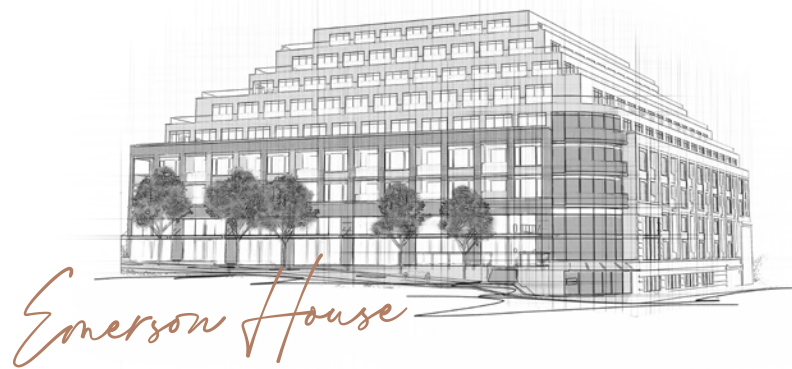




EMERSON HOUSE

BOUTIQUE RESIDENCES

PROJECT BY YYZED PROJECT MANAGEMENT





A Different Way To Live In Erindale

DUNDAS WEST
MISSISSAUGA, ONTARIO

IMMERSE YOURSELF



Artist's Impression

Emerson House is a collection of boutique condominium residences coming to one of Mississauga's most exclusive neighbourhoods. Experience the natural escapes of the Credit River, Erindale's unique architectural character, the conveniences of life in a large city, and the area's rich heritage.

Emerson House is a community that honours that heritage. Its expertly designed suites and commons were crafted and curated for an examined lifestyle.

This is Erindale's new landmark. It's built for those who don't just care where they live, but how they live.

Emerson House



A Word About The Name

The community is named after Ralph Waldo Emerson, an American writer who inspired generations of philosophers. His essays on nature and self-reliance, among others, encouraged people to find the sacred in their everyday lives; to experience their work, their homes, and the natural world more fully.

As community builders, that's something to which we aspire.

THE NEXT CHAPTER

EMERSON  HOUSE

OF OUR HISTORY





Artist's Impression

“We cannot overstate
our debt to the past,
but the *moment* has
the supreme claim.”

Credit River



Erindale Village was an early settlement that would eventually expand to become the city of Mississauga. With urban amenities sprouting up around the lush river valley and spectacular historic homes of Mississauga Road, the village held onto its charismatic charm through the decades.

Emerson House is built to continue this prestigious legacy for years to come.

A Classic Aesthetic, Unique Character

Emerson House combines classic architectural style with bold modern flourishes. A striking medley of glass, brick, precast, and stone, as well as large windows and inviting balconies, this community bridges past, present, and future.





“Our admiration of the *antique*
is not admiration of the old,
but of the natural.”





CURATED AMENITIES

- 1 Upper Main Lobby
- 2 Gym
- 3 Party Room
- 4 Co-working Space
- 5 Courtyard

Designed to help
you live well

The upper main lobby at Emerson House offers a convenient common area to lounge before you host an event in our party room, complete with its own kitchen. Break a sweat in our well-equipped fitness facility. On those days you're working from home, head over to our quiet co-working space.

*Illustration is artist's impression. All dimensions are approximate.
Specifications, terms and conditions are subject to change without notice. E. & O.E.



SOPHISTICATED



LIVING SPACES



Each suite in this collection is crafted to cultivate a rich atmosphere. In addition to large layouts and open concepts, some suites feature private outdoor terraces, gourmet kitchens, and premier features and finishes.



Artist's Impression (Suite E6 - upgraded suite)

Features & Finishes



PREMIUM BUILDING AMENITIES

- Luxurious furnished lobby with 15’ Ceilings
- Residents’ party room, with full kitchen and bar area on main level
- Lounge area and co-working stations
- Exercise room
- Exclusive park-like landscaped courtyard with BBQ and seating area
- Doggie wash station
- Bicycle storage
- Individual Hydro metering, including 2 water meters (hot and cold) per suite
- Availability for EV Car charging stations
- Smart locker system for parcel delivery

PEACE OF MIND FEATURES

- Virtual concierge
- Controlled entryways
- Smoke and carbon monoxide detectors in suites and common areas
- In-suite monitoring at main entrances and exists
- Keyless suite entry
- Parcel delivery notifications

SUITE FEATURES

- Ground floor – 2 storey units have 9’ ceiling on main level and 8’ ceiling on mezzanine level
- 3rd and 4th floors have 9’ ceiling heights
- 5th floor – 2 storey units have 10’ ceiling height on first level and 9’ ceiling height on second level
- Smooth finish ceilings throughout
- High quality laminate flooring throughout, except bathrooms and laundry
- Choice of 12” x 24” porcelain tile flooring in bathroom (including shower/tub wall tile) and in laundry
- 5¼” baseboards and 3 ½” casings throughout
- Extended height entry door, security privacy viewer and quality finished hardware
- All interior doors to have satin nickel finish lever hardware
- All closets complete with laminate shelf, per plan
- Decora style light switches and outlets throughout
- All laundry rooms will contain white stacked washer and dryer
- All windows are double-glazed and thermally insulated
- All interior walls and ceilings painted with flat latex off-white paint
- Carpet covered stairs in 2-floor suites
- Semi-gloss paint in kitchen, bathrooms, laundry and all wood trim

GOURMET KITCHEN FEATURES

- Choice of designer selected cabinets from Vendor’s samples
- Extended upper cabinets
- Under cabinet LED lighting
- High quality laminate flooring
- Stainless steel appliances including fridge, slide in range, over-the-range microwave and dishwasher
- Choice of quartz countertops
- Choice of ceramic backsplash per builder’s samples
- Under-mount stainless steel double sink
- Deluxe pullout chrome faucet
- Track lighting

INSPIRED BATHROOM FEATURES

- Designer appointed vanity cabinets from Vendor’s samples
- Full width vanity mirror with beveled edge
- Choice of quartz countertops
- Master ensuite will feature shower with frameless glass door and glass enclosure, as per plan
- Wall mounted rain head shower in master ensuite from Vendor’s sample
- 2nd ensuite will feature a deep soaker tub, where available per plan
- Under-mount sinks in all bathrooms
- Double sink, where available per plan
- Polished chrome single-lever faucets in all bathrooms and powder rooms
- Wall-mounted lights in all bathrooms

LIGHTING & HVAC

- Individually controlled centralized heating and cooling system
- Designer appointed ceiling light fixtures in all, foyer, hallways and walk-in closets. Dining room and Den to have capped ceiling outlets
- Living room and bedrooms will have switched wall outlets
- All suites wired with CAT6 cable outlets to enable connection to internet and communications

PENTHOUSE FEATURES

- Extended height 10’ ceilings on 7th floor
- 5 ¼” engineered hardwood throughout, except bathroom and laundry
- Premium views
- Upgraded stainless steel appliance package in kitchens, including counter depth fridge, built-in oven and microwave, electric cooktop, under-cabinet hood fan and dishwasher
- White front load washer and dryer
- Free-standing soaker tub, as per plan

Please note: Prices and specifications are subject to change without notice. Vendor shall have the right to substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plan and specifications. Color, texture, appearance, etc. of feature and finishes installed in the unit may vary from vendor’s samples as a result of normal manufacturing and installation processes. References to model types or model numbers refer to current manufacturer’s models. If these types or models shall change, the Vendor shall provide an equivalent model. All dimensions, if any, are approximate. Decorative and upgrade items displayed in the furnished model suite. Vignette and sales office are for display purpose only. Floors and specific finishes will depend on vendor’s décor packages as selected. Natural Products (i.e. granite, stone, wood and marble) subject to natural variations in colour and grain. Ceramic and porcelain tile and broadloom are subject to pattern, shade and colour variations. Colour, grain texture and appearance, etc. of features and finishes installed in the Unit may vary from Vendor’s samples as a result of normal manufacturing and installation processes. The Purchasers acknowledges that any furniture layout shown on any brochure, plans, renderings, advertising, or schedules are artist’s concept and are not included in the purchase price. Purchaser acknowledges and accepts that ceilings and walls may be modified to accommodate boxed in areas for mechanical or other building systems, as per construction requirements. E & O. E.

ERINDALE

Your New Neighbourhood

DALLE

Mississauga has matured into a new metropolis. World class dining, schools, shopping, healthcare, galleries, superstores, well-developed transit networks, and other modern conveniences — you can find it all within a 30-minute radius.

What makes Mississauga unique is less what's new than what it has maintained through its history. As one of its earliest settlements, Erindale is the seed from which the city of Mississauga grew. It is also its most prestigious neighbourhood.



The Area

Shops & Restaurants

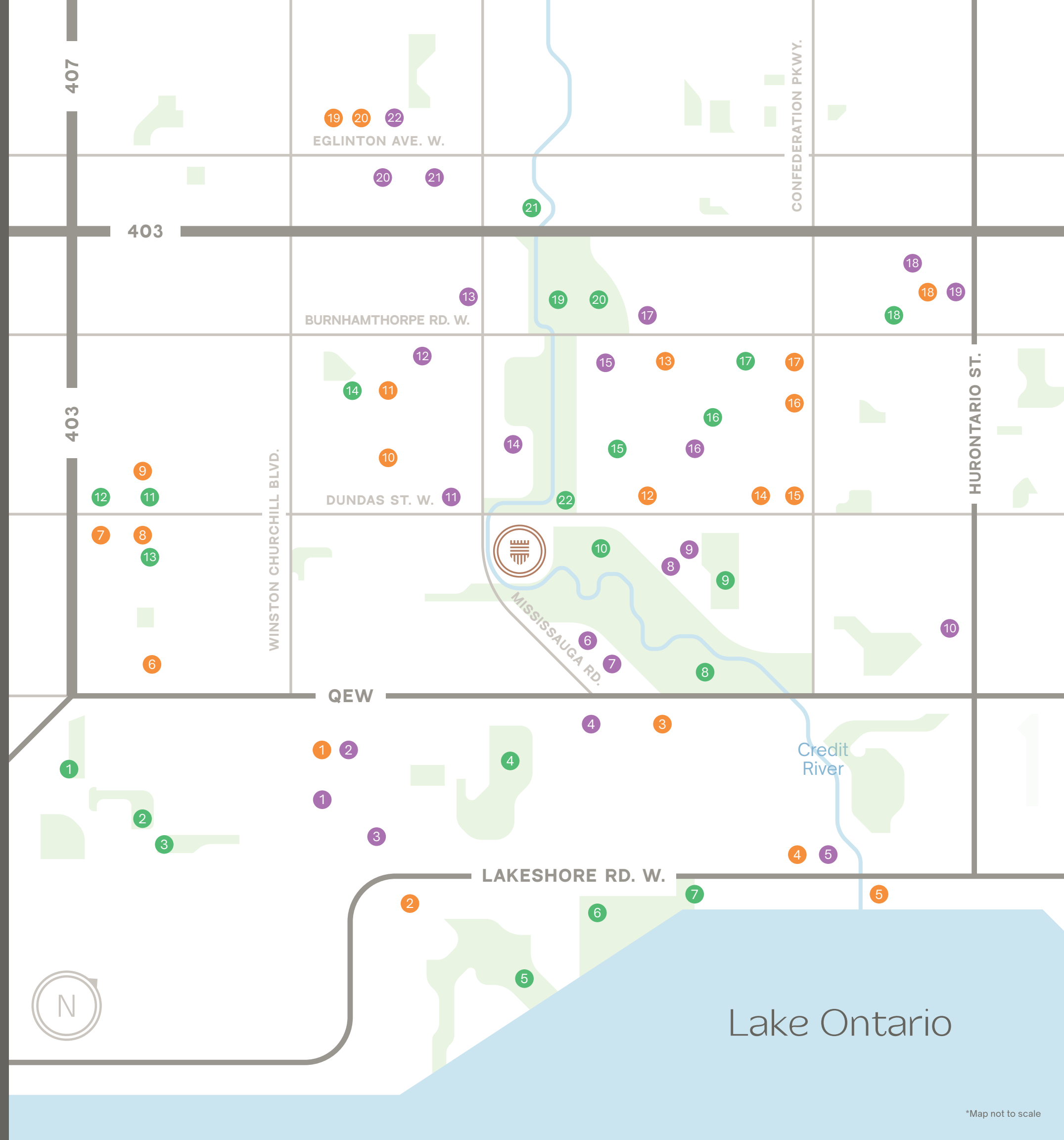
- | | |
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| 1 Truscott Italian Bakery & Delicatessen | 11 No Frills |
| 2 Capra's Kitchen | 12 FreshCo |
| 3 Conti Wood Studio | 13 The Famous Owl of Minevra |
| 4 Loblaws | 14 The Home Depot |
| 5 Snug Harbour | 15 Tim Hortons |
| 6 Scaddabush Italian Kitchen & Bar | 16 T&T Supermarket |
| 7 Best Buy | 17 Shoppers Drug Mart |
| 8 Value Village | 18 Square One Shopping Centre |
| 9 Costco | 19 Nations Fresh Foods |
| 10 Giant Tiger | 20 LCBO |

Parks & Recreation

- 1 Kingsford Gardens
- 2 Jonathan Park Tennis Courts
- 3 Clarkson Park
- 4 Whiteoaks Park
- 5 Rattray Marsh Conservation Area
- 6 Jack Darling Memorial Park
- 7 Richards Memorial Park
- 8 The Mississauga Golf & Country Club
- 9 Huron Park Recreation Centre
- 10 Credit Valley Golf & Country Club
- 11 Classic Bowl
- 12 LA Fitness
- 13 Kings Court
- 14 South Common Community Centre
- 15 Ron Lenyk Springfield Park
- 16 Canlan Sports
- 17 Sky Zone Trampoline Park
- 18 Mississauga Celebration Square
- 19 Culham Trail
- 20 Riverwood Trails
- 21 Hewick Meadows
- 22 Erindale Park

Schools & Services

- 1 Hillside Public School
- 2 Elementary School Horizon Jeunesse
- 3 Clarkson GO
- 4 Lorne Park Secondary School
- 5 RBC Royal Bank
- 6 Holy Name of Mary College School
- 7 Oakridge Public School
- 8 Fun to Learn Montessori School
- 9 St Martin Secondary School
- 10 Trillium Health Partners
- 11 Erindale Secondary School
- 12 Petro-Canada
- 13 Sawmill Valley Public School
- 14 U of T Mississauga
- 15 Queenston Drive Public School
- 16 The Woodlands School
- 17 Erindale GO
- 18 Sheridan College (Hazel McCallion Campus)
- 19 BMO
- 20 Esso
- 21 Credit Valley Hospital
- 22 Scotiabank





“All life is an experiment.
The more *experiments*
you make the better.”

GO OUT ON THE TOWN



Delectable Dining

Acclaimed fine dining, fast casual franchises, mom-and-pop shops that have been around for years.



Exceptional Shopping

From Square One to the shops of Port Credit; from the big box stores, boutiques, and everything in between.



Endless Entertainment

From the massive arcades and attractions of The Rec Room at Square One, to flight simulators, trampoline parks, movie theatres, rock climbing and pool halls, you have plenty of options for an evening or afternoon out.



Treats & Boutiques

Indulge in simpler pleasures at the area's sweet shops and bakeries.



EDUCATION



Top Tier Learning

The University of Toronto's Mississauga campus is only a few minutes' walk away.



Reliable Transit

Get anywhere in the GTA via GO Transit's regular service; access all the local points of interest with MiWay.



COMMUTING



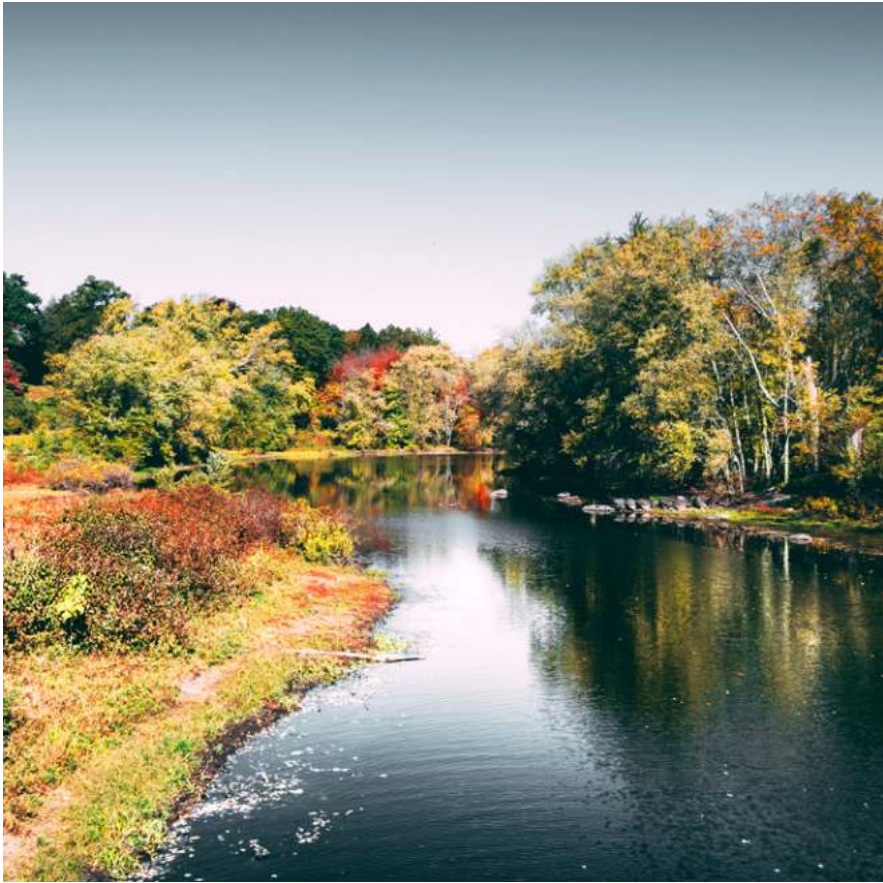
“I am a lover of uncontained and
immortal *beauty*. In the wilderness,
I find something more dear and
connate than in streets or villages.”

NATURAL TRE



Emerson House boasts views of the Credit River and is just steps from Erindale Park. With over 220 acres of lush forest and green space, as well as hiking trails and recreational options, it offers a tranquil escape from life in the city without leaving it.

Also set on the river are the Credit Valley and Mississauga Golf & Country Clubs. With their spectacular scenery and exceptional member services, they are two of the best courses in the Greater Toronto Area.



Credit River



Credit Valley Golf & Country Club

Riverwood Trail



Kingsford Gardens



Whiteoaks Park



Erindale Park

N E A R B Y P L A C E S

Who We Are

YYZed Project Management

Since 1999, YYZed Project Management has developed a reputation as a distinguished urban development and project management firm. The company has produced a wide range of successful and creative-based solutions for countless developments throughout the Greater Toronto Area and Southern Ontario.



CMV Group Architects

CMV Group architects delivers creative responses to design challenges. An innovative creative spirit is applied to each project to push the design of spaces to their full potential. CMV Group architects buildings are both progressive and pragmatic; conscious of context and modern.



In2ition Realty

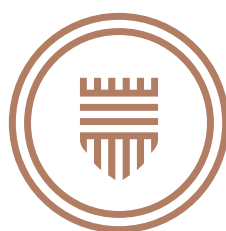
In2ition Realty is an innovative real estate brokerage that provides a dynamic turnkey formula for positioning and selling new construction condominiums and low-rise housing. They are experts on industry trends and work with builder clients to understand the needs of all buyers and the community at large to design and successfully sell residential projects across the GTA.



Windsor Private Capital

WPC Real Estate Opportunity Fund is focused on acquiring real estate assets in partnership with leading developers, principally in the Greater Toronto Area (GTA) and Golden Horseshoe region of the province of Ontario. Currently the fund manages over \$4 billion CAD in Value Under Development in various markets and asset classes. Windsor is focused on continuing growth in the real-estate sector by seeking new opportunities in different real-estate sectors.







YYZ_{ed}
PROJECT MANAGEMENT