

THE CITADEL



LUXURY
REDEFINED



THE
GATES
THORNHILL

THE FUTURE OF LUXURY



INSPIRED. ICONIC. INDIVIDUAL.

Discover a luxury master plan community strategically located north of Centre Street on West side of Dufferin Street. Just steps away from transit, coffee shops, restaurants, community centres, and places of worship; The Gates community is truly an enhancement to the already beautiful city of Thornhill.

Ideally located with convenient access to Highway 407, served by the Viva Bus Rapid Transit Station, and 4km from the Vaughan Metropolitan Centre.

This community will consist of Urban Townhomes and three mid-rise buildings.

WELCOME TO THE CITADEL TOWER.





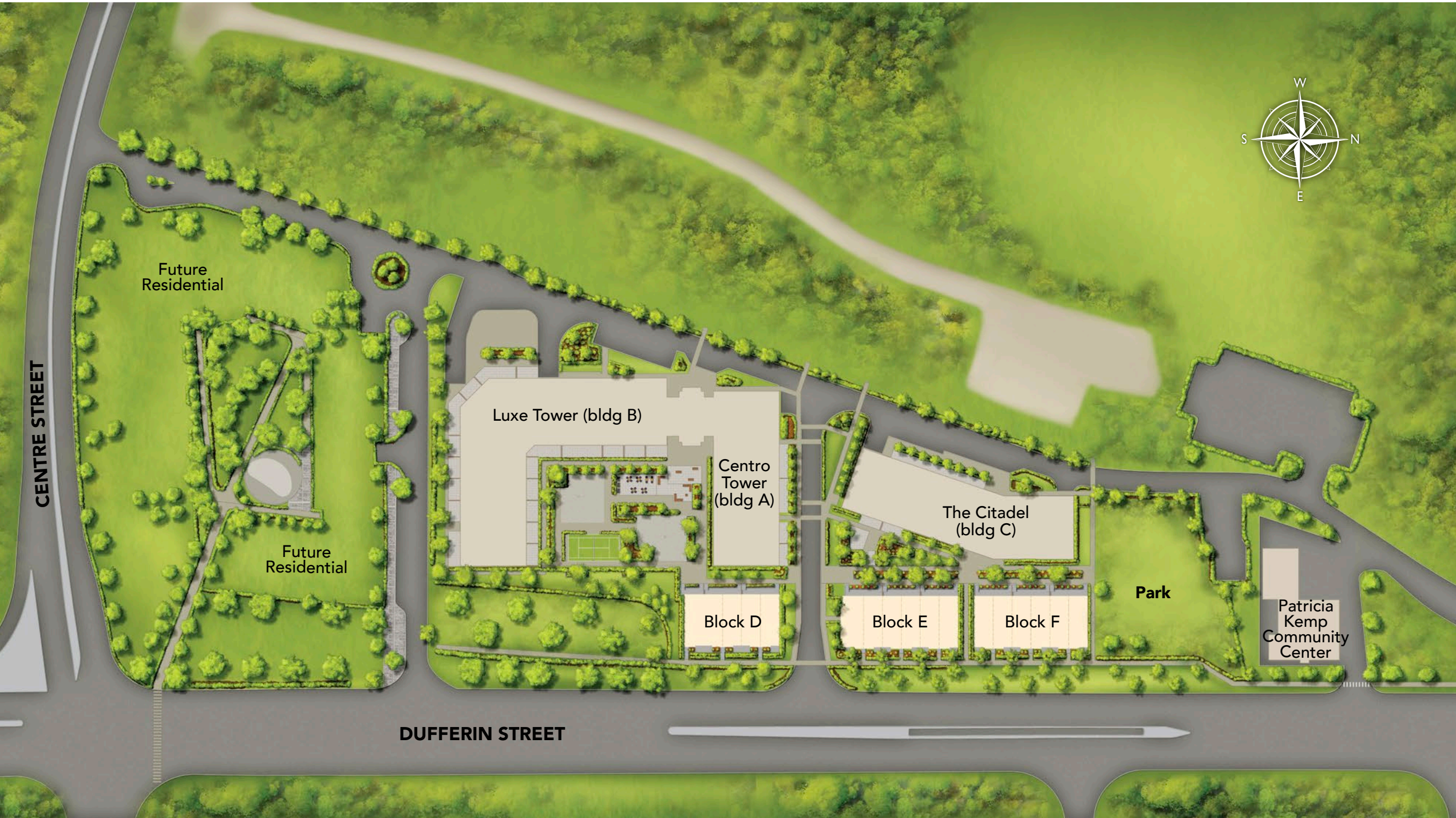
THE CITADEL FRONT

All materials, location and specifications are subject to change without notice. Renderings are artist concept. E. & O. E.



THE CITADEL REAR

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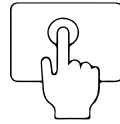
INTRODUCING

MARYDEL INTECH

BRINGING THE FUTURE OF HOME INTEGRATION TO YOU NOW.



SMARTONE FEATURES:



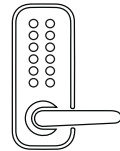
SUITE WALL PAD
Wall mounted control pad



SUITE SECURITY
Integrated door contact on all suites



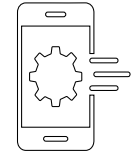
HVAC INTEGRATION
Ability to control your HVAC system from anywhere



DIGITAL DOOR LOCK
Eliminate keys



GUARD PHONE
Residents can communicate with concierge



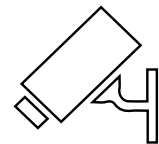
MOBILE APP
Communicate and control from anywhere



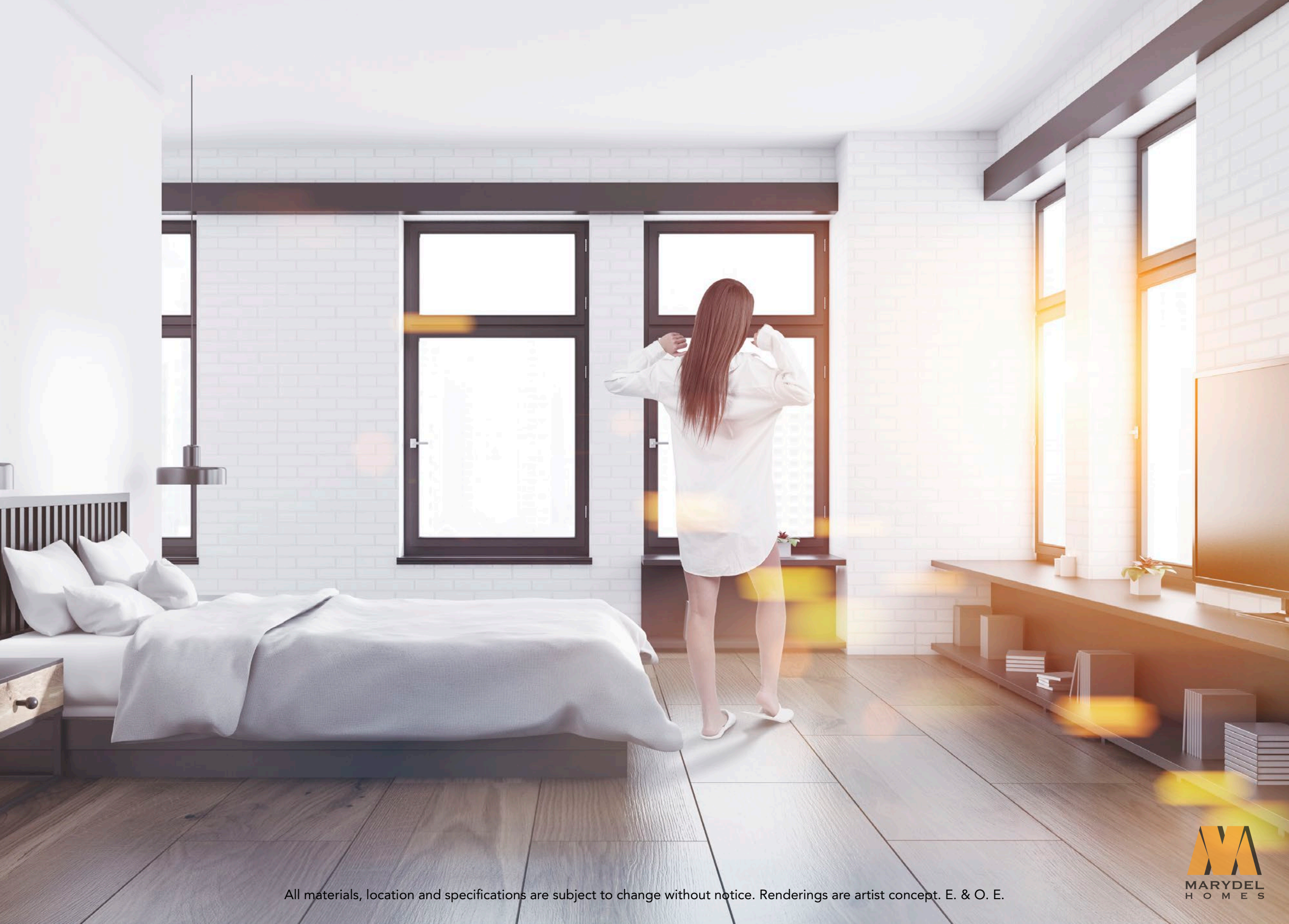
SMOKE DETECTOR
Get notice of smoke through app



LOBBY PHONE
Grant access to the lobby right from the wall pad or app



COMMUNITY CAMERAS
IP cameras throughout the community to be viewed on the suite wall pad or the mobile app



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DISTINCTIVE APPOINTMENTS

STRUCTURE

1. Engineered steel structure with concrete subfloors.
2. All units to meet or exceed Ontario Building Code requirements for sound and fire proofing.
3. Concrete balcony with tinted glass railing.
4. 9'-0" ceilings throughout.

INTERIOR PAINT & TRIMWORK

5. All interior walls will be painted in BENJAMIN MOORE Balboa Mist #OC27.
6. Classique Series 800 two panel interior doors and all trim to be painted Benjamin Moore #CC-30 Oxford White. Bedroom closet doors to be white flat panel sliding doors.
7. Luxurious trim package including 4 ¼" baseboards and 2 ¾" casings.
8. Interior doors to include Nickel colored knobs as per Vendor's standard samples.
9. Smooth ceilings throughout entire unit.
10. White wire shelving in all closets.

KITCHEN

11. Stainless steel sink with single lever MOEN faucet.
12. White exhaust hood fan over stove vented to exterior.
13. Premium white electric stove, fridge and dishwasher installed.
14. Purchaser's choice from one of three Designer selected color scale packages from Vendor's standard samples.

BATHROOMS

15. Quality MOEN chrome faucets for all bathroom vanities and tubs/showers as per Vendor's standard samples.
16. White plumbing fixtures in all bathrooms.
17. Exhaust fans in all bathrooms vented to exterior.
18. Privacy locks on all bathroom doors.
19. Plate mirrors above vanities in all bathrooms.
20. Designer selected bathroom color package as per Vendor's standard samples.
21. 13 x 13 Ceramic floor tiles with color matching tiles in tub/shower enclosures as per Vendor's standard samples.

LAUNDRY CLOSET

22. Complete premium stackable washer/dryer combination installed with floor drain underneath.

FLOORING

23. Composite plank vinyl flooring throughout unit from Vendor's standard samples.

HVAC

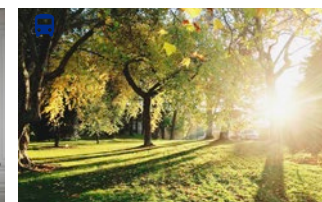
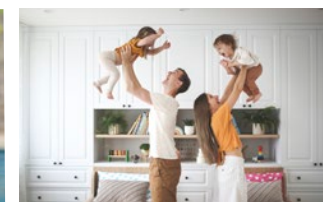
24. Forced air gas high-efficiency vertical HVAC unit (heat and air conditioning) with individual suite control (Rental – Contract to be signed on Closing).
25. Tankless Hot water on demand gas heater on a rental basis. (Rental -Contract to be signed on Closing).
26. Programmable thermostat installed in central location of suite.

ELECTRICAL

27. All units to have 100amp breaker panel service.
28. All electrical in accordance with the Ontario Hydro Standard.
29. Standard light fixtures throughout.
30. Smoke and Carbon Monoxide detectors as per Ontario Building Code.
31. TWO TV Cable rough-in locations (one in family room and one in master bedroom).
32. TWO telephone rough-ins (one in kitchen and one in master bedroom).
33. White DECORA light switches and electrical outlets throughout.

INTECH – INTEGRATED TECHNOLOGY

34. Keyless entry digital suite door lock.
35. Building sensors will recognize your phone/fob when entering the building and will open entry doors automatically.
36. Receive condo management communications and parcel delivery notices to your cell phone.
37. Adjust the setting on your suite thermostat from anywhere.
38. Access entry cameras that are strategically placed in the building.
39. Suite Security monitored through both the Concierge and your mobile app.



PARKS & RECREATION

- 01 Concord Community Park
- 02 David Lewis Park
- 03 Marita Payne Park
- 04 Promenade Green Park
- 05 Beverley Glen Park
- 06 Ventura Park
- 07 Oakhurst Park
- 08 Wade Gate Park
- 09 Pierre Elliott Trudeau Park
- 10 Mill Harbour Park
- 11 Downham Green Park
- 12 Thornhill Green Park
- 13 Patricia Kemp Community Centre
- 14 Langstaff Eco Park
- 15 Bathurst Clark Resource Library
- 16 Beth Chabad Israeli Community
- 17 Aish Hatorah
- 18 Dufferin Clark Library

SHOPPING

- 01 Rujuta's Henna Art
- 02 Canadian Tire
- 03 LF Optical
- 04 Bottega
- 05 Toronto Custom Lights
- 06 Staples
- 07 HomeSense
- 08 Riocentre Thornhill
- 09 Walmart Thornhill Supercentre
- 10 Promenade Village Shops
- 11 SmartCentres Thornhill
- 12 Main Drug Mart
- 13 Carter's
- 14 Bulk Barn
- 15 Natural Life Health Market
- 16 aluce lighting

SCHOOLS & SERVICES

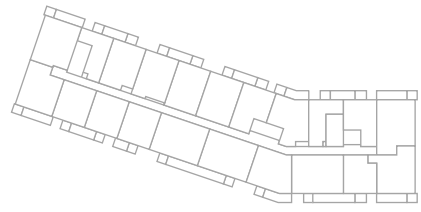
- 01 St. Joseph the Worker Catholic Elementary School
- 02 Vaughan Secondary School
- 03 Brownridge Public School
- 04 St. Elizabeth Catholic High School
- 05 York Region Board Of Education
- 06 Wilshire Elementary School
- 07 Ventura Park Public School
- 08 Westmount Collegiate Institute
- 09 Pierre Elliott Trudeau Park
- 10 Charlton Public School
- 11 Everest Academy
- 12 Delano Academy
- 13 Kayla's children centre, camp 18
- 14 Kol Torah
- 15 Rohr Chabad Jewish Student Centre at York University
- 16 Field of Dreams Baseball Camp
- 17 ACE Art Studio
- 18 Thornhill Brownridge YMCA Child Care Centre

OTHER SERVICES

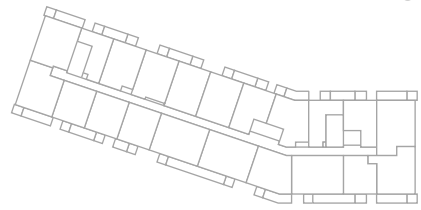
- 01 Petro-Canada
 - 02 RBC Royal Bank ATM
 - 03 Super Stop Convenience
 - 04 Dufferin Custom Cleaners
 - 05 Sun Spa & Wellness
 - 06 Golden Nails Salon & Spa
 - 07 Vaughan Houses Real Estate
 - 08 Thornhill Dental
 - 09 TD Canada Trust Branch
 - 10 CIBC Branch
 - 11 Build Yourself Fitness Inc.
 - 12 Centre Street Dental
 - 13 LifeLabs Medical Laboratory Services
 - 14 Esso
 - 15 Chartwell Constantia Retirement Residence
 - 16 Mane Society Salon & Spa
-  Bus Stops

DINING

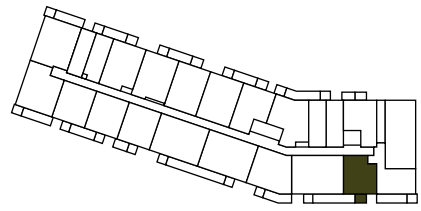
- 01 Dejavu Mediterranean Cuisine
- 02 Tim Hortons
- 03 Hurry Curry - Indian Kitchen
- 04 Revitasize
- 05 Limitless Bar & Grill
- 06 A Yiddishe Mame
- 07 Arbat Restaurant
- 08 Perogie Land
- 09 Ani Ristorante
- 10 Han Oak Korean/Japanese Restaurant
- 11 Deedar restaurant
- 12 Grodzinski Bakery
- 13 Centre Street Deli
- 14 Antosha Bakery
- 15 Ann's Congee
- 16 Kuu Sushi
- 17 Maple Sushi
- 18 Meron To Go
- 19 Cynthia's Chinese Restaurant
- 20 Congee Wong Thornhill
- 21 LCBO
- 22 Amadeus Patisserie
- 23 Sophie's Signature Creations
- 24 Mezza Notte Trattoria



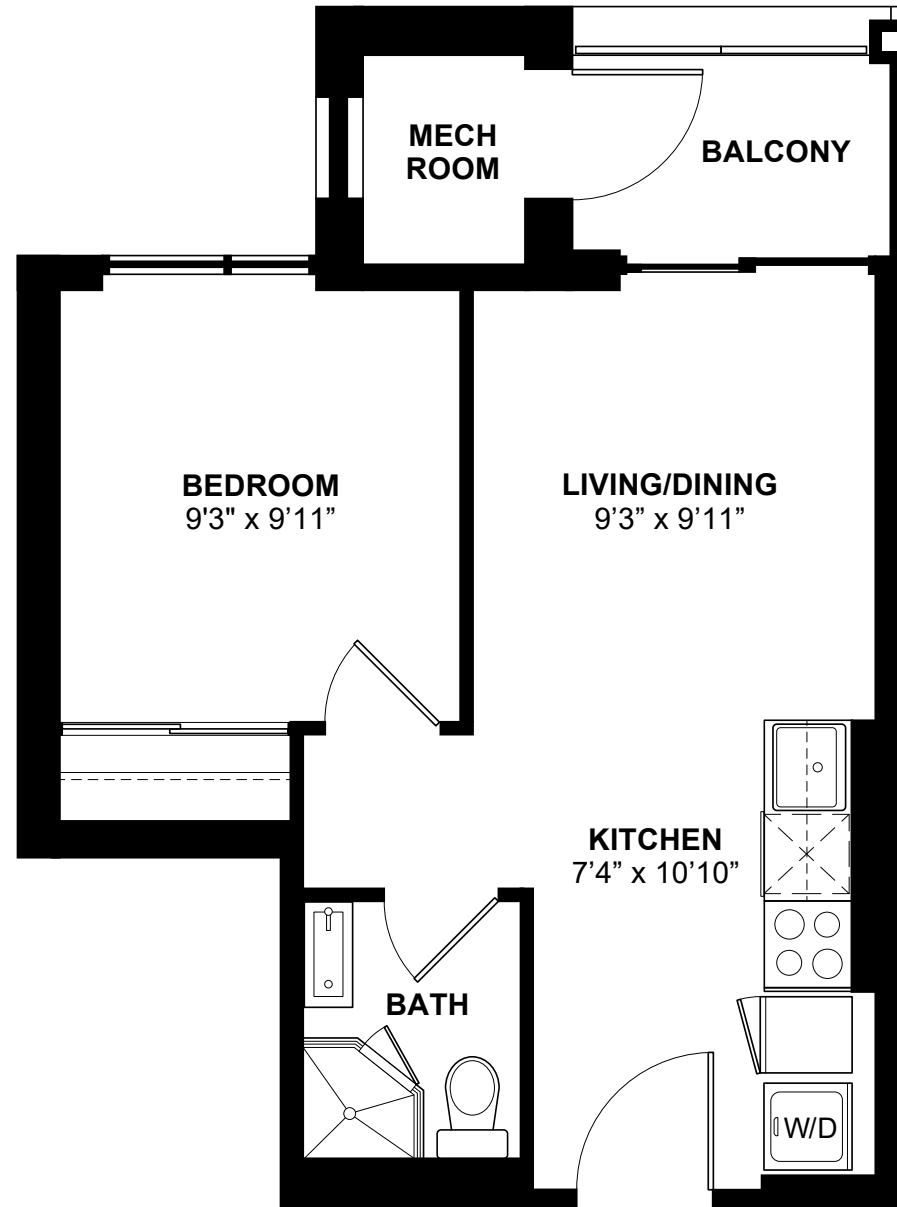
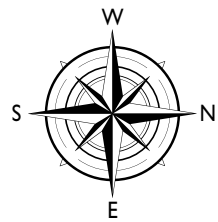
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LEVEL 3

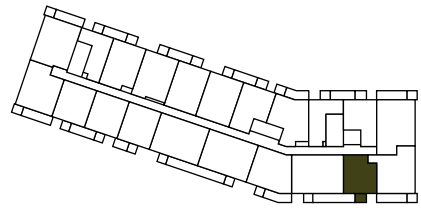


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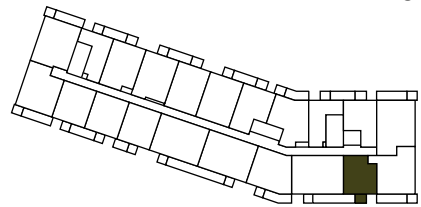


BULAND 1B | ONE BEDROOM

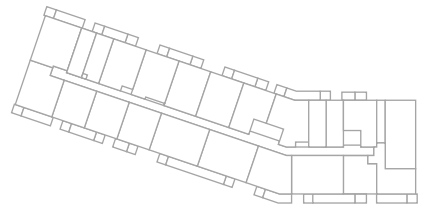
SUITE 439 SQFT | BALCONY 38 SQFT



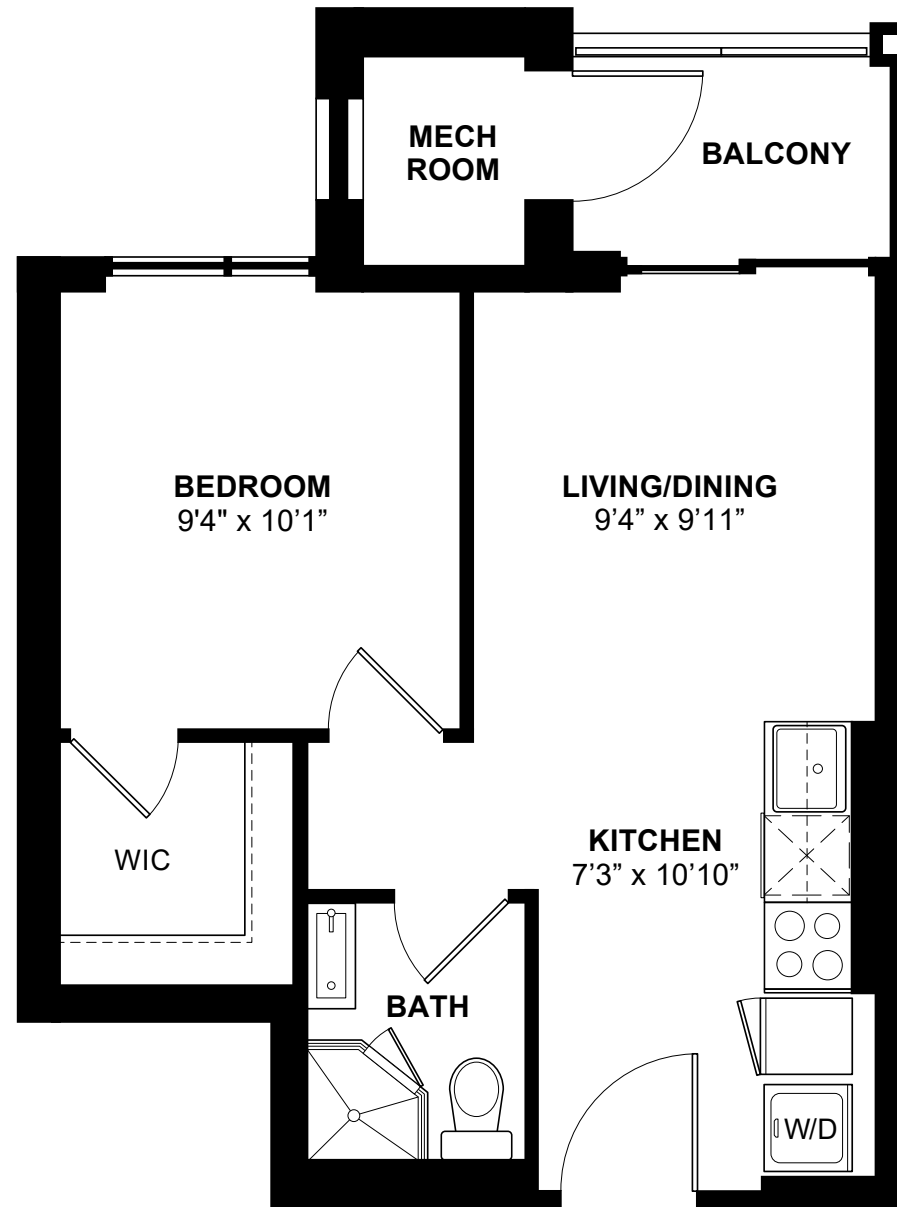
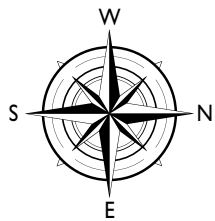
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LEVEL 3

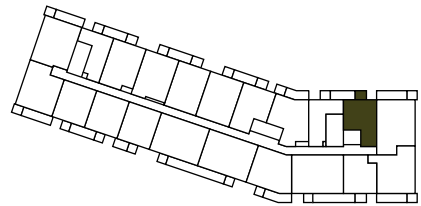


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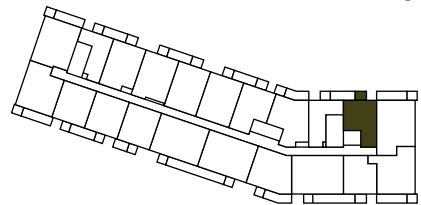


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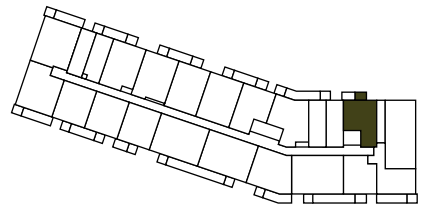




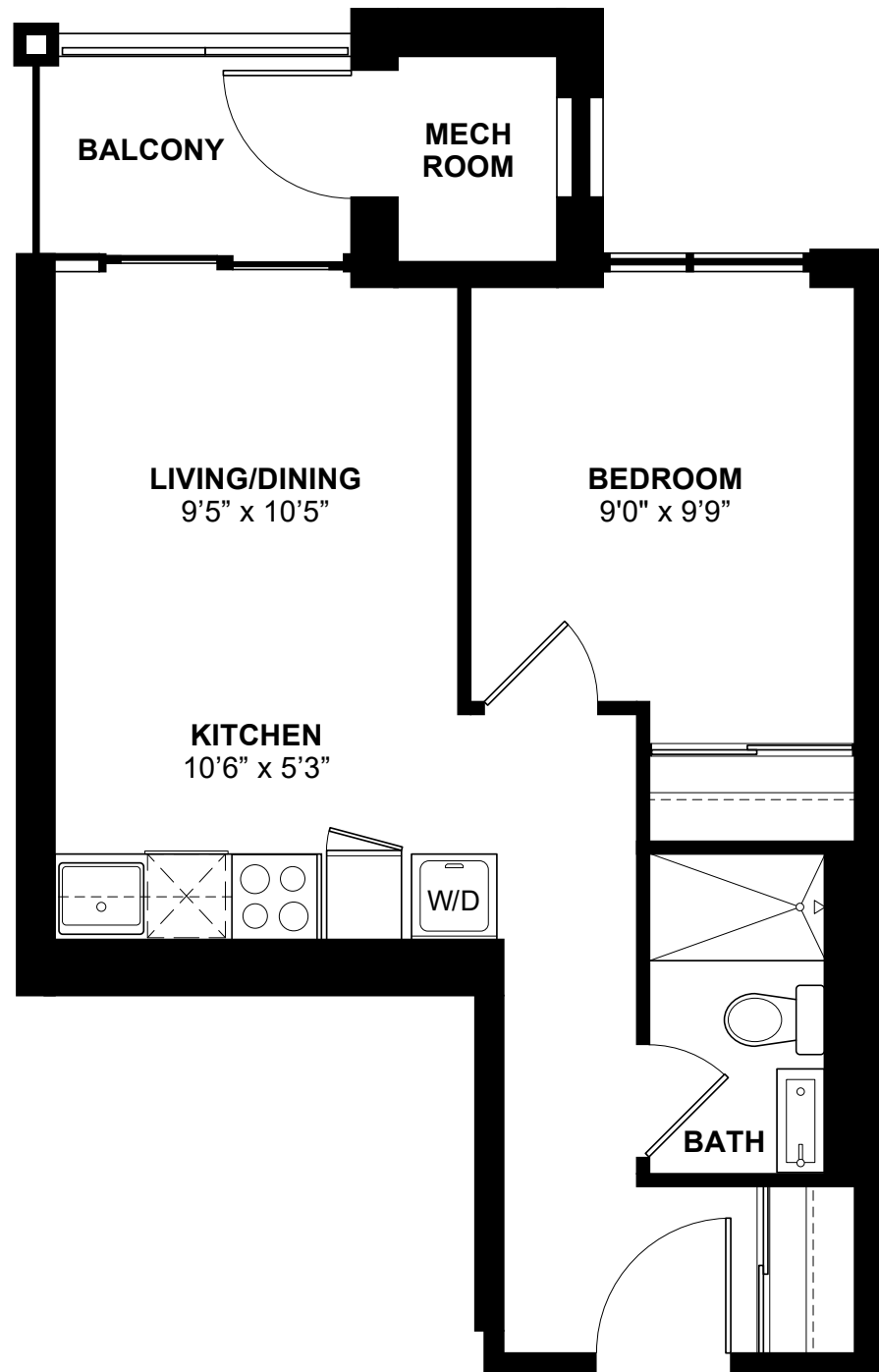
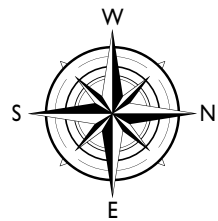
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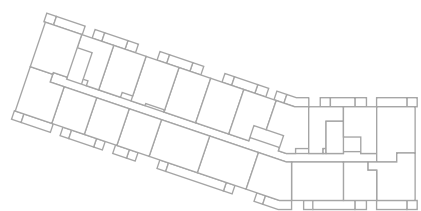
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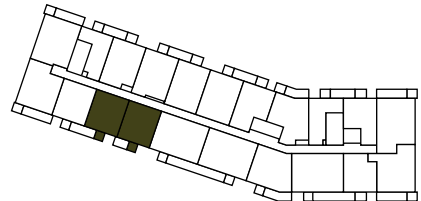
BULAND 1D(BF)

ONE
BEDROOM

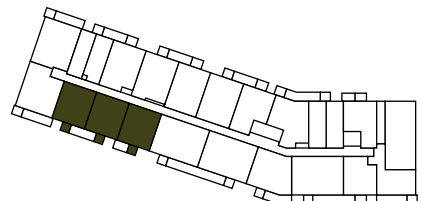
SUITE 466 SQFT | BALCONY 41 SQFT



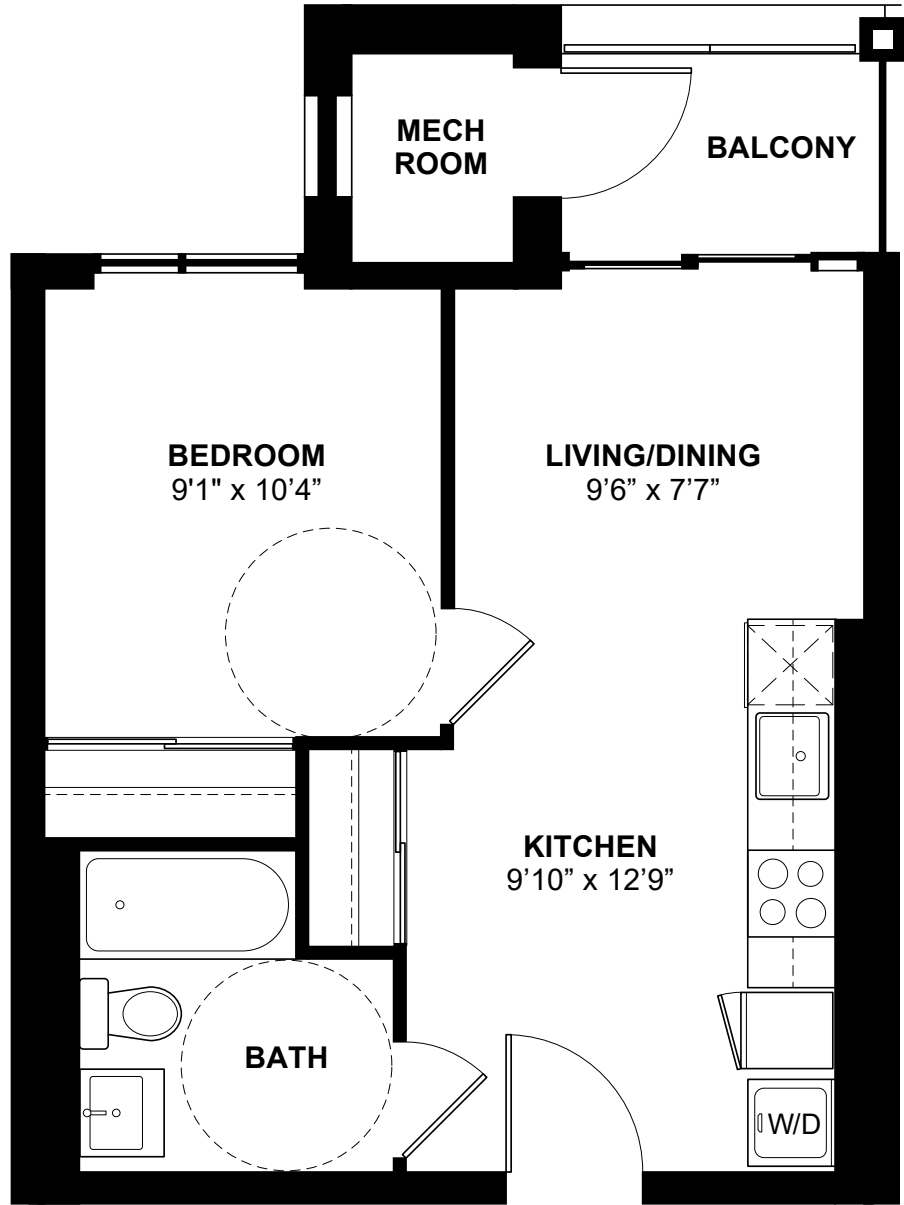
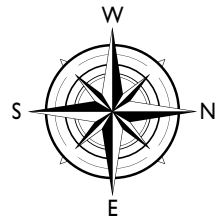
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LEVEL 3

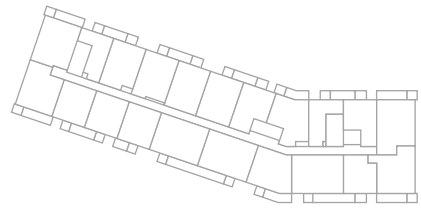


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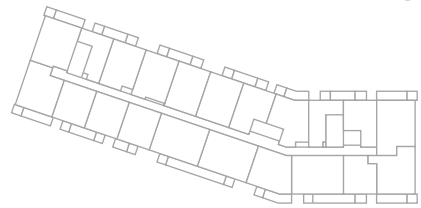


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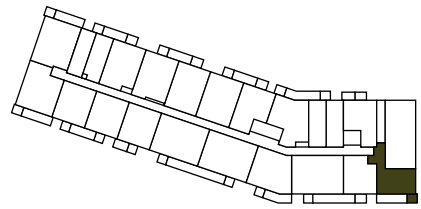




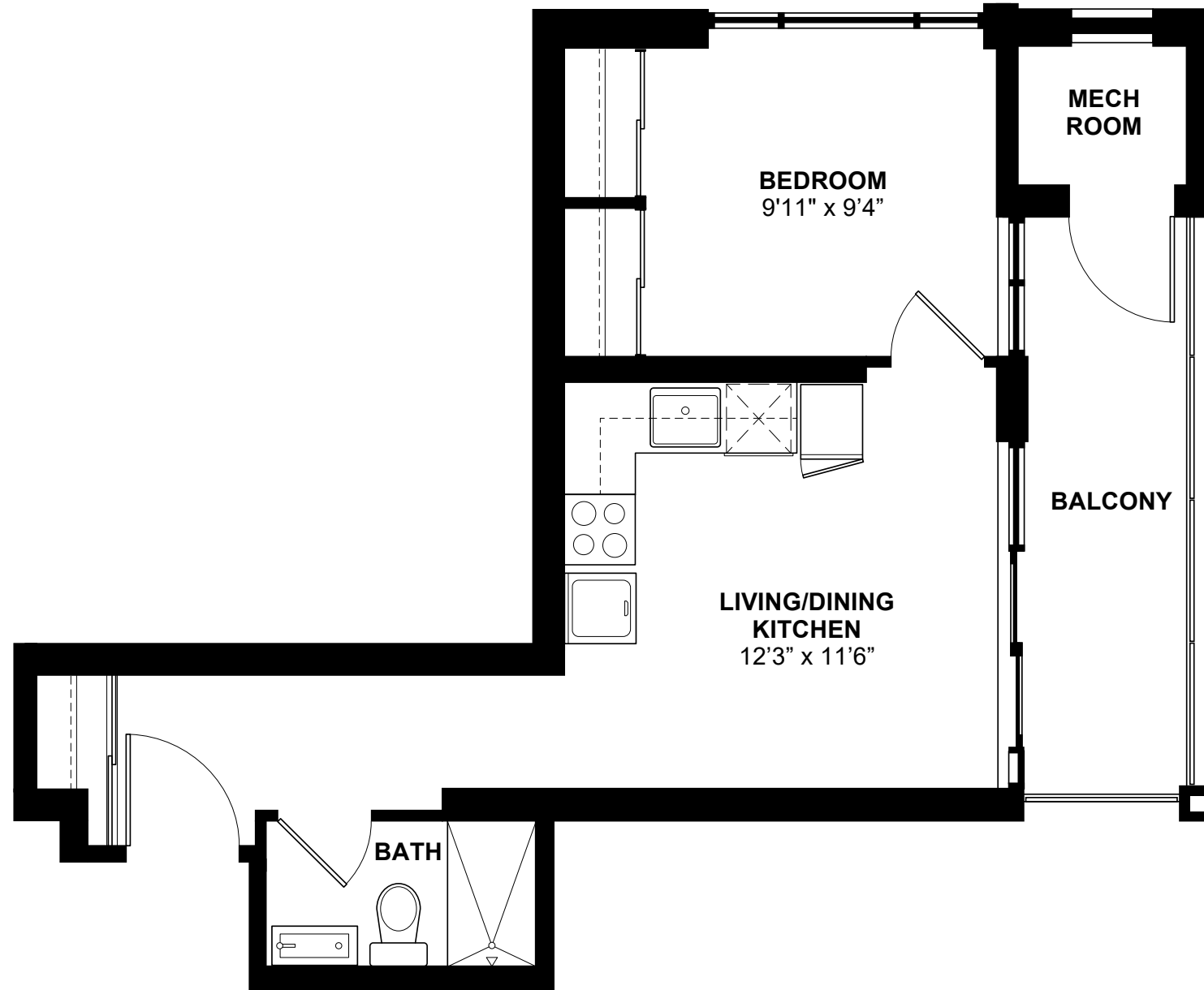
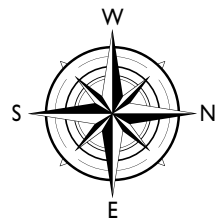
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LEVEL 3



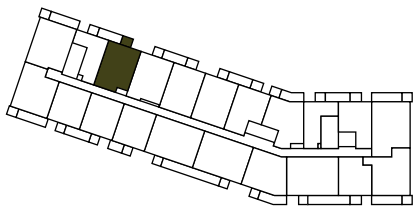
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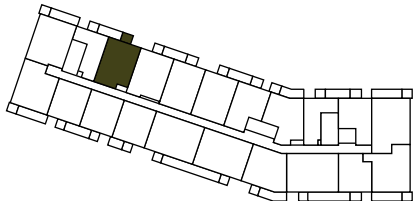
BULAND 1G(BF) |

ONE
BEDROOM

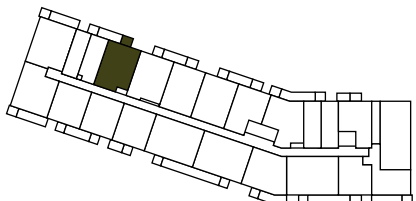
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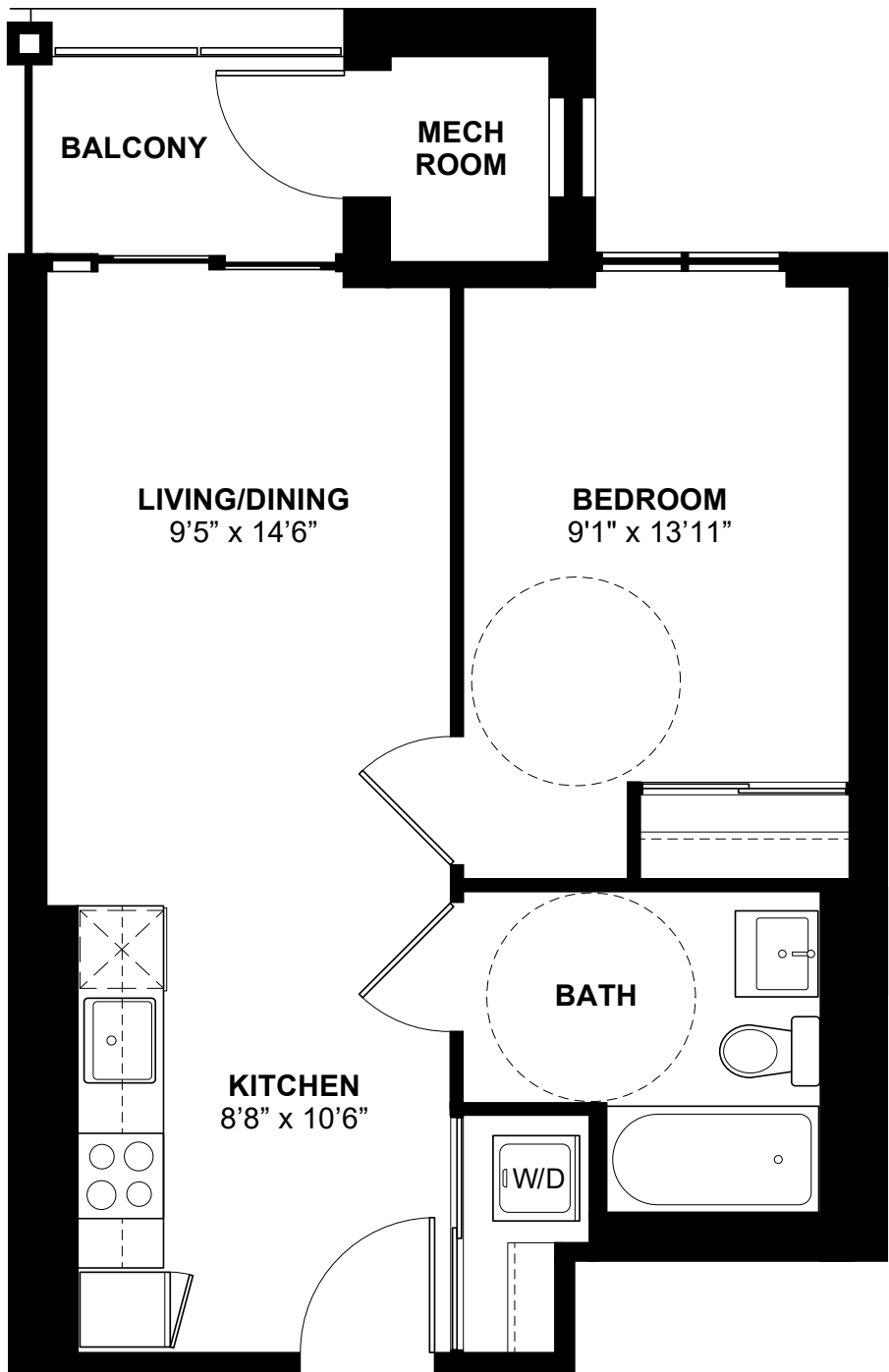
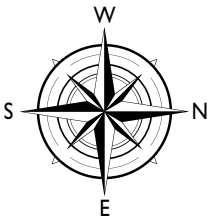
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LEVEL 3



LEVEL 2



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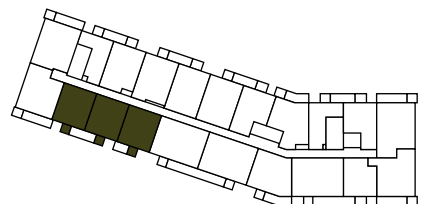




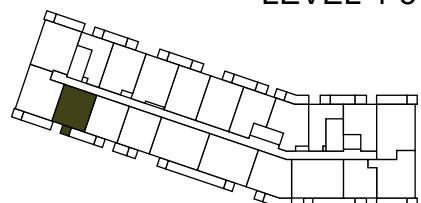
AUGUSTA 1DDA

ONE
BEDROOM + DEN

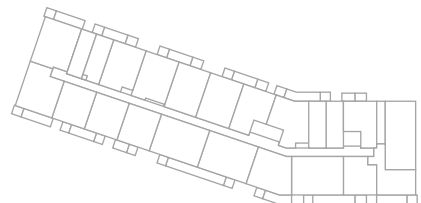
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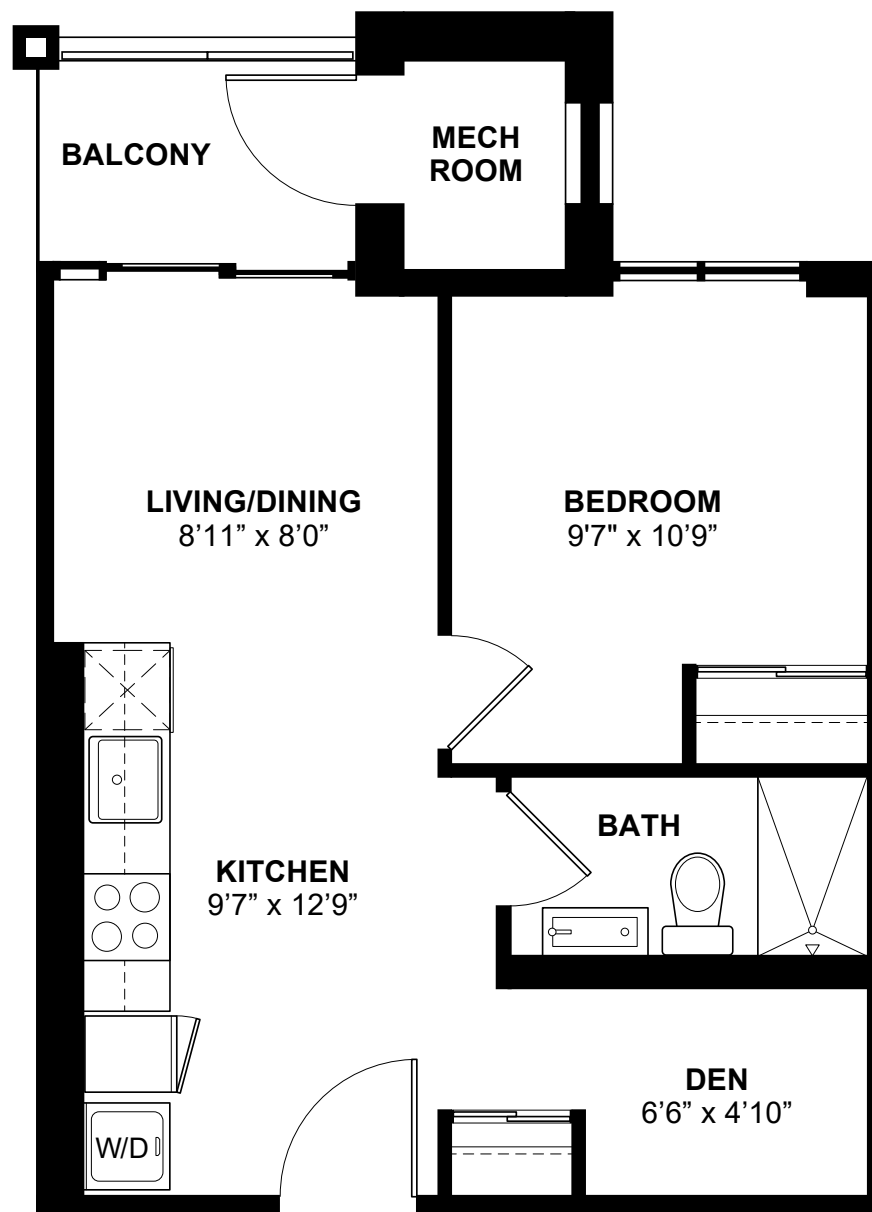
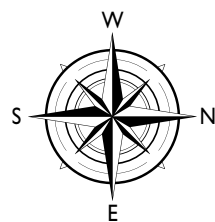
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LEVEL 3



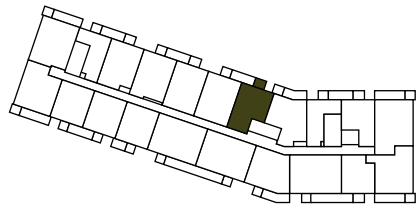
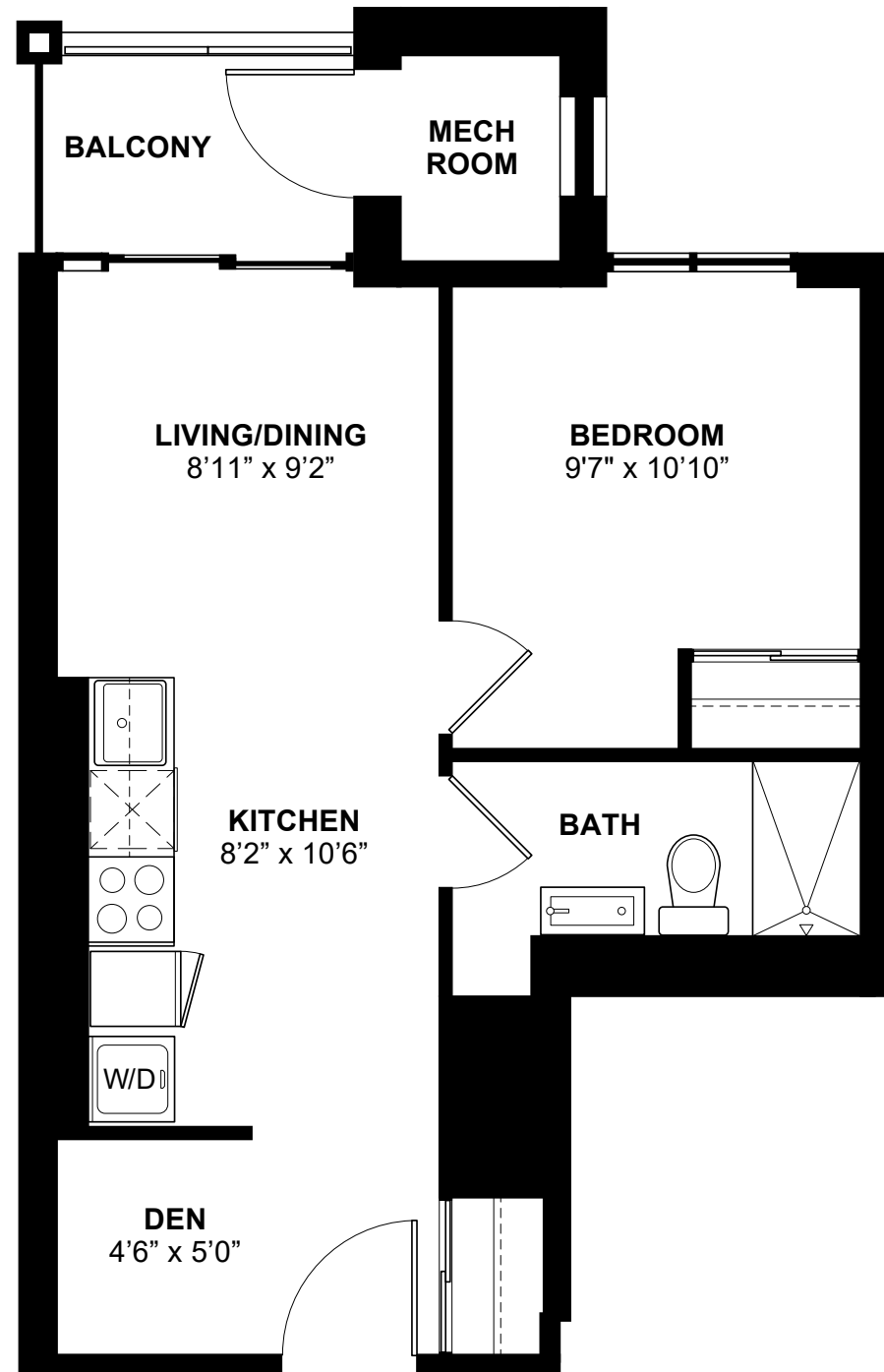
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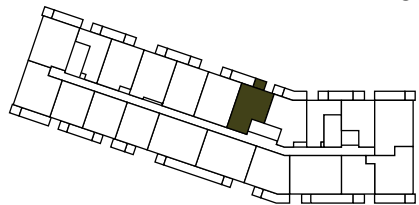
AUGUSTA 1DF

ONE
BEDROOM + DEN

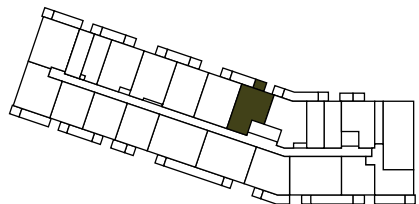
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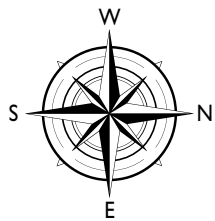
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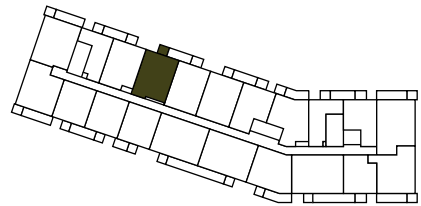


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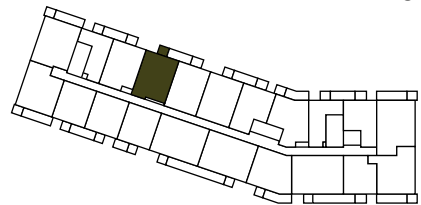


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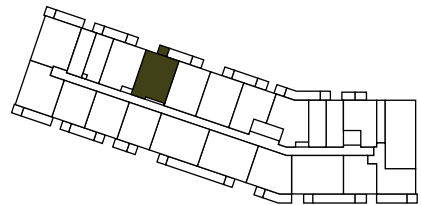




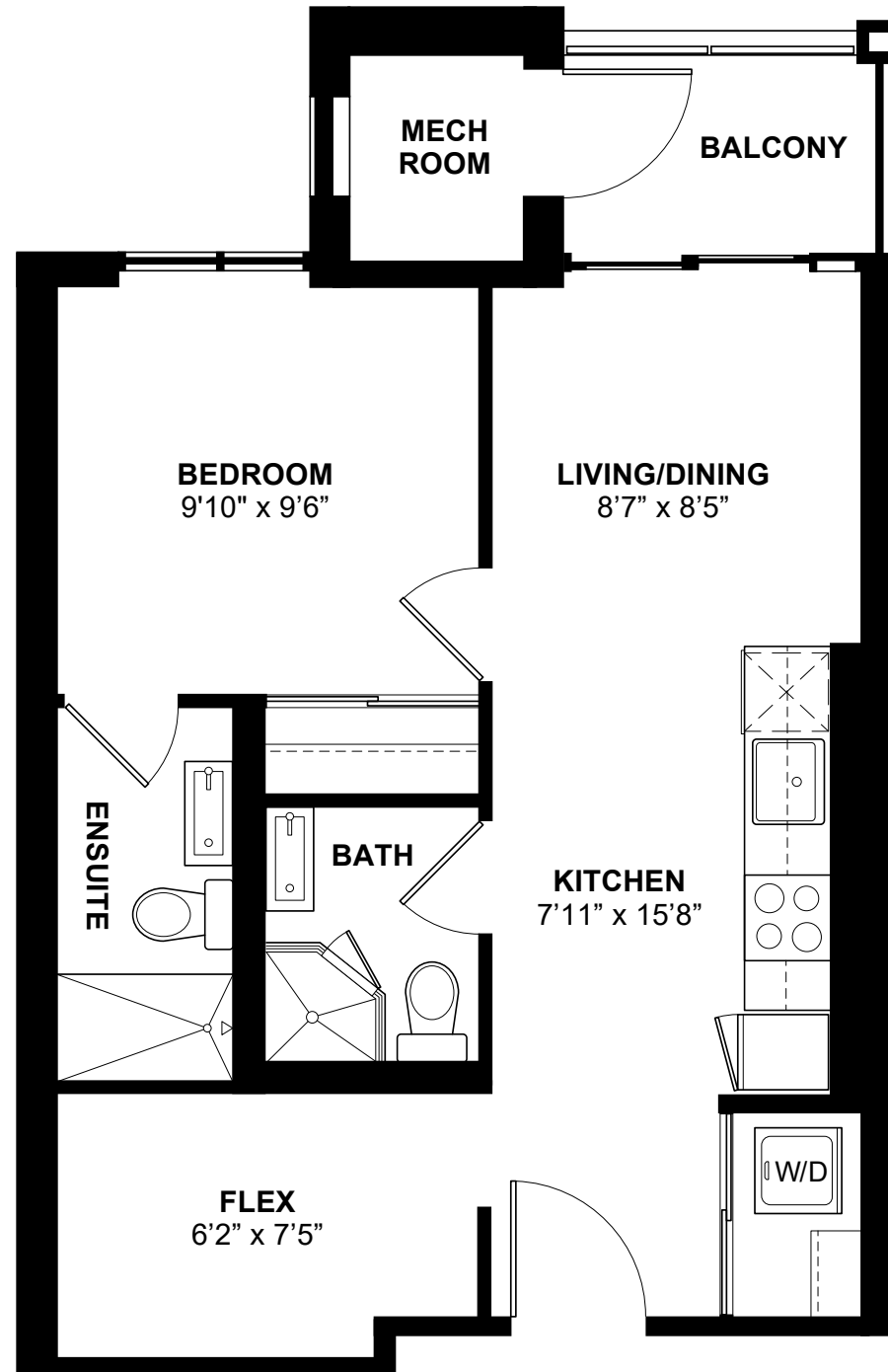
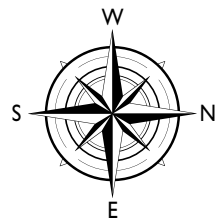
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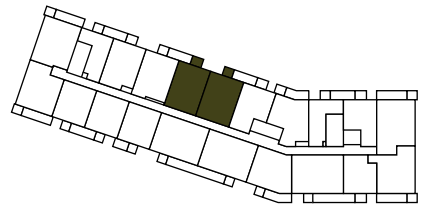
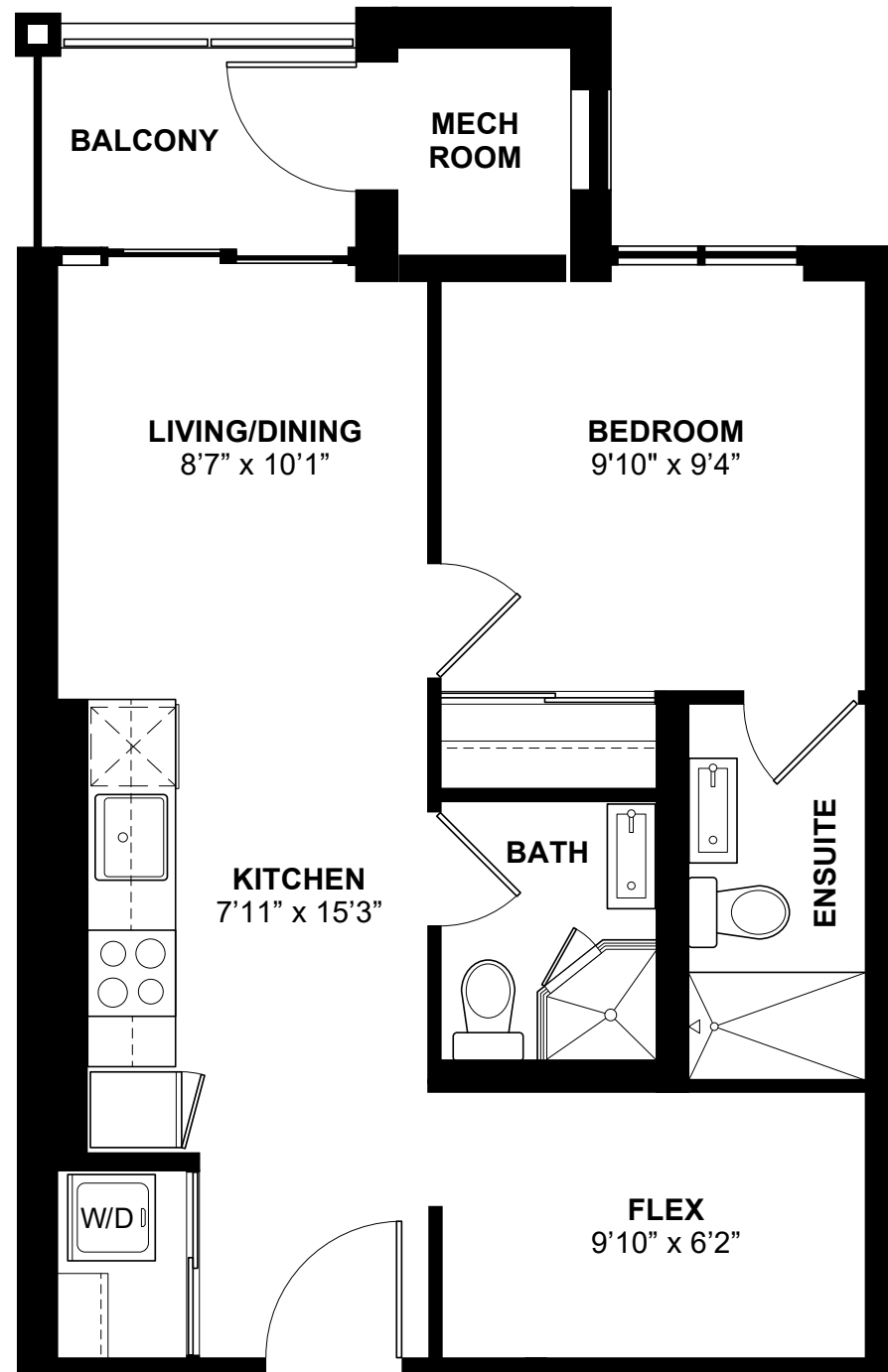
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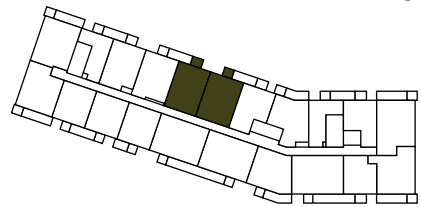
BELVEDERE 1DJ

ONE
BEDROOM + FLEX

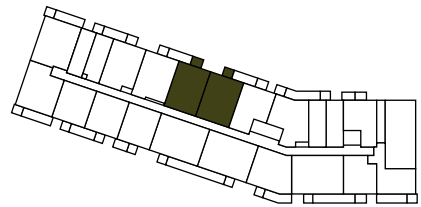
SUITE 551 SQFT | BALCONY 38 SQFT



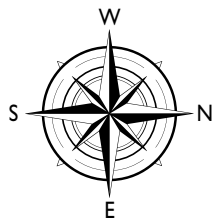
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LEVEL 3

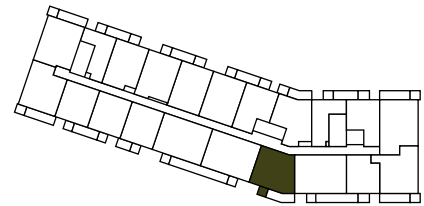


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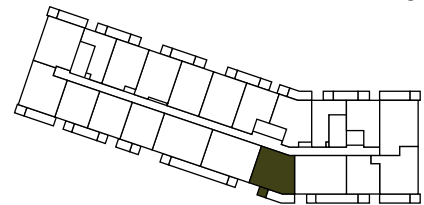


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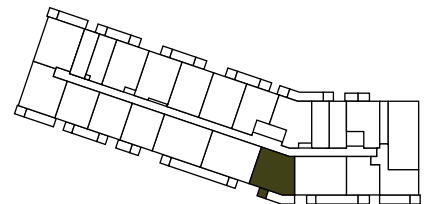




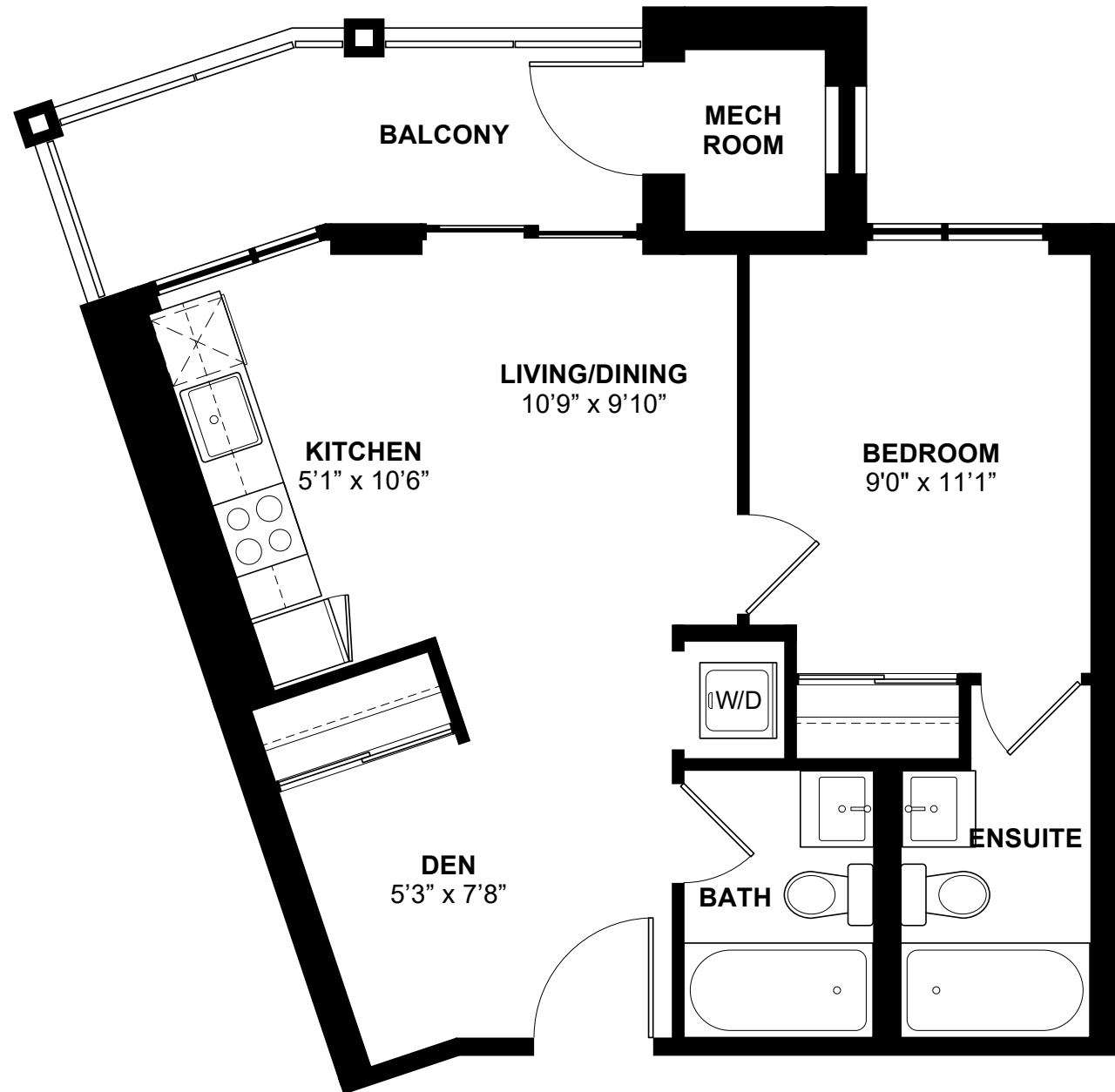
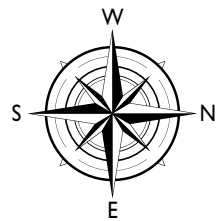
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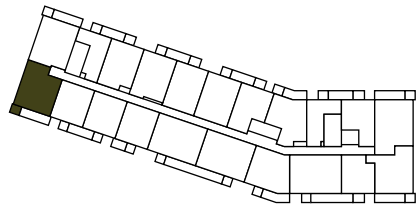
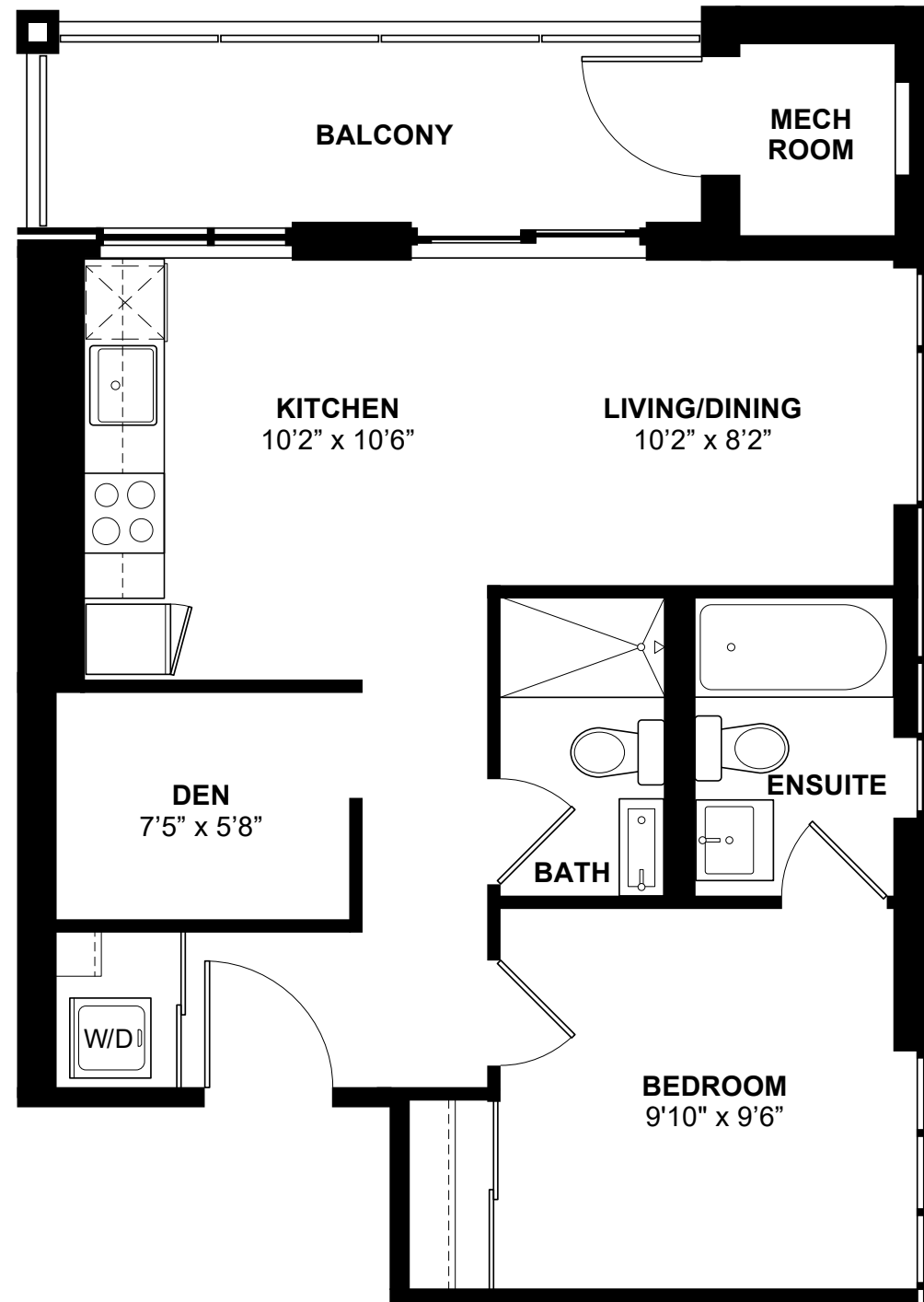
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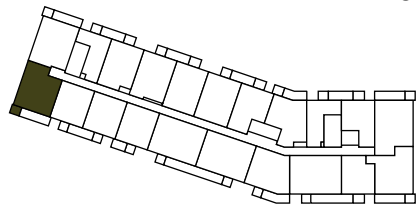
BELVEDERE 1DL

ONE
BEDROOM + DEN

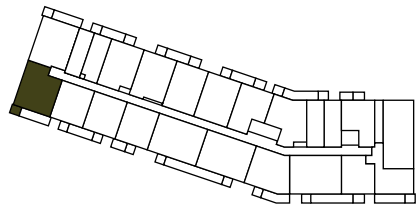
SUITE 596 SQFT | BALCONY 87 SQFT



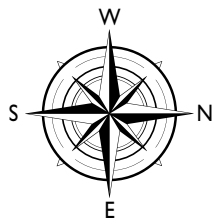
LEVEL 4-5



LEVEL 3



LEVEL 2



E. & O. E. All materials, specifications, and floor plans are subject to change without notice. All floor plans are approximate dimensions.

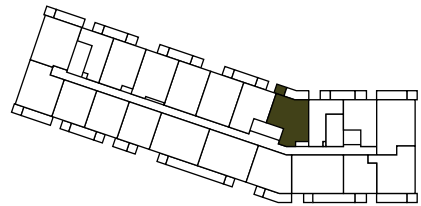




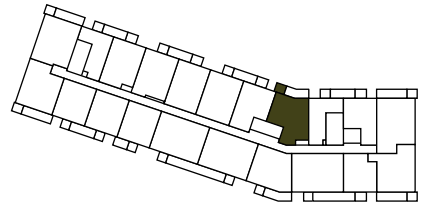
BELVEDERE 1DM

ONE
BEDROOM + DEN

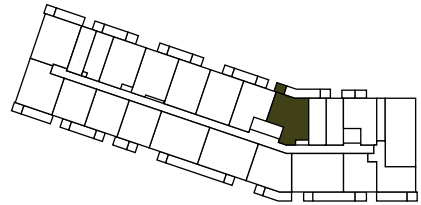
SUITE 550 SQFT | BALCONY 72 SQFT



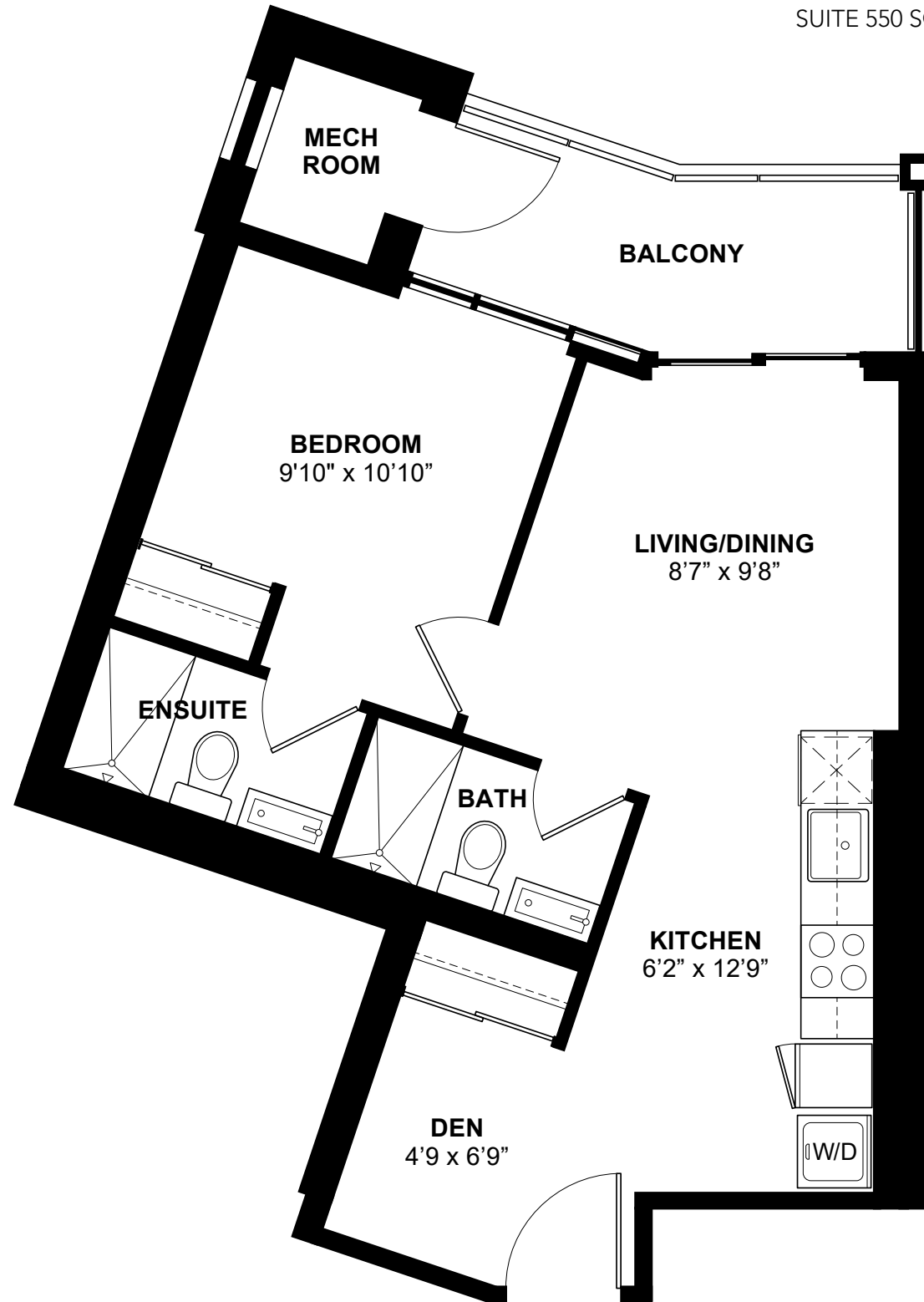
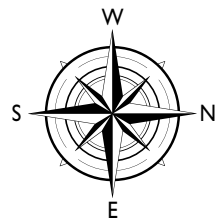
LEVEL 4-5



LEVEL 3



LEVEL 2

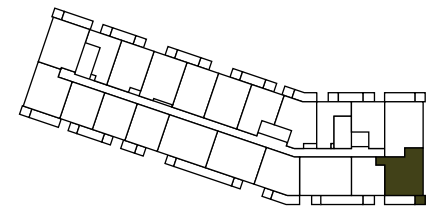


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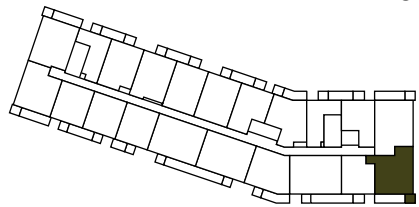
BELVEDERE 1DN

JR TWO
BEDROOM

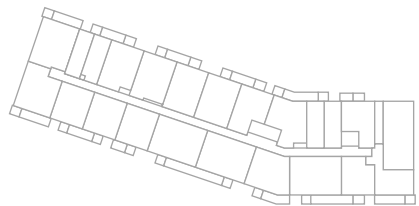
SUITE 612 SQFT | BALCONY 87 SQFT



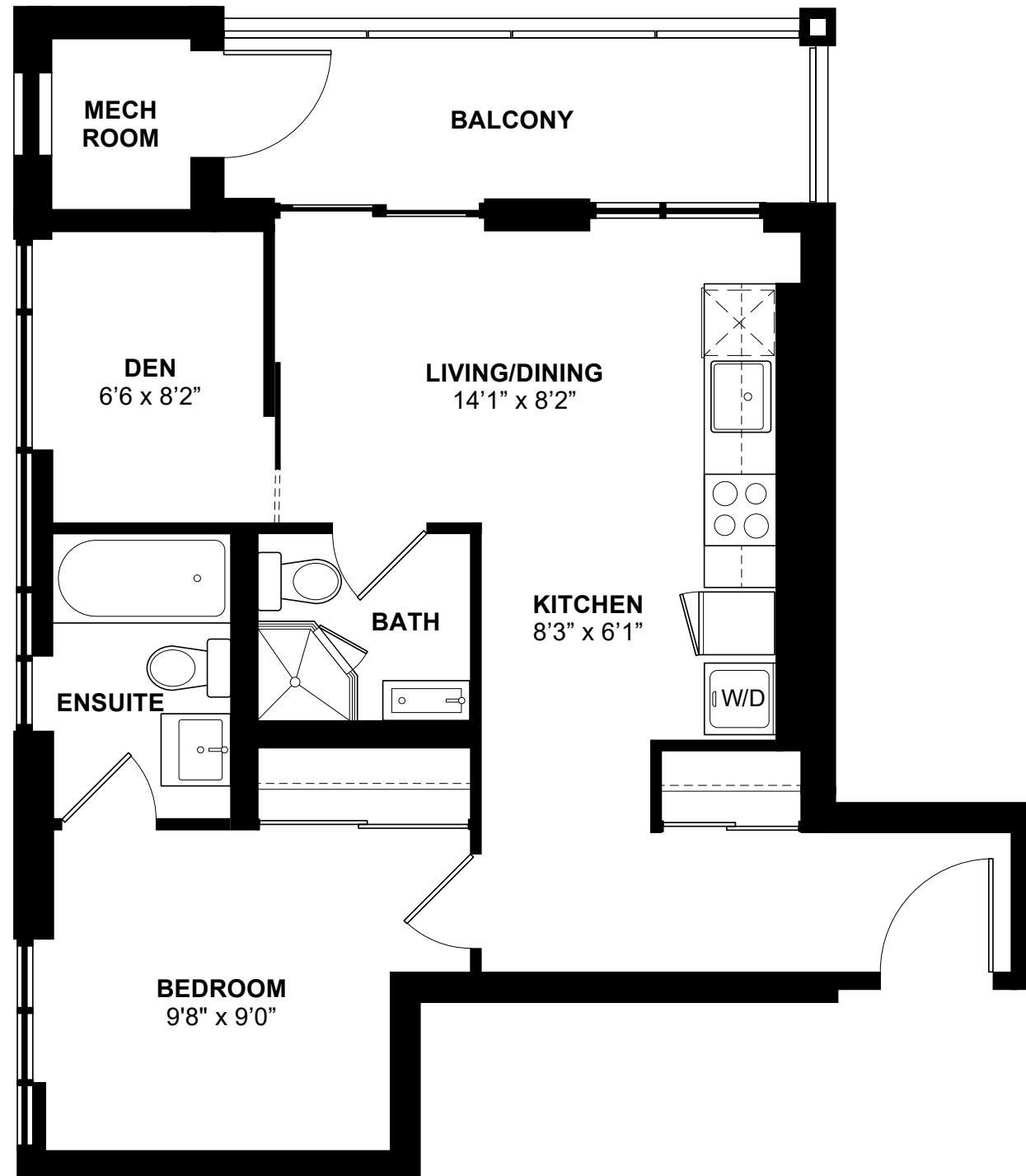
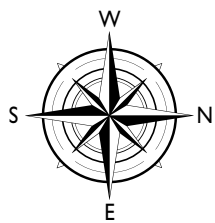
LEVEL 4-5



LEVEL 3

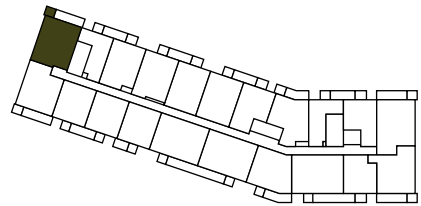


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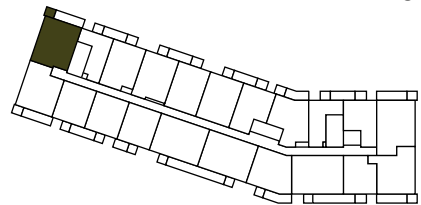


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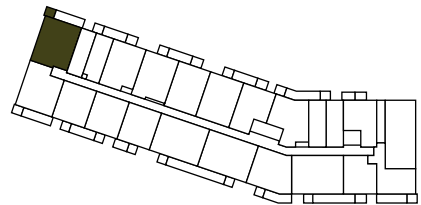




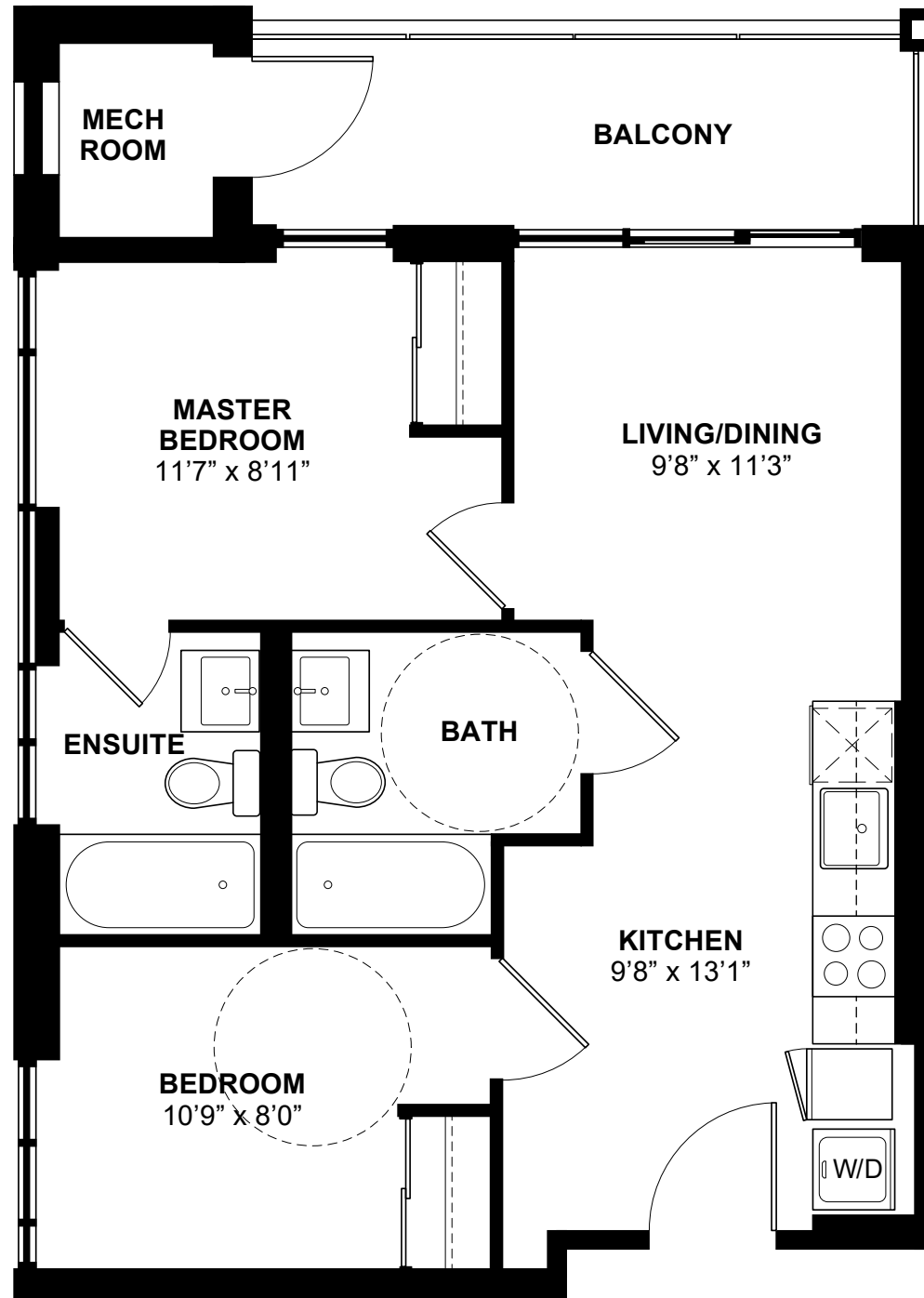
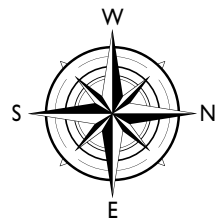
LEVEL 4-5



LEVEL 3

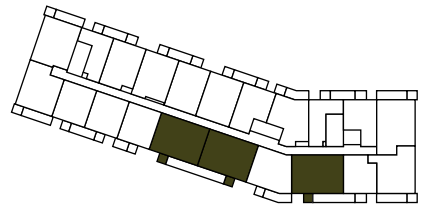


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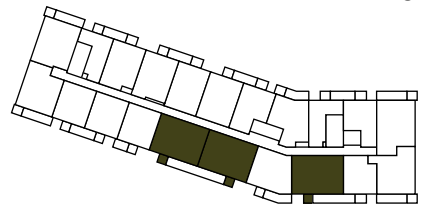


WARRINGTON 2B | TWO BEDROOM

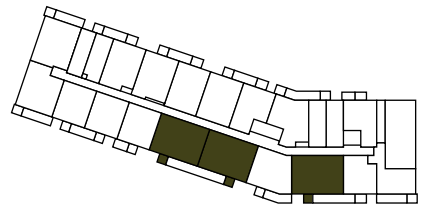
SUITE 683 SQFT | BALCONY 89 SQFT



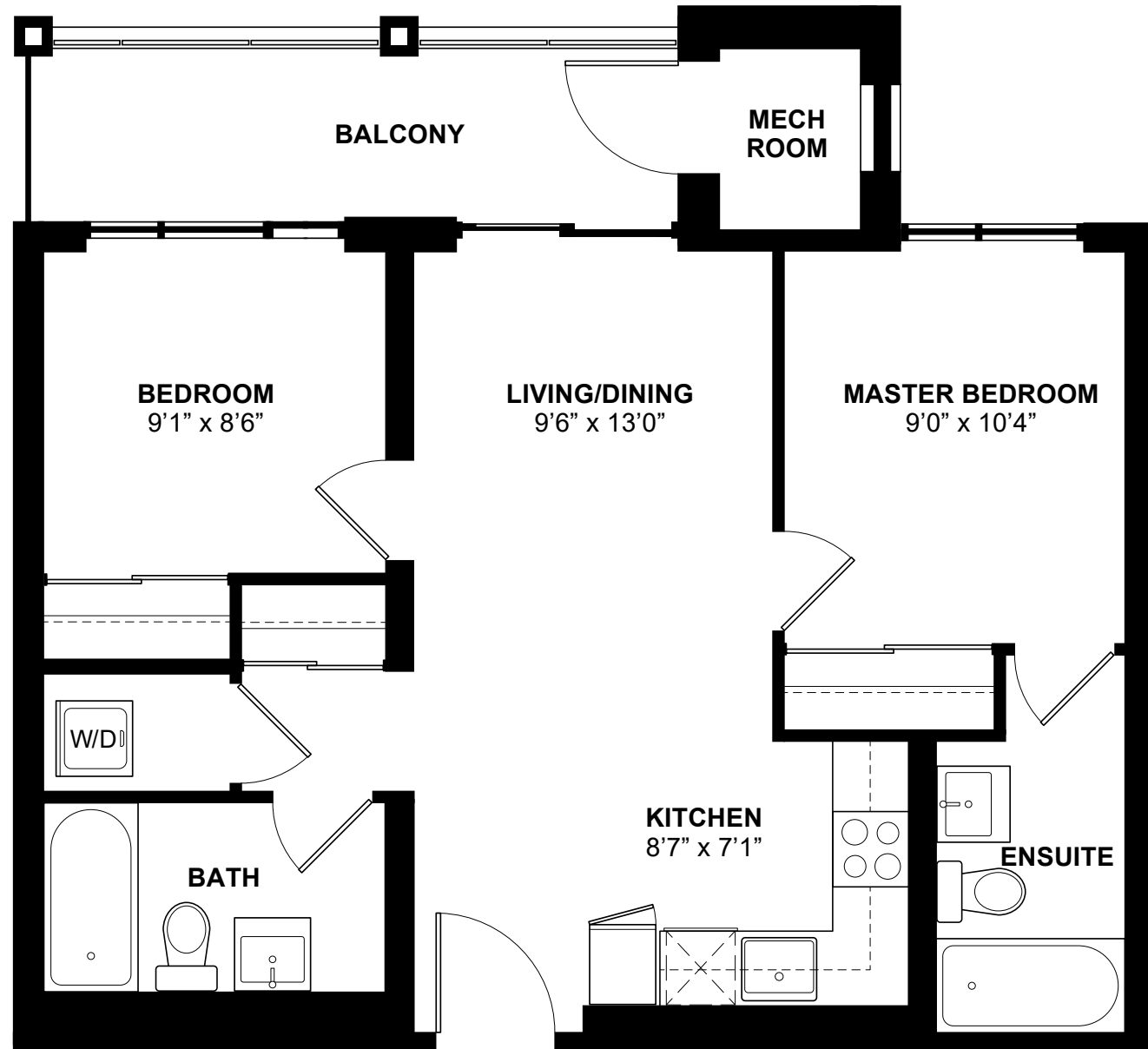
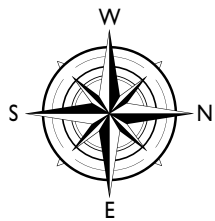
LEVEL 4-5



LEVEL 3

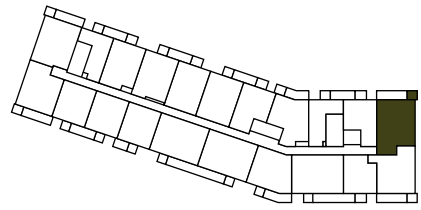


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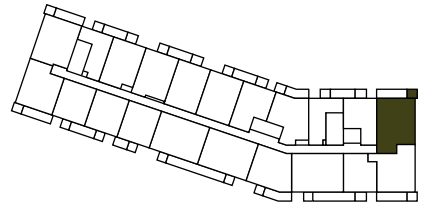


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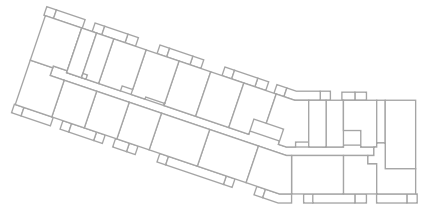




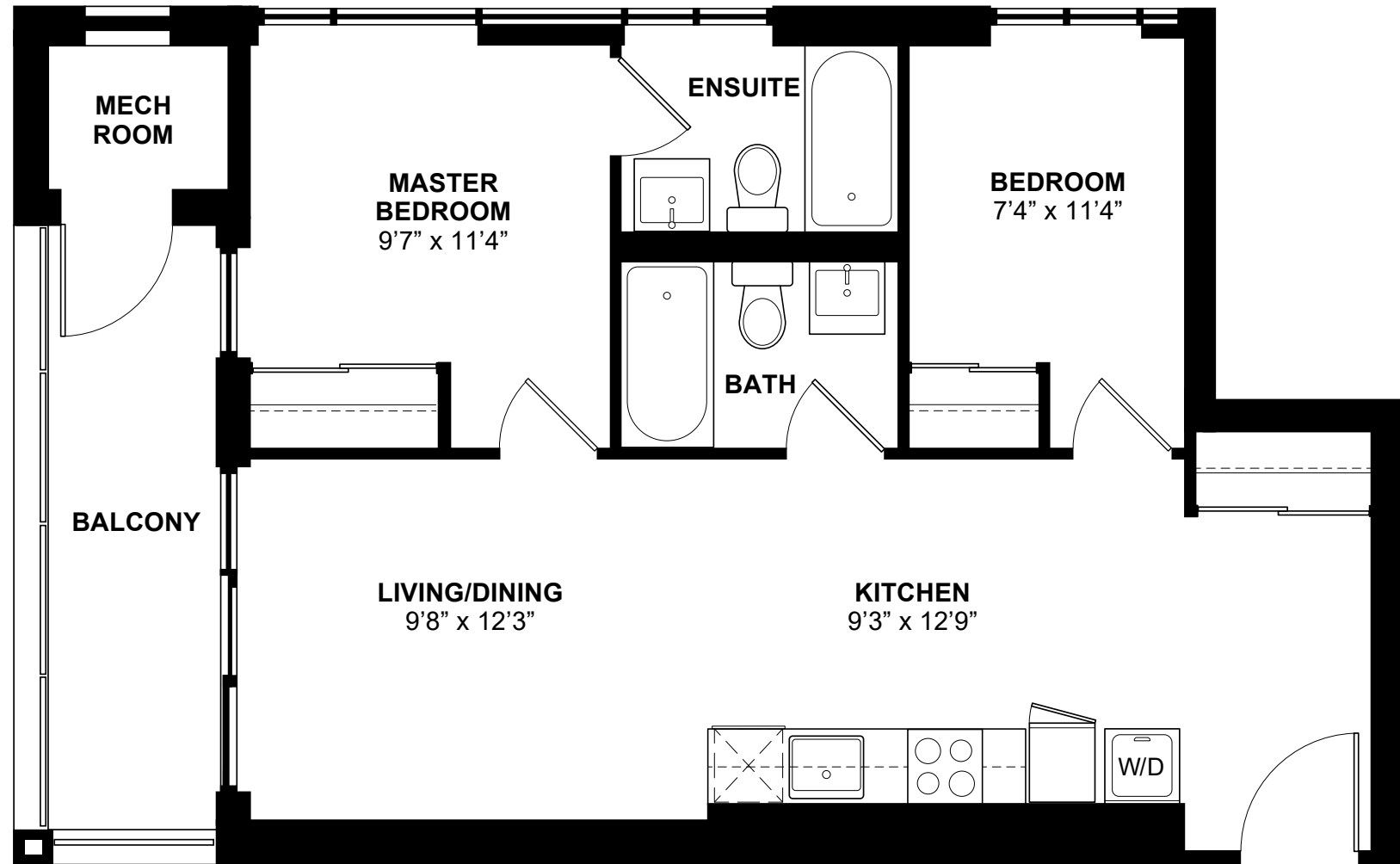
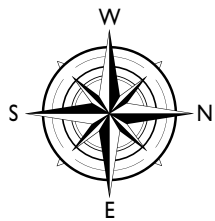
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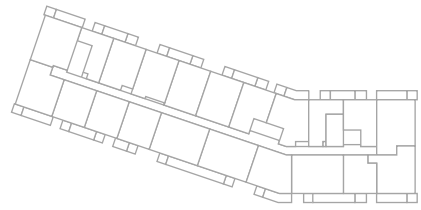


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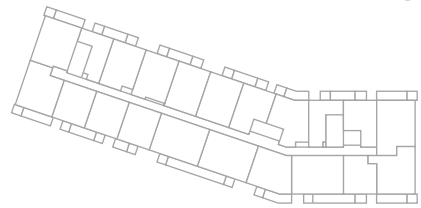


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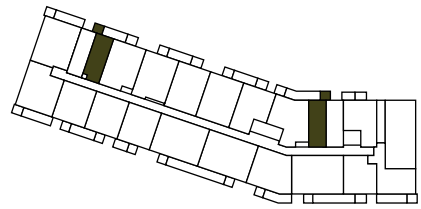




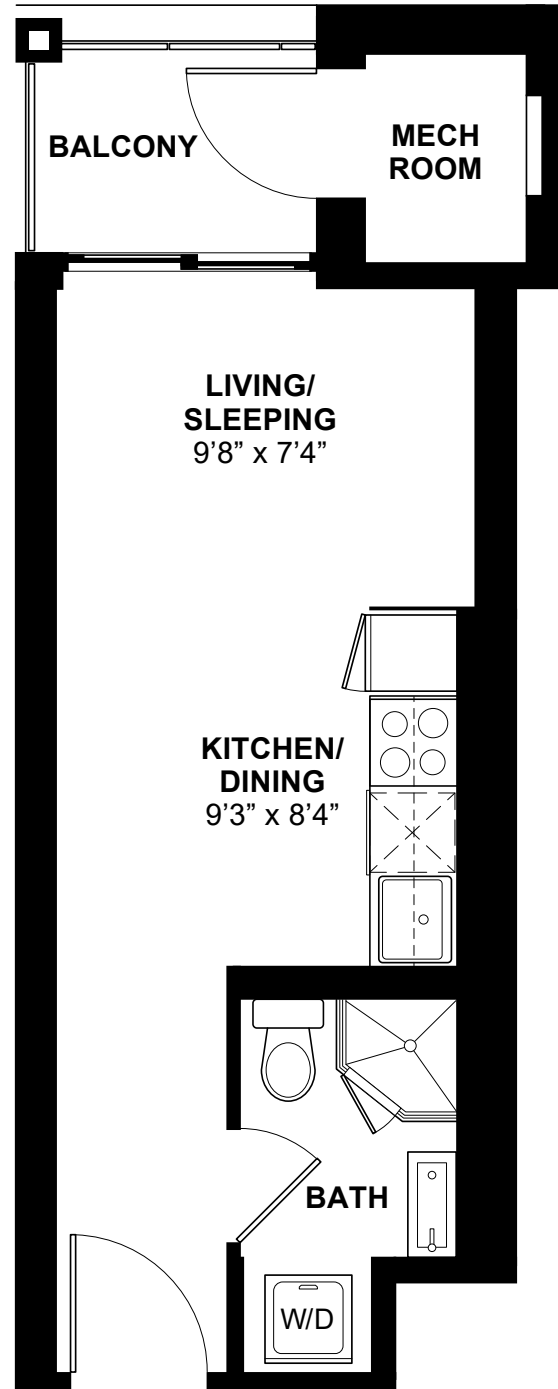
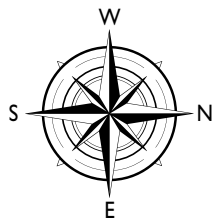
LEVEL 4-5

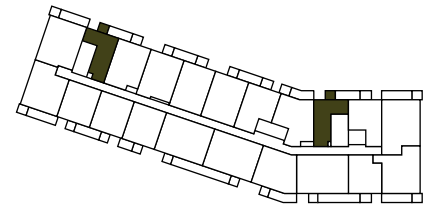


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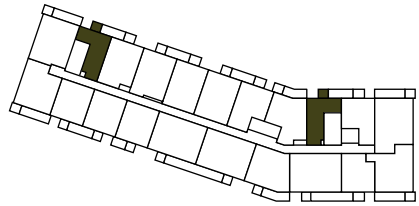


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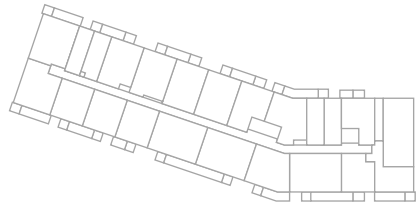




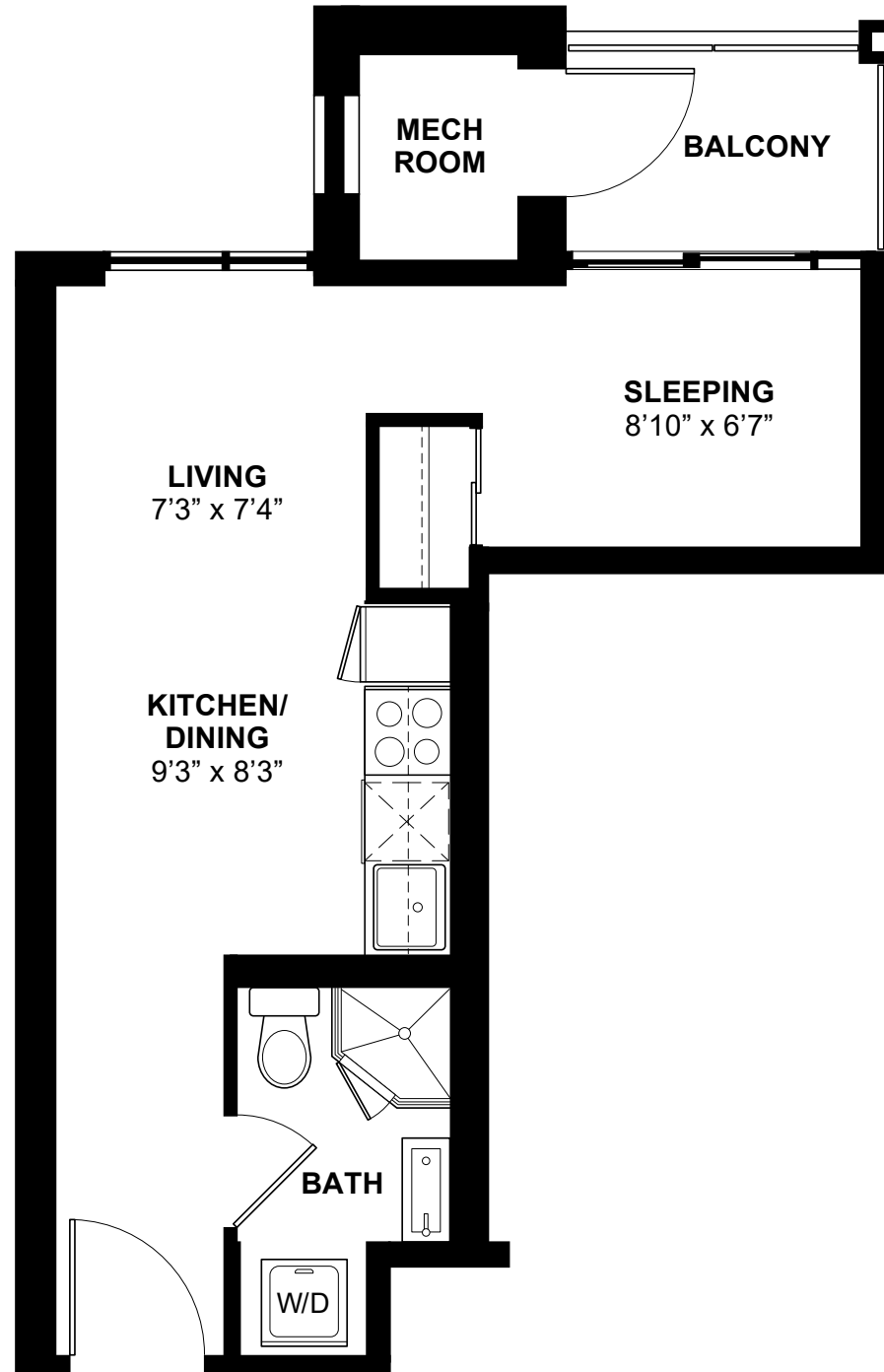
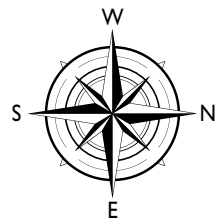
LEVEL 4-5



LEVEL 3

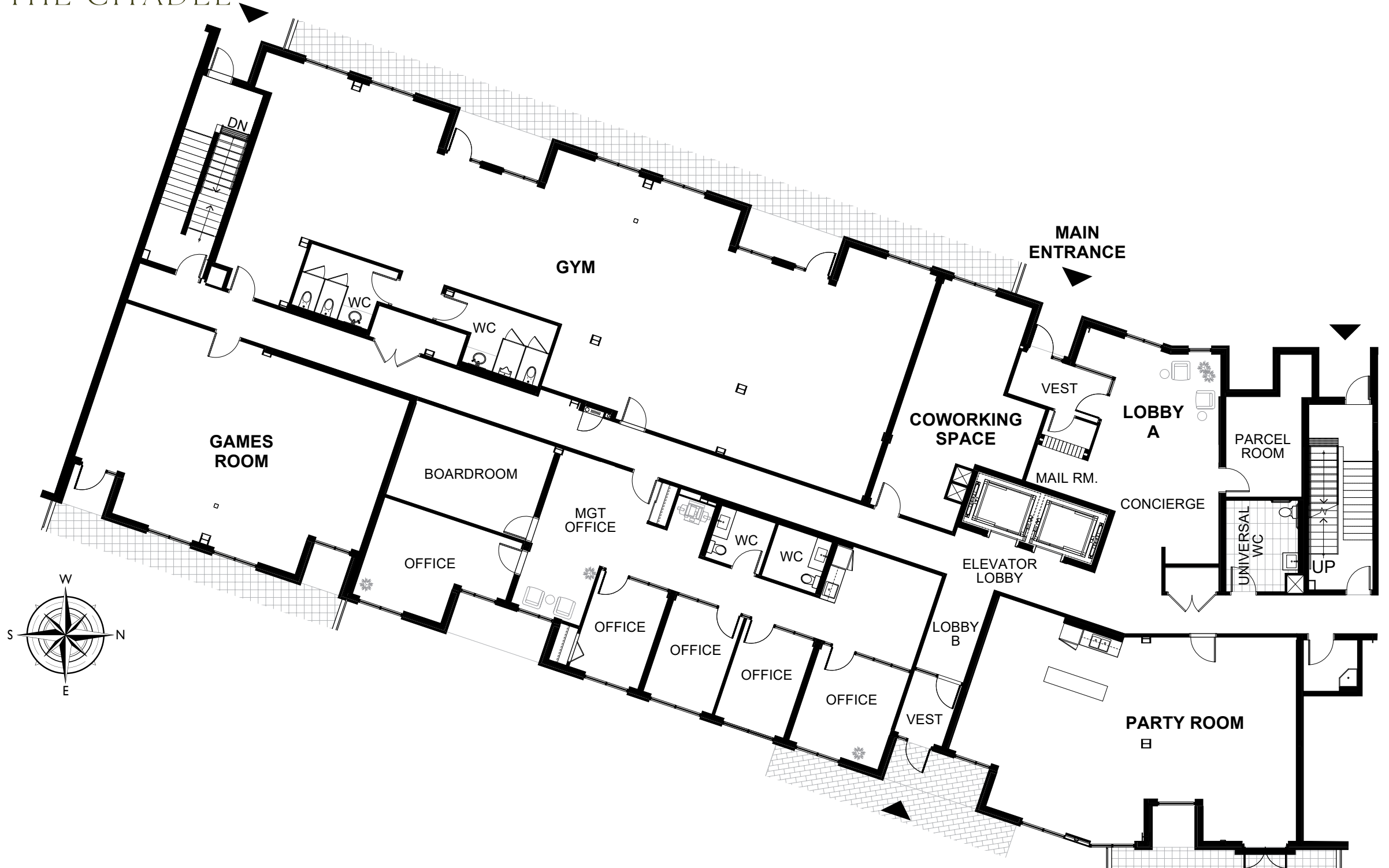


LEVEL 2





MAIN FLOOR AMENITIES



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ABOUT MARYDEL HOMES

It started out simply enough...With a dream, a passion and a simple philosophy;
to deliver the very best in quality, value, and customer service in every community project.

We know that making the decision to purchase a new home is not one to be taken lightly.
It is a significant investment of both money and time and if you put your trust in the wrong
people, it can cause quite a lot of stress and upheaval in your life. We have received the
Tarion Warranty Corporation Award of Excellence on multiple occasions and established an
enviable record for quality and craftsmanship in new home construction.

We are also in excellent standing with the Greater Toronto Home Builders Association,
as well as one of Ontario's Top New Home Builders.

PUT YOUR TRUST IN US AND WE GUARANTEE YOUR SATISFACTION!



Sizes, specifications, materials, floorplans, stated areas, dimensions, details and landscaping are approximate only and are subject to change without notice. Dimensions may exceed usable floor area. Actual usable floor space may vary from any stated floor area. Bulkheads are not shown on this plan and may be in any areas of the unit as required by the Vendor. Furniture and/or kitchen island are displayed for illustration purposes only and are not included in the purchase price. Suites are sold unfurnished. Balcony, patio, terrace, windows, doors, mullions, and façade variations may apply. Illustrations are artist's concepts only. E. & O.E. June 28, 2023.

