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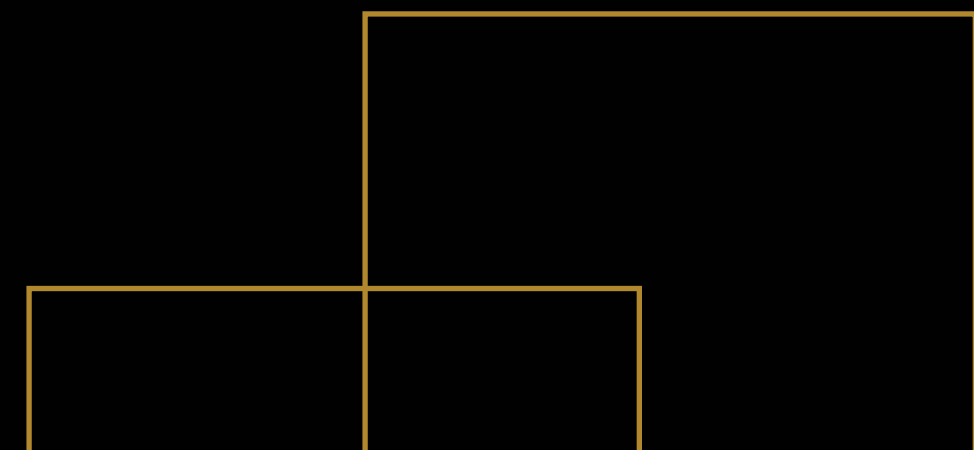
SIX 25 BV

BAYVIEW VILLAGE

A NEW ADDRESS IS IN VIEW

CHANGE OF VIEW

SIX25BV is transforming Bayview Village as we know it. It's a rejuvenation of architecture and design that will forever change the landscape of the area, while connecting residents to a neighbourhood that embraces the extraordinary.



**A LOOK BACK AT BAYVIEW.
A LOOK FORWARD AT
WHAT'S IN VIEW.**

The idea behind Bayview Village began in 1954, when a group of developers set out with a mission to create contemporary living in the countryside, at the doorstep of Metropolitan Toronto. Their ambitious design concept began with building fluid street patterns inspired by the organic contours of the land. This naturalist approach highlighted the overall beauty of the neighbourhood, ensuring this growing urban neighbourhood maintained a countryside appeal.

CIRCA 1990



SIX25BV has arrived to bring a fresh and dynamic architectural voice to Bayview Village. In an effort to encourage the continued modernization of the area aesthetic, HAVEN and its design partners have drawn inspiration for SIX25BV from some of New York's most future-forward buildings. Urban chic. Sleek and sophisticated. A timeless classic. Welcome to the liberating future of Bayview Village living with SIX25BV.



BAYVIEW VILLAGE PARK



FAIRVIEW MALL



PUSATERI'S

ALL YOU DESIRE

More uptime. More downtime. More time to enjoy life to its fullest when you have everything you desire, right at your doorstep. Bayview Village is one of the city's most expressive and connected neighbourhoods. It's a community unique in personality and location due to its incredible combination of country-like greenspace, urban amenities and quiet suburban streetscapes. From parks and entertainment to high-end shopping and convenient transit, this is a neighbourhood that surrounds residents with only the best of everything.



BAYVIEW SUBWAY



LOBLAWS



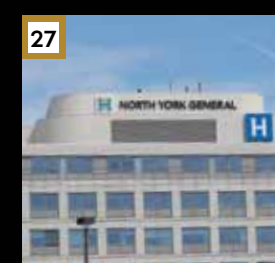
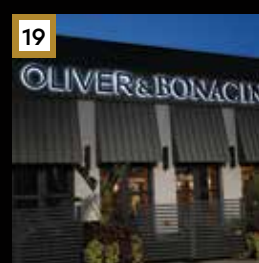
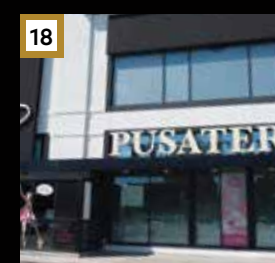
EDWARDS GARDENS



POINTS OF BAYVIEW

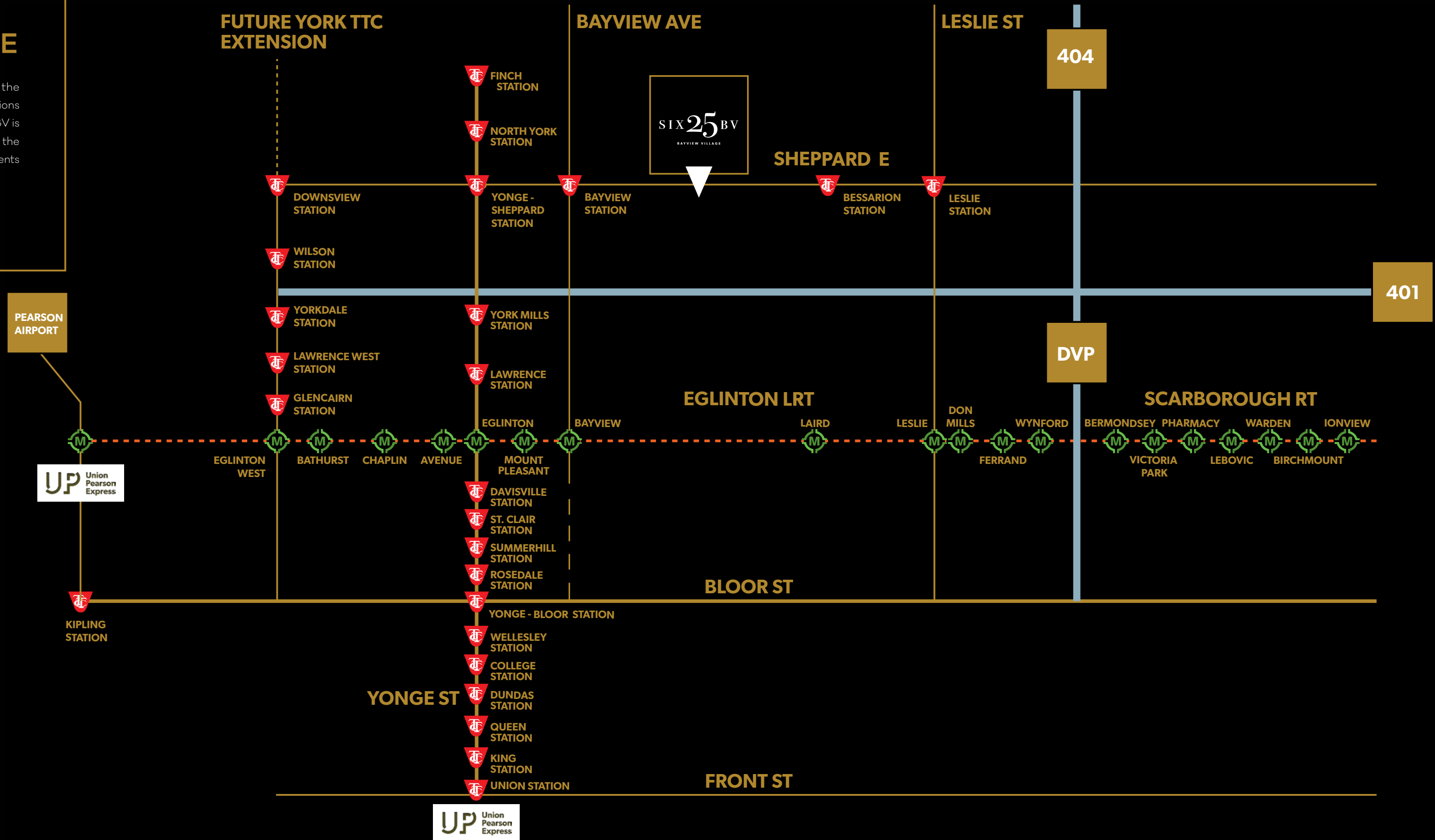
From parks and trails to shopping and dining, an in-depth look at the most scenic and happening areas and places in Bayview Village.

- | | |
|--|--|
| 1 ELKHORN PUBLIC SCHOOL | 15 WHOLE FOODS MARKET |
| 2 BAYVIEW MIDDLE SCHOOL | 16 TARO'S FISH |
| 3 EARL HAIG S.S. | 17 LOBLAWS |
| 4 NORTH YORK GENERAL TEACHING HOSPITAL | 18 PUSATERI'S FINE FOODS |
| 5 BAYVIEW GLEN PRIVATE SCHOOL | 19 OLIVER & BONACINI CAFÉ GRILL |
| 6 CENTRAL MONTESSORI PRIVATE SCHOOL | 20 ORIGIN NORTH |
| 7 HAVENBROOK PARK | 21 EAST DON RIVER TRAIL |
| 8 VILLAWAYS PARK | 22 KATSURA WESTIN PRINCE TORONTO |
| 9 ALAMOSA PARK | 23 BAYVIEW VILLAGE SHOPPING CENTRE |
| 10 MOATFIELD FARM PARK | 24 TORONTO CENTRE FOR THE ARTS |
| 11 HAWKSURRY PARK | 25 MEL LASTMAN SQUARE |
| 12 THE DON RIVER | 26 CINEPLEX CINEMAS EMPRESS WALK |
| 13 BETTY SUTHERLAND TRAIL | 27 NORTH YORK GENERAL HOSPITAL |
| 14 BESSARION PARKETTE | 28 CANADIAN COLLEGE OF NATUROPATHIC MEDICINE |



EVERYTHING AND EVERYWHERE

Travel abroad at a moment's notice or connect to the downtown core with ease. From accessible highway options and subway stops to convenient airport access, SIX25BV is a stone's throw from everything and everywhere. With the nearest TTC subway stop only three minutes away, residents are conveniently connected to all corners of the city.





A VIEW FOR THE AGES

The architecture is animated by patterns of light and activity within. At the uppermost levels, the building frame breaks free of the interior and is defined by large terraces that provide outdoor living rooms for residents. This creates a bold reflection of the design concept, framing vistas through architecture.

SIX25BV is a brilliant fusion of everything the surrounding neighbourhood has to offer. A place that puts family living first, strategically tucked away from the hustle and bustle of Bayview and Sheppard. A place to call your own. A place to call home.

"Unique design was achieved. SIX25BV will set the new standard of architecture in the Bayview Village area."

- Stephen Teeple

LOBBY

The grand lobby welcomes you home with a friendly concierge, soaring ceilings, a backlit wall, luxurious stone, metal and wood finishing throughout. Warmed by a contemporary fireplace and featuring a bookcase wall, this comfortable space leaves a lasting impression on all who enter it.



SIX25BV LOUNGE

Take any event to the next level in the elegant party lounge, featuring a fully equipped kitchen, contemporary fireplace and seating for all your guests. Wood-panelled walls and stone countertops create a welcoming ambiance that will allow your guests to truly unwind.



SIX25BV ROOFTOP

Sip your coffee and absorb the early morning rays, or watch the breathtaking sunset and stargaze with loved ones. The rooftop is a place where residents can find tranquility after a busy day and enjoy the company of friends and family. From bocce to barbecue lunches, the fun doesn't stop when you're on the rooftop.



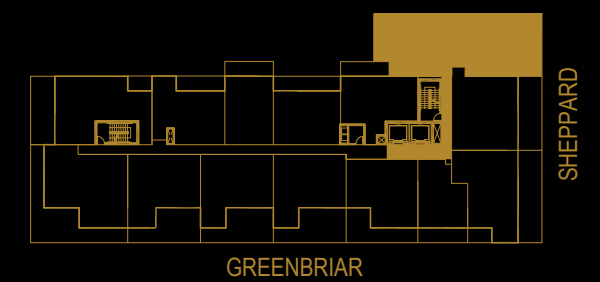
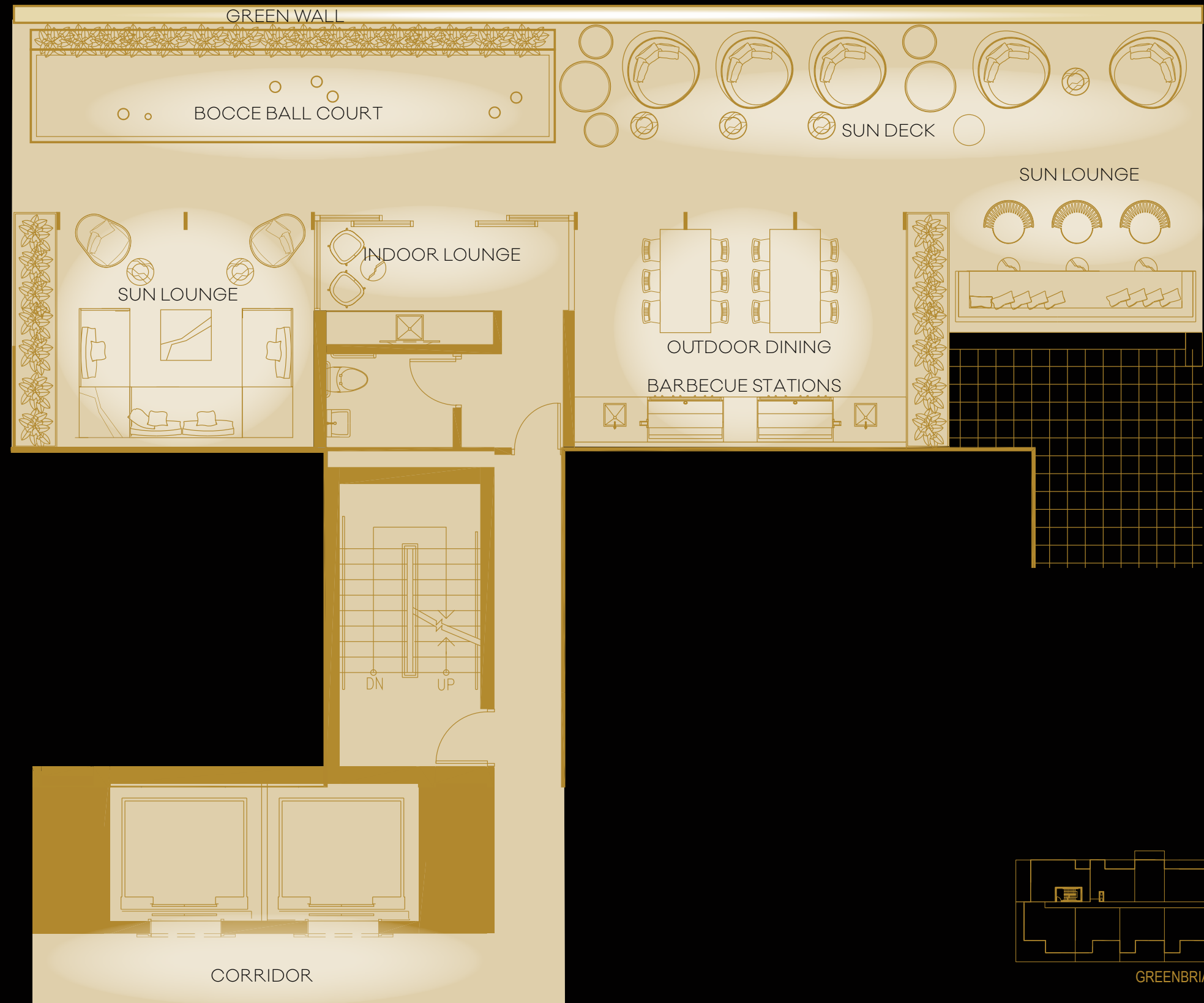
SIX25BV GROUND FLOOR

Designs by II BY IV elevate SIX25BV and differentiate it from everything else in the Bayview Village neighbourhood. Spend each morning enjoying much-deserved moments to yourself in a fitness centre, sauna and outdoor yoga sun deck that energize the mind, body and soul. In the evening, unwind and entertain in the party lounge or take in some fresh air on the expansive outdoor terrace, surrounded by warm, wood-panelled walls.



SIX25BV ROOFTOP

Soak up the rays on the sun deck, challenge your neighbours to an exciting game of bocce ball and indulge in alfresco dining with barbecue stations and comfortable outdoor seating. While the open-air lounge allows you to make the most of summer months, a striking green wall brings a boost of nature to your home year-round. In the winter months enjoy the indoor lounge for entertainment. The high-end design found in every aspect of SIX25BV sets a new standard of luxury living unlike anything else in the area.



SUITE INTERIOR

Modern, warm and inviting, your suite is designed to enhance your everyday while providing spaces for socializing with friends and family or curling up in comfort on your own. Natural light spills in through grand windows while generous balconies and terraces connect you to the outdoors. SIX25BV is your urban oasis in which each moment is enriched with elegance and innovation.



THE VIEW FROM ABOVE

Some views are so spellbinding, there aren't even words to describe them. Experience the views from your terrace in the ambiance of good food, great friends and memories that will last forever.



FEATURES & FINISHES

LUXURIOUS IS THE STANDARD

The following luxury features and finishes are graciously included in your purchase price:

Modern interiors, stylish exteriors

- Standard Suites: 9-ft. ceilings except in areas with bulkheads, dropped ceilings and in the bathroom(s)
- Loft Suites: 9-ft. 6-in. ceilings on the ground floor; 9-ft. ceilings on the second floor except in areas with bulkheads, dropped ceilings, double height ceilings and in the bathroom(s)
- Townhouse Suites: 10-ft. ceilings on the ground floor; 9-ft. ceilings on the second and third floor except in areas with bulkheads, dropped ceilings and in the bathroom(s)
- All ceilings to be smooth and painted white
- Capped ceiling outlet in living/dining room and/or den if den is a separate room
- Modern, solid-core suite entry door with dead-bolt and guest viewer
- Walls and trim painted with flat VOC-free white latex paint
- Premium laminate flooring in all rooms except bathrooms and laundry room, in choice of three colours from vendor's sample packages
- Contemporary-style swing interior doors or sliding doors where applicable and as per plan
- Contemporary-style swing or sliding closet doors where applicable and as per plan
- Walk-in closets as per plan
- Vinyl-coated wire closet shelving as per plan
- Individually controlled heating and air conditioning with energy-efficient digital thermostats
- Telephone outlet in living room and den, as per plan
- Cable outlet in living room and bedroom, as per plan
- Laundry closet with tiled floor and stacked washer and dryer
- Private balcony, terrace or patio as per plan
- Terraces to have electrical outlets, as per plan
- Terraces to have gas bibs, as per plan
- Single sliding glass or swing door to balcony or terrace, as per plan

Gourmet kitchens

- Designer kitchen cabinetry with contemporary panel doors in choice of three colours from vendor's sample packages
- Integrated refrigerator, electric built-in wall oven and cooktop, and integrated paneled dishwasher
- Over-the-range microwave with hood fan
- Luxury quartz countertop in choice of three colours from vendor's sample packages
- Single, stainless-steel undermount sink with single-lever pull-down faucet
- Modern tiled backsplash in choice of three colours from vendor's sample packages
- Halogen track lighting

Bathroom retreats

- Contemporary vanity in choice of three colours from vendor's sample packages
- Single-lever faucet on undermount vanity sink
- Vanity mirror
- Contemporary vanity wall sconce
- Soaker tub as per plan
- Full-height ceramic tiles in bathtub or shower enclosure, as per plan, in choice of three colours from vendor's sample packages
- Porcelain tile flooring in main bathroom and ensuite, in choice of three colours from vendor's sample packages
- Pre-fabricated shower pan or tub, as per plan
- One-piece toilet
- Exterior vented exhaust fan in all bathrooms
- Privacy locks on all bathroom doors

Important security features

- Executive concierge services
- Heat/smoke and carbon monoxide detectors connected to building alarm as required by code
- Key fob allows effortless access at selected secure building entrance points
- Underground parking with security cameras in the garage area along with parabolic mirrors for visibility of pedestrians and vehicles
- Well-lit underground garage and exit stairwells
- Garage is ventilated and protected by a fire sprinkler system for added safety and protection

Please note: The ceiling heights stated are approximate only and relate only to the type of unit purchased, being a standard residential unit, which is a one storey unit, a loft style unit, which is a two storey unit or a townhouse style unit being a three storey unit. 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 stated. All colours and finishes are to be selected from vendor's standard selections. All available features and finishes are as per plan and may vary from suite to suite. Prices and specifications are subject to change without notice. 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 in the plans and specifications, as determined by the Vendor. 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 and may not be available. The provisions of Schedule "X" of this Agreement, including section 6, apply to this features schedule, and where there is any conflict between the above provisions and the provisions of Schedule X", Schedule "X" shall govern. E. & O.E

YOUR SIX25BV TEAM

Working only with partners and suppliers who are considered the gold standard in their area of experience, you can have confidence that HAVEN Developments will provide you with nothing but the absolute best.

TEEPLE ARCHITECTS

Since its inception in 1989, Teeple Architects has built a reputation for innovative design and exceptional service through a broad range of acclaimed public and private sector projects. Recognized for executing technically advanced projects of superior quality, Teeple Architects' designs are always conceptually and practically rooted in the specific needs and aspirations of each client. Inspired to find innovative and appropriate solutions for each new project, they are committed to responding creatively and effectively to each program, site and context.

Teeple Architects has been recognized with awards for design excellence and sustainability on local, provincial, national and international levels. These honours include 6 Governor General's Medals for Architecture (Canada's highest architectural honour), 8 Canadian Architect Awards, 15 awards from the Ontario Association of Architects, and 13 urban design awards, among many others.

II BY IV DESIGN

Internationally renowned, II BY IV DESIGN was founded in 1990 by partners Dan Menchions and Keith Rushbrook who dreamed of a creative firm that was deeply rooted in design and guided by a passion for constant innovation.

Continually traveling the world II BY IV DESIGN seeks out the latest in art, architecture, fashion, theatre, food and culture to fuel the imagination, while inspiring globally honoured designs. They celebrate a widespread portfolio that includes projects in both the fields of interior and product design and have offices in Liberty Village, Toronto, as well as the TriBeCa district of New York City.

II BY IV DESIGN has been recognized as Designers of the Year five times and declared one of the World's Top 50 Retail Designers; they are industry leaders.



FOUNDING PARTNERS (LEFT TO RIGHT)
PAOLO ABATE, NICK TSIMIDIS, ANTHONY ABATE, JORDAN TEPERMAN

CONNECTING YOU TO THE CITY YOU LOVE

The HAVEN Developments team has a combined 75 years of experience in real estate development, and SIX25BV is our new project that connects you to the city you love.

One of our most distinctive philosophies is that we only build in locations with superior access to transit. After very careful consideration, we planted our flag in the Bayview Village community because it has that elusive combination of connectivity, personality and liveability that forms the cornerstone of today's best urban design thinking.

As shareholders in our developments, we are truly committed to the success and quality of each project. Through our involvement

in every aspect of the development, we maintain the highest standards of quality control along the way.

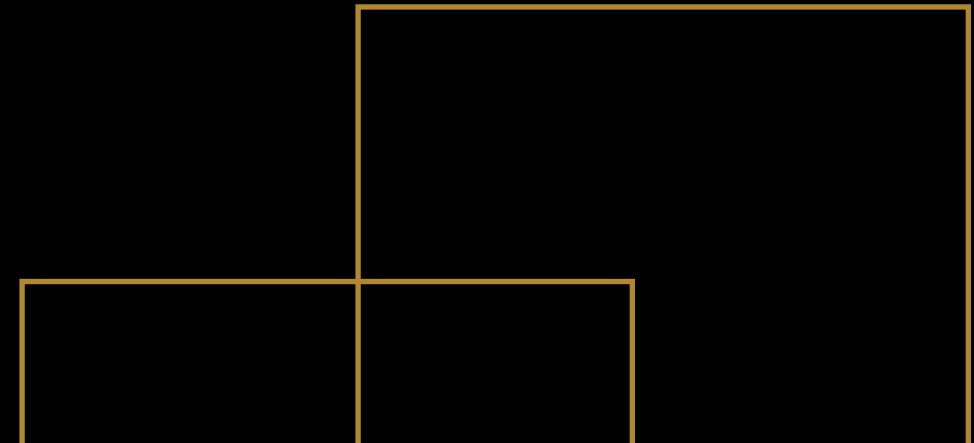
In addition, we firmly believe Bayview Village is the future of Toronto. So it was only fitting that we should design a building that provides the area's future needs and desires today. From inspirational architecture to a luxurious array of amenities designed to connect residents with their city, community and fellow homeowners, it's a project that embodies the genuine passion we have for the community and the art of homebuilding.

A handwritten signature in black ink that reads 'Paolo Abate'.

PAOLO ABATE
C.E.O. OF HAVEN DEVELOPMENTS



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