

Brookdale

ON AVENUE ROAD

Introductory Preview Pricing

Model	Level	Residence Type	Interior Size	Exposure	Starting Price
1BA	2	One Bedroom	613	South	\$414,900
1BDF	2	One Bedroom + Den	704	South	\$463,900
1BD	3	One Bedroom	726	East	\$519,900
1BDE	3	One Bedroom + Den	695	West	\$529,900
1BDD	3	One Bedroom + Den	858	West	\$639,900
2BB	3	Two Bedroom	886	North West	\$658,900
2BC	4	Two Bedroom	954	East	\$668,900
2BDD	3	Two Bedroom + Den	1007	East	\$689,900
2BDK	4	Two Bedroom + Den	1105	East	\$754,900
2BDO	4	Two Bedroom + Den	988	North West	\$768,900
2BG	3	Two Bedroom	1067	North West	\$886,900
2BDB	2	Two Bedroom + Den	1237	West	\$898,900
2BDM	4	Two Bedroom + Den	1168	West	\$938,900
2BDL	4	Two Bedroom + Den	1411	North East	\$1,010,000
2BDT	5	Two Bedroom + Den	1304	South	\$1,040,000
2BDZ	6	Two Bedroom + Den	1235	South	\$1,060,000
2BDV	6	Two Bedroom + Den	1347	East	\$1,065,000
2BDQ	4	Two Bedroom + Den	1385	South West	\$1,149,900
2BDF	3	Two Bedroom + Den	1368	North West	\$1,160,000
2BDR	5	Two Bedroom + Den	1623	North West	\$1,385,900
2BDC	7	Two Bedroom + Den	1719	North West	\$1,525,900
3BDC	7	Three Bedroom + Den	2207	North East	\$1,785,900
3BDE	7	Three Bedroom + Den	2586	East-South-	\$2,319,900
3BDD	7	Three Bedroom + Den	2590	West-North-	\$2,319,900

All suites have exterior space. See individual plans for details.

Premiums apply to floors and views

Suite Features

Foyer; solid wood entrance door, pre-finished engineered hardwood or tile. Living/Dining; pre-finished engineered hardwood floor. Kitchen/Breakfast; pre-finished engineered hardwood floor, European inspired kitchen cabinetry, pantry with shelf organizers (select suites), stone countertops & coordinated backsplash, stainless steel undermount sink, breakfast seating area (as per plan), Thermador refrigerator, Thermador (gas or electric) cooktop, oven, microwave & hood fan, Thermador dishwasher, valance under cabinet lighting. Library/Den; pre-finished engineered hardwood floor, cable hookup. Bedroom; pre-finished engineered hardwood floor, full wall closet or walk-in closet (as per plan). Bathrooms; porcelain wall and floor tile, vanity with granite or quartz countertop, under-mounted sink, 5'6" bathrubs, frameless glass shower enclosure (as per plan), privacy locks. Laundry Room; Porcelain tiled floors, brand name high efficiency front load washer & dryer, laundry sink & cabinetry (select suites). Ceilings; 9' ceilings with bulkheads (as per plan) & drop ceilings in kitchen, bathroom, closets, foyer & Laundry room. Terraces/Balconies; living room and/or master bedroom access (as per plan), exterior lighting, metal railings.

Deposit Structure

\$5000 with Agreement to Purchase
balance to 5% in 30 days
5% in 120 days
5% in 365 days
5% in 540 days
5% on Occupancy

Tentative Occupancy: Winter 2016

Parking/Storage:

Parking Included. Second parking included with all units over \$1.5m. Additional parking available for \$40,000

Maintenance

Approximately \$0.65 per square foot plus parking and locker maintenance fees

Hydro, water, heating and cooling metered separately

Taxes

Estimated at approximately 0.79% of purchase price

Prices Include H.S.T.

Please see a Sales Representative for details.

Sales Representative:
Jane Mehlenbacher

Sales Representative:
Beverly Zuckerman

The Brookdale on Avenue presentation centre will be open early in the New Year. For advance information and purchasing opportunities please contact Beverly or Jane at 416-898-0285 to arrange for a private appointment.

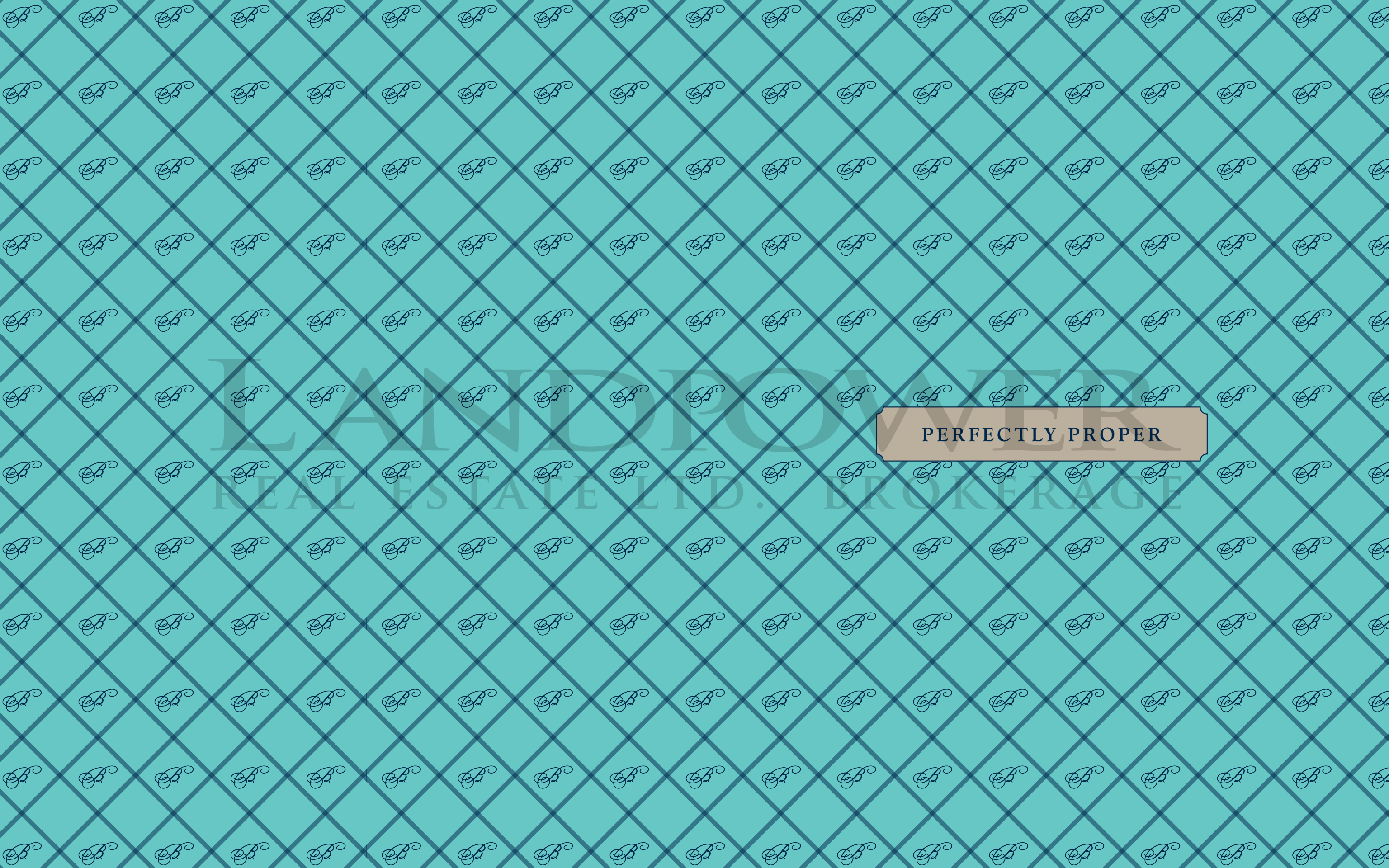


The

BROOKDALE Handbook

Official Guide to living
the Avenue Road & Lawrence condo lifestyle.

Brookdale
ON AVENUE ROAD



LANDPOOL
REAL ESTATE LTD. BROKERAGE

PERFECTLY PROPER

Grateful acknowledgements to all those who inherited family traditions along with family silverware, went to the right schools and summer camps, and inspired us to keep the North Toronto traditions strong for future generations.



OUR INSPIRATION:

Anderson Cooper, Chevy Chase, F. Scott Fitzgerald, Al Franken, Jodie Foster, Jane Fonda, Katherine Hepburn, Buck Henry, Princess Kate, John F. Kennedy Jr., Yo-Yo Ma, Conan O'Brien, Barack Obama, Michelle Obama, Brooke Shields, Kate Spade, Gertrude Stein, Martha Stewart, Stephen Sondheim, Meryl Streep, James Taylor, John Updike, Sigourney Weaver, Robin Williams, Thom Wolfe, Frank Lloyd Wright and of course, Princess Diana.

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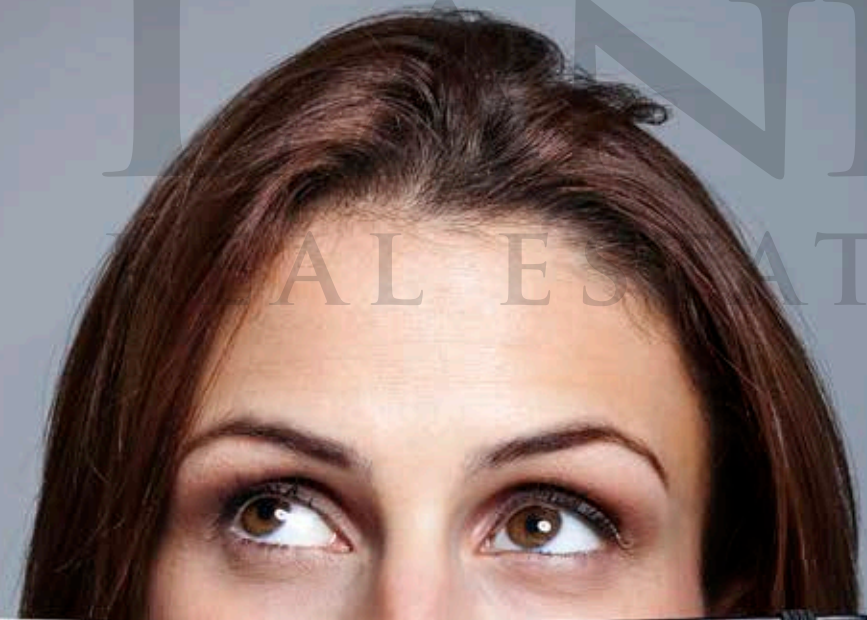


CHAPTER I

A Brief Recap of the Rules

Each of us who understands the appeal of Brookdale on Avenue Road was brought up knowing The Rules, the importance of longstanding traditions and the healthy appeal of outdoor sports.

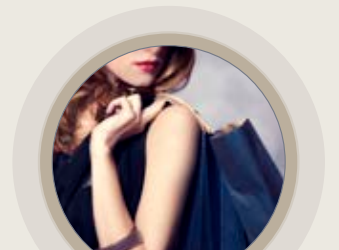
Especially after a few drinks with friends. But a quick recap of a few of The Rules is a bit like buffing up the heirloom silver we inherited along with our parents' values. It's always there, but it shines a bit brighter with some extra polish. So, pour yourself a G and T, sit down in Father's old leather armchair and brush up on a few of the truths that give us ease and confidence in all social situations.



the
BROOKDALE
Handbook



RULE 437:
You don't (really) need a nickname to own here.



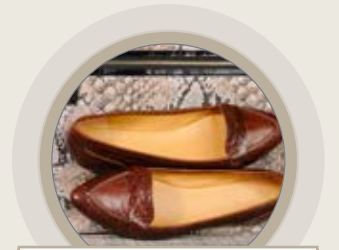
RULE 298:
Shopping is as much a sport as golf.



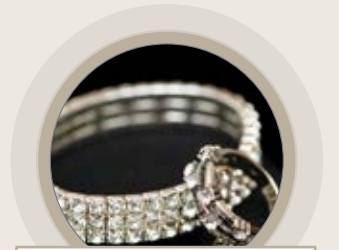
RULE 234:
It's never appropriate to text at the table.



RULE 83:
A blue blazer is always appropriate (whatever your gender).



RULE 43:
Handbags and shoes do not need to match.



RULE 157:
Jewelry should not match (but precious metals should).



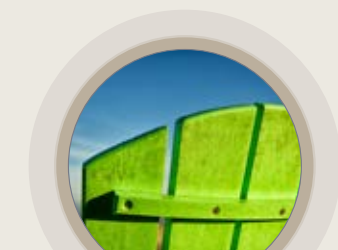
RULE 21:
Men may wear sneakers with linen or cotton trousers to casual summer parties. Socks are optional.



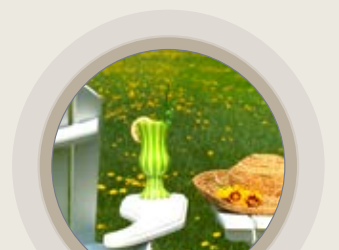
RULE 54:
Heels should never be too high to run in - on cobblestones or on a dock, in case of a spontaneous foot race.



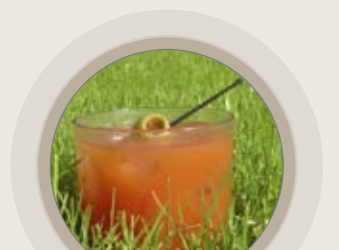
RULE 312:
A handwritten Thank You Note is always appropriate.



RULE 73
"Weekend" is also a verb.



RULE 74:
As is "Summer".



RULE 59:
It's not a Bloody Mary without horseradish.

A close-up photograph of a man with a beard adjusting a colorful plaid bow tie. He is wearing a blue and white striped dress shirt. The image is framed by a thin red border. Overlaid on the image is the text 'LEAN AND POWER' in large, semi-transparent letters, with 'REAL' and 'KERAGE' below it. A small grey box with a white border contains the text 'THE IMPORTANCE OF TRADITION' in a serif font.

LEAN AND POWER
REAL KERAGE
THE IMPORTANCE OF TRADITION

MADY IS PROUD TO INTRODUCE

Brookdale

ON AVENUE ROAD

MADY is a diversified family-run company that has grown to become one of the most active developers in Ontario with more than 1,500 condos and 1.5 million square feet of commercial and retail projects. This truly remarkable, 40-year record of accomplishment has established MADY in the forefront of quality development today.



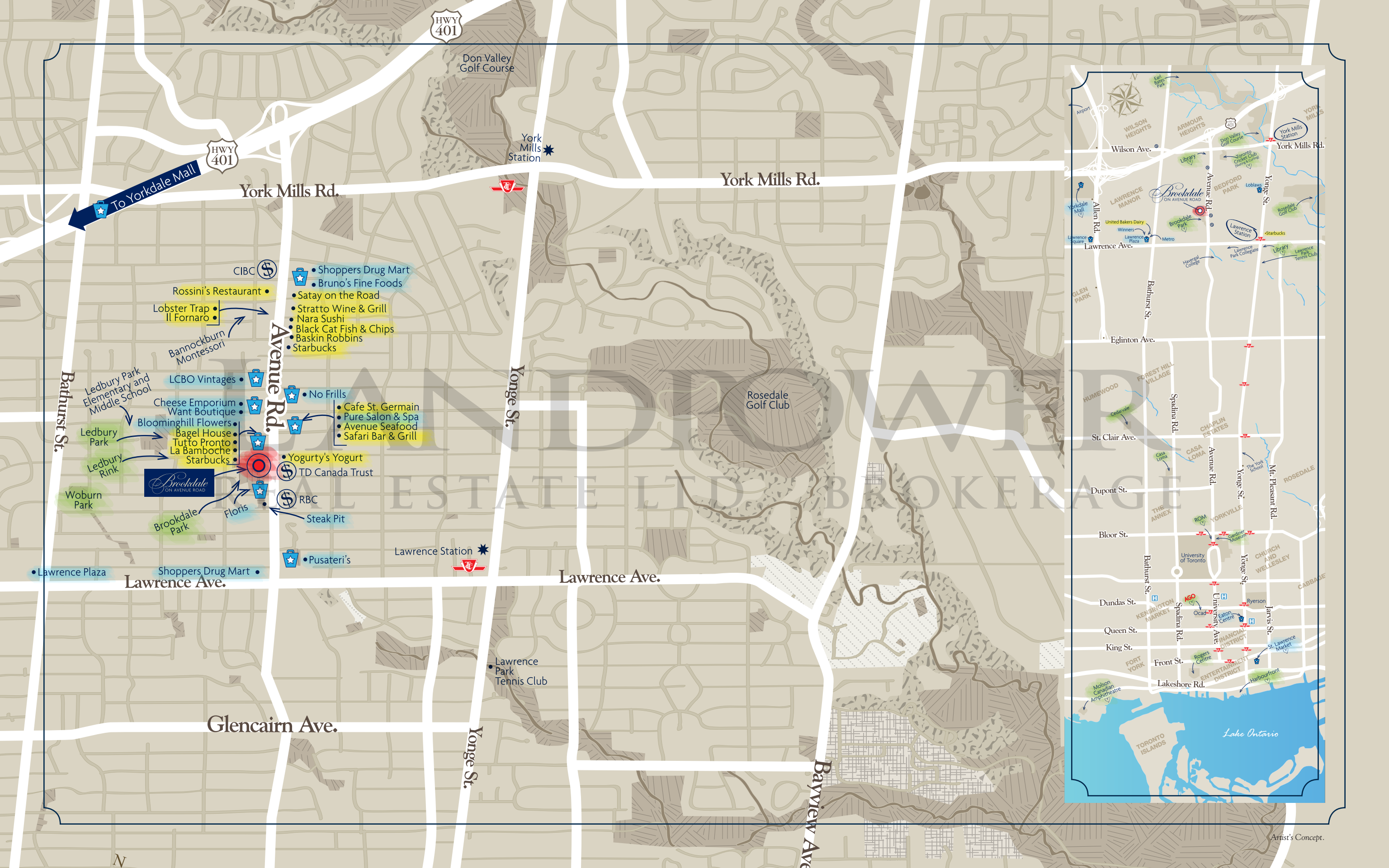
VIEW FROM AVENUE ROAD

Places and Settings: The Avenue Road & Lawrence Lifestyle



Living at Brookdale on Avenue Road means being a short brisk walk from so many things that make life more complete. Like watching the spaniel and stroller ballet in Brookdale Park. Or running down to Pusateris to pick up tonight's dinner. Or Bruno's, or Metro or No Frills. Or better yet, ordering in. Like stopping at the LCBO to pick up a bottle of Pinot Noir, or a new craft beer at the Beer Store. Or a quick visit to Shoppers Drug Mart. Or stepping out to dinner at Café St. Germain, Rossini, La Cascina, Safari or Tutto Pronto. Or meeting friends at the Pheasant and Firkin or Honey's Beestro. Or grabbing a great burger at The Burger's Priest and then dessert at Yogurty's, Baskin and Robbins or La Bamboche. Or shopping at any of dozens of local boutiques. As they say, there's a place for everything. And this is your place.





HWY 401

HWY 401

To Yorkdale Mall

Don Valley Golf Course

York Mills Station

York Mills Rd.

York Mills Rd.

CIBC

- Shoppers Drug Mart
- Bruno's Fine Foods
- Satay on the Road
- Stratto Wine & Grill
- Nara Sushi
- Black Cat Fish & Chips
- Baskin Robbins
- Starbucks

Rossini's Restaurant

Lobster Trap Il Fornaro

Bannockburn Montessori

LCBO Vintages

Cheese Emporium

Want Boutique

Bloominghill Flowers

Bagel House

Tutto Pronto

La Bamboche

Starbucks

Brookdale ON AVENUE ROAD

Floris

• Yogurty's Yogurt

• TD Canada Trust

• RBC

• Steak Pit

• Pusateri's

Lawrence Station

Yonge St.

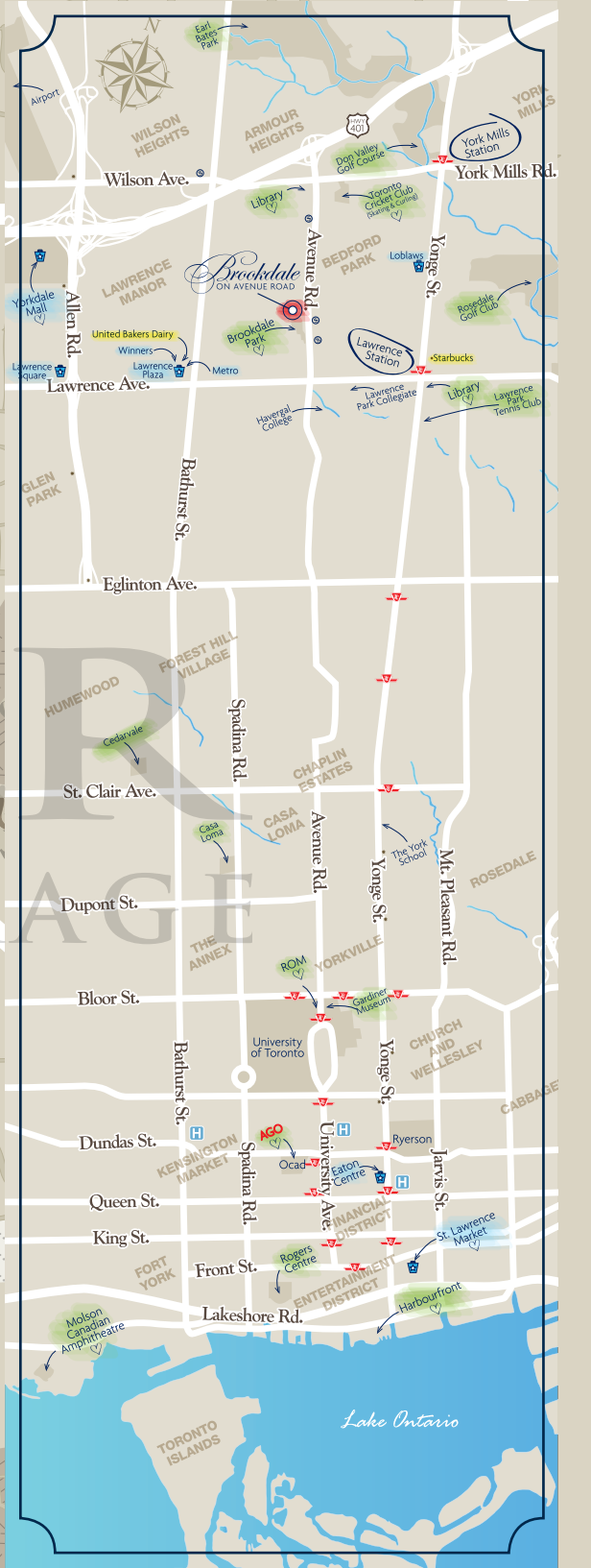
Rosedale Golf Club

Lawrence Ave.

Glencairn Ave.

Yonge St.

Bayview Ave



Artist's Concept.

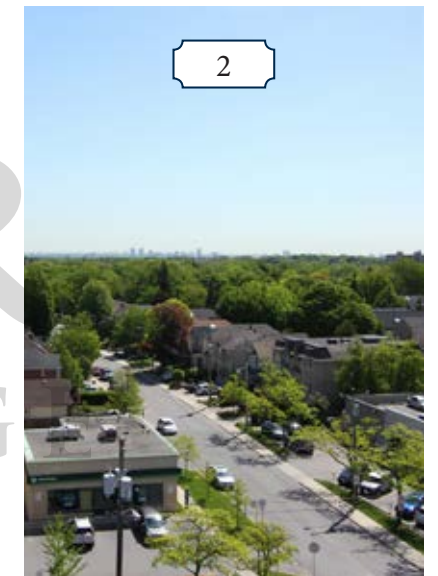
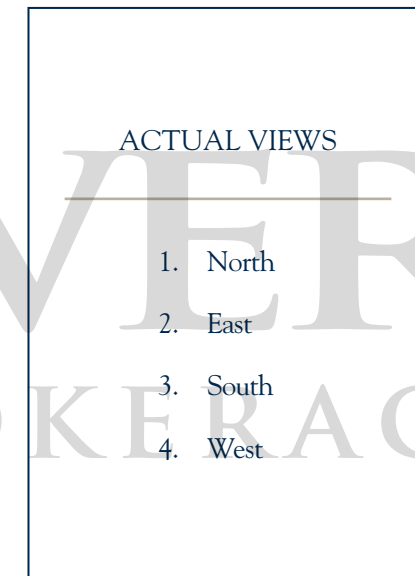
CHAPTER III

Overlook Something Memorable

Every view at Brookdale on Avenue Road has something special to recommend it. What vista do you want your suite to overlook? Do you want to be connected to the street below the tree canopy on Brookdale? Would you prefer a western view over the rooftops of Fairlawn? North up Avenue Road? Perhaps east towards the pulse of Yonge St. and the morning sun? Or have you always dreamed of a cityscape view south towards the towers of downtown? It's your choice.

At Brookdale on Avenue Road, the view is breathtaking, however you look at it.

LANDPOWER
REAL ESTATE LTD





THE LOUNGE AND DINING ROOM

Artist's Concept.

CHAPTER V

Fun Meets Functionality

At Brookdale on Avenue Road, we made sure we designed elegant and inviting spaces for you to get together with family, friends and your Brookdale neighbours. The beautifully designed lounge and large outside terrace is a great place to host a party, to get together for a drink after work or to read a book on a sunny Saturday afternoon. An additional private dining room is a perfect space for a meeting or to host a formal dinner party.



Artist's Concept.



THE LOUNGE AND TERRACE

How to Throw a Party

(If it's a success, make it an annual event!)

Big parties. Small parties. Socializing and entertaining are two of the important things that bring us together. Especially if there's a great theme, fun retro music and a photo album in the future showing all tonight's embarrassing events that we'd like to someday forget. Annual parties bring tradition and permanence to our social circle and in-jokes about last year's event can add spice to any get together. That's what's so wonderful about The Lounge. It's a perfect place to meet friends, watch the Game or host a private dinner in the Formal Dining Room.

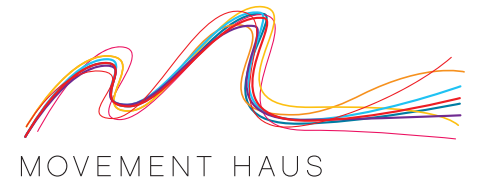




JANIPROWER
REAL ESTATE LTD. BROKERAGE

— Get Healthy. —
Get Fit. Move.

The Movement Haus-branded fitness centre at Brookdale on Avenue Road was designed and equipped by industry leaders, the Benchmark Group, who will also provide a myriad of professional health and fitness services to help you set the benchmark for your best health ever. With state-of-the-art equipment, including televisions for each machine, the Fitness Room will be a compelling lifestyle feature enticing residents to get fit and de-stress.





THE BROOKDALE TERRACES

Artist's Concept.

CHAPTER VI

The Rooftop Terrace

At Brookdale on Avenue Road, every day is a little bit sunnier and the stars are brighter at night because of our balconies, terraces and especially our fabulous Rooftop Terrace. The views from here are some of the best in the city, from the treelined streets of our local neighbourhood, to the energy of Avenue Road and the city skyline to the south. This elegant terrace is divided into formal and casual seating areas with gas barbecues and a fireplace so you can relax and read a book, meet with neighbours or entertain guests al fresco. Of course there will be lounge chairs and umbrellas for people who'd like to catch a few rays. And raised planter dividers will create privacy, so even when others are there, you can have your own personal space.

POWER
D. BROKERAGE



Artist's Concept.

Decorum Starts with Décor

FOYER

- Solid-core wood entrance door with self closing mechanism
- Pre-finished engineered hardwood or tile

LIVING ROOM & DINING ROOM

- Pre-finished engineered hardwood floor
- Gas fireplace as an optional upgrade in select suites

TERRACES/BALCONIES

- Living Room and/or Master Bedroom access to Terrace in select suites as per plan
- Exterior lighting as per architectural building design
- Metal railing as per architectural building design

KITCHEN & BREAKFAST AREA

- Pre-finished engineered hardwood floor
- European inspired kitchen cabinetry
- Pantry with shelf organizers in select suites
- Stone countertops and coordinated backsplash
- Stainless steel under-mount sink with coordinated fixture
- Breakfast seating area as per plan
- Miele refrigerator
- Miele (gas or electric) cook top, oven, microwave and hood fan
- Miele dishwasher
- Valence lighting under cabinets

LIBRARY/DEN

- Pre-finished engineered hardwood floor
- Cable hookup

BEDROOM

- Pre-finished engineered hardwood floor
- Full wall closet or walk-in closet as per plan

BATHROOM

- Porcelain wall and floor tile
- Vanity with granite or quartz countertop, under-mounted sink and designer fixtures

- 5'6" bathtub and coordinated fixtures as per plan
- Frameless glass shower enclosure as per plan
- Privacy lock

POWDER ROOM

- Porcelain tile
- Vanity with granite or quartz countertop, under-mounted sink and name brand fixtures
- Privacy locks

LAUNDRY ROOM

- Ceramic tile floors
- Brand name, high efficiency, front load washer & dryer
- Laundry sink and cabinetry in select suites as per plans

CEILINGS, WALLS & DOORS

- 9' ceilings with bulkheads and or drop ceilings in kitchen, bathroom, closets, foyer and laundry room
- Smooth ceilings, walls and bulkheads throughout
- EnergyStar custom windows with low-E coating and argon gas filled
- Acoustically engineered demising walls
- 6" baseboards with 4" door casings
- Sliding doors to balconies and terraces as per plan
- All ceilings, walls, baseboards, mouldings and doors painted

MECHANICAL

- Heat pump with programmable thermostat

LIGHTING & ELECTRICAL

- White decorative switches and receptacles throughout
- Valence lighting under kitchen cabinets

TECHNOLOGY

- Rough-in for cable, telephone and ethernet
- Carbon monoxide and smoke detectors hard-wired
- Home Security System as per Vendor's standard specifications

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



CHAPTER VIII

Building Trust for Life

MADY was founded 40 years ago in Windsor, Ontario on the principles of hard work, integrity and an unrelenting commitment to client satisfaction.

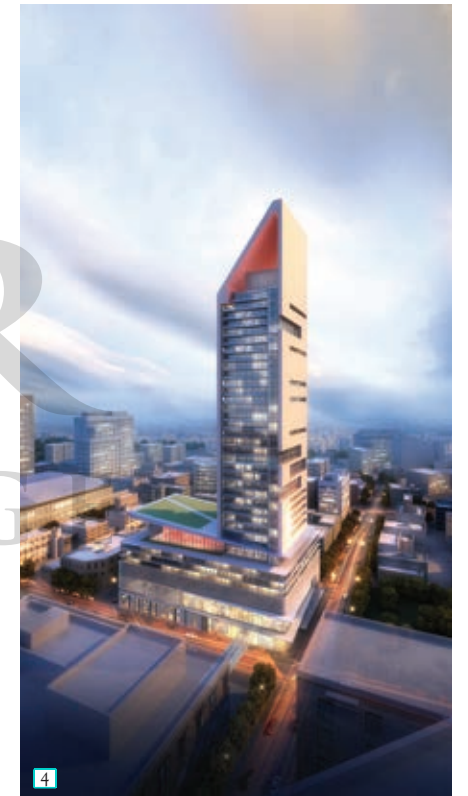
Those principles were in turn the foundation of the company's success. Today, MADY is a strong and diversified group with commercial and residential business operations across North America. MADY is one of the most active development companies in Southern Ontario, as well as the 25th largest general contractor in Canada, providing services to institutions, retailers and other developers.

The company has a history of giving back to the community. In Windsor, MADY bought the Capitol Theatre and helped to restore it to its former 1920's vaudeville-theatre glory. In Barrie, MADY donated \$500,000 to a new theatre, the MADY Centre for the Performing Arts. Environmental responsibility has always been a hallmark as MADY built Canada's first LEED-Platinum Certified School.

Today, MADY's principles have not changed. The company remains committed to customer satisfaction, to the integrity of the MADY name and to persevering until the job is done right. As both a developer and builder, MADY delivers on its promise, creating enduring value for customers each and every day. MADY is a family-owned business with Ontario offices in Toronto and Windsor.



1. South Unionville Square
2. Bridgewater Residences on the Lake
3. 155 Uptown & 144 Park Condos
4. SkyCity Winnipeg
5. LAKEview Condominiums
6. MarketTown Condominiums



LANDPOWER
REAL ESTATE LTD. BROKERAGE



CHAPTER IX

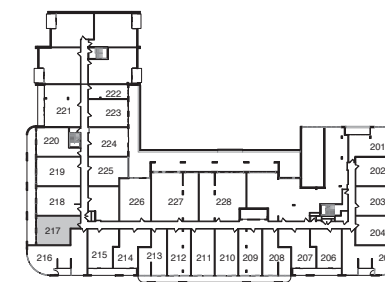
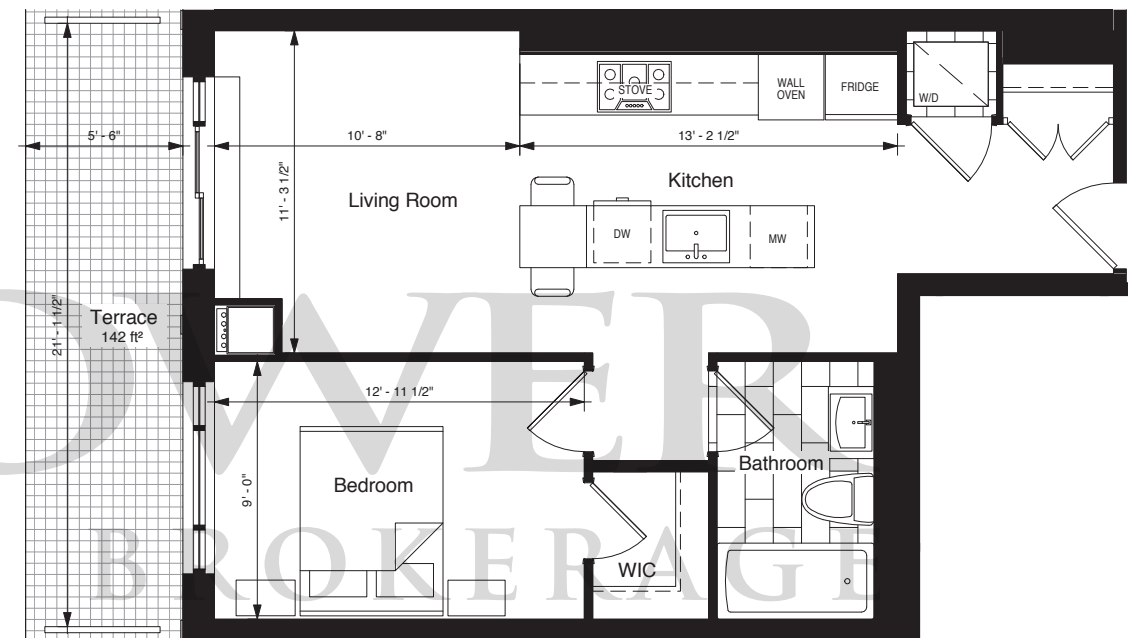
Exquisitely Elegant Suites

LAND PRO
REAL ESTATE LTD. BROKERAGE

One Bedroom

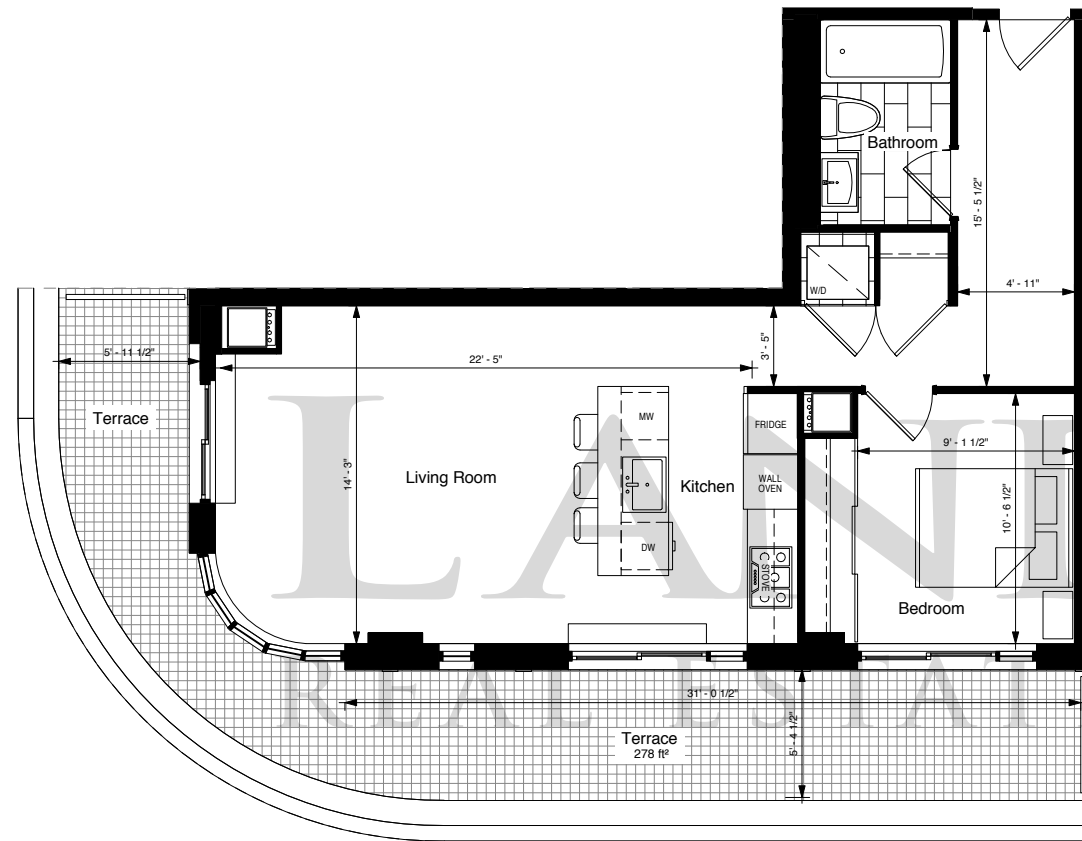
ONE BEDROOM A - 613 S.F.

PLUS 142 S.F. TERRACE • AVAILABLE UNITS - 217,306,315



ONE BEDROOM D - 725 S.F.

PLUS 278 S.F. TERRACE • AVAILABLE UNITS - 307,314



3rd Floor



One Bedroom + Den

BROKERAGE

ONE BED + DEN E - 695 S.F.

PLUS 135 S.F. BALCONY • AVAILABLE UNITS - 301,401,501,601

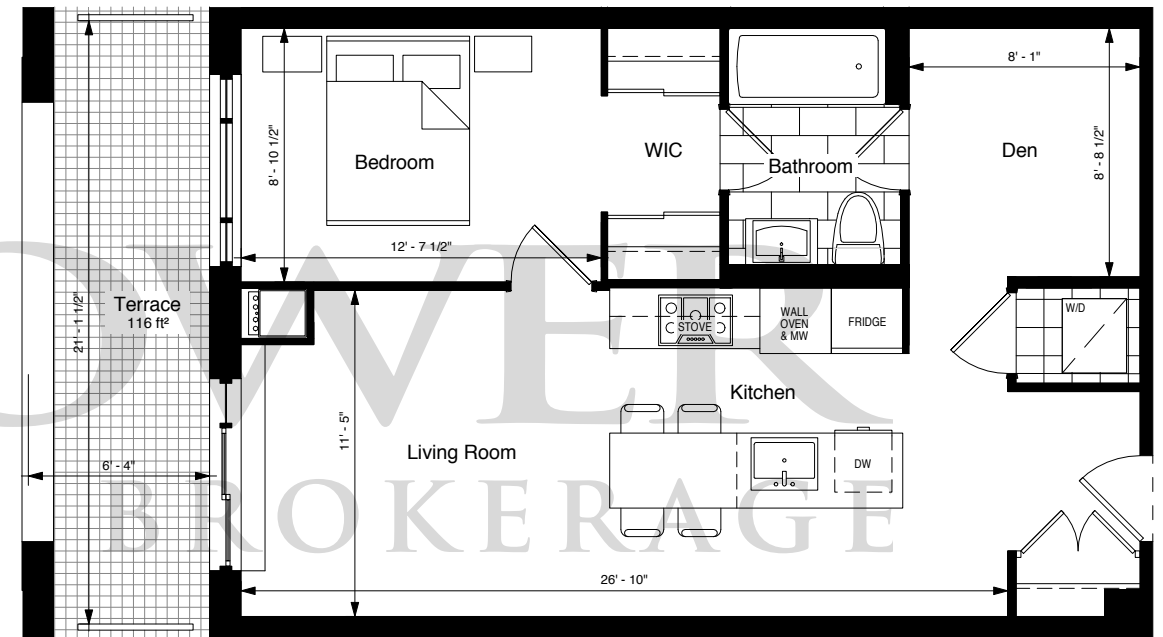


3rd, 4th, 5th & 6th Floor



ONE BEDROOM + DEN F - 704 S.F.

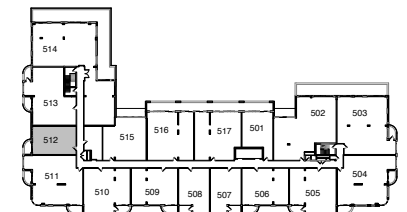
PLUS 116 S.F. TERRACE • AVAILABLE UNITS - 218,219,305,316,317,414,415,512



2nd & 4th Floor



3rd Floor

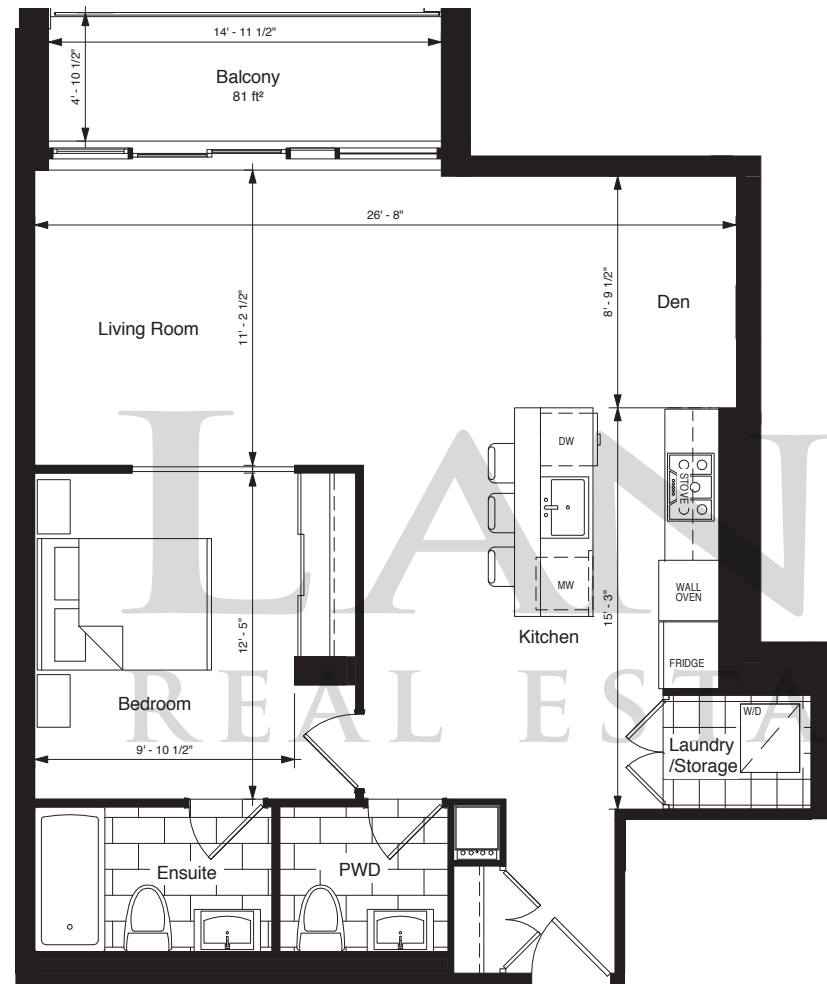


5th Floor



ONE BEDROOM + DEN D - 858 S.F.

PLUS 81 S.F. BALCONY • AVAILABLE UNITS - 302,402



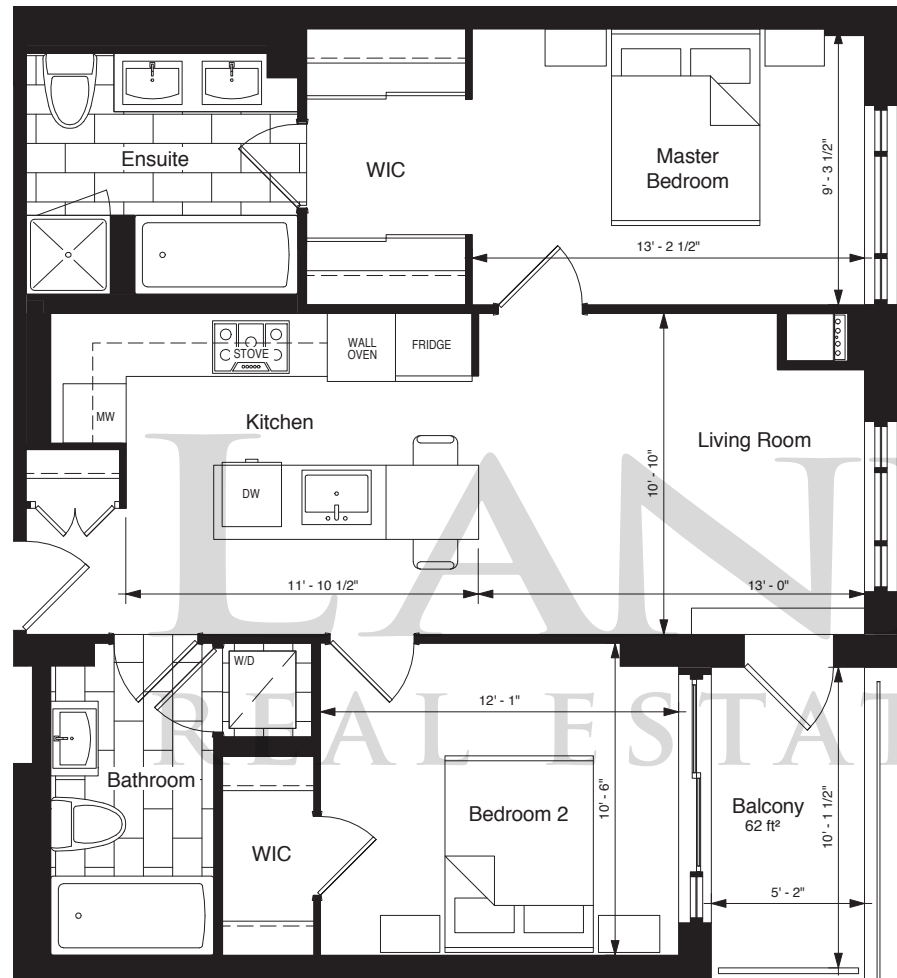
3rd & 4th Floor



Two Bedroom

TWO BEDROOM B - 886 S.F.

PLUS 62 S.F. BALCONY • AVAILABLE UNITS - 321

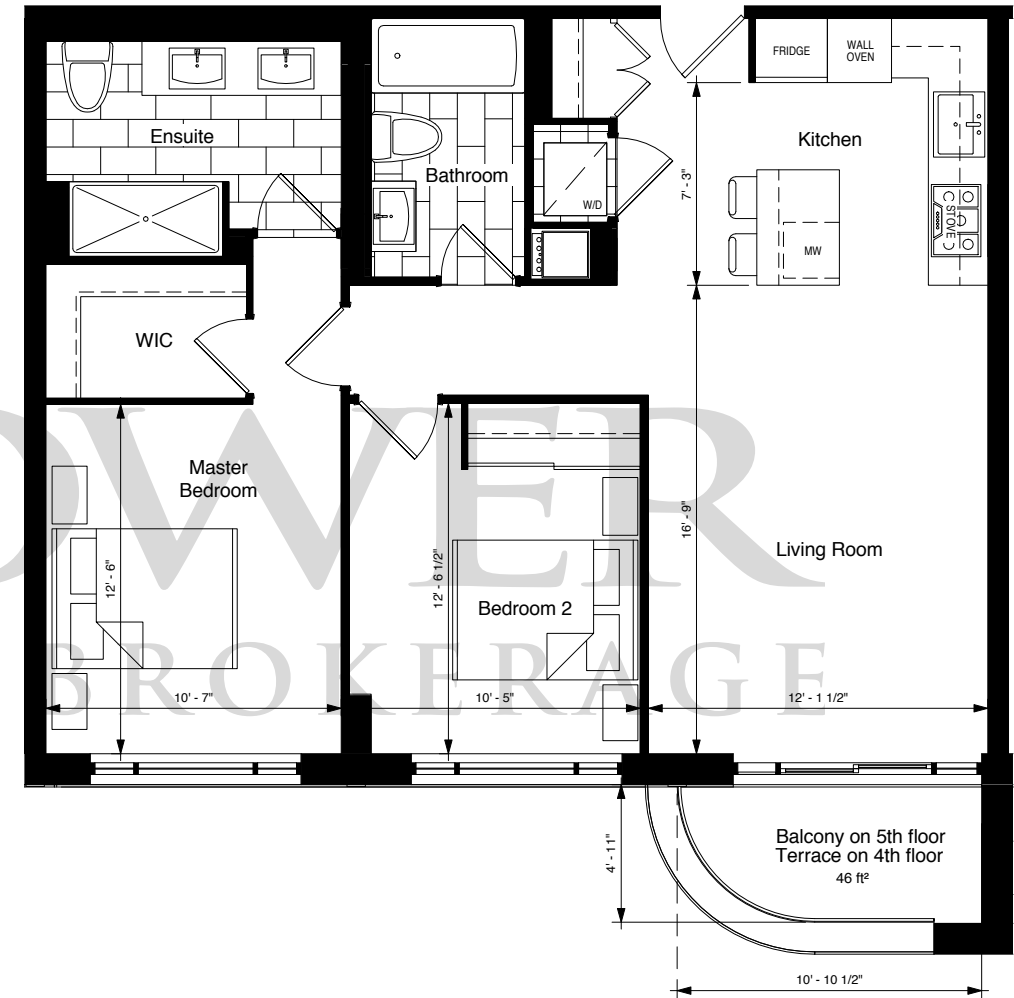


3rd Floor



TWO BEDROOM C - 954 S.F.

PLUS 46 S.F. BALCONY ON 4TH FLOOR • AVAILABLE UNITS - 408,411,506,509



4th & 5th Floor

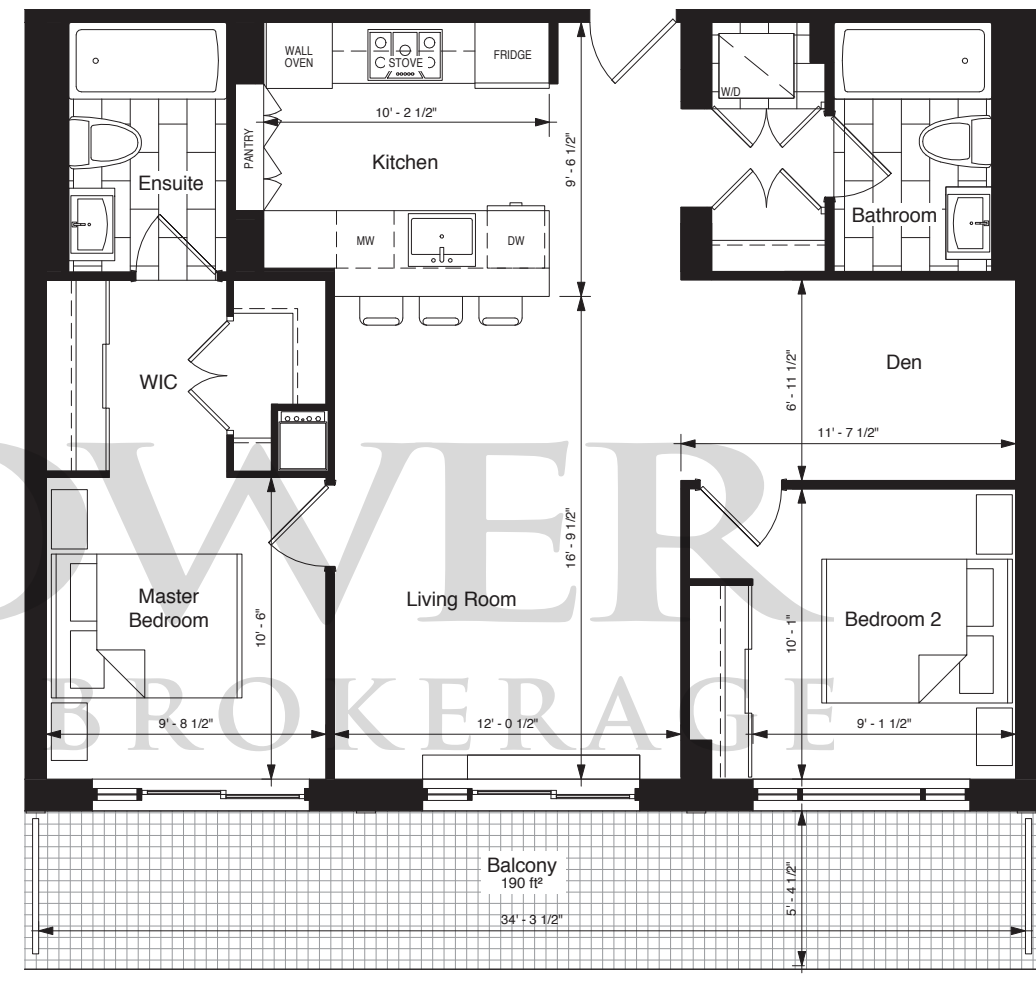


Two Bedroom + Den

REAL ESTATE LTD.

TWO BEDROOM + DEN E - 960 S.F.

PLUS 190 S.F. BALCONY • AVAILABLE UNITS - 308,313

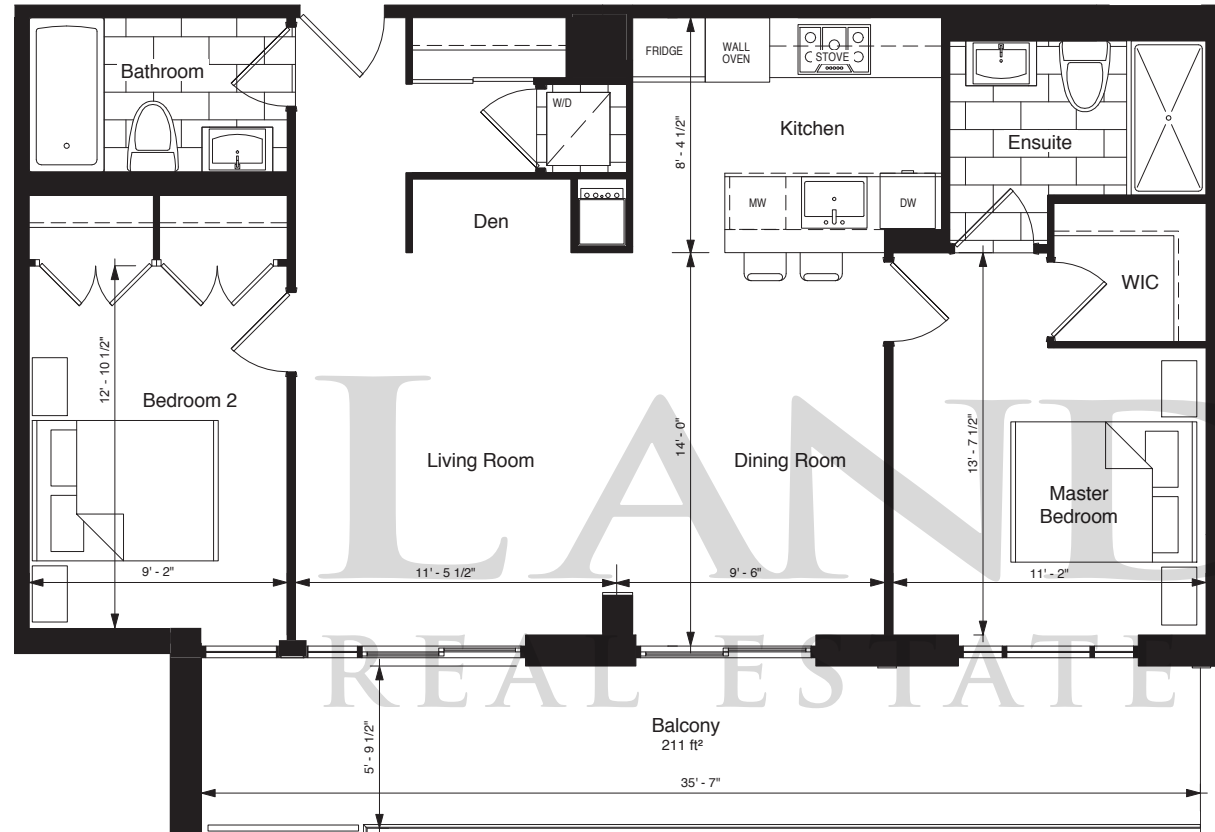


3rd Floor



TWO BEDROOM + DEN O - 988 S.F.

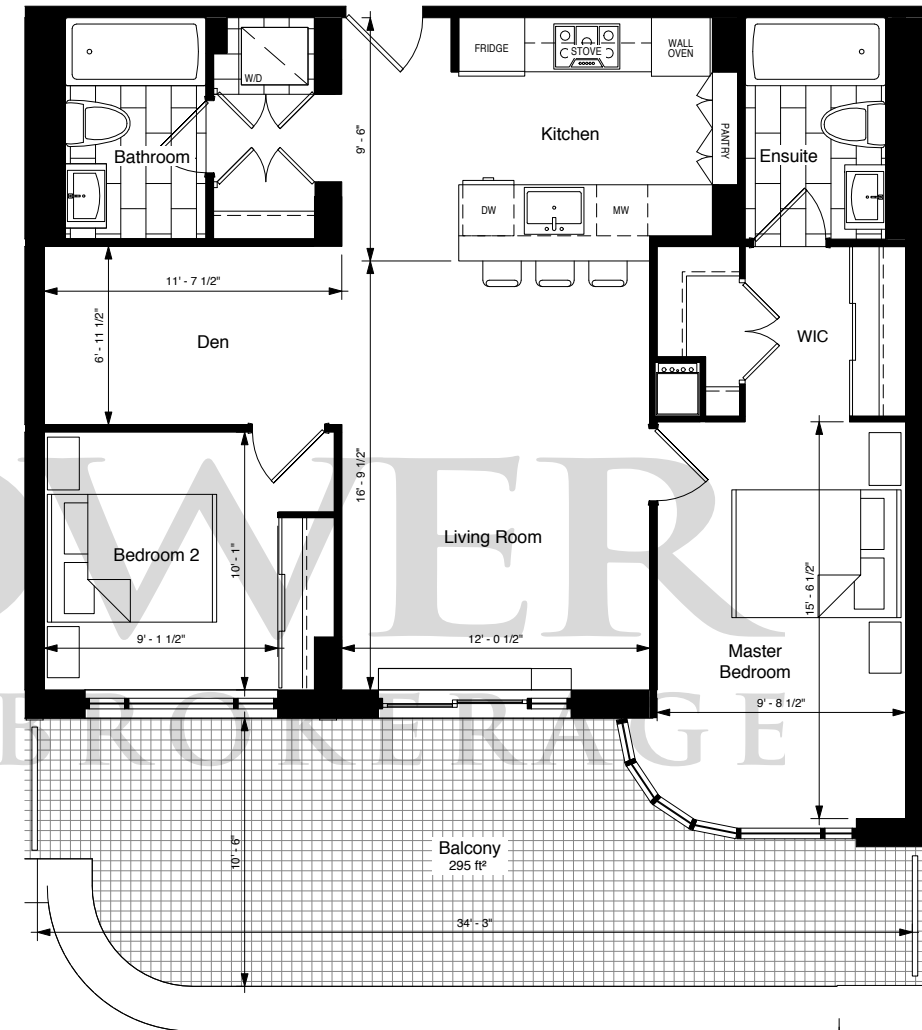
PLUS 211 S.F. BALCONY • AVAILABLE UNITS - 419



Specifications subject to change without notice. E. & O.E.

TWO BEDROOM + DEN D - 1007 S.F.

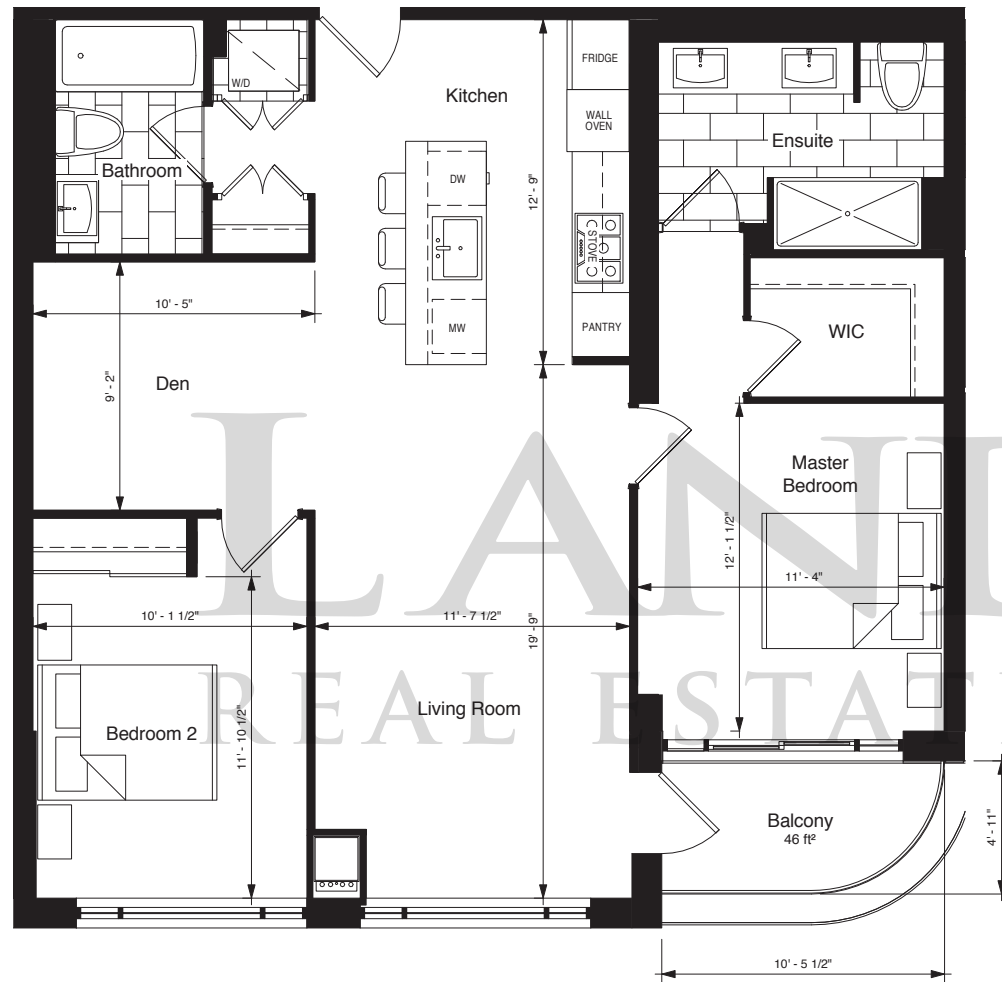
PLUS 295 S.F. BALCONY • AVAILABLE UNITS - 309,312



Specifications subject to change without notice. E. & O.E.

TWO BEDROOM + DEN K - 1105 S.F.

PLUS 46 S.F. BALCONY • AVAILABLE UNITS - 407,412,505,510

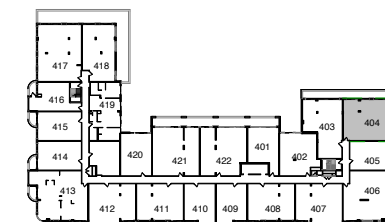
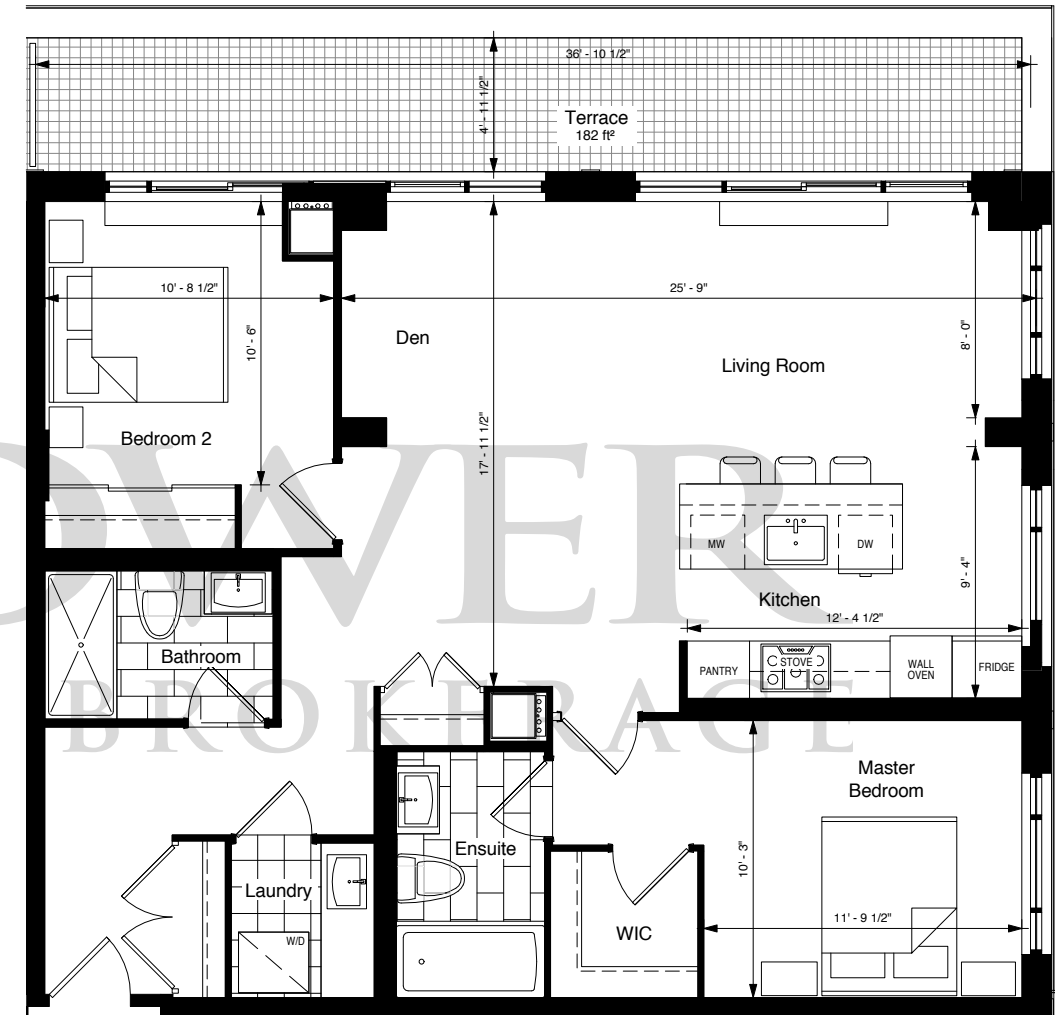


4th & 5th Floor



TWO BEDROOM + DEN M - 1168 S.F.

PLUS 182 S.F. TERRACE • AVAILABLE UNITS - 404

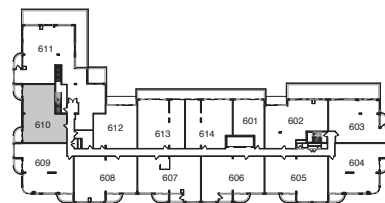
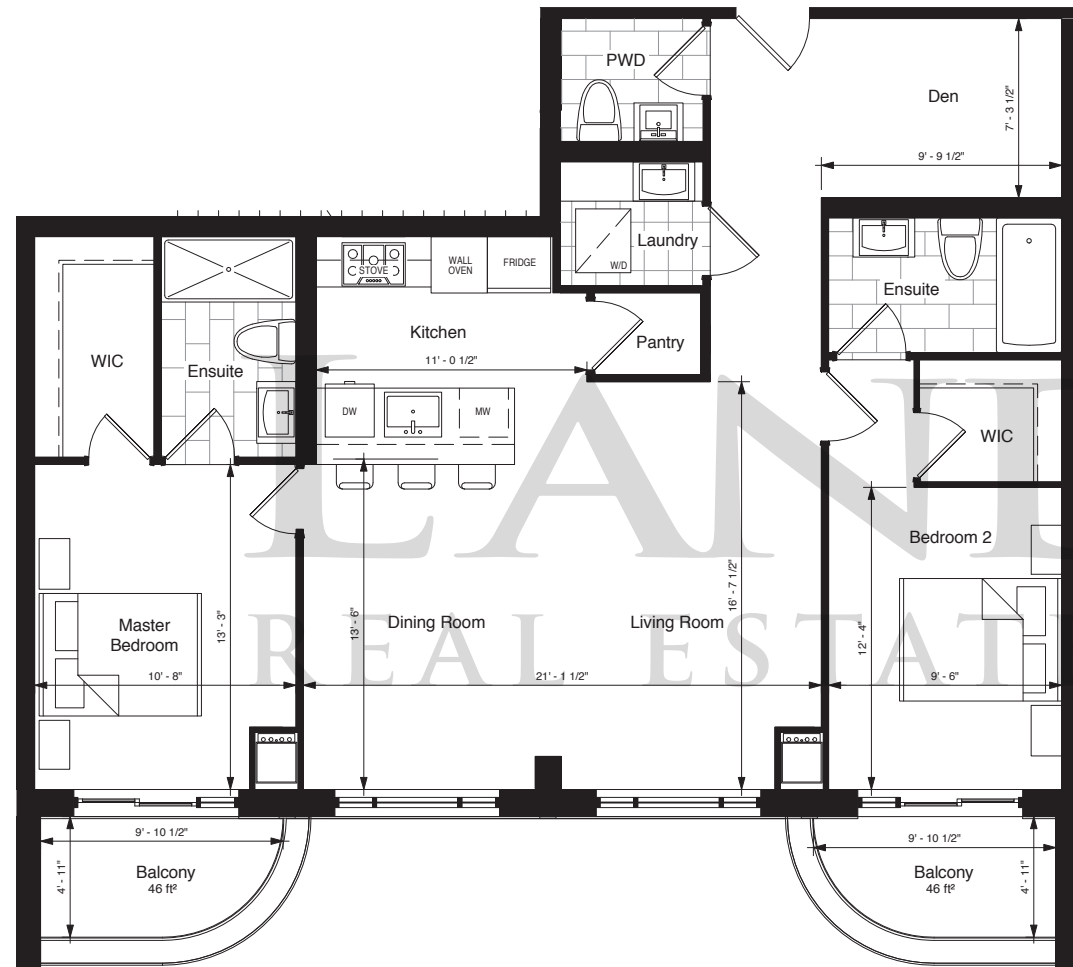


4th Floor



TWO BEDROOM + DEN Z - 1235 S.F.

PLUS 92 S.F. BALCONY • AVAILABLE UNITS - 610

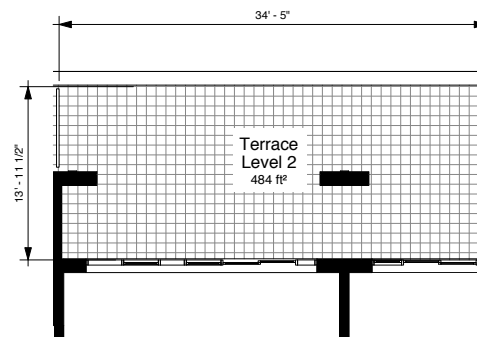
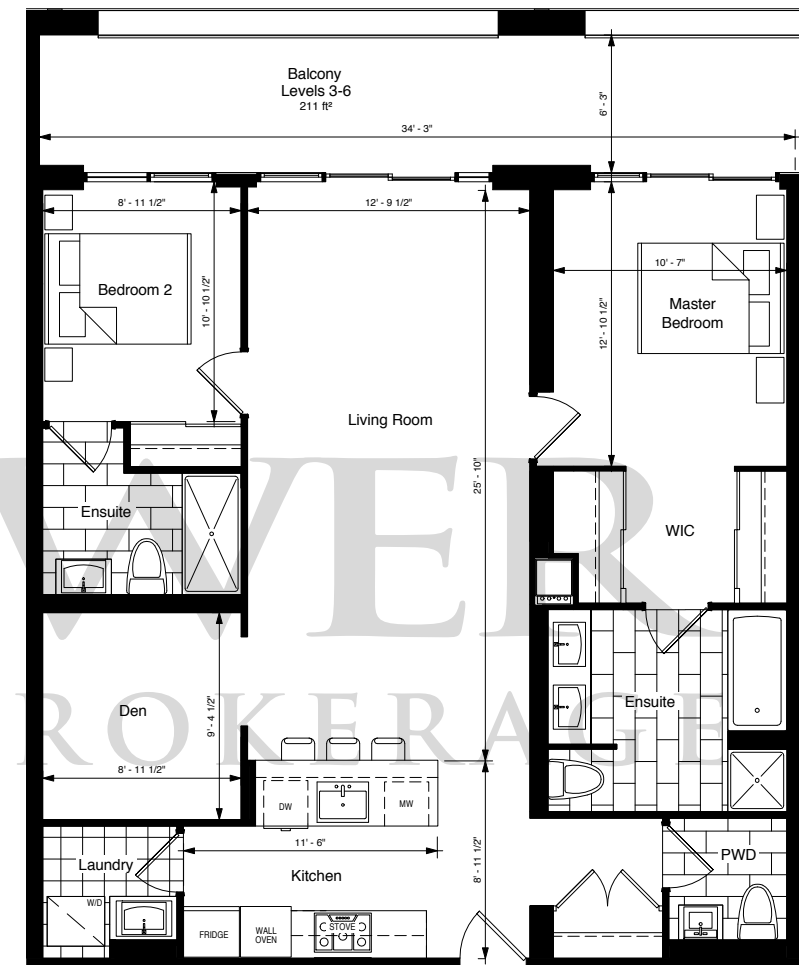


6th Floor



TWO BEDROOM + DEN B - 1237 S.F.

PLUS 484 S.F. TERRACE OR 221 S.F. BALCONY • AVAILABLE UNITS - 227,324,421,516,613



Terrace at Level 2

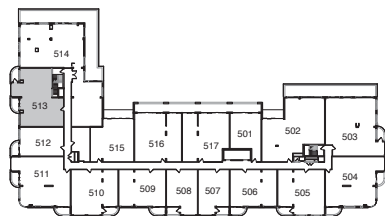
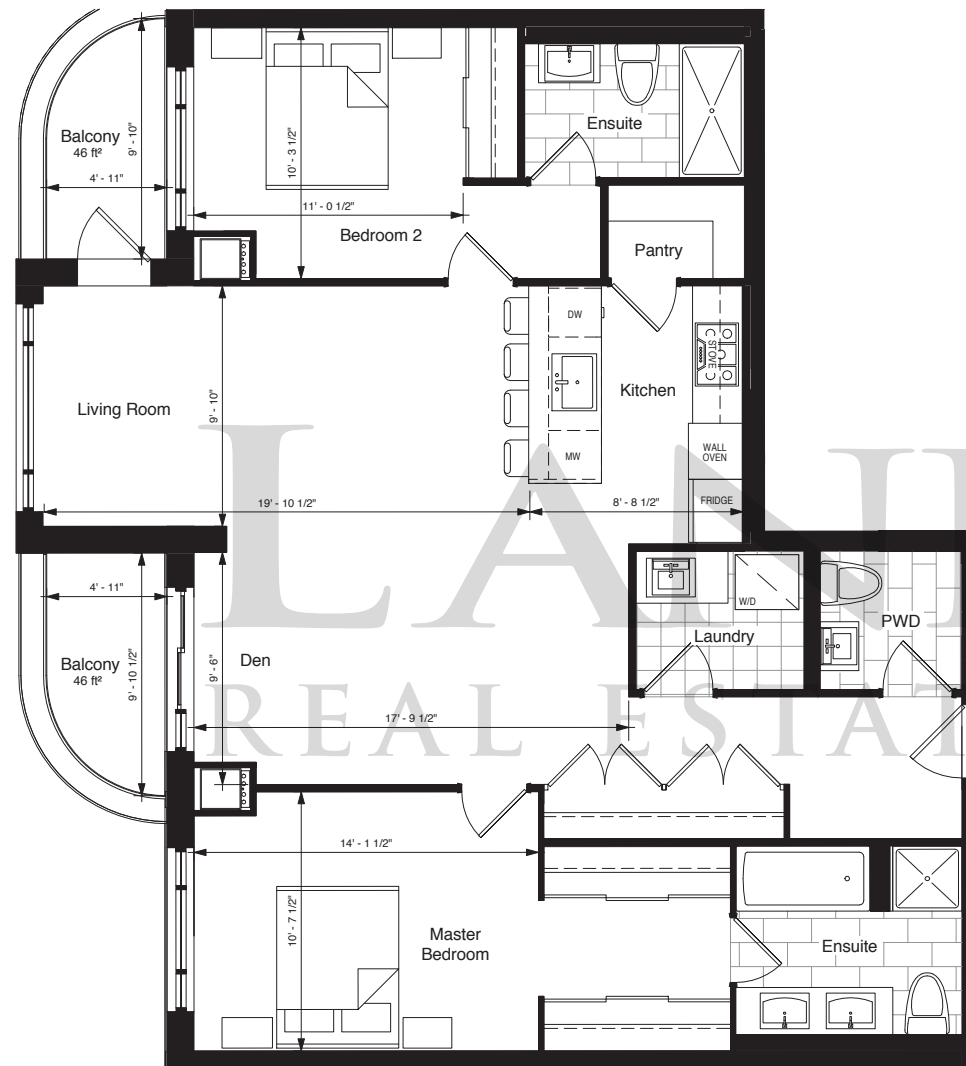


2nd to 6th Floor



TWO BEDROOM + DEN T - 1304 S.F.

PLUS 92 S.F. BALCONY • AVAILABLE UNITS - 513

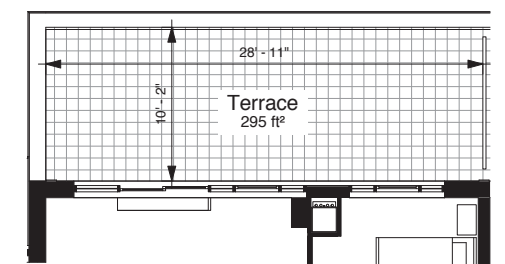


5th Floor



TWO BEDROOM + DEN Y - 1361 S.F.

PLUS 295 S.F. TERRACE & 90 S.F. BALCONY • AVAILABLE UNITS - 602



Extent of Terrace

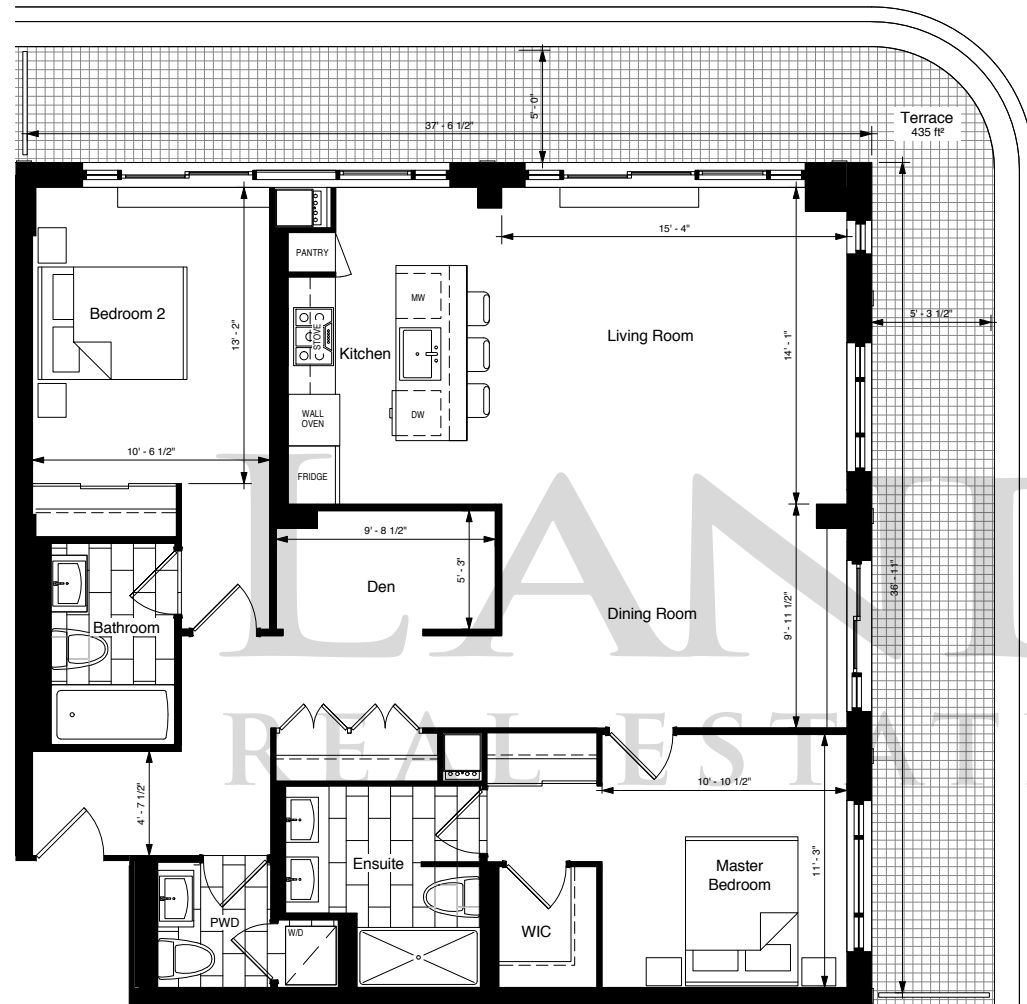


6th Floor



TWO BEDROOM + DEN F - 1368 S.F.

PLUS 435 S.F. TERRACE • AVAILABLE UNITS - 304

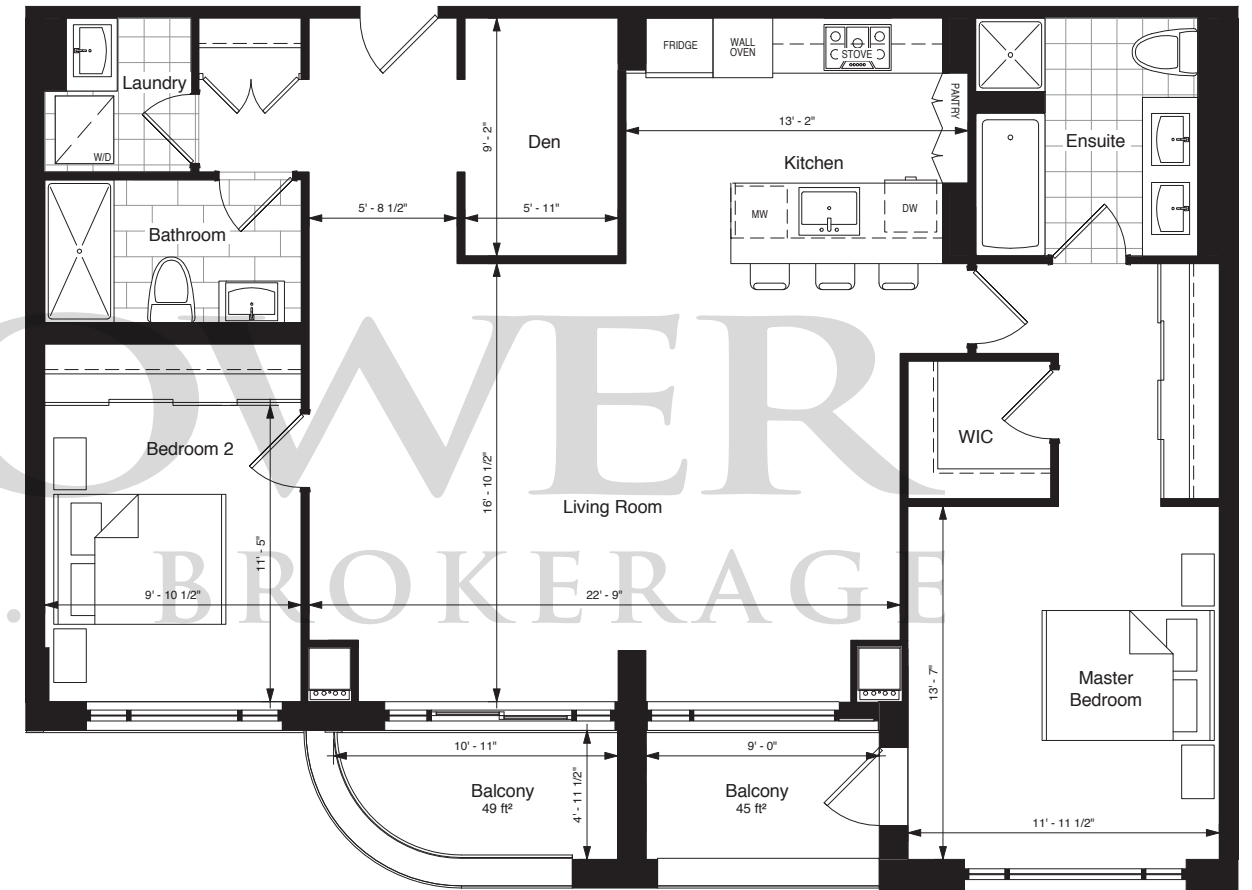


3rd Floor



TWO BEDROOM + DEN V - 1347 S.F.

PLUS 94 S.F. BALCONY • AVAILABLE UNITS - 606,607

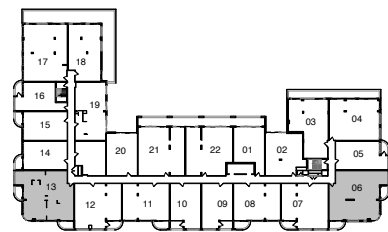
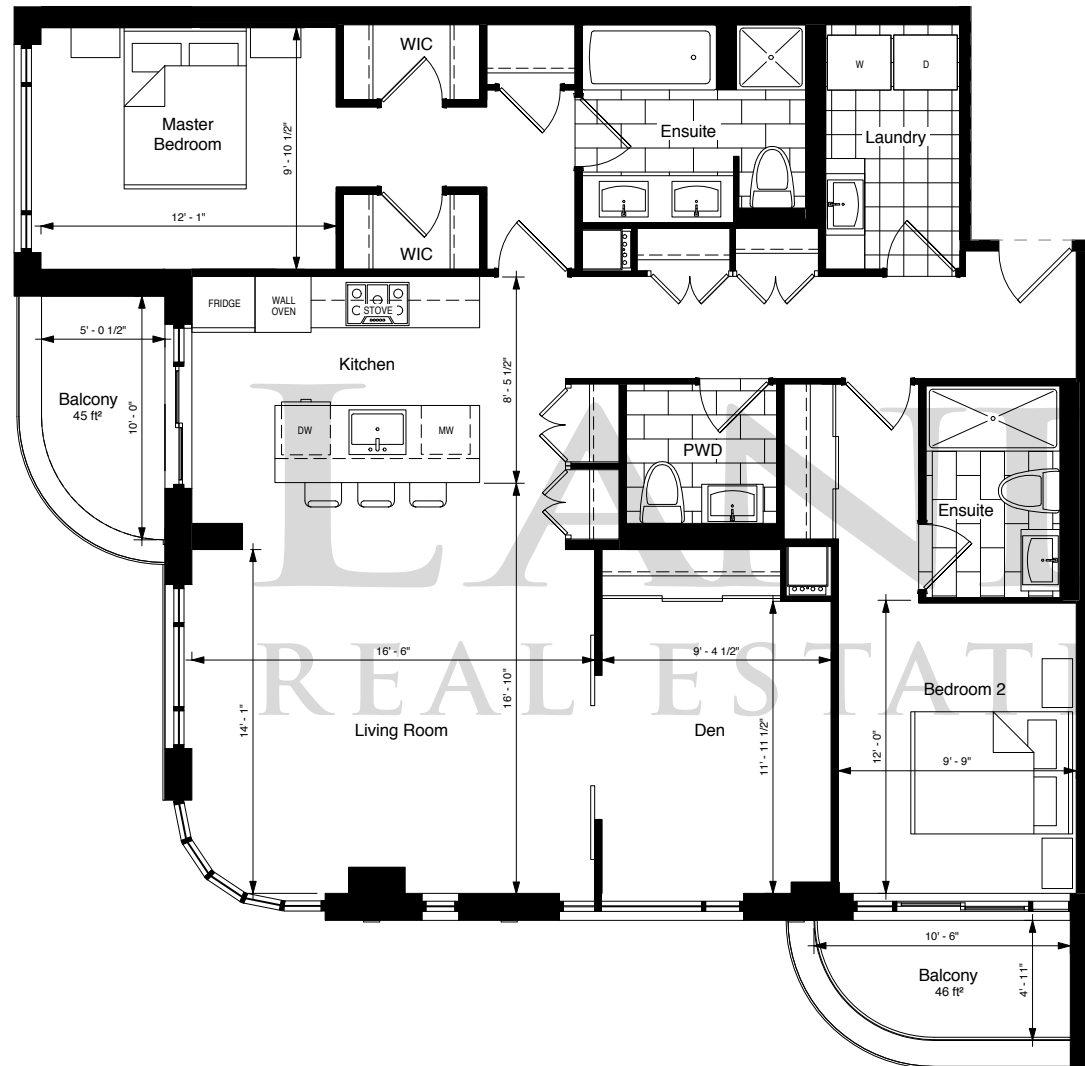


6th Floor



TWO BEDROOM + DEN L - 1410 S.F.

PLUS 91 S.F. BALCONY • AVAILABLE UNITS - 406,413,504,511,604,609



4th & 5th Floors



TWO BEDROOM + DEN S - 1702 S.F.

PLUS 232 S.F. TERRACE & 92 S.F. BALCONY • AVAILABLE UNITS - 502

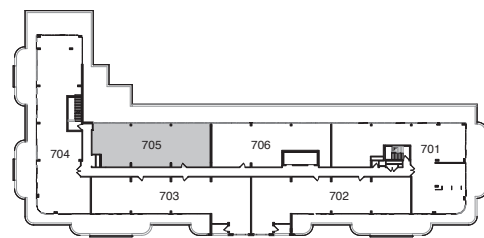
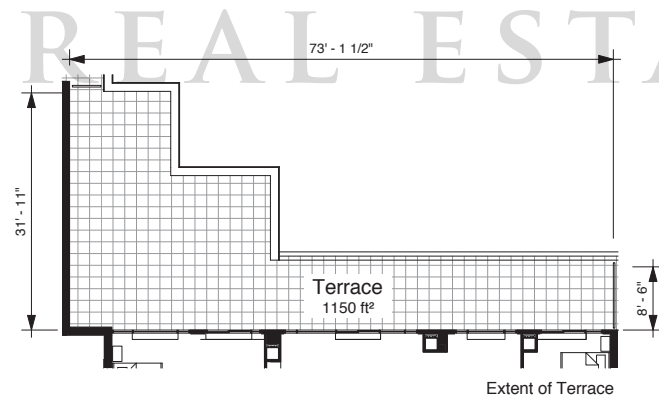


5th Floor



TWO BEDROOM + DEN C - 1737 S.F.

PLUS 1150 S.F. TERRACE • AVAILABLE UNITS - 705



7th Floor

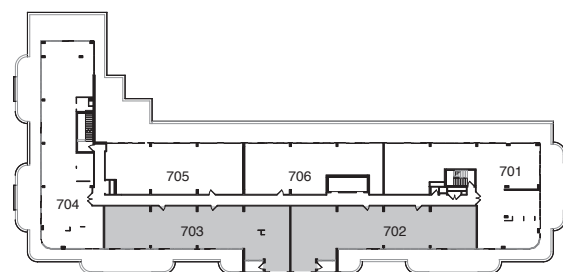
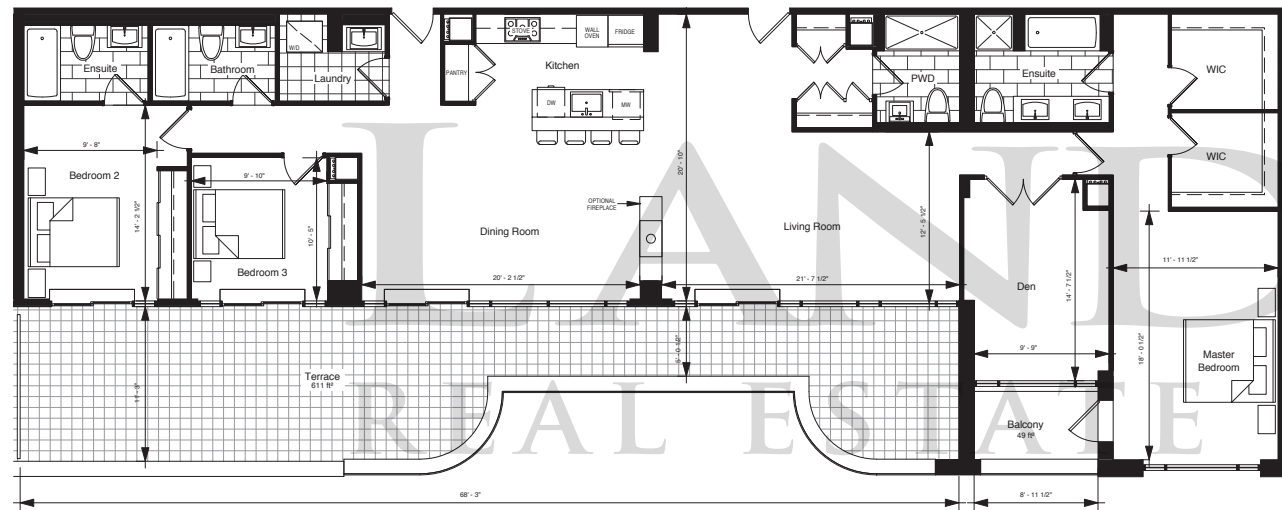


Three Bedroom + Den

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THREE BEDROOM + DEN C - 2199 S.F.

PLUS 611 S.F. TERRACE & 49 S.F. BALCONY • AVAILABLE UNITS - 702,703



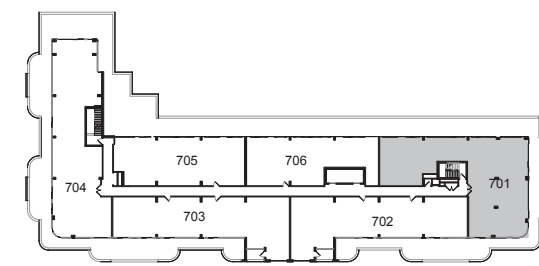
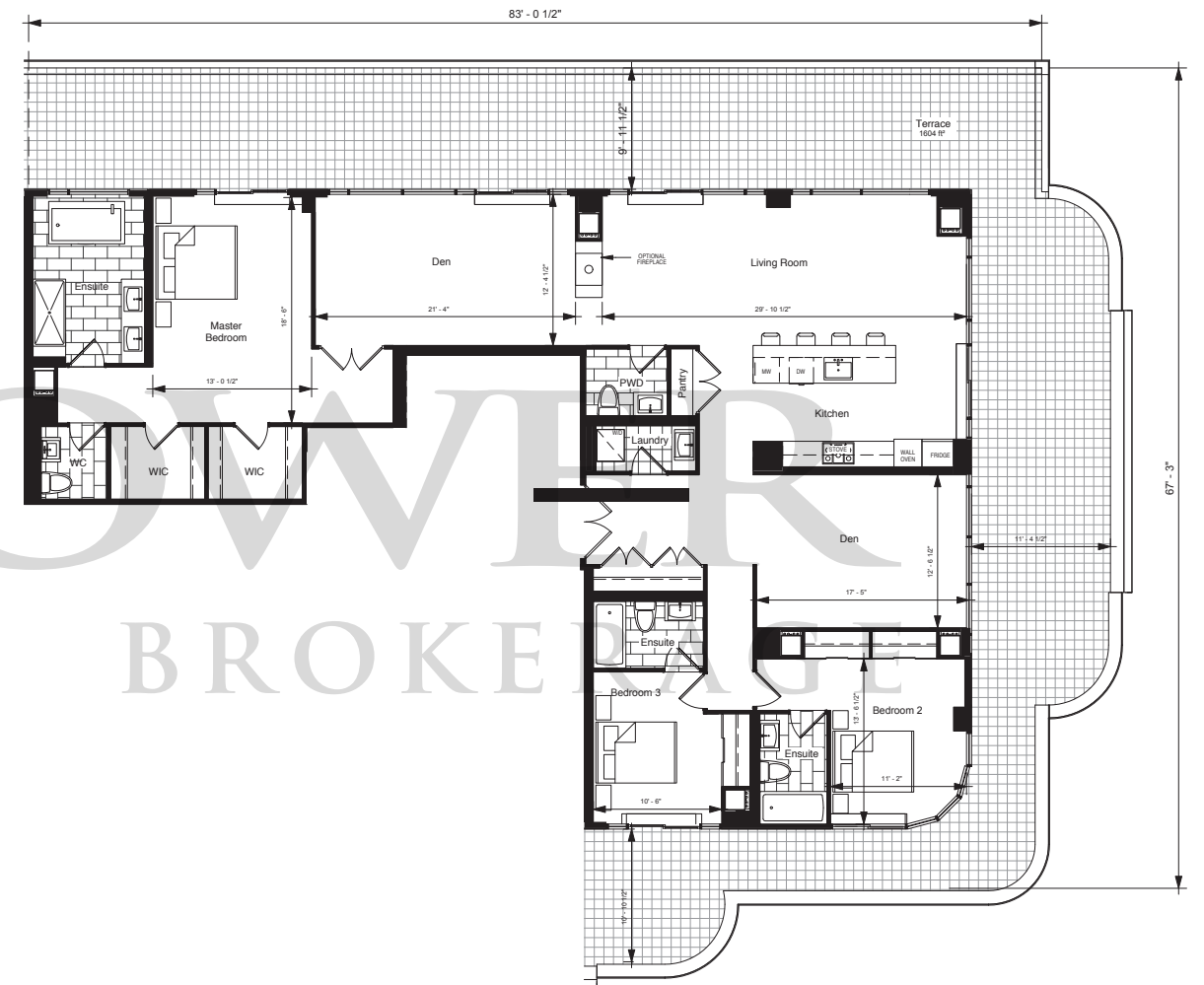
7th Floor



Specifications subject to change without notice. E. & O.E.

THREE BEDROOM + DEN B - 2602 S.F.

PLUS 1604 S.F. TERRACE • AVAILABLE UNITS - 701



7th Floor



Specifications subject to change without notice. E. & O.E.

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