

WHERE
BETTER LIVING
IS A MATTER
OF COURSE



BOUTIQUE LUXURY LIVING FOR THE FORTUNATE FEW

Welcome to where days unfold effortlessly while overlooking stunning fairways, lake-filled vistas, and sleek city views. Where bright, modern suites boast sumptuous outdoor spaces for more living, more entertaining. And where downtown buzzes and The Beach beckons from just minutes away. This is carefree living at a most prestigious address. Welcome home to Terrasse.





PART URBAN
PART CASUAL
ALL CAREFREE



What do you want to do today? Here, anything becomes possible. Catch a play, a movie, or dinner with friends. Shop from local one-of-a-kind to world class downtown. Gear down in Ashbridges Bay, the boardwalk or The Beach. Just pick up and go, because everything is easy. This is turnkey condo living. This is the lifestyle you deserve.



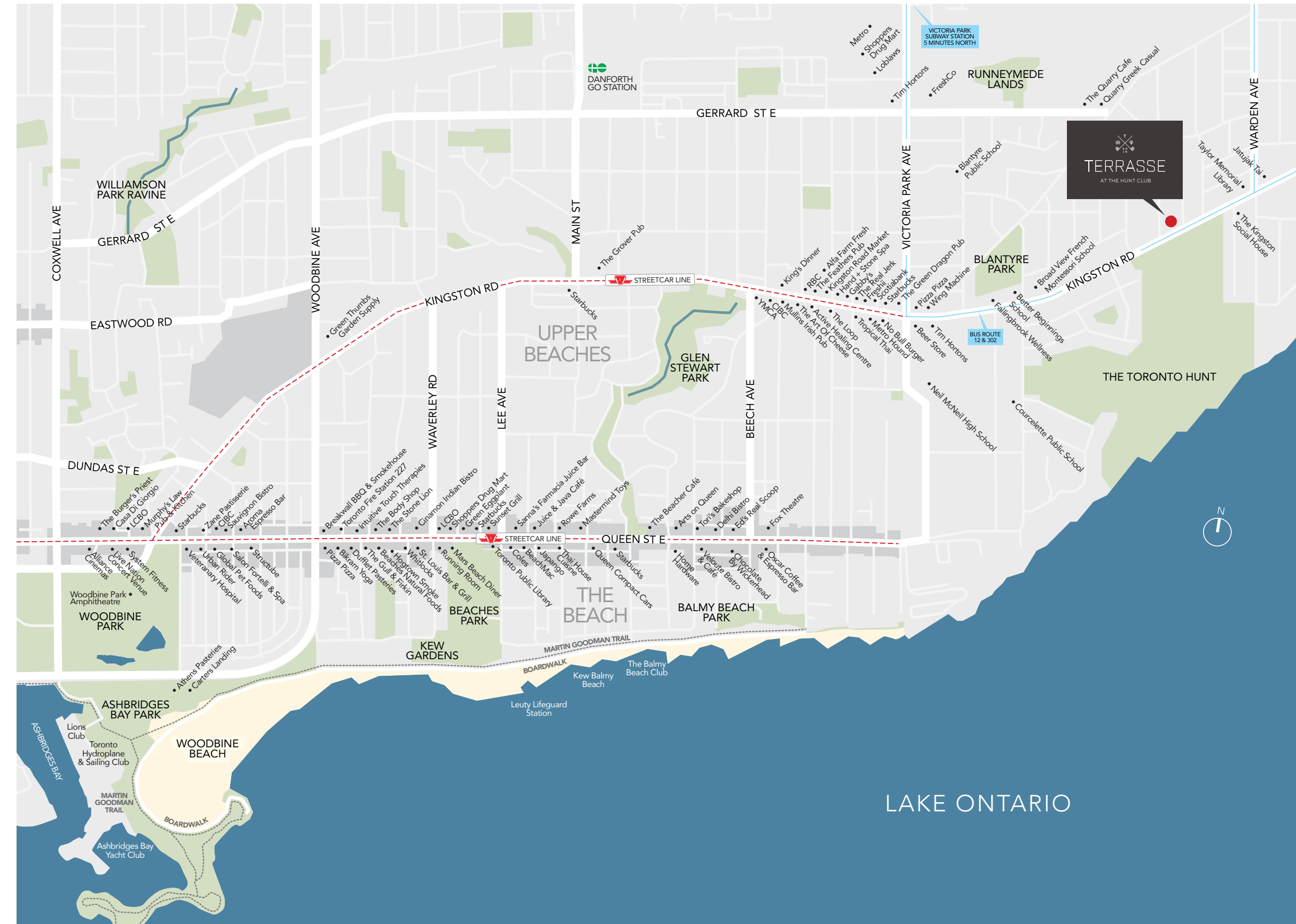


LIVE WHERE
GREEN MEETS
THE BLUE

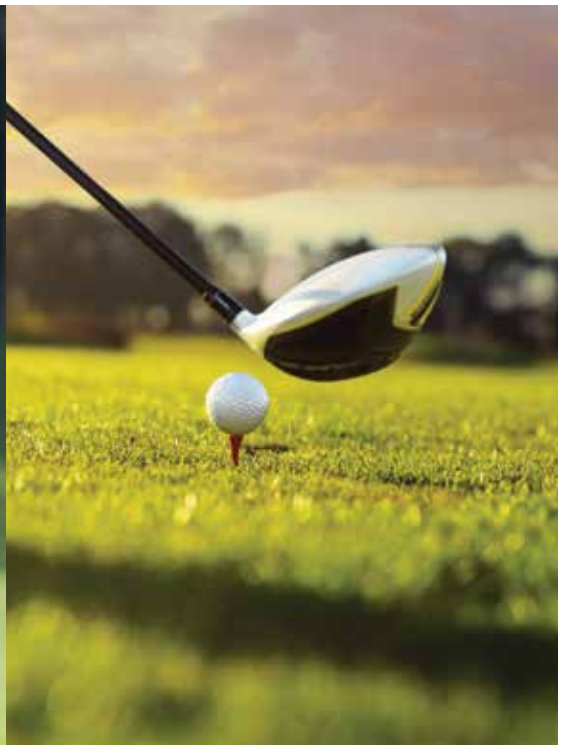


MUST HAVES ALL CLOSE BY

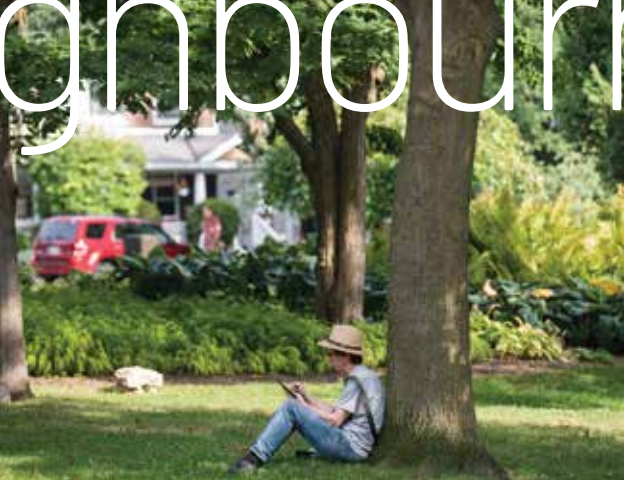
Experience the best of The Beach without living in the thick of it, the vibrancy of downtown while being able to escape its pulsing beat. Terrasse puts both just within reach, while ensuring that everyday necessities including cafes, shops, public transit and easy access to main streets are all practically outside your door.



LAKE ONTARIO



explore
your neighbourhood





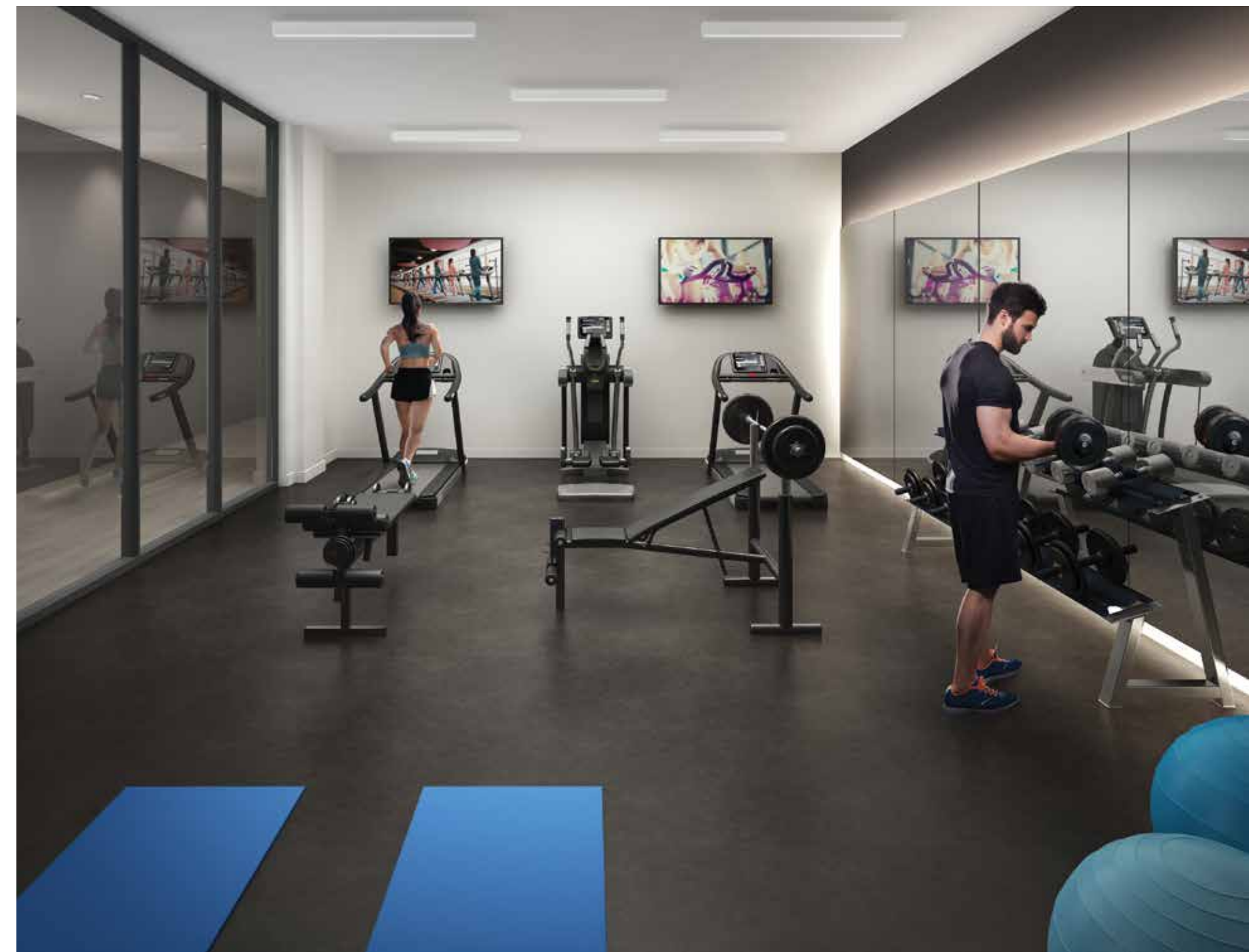
STATEMENT MAKING ARRIVALS AND DEPARTURES

Enter off a quiet private street to discover Terrasse's porte cochère entry, which sets the tone for the sleek world that awaits beyond. A state-of-the-art parking lift system will store your car indoors until you need it again. You won't need it to access the convenient, future retail offerings at ground level anyway. This is urban living at its finest... convenient, creative, and oh-so-civilized.





Relax with a book or entertain with friends in the well-appointed Terrasse Club Multipurpose Lounge



A well equipped Fitness Centre just minutes from your suite



GET TOGETHERS CO-HOSTED BY MOTHER NATURE

Elevate your gathering to a new level by hosting on the 6th floor amenity space. Serve cocktails and canapes around a firepit or in one of the pergola-covered seating areas, then make use of a barbecue and tuck in at one of long dining tables. Indoors or outdoors - The Terrasse Club is yours to use as you wish. So cue the guest list and plan an evening under the stars.



The Terrasse Club ~ 6th Floor Amenity





GRAND, OPEN LIVING SPACES

Do Saturday night get-togethers seem more special with stunning vistas framed by your expansive windows? Do Sunday mornings feel more indulgent when enjoyed on a large wraparound outdoor terrace? In your open concept suite, you have more room to live, more space for parties to flow. So you decide.





KITCHENS THAT INSPIRE YOUR INNER FOODIE

Form meets function in your kitchen, with incredible style. You'll see it in your choice of easy-clean quartz or granite countertops. In the soft-close custom-designed cabinetry that keeps everything conveniently tucked away. And in the built-in stainless steel appliances that make kitchen work beautifully easy.



EXQUISITE FEATURES & FINISHES

As every homeowner knows, the small details are as important as the big ones. That's why Sunrise Gate Homes has endeavoured to craft your home to meet the highest standards, with uncompromising attention to suite design, finish selection and ultimately to delivering the ultimate in comfort and liveability that will stand the test of time.



BUILDING FEATURES

- An intimate elegant 8 storey boutique building
- Spectacular panoramic view of The Toronto Hunt Club and Lake Ontario*
- Suites, which include a terrace or balcony, includes a gas barbeque quick connect where permitted
- Available parking, private storage lockers and bike storage
- Telephone-style intercom system with video at building entry
- Smoke detector and carbon monoxide detector in every suite
- Expansive energy-efficient windows for plenty of natural light
- Balconies and terraces equipped with electrical outlet(s)
- Sliding glass door(s) or swinging doors to balconies/terraces as per plan

SUITE FEATURES

- Painted 5" finish contemporary style baseboards with coordinating door casing
- Approximately 9' ceilings on all floors (approximately 10' ceilings on 7th and 6th floor)*
- Secure, solid core suite entry door with dead-bolt and guest viewer
- Engineered hardwood flooring in living room, dining room, kitchen, bedrooms, den, foyer, and hallways as per plan**
- Walls painted with white latex paint; semi-gloss white in bathrooms and all trim work (all paint is low VOC)
- Individual climate control centralized air conditioning and heating
- Separately metered suites for personal control of suite hydro, water and heating & cooling consumption
- Smooth ceiling finish
- Swing doors or sliders on closets as per plans*
- White coated wire shelving in all closets

ELECTRICAL & COMMUNICATIONS

- Wiring for cable and telephone in all suites
- Phone outlets in kitchen, living room, bedrooms, and den as per plan*
- Light fixture outlets provided in foyer, halls, kitchen, den, and walk-in closets*
- Capped ceiling outlet provided in bedrooms*
- White "Decora" style switches and receptacles throughout
- Vapor proof ceiling, mounted pot lights over the bathtub and/or shower stall*
- All appliances connected and ready to use
- Enter-phone and camera at ground floor visitor entrance allowing in-suite viewing
- Key fob access throughout all common areas

BATHROOM FEATURES

- Contemporary vanity with Granite or Quartz countertop and backsplash from the Vendor's curated selections featuring an under-mount sink and single-lever faucet **
- Frameless glass shower enclosure for separate showers, as per plans*
- Tub with full-height tile surround, as per plans*
- Exhaust fan in all bathrooms
- Choice of ceramic or porcelain tile for floor, tub and shower enclosures**
- Privacy locks on all bathroom doors
- Vanity mirror and decorative light fixture
- Low-consumption toilets
- Water conserving shower heads
- Bathroom accessories include towel bar and toilet tissue holder

KITCHEN FEATURES

- Stainless steel appliance package includes built in fridge, range, dishwasher and microwave*
- Custom-designed contemporary kitchen cabinets**
- Choice of Quartz or Granite countertop with square edge profile, and backsplash from the Vendor's curated selections**
- Under-mount stainless steel sink with single level chrome faucet with pull down spray head
- Ceiling fixture provided *
- Soft closer drawers and cabinet doors

LAUNDRY FEATURES

- Front-loading white washer and dryer
- White 8" x 8: ceramic tiles on floor
- Heavy duty wiring and receptacle for dryer
- Dryer vented to outside

* As per plan. ** Colours and/or materials to be selected from Vendor's standard sample packages. Principle Rooms consist of the Living Room, Dining Room, Den* and Bedrooms. Specifications are subject to change without notice. All room measurements and sizes are approximate. 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 for in the plans and specifications. Decorative and upgraded items displayed in the furnished model suits and sales office are for display purposes only and are not included in the purchase price. E. & O. E. - DECEMBER, 2018.