



<b>PROJECT:</b>	Huntingdale Towns
<b>ADDRESS:</b>	3051-3079 Pharmacy Avenue
<b>INTERSECTION:</b>	Pharmacy and Finch
<b>HOUSING PRODUCT:</b>	<ul style="list-style-type: none"><li>• Back to Back Townhomes</li><li>• Rear-Lane Townhomes</li><li>• Townhomes with Commercial at grade</li></ul>
<b>NUMBER OF HOMES:</b>	81
<b>NUMBER OF BLOCKS:</b>	5
<b>UNIT TYPES:</b>	13-unit types
<b>FINISHES:</b>	Laminate flooring, quartz countertops, stacked, full-size washer/dryers
<b>PRICING:</b>	From the \$900's
<b>KEY FEATURES:</b>	Walk-in at grade, little to no outdoor maintenance, landscaped courtyard, community park



## PROJECT OVERVIEW

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- Clean modern design with brick and stone architecture, large windows, and patios for outdoor living
- Spacious open concept living and dining, stylish modern kitchen, expansive bedrooms, chic ensuites, flex plans with potential for home office and/or study room
- Close to highways 404 and 401 and TTC
- Minutes from Fairview Mall and Bridlewood Mall
- Topnotch medical facilities at North York General Hospital just minutes away
- Superb family amenities nearby include L'Amoreaux Sports Complex, parks, trails and a new cycling loop
- Excellent school district – top rated schools and close to Seneca College
- Ideal for professionals, couples, young families, new Canadians and retirees looking to rightsize
- Up to 50% more affordable than downtown Toronto
- Vast open spaces, no downtown congestion, perfect for social distancing
- Quiet suburban ambience surrounded by beautiful nature

## MARKET OVERVIEW

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Huntingdale Towns in Scarborough is a rare new home opportunity in an affordable and highly sought-after location within the 416 area code. It is perfect for downtown condo dwellers who are now ready to raise their children in a ground-oriented product, close to excellent schools, parks, and recreational facilities.

When complete, Huntingdale Towns will provide affordable, yet contemporary housing for residents looking to grow their family or empty nesters looking to rightsize their current living situation.

For first-time buyers, these homes offer a great entry into the home ownership market, while adding demonstrable value to the Scarborough community at-large.

## PROFILE DEVELOPMENTS

Profile Developments is specialized in sourcing, developing and building “missing middle” housing. Their mission is to help meet the demand for diverse housing options in communities that lack affordable options. While the majority of developers concentrate on economies of scale, Profile looks to level the playing field. They are a strong team of like-minded individuals who are passionate about smart urban development and believe strongly in the game-changing power of sustainable home ownership for contributing members of the community.

Profile’s project development and management operations are handled in-house, so their homes are easier and more cost-effective to build. Hence they are accessible to homebuyers who want to establish roots in the community, but have been priced out of the traditional markets of single-family homes, and not looking for a high-rise type of lifestyle. Profile’s values are centered on the idea of promoting community development without the disruption of large-scale development.

Philanthropy and giving back to the communities where they operate are a big part of the company’s philosophy. They support worthy causes and institutions which are improving the quality of life for people in the community. In 2019, the company donated \$1 Million to the Sick Kids Hospital for the construction of two new buildings focused on education, professional support, and critical care for inpatient homes. It is all about making a positive difference to the communities where the principals of Profile grew up and established their business.

## pma brethour

PMA Brethour has become a leader in the sale of new homes across the Greater Toronto Area, Ottawa, Calgary in Canada, San Francisco and Florida in the United States. For over 55 years the PMA family has embraced a simple yet powerful cornerstone – attitude, enthusiasm and teamwork make all the difference.

McQuat

Canada’s leading real estate marketers with experience across the continent, from the East Coast to Vancouver and from Florida to California, the McQuat 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.