

34 Executive Luxury Townhomes in the heart of North York

Builder: Menkes Developments Ltd.

NY Walk Townhomes Site Address: 57 Linelle Street

NY Walk Sales Office: 4954 Yonge Street

Email: nywalk@menkes.com

Phone Number: 416-323-0100

Starting From Price: Low \$2.1 Million

Size Range: 2000 sq ft – 2433 sq ft

3 Bedroom, 2.5 Bath with Option to add 4th Bed, 3rd bath on ground floor

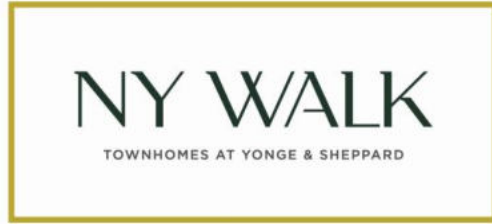
20 ft Wide 3 Storey Towns, with Double Car Rear Lane Garage & Rooftop Terrace

Freehold with POTL

Maintenance Fee: TBD

Maintenance Includes: Landscaping, Garbage removal, Snow removal (right up the steps, top porch not included)

**All prices, figures and materials are preliminary and are subject to change without notice. See Sales Representative for more information. E.&O.E. October 3, 2023.
Brokers protected.*



Key Features:

Classical Georgian Architecture - clay brick, cast stone, precast surrounds, decorative accent trim and panels

10ft ceilings on Main Floor, 9ft ceilings on Ground and Second Floor
(excluding Rooftop mechanical penthouse, not including dropped ceiling areas and sunken floors)

8' tall interior doors and archways on Main Floor*

Window Coverings Included Throughout

Electric fireplace (w drywall surround, as per plan) wired for future TV above

5" natural oak prefinished engineered hardwood flooring on Ground Floor, Main Floor, 2nd Floor hallway, stair landings (excluding tiled landings as per plan)*

Upgraded 12" x 24" porcelain tile in Foyers, Powder Room, Ensuite(s), all Bathrooms, Laundry, and roof top corridor

Oak staircases throughout finished areas in a natural finish

Gourmet Upgraded Kitchen (soft-closing doors and drawers, extended height upper cabinets to ceiling coffer, deep upper cabinet over fridge with full depth finished gable, lower valance lighting below upper cabinets, deep pantry, large island with extended breakfast bar, one bank of pots and pans drawers, utility drawers, and built in waste/recycling station)

Quartz Kitchen countertops with extended breakfast counters

Bathrooms and Powder Room with upgraded vanity cabinets, and quartz countertops

Ensuite in Primary Bedroom features an oversized frameless glass shower enclosure with quartz jamb surround and recessed shower light

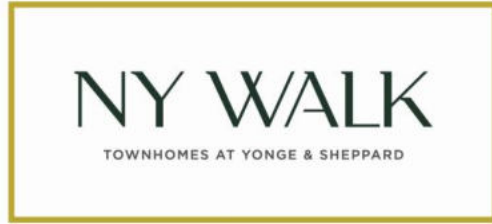
Quality base and upper cabinets in Laundry Room with quartz countertop and upgraded faucet

Gas line for future gas BBQ at main floor rear balcony

Garage Door w Smart (wifi) electric garage door opener with remote & keypad
Provisions for future rough-in for EV charging

Complete Central Vacuum rough-in, including one in garage

**All as per plan from Vendor's standard samples
E.& O.E.*



Bonus Package:

20 Potlights

(locations determined by Vendor)

Professional Stainless-steel Appliances:

Refrigerator, gas range, stainless-steel under-mount professional exhaust hood fan with 6" venting to exterior, dishwasher & built-in microwave with trim kit
(as per Vendor's standard package)

Full sized stacked white washer and dryer

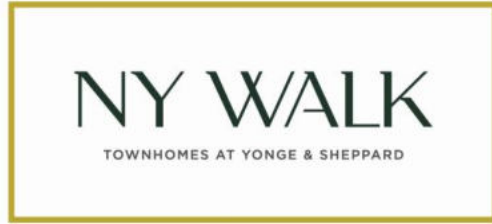
5" Natural Oak Prefinished Engineered Hardwood Flooring in Second Floor Bedrooms

(excluding tiled areas)

Smooth Ceilings Throughout

Upgraded 5 1/2" baseboard throughout finished areas

**As per plan, lot and model type*



Live in North York's highly coveted urban epicentre, at Yonge at Sheppard.
Eclectic shops & restaurants of the Yonge St. corridor, acres of protected greenspace & golf clubs, top-rated private & public schools, incredible transit access, sights, landmarks and more.

4 MIN walk to Yonge Street
9 MIN walk to Whole Foods
10 MIN walk to Yonge-Sheppard TTC Station
6 MIN drive to Empress Walk
3 MIN drive to York Mills GO Terminal
5 MIN drive to Gwendolen Park
9 MIN drive to Earl Bales Park

Also minutes to:

Mel Lastman Square, Sheppard Centre, Hullmark Centre, North York Centre, major employers, hundreds of shops and restaurants

Earl Bales Park, Gwendolen Park, Don Valley Golf Course, network of endless hiking trails

Quick access to Downtown Toronto via the Yonge-University TTC subway line

Schools: Top-rated private, public and post-secondary schools

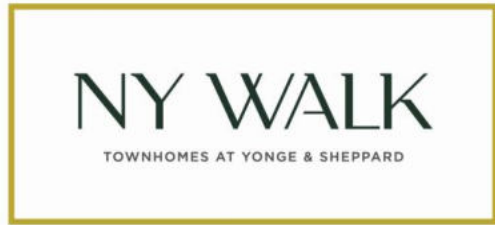
Cameron Public School, Willowdale Middle School, Northview Heights Secondary School

Claude Watson School for The Arts, Cardinal Carter Academy for The Arts, St Edward Catholic School, St Cyril French Immersion

York University and University of Toronto TTC ride away

Live moments from other North York vibrant neighborhoods:

Willowdale **Bayview Village** **Bathurst Manor** **York Mills** **Lawrence Heights** **Lawrence Park**



Founded in 1954, Menkes celebrates 70 years.

It is highly regarded as one of the most trusted builders in the GTA, with a strong reputation for quality and customer service excellence.

The Menkes story began when Murray Menkes, founder and visionary businessman, made it his quest to build family homes of outstanding quality and lasting value which led to entire master-planned communities. Today, Menkes continues to raise the standard for outstanding quality design and superior value as a fully integrated, multi-disciplinary real estate development company.

To date, Menkes has developed:

- 7 million square feet (sf) of office space
- 15 million sf of industrial space
- 40,000 condominium units
- 10,000 single-family homes.

Key player in the transformation of North York City Centre

Built 25 buildings in the City Centre, including condos, townhomes, offices, and retail.