



MARQUIS
ELEVATED LIVING



INTRODUCING MARQUIS

ELEVATED CONDOMINIUM LIVING



Defined by quality, style and simple elegance, this collection of boutique suites in Woodbridge encapsulates elevated living. The modern beauty of its design pairs perfectly with countless neighbourhood amenities, reflecting a lifestyle with both urban sophistication and timeless charm.

Living at Marquis is living distinctively, where every day life is elevated.



Rendering is artist's concept. E.&O.E.



THIS IS ELEVATED LIVING

WELCOME TO WOODBRIDGE



From its roots as a small agricultural community to a thriving suburban area, Woodbridge is a highly sought-after location for homeowners. Its growth over the last 40 years has brought about the development of many communities and neighbourhoods, as well as a myriad of amenities and services.

In addition to numerous parks and green spaces, Woodbridge is also home to two stunningly preserved nature conservation areas, Boyd Park and the Kortright Centre for Conservation.



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CONVENIENT & CONNECTED

Woodbridge is conveniently connected to well-traveled routes, including local Highways 7 and 27 as well as Highway 407, Highway 400 and the recently expanded Highway 427. As a result, travel within Woodbridge, and Vaughan and their neighbouring cities, Toronto, Brampton and Markham, has never been more convenient or efficient.

As a continuously growing district, Woodbridge's ever-expanding public transit system connects residents throughout York Region and Toronto, with a new Bus Rapid Transit (BRT) route along Highway 7 and the Vaughan Metropolitan Centre TTC subway station.



THE NATIONAL GOLF CLUB OF CANADA



CANADA'S WONDERLAND

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DRIVE TIMES

40 MINUTES. DOWNTOWN TORONTO
 16 MINUTES. MAPLE GO STATION

12 MINUTES. HWY 407
 21 MINUTES. HWY 401
 27 MINUTES. HWY 404



LOCAL NEIGHBOURHOOD CHARM

With an abundance of local amenities, living at Marquis offers residents unique prospects for a vibrant and active lifestyle. Woodbridge and neighbouring Kleinburg's well-developed culture, numerous shops and restaurants and sense of community creates an exceptional dimension to elevated living. For art enthusiasts and culture seekers, the McMichael Canadian Art Collection is devoted to over 6,500 Canadian works. Spend an afternoon visiting the beautifully curated gallery before exploring the charm of historic downtown Kleinburg.

Visit Kleinburg's one-of-a-kind boutiques and restaurants, including family-owned Villaggio Ristorante, considered one of Vaughan's best fine-dining experiences.



McMICHAEL CANADIAN ART COLLECTION



DOWNTOWN KLEINBURG

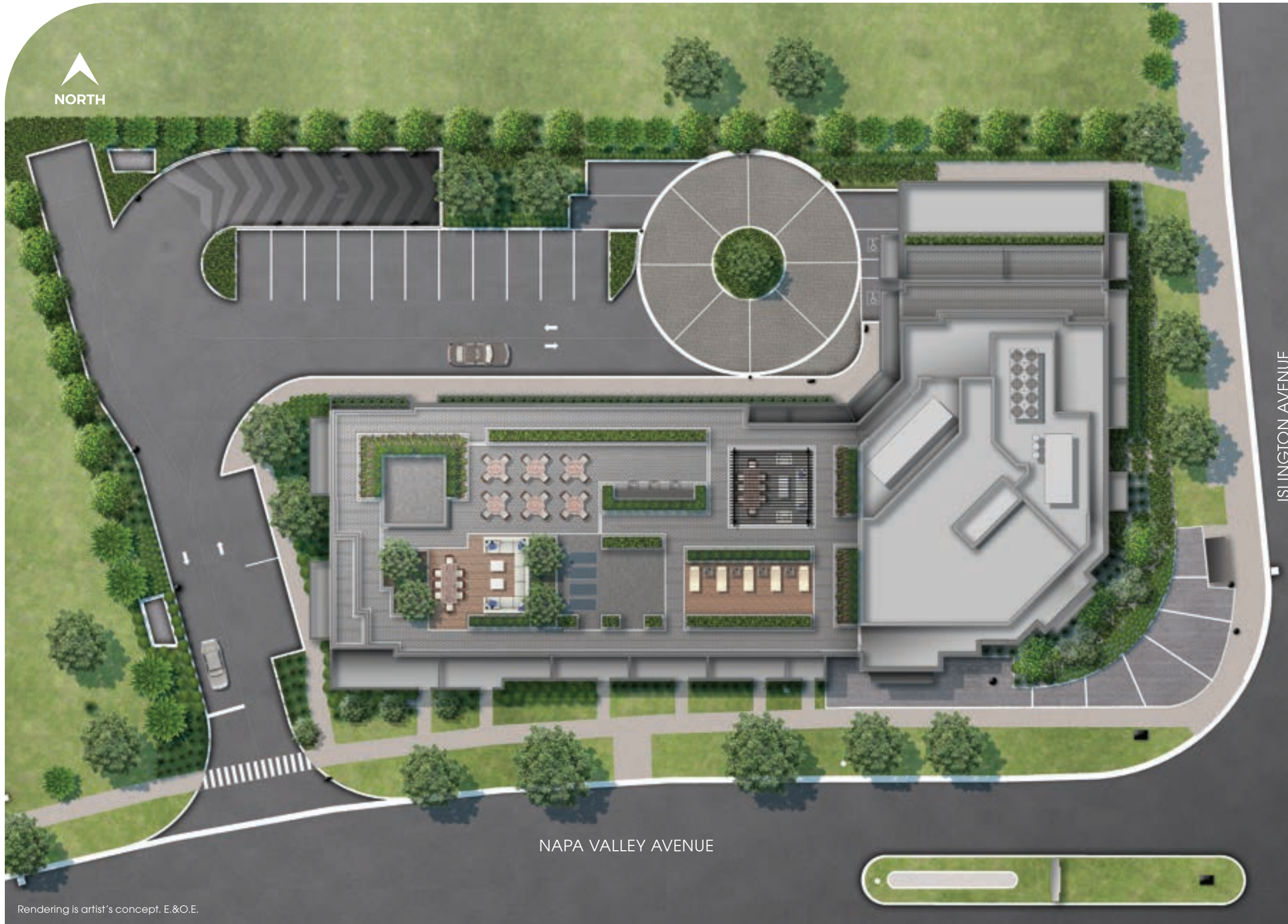
COLOURFUL AND FLAVOURFUL

Woodbridge's vast collection of restaurants and eateries makes it a uniquely colourful and flavourful destination. From Porcello Cantina to Yo Amos Tacos to Chop Steakhouse, incredible food and dining will be a way of life for Marquis homeowners.

Local shopping and entertainment in Woodbridge and Vaughan are supremely convenient, with both Vaughan Mills and the RioCan Colossus Centre only 15 minutes away. Also in the heart of Woodbridge is Market Lane, a charming outdoor shopping centre, home to Cataldi Fresh Market, as well as many other shops and boutiques.

A seemingly never-ending array of places to visit is part of life at Marquis, where there's always something to do, find, taste and experience.





NORTH

ISLINGTON AVENUE

NAPA VALLEY AVENUE

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SITE PLAN



ELEVATED INCLUSIONS

DRAMATIC SMOOTH
10' CEILINGS ON GROUND
FLOOR AND PENTHOUSE
SUITES AND 9' CEILINGS
THROUGHOUT

DESIGNER
EXTENDED-HEIGHT
KITCHEN CABINETRY

LUXURIOUS STONE
COUNTERTOPS IN
THE KITCHEN
AND BATHROOM

ELEGANT CERAMIC
TILE BACKSPASH
ABOVE KITCHEN
COUNTERS

CONTEMPORARY
LAMINATE FLOORING

SLEEK UNDERMOUNT
STAINLESS-STEEL SINK

PREMIUM
STAINLESS-STEEL
KITCHEN APPLIANCES

STYLISH INTERIOR
SUITE DOORS WITH
SATIN NICKEL LEVER
HARDWARE

ENVIRONMENTALLY
CONSCIOUS ELECTRIC
VEHICLE CHARGING
STATIONS



FEATURES & FINISHES

SUITE FINISHES

- Approximately 10' ceilings on ground and 5th floor, except where required bulkheads and dropped ceilings are installed including in kitchen and bathrooms.
- Approximately 9' ceilings throughout, except where required bulkheads and dropped ceilings are installed including in kitchen and bathrooms.
- Classic smooth ceilings throughout with flat latex paint finish.
- Elegantly designed suite entry featuring 7' high solid core door with deadbolt, satin nickel lever hardware and security viewer.
- Stylish interior suite doors with satin nickel lever hardware.
- Upgraded bevel step 5" baseboards and 2 3/4" casing.
- All interior suite doors, baseboards, and trim to be complete with white latex semi-gloss paint finish.
- Off-white flat latex paint finishes throughout except satin off-white paint finish in kitchen, bathrooms, and laundry.
- 7' high white framed clear mirror sliding closet doors in foyer and bedrooms, where applicable.
- Wire closet shelving including linen shelving, as per plan.
- In-suite laundry featuring white stacked ENERGY STAR® front loading washer and dryer with quick water shut-off, vented to the exterior.

BATHROOM FEATURES

- Designer vanities with stone countertop, as per Builders Selection, and white ceramic undermount sink.
- Bevelled vanity mirror and surface mounted designer light fixture above.

- Contemporary shower stalls with tempered glass shower door, as per plan.
- Combination acrylic soaker tub/shower with single lever controls and pressure balance valve in all tubs and showers.
- Modern deluxe chrome lever faucets in all bathrooms.
- Porcelain/ceramic tile for tub enclosures and showers stalls.

FLOOR COVERINGS

(from Vendor's standard selections)

- Designer laminate flooring throughout living and dining rooms, kitchen, foyer, den, hallways, and bedrooms.
- Porcelain/ceramic floor tiles in bathroom(s) and laundry.

PERSONAL COMFORT SYSTEM

- Individual suite-controlled HVAC and HRV Combo rental system providing seasonal heating and air conditioning.

METERING

- Individual suite-controlled metered water and hydro consumption.



KITCHEN FEATURES

- Designer kitchen cabinetry featuring extended height uppers, deep upper cabinet over refrigerator, and pantry units, as per kitchen layout.
- Luxurious stone countertop from Builders Selections with polished edge and flush breakfast bar, as per plan.
- Elegant ceramic tile backsplash above kitchen counters.
- Sleek single undermount stainless steel sink with modern single lever pull-down faucet.
- Stainless steel appliances including:
 - ENERGY STAR® built-in refrigerator.
 - ENERGY STAR® built-in dishwasher.
 - Cooktop with built-in oven below.
 - Combination microwave oven/hood fan vented to exterior.

ELECTRICAL FEATURES

- Individual service panels in all suites.
- Pre-wired telephone and CAT-6 data outlets in living room and primary bedroom.
- High-speed internet connections provided by Rogers.
- White designer style switches and receptacles throughout.
- 4" white recessed down lights in shower stall and areas with drop ceilings.
- Distinctive surface mounted light fixtures in foyer, hallway, den, bathrooms, and walk-in closets, where applicable.
- Pre-wired capped ceiling outlet in the dining area and bedrooms, where applicable.
- Convenient switch-controlled receptacle in living room and each bedroom.



SECURITY & SAFETY FEATURES

- Controlled access throughout all entrances, exits and common areas.
- Personalized key chain remotes for garage access.
- Smoke, heat and carbon monoxide detectors, as per code.
- Video monitoring in all main entrances and underground parking garage.
- Fully sprinklered building including suites.
- Rough-in for future keypad alarm system.

RESIDENT PARKING & LOCKER

- Full ventilation and sprinkler system throughout parking garage.
- Bicycle storage and lockers located in the underground parking.
- Environmentally conscious electrical vehicle rough-in for chargers in underground parking. Location to be determined by the Vendor.

WARRANTY

- All suites registered with the TARION Warranty Corporation New Home Warranty Program.

Specifications are subject to change without notice. In accordance with the Agreement of Purchase and Sale attached hereto, the Vendor shall have the right to substitute other products and materials for those listed in this Schedule or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to, or better than, the products and materials so listed or so provided. Decorative and upgraded items displayed in the sales office are for display purposes only and are not included in the purchase price. Floors and specific finishes will depend on the Vendor's standard décor package as selected. E.&O.E.



KITCHEN / LIVING ROOM

Rendering is artist's concept. E.&O.E.

MODERN COMFORT

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Elegant finishes, neutral tones, and natural light elevate your environment and your aura with spacious chef-inspired kitchens and sprawling living areas perfect for entertaining.

Every detail, meticulously crafted to combine the pinnacle of luxury and function, while ensuring a timeless aesthetic.



PRIMARY BEDROOM

Rendering is artist's concept. E.&O.E.

SUITE SENSATIONS

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Bespoke European-inspired comfort awaits you in your stunning primary bedroom. A classic warmth and tranquility will be sure to inspire a peaceful night's rest.

Every suite is thoughtfully designed along with a spa-inspired ensuite bathroom oasis and private balcony overlooking the natural beauty of your surroundings.



THE HEIGHT OF MARQUIS

Overlook the beauty of Woodbridge and expand your living space with Marquis' fully activated rooftop amenity space. Inclusive of gardens, shade structure, active areas, and loungers, whatever you're feeling, experience it under the sun or the stars.



ROOFTOP TERRACE

Rendering is artist's concept. E.&O.E.

ON TOP OF THE WORLD

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Comfortable cushioned seating areas complete with BBQs, fire tables, a shade structure and more, make the rooftop at Marquis the perfect spot for intimate date nights, hosting a few friends for casual engagements, or expanded family gatherings for that very special occasion.



LOBBY

Rendering is artist's concept. E.&O.E.

A GRAND ENTRANCE



Welcome home to a world class urban boutique condominium, inspired by the European art-forms, and designed to evoke a sense of pride for a select few. The Marquis lobby is a symphony of natural elements and textures with a penchant for the opulent.



PARTY ROOM

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A GATHERING PLACE

Surrounded by style and function, enjoy easy access to the Party Room, where fun and convivial moments can be had. Experience the preparation and indulgence of special meals and gatherings with the oversized cooking and dining space amenity. Relax and unwind in total comfort in the thoughtfully designed lounge area equipped with expansive seating and a large screen TV and enhance your next party or movie night.



FITNESS CENTRE

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HEALTH & WELLNESS

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The Fitness Centre is one of the most important amenities at Marquis. Here you will find a serene yoga studio pairing perfectly with a motivating athletic zone, designed for the beginner or the athlete. A wide selection of exercise equipment will ensure residents stay active without ever needing to leave the comfort of their community.



MEDIA ROOM

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ENTERTAINMENT DEN

Whether you're a movie connoisseur, a gamer or just looking for a comfortable space to relax and unwind, the media room is designed to exceed your expectations. Equipped with the latest audio and visual technology as well as a comfortable seating area, this room will become the ultimate escape from the stresses of every day life.



A HISTORY THROUGHOUT THE GTA

In our 40-plus years, we have built homes throughout the Greater Toronto Area, including communities in Toronto, Vaughan, Mississauga, Brampton, Aurora, King City and Ajax.

We have also built commercial office buildings to provide multiple companies with a corporate home as warm as the residential homes we build.

No matter where we build, we master-plan our communities to ensure your new home is everything you imagined and more.

OUR STORY

We are an award-winning new home builder with over 40 years of industry experience in southern Ontario. At Crystal Glen Homes, we offer a specialized focus on elegant craftsmanship and exceptional quality, proudly building exquisitely designed homes for our new homeowners.

With a substantial portfolio of condominiums, townhomes, semis, estate homes and corporate offices, our team has established a thriving family-operated business offering premier new communities and builds across the GTA and beyond.

Our penchant for quality, simple elegance and precision is what distinguishes Crystal Glen from other builders and the commitment to our craft is what drives us. We approach every master-planned community with integrity, unwavering in our dedication to our clients and team.

We will work hard to make you proud to call Crystal Glen, home.

CRYSTAL GLEN
HOMES



With over 50 years of experience in the real estate industry, the team at Intercity Realty Inc., Brokerage has garnered many long-term relationships built on trust and integrity.

We focus on all types of real estate transactions including pre-construction condos, new homes, re-sale residential, commercial, and land acquisitions. We have marketed and sold real estate in every major market across Vaughan, the GTA and beyond. Intercity Realty Inc., Brokerage is a hands-on firm made up of creative business-minded real estate professionals and brokers. We work to analyze and source the best possible value for our clients, then skillfully guide negotiations, acquisitions and sales.



SRN Architects was established in 2007 through the melding of the creative energies of Rob Nicolucci and architect, Vincent Santamaura. Their extensive background in residential architecture, heritage building techniques and community planning has prepared them to challenge our existing industry standards. Their creation of a mid-sized, design-oriented architectural firm was established with the intent to provide comprehensive design services for the built environment, with a key focus on mixed-use residential buildings.



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CRYSTAL GLEN
HOMES

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