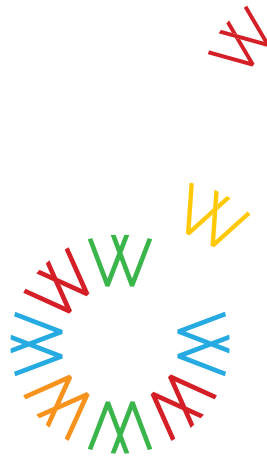




MAKE
A WISH



WISH
CONDOS

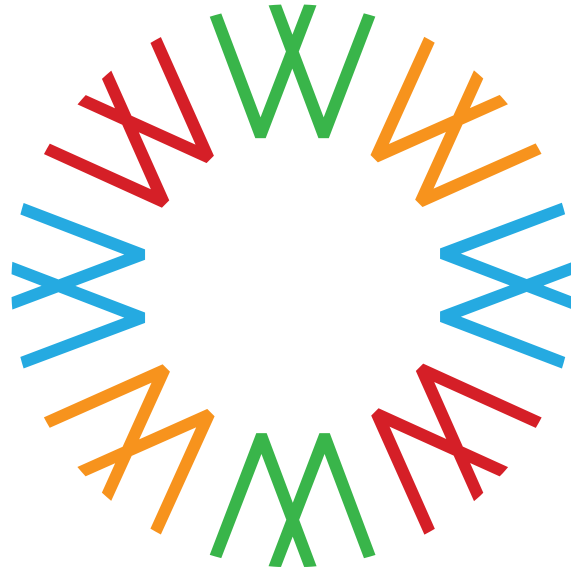


Wish Condos - Aerial Rendering,
by Liberty Development

MODERN LIVING...



Wish Condos – Exterior Rendering Dusk view,
by Liberty Development



...JUST A WISH AWAY

Your wish for the perfect condominium in the perfect location has come true. Introducing Wish Condos, a new expression of modern urban living on the south side of Sheppard Avenue East at Pharmacy Avenue, overlooking the beautiful natural setting of Wishing Well Woods.

Rising 18 storeys, Wish Condos has a series of stepped terraces that cascade down towards the park on the rear, offering a beautiful natural perspective. As a vibrant mixed-use community, Wish Condos will have approximately 11,000 sq. ft. of retail on the ground floor.

SHEPPARD AVENUE EAST

GRACEPOINT BAPTIST CHURCH

WISH
CONDOS

WISHING WELL WOODS



PHARMACY AVENUE

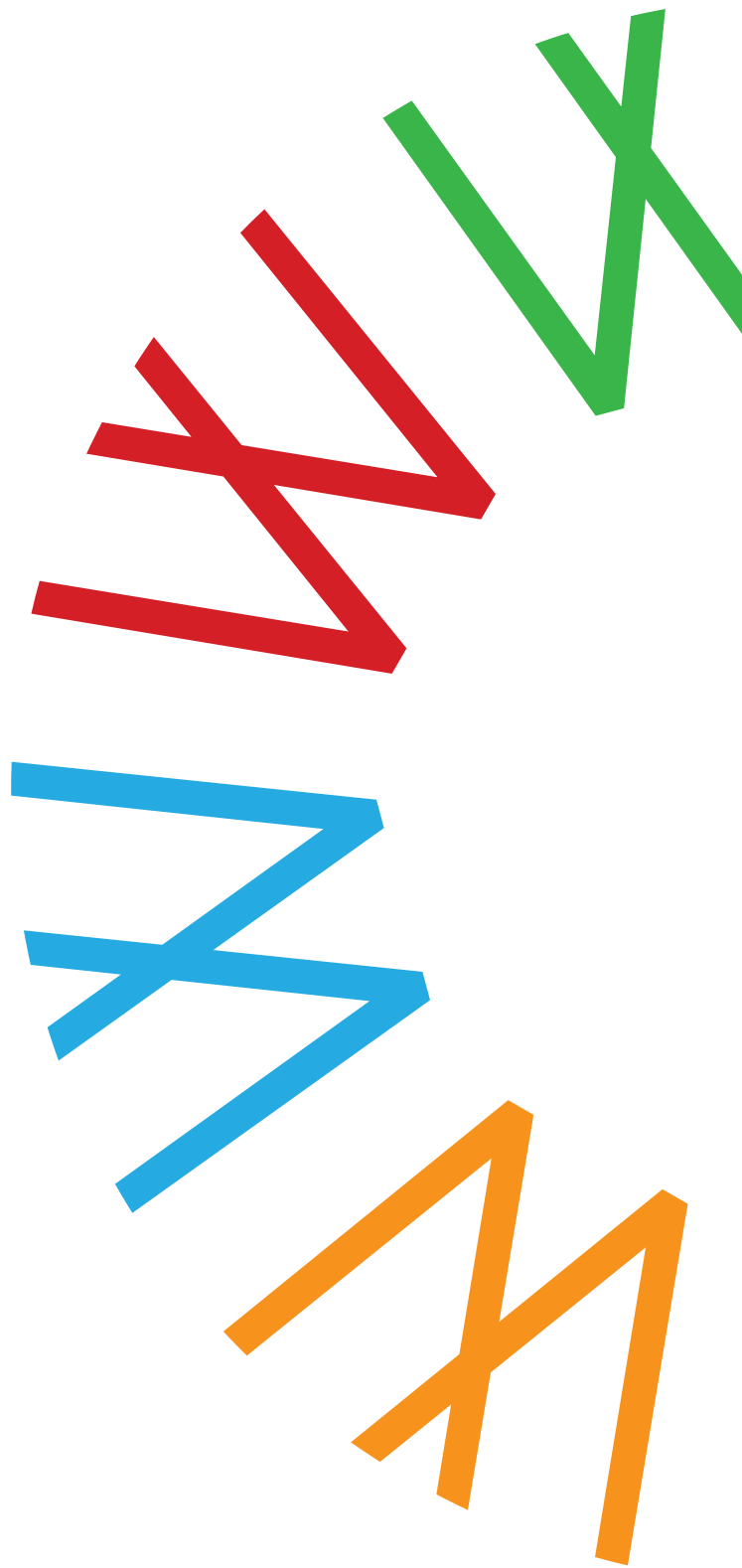
PHARMACY AVENUE

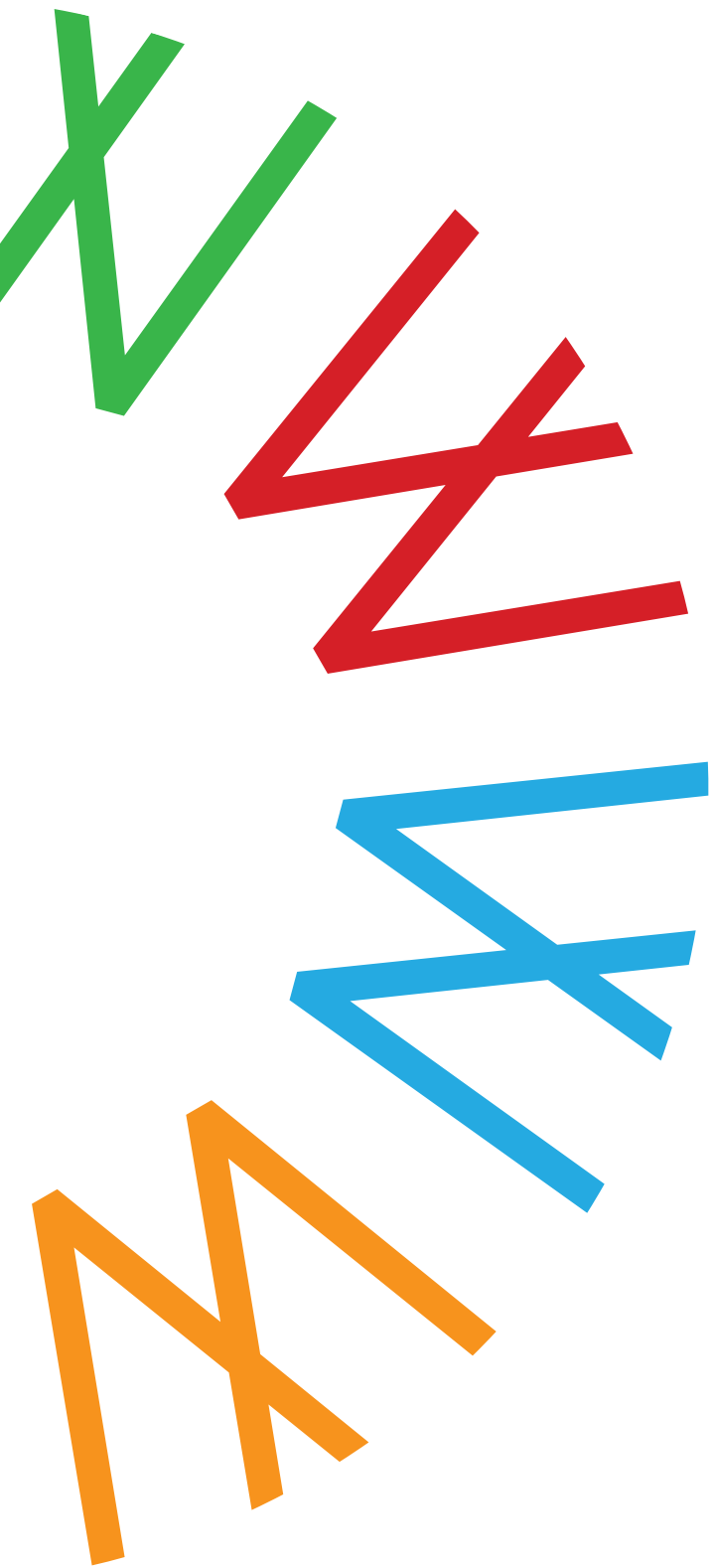
Wish Condos by Liberty Development – Proposed Site Plan Concept Aerial View C2017

WISHING WELL Dr.

WISH FOR A PRIME LOCATION

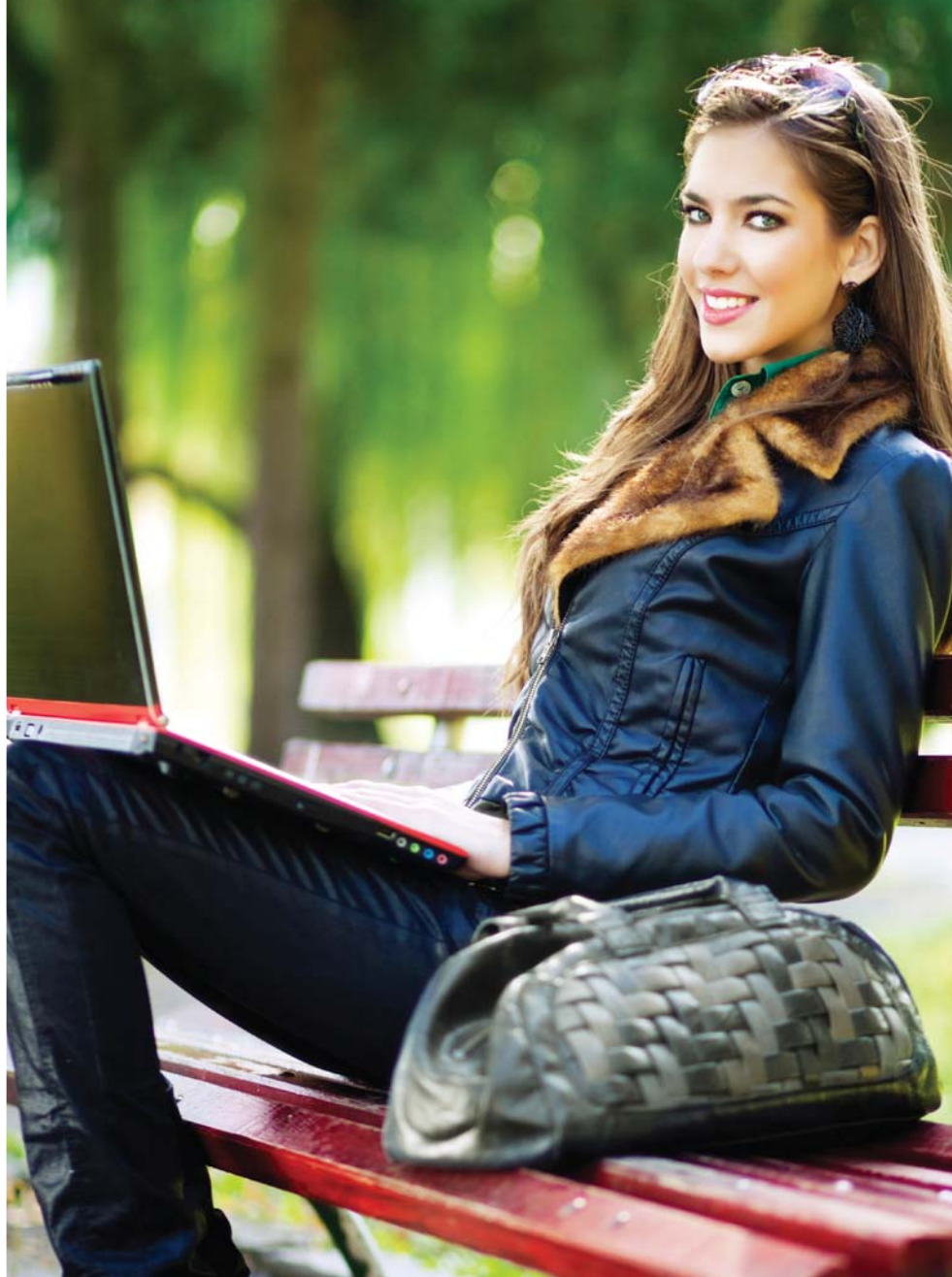
One of Sheppard East's prime sites in an established neighbourhood, Wish Condos majestically overlooks the scenic expanse of Wishing Well Woods to the south. Enjoy stunning vistas of an urban forest in full summer bloom and gorgeous fall colours in autumn. Two key arteries, Pharmacy Avenue and Sheppard Avenue East offer quick and easy connections in every direction. You couldn't wish for a better location for your home.





WHAT'S ON YOUR WISH LIST?

This boutique midrise is steps away from every amenity your family desires - Fairview Mall, schools, community centres, nearby access to highways, Don Mills subway station, bus routes, you name it and it's right there. With its fantastic choice of suite designs and a fabulous array of lifestyle amenities, Wish Condos is more than just your new home, it's your new dream home come true.





- PROPOSED TTC LINE*
- T TTC SUBWAY
- Y YORK REGION TRANSIT
- G GO TRANSIT
- V VIVA TRANSIT
- W VIA RAIL CANADA
- C CROSSTOWN LRT

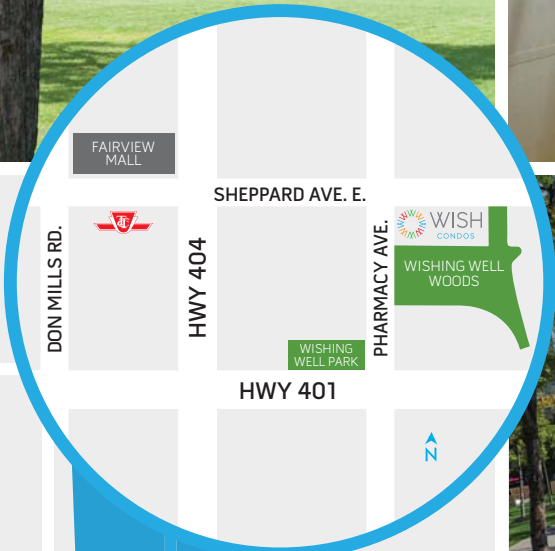


TTC Subway



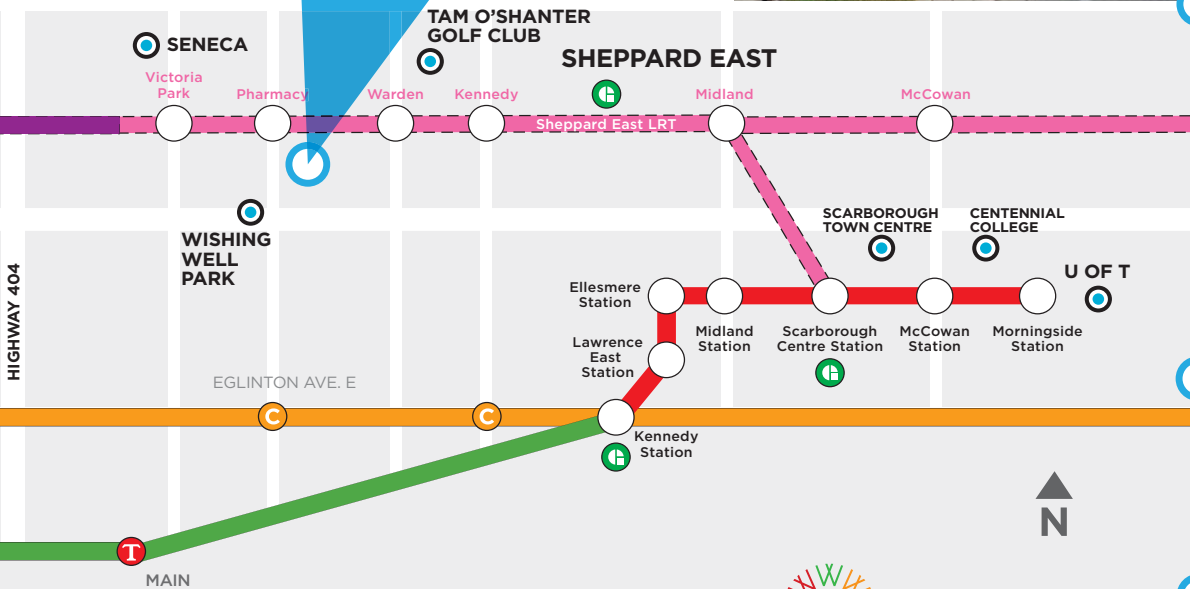
VIVA Transit

*Sourced from http://www.metrolinx.com/en/projectsandprograms/transitexpansionprojects/Toronto_lrt.aspx



WISH TO STAY CONNECTED

Wish Condos is a commuter's dream come true. The TTC bus stops right outside your door, and Don Mills subway station is literally 5 minutes away. The proposed Sheppard LRT East is intended to link the Don Mills/Pharmacy/Sheppard corridor with East Toronto.*



- The proposed Sheppard LRT East claims to bring rapid transit stations to areas with greater development potential and will be within walking distance to more people on Sheppard Ave E.*

- Visit ttc.ca and metrolinx.com for updated transit information and project status.*



TTC Streetcar



GO Transit



Map not to scale



WISH TO CELEBRATE

The landscaped terrace is ideal for outdoor parties and special occasions, overlooking the lush scenic green space of Wishing Well Woods and views of the city skyline. Celebrations take on a whole new meaning in this fresh, vibrant, outdoor space under clear blue skies or starlit nights.



OUTDOOR TERRACE



Wish Condos - Outdoor Amenity Terrace rendering, by Liberty Development

THE GYM



ALL YOU WISH FOR AND MORE

Residents of Wish Condos enjoy privileged access to a splendid array of lifestyle amenities that will inspire your body and nourish your soul. There are two main amenity areas: the spectacular Outdoor Amenity Terrace and the amenity zone that includes an Exercise Room & Yoga Studio, Party Room with Private Dining Room and Sports Lounge.





TERRACE



Wish Condos- Terrace Rendering, By Liberty Development



YOUR WISH IS OUR COMMAND

Welcome to modern urban living with a difference. Clean, sophisticated suite designs with bright open concept plans and high quality, contemporary finishes elevate your quality of living. Smart suite layouts maximize space and expansive windows flood the interiors with natural light. A variety of suite sizes are available, including 1-bed, 1-bed+den, 2-bed, 2-bed+den and 3-bedroom suites. Large master bedrooms offer a haven of privacy and comfort, while the sleek modern kitchens dazzle with gleaming countertops and fine-crafted cabinetry.

WISH

FEATURES & FINISHES

KITCHEN FEATURES

- Granite or quartz countertops.*
- European-style cabinets, with 36" high upper cabinet.*•
- Stainless steel undermount sink with single-lever faucet and vegetable spray.*
- Ceramic tile backsplash.*
- Stainless Steel appliance package including: ceran-top stove, built-in multi-cycle dishwasher, frost-free refrigerator, and hood fan vented to exterior.*

BATHROOM FEATURES

- Granite or Quartz countertop with undermount sink.*•
- White bathroom fixtures.*
- Ceramic tile on floors, tub surround and wall and shower floor (where applicable).*•
- Choice of vanity cabinets from builder's standard samples. *•
- Single-lever faucets for vanities.
- Pressure balanced valves in tub and shower.
- White acrylic soaker tub.*
- Mirror over width of vanity in bathroom(s). •

FLOORING

- Ceramic tile in bathroom(s) and laundry area.*•
- Laminate flooring in living room, dining room, den and bedroom(s) (if applicable).*•
- Laminate flooring in foyer and kitchen.*

CONTEMPORARY SUITE

- Solid core entry door with brushed nickel hardware and painted finish.
- Contemporary interior doors with brushed nickel lever hardware.
- Mirrored sliding closet doors in foyer, where applicable.*
- Contemporary white 5 ½" baseboards and 2 ¼" trim casings.
- White smooth ceiling in kitchen area and bathroom(s) only; stipple ceiling finish throughout balance of unit.
- Interior walls painted with two coats of flat latex paint (kitchen, bathroom(s), all interior doors and all trim painted with semi-gloss latex paint).*
- Glass and rail treatment on balconies.*
- 6' High privacy screen dividing balcony and terrace where applicable •
- Stacking electric washer/dryer (white) vented to exterior.*
- 9' ceilings on residential levels •

SECURITY

- Full time concierge.
- Surveillance cameras in select areas of building and underground garage.
- Electronic access control system for recreation amenities, parking garage, and other common areas.
- Enter phone and cameras located in lobby and visitor entrances allowing residents to view visitors through dedicated television channel.
- Suite entry doors roughed-in for in-suite security alarm system.

- In-Suite and building wide fire alarm system.
- In-Suite and building wide emergency fire sprinkler system.

STATE-OF-THE-ART WIRING

- Suites pre-wired using CAT 6 wiring, for telephone outlets in living room, bedroom(s), and den (if applicable).•
- Suites pre-wired for cable television outlets using RG 6 wiring in living room, bedroom(s) and den (if applicable). •

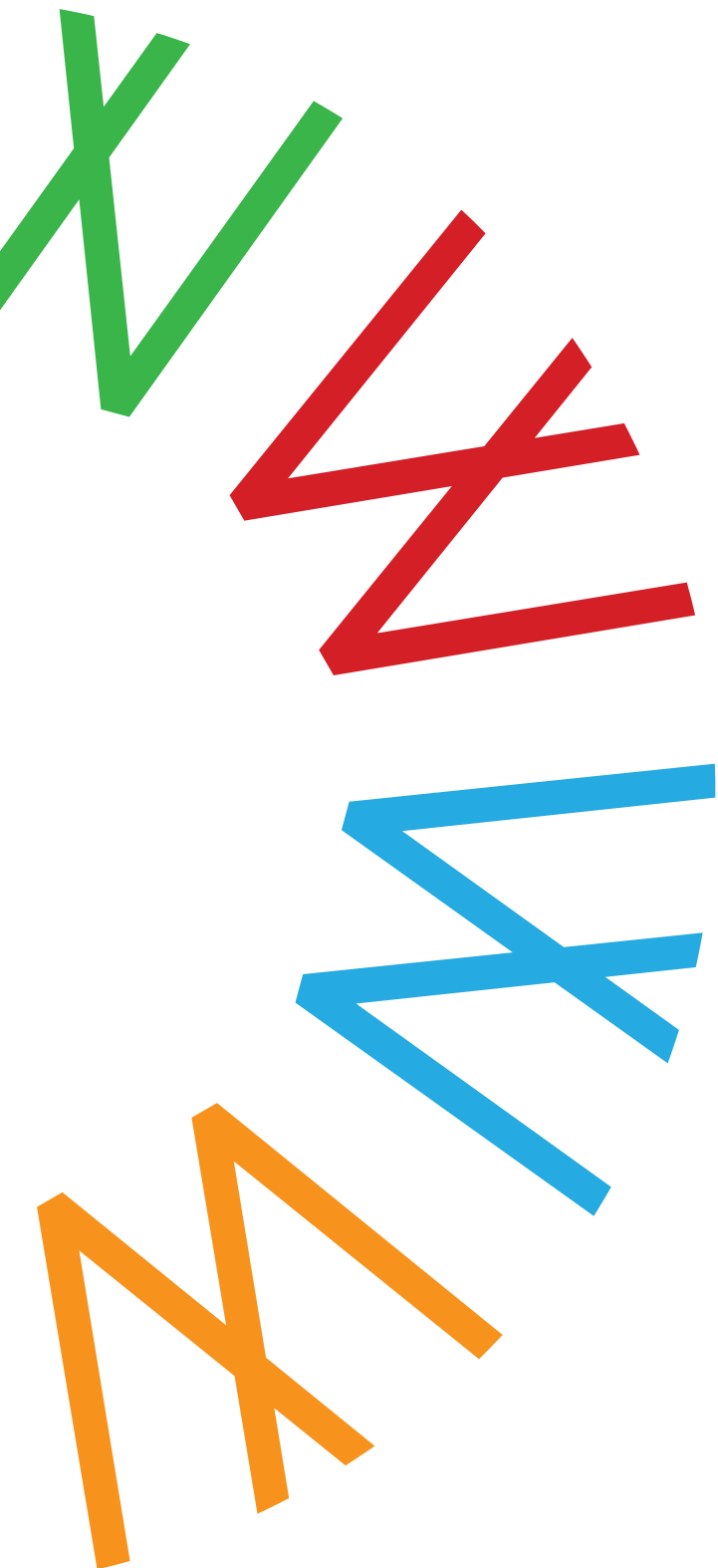
MECHANICAL AND ELECTRICAL SYSTEMS

- Individually controlled central heating and cooling system (seasonal).
- Central domestic hot water system.
- White Decora-style receptacles and light switches throughout suites.
- Light fixtures provided in kitchen, all bedroom(s), living room, bathroom(s), and walk-in closet and den (if applicable); Cap in dining room.*
- Individual remote hydro metering for hydro consumption.
- Heavy-duty wiring and receptacle for washer/dryer.
- Water shut-off valve for washer.

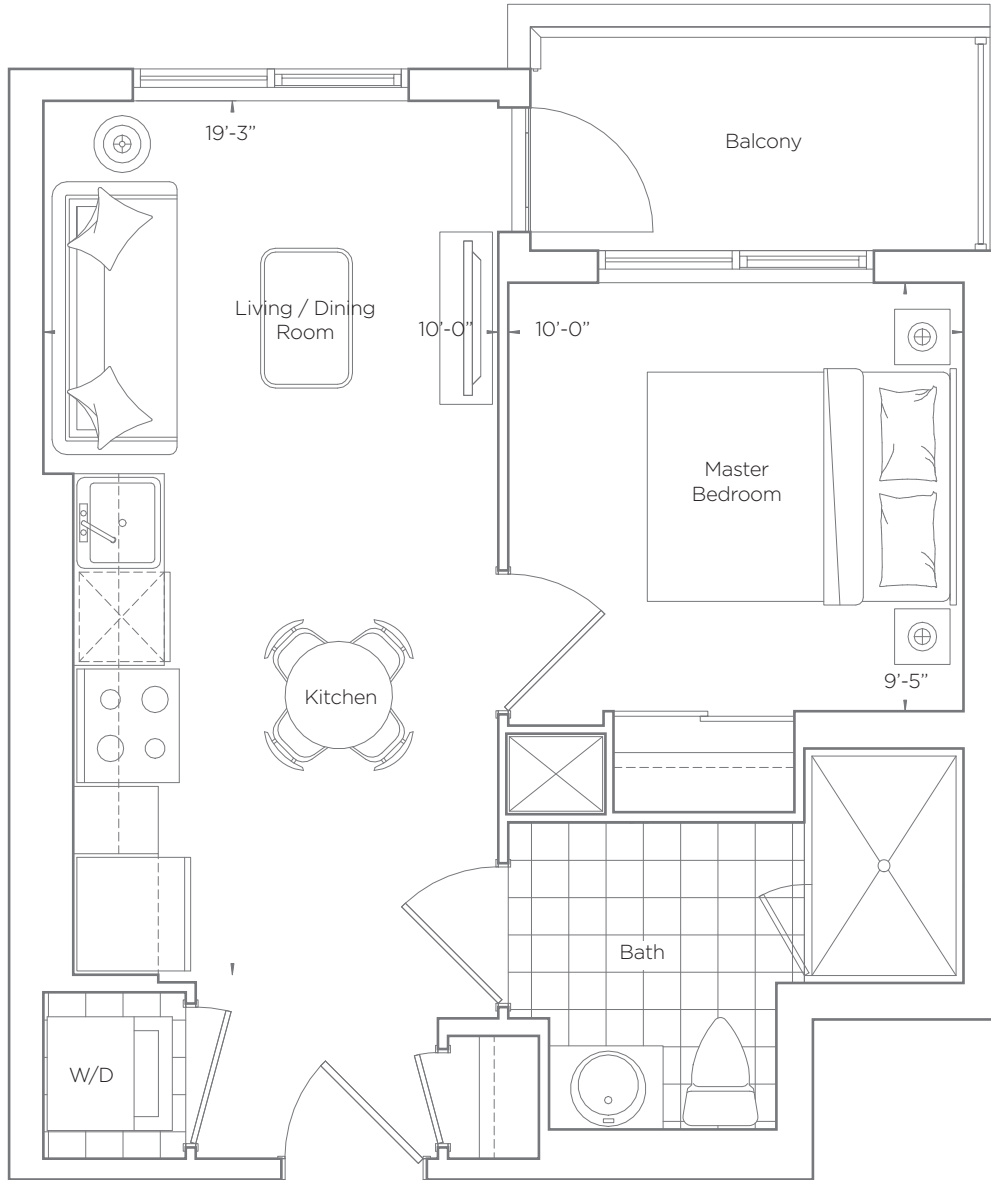
NOTES

- *Indicates as per Vendor's standard sample(s).
- • Indicates as per Vendor's plans.
- Purchaser(s) shall select the colour and material from Vendor's standard samples only (one laminate floor colour and one paint colour per suite).
- Purchaser(s) may select upgraded materials from Vendor's samples and shall pay the upgrade costs at the time of colour and finishes selection.
- Vendor reserves the right to make reasonable changes in the opinion of Vendor in the plans and specifications if required and to substitute other material or finishes or that provided for herein with material or finishes of equal or better quality than that provided for herein. The determination of whether or not a substitute material or finish is of equal or better quality shall be made by Vendor, in its sole, absolute and unfettered discretion, which determination shall be final and binding. Purchaser acknowledges that colour, texture, appearance, grains, veining, natural variations in appearance, etc. of features and finishes installed in the unit may vary from Vendor samples as a result of normal manufacturing and installation processes and/or as a result of any such finishes being of natural products (i.e., due to the inherent nature of the material itself) and Purchaser agrees that Vendor is not responsible for same. Vendor shall not be responsible for shade differences occurring in the manufacture of items such as, but not limited to, finishing materials or products such as carpet, tiles, granite, marble, porcelain, laminate flooring, engineered flooring, bath tubs, sinks and other such products where the product manufacturer establishes the standard for such finishes. Nor shall Vendor be responsible for shade differences in colour of components manufactured from different materials but which components are designed to be assembled into either one product or installed in conjunction with another product and in these circumstances the product as manufactured shall be accepted by Purchaser. Purchaser acknowledges and agrees that carpeting may be seamed in certain circumstances and said seams may be visible. Purchaser acknowledges and agrees that pre-finished wood flooring (if any) or any engineered wood flooring (if any) may react to normal fluctuating humidity levels inducing gapping and cupping. Purchaser acknowledges that marble and similar stones (if any) are very soft stones, which will require a substantial amount of maintenance by Purchaser and are very easily scratched and damaged. Plan and specifications are subject to change without notice.
- Where bulkheads are installed and where dropped ceilings are required, the ceiling height will be less than stated, as per Vendor's plans.
- All plans, elevations, sizes and specifications are subject to change from time to time by Vendor without notice. E. & O. E.
- Unit owners are covered by TARIION Warranty Program (formally known as ONHWP). Vendor is proud to be registered with TARIION Warranty Program.





**WISH
FLOORPLANS**

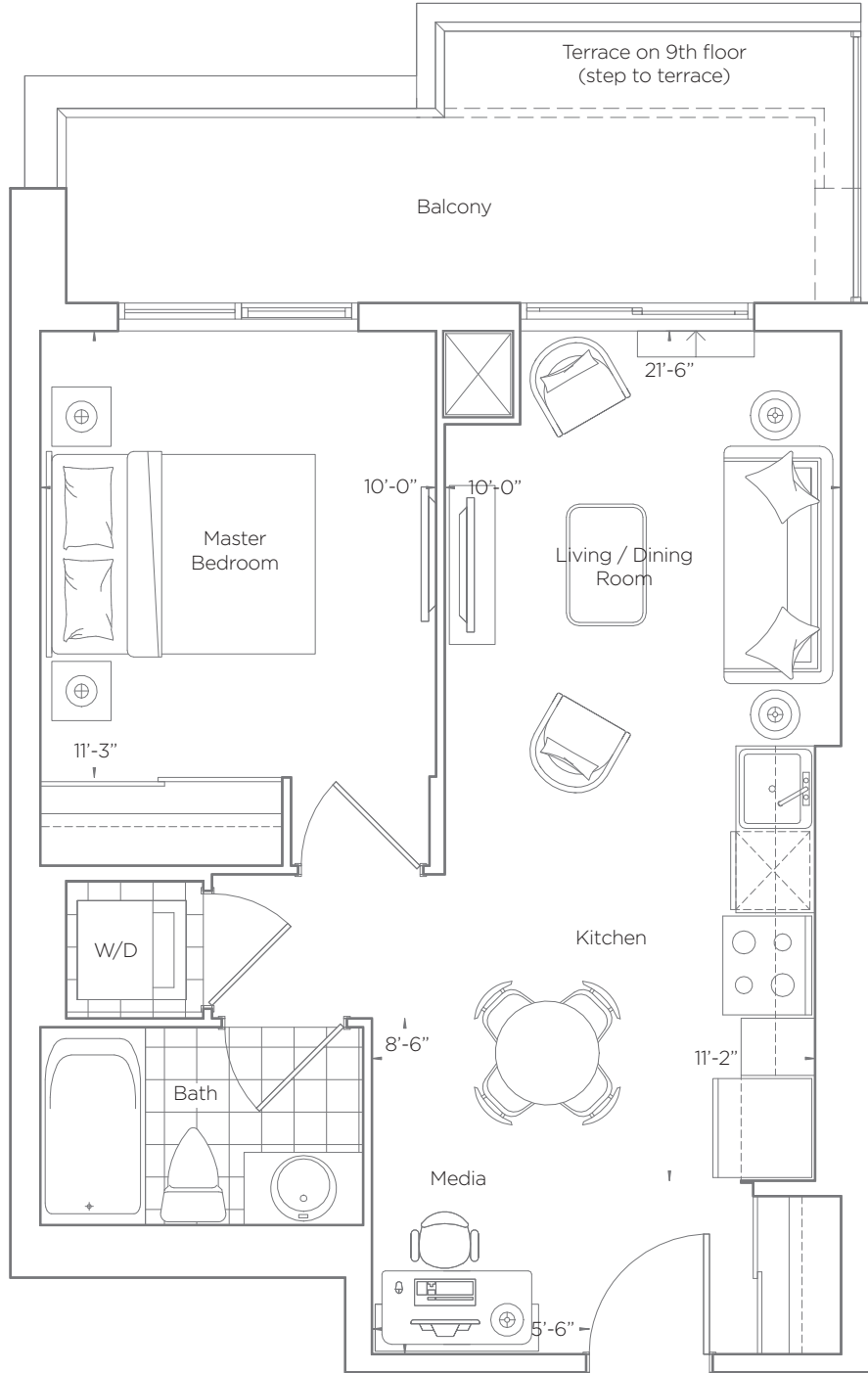


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1D 1 BEDROOM 550 SQ. FT.

+ 90 SQ. FT. BALCONY

+ 110 SQ. FT. TERRACE (FLOOR 9)

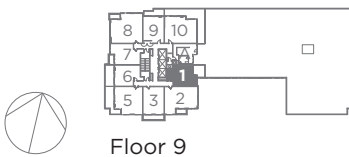
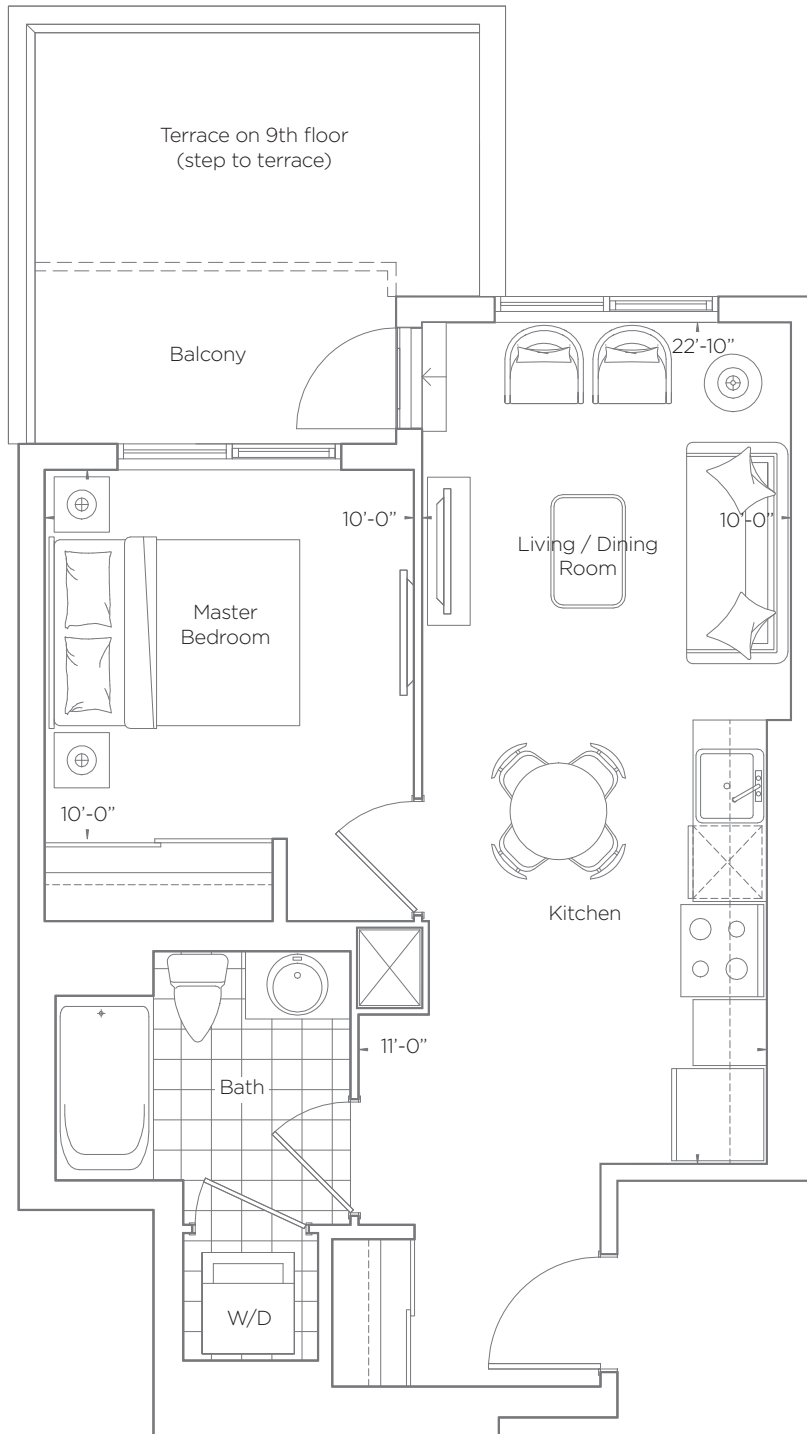


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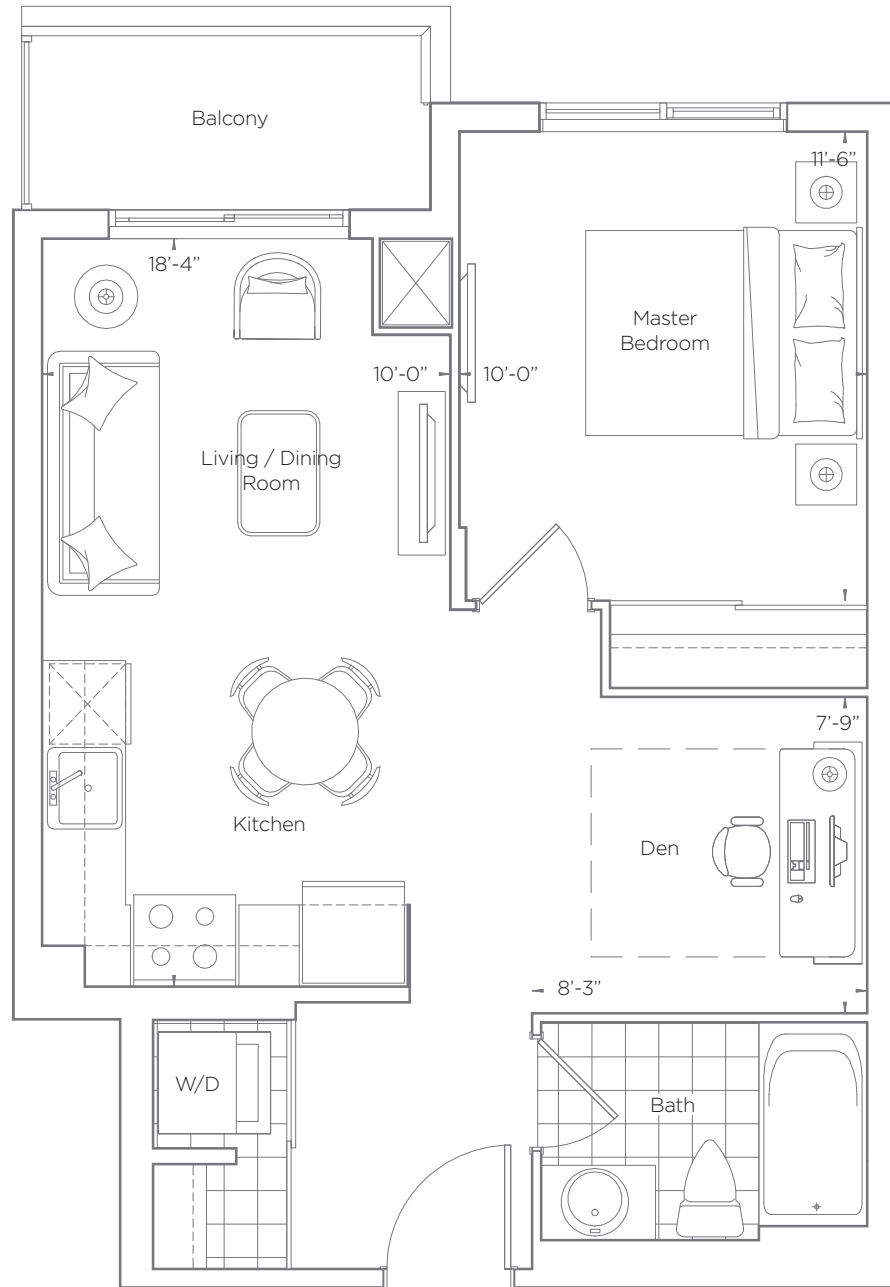
1E 1 BEDROOM 555 SQ. FT.

+ 45 SQ. FT. BALCONY

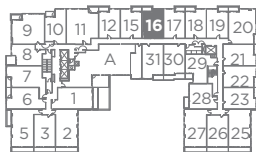
+ 125 SQ. FT. TERRACE (FLOOR 9)



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Floor 8



Floor 2



Floors 3 & 5



Floor 6



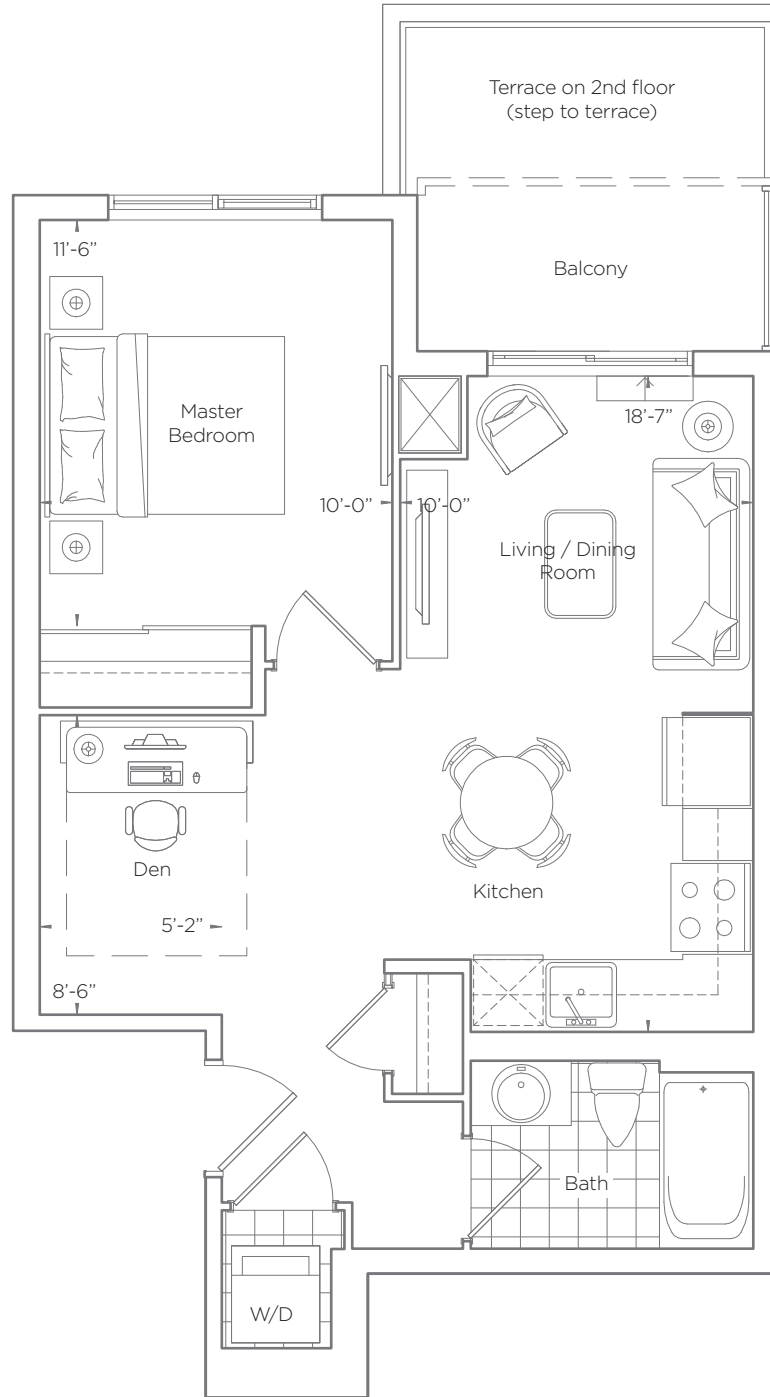
Floor 7



1C+D 1 BEDROOM + DEN 583 SQ. FT.

+ 45 SQ. FT. BALCONY

+ 80 SQ. FT. TERRACE (FLOOR 2)



Floors 10-12 & 15-21



Floor 9



Floor 2



Floors 3 & 5

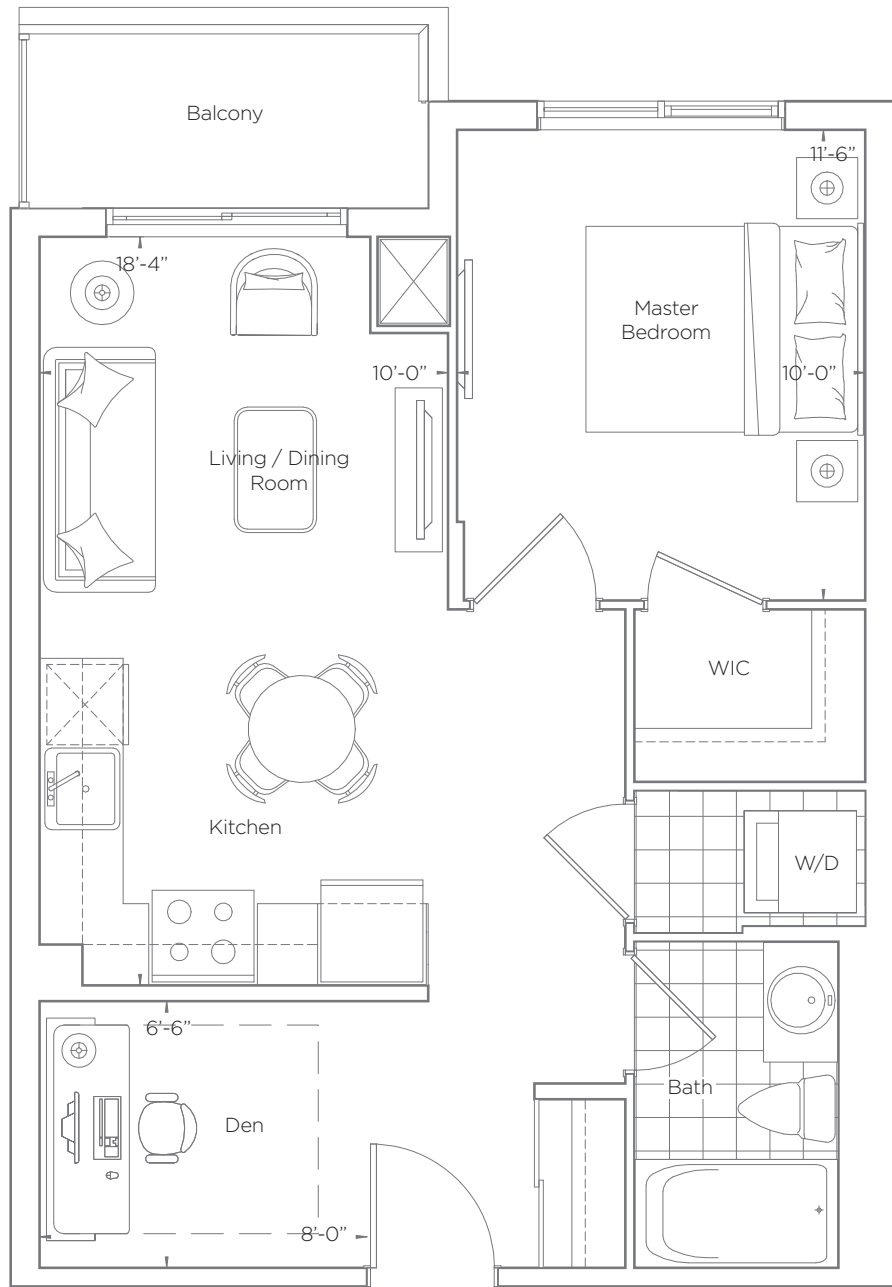


Floor 6



Floor 7





Floor 8



Floor 2



Floors 3 & 5

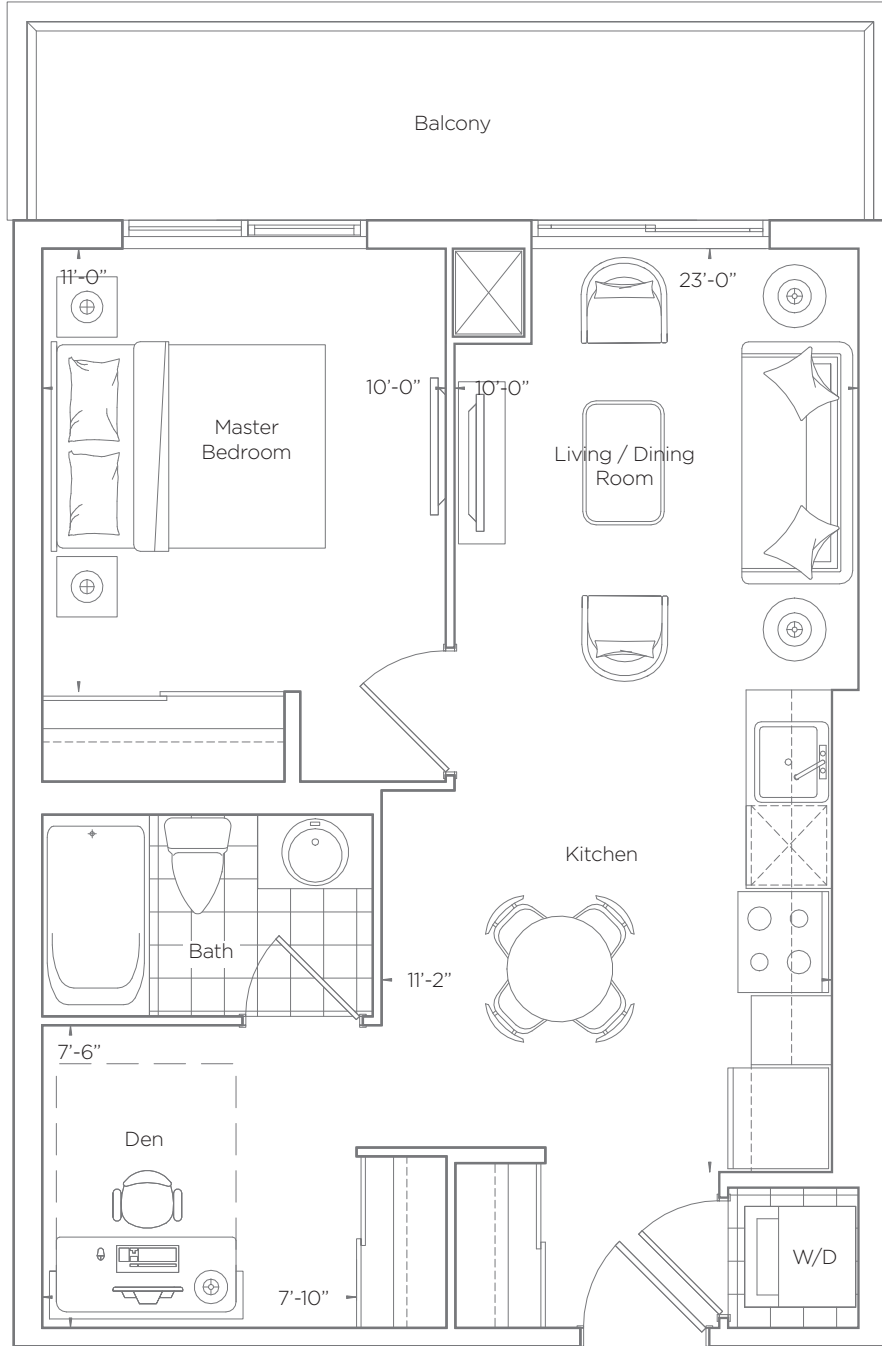


Floor 6

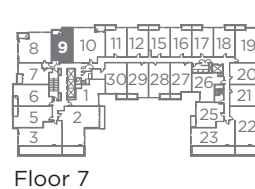
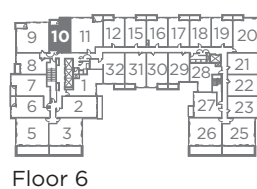
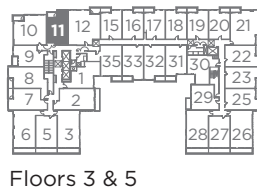
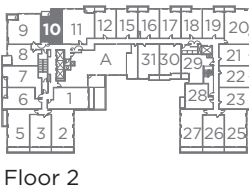
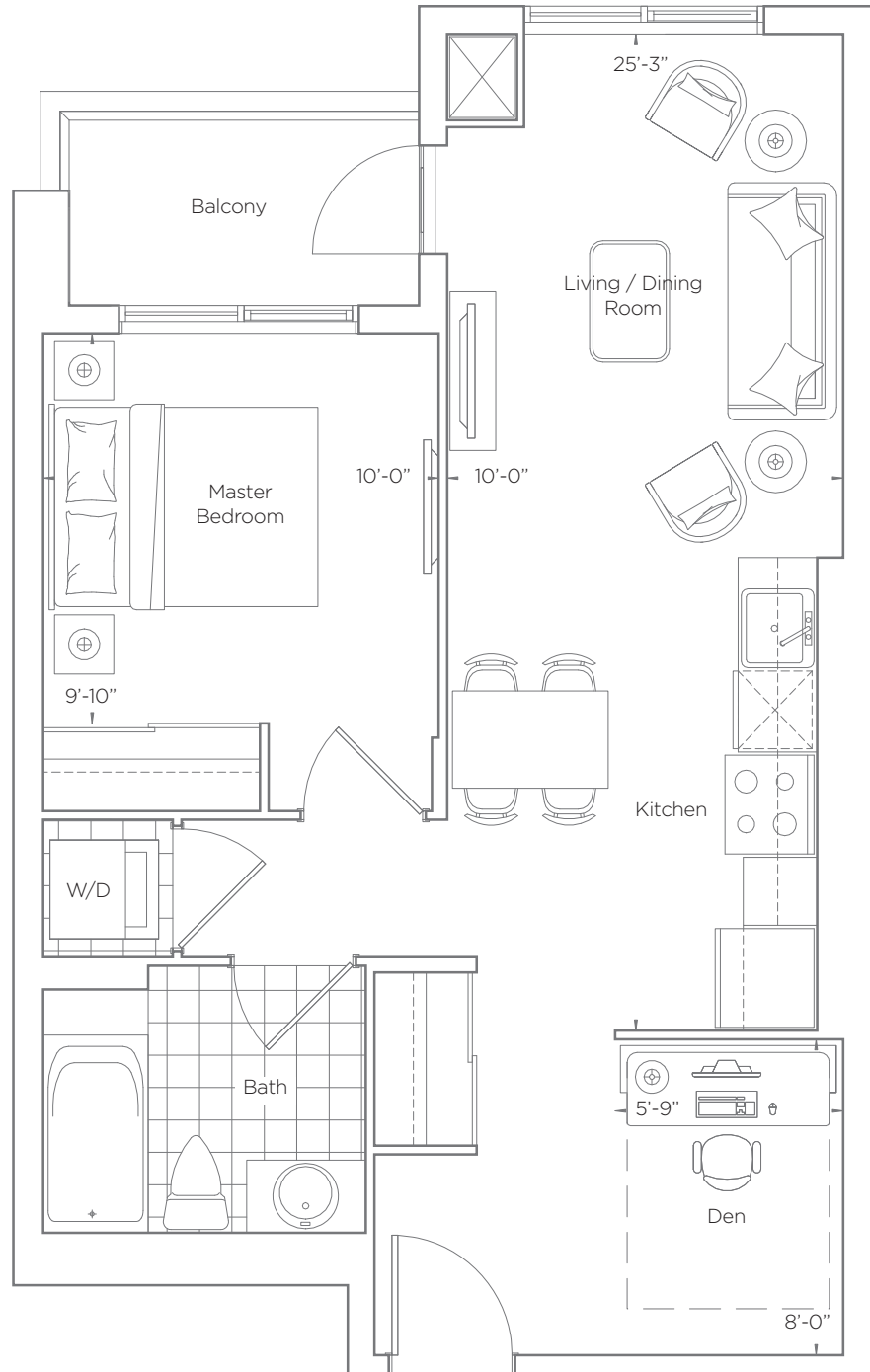


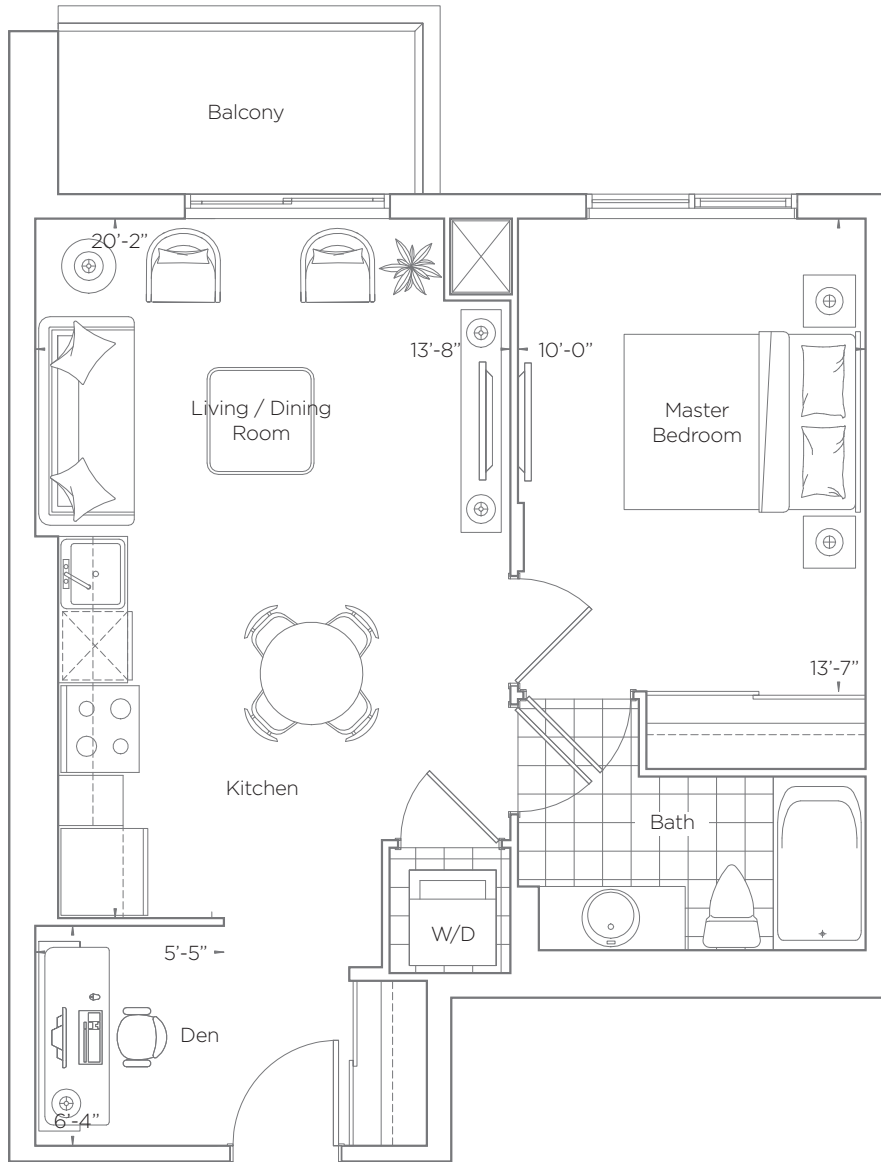
Floor 7





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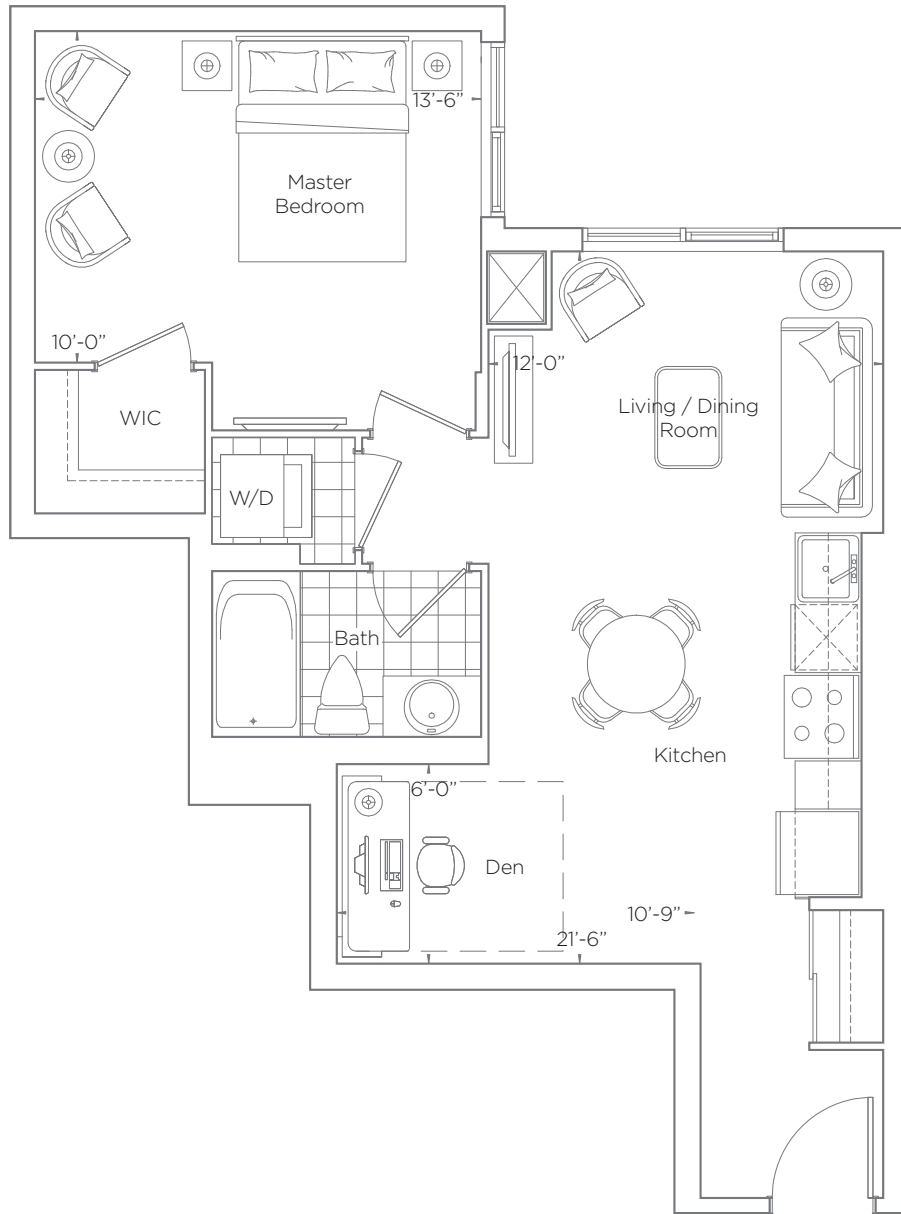
Floor 2



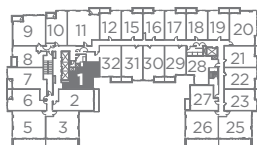
Floors 3 & 5



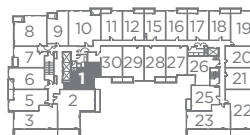
Floor 6



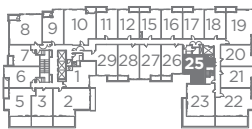
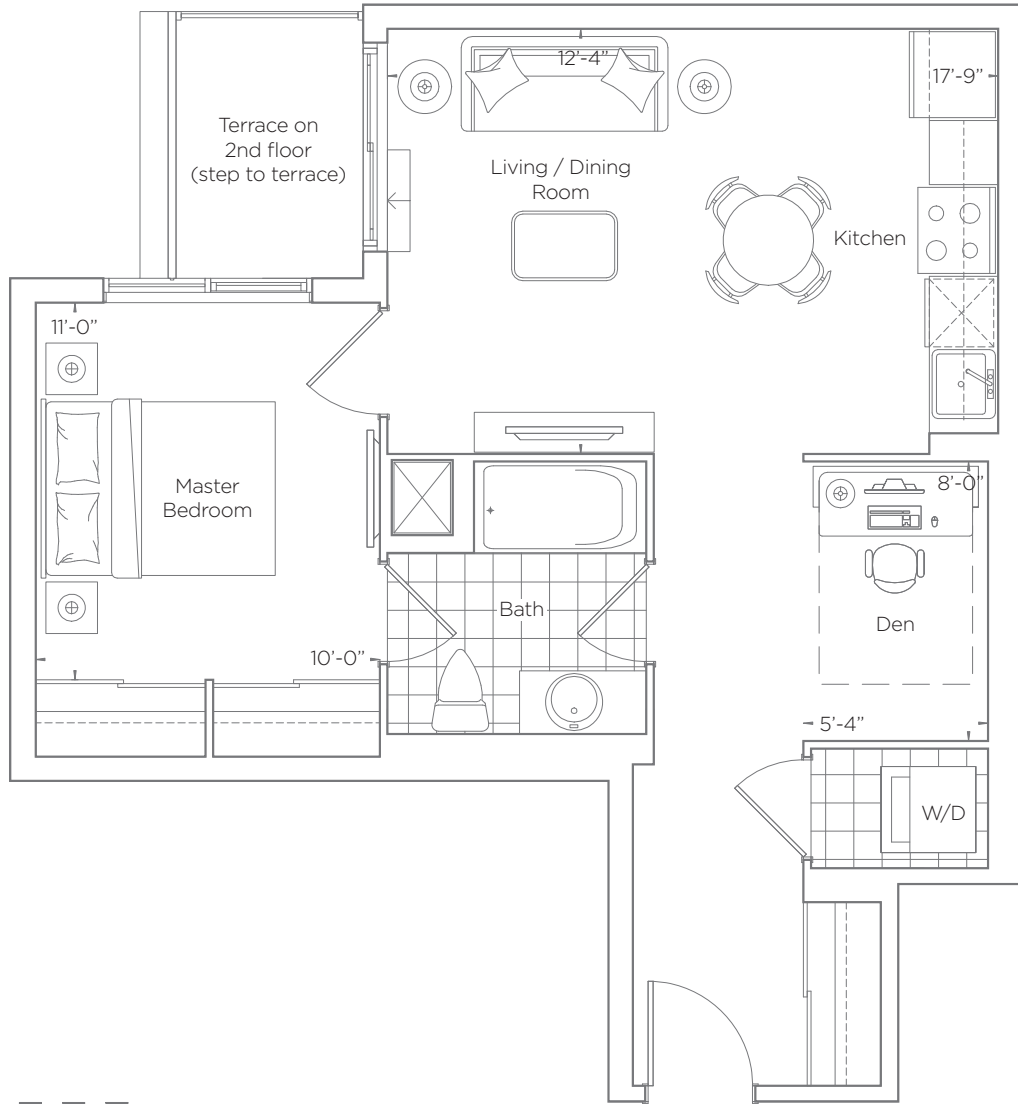
Floors 3 & 5



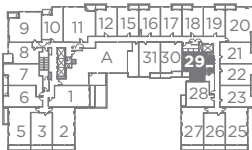
Floor 6



Floor 7



Floor 8



Floor 2



Floors 3 & 5



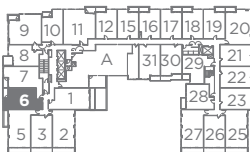
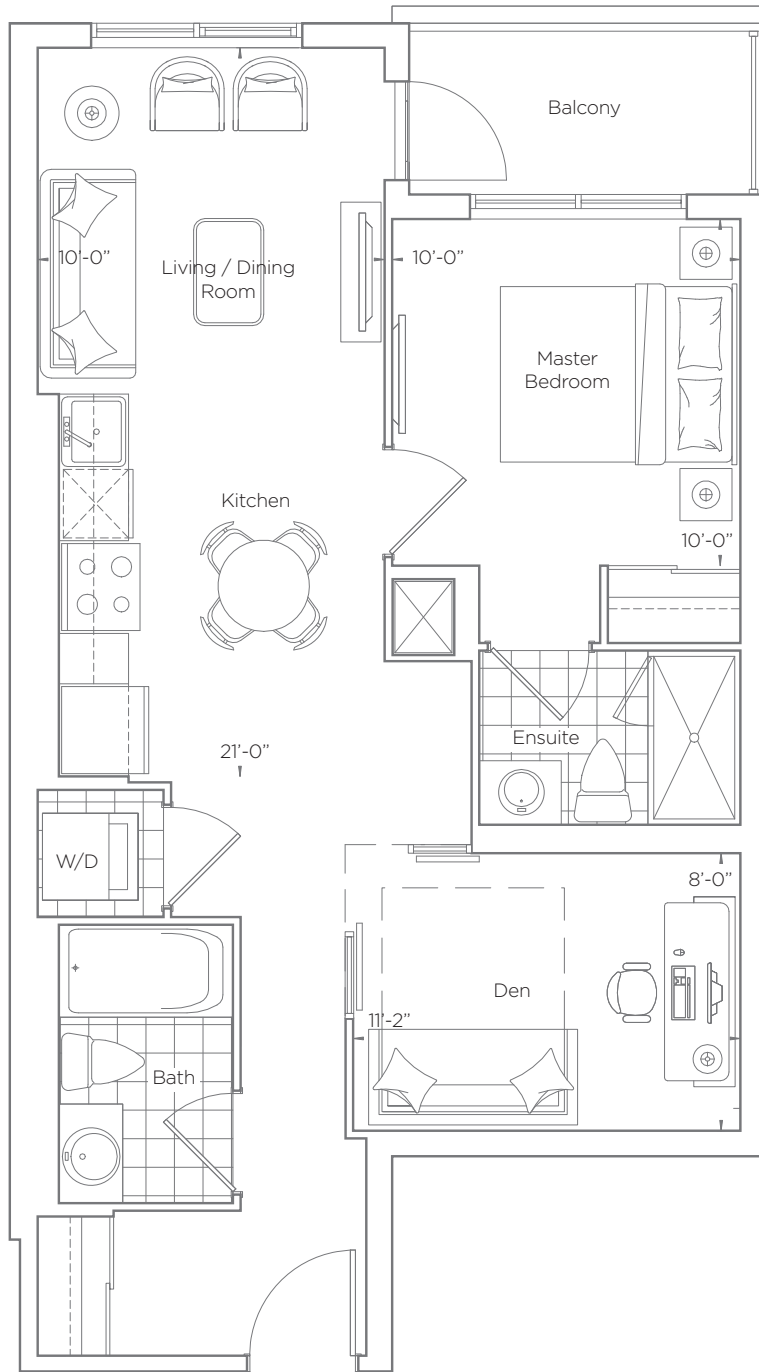
Floor 6



Floor 7



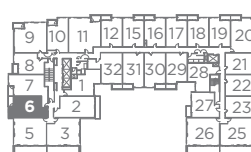
1N+D 1 BEDROOM + DEN 700 SQ. FT.
+ 45 SQ. FT. BALCONY



Floor 2



Floors 3 & 5

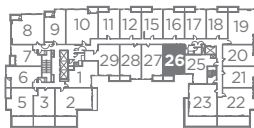
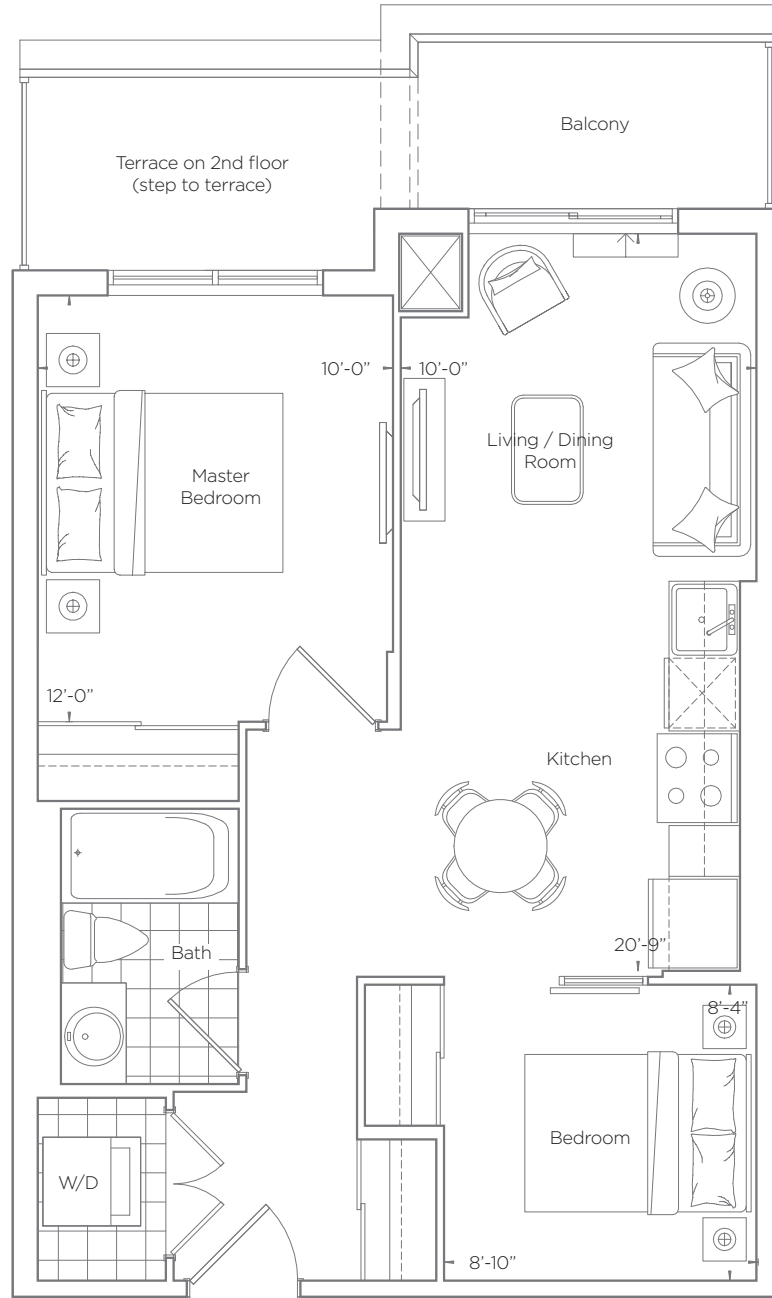


Floor 6

2A 2 BEDROOM 633 SQ. FT.

+ 40 SQ. FT. BALCONY

+ 105 SQ. FT. TERRACE (FLOOR 2)



Floor 8



Floor 2



Floors 3 & 5



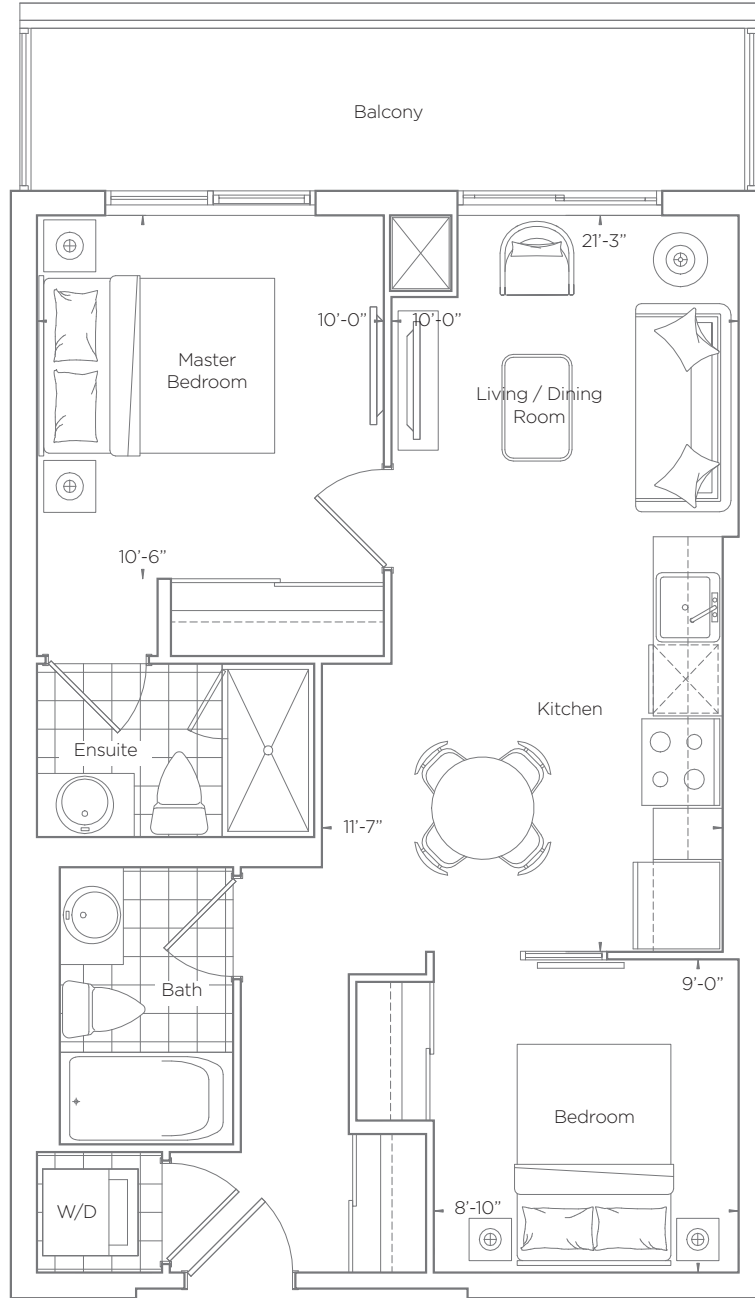
Floor 6



Floor 7



2B 2 BEDROOM 665 SQ. FT.
+ 100 SQ. FT. BALCONY

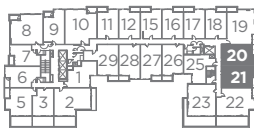
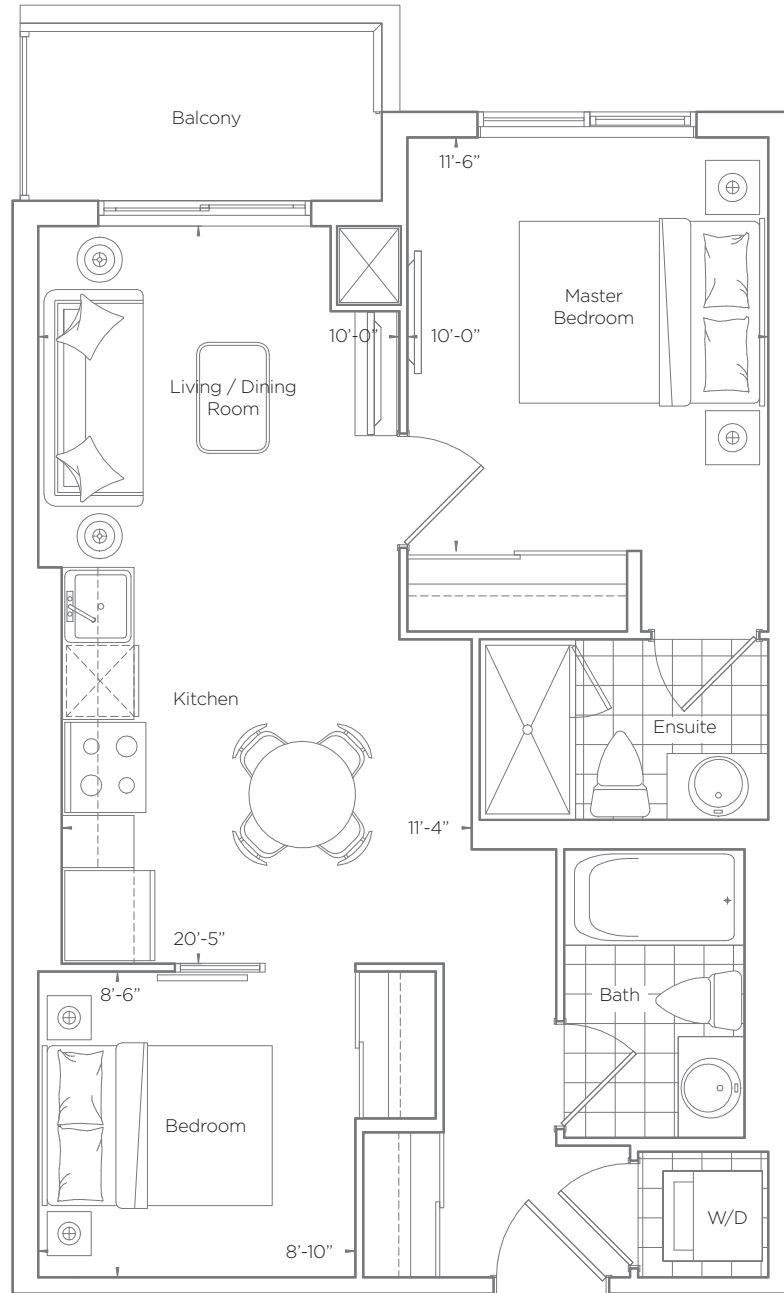


Floor 2

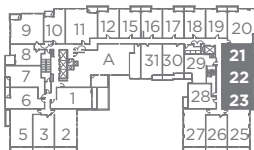


Floors 3 & 5

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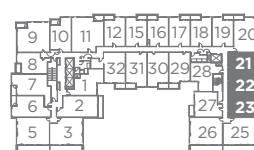
Floor 8



Floor 2



Floors 3 & 5



Floor 6



Floor 7

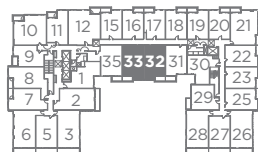
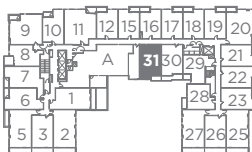
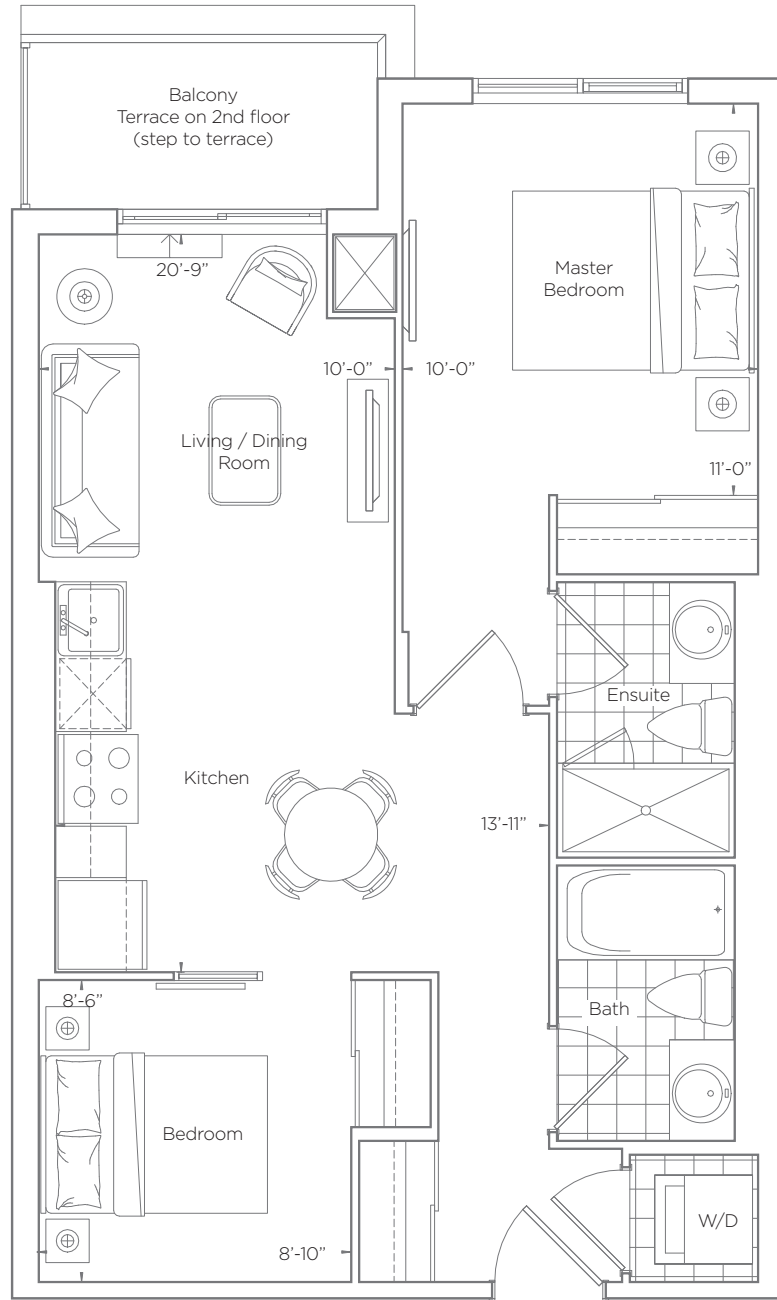


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2D 2 BEDROOM 685 SQ. FT.

+ 40 SQ. FT. BALCONY

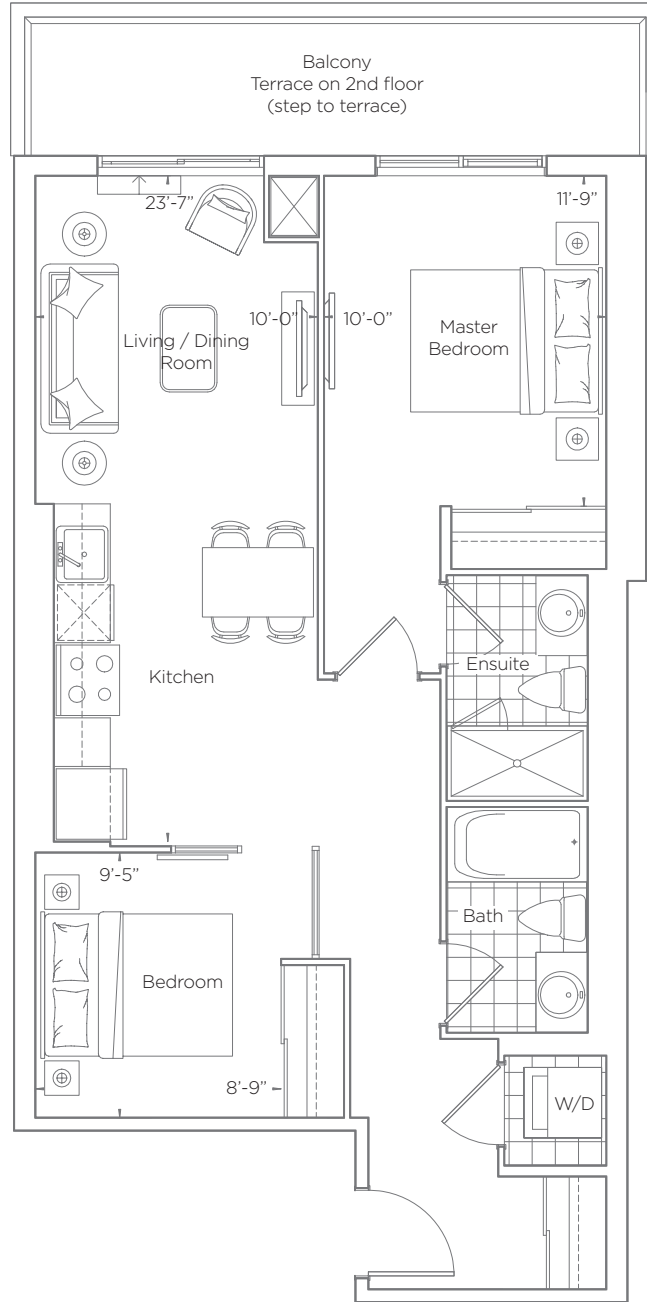
+ 40 SQ. FT. TERRACE (FLOOR 2)



2J 2 BEDROOM 798 SQ. FT.

+ 100 SQ. FT. BALCONY

+ 100 SQ. FT. TERRACE (FLOOR 2)



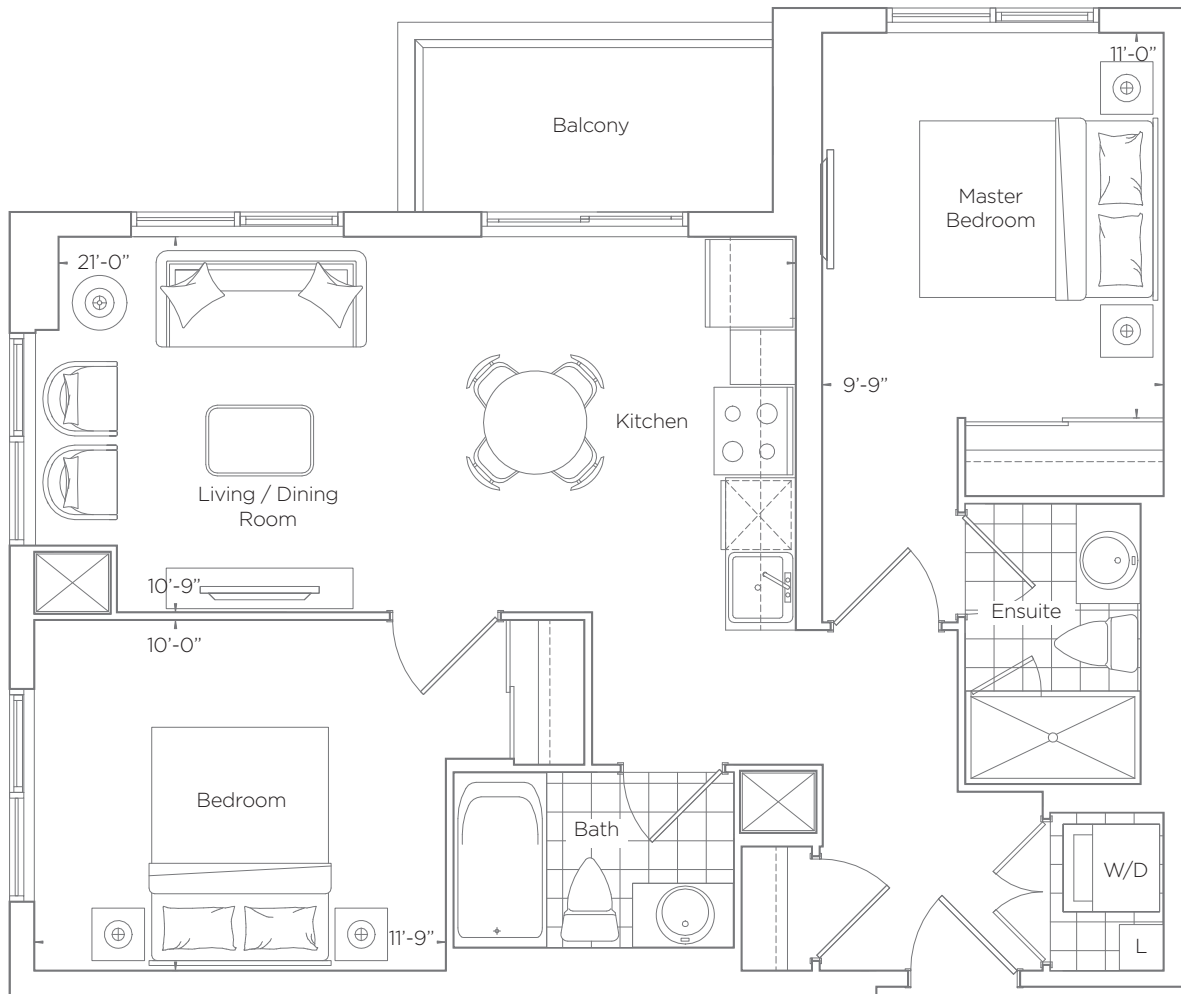
Floor 2



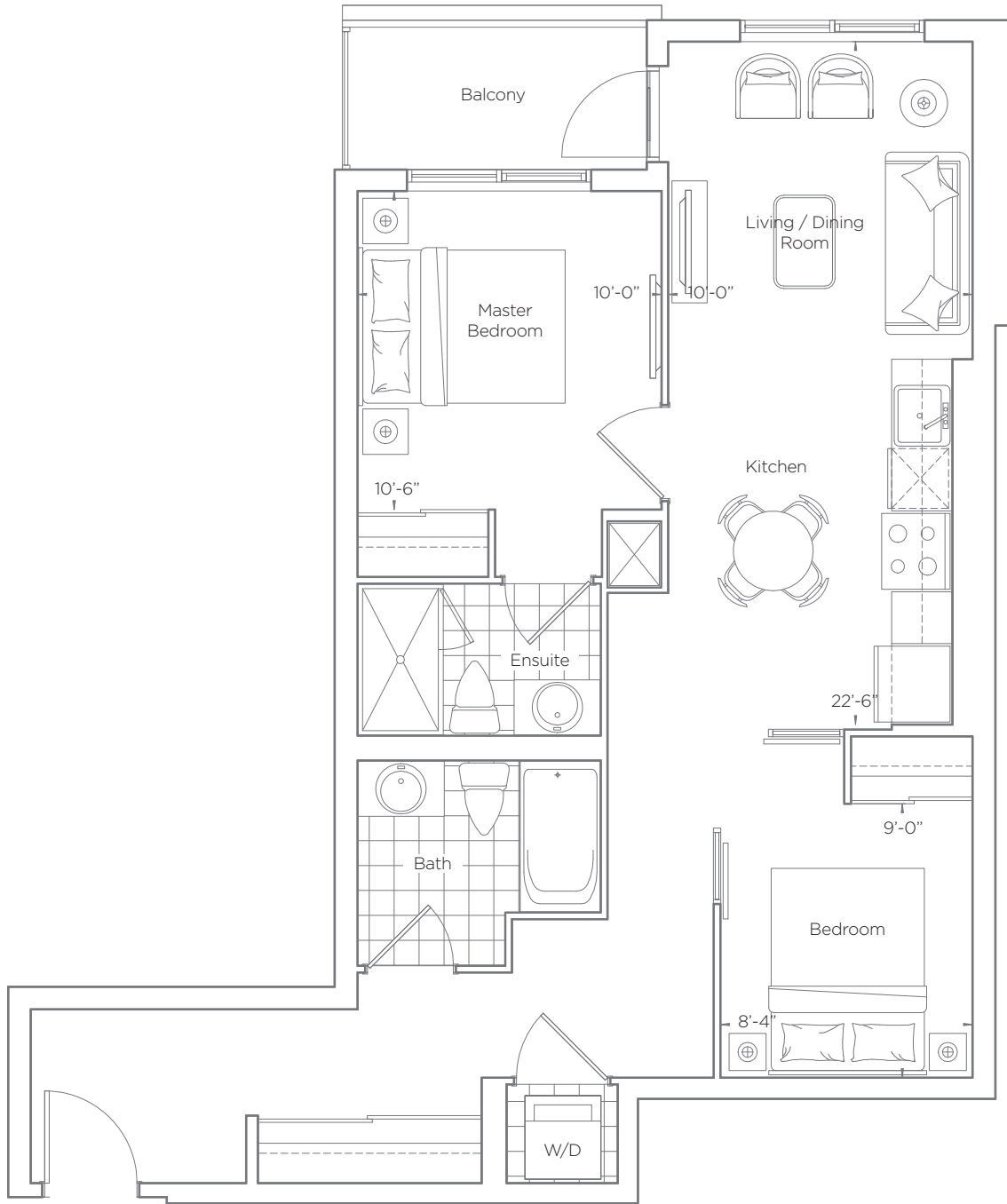
Floors 3 & 5

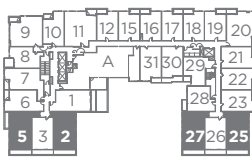
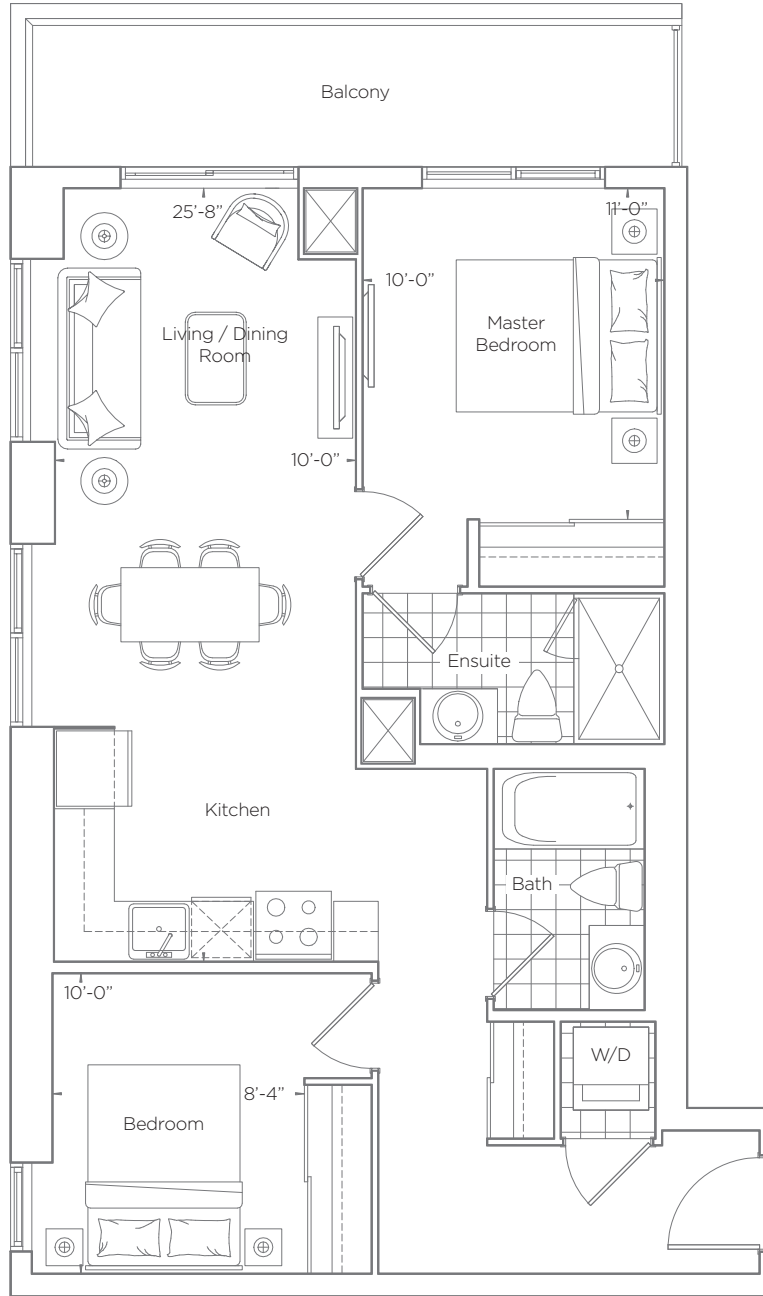


Floor 6



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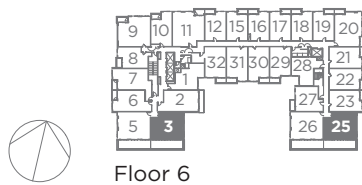
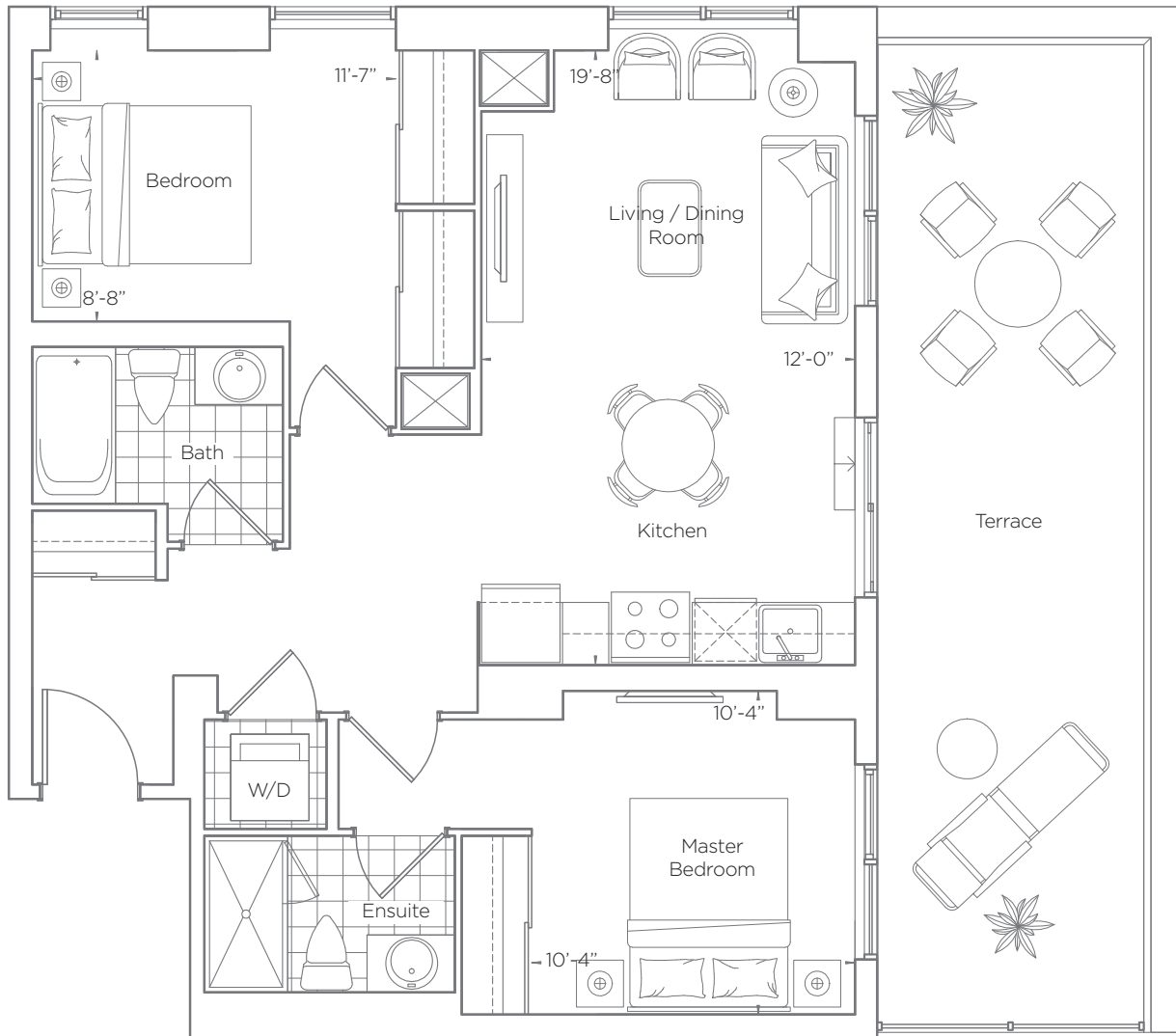




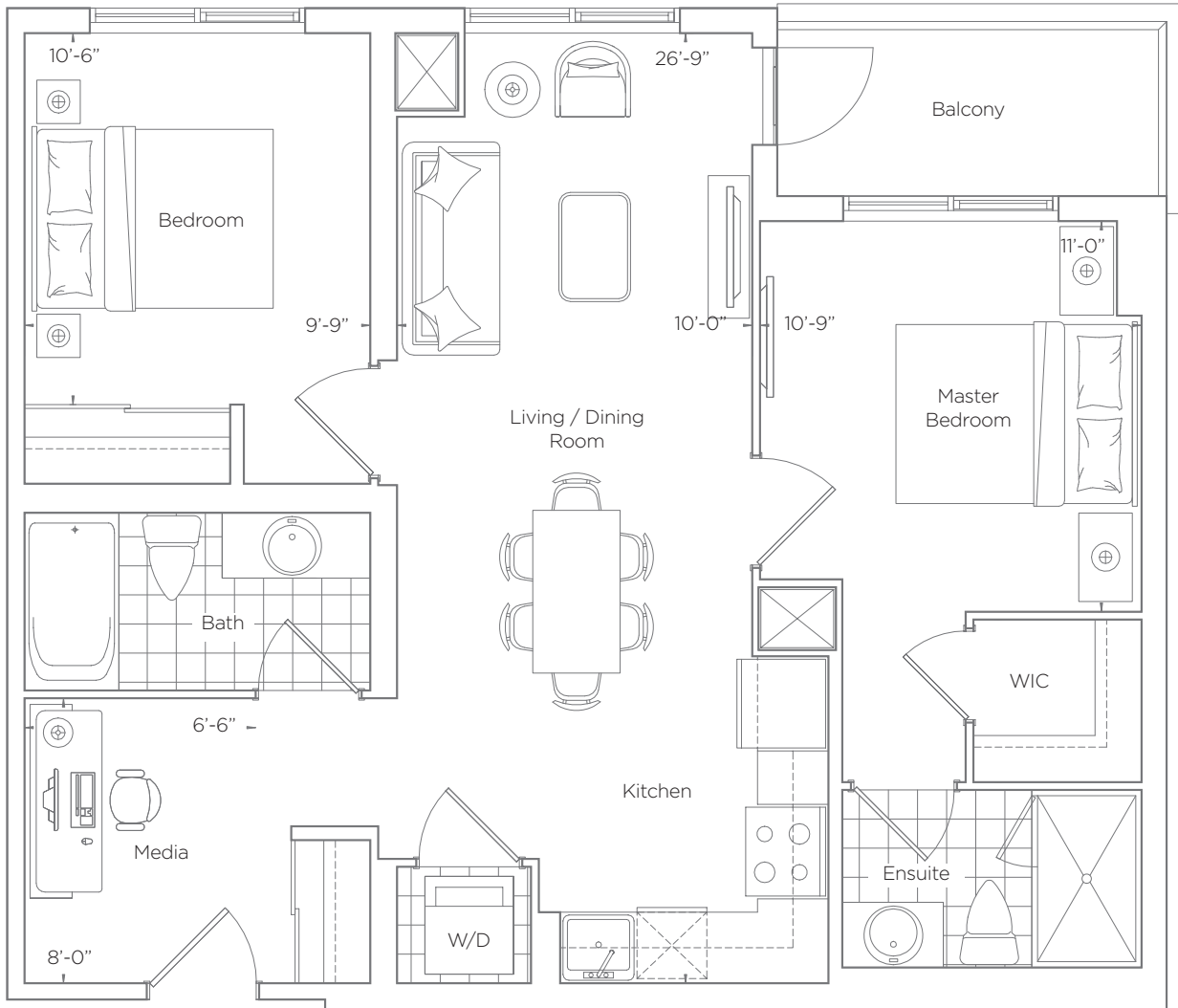
Floor 2

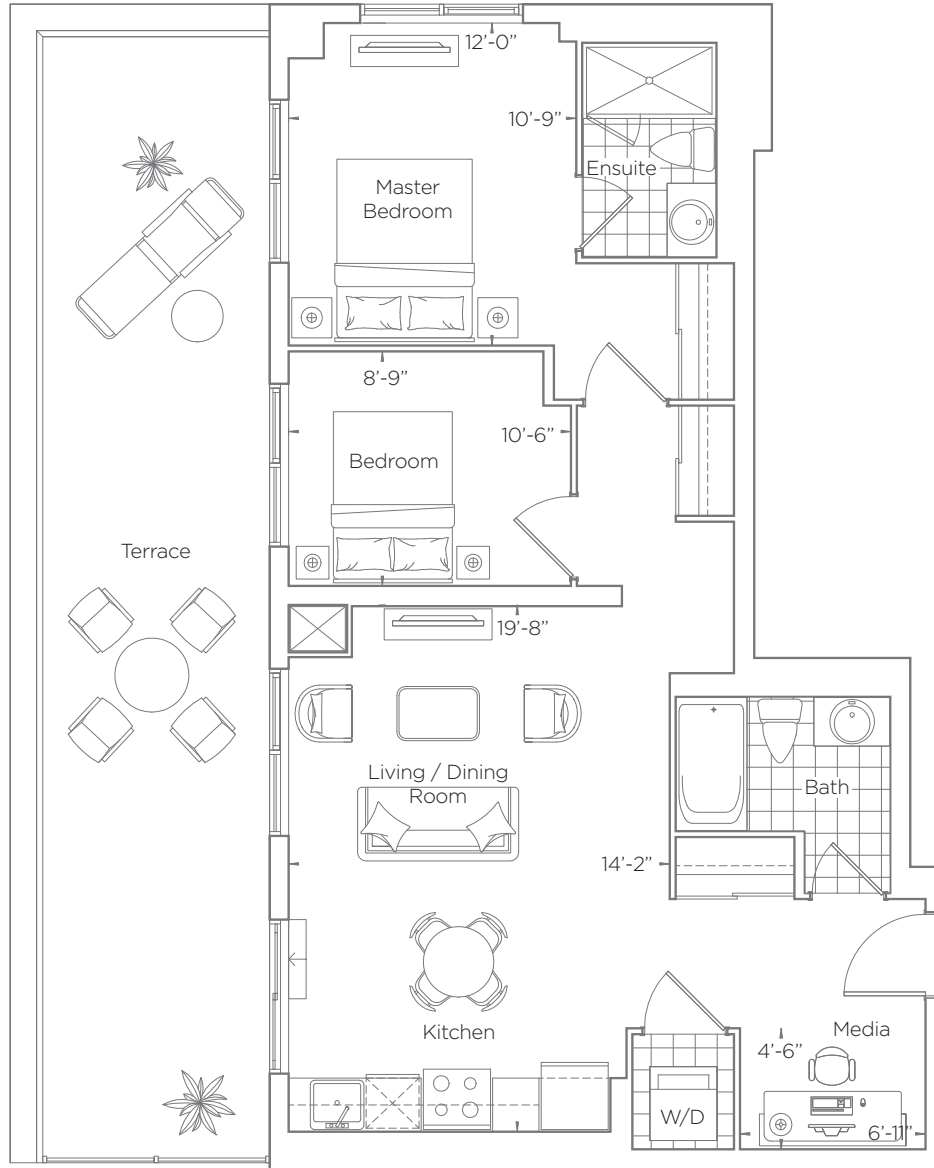


Floors 3 & 5

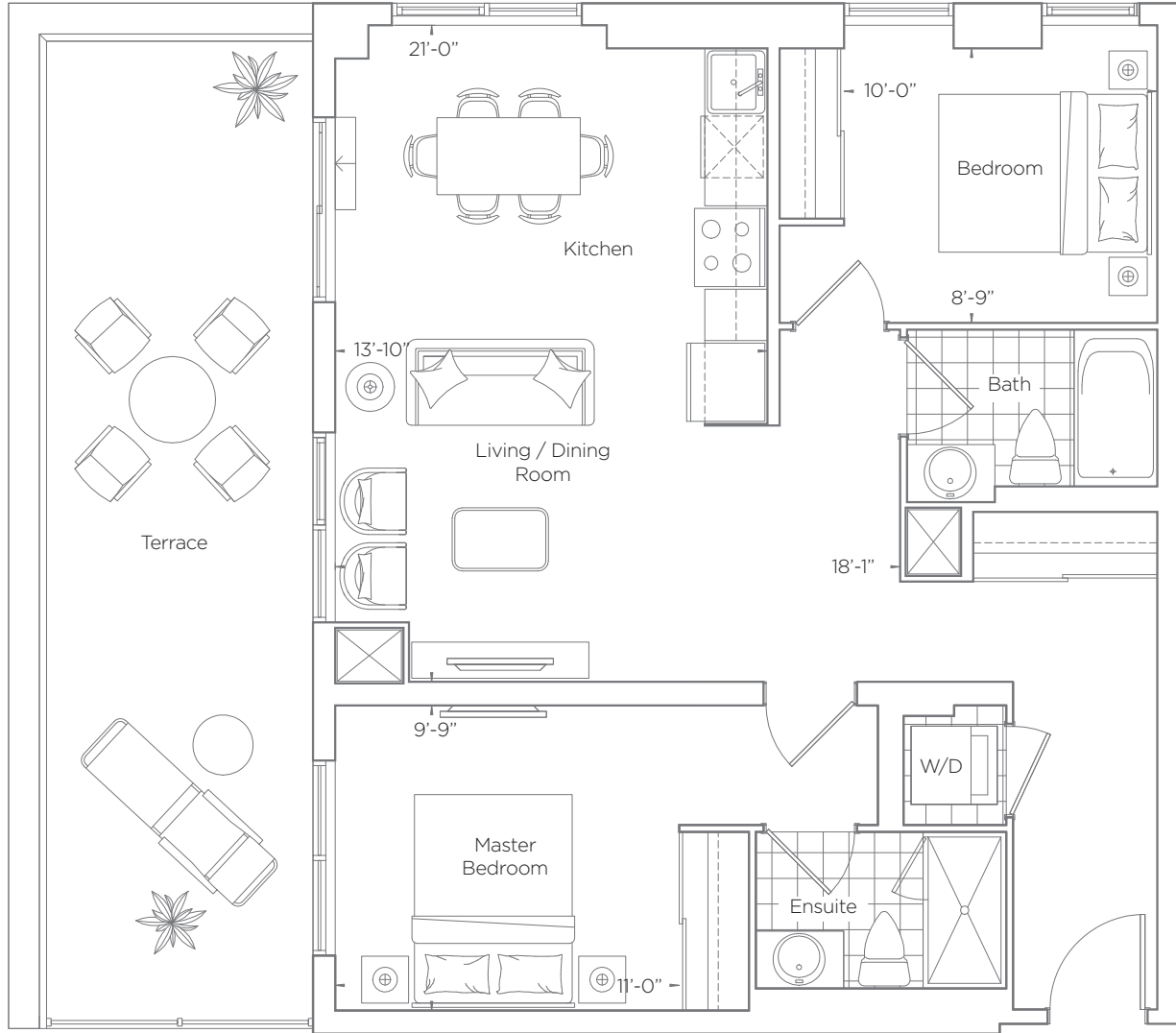


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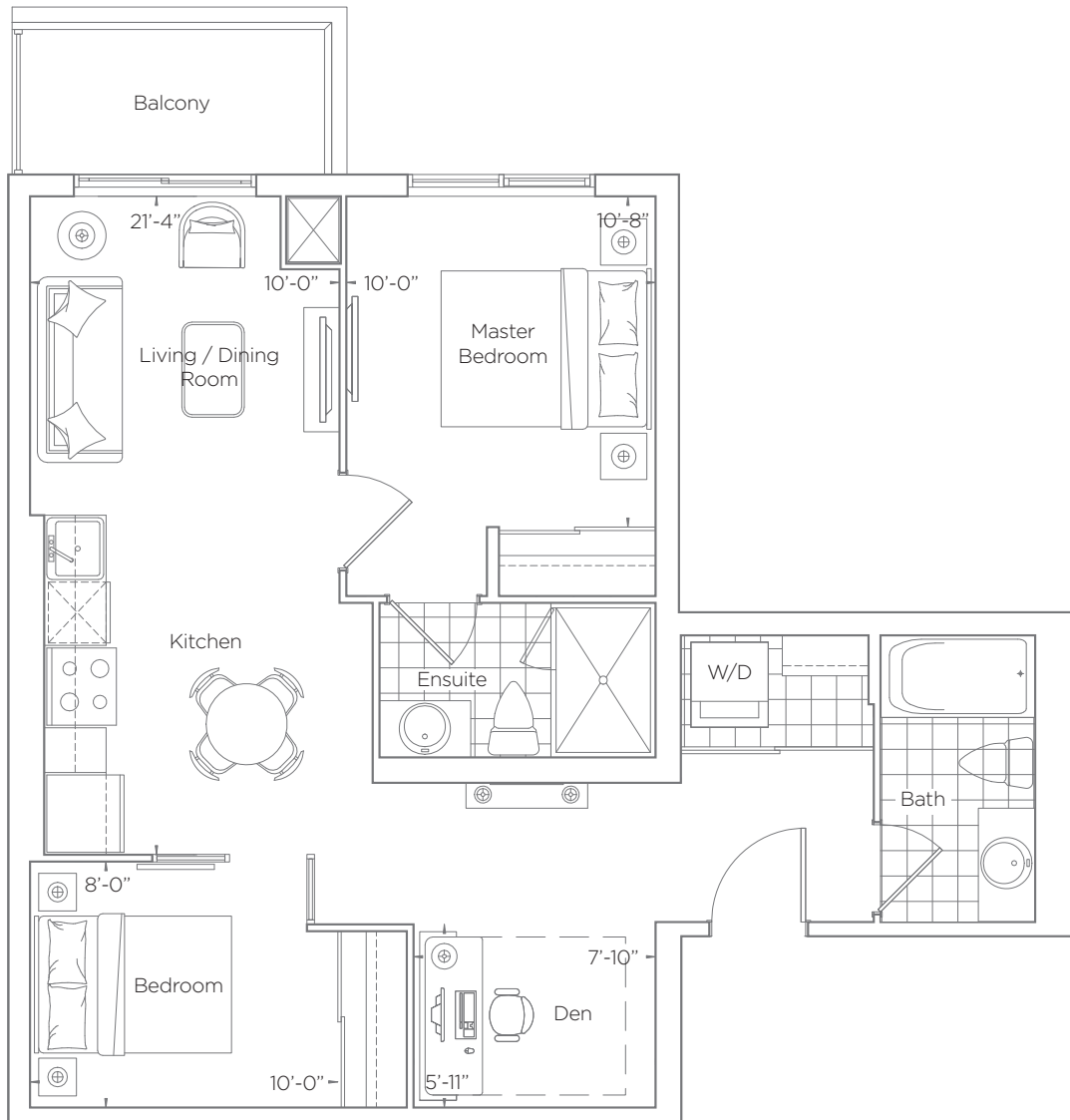


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Floor 6

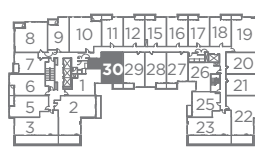
2A+D 2 BEDROOM + DEN 780 SQ. FT.
+ 40 SQ. FT. BALCONY



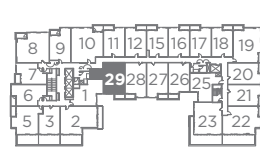
Floors 3 & 5



Floor 6

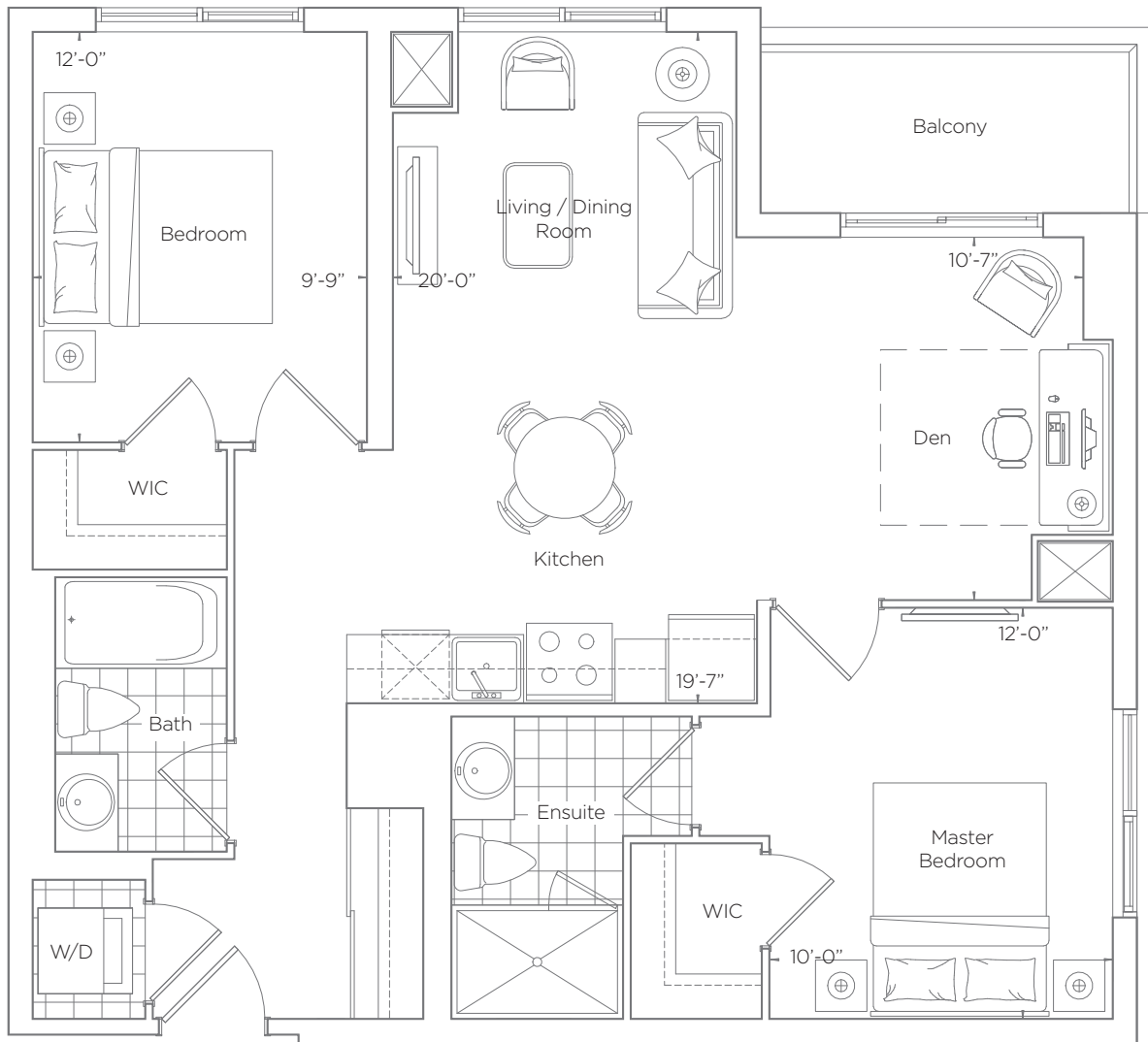


Floor 7

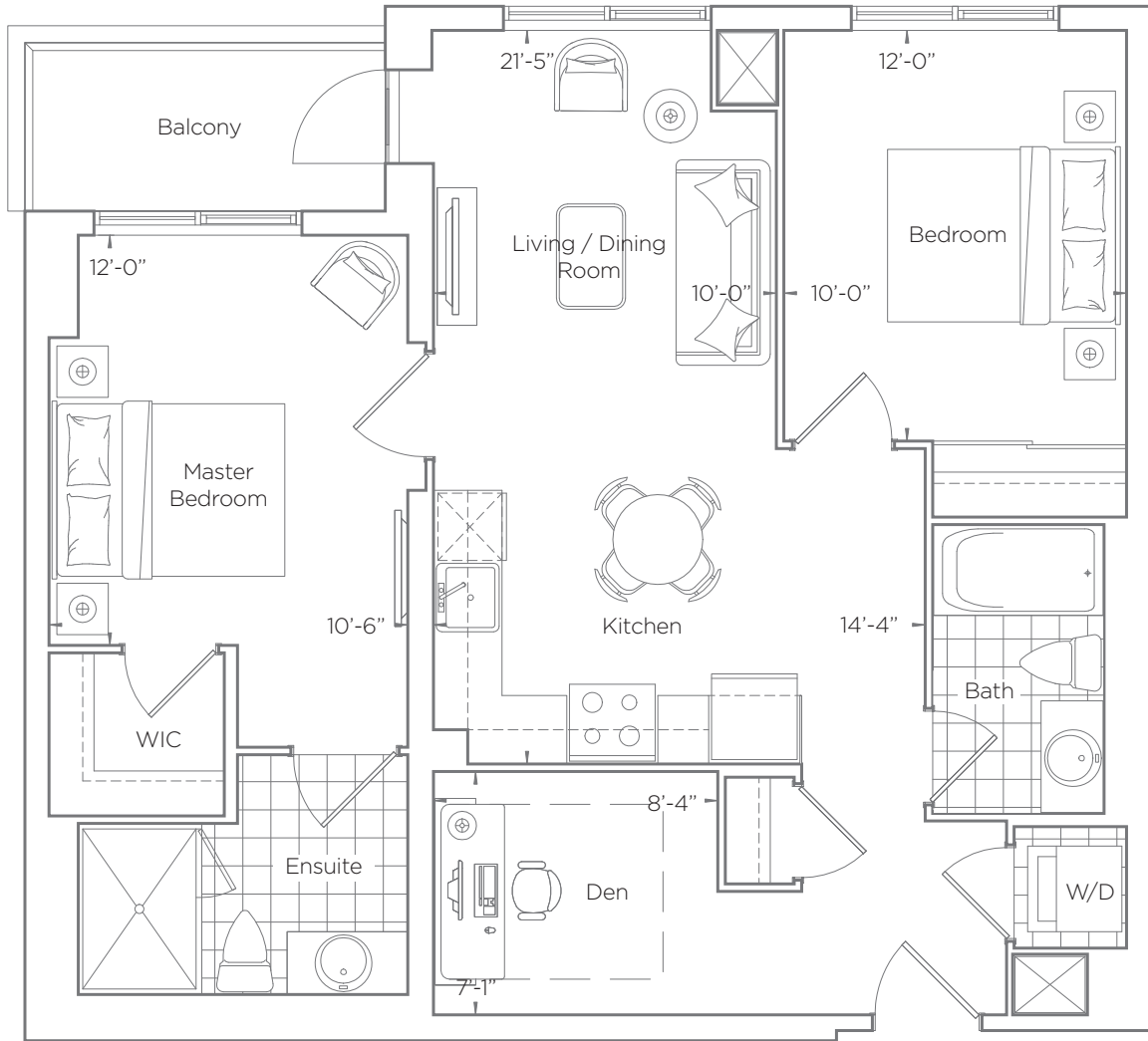


Floor 8

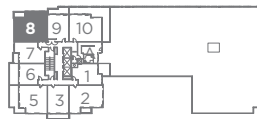
Note: Fine print. All prices, figures, sizes, specifications and information are subject to change without notice. E. & O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. The unit shown may be the reverse of the unit purchased. The purchase price does not include any furniture. © 2017 Liberty Development Corporation. All rights reserved.



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Floor 8



Floor 9



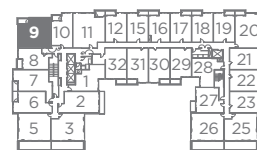
Floors 10-12 & 15-21



Floor 2



Floors 3 & 5



Floor 6



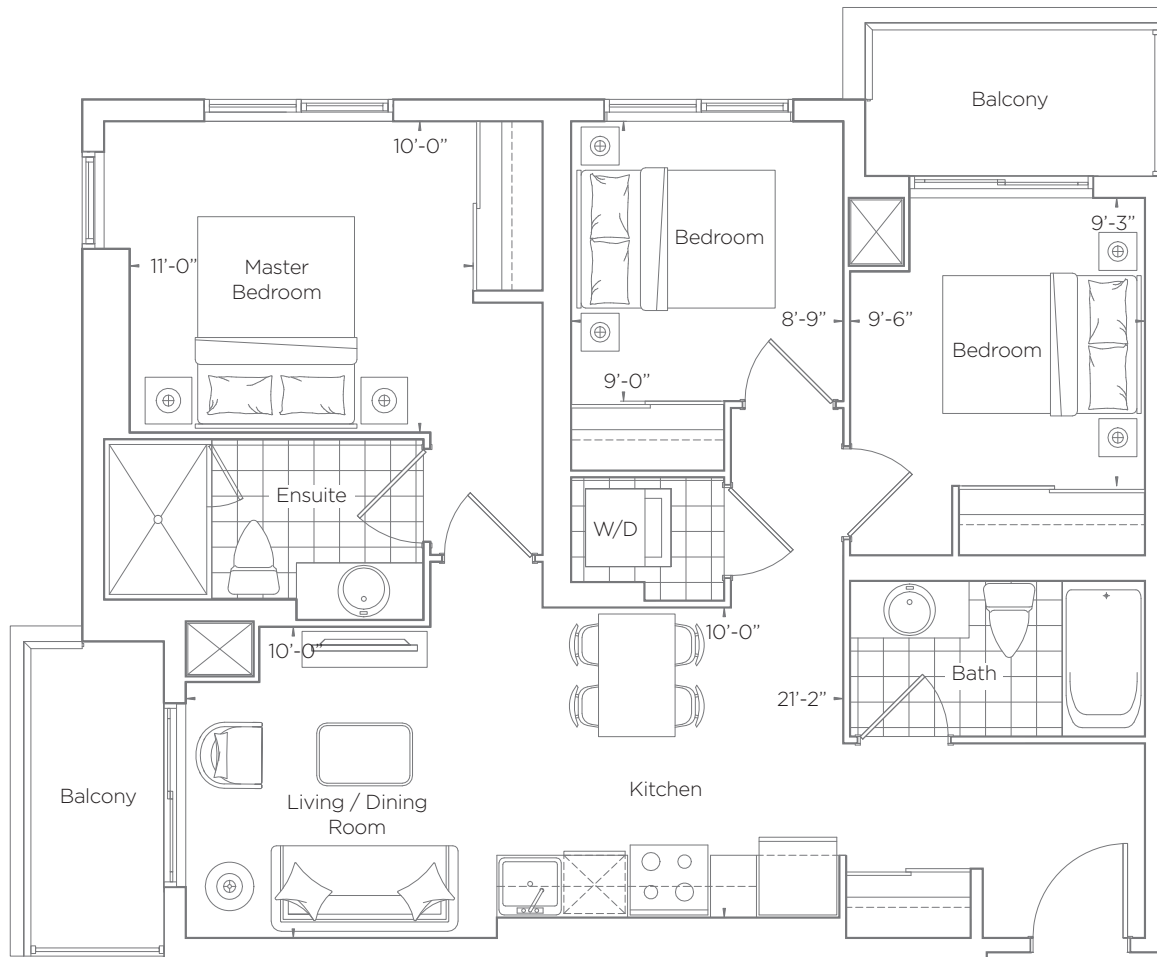
Floor 7



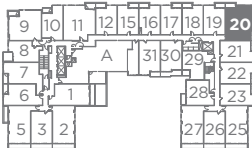
3A 3 BEDROOM 895 SQ. FT.

+ 40 SQ. FT. BALCONY

+ 40 SQ. FT. TERRACE



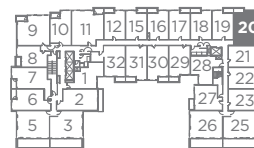
Floor 8



Floor 2



Floors 3 & 5



Floor 6

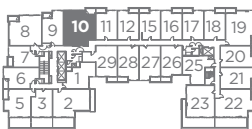
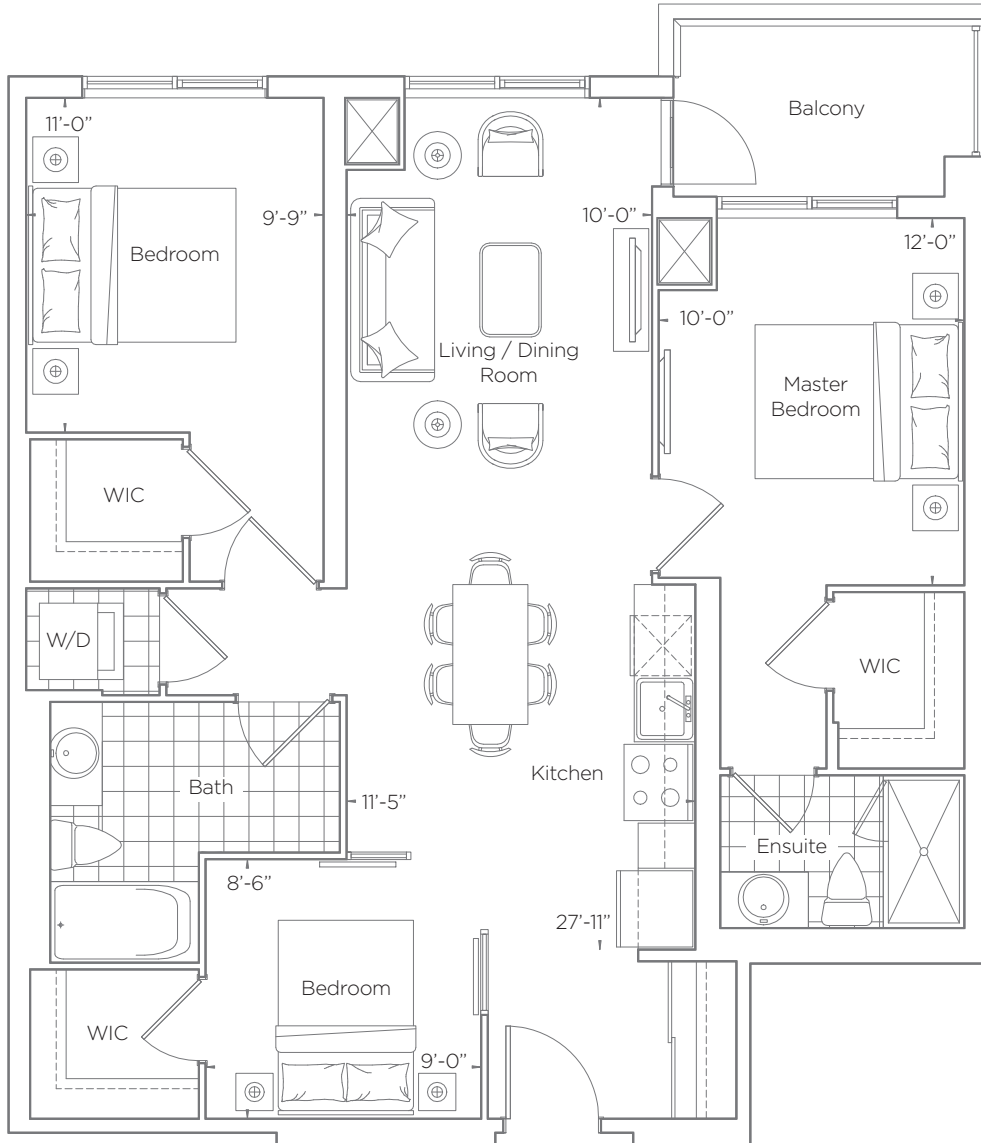


Floor 7

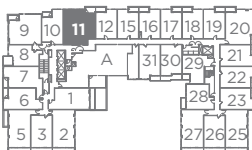


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3B 3 BEDROOM 1,016 SQ. FT.
+ 50 SQ. FT. BALCONY



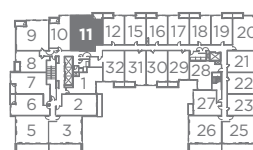
Floor 8



Floor 2



Floors 3 & 5



Floor 6



Floor 7



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LIBERTY DEVELOPMENT

As a leader in forging growth throughout the GTA, Liberty Development's strategy is simple: to identify high quality underutilized locations and convert them into highly desirable developments. Liberty communities are public transit oriented and reflect green technologies that surpass industry standards.

Liberty Development received the Places to Grow Community of the Year award from BILD in both 2009 and 2010. In 2016, Liberty Development was awarded Best Condominium Community by NAHB Multifamily Pillars of the Industry Awards. Other award-winning communities include eko Markham Centre / Liberty Square and World on Yonge - Liberty's mixed-use high density communities located in Markham and Thornhill. World on Yonge was also the recipient of the 2011 OHBA Award of Distinction for the Most Outstanding High Rise building. With the recognition of their peers, municipalities and support of purchasers, Liberty has set a vision for corporate commitment and integrity which has become the standard for Ontario. Liberty continues to ensure that their communities are innovative and cutting edge - blazing the trail for the future of condominium living in the GTA and beyond. **LIBERTY FOR ALL.**



**Liberty Square/
eko Markham Centre**
Markham



Metro Place Condos
North York



Liberty Square
Toronto

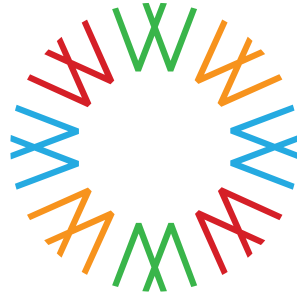


Legacy Park
Thornhill



Royal Gardens
Richmond Hill





WISH

CONDOS

WISHCONDOS.CA



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