

# GET READY

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*SOMETHING DIFFERENT IS COMING TO ETOBICOKE.  
SOMETHING FRESH. SOMETHING URBAN.  
SOMETHING THAT YOU'VE NEVER SEEN BEFORE.*



# VAL IS MODERN

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*VAL'S SLEEK, MODERN HOME DESIGNS CREATE  
BREATHTAKING STREETSCAPES THAT CULTIVATE  
A DISTINCTIVE COMMUNITY*

Elevations feature bold, clean lines and large, bright windows.  
Semi-detached models feature single-car garages at the front of the home, and detached models\*  
feature double-car garages with discrete entry at the side of the home.





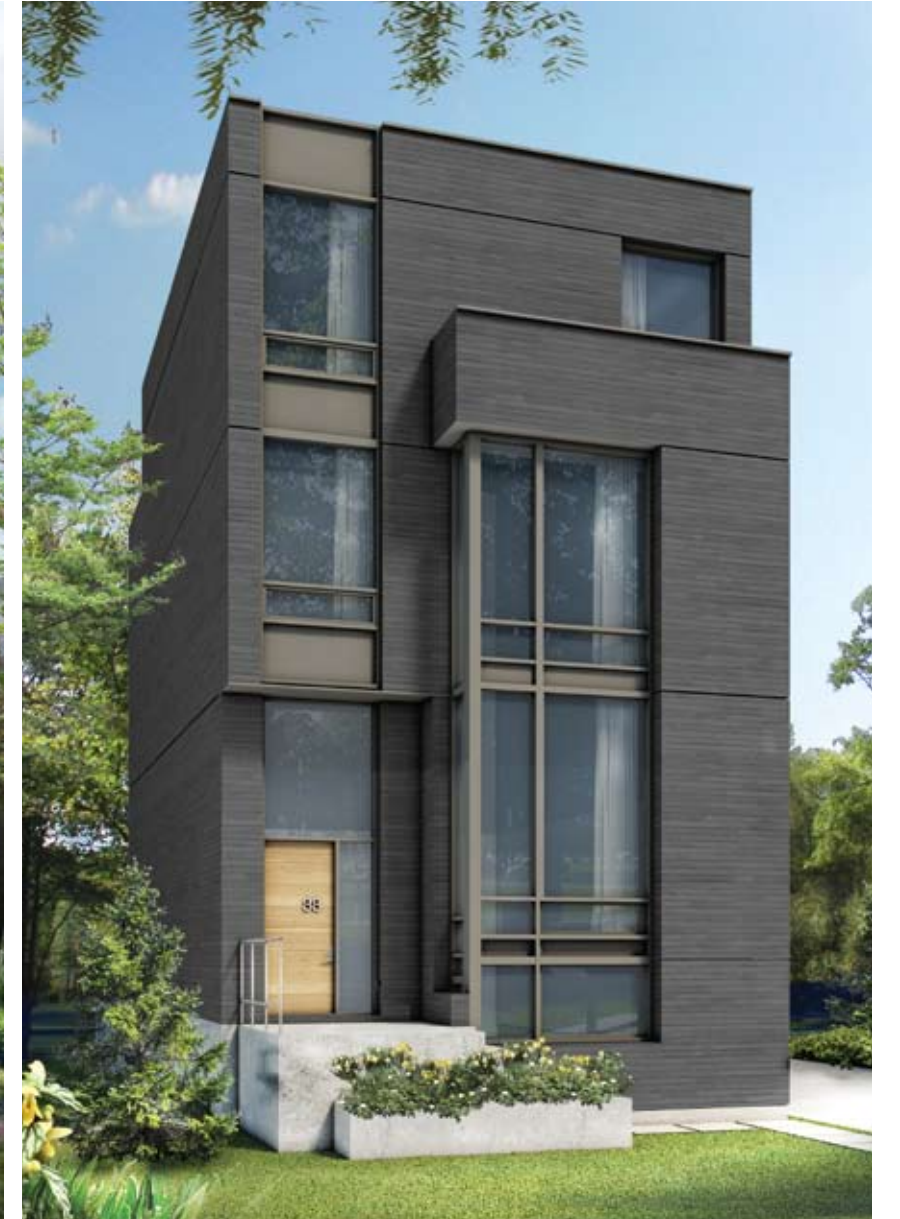
# VAL IS VISIONARY

*THIS IS SOUTH ETOBICOKE'S  
MOST VISIONARY NEW  
HOME COMMUNITY. WITH INSPIRED,  
MODERN ARCHITECTURE.*

VAL OFFERS A STUNNING SELECTION OF SEMI-DETACHED AND DETACHED HOMES AND A CONVENIENT ETOBICOKE ADDRESS. YOU'RE GOING TO BE IMPRESSED WHEN YOU MEET VAL.



MAPLE



BIRCH





6 MINUTES FROM SHERWAY GARDENS MALL







## VAL IS UNIQUE

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*LIVE BOLD. LIVE DIFFERENT.  
LIVE VAL.*

With homes that stand out from the crowd, breathtaking interior features and finishes and a great location, Val offers a one-of-a-kind urban living experience. With such an innovative approach to new home design, you simply won't find another community like it anywhere in the area. This is your chance to create the exceptional lifestyle you've always dreamed about.





BIRCH MASTER ENSUITE  
ARTIST'S IMPRESSION







MAPLE  
FAMILY ROOM

ARTIST'S IMPRESSION





BIRCH LIVING ROOM  
ARTIST'S IMPRESSION

# FEATURES + FINISHES

## ARCHITECTURAL FEATURES

- Brick, stone and stucco facades as per plan and model elevations.
- Architecturally selected energy efficient windows complete with thermal glazing and removable screens.
- Architecturally selected exterior front entry door with high security locking mechanism.

## KITCHEN FEATURES

- Contemporary European design cabinetry in selection of wood stained and coloured finishes from Vendor's samples.
- Stone countertops in a selection of granites from Vendor's samples.
- Undermount stainless steel sink with pull out faucet.
- Matching designer backsplash in selection of tiles from Vendor's samples.
- Designer selected ceiling mount lighting.
- Brand name appliance package including:†

Stainless steel finish Bosch gas range

Stainless steel finish Bosch dishwasher

Stainless steel finish refrigerator

Stainless steel finish hood fan exhausted to exterior

Stainless steel finish microwave

## BATHROOM FEATURES

- Contemporary European design cabinetry in selection of wood stained and coloured finishes from Vendor's samples.
- Stone countertops in a selection of marbles and granites from Vendor's samples.
- Undermount white sinks in bathrooms.
- Soaker tub in mainbathrooms.
- Rain shower head in ensuite shower.
- Temperature controlled mixing valve to tub/shower.
- Vanity mirrors with polished edges above basin vanity.
- Ceramic tile tub/shower surround from Vendor's samples.
- Ceramic tile flooring from Vendor's samples.
- Privacy locks on all bathroom doors.
- Designer selected wall mounted lighting at vanity.

## LAUNDRY AREA FEATURES

- Ceramic tile flooring.
- White laundry sink complete with water connection.

- Full size front load washer and dryer vented to exterior. †

## GENERAL FEATURES

- 10'-0" ceiling height on main floor and 9'-0" ceiling height on 2nd and 3rd floor.\*
- 8'-0" ceiling height on basement floor.\*
- Prefinished engineered hardwood flooring on main floor from Vendor's samples.†
- Carpet with underpadding on 2nd & 3rd floors, basement and all staircase and staircase landing from Vendor's samples.
- Glass railing with stainless steel finish handrails and posts on main floor †, oak handrails and pickets natural finish throughout.
- Gas fireplace with selection of marble or stone surround from Vendor's samples.†
- Interior doors painted white with contemporary style hardware of brushed chrome finish.
- 5" contemporary baseboards throughout with 3" casings on all windows and doorways.
- Sliding panel doors to closets complete with shelving.
- Smooth paint finish ceilings.

## ENGINEERING FEATURES

- iPad Home Control system for lighting, security rough-in, HVAC and home audio, including iPad mini and docking station.†
- 100 Amp service panels with circuit breakers
- Pre-wired Television outlets in bedrooms and family room as per plans.
- 30 standard potlights.
- Designer selected lighting fixtures in main entrance, kitchen and bathrooms.
- Pre-wired telephone outlets in kitchen, family room and bedrooms.
- Smoke and carbon monoxide detectors as per code.
- Geothermal (ground source) energy central heating and air-conditioning system.†
- Individually meter hydro, gas and water.

## EXTERIOR FEATURES

- Garage complete with overhead door and automatic opener with garage remote.
- Paved driveway complete with a snow melt heated system.†
- Exterior insulated garden door leading to rear yard and terrace.
- Exterior duplex outlet.
- Exterior non-freeze hose connection.
- Exterior gas barbeque connection.

\* Ceiling Heights in some areas may be lower due to heating/ventilation supply ductwork. † Optional features package.





BIRCH  
FAMILY ROOM

ARTIST'S IMPRESSION



# VAL IS DIGITAL



## IPAD HOME CONTROL

WITH SMART ELECTRONICS PLAYING A CENTRAL ROLE IN OUR DAILY LIVES, THE HOMES AT VAL WILL OFFER IPAD HOME CONTROL - ALLOWING YOU TO CONTROL DEVICES IN YOUR HOME FROM AN IPAD - INCLUDING HOME AUDIO, HVAC, LIGHTS AND SECURITY, NO MATTER WHERE YOU ARE. CREATE THE PERFECT MOVIE AMBIENCE WITH A SINGLE TOUCH. TELL YOUR THERMOSTAT WHAT TO DO FROM ANYWHERE IN THE WORLD. MANAGE MUSIC IN MULTIPLE ROOMS. GET A TEXT WHEN YOUR TEENAGER COMES HOME. THE HOME CONTROL SYSTEM AND IPAD ARE STANDARD IN EVERY VAL HOME.

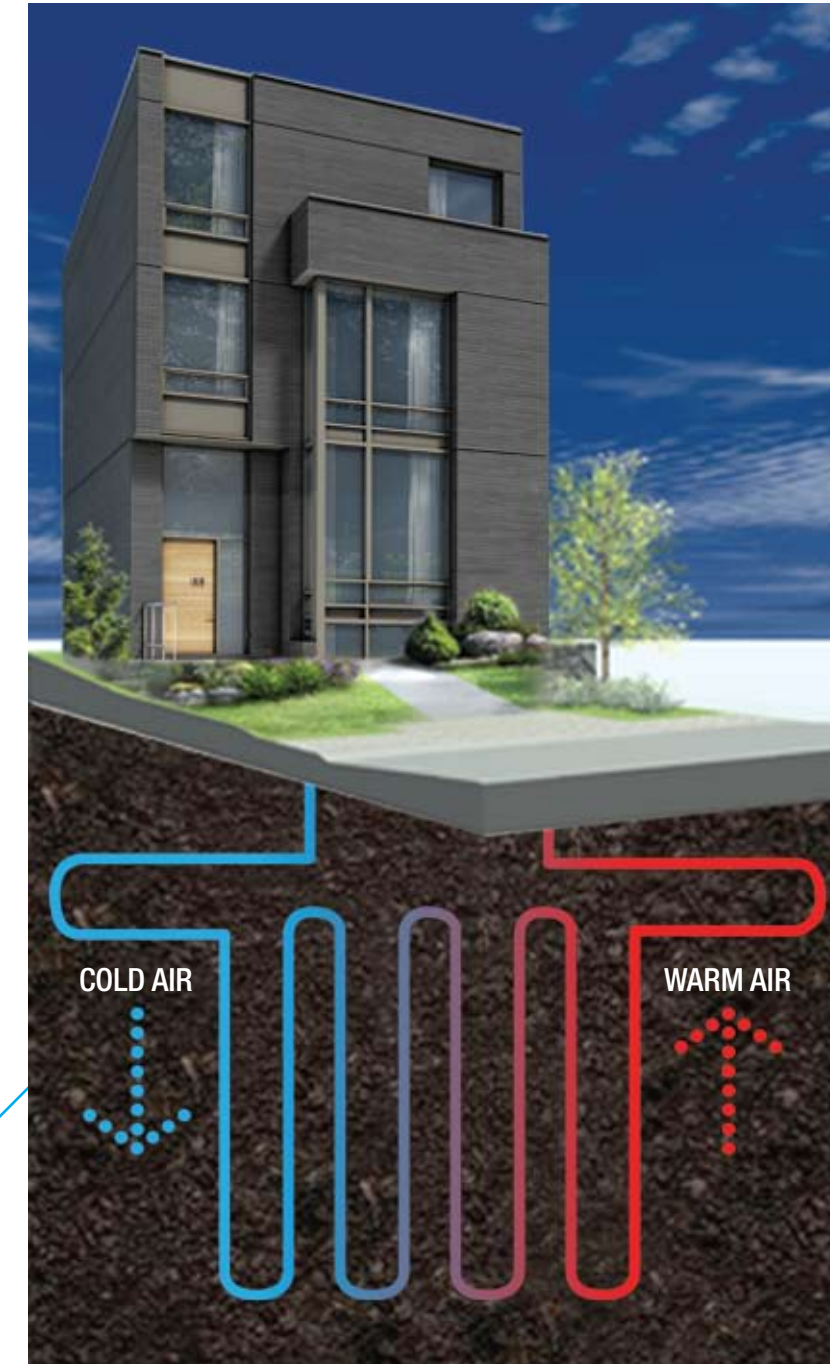




# VAL IS GEOTHERMAL

## GEOTHERMAL TECHNOLOGY

Built with leading edge technology, the homes at Val will include innovative features such as geothermal heating and cooling. In this technology, heat energy is moved to and from the earth to heat and cool the indoor environment. Compared to ordinary systems, geothermal technology can save 30 to 40 percent on monthly energy bills. Geothermal is the safest, cleanest and most reliable space conditioning system you can buy.







## VAL IS WHERE YOU WANT TO BE

*VAL HAS AN IDEAL LOCATION THAT  
PUTS YOU RIGHT IN THE HEART OF ALL THAT  
SOUTH ETOBICOKE HAS TO OFFER*

The nearby shops and restaurants of Sherway Gardens Mall offer everything from designer boutiques to delicious artisanal delicacies. Lake Ontario's beautiful system of waterfront parks and trails is just minutes south, and offers great locations for hiking, biking, picnicking, or just enjoying a day at the beach.

Golf enthusiasts are sure to appreciate the convenient locations of nearby Lakeview Golf Course and the prestigious Toronto Golf Club. And Val makes it easy to get around, with the Gardiner Expressway just minutes north, Long Branch GO Station and Mimico GO Station both nearby, and easy access to the TTC just steps away. Val's exceptional location makes it easy to have the lifestyle you want, and the home you love.



## AT HOME IN THE HEART OF THE CITY

Urbancorp is proud to have created some of the most visionary home and condominium communities in the GTA. As the premiere developer of the King West neighbourhood, Urbancorp transformed the old industrial lands of King Street West into the vibrant residential community of King West Village, including Bridge, Fuzion and ,the latest, Kingsclub Condominium. In the West Queen West neighbourhood, Urbancorp built Westside Gallery Lofts, Curve and, most recently, Edge and Epic on Triangle Park.

Urbancorp has built thriving new communities in other up-and-coming Toronto neighbourhoods. The Neighbourhoods of Queen Street East is comprised of three stunning new home communities along the Queen Street East corridor. With locations in Riverdale, Leslieville and The Beach, The Neighbourhoods of Queen Street East bring a fresh, modern vibe to the urban renaissance currently underway in Toronto's east end.

In central Toronto, Urbancorp's The Neighbourhoods of Downsview Park is one of the City of Toronto's largest residential developments. Adjoining the newly redeveloped 300 acre Downsview Park, The Neighbourhoods of Downsview Park offers stylish, modern townhome living right in the heart of one of Toronto's hottest new urban hubs. With easy access to TTC, York University, Humber River Regional Hospital, Yorkdale Mall, shopping and restaurants – not to mention hiking and cycling trails, sports and recreation facilities and more at Downsview Park – Urbancorp has once again set a new standard for distinctive urban living at The Neighbourhoods of Downsview Park.

With Val, Urbancorp continues its legacy of creating some of the most vibrant and innovative home and condominium communities in the GTA.



Terra Firma Capital Corporation (TSX: TFI) is a boutique real estate finance company that provides customized debt and equity solutions to the real estate industry. The company focuses on providing financing and investing in quality commercial residential developments and income producing properties throughout Canada and the US. Since 2011 TFCC has provided financing and participated in the development of over 2,000 residential units in a variety of high rise and low rise projects.



001 WESTSIDE LOFTS /// 002 RIVIERA /// 003 NEIGHBOURHOODS OF DOWNSVIEW PARK /// 004 HOGG'S HOLLOW  
005 KING WEST VILLAGE /// 006 NEIGHBOURHOODS OF QUEEN STREET EAST





\* detached homes linked by garage.