

# TOWNS ON LESLIE







skale



# TOWNS ON LESLIE

## 32 Stylish New York Towns





Nestled in the heart of Aurora at 15370 Leslie Street, these stylish red-brick towns exude New York sensibilities, come complete with balconies and oversized rooftop terraces, and sit on a quiet tree-lined street that backs onto a charming pond.



# TOWNS ON LESLIE



All illustrations are artist's conceptions.

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|--|---|--|--|
| <br><b>BROOKLYN</b><br>3 BEDROOM, 2 FULL BATHS + 2 POWDER<br>2,215 SQ.FT. | <br><b>MANHATTAN</b><br>3 BEDROOM, 2 FULL BATHS + 2 POWDER<br>2,327 SQ.FT. | <br><b>QUEENS</b><br>3 BEDROOM, 2 FULL BATHS + 2 POWDER<br>2,327 SQ.FT. | <br><b>STATEN</b><br>3 BEDROOM, 2 FULL BATHS + 2 POWDER<br>2,204 SQ.FT. |
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# AURORA AT ITS BEST

## SMALL TOWN CHARM. BIG CITY AMENITIES

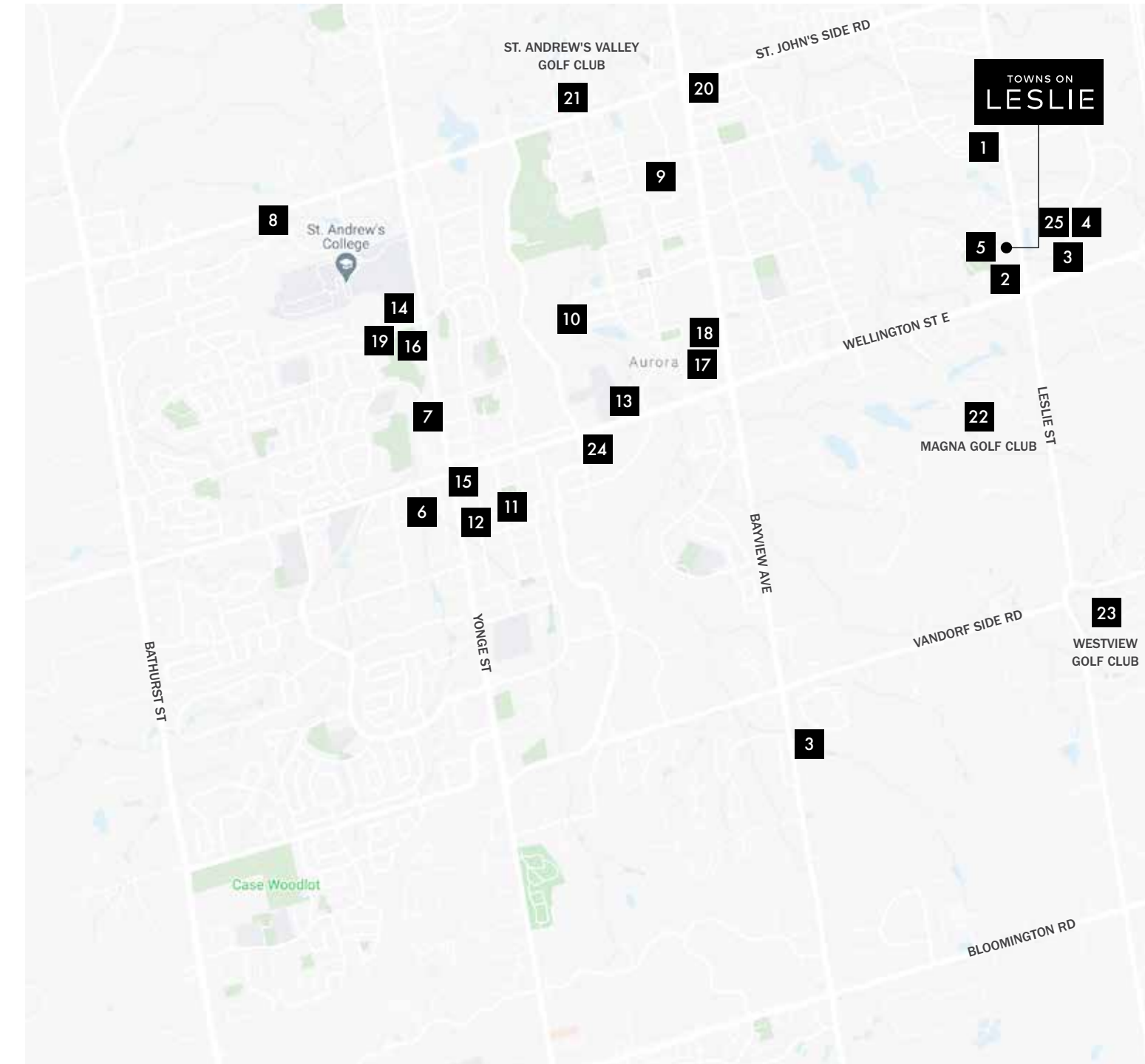
Small town charm abounds in this thriving urban centre. Amid leafy established neighbourhoods, you can find big-city amenities like top-tier schools, boutique shops, and local restaurants and services. Named one of Canada's "Top Places to Live," Aurora has an abundance of activities for the whole family to enjoy.

## GREEN SPACE

Explore the green space across 46 parks encompassing 780 acres, including tennis courts, soccer fields, basketball courts, and splash pads. Take a nature walk on the Nokiidaa Trail system along the winding Holland River, or carve your own path through the 57 km of maintained trails. Spend Sundays teeing off at St. Andrew's Valley Golf Club or attend one of the many community events put on by the Aurora Cultural Centre.

## GETTING AROUND

Getting around Aurora is a breeze with easy highway access and reliable transit. Highway 404 connects commuters to the rest of the GTA, and Go Transit has trains running to downtown Toronto every 15-30 minutes. Aurora is also serviced by York Region Transit (YRT) with several local routes and its Viva Blue Bus Rapid Transit service. Under the new Go Regional Express Rail plan, by 2024, train service will be increased to run every 15 minutes during peak, midday, evenings, and weekends using environmentally friendly electric trains instead of diesel.

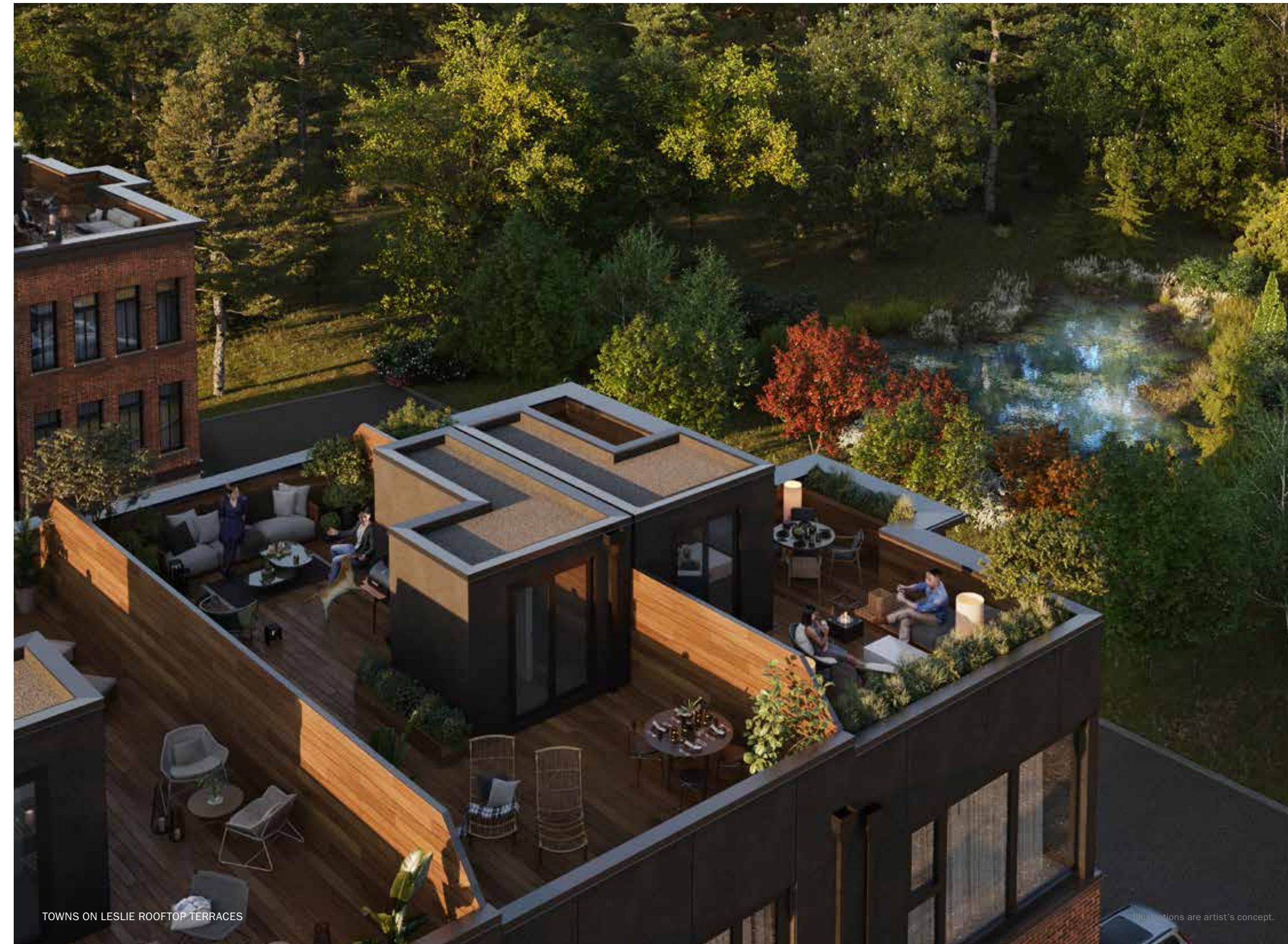


## LOCAL AMENITIES

1. Café Alexandra
2. Tim Hortons
3. Boston Pizza
4. SmartCentre
5. Stewart Burnett Park
6. The Patrick House Art Studio & Gallery
7. Aurora Historical Society & Hilary House
8. Willow Farm, Lakeview & Wimpey Trail
9. Urban Park Playland
10. Aurora Arboretum
11. Aurora Town Park
12. Aurora Cultural Centre
13. Fishbone Kitchen + Bar
14. La Jolie Cheese Shop
15. Vintage Spice
16. Joia Ristorante
17. Wild Wing
18. Sunset Grill
19. On the Bean
20. Chocolats Favoris
21. St. Andrew's Valley Golf Club
22. Magna Golf Club
23. Westview Golf Club
24. Aurora GO Train
25. LCBO



TOWNS ON  
LESLIE



TOWNS ON LESLIE ROOFTOP TERRACES

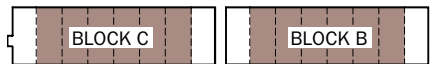
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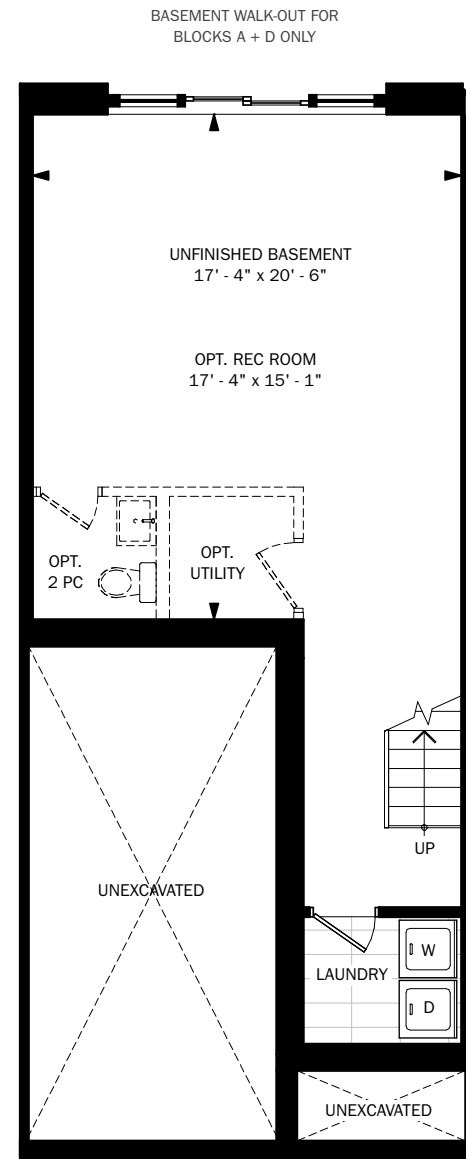


# BROOKLYN

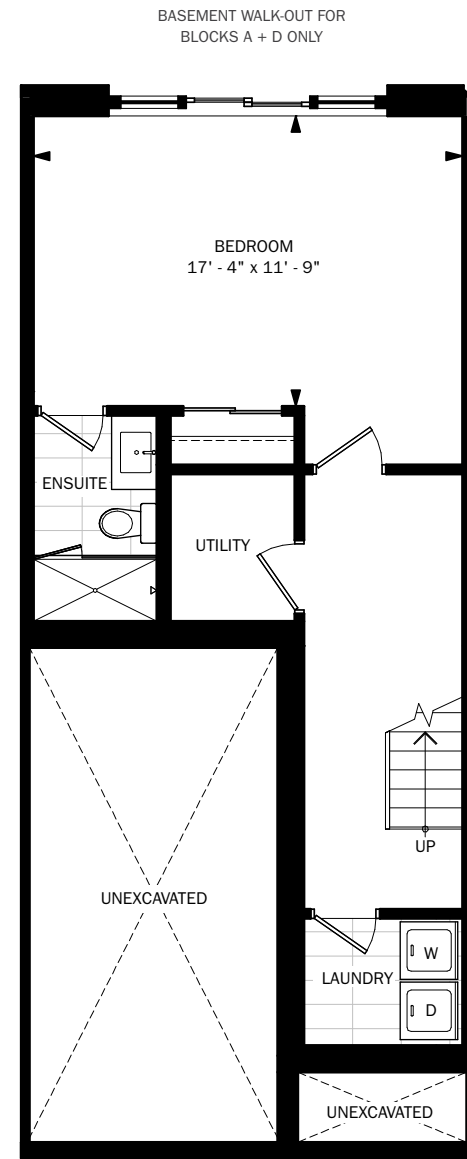
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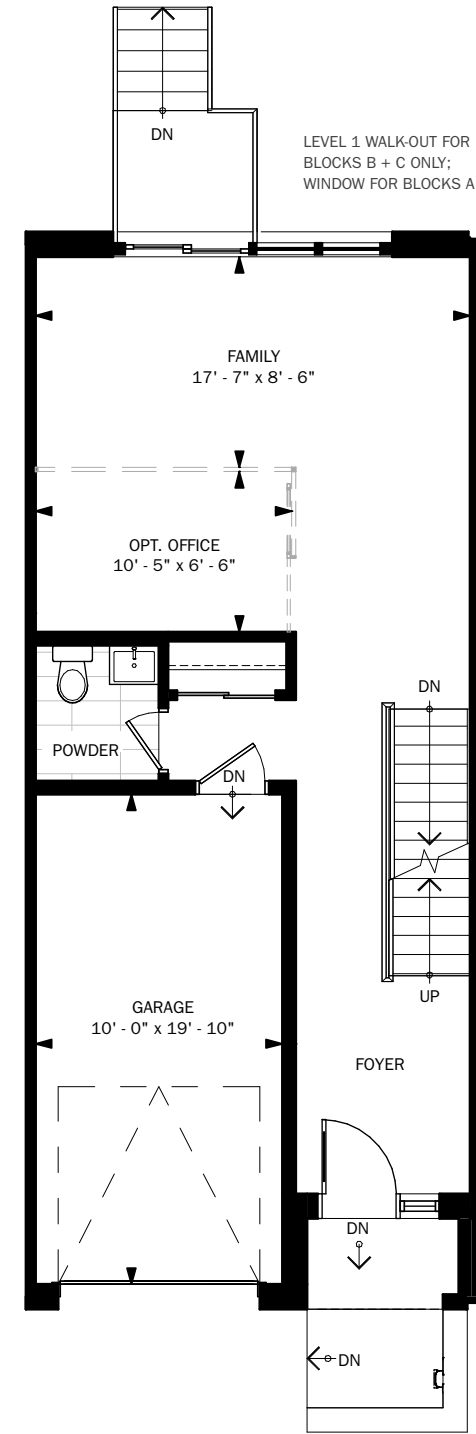
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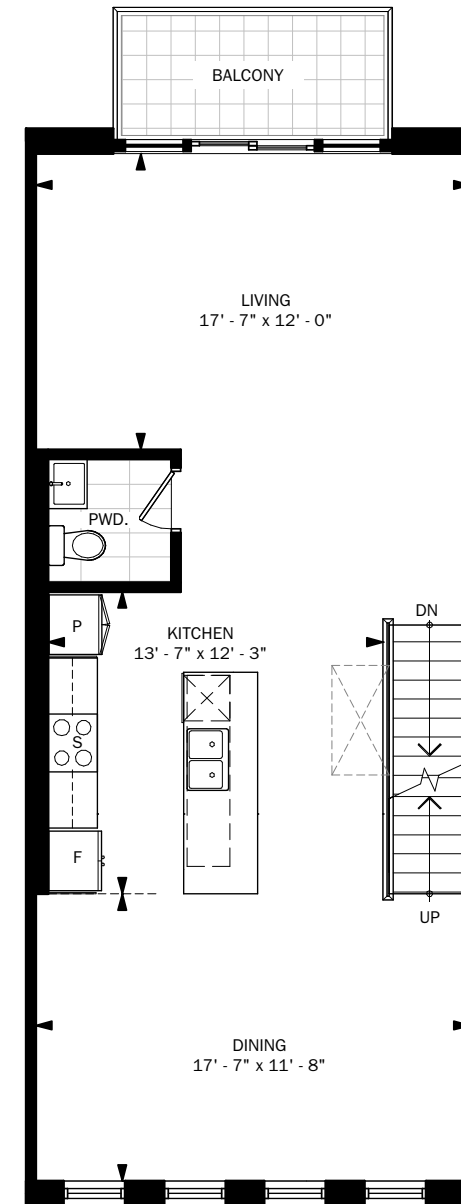
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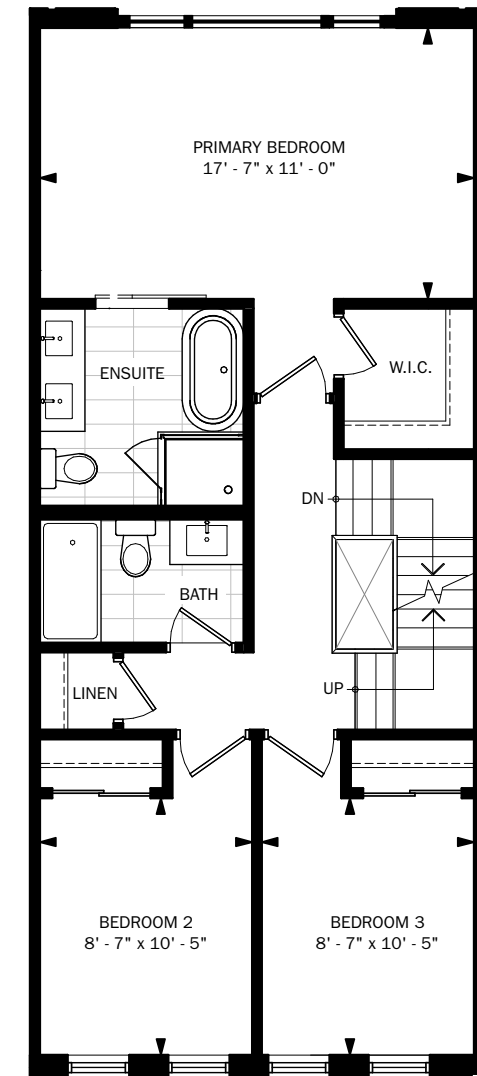
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BASEMENT



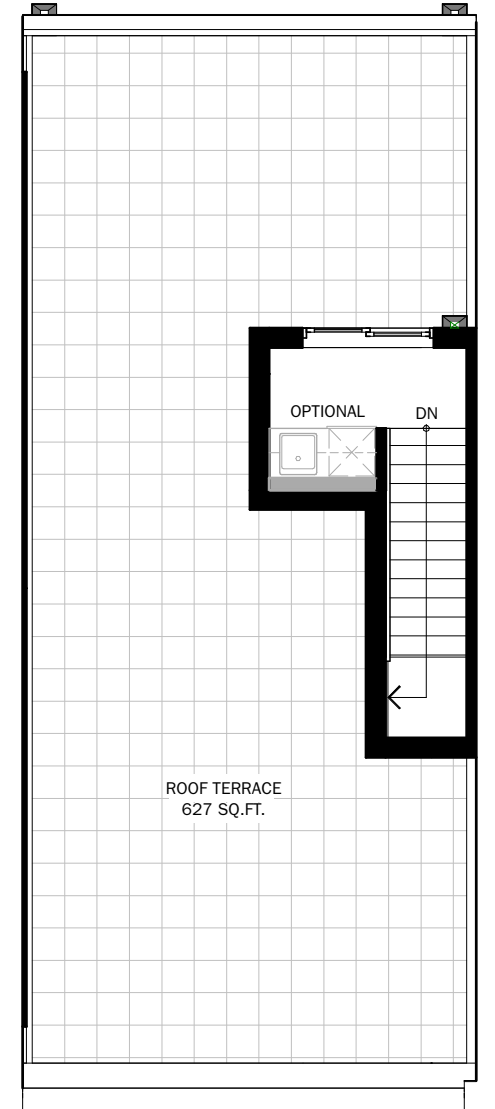
GROUND



SECOND



THIRD

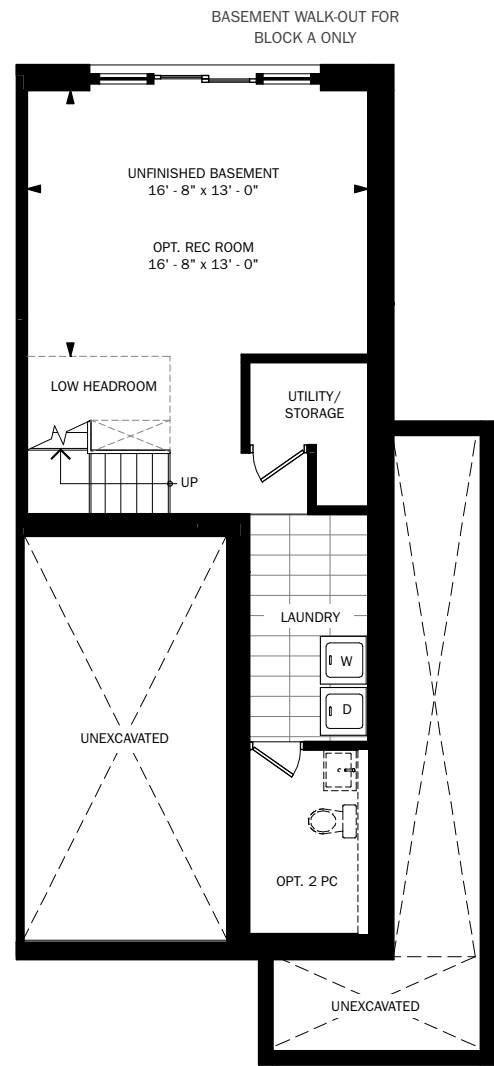
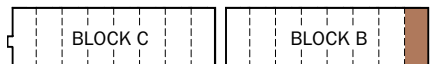
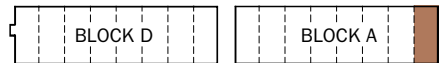


ROOFTOP TERRACE

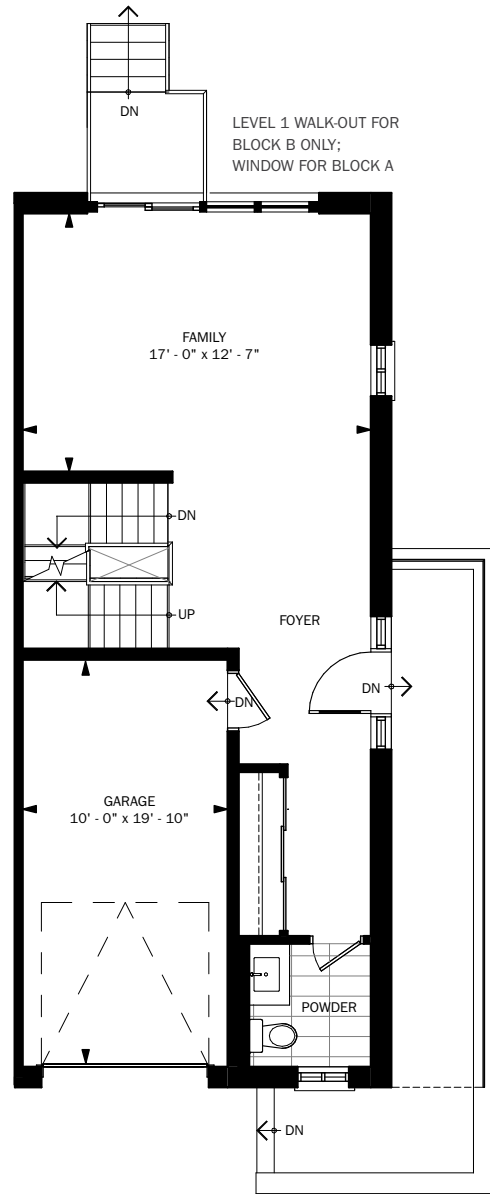


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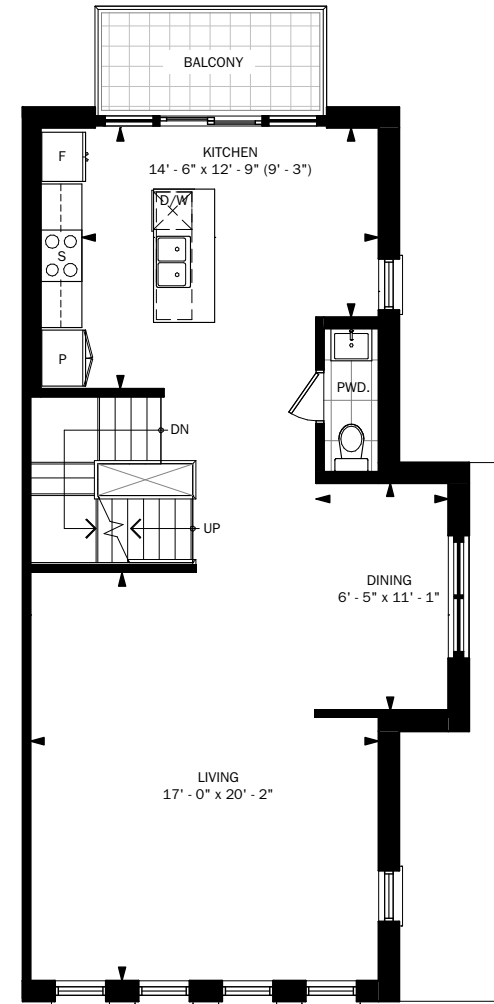
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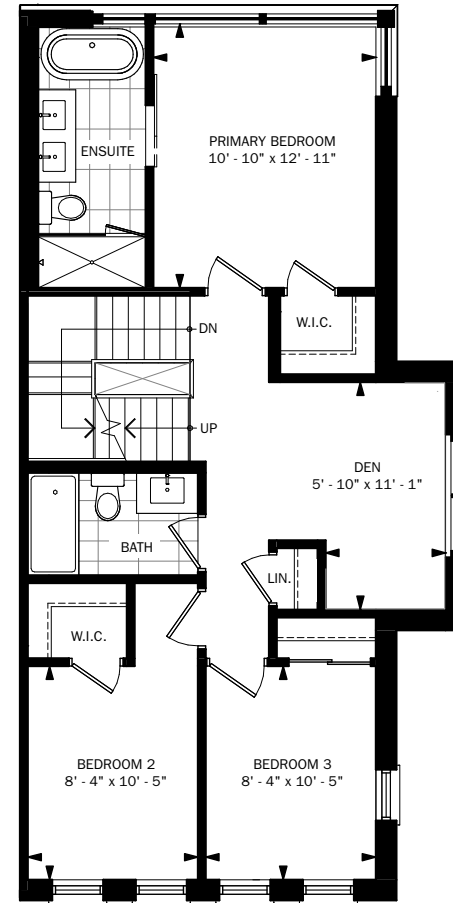
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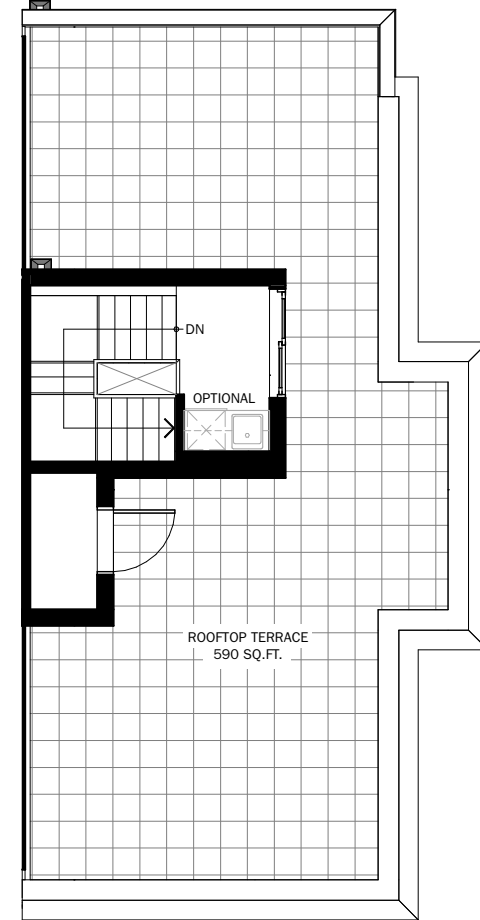
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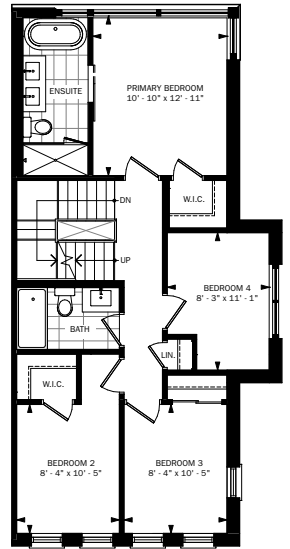
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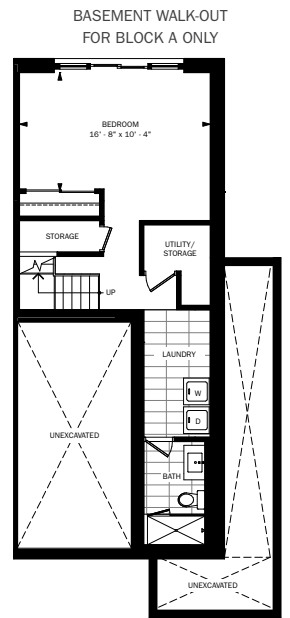
THIRD



ROOFTOP TERRACE



OPT. 4 BEDROOM THIRD



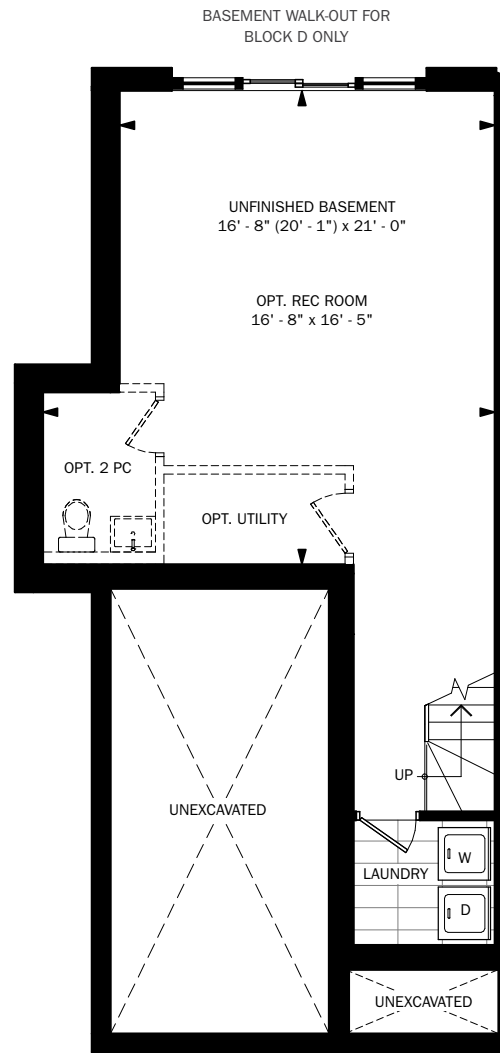
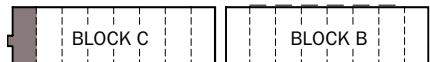
OPT. 4 BEDROOM BASEMENT

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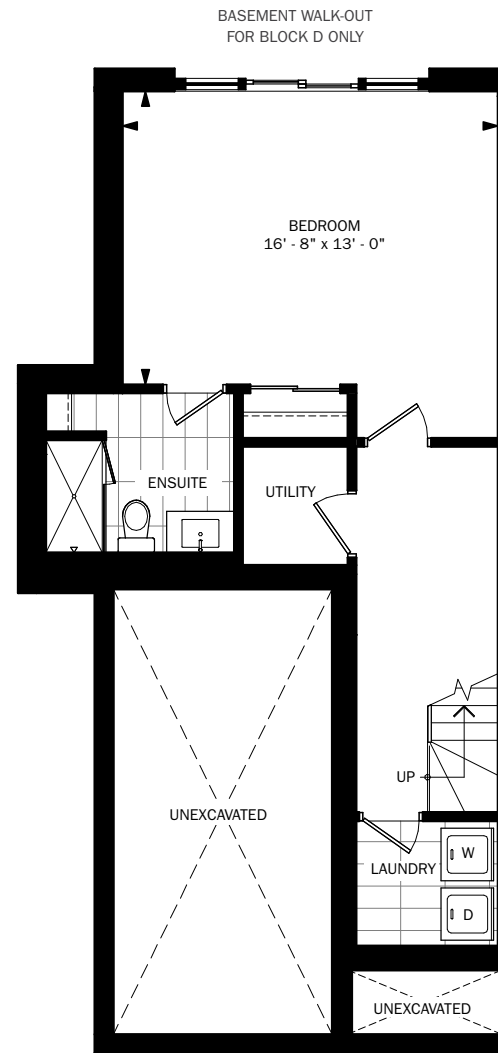


# QUEENS

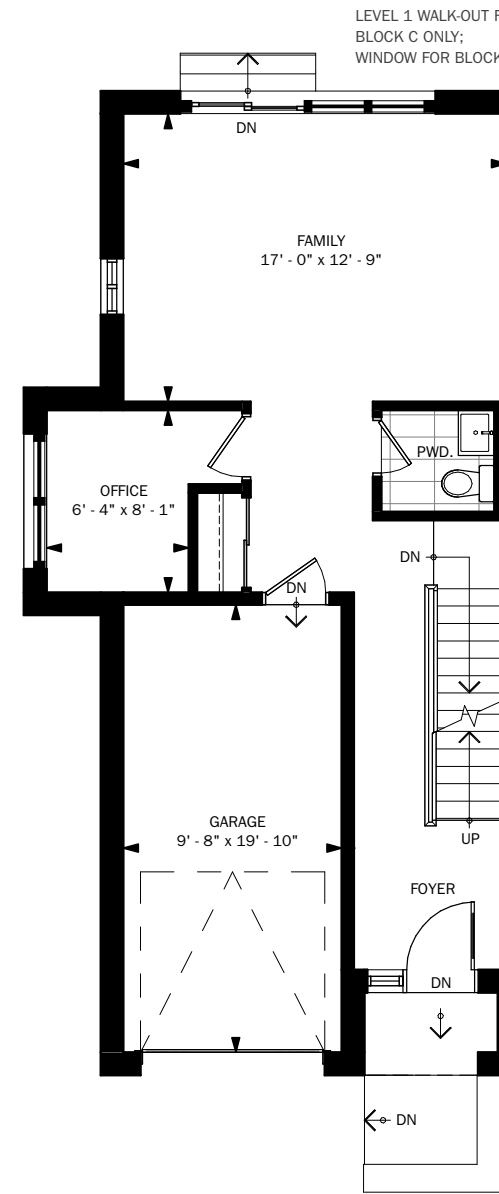
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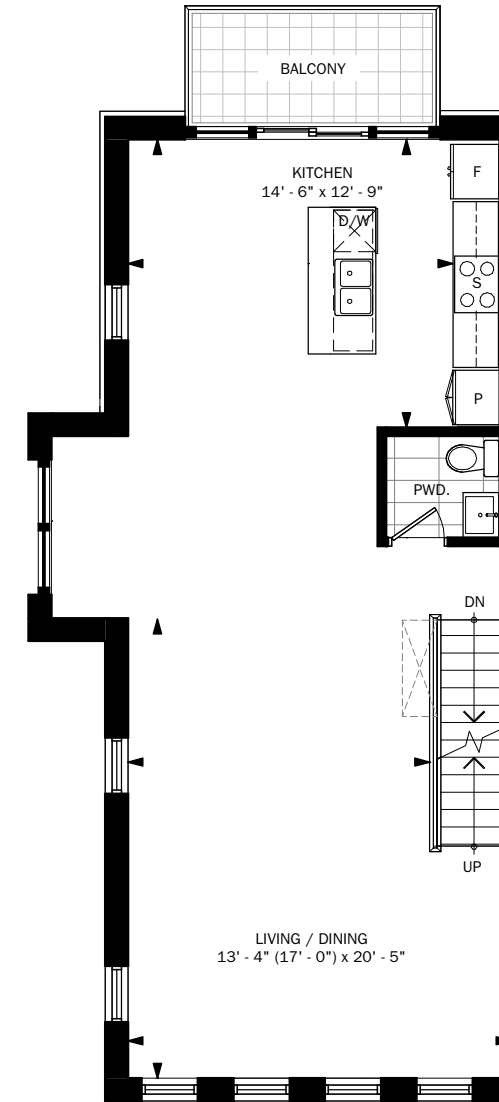
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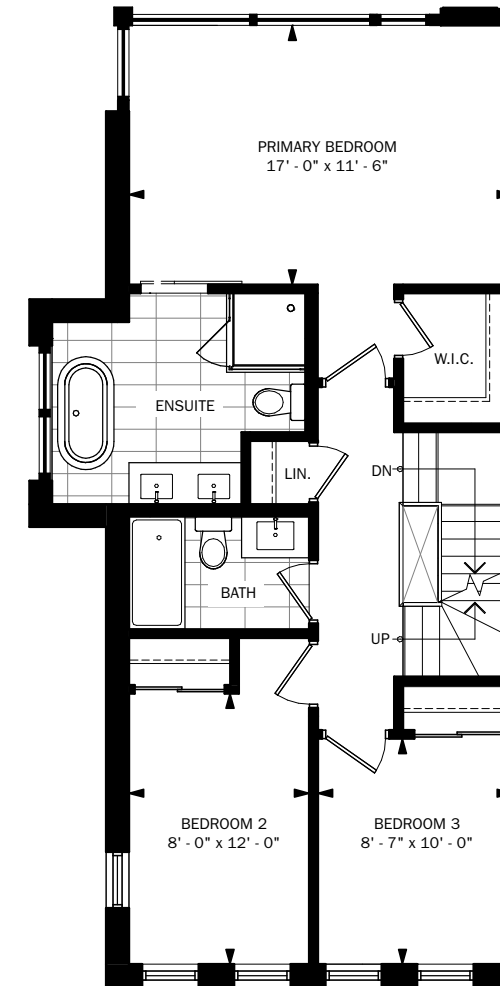
OPT. 4 BEDROOM  
BASEMENT



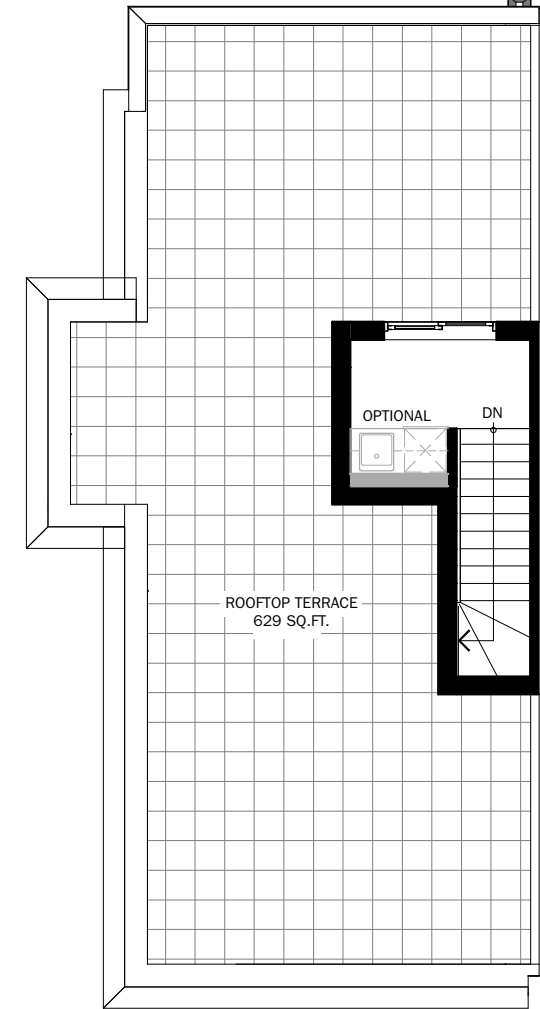
GROUND



SECOND



THIRD



ROOFTOP TERRACE

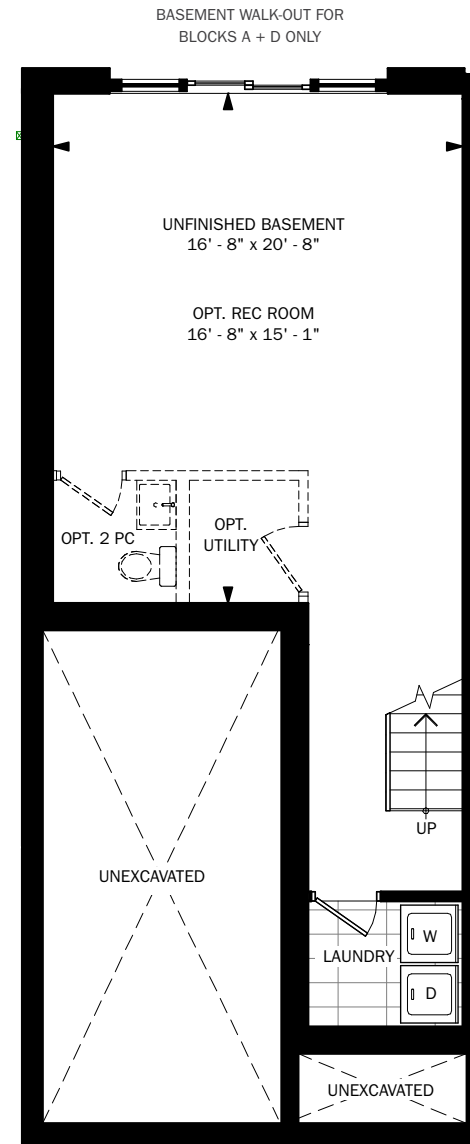
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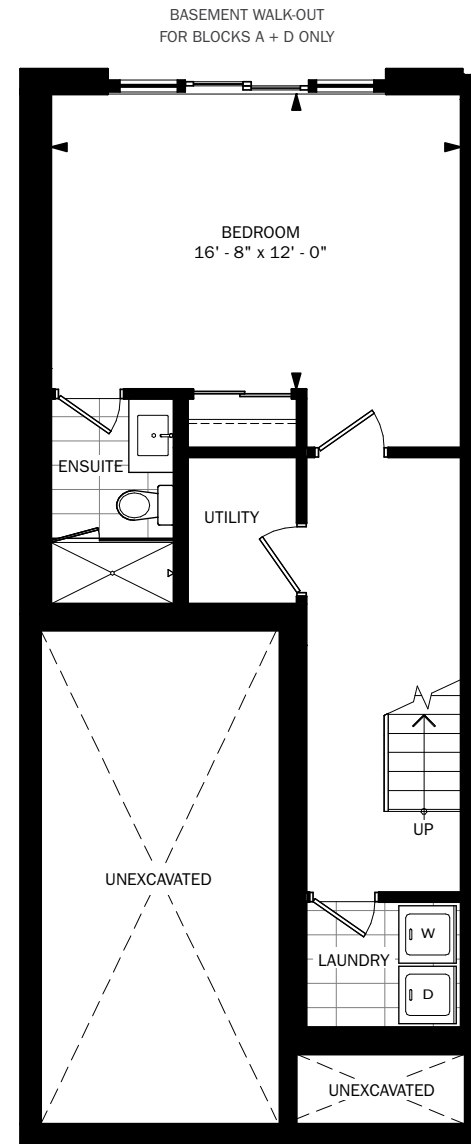


# STATEN

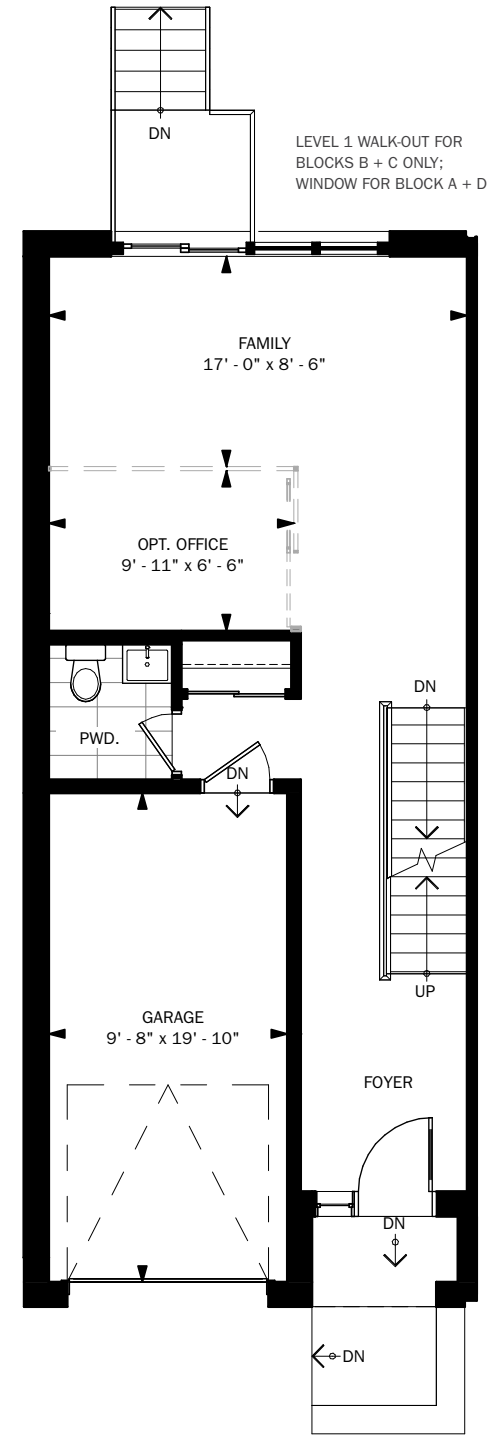
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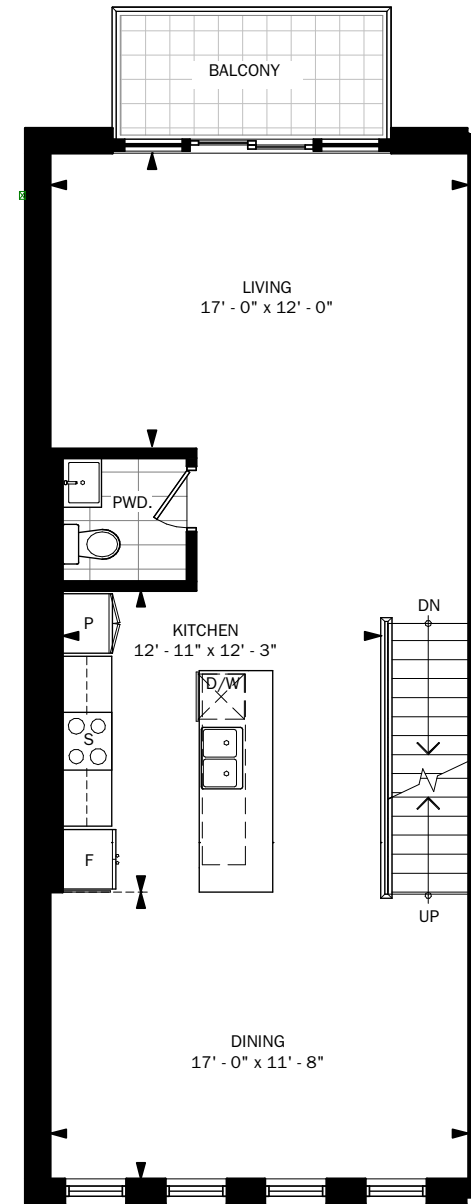
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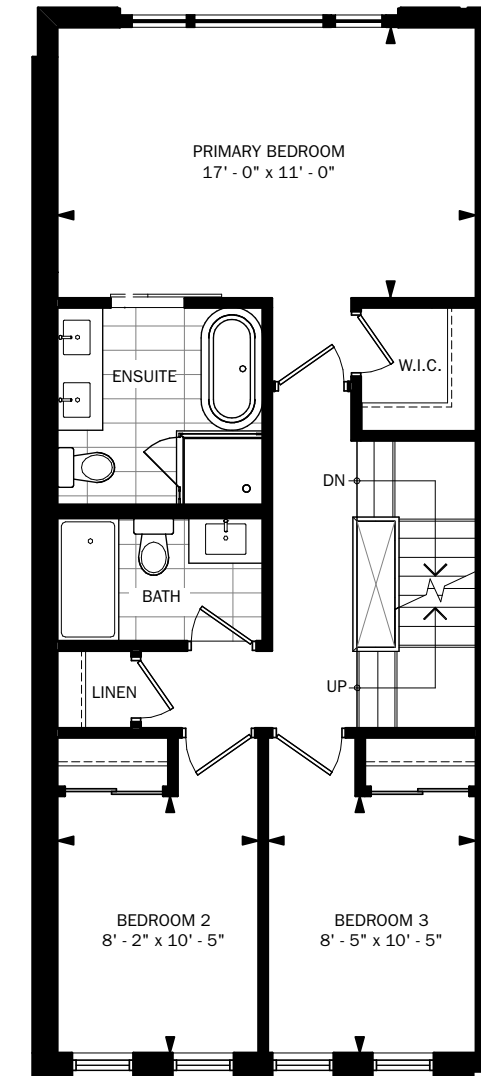
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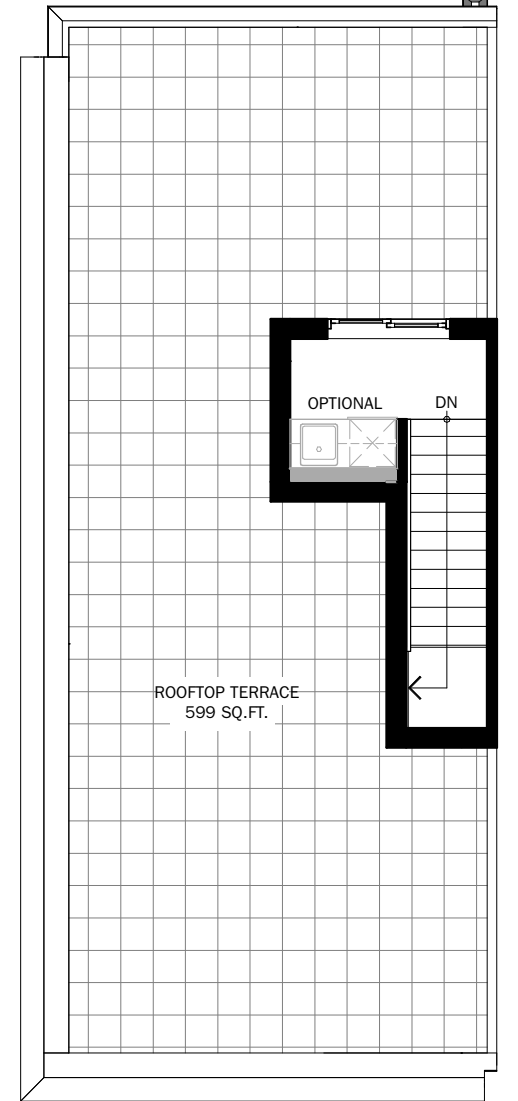
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SECOND



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ROOFTOP TERRACE

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# NATURAL VISTAS



ROOFTOP TERRACE OVERLOOKING GREENSPACE

Illustrations are artist's concept.

## ROOFTOP TERRACE

Lounge, dine and take in the view with friends on your private rooftop terrace. This lush outdoor space is the perfect place to relax and reflect after a long day and allows you to enjoy the vibrant neighbourhood from the comfort of your own home.



KITCHEN AND DINING

Illustrations are artist's concept.



## QUALITY CONSTRUCTION

- 5/8" sub-flooring to be glued down, fastened with screws for additional stability and joints sanded
- Advanced floor joist system utilizing upgraded "engineered floor joist technology"
- All exterior walls with 2" X 6" exterior framing
- Poured concrete basement floors

## EXTERIOR FINISH

- Prominent usage of architecturally selected and colour coordinated clay bricks and EIFs, with brick detailing and stonework
- Pre-finished aluminum, fascia, downpipes and siding – colour coordinated
- 8' high exterior front entry door
- Distinguished sectional panel roll-up garage door
- Quality colour coordinated, vinyl energy efficient windows throughout with low 'E'
- All exterior windows and doors are caulked and completed with weather-stripping
- The finishing touches of a fully sodded lot complete with paved driveway
- Front, rear, and rooftop terrace light

## INTERIOR FINISH

- Designer created smart interior
- 10' ceilings on main kitchen/living room floor
- 9' ceiling on upper bedroom floor
- 9' ceiling on entrance floor

PRINCIPAL ENSUITE

Illustrations are artist's concept.

# LUXURY FEATURES AND FINISHES

## QUALITY CONSTRUCTION

- 5/8" sub-flooring to be glued down, fastened with screws for additional stability and joints sanded
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- All exterior windows and doors are caulked and completed with weather-stripping
- The finishing touches of a fully sodded lot complete with paved driveway
- Front, rear, and rooftop terrace light

## INTERIOR FINISH

- Designer created interior
- 10' ceilings on main kitchen/living room floor
- 9' ceiling on upper bedroom floor
- 8' ceiling on entrance floor

- 8'-6" ceiling in basement level
- 8' ceiling in terrace pop level
- Smooth ceilings throughout
- Natural finish oak veneer wood stairs throughout, with 2.5" casing on all doorways
- Upgraded 5" contemporary baseboards throughout, with 2.5" casing on all doorways
- Sophisticated and sleek 8' high interior doors on main floor and 7' high on all other finished floors
- Satin nickel handles & hinges
- Interior walls, doors and trim to be painted in one colour paint chantilly lace
- Low volatile organic compound (VOC) paint throughout
- Professional home cleaning prior to occupancy

## BATH

- Master bedroom spa like ensuite with frameless shower glass and free standing tub
- Premium quality polished chrome single lever faucet
- Full height wall tiles in all shower stall enclosures
- Custom vanity mirrors
- Privacy door lock
- Exhaust fans in all bathrooms
- Main bath to have modern deep soaker tub
- Custom corian or quartz countertop with built in under mount sinks

## KITCHEN

- Custom designed contemporary gourmet kitchen
- Quartz countertops from builder's standard selection
- Double under mount stainless steel sink
- Single lever kitchen faucet with integrated pull-out spray
- Tiled backsplash as per builders standard selection
- Soft close doors and drawers
- Tall extended upper cabinets

## FLOORING

- 12" x 24" porcelain floor tiles in all tiled floor areas as per builders selection
- Mosaic floor tile in shower as per builders selection
- Subway tile on bathroom wall as per builders selection
- 12"x 24" tile on ensuite shower wall as per builders selection
- Prefinished wide plank laminate throughout excluding tiled areas and unfinished areas as per plan

## MECHANICAL & PLUMBING SYSTEM

- Flexible water pipe solution using PEX (polyethylene) to reduce noise and eliminate sodder contaminants within plumbing system

- Two exterior house bibs are provided one at rear and one in garage
- Combie boiler with air handler (rental)
- All duct work to be sealed for better air flow
- Exhaust fans installed in all finished bathrooms
- Hood fan in kitchen vented to the exterior

## ELECTRICAL

- 100 amp electrical service with breaker panel.
- Weatherproof exterior electrical outlets, one at rear of home and one to the front porch
- 220 volt heavy – duty receptacle for dryer
- Ground fault indicator receptacles for bathrooms as per code
- The security of hard wired smoke detectors on all floors, including lower level, and carbon monoxide detector as per building code
- White decora switches and receptacles throughout finished areas
- Contemporary ceiling fixtures in all bedrooms
- Capped light box over island with separate switch
- Electric door chime for front entry door
- Rough-in for security alarm system
- Electrical plug on kitchen island
- Telephone rough-in provided in one central location
- Cable TV rough in provided in living room
- Internet network wiring provided in one central location
- Rough in for central vacuum system





## THE TEAM

### Kohn

Specializing in a range of multi-unit residential and commercial buildings, Kohn offers a unique mix of technical and creative expertise that engages with existing communities while appealing to buyers. They have designed mixed-use, residential, retail and commercial projects ranging from large suburban developments to dense urban infill projects, including revitalized historic buildings.

adesso design inc  
landscape architecture

Established over a decade ago, Adesso Design Inc. is a full-service landscape architectural firm. Their areas of expertise include residential design, condominiums, green roof and rooftop amenity spaces, municipal park design, playgrounds, trails, urban design, environmental restoration, visual impact assessments and stormwater management.



Spectrum Realty provides comprehensive real estate services in the GTA. They are a boutique real estate service that has sold hundreds of millions of dollars worth of real estate since its inception in 1992, and they are one of the largest movers of residential properties in the area.





THOUGHTFUL.  
DESIGN.



Skale is a boutique development company, a collective uniquely comprised of passionate, like-minded individuals who live and breathe design. Together, they're dedicated to form, function, and an expertly interconnected hybrid of the two.

With a combined 50 years of experience and many more spent absorbing and drawing upon inspiration from all over the world, Skale designs premium spaces that enhance the way people live, an approach that will leave a lasting imprint on the city and the people who inhabit their spaces.



skale