





BRAMPTON'S
NEXT LEVEL LIVING



GENESIS
ON THE PARK



WHAT'S NEXT

Welcome to North Brampton's next great address: Genesis on the Park.

This modern-designed boutique condominium combines tranquil green spaces with a thriving and engaging community. The adjacent established neighbourhood amenities include shops, restaurants, schools, transit and major arteries. Bright and open contemporary suites overlook acres of manicured parkland. Whether your lifestyle choice is a Garden Town, Condo Residence or elevated Sky Town, Genesis on the Park is the next level living you've been searching for.



YOUR NEXT FIRST IMPRESSION

At first glance, residents and visitors alike will immediately notice the impressive living green wall. Throughout this relaxed and well-appointed space, carefully selected materials such as wood, stone, and glass collectively add a rich tone to the environment. Above is a brilliant genesis inspired chandelier; below, a refreshing sculptured water feature. Comfortable lounge seating overlooks the floor to ceiling windows designed to showcase the greenery outside.



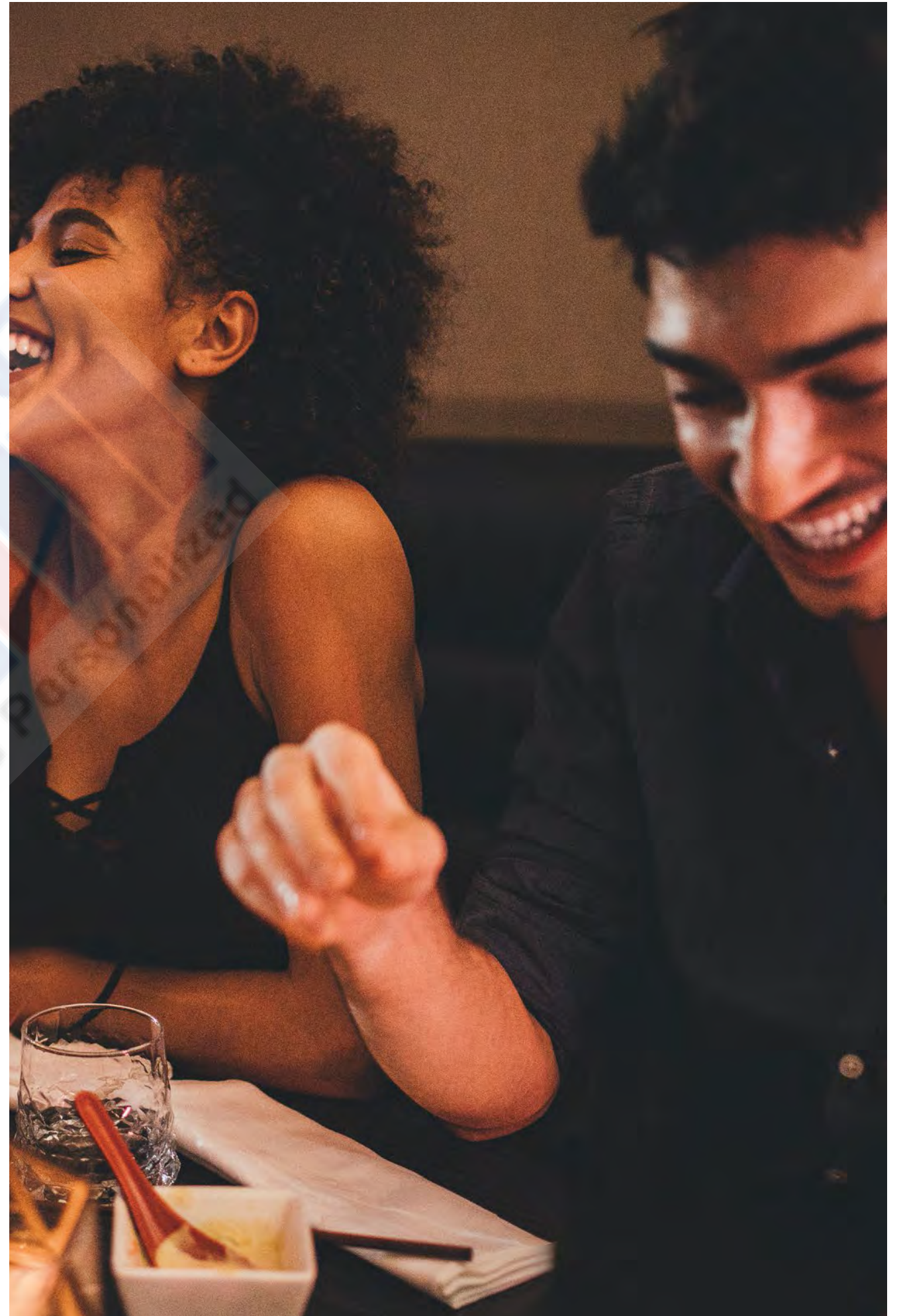
YOUR NEXT VENUE

AMENITY SPACES

Designed for socializing, the Genesis Club is all about your lifestyle. From the stylish lounge to the well-appointed dining room and catering kitchen, it's the perfect space for formal dinners or relaxed gatherings.

The multi-purpose lounge area is an ideal meeting place for friends and family to watch movies, or sporting events, on the theatre-inspired big screen.

Get fit in the private, park-facing fitness room. From treadmills to weights, and the latest cardio machines, you'll be ready for your next challenge.







IT'S ALL NEXT DOOR

LOCATION DETAILS

This vibrant North Brampton neighbourhood includes every lifestyle convenience. Shopping, restaurants and parks are all nearby. Enjoy close proximity to the Heart Lake Conservation Area, with the Turnberry Golf and Country Club just down the street. Genesis on the Park is close to Zum transit and a short ride to Brampton's vibrant downtown core. Here you're moments from the Mount Pleasant GO Station, conveniently connecting you to downtown Toronto. If education is a priority, the area offers quality schools nearby, including the highly anticipated Ryerson University Campus (expected in 2022).



COMMUNITY AMENITIES

RESTAURANTS & ENTERTAINMENT

- | | |
|------------------------------|-----------------------------|
| 1. THE KEG STEAKHOUSE & BAR | 11. FANZORELLI'S RESTAURANT |
| 2. MCDONALDS | 12. LA CAPANNINA |
| 3. TOSHI JAPANESE RESTAURANT | 13. VESUVIUS RISTORANTE |
| 4. BUCATINI | 14. JACK ASTOR'S |
| 5. SECOND CUP | 15. STARBUCKS |
| 6. NANDO'S NORTH BRAMPTON | 16. CINEPLEX ODEON CINEMAS |
| 7. SWISS CHALET | 17. PEEL ART GALLERY MUSEUM |
| 8. DHABA EXPRESS | 18. HISTORIC BOVAIRD HOUSE |
| 9. WENDY'S | 19. GLOWZONE 360 |
| 10. MANDARIN RESTAURANT | |

SHOPS & SERVICES

- | | |
|----------------------------|-------------------------|
| 1. SERVICE CANADA | 8. TD CANADA TRUST |
| 2. WALMART SUPERCENTRE | 9. SCOTIABANK |
| 3. CHAPTERS | 10. SHOPPERS DRUG MART |
| 4. CANADIAN TIRE | 11. FRESHCO |
| 5. SHOPPERS WORLD BRAMPTON | 12. FORTINOS |
| 6. BRAMALEA CITY CENTRE | 13. WALMART SUPERCENTRE |
| 7. HOME & GARDEN RONA | 14. TRINITY COMMON MALL |

FITNESS & RECREATION

- | | |
|-------------------------------------|--|
| 1. LA FITNESS | 4. BRAMPTON MULTICULTURAL COMMUNITY CENTRE |
| 2. GOODLIFE FITNESS | 5. MCMURCHY POOL |
| 3. CASSIE CAMPBELL COMMUNITY CENTRE | 6. SOUTH FLETCHER'S SPORTSPLEX |

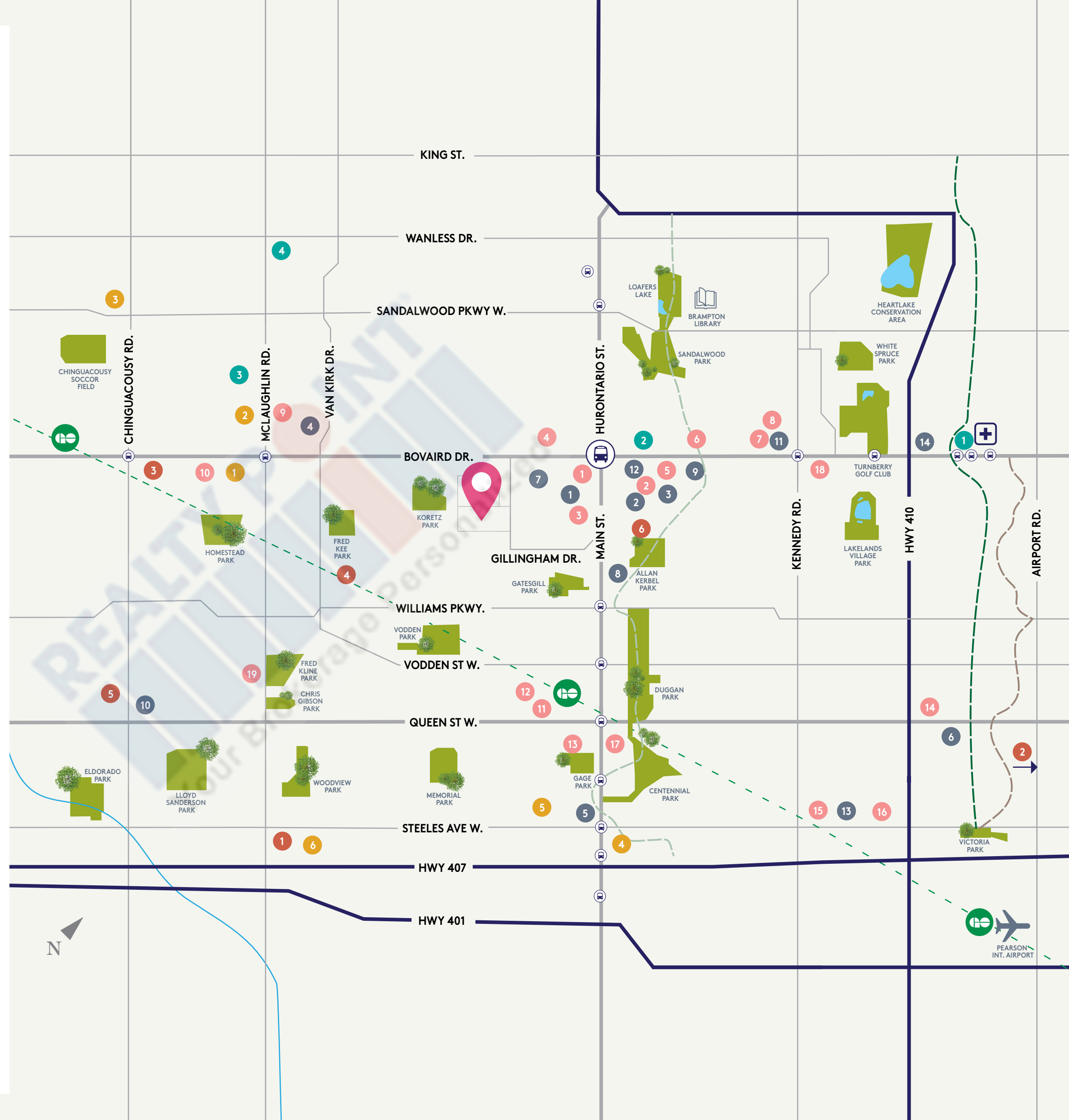
HOSPITALS & MEDICAL CENTRES

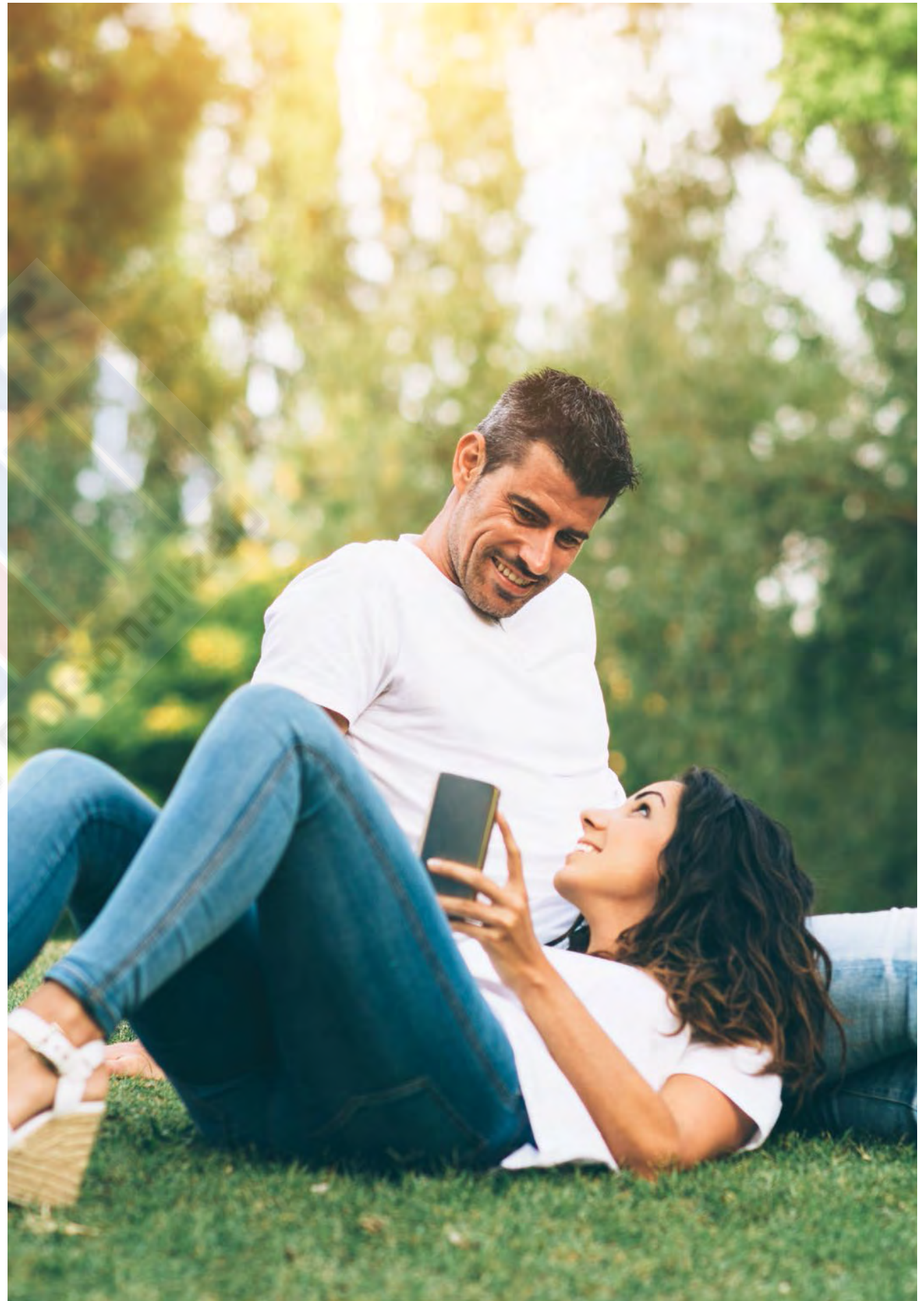
- | | |
|--|---|
| 1. WILLIAM OSLER BRAMPTON CIVIC HOSPITAL | 3. LORMEL MEDICAL CENTRE |
| 2. FAMILY HEALTH MEDICAL CENTRE & WALK-IN CLINIC | 4. NOOR MEDICAL CENTRE & LOGOS PHARMACY |

EDUCATION

- | | |
|---------------------------------------|--------------------------------------|
| 1. SHERIDAN COLLEGE DAVIS CAMPUS | 4. ROYAL ORCHARD MIDDLE SCHOOL |
| 2. HUMBER COLLEGE NORTH CAMPUS | 5. DAVID SUZUKI SECONDARY SCHOOL |
| 3. ROYAL ACADEMY MONTESSORI PRESCHOOL | 6. WESTERVELTS CORNERS PUBLIC SCHOOL |

- | | |
|--------------|-----------------------|
| ZUM BUS STOP | DON DOAN TRAIL |
| GO STATION | CHINGUACOUSY TRAIL |
| HOSPITAL | ETOBICOKE CREEK TRAIL |



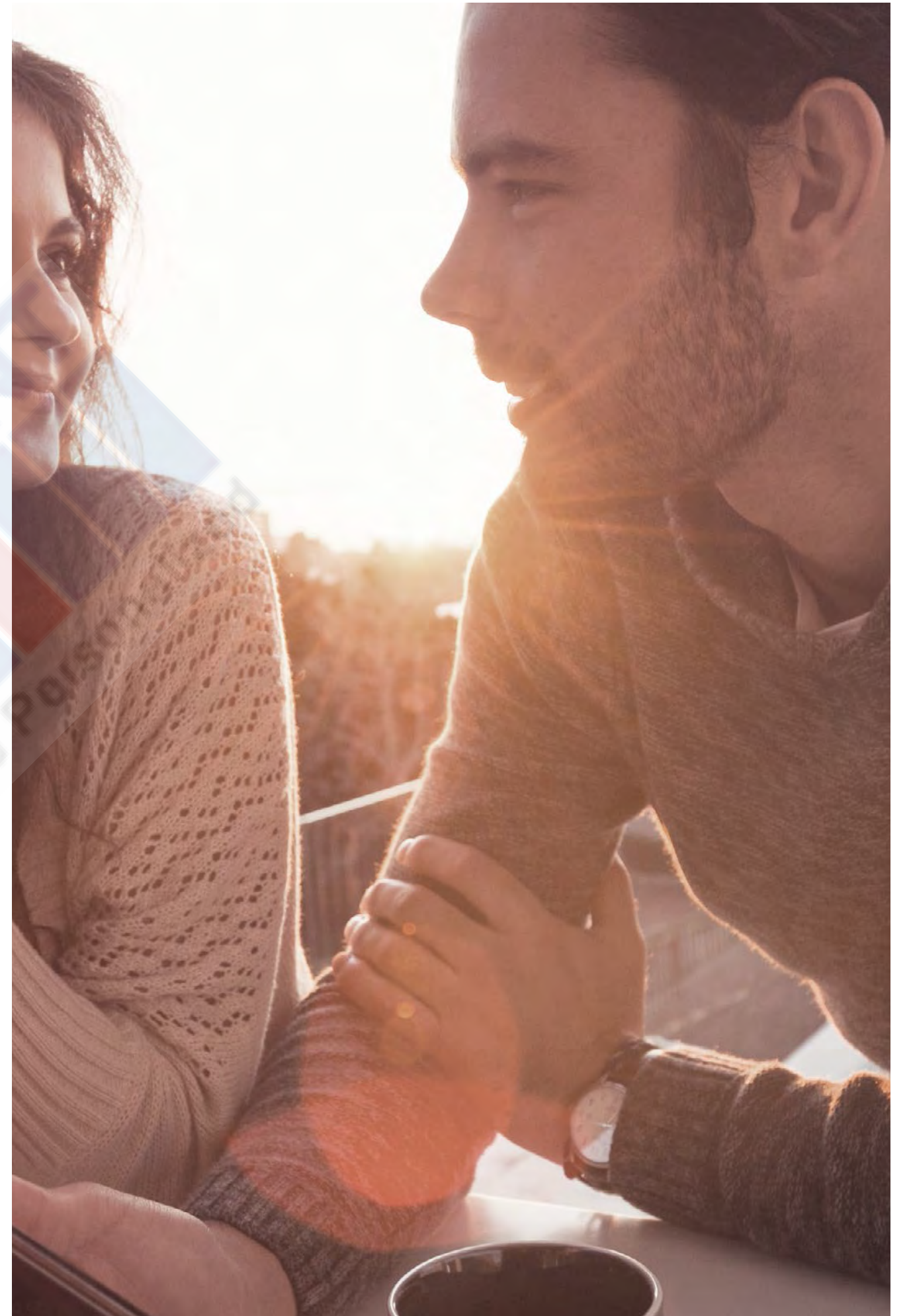




OUT & ABOUT

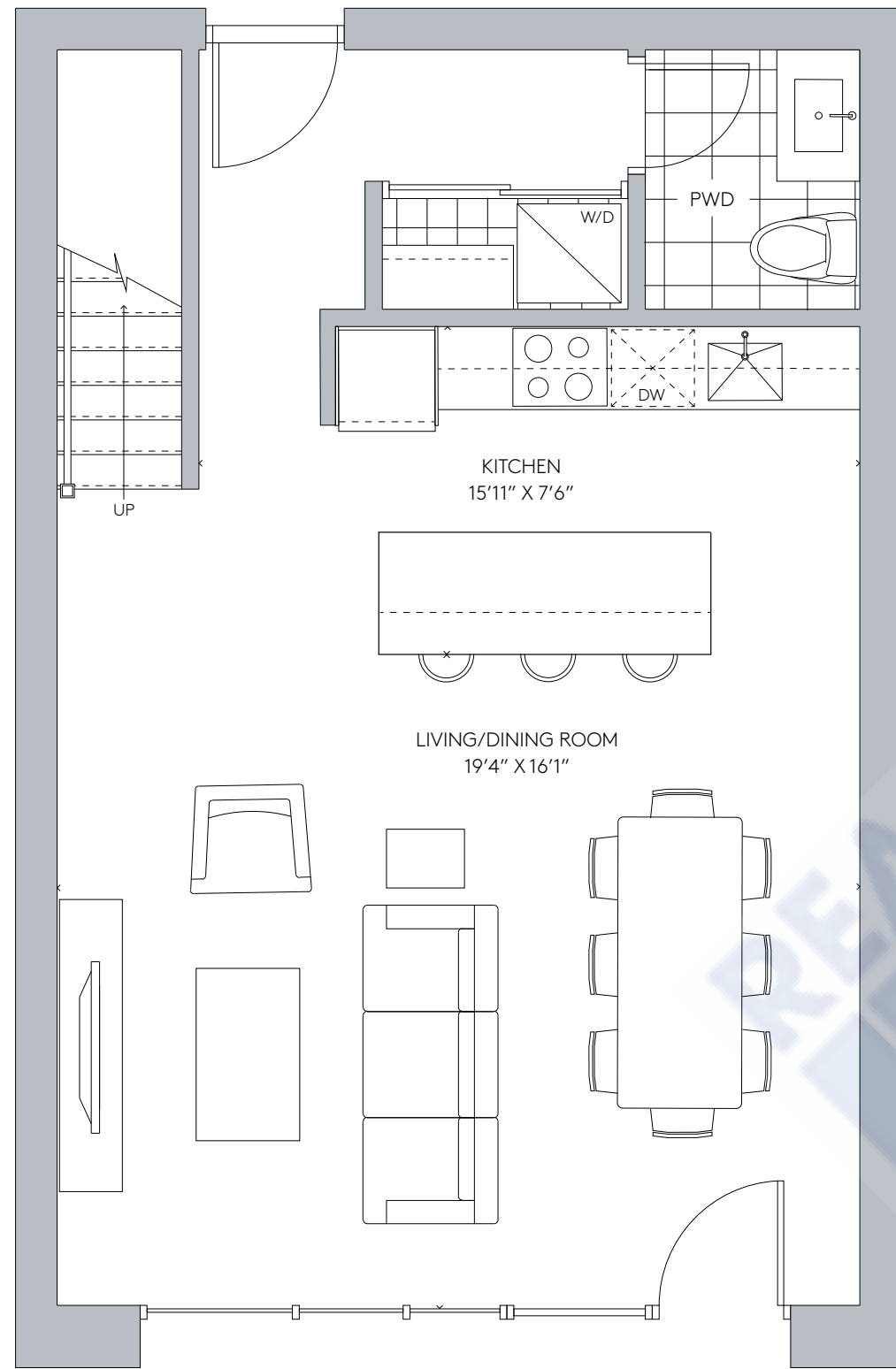
THE GARDEN TOWNS

Two-storey Garden Towns are generous in size, ideal for those wishing to enjoy ground level patios and direct access to the exterior. With the convenience of indoor parking, security and condominium amenities, these 2-bedroom plus den townhomes offer you peace of mind while out and about on your next adventure.

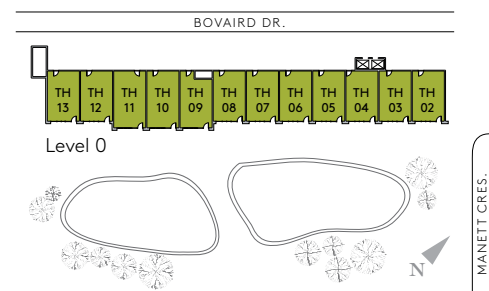




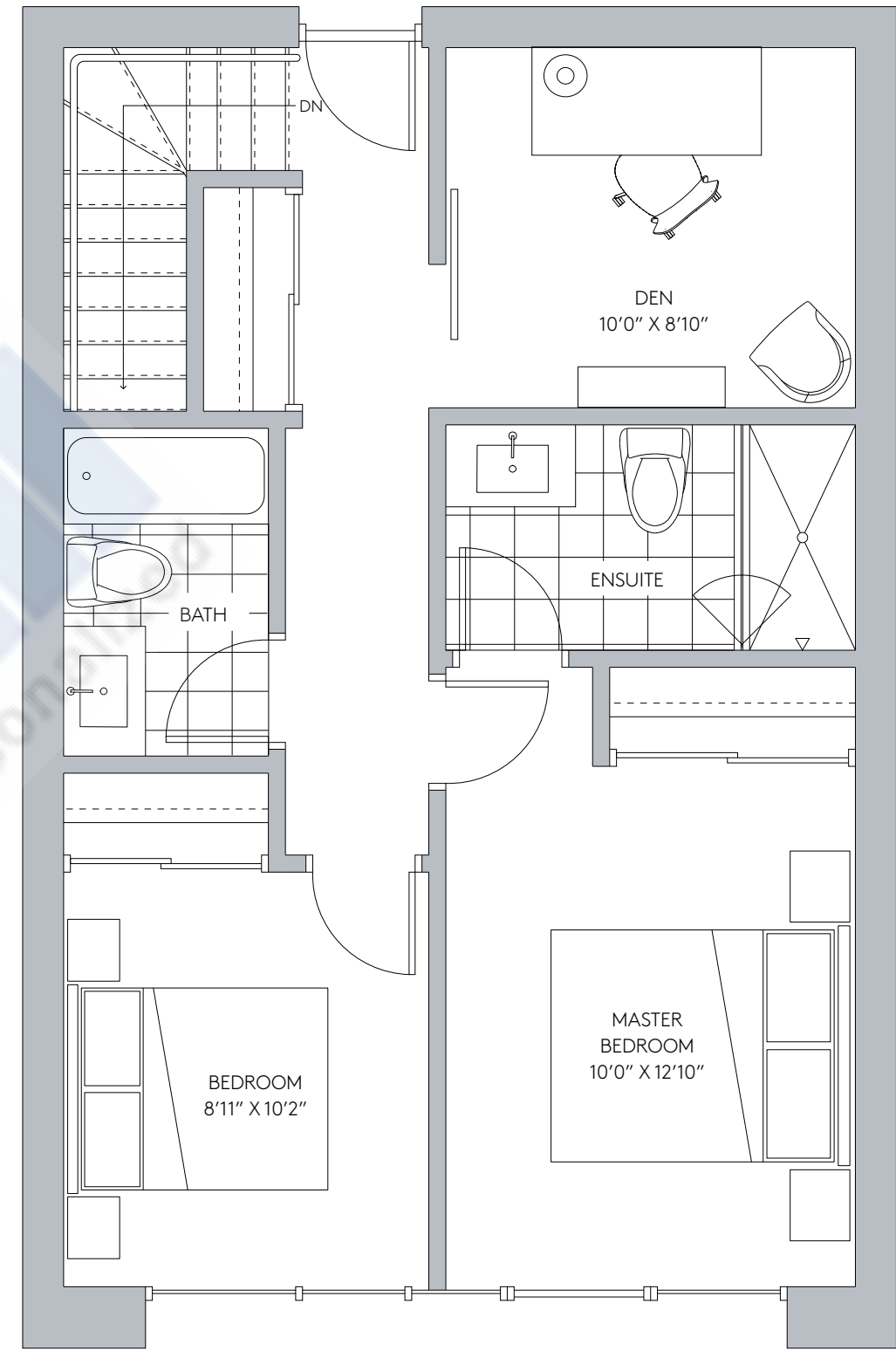
THE GARDEN TOWNS
 2 BEDROOM + DEN
 LEVEL 0/1 • 1,256-1,412 SQ. FT



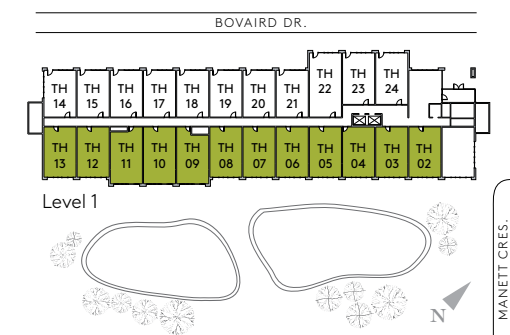
LEVEL 0



All area and stated dimensions are approximate. Actual usable floor space may vary from the stated floorplan. Details and specifications are subject to change without notice. E. & O.E. 2018

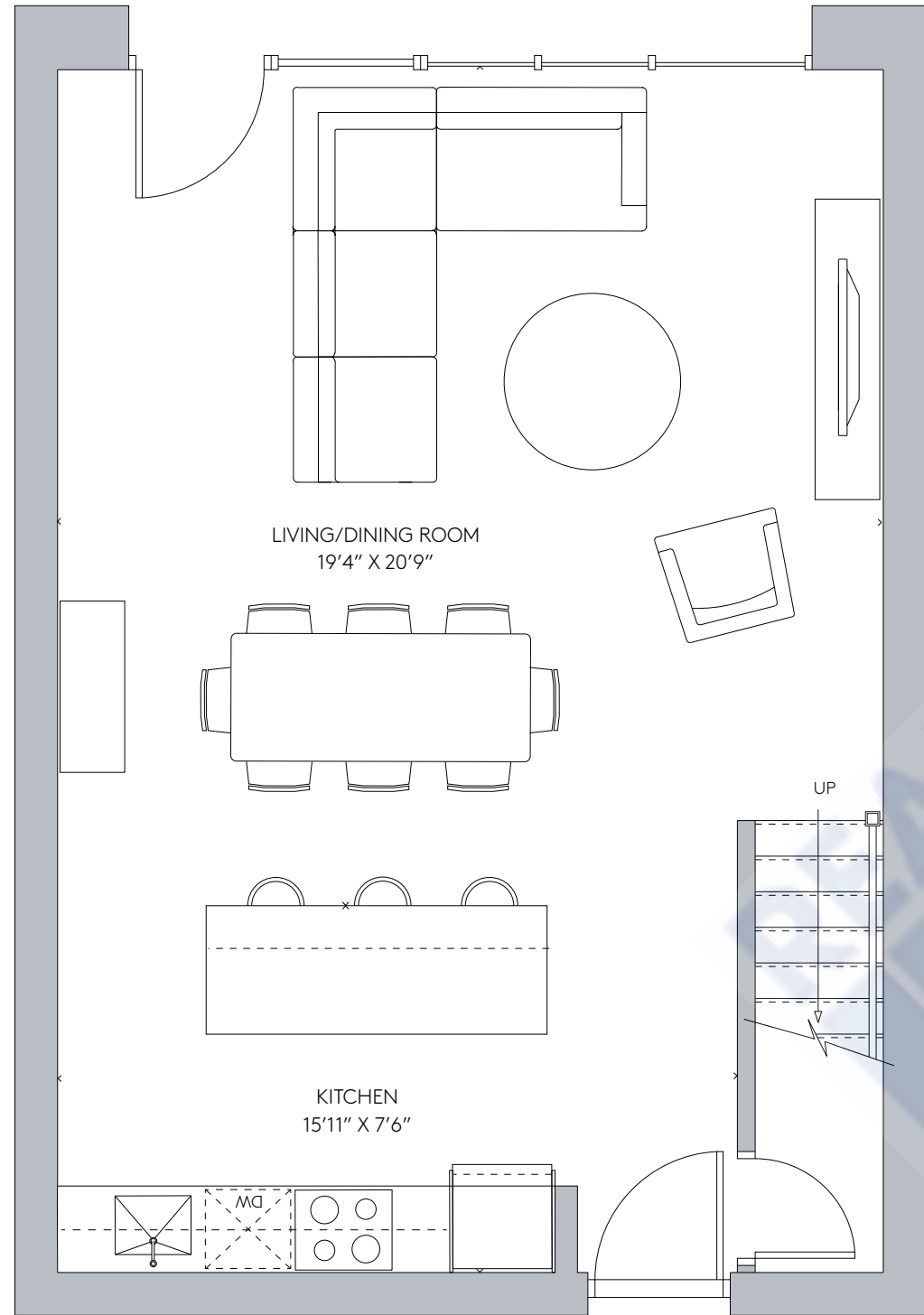


LEVEL 1

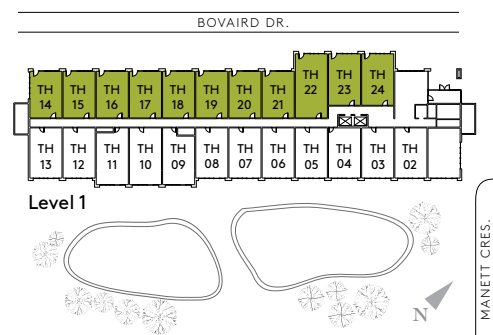


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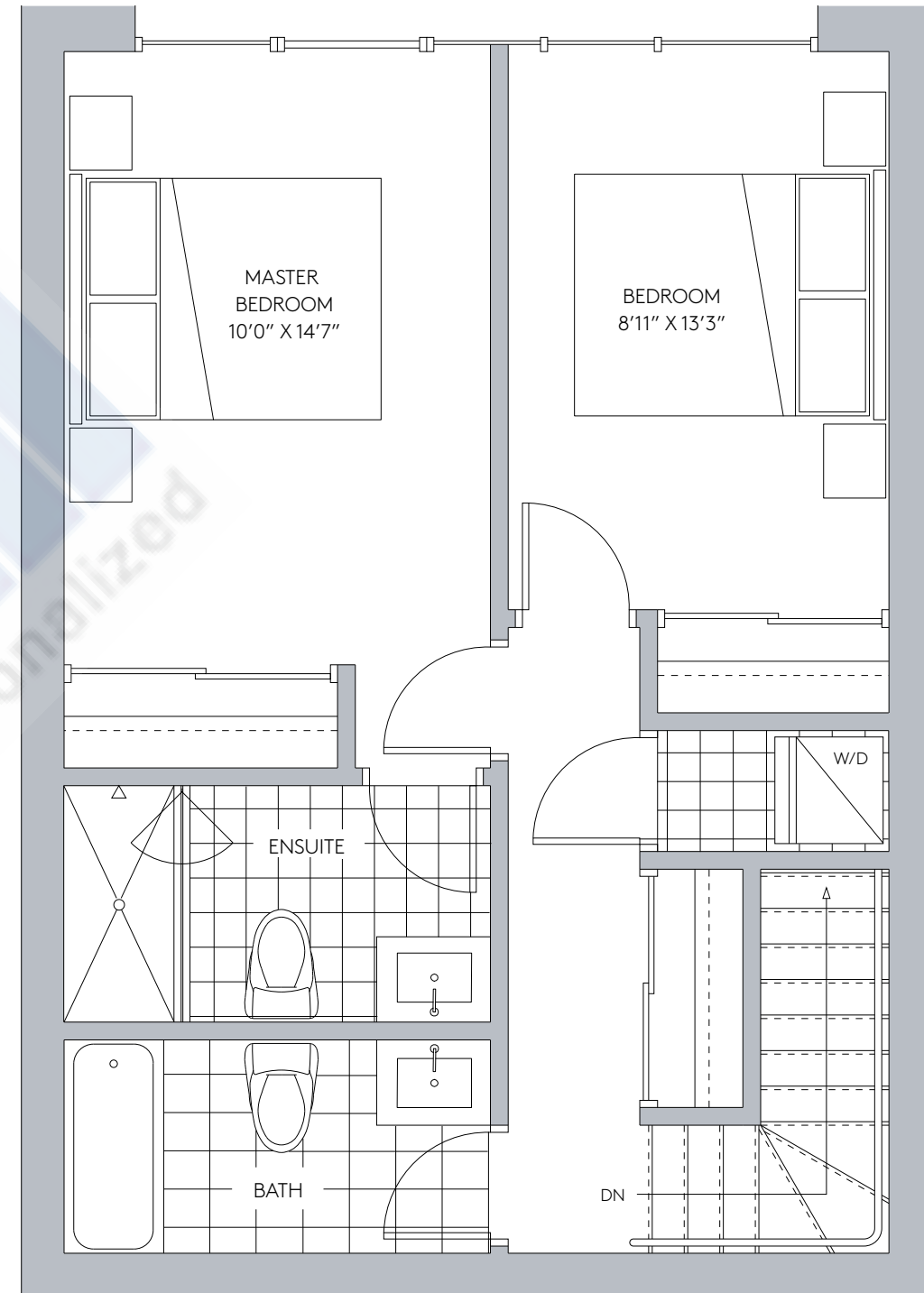
THE GARDEN TOWNS
 2 BEDROOM
 LEVEL 1/2 • 1,170-1,584 SQ.FT



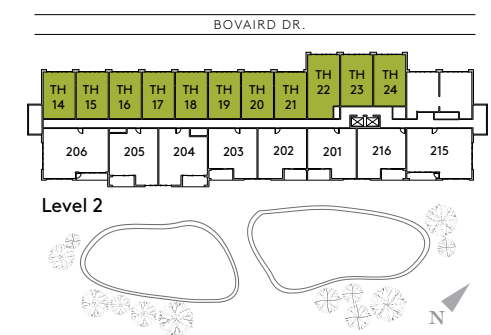
LEVEL 1



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LEVEL 2



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STAYING HOME

THE CONDO SUITES

Stay home and enjoy your time before the next day. Revel in wide, open spaces designed for living. These suites are exclusively designed for those seeking to live on one floor. Ensuite storage, large usable dens, chef's kitchens and generous living areas all add up to carefully thought out modern living, perfected.

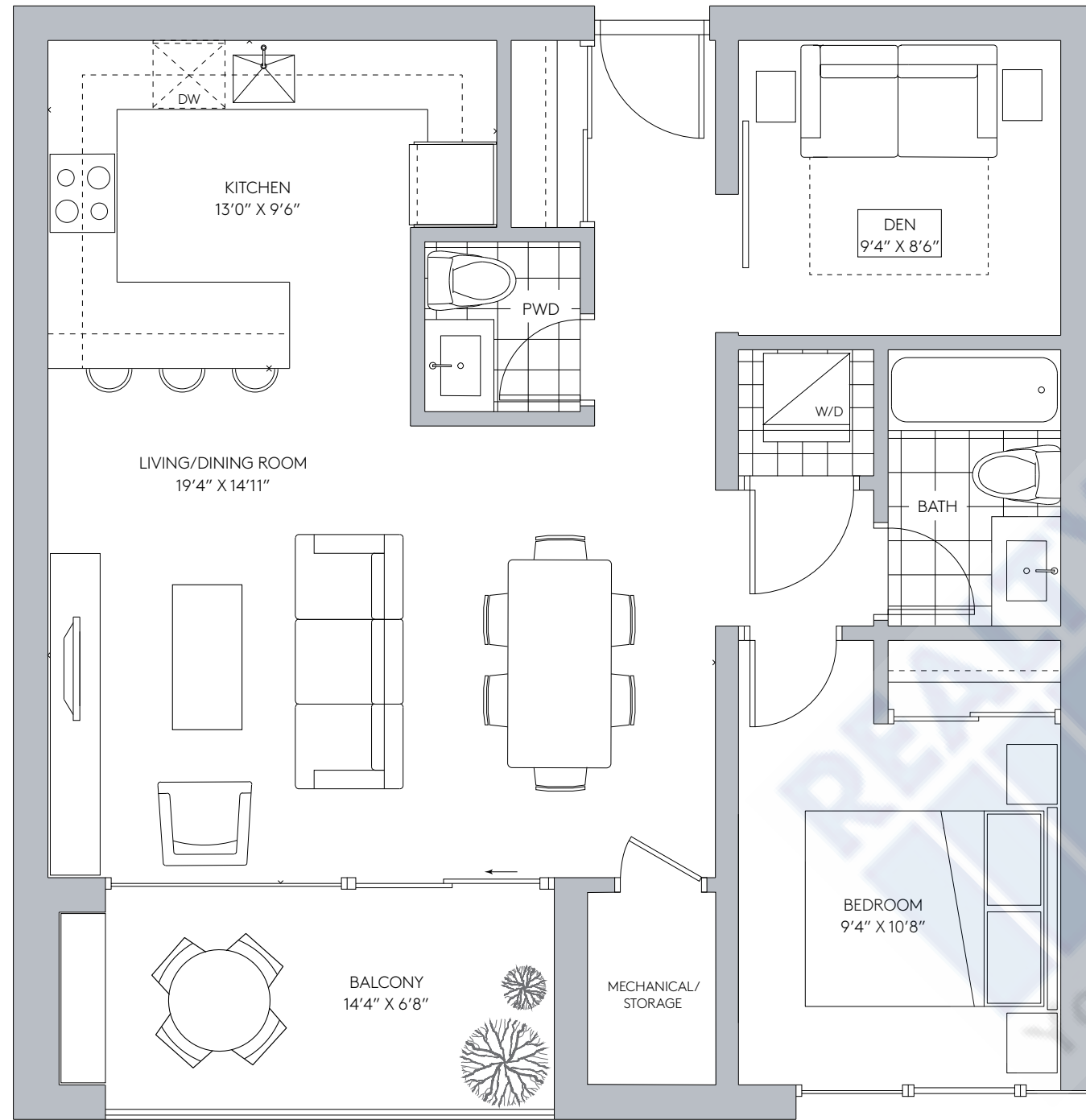




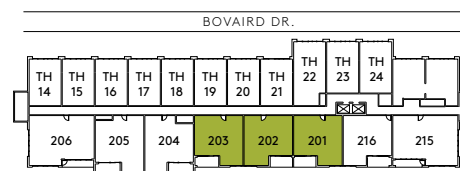
THE CONDO SUITES

1 BEDROOM + DEN

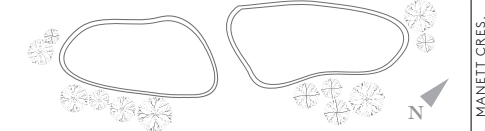
201/202 • 864 SQ.FT



LEVEL 2



Level 2

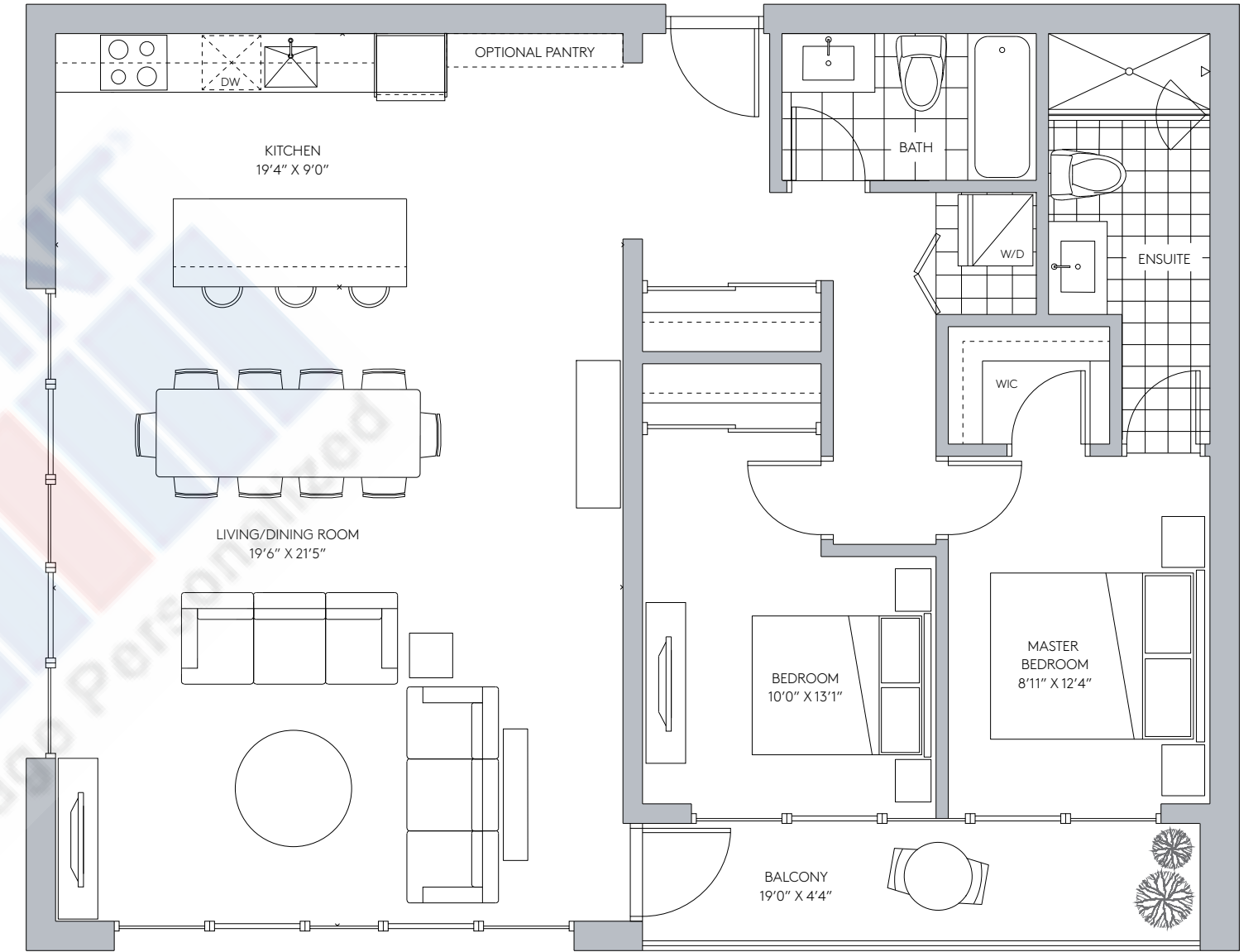


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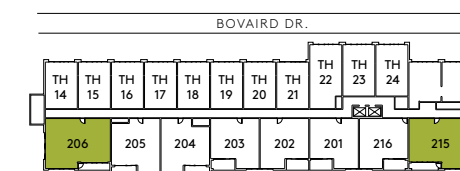
THE CONDO SUITES

2 BEDROOM

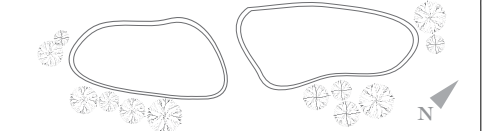
206/215 • 1,190 SQ.FT



LEVEL 2



Level 2

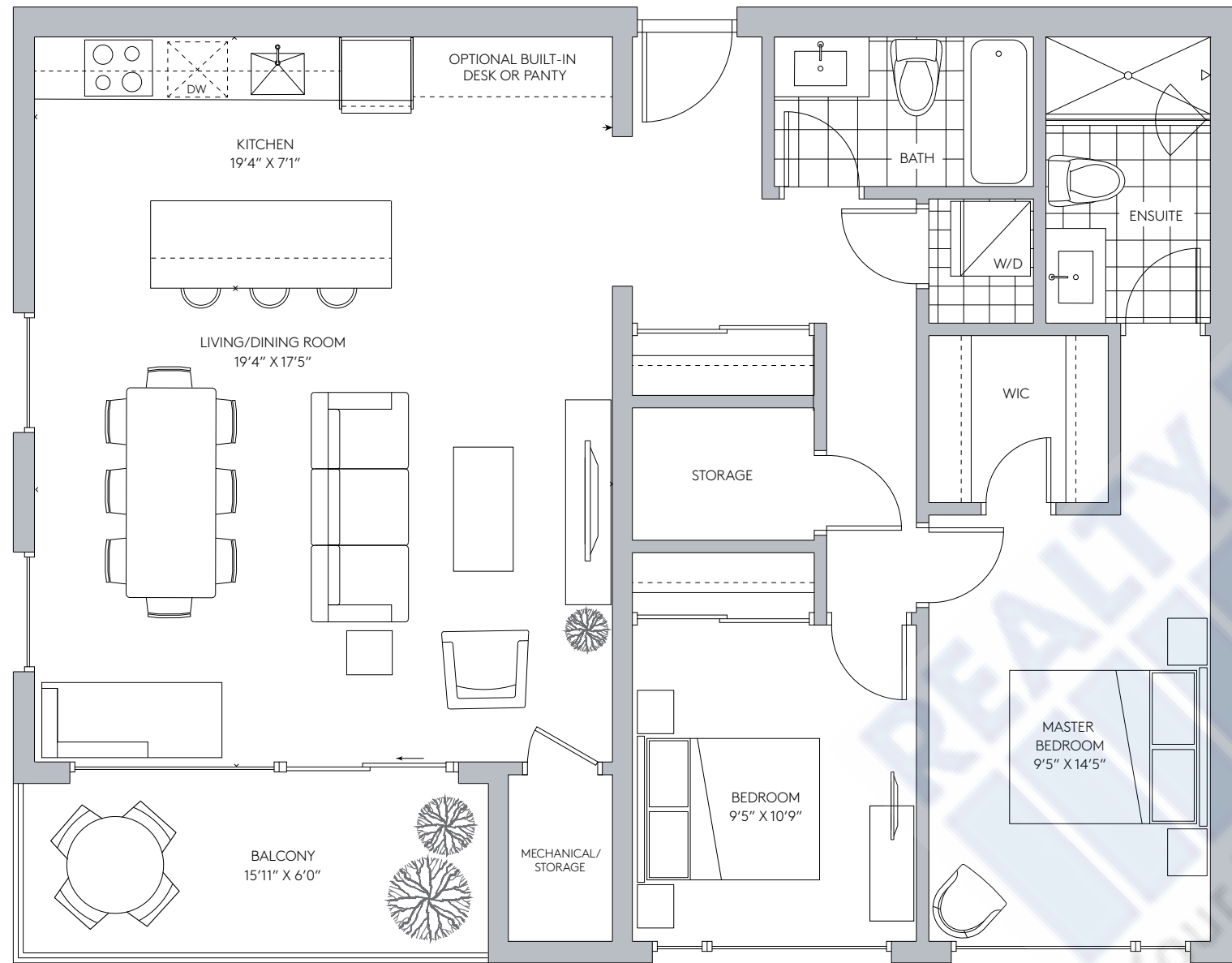


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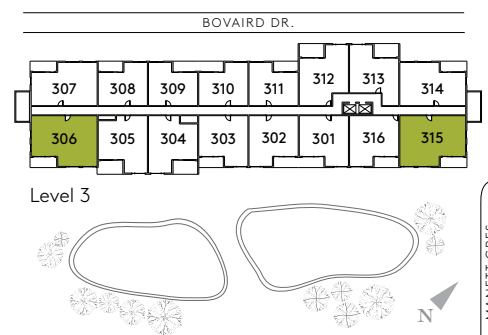
THE CONDO SUITES

2 BEDROOM

306/315 • 1,175 SQ.FT



LEVEL 3

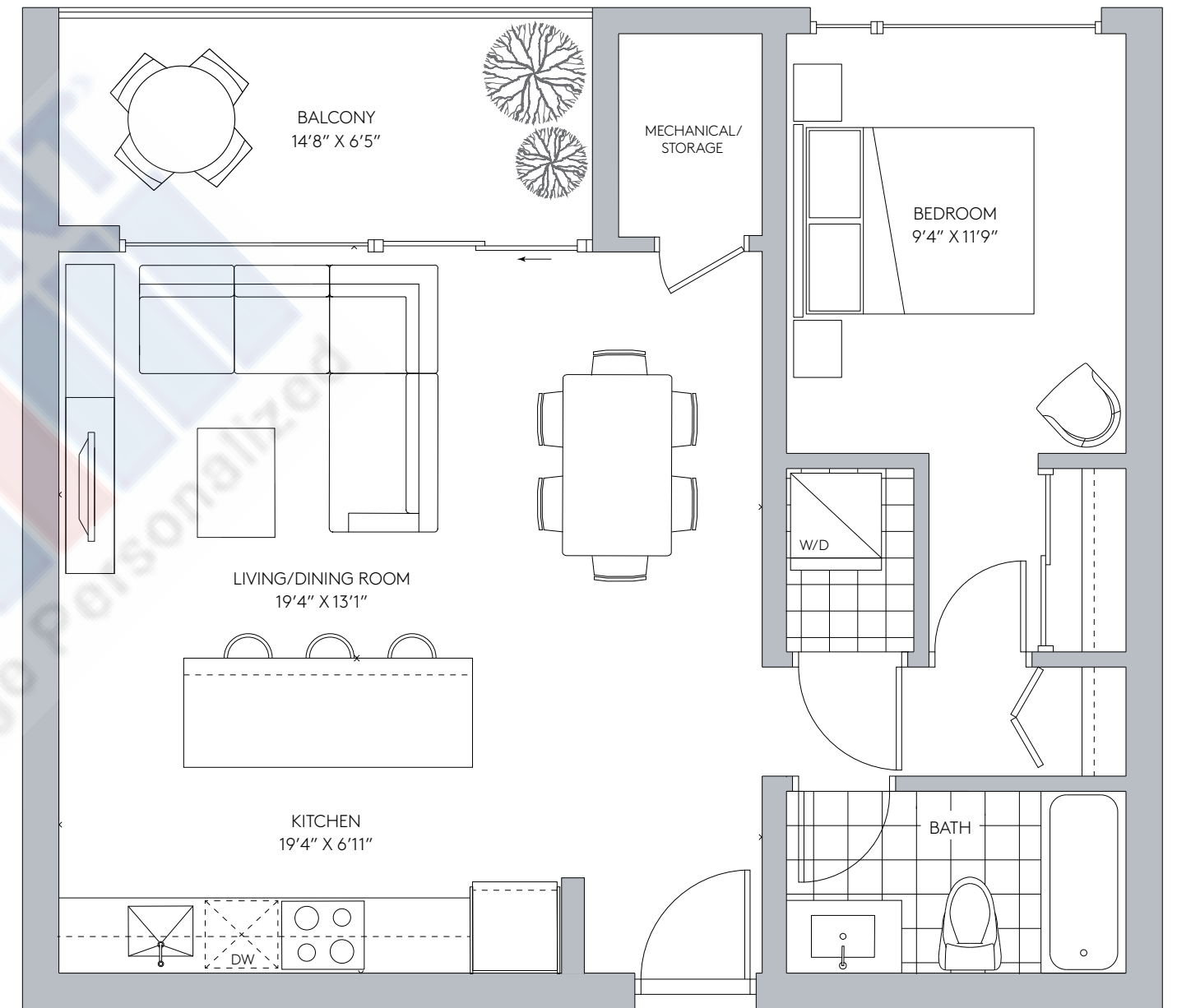


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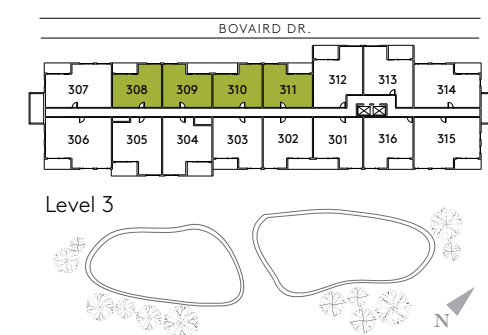
THE CONDO SUITES

1 BEDROOM

308/309/310/311 • 715 SQ.FT



LEVEL 3



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THE HIGH LIFE

THE SKY TOWNS

Step up to the next level of living in our exclusive Sky Towns. Share the sunset with exceptional views, and outdoor living right off the living room. Enjoy the freedom of a condominium lifestyle over a multi-level suite with expansive private exterior spaces.

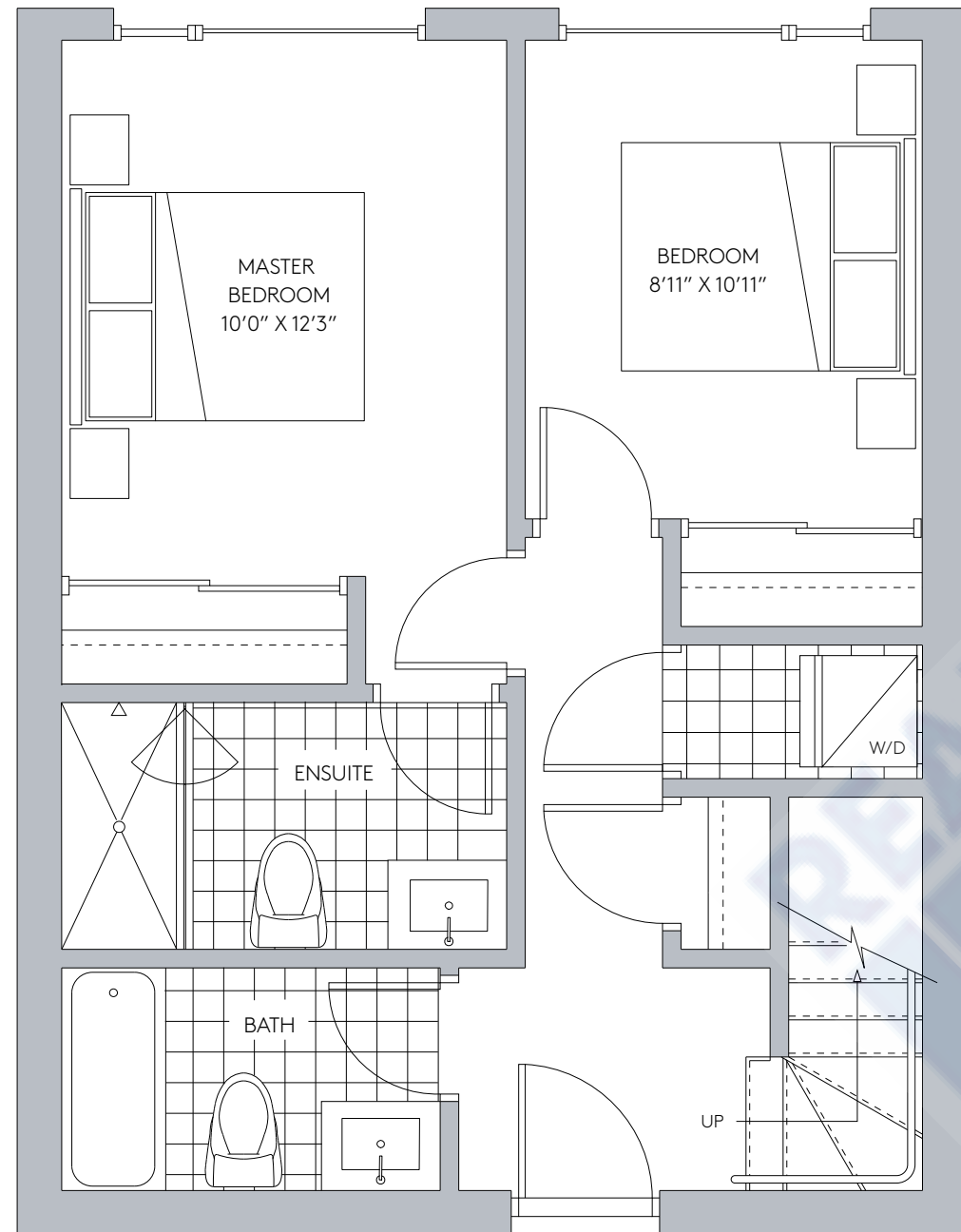




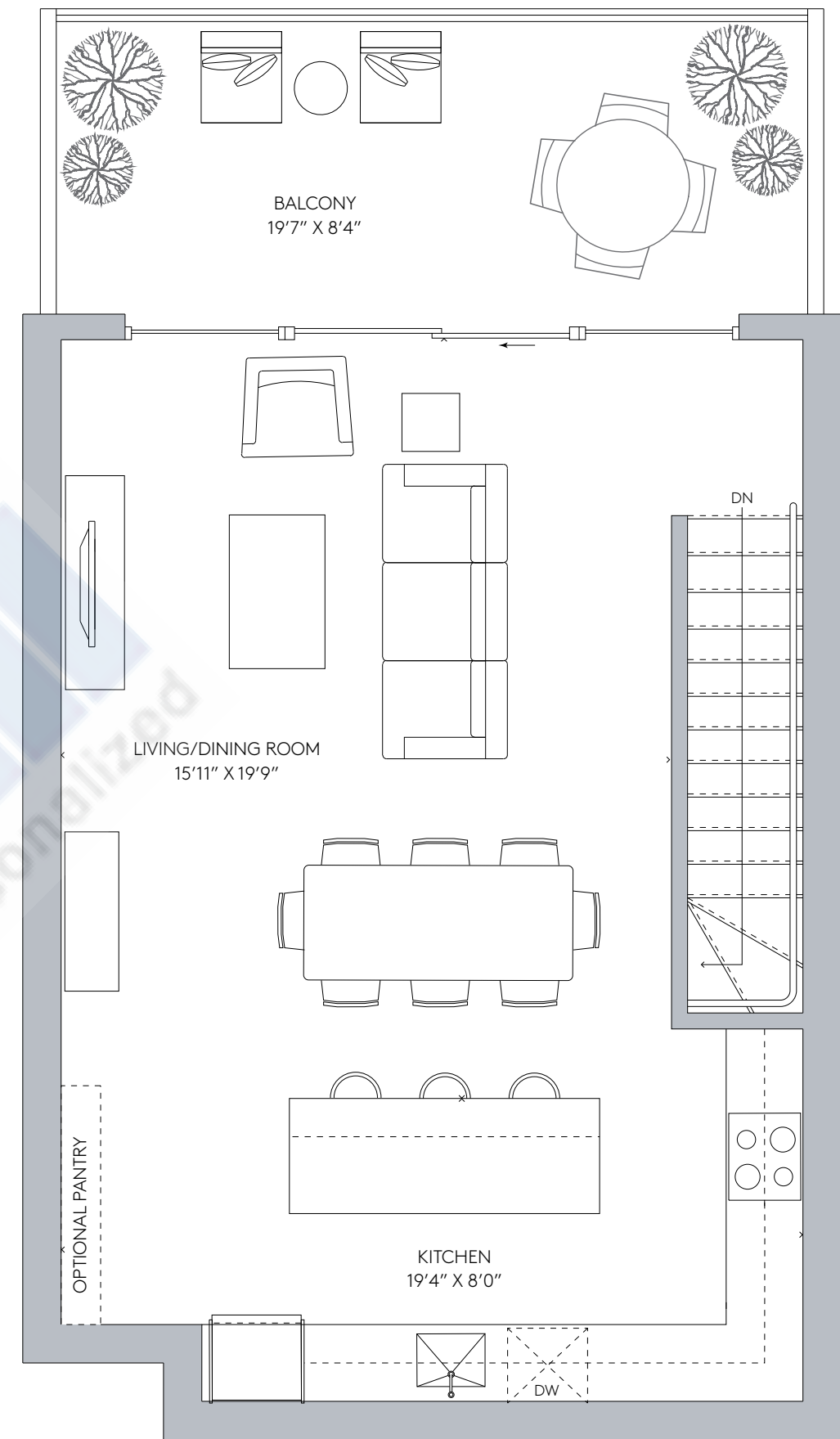
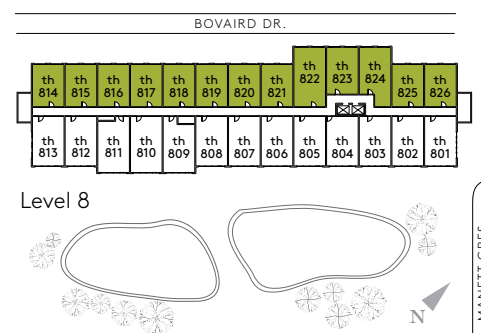
THE SKY TOWNS

2 BEDROOM

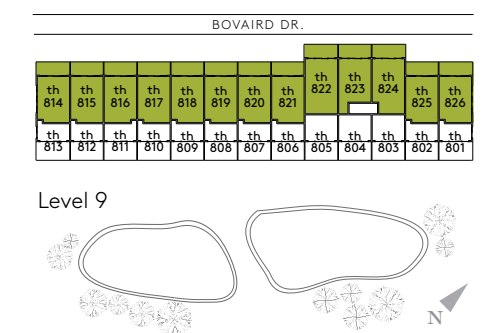
NORTH SKY LEVEL 8/9 • 1,098-1,440 SQ.FT



LEVEL 8

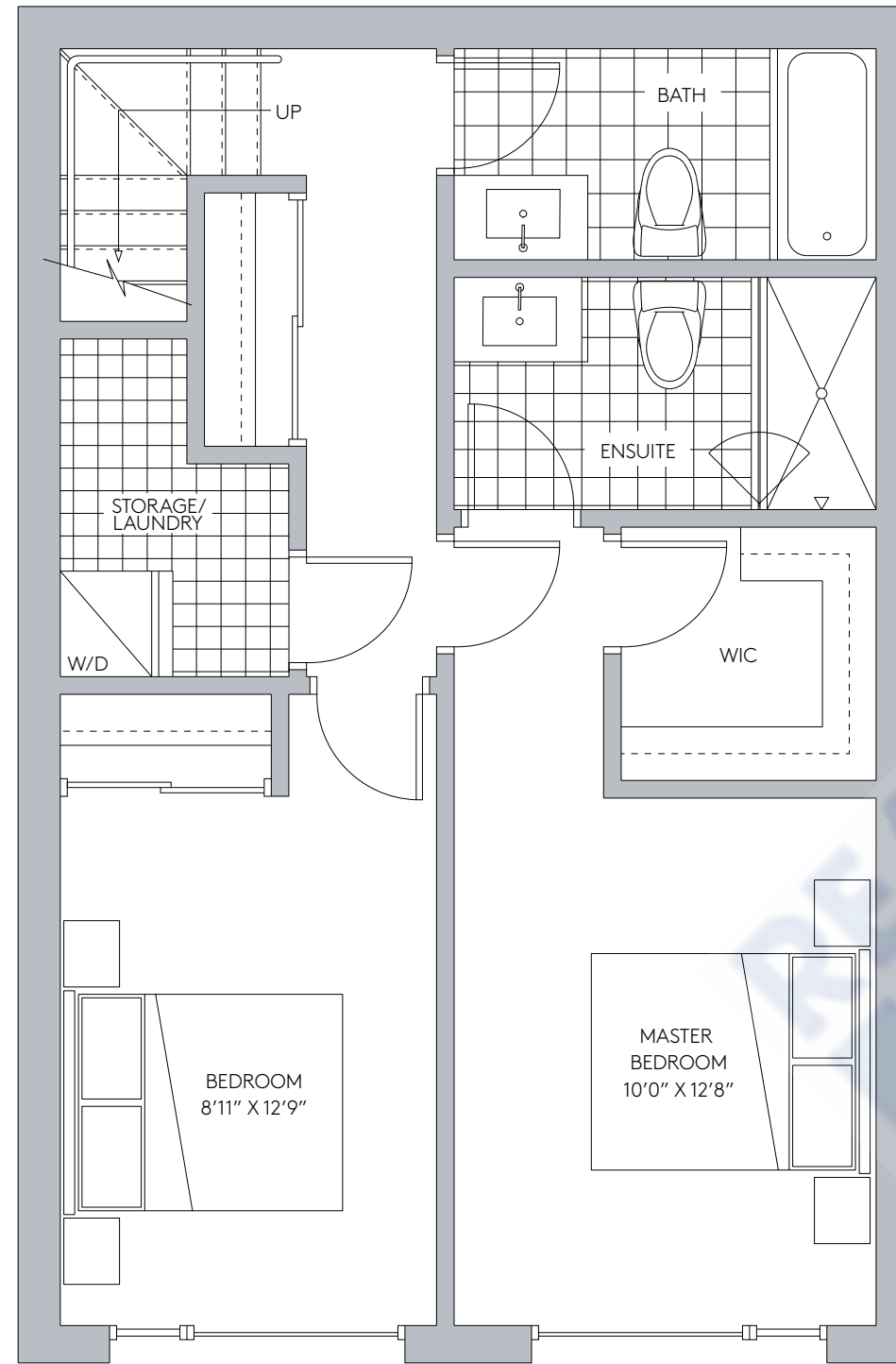


LEVEL 9

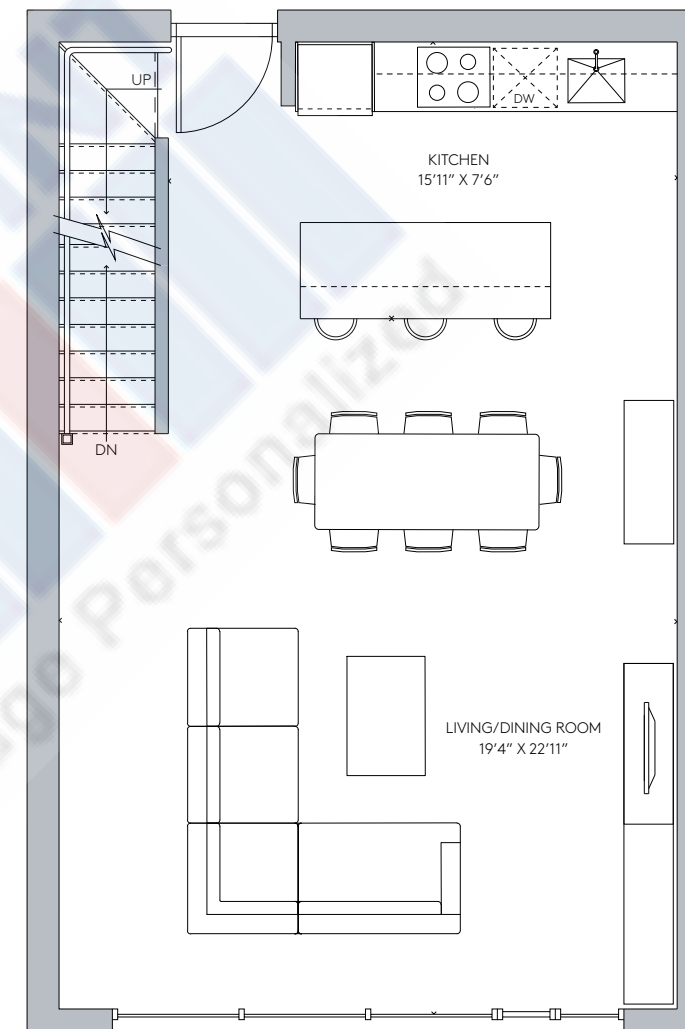
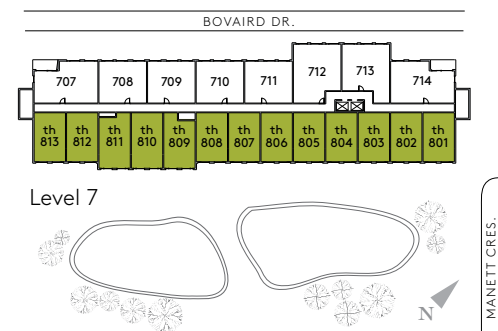


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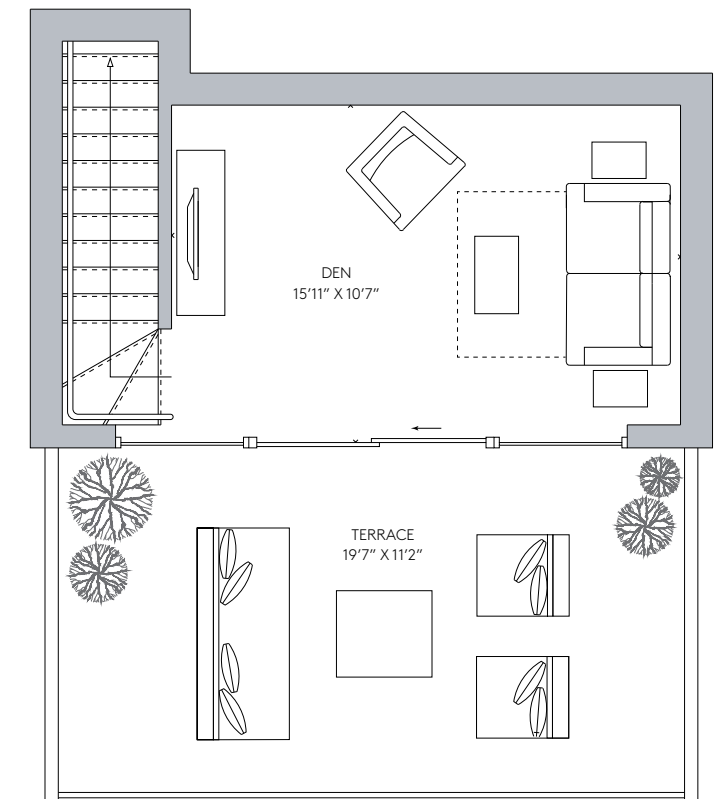
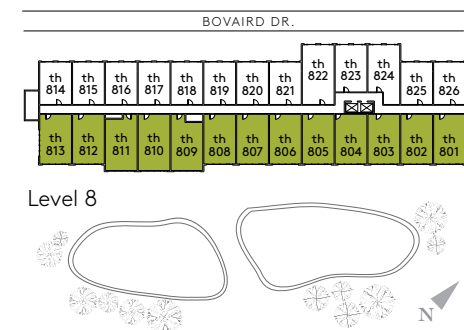
THE SKY TOWNS
 2 BEDROOM + DEN/MEDIA ROOM
 SOUTH SKY LEVEL 7/8/9 • 1,474 - 1,630 SQ.FT



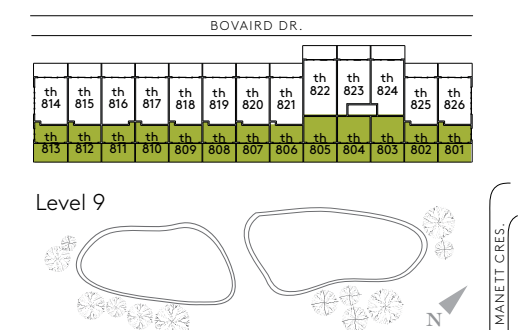
LEVEL 7



LEVEL 8



LEVEL 9



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NEXT LEVEL FEATURES

BUILDING FEATURES

A stylish, modern midrise condominium featuring suites with large balconies, Townhomes with your own garden, and Sky Towns with forever views and generous outdoor spaces

Contemporary lobby with water and green wall features

Well-appointed Party Room/ Multi-Purpose Room

Fully equipped Exercise Room

Two elevators with designer interiors

Large and spacious balconies and terraces as per plan

Resident underground parking with controlled access

Pet spa and dog wash station

Bicycle storage

Limited storage lockers available for purchase

Pay per use Electric Vehicle Charging stations

Activity Wash Station

TOWNHOME & CONDOMINIUM SUITE FEATURES

9' ceiling heights in living areas (bulkheads and ceiling drops excepted)

7' interior doors

Smooth ceilings throughout

Engineered laminate flooring with wide planks in foyer, kitchen, living, dining, bedroom(s) and dens as per plan

Individually metered utilities (water, hydro, heating and cooling)

Sliding glass doors to balconies and terraces as per plan

Energy-efficient thermal pane aluminum windows

Flat white latex paint throughout

Upgraded easy-slide coated wire shelving in closets

Brushed nickel hardware on interior doors

Laminate and oak treads and risers

INSPIRED INTERIOR FINISH PACKAGES

Your choice of four (4) professionally designed colour paint coordinated packages

Laminate flooring throughout except bathrooms and laundry closet, with 4" wide planks

Colour and finish coordinated kitchen/vanity cabinetry, with pantries as per plan

GOURMET CHEF KITCHEN

Kitchen and bathroom countertops in granite, upgrade to quartz

Designer-selected cabinetry in your choice of package/colours

Kitchen backsplashes in ceramic tile pattern as per package selected or upgrade to glass tile mosaic

Large stainless steel sink with single lever chrome faucet and spray

Under-cabinet lighting and valance

Gas B.B.Q. hook up to be provided on the patio of the Garden Townhomes & on the Terrace of the Sky Townhomes. Location to be determined by the vendor

Kitchen hood fan to be vented to the exterior

MAIN & MASTER BATHROOM FEATURES

Ceramic tile floors in all bathrooms as per plan

Full height option ceramic tile shower wall in all bathrooms

5' acrylic white deep soaker tub as per plan

Glass shower enclosure and shower door as per plan

White Porcelain Sink

Ceiling-mounted light fixture

Ceiling-mounted light fixture in shower

Water-conserving sink faucet

Chrome faucets on vanity, showers and tubs

Toilet with comfort height bowl

Tiled full height combined tub/shower surround in second bathroom

LAUNDRY FEATURES

Stacked white Energy Star® washer and dryer

White ceramic tile flooring in laundry

ELECTRICAL FEATURES

Pre-wired for telephone outlets in living room

Pre-wired for access to high speed internet and digital television

Capped ceiling outlet in dining room wired to a dimmer switch

Designer-selected ceiling fixtures in kitchen, dining room, den, bedroom(s) as per plan

Smoke and carbon monoxide detectors

GFI electrical receptacle on balcony/terrace

SECURITY SYSTEM FEATURES

CCTV monitored in public spaces

Secured enterphone system

Secure doors and windows at ground floor

SUSTAINABLE ENVIRONMENT FEATURES

Individually metered utilities to encourage energy and water conservation

Energy-efficient lighting in garage and corridors

Carbon monoxide detector-controlled garage fans

Low-E thermopane windows with aluminum frames

Tri-sorter garbage chute system for garbage, recycling and organics

Energy Star® kitchen appliances (refrigerator, dishwasher and microwave)

Water-conserving kitchen and bathroom fixtures

Programmable thermostats to reduce off-hours energy consumption

Sustainable construction methods and materials

Energy Recovery Ventilation (ERV) System

Geothermal heating and cooling

Long life LED lighting fixtures throughout



TARION HOME WARRANTY

Warranties noted below are limited to and provided strictly in accordance with Tarion Warranty Corporation guidelines and the definitions and provisions of the Ontario New Home Warranties Plan Act and the regulations thereunder.

1 year on all material and workmanship.

2 year on heating, plumbing and electrical distribution systems.

2 year on building envelope integrity and water penetration.

7 year on major structural defects. A major structural defect is defined by TARION as; - a defect in workmanship and materials that results in the failure of the load-bearing part of the homes structure, or - any defect in workmanship or materials that adversely affects your use of the building as a home.

Registered builder with Tarion 1 year, 2 year and 7 year warranties as per Tarion. Please refer to Agreement of Purchase and Sale for legal disclaimers. It is understood and agreed that the dwelling will be built in accordance with the model selected and attached specifications known as Schedule "B".

GENERAL CONDITIONS

Purchaser shall have the right to select floor coverings, tiles, cabinets and countertops, bathroom fixtures and purchase upgrades from the Vendor's pre-selected samples subject to their timely availability from the Vendor's normal supplier and provided that the same have not already been ordered for this house. Variations from Vendor's samples may occur in bricks, finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production process.

All plans, elevations and specifications are subject to modification from time to time by the Vendor according to the Ontario Building Code. The purchaser acknowledges that finishes and materials contained in any sales office, including broadloom, furniture, cabinets, stained floor, architectural ornamental plaster, acoustic tile ceiling and luminous lenses etc., may be for display purposes only and may not be included in the dwelling purchased herein.

The brochure and plans available at the sales office and distributed to potential purchasers are for guidance and reference only. Specifications, terms and conditions subject to change without notice. E & O.E.



**OUR FUTURE
DEPENDS ON IT.**



SUSTAINABILITY

Building sustainable buildings can change the planet. It's about making buildings that respect the environment, the use of materials that are lasting, and using energy to heat and cool more efficiently. Genesis on the Park will use geothermal technology to reduce the consumption of natural gas and electricity, while saving residents money.

ZERO EMISSION

Ontario will move to a zero emission building code in the future. Genesis on the Park is close to zero emission now with geothermal heating and cooling. Centralized domestic hot water production is more efficient, uses less energy and will allow upcoming technologies to make it zero emission.

ENVIRONMENTALLY FRIENDLY

Every material we use undergoes consideration to the impact it has on the planet. By choosing materials that last longer, it means longer life cycles, and less landfill. It also means spending less money in the future. New technologies and smart building materials provide superior fire-resistance, better sound proofing, all with less impact on global warming. That's not just being responsible — it's being smart.

FUTURE PROOFING ARCHITECTURE

We're building in the 21st century for the 21st century, and we've taken advantage of opportunities to allow the integration of new technologies in the future. But for today, LED lighting reduces the energy consumption, with bulbs that last far longer than incandescent or fluorescent. Thermostats that setback heating and cooling when you're not home saves energy and saves money. New smarter thermostats will eventually be able to sense when you are on your way home and adapt to your habits.

We do this because we care — Our future depends on it.

THE TEAM



BUILDER PRAXIS DEVELOPMENT

Praxis Development Corporation is a full service real estate development company focused on intensification of urban communities. The principals behind Praxis have built, designed, and managed the development of thousands of residential units, commercial developments and hospitality projects across Canada. Integrating architectural design, project management, and a commitment to the environment, Praxis is a unique combination of skills, dedicated to building better.

Praxis is the experience of over fifty years of work across all facets of real estate, construction and development brought into practice to bring about focused innovation.

praxisdevelopment.ca

BRYTON CAPITAL CORP.

CAPITAL PARTNER BRYTON CAPITAL CORP.

Founded in 2004, Bryton Capital Corp. is a boutique real estate advisor providing acquisition, development and asset management services to small and medium-sized pension funds.

Bryton Capital Corp. has successfully completed over \$1.5 billion in real estate transactions and over 2.5 million square feet of industrial, residential and office developments.



REALTOR PMA BRETHOUR REALTY GROUP

As one of Canada's premiere Real Estate Firms, PMA has become a leader in the sale of new homes across the Greater Toronto Area, Ottawa, Calgary, San Francisco and Florida. For over 50 years the PMA family has embraced a simple yet powerful cornerstone: attitude, enthusiasm and teamwork make all the difference. PMA Brethour Realty Group sells over 3,000 homes annually and provides over 50 clients across Canada and the United States with unparalleled professional service.

pmabrethour.com



INTERIOR LARK AND LINEN

Lark and Linen bring a warmth and sensibility to the interior design of Genesis on the Park. Dedicated to enhancing the modern sleek architectural lines with sharp modern interiors, with warmth, Lark and Linen designs is livable, usable, and totally an expression of the life you live.

larkandlinen.com



CONSTRUCTION WILKINSON CONSTRUCTION

Founded in 1977, Wilkinson Construction Services has been a trusted builder of residential, commercial, industrial and institutional projects in Central and Western Canada for over 40 years. The company manages a diverse portfolio, including construction of multiple low-rise and high-rise residential projects, retirement homes and church renovations. Our success has been predicated on our strong commitment to quality workmanship inside and out.

wilkinsonconstruction.ca



MARKETING P&B MARKETING

P&B Marketing is a full-service advertising agency specializing in the real estate industry. The principals of the agency are seasoned professionals who have been involved in marketing real estate developments in all types of markets for well over three decades. P&B Marketing offers a wealth of experience, not only in the Greater Toronto Area and Southern Ontario but across Canada, the United States and Europe.

pbmarketing.ca



GENESIS
ON THE PARK



416.444.7653
www.realtypoint.ca

Prices and specifications are subject to change without notice. E.& O.E. 2018

P R A X I S
PRAXIS DEVELOPMENT CORPORATION