



A



TOWNHOMES
AT CROSSTOWN



An aerial architectural rendering of a new townhome development in the Crosstown area of Toronto. The image shows a dense urban environment with several tall, modern skyscrapers in the background. In the foreground and middle ground, there are rows of new townhome buildings, some with green roofs. The development is interspersed with lush green trees and landscaped areas. A prominent feature is a large, modern building with a blue, wavy, undulating roofline located in the lower right quadrant. The overall scene is bright and sunny, with clear shadows and vibrant colors.

New freehold townhomes set in the vibrant centre of Crosstown.

TORONTO
TOWNHOMES
AT CROSSTOWN

Table of Contents

Aim high with Aspen Ridge ⁶
The Aspen Ridge difference ⁸
Design inspired ¹⁰
Crosstown connections ¹⁴
Family-friendly favourites ¹⁶
Schools shaping young minds ²²
Community features ²⁴
Crosstown Townhomes ²⁹
Amiable architecture ³⁰
Streamlined living space ⁵⁸
Features & finishes ⁶⁶



Aim high with Aspen Ridge

30 Years of Moving Up

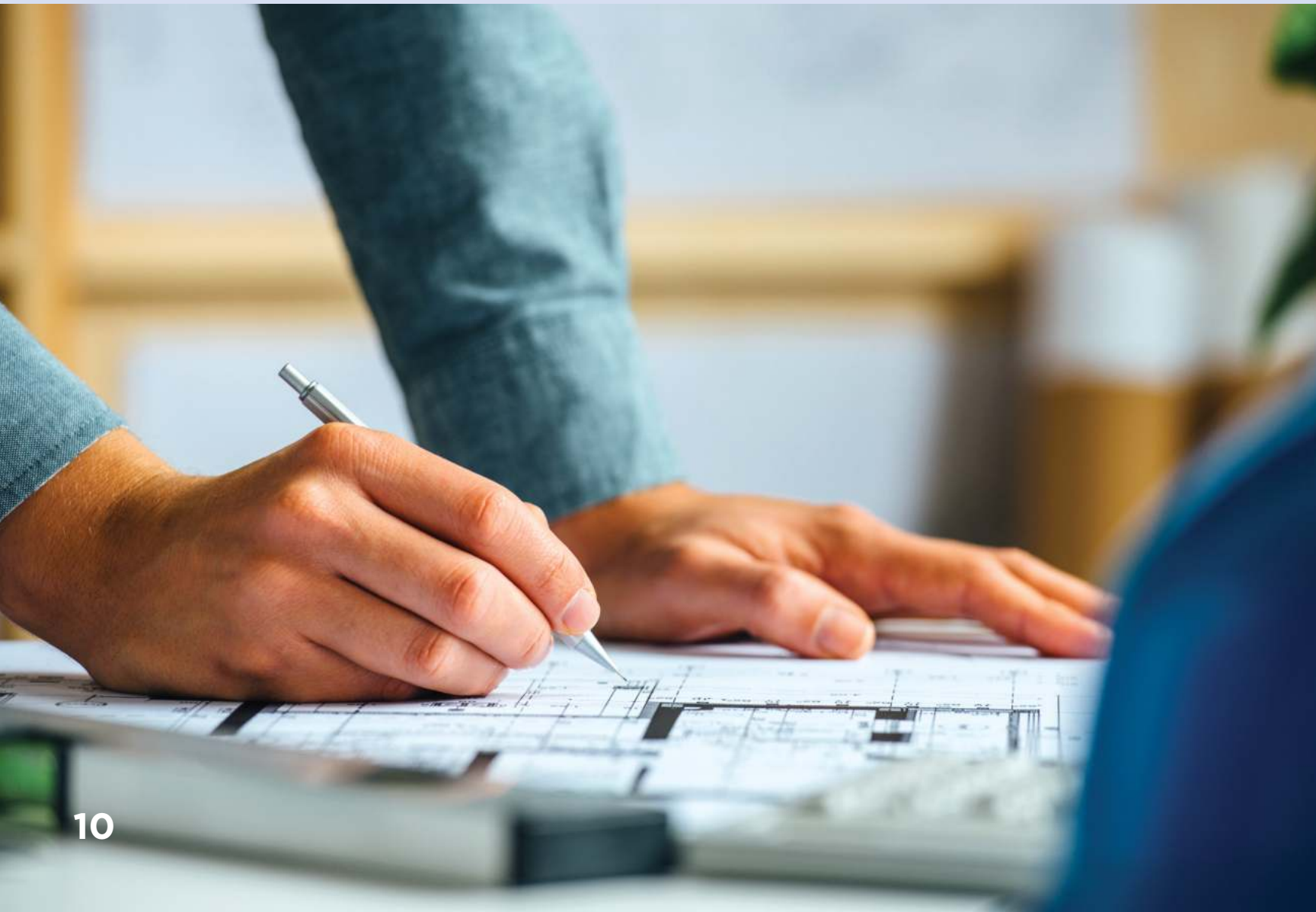
For more than three decades, Aspen Ridge and its dedicated team have been in the business of crafting homes that stand out. With a commitment to excellence in every detail, we prioritize quality and customer satisfaction above all else. Our founders and staff have honed their skills over the years, ensuring that each home we build reflects the highest standards of craftsmanship. We stay ahead of the curve by embracing the latest advancements in technology and design, all while maintaining a personalized, customer-focused approach. Your happiness is our priority, and we strive to exceed your expectations at every turn.



The Aspen Ridge difference

Tailored floorplans

At Aspen Ridge, we stand out for a reason: every location brings a whole refresh set of floorplans. We tailor our designs to suit the unique needs and preferences of each area, adapting to what the community demands. Whether it's introducing contemporary styles to a neighbourhood accustomed to tradition or enhancing townhomes with larger windows to let in more sunlight, we're committed to crafting homes that perfectly fit their surroundings and exceed expectations.



Interior designer input

At Aspen Ridge, we invite respected interior designers to assess almost all of our plans. They play a crucial role in enhancing our architectural vision, adding extra layers of comfort and convenience to ensure that every homebuyer's needs are met.

Unique designs for each community

Aspen Ridge has eschewed the notion of settling for existing home design formulas with occasional modifications. Instead, we consistently refine and update our designs, meticulously examining evolving lifestyles and the evolving preferences of homeowners.



Everyone gets a say

Our home plans undergo thorough internal reviews within Aspen Ridge, spanning across various departments including architecture, sales, marketing, contracts, and construction, supplemented by feedback from our customers. This comprehensive process ensures that we maintain a current and innovative perspective. By integrating these insights, we deliver up-to-the-minute plans that align with the priorities of today's homebuyer.



Design inspired

The Studio At Aspen Ridge

Experience design excellence at our Design Studio. Step into our 4,000-square-foot studio with an array of premium décor, features, and finishes that will ignite your inspiration. As a valued Townhomes at Crosstown purchaser, you'll have the opportunity to select from the latest high-standard finishes to perfectly match your unique style and aesthetic.



With expert guidance from our professional design consultants, The Studio will collaborate with you to add the finishing touches that transform your house into a personalized home. Explore our grand-scale displays featuring top-brand products showcased in realistic vignettes, offering an immersive experience that helps you envision the kitchen or spa bathroom of your dreams. Let us bring your vision to life.



Crosstown connections

TOWNHOMES AT CROSSTOWN

The Crosstown community offers direct underground access via Crosstown Place to the Eglinton LRT, bus terminal, and future Ontario relief line.



This modern transit line gives residents a direct and fast connection to Eglinton subway station and the rest of the city.

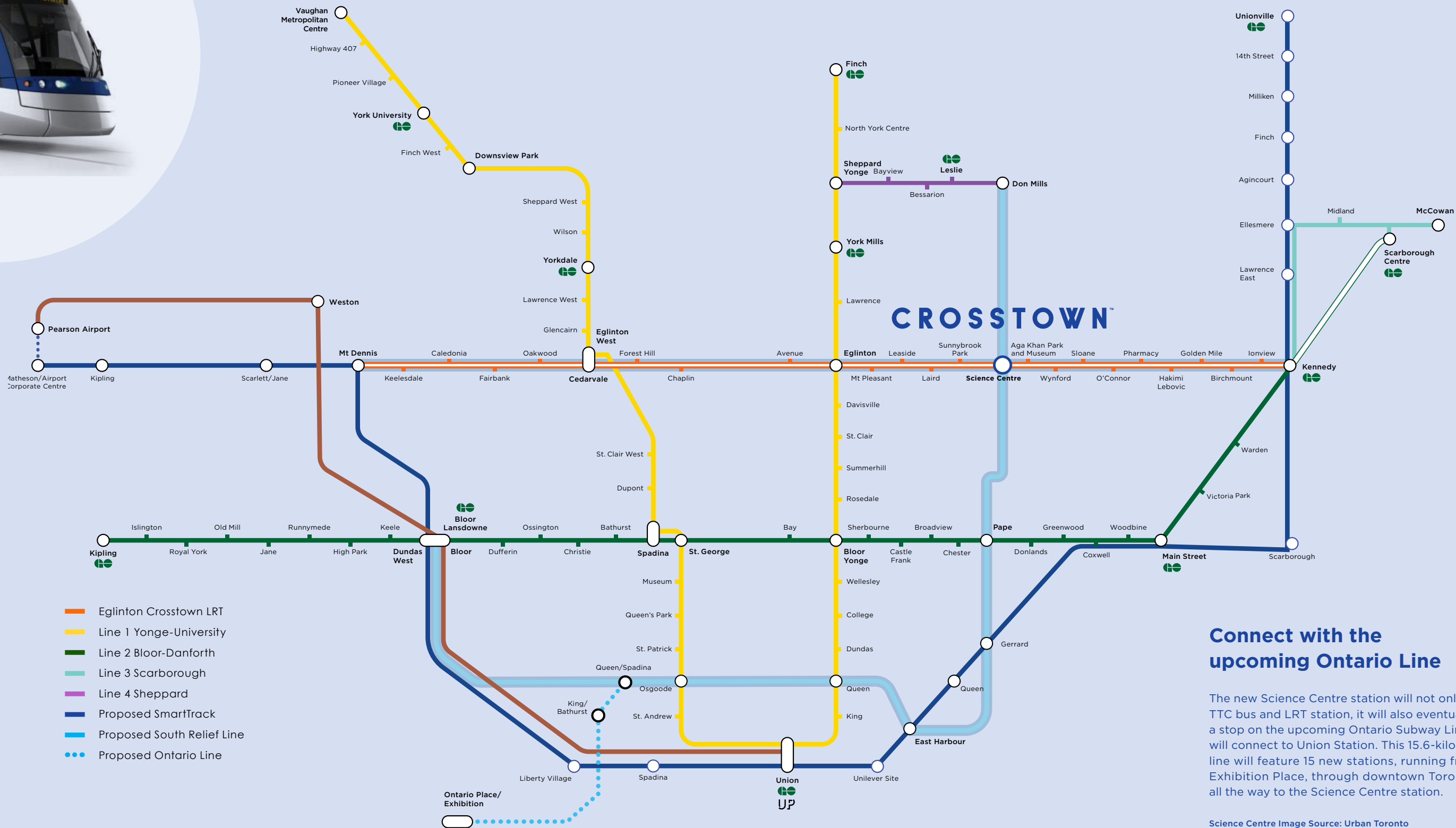
The line extends westward to Mount Dennis and eastward to Kennedy, encompassing 21 stations along its route, including the recently introduced Science Centre station conveniently located near the Crosstown community. Notably, Crosstown's office towers on Don Mills Rd. offer direct underground access to the Science Centre station. Crosstown is five LRT stops

away from Yonge and Eglinton, underscoring the accessibility and connectivity of Crosstown to bustling downtown Toronto.

The Crosstown LRT moves on its own dedicated track, 19 kilometres faster than a streetcar, a bus, or a downtown subway – in fact, it will be up to 60% faster than your current travel time. For the future, the Crosstown LRT line is proposed to run directly to Pearson Airport.

TOWNHOMES

CROSSTOWN



Connect with the upcoming Ontario Line

The new Science Centre station will not only be a TTC bus and LRT station, it will also eventually host a stop on the upcoming Ontario Subway Line that will connect to Union Station. This 15.6-kilometre line will feature 15 new stations, running from Exhibition Place, through downtown Toronto, all the way to the Science Centre station.

Science Centre Image Source: Urban Toronto

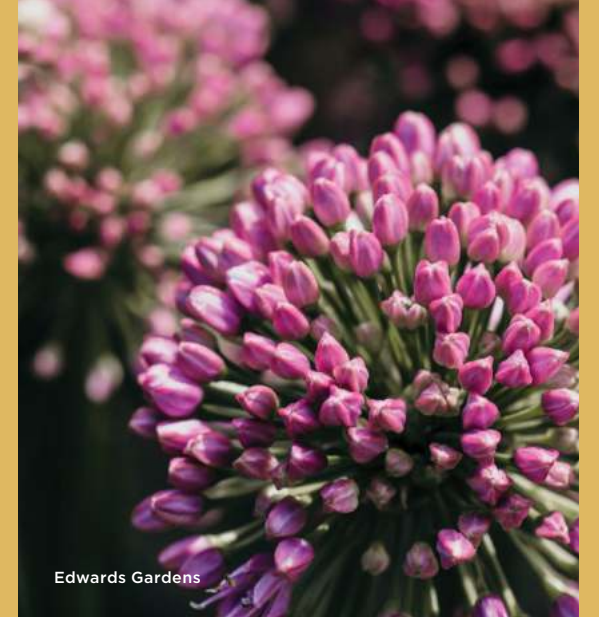


Family-friendly favourites

Crosstown is connected to a wealth of neighbourhood amenities, just a quick LRT ride away. From hundreds of acres of green space and parks – including two Crosstown community parks, to museums and cultural attractions, world-renowned Sunnybrook Hospital, shopping and fine dining, schools and York University, this community offers the best in city living.

The GTA's greatest green spaces

Crosstown is surrounded by Toronto's most glorious parks. Right on your doorstep you have access to premier outdoor space, including 380-acre Sunnybrook Park, Aga Khan Park, and Edwards Gardens.



Edwards Gardens



Sunnybrook Park



Agha Khan Museum

Only an 8-minute walk from Crosstown, this museum built with show-stopping design is dedicated to chronicling the millennia-long history of Muslim art and culture. The magnificent building, donated to Canada by the Aga Khan, is surrounded by an exquisite park.



Ontario Science Centre

By day this venue across the street from Crosstown is the place to bring your kids to learn about science by experiencing it hands-on. By night, it's a venue for seeing amazing Imax films in a state-of-the-art theatre.





Leisurely Leaside

Leaside offers a mix of suburban charm and city sophistication. Its prime location provides easy access to upscale shopping and dining, especially along the vibrant Bayview Street corridor. With boutique shops and cozy cafes, there's plenty to explore and enjoy. Take a leisurely stroll down Bayview Avenue to discover the charm of Leaside's bustling atmosphere.



Shops at Don Mills

This California-style upscale shopping mall offers a plethora of distinguished retailers and eateries. Recently, the much-anticipated announcement of Eataly joining the ranks of esteemed establishments has sparked excitement among visitors. From culinary delights to specialty coffee, there's something to delight every palate. Enjoy shopping and dining at renowned establishments such as McEwan, Anthropologie, ensuring a delightful experience at Shops at Don Mills.





Schools shaping young minds

Where to get a good education

From some of the GTA’s top secondary schools to junior schools and private schools, Crosstown gives parents access to a range of educational options. Within a quick drive or TTC ride, these schools are central to Crosstown:

- 1. Crescent School
- 2. Toronto French School
- 3. Northmount School
- 4. Glenview Senior Public School
- 5. Lovell Academy Private School
- 6. Seneca Hill Private School
- 7. Brighton School
- 8. Gateway Montessori School
- 9. Cestar Highschool
- 10. Bond Academy
- 11. Bloorview School Authority
- 12. Children’s Garden Nursery School
- 13. Maria Montessori School
- 14. Leaside High School
- 15. MakerKids Leaside
- 16. St. Anselm Catholic School
- 17. Mrs. Park’s School
- 18. Leaside Children’s House
- 19. Rainbow Songs Leaside
- 20. Northlea Elementary and Middle School
- 21. Rolph Road Day Care Centre
- 22. Spirit of Math North Toronto (Leaside)
- 23. Leaside Music School
- 24. Canadian Contemporary School of Art
- 25. Thorncliffe Park Public School
- 26. Bessborough Drive Elementary and Middle School
- 27. Creating Together Playgroup for Toddlers
- 28. York University Glendon Campus

Toronto French School

The Toronto French School (TFS) is the pioneer of French immersion in Canada and provides an unparalleled private education. TFS students master French & English while balancing rigorous arts, science and humanities programs, as well as the International Baccalaureate program in their final years.



CROSSTOWN

York University

York University is a leading teaching and research university, offering students internationally recognized programs and faculties. Empowered by a diverse and welcoming community, York prides itself on driving positive change.



60 acres of space to live, work, play and thrive

Spectacularly spanning 60 acres, Crosstown is master-planned to meet and exceed the needs of a diverse range of people, reflecting the fascinating backgrounds and stories of a global city.

Community Centre

The Crosstown Community Centre is a 125,000-square-foot inclusive, modern facility that has something for everyone. In this leading-edge gathering space you'll find a swimming pool, a fully equipped gym, a walking track, two ice pads, and community meeting rooms.

The Community Centre and adjoining community park collectively sprawl across 5 acres, representing a harmonious fusion of recreational space. This seamless integration offers a picturesque landscape featuring lush greenery, inviting walking paths, and versatile event spaces. It's a serene haven where the community can come together to unwind and engage in various activities.

The future of community living

A 125,000-square-foot community centre, two master-planned parks spanning 4,000 square feet, the Crosstown Place office tower with 250,000 square feet of space, 14,000 square feet of retail space, bike lanes and walking trails – Crosstown is the ideal place to keep the kids active, engaged, and connected.



TOWNHOMES

CROSSTOWN

All the space you need

Welcome to the Townhomes at Crosstown, an exclusive collection of 3-storey freehold towns offering a bounteous amount of space and versatility to suit how you live. Each contemporary-styled freehold townhome boasts the latest design and carefully conceived layouts. Each home includes private access to the outdoors, detached or attached garage, and basement for even more flexibility. With a choice of floorplans ranging from 1,500 to more than 2,000 square feet, you can create your ideal base for exploring Crosstown.





Freehold Townhomes in Toronto

TOWNHOMES

CROSTOWN

Modern and spacious,
Townhomes at Crosstown are
perfect for growing families
and couples who love to host
and entertain.

Amiable architecture



**A delightful harmony of warm brick
with wood accents defines the amiable
exteriors of the townhomes.**

Each home displays a modern sense of charm, with inviting
porticos making it easy to enter your home from ground level.

Courtyard Townhomes

TOWNHOMES AT CROSSTOWN

These townhomes feature a private detached garage, conveniently accessible from the spacious courtyard of your townhome.

TOWNHOMES



CROSSTOWN



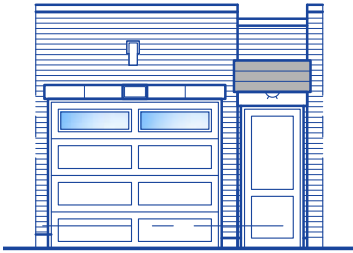
TOWNHOMES

CROSSTOWN

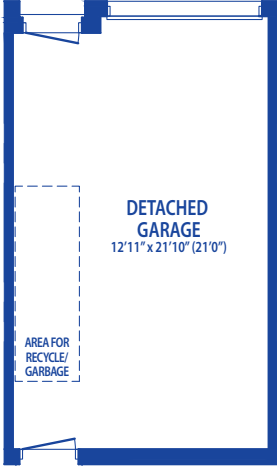
Courtyard Collection

RLDG-1

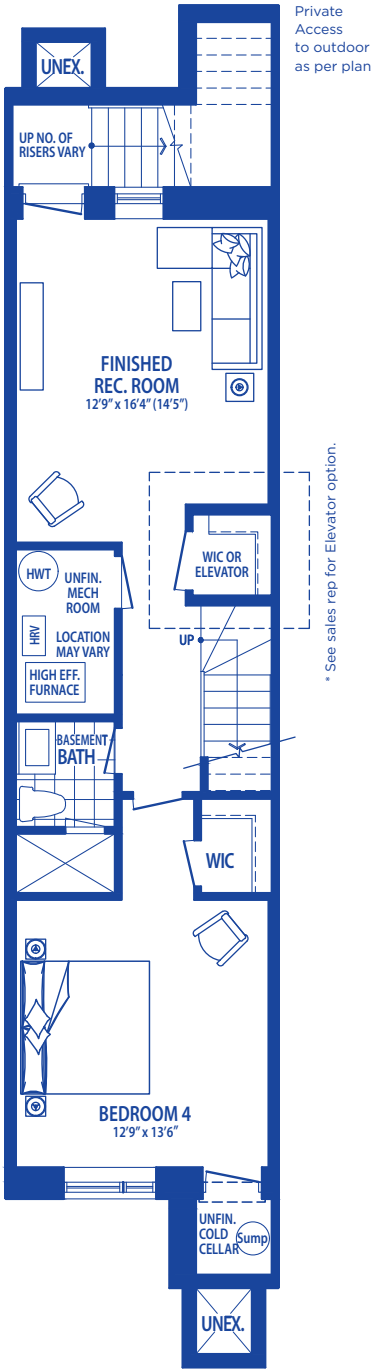
4 BEDROOM + REC. ROOM
4 BATH + POWDER
ELEV. C | 2,759 SQ. FT.



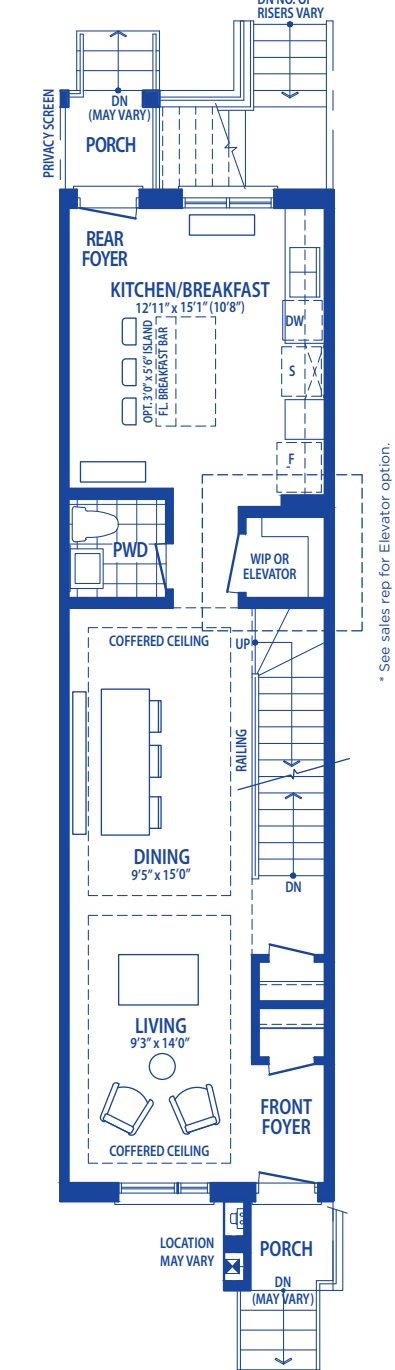
Garage Elev.



TOWNHOMES



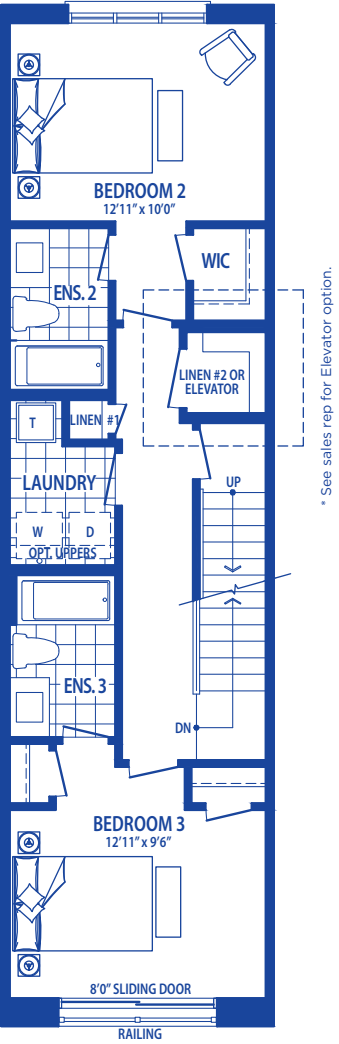
Basement



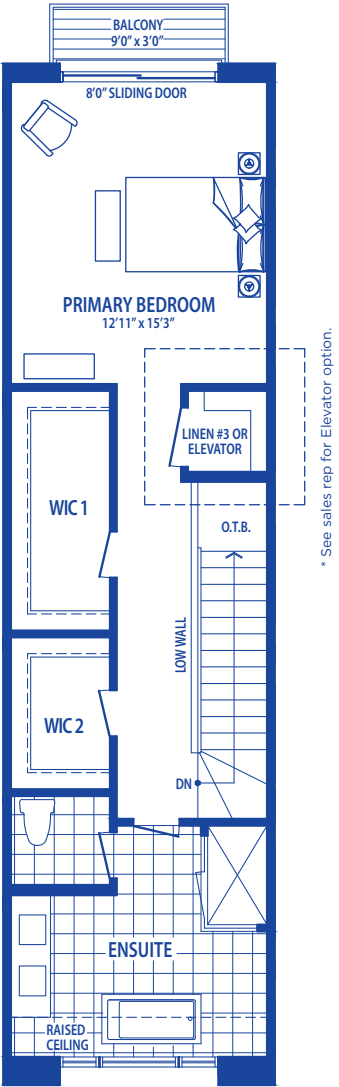
Ground Level
Rldg 1 & 2 Detached Garage
Elev. 'B','C','D','E','F'



CROSTOWN



Second Level



Third Level

Plan is not to scale and all illustrations are artist concept only. Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Tile patterns may vary. Window size and location may vary. Actual usable floor space may vary from stated floor area. Bulkheads required for mechanical purposes such as kitchen and washroom exhausts and heating and cooling ducts have not been indicated. Balcony location(s) and sizes vary per floor. Furniture and islands shown are displayed for illustration purposes only and are not included in the sale price. Suites are sold unfurnished. E.&O.E.

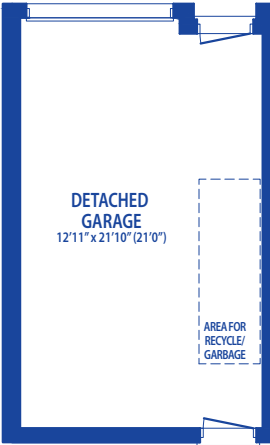
Courtyard Collection

RLDG-1E

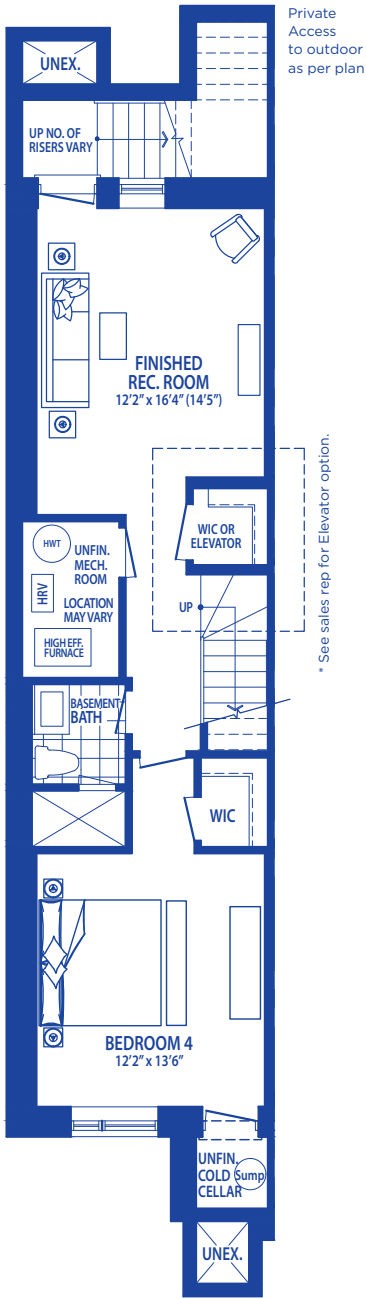
4 BEDROOM + REC. ROOM
4 BATH + POWDER
ELEV. A (END) | 2,787 SQ. FT.



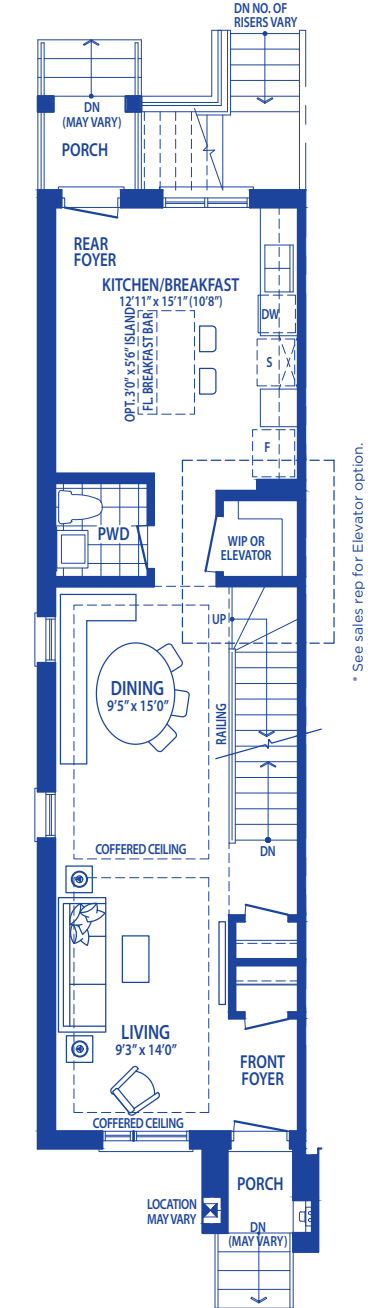
Garage Elev.



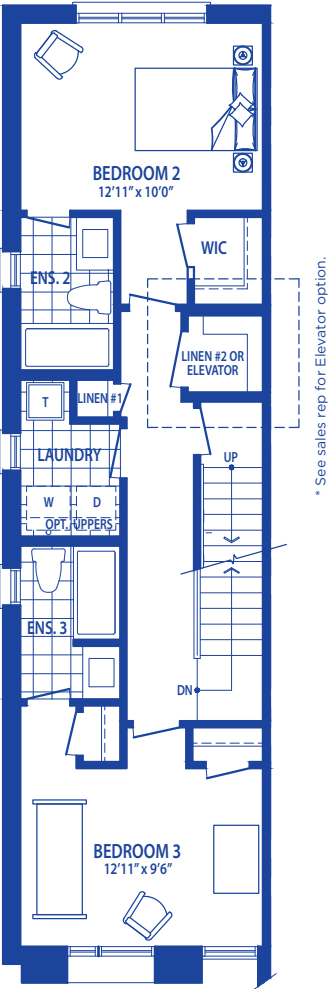
TOWNHOMES



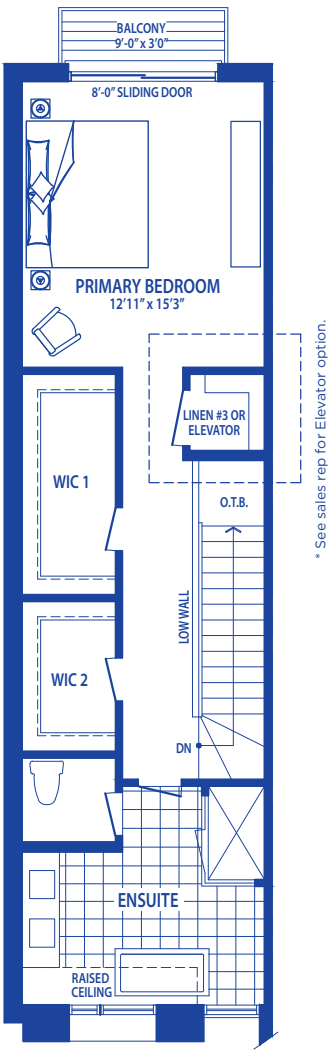
Basement



Ground Level
Rldg E Detached Garage
Elev. 'A','G'



Second Level



Third Level

CROSTOWN

Plan is not to scale and all illustrations are artist concept only. Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Tile patterns may vary. Window size and location may vary. Actual usable floor space may vary from stated floor area. Bulkheads required for mechanical purposes such as kitchen and washroom exhausts and heating and cooling ducts have not been indicated. Balcony location(s) and sizes vary per floor. Furniture and islands shown are displayed for illustration purposes only and are not included in the sale price. Suites are sold unfurnished. E.&O.E.

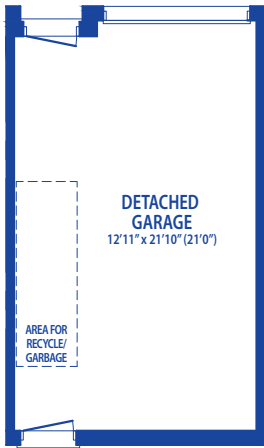
Courtyard Collection

RLDG-2

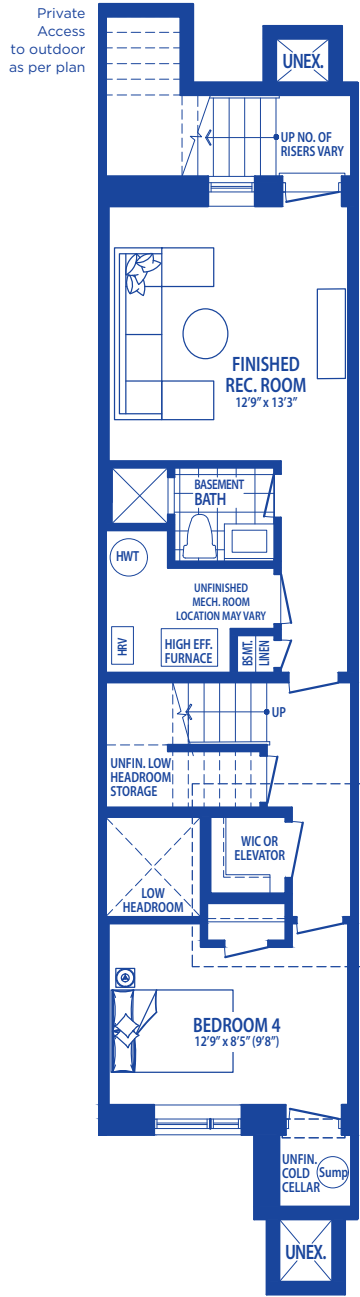
4 BEDROOM + REC. ROOM
4 BATH + POWDER
ELEV. C | 2,688 SQ. FT.



Garage Elev.

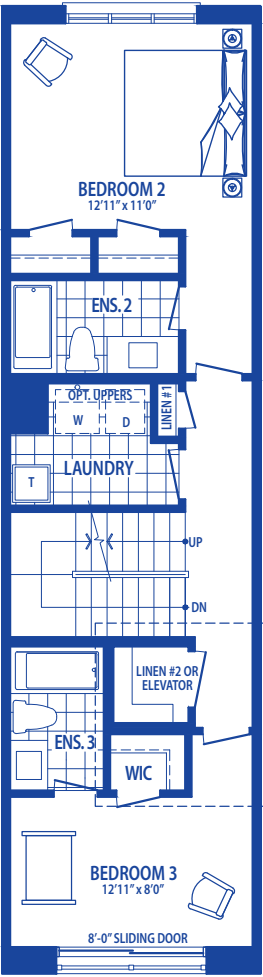
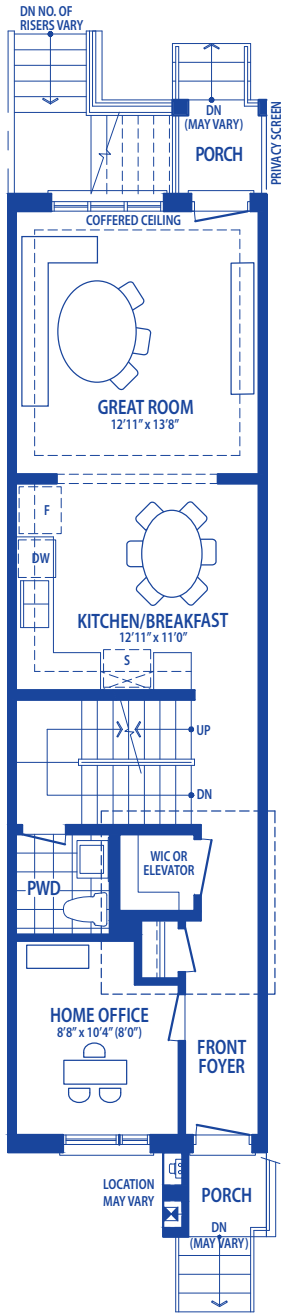


TOWNHOMES

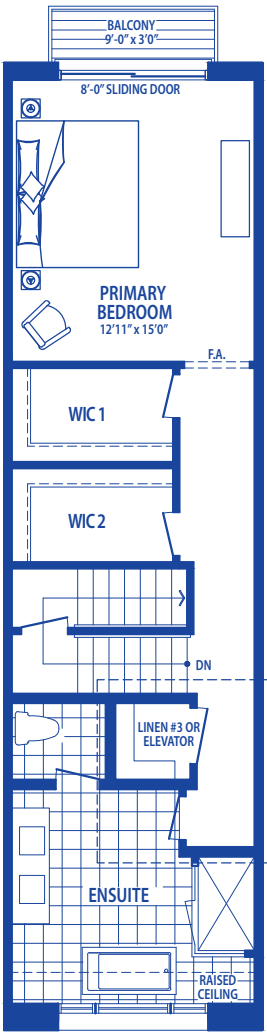


Basement

Ground Level
Rldg 1 & 2 Detached Garage
Elev. 'B','C','D','E','F'



Second Level



Third Level

CROSTOWN



Plan is not to scale and all illustrations are artist concept only. Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Tile patterns may vary. Window size and location may vary. Actual usable floor space may vary from stated floor area. Bulkheads required for mechanical purposes such as kitchen and washroom exhausts and heating and cooling ducts have not been indicated. Balcony location(s) and sizes vary per floor. Furniture and islands shown are displayed for illustration purposes only and are not included in the sale price. Suites are sold unfurnished. E.&O.E.

Rooftop Townhomes

TOWNHOMES AT CROSSTOWN

These townhomes feature a convenient attached garage offering easy access from your townhome, and an enticing rooftop terrace.

TOWNHOMES

CROSSTOWN

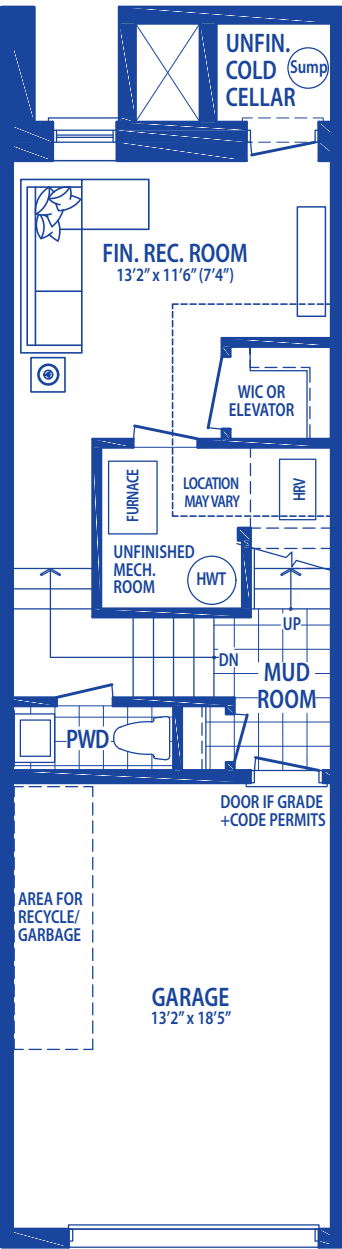




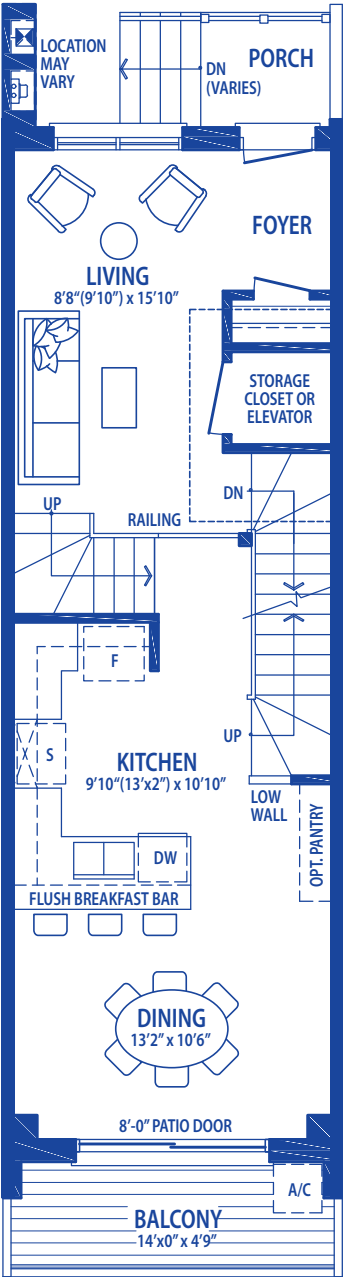
RLAG-1

3 BEDROOM + REC. ROOM
2 BATH + POWDER
ELEV. C | 2,222 SQ. FT.

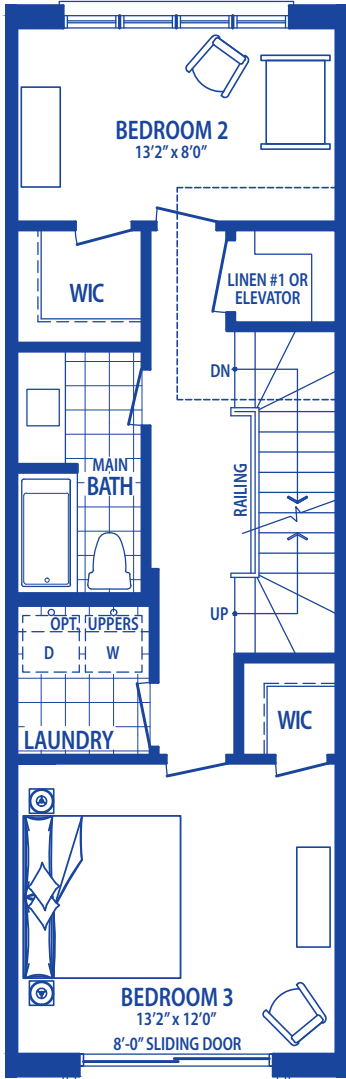
TOWNHOMES



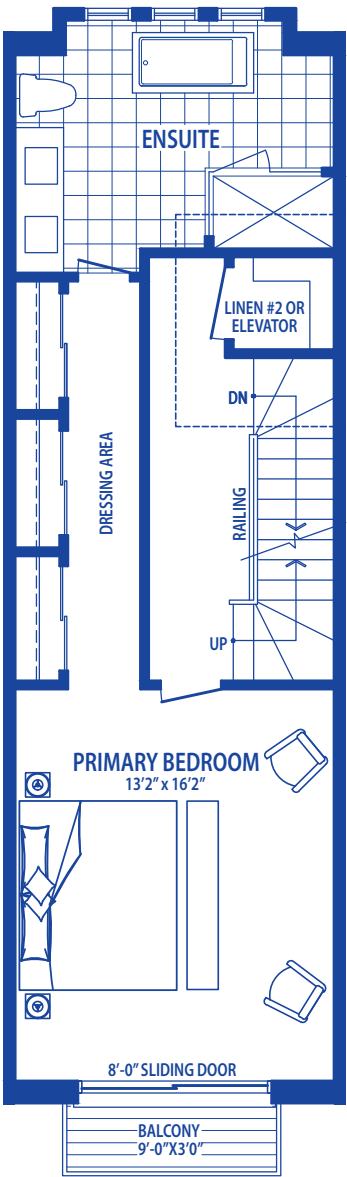
Basement



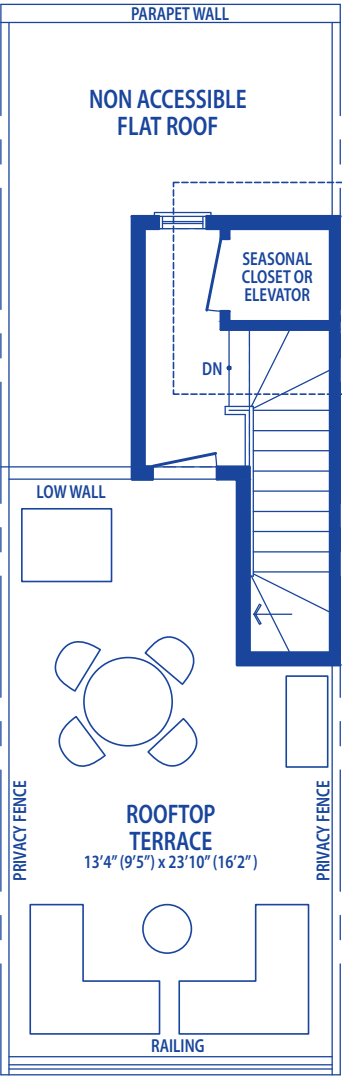
Ground Level



Second Level



Third Level



Rooftop



CROSTOWN

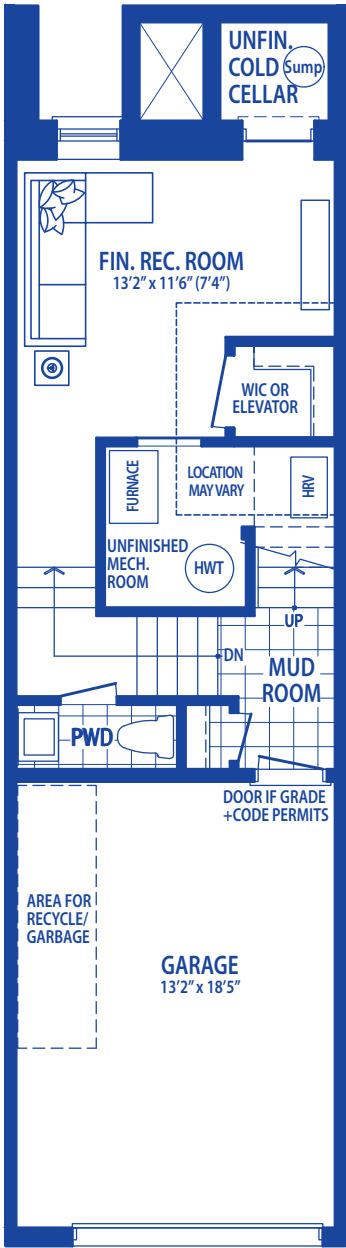
Plan is not to scale and all illustrations are artist concept only. Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Tile patterns may vary. Window size and location may vary. Actual usable floor space may vary from stated floor area. Bulkheads required for mechanical purposes such as kitchen and washroom exhausts and heating and cooling ducts have not been indicated. Balcony location(s) and sizes vary per floor. Furniture and islands shown are displayed for illustration purposes only and are not included in the sale price. Suites are sold unfurnished. E.&O.E.

RLAG-2

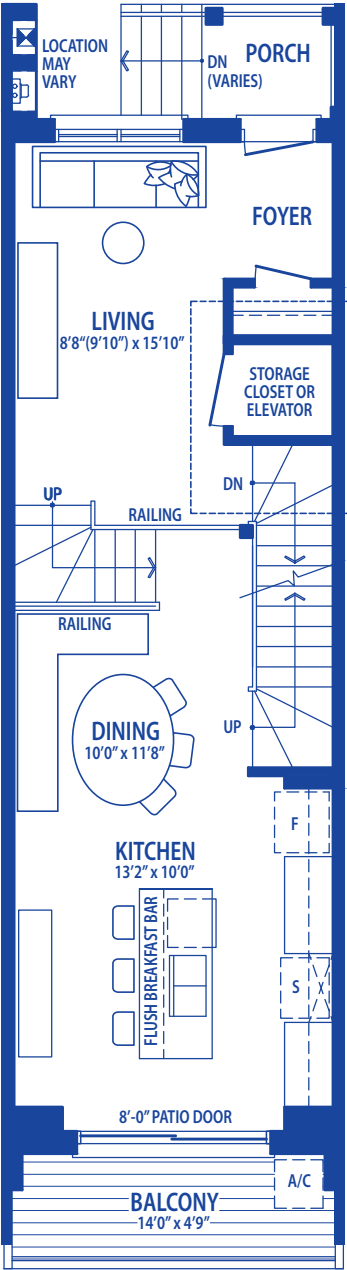
3 BEDROOM + REC. ROOM
2 BATH + POWDER
ELEV. C | 2,222 SQ. FT.



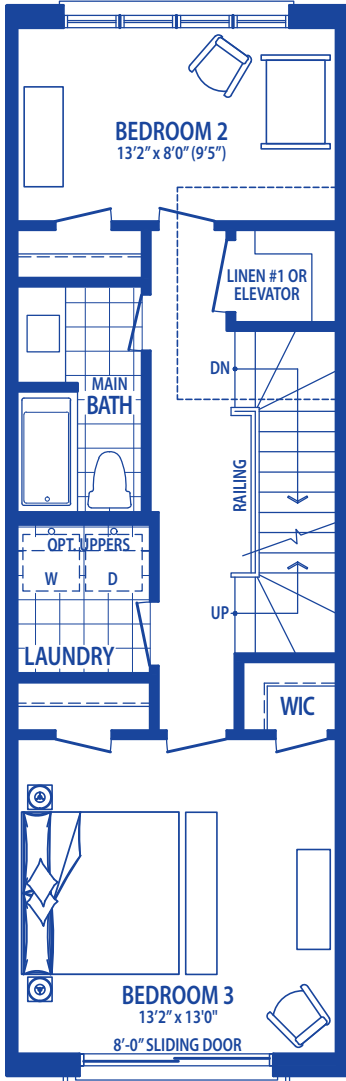
TOWNHOMES



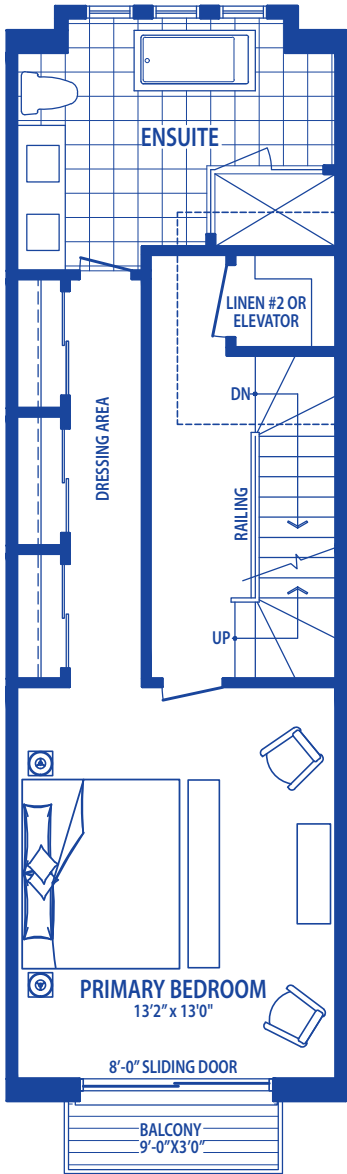
Basement



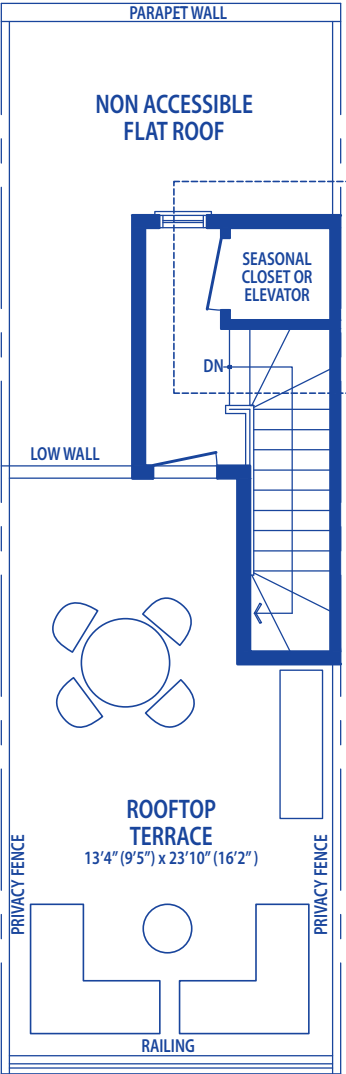
Ground Level



Second Level



Third Level



Rooftop

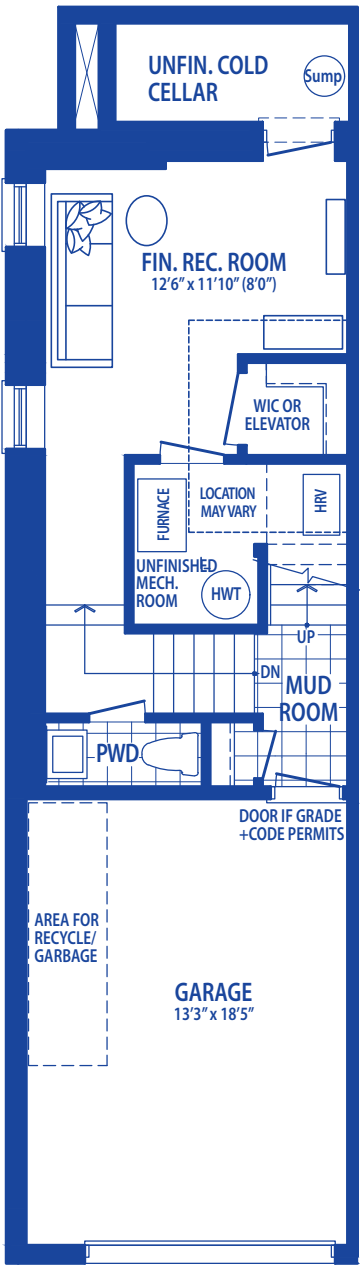
CROSTOWN

RLAG-2E

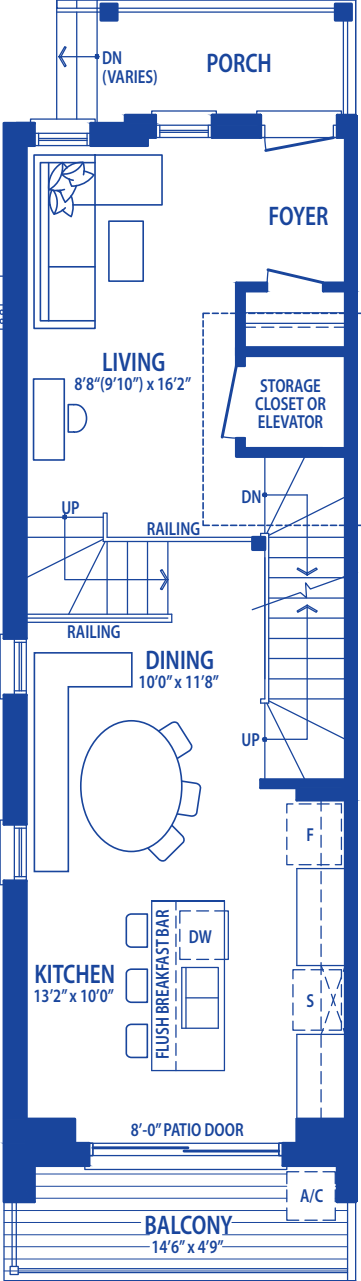
3 BEDROOM + REC. ROOM
2 BATH + POWDER
ELEV. G | 2,301 SQ. FT.



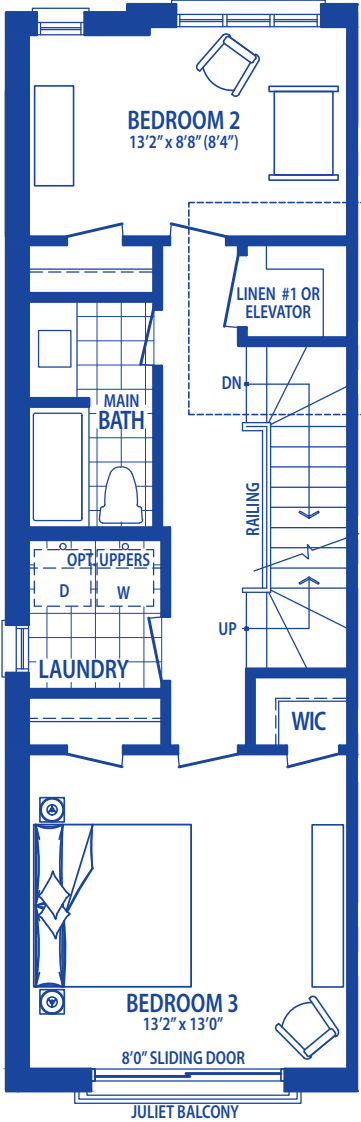
TOWNHOMES



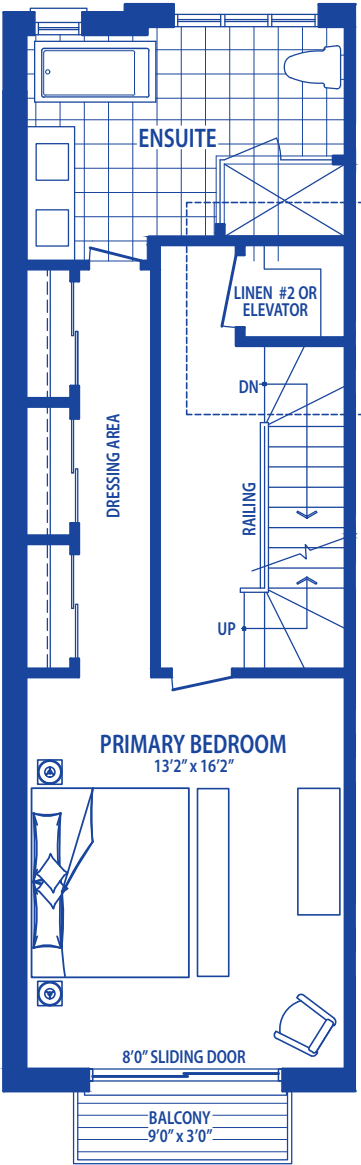
Basement



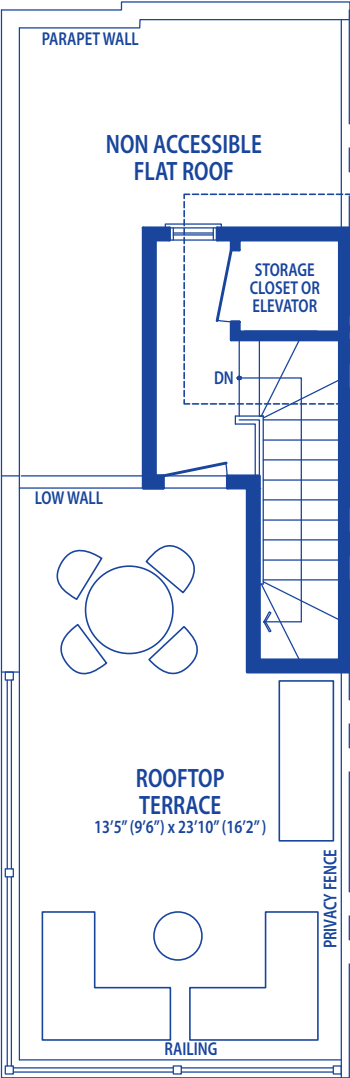
Ground Level



Second Level



Third Level



Rooftop

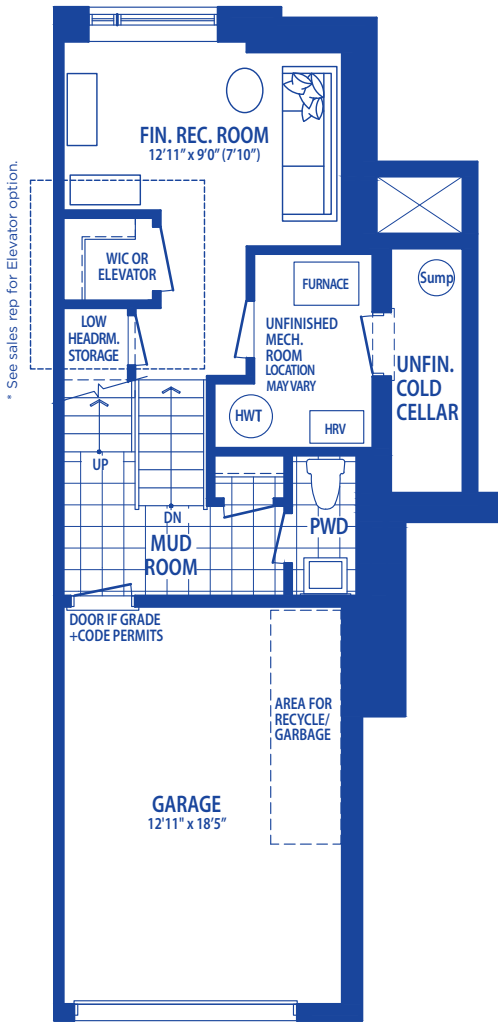
CROSTOWN

RLAG-3C

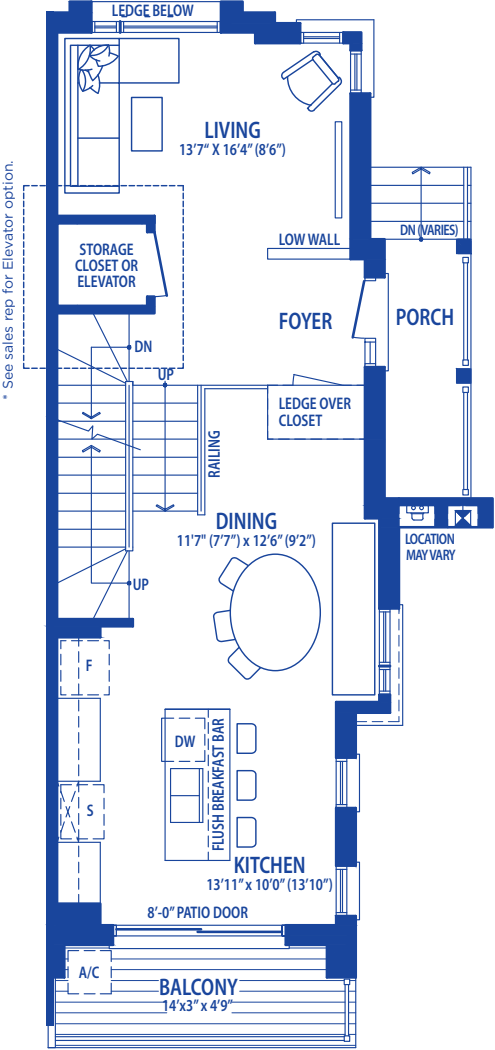
3 BEDROOM + REC. ROOM
2 BATH + POWDER
ELEV. A | 2,396 SQ. FT.



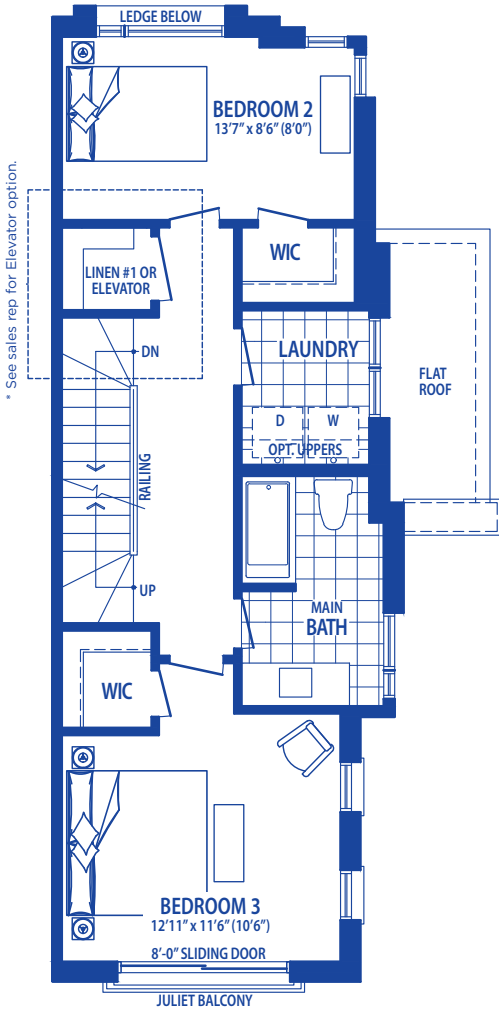
TOWNHOMES



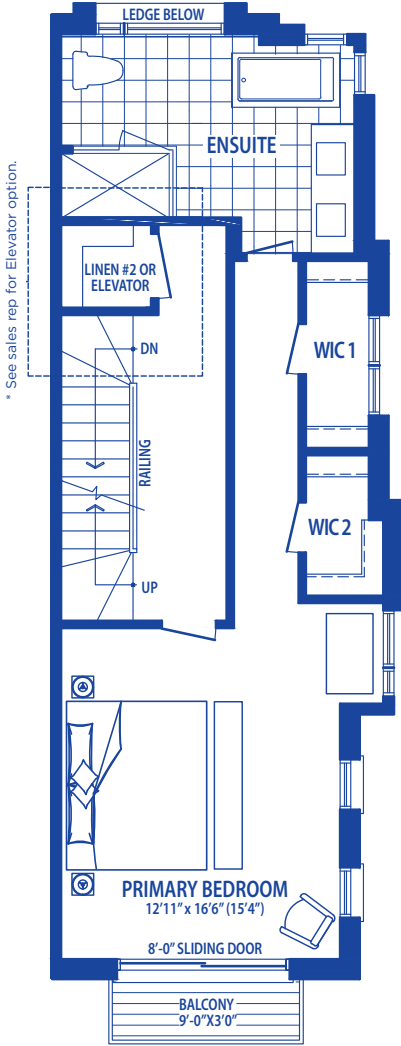
Basement



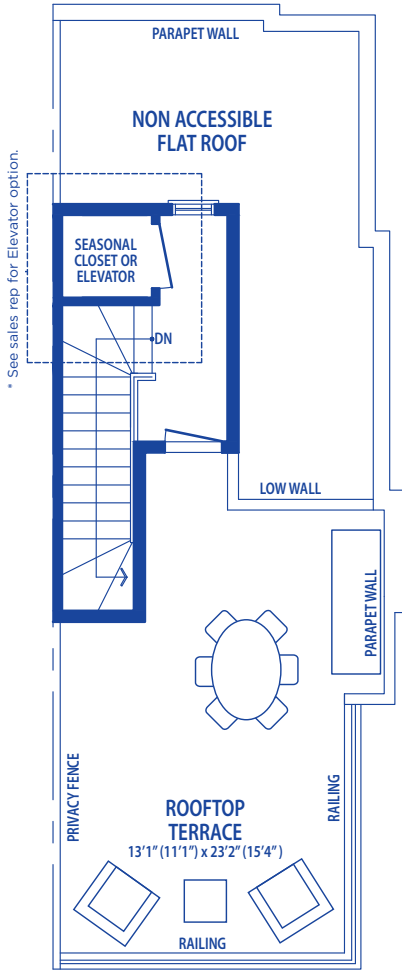
Ground Level



Second Level



Third Level



Rooftop

CROSTOWN



Streamlined living space

With three floors of space to revel in, your life at home is more streamlined and relaxing. Every detail has been carefully planned, from the open concept living area on the main floor, to the second and third bedrooms located at opposite ends of the middle floor, and the lavish primary bedroom retreat gracing the top floor.



Main floor flow

On the main floor, the kitchen, dining, and living areas seamlessly merge to create an open space for relaxation, entertainment, and culinary endeavors. Additionally, select floorplans offer the option of a secluded main floor den, providing added flexibility to cater to your lifestyle. Plus, consider the convenience of an elevator option for effortless movement between levels.



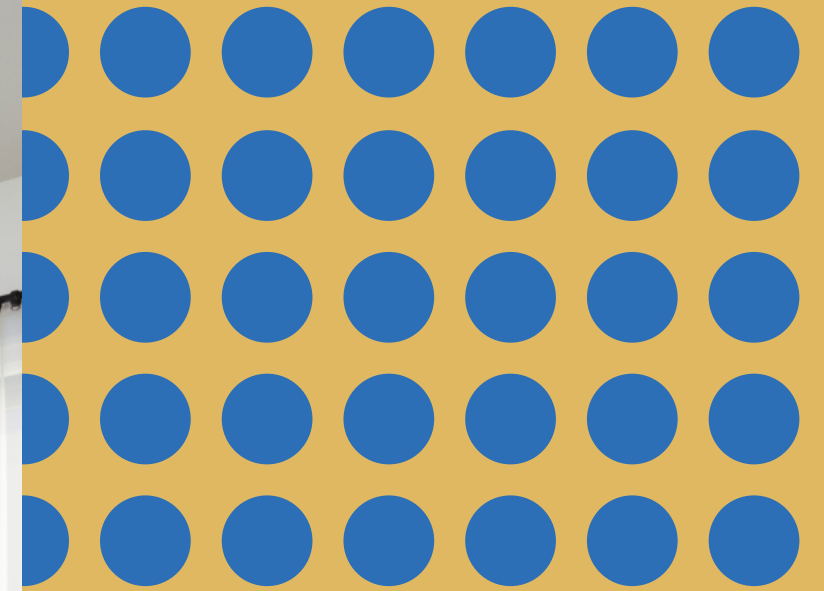
Crafting culinary creations

Exactly what every home chef dreams of, the kitchen is a marvel of efficient space planning, and abundant countertops for food prep .



TOWNHOMES

CROSTOWN



Serene sanctuary

Atop the third floor, the primary bedroom is a private retreat spanning the full width of the home. Two large walk-in closets and an ensuite complement the exquisite features and finishes, creating the ultimate serenity.

Features & finishes

General Notes

- All references to size, measurements, materials, construction styles, trade/brand/industry name or terms may be subject to change or variation within generally accepted industry standards and tolerances. Measurements may be converted from imperial to metric or vice versa and actual product size may vary slightly as a result.
- All references to features and finishes are as per applicable plan or elevation and each item may not be applicable to every home. Locations of features and finishes are as per applicable plan or at the vendor's sole discretion.
- All features and finishes where purchasers are given the option to select the style and/or colour shall be from the predetermined standard selections.
- Any brand name features and/or finishes may be substituted by other brand name features and finishes provided they are of equal or better quality.

Exterior Finishes

- Architecturally controlled streetscape with pleasing exterior colour schemes, styles, materials, and elevations.
- Distinctive stone, clay brick, wood-like and/or stucco exterior combinations.
- Exterior columns as per plan
- Precast concrete window sills, headers and entrance arches as per plan.
- Poured Concrete porch. RLDG product includes rear concrete basement walkup service stair as well.
- Flat roof and or low-pitched roof to receive modified bitumen system.
- Maintenance-free aluminum soffits, fascia eavestrough and downspouts as per plan.
- Decorative exterior lights at all entry/exit doors and at garage door.
- RLDG product includes a sodded rear lot with step stones from house to garage. RLAG product includes a Roof Top terrace finished with engineered pvc decking, exterior railing, and privacy panels.

Doors and Windows

- Vinyl casement and fixed windows throughout (excluding structural basement windows). Windows shall conform to Energy Star and Toronto Tier 1 requirements (85% of all exterior glazings to be bird friendly).
- 8ft Tall insulated front entry door including multi point locking system with satin nickel finish front door grip set.
- 2 panel 95-1/2" x 95-1/2" vinyl clad Patio door(s) as per plan.
- Metal insulated contemporary style garage door.

Interior Features

- RLDG TOWNHOUSES: 10' ceilings on main level and 9' ceilings on second and third level. 8' ceiling at finished basement level. The above excludes coffered ceiling areas, mechanical boxing, bulkheads, and/or dropped/low headroom areas.

RLAG TOWNHOUSES: 9' ceilings on main level excluding taller 13ft living room area ceiling. 9' ceilings on second and third level. 8' ceiling at finished basement level. The above excludes coffered ceiling areas, mechanical boxing, bulkheads, and/or dropped/low headroom areas.
- Finished basements as per plan for All Product.
- ELEVATOR servicing all levels. The elevator is finished with standard engineered hardwood flooring, interior faux wood wall & ceiling cladding, LED recessed light, stainless steel finish call station, internal operating panel and handrail, manual accordion cab gate with site standard interior door.
- 5-1/4" contemporary style baseboards with complimenting 3" casings throughout.
- Madison smooth interior doors with satin nickel finish interior hinges, and lever handles (privacy locks on bathroom doors only).
- Interior doors and trim to be painted white. Interior walls to be painted White.
- Wire shelving installed in all closets.
- Stained oak staircases.
- Stained oak pickets, post(s) and handrails. Purchaser choice of Rail 2 black metal pickets with alternating collar or Rail 3 1-3/4" oak pickets.
- Smooth finish ceilings throughout.
- Coffered ceilings as per plan.

Floorings

- Upgrade 1 level tile flooring in all tiled floor areas (as labelled in design studio).
- 3/4" x 3-5/16" stained oak engineered hardwood flooring throughout excluding tiled areas.

Bathrooms

- Porcelain wall tiles in all bathtub enclosures up to the ceiling. Separate shower stalls to include the ceiling.
- White Pedestal sink in all powder rooms.
- Delta faucet package with mechanical pop-ups in all bathrooms.
- Deep acrylic soaker tubs throughout (excluding primary ensuite tub).
- Primary ensuite Freestanding tub with Delta deck-mount faucet.
- Vanity mirrors in all bathrooms. 24" x 42" mirror over each sink with vanity strip lighting above.

- Bathroom cabinetry includes traditional and contemporary options with group 2 granite or quartz countertops.
- Undermount sink in all bathrooms (excluding powder room).
- Energy Star rated exhaust fans in all bathrooms.
- Frameless glass shower enclosures with 4 inch shower pot light, as per plan. Shower includes Schluter square central classic drain in chrome finish
- Upgraded one-piece elongated toilets throughout.

Kitchens

- Kitchen cabinetry including traditional and contemporary cabinetry options with group 2 granite or quartz countertops.
- Stainless steel undermount kitchen.
- Delta kitchen faucet with integrated pull-out spray.
- MIELE Appliance package including stainless steel finish electric stove, telescopic hood fan, dishwasher, and refrigerator.

Laundry Room

- Two-valve washing machine outlet box for future washer connection.
- Electrical provisions for future laundry appliances.
- Energy star rated exhaust fan.

Convenience and Security

- Five cable and telephone rough-in's (locations to be determined at the purchaser's Grand Alarms appointment).
- All ducts are professionally cleaned prior to occupancy.
- Complete central vacuum system with canister installed in garage for RLAG product and in basement for RLDG product.
- Monitored security system available through builder's supplier. Must be ordered by purchaser (see sales representative for details).

Gas, Electrical and Plumbing Details

- 200-amp electrical service.
- Rough-in for future EV Charger charger which includes a conduit from garage to electrical panel location.
- Heavy duty electrical outlet for future electric stove.
- Gas line for future barbecue hook-up (capped). RLDG product includes bbq line at rear. RLAG product includes bbq line at balcony off kitchen and rooftop terrace.
- Water line for future fridge (capped)
- Weatherproof exterior electrical outlets, one at front entry and one on accessible balconies as per plan. RLDG product includes an outlet at rear exit/entry as well.
- Electrical wall outlet(s) in garage (one per garage door). Electrical ceiling outlet in garage for future garage door opener (one per garage door).
- High efficiency heating system along with smart thermostat.
- Air conditioning unit.
- Heat recovery ventilator (simplified system).
- Ceiling light fixtures in all rooms excluding bathrooms.

- White Decora plugs and switches throughout.
- Kitchen valance LED lighting on separate switch.
- One USB charger/duplex receptable at kitchen counter and one in primary bedroom.
- 10 interior non insulated potlight allowance.
- Exterior water taps. RLDG product includes one at front of home and one at rear. RLAG product includes one at front of home, one in garage and one at roof top terrace.

Construction

- Cold storage area provided in basement which houses sump pump. Includes Steel insulated door with weather stripping, ceiling mounted light and floor drain.
- 9' poured concrete basement walls (damp proofing and drainage membrane where required).
- 2"x 6" exterior wall construction (Energy Star wall assembly).
- All finished interior walls and ceilings to be drywall construction.
- Spray foam insulation minimizing air penetration in garage ceiling below livable areas as well as all cantilevered areas.
- All homes to receive a quality care assessment by aspenCare™.
- All garage wood framed walls to be fully drywalled and primed.
- Superior engineered floor joists.

Warranty

- The Tarion Warranty Corporation backs Aspen Ridge Homes with the following warranties:
 - ☒ The home is free from defects in workmanship and materials for a period of one year.
 - ☒ Defects in workmanship and materials for a period of two years on electrical, plumbing and heating distribution systems and any water penetration through exterior cladding, windows, doors and exterior caulking.
 - ☒ Major structural defects for a period of seven years.Please refer to your home owner information package and/ or visit tarion.com for further details.

Energy Star

- All homes will be ENERGY STAR® qualified. ENERGY STAR for New Homes is an initiative for Natural Resources Canada to promote energy efficient home building in Ontario. Performance tested, third party verified, and government backed, the ENERGY STAR label is your assurance that your new home is built to exacting, energy efficient guidelines.

General notes
*As per plan. Specifications may change without notice. Any brand name features and/or finishes may be substituted by other brand name features and finishes provided they are of equal or better quality. E & O.E. March 29, 2024

T O R O N T O
TOWNHOMES
AT CROSSTOWN



ASPENRIDGE™