

BENCHMARK
SIGNATURE REALTY INC. BROKERAGE

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BT TOWNS

Life on the Park

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Imagine living in your very own 2, 3 or 4-bedroom townhome, with your own private outdoor space in a beautiful natural setting right in Toronto, at financially attainable prices! The impossible becomes possible at BT TOWNS. You can live in a beautiful new home, on a park in the established neighbourhood at Finch and Warden, steps to the TTC, Bridlewood Mall and two grocery stores... and that's just the start!

In under five minutes, you can walk to more than 24 restaurants, a gym, three pharmacies including a Shoppers Drug Mart, 16 parks, a waterpark, golf course, community centre, dog park, child care provider, great schools, a library and more. Relaxing, recreating and running errands are a breeze from this ideal location.

Enjoy top-quality design and construction in attractive modern townhomes that accommodate the way today's families want to live. BT TOWNS range in price, but are all an incredible value in this area where other homes start from well over \$1 million dollars.



YOUR NEIGHBOURHOOD Living on Bridletowne Circle translates to the ultimate in convenience and family fun! The adjacent Bridletowne Park features a sports field, children's playground and bicycle trails. A quick stroll and you're at Bridlewood Mall, where you can access grocery stores, a Shoppers Drug Mart, restaurants and more. Commuters appreciate the fact that BT TOWNS is only a three-minute walk to bus stops, and a three-minute drive to Highway 404. It's under a seven minute drive to the 401, DVP, 407, Seneca College, Scarborough Grace Hospital, Pacific Mall, Scarborough Town Centre, Fairview Mall, LCBO, Beer Store, GO Stations and the subway. This location is a sensation!



BT TOWNS offers one of the most convenient locations in the Greater Toronto Area. Just look at the number of amenities that are within walking distance or a short drive. Recreation, education, restaurants, entertainment, shopping, services ... it's all here, waiting for you.

1. Bridletowne Park

2. L'Amoreaux North Park

3. Kidstown Water Park

4. Fundy Bay Park

5. Warden Park

6. Birchcrest Park

7. Bridlewood Mall

A Boss Salon

Ardene

Bank of Montreal

Bank of Nova Scotia

Bulk Food

Crystal Dental Centre

Dollarama

FIDO

Fit4Less by GoodLife

Hakim Optical

Jasmine Chinese Food

Kidz Korner

Kin Kin & Bakery Bubble Tea

Koodo

McDonalds

Metro

Mr.Congee Chinese Restaurant

Nails for You

On Top Nail Design

Phoenix Restaurant

Pizza Pizza

Popeyes Chicken

Premium Furniture

Price Chopper

RBC General Insurance Company

Royal Bank of Canada

Shoppers Drug Mart

Stitches
- Super Taste Noodle House

The Shoe Club

Tim Hortons

Toronto Public Library

Yamamoto Japanese Cuisine

8. Pacific Mall

9. Milliken Wells Shopping Centre

10. Agincourt Mall

11. Winners

12. CF Fairview Mall

13. Kenndy Commons

14. Scarborough Town Centre

15. LCBO

16. Canadian Tire

17. Chartwell Shopping Centre

18. Home Depot

19. Costco

20. Beer Store

21. J-Town By The Sea

22. Food Basic

23. Hong Tai Supermarket

24. Bulk Barn

25. Foody Mart

26. T&T Supermarket

27. Johnny's Hamburgers

28. Starbucks

29. Little Sheep Mongolin Hot Plate

30. Agincourt Bakery

31. Tim Hortons

32. Eggsmart

33. Reginos Pizza

34. Coffee Here

35. Suvaiyakam Restaurant

36. Fishman Wharf Seafood Restaurant

37. Chuck E. Cheese

38. L'Amoreaux Sports Complex

39. Tam O'Shanter Golf Club

40. GoodLife Fitness

41. LA Fitness

42. L'Amoreaux Community Recreation Centre

43. St Aidan Child Care Centre

44. Sky Garden Recreation Centre

45. Stephen Leacock Community Centre

46. St. Paul's L'Amoreaux Centre

47. Princess Banquet Hall

48. Warden Finch Medical Centre

49. The Scarborough Hospital

50. Royal Crest Pharmacy

51. Rexall Pharma Plus

52. Finch at Warden Dentistry

53. Bridletown Pharmacy

54. Happy Hair Salon

55. Shoppers Drug Mart

56. J B Tyrrell Senior Public School

57. Beverly Glen Junior Public School

58. St. Aidan Catholic School

59. Brookmill Boulevard Junior Public School

60. L'Amoreaux Collegiate Institute

61. Seneca College

62. Early Years Education System

63. CIBC

64. TD Canada Trust

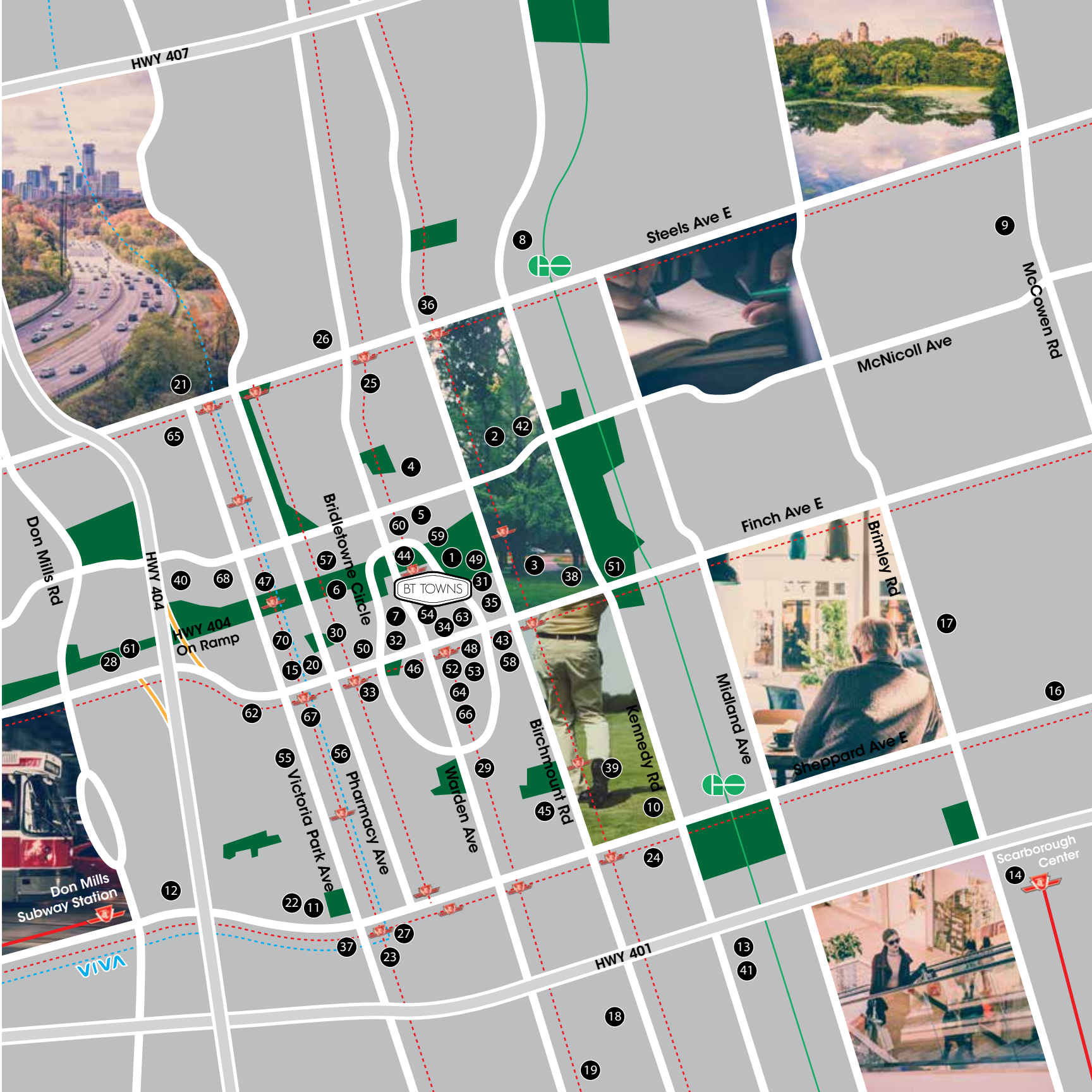
65. Tangerine

66. CIBC

67. Shell

68. Esso

70. Petro Canada





BT TOWNS delivers high end quality, precise craftsmanship and outstanding style in all the small details.

Discover standard finishes that are upscale, from stone kitchen countertops and stainless steel appliances to finely finished, easy-to-clean, hard-surface flooring throughout.

When it comes to your new home, choose the colours, textures, shapes and sizes to personalize your new surroundings.

Select the combination that will make you feel “at home” the moment you get home.

BT TOWNS is an exclusive collection of just 60 brand new townhomes representing the BEST VALUE in Toronto today! A majority of the townhomes include large outdoor spaces - perfect for barbecues with family and friends.

Choose from two-storey stacked townhomes or three-storey traditional townhomes, all graced with modern features and finishes. These high-end finishes include hard-surface flooring, family friendly kitchens with stone countertops, stainless steel appliances and under mounted sinks.



Illustrations are artist's concept. Specifications are subject to change. E. & O.E.

MODERN ROOFTOP TERRACES

Choose a BT TOWNS home with a rooftop terrace and feel on top of the world. Some of the rooftop terraces have scenic views of Bridletown Park. Use this space for entertaining or simply kicking back and relaxing.

Add some greenery and colour during the growing season, and enjoy your very own “backyard” in the great outdoors.



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FEATURES & FINISHES

TOWNHOMES

Modern, sleek and sophisticated; your townhome is designed to compliment your lifestyle and provides ample space for entertaining.

- Energy efficient windows
- Vinyl floors throughout, except in bathrooms, laundry closets, mechanical room and storage closets
- Single swing or sliding door to balcony or terrace
- White plastic coated wire shelving in closets
- Laundry closet with tiled floor and brand name, front-loading Energy Star™ stacked washer and dryer
- Telephone outlet in living room, den and master bedroom
- Cable outlet in living room, den and master bedroom
- Capped light box in kitchen, living/dining room, bedrooms and family room
- Ceiling light fixture in foyer and walk-in closets
- Balcony or terrace with one exterior light fixture and one electrical outlet
- One exterior gas bib connection per unit on terrace
- Individually controlled heating and air conditioning with energy efficient digital thermostats

KITCHEN

Create your own culinary masterpiece in your designer kitchen. With stylish modern finishes and your own brand new appliances you will create your own gourmet experience in class and style.

- Laminate cabinets and metal hardware
- Stone countertop
- Ceramic tile backsplash
- Single, stainless steel undermount sink
- Chrome, single lever low-flow faucet
- Brand-name appliances, including: stainless steel refrigerator with bottom freezer; stainless steel electric stove, microwave hood fan and dishwasher

BATHROOMS

Functional and sleek, your designer bathroom will provide serenity and order to your daily routine.

- Laminate cabinets and metal hardware
- Stone countertop
- Undermount sink
- Chrome, single lever low-flow faucet
- Wall sconce lighting and mirror
- Porcelain tile floors
- Bathtub with acrylic apron and/or shower stall with acrylic pan and glass partition, as per plan
- Ceramic tile full-height walls surrounding bathtub and/or shower stall, as per plan
- White toilet
- Exhaust fan vented to the outside

From Vendor’s standard samples
All specifications and materials are subject to change without notice. E. & O. E.



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THE CARNABY



CANARY PARK



THE SOUTHWOOD



THE TAYLOR - Lobby



THE TAYLOR



CANARY BLOCK



RIVERSIDE SQUARE



THE SOUTHWOOD - Interior



THE CARLAW



CANARY PARK



TWENTY

HARNAK DEVELOPMENTS

HARNAK Developments harnesses the talents and successful track records of industry professionals behind some of the best new townhome and condo developments in Toronto, and across North America. Their combined experience spans the gamut from helping to design floorplans that offer livable, square footage-maximizing spaces, to implementing a sales experience that is pleasant and positive from beginning to move-in. They focus on the details that matter to homeowners – ensuring that each open-concept residence includes generous closet space, functional kitchens and spacious living spaces, all with aesthetics in mind.

Above all, the professionals at Harnak Developments understand that quality is a critical element when it comes to creating people's homes. They engage in market research that enables them to offer the right product in the right place at the right time. BT TOWNS is a brilliant example of the culmination of the principles commitment and values. Like the savvy purchasers who choose this new community, Harnak Developments is in it for the long run.

IN PARTNERSHIP WITH DREAM

Dream Asset Management Corporation ("Dream") is one of Canada's leading real estate companies with approximately \$14 billion of assets under management in North America and Europe. The scope of the business includes land development, housing and condominium development, asset management for four TSX-listed funds, investments in, and management of Canadian renewable energy infrastructure and commercial property ownership.

VIESMAN MORO

This team brings their extensive construction management experience to the table to oversee the planning, coordination, and control of the project from beginning to completion to ensure the project is built on schedule while producing top quality results. Experience includes the management of commercial, residential and hotel construction. Some recent communities include: The Southwood, Riverside Square, Twenty, The Carnaby, The Taylor, The Carlaw, and many more.

SEVEN HAUS DESIGN

Seven Haus Design is a multi-disciplinary studio that encompasses all aspects of design and translates their creative inventiveness into commercial and residential interiors, furniture, graphics and architectural design.

The foundation of Seven Haus is built upon creating and constructing modern spaces that are bold and authentic. This sensibility evolves from the intent to design integrated spaces that embody the spirit of their locations and the function of their end users. Their spaces are uniquely designed, cleverly conceived and executed with a forensic approach to detail.



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