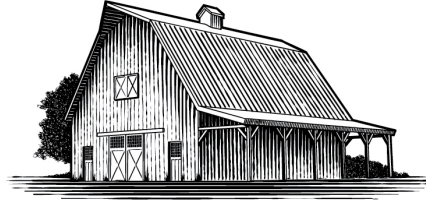


• A MENKES COMMUNITY •



# WINCHESTER ESTATES



# LEGENDARY CITY-BUILDING FOR 70 YEARS



**1954**  
**MENKES IS FOUNDED**  
Menkes is founded by Murray Menkes and builds its first homes.



**1978**  
**100 ANTIBES**  
First condominium building is completed.



**1988**  
**PLACE NOUVEAU**  
Menkes completes its first condo tower in the North Yonge Corridor, kicking off the company's 3+ decades as the neighbourhood's premier developer.



**1995/2001**  
**EMPRESS WALK**  
The GTA's first ever mixed-use entertainment, shopping and residential complex developed.



**2009**  
**WALKER FARM ESTATES**  
The first Energy Star community of single family homes in York Region.



**2012**  
**FOUR SEASONS HOTEL AND PRIVATE RESIDENCES**  
The international flagship of the Four Seasons luxury hotel chain in Canada's most exclusive neighbourhood, Bloor-Yorkville.



**2017**  
**BANKSY AT ONE YORK STREET**  
Menkes unveils public art featuring "Guard with Balloon Dog", attributed to renowned artist Banksy.



**2018**  
**HARBOUR PLAZA RESIDENCES AND ONE YORK**  
Mixed-use development in Toronto's South Core with direct PATH connection. Recognized as "Best New Built Community" in the GTA by BILD.



**2020 & 2021**  
**CANADA'S TOP BUILDER AND BEST-SELLING PROJECT: FESTIVAL**  
Best-selling new condominium project in Canada for 2020 & 2021.



**2022**  
**2022 BILD AWARD**  
Project of the Year, Mid/High-Rise, Menkes Developments Ltd. - Grand Festival



**1966**  
**A FIRST WITH IBM**  
First industrial building is completed, with IBM as the anchor tenant.



**1986**  
**PROCTER & GAMBLE NEW HEADQUARTERS**  
North York mayor, Mel Lastman (left), and developer Murray Menkes stand atop the new Canadian headquarters of Procter and Gamble, Menkes' first office tower at 4711 Yonge Street.



**2004**  
**5000 YONGE**  
A masterfully-planned mix of residential, retail and commercial spaces in North York City Centre.



**2009**  
**25 YORK**  
The first landmark office tower in Toronto's South Core district, certified LEED Gold at time of completion.



**2016**  
**ENCLAVES OF UPPER CANADA**  
First LEED Silver Home in Halton Region - part of the Energy Star Community in Georgetown.



**2013**  
**TORONTO'S #1 BUILDER**  
Menkes is recognized as the top selling condo builder in Toronto for 2013.



**2018**  
**WIC GROUNDBREAKING**  
Waterfront Innovation Centre in Toronto's East Bayfront breaks ground.



**2022**  
**SUGAR WHARF: FIRST SCHOOL**  
Ministry of Education announces the first vertically-integrated school in Ontario.

Never Settle For Second Best.

FOUNDED IN 1954, MENKES CELEBRATES 70 YEARS.

The Menkes story began 70 years ago when Murray Menkes, founder and visionary businessman, made it his quest to build family homes of outstanding quality and lasting value. Before long, he was building not just beautiful homes but entire master-planned communities. Today, Menkes continues to raise the standard for outstanding quality design and superior value as a fully integrated, multi-disciplinary real estate development company.





# AMENITIES MAP



menkes







Site Plan

All dimensions are approximate, rounded to imperial amounts, and subject to change without notice. Landscaping is artist's concept. Parks, schools, features shown and lands abutting this development are subject to change in use. Transformers, mailboxes, bus stops, street hardware and catch basins are not shown. E & O.E.



The Fairway Collection  
(20' Traditional Townhomes)  
BLOCKS 80/81/82/83

- Bristol / 1,813 sq.ft.
- Berkshire / 1,908 sq.ft.
- Wellington End / 1,982 sq.ft.
- Wellington Exterior End / 1,866 sq.ft.
- Wellington End Modified / 1,866 sq.ft.
- Fairmont End / 1,602 sq.ft.
- Stirling End / 2,015 sq.ft.

The Heritage Collection  
(20' Front Split Townhomes)  
BLOCKS 93/94/95

- Carlyle / 2,013 sq.ft.
- Oakwood / 2,140 sq.ft.
- Astoria End / 2,127 sq.ft.
- Rockwell End / 2,283 sq.ft.

The Classic Collection  
(30' Single Detached Homes)

- 

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FUTURE PEDESTRIAN TRAIL NETWORK

FUTURE RESIDENTIAL BY OTHERS















# THE FAIRWAY COLLECTION

menkes



Artist's concept. Some finishes may be upgrades. Please see Sales Representative for details. E.O.E.



# THE HERITAGE COLLECTION

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Artist's concept. Some finishes may be upgrades. Please see Sales Representative for details. E.&O.E.



# THE CLASSIC COLLECTION

menkes



Artist's concept. Some finishes may be upgrades. Please see Sales Representative for details. E.&O.E.



KITCHEN

menkes



Artist's concept. Some finishes may be upgrades. Please see Sales Representative for details. E.&O.E.



# LIVING ROOM

menkes



Artist's concept. Some finishes may be upgrades. Please see Sales Representative for details. E.&O.E.



# PRIMARY ENSUITE

menkes



Artist's concept. Some finishes may be upgrades. Please see Sales Representative for details. E.O.E.



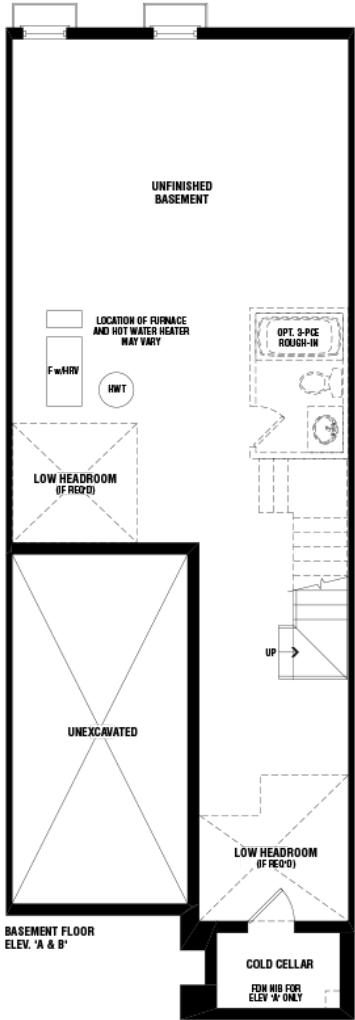
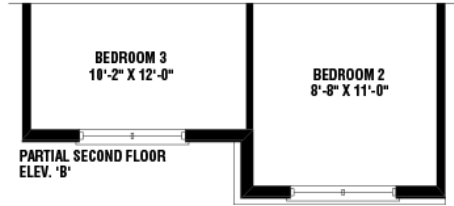
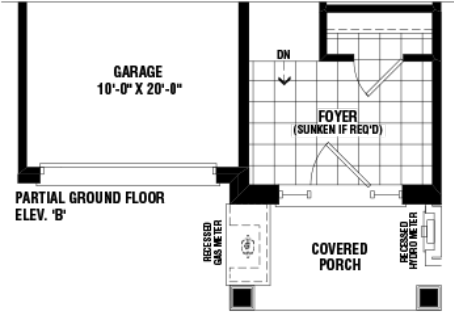
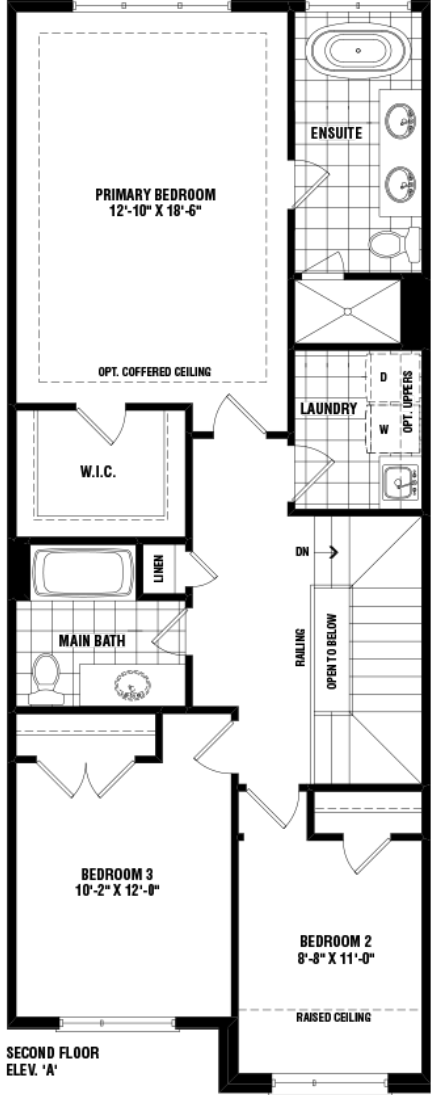
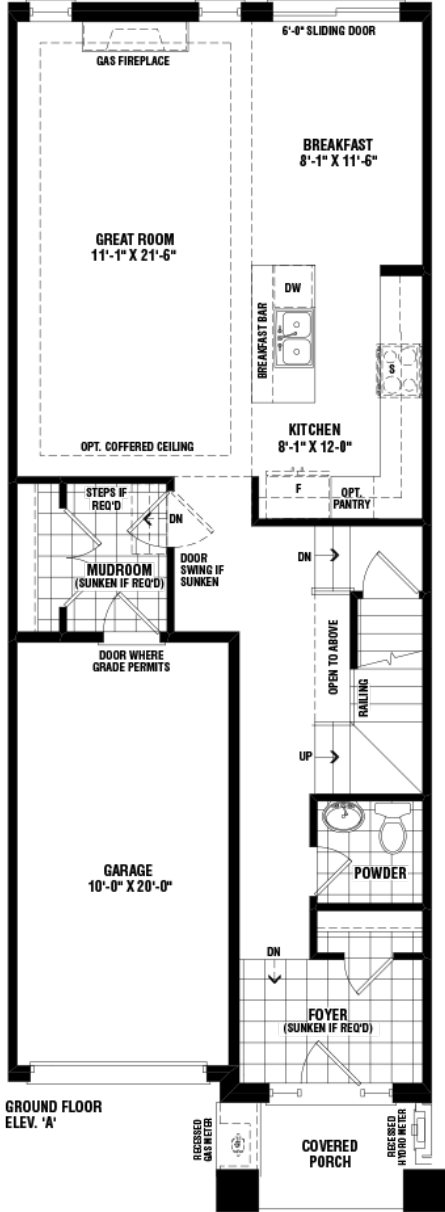


Bristol

Elevation A  
1,818 sq. ft.

Elevation B  
1,813 sq. ft.

Materials, specifications, and floor plans are subject to change without notice. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E & G O.E. 20-01



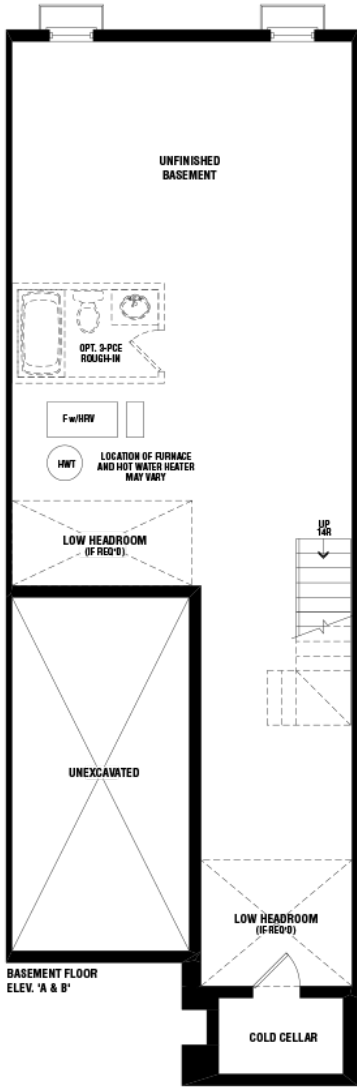
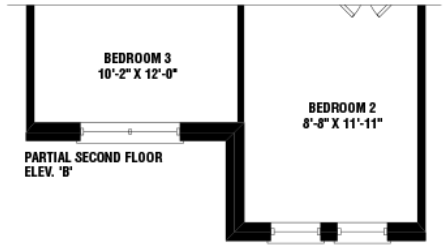
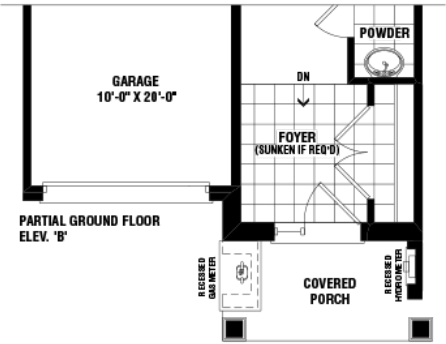
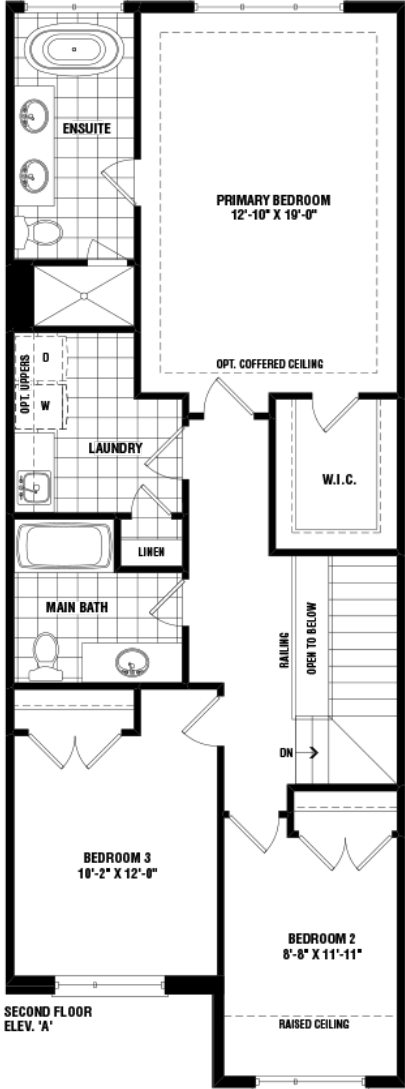
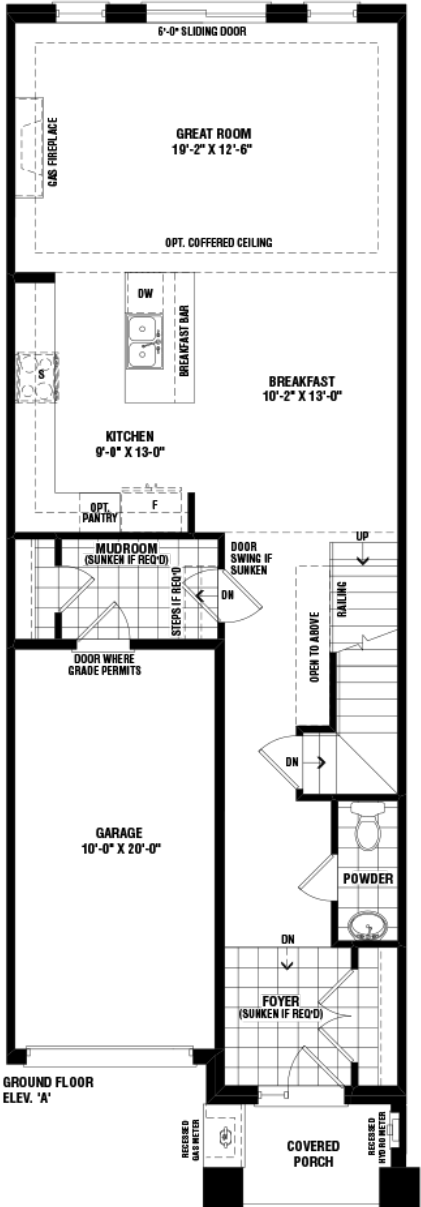




Berkshire

Elevation A & B  
1,908 sq.ft.

Materials, specifications, and floor plans are subject to change without notice. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E & O.E. 20-02





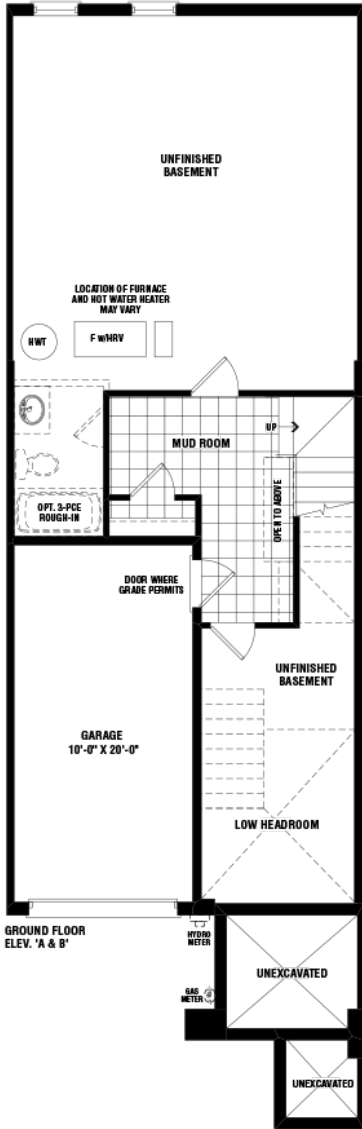
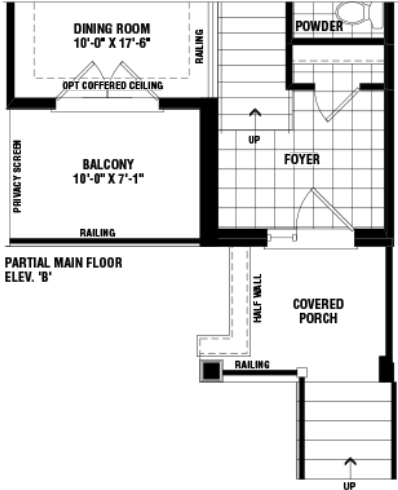
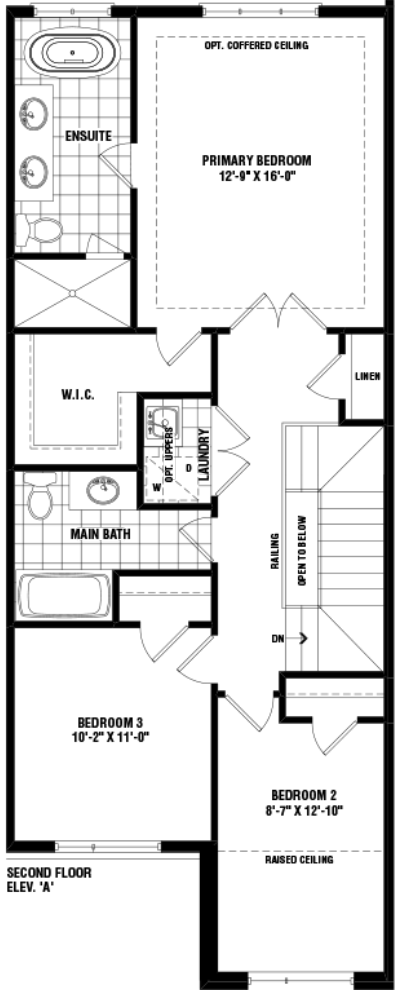
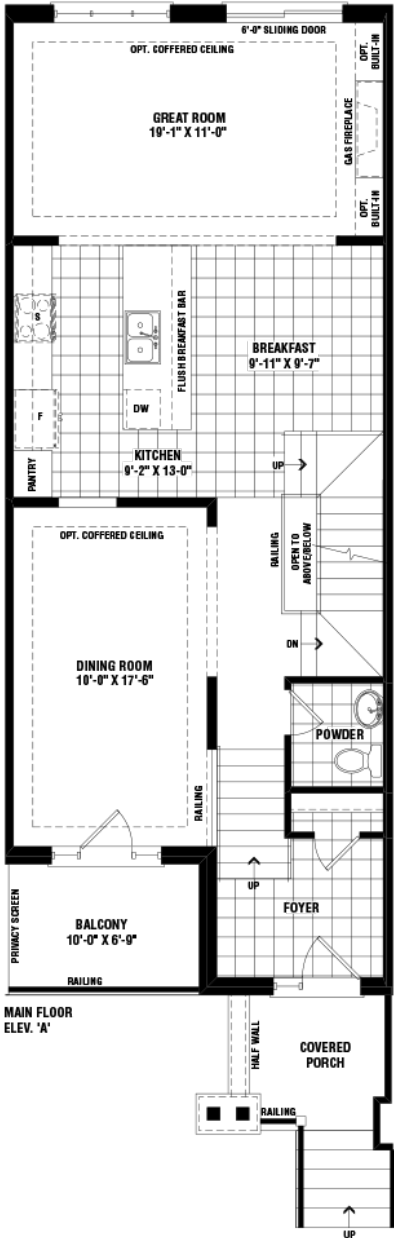


Carlyle

Elevation A  
2,016 sq.ft.

Elevation B  
2,013 sq.ft.

Materials, specifications, and floor plans are subject to change without notice. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E. & O.E. 20-15



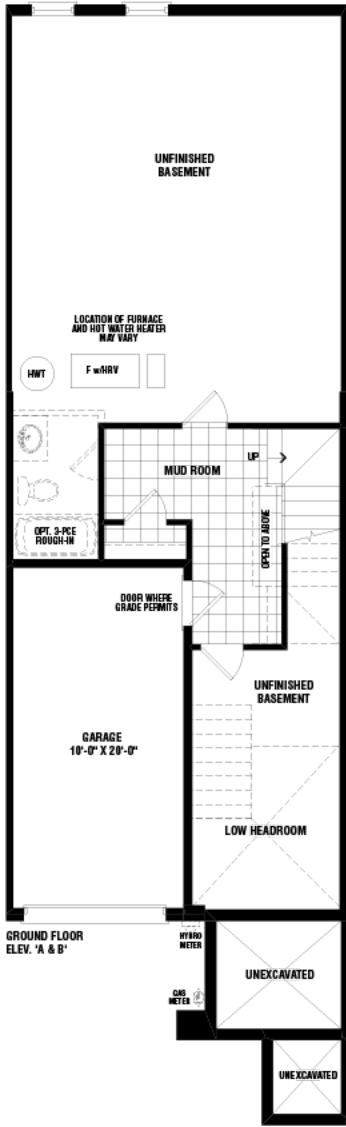
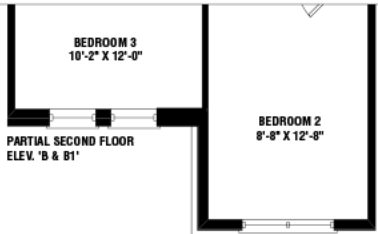
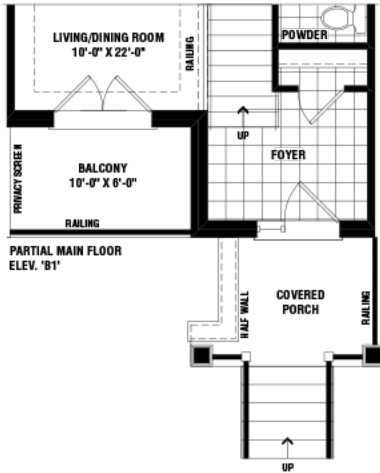
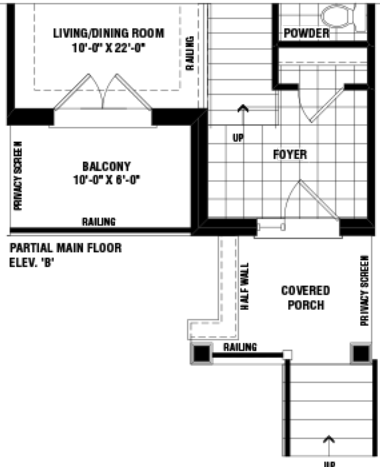
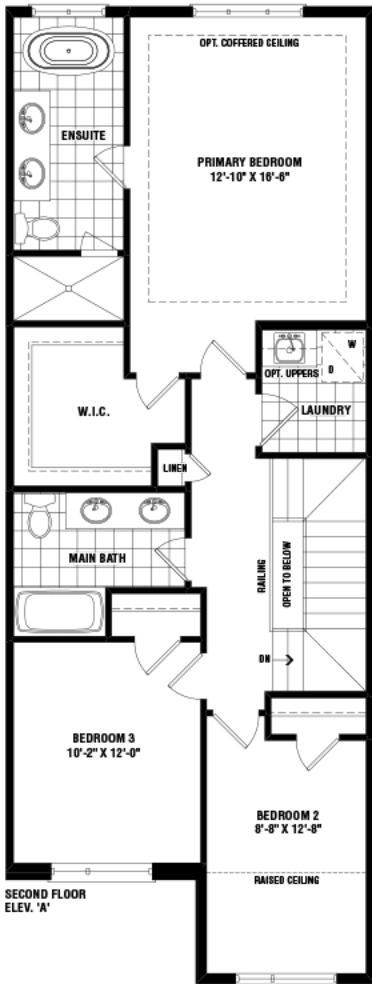
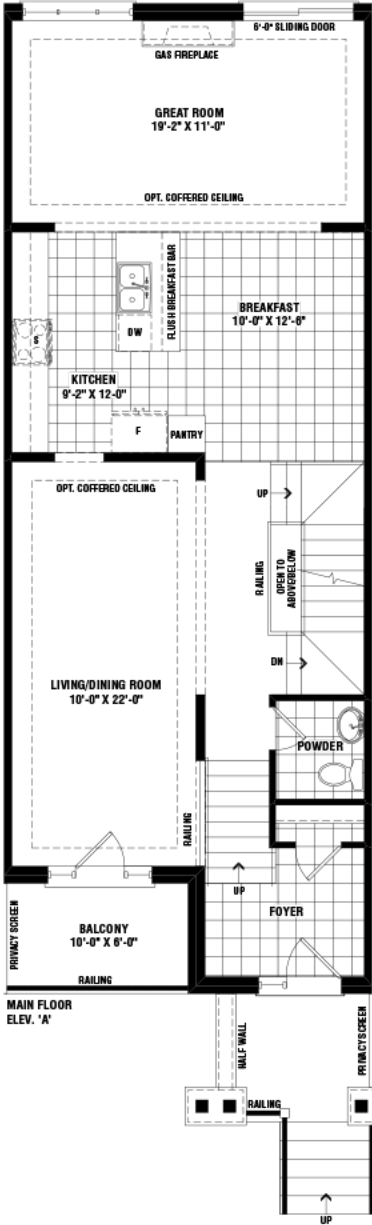




Oakwood

Elevation A  
2,140 sq.ft.  
Elevation B & B1  
2,145 sq.ft.

Materials, specifications, and floor plans are subject to change without notice. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E. & O.E. 20-25/20-28





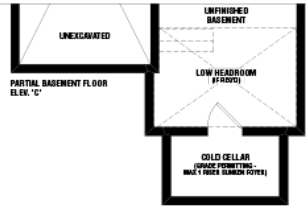
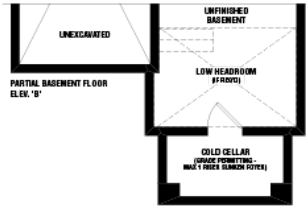
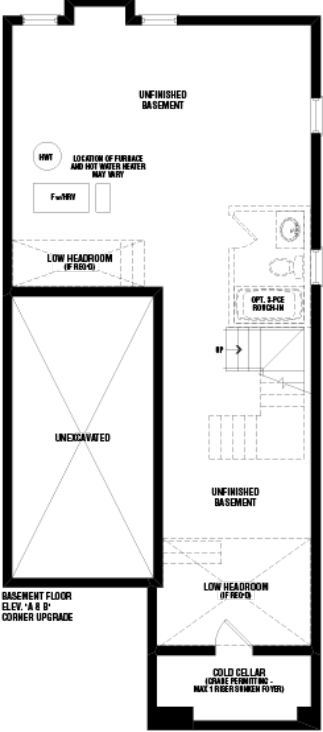
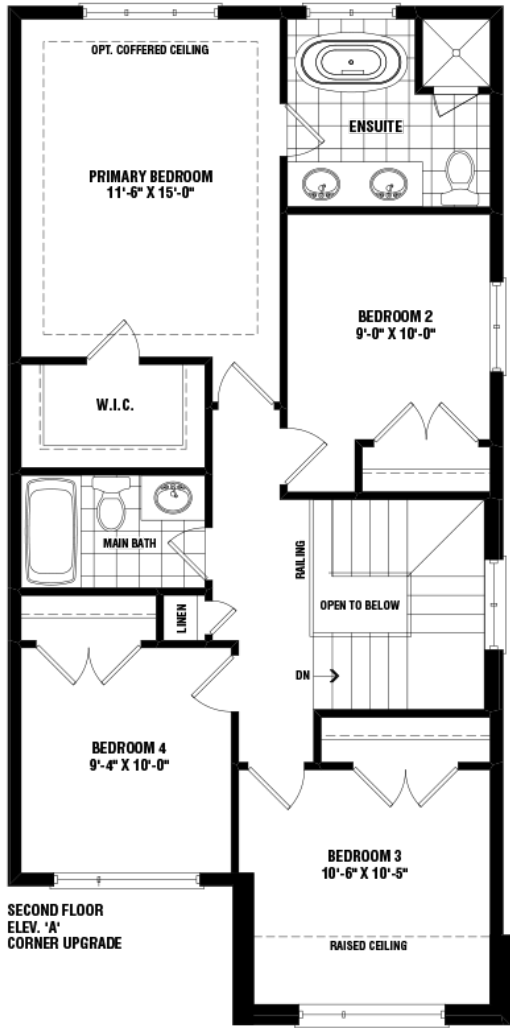
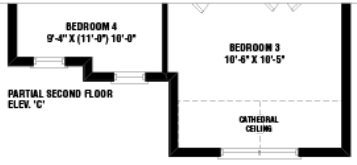
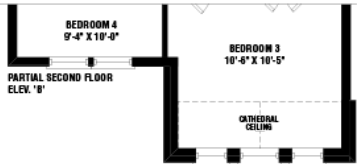
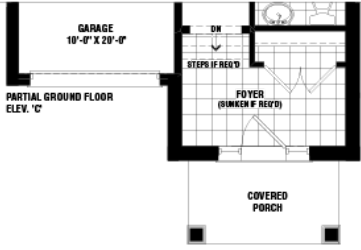
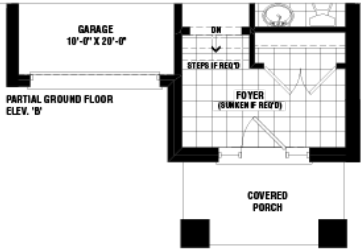
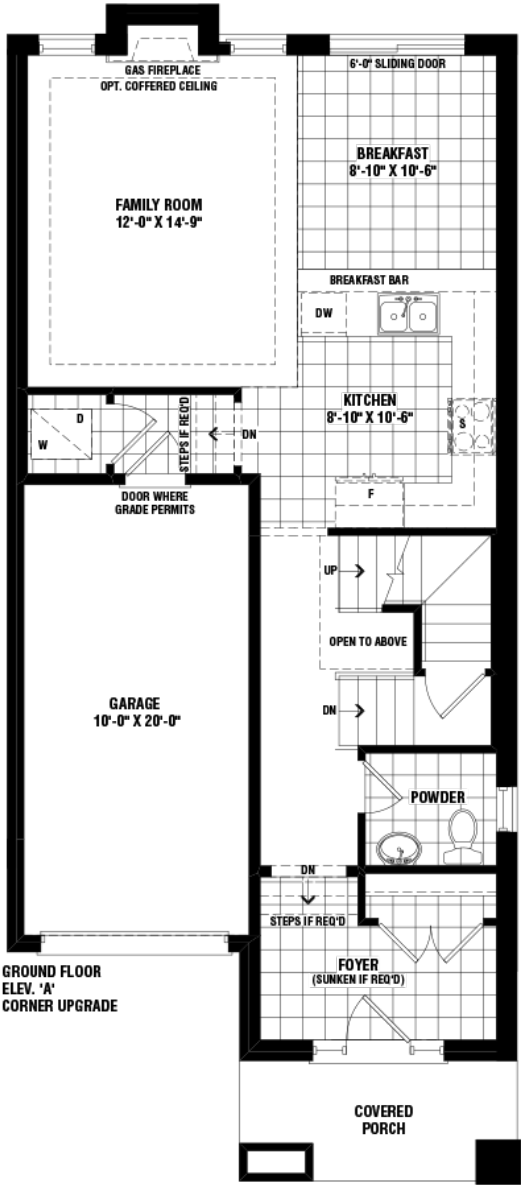


Bel Air

Elevation A & B  
1,702 sq.ft.

Elevation C  
1,708 sq.ft.

Materials, specifications, and floor plans are subject to change without notice. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E & O.E. 30-07



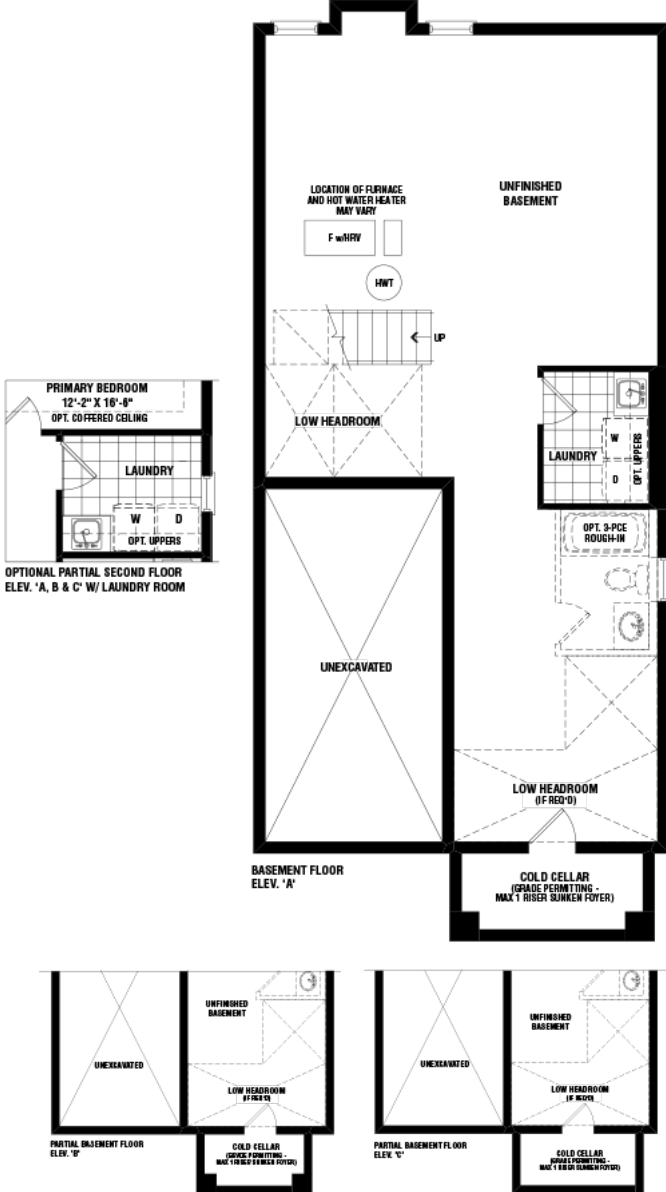
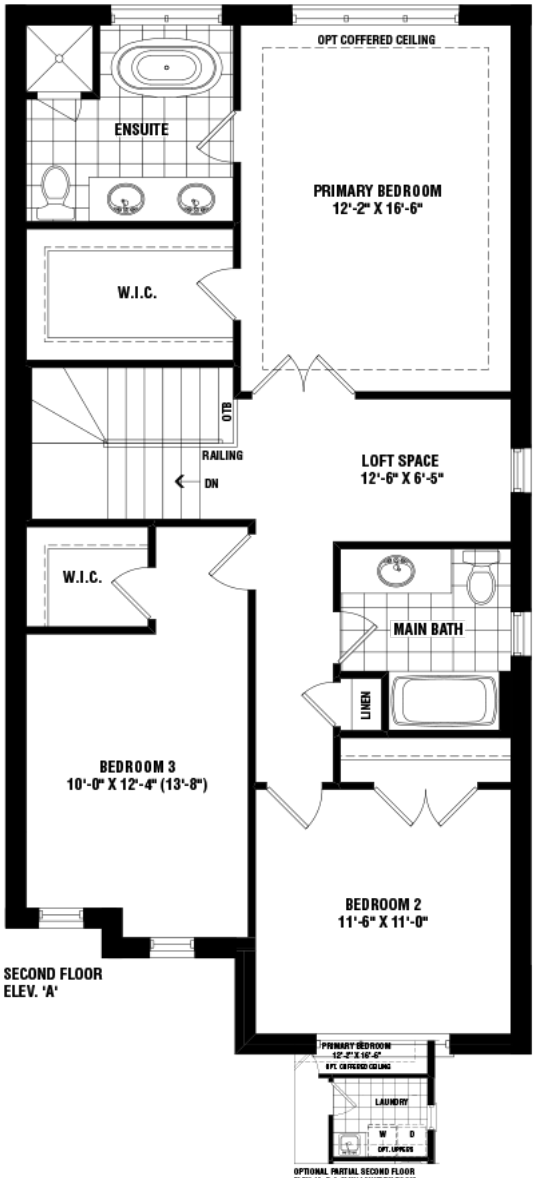
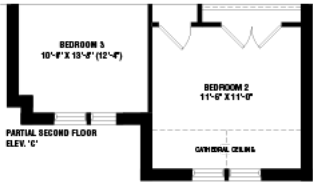
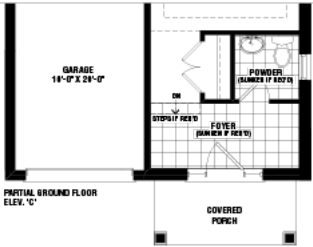
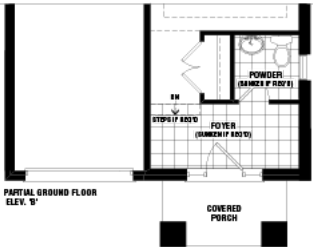
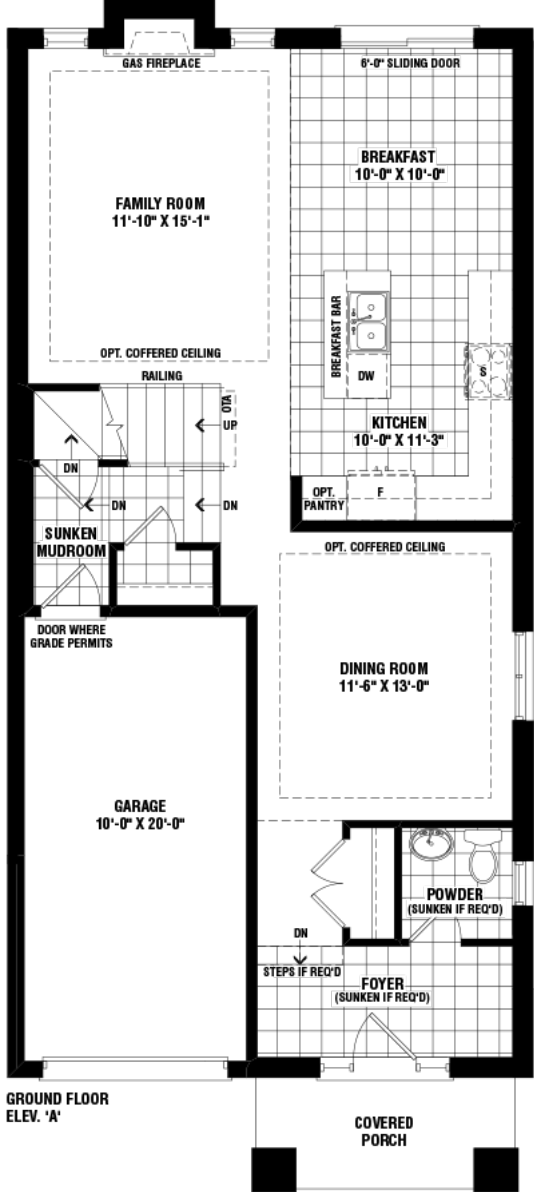




Silverado

Elevation A  
1,991 sq.ft.  
Elevation B  
1,980 sq.ft.  
Elevation C  
1,988 sq.ft.  
Includes 61 sq.ft. of  
finished basement area.

Materials, specifications, and floor plans  
are subject to change without notice. All  
floor plans are approximate dimensions.  
Actual usable floor space may vary from  
the stated floor area. E.S.O.E. 30-02







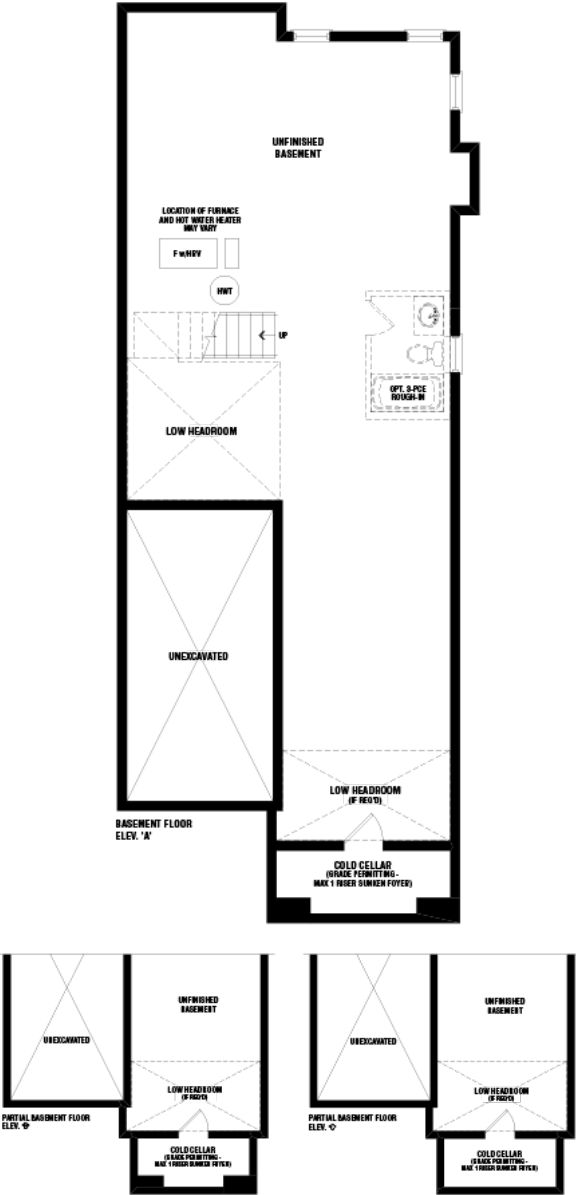
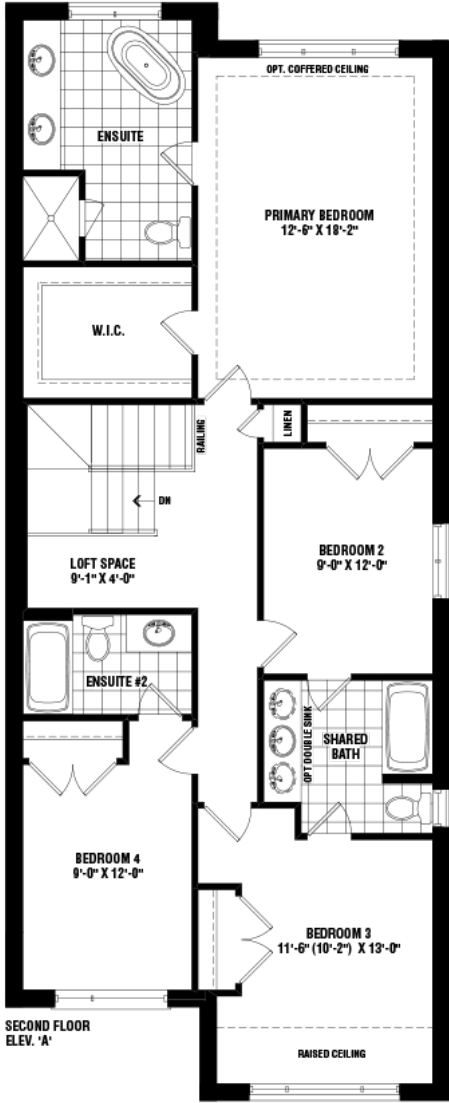
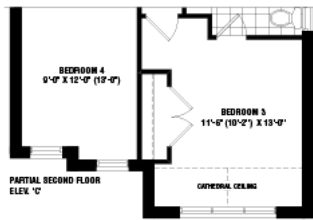
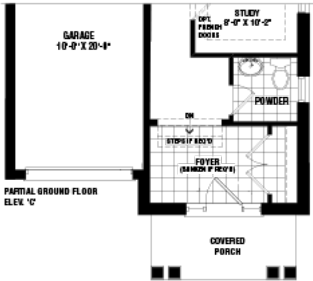
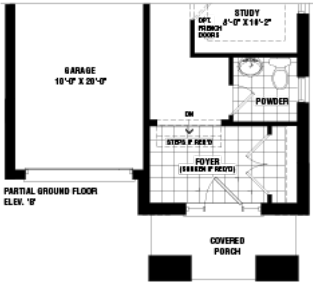
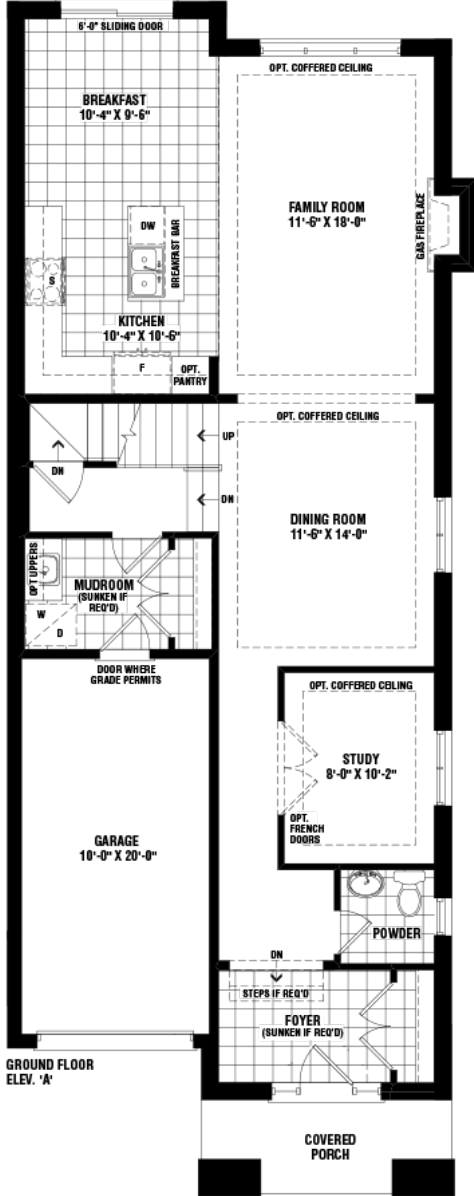
Biscayne

Elevation A  
2,375 sq.ft.

Elevation B  
2,393 sq.ft.

Elevation C  
2,380 sq.ft.

Materials, specifications, and floor plans are subject to change without notice. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E & S O.E. 30-06






CityNews  
Everywhere

WATCH LIVE

Bank of Canada cuts key interest rate again, signals more cuts ahead



A sign at the Bank of Canada building is seen in Ottawa, on Wednesday, July 24, 2024. THE CANADIAN PRESS/Justin Tang.

By Nojoud Al Mallees, The Canadian Press

Posted September 3, 2024 2:24 pm.

Last Updated September 4, 2024 2:14 pm.

The Bank of Canada may adjust the pace of interest rate cuts if warranted, governor Tiff Macklem said on Wednesday after announcing a third consecutive

THE GLOBE AND MAIL

REPORT ON BUSINESS

Could aggressive rate cuts unleash a household savings tsunami?

JASON KIRBY

Published September 5 2024, 4:19PM

Updated September 5 2024, 4:21PM

Canadians have been socking away money at a frantic pace to cope with higher interest rates, but with hundreds of billions of dollars sitting on the sidelines and interest rates coming down, one economist questions how long Canadians can resist the temptation to spend.

Canada's savings rate, which reflects net savings as a share of household disposable income, has risen steadily since mid-2022, reaching 7.2 per cent in the second quarter, the highest level, outside of the pandemic period, in nearly 30 years. That's a contrast to the U.S., where the savings rate has plunged compared to before the pandemic.

yahoo!news

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Global News

Interest rate cuts to spur housing fall market, experts say

Global News

Sat, September 7, 2024 at 4:00 a.m. EDT



Experts say the Bank of Canada's recent series of interest rate cuts is set to stir up some activity in a relatively sleepy housing market. As Anne Gaviola explains, there are some exceptions to that trend.

THE GLOBE AND MAIL

HOME WATCHLIST FOR YOU SUBSCRIBE

EARLIER

Bank of Canada lowers key interest rate to 4.25%, delivering third straight cut

Governor Tiff Macklem said it is “reasonable to expect further cuts in our policy rate” provided that inflation subsides as expected

MATT LUNDY > ECONOMICS REPORTER

DARCY KEITH >

ROB CARRICK > PERSONAL FINANCE COLUMNIST

RACHELLE YOUNGLAI > REAL ESTATE REPORTER

JASON KIRBY >

ERICA ALINI >

PUBLISHED SEPTEMBER 4, 2024

42

FINANCIAL POST

Sign In

News / Economy


Bank of Canada could cut rates to 2.5% by next year, say economists

Here's what the experts are saying about the central bank's decision today and the road ahead

Gigi Suhanic

Published Sep 04, 2024 • Last updated 4 days ago • 5 minute read

11 Comments



Bank of Canada governor Tiff Macklem PHOTO BY TONY CALDWELL/ POSTMEDIA



A large, faint, light gray image of a bunch of wheat stalks with long awns, centered in the background of the slide.

**Thank You!**