



THE CITADEL

AT THE GATES OF THORNHILL



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!



UNDER CONSTRUCTION

Montebello, St.
Catherines



Artisan Ridge, Phase 2, St. Thorold



WELCOME TO THORNHILL



The Gates of Thornhill is located just minutes away from shopping including Promenade Shopping Centre, Smart Centres, restaurants, recreation and transit.



Thornhill Golf Club

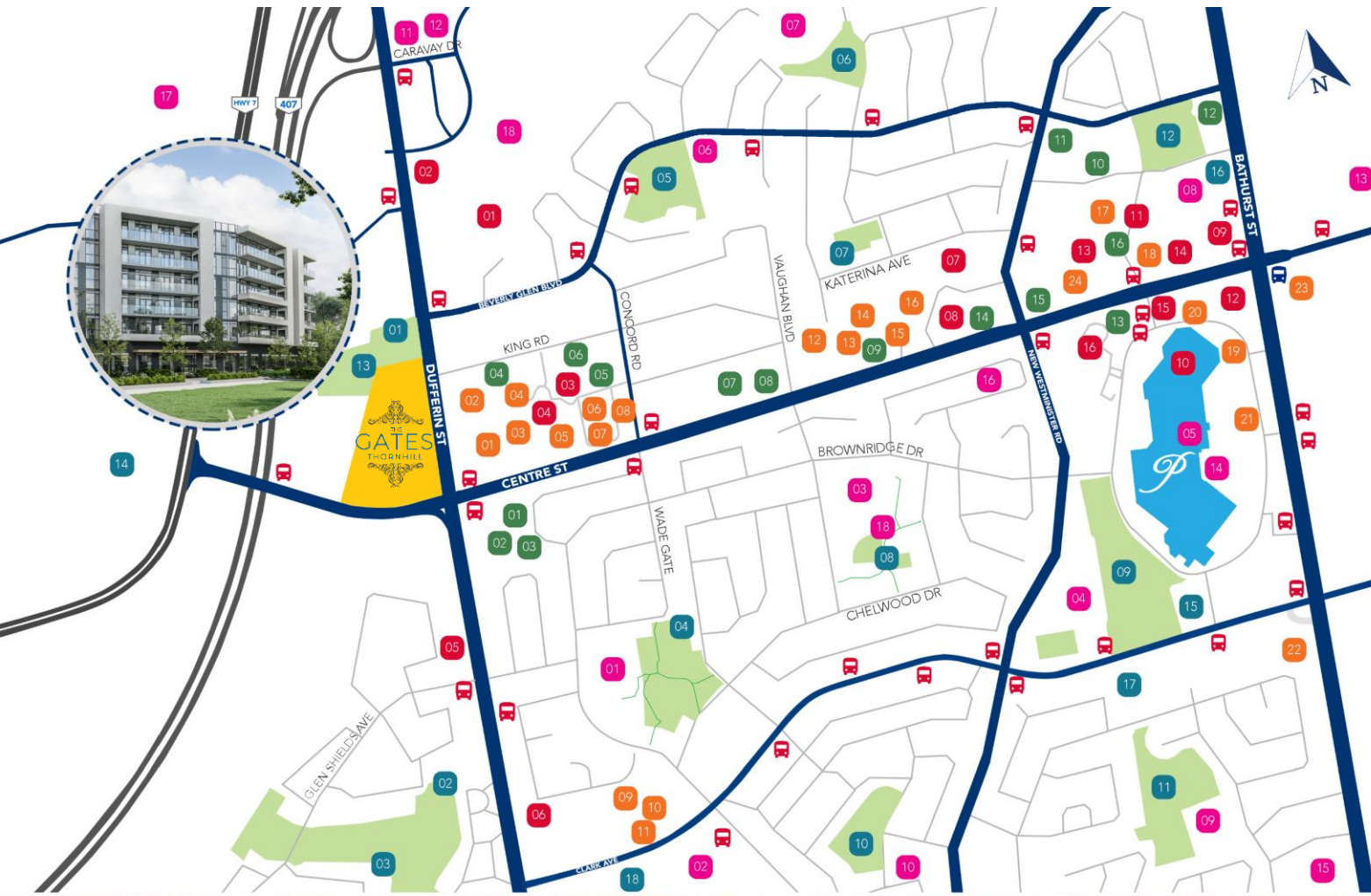


Promenade Shopping Centre



Smart Centre Thornhill

AMENITIES GALORE



DINING

- 01 Dejavu Mediterranean Cuisine
- 02 Tim Hortons
- 03 Hurry Curry - Indian Kitchen
- 04 Revitalize
- 05 Limitless Bar & Grill
- 06 A Yiddish 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

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 Supercent
- 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

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

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

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



WHY THORNHILL?



Canada aims to welcome a total of 1,329,700 permanent residents in the next 3 years



Ontario will need to add 1 million new homes over the next decade which is approx. 100,000 homes/year to keep up with the population growth¹



Average selling price of a pre-construction stacked condo townhome in York Region from 2021-2022 is \$904,000, average PSF of \$880



34% increase in average resale condo townhome selling prices from 2019-2022 in Vaughan and Markham combined³



Sources: 1. <https://curiocity.com/torontos-booming-population-could-make-the-skyline-look-very-different-by-2030/#:~:text=The%20City%20of%20Toronto's%20population,30%25%20increase%20compared%20to%20today,2. Altus and TTREB, 3. Altus and TTREB>

THORNHILL RENTAL RATES

2023 Q1 & Q2

AVERAGE \$ PSF

\$3.52

AVERAGE 1 BEDROOM

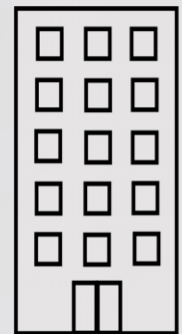
\$2,388/MONTH

AVERAGE 1 BEDROOM +DEN

\$2,560/MONTH

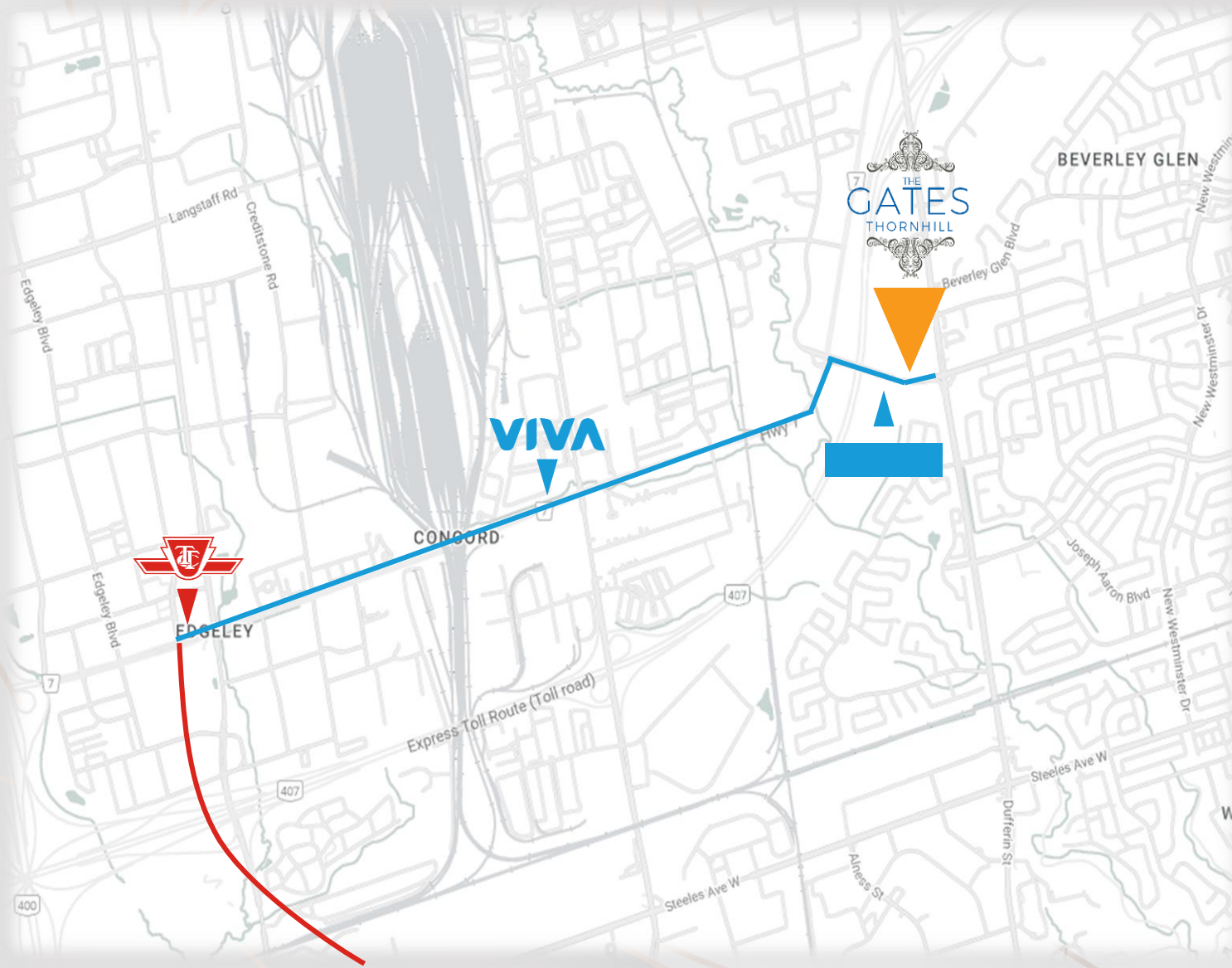
AVERAGE 2 BEDROOM

\$3,042/MONTH



TRANSIT AT YOUR DOORSTEP

With the Viva Rapid Transit at your doorstep, the VMC and subway are only a short 4km ride away.



VIVA Rapid Transit



Vaughan Metropolitan Centre Subway

THE VMC



267% expected increase in residential units by 2031¹



253% increase in population by 2031¹



1.5 million sq.ft. of new commercial space and
750,000 sq.ft. of NEW commercial space by 2031



THE CITADEL FACT SHEET

PHASE I, RELEASE 2

Occupancy: August 2025

Location:

7850 Dufferin Street,
Concord, ON, L4K 1R6

Total # of Units:

83 condo suites

Sq.Ft. Range:

315sq.ft. - 683 sq.ft.

Suite Types:

Studio, 1 Bed, 1+Den, 2 Bed

Architect:

Kohn Architects

Sales Team:

Baker Real Estate Incorporated

Sales Representatives:

Zach Brandwein & Sherry Sholdice



3 minute walk to the VIVA Rapid Transit stop



10 minute bus ride to the Vaughan Metropolitan Centre subway station



9 minute subway ride to York University



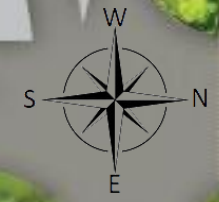
40 minute subway ride to Toronto Union Station

MASTER PLAN COMMUNITY - SITE PLAN



- Phase I, Release I (Fall 2022)
- Phase I, Release II (Summer 2023)
- Phase II (2024)

CENTRE STREET



DUFFERIN STREET

Luxe Tower
(Phase II)

Centro
Tower
(Phase II)

Block D
(Phase II)

The Citadel
(Phase I, Release II)

Block E

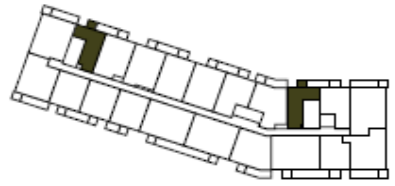
Block F

Park

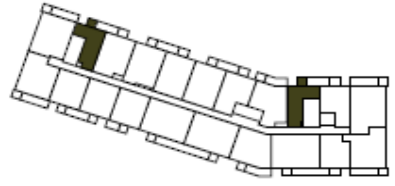
Patricia Kemp
Community
Centre



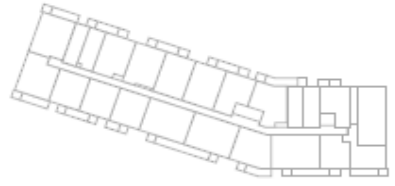




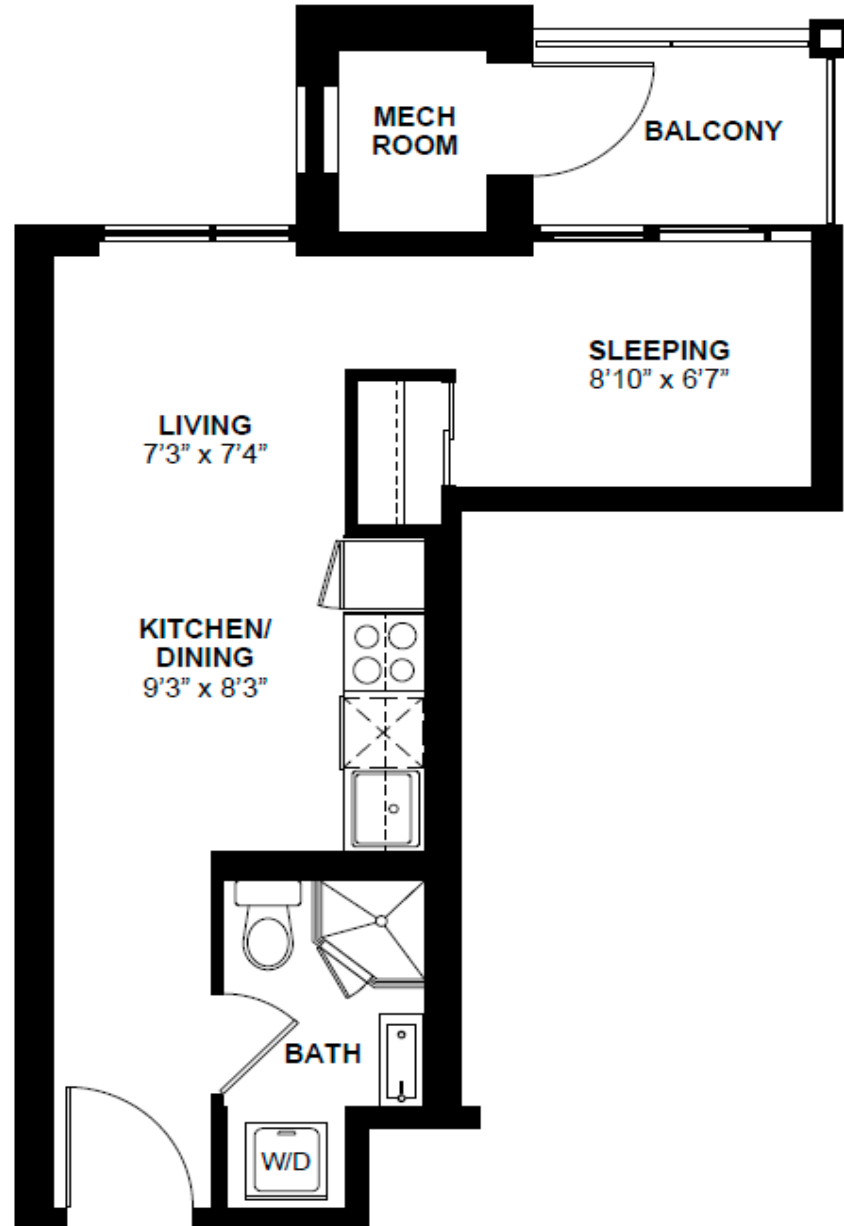
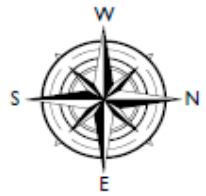
LEVEL 4-5



LEVEL 3



LEVEL 2



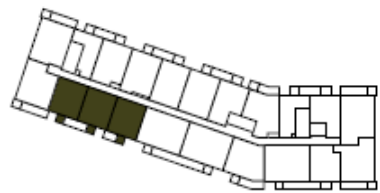
SAMPLE FLOOR PLAN

TITUS SB

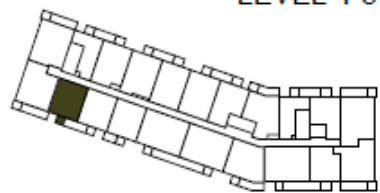
Jr. 1 Bed

SUITE 384 SQFT

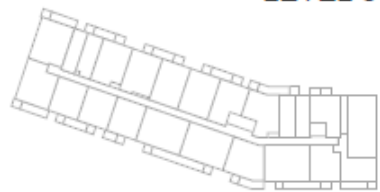
BALCONY 38 SQFT



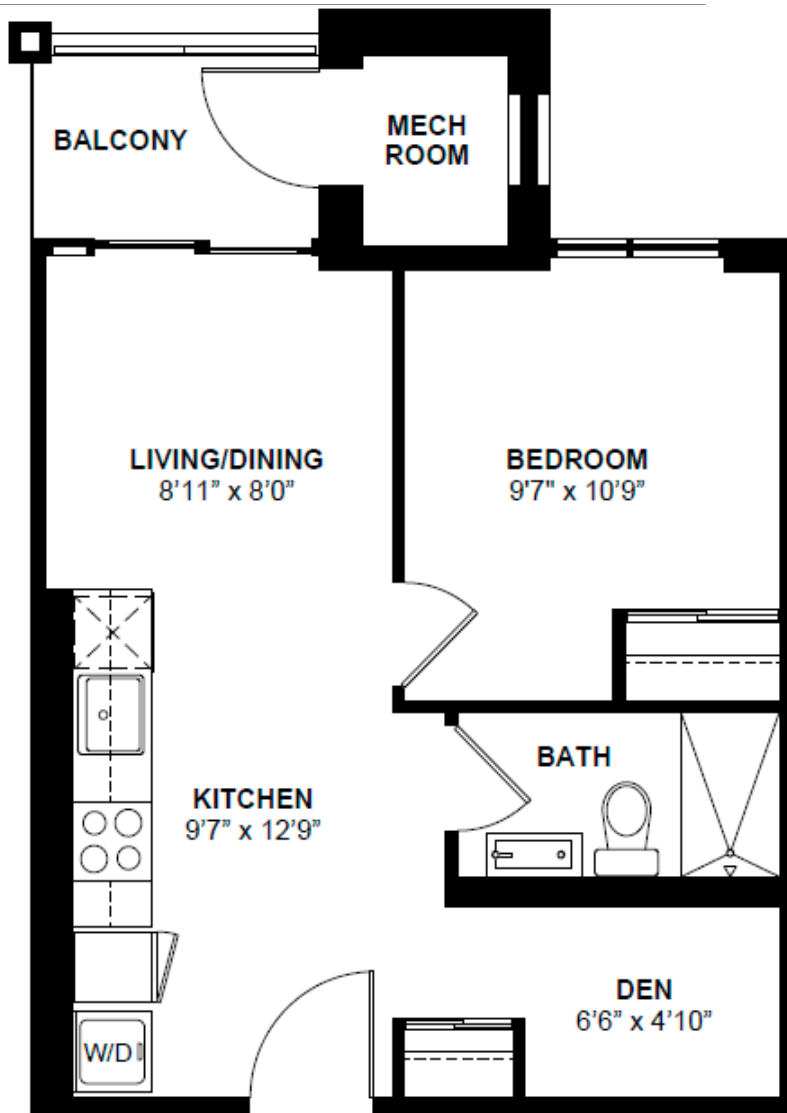
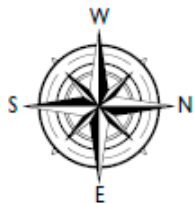
LEVEL 4-5



LEVEL 3



LEVEL 2



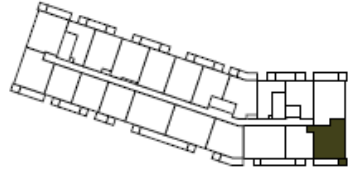
SAMPLE FLOOR PLAN

AUGUSTA 1DDA

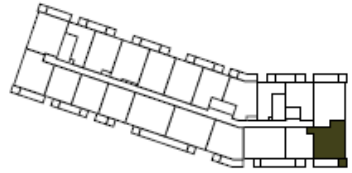
1B+Den

SUITE 466 SQFT

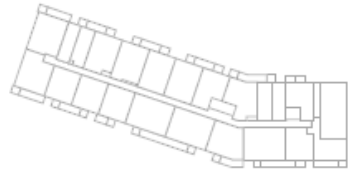
BALCONY 38 SQFT



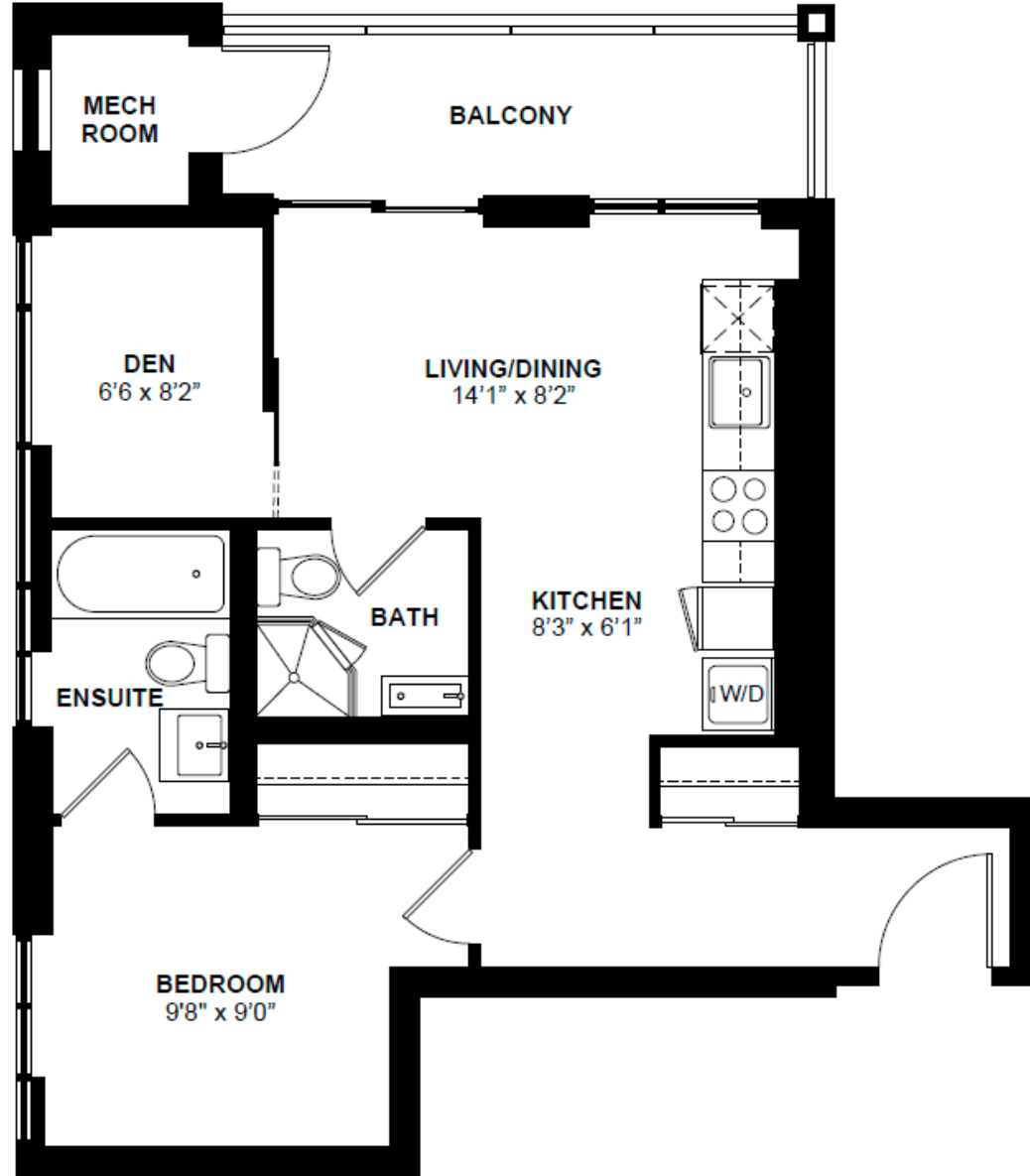
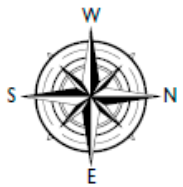
LEVEL 4-5



LEVEL 3

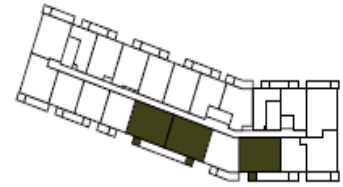


LEVEL 2

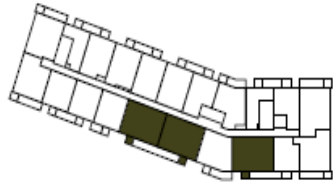


SAMPLE FLOOR PLAN

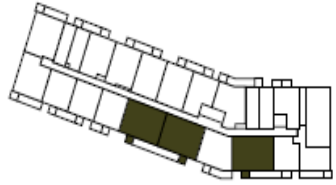
BELVEDERE 1DN
 JR-2 BEDROOM
 SUITE 612 SQFT
 BALCONY 87 SQFT



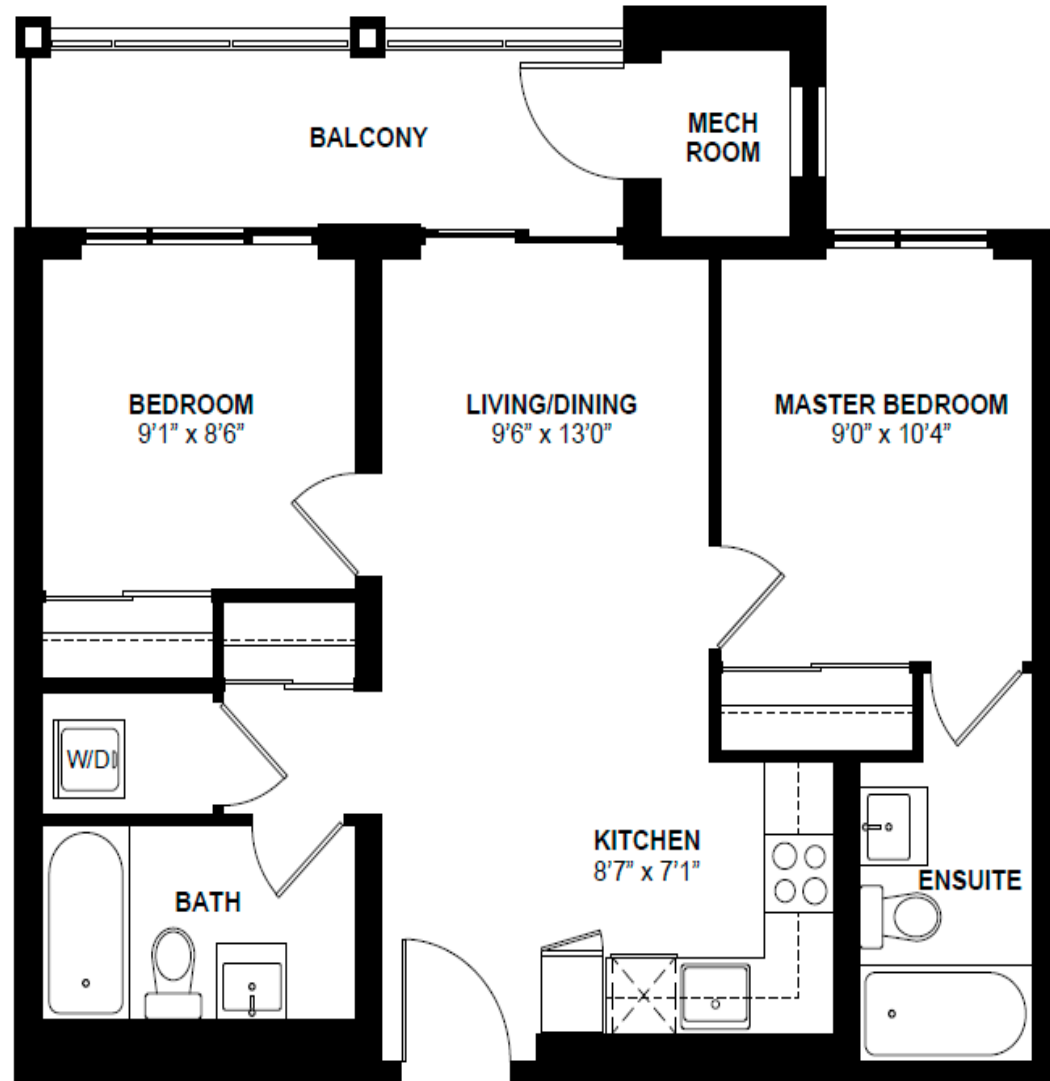
LEVEL 4-5



LEVEL 3



LEVEL 2



SAMPLE FLOOR PLAN

WARRINGTON 2B

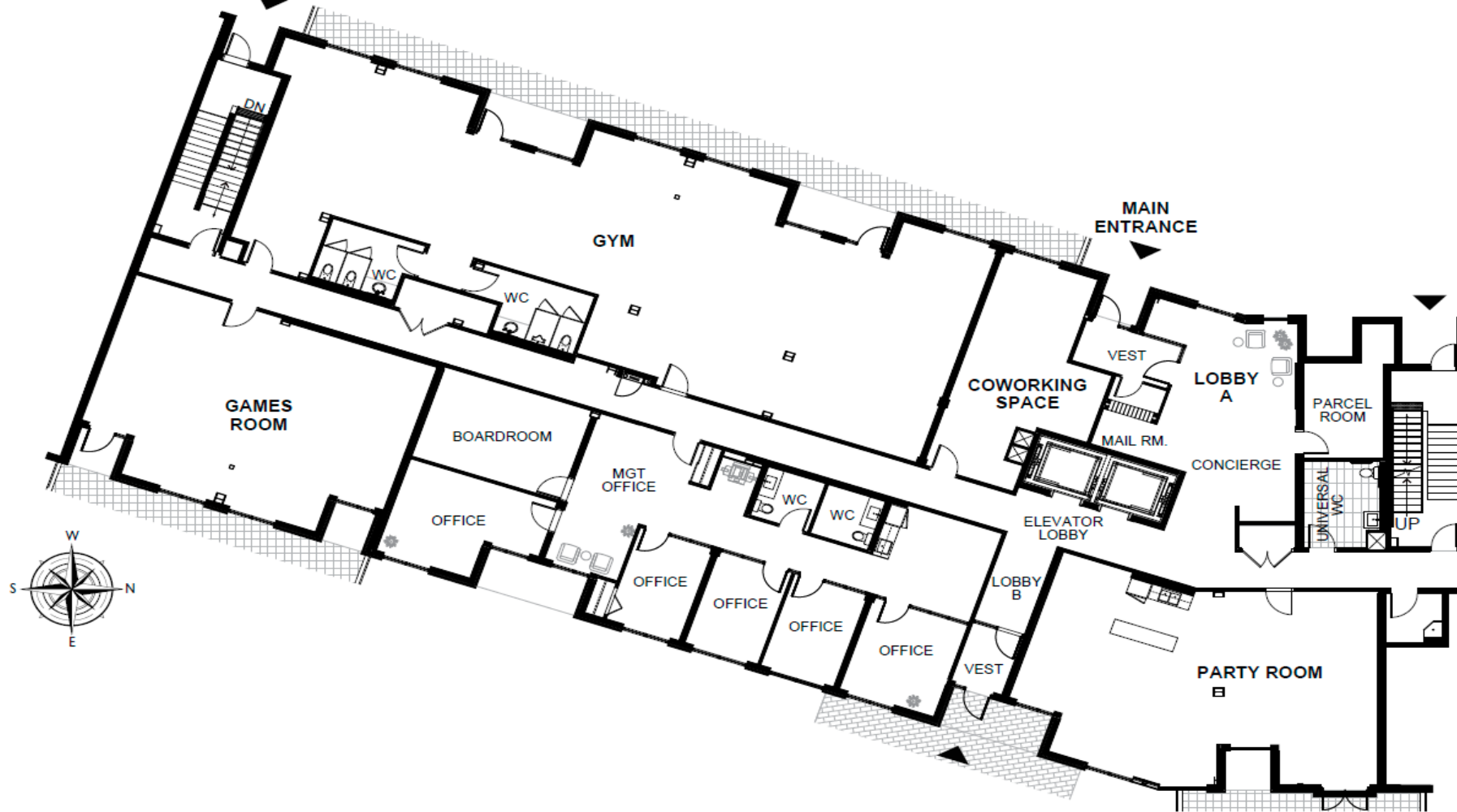
2 BEDROOM

SUITE 683 SQFT

BALCONY 89 SQFT



MAIN FLOOR AMENITIES



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

HIGHLIGHTS

- 9ft smooth ceilings throughout (excluding bedrooms)*
 - Designer appointed standard colour packages*
 - Premium composite plank flooring throughout*
 - Luxurious trim package*
 - Intech – Integrated Technology*

*Promotions and incentives are available for new sales only and must be requested at the time of purchase. Promotions are not available in conjunction with any other promotion and may not be combined with any other special offers. Prices, availability, specifications, features, offerings and promotions are subject to change or be withdrawn without notice and where applicable are subject to provisions in the Agreement of Purchase and Sale, including legal fees and HST. All selections are from the Builder's standard samples. No monetary value.

PURCHASER INCENTIVES

- \$10,000 Parking Discount*
(Regular Parking Price \$60,000)
- Free Assignment*
(Value of \$15,000)
- Right to Lease During Occupancy*
(Value of \$1,500)
- Capped Levy Fees ~~\$18,000~~ \$15,000*
- Upgraded Quartz Countertop in Kitchen (Citadel Tower)*
- Five Appliances*

*Promotions and incentives are available for new sales only and must be requested at the time of purchase. Promotions are not available in conjunction with any other promotion and may not be combined with any other special offers. Prices, availability, specifications, features, offerings and promotions are subject to change or be withdrawn without notice and where applicable are subject to provisions in the Agreement of Purchase and Sale, including legal fees and HST. All selections are from the Builder's standard samples. No monetary value.

DOMESTIC DEPOSIT STRUCTURE

- \$ 10,000 on Signing (BANK DRAFT)
 - Balance of 5% in 30 days
 - 2.5% in ~~90~~ 180 days
 - 2.5% in ~~90~~ 270 days
 - 2.5% in ~~220~~ 365 days
 - 2.5% in ~~220~~ 420 days
 - 5% on Occupancy

PARKING*

\$50,000

Regular Price

~~\$60,000~~

Lockers

\$7,500

OCCUPANCY

August 2025

MORTGAGE REQUIREMENTS

Purchaser(s) must demonstrate they have the financial resources to complete the transaction. We ask that your clients obtain a Mortgage Pre-Approval Letter from one of the Schedule "I" Chartered Banks in Canada during the 10-day recession period.

All mortgage pre-approvals must be on the financial institution's official letterhead, have the mortgage representative's signature, and contain the following information:

- Building/Address:
 - The Gates of Thornhill – 7850 Dufferin Street, Concord, ON L4K 1R6
 - Suite No. (e.g. Suite 101)
 - Unit No. (e.g. Unit 01)
 - Block:
- Purchaser(s) Names (e.g. John Smith): The name on the mortgage pre-approval **must** match the Agreement of Purchase and Sale and with no other name(s) included.
- Total Purchase Price (e.g. \$800,900): Must include Parking and Locker if applicable
- Mortgage Pre-Approval Amount (e.g. \$640,720): The mortgage pre-approval amount and your deposit must equal the Total Purchase Price of the unit
- Tentative Occupancy Date: August 2025. The pre-approval must be dated and current.
- Contact name and phone number of Mortgage Representative at financial institution issuing the mortgage pre-approval. All Mortgage Pre-Approvals will be verified.
- The Gates of Thornhill is working with an TD representative, your clients could contact to obtain a preferred rate.