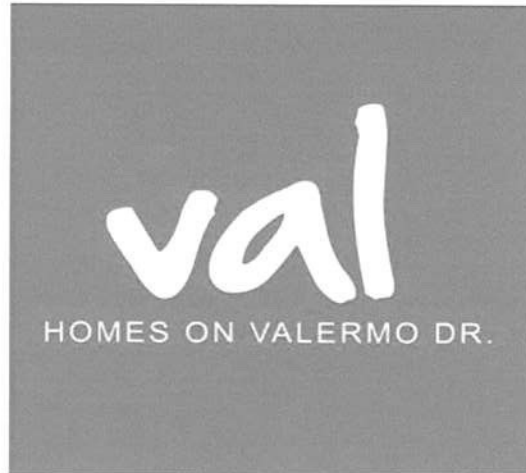
* Ceiling Heights in some areas may be lower due to heating/ventilation supply ductwork. † Optional features package.

BIRCH
FAMILY ROOM



SITEPLAN





<u>MODEL</u>	<u>SQ FT</u>	PLATINUM PACKAGE <u>PRICE</u>	GOLD PACKAGE <u>PRICE</u>
MAPLE SINGLE CAR GARAGE	2,765	<i>From</i> \$829,900	<i>From</i> \$779,900
BIRCH DOUBLE CAR GARAGE	3,875	\$899,900	\$849,900
OAK DOUBLE CAR GARAGE	4,285	\$979,900	\$929,900

LANDPOWER
REAL ESTATE LTD. BROKERAGE

PRICES INCLUDE: H.S.T.

OCCUPANCY DATE: November 28, 2014

PROPERTY TAXES: Estimated at 1% of the Purchase Price per annum

DEPOSIT SCHEDULE: \$5000 upon signing
Balance to 3.5% in 30 days
3.5% in 90 days
3% in 180 days

LOT PREMIUMS: Ask your Sales Representative

DEPOSIT CHEQUES: Payable to: "Urbancorp (Valermo) Inc."

SALES PRESENTATION CENTER:
300 Valermo Drive
Toronto, Ontario, M8W 2L1
Phone: (416) 691-3581
email: info@valermo.ca

OFFICE HOURS
Saturday, Sunday and Holidays: 12PM - 5PM
Monday - Thursday: 12PM - 7PM

Sales Representative
Danielle De Vaal & Linda Ta
email: sales@valermo.ca

Exclusive marketing by International Home Marketing Group Limited. Brokers Protected.

Prices & Specifications are subject to change without notice. E. & O.E.

Last Updated: January 16, 2013



PLATINUM & GOLD FINISHING STANDARDS

Dramatic contemporary elevations with floor to ceiling windows and modern brick colours.

Paved driveway.

Main floor with 10' ceiling heights and 9' ceiling height on bedroom levels.

Single or double car garage with garage door opener.

Engineered hardwood flooring on the main floor.

5" Contemporary baseboards with 3" casings on all windows and doorways.

30 Potlights in your choice of locations.

Stone kitchen countertop with undermount stainless steel sink and backsplash.

All bathrooms with stone countertops and undermount sinks.

Soaker tub in master ensuite including separate marble ensuite shower with rain shower head (gold standard: same, except for the marble shower).

Stainless steel and glass railing on the main staircase (gold standard: contemporary oak pickets and handrail).

Gas fireplace with built-in shelves and stone surround (gold standard: gas fireplace).

Six kitchen and laundry appliances (gold standard: not included).

Geothermal heating and cooling system with heated driveway (gold standard: high efficiency furnace and central air conditioning; heated driveway not included).

iPad® home control system (gold standard: not included).

Four and a half washrooms in the semis and five and a half in the singles (gold standard: three and a half and four and a half washrooms respectively).



MAPLE

THREE BEDROOM / 2765 SQ. FT.



ELEV. D

ELEV. E

ELEV. F

URBANCORP.COM



MAPLE

THREE BEDROOM / 2765 SQ. FT.



ELEV. A

ELEV. B

ELEV. C

URBANCORP.COM

MAPLE

THREE BEDROOM
2765 SQ. FT.

INCLUDES 420 SQ. FT. OF BASEMENT AREA





ARTIST'S IMPRESSION - FAMILY ROOM



MAPLE
REAR TERRACE

THREE BEDROOM / 2765 SQ. FT.



ELEV. E



ELEV. F

URBANCORP.COM



MAPLE
REAR TERRACE

THREE BEDROOM / 2765 SQ. FT.



ELEV. C



ELEV. D

URBANCORP.COM

MAPLE
REAR TERRACE

THREE BEDROOM
2765 SQ. FT.

INCLUDES 420 SQ. FT. OF BASEMENT AREA





ARTIST'S IMPRESSION - FAMILY ROOM/KITCHEN

URBANCORP.COM

URBANCORP.COM



BIRCH
DETACHED LINKED BY GARAGE

FOUR BEDROOM / 3875 SQ. FT.



ELEV. A



ELEV. B



ELEV. C

URBANCORP.COM

BIRCH

DETACHED LINKED BY GARAGE

FOUR BEDROOM
3875 SQ. FT.

INCLUDES 600 SQ. FT. OF BASEMENT AREA



BASEMENT

MAIN FLOOR

SECOND FLOOR

THIRD FLOOR



ARTIST'S IMPRESSION - FAMILY ROOM/KITCHEN

URBANCORP.COM

URBANCORP.COM



OAK

DETACHED LINKED BY GARAGE

FOUR BEDROOM / 4285 SQ. FT.



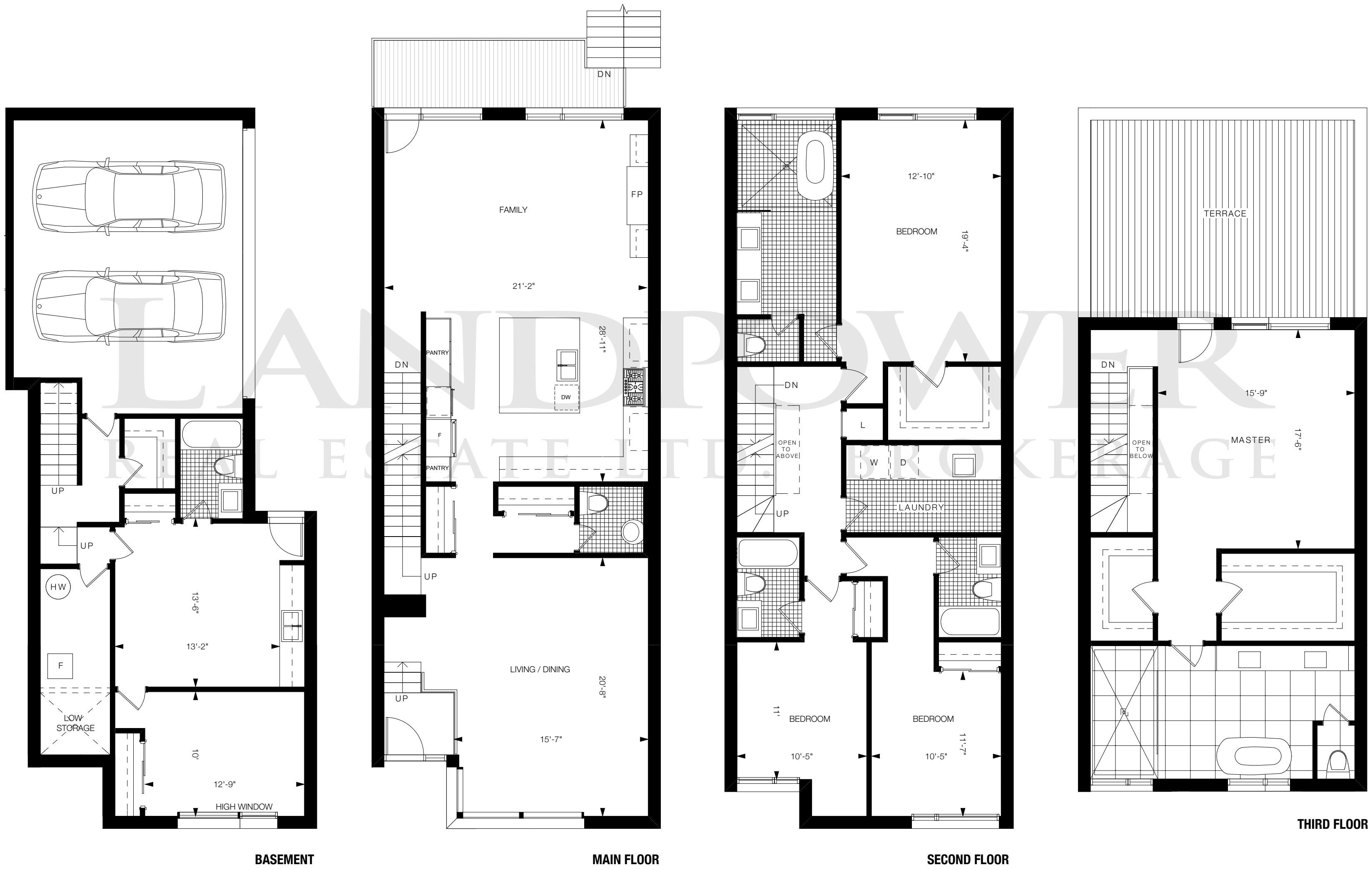
ELEV. A



ELEV. B

URBANCORP.COM

OAK
 DETACHED LINKED BY GARAGE
 —
FOUR BEDROOM
4285 SQ. FT.
 INCLUDES 705 SQ. FT. OF BASEMENT AREA



LAND OF EVER
REAL ESTATE BROKERAGE

