TOMORROWS

CROSSTOWN



ASPENRIDGE®

New freehold townhomes set in the vibrant centre of Crosstown.

THIS EXCLUSIVE COLLECTION SHOWCASES STYLISH, THREE-STOREY ROOFTOP AND COURTYARD RESIDENCES. EACH HOME GRANTS PRIVATE ACCESS TO OUTDOOR AREAS, ALONG WITH A BASEMENT AND EITHER A DETACHED OR ATTACHED GARAGE.

TOWNHOMES AT CROSSTOWN

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ASPENRIDGE HOMES

TOWNHOMES

Inviting spaces, *enduring beauty.*



ROOFTOP TOWNS



COURTYARD TOWNS

HARMONIOUS INDOOR & OUTDOOR SPACES

Townhomes at Crosstown, with amiable warm brick and wood-accented exteriors, offer a bounteous amount of private outdoor space. Rooftop townhomes are each crowned with a rooftop terrace, and Courtyard townhomes each feature a generously sized courtyard. Both types of townhomes display a modern sense of charm, with inviting porticos making it easy to enter your home from ground level.

Streamlined *living* space.

WITH THREE FLOORS OF SPACE TO REVEL IN, YOUR LIFE AT HOME IS MORE STREAMLINED AND RELAXING. EVERY DETAIL HAS BEEN CAREFULLY PLANNED, FROM THE OPEN CONCEPT LIVING AREA ON THE MAIN FLOOR, TO THE SECOND AND THIRD BEDROOMS LOCATED AT OPPOSITE ENDS OF THE MIDDLE FLOOR, AND THE LAVISH PRIMARY BEDROOM RETREAT GRACING THE TOP FLOOR.





MAIN FLOOR FLOW

ON THE MAIN FLOOR, THE KITCHEN, DINING, AND LIVING AREAS SEAMLESSLY MERGE TO CREATE AN OPEN SPACE FOR RELAXATION, ENTERTAINMENT, AND CULINARY ENDEAVOURS.



Miele

MIELE MAKES MEALTIMES MEMORABLE

FOR HOME CHEFS, THE KITCHEN IS A MARVEL OF EFFICIENT SPACE PLANNING, WITH ABUNDANT COUNTERTOPS FOR FOOD PREP. A HIGH-END MIELE APPLIANCE PACKAGE MAKES MEAL PREP A STREAMLINED EXPERIENCE THAT CULMINATES IN A DELICIOUS MEAL.

MIELE® APPLIANCE PACKAGE INCLUDES:

- STAINLESS STEEL FINISH ELECTRIC STOVE
- TELESCOPIC HOOD FAN
- DISHWASHER
- REFRIGERATOR

Serene sanctuary.

ATOP THE THIRD FLOOR, THE PRIMARY BEDROOM IS A PRIVATE RETREAT SPANNING THE FULL WIDTH OF THE HOME. TWO LARGE WALK-IN CLOSETS AND AN ENSUITE COMPLEMENT THE EXQUISITE FEATURES AND FINISHES, CREATING THE ULTIMATE SERENITY. IN THE ENSUITE, A FREESTANDING TUB WITH DELTA DECK-MOUNT FAUCET ADDS TO THE RELAXING AMBIANCE.





OLDER MEMBERS OF A MULTI-GENERATIONAL FAMILY ESPECIALLY WILL FIND THESE ELEVATORS IDEAL.

COVETED PRIVATE ELEVATORS

Offering comfort and convenience, private elevators are ideal for enabling all members of the family to easily navigate the home without worrying about stairs.

LOOK FOR THE ELEVATOR SYMBOL ON ALL TOWNHOME FLOORPLANS

Rooftop *Collection.*



YOUR PRIVATE URBAN RETREAT, IDEAL FOR LOUNGING OR GARDENING.

SPECTACULAR OUTDOOR LIVING

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



ROOFTOP COLLECTION

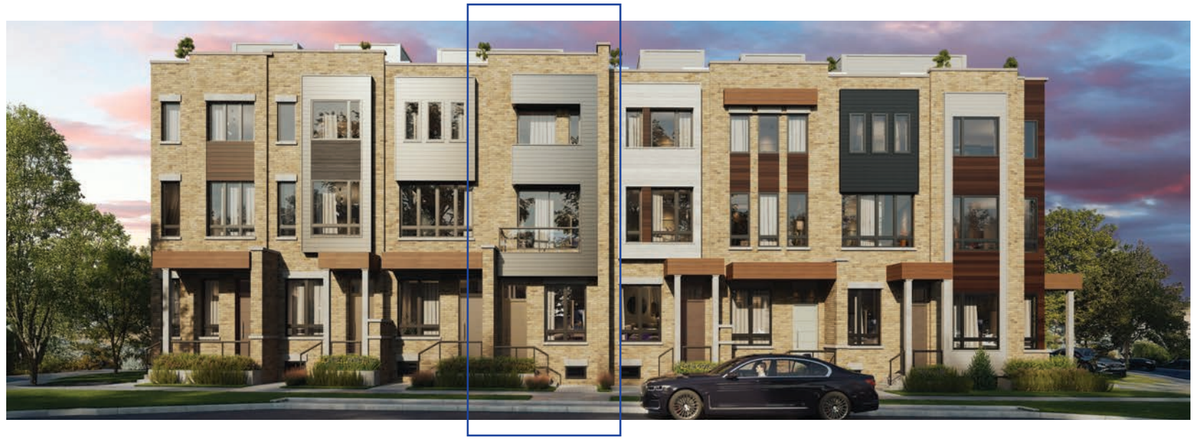
RLAG-1

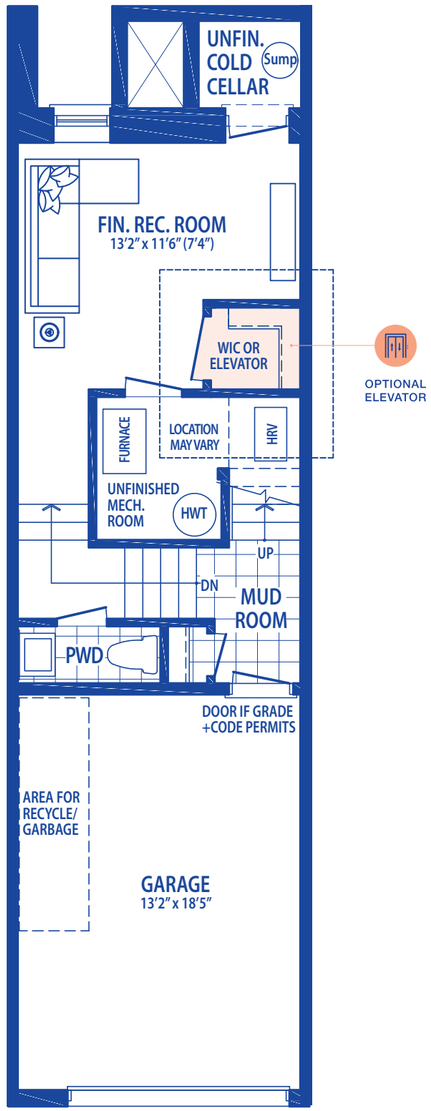
2,222 SF

Elevation C

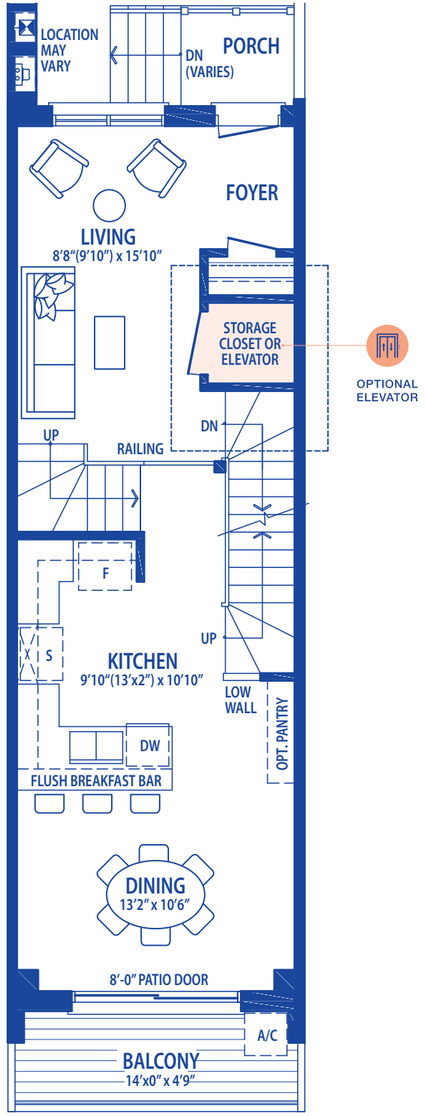
3 Bedroom + Rec Room

2 Bath + Powder

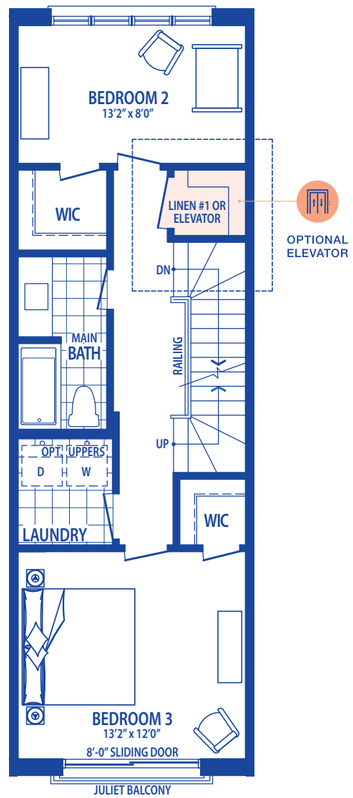




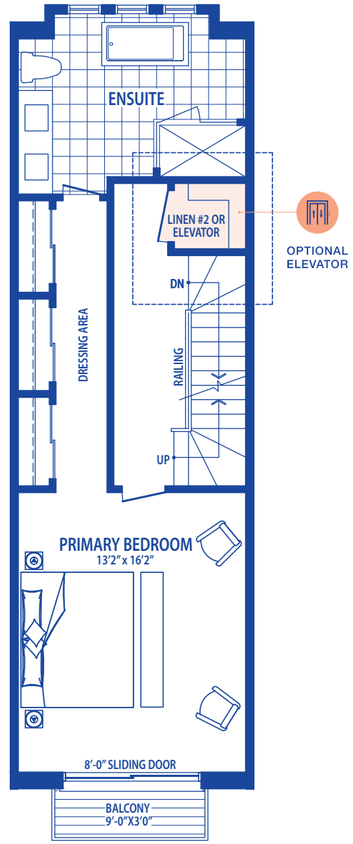
Basement



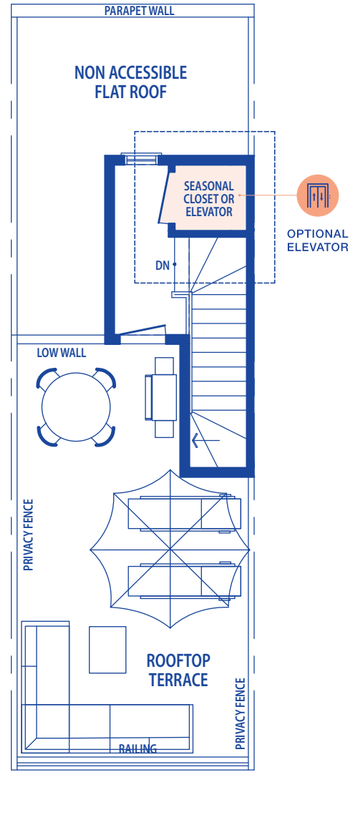
Ground Level



Second Level



Third Level



Rooftop

ROOFTOP COLLECTION

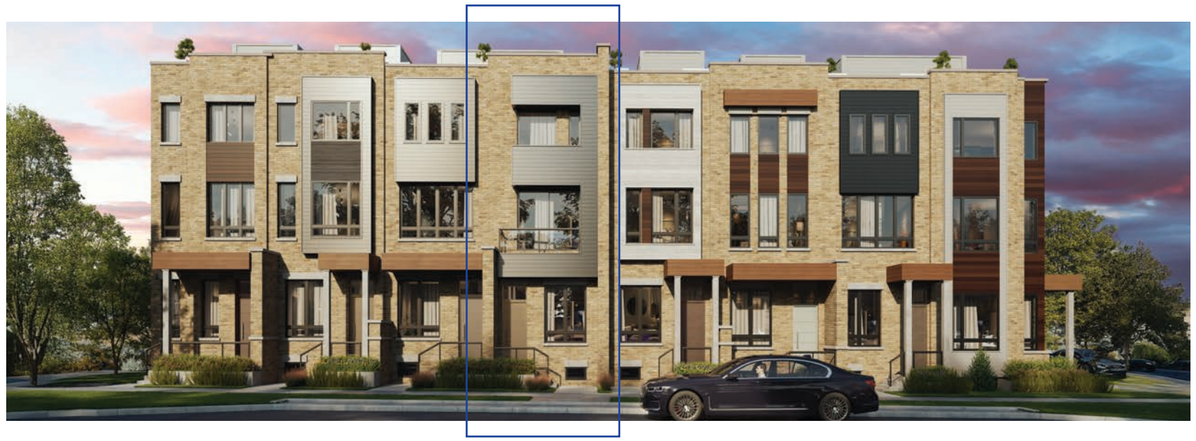
RLAG-2

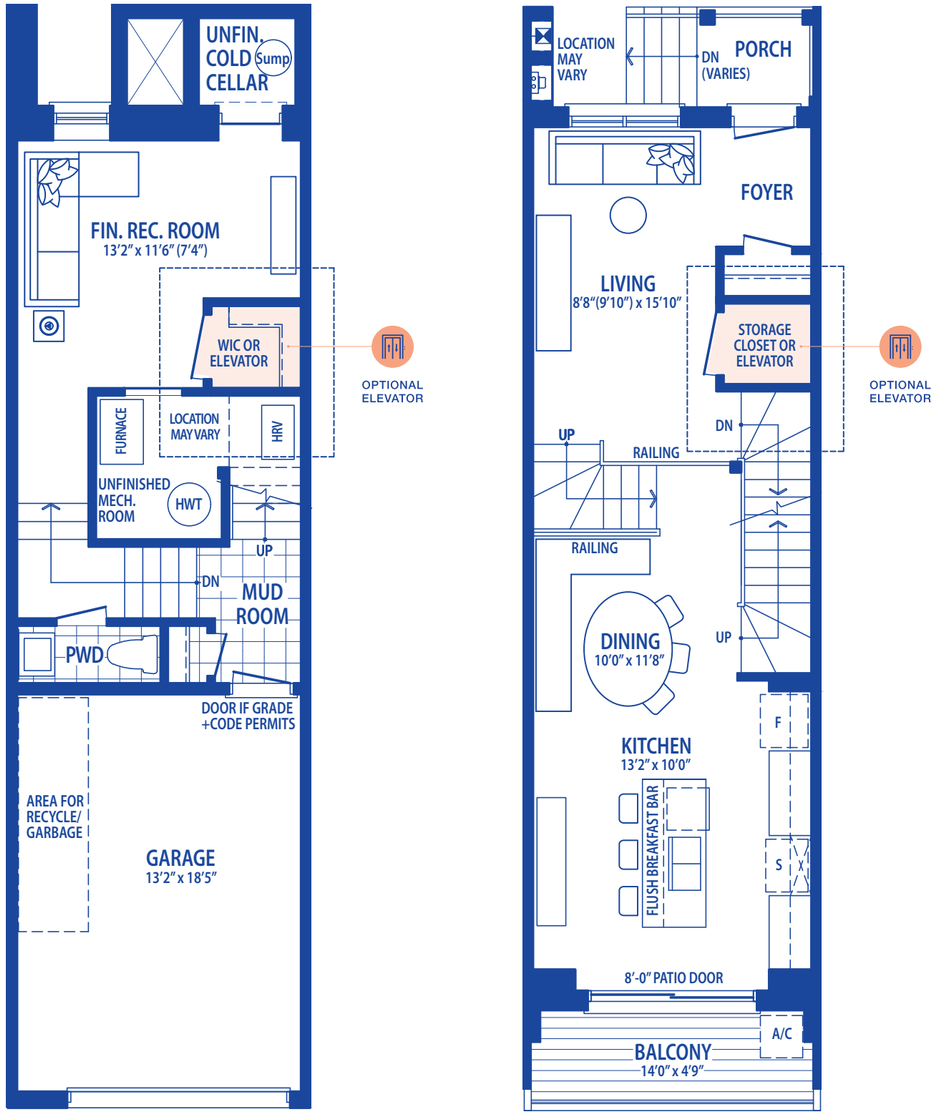
2,222 SF

Elevation C

3 Bedroom + Rec Room

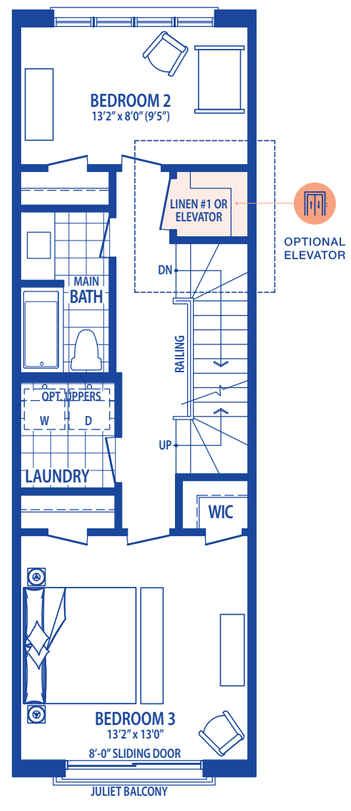
2 Bath + Powder



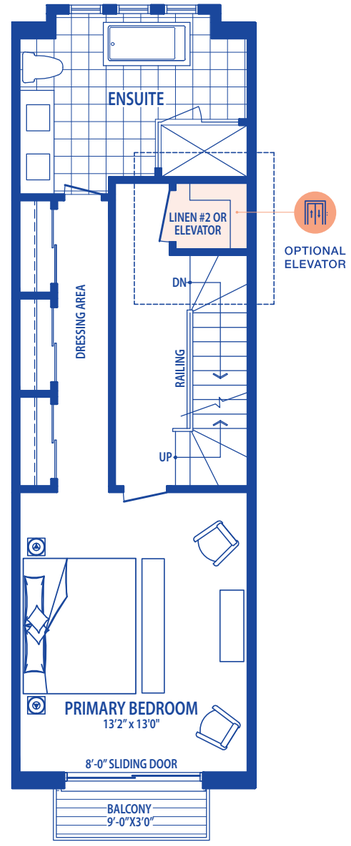


Basement

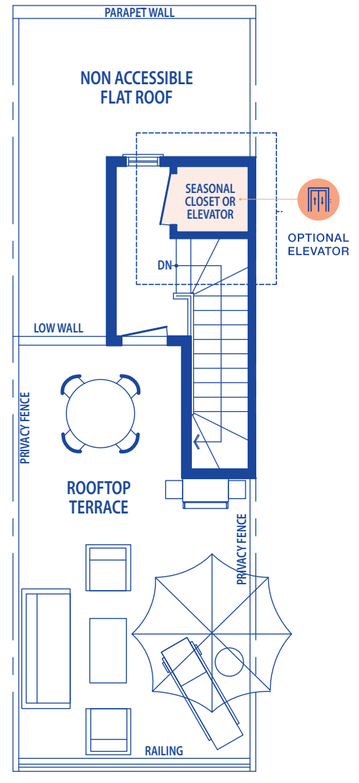
Ground Level



Second Level



Third Level



Rooftop

ROOFTOP COLLECTION

RLAG-3C

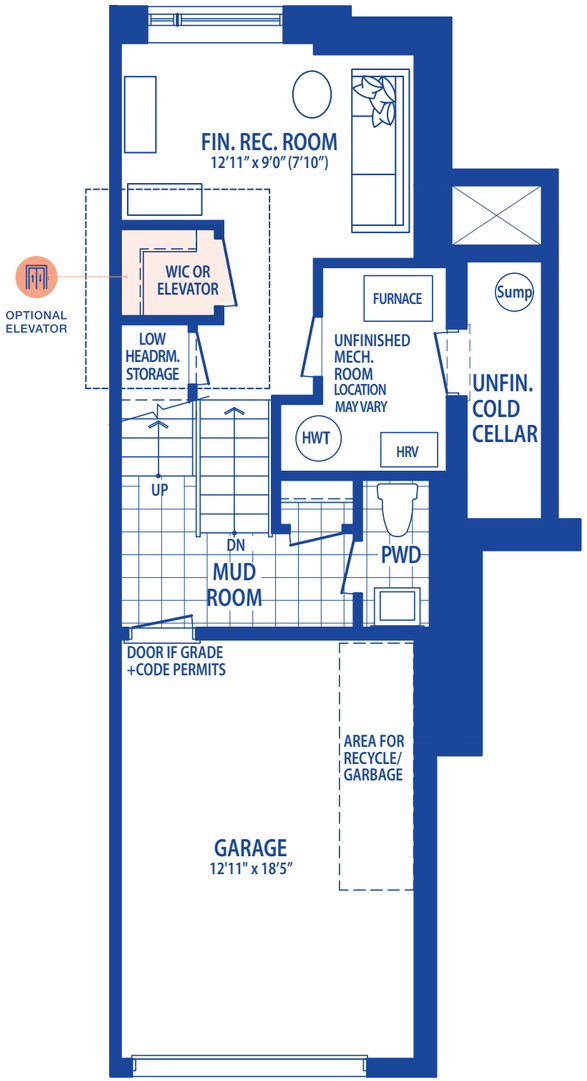
2,396 SF

Elevation A

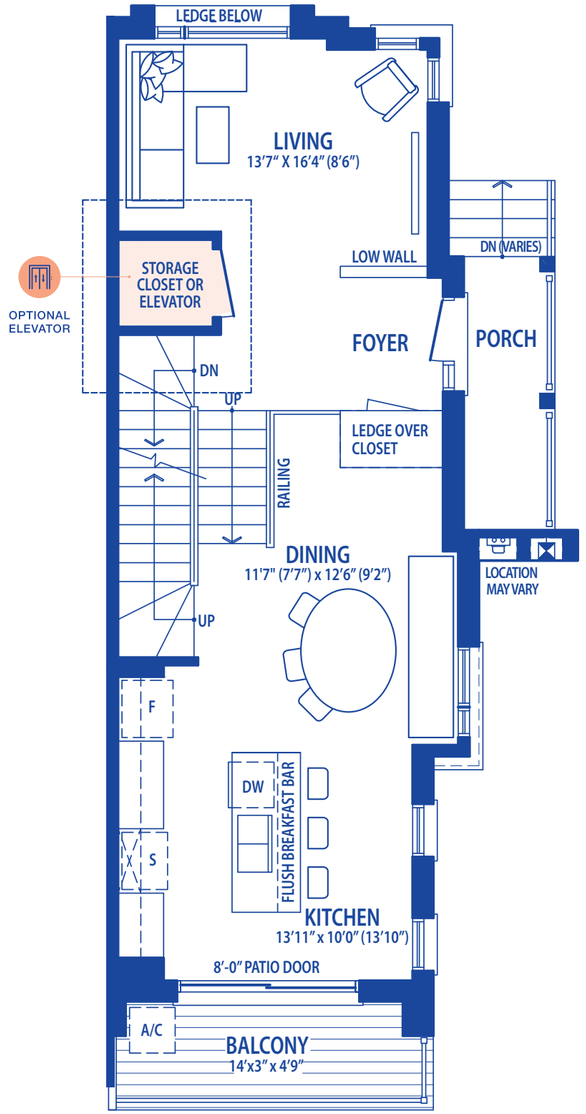
3 Bedroom + Rec Room

2 Bath + Powder

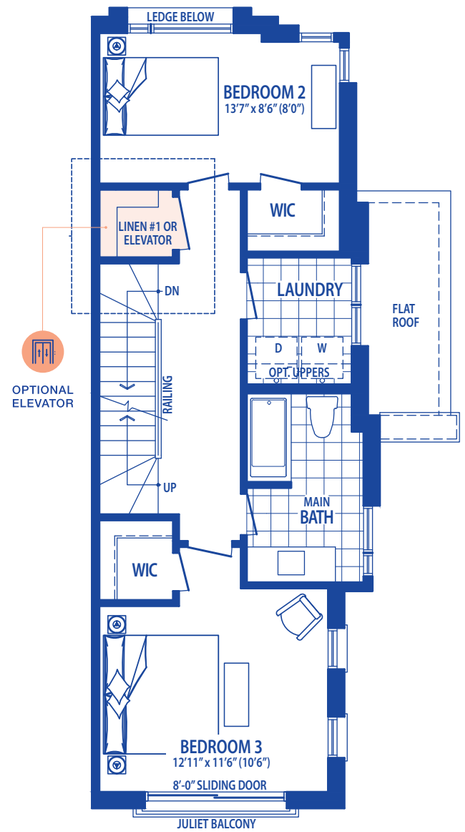




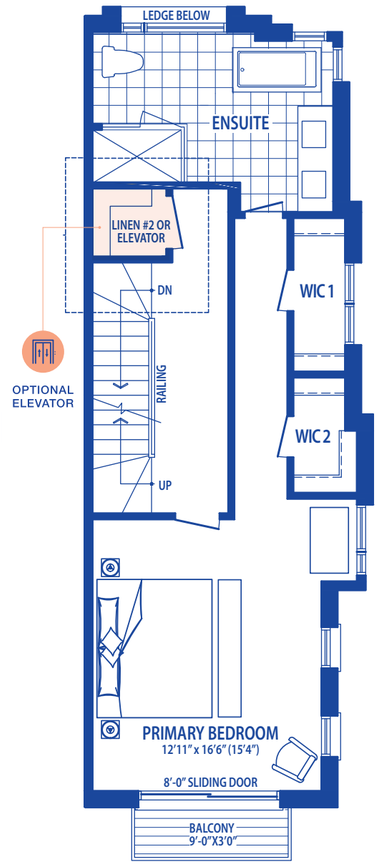
Basement



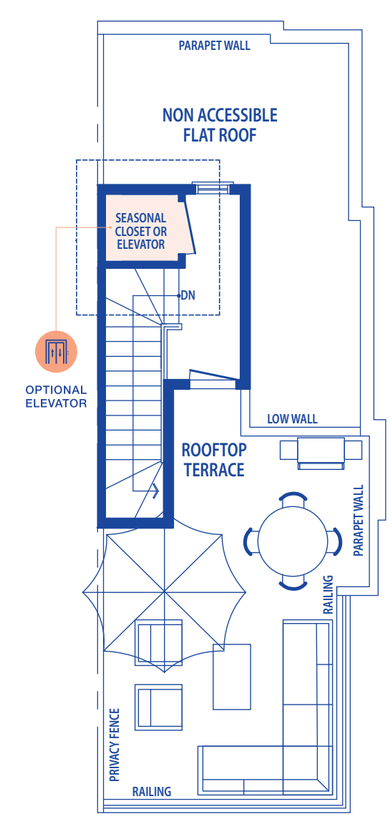
Ground Level



Second Level



Third Level



Rooftop

ROOFTOP COLLECTION

RLAG-2E

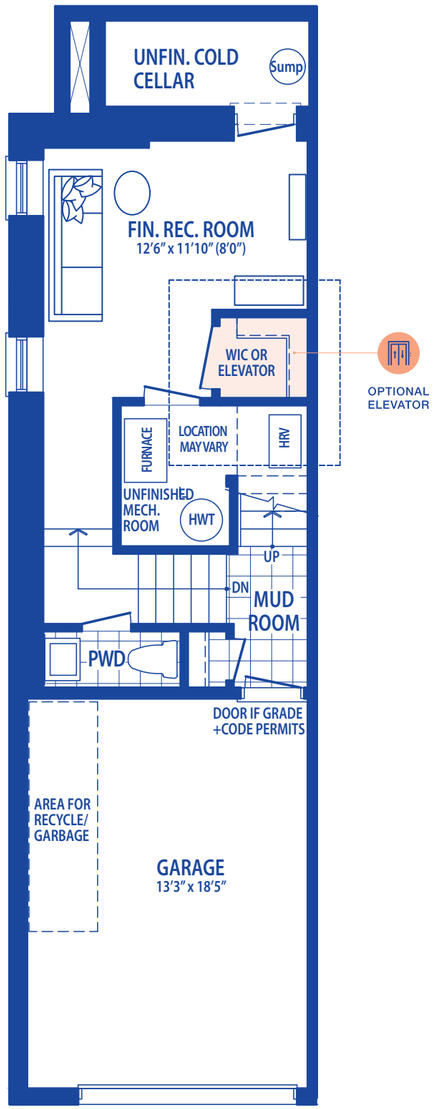
2,301 SF

Elevation C

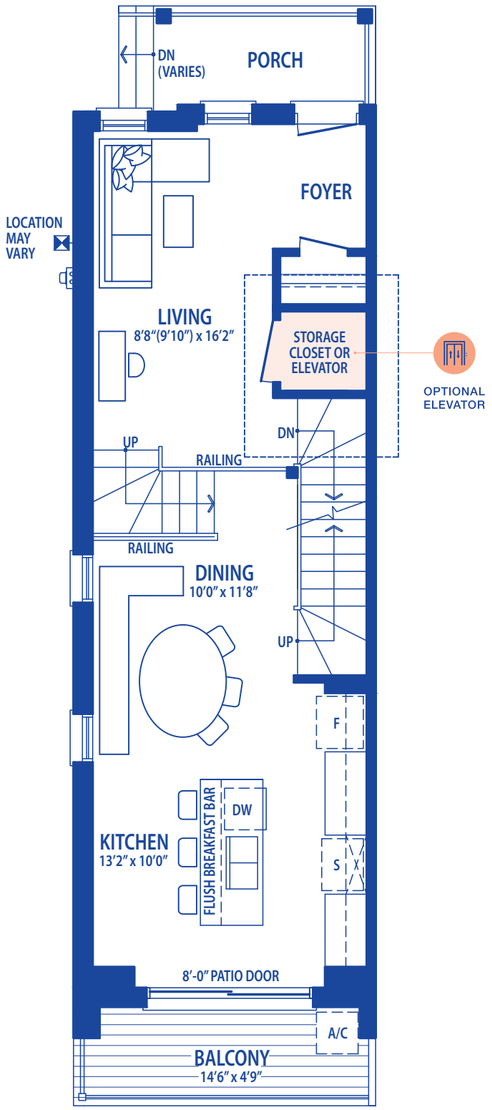
3 Bedroom + Rec Room

2 Bath + Powder

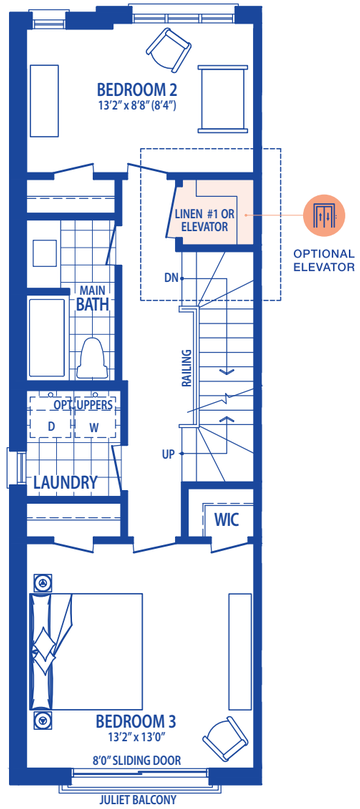




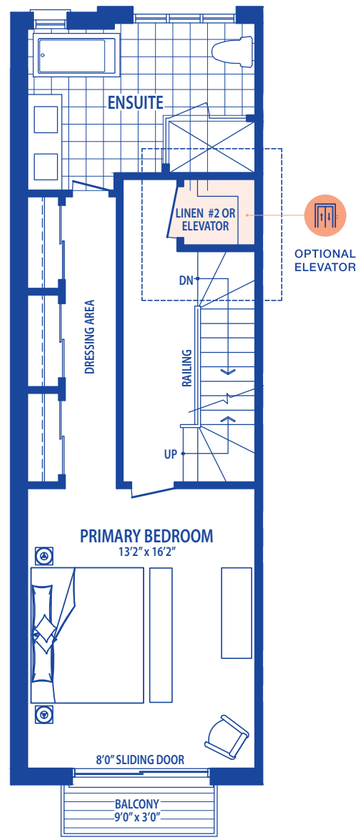
Basement



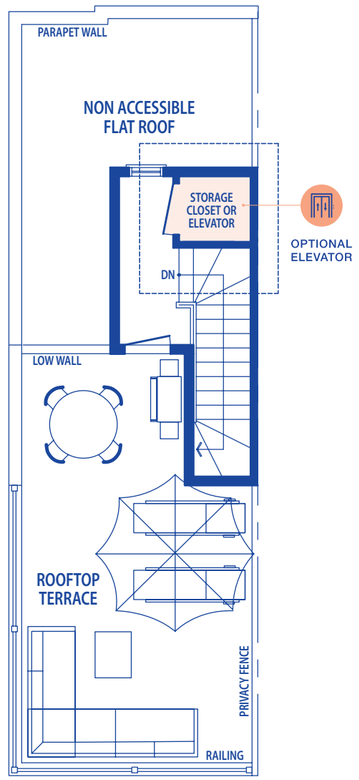
Ground Level



Second Level

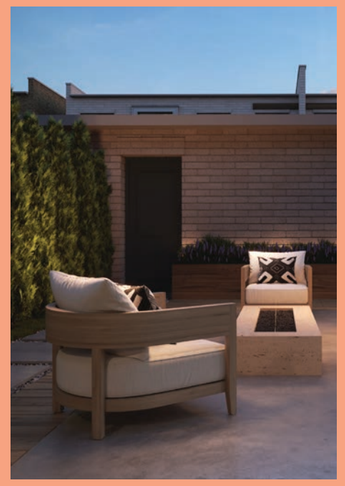


Third Level



Rooftop

Courtyard *Collection.*



THE BACKYARD IS SITUATED BETWEEN YOUR HOME AND THE DETACHED GARAGE.

YOUR PRIVATE RETREAT

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



COURTYARD TOWNHOMES

Detached *Garages.*

AT THE BACK OF EACH COURTYARD TOWNHOME, RESIDENTS HAVE ACCESS TO A PRIVATE BACKYARD, DETACHED GARAGE AND BASEMENT.



VIEW FROM BACK OF COURTYARD TOWNHOMES

COURTYARD COLLECTION

RLDG-1

2,759 SF

Elevation C

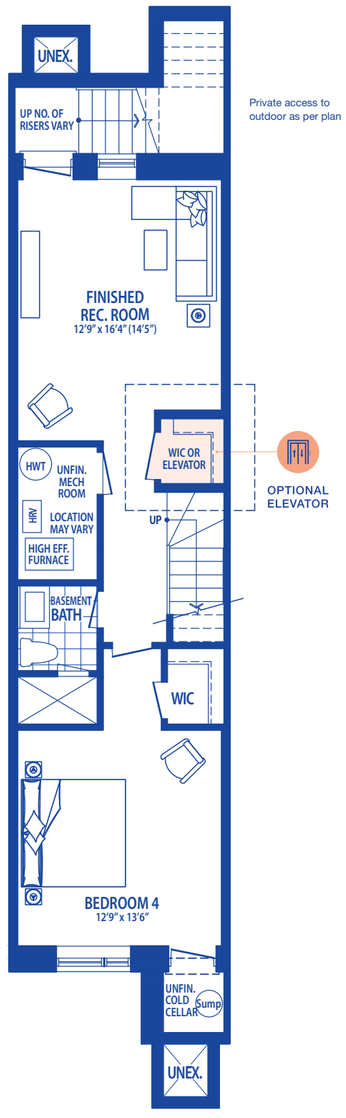
4 Bedroom + Rec Room

4 Bath + Powder

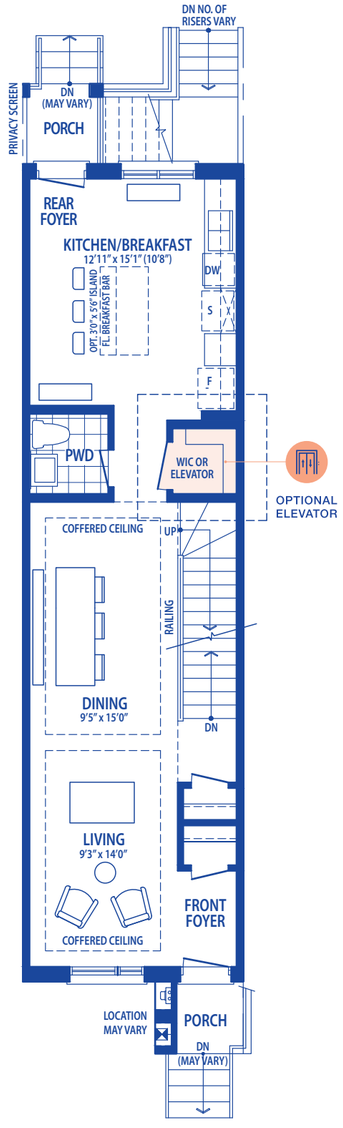




Garage Elevation

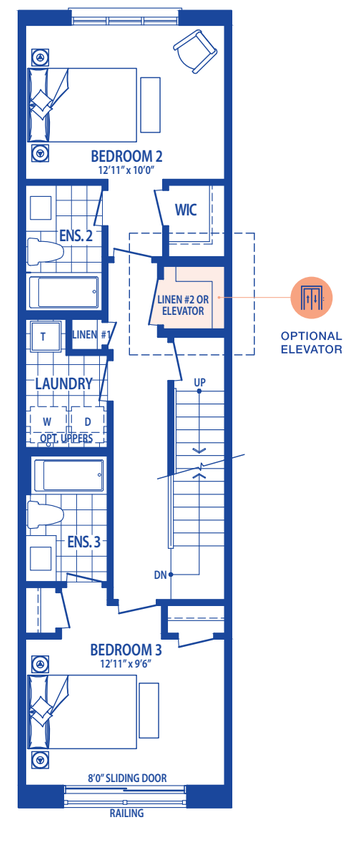


Basement

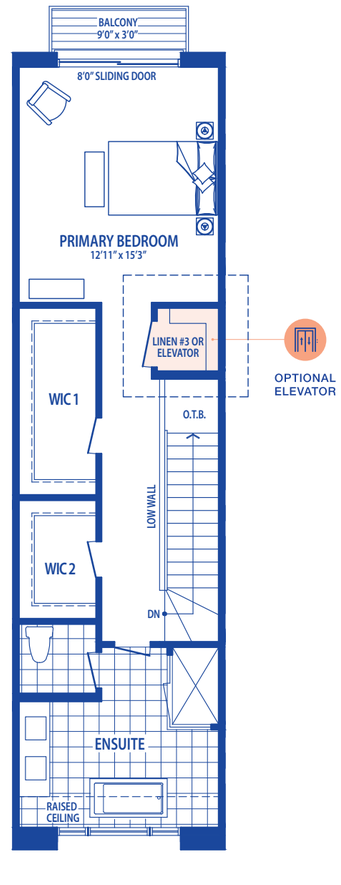


Ground Level

RLDG 1 & 2 Detached Garage
Elev. 'B','C','D','E','F'



Second Level



Third Level

COURTYARD COLLECTION

RLDG-1E

2,787 SF

Elevation A (END)

4 Bedroom + Rec Room

4 Bath + Powder





Garage Elevation

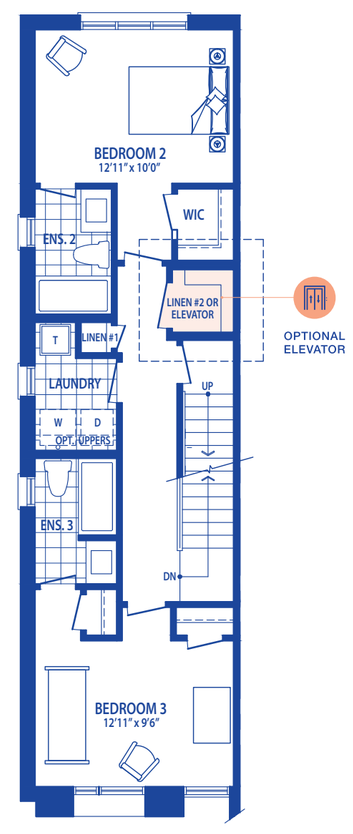


Basement

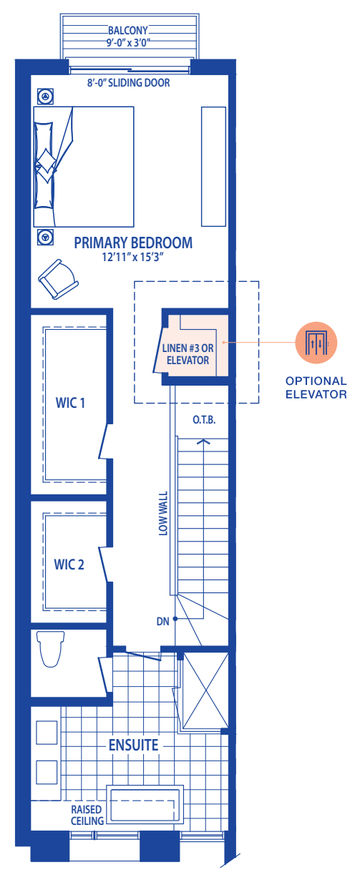
Ground Level

RLDG 1E Detached Garage
Elev. 'A','G'





Second Level



Third Level

FEATURES & FINISHES

GENERAL NOTES

All references to size, measurements, materials, construction styles, trade/brand/industry name or terms may be subject to change or variation within generally accepted industry standards and tolerances. Measurements may be converted from imperial to metric or vice versa and actual product size may vary slightly as a result.

All references to features and finishes are as per applicable plan or elevation and each item may not be applicable to every home. Locations of features and finishes are as per applicable plan or at the vendor's sole discretion.

All features and finishes where purchasers are given the option to select the style and/or colour shall be from the predetermined standard selections.

Any brand name features and/or finishes may be substituted by other brand name features and finishes provided they are of equal or better quality.

EXTERIOR FINISHES

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

DOORS AND WINDOWS

1. Vinyl casement and fixed windows throughout (excluding structural basement windows). Windows shall conform to Energy Star and Toronto Tier 1 requirements (85% of all exterior glazings to be bird friendly).
2. 8' tall insulated front entry door including multi-point locking system with satin nickel finish front door grip set.
3. 2 panel 95½" x 95½" vinyl clad Patio door(s) as per plan.
4. Metal insulated contemporary style garage door.

INTERIOR FEATURES

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

   RLAG TOWNHOUSES: 9' ceilings on main level excluding taller 13' living room area ceiling. 9' ceilings on second and third levels. 8' ceiling at finished basement level. The above excludes coffered ceiling areas, mechanical boxing, bulkheads, and/or dropped/low headroom areas.
2. Finished basements as per plan for all product.
3. Elevator servicing all levels. The elevator is finished with standard engineered hardwood flooring, interior faux wood wall & ceiling cladding, LED recessed light, stainless steel finish call station, internal operating panel and handrail, manual accordian cab gate with site standard interior door.
4. 5¼" contemporary style baseboards with complementing 3" casings throughout.
5. Madison smooth interior doors with satin nickel finish interior hinges, and lever handles (privacy locks on bathroom doors only).
6. Interior doors and trim to be painted white. Interior walls to be painted white.
7. Wire shelving installed in all closets.
8. Stained oak staircases.
9. Stained oak pickets, post(s) and handrails. Purchaser choice of Rail 2 black metal pickets with alternating collar or Rail 3 1¾" oak pickets.
10. Smooth finish ceilings throughout.
11. Coffered ceilings as per plan.

FLOORING

1. Upgrade 1 level tile flooring in all tiled floor areas (as labelled in design studio).
2. ¾" x 3 1/16" stained oak engineered hardwood flooring throughout excluding tiled areas.

BATHROOMS

1. Porcelain wall tiles in all bathtub enclosures up to the ceiling. Separate shower stalls to include the ceiling.
2. White pedestal sink in all powder rooms.
3. Delta faucet package with mechanical pop-ups in all bathrooms.
4. Deep acrylic soaker tubs throughout (excluding primary ensuite tub).
5. Primary ensuite freestanding tub with Delta deck-mount faucet.
6. Vanity mirrors in all bathrooms. 24" x 42" mirror over each sink with vanity strip lighting above.
7. Bathroom cabinetry includes traditional and contemporary options with group 2 granite or quartz countertops.
8. Undermount sink in all bathrooms (excluding powder room).
9. Energy Star rated exhaust fans in all bathrooms.
10. Frameless glass shower enclosures with 4" shower pot light, as per plan. Shower includes Schluter square central classic drain in chrome finish
11. Upgraded one-piece elongated toilets throughout.

KITCHEN

Miele

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

LAUNDRY ROOM

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

CONVENIENCE AND SECURITY

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

GAS, ELECTRICAL AND PLUMBING DETAILS

1. 200-amp electrical service.
2. Rough-in for future EV charger which includes a conduit from garage to electrical panel location.
3. Heavy duty electrical outlet for future electric stove.
4. Gas line for future barbecue hook-up (capped). RLDG product includes barbecue line at rear. RLAG product includes barbecue line at balcony off kitchen and rooftop terrace.
5. Water line for future fridge (capped)
6. Weatherproof exterior electrical outlets, one at front entry and one on accessible balconies as per plan. RLDG product includes an outlet at rear exit/entry as well.
7. Electrical wall outlet(s) in garage (one per garage door). Electrical ceiling outlet in garage for future garage door opener (one per garage door).
8. High efficiency heating system along with smart thermostat.
9. Air conditioning unit.
10. Heat recovery ventilator (simplified system).
11. Ceiling light fixtures in all rooms excluding bathrooms.
12. White Decora plugs and switches throughout.
13. Kitchen valance LED lighting on separate switch.
14. One USB charger/duplex receptable at kitchen counter and one in primary bedroom.
15. 10 interior non-insulated potlight allowance.
16. Exterior water taps. RLDG product includes one at front of home and one at rear. RLAG product includes one at front of home, one in garage and one at rooftop terrace.

CONSTRUCTION

1. Cold storage area provided in basement, which houses sump pump. Includes steel insulated door with weather stripping, ceiling mounted light and floor drain.
2. 9' poured concrete basement walls (damp proofing and drainage membrane where required).
3. 2"x 6" exterior wall construction (Energy Star wall assembly).
4. All finished interior walls and ceilings to be drywall construction.
5. Spray foam insulation minimizing air penetration in garage ceiling below livable areas as well as all cantilevered areas.
6. All homes to receive a quality care assessment by Aspencare™.
7. All garage wood framed walls to be fully drywalled and primed.
8. Superior engineered floor joists.

WARRANTY

The Tarion Warranty Corporation backs Aspen Ridge Homes with the following warranties:

- The home is free from defects in workmanship and materials for a period of one year.
- Defects in workmanship and materials for a period of two years on electrical, plumbing and heating distribution systems and any water penetration through exterior cladding, windows, doors and exterior caulking.
- Major structural defects for a period of seven years.

Please refer to your home owner information package and/or visit tarion.com for further details.

ENERGYSTAR®

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

Crosstown *Community.*



2024 BILD BEST MID-RISE
BUILDING DESIGN
LILY AT CROSSTOWN

Crosstown is an incredible master-planned community with 60 acres of space to live, work, play and thrive at Eglinton and Don Mills.

1. Townhomes at Crosstown
2. Community Park
3. Lily at Crosstown
4. Crest at Crosstown
5. One Crosstown
6. Tower 3 Crosstown
7. Crosstown Place Offices
8. Crosstown Retail Promenade
9. Don Valley LRT Station
10. Proposed Don Mills Community Centre
11. Walking Trails
12. Bike Lanes
13. Bridge to Sunnybrook Park
14. Crosstown Presentation Centre



An Incredible Community Centre Comes to *Life.*



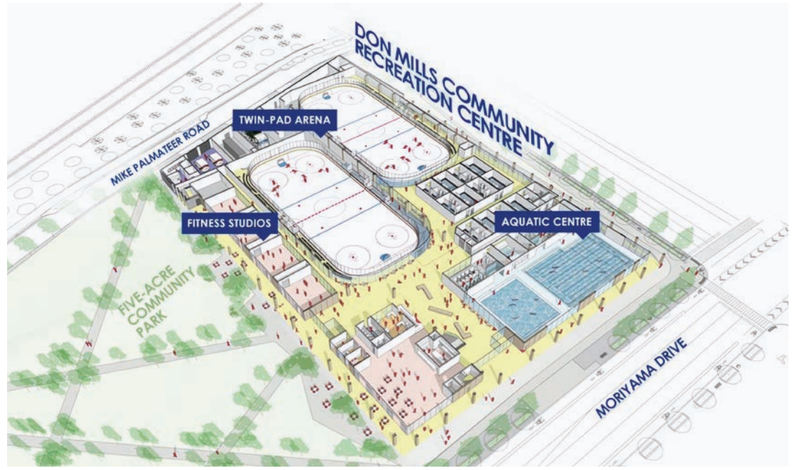
IMAGE SOURCE: COURTESY OF MJMA ARCHITECTURE & DESIGN



A VIBRANT, WELCOMING ENVIRONMENT WHERE RESIDENTS CAN STAY ACTIVE, UNWIND, AND ENGAGE WITH THEIR COMMUNITY.

DON MILLS COMMUNITY CENTRE COMING SOON

The proposed Don Mills Community Recreation Centre will be a 125,000-square-foot inclusive, modern facility that has something for everyone. In this leading-edge gathering space, you'll find a swimming pool, a fully equipped gym, a walking track, and two ice pads. Beyond the walls, the Community Centre seamlessly extends into an adjoining 5-acre community park.



The proposed new Don Mills Community Recreation Centre will offer a variety of programs and services to the residents of Crosstown. This facility will be part of a vibrant community, located next to a new large park and within walking distance of the Don Valley LRT Station.

THE PROPOSED CENTRE WILL INCLUDE:

- INDOOR TWIN ICE RINKS
- MULTI-USE SPORTS FIELD
- LARGE INDOOR POOL
- DOUBLE GYMNASIUM

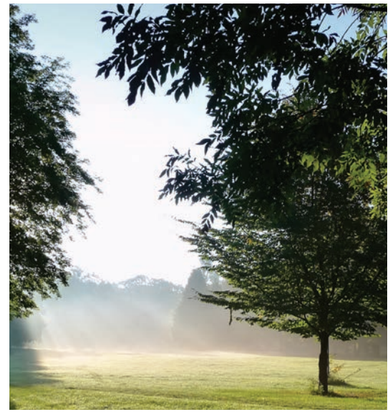
IMAGE SOURCE: COURTESTY OF MJMA ARCHITECTURE & DESIGN

Greatest Parks & Getaways.

CROSSTOWN IS SURROUNDED BY SOME OF TORONTO'S MOST GORGEOUS PARKS. STEP OUT YOUR DOOR AND CONNECT VIA THE COMMUNITY'S PATHWAYS AND CYCLING TRAILS TO PREMIER OUTDOOR SPACE.



Big Bear Park



Sunnybrook Park



Aga Khan Park



East Don Trail



E.T. Seton Park North



Moccasin Park



EXPLORE WHAT'S COMING TO CROSSTOWN — **A 3.5 KM TRAIL NETWORK** DESIGNED TO BRING THE COMMUNITY EVEN CLOSER TO NATURE AND EACH OTHER. THIS FUTURE-FORWARD PLAN FEATURES A BLEND OF MULTI-USE TRAILS, DEDICATED BIKE LANES, PARK PATHWAYS, AND SCENIC BRIDGE CROSSINGS, ALL THOUGHTFULLY CONNECTED TO SUPPORT ACTIVE LIVING AND EVERYDAY CONVENIENCE. WHETHER COMMUTING OR SIMPLY ENJOYING THE OUTDOORS, RESIDENTS WILL SOON HAVE A VIBRANT NEW WAY TO MOVE THROUGH AND EXPERIENCE CROSSTOWN.



THE UPCOMING BIG BEAR PARK NEXT TO CROSSTOWN III IS NAMED AFTER A CUSTOM SCULPTURE BY RENOWNED CANADIAN ARTIST DEAN DREVER – AND MORE BEARS BY DREVER WILL BE ADDED THROUGHOUT THE RETAIL PROMENADE AT CROSSTOWN.

Learning *Curve.*

EDUCATIONAL OPTIONS

From some of the GTA's top secondary schools to junior schools and private schools, Crosstown gives parents access to a range of educational options.



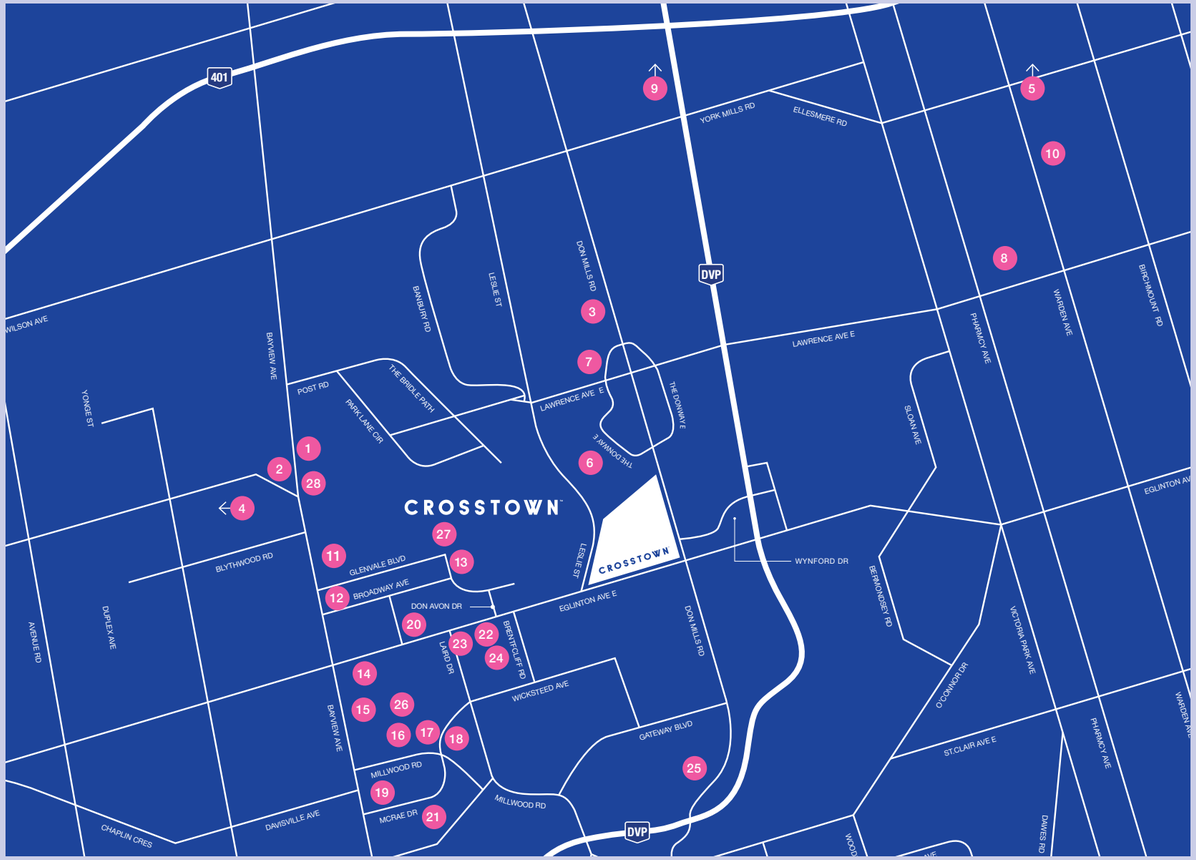
TORONTO FRENCH SCHOOL

THE TORONTO FRENCH SCHOOL (TFS) IS THE PIONEER OF FRENCH IMMERSION IN CANADA AND PROVIDES AN UNPARALLELED PRIVATE EDUCATION. TFS STUDENTS MASTER FRENCH & ENGLISH WHILE BALANCING RIGOROUS ARTS, SCIENCE AND HUMANITIES PROGRAMS, AS WELL AS THE INTERNATIONAL BACCALAUREATE PROGRAM IN THEIR FINAL YEARS.



YORK UNIVERSITY

YORK UNIVERSITY IS A LEADING TEACHING AND RESEARCH UNIVERSITY, OFFERING STUDENTS INTERNATIONALLY RECOGNIZED PROGRAMS AND FACULTIES. EMPOWERED BY A DIVERSE AND WELCOMING COMMUNITY, YORK PRIDES ITSELF ON DRIVING POSITIVE CHANGE.



Within a quick drive or TTC ride, these schools are central to Crosstown:

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

Crosstown *Connections.*

Yonge & Eglinton Access

→ 5 LRT STOPS
10 MINUTES

Leaside Connection

→ 3 LRT STOPS
6 MINUTES

Downtown Link

→ 5 LRT STOPS
11 TTC STOPS
26 MINUTES

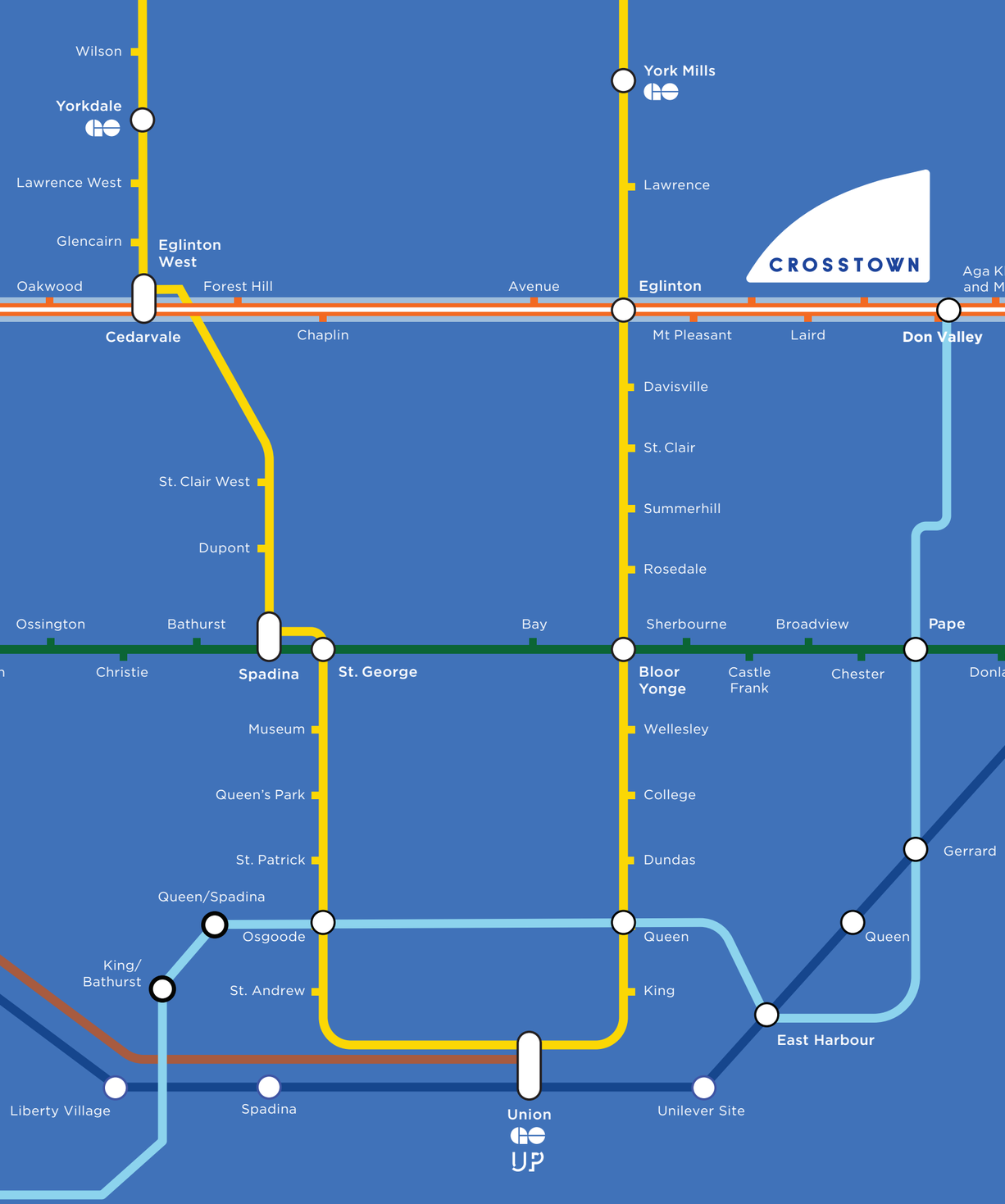


EGLINTON
CROSSTOWN LRT

With the Eglinton Crosstown LRT line right outside your door, travelling all over Toronto is super easy. Whether it's work, sports and entertainment events, visiting friends and family, or checking out some of Toronto's most interesting attractions, you can get to most destinations in under an hour.

The Crosstown LRT moves on its own dedicated track, 19 kilometres faster than a streetcar, a bus, or a downtown subway – in fact, it will be up to 60% faster than your current travel time.

YONGE-EGLINTON
MT PLEASANT
LEASIDE
LAIRD
SUNNYBROOK PARK
DON VALLEY STATION
CROSSTOWN



Connected *Living.*


CROSSTOWN PLACE

UNDERGROUND WALKWAYS

Residents can easily access the new Don Valley station via the underground walkway below Crosstown Place. Don Valley station will integrate multiple transportation options, including TTC buses, the LRT, and the future Ontario Line, providing exceptional connections across the GTA.

HIGHWAY ACCESS

Highways 401 and 404 are just a short drive east from Crosstown, with the Don Valley Parkway connecting you to both highways. These 400-series highways provide a direct route out of Toronto to destinations across Ontario, including Cottage Country.

FUTURE ONTARIO SUBWAY LINE

The Ontario Subway Line that will connect to Union Station is a 15.6-kilometre line that will feature 15 new stations, running from Don Valley station, through downtown Toronto, to Exhibition Place on the lakefront.



Home *Personalization.*



THE STUDIO AT ASPEN RIDGE

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

VIRTUAL TOUR





ASPENRIDGE®