



GET TO THE POINT AT GARRISONPOINT.CA



WHAT'S THE POINT?

It's a place to live. A place to play. It's a place to hang with old friends and make new ones. It's a place to get in shape and it's a place to cool off on a hot summer day. Stylish condominium living is a big part of it, but so are parks, pools, local shops and even a proposed fitness centre. This is more than just your average development — this is a real community, designed for real life. So whether you're looking for a hip bachelor pad or a place to raise your family, life is just better when you get to The Point.

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ARTIST CONCEPT



A BETTER POINT OF VIEW.

We get it, a big part of why you purchase any downtown condo is for the view. And there's nothing more disappointing than having that view replaced with another building just a few years down the road. Thankfully, with Fort York to the south and parklands to the east, Garrison Point offers the most unobstructed views of any community in the area. And since these lands are protected, you can expect to see nothing but blue skies for years to come.

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ARTIST CONCEPT



THE POINT OF INNOVATIVE URBAN DESIGN.

Have you ever noticed that a lot of Toronto's new condominium communities are missing something? They may look nice, but can you even really call them a community? Where are the families, where are the public spaces? Where are the shops and amenity spaces? These are the questions we asked when we conceived of Garrison Point. And the answer to these questions is an innovative new approach to urban community design.

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A NEW HIGH POINT IN URBAN ARCHITECTURE.

At Garrison Point, we've collaborated with some of North America's finest architects to create inspired buildings that enhance the city skyline with their distinctive designs.

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THERE'S NO POINT LIVING ANYWHERE ELSE.

No matter what it is that you love about life in Toronto, you're sure to find it at Garrison Point. A great selection of shops and services will be available right at street level, and there's even a state-of-the-art fitness centre proposed for the heart of the community. With so much right at your doorstep, there's no point living anywhere else.

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THERE'S NO POINT OF COMPARISON

At Garrison Point, acclaimed interior designer Munge Leung has created a new standard for ultra-chic living with some of the most remarkable interior spaces available in any Toronto condominium community. The grand lobby exudes distinctive urban elegance. The residents' lounge offers a relaxed contemporary atmosphere. And the state-of-the-art fitness centre makes getting in shape a truly stylish affair.

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ARTIST CONCEPT



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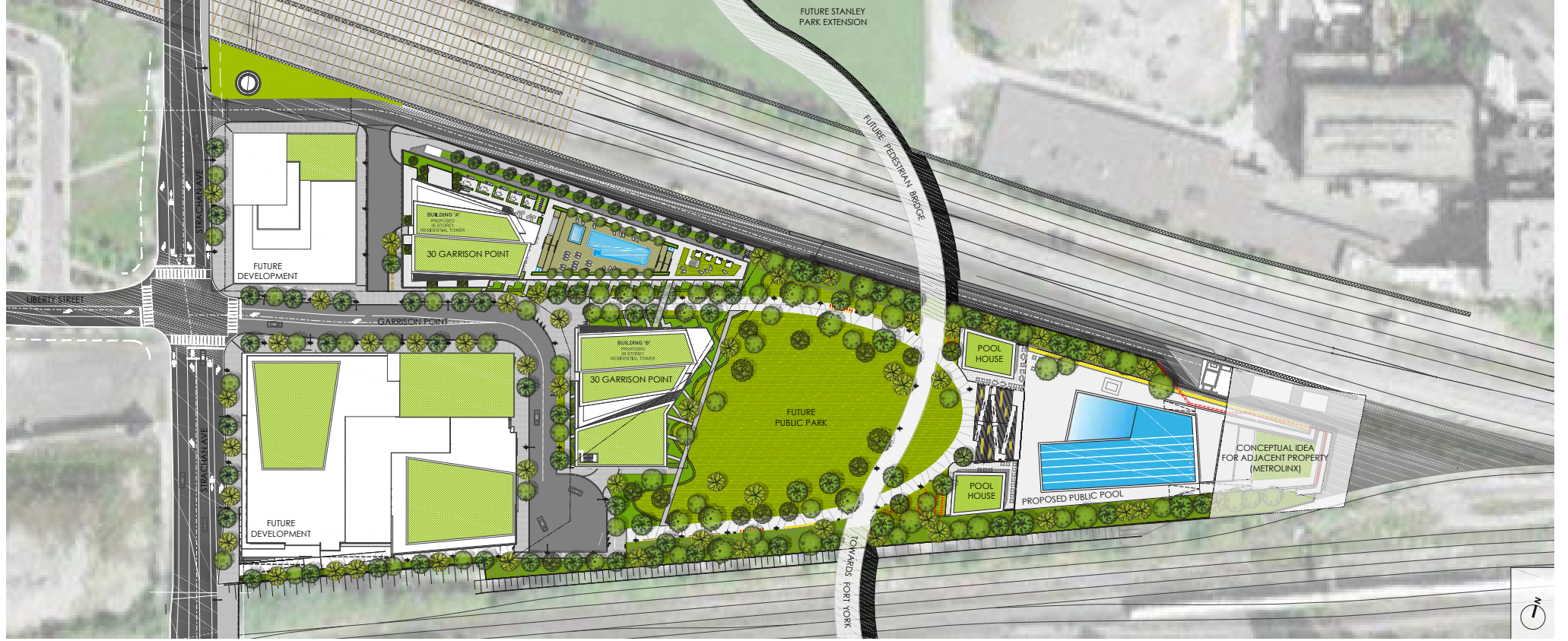


ARTIST CONCEPT



SITE PLAN

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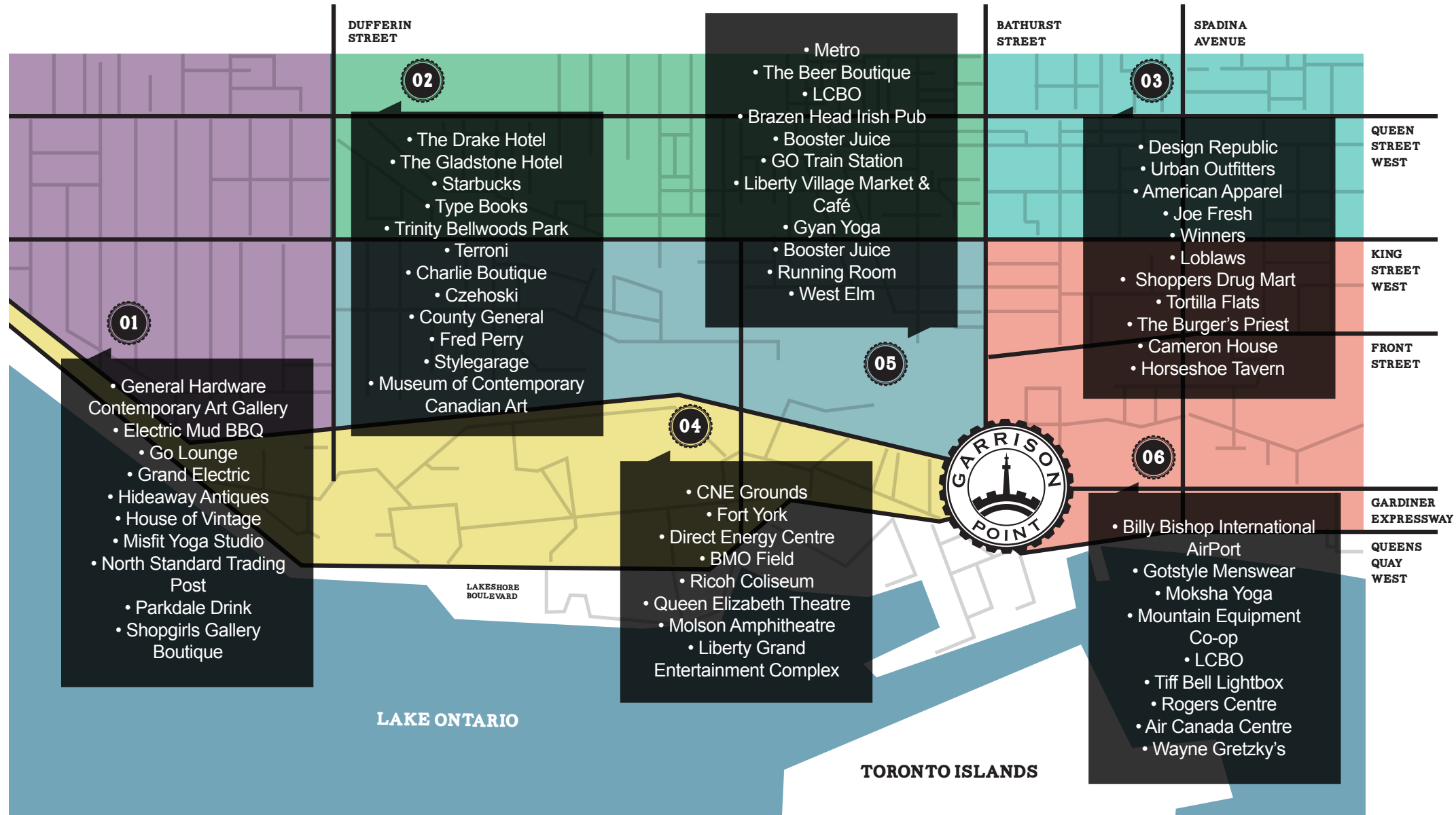




GARRISON POINT IS IDEALLY LOCATED TO TAKE ADVANTAGE OF SOME OF TORONTO'S FINEST URBAN AMENITIES.

- Liberty Village • Queen West Boutique Shopping • Trendy Restaurants and Clubs on King West • The CNE and BMO Field • The Fashion District • The Entertainment District
- Ultra-Hip Restaurants, Boutiques, and Antique shops in Parkdale
- Rogers Centre & The ACC • The Lakefront Trail, Parks, Beaches and More!

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FEATURES

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GENERAL

- 9' ceiling heights in principal rooms*
- Engineered laminate flooring throughout, except in tiled areas as per plan
- Energy efficient, floor to ceiling windows
- Sliding doors to balcony as per plan
- Solid core entry door with designer hardware and security viewer
- Hollow core interior doors and closet doors as per plan
- 4", paint finish, contemporary styled wood baseboards with matching door trim
- Interior walls painted with off-white quality latex paint (Low VOC)
- Full sized, stacked washer and dryer (white)

KITCHEN

- Choice of contemporary, designer kitchen cabinetry
- Choice of granite countertops
- Choice of porcelain tile backsplash
- Choice of porcelain floor tile
- Single, stainless steel under mount sink
- Single lever faucet and pullout spray
- Energy Star appliances including: stainless steel frost free refrigerator, slide in stove, built-in dishwasher and over the range built-in microwave with integrated exhaust fan

BATHROOMS

- Choice of contemporary, designer cabinetry
- Choice of granite countertops
- Under mount sink
- Chrome, single lever faucet
- Choice of porcelain tile floors
- Deep soaker tub in ensuite or main bathroom as per plan
- Separate shower stall with framed, tempered glass door and ceramic tile enclosure
- Light bar lighting and mirror above vanity
- Ceiling with exhaust fan vented to exterior

SECURITY

- 24 hour concierge
- All main entrances and exits are monitored with closed circuit television system
- Card access throughout all common areas
- Enter Phone and cameras at all visitor entrances
- All parking with security alarm stations and security monitoring by concierge
- Suite intrusion alarm system with personal key pad and door contact at all suite entries
- Emergency voice communication system, smoke and heat detectors

ELECTRICAL & MECHANICAL FEATURES

- Individually controlled fan coil system providing in suite heating and cooling
- Individual electrical service panel with circuit breakers and copper wiring throughout
- White decora style receptacles and switches throughout
- Ceiling mounted track lighting in kitchen
- Ceiling mounted light fixtures in foyer and hallways
- Capped ceiling outlet for light fixture in bedrooms, dining room and den as per plan
- Switched controlled split outlets in living room
- Ground fault electrical outlets in all bathrooms
- In-suite personal coded security system

Intelligent Community and Network Connection:

- Fibre-to-the-home internet service
- IPTV service
- Full featured fibre home phone service

All finishes to be chosen are as per plan and may vary per suite. All finishes shall be chosen from a selection of Vendor's standard samples. Principal Rooms consist of the Living Room, Dining Room, Kitchen and Bedrooms. All features and finishes specifications and prices are subject to change without notice.
*Please note: The ceiling heights stated are approximate. The height is measured from the upper surface of the concrete floor slab. Where ceiling bulkheads are installed or where drop ceilings are necessary such as kitchen, foyer, closets, bathrooms, laundry rooms and hallways, the ceiling height will be less than 9'. All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Decorative and upgraded items displayed in the furnished model suites and sales office are for display purposes only and are not included in the purchase price. The provisions of Schedule "X" of this Agreement, including section 6, apply to this Features List, and where there is any conflict between the above provisions and the provisions of Schedule "X", Schedule "X" shall govern. E. & O. E.



BUILDER STORY

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Fernbrook Homes is one of Canada's leading builders and is widely recognized for their outstanding commitment to creating distinctive communities. With a keen natural understanding of what makes a community a preferred place to live, Fernbrook has an exceptional reputation for architectural integrity, classic design, and outstanding customer service.

Fernbrook is proud of their commitment to complete customer satisfaction and the company stands behind this promise with an exclusive 5-year extended warranty program. Year after year, the Ontario New Home Warranty Program has awarded Fernbrook with the prestigious Excellent Service rating for the company's superior after sales service program.

Come discover a lifetime of satisfaction awaiting you here.



Cityzen is one of the Greater Toronto Area's most recognized builders with a passion for design. Our urban communities are highly sought after and our award-winning architects and designers are always pushing boundaries. Our mission is to make your community feel comfortable, convenient and refined.



Building on a legacy

Diamond Corp., a Toronto-based real estate development company and manager of the Whitecastle New Urban Fund 1 and 2, maintains a strong commitment to developing high-quality, innovative and award-winning residential and mixed use projects. Diamond Corp. has established itself as a leader in progressive city building in the Greater Toronto Area and has a proven track record in planning and real estate development. Over the life of Fund 1 and 2, Diamond Corp. will have completed the rezoning of over 13.5 million square feet of gross floor area.

The company, led by Stephen Diamond, is committed to building on the legacy created by the late Ephraim Diamond.