

BOLD. BRILLIANT. BRIAR HILL AT DUFFERIN.



home.

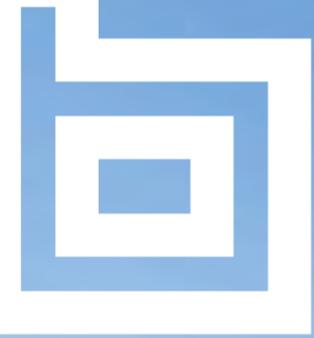
An enclave of one and two storey contemporary townhomes in a well-established, family-friendly community. Stroll along tree-lined walkways to the city park next door and enjoy the many convenient amenities this mid-town neighbourhood has to offer.



part of the
neighbourhood



Artist's concept



on top



The expanse of the city becomes the intimate backdrop to your rooftop terrace. Dine al fresco. Relax with friends into the evening. Enjoy life with a view at Briar Hill.



Artist's concept

a harmonious
addition to an
established

neighbourhood

Set along Briar Hill Avenue where it meets Dufferin Street and nestled behind a city park, Briar Hill City Towns will enliven the area with their contemporary design and lush landscaped courtyards and walkways.





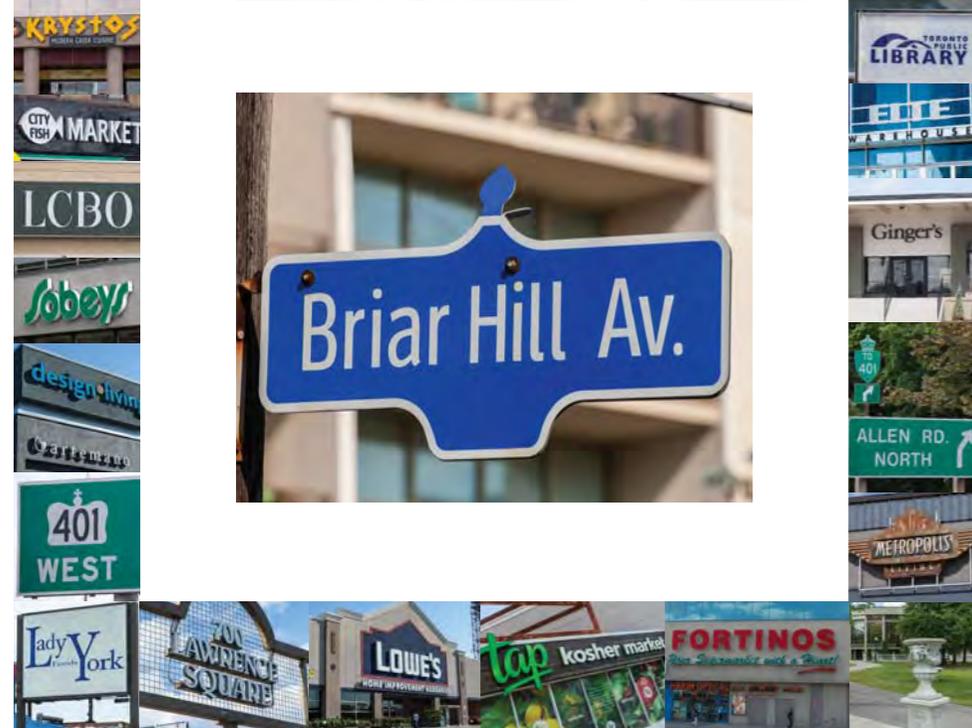
Step out your front door and into a great family-friendly neighbourhood. Take advantage of the many parks, green spaces and walking trails nearby.

one with nature



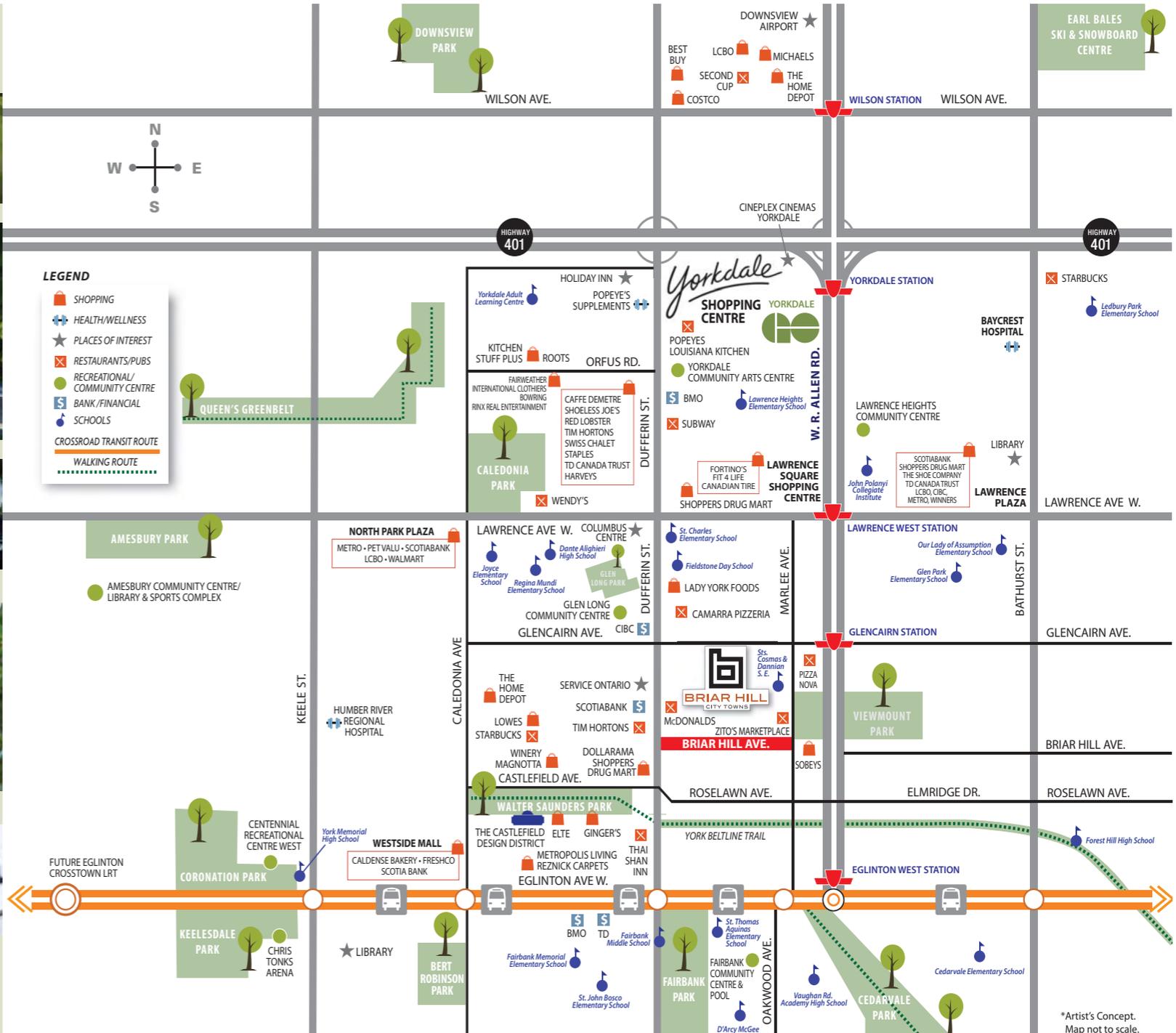


close



EGLINTON CROSSTOWN LRT: STOPS AND INTERCHANGE STATIONS - LEGEND		
Eglinton Crosstown LRT: Phase One	LRT Stops: Surface and Underground	Scarborough RT
Eglinton Crosstown LRT: Underground	Phase Two LRT Stops: Surface	Bloor-Danforth Subway
Eglinton Crosstown LRT: Phase Two	Interchange / Station	Yonge-University Spadina Subway

FUTURE PROJECTS	
Don Mills LRT	Malvern LRT
Jane LRT	Interchange / Station





steps
from
it all



Urban City Towns





Courtyard City Towns

socialable

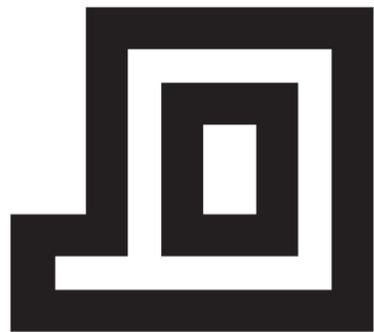


amenity space

- 1** amenity entrance
- 2** multipurpose party room
- 3** kitchenette
- 4** amenity washroom
- 5** mechanical room
- 6** management office
- 7** coat closet
- 8** outdoor patio
- 9** accessibility ramp
- 10** outdoor amenity area
- 11** garden benches
- 12** trellis-covered seating



discerning

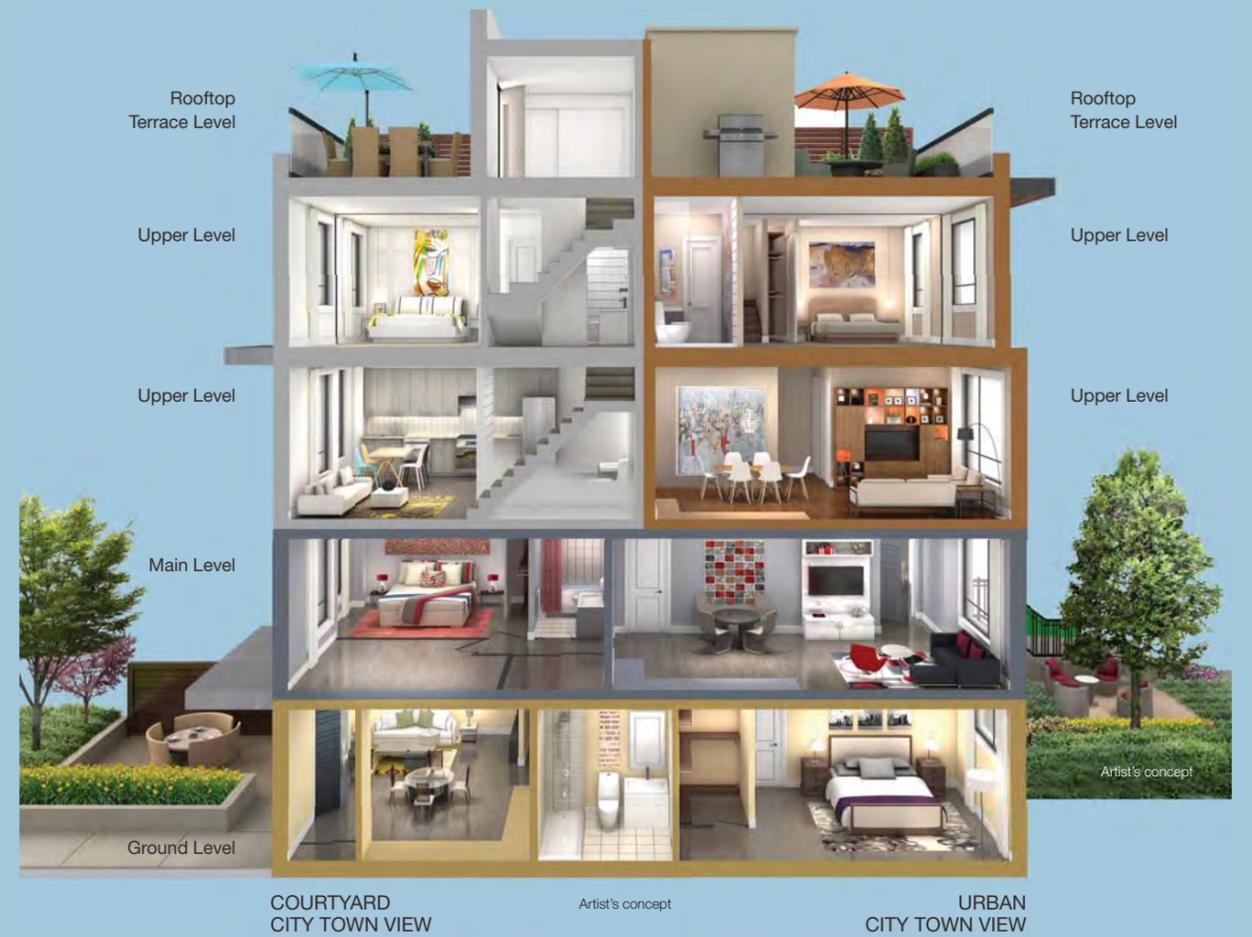


The ground and main level townhomes offer the very best of “bungalow” living and also feature an adjacent outdoor patio.

The rooftop terrace townhomes feature dynamic living spaces with kitchen, dining and living areas on one level, the bedrooms on the upper level and a walk-up to the spacious rooftop terrace.



typical cross section





Artist's concept

Briar Hill residences are distinguished by modern layouts, sleek kitchens, designer inspired finishes and expansive windows providing abundant natural light and soaring 9' ceilings.

comfortable



culinary



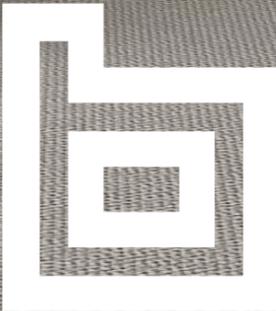
Artist's concept

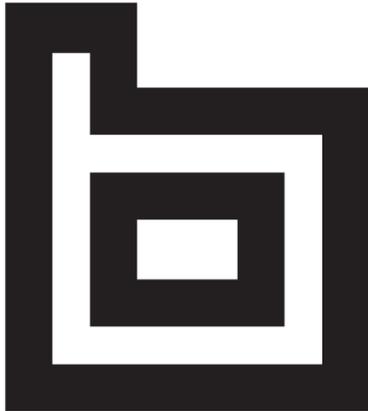


Artist's concept

sparkling



 peaceful



exemplary

DISTINCT EXTERIORS

- Six, four-storey buildings comprised of approximately 124 residential units and 2 commercial units
- Contemporary exterior design featuring brick, stucco and accent details as per architecturally approved plans, predetermined by Vendor
- ENERGY STAR, low-E Argon, thermopane, vinyl casement windows throughout, as per plan
- Exterior front door featuring a brushed nickel package with deadbolt lock

BUILDING AMENITIES

- Landscaped courtyards with walkways
- Indoor amenity area with multipurpose party room, office, kitchenette and washroom; access to patio and landscaped outdoor amenity area, as per plan
- One level underground parking garage accessed by multiple entry/exit points
- Private storage on underground level
- Bicycle parking spaces located in underground parking level
- Underground visitor parking and outdoor at-grade visitor bicycle parking

CONTEMPORARY INTERIORS

- Ceiling heights of approximately nine (9) feet in principal rooms (excluding areas with dropped ceilings and bulkheads)*
- Pop-up area adjacent to rooftop terrace to have approximately eight (8) foot ceiling height*
- Smooth ceilings throughout
- High performance laminate flooring throughout excluding tiled areas as per plan from Vendor's standard samples**
- Two-storey plans to include builder's standard carpeted stairs throughout with oak handrail, and pickets in natural finish, as per plan
- Ceramic floor tile in bathrooms, laundry and mechanical rooms, as per plan from Vendor's standard samples**
- Three-panelled interior doors with brushed nickel finish hardware and painted hinges, as per plan
- Sliding closet doors, as per plan
- Walk-in closet(s) and linen closets as per plan

- Ventilated white wire shelving in all closets
- Coordinated 3" baseboards with 2" trim on walls, windows and doorways (except for sliding doors) throughout in all finished areas
- Interior wall surfaces are sanded, primed and finished in matte finish quality latex paint; trim and doors finished with cool white, semi-gloss paint; choice of one wall colour throughout from Vendor's standard samples

MODERN KITCHENS

- Sleek, flat-slab kitchen cabinets with extended uppers, deep upper cabinet above refrigerator and deep side gable(s) as per plan
- Laminate kitchen countertop selected from Vendor's standard samples**
- Ceramic tile kitchen backsplash selected from Vendor's standard samples**
- Undermount stainless steel single bowl sink with pull-out lever faucet
- White appliance package installed featuring electric 30" slide-in range with glass top stove and self-cleaning oven, frost-free refrigerator with top mount freezer, built-in dishwasher and over-the-range microwave with integrated exhaust fan

ELEGANT BATHROOMS

- Sleek, flat-slab cabinet(s) as per plan selected from Vendor's standard samples**
- Custom-designed, white, solid surface countertop with integrated sink for bathroom with vanities, as per plan
- Powder room to have pedestal sink or a vanity and integrated sink, as per plan
- Single lever, chrome faucets with pop-up drain in all basins
- Tub and/or framed glass shower as per plan
- Tub surround and shower stalls tiled to ceiling; enclosed shower stalls to have tiled ceilings**
- White toilet and tub as per plan
- Mirror with wall-mounted light fixture in all bathrooms
- Water efficient faucets, shower heads and toilets
- Pressure and temperature controlled shower/tub controls
- Privacy locks on all bathroom doors
- Exhaust fans vented to exterior

CONVENIENT LAUNDRY FACILITIES

- Builder's standard white, stacked washing machine and clothes dryer installed
- Ceramic flooring in laundry area
- Water and drain connections as per plan
- Dedicated receptacle and vent to the exterior for clothes dryer

ELECTRICAL AND MECHANICAL FEATURES

- High efficiency condensing water heater and storage tank for home heating and domestic hot water (rental units)
- Central air conditioning unit
- Programmable thermostat
- Individual metering of utilities for hydro, gas and water
- 100 AMP electrical service with circuit breaker type panel and copper wiring throughout
- White Decora-style switches and electrical outlets
- Switch controlled ceiling light fixture in kitchen, bedrooms, laundry/mechanical room and hallways; switch controlled wall outlet in living/dining room; bathrooms to receive wall mounted light fixture
- Electrical door chime at main door entry
- Smoke detector(s) and carbon monoxide detector(s) as per ESA and OBC
- Heat activated sprinkler system in all residential units
- Cable TV rough-in wiring for living room and master bedroom
- Telephone rough-in wiring for living room and master bedroom
- Arc-fault circuit interrupter receptacles in bedroom per ESA
- Bathroom electrical duplex receptacle protected by ground fault interrupter
- Dedicated electrical outlet for refrigerator, range and clothes dryer
- Counter level electrical outlets in kitchen and bathrooms as per ESA

SOUND CONSTRUCTION

- Acoustically engineered demising walls between all units to top of second floor where applicable
- Tongue and groove subfloor sheathing screwed and glued to engineered floor joists
- Windows and exterior doors fully sealed with high quality caulking
- Poured concrete porches as per plan

* Drop ceilings and bulkheads will occur to accommodate mechanical, HVAC systems and structural requirements. Finished floor height and built-in noise attenuation measures may cause ceiling heights to be lowered in some areas.

** From Vendor's samples pre-arranged in coordinated design packages. No mixing or substitutions of samples between or outside of coordinated packages may be permitted. Certain windows may be "decorative" glass, i.e. may appear as windows from the exterior but do not function as windows from the interior.

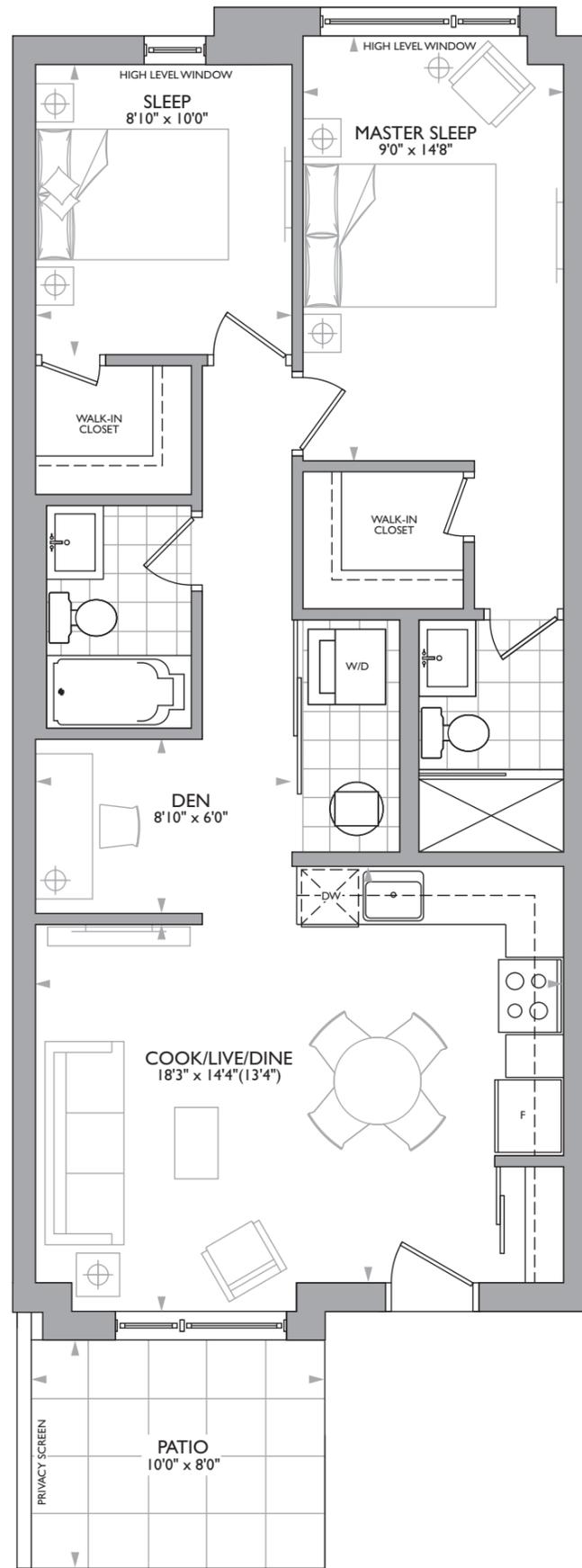
"ESA" means Electrical Safety Authority

"OBC" means Ontario Building Code

Madison Homes (the "Builder") is a member of the Building Industry and Land Development Association (BILD) of Toronto. All suites are protected under the Tarion Warranty Corporation. All interior floor, wall finishes and materials are to be chosen with assistance of the Builder's interior design consultant. All materials and other selections for which the Purchaser is entitled to make a selection are to be chosen from Builder's samples, and are per Builder's specifications. Purchaser shall only be entitled to make such selections provided that the items are not already ordered or installed. Materials, specifications, features and finishes are subject to change and any substitutions and/or changes are of at least comparable quality. September 2015. E. & O.E.

a1

858 SQ. FT. + 80 sq. ft. patio
2 bedroom + 2 bath + den



GROUND LEVEL

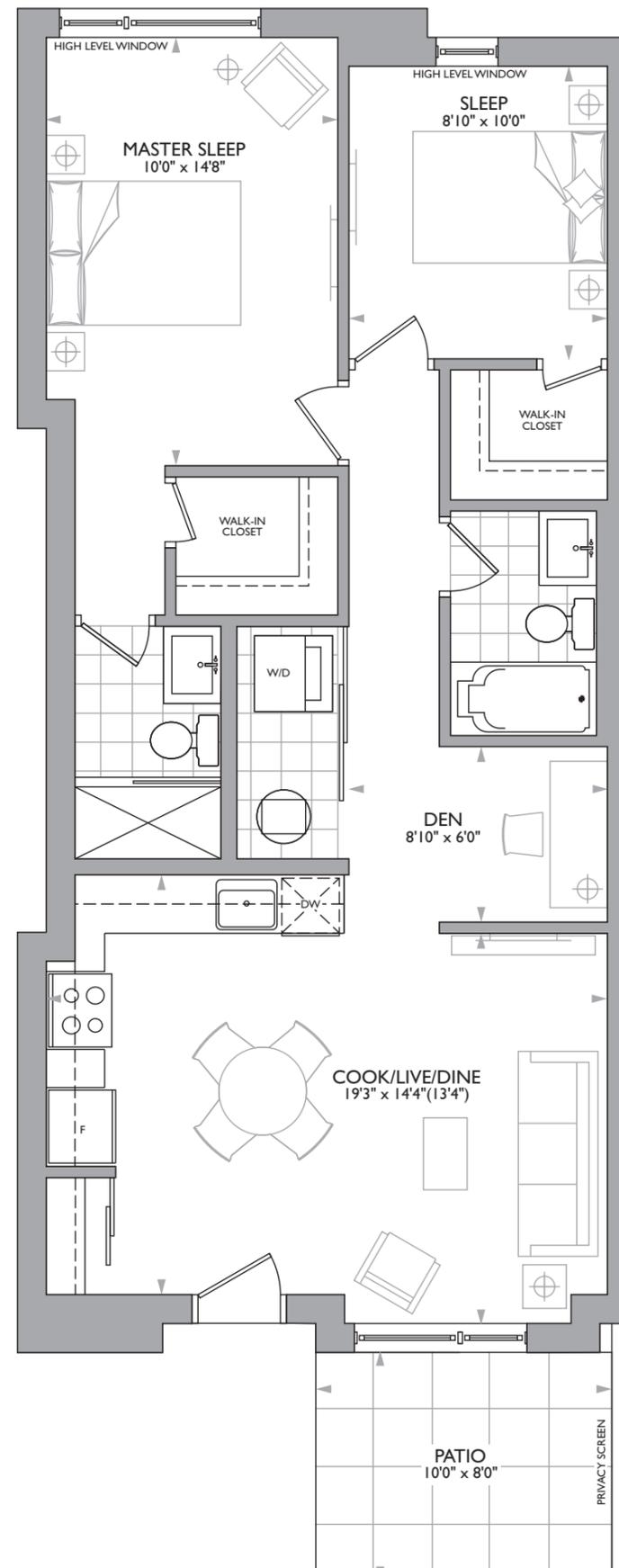


TYPICAL CROSS SECTION A, B, C & D

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a1-e

912 SQ. FT. + 80 sq. ft. patio
2 bedroom + 2 bath + den



GROUND LEVEL

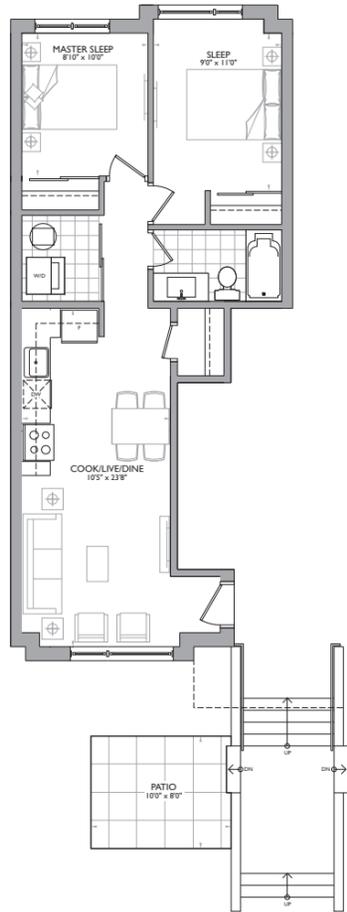


TYPICAL CROSS SECTION A, B, C & D

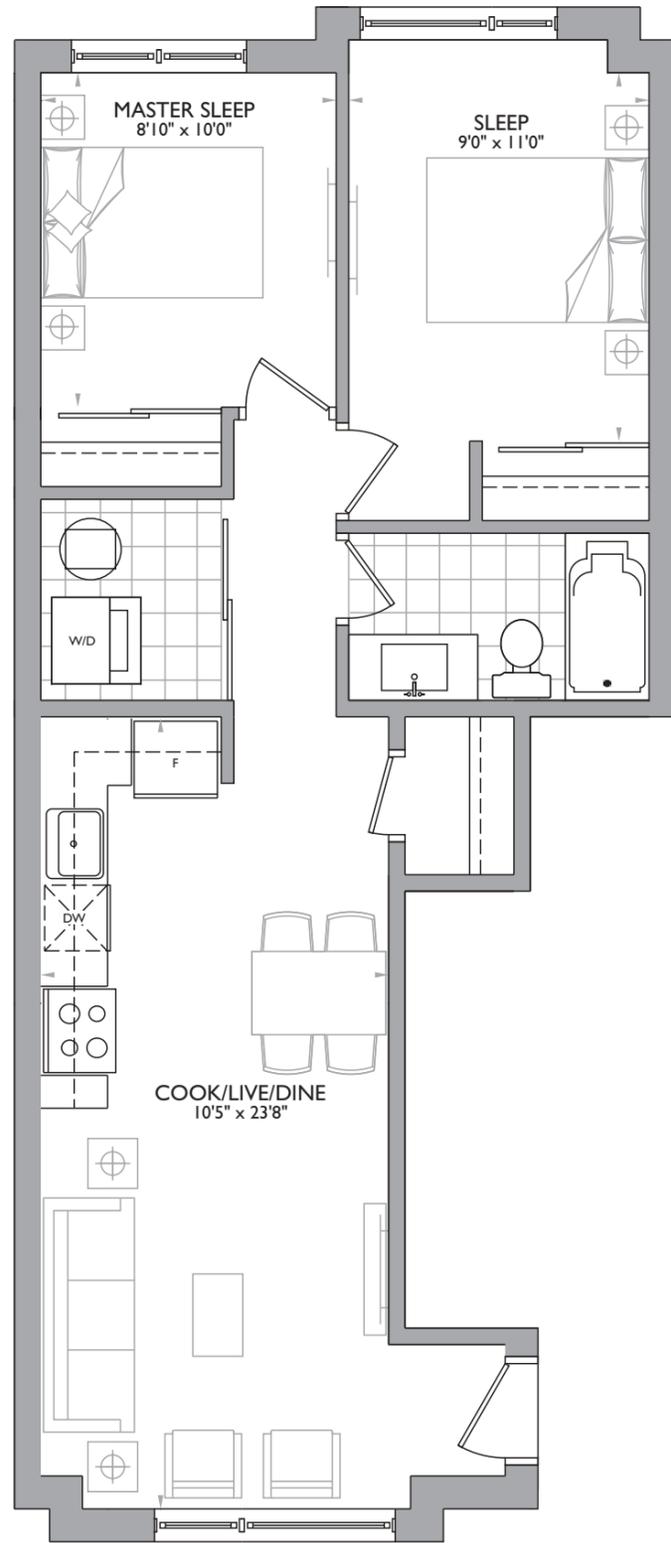
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b1

709 SQ. FT. + 80 sq. ft. patio
2 bedroom + 1 bath



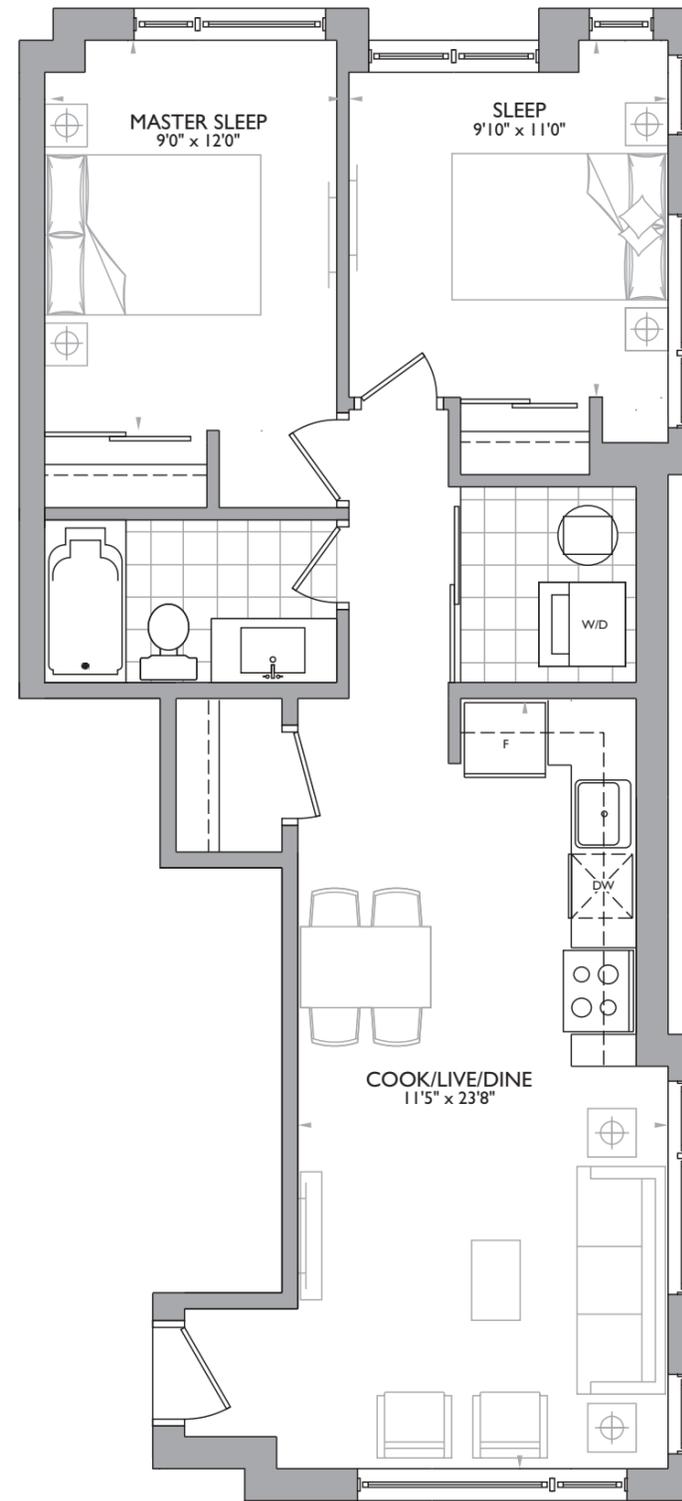
TYPICAL CROSS SECTION A, B, C & D



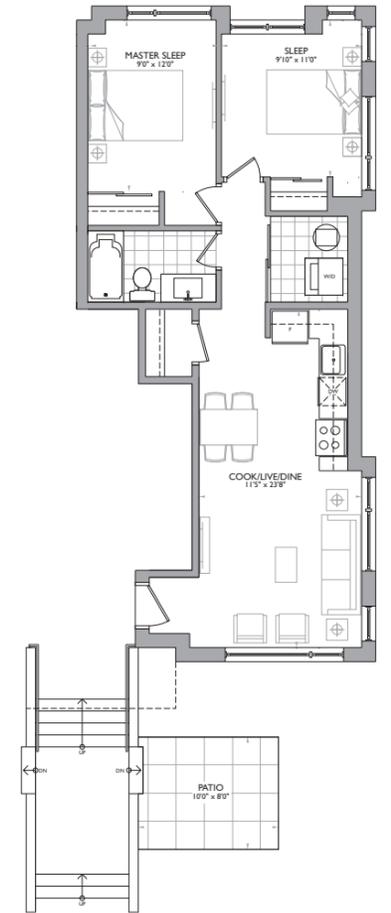
MAIN LEVEL

b1-e1

763 SQ. FT. + 80 sq. ft. patio
2 bedroom + 1 bath



MAIN LEVEL



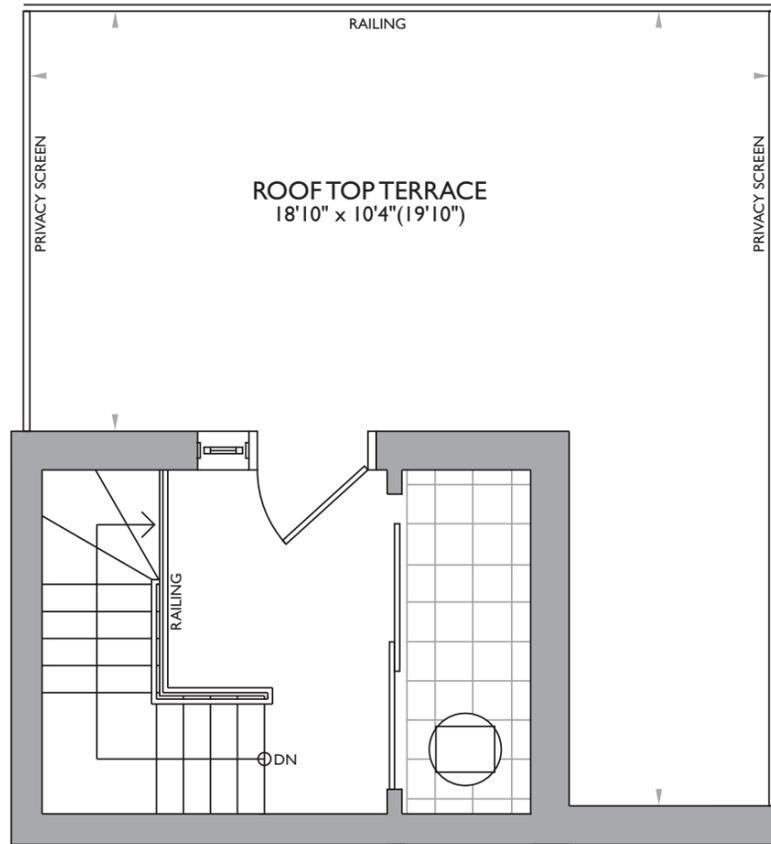
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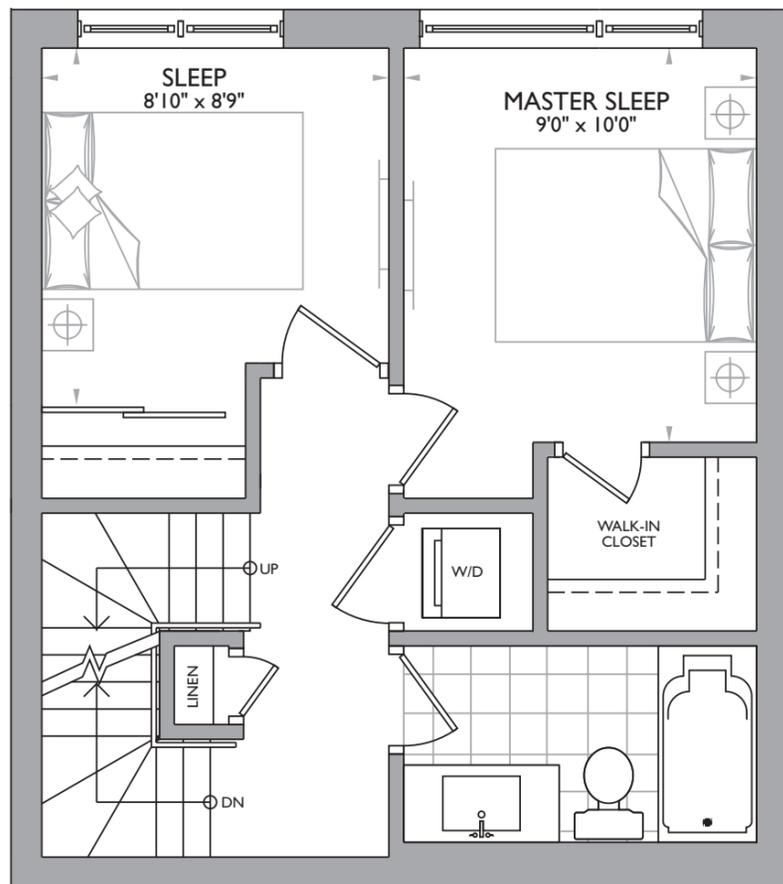
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c1

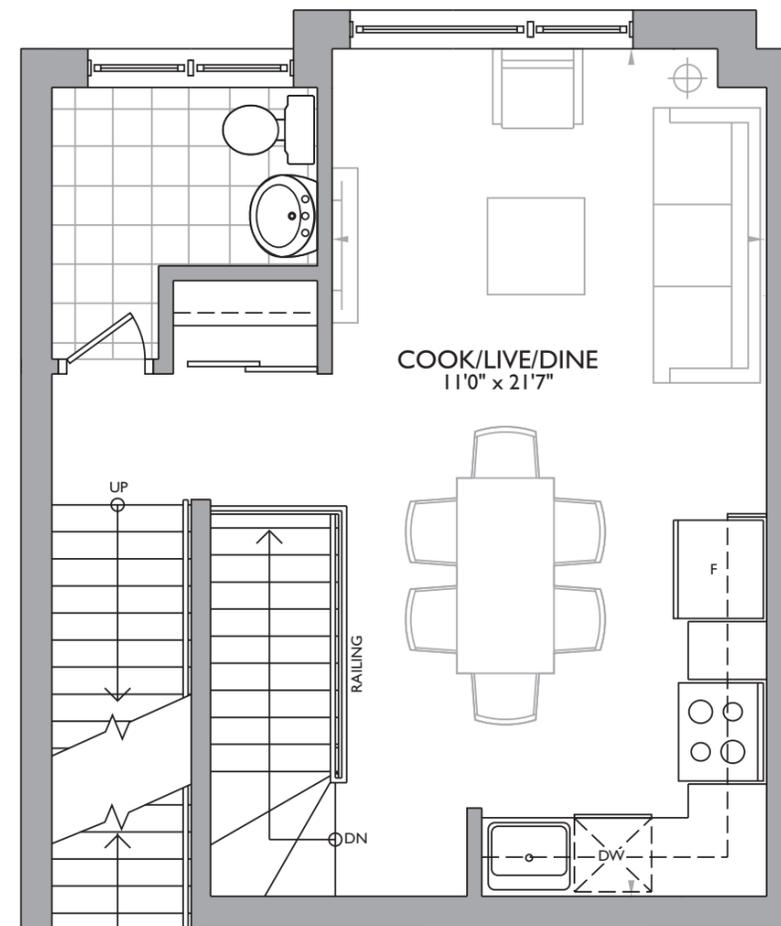
1044 SQ. FT. + 245 sq. ft. roof top terrace
2 bedroom + 1 1/2 bath



ROOF TOP TERRACE



UPPER LEVEL



UPPER LEVEL

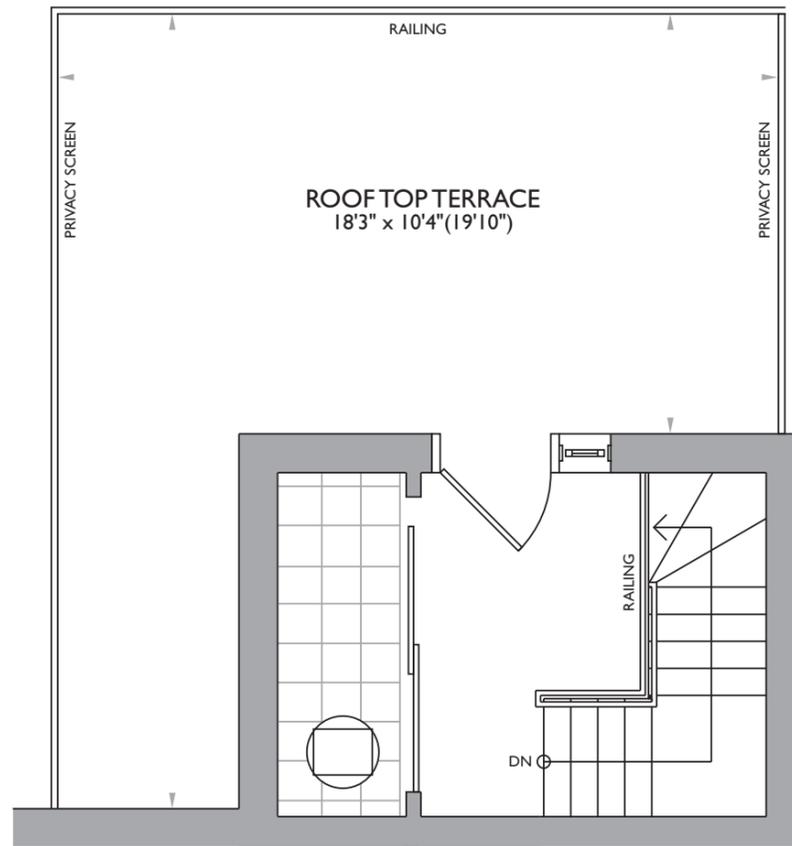


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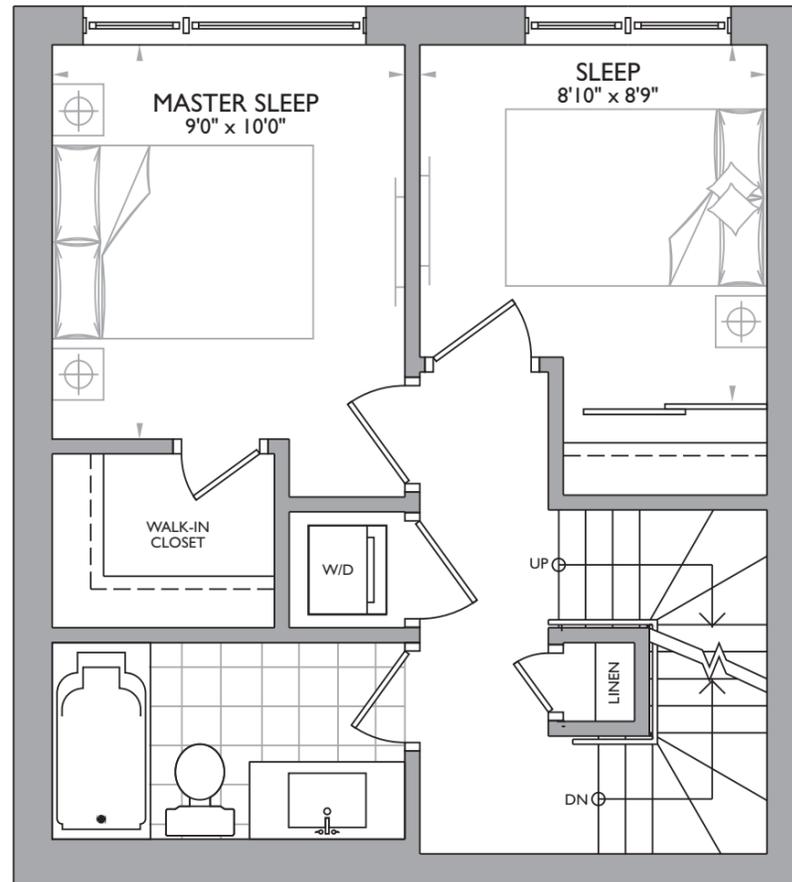
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c1-e

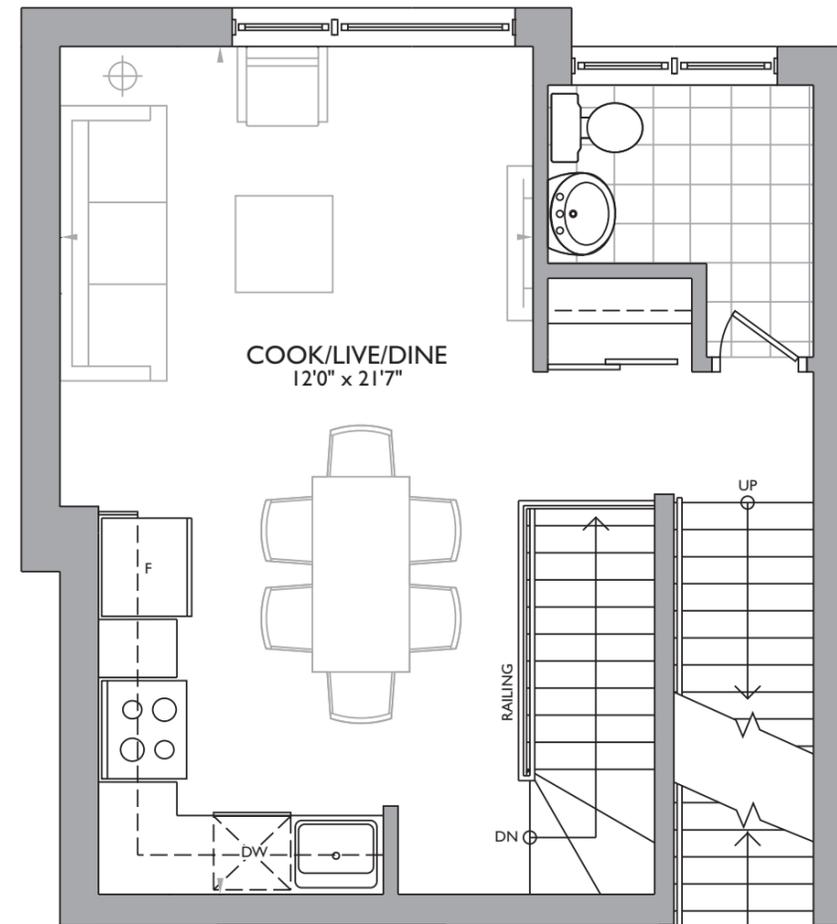
1085 SQ. FT. + 233 sq. ft. roof top terrace
2 bedroom + 1 1/2 bath



ROOF TOP TERRACE



UPPER LEVEL



UPPER LEVEL

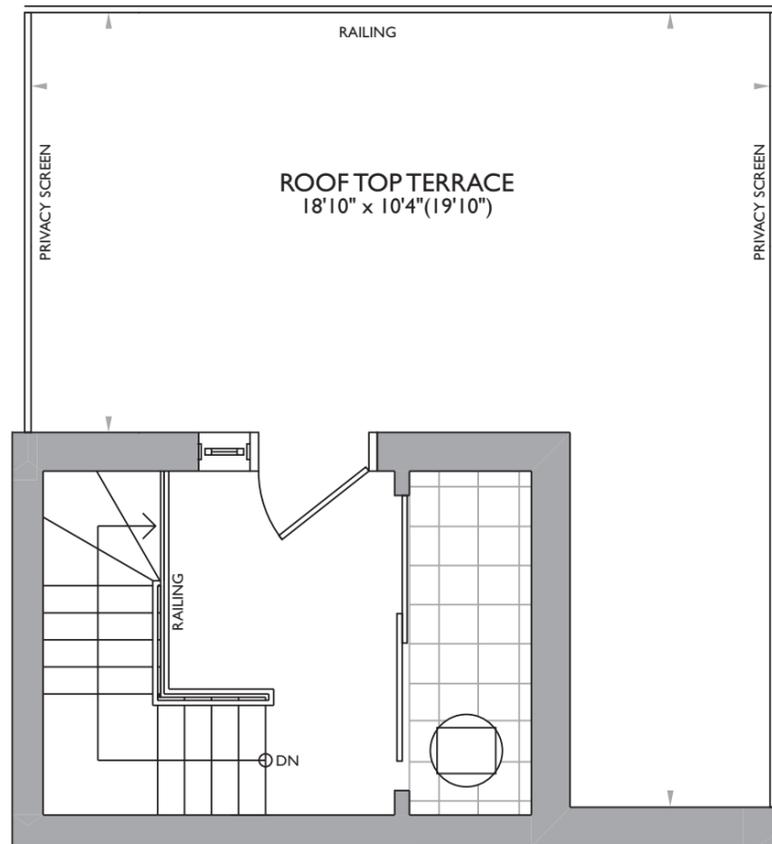


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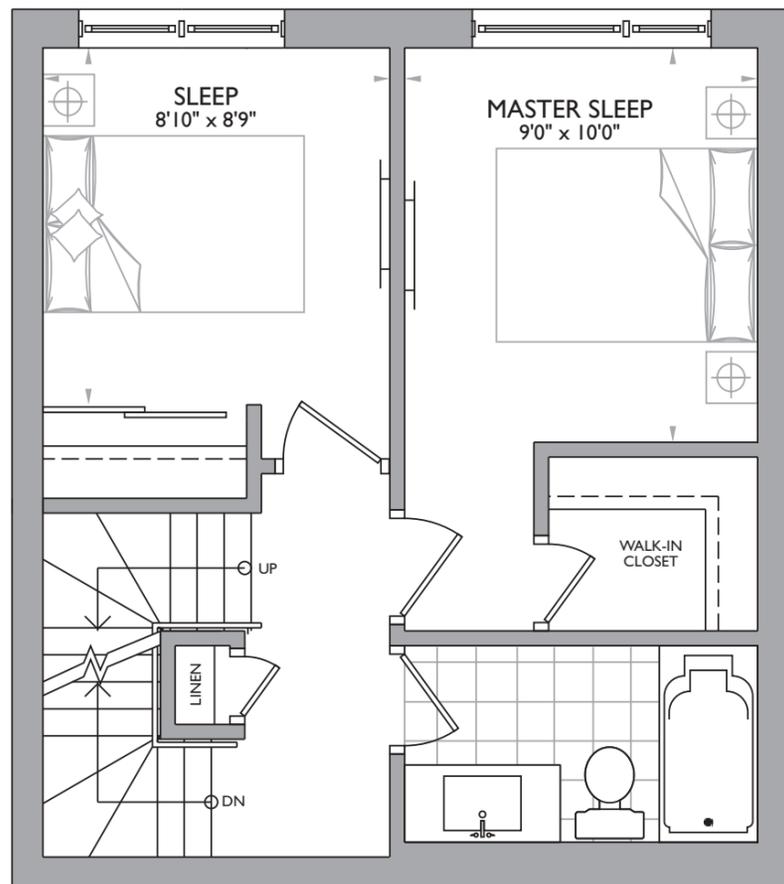
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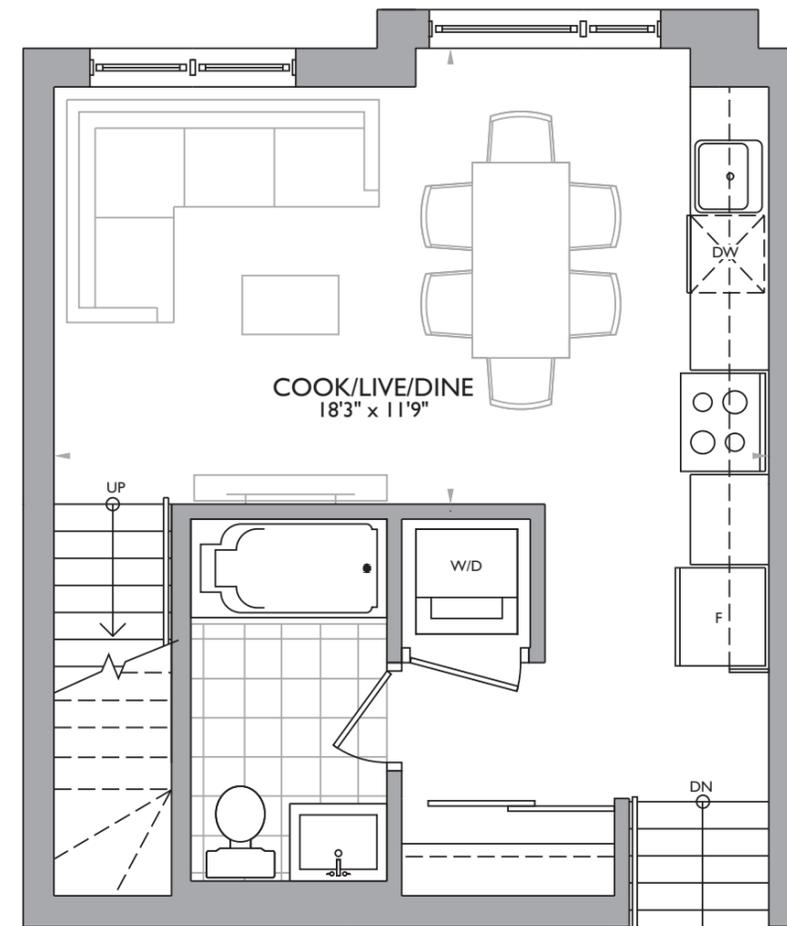
1048 SQ. FT. + 245 sq. ft. roof top terrace
2 bedroom + 2 bath



ROOF TOP TERRACE



UPPER LEVEL



UPPER LEVEL

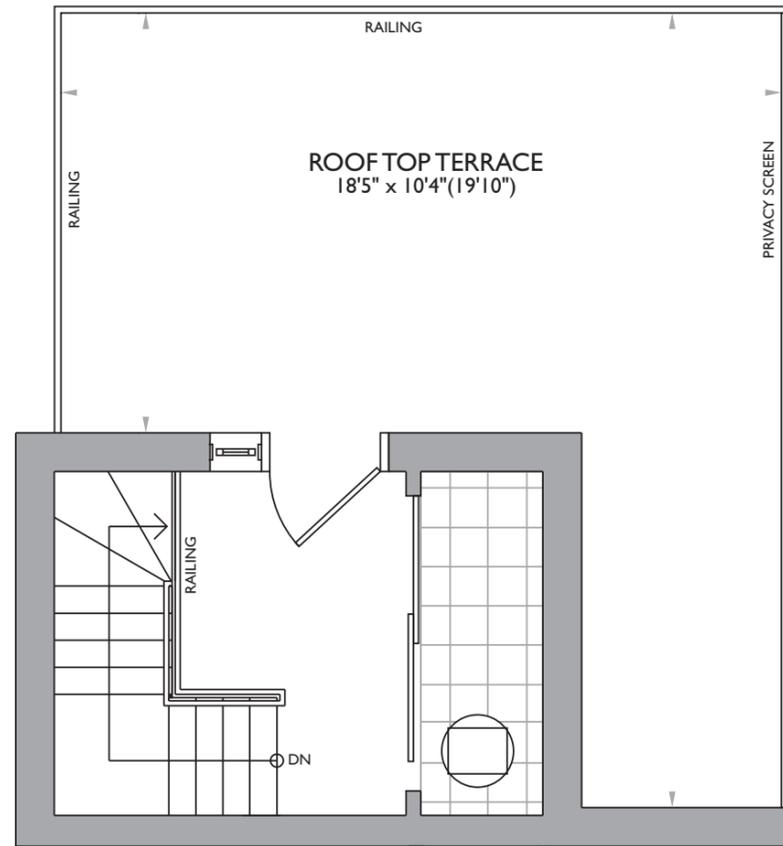


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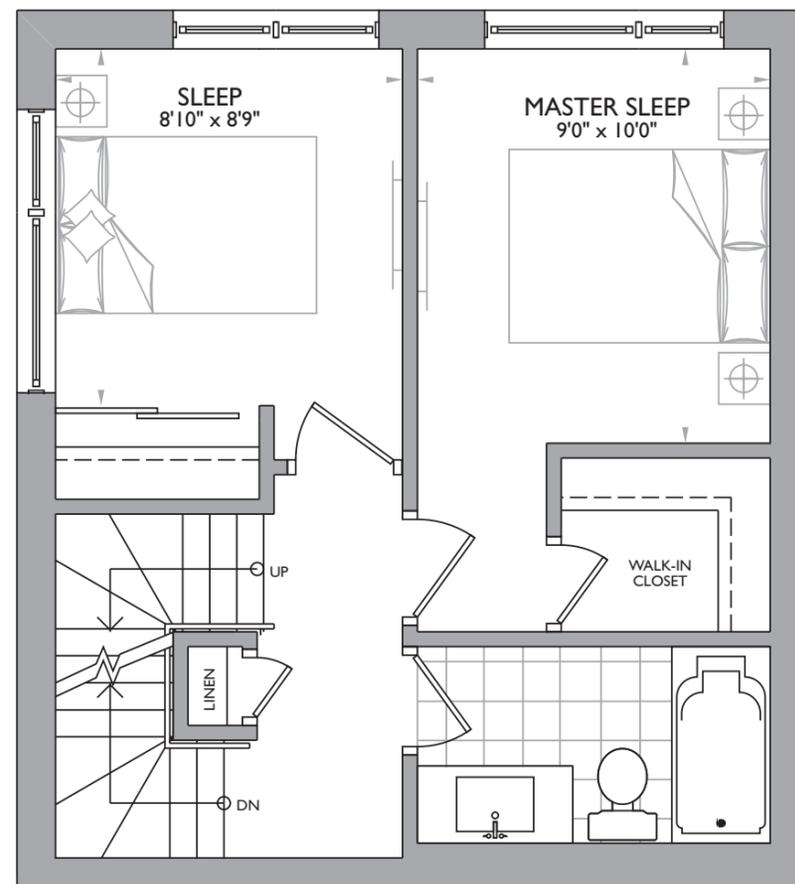
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d1-e3

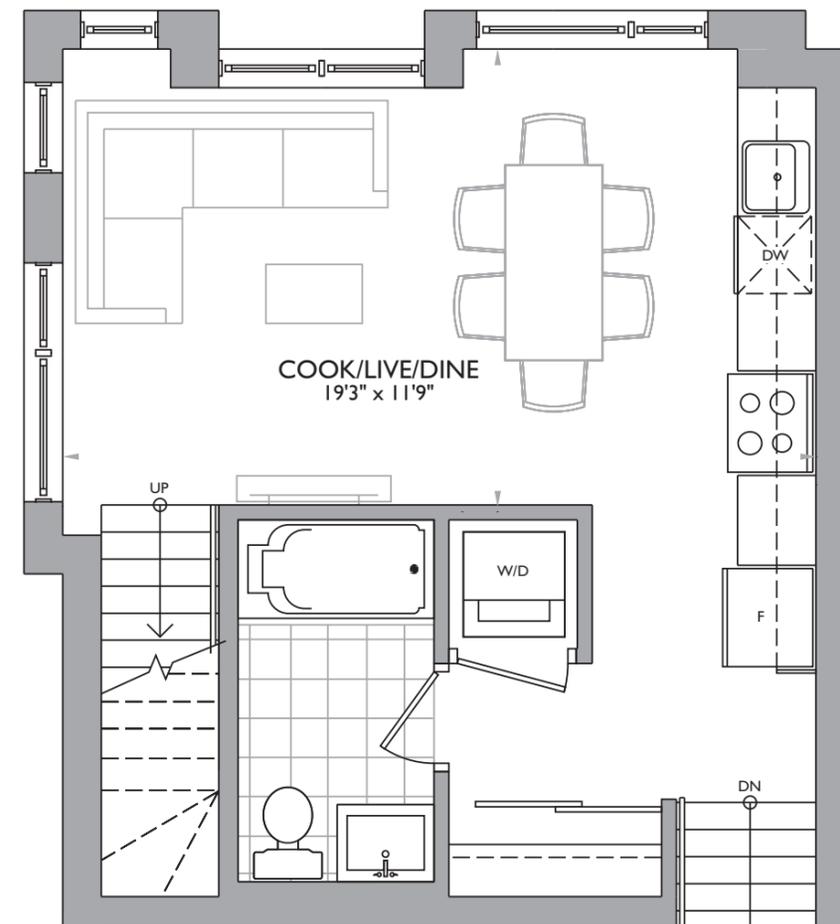
1104 SQ. FT. + 233 sq. ft. roof top terrace
2 bedroom + 2 bath



ROOF TOP TERRACE



UPPER LEVEL



UPPER LEVEL



TYPICAL CROSS SECTION A, B, C & D

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For decades, Madison Homes has been setting the standard for value, design and customer satisfaction with award winning residential projects across the Greater Toronto Area. The Madison Group is a widely diversified real estate development company with extensive experience in creating master-planned communities, low-rise and high-rise residential projects, and also operates a substantial portfolio of commercial and industrial properties. Built on a foundation of integrity and innovation, Madison Homes focuses on creating quality homes in highly desirable areas firmly rooted in a sense of community. Our reputation is defined by the talent, dedication and passion of our team and our commitment to our customers is our foremost priority.



The Madison, Toronto



ZIGG, Toronto

OTHER MADISON COMMUNITIES

