



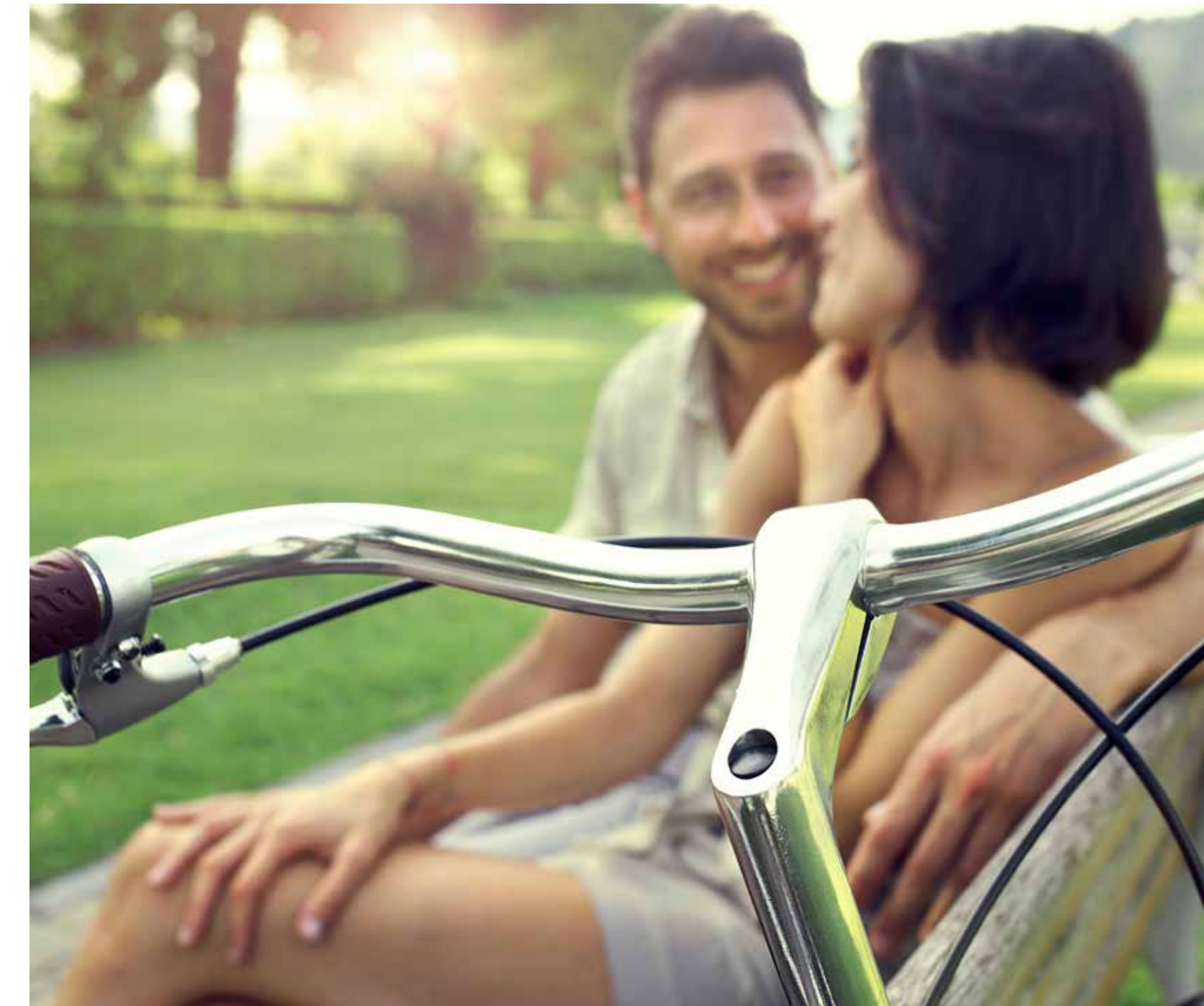
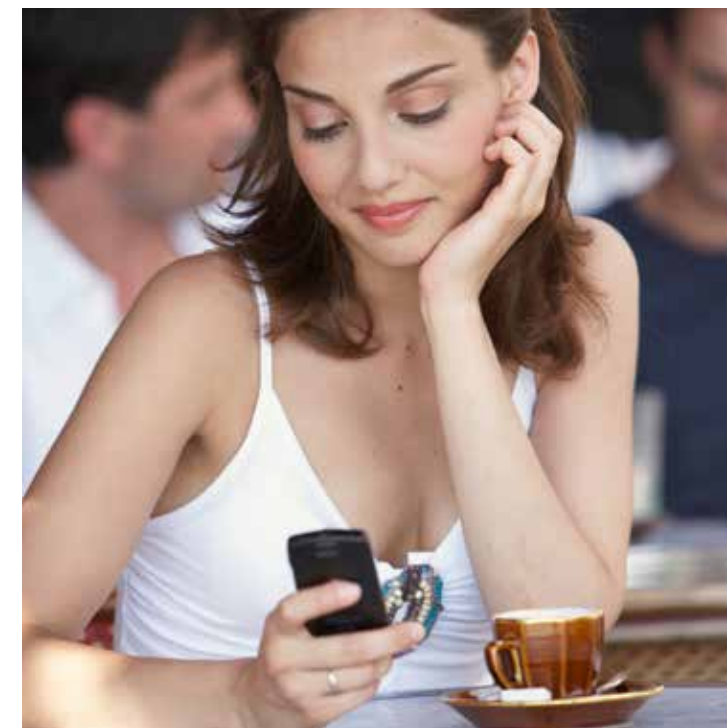
**ST.
CLAIR**
VILLAGE

ST. CLAIR VILLAGE

NOW THAT'S MY STYLE!

There's something special about the St. Clair West lifestyle and it's all about neighbourhood.

It's Angel's Bakery & Deli whenever the craving hits, and Caledonia Bakery & Pastry for that perfect birthday cake. It's cheering on the national team at the local sports bar or taking the St. Clair LRT to catch a game at the ACC in minutes. It's picking up the kids from St. Nicholas of Bari or F. H. Miller School in time for their gym classes at Joseph J. Piccininni Community Centre, or skating and swimming at Giovanni Caboto Rink, Pool & Tennis Courts. It's a stroll down to Earls court Park with the dog, and knowing the neighbours on the way. It's starting your day with coffee at the café and ending the week with dinner at your favourite restaurant with friends.





Artist's concept. Map not to scale. Information subject to change without notice. E.& O.E.

EATERIES

1. Steakout
Glamour Sports Bar
Castelo Sports Bar
O Espeto
Nova Era Bakery
Caledonia Bakery & Pastry
2. Kapital Restaurant and Grill
Dairy Freeze
La Paloma Gelateria & Cafe
Movado Cafe
Agio
241 Pizza
Cafe 512 Bar & Lounge
Mercado Negro
Frank's Pizza House
Settemila Cafe
Chappa Corner Cafe
Lido Caffè
El RanCherito
Unique Restaurant and Bar
Sabores Tradicionais
Sushi California
Tricolore Bar & Cafe
Sunnyside Grill
AC Ranch Cafe
McDonald's
Tim Hortons
Pizza e Pazzi
King's Tacos
Pinoy Congee
Popeye's Louisiana Kitchen
Marcello's Pizza
13. **Stock Yards District**
Sunset Grill
Shoeless Joe's Sports Grill
Thai Express
Five Guys
Panda Express
Booster Juice
Sweet A La Mode
Swiss Chalet Rotisserie & Grill
Mr. Sub
Starbucks
Halibut House Fish & Chips
Harvey's
McDonald's
Palmero Bakery
Starving Artist
Cakes Cove
Punto Gelato
L and T Bar Caffè
Triple Tree
Fox & Fiddle
Stella's Lunch Box
DeSotos Eatery
Vivid Bar & Lounge
Boom Breakfast & Co
Lox + Schmear
Latin World
Khmer Thai
Pro Stop Sports Bar and Cafe
19 Hole Sports Bar
Dynasty Bakery & Cafe
Caloura Bar & Grill
Nova Era Bakery
Banabioia
North Brooklyn Pizzeria
St. Matthew's BBQ Chicken
14. 22.

PARKS

1. Bert Robinson Park
Sadra Park
3. **Earls Court Park**
Soccer field
Sports field and track
Ball diamond
Four tennis courts
Basketball court
Volley ball court
Dog off-leash area
Children's playground
Wading pool
Walking paths
4. Wadsworth Park
5. Charles Caccia Park
6. Marble Hill Parkette
7. Charles Breton Park

HEALTH & BEAUTY

1. Maison Brazil Beauty Centre & Supply
2. IDA Pharmacy
3. Green Medical Pharmacies
4. Clair-Gardens Pharmacy Ltd.
5. Bio Pharmacy
Downtown Dispensary
IDA
Fana Medical Office
Dufferin Multi-Specialty Clinic
Premier Medical Centre Inc.
Dufferin Central Pharmacy
Uptown Fitness
8. Harari Renato Dental Centre
9. West Village Dental
10. Samm's Pharmacy
11. Dufferin Rogers Dental
12. Dufferin Medical Pharmacy
13. Elena's Hair Design
14. Sweet Spa Nails
15. Optical Visions

SCHOOLS

1. Silverthorn Community School
2. St. Nicholas of Bari Separate School
3. St. John Bosco Catholic School
4. Rawlinson Community School
5. Loretto College School
6. Regal Road Jr. Public School
7. St. Clare Catholic Elementary School
8. Hudson College
9. General Mercer Jr. Public School
10. FH Miller Jr. Public School

COMMUNITY

1. Joseph J. Piccininni Community Centre
Giovanni Caboto Outdoor Pool
Giovanni Caboto Rink
Toronto Public Library
3. St. Clair/Silverthorn Library

SHOPPING

1. Verdi Florist
2. Freedom Mobile
3. Astro Meats
4. Tavora Foods
Vintage Home Boutique
West York Appliance
Hi-Five Computer Plus
6. **Stock Yards District**
Roots
Sport Chek
HomeSense
Winners
The Shoe Company
La Vie en Rose
Ardene
Nations Fresh Foods
Banana Republic
Carter's
Michaels
The Home Depot
Mark's
Metro
Staples
RONA
Best Buy
The Beer Store
Canadian Tire
PartSource
Bulk Barn
Shoppers Drug Mart
Blinds to Go
Bath Depot
7-Eleven
8. Rogers Supermarket

OTHER PLACES OF INTEREST

1. Toronto Wine Macedo Winery
2. The Little House

TTC Light Rail

ST. CLAIR VILLAGE

NEAR EVERYTHING & ANYTHING

It's all here at St. Clair Village. And it's exactly what you're looking for, whether you're a young family or want a change from your longtime house into a brand new home with strikingly modern architecture in the neighbourhood you love. Chic new freehold semi-detached homes with luxury features and upgrades in a vibrant established neighbourhood where you can walk to parks, shops, restaurants, cafés, community centres and the LRT - perfect for contemporary urban you!





SITE PLAN

- CALEDONIA
- CABOTO
- COMO
- GONDOLA
- ST. CLAIR

CALEDONIA ROAD

INNES AVENUE

Parkette

MAILBOXES

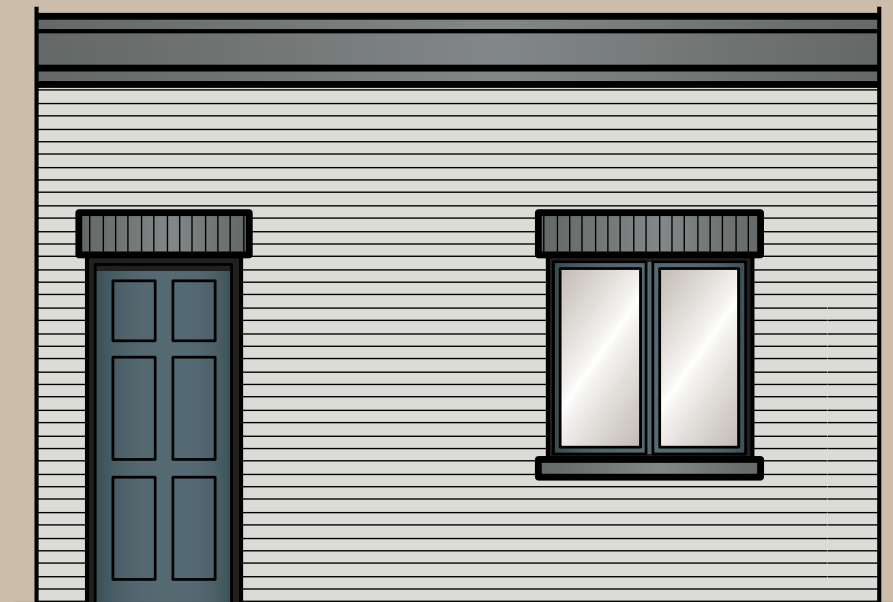
MCRBERTS AVENUE



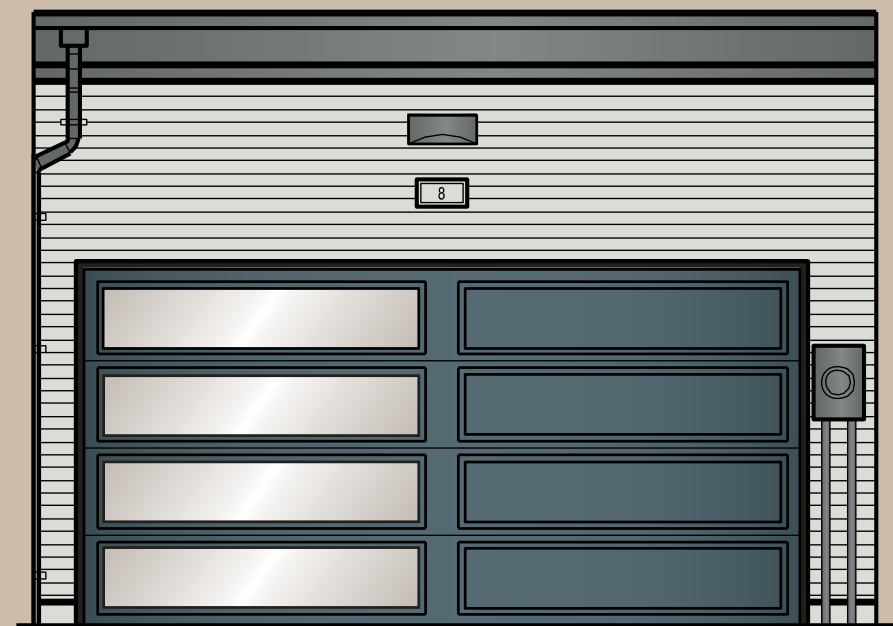
Existing Residential

Existing Residential

Artist's concept. All dimensions are approximate.



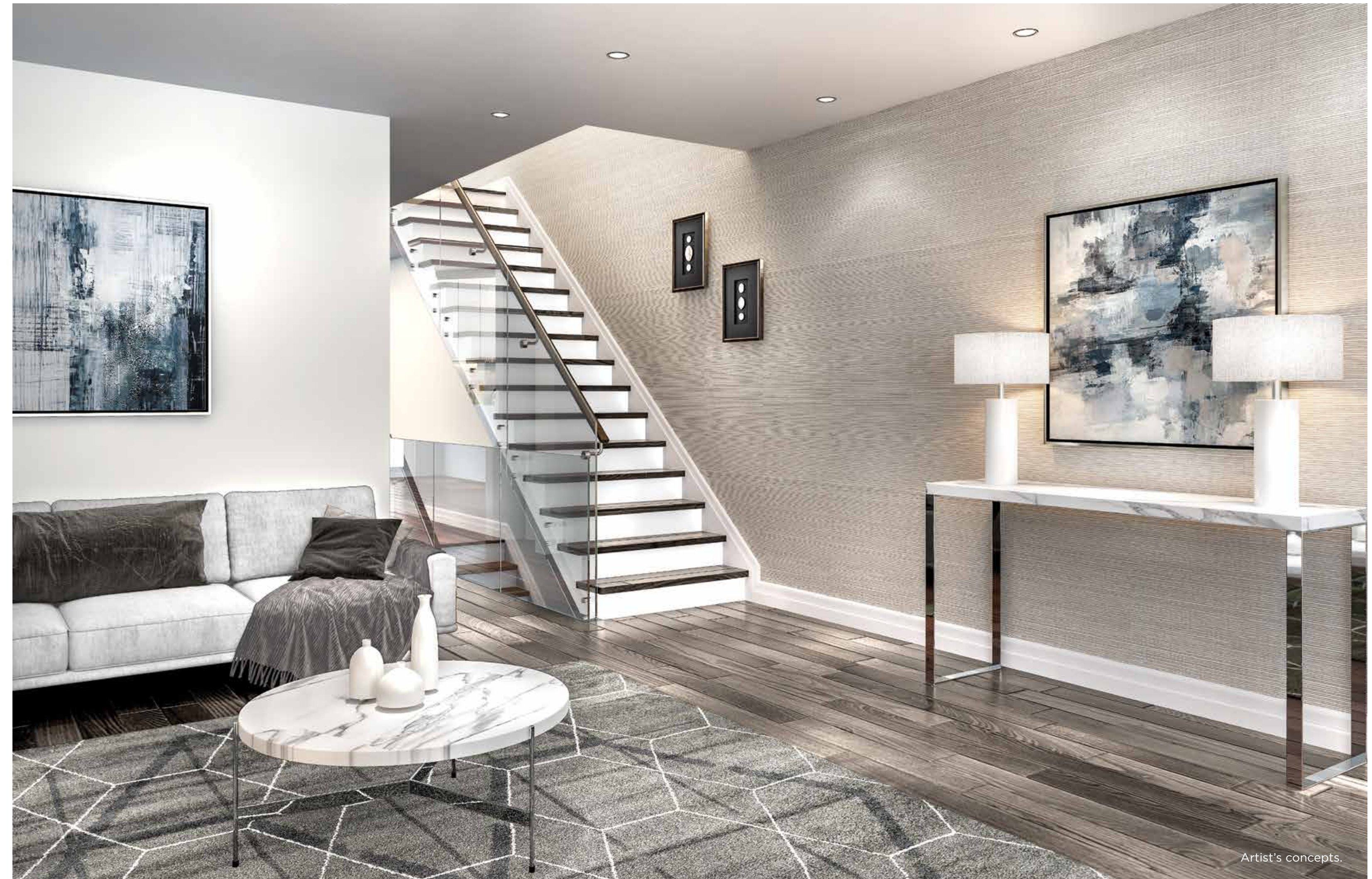
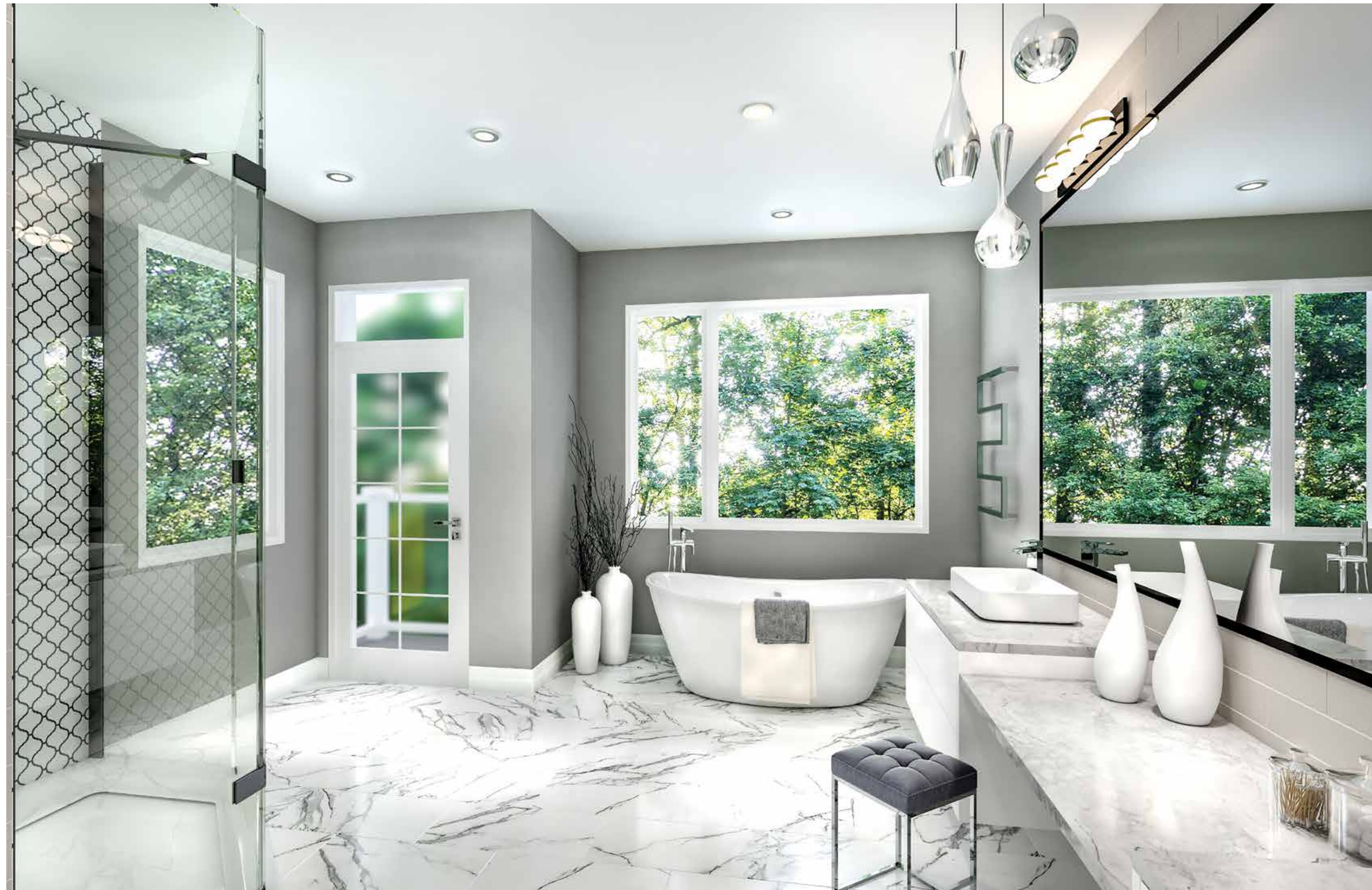
YARD ELEVATION



LANE ELEVATION

Artist's concept.





Artist's concepts.

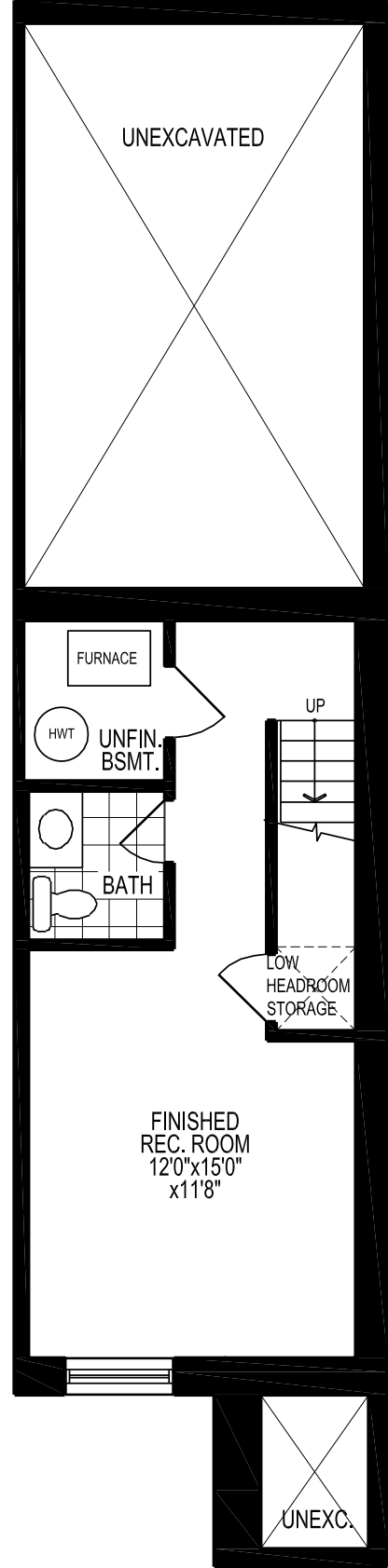


CALEDONIA

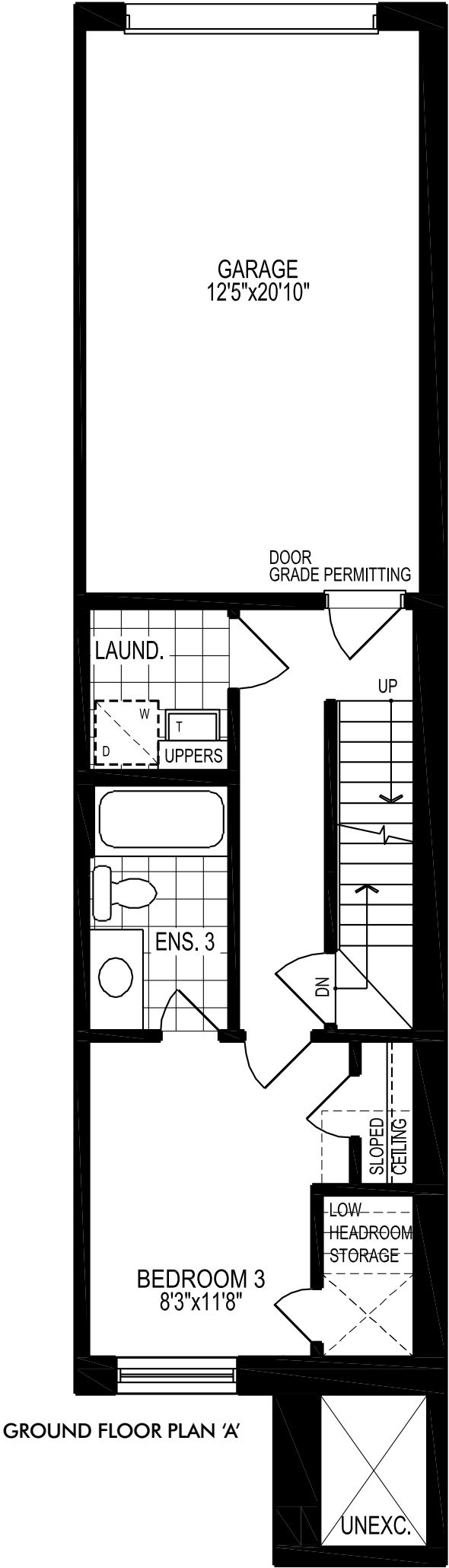
2,030 square feet

ELEV. A & B INCL. 330 SF. FINISHED BASEMENT

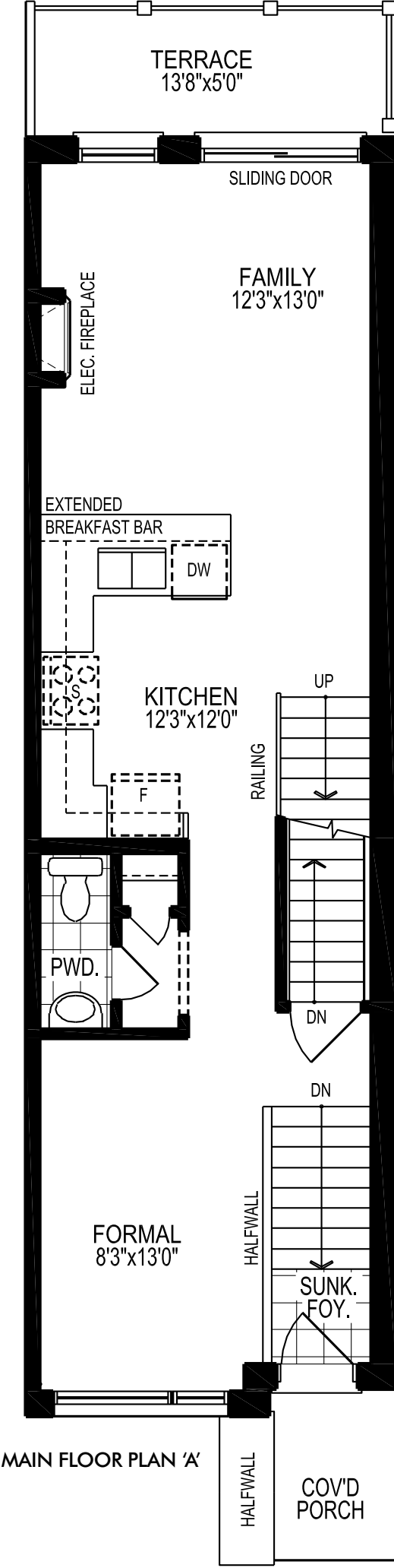
ST. CLAIR VILLAGE



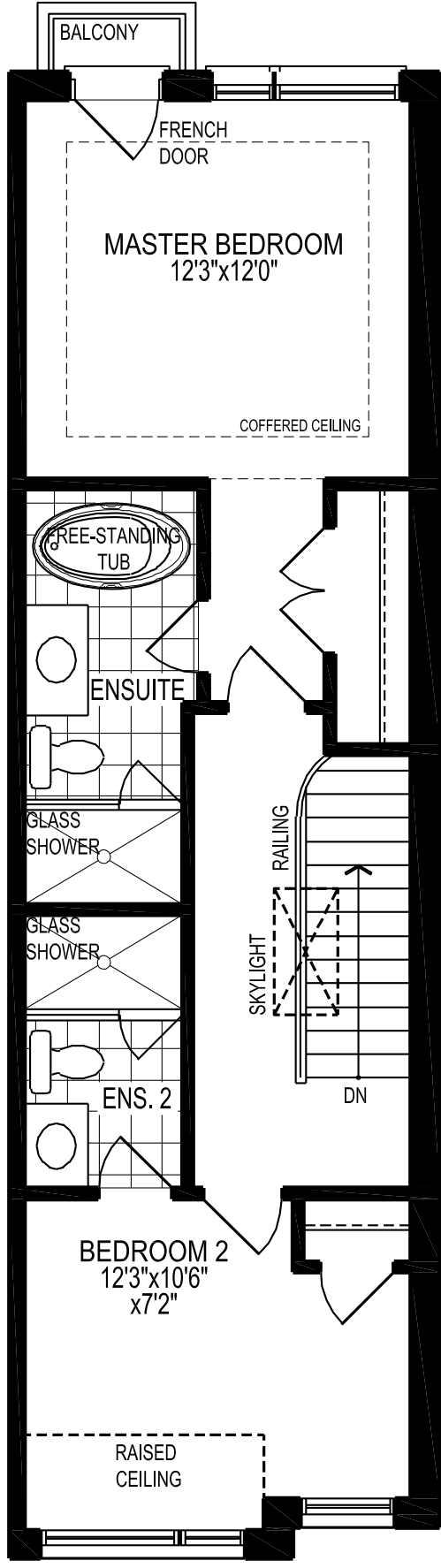
BASEMENT PLAN 'A' & 'B'



GROUND FLOOR PLAN 'A'



MAIN FLOOR PLAN 'A'




UPPER FLOOR PLAN 'A'

All floor plans and elevations are artist's concept only. Specifications are subject to change without notice. Note that floor plan layouts and room dimensions may vary according to elevation. E. & O.E. October 2019.

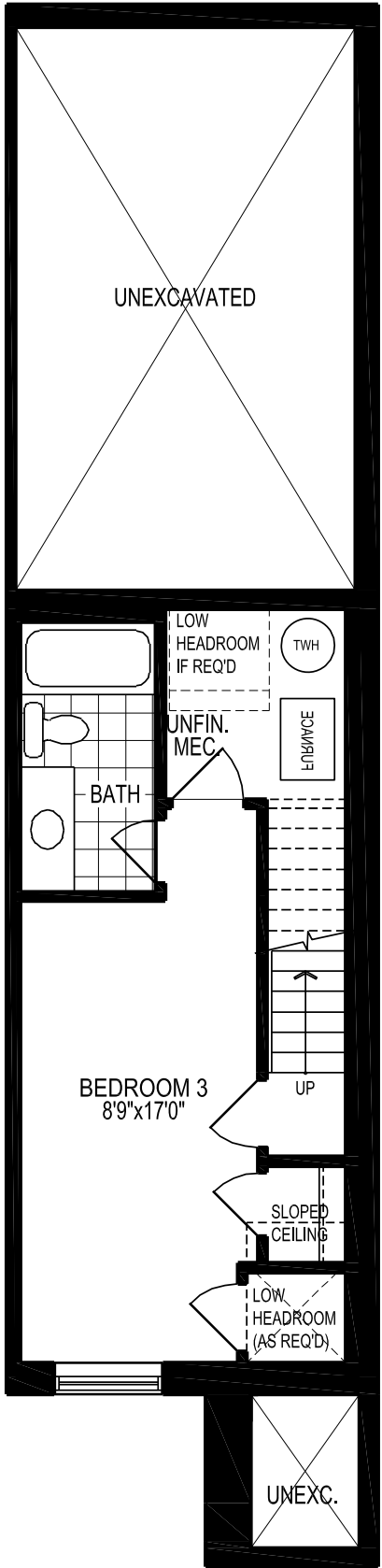
CABOTO

2,015 square feet

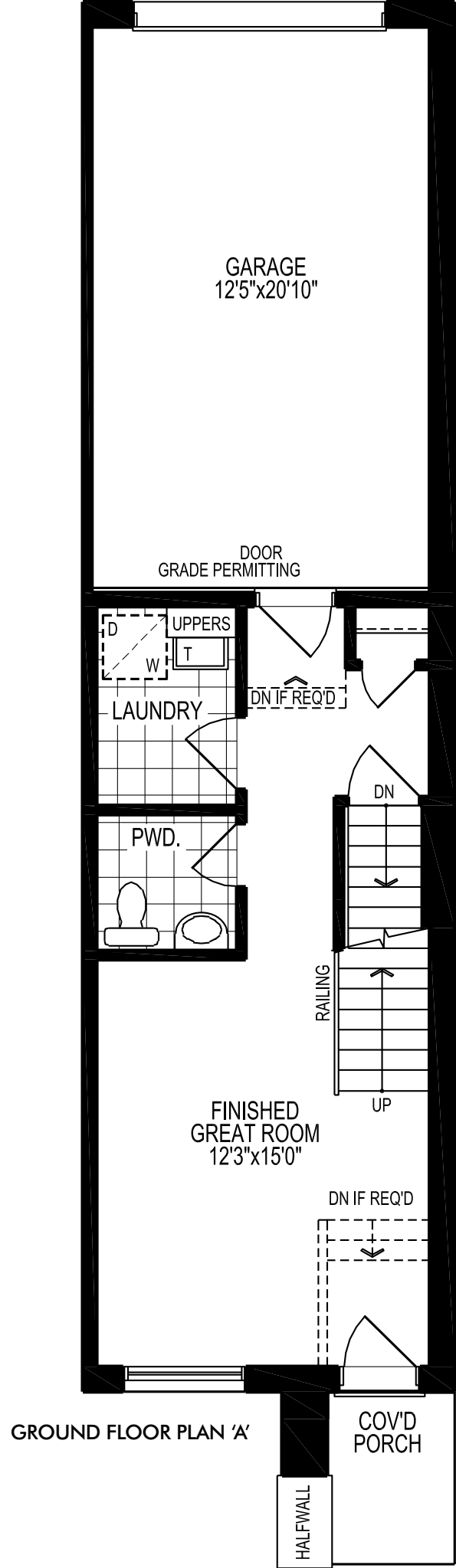
ELEV. A & B INCL. 315 SF. FINISHED BASEMENT



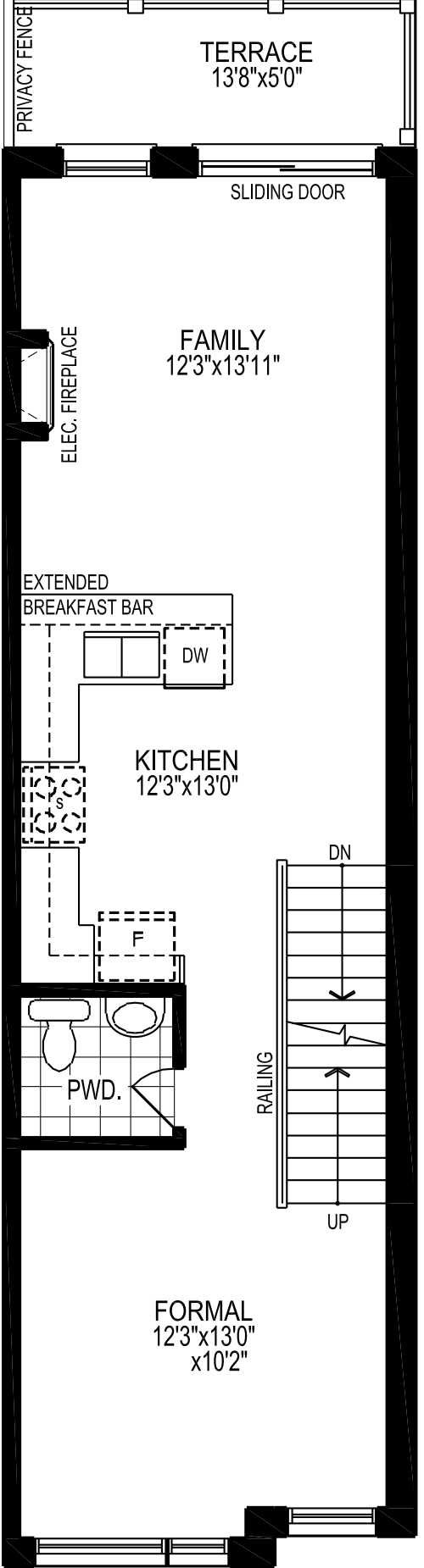
ST. CLAIR VILLAGE



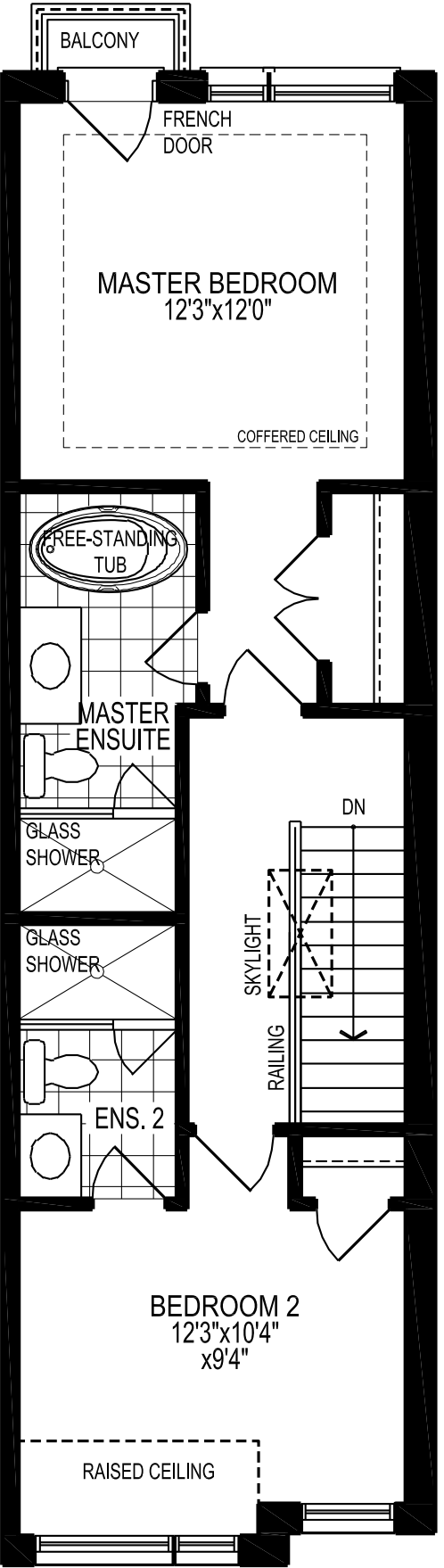
BASEMENT PLAN 'A' & 'B'



GROUND FLOOR PLAN 'A'



MAIN FLOOR PLAN 'A'



UPPER FLOOR PLAN 'A'

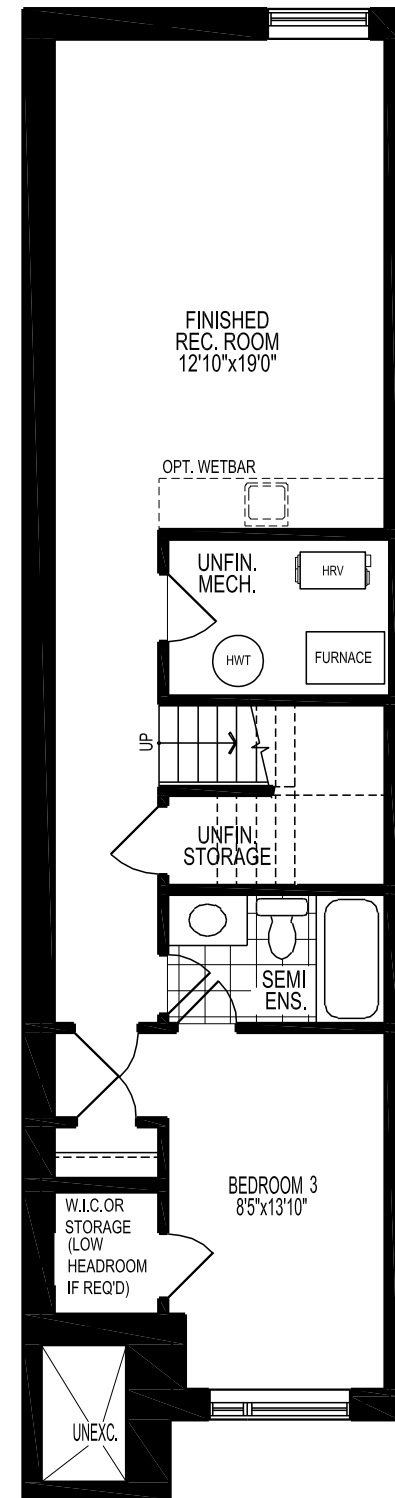
All floor plans and elevations are artist's concept only. Specifications are subject to change without notice. Note that floor plan layouts and room dimensions may vary according to elevation. E. & O.E. October 2019.

COMO

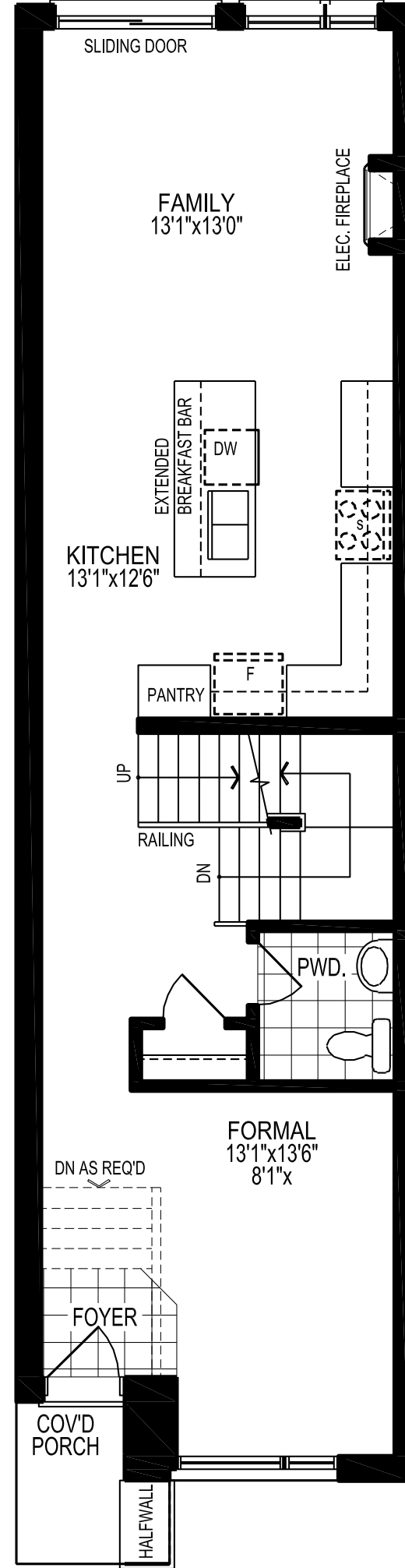
3,005 square feet

ELEV. A & B INCL. 670 SF. FINISHED BASEMENT

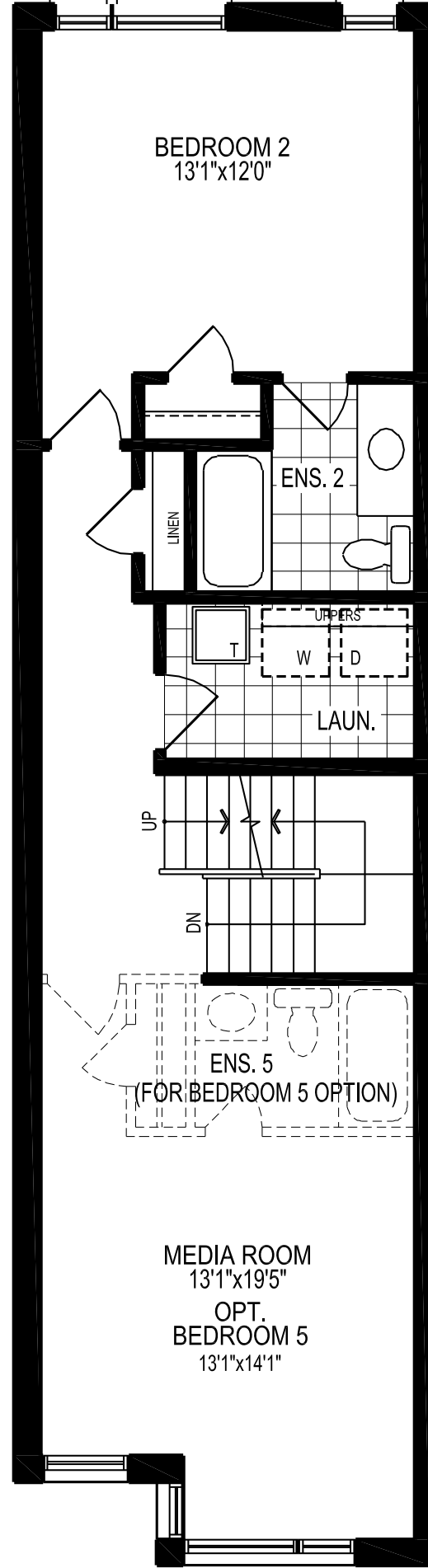
ST. CLAIR VILLAGE



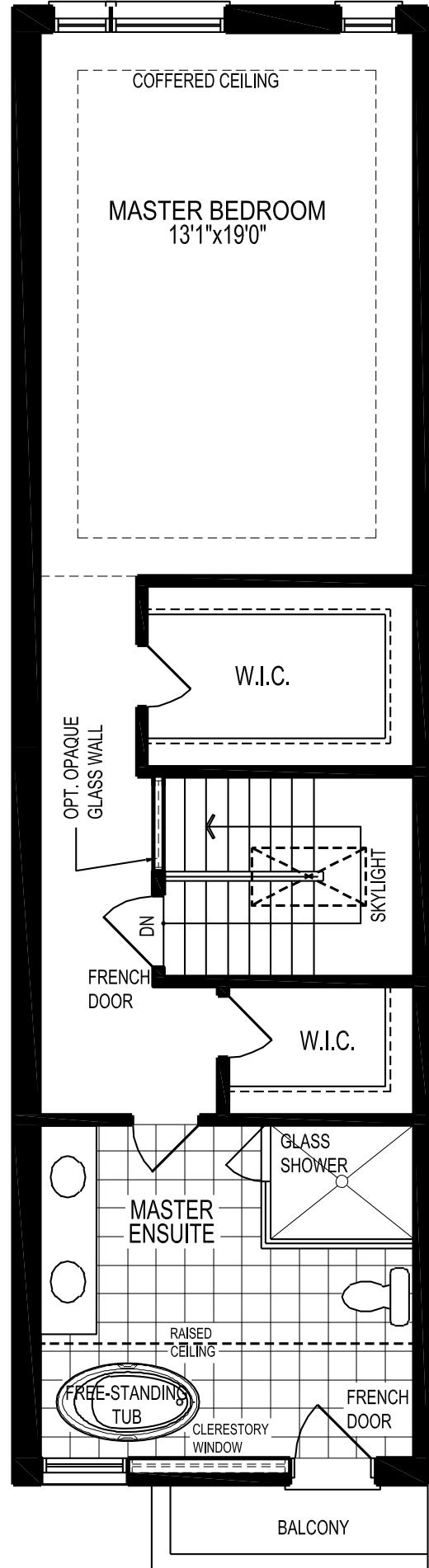
BASEMENT PLAN 'A' & 'B'



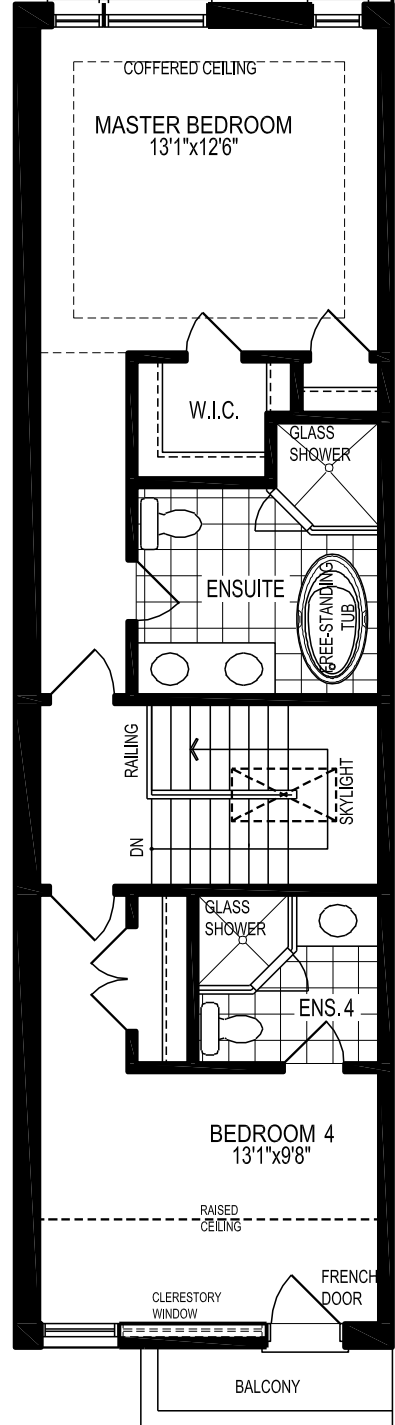
MAIN FLOOR PLAN 'A'



SECOND FLOOR PLAN 'A'



UPPER FLOOR PLAN 'A'



ALT. UPPER FLOOR PLAN 'A'

All floor plans and elevations are artist's concept only. Specifications are subject to change without notice. Note that floor plan layouts and room dimensions may vary according to elevation. E. & O.E. October 2019.

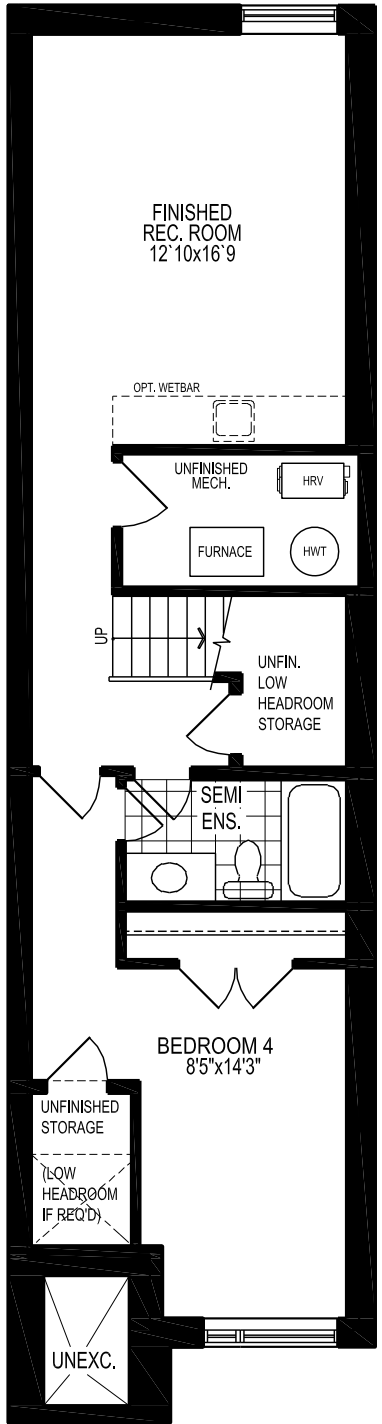
GONDOLA

3,010 square feet

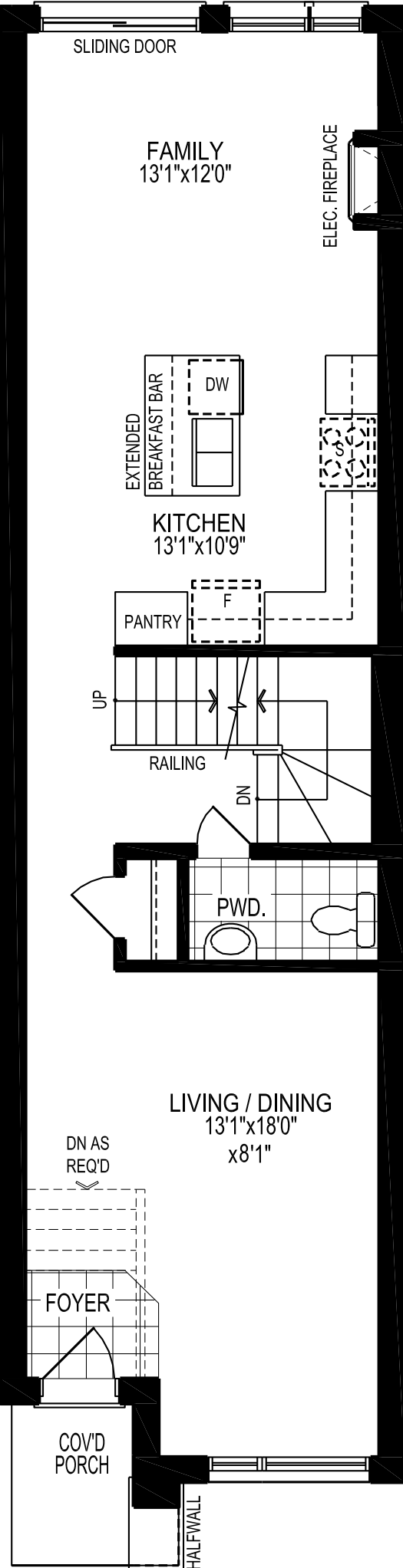
ELEV. A & B INCL. 675 SF. FINISHED BASEMENT



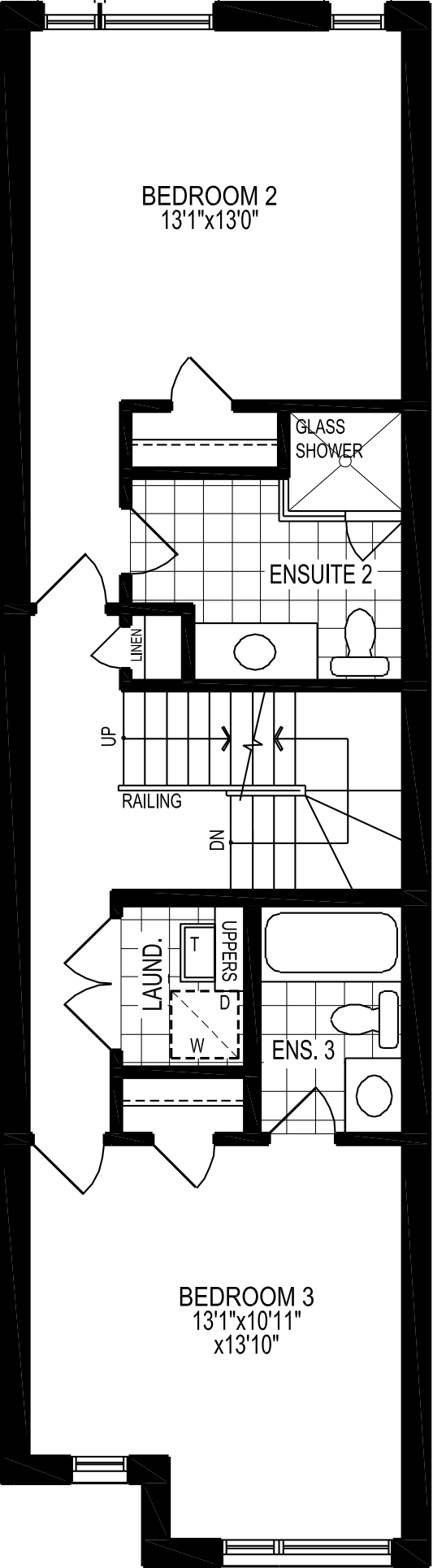
ST. CLAIR VILLAGE



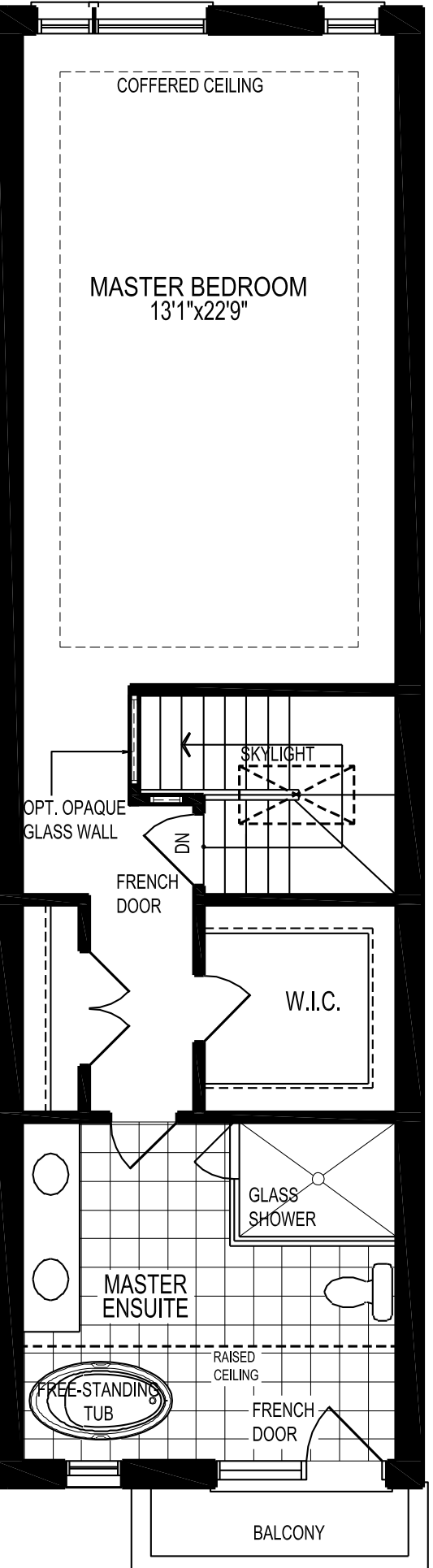
BASEMENT PLAN 'A' & 'B'



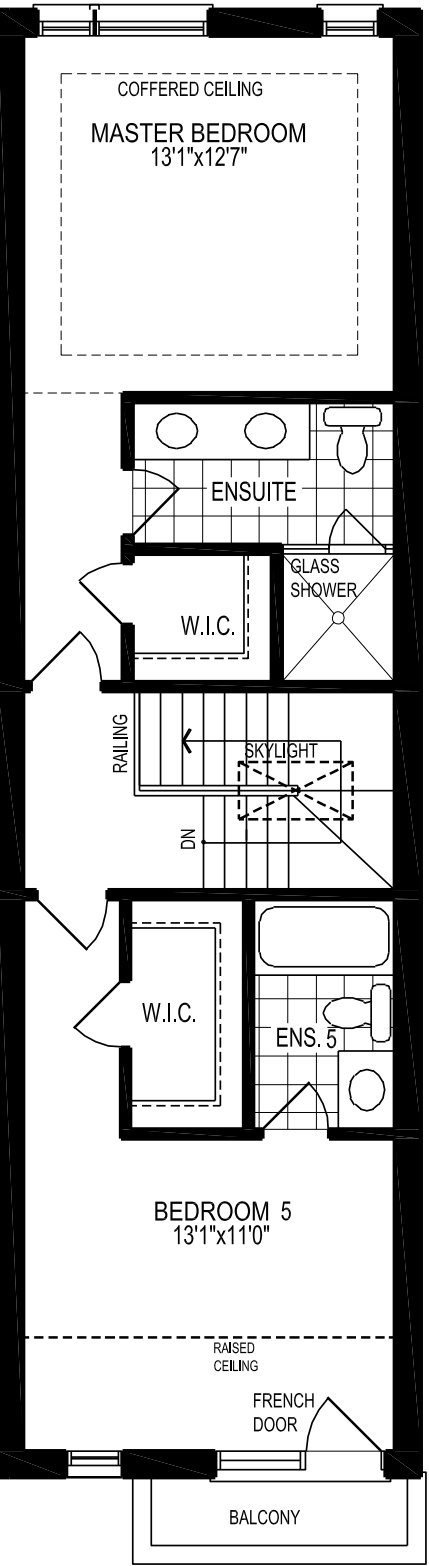
MAIN FLOOR PLAN 'A'



SECOND FLOOR PLAN 'A'



UPPER FLOOR PLAN 'A'



ALT. UPPER FLOOR PLAN 'A'

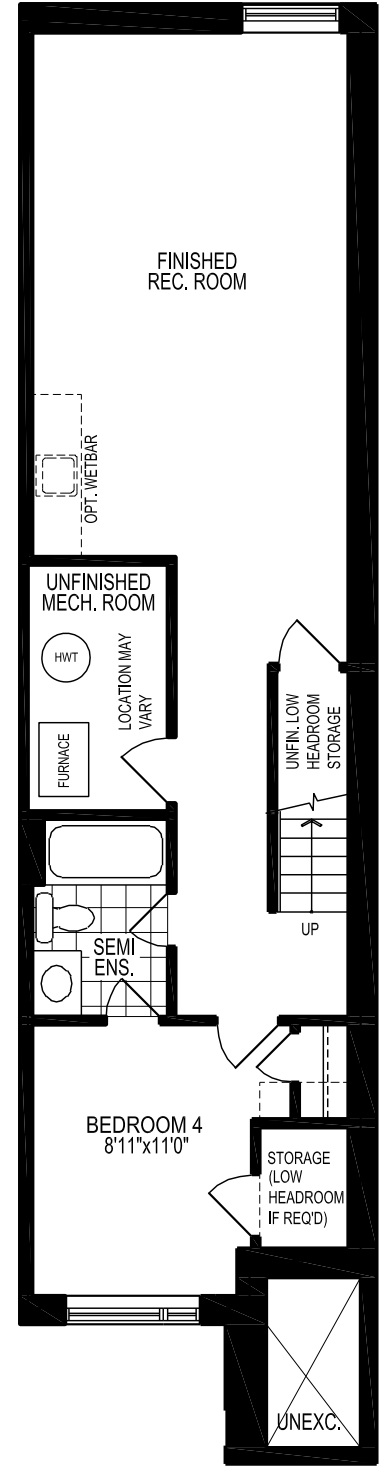
All floor plans and elevations are artist's concept only. Specifications are subject to change without notice. Note that floor plan layouts and room dimensions may vary according to elevation. E. & O.E. October 2019.

ST. CLAIR

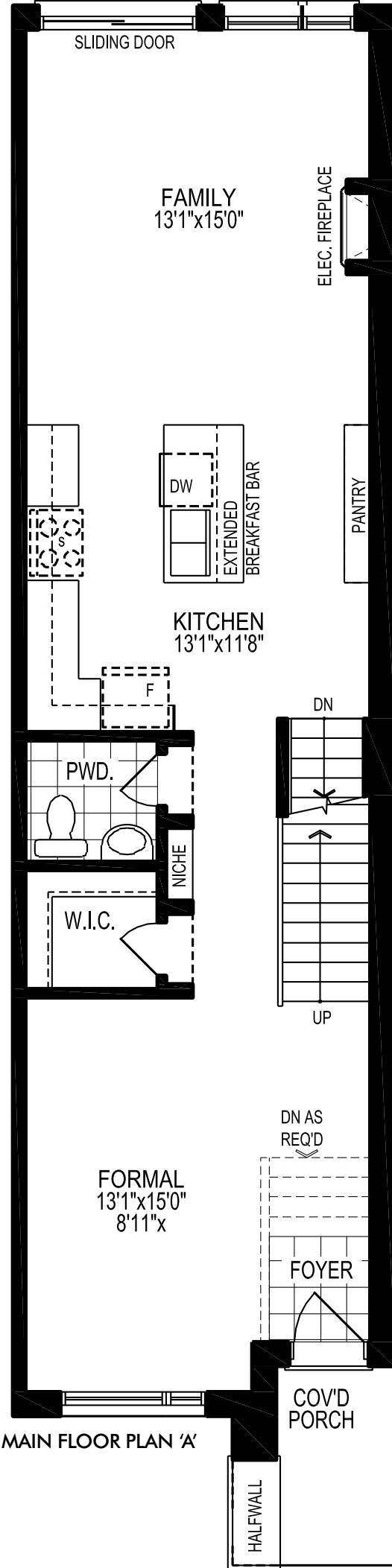
3,040 square feet

ELEV. A & B INCL. 685 SF. FINISHED BASEMENT

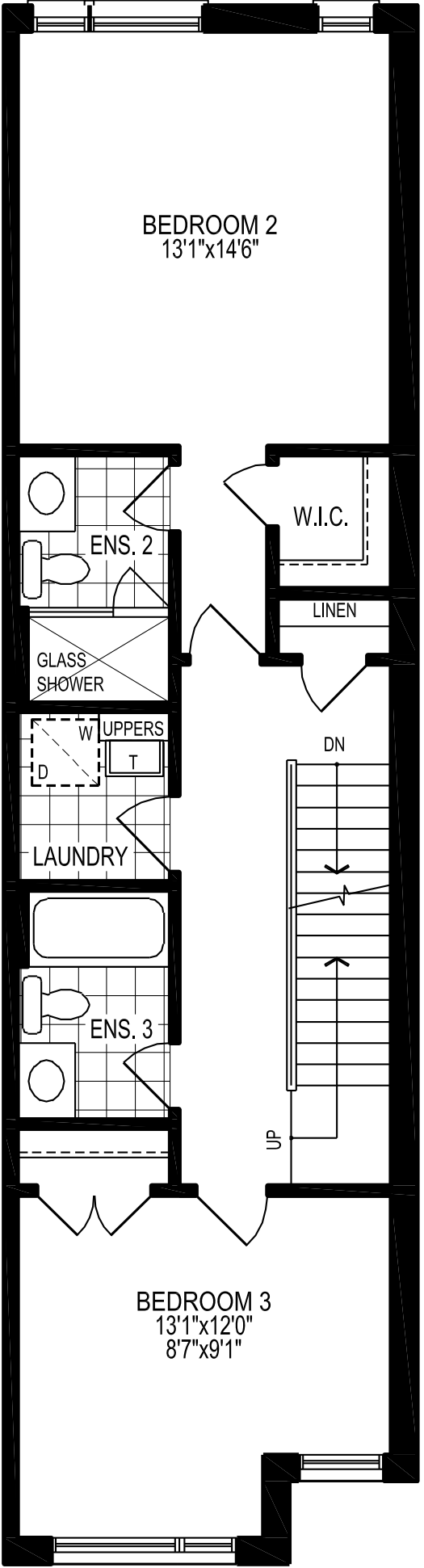
ST. CLAIR VILLAGE



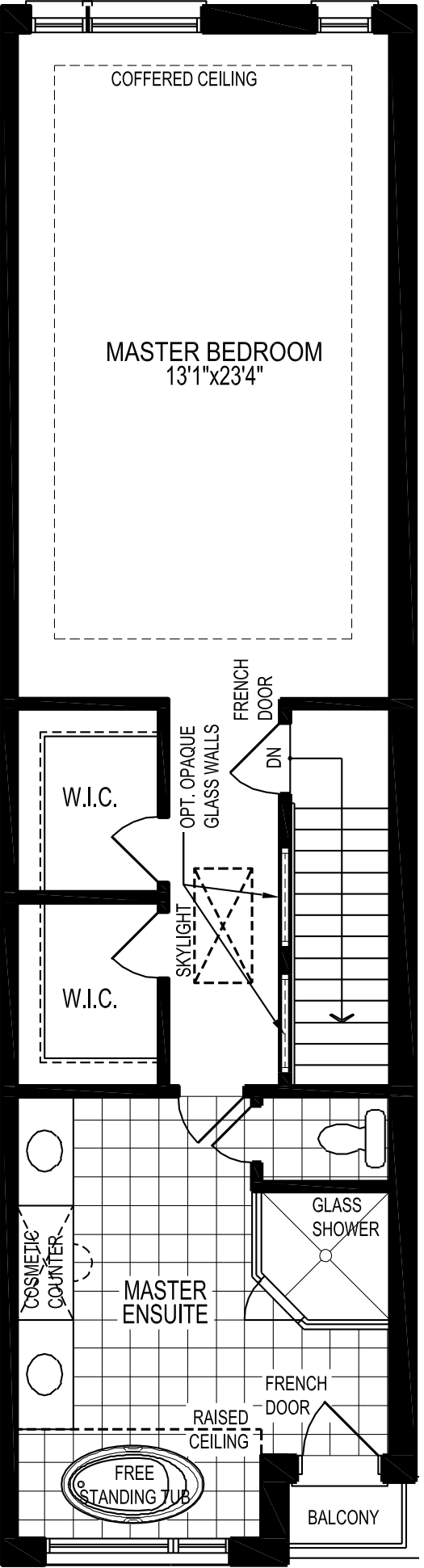
BASEMENT PLAN 'A' & 'B'



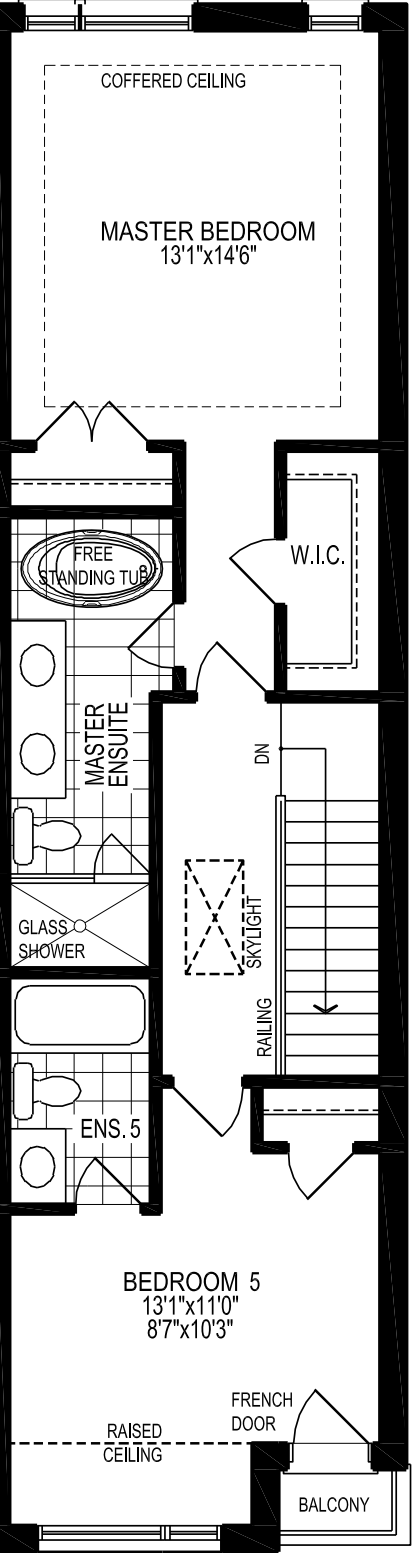
MAIN FLOOR PLAN 'A'



SECOND FLOOR PLAN 'A'



UPPER FLOOR PLAN 'A'



ALT. UPPER FLOOR PLAN 'A'

All floor plans and elevations are artist's concept only. Specifications are subject to change without notice. Note that floor plan layouts and room dimensions may vary according to elevation. E. & O.E. October 2019.

FEATURES & FINISHES

STYLISH, CONTEMPORARY ARCHITECTURAL APPOINTMENTS

- 1. 41 Modern, semi-detached homes with private balconies, terraces or backyards
- 2. Striking contemporary elevations with real brick, sandstone-like cement panels, stucco and metal accents
- 3. Architecturally designed landscaping at streetscape in courtyard
- 4. Low E - energy efficient windows with screens on all operable windows
- 5. Aluminum soffits, fascia, eavestroughs and downspouts
- 6. Contemporary style, insulated main entry door with door chime and satin chrome finish grip set and deadbolt
- 7. Sliding glass door to private balconies, terraces or backyards
- 8. Balconies with aluminum railings†

ELEGANT OUTDOOR LIVING SPACES

- 9. Vibrant backyards with decking*†
- 10. Expansive terraces or private balconies†

SOPHISTICATED DESIGNER INTERIORS

- 11. Smooth ceilings throughout ground, main, second and upper floors, painted white
- 12. Soaring nine foot (9') high ceilings on ground, main, second and upper floors^
- 13. Contemporary glass interior panel railing on main, second and upper floors
- 14. Genuine natural oak staircase treads, risers with painted stringers from finished basement to upper floors

- 15. Wide plank engineered wood flooring throughout ground, main, second and upper floors except tiled areas
- 16. Contemporary 12" x 24" porcelain tile flooring*†
- 17. 5" square edge profile baseboard and 2-3/4" window and door casings
- 18. All walls and ceilings finished in standard white paint
- 19. Lever style interior door hardware in satin-chrome
- 20. Contemporary electric fireplace in the family room

CONTEMPORARY KITCHENS

- 21. European-inspired open concept kitchens with island†
- 22. Kitchen cabinetry in a choice of standard schemes*
- 23. Quartz countertops in a choice of two standard colours*
- 24. Backsplash tile*
- 25. Under cabinet lighting for ambience and illumination
- 26. Soft-close drawer slides and door hardware*
- 27. Choice of 12" x 24" porcelain tile or wood flooring*
- 28. Contemporary undermount stainless steel sink
- 29. Single lever faucet with pull-out spray
- 30. Dishwasher rough-in includes electrical (termination in basement) and plumbing (shutoffs and drain under sink) only with space for dishwasher. Hook up, cabinet & door for dishwasher not included

EUROPEAN-INSPIRED BATHROOMS

- 31. European-inspired bathroom cabinetry*
- 32. Quartz countertop in choice of two standard colours* and undermount sink
- 33. Quality 12" x 24" porcelain tile flooring*†
- 34. Frameless glass shower enclosure with porcelain tiled walls* and waterproof polymer base

- 35. Soaker bathtub†
- 36. Recessed ceiling lighting in the shower stalls
- 37. Elongated dual flush toilet in the master ensuite and main floor powder room
- 38. Polished chrome bathroom faucets
- 39. Pressure-balanced mixing valve in the bathtubs and showers
- 40. Exterior vented exhaust fan

IN-SUITE ELECTRICAL DETAILS

- 41. Individual 100-amp electrical panel with circuit breakers
- 42. White "decora style" switches and receptacles throughout
- 43. Ceiling-mounted light fixtures in family room, great room, media room, bedrooms and hallways
- 44. Ceiling-mounted light fixtures in kitchen
- 45. Light fixtures over bathroom and powder room vanities
- 46. 20 pot lights, purchaser's choice of location
- 47. Smoke and carbon monoxide detectors, as per building code
- 48. Roughed-in for future central vacuum system
- 49. Capped ceiling light fixture, outlet and switched plug in formal room
- 50. Pre-wired phone, cable and data communication outlets in rec room, great room, media room, family room and all bedrooms

ENVIRONMENTAL FEATURES

- 51. Heating and cooling systems designed for reduced energy use
- 52. High-efficiency water heater, on rental basis
- 53. Programmable thermostat
- 54. Individual utility metering system
- 55. Air conditioning

HIGH QUALITY CONSTRUCTION

- 56. 2" x 6" exterior wood frame construction above grade and cast-in-place concrete below grade structure
- 57. 5/8" tongue and groove subfloor plywood sheathing screwed and glued to engineered floor joists
- 58. TGI silent flooring system or equivalent
- 59. Windows and exterior doors fully caulked and sealed
- 60. Tarion Warranty Corporation protection

SAFETY AND SECURITY

- 61. Smoke and carbon monoxide detectors provided in all suites†

* From Vendor's samples

†Per individual plans, sitings and specifications

^Except in areas where bulkheads for mechanical are required

The Builder shall have the right to substitute other products and materials for those listed in the schedule or provided for in the plans and specifications provided that the substituted materials are of equal to or better quality than the products and materials listed or provided. Colours and specific finishes will depend on Builder's package as selected. All specifications are subject to change without notice. Purchasers understand that the texture and smoothness of the finish on concrete surfaces will be to concrete forming industry standards. All suites protected under the Tarion Warranty Corporation. E. & O.E.



Artist's concepts.

**ST.
CLAIR
VILLAGE**



Oxford Hill, Richmond Hill



The Summit Collection, Mississauga



Building on a decades-strong foundation of community, custom home and real estate development in Brampton, Mississauga, Richmond Hill, Thornhill, Toronto, Vaughan and Woodbridge, Gary Tiz of Summit View Homes continues his tradition of quality new home design and construction. He brings together a powerhouse team that will deliver this same standard of excellence under the **frontdoor** Developments banner.

We open doors for you

Each day when you return home and open your front door, you will remember the moment you decided to make this your family's future. You will recall envisioning everyone enjoying the home you wanted for them. You will remember reviewing the community plan and seeing the streets where your children's new best friends would move in, where their school would be and where they would score their first goal for their new team. It's as if **frontdoor** gave you not only the perfect home and community, but the lifestyle of your dreams too. Whether your front door leads to a townhome, semi-detached, single or spectacular estate residence, we open the door to the tomorrow your family desires. That's because there's more behind **frontdoor**. We choose the very best locations in the neighbourhoods you covet. We research and analyze what our buyers want in a new home. Then we create new designs and develop floor plans to reflect how you want to live - all built with superior up-to-date features, materials and craftsmanship.



Oxford Hill, Richmond Hill



Toronto custom home



The Summit Collection, Mississauga

frontdoordev.com



1 West Pearce Street, Suite 111 Richmond Hill, ON, L4B 3K3

info@frontdoordevelopments.com • TEL: 905.886.8287