

AMSTERDAM

URBAN TOWNHOMES

I A M C L O S E

I A M U R B A N

I A M C O N N E C T E D

I A M S T E R D A M

I A M L O V E D

I A M L O C A L

I A M F A M I L Y

I A M H E R E

FRESH MODERN STYLE AND URBAN FLAIR

Amsterdam is the connected community you're looking for, just minutes away from the new Crosstown LRT and the DVP. Set amongst numerous parks, the Don Valley, the Golden Mile and the Danforth, Amsterdam is close to it all. Shopping, restaurants, hiking, biking and hundreds of services and amenities are a walk away.



I AM HOME



O'CONNOR DRIVE STREETVIEW

Rendering is artist's concept.



REAR EAST FACING VIEW

CONTEMPORARY DESIGN WITH REFINED ARCHITECTURAL DETAILS

Amsterdam has the modern style you want, with a contemporary urban flair. Architectural details and accents add rhythm to the streetscape. A courtyard brings neighbours together. The party room welcomes your largest gathering of friends and family. And lush landscaping means that nature is right outside your door. So stroll the neighbourhood, walk your dog, watch the kids play, or just admire the view from your balcony. Amsterdam is stylish, any way you look at it.





I AM LOVED

URBAN SETTING, URBAN STYLE

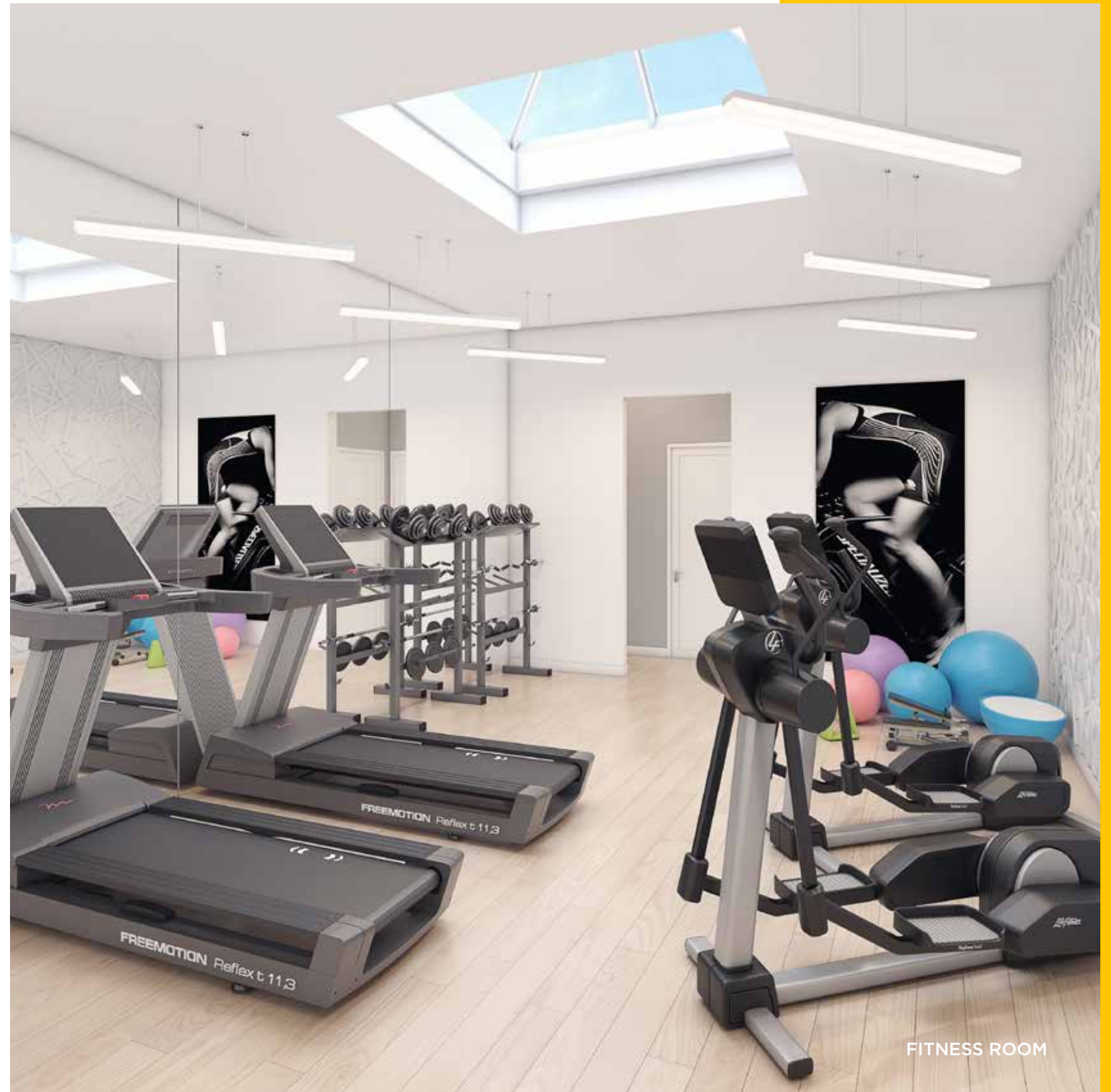
Sharp contemporary designs. Modern lifestyle amenities. Everything you deserve in a home is right here, inside Amsterdam. Urban living isn't just about what's outside your doors - the city is your home. Urban luxury defines you. High quality modern finishes are what you deserve. This is life with Amsterdam Urban Towns - where city amenities and city style are both inside and out.



A TRUE NEIGHBOURHOOD

At Amsterdam, an established enclave with lush, tree-lined streets meets urban connections and contemporary style. Experience all that O'Connor Drive has to offer in this existing neighbourhood with modern amenities.

Site plan is not to scale and is provided for general information only. Specifications are subject to change without notice. Dimensions have been adjusted to the nearest foot. Landscaping and sidewalks shown are conceptual and the final landscaping and sidewalks may vary from what is depicted on these site plans. E. & O.E. July 2020.



FITNESS ROOM

Rendering is artist's concept.

Unique, exclusive amenities are available to residents of Amsterdam Urban Townhomes. Entertain friends and family in the Party Room. Keep active at the Fitness Centre. Kids can step outside and explore at the Outdoor Playground.



PARTY ROOM

INSPIRED INTERIORS BLEND WARMTH WITH WELCOME

With striking open concept design, Amsterdam is stylishly contemporary. Modern kitchens come with beautiful finishes and quartz countertops. Bedrooms are havens of peace and tranquility. Master ensuite bring the spa experience home. And the finishes bring a touch of luxury to each moment. Choose from 2 and 3 bedroom plus den designs.



Rendering is artist's concept.



PRIVATE ROOFTOP TERRACE

Rendering is artist's concept.

GET THE BEST OF OUTDOOR LIVING

The city is your home, and you're here to experience it. Life at Amsterdam gives you the opportunity to view the city skyline from the privacy of your own home. Designs offer a private terrace, balcony, or a rooftop patio with every suite. Or let the kids enjoy the outdoor playground for some fun, fresh air and sunshine without leaving home!

YOUR FAMILY DESERVES A TRUE SENSE OF PLACE

A true neighbourhood. A new Crosstown LRT line.
All the shops and services that make life comfortable.
And the Danforth and Downtown are just minutes
away. Amsterdam is a perfect place to put down roots;
a perfect place for a family to grow closer together.
It's a community on the rise. The right place to build
a strong future together.



I AM CLOSE

EXPLORE AND EXPERIENCE A NEIGHBOURHOOD THAT HAS EVERYTHING

Everything you love is right outside. Amsterdam puts you in the exciting area of Eglinton's Golden Mile, where there are countless places to eat, shop, and explore. Steps from the future Crosstown LRT and the DVP, Amsterdam is the perfect connection. A neighbourhood full of urban amenities is the perfect playground.

Entertainment

Cineplex Odeon Eglinton Town Centre
East York Skatepark
Ontario Science Centre
O'Connor Community Centre
Scarborough Soccer Centre
Secord Community Centre
Teesdale Community Centre
Toronto Climbing Academy
Warden Hilltop Community Centre
Warden Woods Community Centre

Food & Drink

4C Broast Chicken
Allison's Fine Foods Ltd
Black Bear Pub
Brunswick Bierworks
D Spot Dessert Cafe Scarborough
Dairy Queen
Ital Vital
Jawny Bakers Restaurant
Mill Street Brewery
Muddy York Brewing Co.
Nostalgia Coffee Company
Peek Freans Bakery
Pimenton
Pizza Nova
Premium Sweets Dessert Grill & Tea House
Rally Restaurant and Bar
Rise & Dine Eatery Toronto
Royal Congee Chinese Cuisine
Sultan Of Samosas
Swiss Chalet
Tata Hot Sauce Emporium
The 6 Burger Bar
The Gingerman Restaurant
The Veggie Thali
Tim Hortons
Wok and Grill

Golf

Dentonia Park Golf Course
Flemingdon Park Golf Club

Grocery

Adonis
Al Premium Food Mart
Azad Supermarket
Banahaw Food Mart
Costco Wholesale
Food Basics
Fresh Choice Store
Hung-Wang Foods Inc
Metro
No Frills
Sobeys
Sun Valley Market
Tasteco Supermarket
Walmart

Medical

Providence Healthcare
Michael Garron Hospital

Parks

Corvette Park
Coxwell Ravine Park
Dentonia Park
Dunlop Parkette
E.T. Seton Park
Edge Park
Flemingdon Park
Gus Harris Trail
Jim McPherson Park
Lower Don Recreation Trail
Midland - St. Clair Park
Moreau Trail Park
Taylor Creek Park
Topham Park

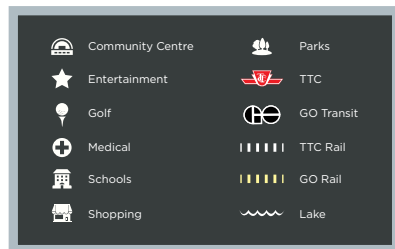
Toronto Climbing Academy
Warden Woods
Warden Woods Off-Leash Dog Park
Warner Park
Willis Blair Parkette

Schools

Al-Rassool Islamic School
Birchmount Park Collegiate Institute
Clairlea Public School
Gordon A Brown Middle School
Norman Cook Junior Public School
Our Lady of Fatima Catholic School
O'Connor Public School
Presteign Heights Public School
Regent Heights Public School
Robert Service Senior Public School
SCAS School
Selwyn Public School
St. Maria Goretti Catholic School
Thornccliffe Park Public School
Victoria Park Public School
W. A. Porter Collegiate Institute

Shopping

East York Town Centre
Eglinton Square
Eglinton Town Centre
Golden Mile



Artist's concept. Map not to scale.
Locations are approximate only. E. & O.E.

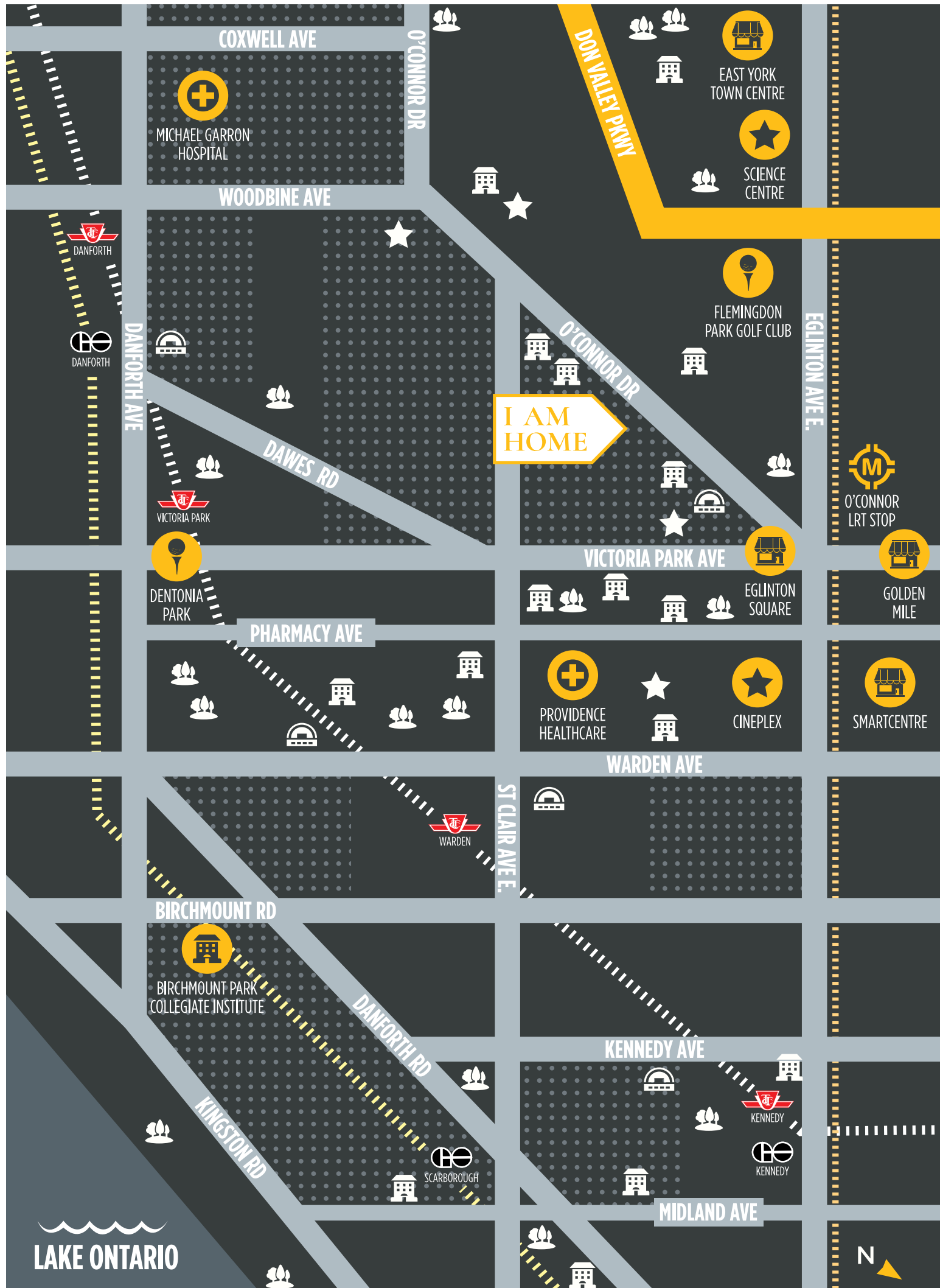
3 MINUTE DRIVE to
FUTURE O'CONNOR LRT STOP

1 MINUTE WALK to
TTC BUS STOP

5 MINUTE DRIVE to
GOLDEN MILE

3 MINUTE DRIVE to
GROCERIES

7 MINUTE DRIVE to
VICTORIA PARK TTC STATION



SHOP TILL YOU DROP

When you live at Amsterdam, you live right at the heart of East Toronto's best shopping. Whether you're looking for groceries, fashion, décor or home improvement, there's something here for everyone. Take a stroll along the Golden Mile and shop to your heart's desire, just 5 minutes from Amsterdam!



COSTCO
8 MINUTES AWAY



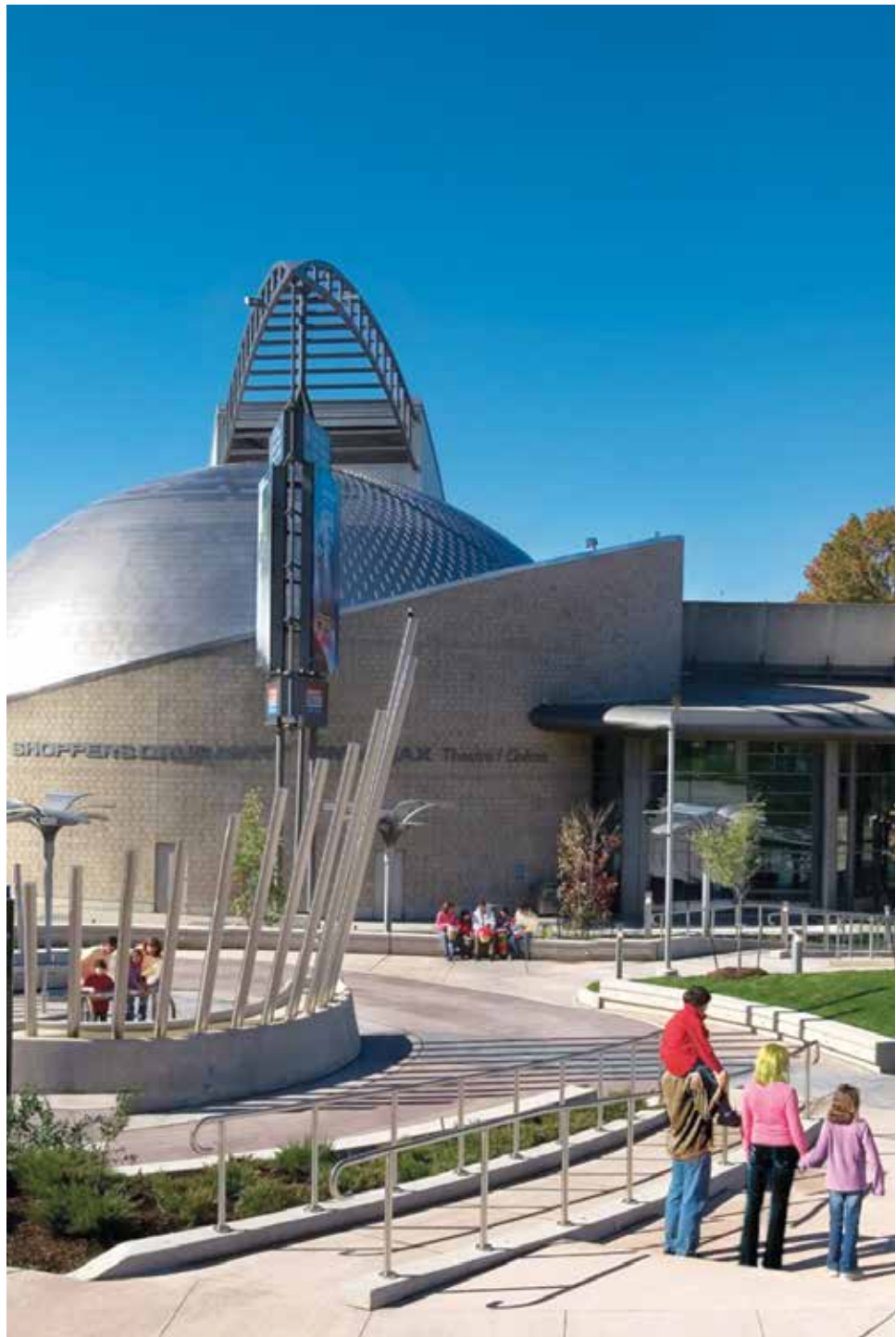
GOLDEN MILE
4 MINUTES AWAY



LA FITNESS
7 MINUTES AWAY



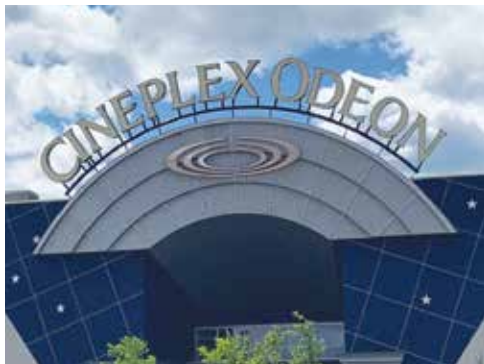
EGLINTON SQUARE
2 MINUTES AWAY



SCIENCE CENTRE
11 MINUTES AWAY



BRICKWORKS CIDERHOUSE
15 MINUTES AWAY



CINEPLEX ODEON
6 MINUTES AWAY



MICHAEL GARRON HOSPITAL
7 MINUTES AWAY

DINNER AND A SHOW

The perfect night out is ready for you. Amsterdam offers access to countless restaurants and culinary delights. Cineplex Odeon and Eglinton Town Centre are only a few minutes away, as well as family amenities such as Ontario Science Centre and The Brickworks.



CROSSTOWN CONNECTIONS

Living in the city means connection. We live in an age of high speeds and instant communication. At Amsterdam staying connected is easier than ever, matching the pulse of the city. Sitting so close to the future LRT stop at Eglinton and O'Connor, the future of Toronto Transit is only a short walk away. It has never been easier to cross Midtown, with 18km of rapid transit to take you wherever your heart desires. With completion set for 2022, the Eglinton Crosstown LRT is the connection you've been waiting for.

AMSTERDAM

URBAN TOWNHOMES



- KENNEDY
- IONVIEW
- BIRCHMOUNT
- GOLDEN MILE
- HAKIMI LEBOVIC
- PHARMACY
- O'CONNOR
- SLOANE
- WYNFORD
- AGA KHAN PARK & MUSEUM
- SCIENCE CENTRE
- SUNNYBROOK PARK
- LAIRD
- LEASIDE
- MOUNT PLEASANT
- EGLINTON
- AVENUE
- CHAPLIN
- FOREST HILL
- CEDARVALE
- OAKWOOD
- FAIRBANK
- CALEDONIA
- KEELESDALE
- MOUNT DENNIS



KITCHEN & LIVING AREA

FEATURES & FINISHES

SUITE FEATURES

- Impressive elevations clad in contemporary material, complemented with colour-coordinated soffit and fascia.
- 9' ceiling on main floors.
- Every aspect of the façade projects modern, contemporary style.
- Energy-efficient windows with screens on all operating windows.
- Secure and solid exterior insulated front door painted on both sides with privacy viewer.
- Elegant exterior front door entry package includes sophisticated outdoor light fixtures, door chime, grip set and deadbolt.
- The rear of the town opens onto the private patio*, balcony*, terrace* or vast rooftop patio* with complementary swinging* or sliding* doors.
- Summer BBQ ready gas line and hose bib connection on the terrace* and rooftop patio*.
- Tri-sorter waste collection in common area for convenient disposal.
- Parking for cars and bikes is easy and safe with the secure, well-lit underground parking and remote control garage access.
- Private car wash station.

KITCHEN

- Custom-designed modern kitchen cabinetry, with a wide selection of door finishes*** with island* and soft-close drawer slides.
- Glamorous and durable high-end quartz surface countertop***.
- Stunning, ultra-modern glass tile backsplash.
- Chef's undermount, double-bowl stainless steel sink and a single lever deck mounted faucet with pull out spray.
- Modern appliance package includes stainless steel fridge, dishwasher, microwave oven/ hood fan combination and slide-in gas range.

BATHROOMS

- Custom-designed modern bathroom cabinetry in a selection of door finishes***.
- Polished chrome and modern white energy efficient bathroom fixtures including a low-flush toilet.
- Durable and beautiful quartz countertop with undermount basin and full vanity width mirror.
- Spa-like rain style shower head and perfectly pressure-balanced full size shower with acrylic base and framed glass enclosure*.
- Rejuvenating deep soaker bathtub* surrounded by beautiful porcelain wall tile on all wet wall surrounds.

FLOOR COVERINGS

- Elegant and hardwearing pre-finished laminate floors*** throughout.
- Pristine porcelain or ceramic floor tile*** in the bathroom(s), washer/dryer room and mechanical room.

ELECTRICAL FIXTURES

- Contemporary ceiling mounted track lighting in kitchen.
- Modern minimalistic ceiling mounted light fixtures in foyer* and hallways*.
- On-trend wall-mount vanity fixture in bathroom(s*).

- Supportive task lighting with pot lights over the bathtub* and shower*.
- Ready-to-style capped ceiling light fixture outlet in dining area* and bedroom(s).
- Contemporary white 'decora style' receptacles and switches are found throughout the home with switch-controlled split outlets in living room, den*, family room*, and bedroom(s).
- Sleep soundly with smoke, carbon monoxide and heat detectors provided in all suites.
- Individual electrical panel with circuit breakers.

MULTI-MEDIA TECHNOLOGY

- Stay wired with high speed infrastructure and a network centre to support the latest entertainment and high speed communications services.
- Pre-wired for home telephone, cable television and communication outlets all connecting directly to the suite network centre.

* - denotes availability determined by suite design
*** - denotes finishes to be selected from the vendor's samples
• natural products (i.e. granite, wood and marble) are subject to natural variations in colour and grain. tile is subject to pattern, shade and colour variations
• if the unit is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and material choices from the Vendor's standard selections, then the Purchaser shall have until the Vendor's date designated by the Vendor (of which the Purchaser shall be given seven (7) days prior notice) to properly complete the Vendor's colour and material selection form. If the Purchaser fails to do so within such time period, the Vendor may irrevocably exercise the Purchaser's rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colours or materials so selected by the Vendor, except that the Vendor shall have the right to substitute other materials and items for those provided in this Schedule provided that such materials and items are of quality to or better than the materials and items setout herein
• the Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser' request;
• references to model types or model numbers refer to current manufacturers models. If these types or models change, the Vendor shall provide an equivalent model;
• all dimensions, if any, are approximate. Actual useable floor space may vary from the stated floor area, if so stated;
• all specifications and materials are subject to change without notice E. & O.E.;
• pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchaser order, the Purchaser may have requested the Vendor to construct an additional feature within the unit which is in the nature of an optional extra. If, as a result of building, construction or site conditions within the Unit or Building, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the vendor in respect of such extra, without interest and in all other respects this agreement shall continue in full force and effect;
• the Vendor shall have the right to substitute other products and materials for those listed in this Schedule, represented to the Purchaser or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to or better than the products and materials so listed or so provided. The determination of whether or not substituted materials and products are of equal or better quality shall be made by the Vendor's architect
Renderings are artist's concept. E. & O. E.

A WORLD CLASS TEAM

RISE DEVELOPMENTS

The founders of Rise Developments bring a wealth of experience to the building industry with over 55 years of accumulated real estate know-how in all aspects of project development, land acquisition, approvals, design, investments and financing. Their passion for real estate combined with their wealth of experience is bolstered by partnering with many of Toronto's leading industry professionals to provide homeowners with reliable, high quality craftsmanship and responsible home development.

RISEDEV.CA



GUTHRIE MUSCOVITCH



ARCHITECT

Since 1988, Guthrie Muscovitch Architects has been at the forefront of residential design in Ontario. GMA has worked on sites as small as a single family lot, as broad as city precincts, and as diverse as large-scale condominiums, seniors' housing, resorts and new subdivisions, helping clients to realize over 10,000 units of housing. The most experienced architects in urban townhouse products.

59 PROJECT MANAGEMENT INC.



BUILDER

59 Project Management Inc. provides a complete turnkey solution to property developers, from the initial design project coordination, to sales and marketing, all municipal approvals, detailed design drawings, building permit application and release, full construction build and close-out, homeowner occupancy, condominium registration, and final project warranty stages. The result can be seen in over 3,000 units of residential condominiums, rental apartment buildings, townhomes, custom homes and commercial projects that 59 Project Management has successfully delivered.

IN₂ITION REALTY



SALES

In2ition Realty is an innovative real estate brokerage that provides a dynamic, turnkey formula for positioning and selling new developments, from land assembly, to market research, to strategy, planning and execution. In2ition has been able to meticulously understand opportunity thus creating industry trends with award winning results.

McOUAT PARTNERSHIP



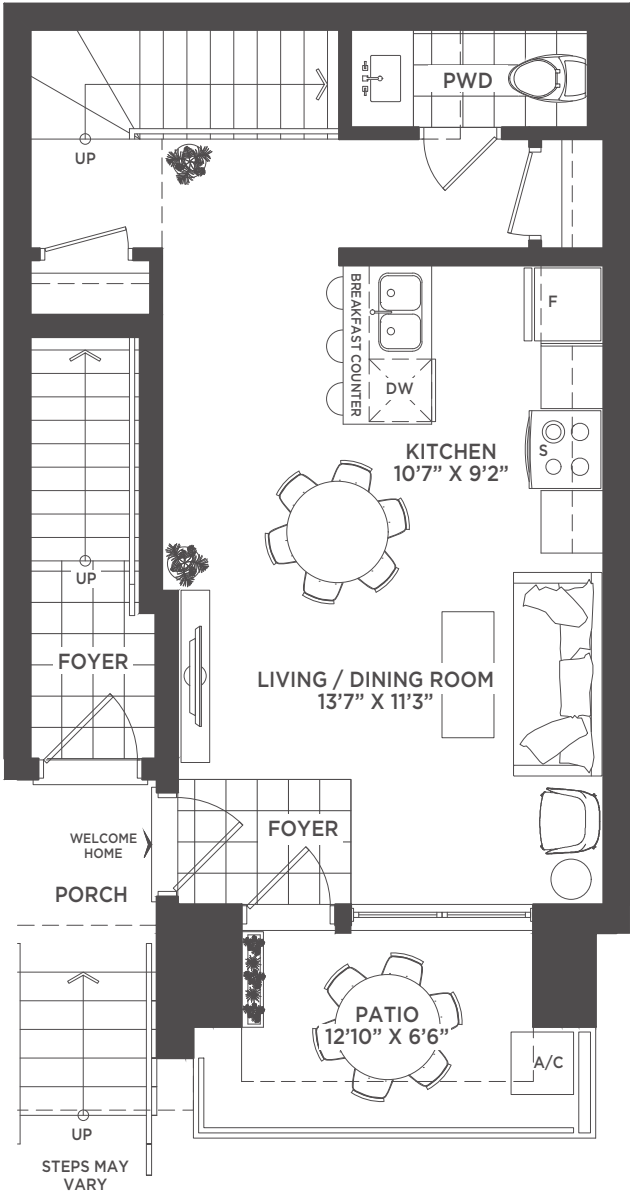
MARKETING

Canada's leading real estate marketers with experience across the continent, from the East Coast to Vancouver and from Florida to California, the McOuat Partnership team has directed successful marketing campaigns for well over 2,500 communities, condos and resorts all over North America for more than forty-five years.

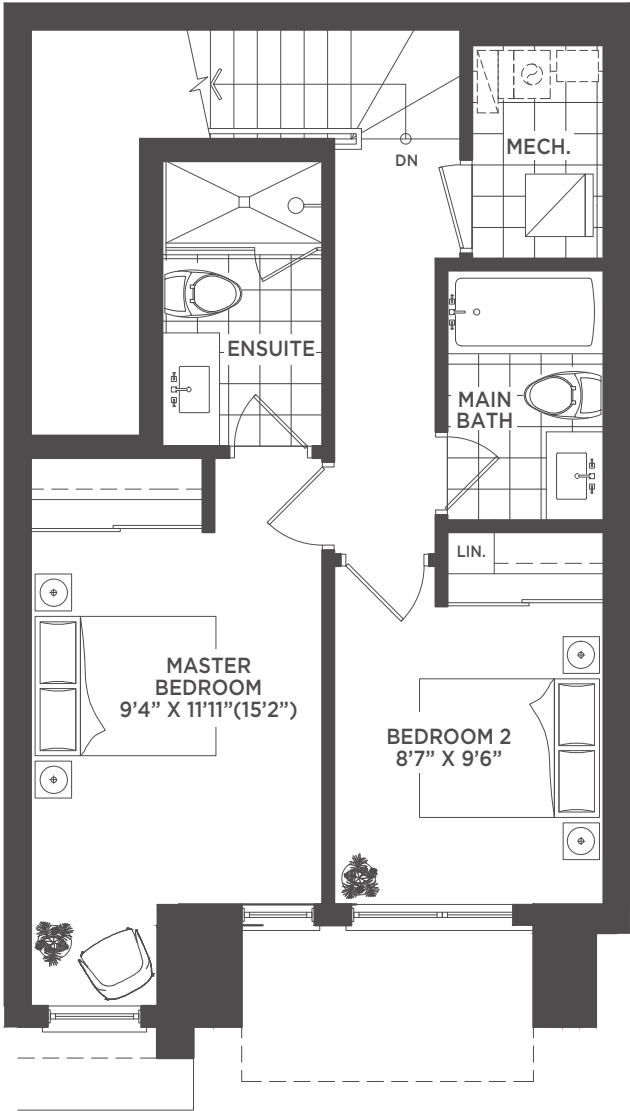
THE VALOR - 2A-1

TWO BEDROOM

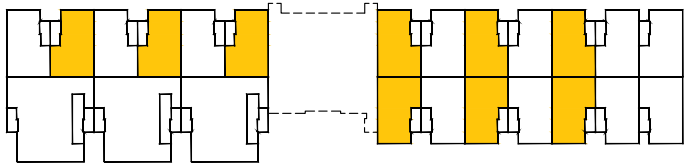
990 SQ. FT. OF INDOOR LIVING SPACE
PLUS 70 SQ. FT. OF OUTDOOR LIVING SPACE



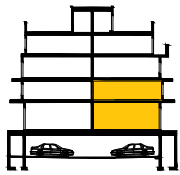
MAIN LEVEL



UPPER LEVEL



Key Plan



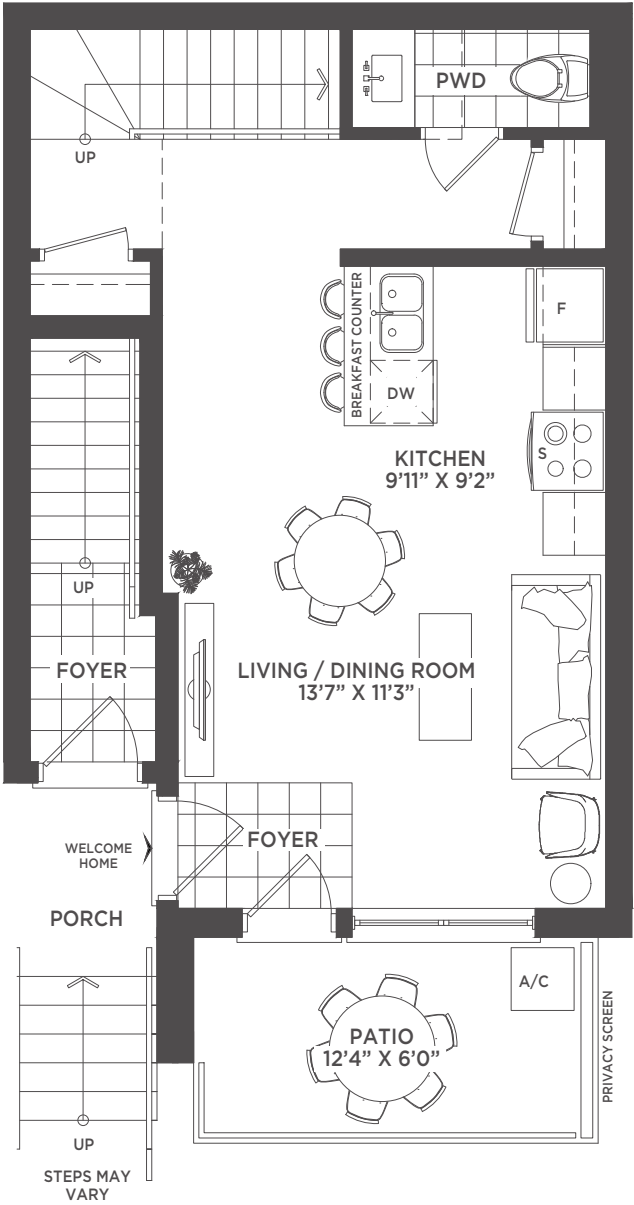
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Materials, specifications, and floor plans are subject to change without notice. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E. & O.E.

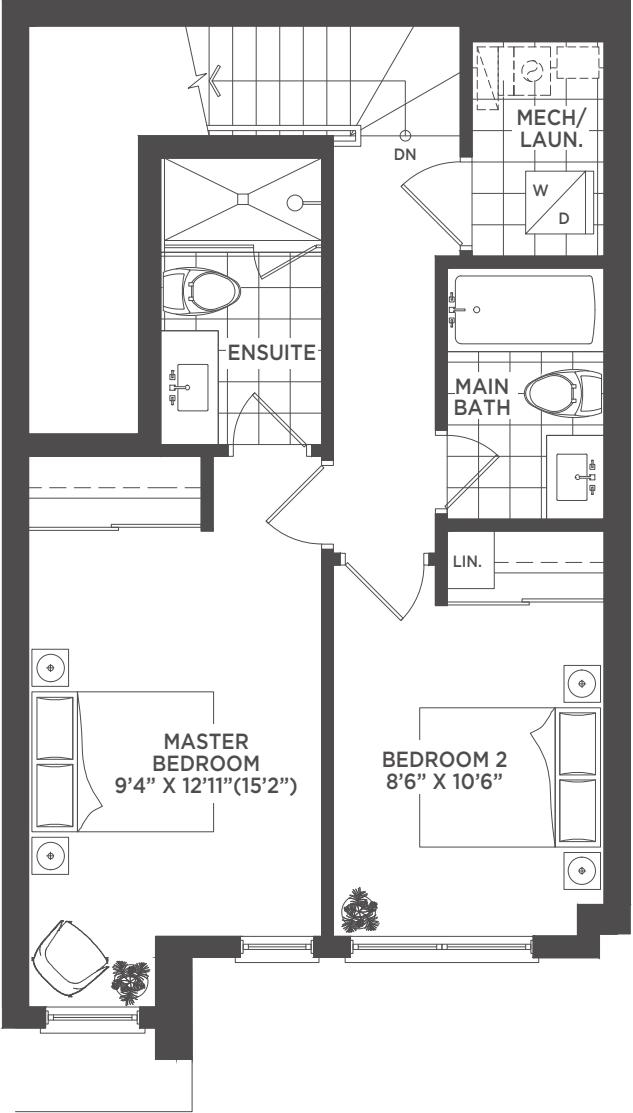
THE EGLINTON - 2A-2

TWO BEDROOM

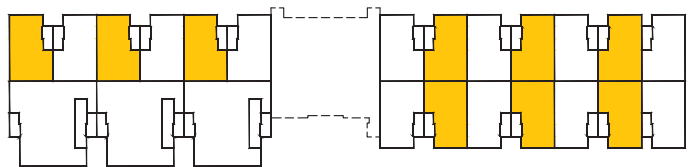
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PLUS 85 SQ. FT. OF OUTDOOR LIVING SPACE



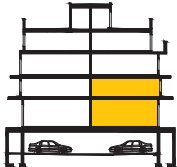
MAIN LEVEL



UPPER LEVEL



Key Plan



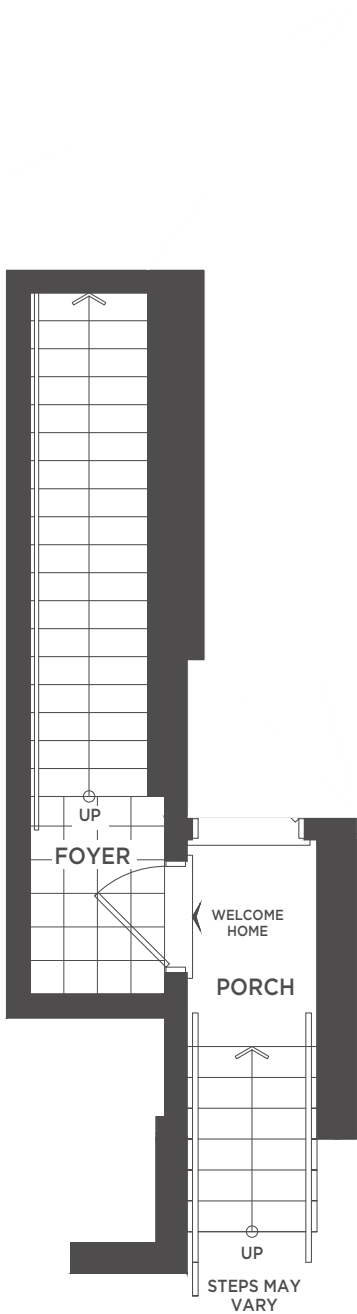
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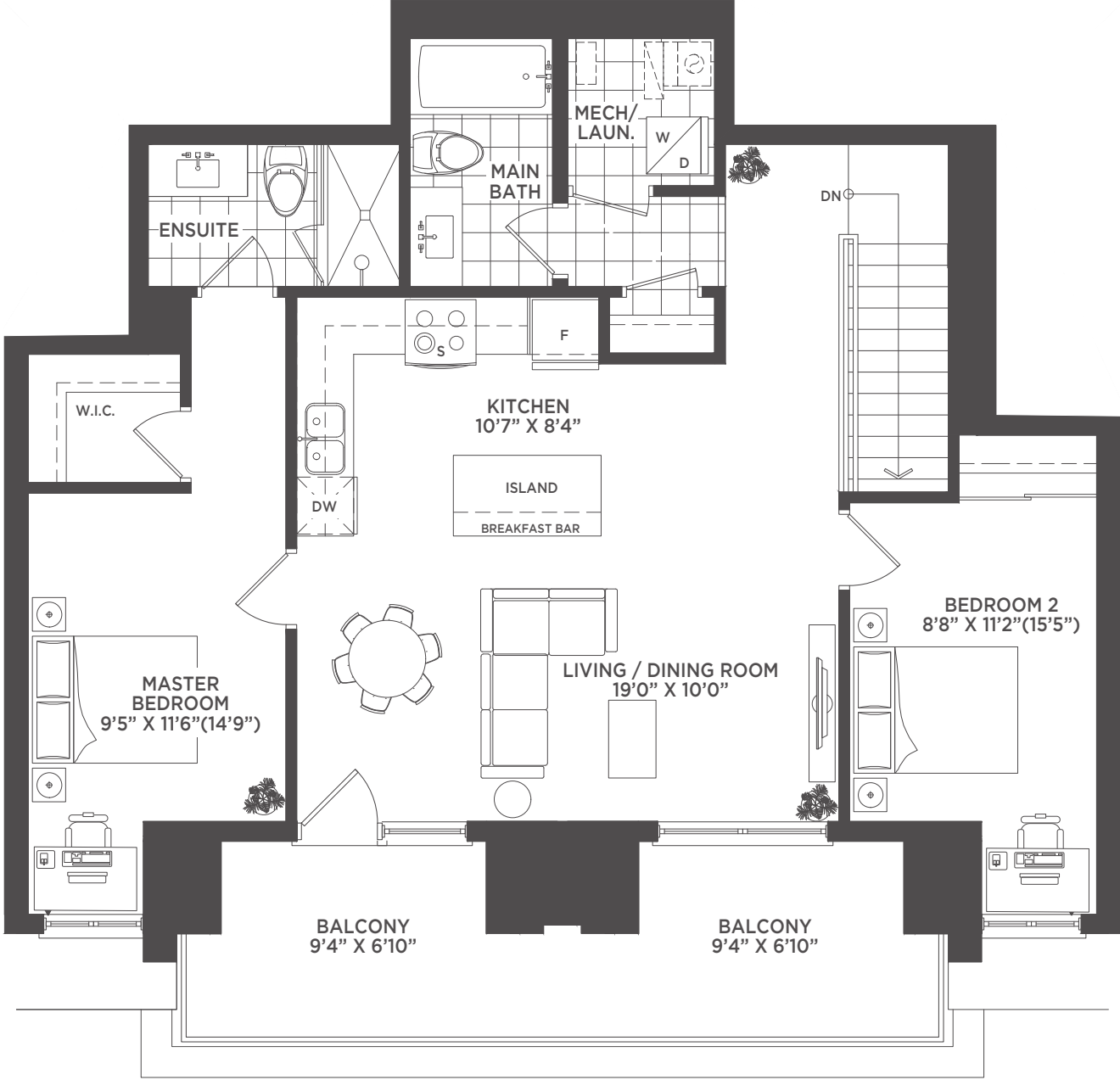
THE O'CONNOR - 1A

TWO BEDROOM

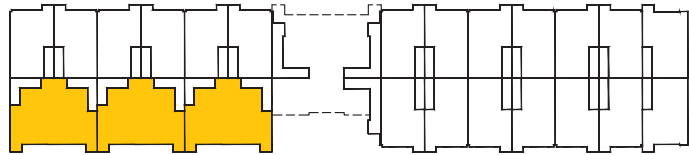
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PLUS 170 SQ. FT. OF OUTDOOR LIVING SPACE



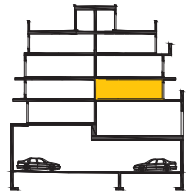
ENTRY



MAIN LEVEL



Key Plan



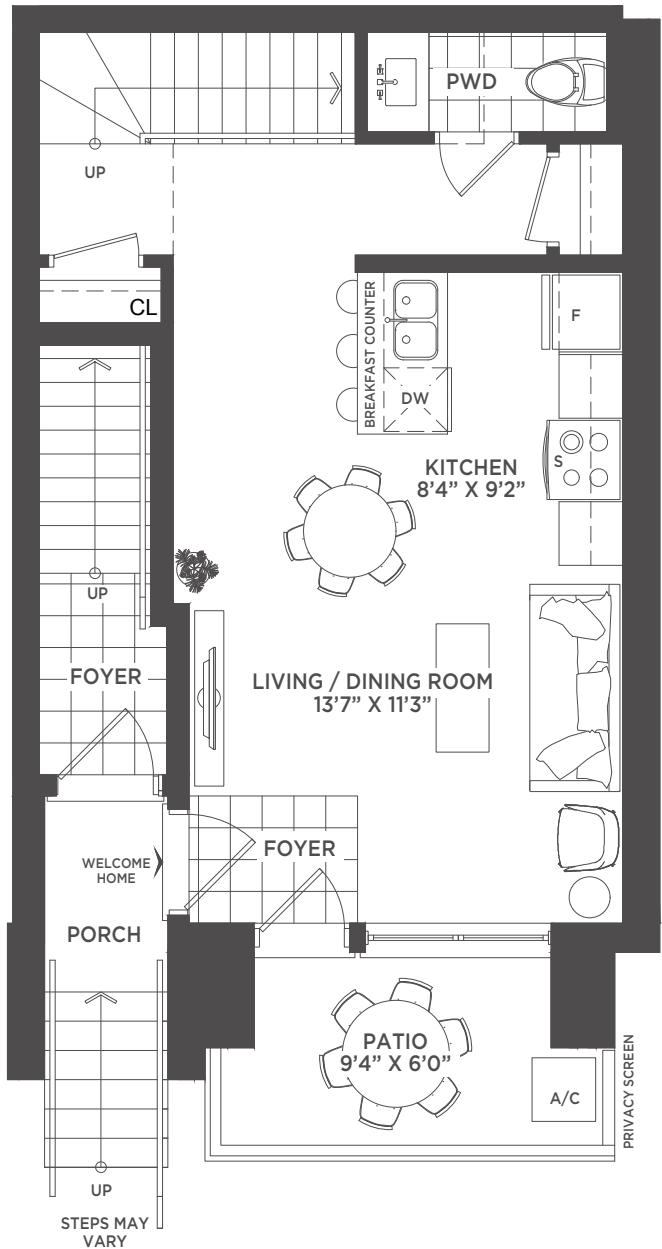
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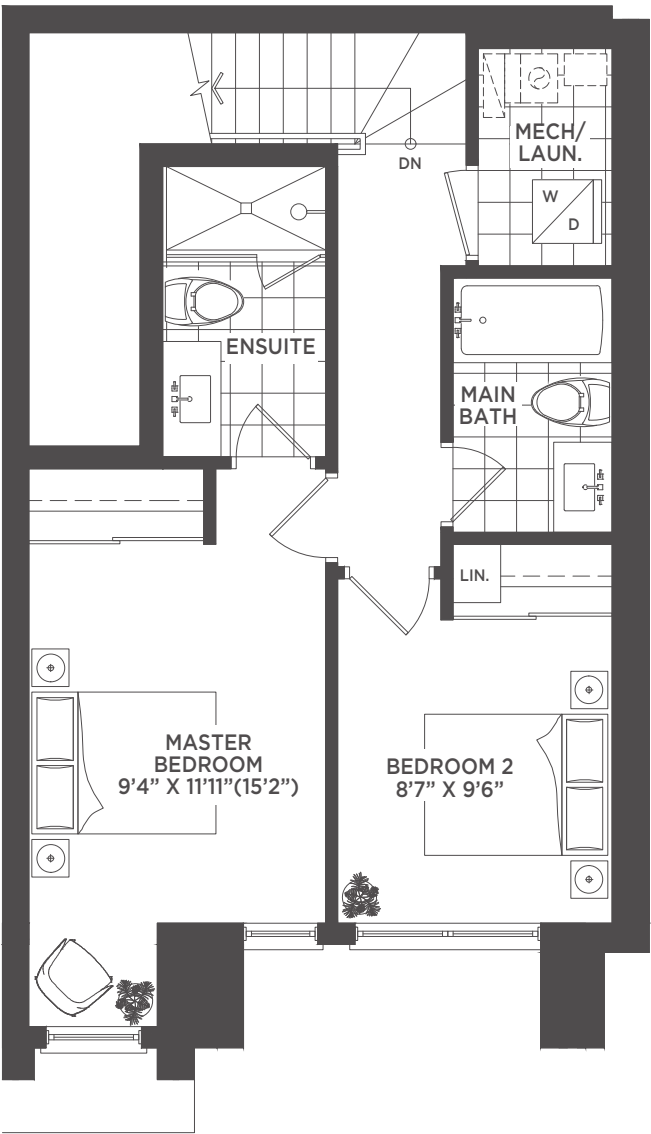
THE MILE - 2A-1E-SP

TWO BEDROOM

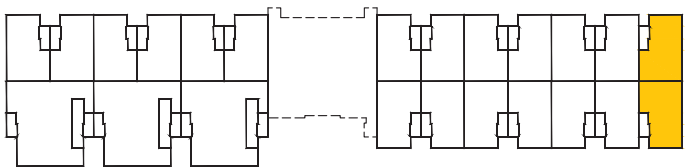
1,035 SQ. FT. OF INDOOR LIVING SPACE
PLUS 70 SQ. FT. OF OUTDOOR LIVING SPACE



MAIN LEVEL



UPPER LEVEL



Key Plan



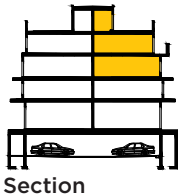
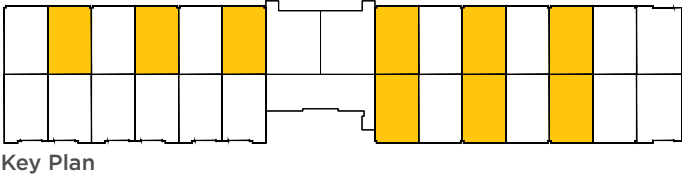
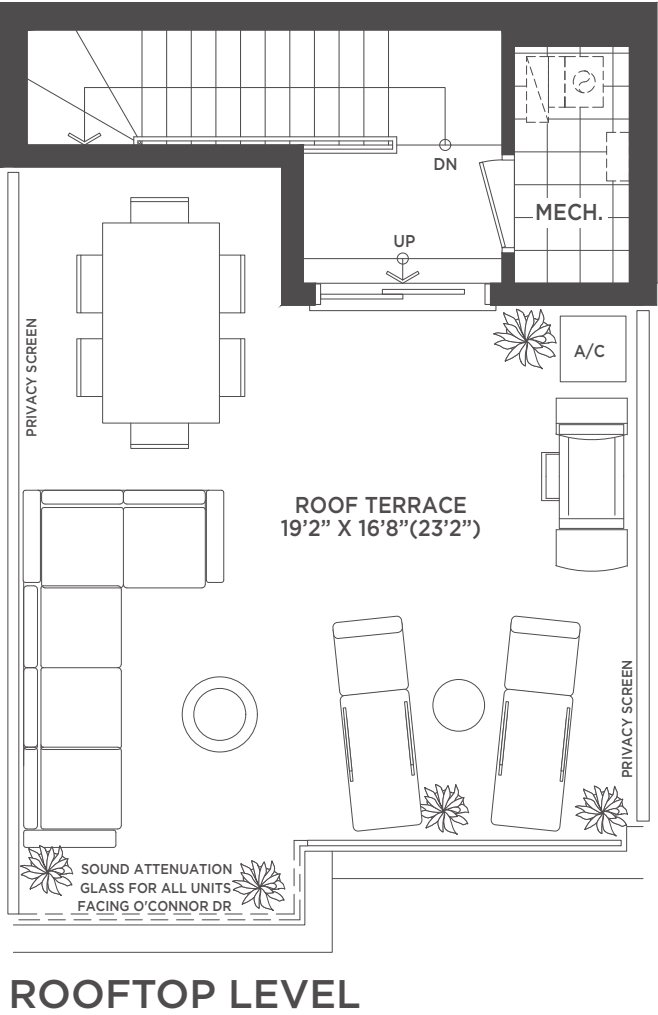
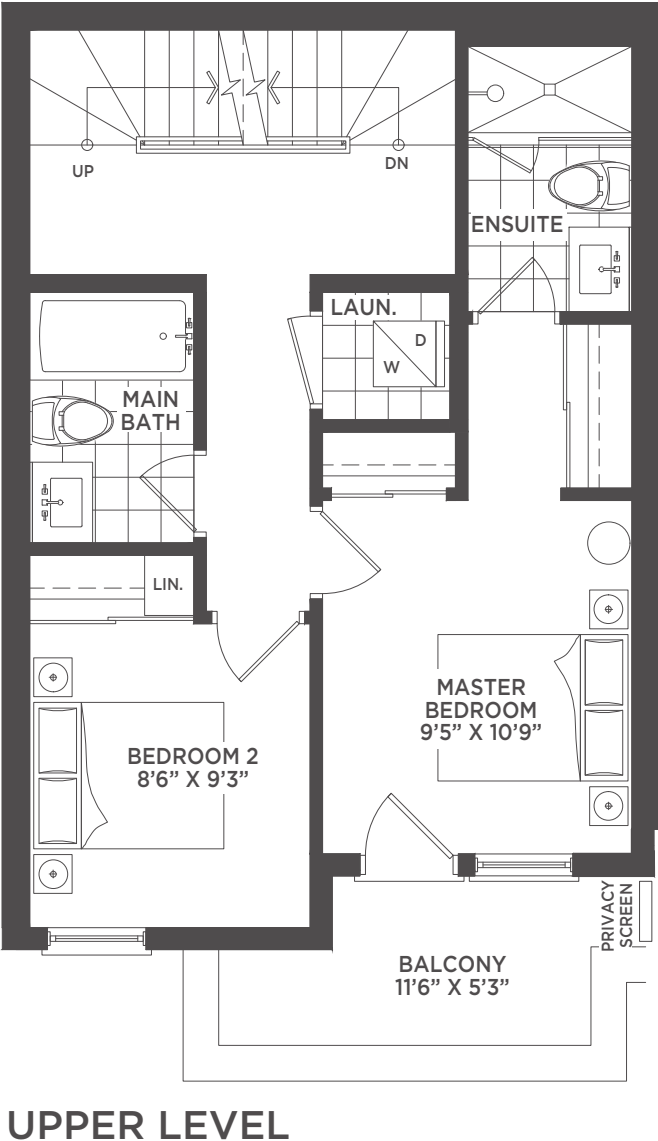
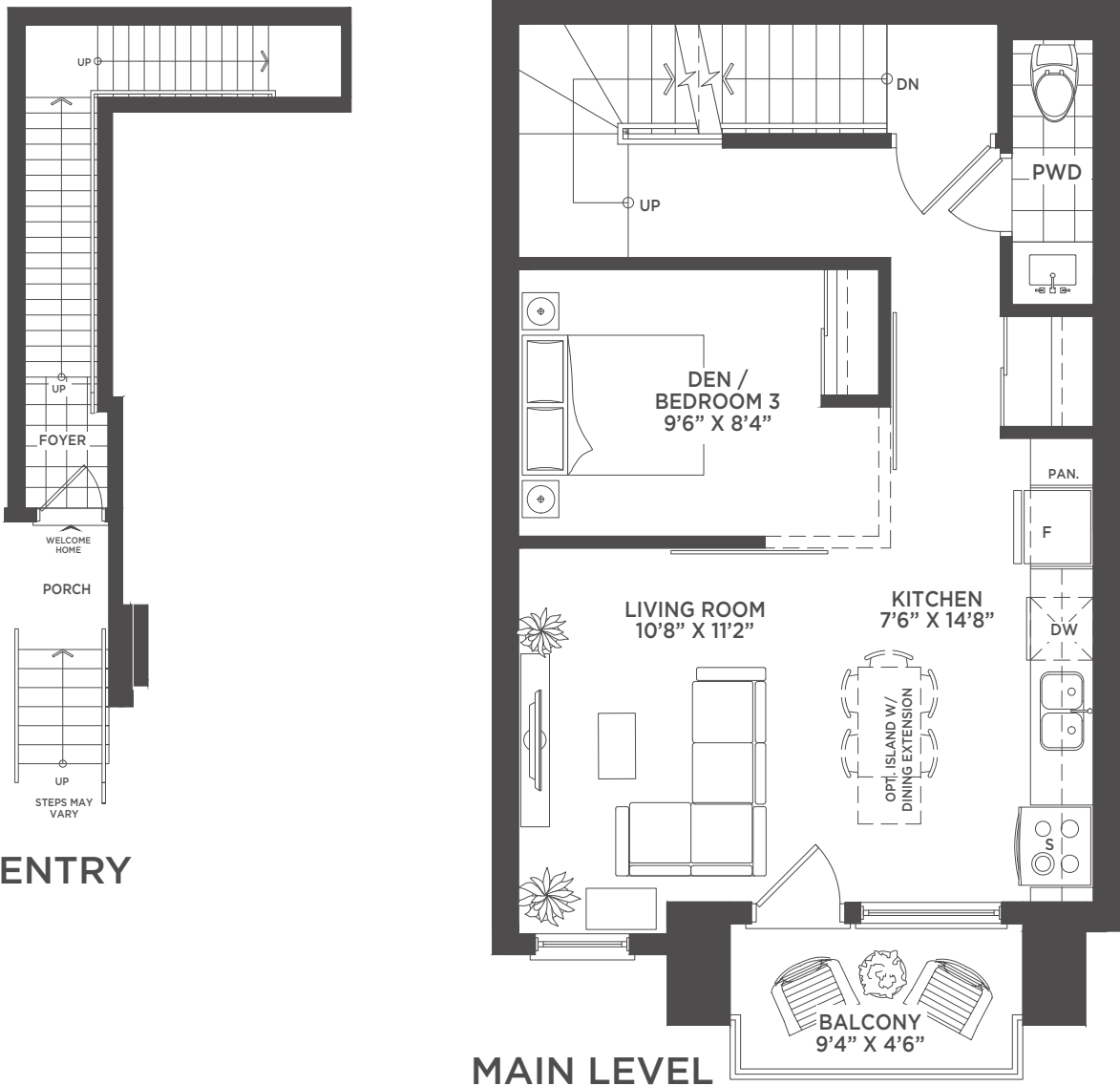
Section

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THE WESTVIEW - 2B-1

THREE BEDROOM

1,325 SQ. FT. OF INDOOR LIVING SPACE
PLUS 470 SQ. FT. OF OUTDOOR LIVING SPACE

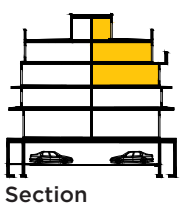
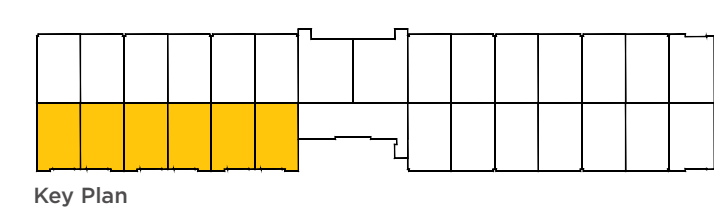
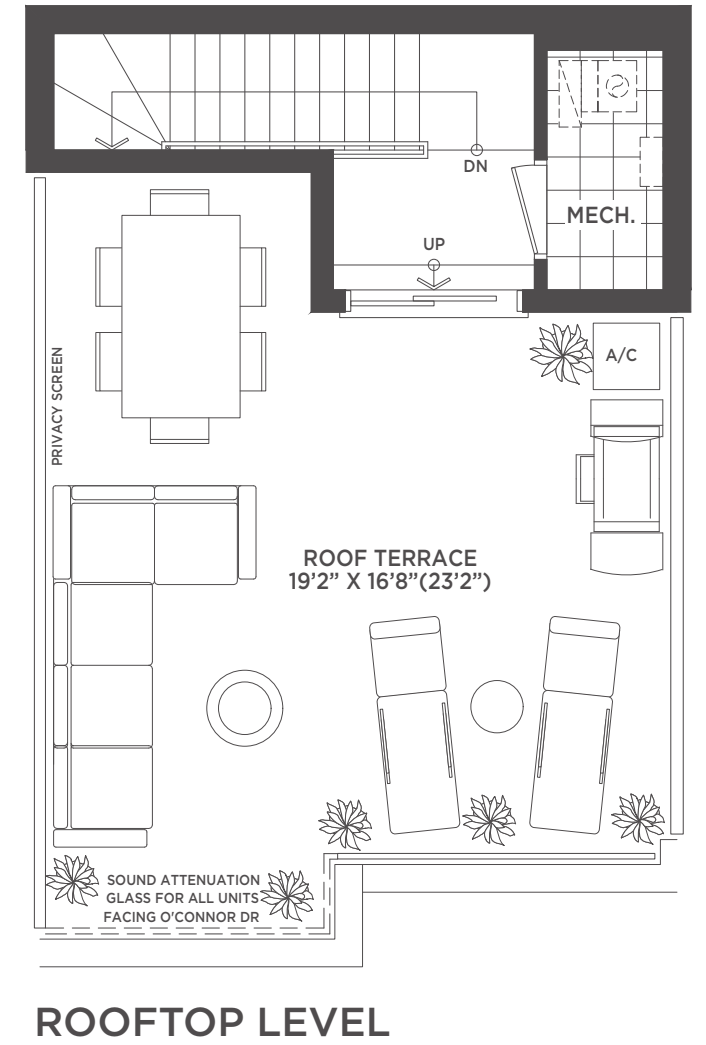
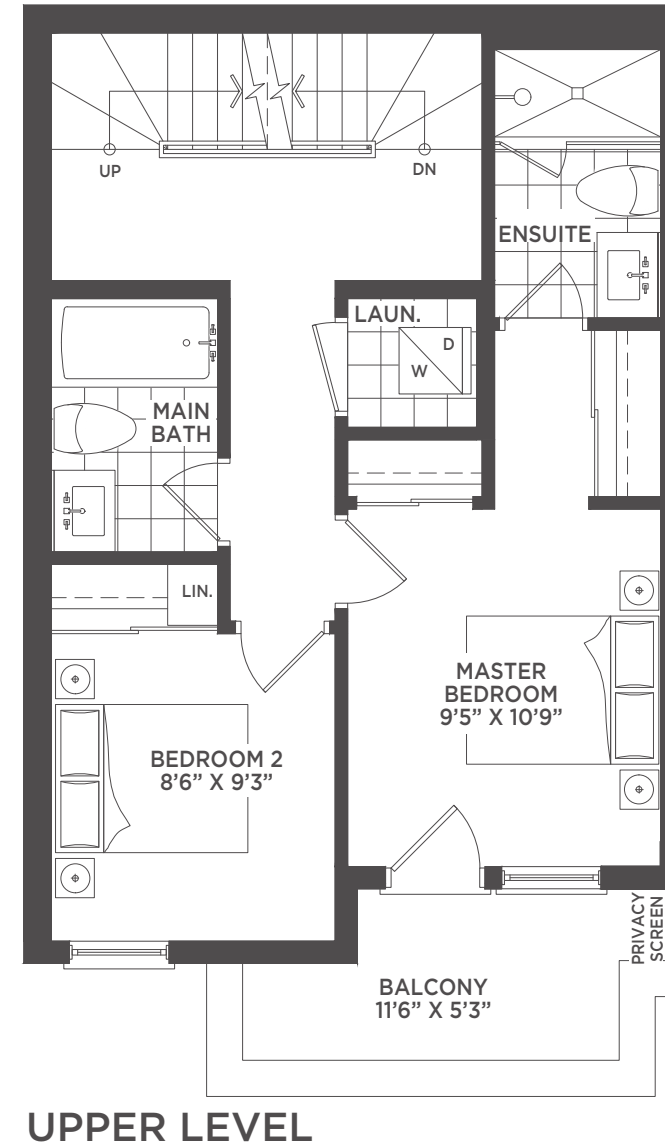
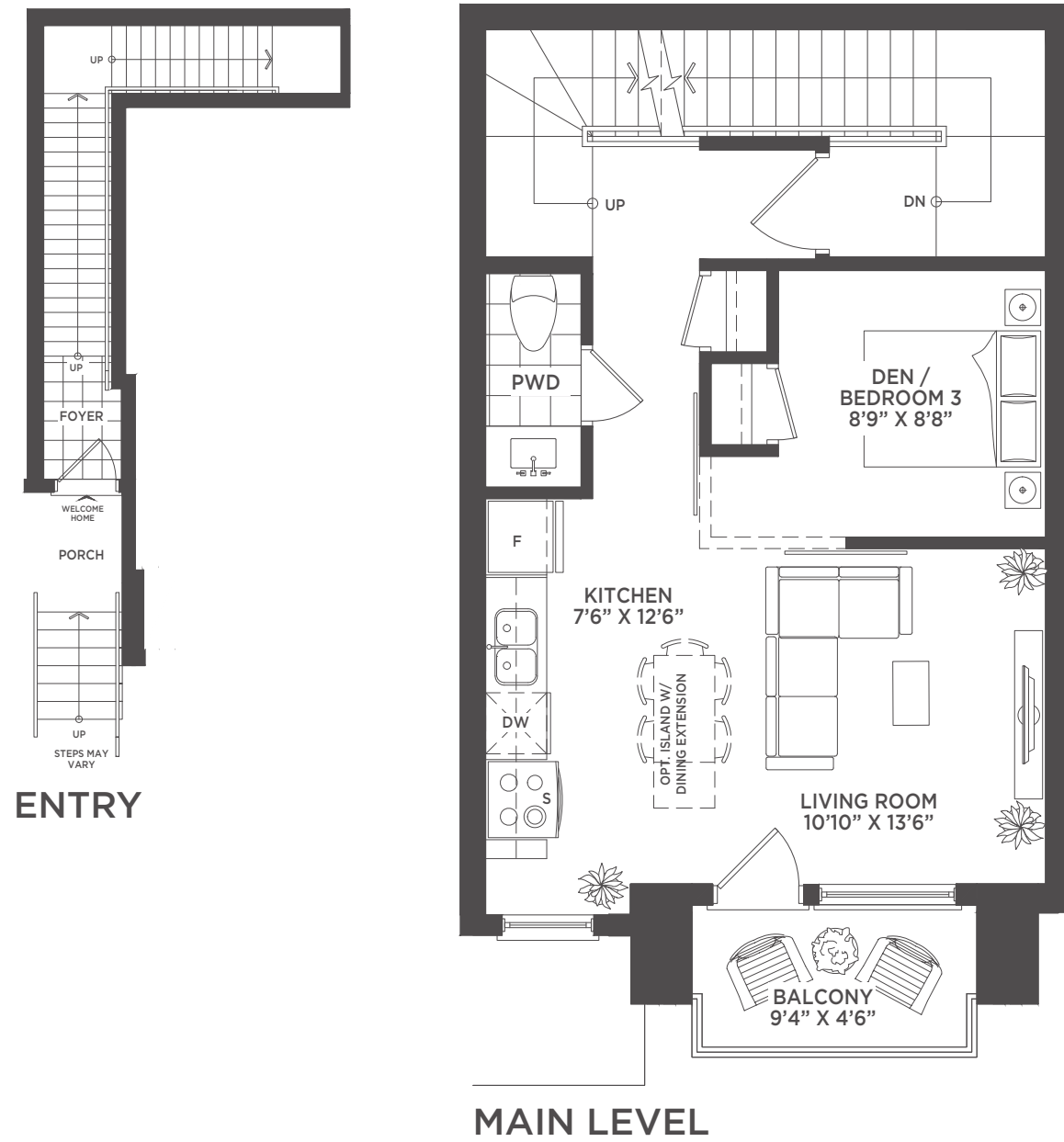


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THE HOLLAND - 2B-1-SP

THREE BEDROOM

**1,325 SQ. FT. OF INDOOR LIVING SPACE
PLUS 470 SQ. FT. OF OUTDOOR LIVING SPACE**

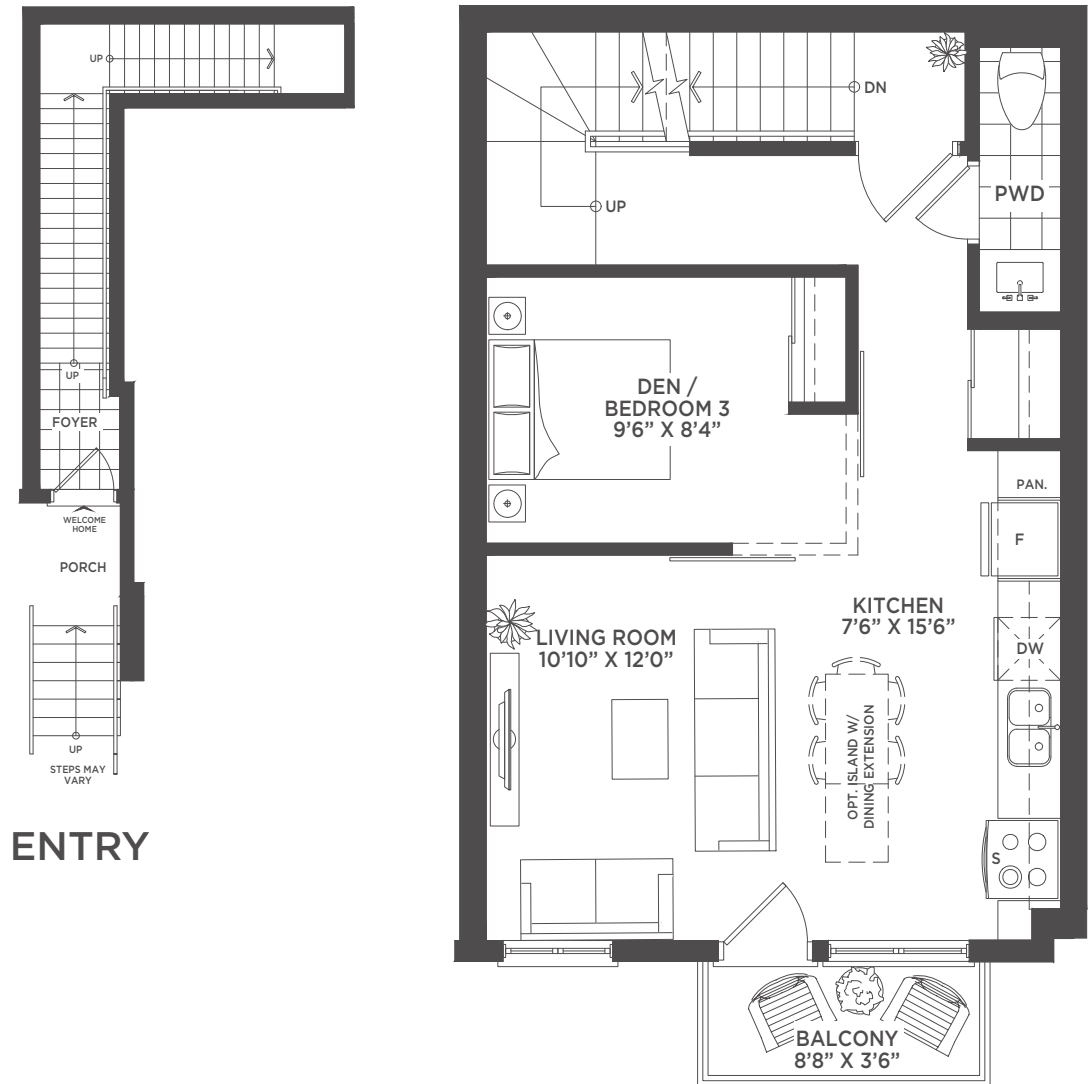


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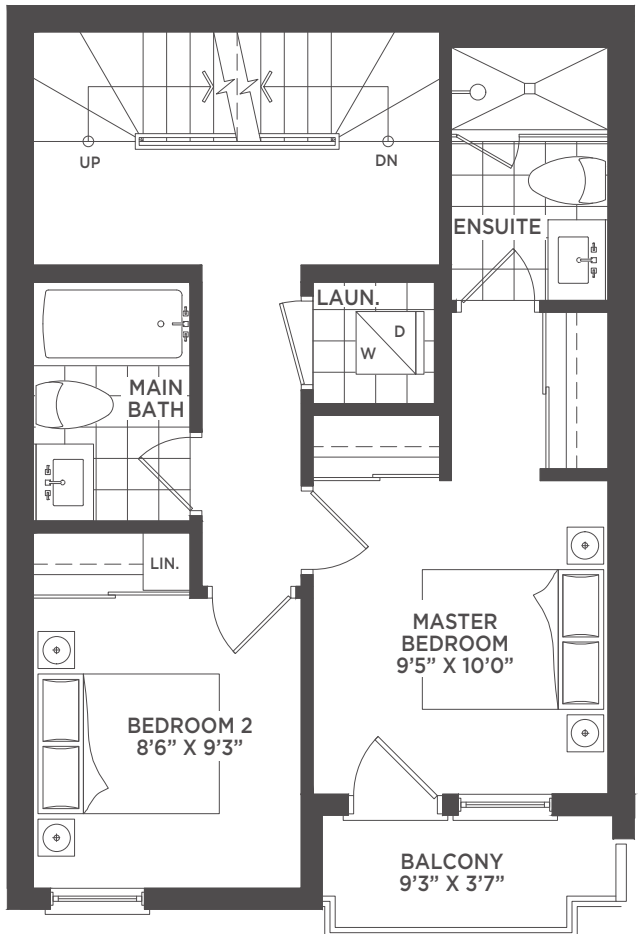
THE VICTORIA - 2B-2

THREE BEDROOM

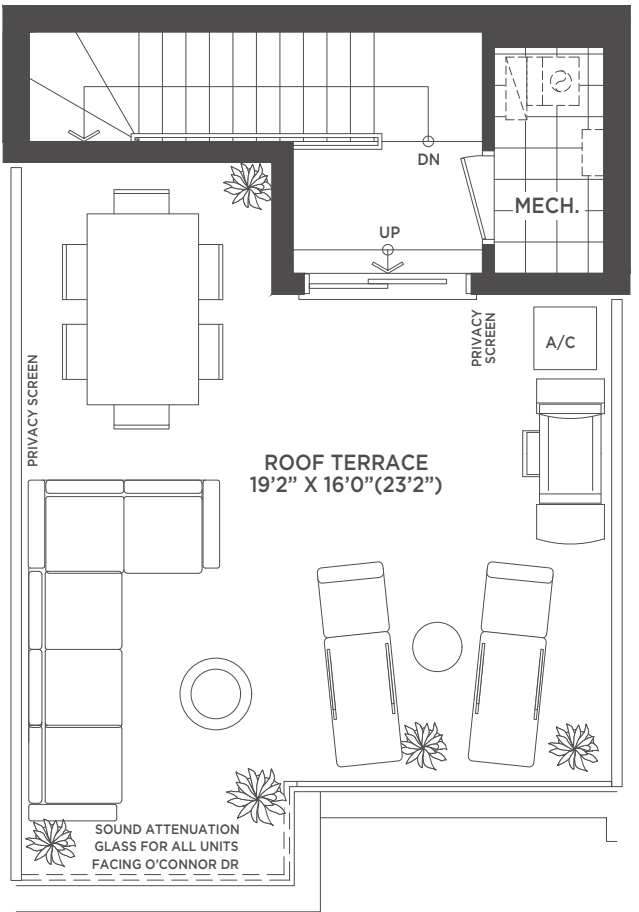
1,330 SQ. FT. OF INDOOR LIVING SPACE
PLUS 435 SQ. FT. OF OUTDOOR LIVING SPACE



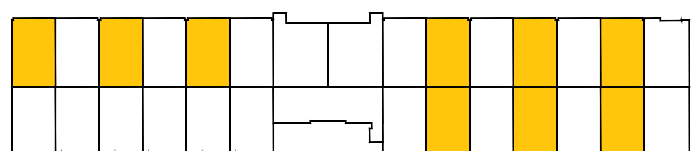
MAIN LEVEL



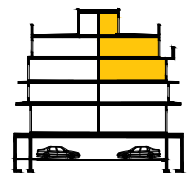
UPPER LEVEL



ROOFTOP LEVEL



Key Plan



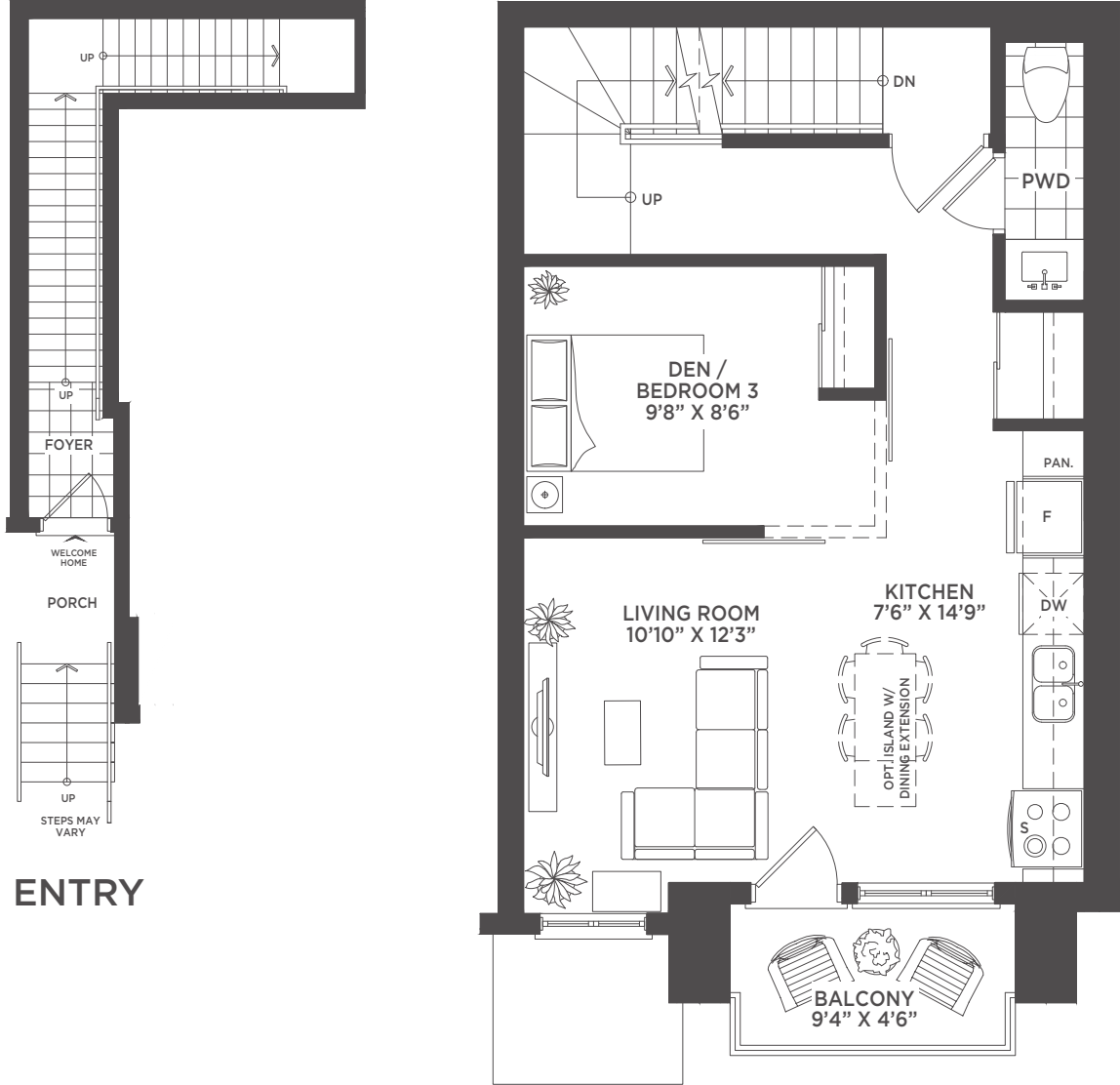
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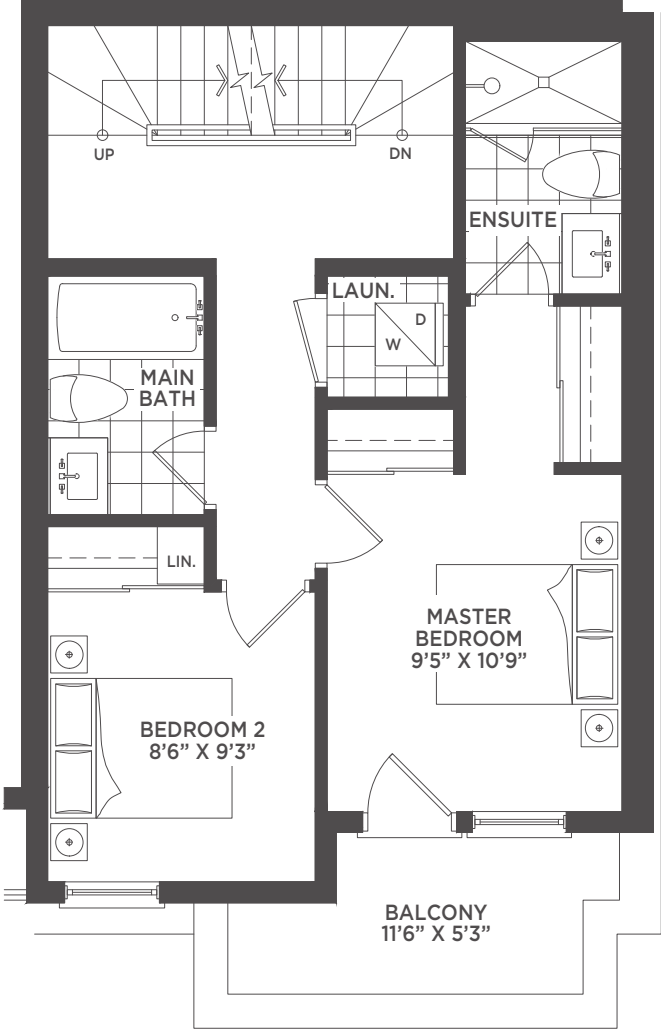
THE WARDEN - 2B-1E-SP

THREE BEDROOM

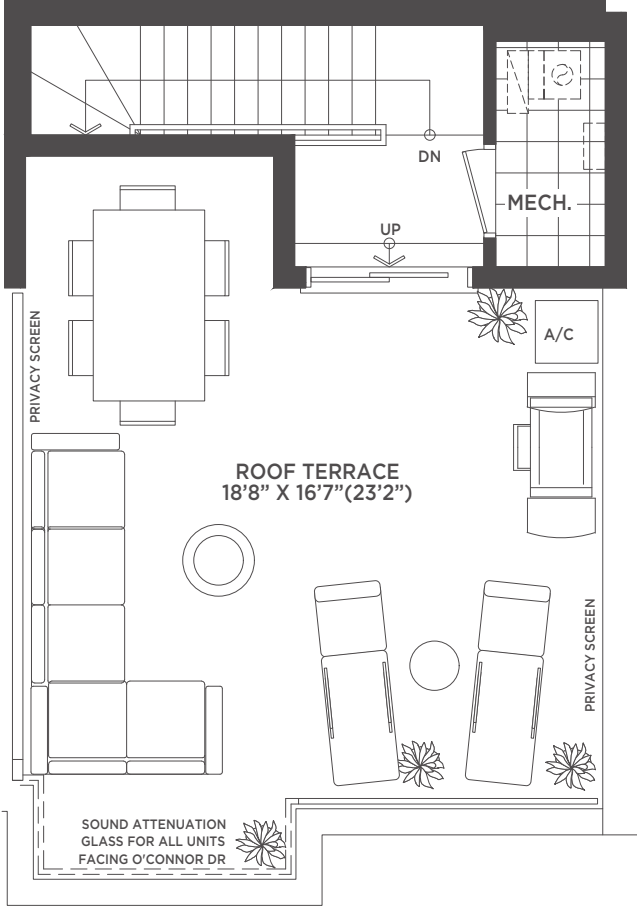
1,365 SQ. FT. OF INDOOR LIVING SPACE
PLUS 460 SQ. FT. OF OUTDOOR LIVING SPACE



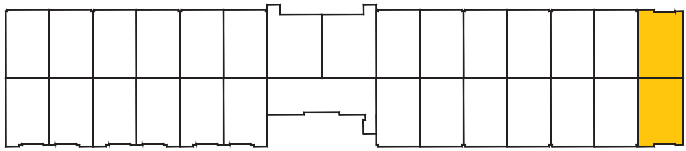
MAIN LEVEL



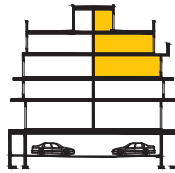
UPPER LEVEL



ROOFTOP LEVEL



Key Plan



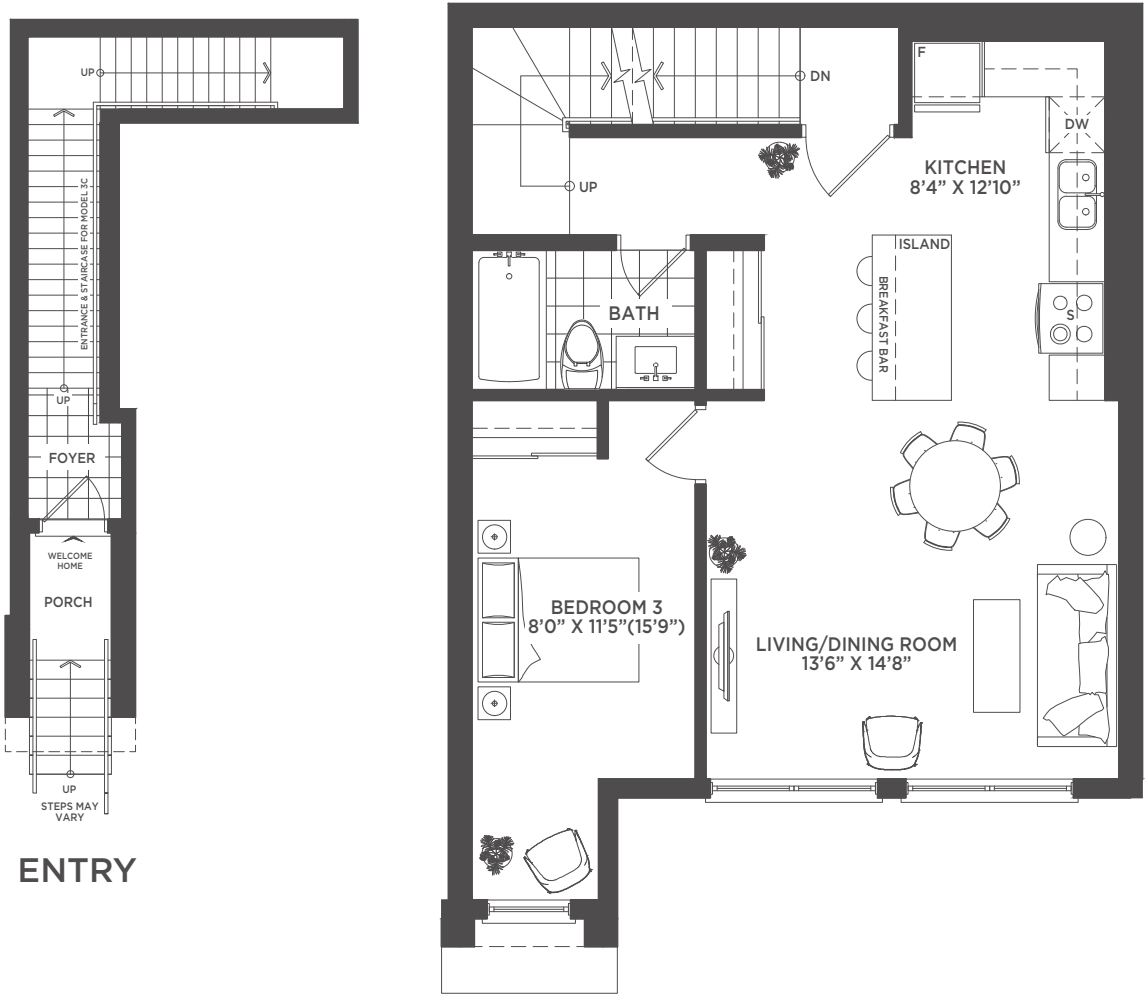
Section

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

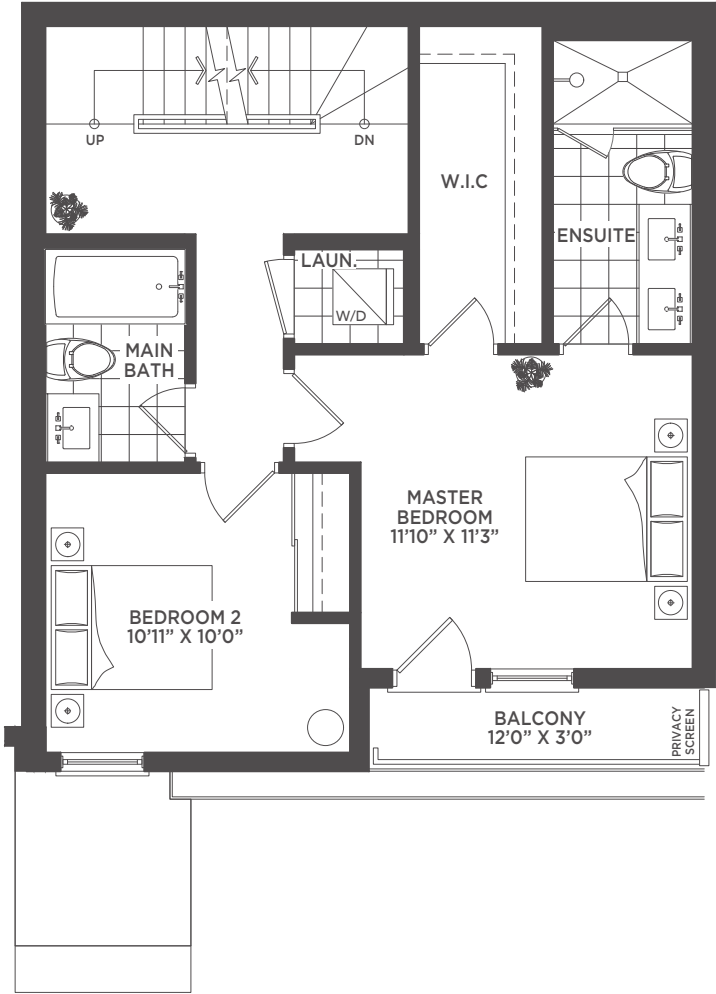
THE AMSTERDAM - 3C

THREE BEDROOM

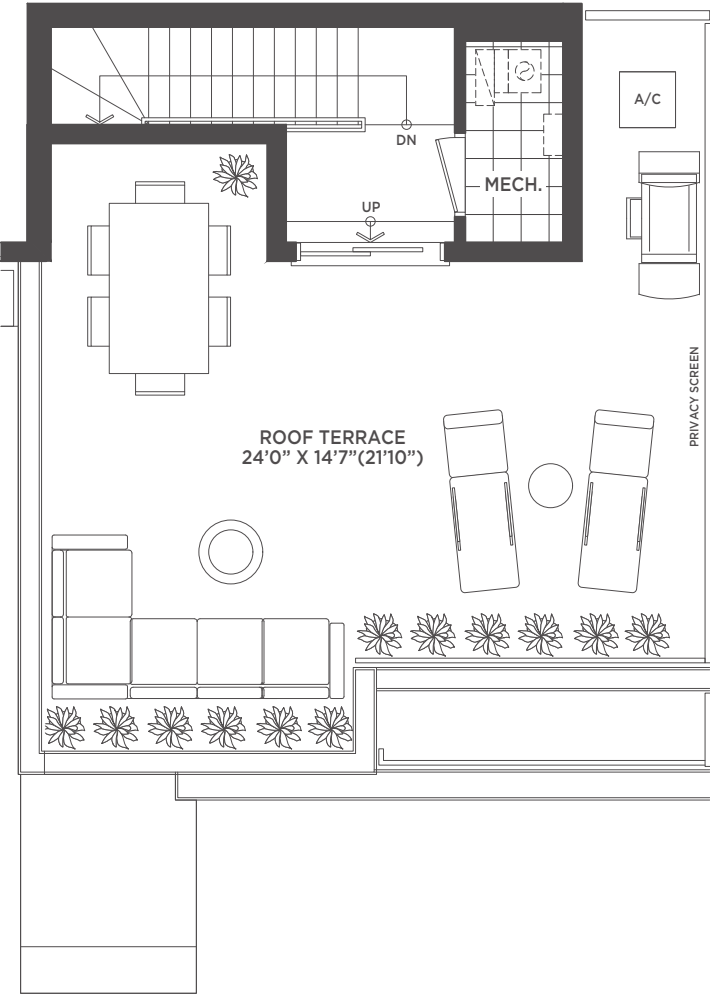
1,550 SQ. FT. OF INDOOR LIVING SPACE
PLUS 490 SQ. FT. OF OUTDOOR LIVING SPACE



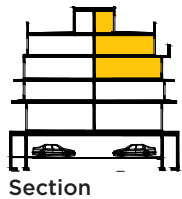
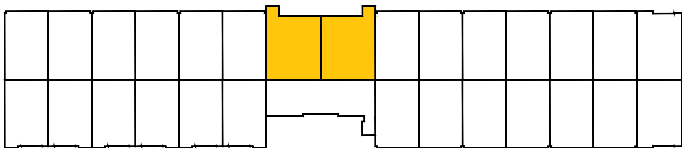
MAIN LEVEL



UPPER LEVEL



ROOFTOP LEVEL

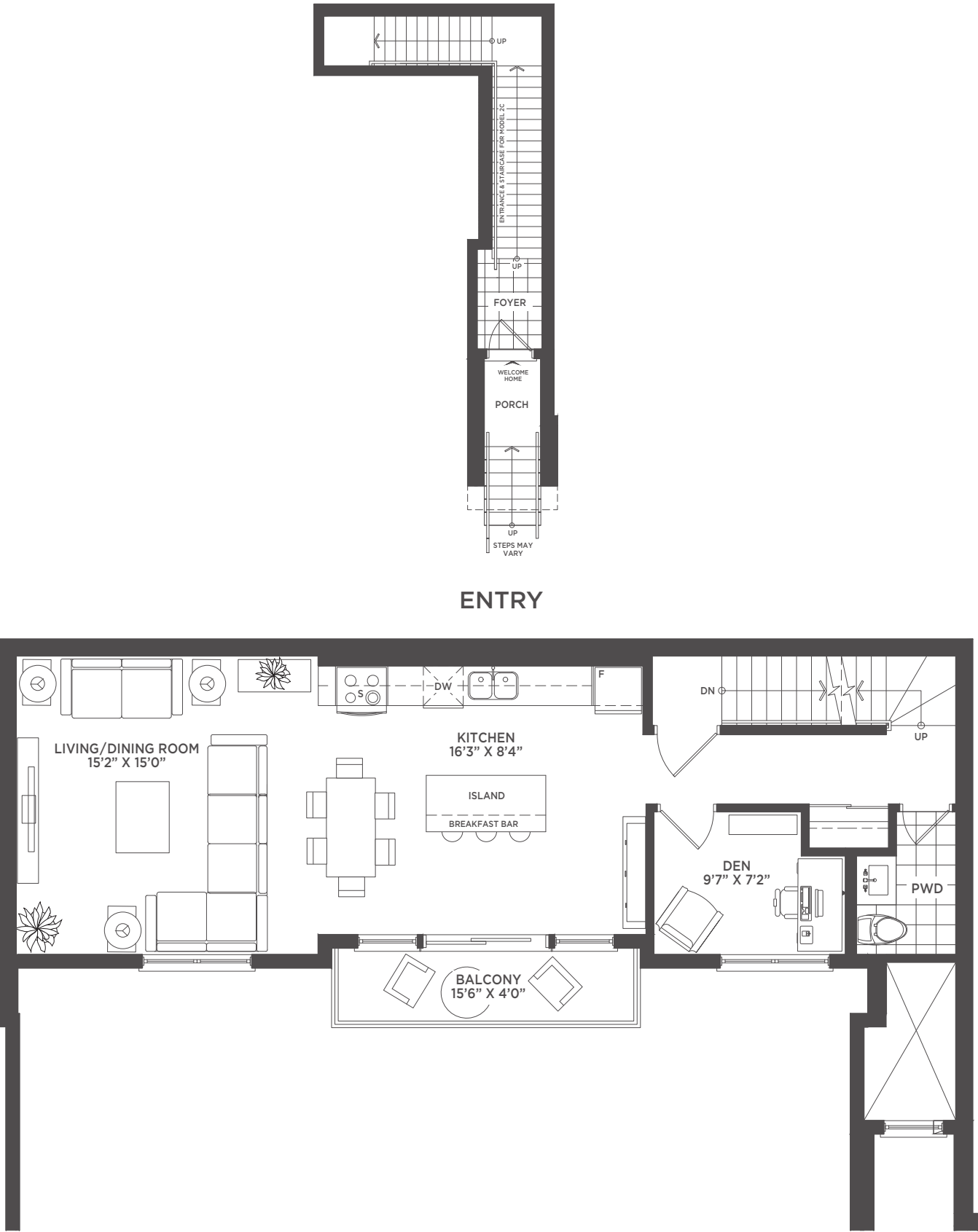


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THE ST. CLAIR - 2C

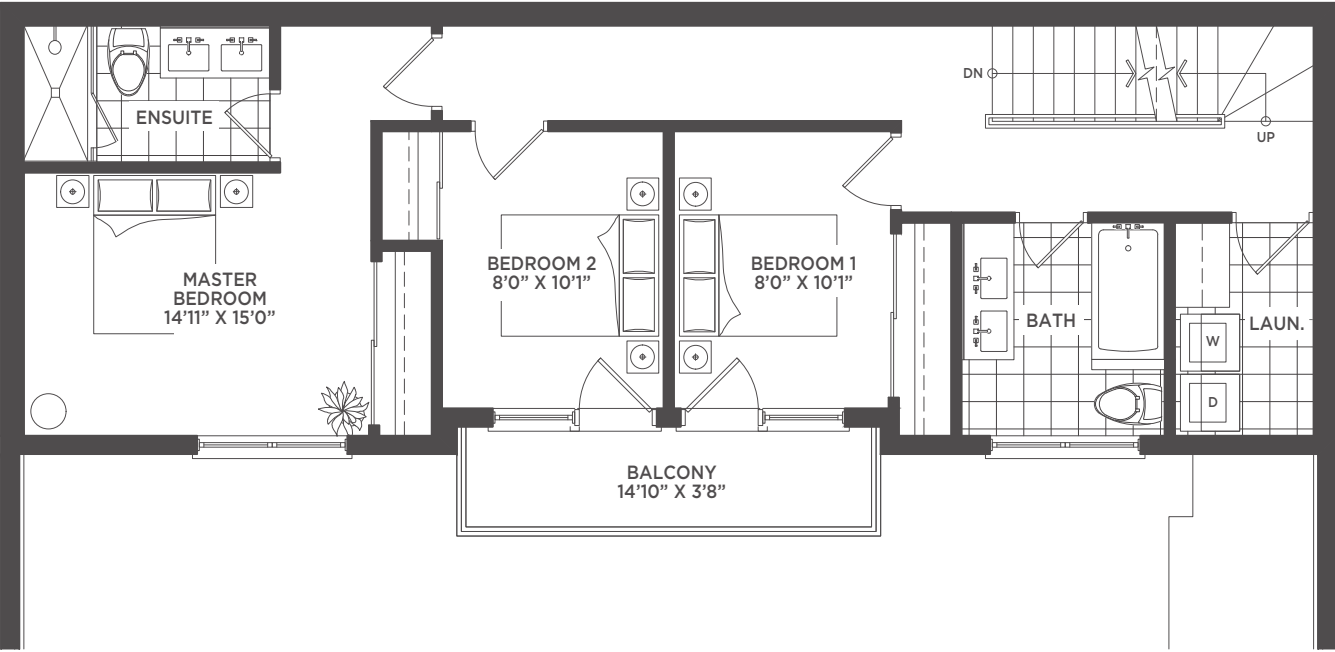
THREE BEDROOM + DEN

1,825 SQ. FT. OF INDOOR LIVING SPACE
PLUS 640 SQ. FT. OF OUTDOOR LIVING SPACE

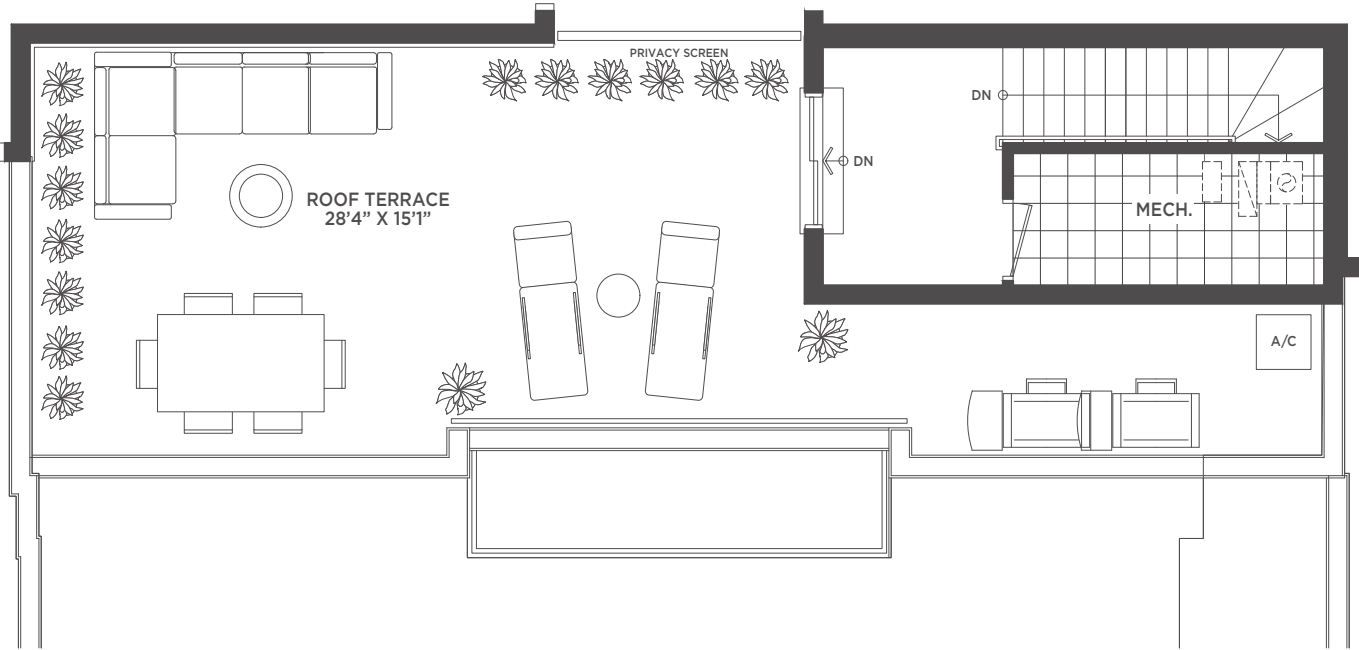


ENTRY

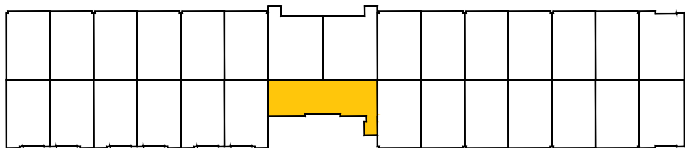
MAIN LEVEL



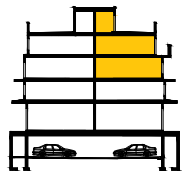
UPPER LEVEL



ROOFTOP LEVEL

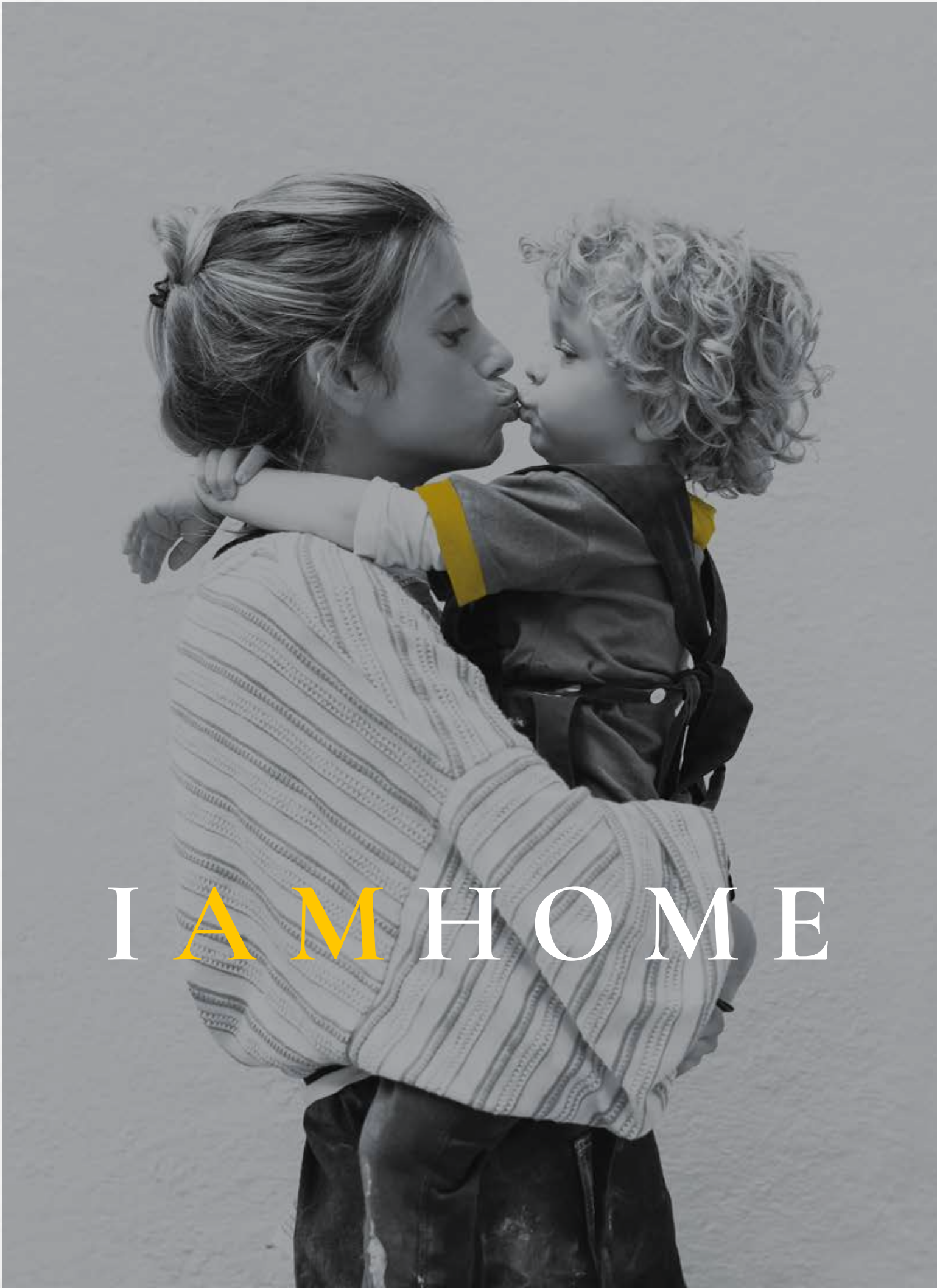


Key Plan



Section

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I AM HOME

AMSTERDAM

URBAN TOWNHOMES



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