



BIRCHLEY PARK



Illustrations are Artist's concepts only. Subject to change without notice. E. & O. E.



Our Story

DIAMOND KILMER DEVELOPMENTS

Helmed by Kenneth Tanenbaum and Stephen Diamond, Diamond Kilmer is focused on delivering mid-rise projects in walkable, transit-oriented neighbourhoods, where households and families of all types can thrive and grow in people-centric communities. Committed to providing value without compromising quality and design, Diamond Kilmer aims to ensure residents can enjoy their homes for years to come.



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An Unprecedented Team

DIAMOND KILMER DEVELOPMENTS



The power of friendship is not often discussed in the world of business. Yet at Diamond Kilmer Developments, friendship laid the foundation.

Many years ago, Eph Diamond, OC (co-founder of Cadillac Fairview) met Larry Tanenbaum, OC (Chairman & CEO of Kilmer Group and Maple Leaf Sports and Entertainment). As the two got to know one another, Larry and Eph found they had much in common as exceptional builders and promoters of Toronto. They also shared a belief that integrity, quality, and innovation lead to success.

Today, the legacy of friendship, shared values, and success continues with their sons, Ken Tanenbaum (Vice-Chairman of Kilmer Group) and Steve Diamond (Founder & CEO of DiamondCorp and Chair of Waterfront Toronto), who have a formal partnership in Diamond Kilmer Developments.

Committed to addressing the challenges facing today's urban homebuyers, Diamond Kilmer is pursuing a development strategy that delivers family-friendly, ground-related, and mid-rise housing in a growing, transit-oriented neighbourhood at competitive prices.

With the unique ability to transform complex urban sites into vibrant, liveable communities, Diamond Kilmer will strive to be the first choice for urban homebuyers across the Toronto region.

We call this vision CONNECTED URBAN LIVING.

Population Growth in Canada

- Canada aims to welcome **447,055** in 2023 and **451,000** in 2024²
- Ontario will need to add **1 million new homes** over the next decade which is approx. 100,000 homes/year to keep up with the population growth³
- **800,000** people will be moving to Toronto which is almost **30% increase** in population by 2030¹
- **Toronto is the 4th largest city in North America** with about 3 million people² We are also the #1 fastest growing city in North America

1. <https://www.toronto.ca/ext/sdfa/Neighbourhood%20Profiles/pdf/2016/pdf1/cpa122.pdf>

2. https://trreb.ca/files/market-stats/condo-reports/condo_report_Q2-2021.pdf

3. <https://www.walkscore.com/score/411-victoria-park-ave-toronto-on-canada>



Growing International Interest

1 Million

(projected) international
students arriving 2023

490,000

(projected) students will
need rental accommodation

(Source: <https://storeys.com/canada-most-desirable-country-international-students-rent-hikes/>)

NEW PERMANENT RESIDENTS COMING TO CANADA

447,055

in 2023

451,000

in 2024

800,000

people moving to Toronto by 2030

(Source: UndergraduateStudents_AllYears2021-22.xlsx (torontomu.ca))

Students Rejoice



97,066
Total Enrollment

27,130
International Students

22
minutes by TTC

(Source: Quick Facts | University of Toronto (utoronto.ca))



36,020
Total Enrollment

3,404
International Students

32
minutes by TTC

(Source: UndergraduateStudents_AllYears2021-22.xlsx (torontomu.ca))

A Solid Future

for Birch Cliff

PROJECTED GROWTH

16
New Developments

5,765
New Units



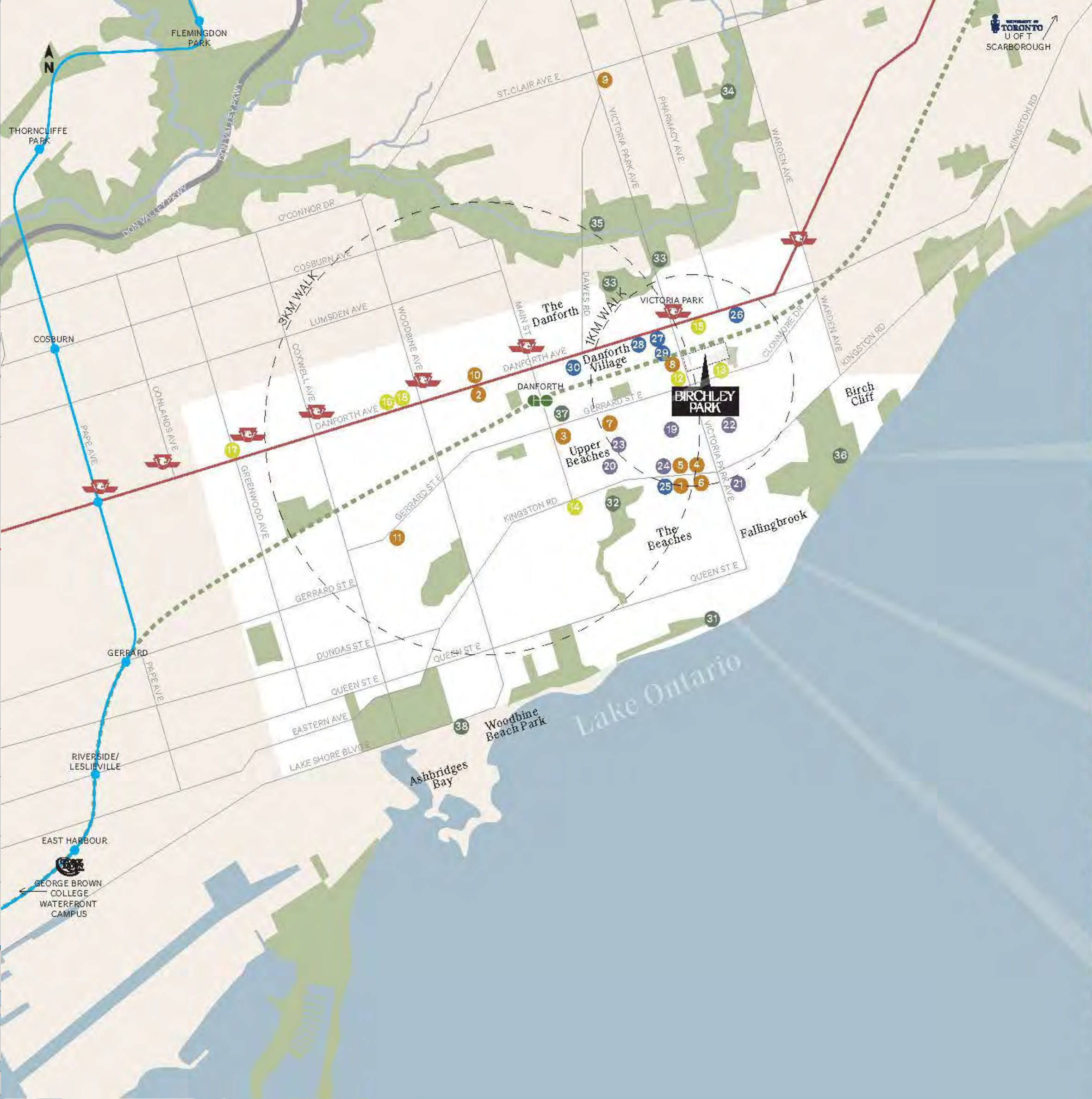
A New Landmark Destination

- Vibrant, new, 19-acre master planned community nestled between the charm of the Danforth and the bluffs of The Beaches
- Sustainable and nature-infused mid-rise community of modern condominiums and townhomes
- Inspired by the elegant minimalism of Scandinavian design
- Committed to providing four-season wellness living
- Focus on healthy living and outdoor activity
- Year-round spa in a spectacular central courtyard



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Big Reasons to Go Out



PROLOGUE CAFE

Indulge in hand-crafted coffee brewed on competition-grade equipment.



DENTONIA PARK GOLF COURSE

Play a round of golf at this 18-Hole City of Toronto Par 3 Championship Course.



AVA'S APPLETREE

Discover natural clothing for kids and unique toys aimed at fostering imaginative play.



GLEN STEWART PARK

Take a walk through the creek-lined, 11-hectare ravine, lush with red oak and red maple.

Pop these places into your phone and get to know your new neighbourhood. Some of the highlights are only a few steps away.

EATERIES

1. Lighthouse 971
2. Atto Sushi
3. Red Tape Brewery
4. Somun Superstar
5. The Porch Light
6. No Bull Burgers
7. Prologue Cafe
8. Starbucks
9. Mexitaco
10. East Toronto Coffee Co.
11. Bodega Henriette

GROCERY & GOURMET

12. Loblaws
13. FreshCo
14. The Big Carrot
15. LCBO
16. Royal Beef
17. Hooked Fish Market
18. Madame Gateaux

SCHOOLS & HOSPITAL

19. Adam Beck Junior Public School
20. Notre Dame High School
21. Neil McNeil High School
22. Blantyre Public School
23. Malvern Collegiate Institute
24. Beaches Co-operative Playschool

SPECIALTY SHOPPES

25. Ava's Appletree
26. Long & McQuade
27. Shoppers Drug Mart
28. Lowes
29. Staples
30. Canadian Tire

PARKS & RECREATION

31. Balmy Beach Club & Park
32. Glen Stewart Park
33. Dentonia Park & Golf Course
34. Gus Harris Trail
35. Taylor Creek Park
36. The Toronto Hunt Golf Course
37. Ted Reeve Community Arena
38. Woodbine Beach Park

TRANSIT

Victoria Park TTC Subway Station

*Future Ontario Line

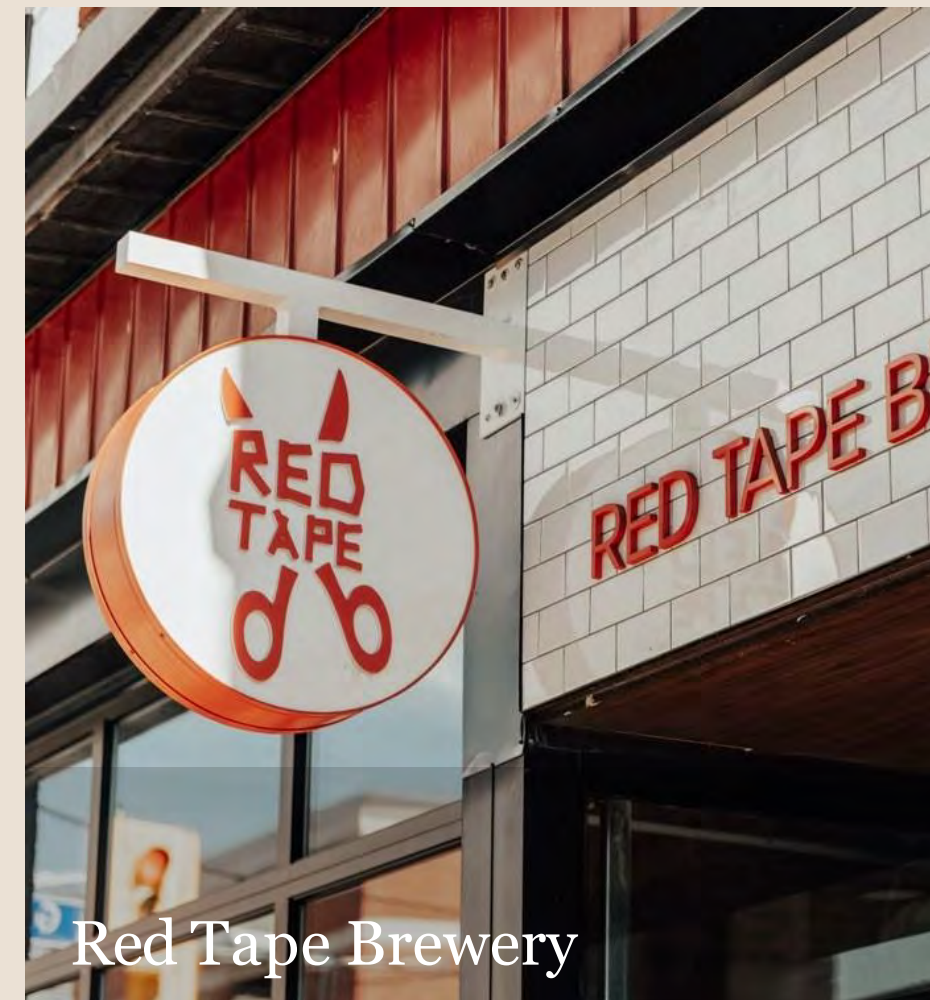
DANFORTH GO STATION



Lighthouse 971



Somun Superstar



Red Tape Brewery



The Porch Light



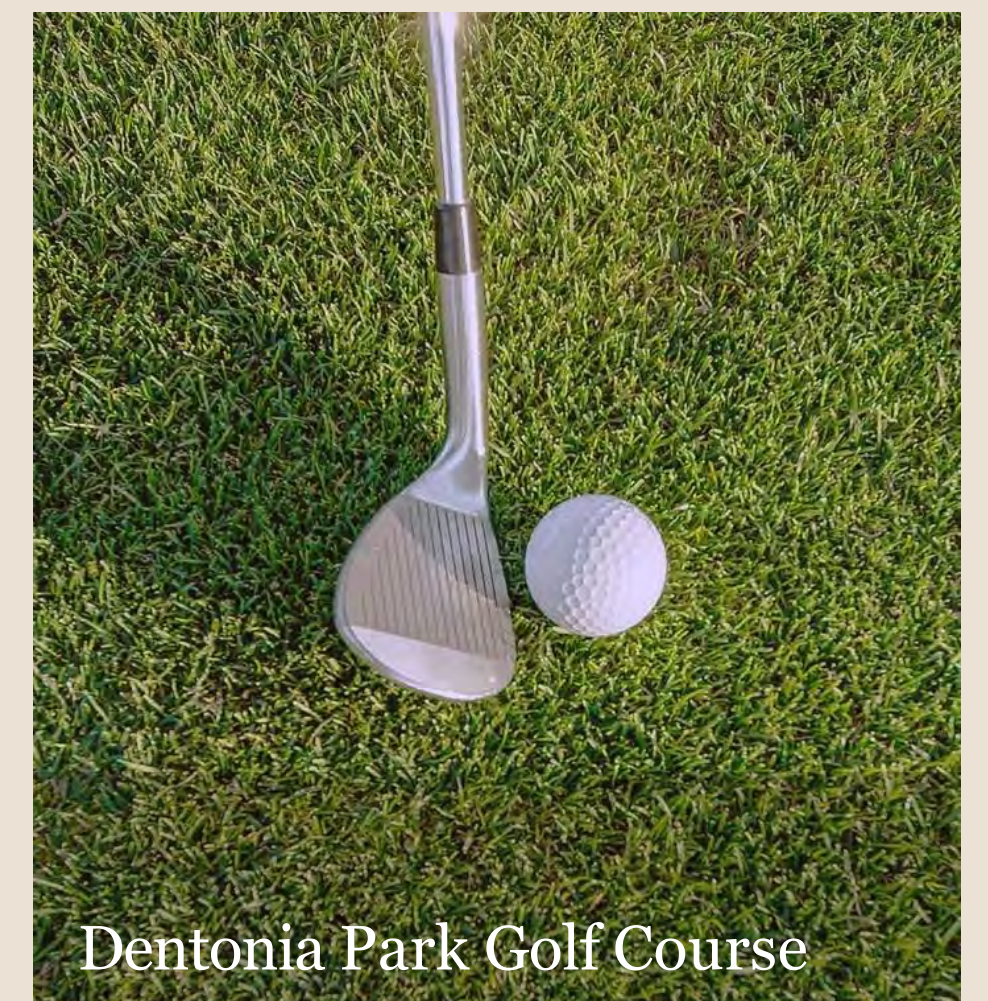
The Big Carrot



Prologue Café



Ava's Appletree



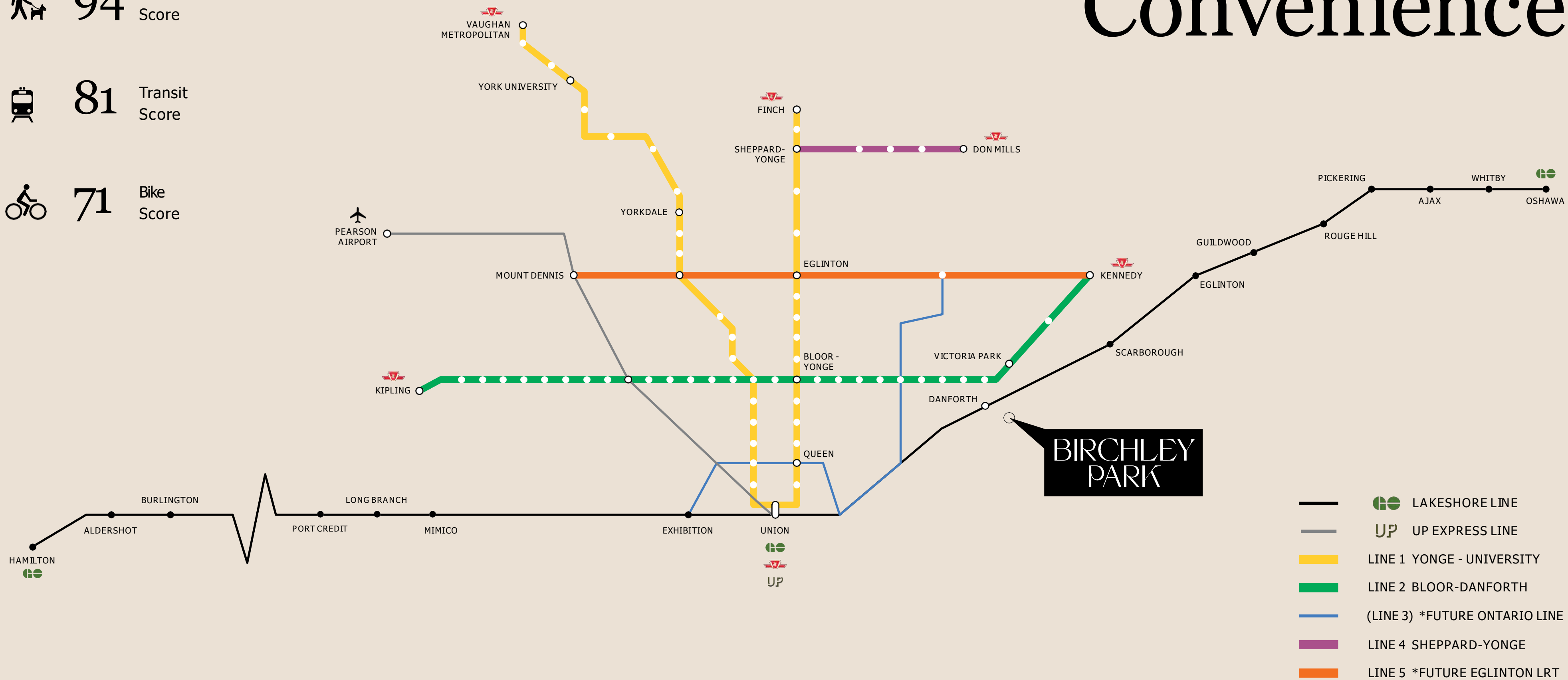
Dentonia Park Golf Course

Connect to Convenience

 94 Walk Score

 81 Transit Score

 71 Bike Score



*<https://www.metrolinx.com/en/greaterregion/projects/ontario-line.aspx>
Illustrations are Artist's concepts only. Map is not to scale.

Built for Exploration


Fall in love with the exceptional convenience of Birchley Park’s premium location. Here, residents enjoy access to unique local restaurants, cafés and shops, and the natural assets of endless sandy beaches along the lakefront, parks and amazing ravine hiking trails.




* Distances are measured from Birchley Park to locations mentioned.

TRANSIT					
	Future Ontario Line Subway	-	-	10 min	16 min
	DVP	-	-	18 min	-
	Danforth GO Station	6 min	14 min	4 min	9 min
	Victoria Park Station	3 min	6 min	1 min	5 min
	Highway 401	-	-	25 min	-
NEIGHBOURHOODS	Greektown	11 min	47 min	10 min	15 min
	The Beaches	6 min	10 min	2 min	8 min
	Danforth Village	5 min	14 min	4 min	10 min
	Taylor Creek Park	6 min	19 min	4 min	16 min
	Downtown Toronto	35 min	-	20 min	30 min
LOCAL AMENITIES	Birchmount Community Centre	10 min	30 min	6 min	15 min
	Loblaws	3 min	2 min	1 min	-
	FreshCo	2 min	2 min	1 min	-
	Shoppers World Danforth Lowes / Metro / Local Restaurants	2 min	5 min	2 min	-
	Michael Garron Hospital	12 min	50 min	10 min	20 min


Times are approximate and subject to variances depending on time of day.



94
Walk Score



71
Bike Score



81
Transit Score

Four-Season Wellness Living

BIRCHLEY PARK

3-12

Storeys

665

Residential suites

5.5

Acre new public park

19

Acre community

11,000+

sq.ft of indoor
amenity space

18,000+

sq.ft. of outdoor
amenity space

5,000

sq.ft. ground
level retail

29,000+

total sq.ft. of indoor and
outdoor amenity space

Community Amenities

1. Birchley Park 1Lobby

2. Games Lounge

3. Kids Zone

4. Basketball Half-Court

5. Coworking Lounge

6. Private Dining & Catering Kitchen

7. Event Lounge

8. Outdoor Dining with BBQs

9. Fire Terrace
10. Pet Relief

11. Outdoor Fitness

12. Flex Green Space with Hammocks

13. Glamping Domes

14. Sundeck & Private Cabanas

15. Four-Season Wellness Spa

16. Pet Spa

17. Fitness Centre

18. Cabana Lounge
19. Change Rooms & Showers

20. Sauna

21. Yoga Studio

22. Mail Room & Lounge

23. Birchley Park 2 Lobby & Zen Garden

24. Parcel Rooms

25. Tech Lounge

26. Management Office

27. Retail



A Welcoming Entrance

Taking its cues from the colours and textures of nature, the tranquil lobby at Birchley Park welcomes residents and visitors with fresh and modern design.



Birchley Park 2 Lobby and Zen Garden

Connect and Create

For a change of scene, bring your work and personal projects to the Tech Lounge and enjoy the inspiring ambiance and the high-speed Wi-Fi.



Tech Lounge

Invitation to Celebrate

Reinforce the social ties that bind in this sophisticated space designed with comfortable seating, subtle lighting, and a glowing fireplace. Here, amid a calming neutral colour palette, natural wood features, and a connection to the outdoor terrace, any celebration is bound to be a success.



Event Lounge

Scandinavian-inspired Design

Looking out on green parkland, the private dining space offers a tranquil atmosphere for entertaining friends and family.



Private Dining Space

The Outside Advantage

An expansive wood-hued terrace with a cozy fireplace, barbecues, private cabanas, and lots of tables and chairs makes it easy to spend as much of the warmer months outside as you like. In winter, the fireplace entices with its warm glow.



Outdoor Dining with BBQs

An Invigorating Winter Dip

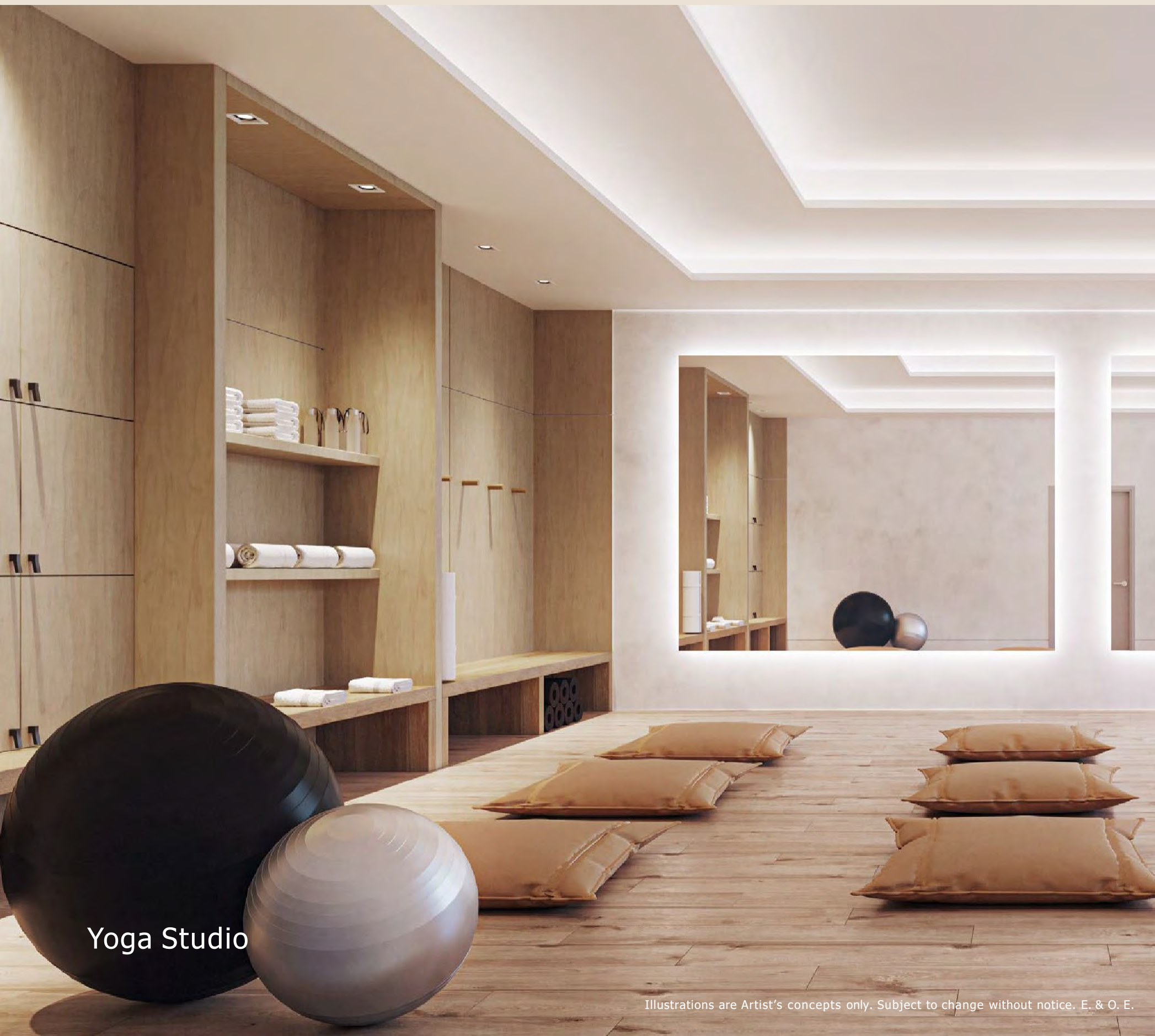
At the four-season swim spa with cabana lounges and fire terrace, you can feel the joy of reveling outdoors in the warm, soothing water, surrounded by refreshing cool air – a wellness experience inspired by Scandinavians' love of winter.



Four-Season Wellness Spa

Take a Moment

A sanctuary dedicated to the practices of yoga and meditation, the yoga studio space invites you to clear your mind and find your Zen. The cabanas in the lounge offer an opportunity to retreat from everyday cares.



Yoga Studio

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Cabana Lounge

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Score New Skills

Aspiring Raptors players or kids just looking to have fun at their favourite games will be thrilled to find a fully equipped gym with basketball half-court and practice baskets; an adjoining play space gives younger kids a place to explore and make new friends.



Basketball Half-Court and Kids Zone

Courtyard Retreat

All year round, the large central courtyard beckons with spaces to play, connect, chill out, and relax. In winter, coloured lights bring drama and warmth.



Outdoor Fitness

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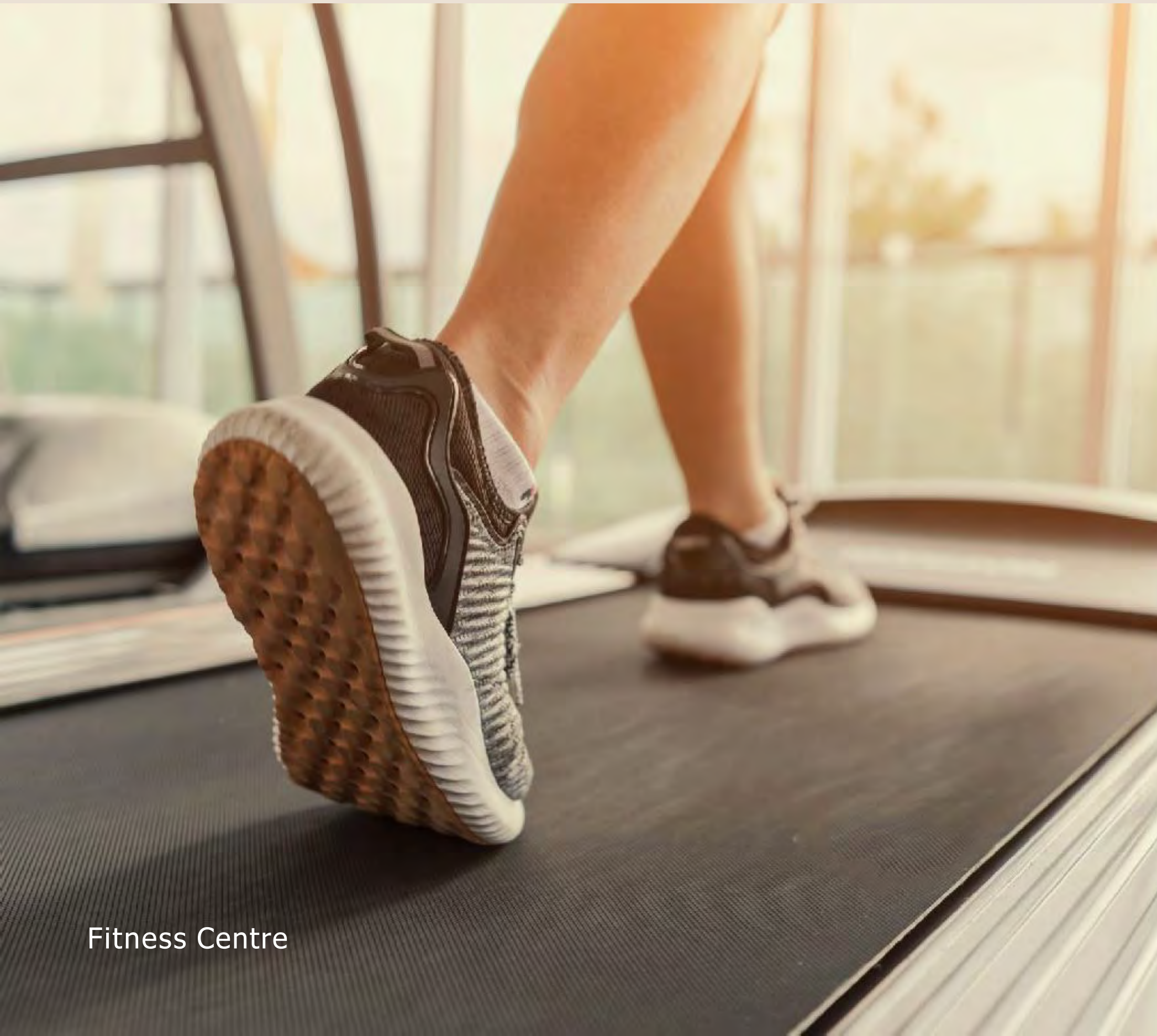


Outdoor Recreation Area

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Wellness Lifestyle

The expansive fitness centre and relaxing spa with sauna make it effortless to work towards your health and fitness goals.



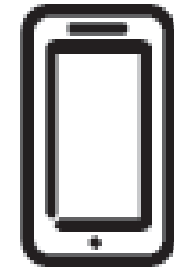
Fitness Centre



Sauna

LiveWell @ Birchley Park

Connected Living Made Easy



Book Amenities

Planning a party? Simply use the app to book the party room. With phone in hand, it's super easy to book amenities for your events.



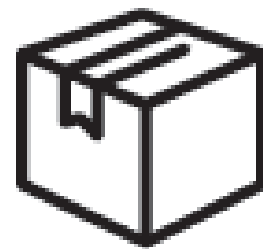
Contact the Concierge

The Birchley Park concierge can be reached immediately through the app. Chat, make arrangements, get updates – it's easy to connect.



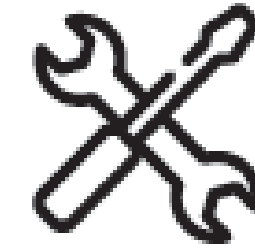
Keep Track of Energy Use

Keep tabs on your energy use by connecting through the LiveWell @Birchley Park resident app to your suite's sub-meter.



Keep Track of Parcels

Get notified when a parcel arrives, and then visit the smart locker area to retrieve it – any time. If you're out of town, the lockers will keep your parcels safe and secure until you get home.



Request Maintenance

Use the app to request maintenance - the property manager will see your request and put the wheels in motion to have a technician visit your suite.



Enjoy Convenient Guest Access

When friends and family come to visit, you'll get an alert from the app, and be able to let them into the building at the garage door or lobby entrance.



Set the Temperature

Wherever you are, you can set the temperature of your suite – plus save money and be more energy efficient. Your smart thermostat can be controlled easily by the app.



Stream Seamlessly

Stream, surf, game and shop smoothly. Birchley Park will feature high-speed Internet service to keep you connected.

Sustainability Features

Elevate Life at Birchley Park



Sustainable Building Features

1/2

- **Geoexchange**, a decarbonized heating and cooling system for residents of Birchley Park 1 and 2, represents the next generation of building design. The geoexchange system will result in a reduction of over 60% of carbon annually.
- More than 60% of available roof space will be covered with **green roofs**. It will be incorporated to reduce the amount of roof run-off and help with low-impact storm water management. Green roofs also help reduce the heat island effect.
- The building will be built with **durable materials** and primarily clad in masonry.
- **Reduced expanses of glazing:** Punched windows will reduce energy loss and minimize the amount of energy required for heating and cooling.
- **Water conservation:** Low-flow plumbing fixtures will be installed throughout to reduce overall water consumption, which helps to conserve local water resources.
- **Energy conservation:** Every suite will have Energy Star appliances, energy efficient lighting and programmable thermostats.

- **Waste management:** To minimize the amount of waste being disposed of in landfills, each residence building will have a tri-sorter chute system. Residents will be able to use these to dispose of waste, recyclables, and organics separately.
- **Bird-friendly design:** The buildings will incorporate bird-friendly window applications, such as visual markers in combination with non-reflective glass, which can be perceived by birds from a distance. The buildings will also have awnings and overhangs to mute reflections in the glass, thereby reducing the likelihood of bird collisions.
- To **reduce heat island effects**, the buildings will incorporate high albedo roofing materials, and high albedo and permeable paving materials. These materials reduce the amount of sunlight that is absorbed.

Sustainability Features

2/2

Elevate Life at Birchley Park

Four-Season Wellness Features

- **Swim Spa.**
- Indoor/outdoor **fitness amenities** programming for all ages.
- Over 18,000-square foot **outdoor courtyard** retreat.
- Over 11,000 square feet of **indoor amenities.**
- **Crafted outdoor spaces** to strengthen connection to nature: outdoor lifestyle amenities; 5.5-acre, inclusive, programmed public park; walkable and bicycle friendly trails.
- **Proximity** to waterfront, ravine parks and trails, boutique and health-oriented stores and restaurants such as the Big Carrot.
- 5,000 square feet of **retail.**

Greening the Landscape

- **Growing large shade trees** is a priority. High quality soil and a variety of native species will be used to promote biodiversity, support the ecosystem, and enhance urban forest resilience.
- **Pedestrian lighting** will be dark-sky compliant to prevent a negative impact on the ecosystem and wildlife. It will also follow a set of design principles enhancing pedestrian safety.
- Water efficient, drought-tolerant native perennial, pollinator supportive plantings that are low-maintenance will reduce the need for intensive irrigation. The number of **native plants** (37 vs. 29 required) and percentage of total plants (minimum 50%) exceeds LEED requirements at 64%.

Promoting sustainable ways of getting around

- **Car sharing** of 4 vehicles
- **EV chargers:** EV chargers (roughed-in) including full stations, energized outlets (dryer plug).
- **Bike spaces:** Bike spaces for residents and visitors alike. The neighbourhood has a Bike Score of 71.
- Birchley Park streets will include **“sharrow” pavement markings** and signage to encourage sharing of the streets between drivers and cyclists.
- **Walk** to Victoria Park Subway in 6 minutes or to Danforth GO. The area’s transit Score is 81 and walk score is 94.



Features and Finishes

Building Features

- Innovative architecture
- Elegantly appointed lobby with concierge
- Connected coworking lounge
- Wet room (pet/bike washing station)
- Secured mail deliveries & parcel storage system
- 30,000 square feet of indoor and outdoor amenity areas
- Retail at grade

Gourmet Kitchen Features

- Designer-selected European-style cabinetry with soft-close doors and drawers
- Quartz countertops
- Ceramic tile backsplash
- Energy-efficient 24” or 30” stainless steel refrigerator (as per plan), 24” stainless steel slide-in range, 24” hood fan, energy-efficient 24” panelled dishwasher, 24” built-in microwave
- Undermount stainless steel single sink with pull-out lever faucet
- Contemporary ceiling-mounted track light fixture

Main Bathroom Features

- Custom-designed cabinetry from standard designer selected colour and finish packages
- Solid surface countertop with sink and single lever faucet
- Frameless vanity mirror and wall sconce above
- Porcelain tile flooring
- Deep soaker bathtub as per plan
- Porcelain tile on tub/shower walls as per plan
- Water efficient shower head and faucets as per plan

Master Ensuite Features

- Custom-designed cabinetry from standard designer-selected colour and finish packages
- Solid surface countertop with sink and single lever faucet
- Frameless vanity mirror and wall sconce above
- Porcelain tile flooring & shower enclosure
- Glass shower panel (with water efficient shower head as per plan)

General Suite Features

- Suite entrance with solid core entry door with guest viewer
- Smooth 9’ ceiling height in living areas except where bulkheads are required
- Private Juliet, terrace and/or balcony as per plan
- Laminate or vinyl flooring in main living areas
- Individually controlled HVAC for year-round heating/cooling
- Decorative flat panel interior doors with designer-selected lever hardware
- In-suite white stacked washer and dryer

NOTE: Features and finishes as per Vendor’s standard samples. Some features and finishes listed are determined by suite design. The Vendor shall have the right at any time and without prior notice to the Purchaser to substitute for materials that are of equal or better quality than those provided herein. Colour, texture, appearance, dye-lot, etc. of features and finishes installed in the suite may vary from Vendor’s standard samples as a result of normal manufacturing and installation processes. The determination of whether substituted materials and products are of equal or better quality shall be made by the Vendor’s designer.

Features and Finishes

Electrical Features

- Capped ceiling outlet in dining area
- Smoke detectors as per code
- Suite is pre-wired for access to high-speed internet
- Individual and separately metered service panel
- White Decora-style light switches and plates

Safety & Security Features

- Controlled access from parking to elevator lobby
- Surveillance cameras at building entrances
- Smart entry system at main entrance(s)
- Controlled access to amenities, amenity areas, entrance doors, and elevator lobbies
- Sprinkler system throughout

LiveWell Features

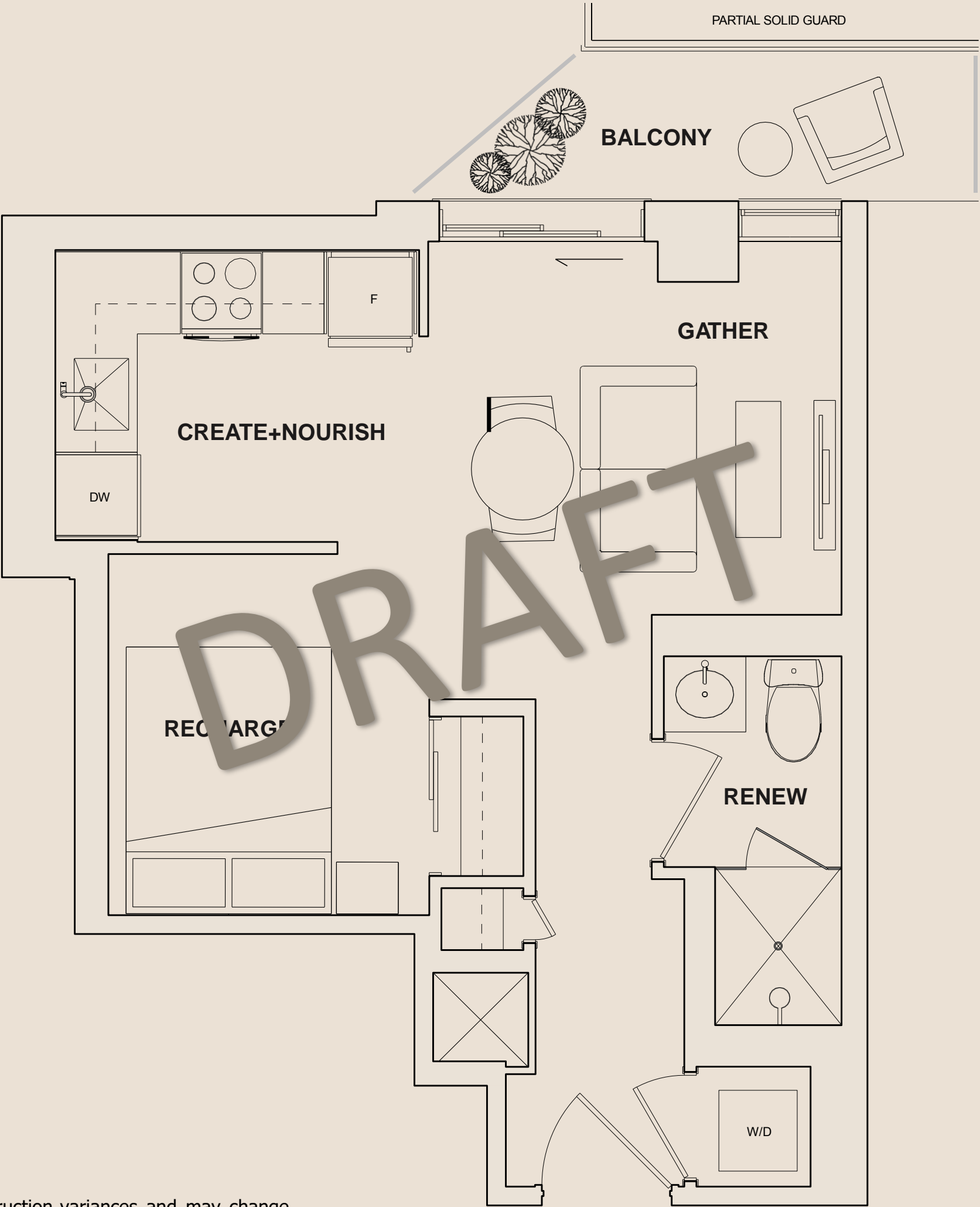
- Geoexchange system
- Low-VOC paints throughout
- Energy-efficient lighting in corridors, and locker areas
- Tri-sorter single chute recycling
- Bicycle storage areas
- Bird-friendly glazing in accordance with the City of Toronto Green Standard Requirements
- Smart home technology
- Smart thermostats
- Resident App

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Low \$500s North

STUDIO

413 sq ft
Balcony 44 sq ft
Total: 457 sq ft



Note: All dimensions, layouts, and finishes are approximate only and subject to normal construction variances and may 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. E.&O.E. April 2023.

Mid \$600s West

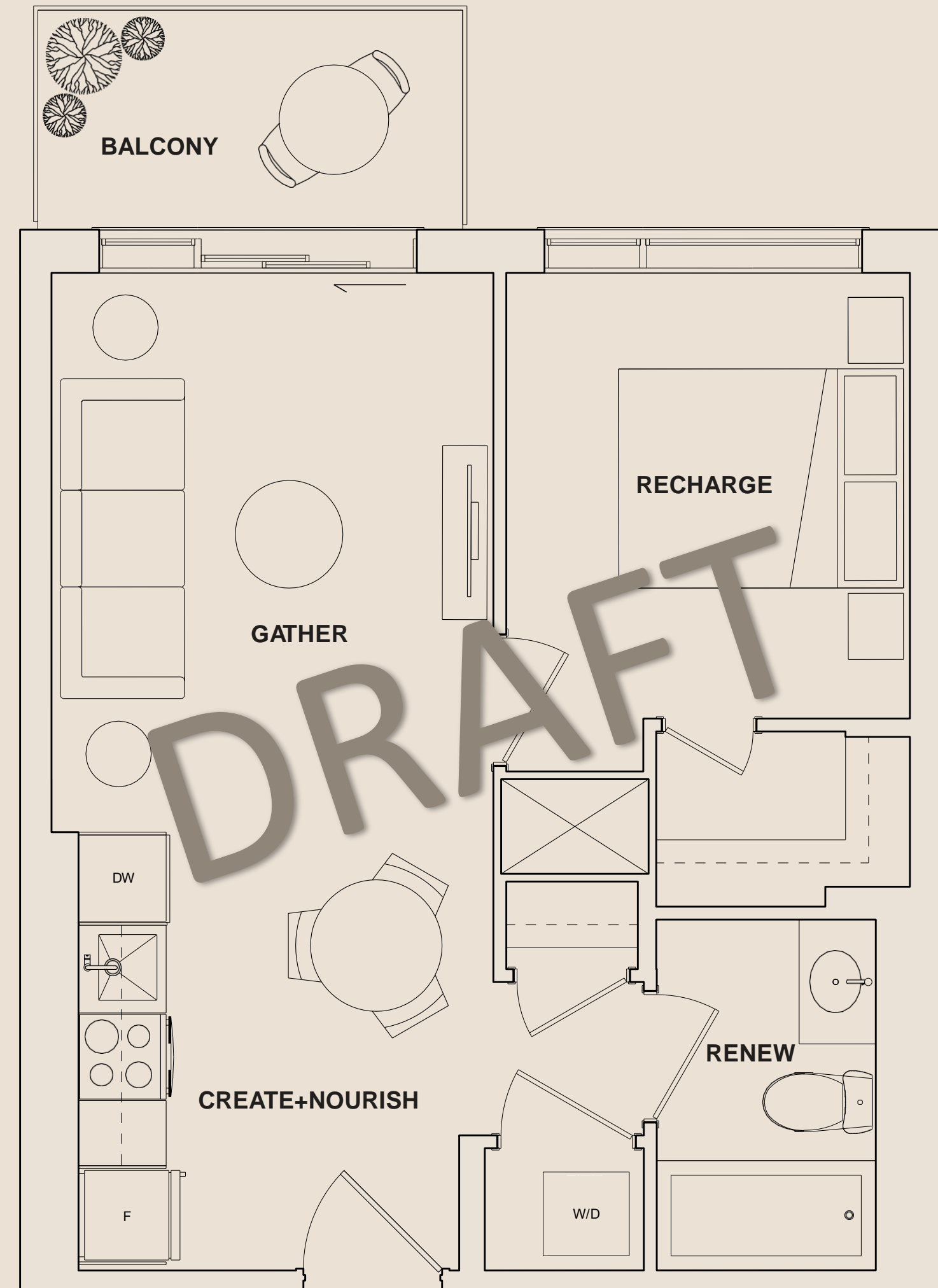
1 Bedroom

492 sq ft

Balcony 49 sq ft

Total: 541 sq ft

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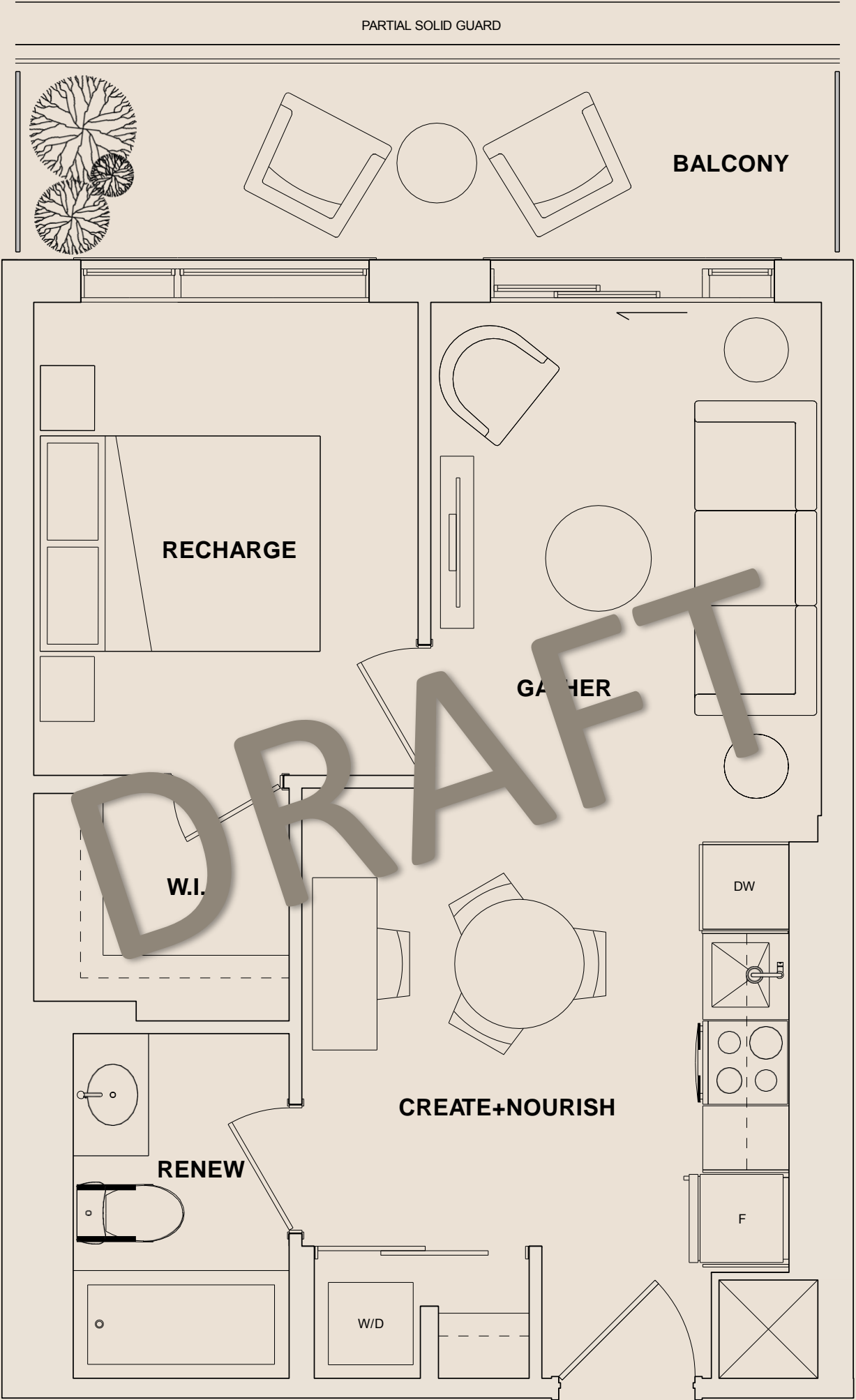


Low \$600s
North

1 Bedroom

503 sq ft
Balcony 85 sq ft
Total 588 sq ft

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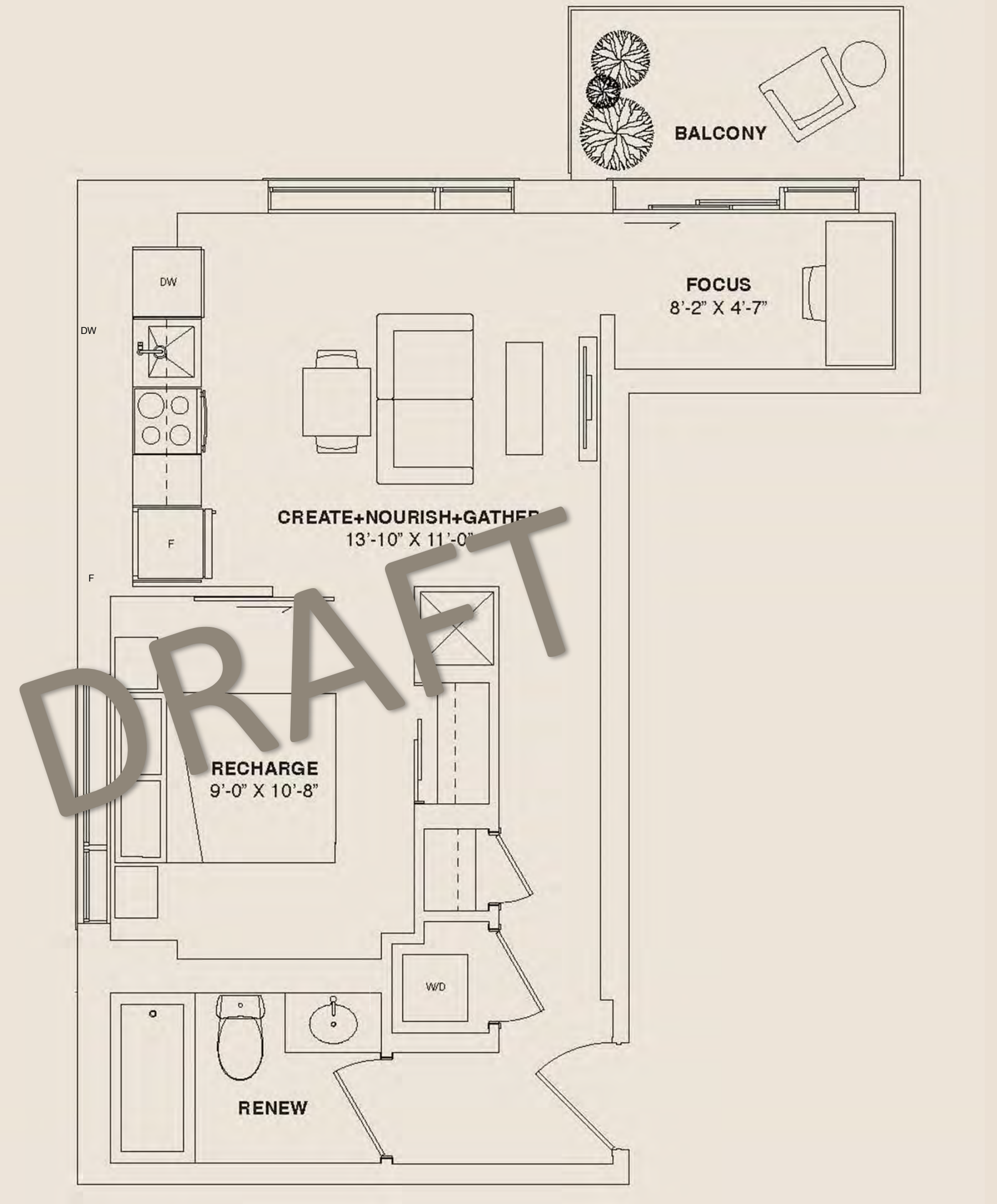
Mid \$600s
South East

1 Bedroom + Den

532 sq ft

Balcony 49 sq ft

Total: 581 sq ft



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High \$600s
South

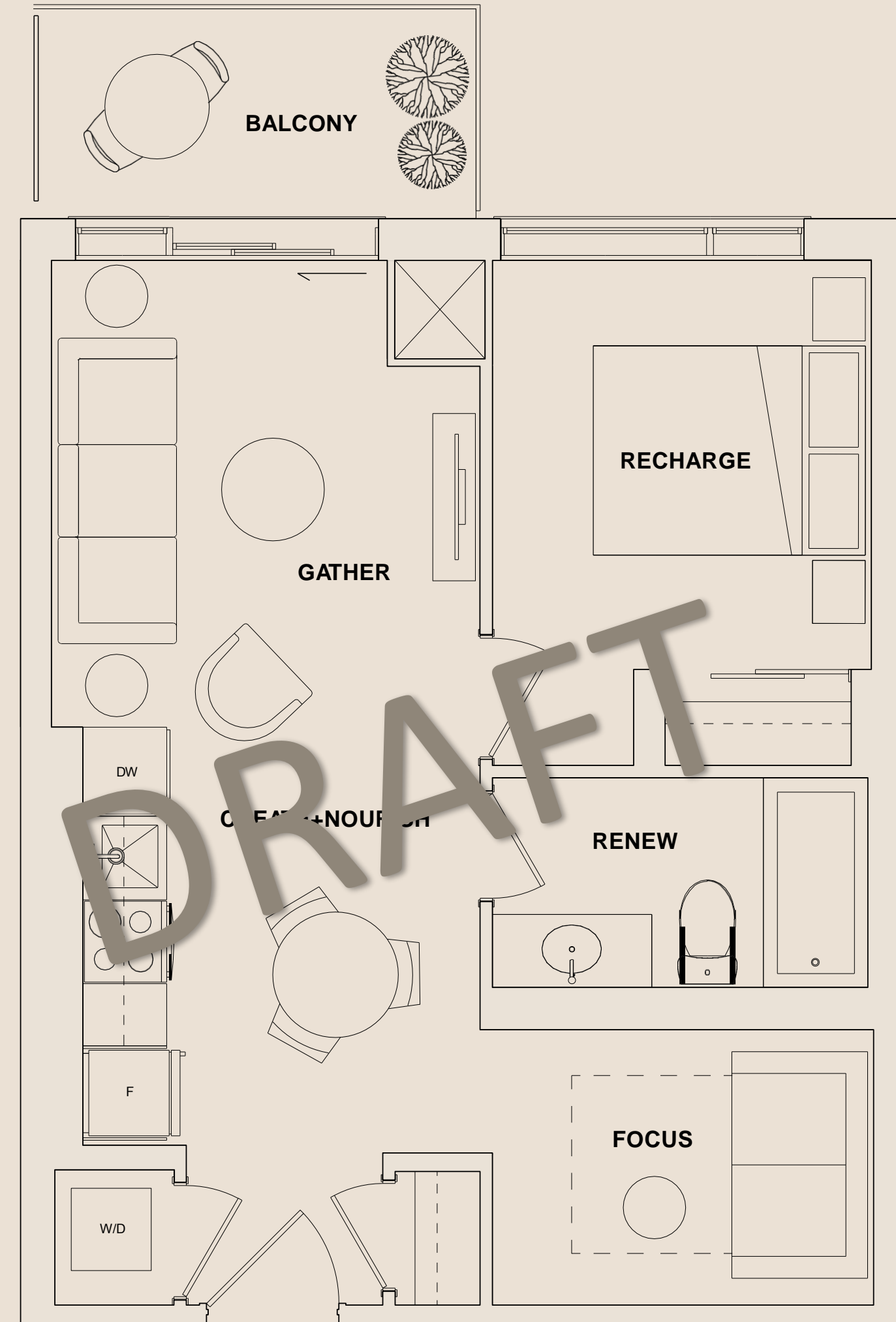
1 Bedroom + Den

538 sq ft

Balcony 52 sq ft

Total: 590 sq ft

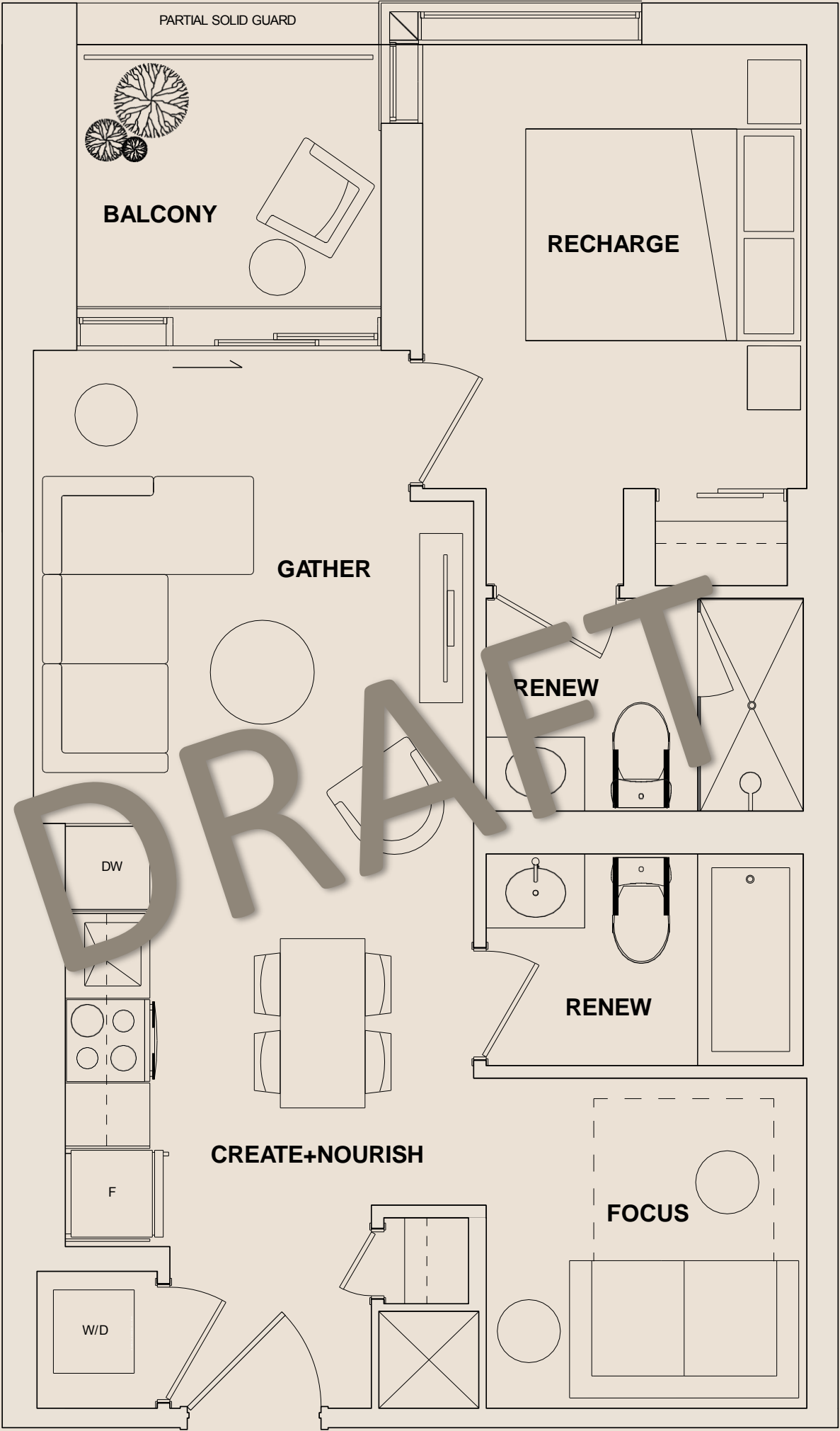
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High \$600s North

1 Bedroom + Den

589 sq ft
Balcony 42 sq ft
Total: 631 sq ft



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Mid \$700s
South

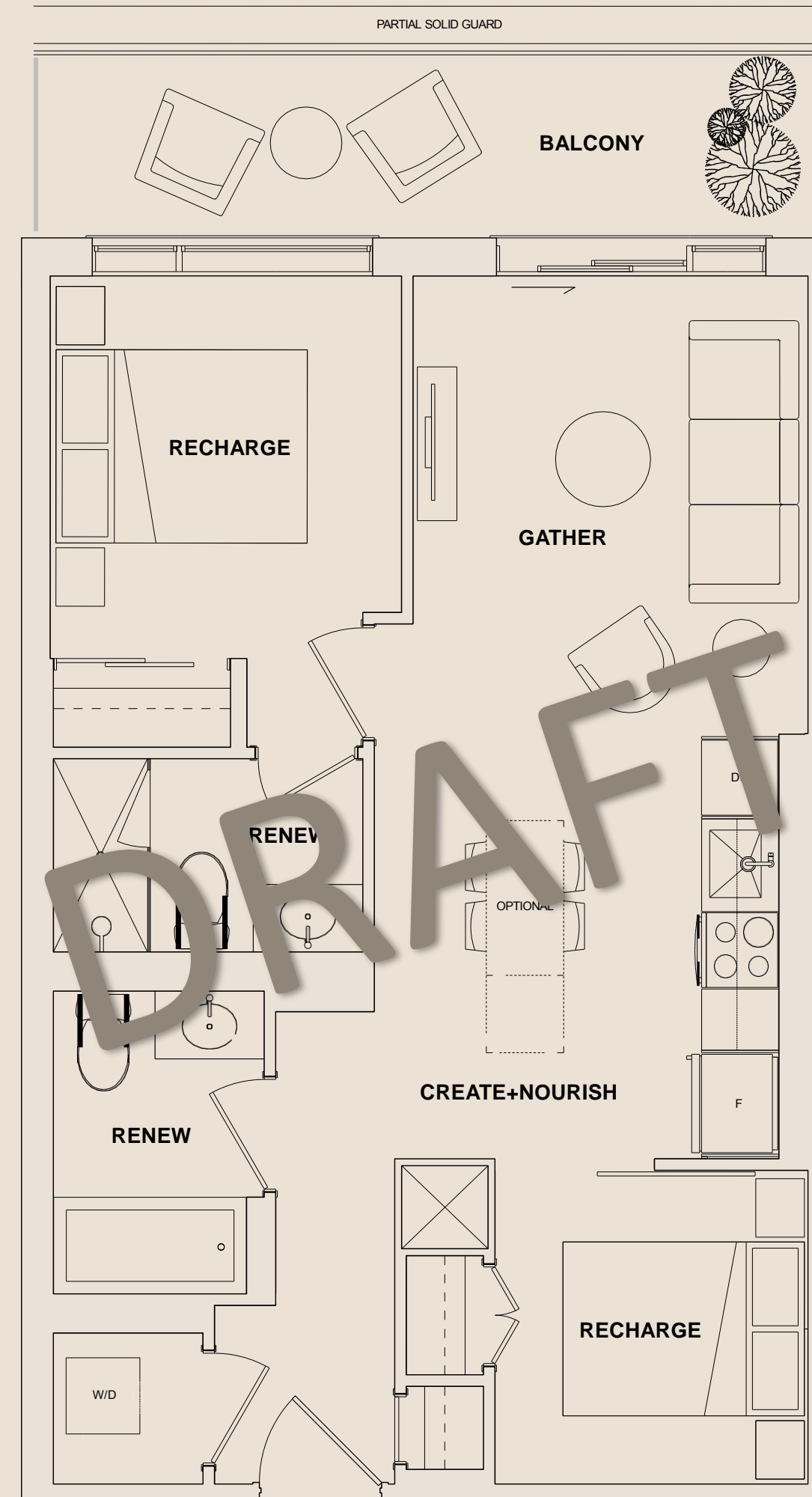
2 Bedroom

665 sq ft

Balcony 94 sq ft

Total: 759 sq ft

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Low \$800s

South

2 Bedroom

739 sq ft
Balcony 49 sq ft
Total: 788 sq ft



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Low \$800s West

2 Bedroom + Den

732 sq ft
Balcony 38 sq ft
Total: 770 sq ft



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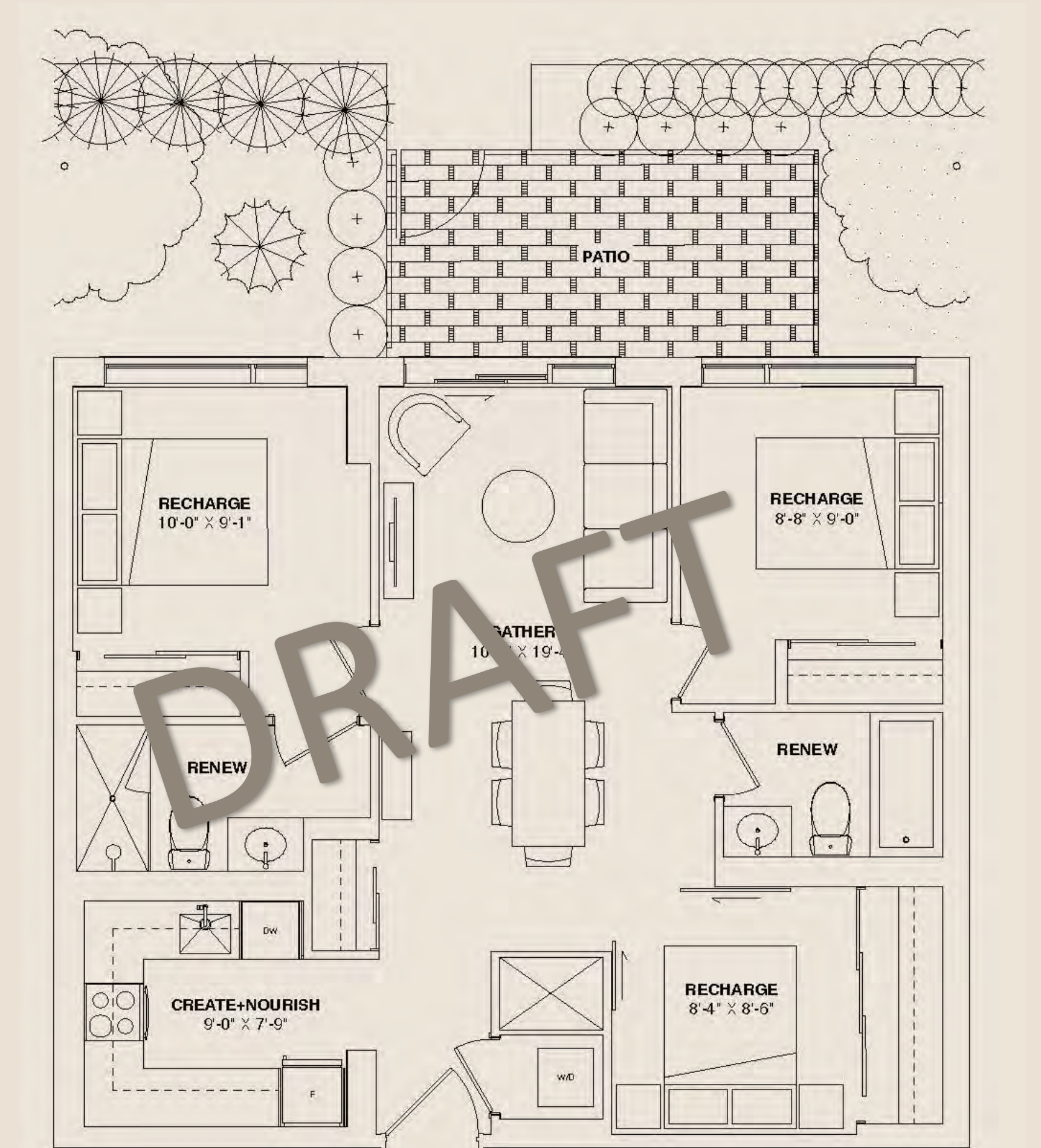
High \$800s
North

3 Bedroom

825 sq ft

Patio 100 sq ft

Total: 925 sq ft



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Low \$900s
South East

3 Bedroom

862 sq ft
Terrace 63 sq ft
Total: 925 sq ft



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Views



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Extended Deposit Structure*

\$10,000 Bank Draft on Signing

Balance to 5% in 30 Days

2.5% in 180 Days

2.5% on May 1, 2024

2.5% on May 1, 2025

2.5% in 900 Days

5% on Occupancy

Bank Draft Payable to: BENNETT JONES LLP IN TRUST

*All promotions, incentives, and specifications are subject to change without notice and available for a limited time only.

3 Bedroom Special Deposit Structure*

\$10,000 Bank Draft on Signing

Balance to 5% in 30 Days

5% on May 1, 2024

5% on May1, 2025

5% on Occupancy

Bank Draft Payable to: BENNETT JONES LLP IN TRUST

*All promotions, incentives, and specifications are subject to change without notice and available for a limited time only.

Client Incentives*

✓ Free Assignment

\$500 admin fee plus HST+ legal fee plus HST

✓ Free Right to Lease on Occupancy

\$500 admin fee plus HST+ legal fee plus HST

✓ Development Charges

\$15,000 for 1B+D and smaller units

\$18,000 for 2B and larger units

Parking

Available for select units only

\$69,000

Locker

Available for select units only

\$6,900

Tentative Occupancy Date

August 2026

*All promotions, incentives, and specifications are subject to change without notice and available for a limited time only.
Terms and conditions apply. Please speak to our sales representative for more details.

Thank You

Materials and specifications subject to change without notice. Maps, building and views are not to scale. Illustrations are Artist's concepts only. Travel times and distances stated are approximate only and may vary. Some amenities, retail and parks may not be complete at time of occupancy. E. & O.E. April 2023.