

David Vu & Brigitte Obregon, Brokers
RE/MAX Ultimate Realty Inc., Brokerage
Cell: 416-258-8493 Cell: 416-371-3116 Fax: 416-352-7710
Email: info@gta-homes.com WWW.GTA-HOMES.COM



J. DAVIS. HOUSE

YONGE STREET





LOOK AT US NOW.

Mattamy Homes is the largest privately owned homebuilder in North America, with operations across the United States and Canada. Mattamy has built and closed more than 65,000 homes in 160 communities. In the United States, the company is represented in eight metropolitan areas – Minneapolis-St. Paul, Charlotte, Phoenix, Tucson, Jacksonville, Orlando, Tampa and Sarasota and in Canada, those communities stretch across the Greater Toronto Area, as well as in Ottawa, Calgary and Edmonton. Mattamy is active in the high-rise condominium sector as a result of its acquisition of Monarch Corporation in 2015. The company has 3 buildings currently being constructed by Mattamy, representing more than 1,000 units, in addition to the 37 buildings already completed since the early 1990's. The Biddington Group of Companies has an equally impressive heritage that dates back to the 1960's. The company has developed numerous high-rise communities, luxurious single family homes and has partnered with some of Canada's most respected developers on many of these communities. J. Davis House is a partnership between these two exemplary companies.



J. DAVIS HOUSE

WELCOME HOME.

A distinctive addition to the Yonge and Davisville streetscape. Form that follows function enhancing the neighbourhood context.

J. Davis House is a nine storey residential boutique building with carefully selected ground floor retail along Yonge Street.

The architectural mandate was to design a building that recalls the historic fabric of the street while providing residents with boutique style living and all the amenities and services of a contemporary home.

All of the suites include balconies and many feature room size terraces overlooking the treescape of the surrounding community. J. Davis House is a welcomed, unobtrusive addition to an urban environment that values the time of honoured traditions of a village in the city.



Illustration is artist's concept only. Actual may vary.

*The site plan exemplifies the stepped back design language of the building's architecture.
Here you can see the landscaped courtyard and large residential terraces.*



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< NORTH

J. DAVIS HOUSE



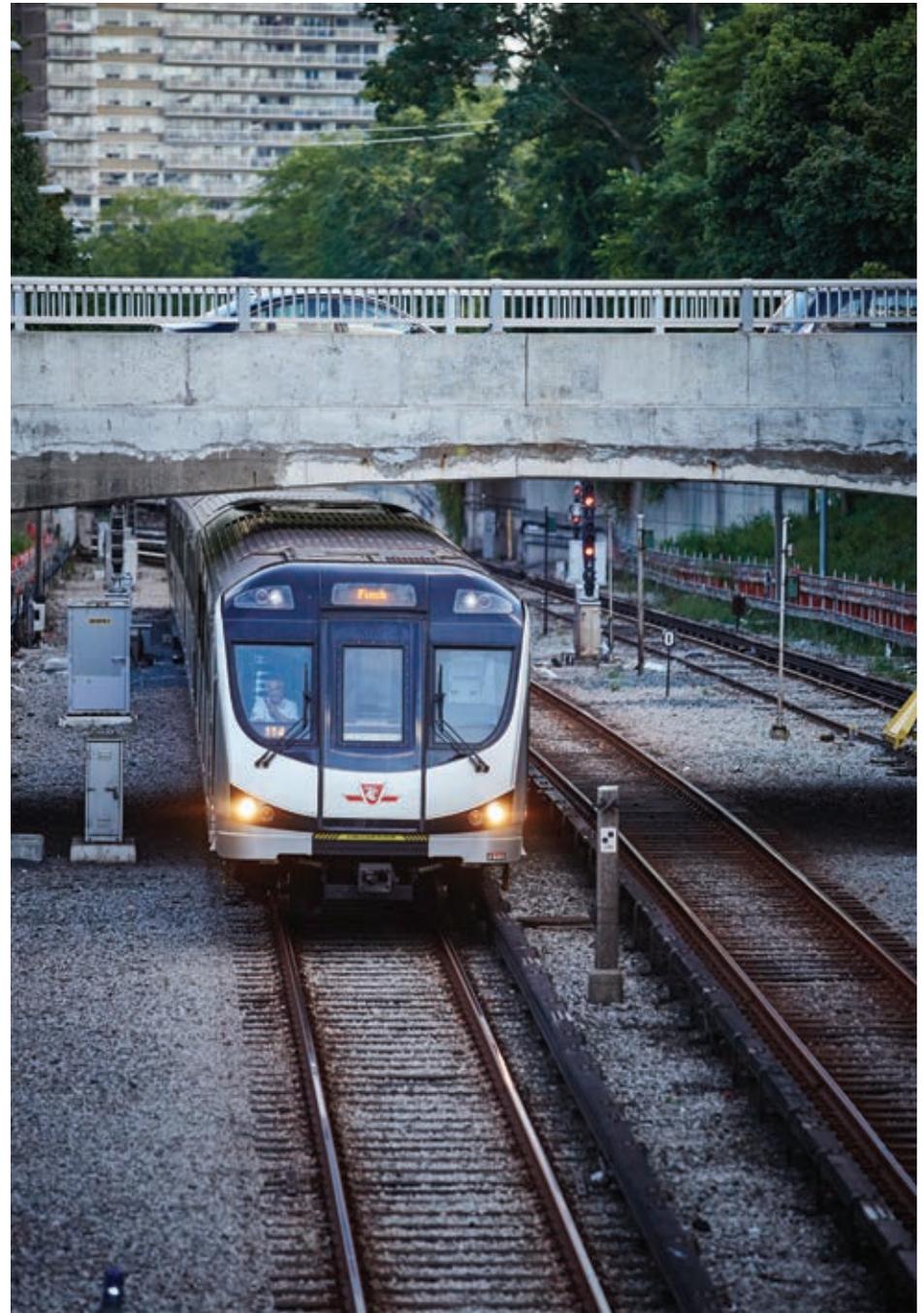
A BEAUTIFUL DAY IN THE NEIGHBOURHOOD.

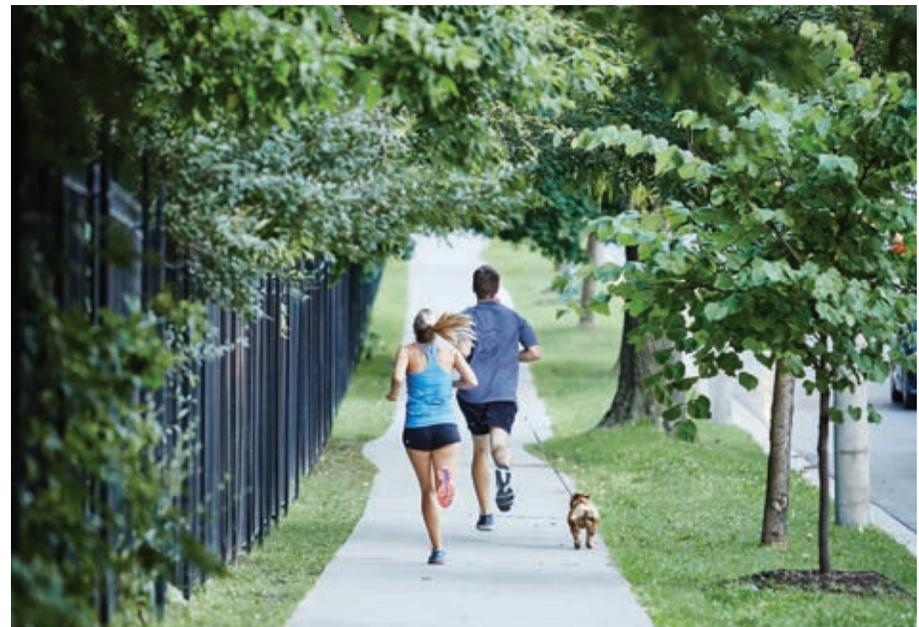
THE KAY GARDINER TRAIL IS IN YOUR BACKYARD.

A village within the city. A vibrant enclave that perfectly reflects the dynamics of both worlds.

If you're not familiar with the Davisville neighbourhood you're, as the song says, "In for a big surprise."

The Davisville neighbourhood is loaded with charming shops and restaurants, cozy cafés, parks, schools and best of all the Yonge Street subway runs right through the middle of it and the Davisville Station is a three minute walk away. The neighbourhood is also surprising in that there are lovely tree-canopied residential streets to stroll through and, the biggest surprise of all is that you can be on Bloor Street or downtown in a matter of minutes. Not surprising is that J. Davis House, at the centre of the Davisville neighbourhood, has an enviable 96 walk score.



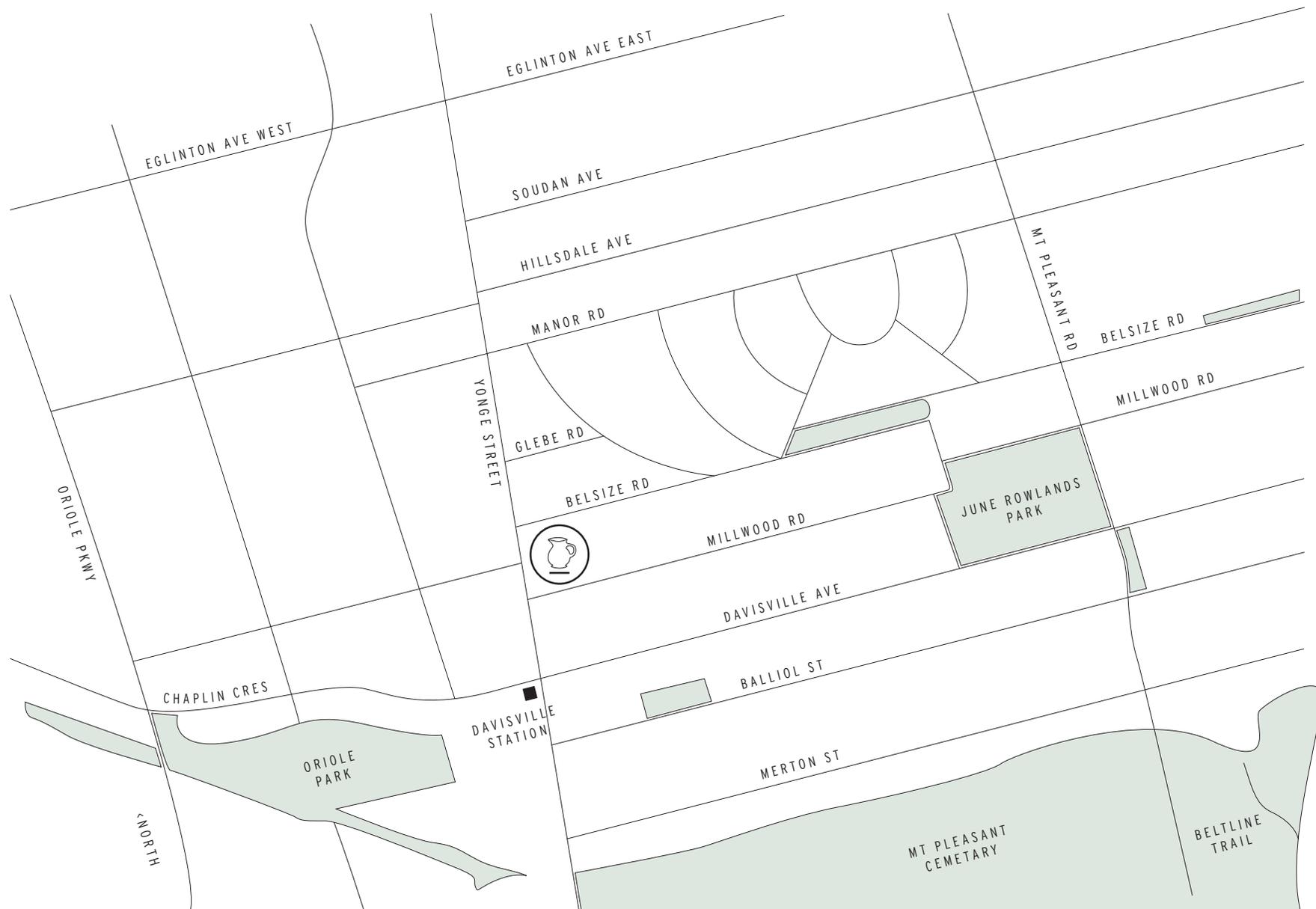


THIS IS YOUR NEIGHBOURHOOD



THIS IS YOUR NEIGHBOURHOOD

*This is Davisville Village, one of Toronto's most wonderfully walkable
neighbourhoods. Step out and enjoy all that's to see and do.*



J. DAVIS HOUSE

POINT OF VIEW.

Look out from your terrace, balcony or windows and enjoy the views. Most are a canopy of trees covering quiet residential streets. Of course there's also the giddy lights of Yonge Street to remind you that yes, you're still in the city. But, when all is said and done that's what life at J. Davis House is all about. City living in a village-like residential neighbourhood.



EAST VIEW PHOTOGRAPHED FROM THE 8TH FLOOR.

MAKE AN ENTRANCE.

The very first time you enter the lobby at J. Davis House it'll take your breath away and that's just for starters.

The amenities at J. Davis House are nothing less than first class. The lobby is a stunning “Welcome Home” with its soaring ceilings, fireplace, and 24/7 concierge service. It all speaks to the textures of luxury: marble, bronze and black metals, rich woods and sumptuous textiles. Stop by the Fifth and unwind in the games room or TV lounge. Gather with friends in front of the fireplace or host a dinner, indoors or al fresco, in the private dining rooms. Have summer evening cocktails around the fire pit or just indulge in the views. Oh yes, for overnight visitors, reserving the guest suite is always a splendid idea.

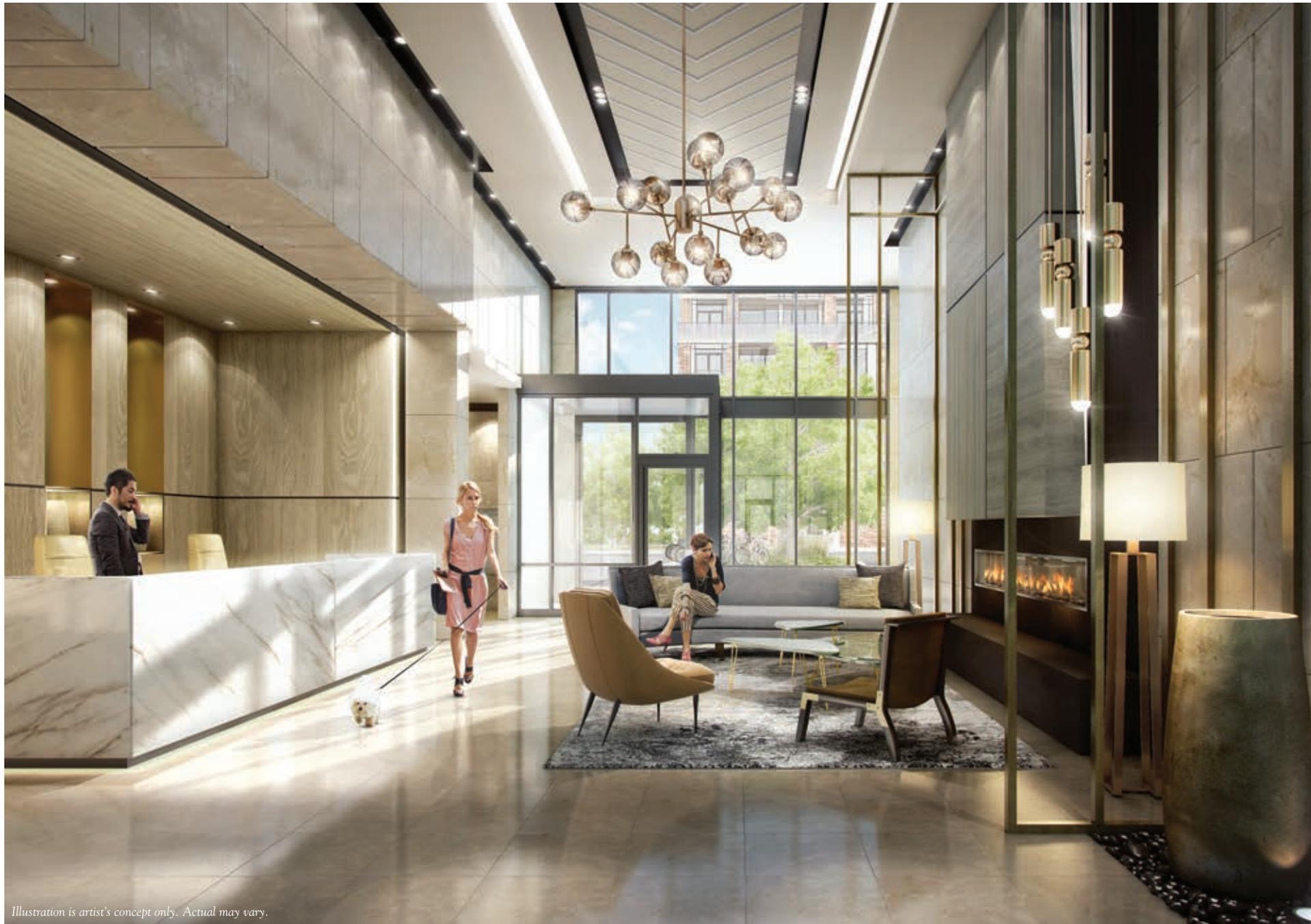


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GROUND FLOOR AMENITY PLAN



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5TH FLOOR INTERIOR AND EXTERIOR AMENITY PLAN

GRACIOUS LIVING LIVES HERE.

Be prepared for the compliments you'll receive when friends and family members see your new home for the first time.

Stylish? Yes. Contemporary? Yes. Elegant? Yes. The residences at J. Davis House are all of this and more. Spaces designed for you to add your personal touches. Defined spaces that make an indelible impression on how you want to live. Everything from the kitchens, which by the way, will make you feel like a master chef, to under cabinet lighting and a functional island, to the spa-like baths, to the expansive 9' ceilings throughout most suites. Then, step outdoors to your terrace or balcony. In short, this is truly gracious living.



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FEATURES & FINISHES.

Everything, yes everything, from the outside to inside has been carefully considered and designed to make your life at J. Davis House an enjoyable and enviable experience. Savour the lifestyle.

THE BUILDING

- Intimate 9-storey boutique building right in the heart of Davisville Village
- A 3 minute walk to Davisville Subway Station
- Quick 10 minute commute to downtown Toronto
- Artfully landscaped grounds by award winning Terraplan Landscape Architects
- Sophisticated Lobby and Amenity finishes selected by Graziani+Corazza+Biase Interior Architecture Inc.
- 24/7 private concierge service
- Property management office on site
- Main floor Fitness Room with Yoga Studio and Sauna
- 5th floor Party Room with fireplace, dining room, billiard room and outdoor entertainment area
- Guest suite complete with TV and kitchenette
- Corridors and suite entry doors professionally designed and detailed by interior designer
- Many suites designed with private balconies, some with oversized terraces offering premium outdoor entertaining areas

SECURITY FEATURES & UNDERGROUND PARKING/STORAGE

- Concierge services provided 24 hours a day, 7 days a week
- In-suite speaker, intrusion alarm and key pad, featuring suite to concierge communication
- Pre-wiring for future suite security system
- Remote control access to independently secured resident and visitor underground parking
- Key fob access from underground parking to elevator, lobby and main entrance
- All exterior doors from common areas and amenities monitored at concierge desk (surveillance monitoring)
- Bicycle and storage lockers

YOUR SUITE

- Ceiling height of approximately 9' on all floors (except 2 and 3 will receive 8')
- Smooth ceilings throughout
- Expansive floor to ceiling double glazed Low E windows
- Shaker styled 7' interior swing doors with elegant lever handles (Doors are 6'8" on 8' ceilings)
- Swing or mirrored sliding closet doors as per plan
- Wide plank laminate flooring in foyer/entry, hallways, living/dining areas, bedroom(s), den and kitchen*
- Ceramic tile flooring in laundry room
- Contemporary 5" baseboards with coordinating door casing
- Suites designed with balconies and/or terraces with sliding or swing door. Electrical outlet provided*
- Individually controlled in-suite heating and cooling
- Low VOC, eggshell white paint. Semi-gloss white throughout laundry room, powder room and bathroom(s). Flat white paint throughout all other principal rooms
- All trim painted in white semi gloss
- White Decora style switches and receptacles throughout
- In-suite fire sprinkler system
- BBQ gas line hook up provided on select terrace suites*
- Hose bib provided*
- Pre-wired for cable TV in all bedrooms, living room and den
- Pre-wired for telephone line in all bedrooms, living room and den
- Ceiling light fixtures provided in foyer, hallway(s), kitchen, bedroom(s), den and walk-in closet *
- Capped ceiling outlet(s) in living area*
- Pre-wired for future high speed internet accessibility. Internet service is not provided.
- All provided appliances connected and ready to use
- In-suite laundry facilities include full size Energy Star rated stacked washer and dryer
- Side-by-side full size washer and dryer with laundry tub*

KITCHEN

- European designed gourmet kitchens include stainless steel semi-integrated appliance package (counter depth stainless steel fridge, cooktop, wall oven, panel ready dishwasher, in-cabinet microwave, and stainless steel wine fridge as per plan). All appliances are installed
- Quartz countertop with square edge and undermounted stainless steel sink with single lever pull out faucet
- Ceramic tile backsplash
- Deep upper cabinetry
- Under cabinet lighting
- Track light fixture*

BEDROOMS

- Closet Organizer system in Master Bedroom closet hardware or mirrored sliders
- Coated wired closet shelving in secondary bedrooms
- Side by side bedrooms have sound insulated walls
- Closet doors are shaker styled swing with lever
- Ceiling light fixture provided in bedroom and master bedroom walk in closet*

BATHROOM MAIN OR ENSUITE

- Contemporary designed cabinetry with framed mirror and cultured marble countertop in all bathrooms*
- Porcelain floor tile
- Ceiling potlight in Ensuite*
- 5' soaker tub as per plan complete with two rows of one choice of porcelain tile on tub surround. Tub enclosure to include choice of porcelain tile on wall to ceiling (excluding ceiling)*
- Separate shower stall features frameless tempered glass enclosure with frameless tempered glass door, rain shower style shower-head and recessed potlight*

*in applicable suites as per Vendor's plan.

Purchasers understand that the texture and smoothness of the finish on concrete surfaces will be to concrete forming industry standards. The Vendor shall have the right to substitute other products and materials for those listed in this schedule or provided for in the plans and specifications provided that the substituted materials are of a quality equal to, or better than, the products and materials so listed or so provided. Colours and specific finishes will depend on Vendor's package as selected. All specifications, dimensions and materials are subject to change without notice. All suites protected under Tarion (formerly The Ontario New Home Warranty Program) E.&O.E.

DEVELOPERS

J. Davis House, a partnership between two exemplary companies.

MATTAMY HOMES

Mattamy Homes is the largest privately owned homebuilder in North America, with operations across the United States and Canada. Mattamy has built and closed more than 65,000 homes in 160 communities. In the United States, the company is represented in eight metropolitan areas – Minneapolis-St. Paul, Charlotte, Phoenix, Tucson, Jacksonville, Orlando, Tampa and Sarasota – and in Canada, those communities stretch across the Greater Toronto Area, as well as in Ottawa, Calgary and Edmonton. Mattamy is active in the high-rise condominium sector as a result of its acquisition of Monarch Corporation in 2015. The Company has three buildings currently being constructed by Mattamy representing more than 1,000 units in addition to the 37 buildings already completed since the early 1990s.

THE BIDDINGTON GROUP OF COMPANIES

Good design is timeless. Couple it with the finest building materials, expert construction and superior property management, and you've got Biddington. The Biddington Group of Companies is a respected family-owned enterprise whose origins date back to the early 60's and whose dedication to quality and service is exemplary. Over the years, Biddington has developed numerous high-rise communities – both rental and condominium—as well as neighbourhoods of luxurious single family homes, in Ontario and the southeastern United States. Today The Biddington Group, in addition to its home building division, also owns and manages an extensive portfolio of more than two million square feet of industrial, commercial and residential space.

TEAM

We have gathered an incredible team for J. Davis House.

GRAZIANI + CORAZZA ARCHITECTS INC.

At G+C our aspiration is simple: create memorable, modern buildings that respond to the surrounding context while maximizing the projects potential. We succeed because of the close collaborations between our clients and the entire project team. Our design principles are founded in using materials that complement the urban environment to produce sustainable settings. Our ultimate satisfaction comes in seeing our buildings embraced by their owners, occupants and local community.

GRAZIANI+CORAZZA+BIASE INTERIOR ARCHITECTURE

GCB is a highly established design firm with a diverse practice. Our creative team approaches each project with passion, practicality, and a strong commitment to ensuring client satisfaction. With over 30 high-rise residential projects, and over 15 years of experience in hospitality design, GCB provides proven excellence in its designs. GCB realizes its clients' goals by being mindful of brands, traditions, and cultures unique to the environment the client is seeking to create.

TERRAPLAN LANDSCAPE ARCHITECTS

Terraplan is an award winning landscape design firm established in 1980, with an earned reputation for its professionalism, creativity, and technical competence. Our vision is to sustain a performance-oriented culture with an extreme client focus that delivers innovative and superior results. The firm has extensive public and private sector experience and provides consistently exceptional work that reflects our enduring commitment to design quality and an unrelenting desire to deliver on our clients' vision aspirations.

MILBORNE REAL ESTATE INC.

Milborne is one of Canada's leading real estate brokerage firms. The company has successfully sold over 60,000 residential units, in over 600 developments in Toronto, where they are headquartered, and throughout North America. This achievement represents over twenty billion dollars in sales. Milborne has an industry wide reputation as being the dominant force in Canadian sales and marketing of urban and resort condominiums and communities, residential/hotel condominiums, and commercial condominiums.

L.A. INC.

L.A. Inc. is one of North America's foremost companies specializing in branding, marketing, and communications for major real estate developments throughout North America and Europe. The Toronto based firm has created memorable brands and award-winning marketing programs for developments in New York, Las Vegas, Atlanta, Philadelphia, Chicago, St. Louis, Nashville, Minneapolis, Louisville, Cincinnati, Toronto, Montreal, Calgary, Ottawa, and Vancouver.

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