



THE
GATES
THORNHILL



LUXURY
REDEFINED



PICOLA TOWER

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 68 Urban town homes and 530 condominiums in three mid-rise buildings (6, 10 & 12 stories high respectively).

WELCOME TO THE GATES OF THORNHILL.





BLOCK C FRONT




BLOCK C REAR



SMARTONE FEATURES:

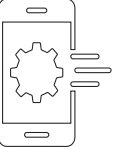

SUITE WALL PAD
Wall mounted control pad


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



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



DISTINCTIVE APPOINTMENTS

STRUCTURE

1. Engineered structure with Arriscraft stone and Acrytec panel exteriors.
2. Aluminum eavestroughs, soffits, downspouts and railings on exterior elevations.
3. Rooftop terraces for all penthouse units.
4. All units to meet or exceed OBC requirements for sound and fire proofing.
5. 7'0" HIGH Fiberglass insulated front entry door(s) with glass inserts as per plan.
6. Low E / Argon casement and picture windows throughout.
7. 9'-0" ceilings throughout.
8. Black/Pewter gripsets and deadbolts on front entry doors.
9. Lot to be sodded and walkways to be installed as per plan.

INTERIOR PAINT & TRIMWORK

10. Choice of one paint color throughout from Builder's samples.
11. Series 800 Madison interior doors and all trim to be painted White. Bedroom closet doors to be white frame mirror panel sliding doors as per plan.
12. Luxurious trim package including 4 1/4" baseboards and 2 3/4" casings.
13. Interior doors to include Nickel colored knobs as per Vendor's standard samples.
14. Smooth ceilings throughout excluding bedrooms which are to be stippled.
15. White wire shelving in all closets.

KITCHEN

16. Stainless steel sink with single lever MOEN faucet.
17. White exhaust hood fan over stove vented to exterior.
18. Premium white electric stove, fridge and dishwasher installed.
19. Purchaser's choice of high quality cabinetry with tall upper cabinets and granite (level 1) countertops from Vendor's standard samples.

BATHROOMS

20. Quality MOEN chrome faucets for all bathroom vanities and showers as per Vendor's standard samples.
21. White plumbing fixtures in all bathrooms.
22. 13 x 13 quality ceramic floor tiles on all bathroom floors with color matching wall tiles in tub enclosures. Exhaust fans in all bathrooms vented to exterior.
23. Privacy locks on all bathroom doors.
24. Plate mirrors above vanities in all bathrooms.
25. Plate mirrors above vanities in all bathrooms.
26. Purchaser's choice of vanity cabinets and arborite countertops from Vendor's standard samples.

LAUNDRY CLOSET

27. Complete premium stackable washer/dryer combination installed.
28. Floor drain with mosaic floor tile enclosure under washer/dryer.

FLOORING

29. Stone Product Composite plank flooring throughout from vendor's standard samples (excluding bathrooms)

HVAC & INSULATION

30. Forced air gas high-efficiency vertical HVAC unit (heat and air conditioning) with individual suite control (Rental unit – Contract to be signed on Closing).
31. Tankless Gas Hot water heater. (Rental unit -Contract to be signed on Closing).
32. Programmable thermostat installed in central location of suite.
33. All ductwork professionally cleaned.
34. All ductwork joints to be sealed.
35. All insulation to be installed as per OBC.

ELECTRICAL

36. All units to have 100amp breaker panel service.
37. All electrical in accordance with the Ontario Hydro Standard.
38. Standard light fixtures throughout.
39. Smoke and Carbon Monoxide detectors as per Ontario Building Code.
40. TWO TV Cable rough-in locations (one in family room and one in master bedroom).
41. TWO telephone rough-ins (one in kitchen and one in master bedroom).
42. Complete front entry electrical door chime.
43. White DECORA light switches and electrical outlets throughout.

INTECH – INTEGRATED TECHNOLOGY

44. Keyless entry digital suite door lock.
45. Building sensors will recognize your phone/fob when entering the building and will open entry doors automatically.
46. Receive condo management communications and parcel delivery notices to your cell phone.
47. Recognition of vehicle license plates upon entering the garage.
48. Adjust the setting on your suite thermostat from anywhere.
49. Access entry cameras that are strategically placed in the building.
50. 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 Arbour 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

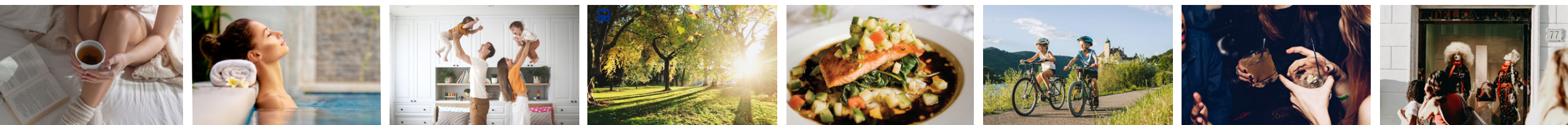
- 01 St. Joseph the Worker Catholic Elementary School
- 02 Vaughan Secondary School
- 03 Brownridge Public School
- 04 St. Elizabeth Catholic High School
- 05 York Region Board Of Education
- 06 Wilshire Elementary School
- 07 Ventura Park Public School
- 08 Westmount Collegiate Institute
- 09 Pierre 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

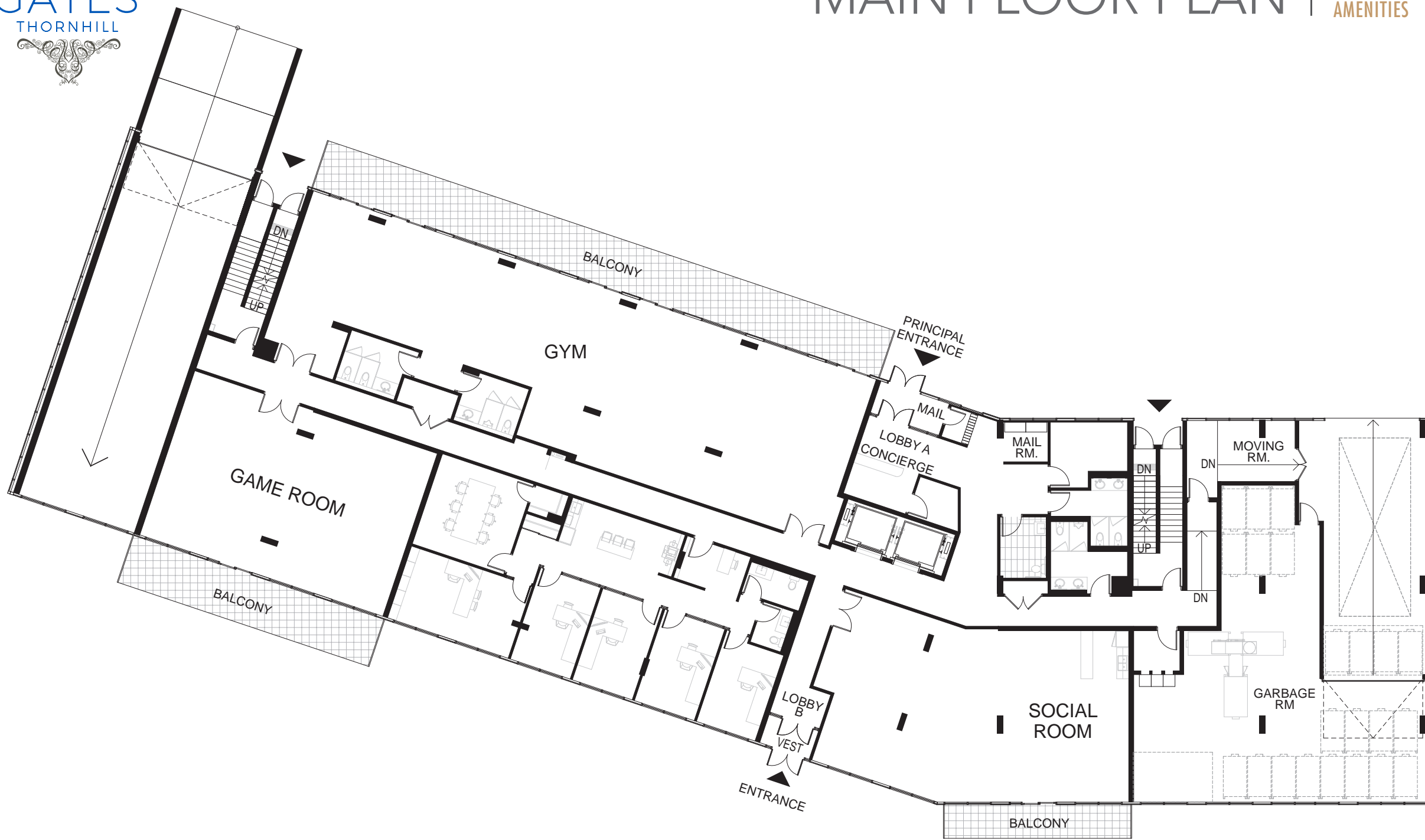
- 01 Petro-Canada
- 02 RBC Royal Bank ATM
- 03 Super Stop Convenience
- 04 Dufferin Custom Cleaners
- 05 Sun Spa & Wellness
- 06 Golden Nails Salon & Spa
- 07 Vaughan Houses Real Estate
- 08 Thornhill Dental
- 09 TD Canada Trust Branch
- 10 CIBC Branch
- 11 Build Yourself Fitness Inc.
- 12 Centre Street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

DINING

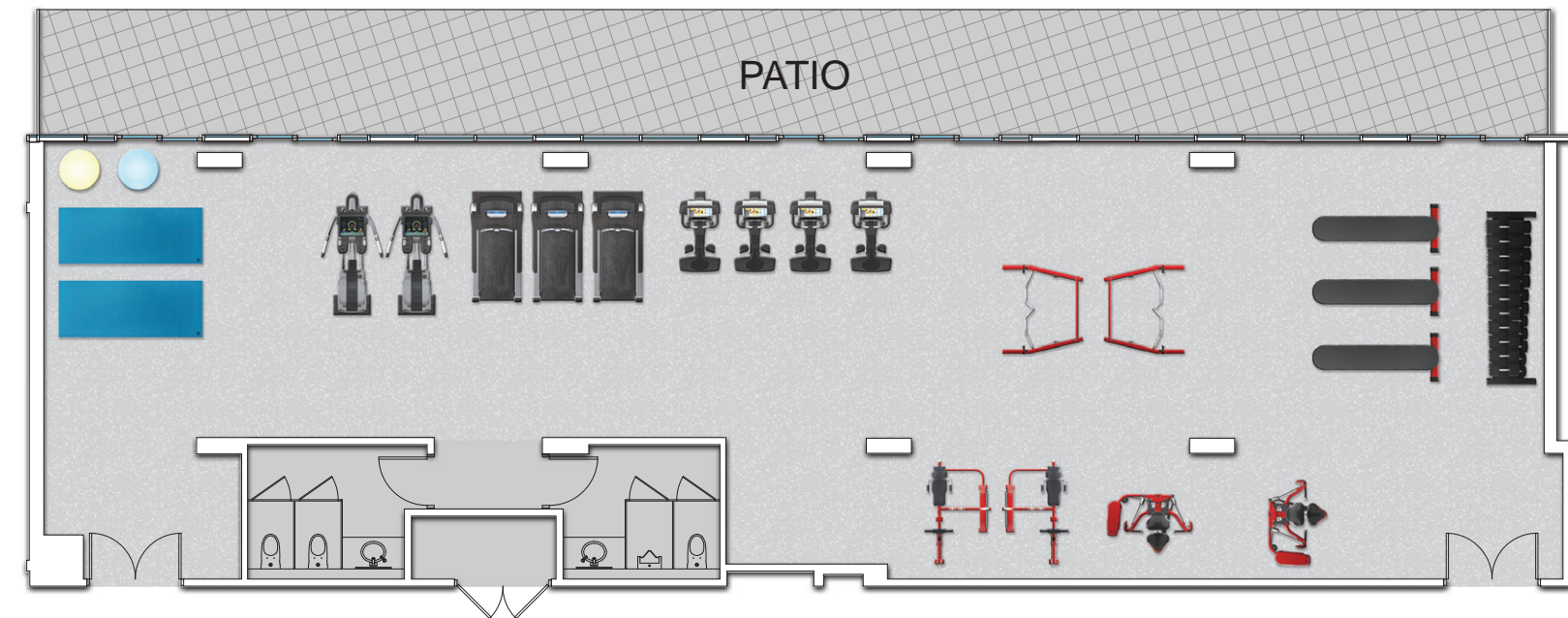
- 01 Dejavu Mediterranean Cuisine
- 02 Tim Hortons
- 03 Hurry Curry - Indian Kitchen
- 04 Revitasize
- 05 Limitless Bar & Grill
- 06 A Yiddishe Mame
- 07 Arbat Restaurant
- 08 Perogie Land
- 09 Ani Ristorante
- 10 Han Oak Korean/Japanese Restaurant
- 11 Deedar restaurant
- 12 Grodzinski Bakery
- 13 Centre 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



MAIN FLOOR PLAN | LOBBY AND AMENITIES

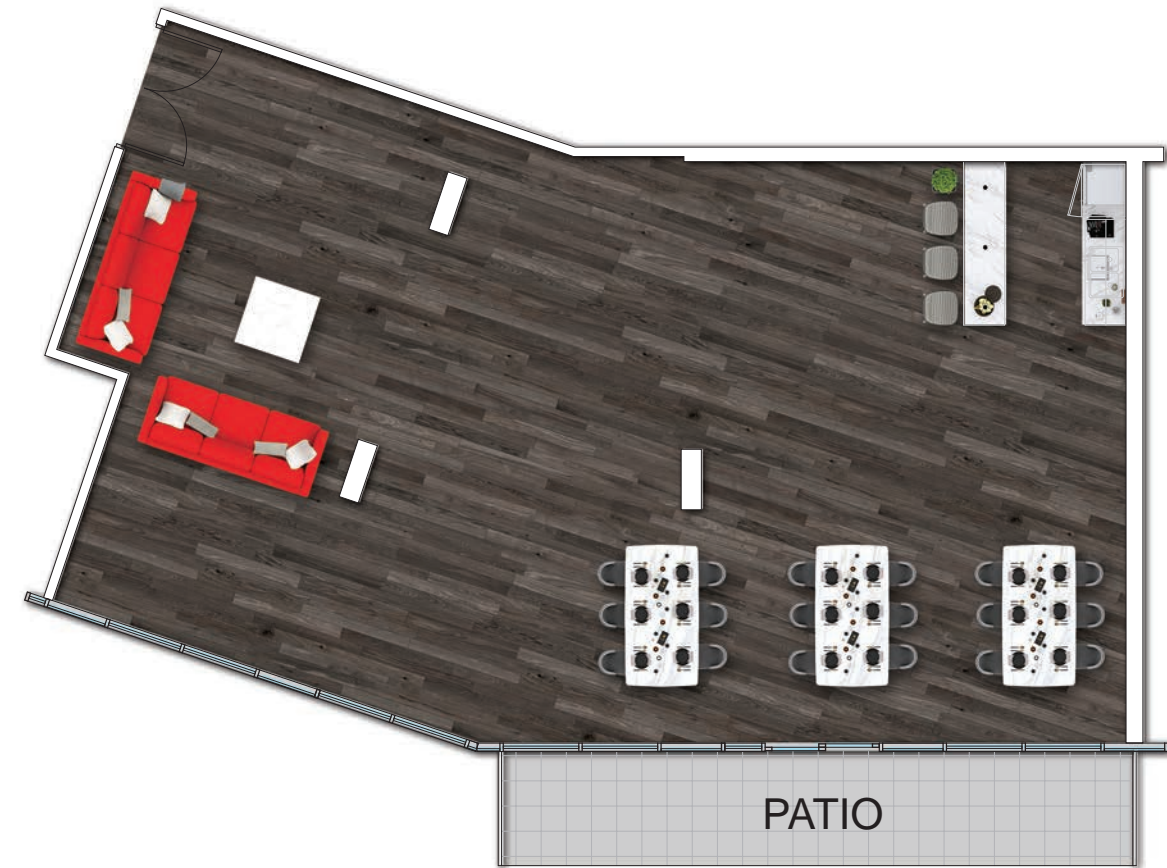


GYM | GATES OF THORNHILL AMENITIES



SOCIAL ROOM | GATES OF THORNHILL AMENITIES

GAMES ROOM | GATES OF THORNHILL AMENITIES





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!



