



W

WINLOCK
TOWNS

Community of Urban Towns and Townhomes



REFINED DESIGN

Elegant and tasteful with modern styling, this intimate community is the perfect blend of luxury living and functional design. A fusion of light and dark brick facade, the clean, crisp lines, inviting landscaped grounds and attention to the smallest details create an undeniably modern architectural style at Finch and Bayview.

A community of 30 homes, a combination of 20 two-storey Urban Towns and 10 three-storey Townhomes that define Winlock Towns.

Winlock Towns. Your key to the ultimate in urban living.



ARRIVE IN STYLE.
LIVE IN
LUXURY.





A STUNNING INTERPRETATION
OF MODERN DESIGN
COMBINING STACKED TOWNS
AND TOWNHOMES.

Rendering is an artist's impression.

CLEAN CRISP DESIGN
MAKES A BOLD STATEMENT
ALONG FINCH AVENUE AT
BAYVIEW AVENUE.



Rendering is an artist's impression.



A PRIVATE AND
SECLUDED RESPITE
IS THE IDEAL SETTING
FOR THE 10 WINLOCK
TOWNHOMES.

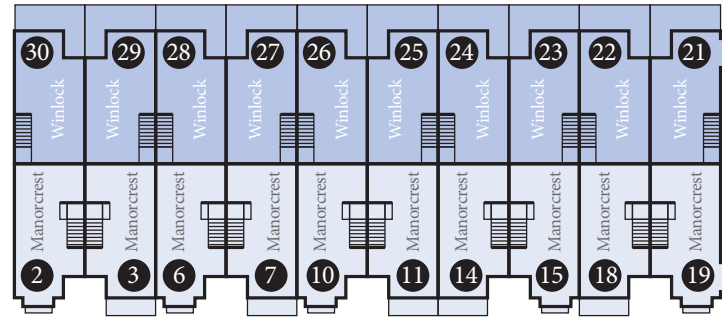
SITE PLAN



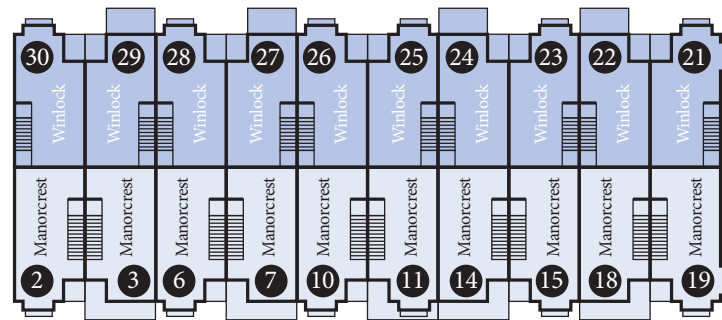
FINCH AVENUE EAST

WINLOCK PARK

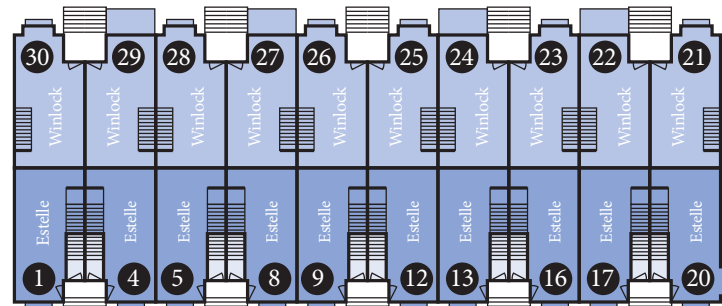
Third Level



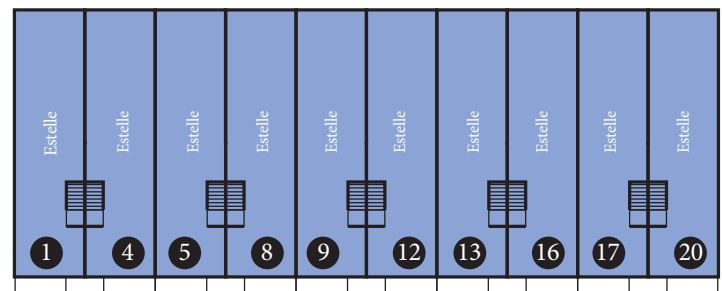
Second Level



Main Level



Lower Level



Finch Avenue East

Winlock Park

URBAN TOWNS FACING SOUTH

	DESCRIPTION	EXTERIOR	SIZE
The Estelle 1	Two Bedroom	Juliet	1,096 SF
The Estelle 2	Two Bedroom + Family Room	Juliet	1,096 SF
The Estelle 3	Two Bedroom + Family Room	Juliets	1,144 SF
The Estelle 4	Two Bedroom	Juliets	1,144 SF
The Estelle 5	Two Bedroom + Family Room	Juliets	1,136 SF
The Estelle 6	Two Bedroom	Juliets	1,136 SF
The Manorcrest 1	Two Bedroom	Balconies	766 SF
The Manorcrest 2	Two Bedroom	Balconies	766 SF
The Manorcrest 3	Two Bedroom	Juliets	781 SF
The Manorcrest 4	Two Bedroom	Juliets	781 SF
The Manorcrest 5	Two Bedroom	Juliets	824 SF
The Manorcrest 6	Two Bedroom	Juliets	824 SF
The Manorcrest 7	Two Bedroom	Juliets	808 SF
The Manorcrest 8	Two Bedroom	Juliets	808 SF

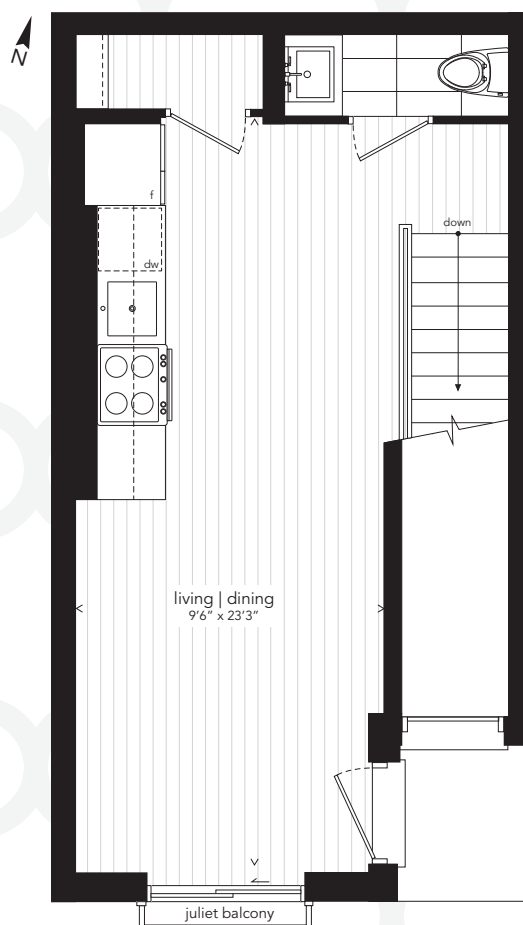
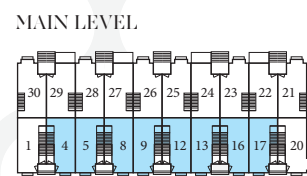
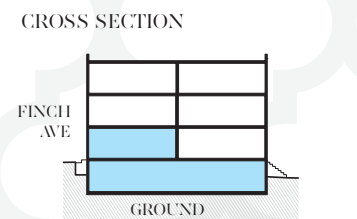
TOWNHOMES FACING NORTH

	DESCRIPTION	EXTERIOR	SIZE
The Winlock 1	Two Bedroom + Flex	Balconies	1,090 SF
The Winlock 2	Two Bedroom + Flex	Balconies	1,090 SF
The Winlock 3	Two Bedroom + Flex	Balconies + Juliets	1,106 SF
The Winlock 4	Two Bedroom + Flex	Balconies + Juliets	1,106 SF
The Winlock 5	Two Bedroom + Flex	Balconies + Juliets	1,162 SF
The Winlock 6	Two Bedroom + Flex	Balconies + Juliets	1,162 SF
The Winlock 7	Two Bedroom + Flex	Balconies + Juliets	1,146 SF
The Winlock 8	Two Bedroom + Flex	Balconies + Juliets	1,146 SF

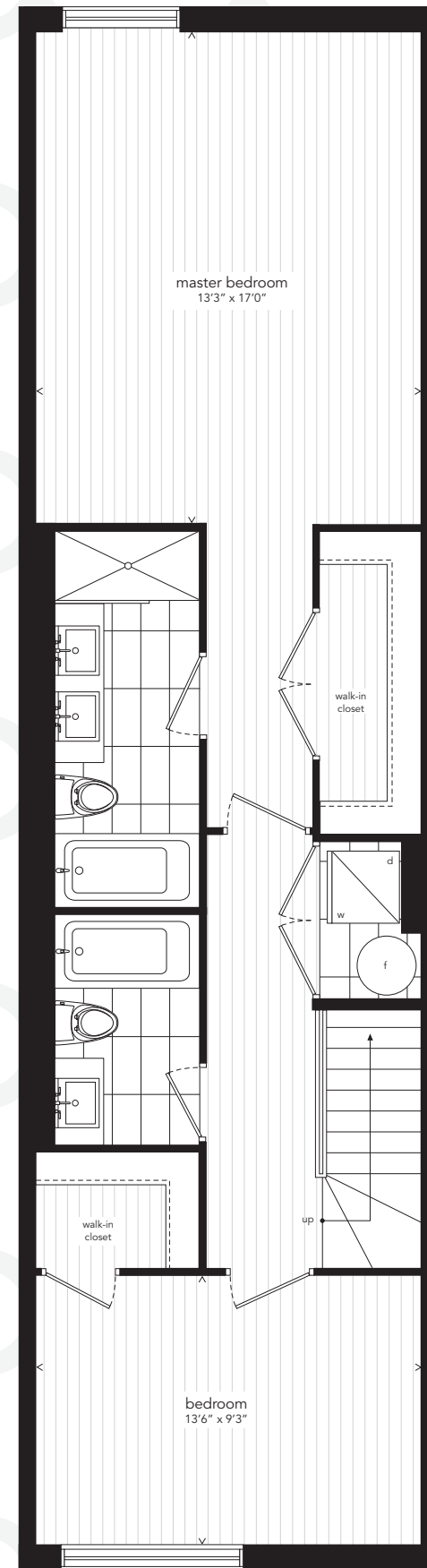
FLOORPLANS

The Estelle 1

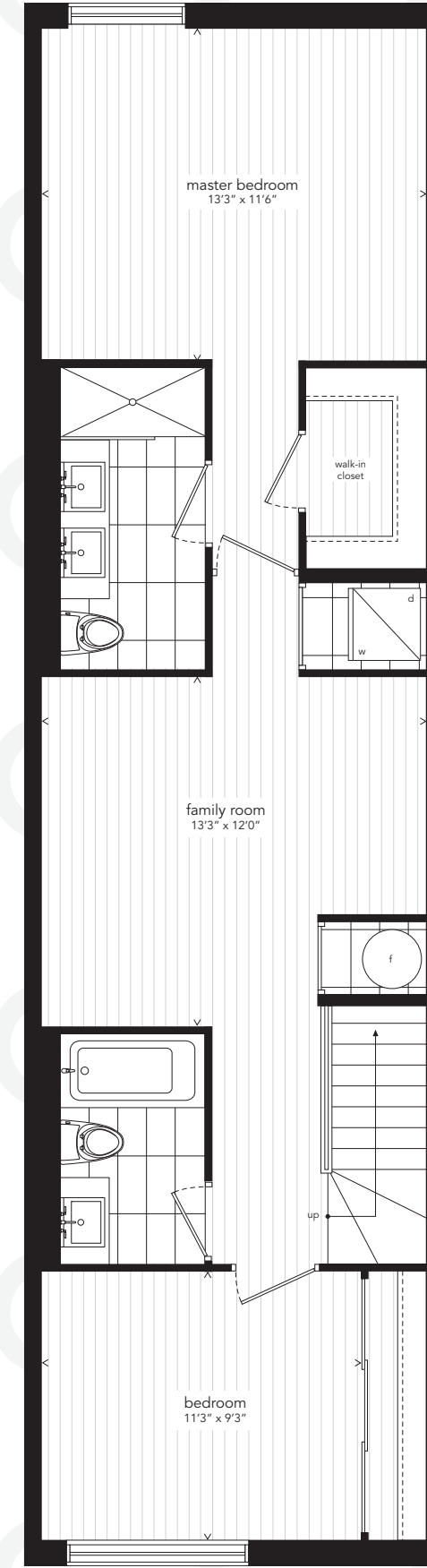
URBAN TOWN
 1,096 SF
 TWO BEDROOM
 PLUS JULIET BALCONY



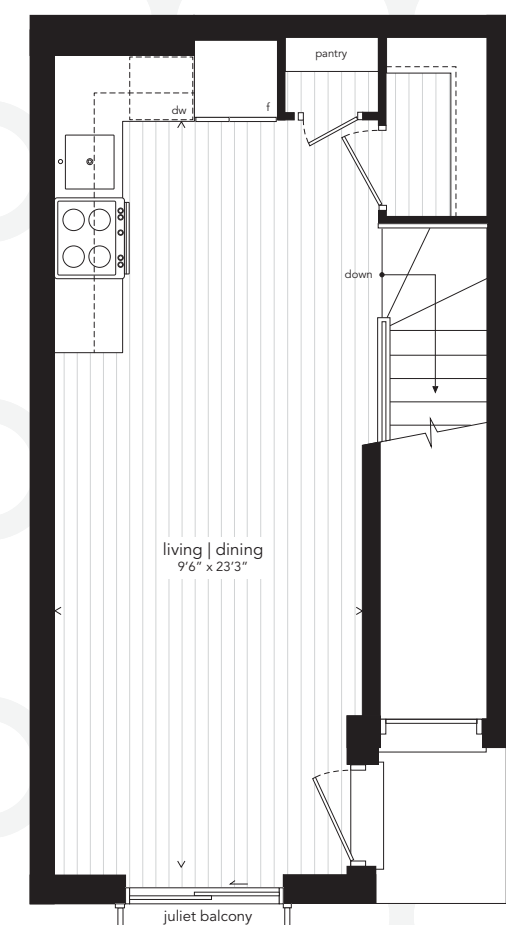
MAIN LEVEL



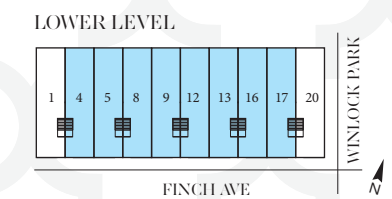
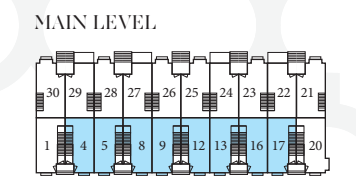
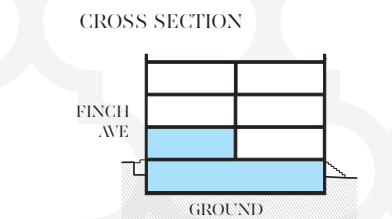
LOWER LEVEL



LOWER LEVEL



MAIN LEVEL

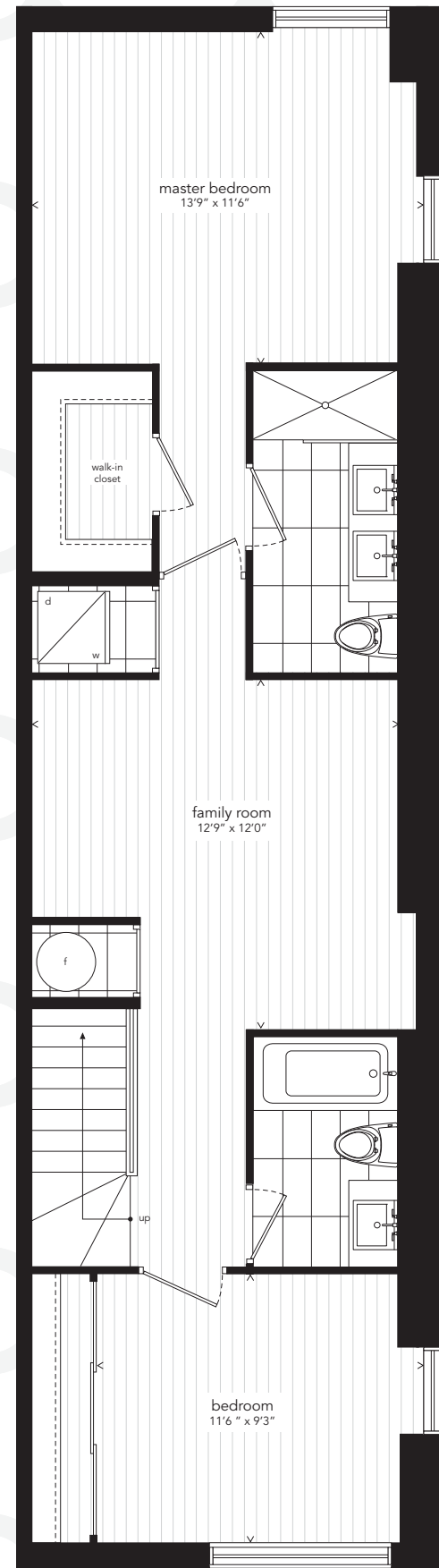


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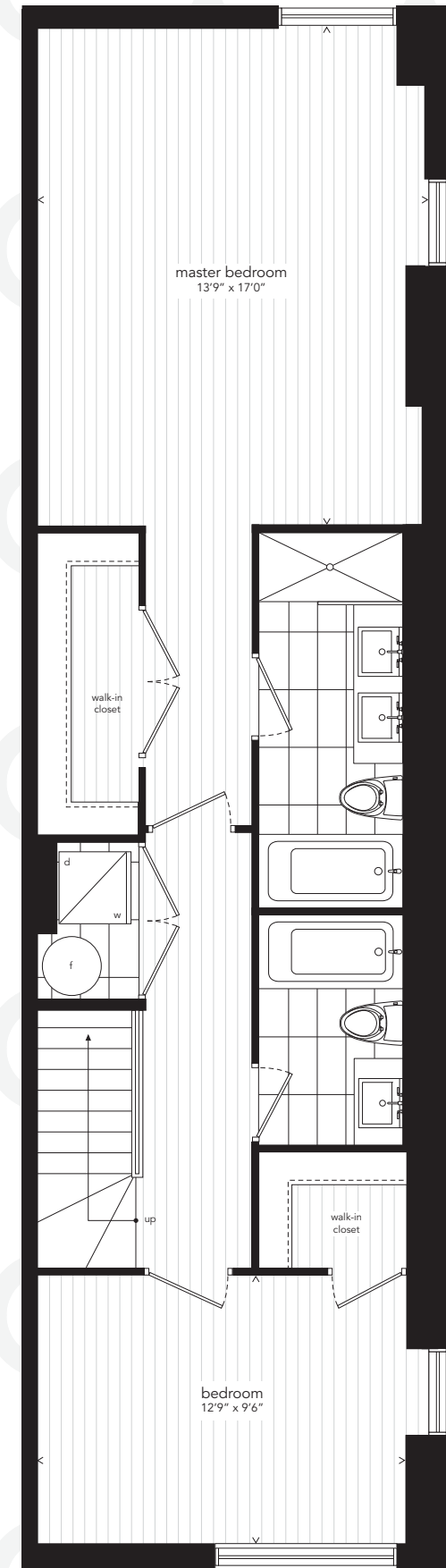
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The Estelle 3

URBAN TOWN
 1,144 SF
 TWO BEDROOM + FAMILY ROOM
 PLUS JULIET BALCONIES



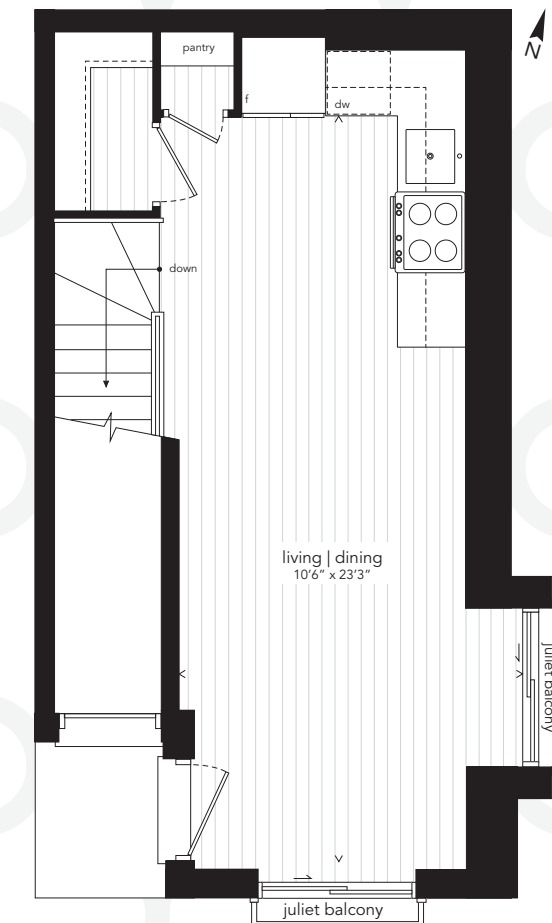
LOWER LEVEL



LOWER LEVEL

The Estelle 4

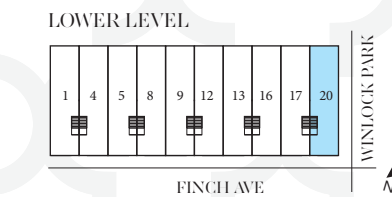
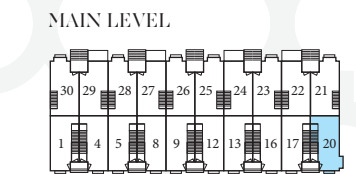
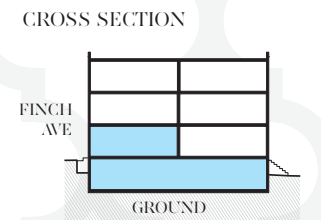
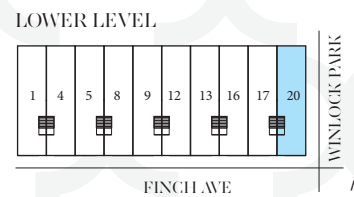
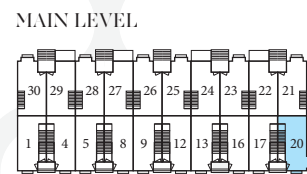
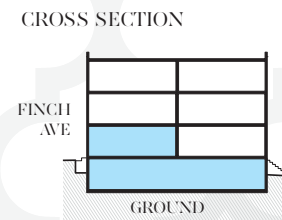
URBAN TOWN
 1,144 SF
 TWO BEDROOM
 PLUS JULIET BALCONIES



MAIN LEVEL



MAIN LEVEL

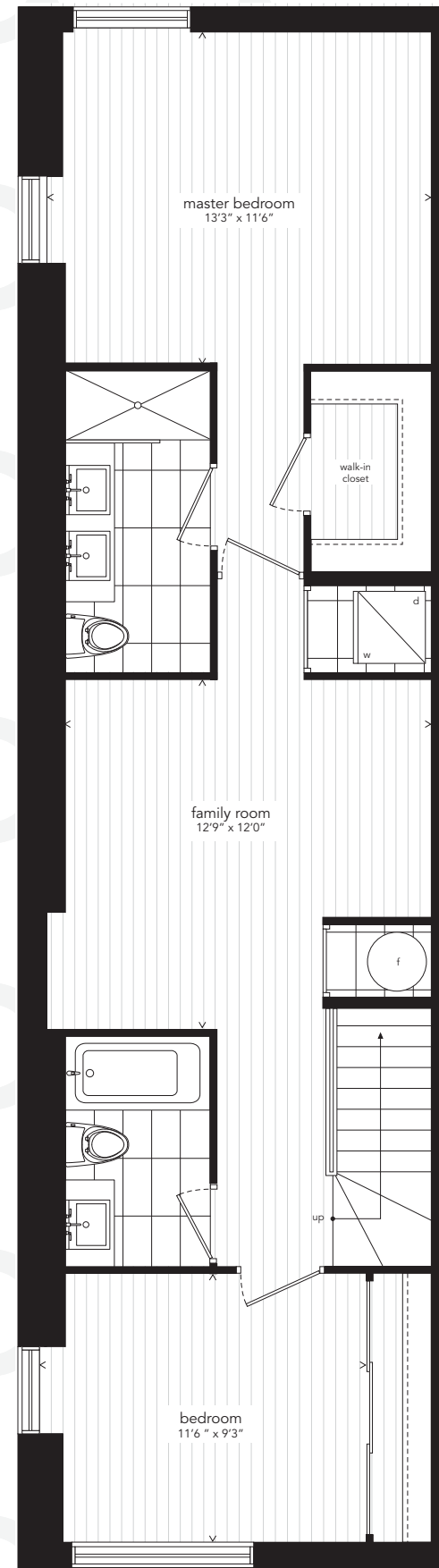


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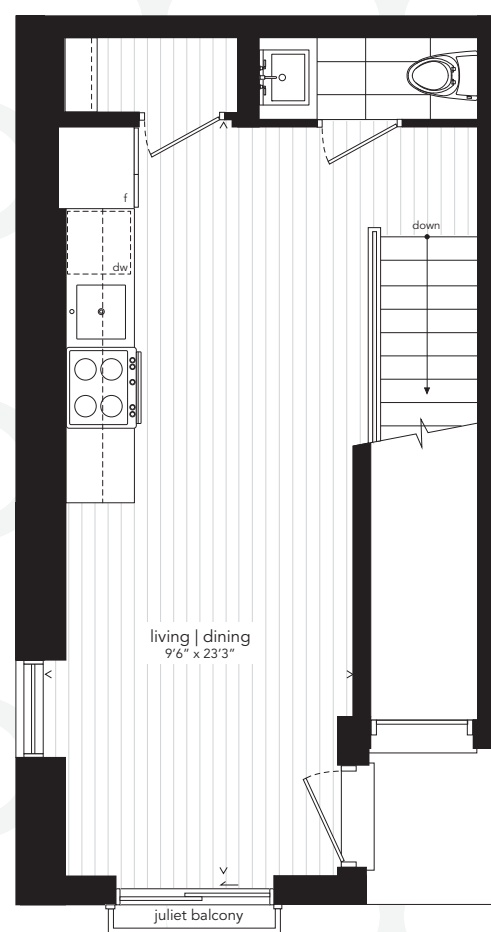
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The Estelle 5

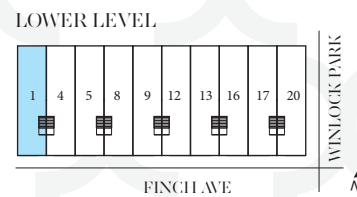
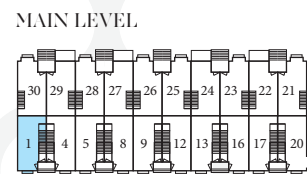
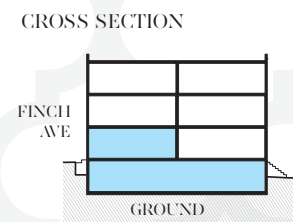
URBAN TOWN
 1,136 SF
 TWO BEDROOM + FAMILY ROOM
 PLUS JULIET BALCONY



LOWER LEVEL

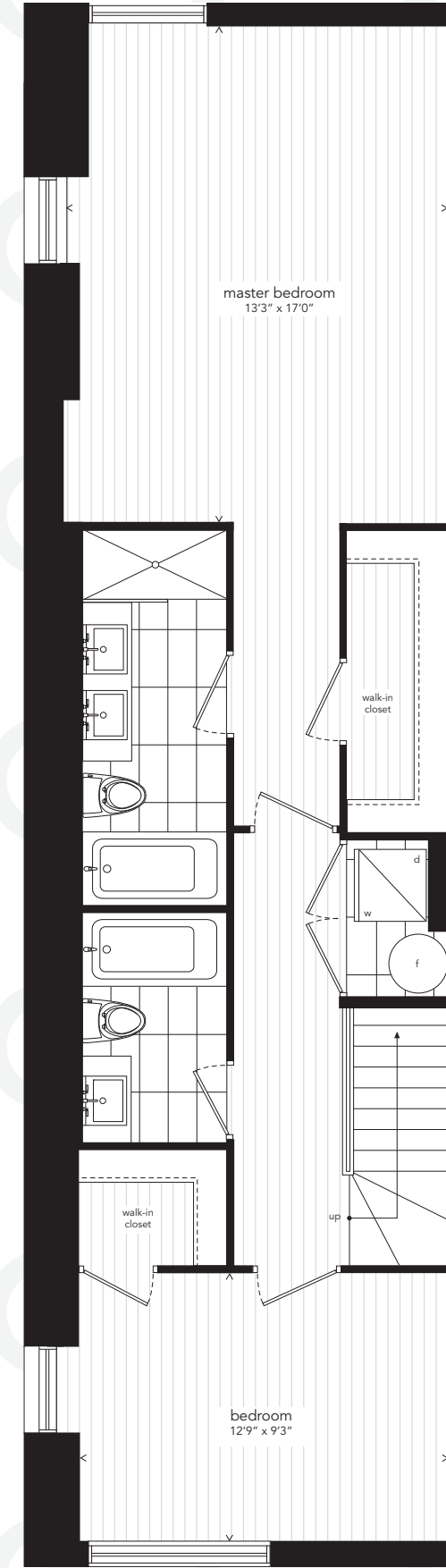


MAIN LEVEL

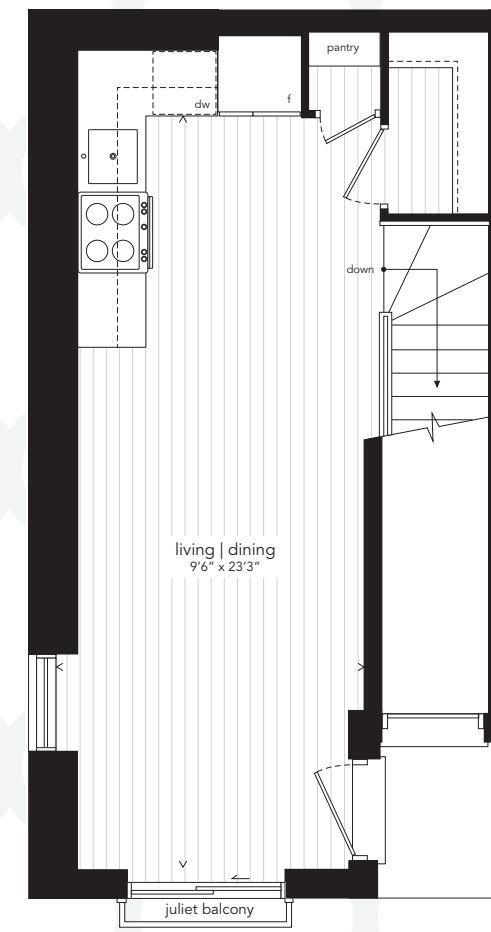


The Estelle 6

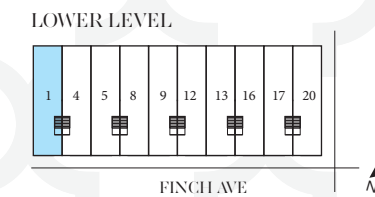
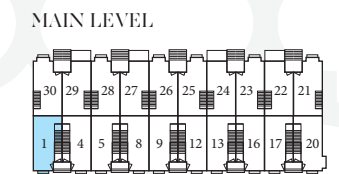
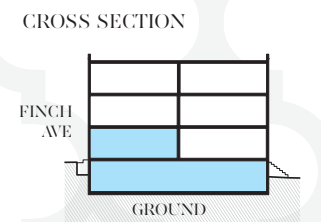
URBAN TOWN
 1,136 SF
 TWO BEDROOM
 PLUS JULIET BALCONY



LOWER LEVEL



MAIN LEVEL



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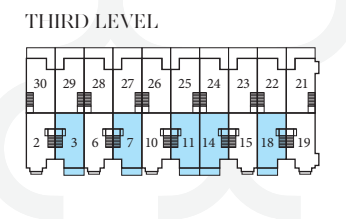
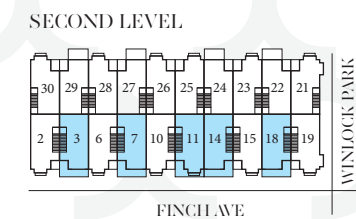
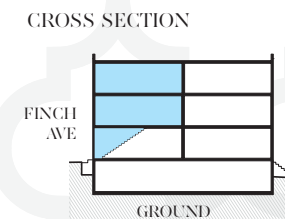
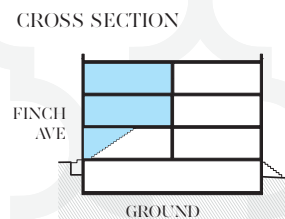
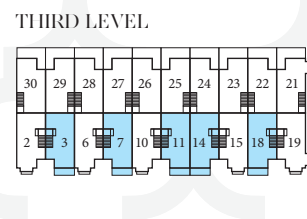
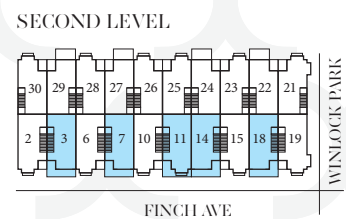
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The Manorcrest 1

URBAN TOWN
 766 SF
 TWO BEDROOM
 PLUS BALCONIES

The Manorcrest 2

URBAN TOWN
 766 SF
 TWO BEDROOM
 PLUS BALCONIES



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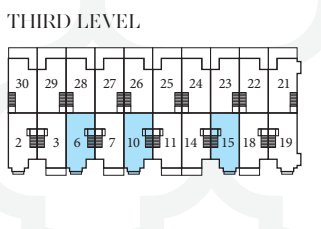
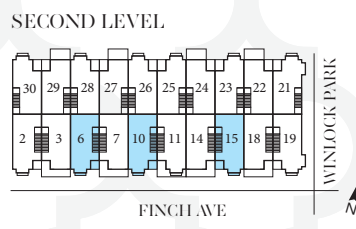
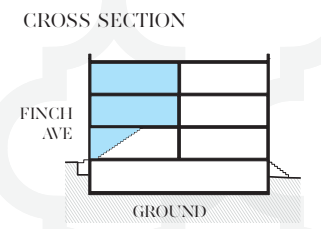
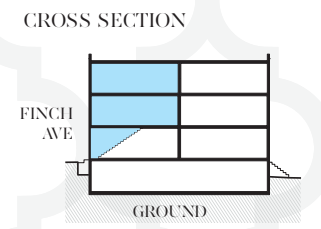
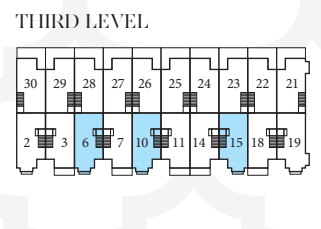
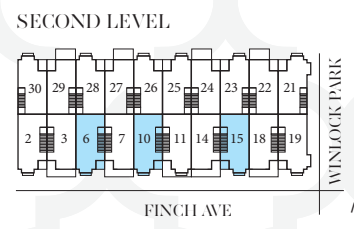
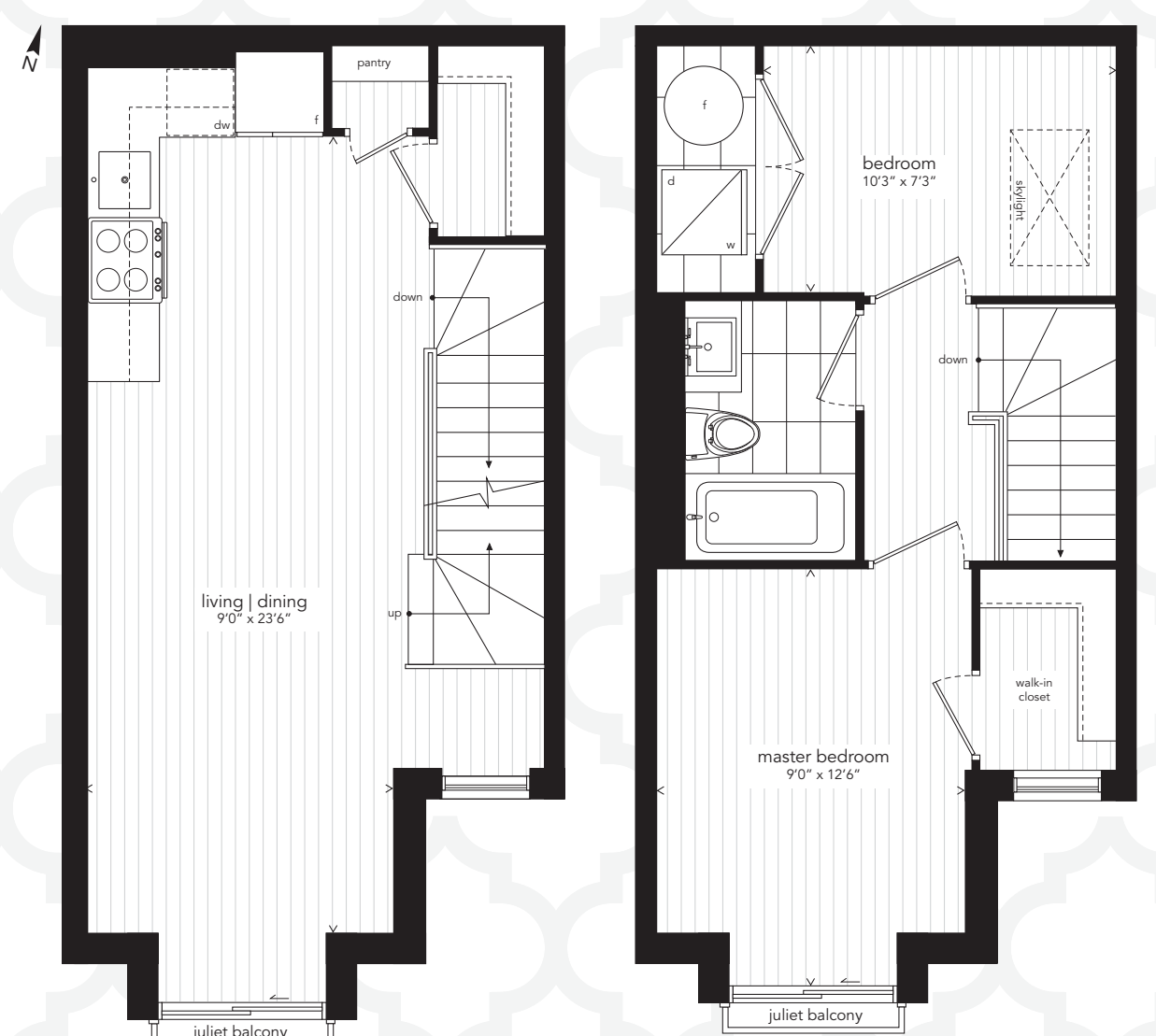
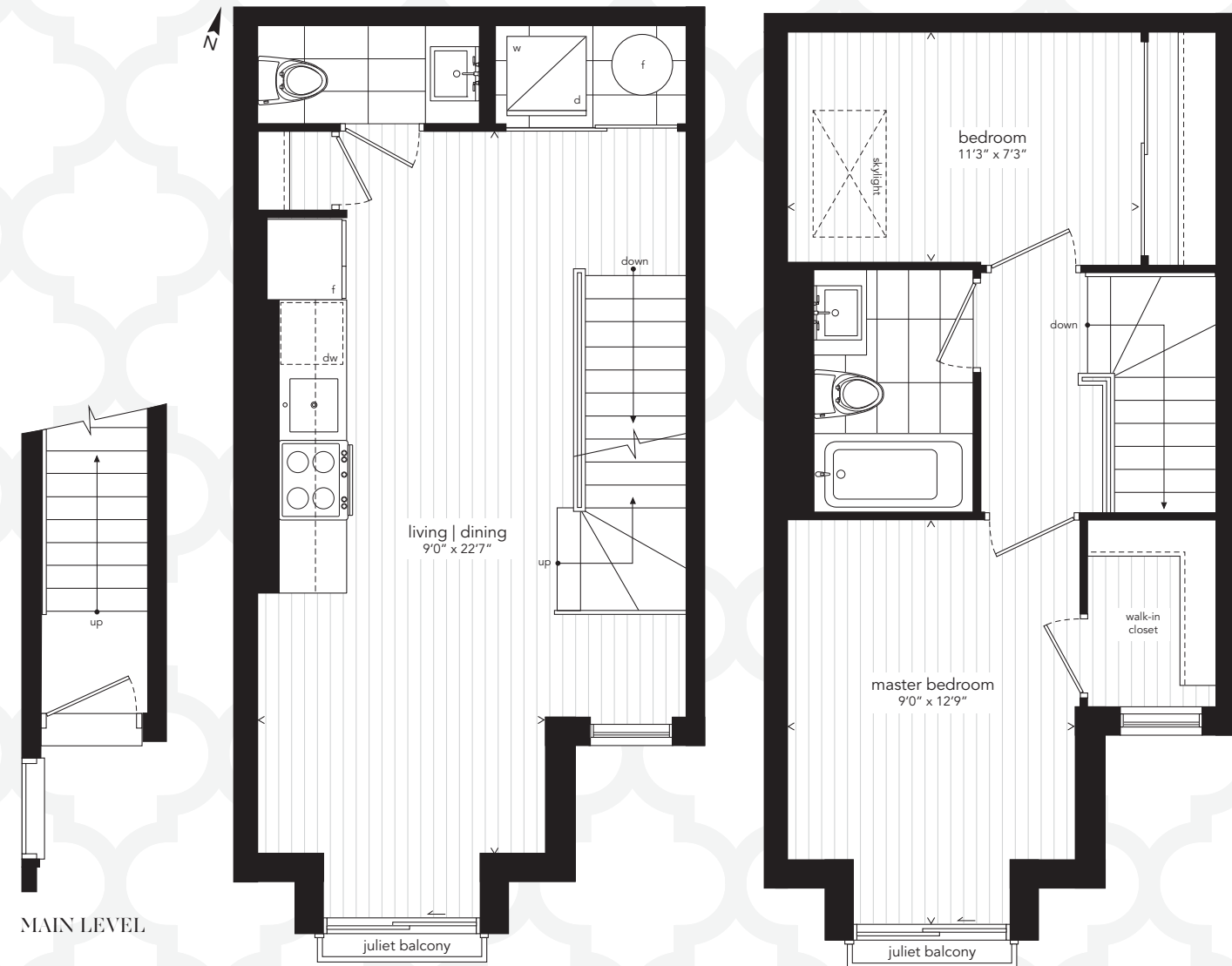
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The Manorcrest 3

URBAN TOWN
 781 SF
 TWO BEDROOM
 PLUS JULIET BALCONIES

The Manorcrest 4

URBAN TOWN
 781 SF
 TWO BEDROOM
 PLUS JULIET BALCONIES



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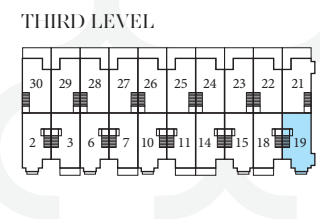
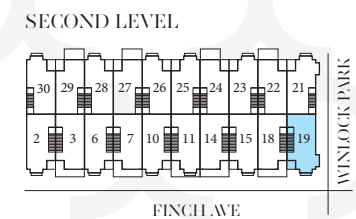
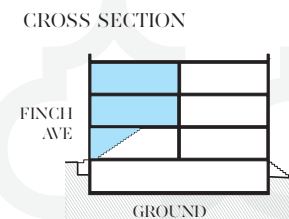
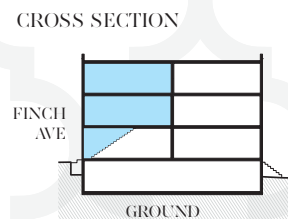
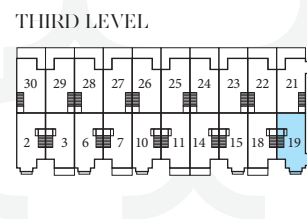
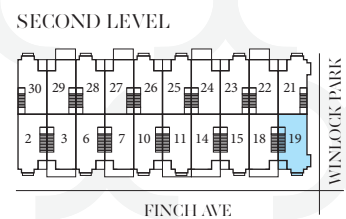
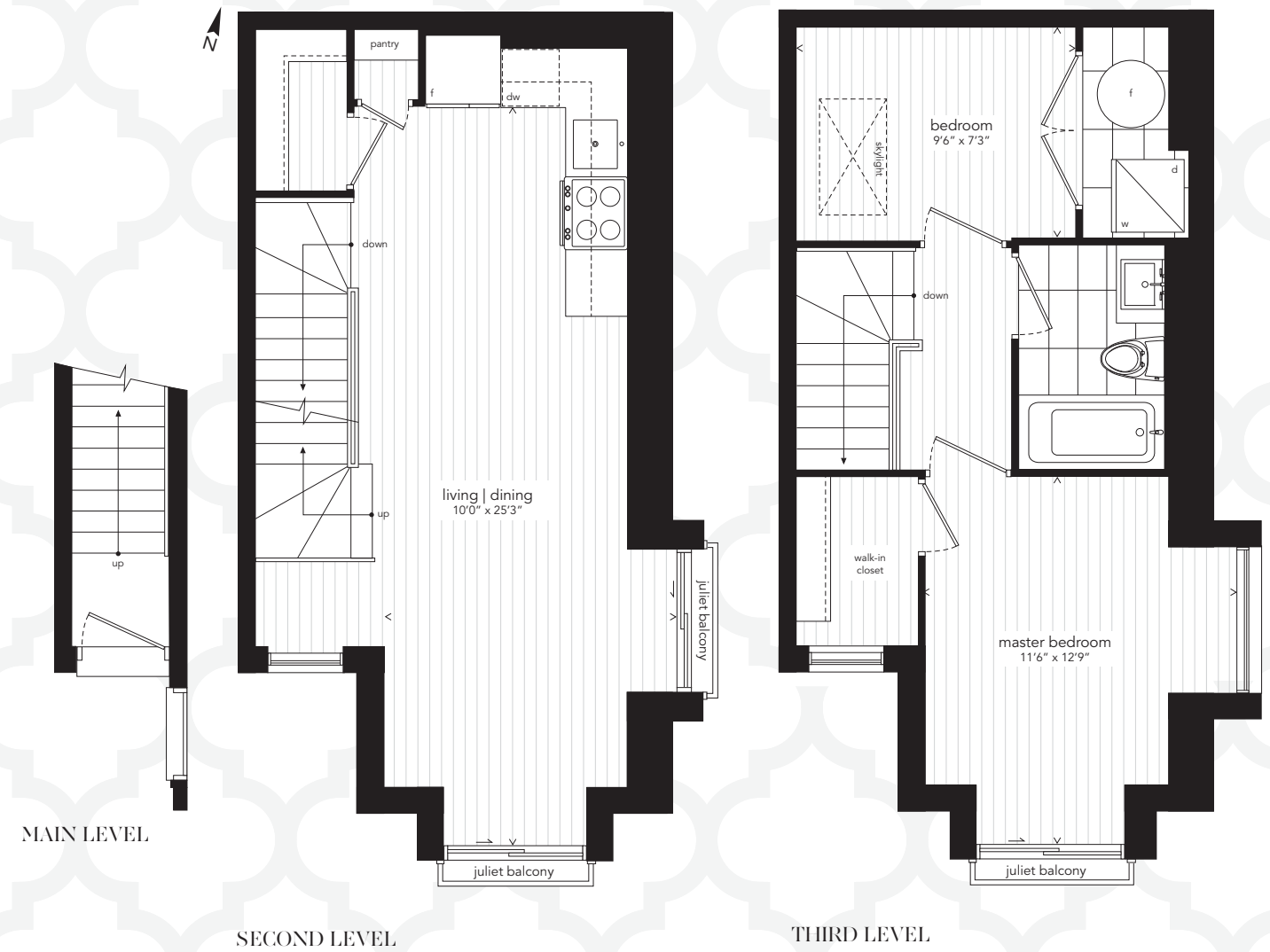
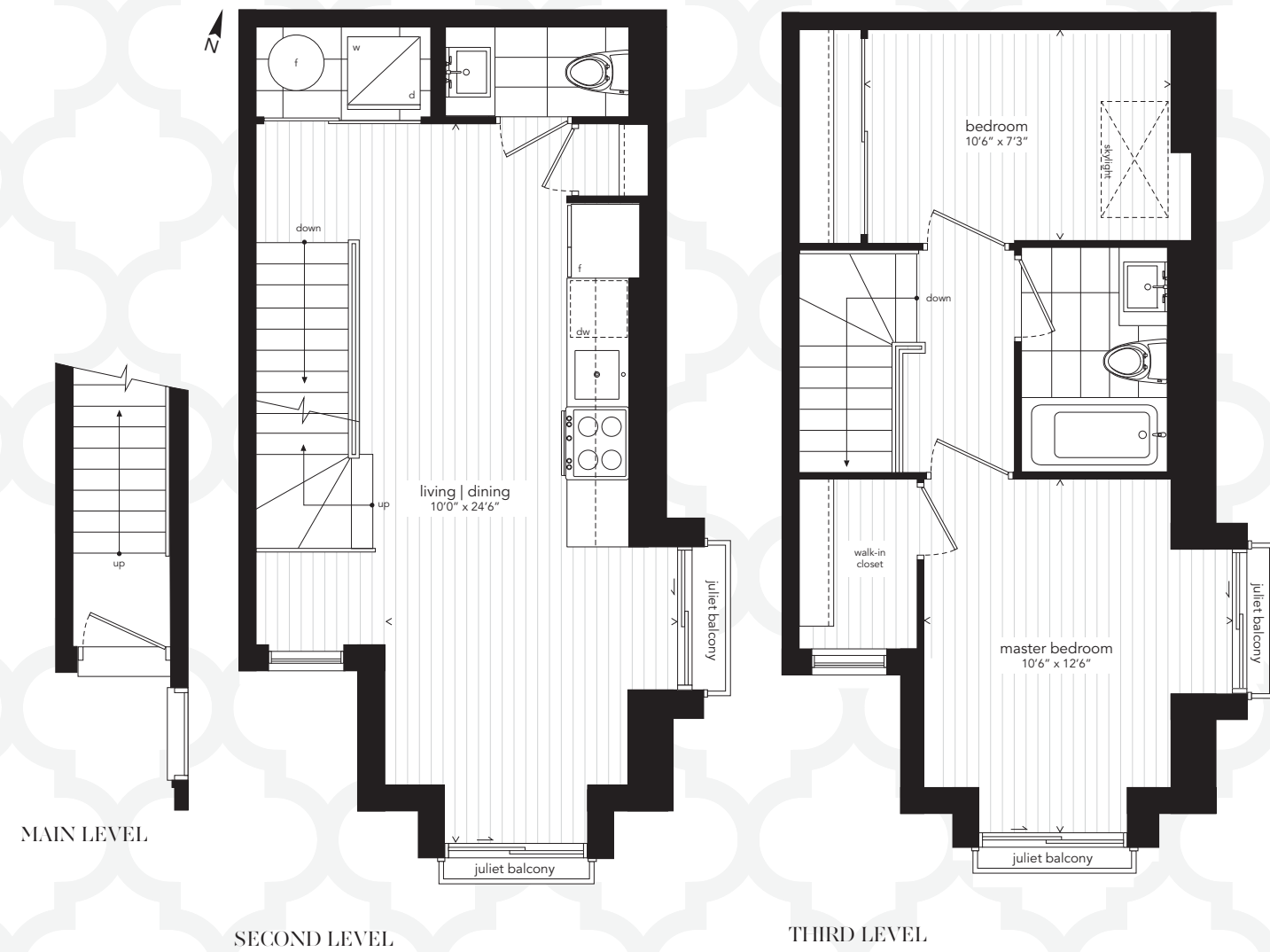
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The Manorcrest 5

URBAN TOWN
 824 SF
 TWO BEDROOM
 PLUS JULIET BALCONIES

The Manorcrest 6

URBAN TOWN
 824 SF
 TWO BEDROOM
 PLUS JULIET BALCONIES



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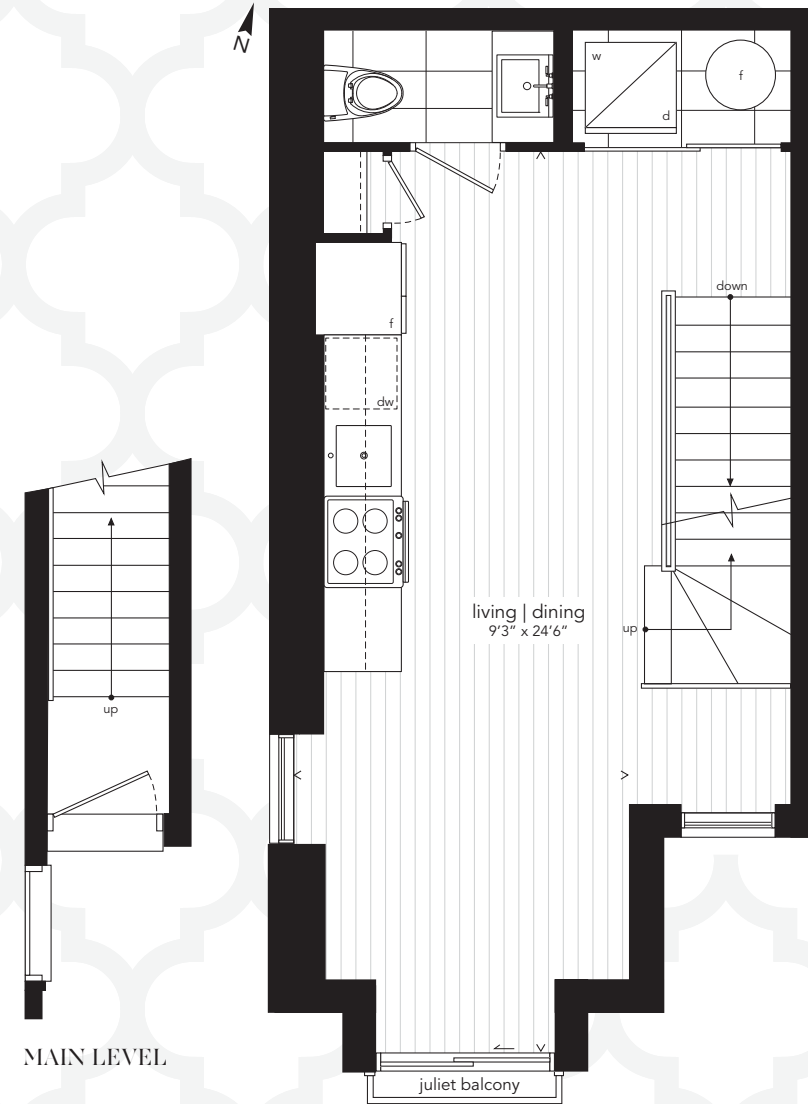
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The Manorcrest 7

URBAN TOWN
 808 SF
 TWO BEDROOM
 PLUS JULIET BALCONIES

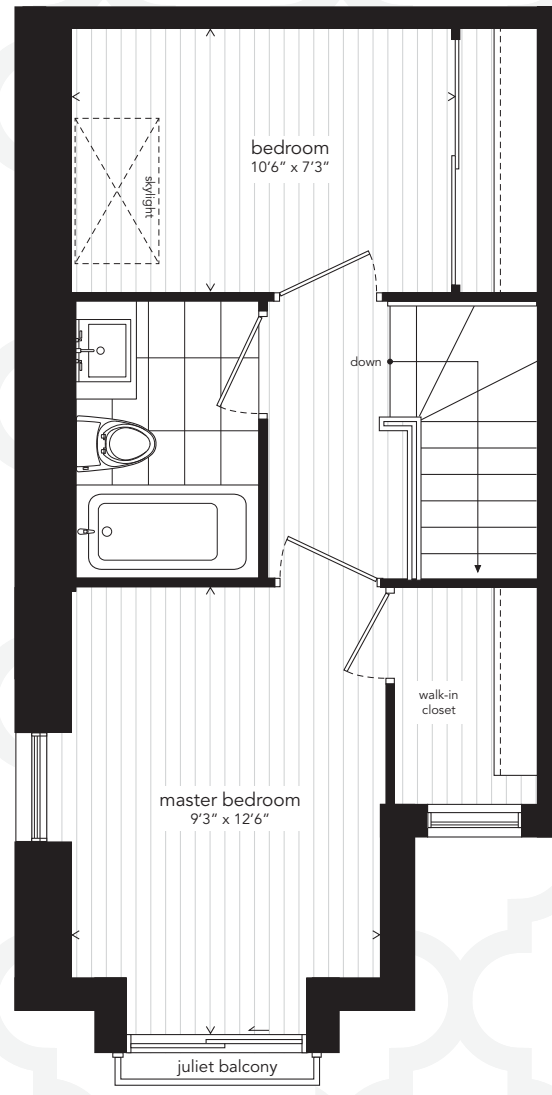
The Manorcrest 8

URBAN TOWN
 808 SF
 TWO BEDROOM
 PLUS JULIET BALCONIES

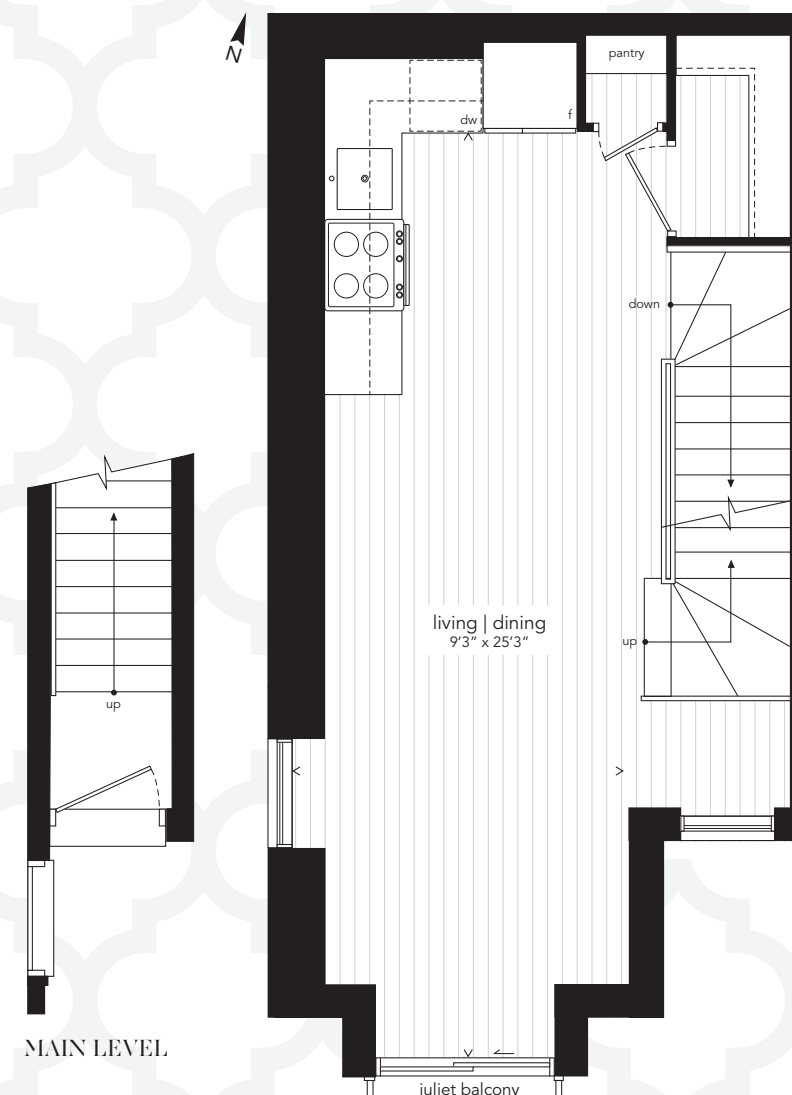


MAIN LEVEL

SECOND LEVEL

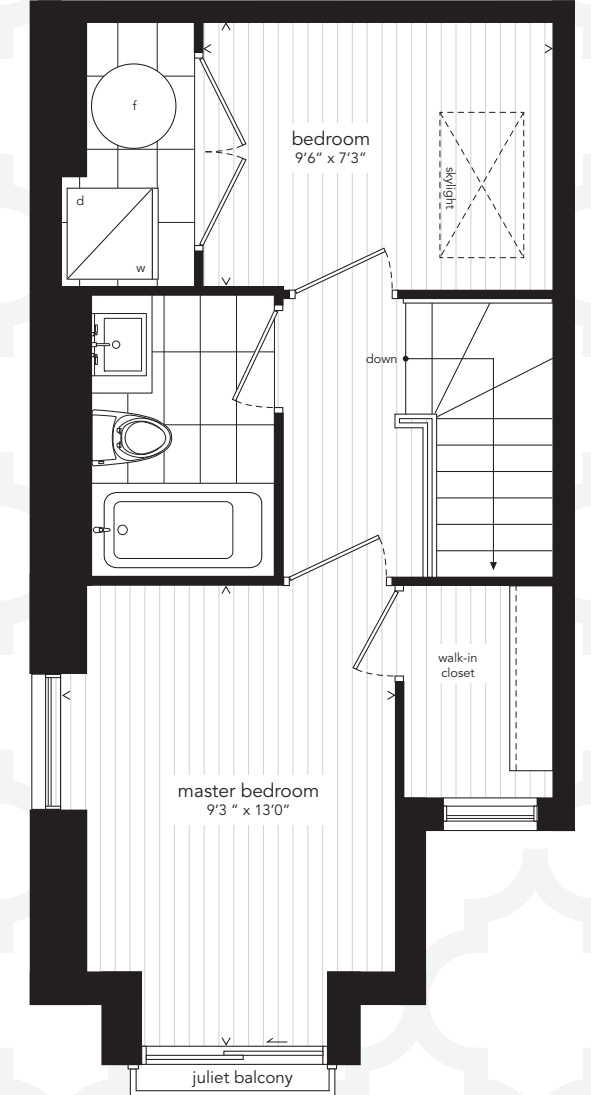


THIRD LEVEL

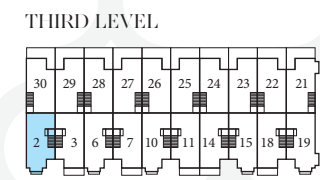
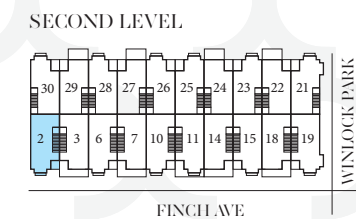
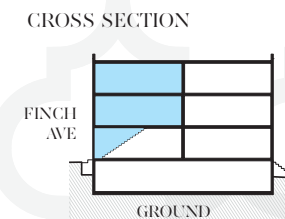
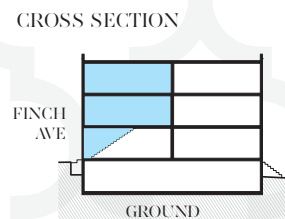
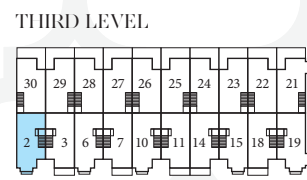
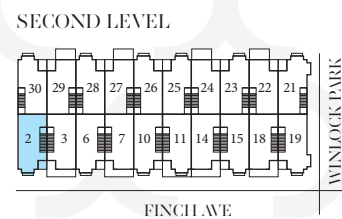


MAIN LEVEL

SECOND LEVEL



THIRD LEVEL



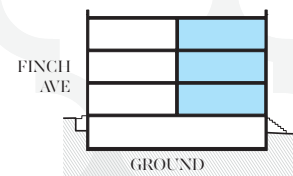
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The Winlock 1

TOWNHOME
 1,090 SF
 TWO BEDROOM + FLEX
 PLUS BALCONIES

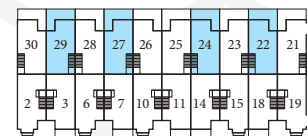
CROSS SECTION



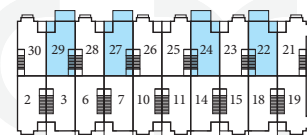
NORTH ELEVATION



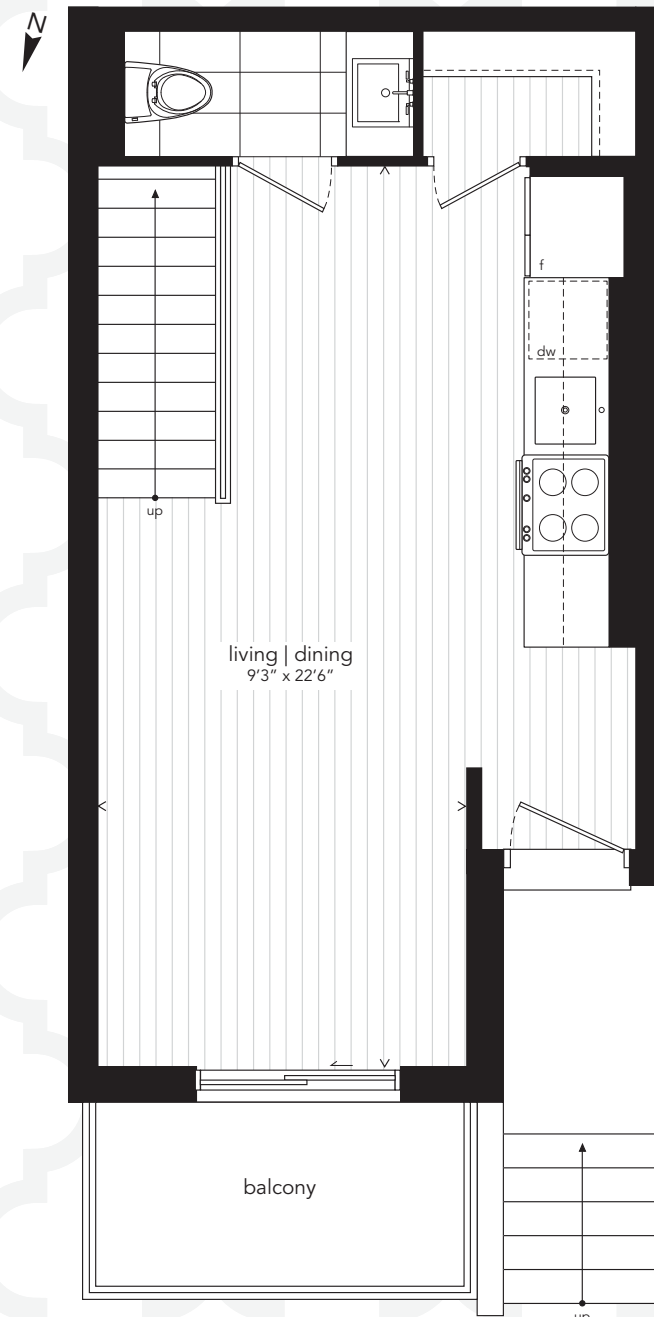
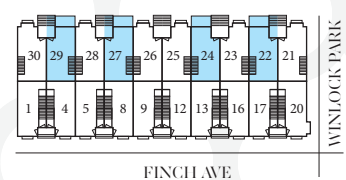
THIRD LEVEL



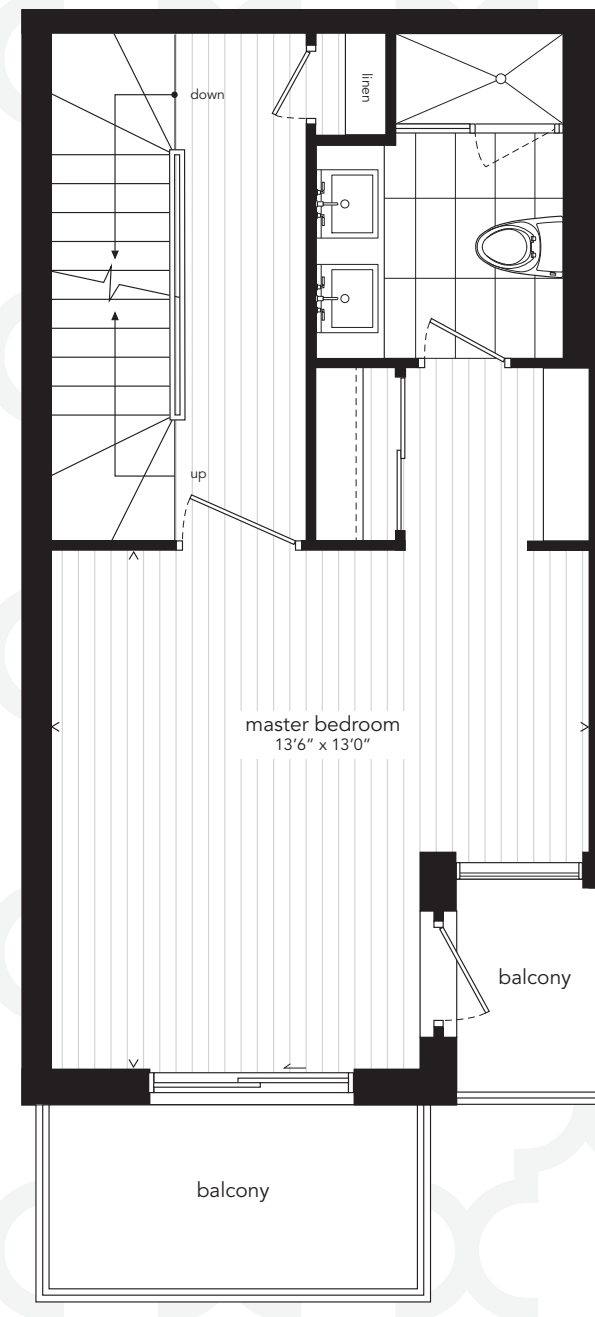
SECOND LEVEL



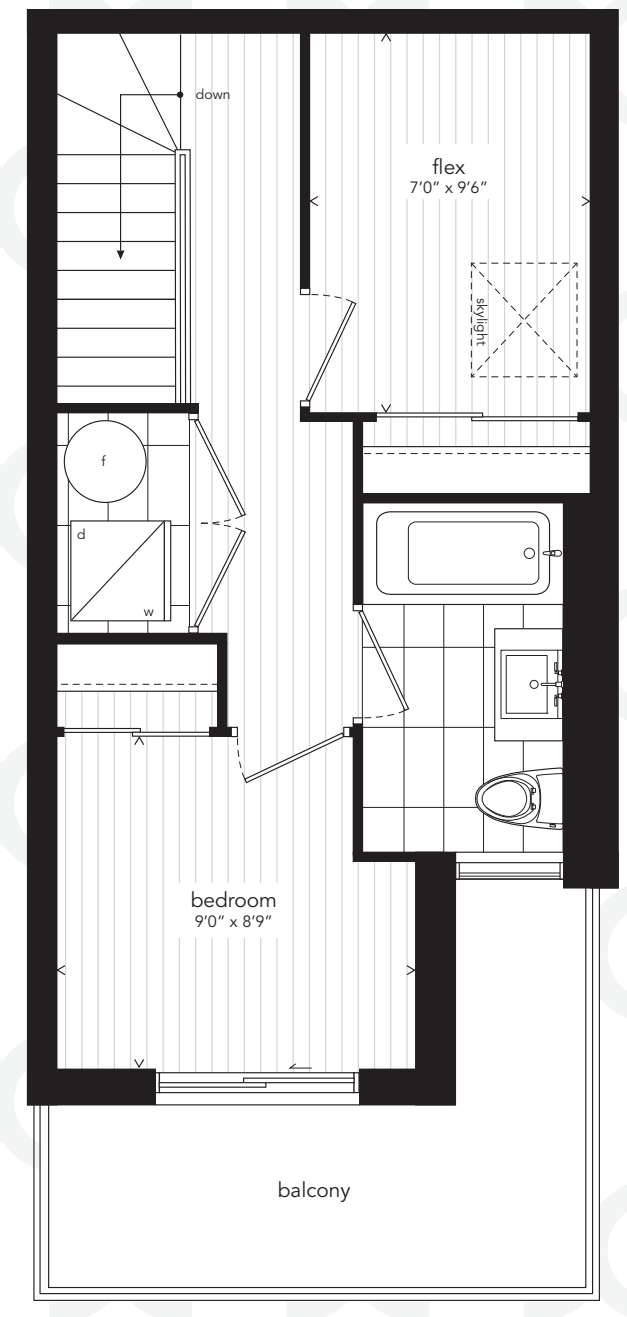
MAIN LEVEL



MAIN LEVEL



SECOND LEVEL



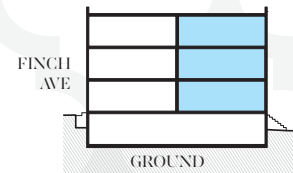
THIRD LEVEL

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The Winlock 2

TOWNHOME
 1,090 SF
 TWO BEDROOM + FLEX
 PLUS BALCONIES

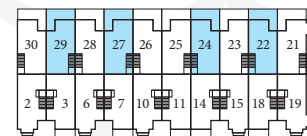
CROSS SECTION



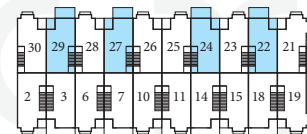
NORTH ELEVATION



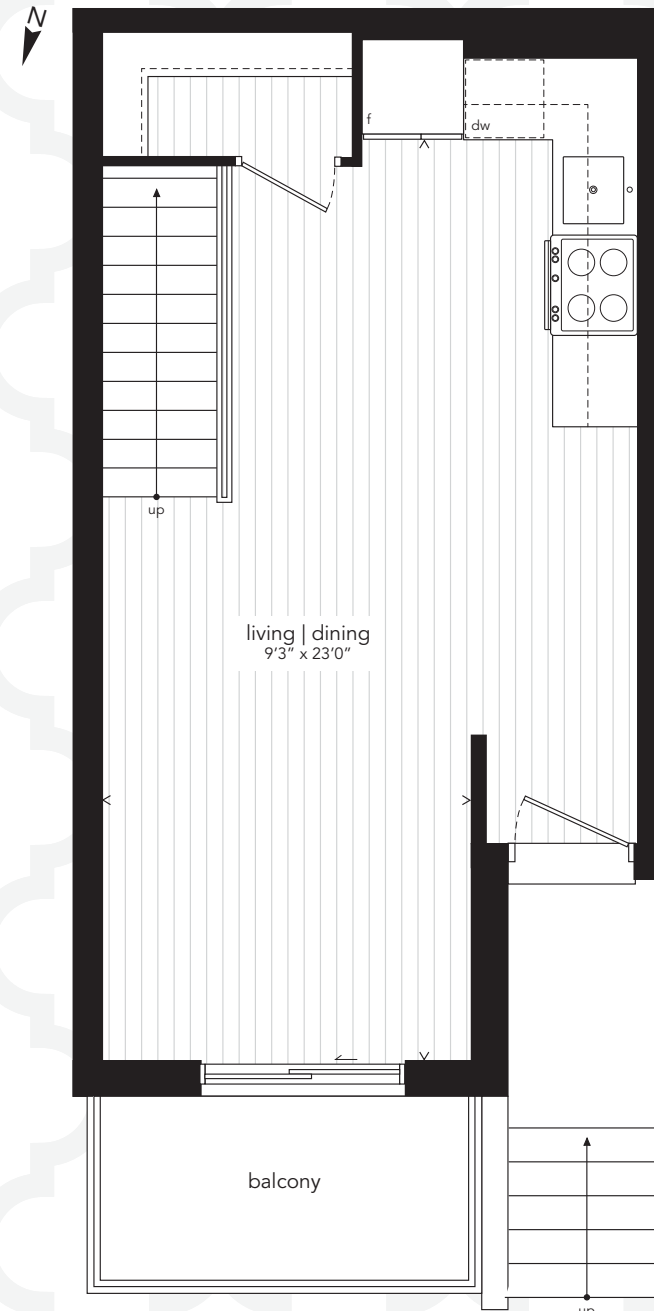
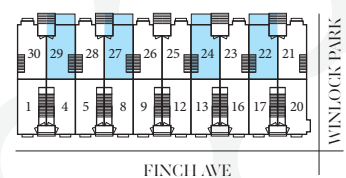
THIRD LEVEL



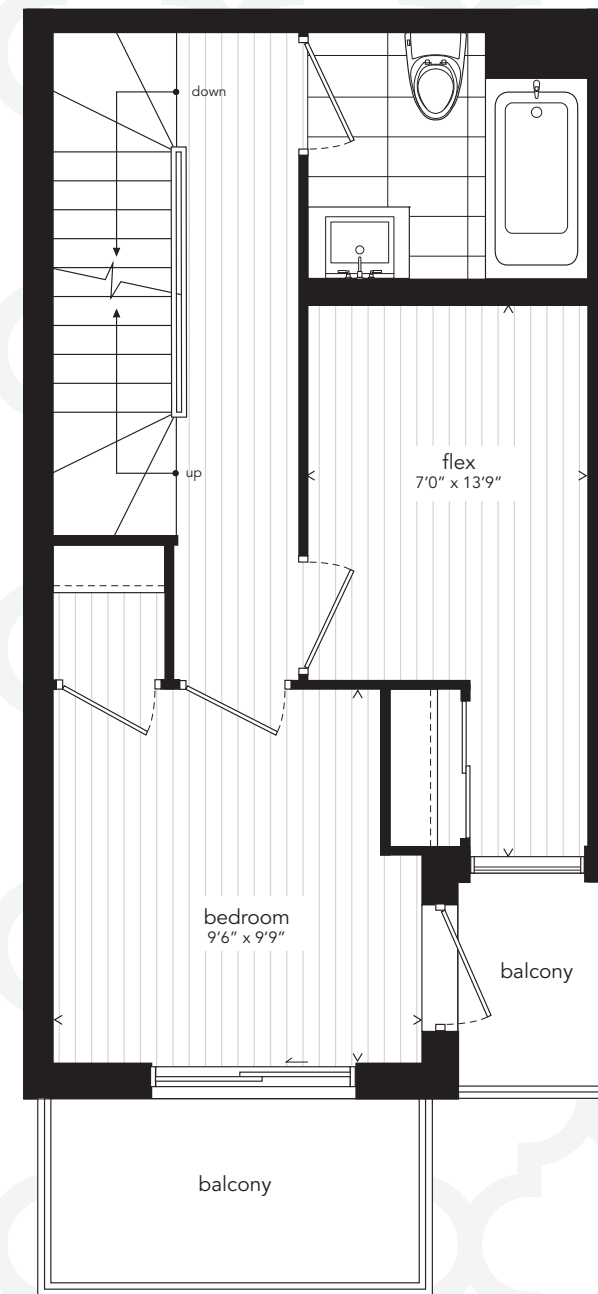
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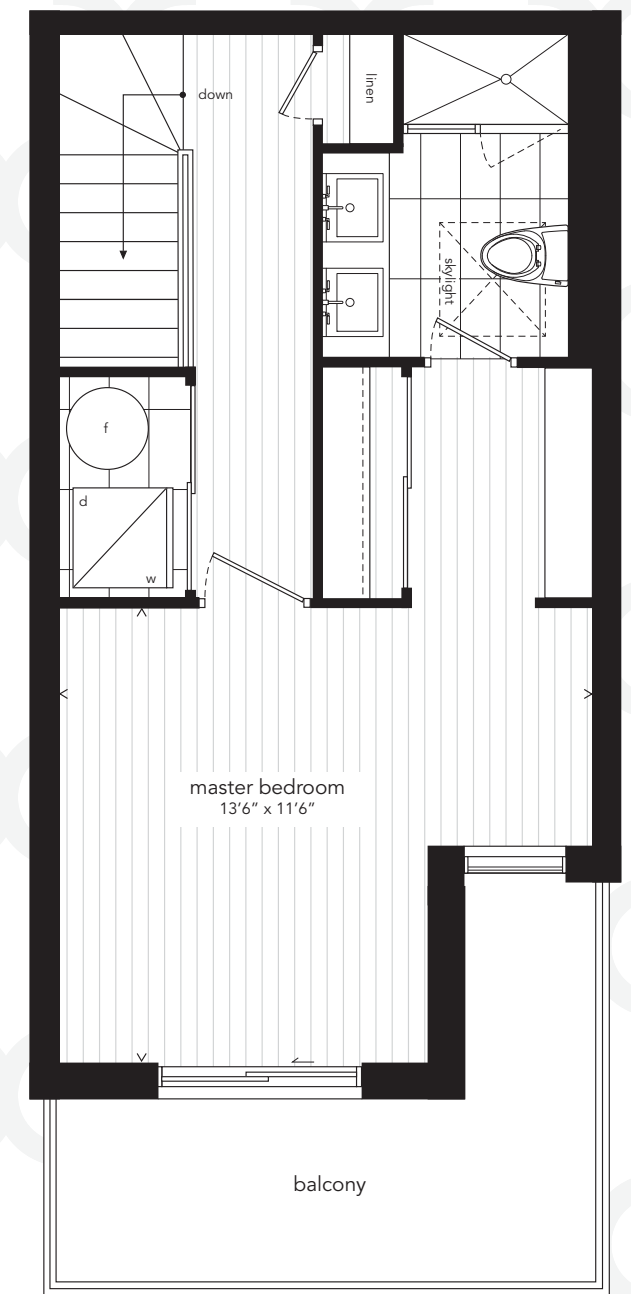
MAIN LEVEL



MAIN LEVEL



SECOND LEVEL



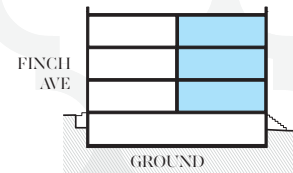
THIRD LEVEL

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The Winlock 3

TOWNHOME
 1,106 SF
 TWO BEDROOM + FLEX
 PLUS BALCONIES + JULIET BALCONIES

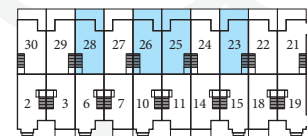
CROSS SECTION



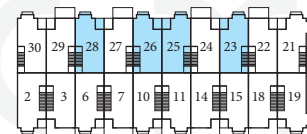
NORTH ELEVATION



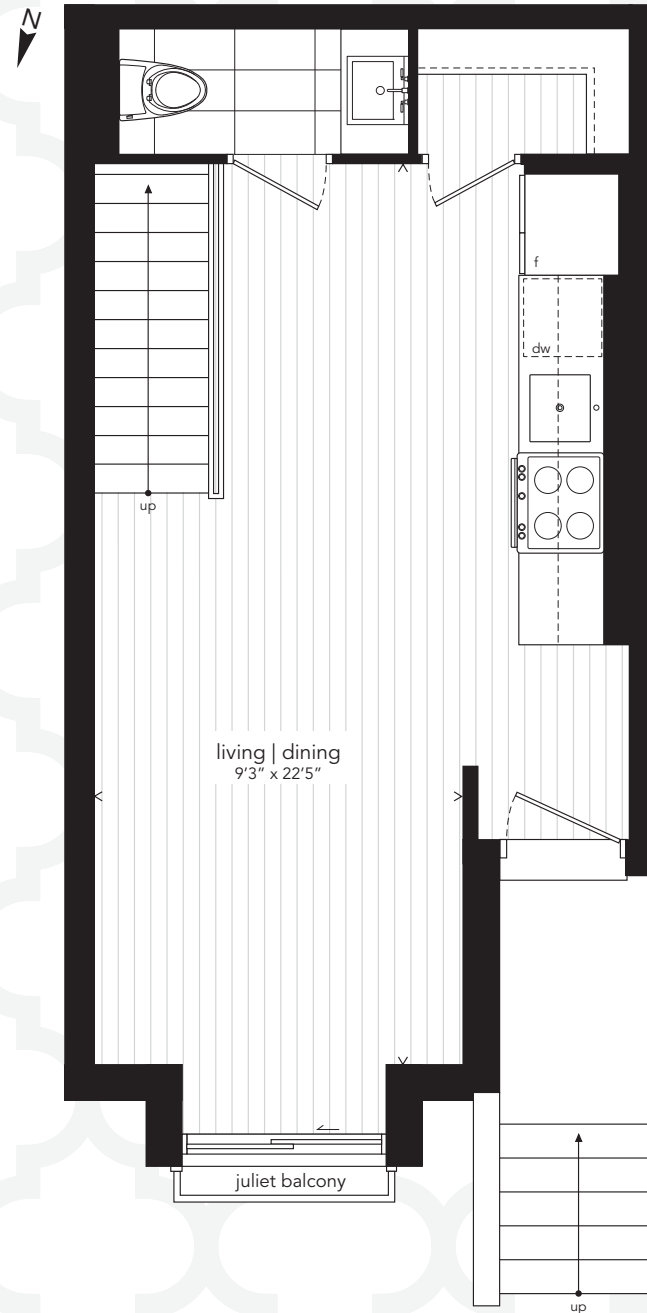
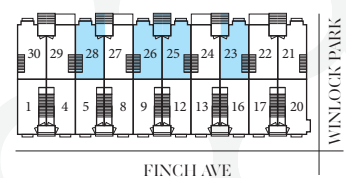
THIRD LEVEL



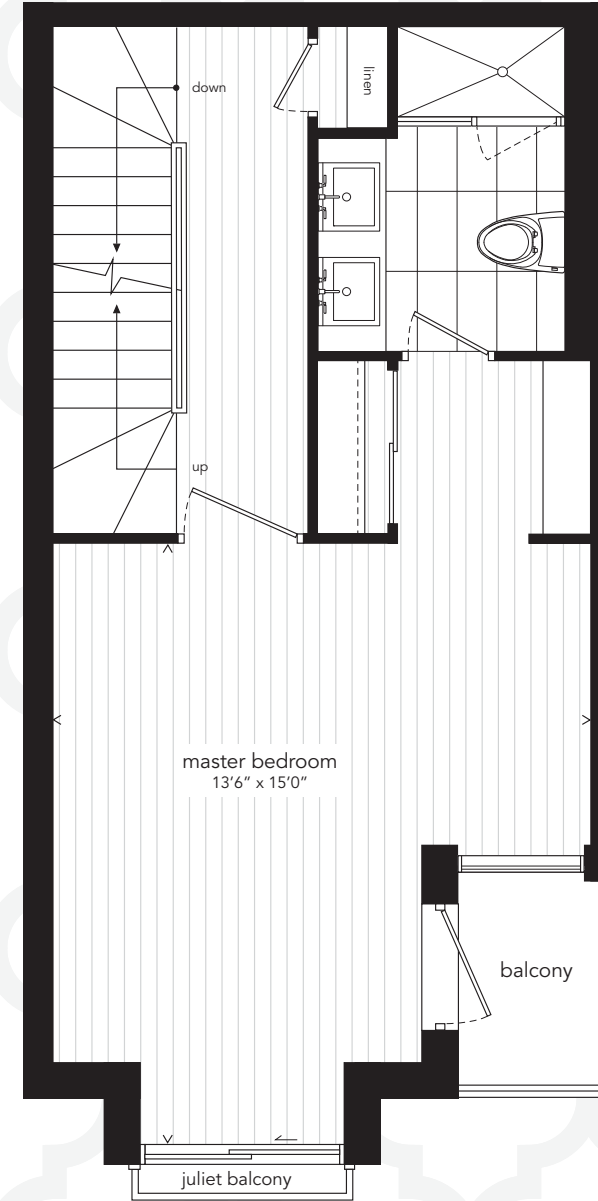
SECOND LEVEL



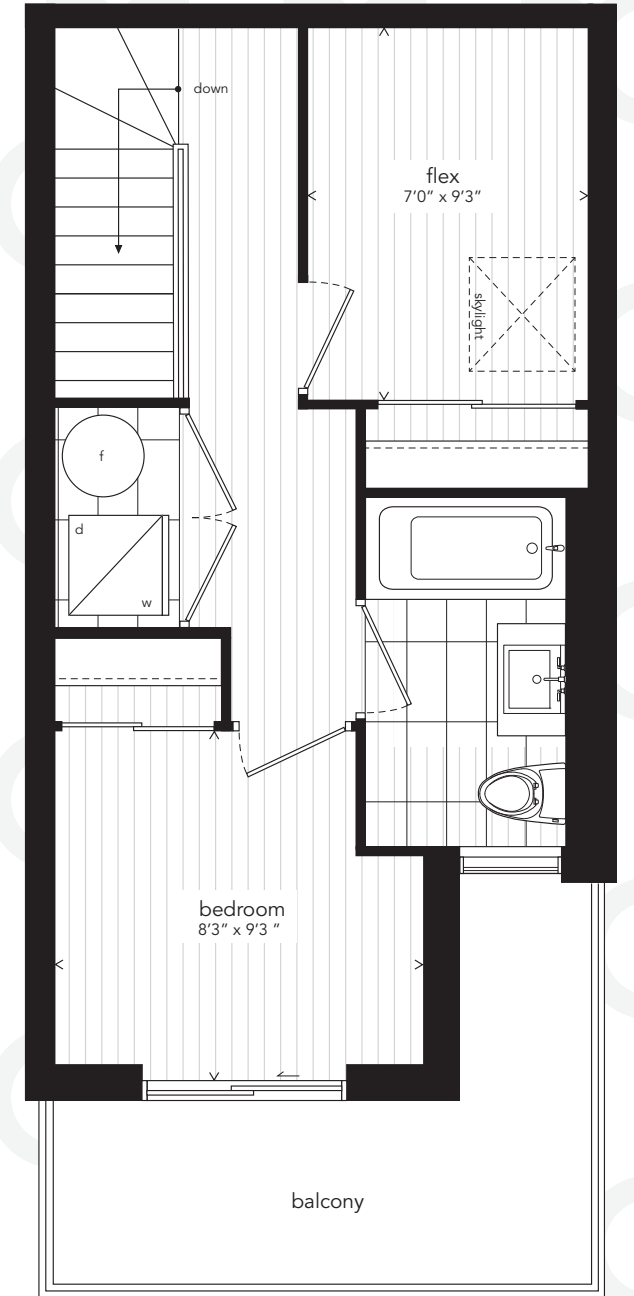
MAIN LEVEL



MAIN LEVEL



SECOND LEVEL



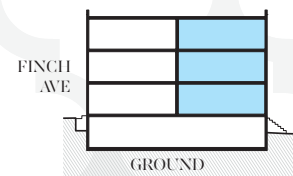
THIRD LEVEL

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The Winlock 4

TOWNHOME
 1,106 SF
 TWO BEDROOM + FLEX
 PLUS BALCONIES + JULIET BALCONIES

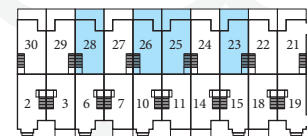
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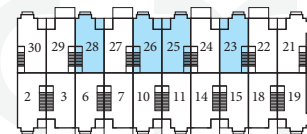
NORTH ELEVATION



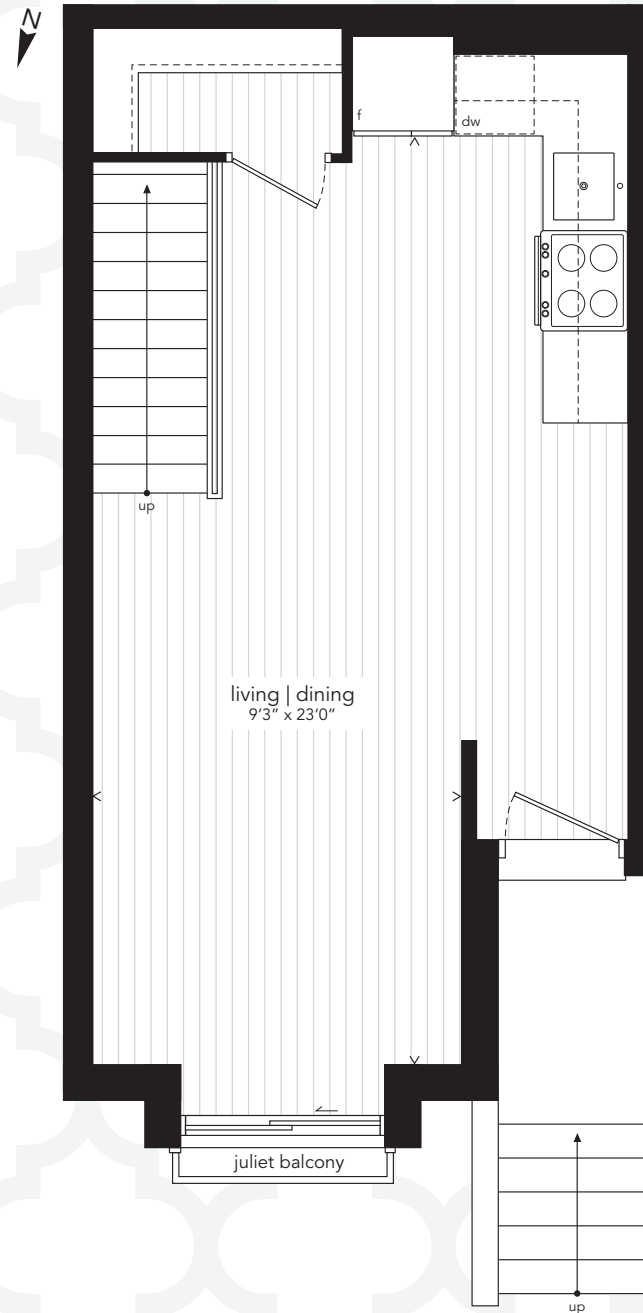
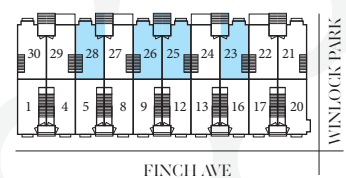
THIRD LEVEL



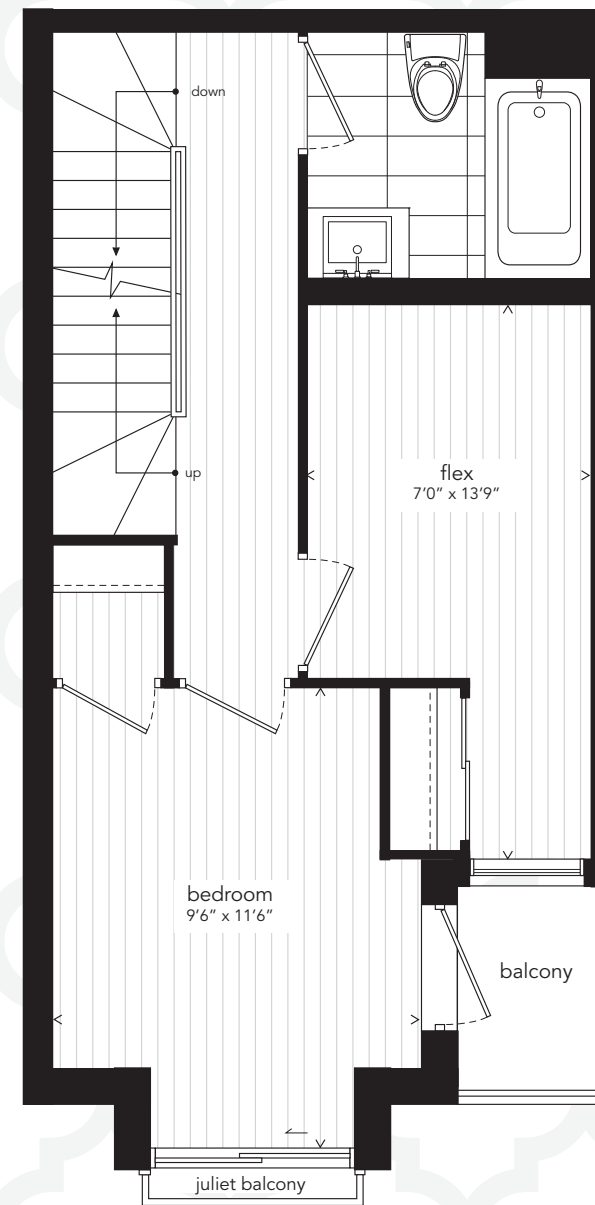
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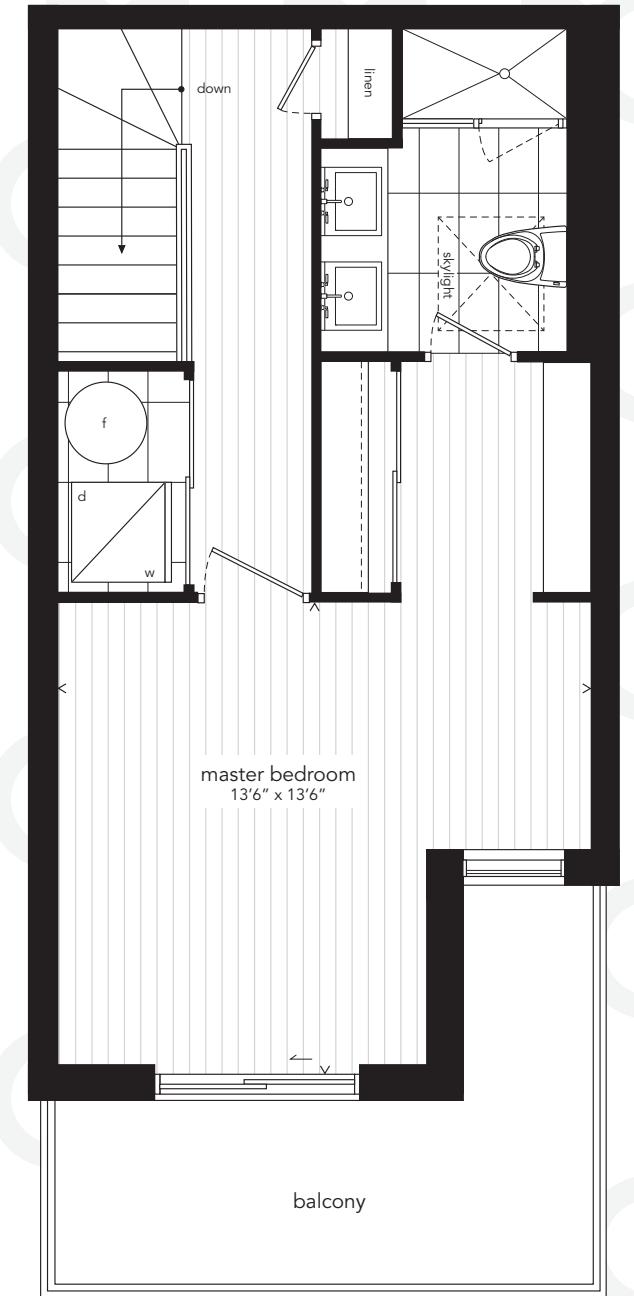
MAIN LEVEL



MAIN LEVEL



SECOND LEVEL



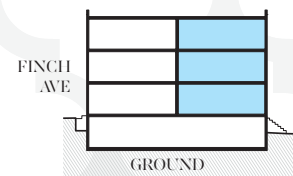
THIRD LEVEL

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The Winlock 5

TOWNHOME
 1,162 SF
 TWO BEDROOM + FLEX
 PLUS BALCONIES + JULIET BALCONIES

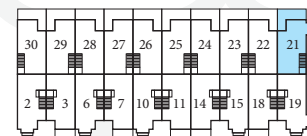
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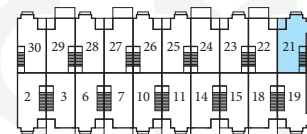
NORTH ELEVATION



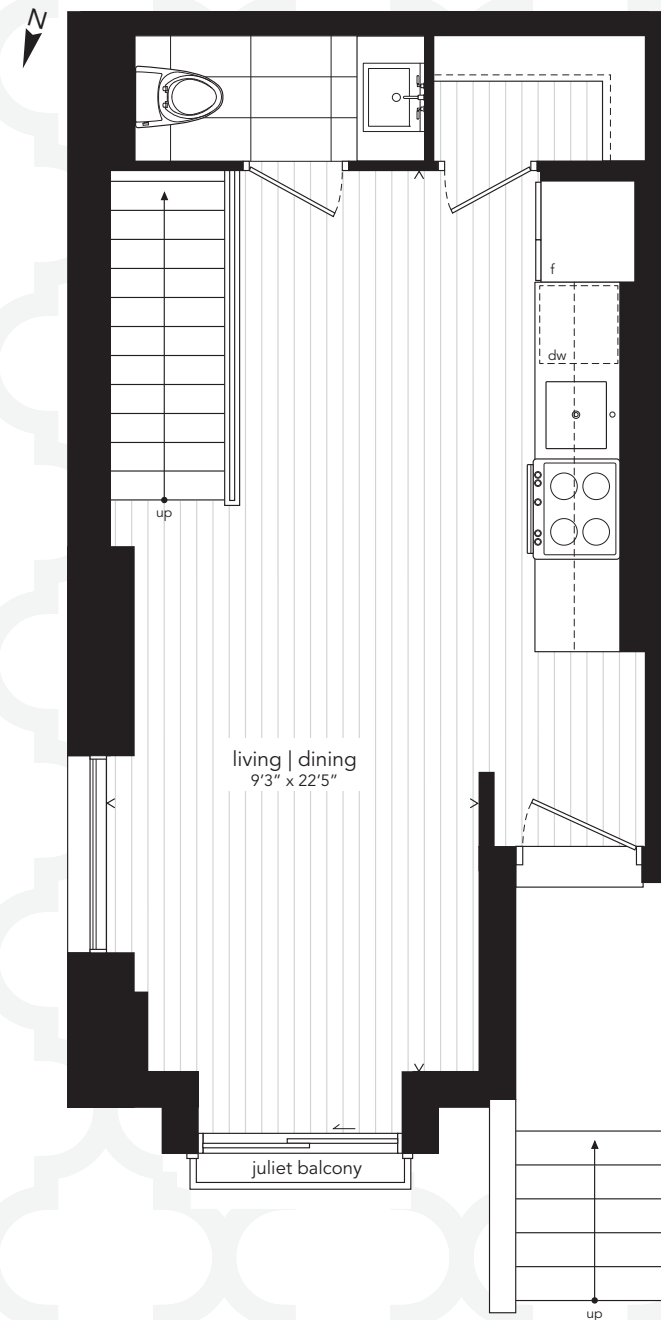
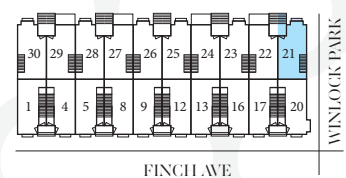
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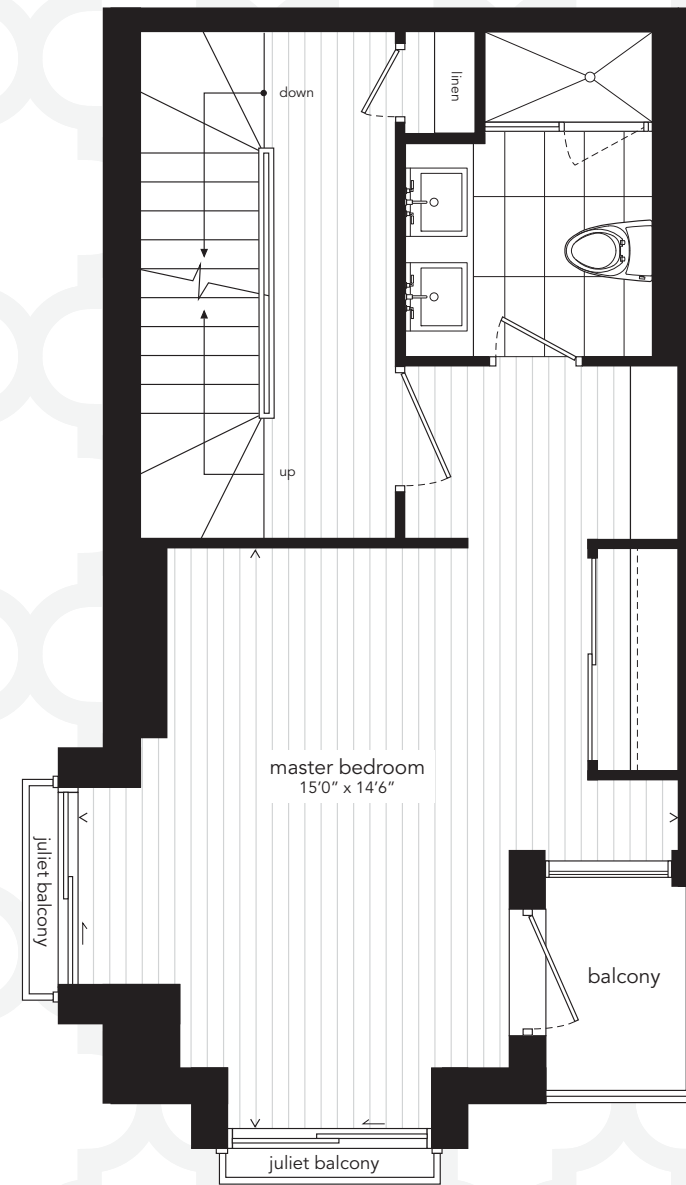
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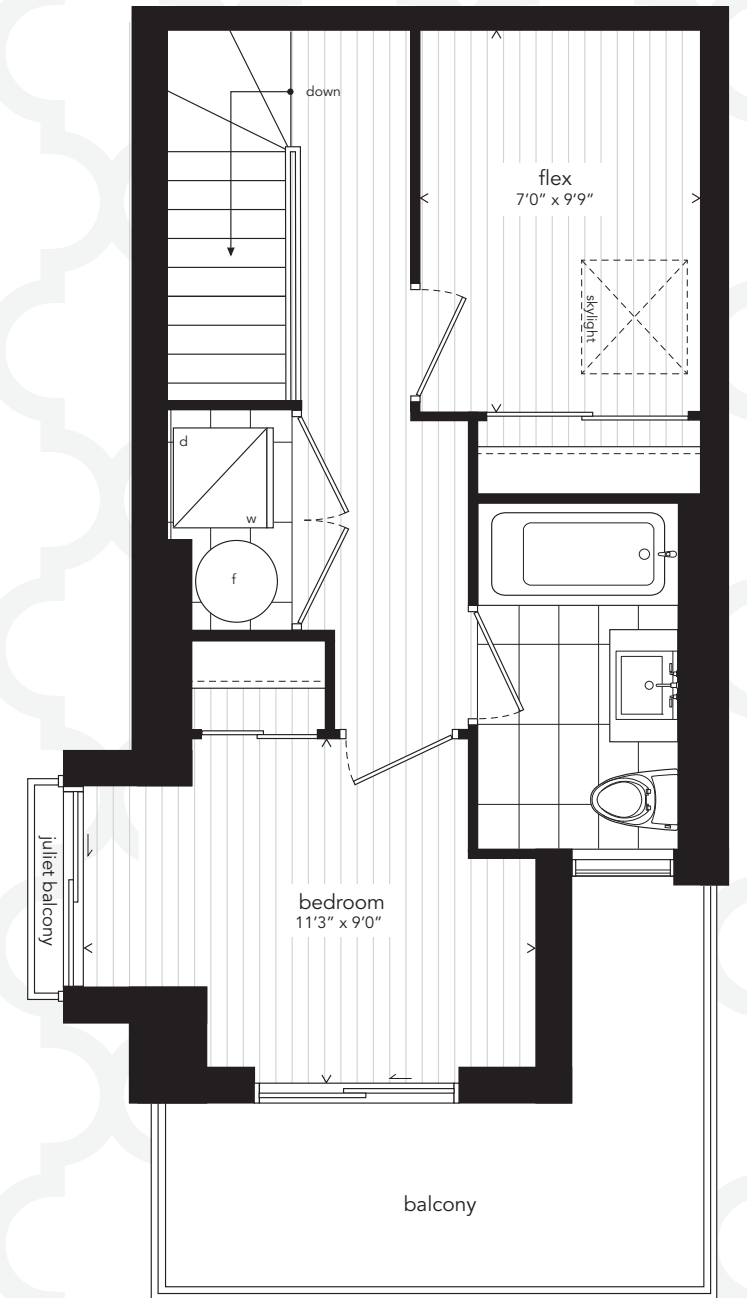
MAIN LEVEL



MAIN LEVEL



SECOND LEVEL



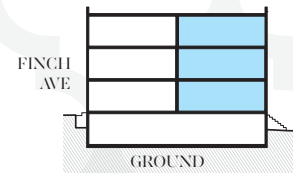
THIRD LEVEL

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The Winlock 6

TOWNHOME
 1,162 SF
 TWO BEDROOM + FLEX
 PLUS BALCONIES + JULIET BALCONIES

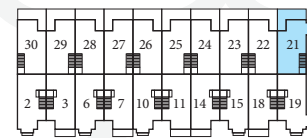
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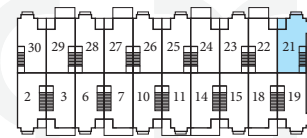
NORTH ELEVATION



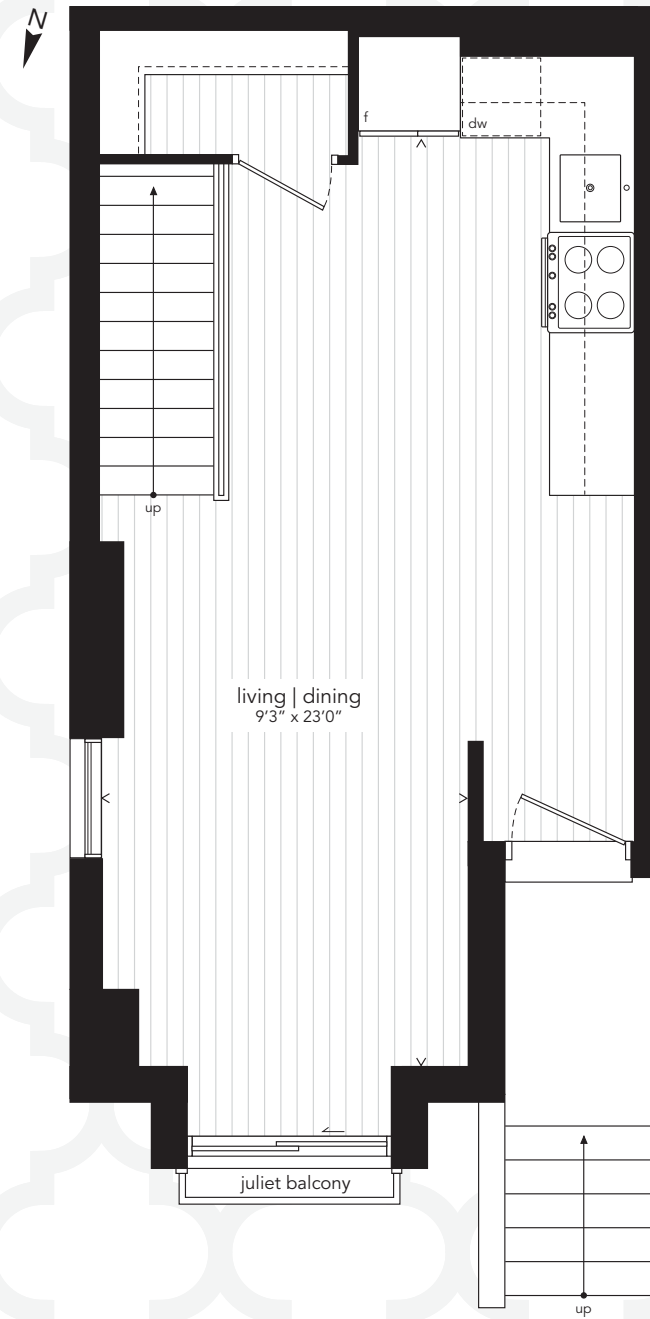
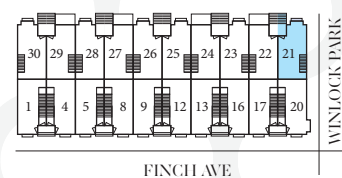
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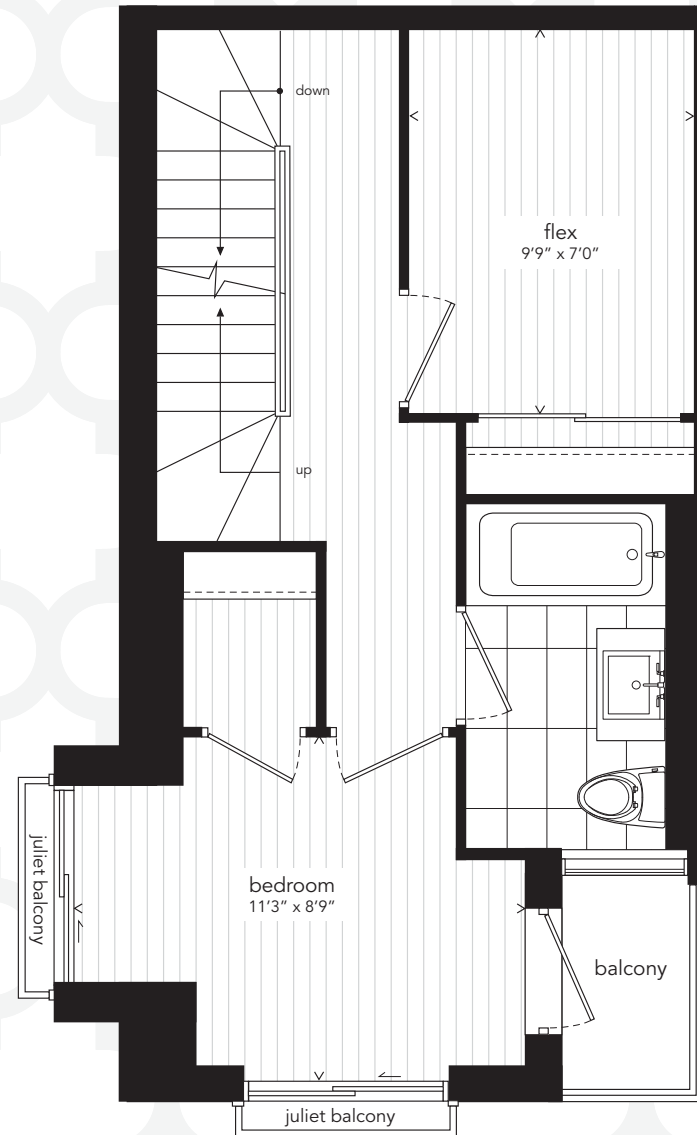
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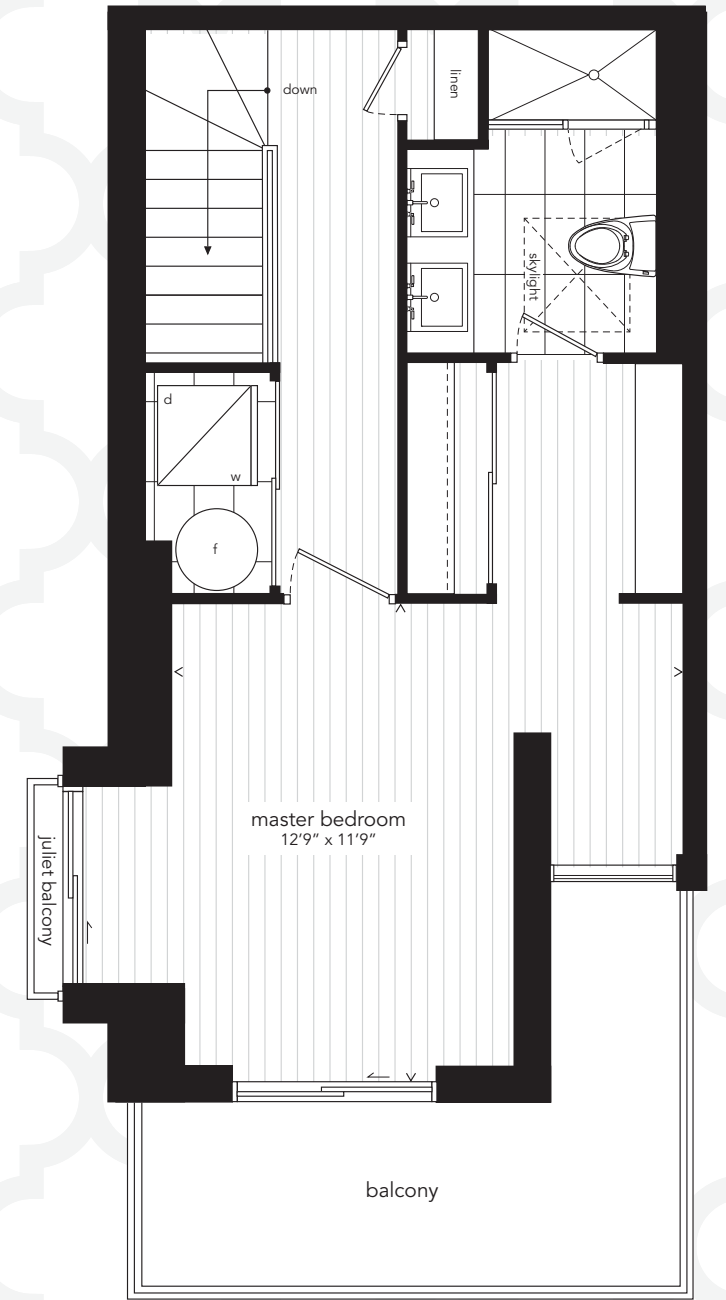
MAIN LEVEL



MAIN LEVEL



SECOND LEVEL



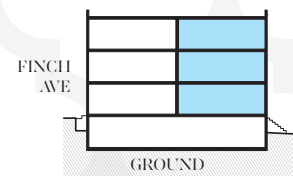
THIRD LEVEL

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The Winlock 7

TOWNHOME
 1,146 SF
 TWO BEDROOM + FLEX
 PLUS BALCONIES + JULIET BALCONIES

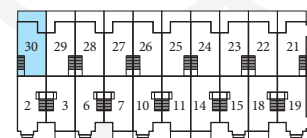
CROSS SECTION



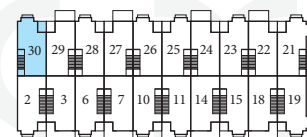
NORTH ELEVATION



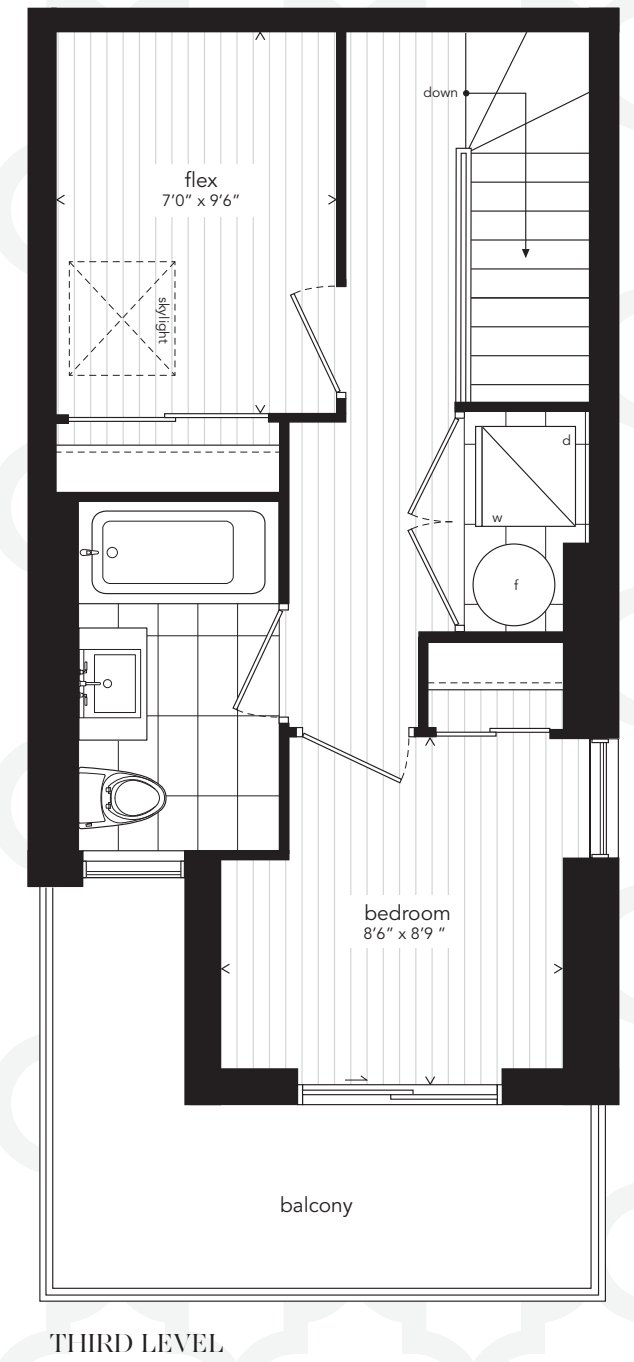
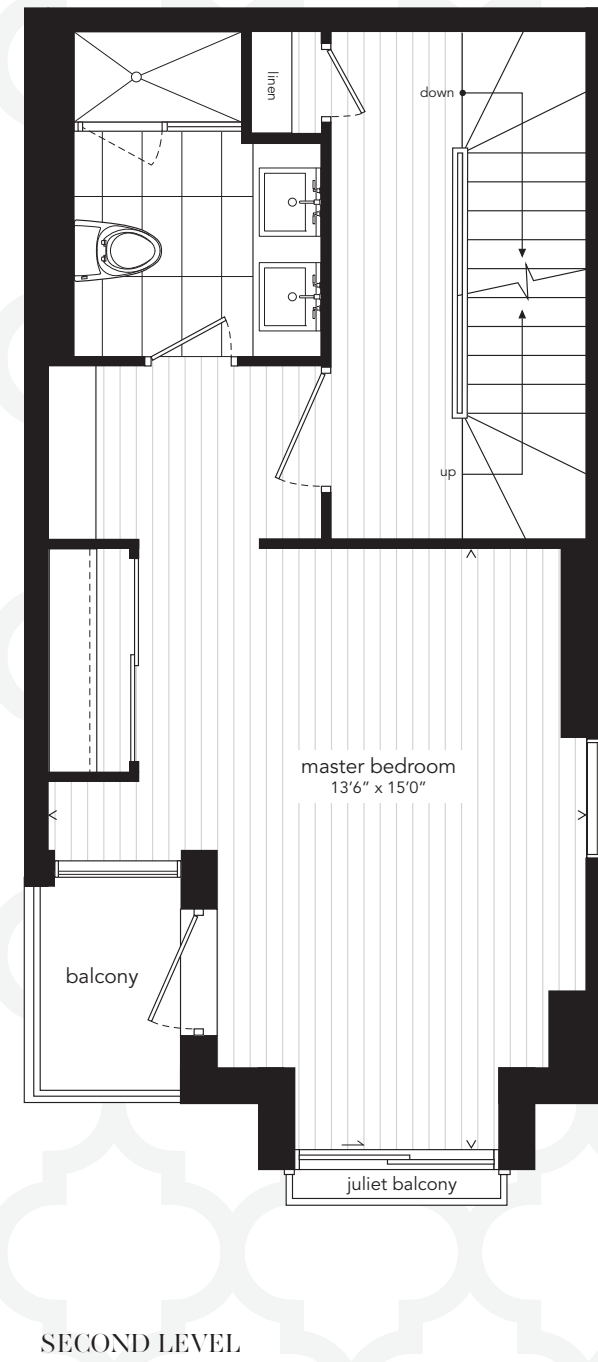
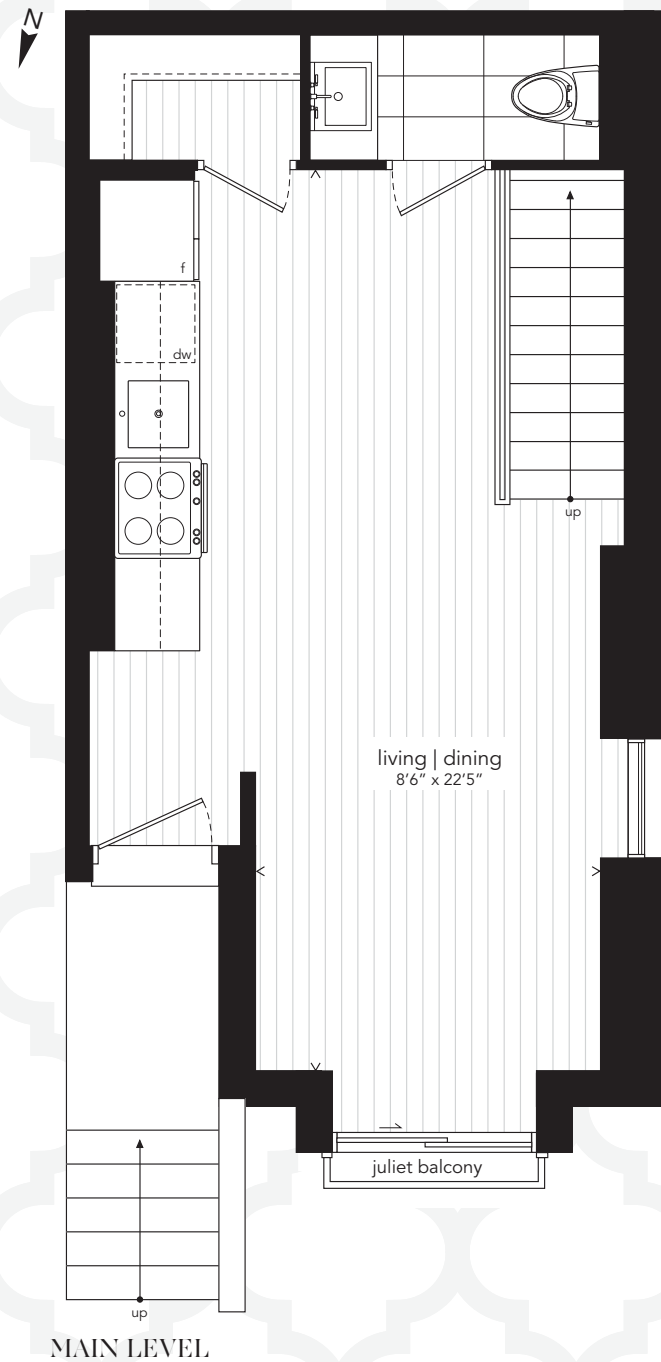
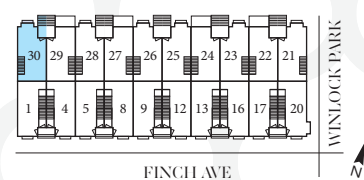
THIRD LEVEL



SECOND LEVEL



MAIN LEVEL

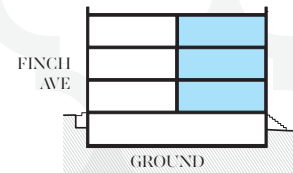


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The Winlock 8

TOWNHOME
 1,146 SF
 TWO BEDROOM + FLEX
 PLUS BALCONIES + JULIET BALCONIES

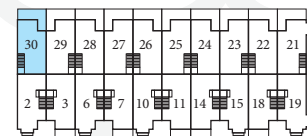
CROSS SECTION



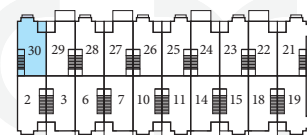
NORTH ELEVATION



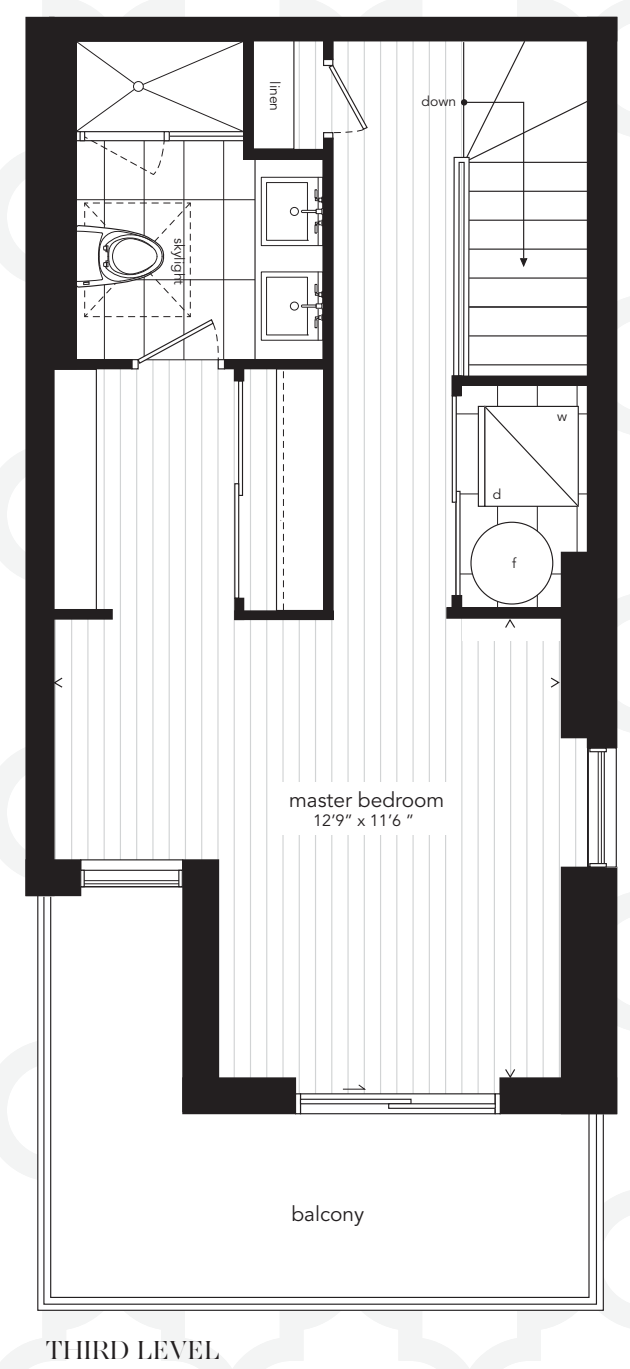
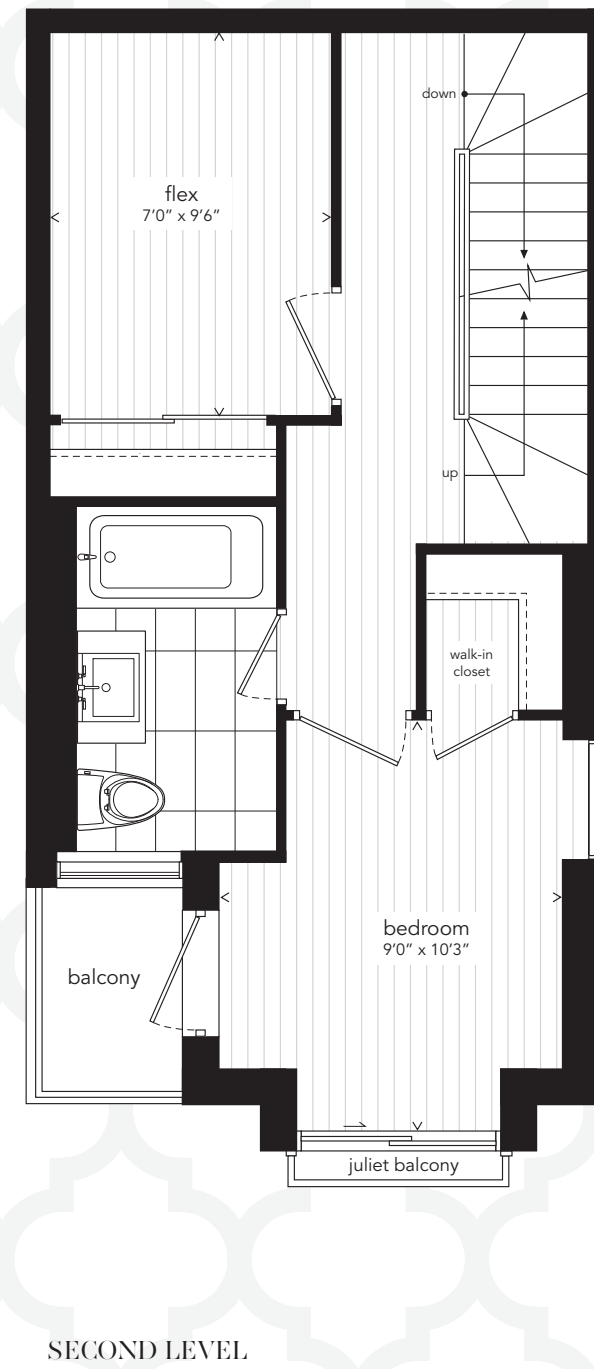
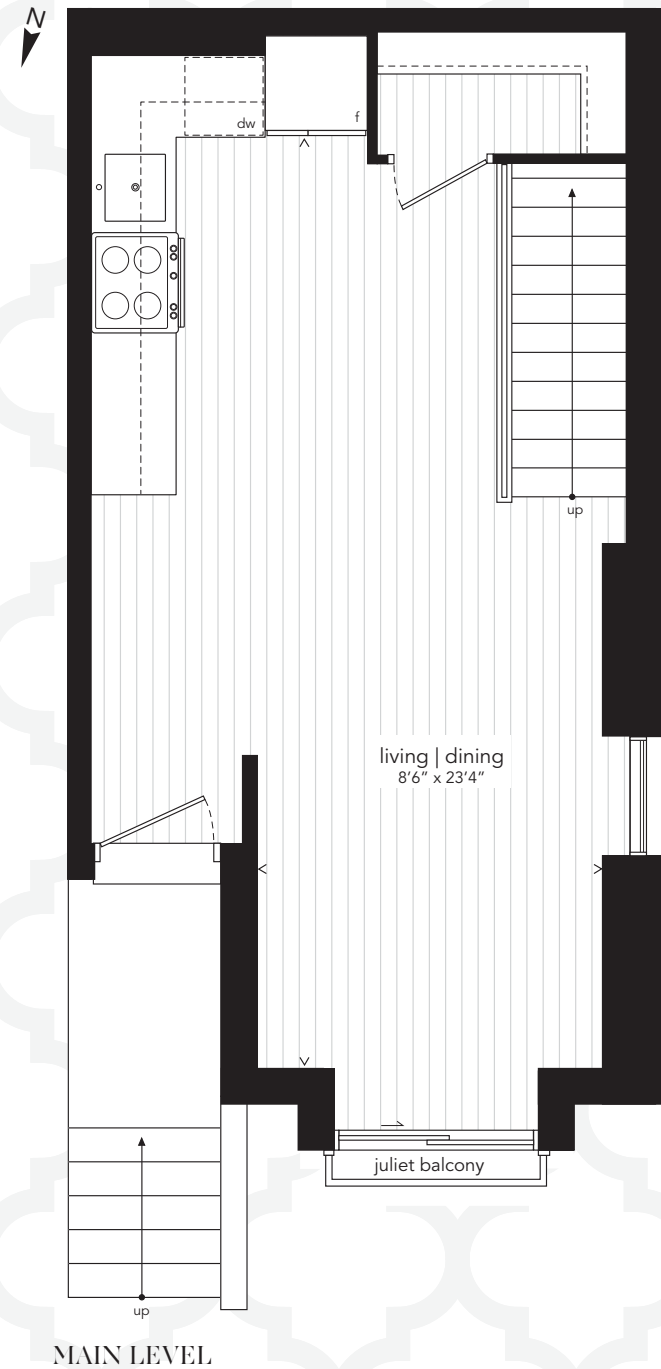
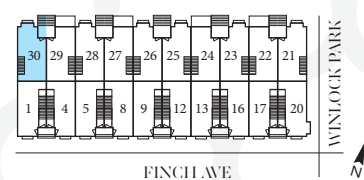
THIRD LEVEL



SECOND LEVEL



MAIN LEVEL



All sizes, dimensions and specifications are subject to change without notice. This plan is not to scale and is subject to architectural review and revision. In order to comply with building site conditions and municipal, structural, vendor and/or architectural requirements, actual living areas may vary from floor area stated. Floor area has been measured and may vary in accordance with Bulletin #22 published by the Tarion Warranty Corporation. Window location, size and type may vary without notice. All flooring shown on marketing plans are approximate and may vary. Purchasers acknowledge that the dwelling units with terraces or balconies may contain an interior step up for access to such terraces or balconies. The balcony area finishing material and any dividers, where applicable, may vary from suite to suite based on design and material specifications. Balcony dimensions, configuration and location are estimates only and may not be exactly as shown. Location of columns, size and type may vary without notice. E.&O.E.



EAST OF CENTRE

This gem of a neighbourhood, located in a fast-developing “it” area just east of North York’s busy city centre, is close to everything you need, but just removed enough to give you the peaceful retreat you crave.

You’re minutes from the Toronto Centre for the Performing Arts, Mel Lastman Square (host to great events all year-round), the Douglas Snow Aquatic Centre (with an Olympic pool), two movie theatres and the North York Public Library.

You’re close to great schools, outstanding shopping, parks, restaurants and more – and you’re not far from the subway, highways and main thoroughfares, so it’s easy to get around, whether you’re staying uptown or heading into the downtown core.

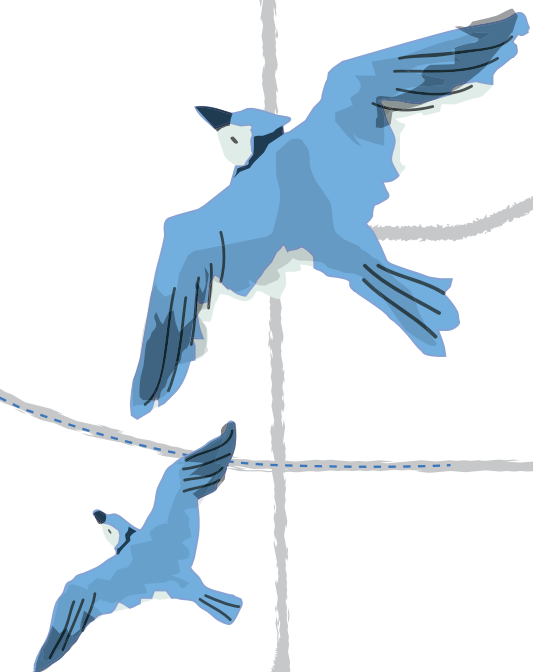
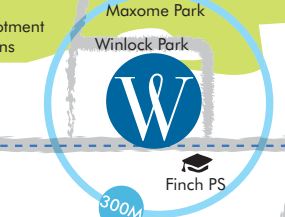


NEIGHBOURHOOD



NEIGHBOURHOOD

- Streets:** STEELES AVE E, FINCH AVE E, SHEPPARD AVE E, BAYVIEW AVE, LESLIE ST, DON MILLS RD, VICTORIA PARK AVE, HILDA AVE, YONGE ST, WILLOWDALE AVE, MAXOME AVE, NEWTON DR, CUMMER AVE, FINCH AVE E, EMPIRE AVE, SHEPPARD AVE E, DON MILLS RD, DVP.
- Transit:** TTC BUS 53, TTC BUS 42, TTC BUS 39, TTC BUS 97, TTC BUS 98, TTC BUS 25, TTC BUS 109, TTC BUS 85.
- Landmarks & Parks:** Bayview Golf & Country Club, Newtonbrook Secondary, St. Joseph's Morrow Park, Tyndale University College, St. Agnes Catholic, St. John's Rehab Sunnybrook Hospital, Newtonbrook Park, Bishop Allotment Gardens, Winlock Park, Alamosa Park, Villavoy Park, Havenbrook Park, Betty Sutherland Trail Park, Duncan Creek Park, East Don Parkland.
- Schools:** Lillian PS, Brebeuf College, Steeleview PS, St. Agnes Catholic, St. Joseph's Morrow Park, Tyndale University College, Cummer Valley, Finch PS, Royal Crown Academic, Earl Haig Secondary, Bayview Middle School, McKee PS, North York Central Library.
- Retail & Services:** Hudson's Bay, Starbucks, LCBO, Kaikaki, Kinton Ramen, Mezza Notte Trattoria, The Captain's Boil, Cineplex, Loblaws, Chapters, Il Fornello, David's Tea, YMCAs, BAYVIEW, BESSARION, LESLIE, IKEA, Fairview Mall, Apple Store, Zara, Sephora, M for Mendocino, Silvercity Cinemas, L'Occitane, Pandora.
- Other:** Congee Queen, The Fry, Monseigneur-de-Charbonnel, Gibson House, Mel Lastman Square, Nanashake, Starbuck, Whole Foods, Kinka Izakaya, Auberge du Pommier, Don Valley Golf Course, Oriole Community Centre, Silvercity Cinemas, M for Mendocino, Apple Store, Hudson's Bay, Sephora, Zara, Fairview Mall, L'Occitane, Pandora.





Bayview Golf & Country Club



Mel Lastman Square



Metro



St. John's Rehab Hospital



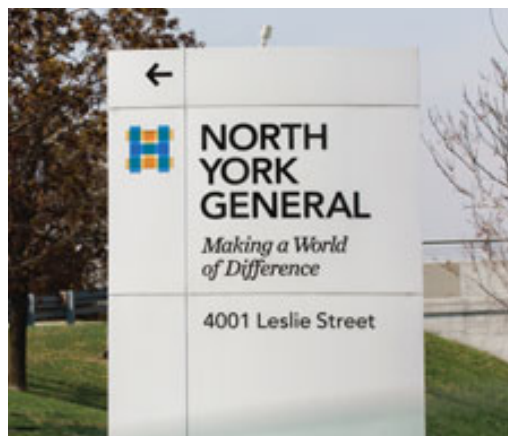
Captain's Boil



Toronto Centre for the Arts



Newtonbrook Park

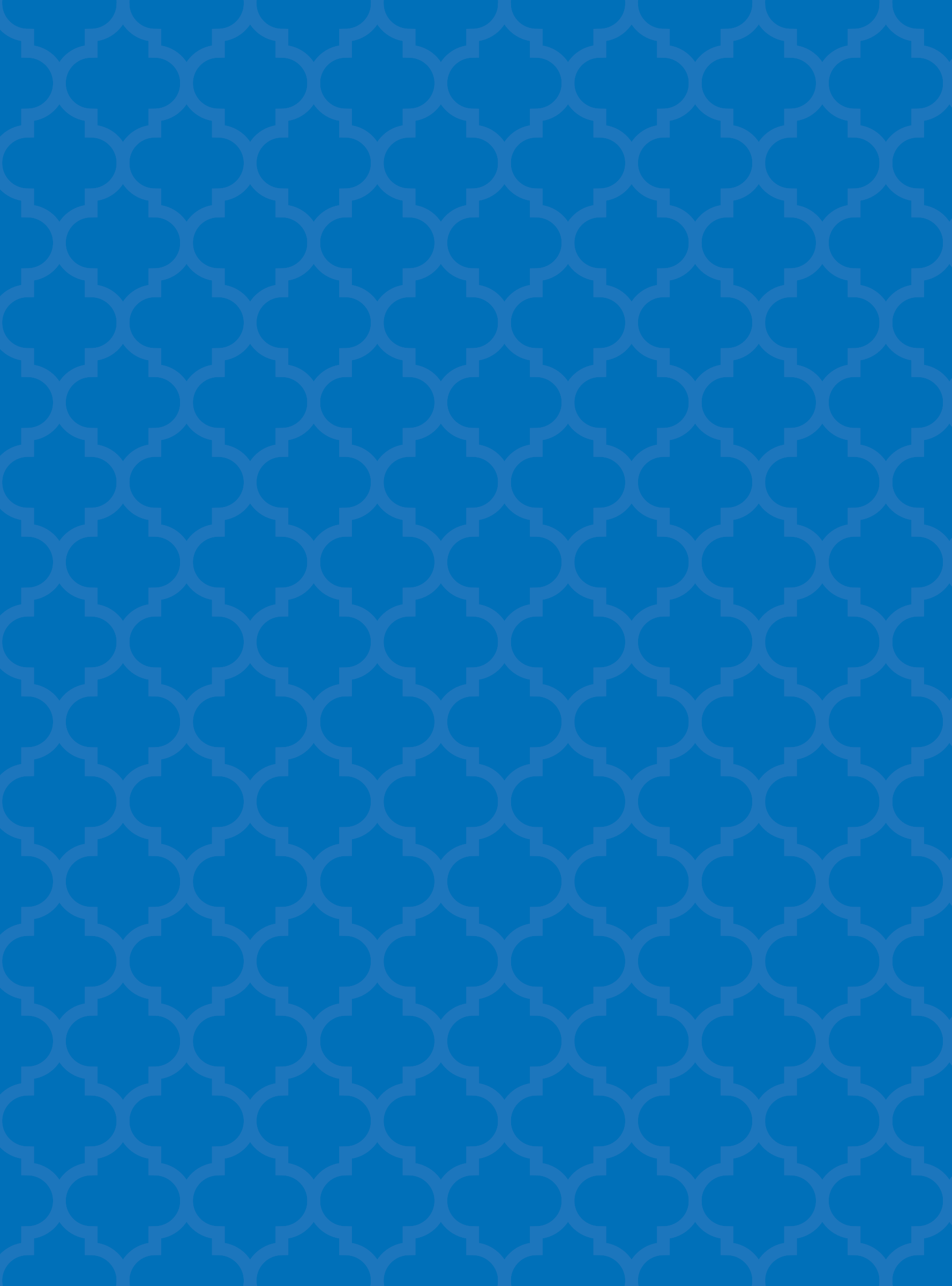


Sushi Moto





THIS IS MY HOME.



FINISHING DETAILS



Elegant Architecture

- Contemporary designed community of 20 urban towns and 10 townhomes in the exclusive, vibrant and fast developing neighbourhood.
- Sophisticated elevations with striking architectural features including bi-chromatic clay brick and accents†.
- Cast-in-place concrete construction.
- Insulated entry door(s) with glass sidelight, weather-stripping and deadbolt lock.
- High quality energy efficient windows with Low E-Argon filled and screens on all operable windows.
- Brushed nickel-finish front door entry set, address plate, and modern exterior lighting.
- Private balcony(s) with sleek aluminum railings, glass panels and accent lighting.†
- Quality sliding doors to private balconies.†
- Lush professionally designed landscaping and planting.
- Illuminated exterior walkways with custom designed path lighting fixtures.

Parking

- 30 secured private underground resident parking spaces accessible via a state-of-the-art car elevator.
- Visitor parking available at grade and underground.

Stunning Interiors

- Soaring nine foot (9') high ceilings throughout, except where bulkheads and drop ceilings exist.
- Interior slab doors with high end hardware.
- Smooth painted ceilings and walls throughout (low VOC paints).
- Designer selected 4" square profile baseboard.
- 2" window and door casings.
- All staircases with rich natural oak treads, risers and handrail with wood pickets.
- Wire metal shelving in all closets.
- Beautiful wide plank designer selected laminate flooring*
- All interior door hardware to be lever style in satin-finish.

Gourmet Kitchens

- Designer Italian manufactured contemporary kitchen cabinetry in a selection of colours and textures.*
- Premium porcelain slab countertop.*
- Premium porcelain slab backsplash.*
- Back splash convenience outlets.
- Undermount contemporary single bowl stainless steel sink.
- Shut-off valve to the kitchen sink.
- Under cabinet accent lighting.

- Brand name stainless steel (energy efficient) kitchen appliance package including 30" refrigerator, 30" range oven, dishwasher, combined microwave and exhaust vented to the exterior.

Spa-Inspired Bathrooms

- Designer selected contemporary Italian manufactured vanity.*
- Premium porcelain slab countertop.*
- One- or two-undermount basin sinks, where applicable.
- Water efficient showerheads and toilets.
- Stylish frameless glass shower enclosure with accent light and premium 12"x24" porcelain tiled shower stall, where applicable.
- Soaker bathtub with premium 12"x24" porcelain tile surround, where applicable.
- Choice of premium porcelain tile 12"x24" flooring.*
- Exhaust fans vented to exterior in all bathrooms and powder rooms.
- Quality privacy locks on all bathroom and powder room doors.
- Single handle lavatory faucets in all bathroom and powder room sinks.
- Pressure balance/scald preventing valves in all shower stalls and tub/showers.
- Shut off valves for all bathroom and powder room sinks.
- Designer wall mounted vanity mirror.

Laundry Accents

- Choice of premium porcelain tile 12" x 24" flooring with floor drain in laundry area.*
- Quality full Sized stacked front-loading washer and dryer vented to exterior.
- Heavy duty wiring and receptacle.

Peace of Mind

- Building surveillance cameras in the underground garage and parking access.
- Security alarm rough-in.
- Remote controlled vehicle access system to parking garage.
- CO detectors in parking garage to activate air handling equipment when needed saving on operating costs and maintenance.
- Audio/visual smoke/carbon monoxide detectors provided in all suites.
- Electrical outlet(s) in all bathrooms and powder room include GFI.
- Energy efficient irrigation system.

Mechanical Features

- Combination High efficiency air handler with ECM Blower for heating and High efficiency tankless hot water heater on rental basis per suite.
- Programmable thermostat centrally located on main floor.
- Individual suite hydro, water and gas meters.
- Air Conditioning in each suite.

Electrical Details

- Individual 100amp electrical panel with circuit breakers
- White "decora style" receptacles and switches throughout.
- Ceiling mounted fixture in kitchen entry and walk-in closets.
- Pre-wired telephone, cable television, data and communication outlets to living room and master bedroom.
- Waterproof receptacle at balcony, per code.

† As per Plan †† As per Elevation

* As per Vendors samples

Drawings are not to scale. Window sizes and locations are approximate only and may vary. All features and finishes where Purchasers are given the option to select the style and/or colour shall be from the predetermined standard selections. Variations from vendor's samples may occur in finishing materials, kitchen and vanity cabinets, floors and wall finishes due to normal production process. The vendor is not responsible for shade difference occurring from different dye lots on all material such as porcelain, laminate flooring, stairs, railing, kitchen cabinets, countertops or exterior materials. Colours and material will be as close as possible to vendor's samples but not necessarily identical. Purchasers may be required to reselect colours and/or materials from the vendor's samples as a result of unavailability or discontinuation. Ceilings and walls may be modified to accommodate mechanical system. E.&O.E.



CONFIDENCE. LUXURY. PEACE OF MIND.

Crown Communities is a contemporary developer with deep roots. Our Founder and President, Adam Taverna, comes from a family with a long history in the construction and development industry. Building on this foundation, he's established a company defined by integrity and 100% dedicated to enriching homeowners' lives with high-quality, beautiful spaces.

Our focus is to develop communities that complement and enhance the neighbourhoods that they are part of. Integrating the latest trends in architecture and interior design with classic forms ensures our master-planned communities will stand the test of time.

And inspire your every day.

CROWN
COMMUNITIES



Rendering is an artist's impression



Rendering is an artist's impression



Rendering is an artist's impression



Rendering is an artist's impression



Rendering is an artist's impression

TEAM



SRN Architects Inc is an award-winning Architectural firm serving the Greater Toronto Region. The Principals bring over 100 years of professional experience and design expertise to any project. Among its portfolio of work, SRN Architects Inc has designed over 2000 infill stacked townhome units, including the Vaughan Urban Design Award winning “Fairground Lofts” in Woodbridge and the “Hendon Park Towns” in North York. srnarchitects.com

PULSINELLI

Pulsinelli is an award-winning Interior Design firm with expertise in residential, retail and commercial design. Since 2004, the firm has undertaken projects for some of the most relevant global brands in Canada, the United States and Europe.

At Pulsinelli, the distinct aesthetics of each project evolve from a particular sensibility, attention to details and consideration for the final purpose. A unified global vision and consideration for cultural context and functional requirements, combined with a forward-thinking design approach, results in signature interiors.

pulsinelli.com



Mondconsult offers full service construct and project management services for projects across the GTA. Professional management services for condo and townhome developments are also provided. Deeply committed to delivering efficient full service and management solutions, Mondconsult has over 30 years of service excellence.

mondconsult.com



TCS Marketing Systems is a pioneer in the sale of new development projects across the GTA and beyond. Their portfolio consists of urban towns, boutique condominiums, recreational homes, and master-planned communities throughout the GTA's most significant communities. They have extensive unmatched results over 30 years in selling along the Bathurst corridor, spanning from St.Clair Ave. to Gamble Rd. in Richmond Hill, with a particular focus on North York. TCS Marketing Systems bring to the table great care and attention to detail to every project to ensure the success of it.

condostorecanada.com



the walsh group

The Walsh Group is a full-service land development consultancy. We work with developers, providing the ideas and expertise they need to go from empty lot to finished building, with knowledgeable support at every stage along the way.

We offer our partners a remarkable breadth of expertise: our team designs floor plans and building envelopes, helps determine amenities and layouts, connects developers with industry-leading designers, landscapers, architects and consultants, and engages potential buyers through thoughtfully designed sales centres and integrated marketing materials. Whatever your need, we have the in-house skills to make it happen.

thewalshgroup.ca



WinlockTowns.com

CROWN COMMUNITIES
PRESENTATION CENTRE

824 Sheppard Ave West

Renderings are an artist's impression. Sizes and specifications are subject to change without notice. E.&O.E.

CROWN
COMMUNITIES