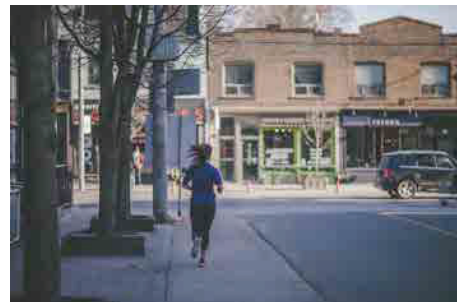


WELCOME HOME TO THE EVERGREEN TOWNS



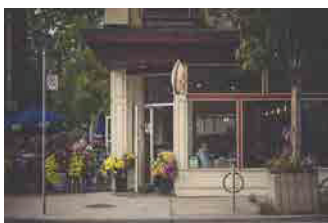
Take your pick of 4 boutique luxurious modern townhomes, featuring sleek kitchens, superior finishes and have large private outdoor spaces with one-of-a-kind 360 degree views of Toronto.

An articulated interplay of shapes creates an organic aesthetic that is warm, visually exciting and undeniably sophisticated.

The Evergreen Towns are located in one of the most sought after neighborhoods in Toronto known as Riverdale. Riverdale is emerging as one of Toronto's hippest places to dine, drink, shop and live.

Riverdale's character is composed primarily from its multiculturalism, with several cultural neighborhoods along its major paths. Danforth Avenue known as Greektown is to the North, parts of Broadview Avenue in Riverdale are referred to as East Chinatown, and South of Queen Street East are several large corporate film studios extending down to the waterfront. With plenty of sought after public and private schools and some of the best parks in Toronto such as Riverdale Park, Withrow park, and Jimmy Simpson Park, a new generation of young professionals and families are flocking to the area.

Your new home is located minutes away from downtown Toronto and though you may never want to leave, when you must, your transportation options are limitless, with major highways being minutes away, and a 24-hour streetcar operating at both Gerrard and Queen so you can get home no matter what time of the day it is.



Lifestyle Custom Homes (LCH) is a premier residential building contractor located in Toronto. Registered by Tarion, LCH provides knowledge, experience and integrity to bring the modern homeowner's vision to life.

LCH is involved in every stage of the development and construction process. From site acquisition, planning and design, environmental remediation, construction, final closing, occupancy, and ongoing homeowner support.

LCH was built upon a dedication to maintain the highest standard of quality in every aspect of our business. Our core guiding principles are pride, passion and people.

Quality design, strong management and expertise has propelled LCH to the cutting edge of low-rise residential real estate development.

THIS PROJECT BACKED BY A POWER TEAM OF CONSULTANTS, INCLUDING:



Wiklém Designs - Wiklém Design Inc. boasts many years of collective design experience and have built a reputation of timeless value, distinctive environments, and trusted solutions for condominium refurbishment and new construction, special projects, and residential design. Wiklém Designs has a talented in-house staff of ARIDO certified Interior Designers, complemented by skilled technical and administrative professionals.



ATA Architects - ATA has been working as an experienced builder that has developed experience and expertise in a variety of fields — from new projects to renovations and additions. ATA's goal is simple and straightforward: "excellence in service and in architecture. Our intent? Always to give added value by optimizing every available opportunity. Our methodology is centered on human values and on creating spaces within and outside the envelope for people."



Weston Consulting - One of the largest, most experienced planning and urban design firms in central Canada. Weston Consulting has helped transform urban, regional and rural spaces for leading public and private sector clients since 1981.



Soil Engineers - Soil Engineers Ltd. is an employee-owned consulting firm with 150 employees and 8 offices located throughout southern Ontario. Specializing in geotechnical, environmental, hydrogeological and civil works consulting for government agencies, consultants, contractors, developers, and private individuals. Operating since 1976, the company has earned a solid reputation for helping clients across Ontario build with confidence.



Konsolidated Structural – Konsolidated Structural are consulting engineers accomplished in designing diverse structural systems, while providing expertise in contemporary and heritage materials including structural steel, reinforced concrete, timber and masonry.

SUITE FEATURES AND FINISHES

Discover the many features and finishes available at the Evergreen Towns

BUILDING FEATURES

- Architecturally designed and insulated triple-pane aluminum framed windows facing Dundas
- Ground-level indoor heated parking spot
- High Velocity and Efficient Central Air System
- Power Garage Door
- Superior Sound Suppression between Units
- Gas Line and Frost Protected Hose bib provided on all rooftop terraces

SUITE FEATURES

- Solid core entry door with privacy viewer
- Glass railings included on all stairways
- 5 1/2" baseboard and 2 1/2" door casing
- Slab style bathroom, closet and washer/dryer room doors with brushed chrome lever hardware
- Vinyl coated wire shelving in all closets
- Stacked washer and dryer
- Interior wood stair* stained to compliment pre-finished engineered wood floor
- Individually controlled heating and air conditioning system
- Smooth painted white ceilings throughout
- Smooth drywall painted ceilings in all areas
- Programmable thermostat

FLOOR COVERINGS

- Pre-finished engineered wood floors*** throughout with the exception of the bathroom, washer/dryer room, garage, and mechanical rooms.
- Porcelain floor tile*** in bathroom
- White ceramic floor tile in washer/dryer room

ELECTRICAL FIXTURES

- LED Pot lights provided throughout
- Individual electrical panel with circuit breakers
- White 'decora style' receptacles and switches throughout
- Ceiling mounted track lighting in kitchen
- Valance lighting in kitchen
- Ceiling mounted light fixtures in foyer* and hallways*
- Wall-mounted sconce at washroom vanity*
- Capped ceiling light fixture outlet in master bedroom*
- Switch-controlled split outlets in living room, den* and bedroom(s)



SUITE FEATURES AND FINISHES

KITCHEN

- Custom designed European style kitchen cabinetry in a selection of door finishes***
- Quartz surface counter top***
- Back-painted glass backsplash***
- Pendant lights over kitchen island included
- Kitchen islands to have outlets
- Under cabinet kitchen lighting
- Single bowl under-mount stainless steel sink
- Single lever deck mounted faucet set with pullout spray
- Stainless steel appliance package including freestanding fridge, slide-in gas stove, dishwasher, and over-the-range microwave hoodfan combination*

BATH

- Custom designed european style bathroom cabinetry in a selection of door finishes***
- Vanity Mirrors Included
- Porcelain wall tile*** on all wet wall surrounds
- Integrated solid surface vanity sink for 3 piece bathrooms*
- Quartz countertop in all 3 piece bathrooms*
- Porcelain wall-hung sink in powder rooms*
- Full size shower with shower pan* or deep soaker bathtub*
- White bathroom fixtures
- Pressure balanced mixing valve in the shower
- Exhaust fan vented to the exterior
- Privacy lock on door
- Frameless glass shower enclosure

SAFETY AND SECURITY

- Pre-wired for a personally encoded suite intrusion alarm system
- Smoke, carbon monoxide and heat detectors provided in all suites as per OBC requirements



Style A



Renderings are for representative purposes only. They do not reflect the actual plans, materials or specifications

Style B



Renderings are for representative purposes only. They do not reflect the actual plans, materials or specifications

SUITE FEATURES AND FINISHES

Style A



Rednerings are for representative purposes only. They do not reflect the actual plans, materials or specifications

Style B



Rednerings are for representative purposes only. They do not reflect the actual plans, materials or specifications

MULTI-MEDIA TECHNOLOGY

- Structured high speed wiring infrastructure with network centre to support the latest entertainment and high speed communications services
- Pre-wired telephone, cable television and communication outlets. category 5e (or better) telephone wiring to all telephone outlets. rg-6 coaxial cable to all cable television outlets. each cable television and telephone outlet connects directly to the suite network centre

- Natural products (i.e. granite, wood and marble) are subject to natural variations in colour and grain. Tile is subject to pattern, shade and colour variations
- If the unit is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and material choices from the Vendor's standard selections, then the Purchaser shall have until the Vendor's date designated by the Vendor (of which the Purchaser shall be given seven (7) days prior notice) to properly complete the Vendor's colour and material selection form. If the Purchaser fails to do so within such time period, the Vendor may irrevocably exercise the Purchaser's rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colours or materials so selected by the Vendor, except that the Vendor shall have the right to substitute other materials and items for those provided in this Schedule provided that such materials and items are of quality to or better than the materials and items set out herein
- The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request;
- References to model types or model numbers refer to current manufacturers models. If these types or models change, the Vendor shall provide an equivalent model;
- All dimensions, if any, are approximate. Actual useable floor space may vary from the stated floor area, if so stated;
- All specifications and materials are subject to change without notice E. & O.E.;
- Pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchaser order, the Purchaser may have requested the Vendor to construct an additional feature within the unit which is in the nature of an optional extra. If, as a result of building, construction or site conditions within the Unit or Building, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the vendor in respect of such extra, without interest and in all other respects this agreement shall continue in full force and effect;
- The Vendor shall have the right to substitute other products and materials for those listed in this Schedule, represented to the Purchaser or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to or better than the products and materials so listed or so provided. The determination of whether or not substituted materials and products are of equal or better quality shall be made by the Vendor's architect



* – denotes availability determined by suite design

** – denotes availability determined by suite number

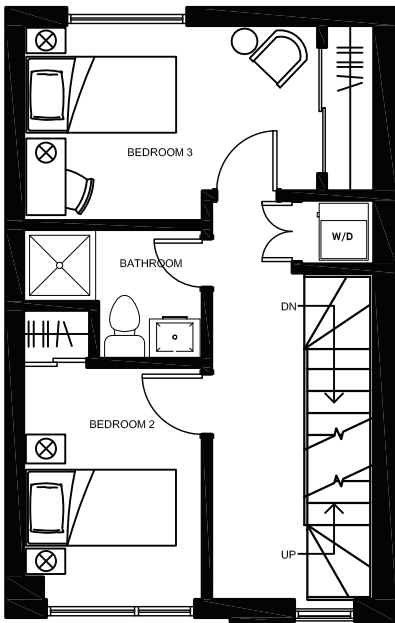
*** – denotes finishes to be selected from the vendor's samples

SCHEDULE B

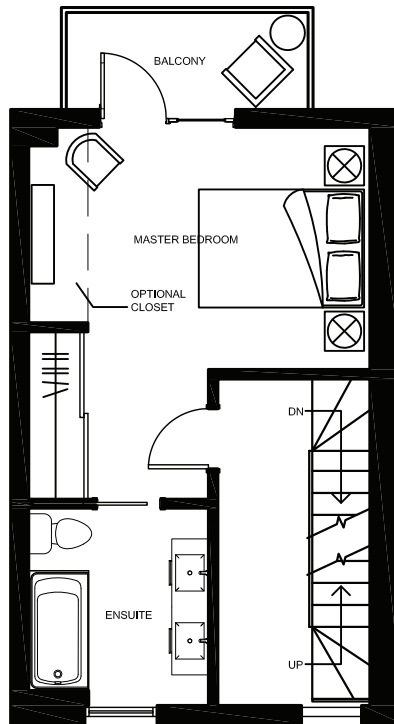
UNIT 1

1675 SQ. FT.

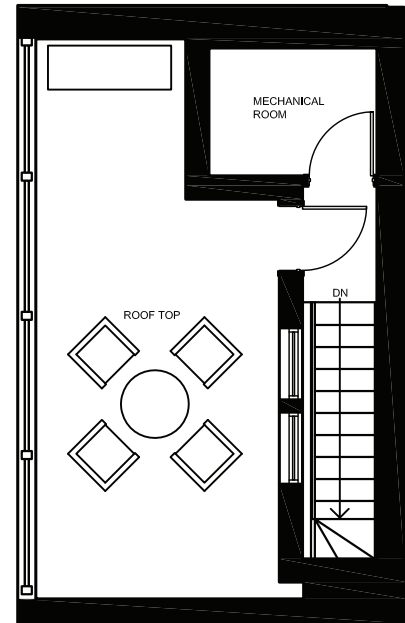
+ 240 SQ. FT. OF ROOFTOP TERRACE



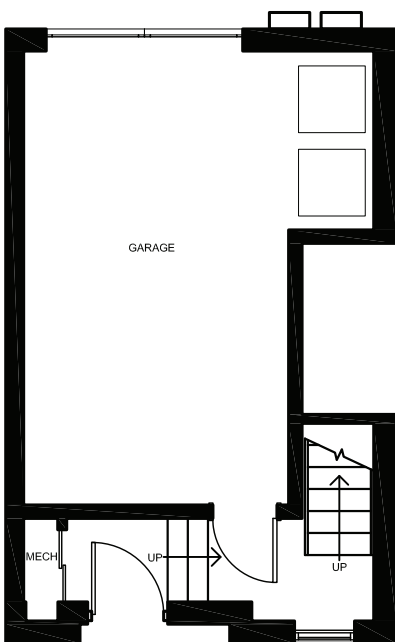
UNIT 1 - LEVEL 3



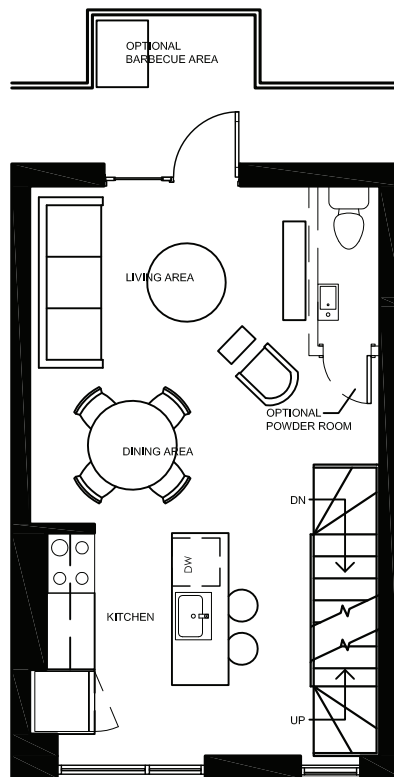
UNIT 1 - LEVEL 4



UNIT 1 - ROOF TOP



UNIT 1 - LEVEL 1



UNIT 1 - LEVEL 2

Common Driveway

Unit 1	Unit 2	Unit 3	Unit 4
--------	--------	--------	--------

Key Plan

Unit # 1

Purchaser: _____

Some features may vary by design.

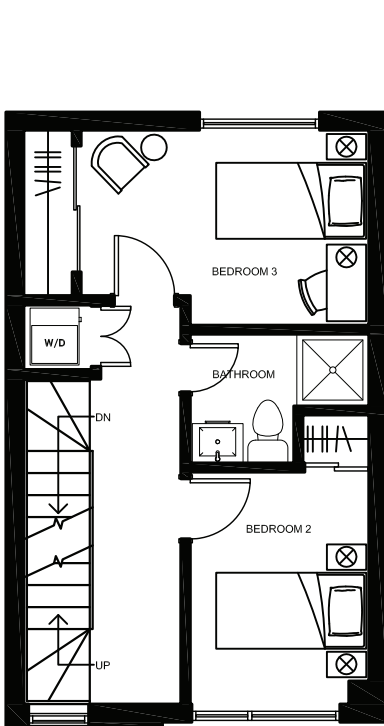
*Prices and specifications subject to change without notice. Illustrations on sales materials are artists concepts. Some items and finishes illustrated may not be standard and may not be available. The furniture is displayed for illustration purposes only and layout illustrated does not necessarily reflect the actual layout for the suite you are purchasing. Suites are sold unfurnished. The plans, specifications, materials used, approximate area or square footages of the above-noted suites (and of the balconies or terraces associated therewith) are subject to change without notice, and the vendors/declarant shall have no liability for any resulting variance(s) between the actual final area(s) thereof and the stated area(s) outlined above. See sales representatives for details.

SCHEDULE B

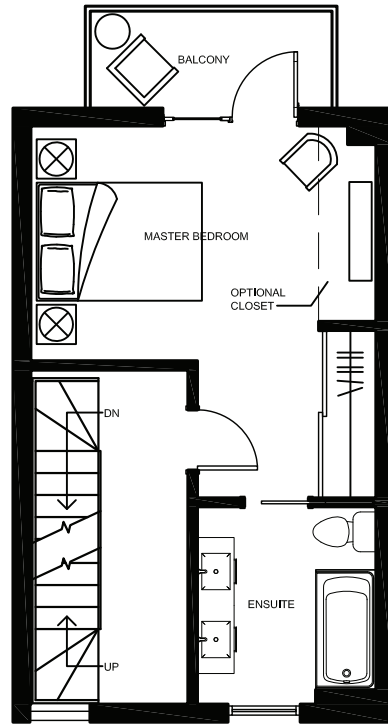
UNIT 2

1625 SQ. FT.

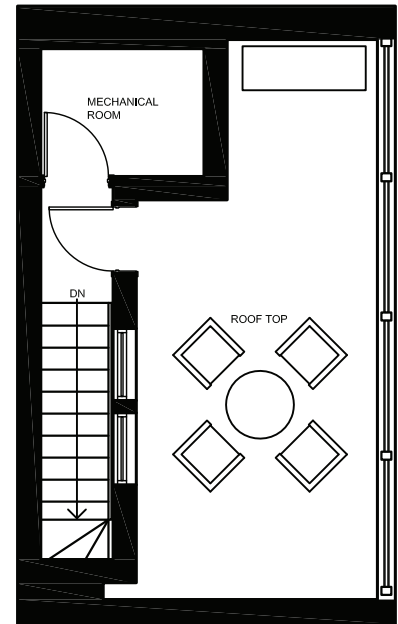
+ 240 SQ. FT. OF ROOFTOP TERRACE



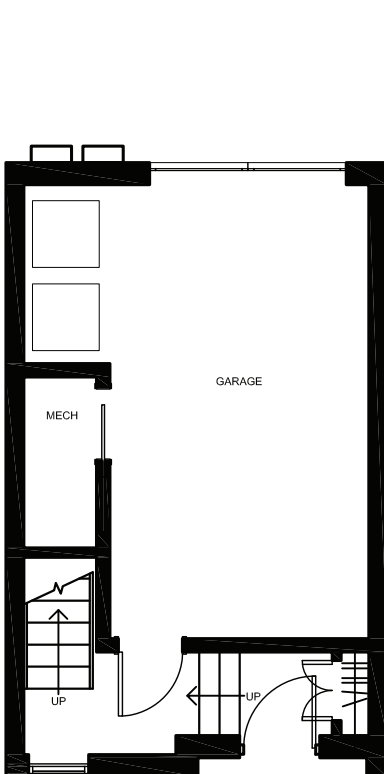
UNIT 2 - LEVEL 3



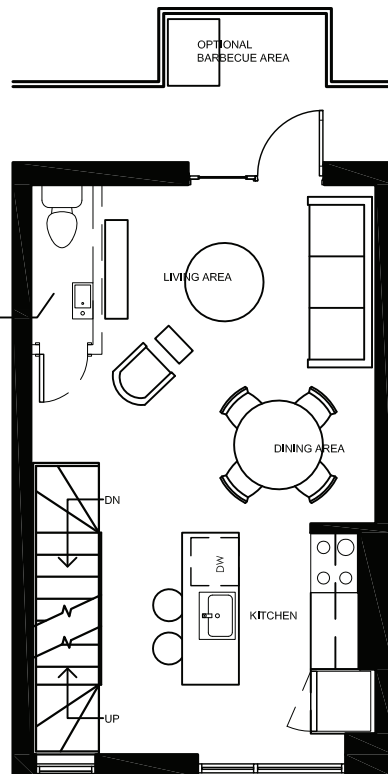
UNIT 2 - LEVEL 4



UNIT 2 - ROOF TOP



UNIT 2 - LEVEL 1



UNIT 2 - LEVEL 2

Common Driveway			
Unit 1	Unit 2	Unit 3	Unit 4

Key Plan

Unit # 2

Purchaser: _____

Some features may vary by design.

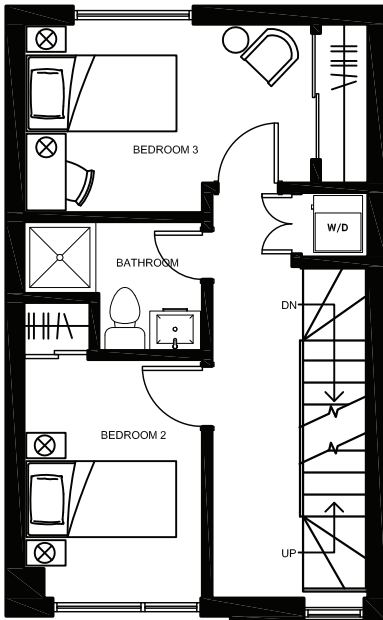
*Prices and specifications subject to change without notice. Illustrations on sales materials are artists concepts. Some items and finishes illustrated may not be standard and may not be available. The furniture is displayed for illustration purposes only and layout illustrated does not necessarily reflect the actual layout for the suite you are purchasing. Suites are sold unfurnished. The plans, specifications, materials used, approximate area or square footages of the above-noted suites (and of the balconies or terraces associated therewith) are subject to change without notice, and the vendors/declarant shall have no liability for any resulting variance(s) between the actual final area(s) thereof and the stated area(s) outlined above. See sales representatives for details.

SCHEDULE B

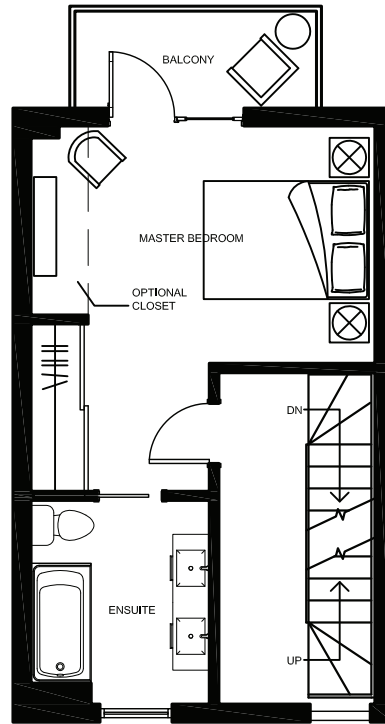
UNIT 3

1625 SQ. FT.

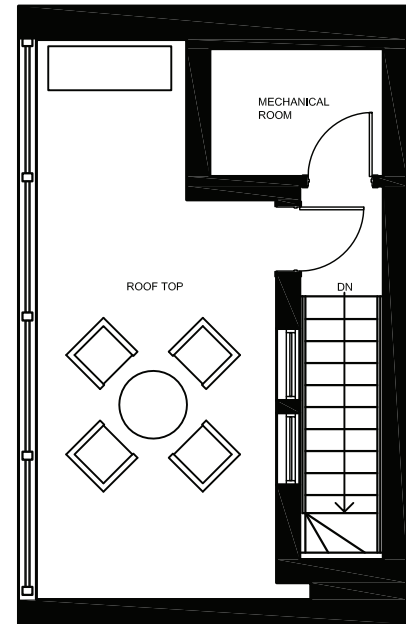
+ 240 SQ. FT. OF ROOFTOP TERRACE



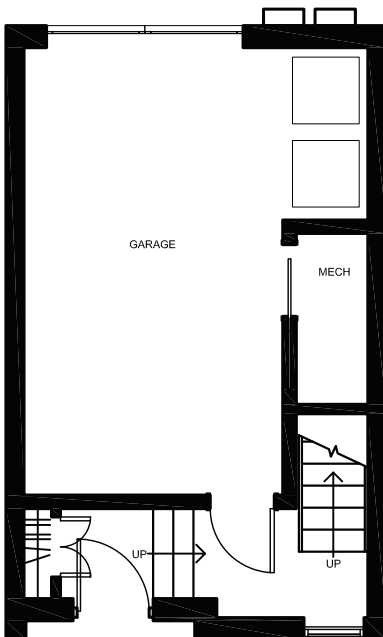
UNIT 3 - LEVEL 3



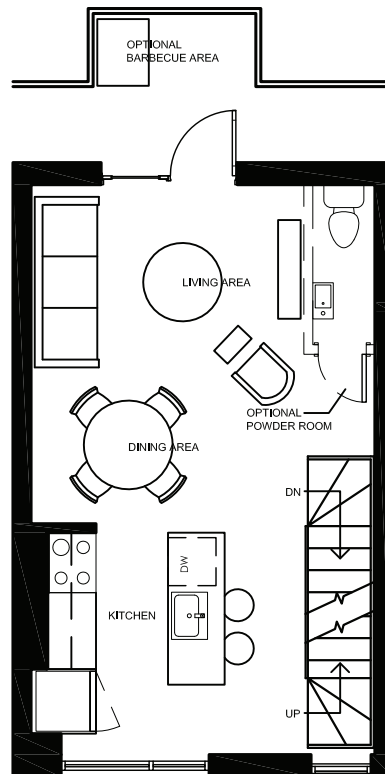
UNIT 3 - LEVEL 4



UNIT 3 - ROOF TOP



UNIT 3 - LEVEL 1



UNIT 3 - LEVEL 2

Common Driveway			
Unit 1	Unit 2	Unit 3	Unit 4

Key Plan

Unit # 3

Purchaser: _____

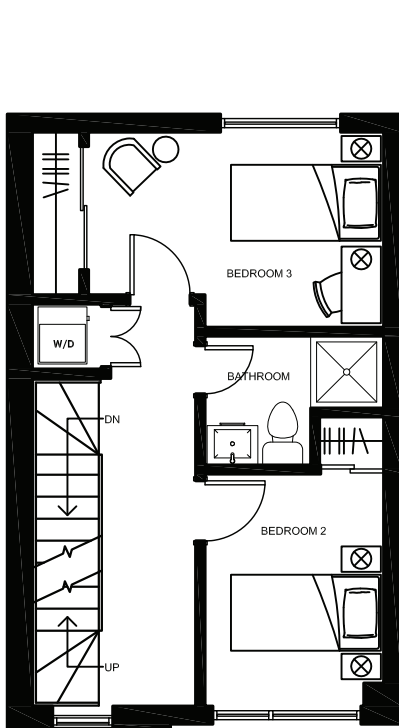
Some features may vary by design.
 *Prices and specifications subject to change without notice. Illustrations on sales materials are artists concepts. Some items and finishes illustrated may not be standard and may not be available. The furniture is displayed for illustration purposes only and layout illustrated does not necessarily reflect the actual layout for the suite you are purchasing. Suites are sold unfurnished. The plans, specifications, materials used, approximate area or square footages of the above-noted suites (and of the balconies or terraces associated therewith) are subject to change without notice, and the vendors/declarant shall have no liability for any resulting variance(s) between the actual final area(s) thereof and the stated area(s) outlined above. See sales representatives for details.

SCHEDULE B

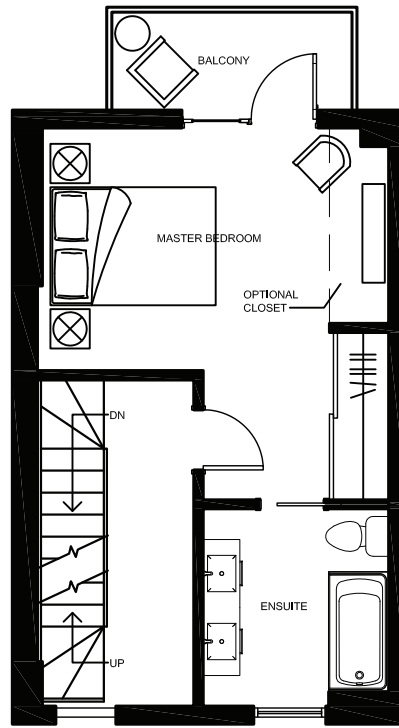
UNIT 4

1675 SQ. FT.

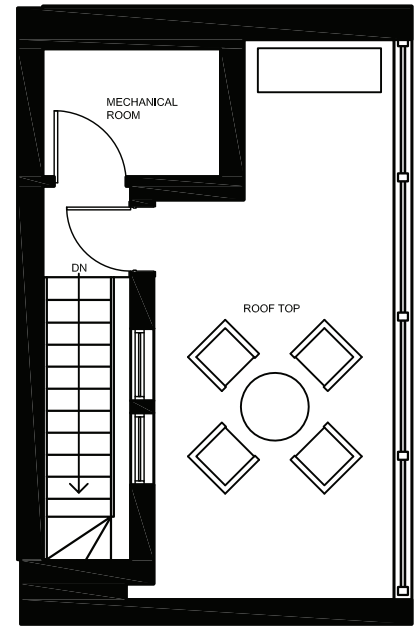
+ 240 SQ. FT. OF ROOFTOP TERRACE



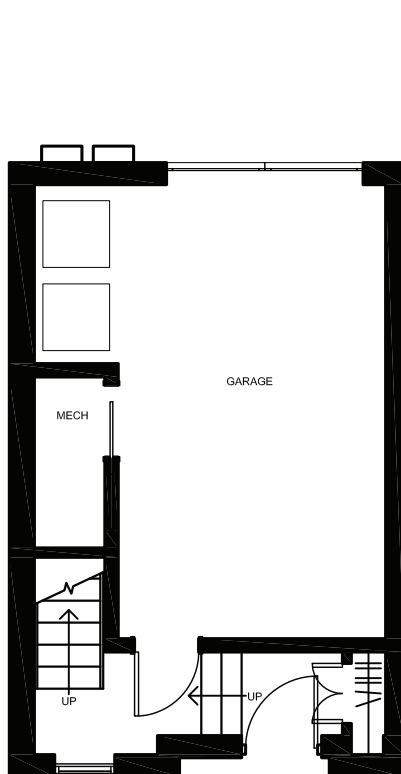
UNIT 4 - LEVEL 3



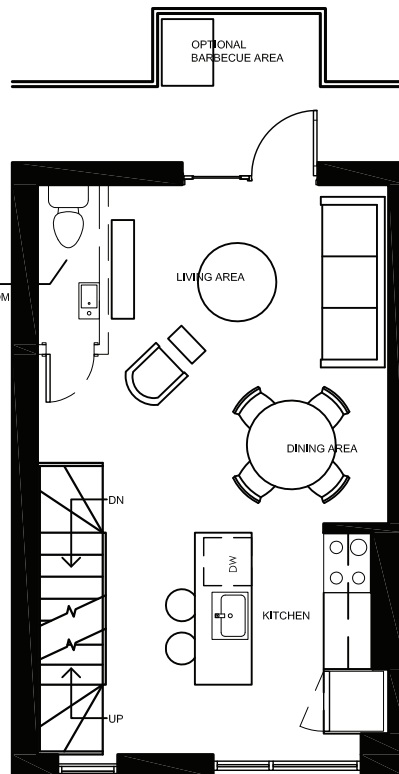
UNIT 4 - LEVEL 4



UNIT 4 - ROOF TOP



UNIT 4 - LEVEL 1



UNIT 4 - LEVEL 2

Common Driveway			
Unit 1	Unit 2	Unit 3	Unit 4

Key Plan

Unit # 4

Purchaser: _____

Some features may vary by design.
 *Prices and specifications subject to change without notice. Illustrations on sales materials are artists concepts. Some items and finishes illustrated may not be standard and may not be available. The furniture is displayed for illustration purposes only and layout illustrated does not necessarily reflect the actual layout for the suite you are purchasing. Suites are sold unfurnished. The plans, specifications, materials used, approximate area or square footages of the above-noted suites (and of the balconies or terraces associated therewith) are subject to change without notice, and the vendors/declarant shall have no liability for any resulting variance(s) between the actual final area(s) thereof and the stated area(s) outlined above. See sales representatives for details.



FIND THE
MANY
UPGRADED
FEATURES
AND
FINISHES
THAT COME
STANDARD
AT THE
EVERGREEN
TOWNS

