

TRUE LUXURY PURE AS GOLD

D'or Condominiums is redefining sophisticated living in downtown Thornhill.

ARCHITECTURE INSPIRED BY ELEGANCE

At D'or Condominiums, discover spectacular design that reveals the true nature of sophistication. Opulence and distinction define every aspect of this exquisite residence. Experience beauty from every angle at D'or Condominiums.



PRESTIGE & PERFECTION

Boasting two exquisite towers of uncompromising luxury, D'or earns its place as Thornhill's most distinguished new landmark residence. This captivating structure of glass and steel emanates sleek sophistication from every angle — welcoming residents to an experience of home unlike any other.



WELCOME HOME

Enter into the grand lobby to find yourself immersed in sleek sophistication. A warm greeting from our 24-hour executive concierge lets you know that you've arrived home, to a place that will cater to your every need and desire. Catch up with your neighbours in the lavish seating areas, or sit by the fire with a good book as you wait for your ride. Designed for comfort and elegance, the lobby will make you feel right at home the moment you walk through the doors.



Lobby

ARTIST'S CONCEPT

ENTERTAIN & ENJOY

True luxury is all about being able to host in style, no matter the occasion. Our exquisite party room is the perfect setting to celebrate major family milestones or provide your friends with an experience of the good life. In addition to featuring a beautiful space to host your guests, the party room also includes a restaurant-quality kitchen and wet bar; ensuring that the incredible food and drinks at your next party will be the talk of the town. In the warmer months, an outdoor grilling area with alfresco kitchens lets you take your celebrations into the open air — enjoying intimate dinners while taking in the sunset.



Party Room

ARTIST'S CONCEPT



AN INTIMATE AFFAIR

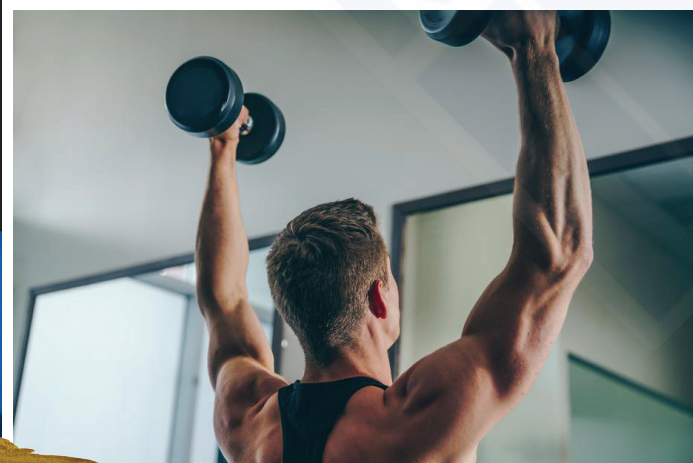
Our lounge is the perfect place to gather with friends and neighbours for cocktails, host a games night, or spend some alone time reading your favourite book. However you choose to enjoy this space, it's yet another wonderful place to find comfort and connection at D'or Condominiums.

ARTIST'S CONCEPT

“*Health and happiness go hand-in-hand.*”



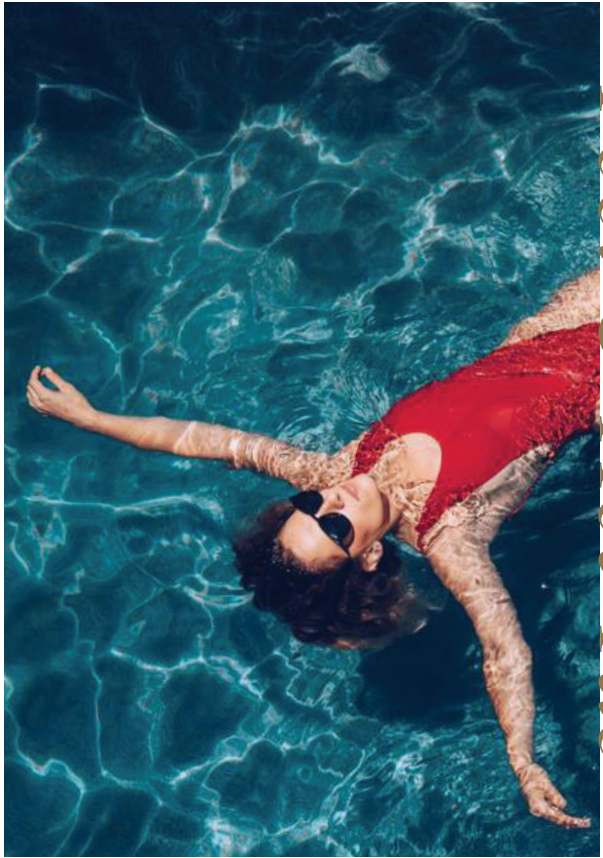
Fitness Centre



HEALTH IS WEALTH

Care for your body and soul with our state-of-the-art fitness facilities that make every day feel like a day at the spa. Refresh and rejuvenate your body and spirit in the beautiful yoga room. Relax in the peaceful steam bath. Enjoy instant access to endless workout routines with Wellbeats Virtual Training — a revolutionary on-demand approach to fitness, that delivers fitness classes, workout plans and fitness assessments to you, on your schedule. With over 350 fitness videos, from cycling to yoga to quick routines, there is a class for everyone with Wellbeats.

REFRESHINGLY ELEGANT
INSIDE & OUT



Pool & Hot Tub



“
*Dive into lavish
living at D’or.*
”

Perhaps the most remarkable signature amenity at D’or Condominiums is the exquisite indoor-outdoor pool area; separated by a retractable glass partition wall. Immerse yourself in sublime luxury all year long. In the summer months, lounge outside and soak in the sun, before cooling off with a refreshing dip. As the weather cools, continue to enjoy this sun-filled retreat and keep up your swimming routine in the spacious interior section of the pool.

AMENITY PLAN

1. LOBBY
2. THEATRE ROOM
3. GOURMET KITCHEN
4. DINING ROOM
5. OUTDOOR DINING ROOM
6. PARTY ROOM
7. LOUNGE
8. OUTDOOR YOGA AREA
9. YOGA / WELLBEATS STUDIO
10. FITNESS CENTRE
11. MEN'S CHANGE ROOM
12. WOMEN'S CHANGE ROOM
13. SAUNA
14. STEAM ROOM
15. FLUSH EDGE HOT TUB
16. FLUSH EDGE POOL
17. DOG SPA
18. ALFRESCO KITCHEN & DINING AREA
19. OUTDOOR SUN DECK





The MOST EXCEPTIONAL LEISURE & LIFESTYLE

LIVE LIFE OUTSIDE



Golf

There are three distinguished golf and country clubs just minutes away, offering access to 5-star dining and world-class championship golf courses.



Ski

In the winter months, nearby Uplands Ski Centre also offers one of the few downhill skiing destinations in the area. It's a rare opportunity for family-friendly winter fun in the heart of the city.

Play

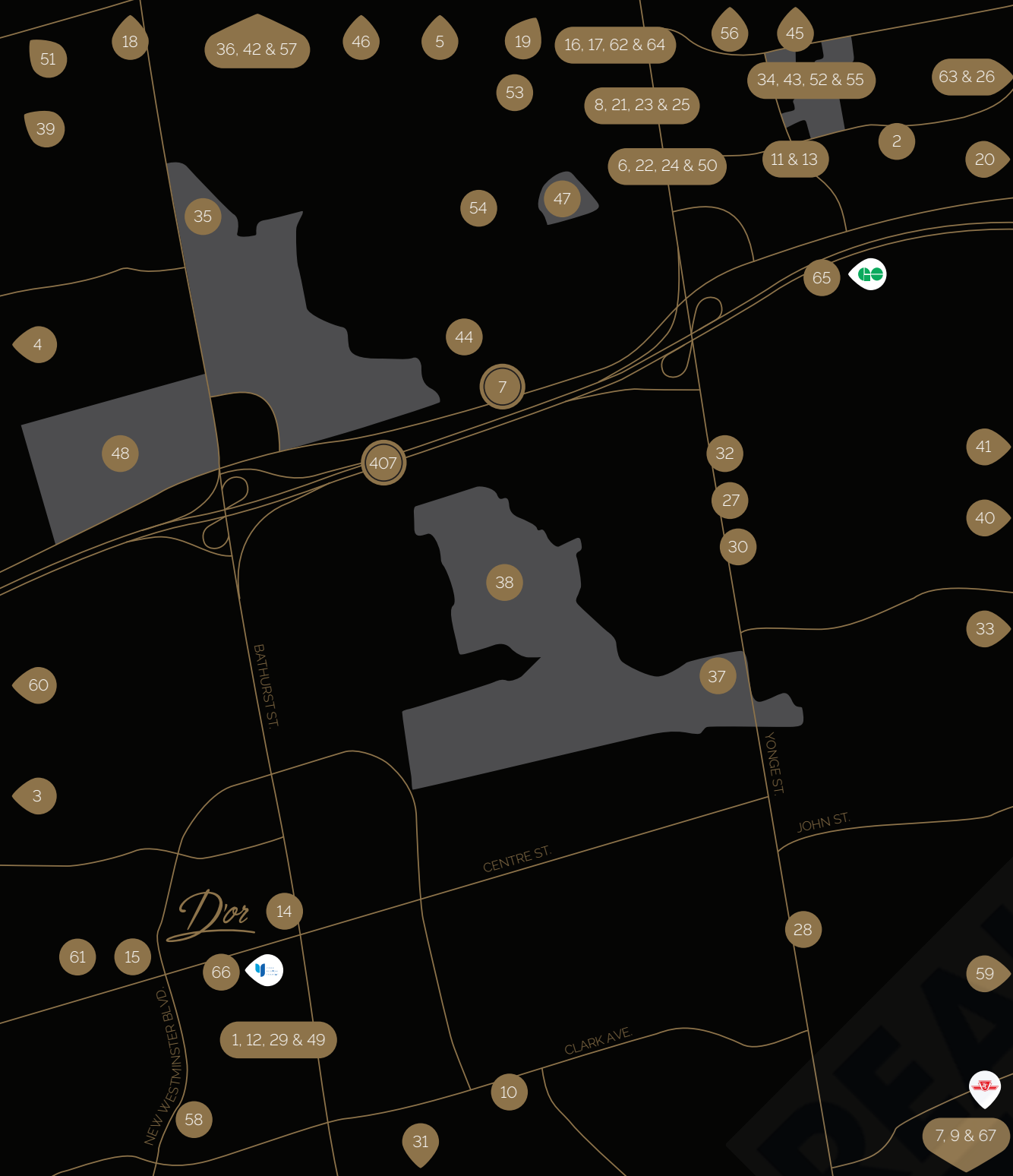
Canada's Wonderland is just a short drive west of D'or, offering almost 70 rides and attractions across 330 acres. There are also numerous recreation centres nearby including Herbert H. Carnegie Centennial Centre, Garnet A. Williams Community Centre and Pool and more.



Hike

D'or is perfect for nature lovers, with numerous parks and green spaces such as Sugarbush Heritage Park, Pierre Elliot Trudeau Park and York Hill District Park, all close by.

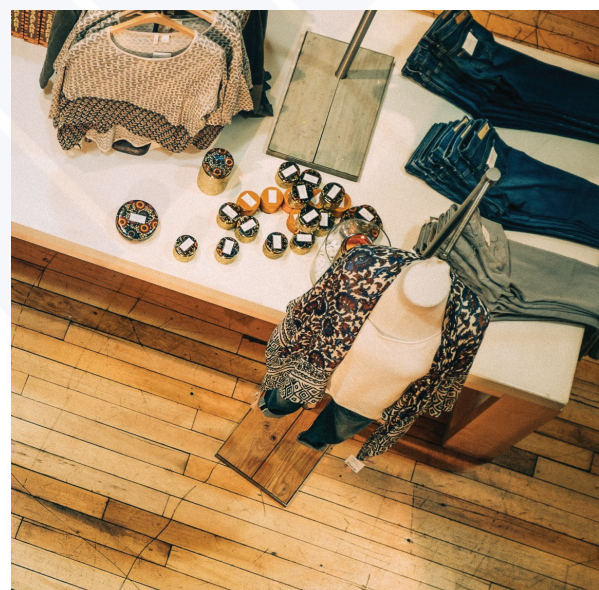




SHOPPING & DINING

- | | |
|-----------------------|-----------------------------------|
| 1. Promenade Mall | 11. Staples Richmond Hill |
| 2. Best Buy | 12. T&T Supermarket |
| 3. Canadian Tire | 13. The Home Depot |
| 4. Costco Wholesale | 14. Walmart Supercentre |
| 5. Hillcrest | 15. Winners & Home Sense |
| 6. Indigo | 16. Abruzzo Pizza |
| 7. Loblaws | 17. Archibald's Neighbourhood Pub |
| 8. Pier 1 Imports | 18. Aroma Espresso Bar |
| 9. Shoppers Drug Mart | 19. Caffe Demetre |
| 10. Sobeys | 20. Chako Barbecue & Izakaya |

- | |
|--------------------------------|
| 21. Il Fornello |
| 22. Kelseys Original Roadhouse |
| 23. Milestones Grill and Bar |
| 24. Montana's BBQ & Bar |
| 25. Second Cup |
| 26. Starbucks |
| 27. Terra Restaurant |
| 28. The Octagon |
| 29. Tim Hortons |
| 30. Tutto Bene Osteria |





PARKS & RECREATION

- | | | |
|---|--|-------------------------------|
| 31. Toronto Public Library - Centennial Library | 40. Bayview Lane Park | 49. Imagine Cinemas Promenade |
| 32. Goodlife Fitness Thornhill | 41. Bayview Reservoir Park | 50. Silver City Richmond Hill |
| 33. Ladies Golf Club of Toronto | 42. Carrville Park | 51. Canada's Wonderland |
| 34. Langstaff Community Centre | 43. Dr. James Langstaff Community Park | |
| 35. Richmond Hill Country Club | 44. Hunter's Point Wild Life Park | |
| 36. Richvale Community Centre & Pool | 45. Lake Wilcox Park | |
| 37. The Thornhill Club | 46. Mill Pond Park | |
| 38. Uplands Golf & Ski Club | 47. Morgan Boyle Park | |
| 39. Eagles Nest Golf Club | 48. Sugarbush Heritage Park | |



SCHOOLS & SERVICES

- | | |
|--|---|
| 52. St. John Paul II Catholic School | 60. York University |
| 53. Charles Howitt Public School | 61. Advanced Health Centre |
| 54. Langstaff Secondary School | 62. Laserlight Chiropractic Health Centre |
| 55. Red Maple Public School | 63. Primacy - Richmond Hill Medical & After Hours Clinic |
| 56. Richmond Hill Montessori & Elementary Private School | 64. Richmond Hill Dental |
| 57. Roselawn Public School | 65. Langstaff GO Station  |
| 58. St. Elizabeth Catholic High School | 66. York Regional Transit  |
| 59. Seneca College | 67. Finch Subway Station  |

TREAT YOURSELF TO ELITE SHOPPING & DINING

Savour the flavours of the delicious Italian fare at Mezza Notte Trattoria, enjoying a local shopping spree at Promenade Mall, or explore many of the other excellent local shops and restaurants.



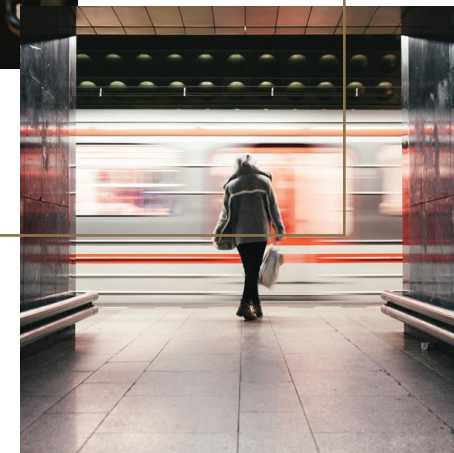


CONVENIENT COMMUTING

Major Highways, York & GO Transit are all Right Here

Live just a short drive from all the exceptional urban amenities of downtown Toronto, yet removed from the chaos and congestion of the big city. Live only a 30 minute drive to the heart of downtown Toronto, with Hwy. 7 and Hwy. 407 located just moments north, and Hwy. 401 just a short drive south. Residents here will also enjoy rapid access to Langstaff GO Station, Finch Subway Station and VIVA and YRT Transit.

The TTC 77 Bus can be found right at your door, providing rapid access to nearby Finch Subway Station. If you prefer to travel downtown on GO Transit, you can either drive to the Langstaff GO Station park and ride in about 10 minutes, or take the VIVA Orange line express bus in 20 minutes. These are just a few of the golden ways to get around at D'or Condominiums.



minutes to everywhere

- Richmond Hill GO Station.....5 min
- Finch Subway Station.....11 min
- York Region Transit.....5 min

easy access to highways

- Highway 7.....8 min
- Highway 407.....5 min
- Highway 404.....14 min
- Highway 401.....17 min
- Highway 400.....15 min

DESIGNER LOOK. INVITING FEEL.

THORNHILL'S FINEST SELECTION OF PREMIUM RESIDENCES.

EXCLUSIVE BUILDING FEATURES & AMENITIES

- 24 hour full service concierge
- Elegant, hotel inspired lobby
- Party room with adjoining lounge
- Elaborate dining room & chef's kitchen facilities
- Gym with weights & cardio machines
- Yoga room
- Indoor pool with retractable glass wall leading to outdoor sundeck and gazebos
- Hot tub & steam room
- Outdoor BBQ and dining areas
- Private theatre
- 2 overnight guest suites
- Secured underground parking
- Security card access throughout common areas
- Individual hydro and water metering
- Professionally landscaped outdoor areas with gardens, walkways and fountain

ELEGANT SUITE FINISHES

- 9ft. ceiling heights in principal rooms as per plan*
- 10ft. ceiling heights in principal rooms as per plan, on ground floors, floors 15, 16 and 17 of building A and on floor 20 of building B
- Smooth painted ceilings throughout
- Ceiling heights in kitchen, closets, bathrooms & foyer may be dropped
- Classic interior doors with designer lever hardware
- Classic 5" baseboards
- Panoramic windows
- Selection of pre-finished, laminate flooring in living room, dining room, bedroom(s), kitchen, hallway, foyer, and den
- Mirrored, sliding doors on bedroom closets as per plan
- White ceramic floor tile in laundry area
- White, front load, stacked washer and dryer, sized per plan

THE KITCHEN

- Selection of cabinet doors with traditional, transitional or contemporary profiles and extra height cabinets
- Cabinet drawers and doors with full extension runner system and soft-closing hardware
- Selection of elegant granite countertops
- Task lighting under upper cabinets
- Under-mounted single or double bowl stainless steel sink as per plan
- Single lever pull-down faucet with pull-down spray head
- Choice of ceramic subway tile backsplash
- Stainless steel kitchen appliances, including: refrigerator with bottom mount freezer, electric slide-in range, built in dishwasher and over the range microwave with integrated exhaust fan, sized as per plan
- Model 2B-C, will receive stainless steel kitchen appliances including: refrigerator with bottom mount freezer, glass ceramic electric cooktop, electric wall oven, built in dishwasher and canopy hood fan per plan

THE BATH

- Designer vanities
- Choice of quartz countertops with under-mounted wash basin
- Full width vanity mirrors
- Faucets and complementary accessories
- Deep soaker tubs
- Shower with ceiling mounted vapor proof light and tempered glass enclosures
- Choice of porcelain tile for tub and shower surrounds
- Water-saving one-piece toilet
- Choice of porcelain 12x24 floor tiles

COMFORT & PEACE OF MIND FEATURES

- Individual seasonally controlled heating & air conditioning vertical fan coil system
- All main entrances and exits are monitored 24/7 with security cameras
- FOB access throughout all common areas
- Enter-phone and cameras at all visitor entrances
- Safety alert stations in underground parking
- In-suite intrusion alarm system

LIGHTING & TECHNOLOGY

- 100 amp service panel with circuit breaker
- Electrical ceiling light fixture provided in the kitchen, foyer, den, dining room, bedrooms and walk in closets as per plan
- Switched wall outlet in living room
- Pre-wiring for high-speed internet
- Pre-wired cable outlet in living room, bedroom(s), and den
- Pre-wired telephone outlet in living room, bedroom(s), & den

GREEN FEATURES

- Thermally insulated energy efficient double glazed architecturally designed windows
- Recycling facilities with separate waste and recycling systems
- Individually metered hydro
- Individually metered water



All finishes to be chosen are as per plan and shall be chosen from a selection of Vendor's standard samples. Principal Rooms consist of the Living Room, Dining Room, Library, Kitchen and Bedrooms. All features and finishes, price and specifications are subject to change without notice. Please note: The ceiling heights stated are approximate. The height is measured from the upper surface of the concrete floor slab to the underside of the concrete ceiling slab. Where ceiling bulkheads are installed or where drop ceilings are necessary such as kitchen, foyer, closets, bathrooms, laundry rooms and hallways, the ceiling height will be less than stated. All available features and finishes are as per plan and may vary from suite to suite. All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Decorative and upgraded items displayed in the furnished model suites and sales office are for display purposes only and are not included in the purchase price. The provisions of Schedule "X" of this Agreement, including section 6, apply to this Schedule "A", and where there is any conflict between the above provisions and the provisions of Schedule "X", Schedule "X" shall govern. E. & O. E.

A LEGACY OF EXCELLENCE



Fernbrook Homes is one of Canada's leading builders and is widely recognized for their outstanding commitment to creating distinctive communities. With a keen natural understanding of what makes a community a preferred place to live, Fernbrook has an exceptional reputation for architectural integrity, classic design, and outstanding customer service. Come discover a lifetime of satisfaction awaiting you here.



Cityzen Development Group is among Toronto's most recognized multi-faceted real estate developers. Cityzen's unique comprehensive approach encompasses real estate experience that spans the entire spectrum of real estate sectors. With a passion for visionary urban design, Cityzen is committed to excellence, dedicated to creating beautiful and iconic design-driven developments that enhance the quality of life and place while remaining sensitive to community and environmental concerns. Cityzen has developed a well-earned reputation by working with award-winning architects and designers to further push the boundaries of creating innovative urban communities that are designed to enhance urban neighbourhoods.



The Metrontario Group is in its eighth decade as a real estate developer. Over that time, either on its own or in association with quality builders, it has been responsible for the creation of numerous residential communities and commercial buildings in the Greater Toronto Area, in the United States, and in Israel. Each project, whether residential or commercial, is built to high standards, and with an eye to the needs and desires of residents and consumers, and it is these standards which have become the hallmark of the Group's work.

