

Sierra Building Group has been crafting distinctive new homes in beautiful communities for over a quarter century, and we'd be honored to build yours. If you've ever been to a Sierra Building Group development you've no doubt realized that we build more than homes. We build communities you'd be proud to call your own. Communities in picturesque settings where luxury and convenience intersect, and where neighbours are more than just that. They're lifelong friends.

# Platform condos

ON THE DANFORTH

PLATFORMCONDOS.CA

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# You've Arrived at Your Destination

Welcome to The Danforth. Living here means having an exciting and established neighbourhood where there is always something interesting to see and do. Being seconds from the subway gives you easy access to the entire city. Make Platform Condos your home and call all of Toronto your own, personal playground. Next Stop: Your Future.

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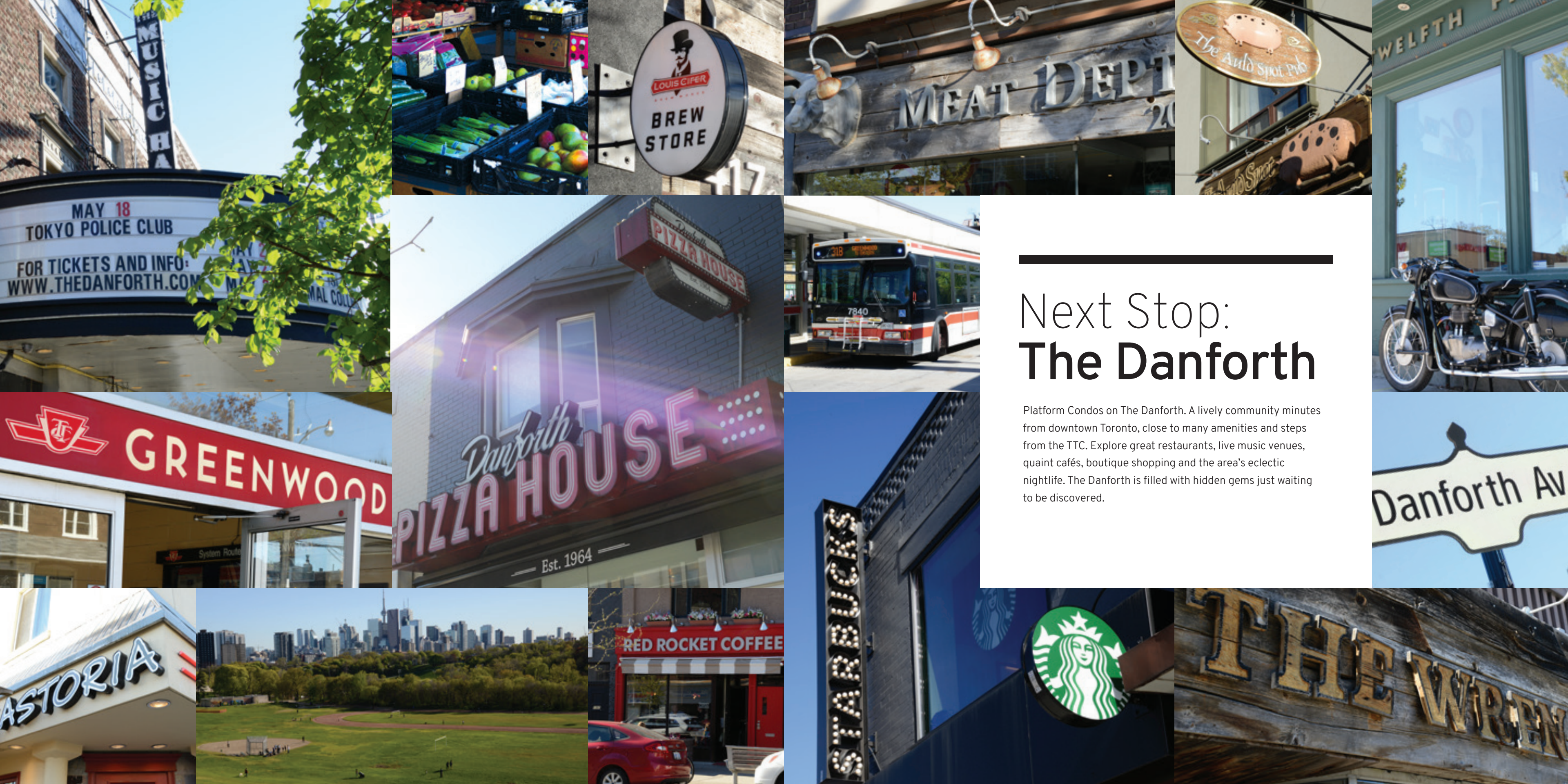


SIGNAGE

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# Next Stop: The Danforth

Platform Condos on The Danforth. A lively community minutes from downtown Toronto, close to many amenities and steps from the TTC. Explore great restaurants, live music venues, quaint cafés, boutique shopping and the area's eclectic nightlife. The Danforth is filled with hidden gems just waiting to be discovered.





# Live Connected.

A multicultural hotspot right next to Greenwood subway station and surrounded by an abundance of amenities.

## ENTERTAINMENT & CULTURE

- 01 The Danforth Music Hall  
02 Riverdale Farm  
03 The Coal Mine Theatre

## DINING

- 04 Danforth Pizza House
- 05 The Dylan Bar
- 06 Square Boy
- 07 Local 1794
- 08 The Wren
- 09 Holy Chicken
- 10 Mezes
- 11 The Auld Spot Pub
- 12 Louis Cifer Brew Works
- 13 Il Fornelo
- 14 Café Demetre
- 15 Pizzeria Libretto
- 16 Pan

## CAFÉS

- 22 Starbucks  
23 Marvel Coffee Co.  
24 Red Rocket Coffee  
25 808 Social  
26 The Shmooz  
27 Tim Hortons

## SHOPPING

- 28 LCBO  
29 The Twelfth Fret  
Guitarists' Pro Shop  
30 Beer Store  
31 Danforth Central  
Pharmacy

## PARKS

- 37 Riverdale Park  
38 Withrow Park  
39 Kempton Howard Park  
40 Oakvale Green  
Community Gardens  
41 Monarch Park Pool &  
Stadium  
42 Felstead Avenue  
Playground

## EDUCATION

- 43 Wilkinson Junior Public School

44 Earl Grey Senior Public School

- 45 École élémentaire  
catholique George-  
Étienne-Cartier  
46 Kumon Math & Reading  
Centre  
47 St. Patrick Catholic  
Secondary School  
48 Greenwood Secondary  
School  
49 Danforth Collegiate &  
Technical Institute  
50 Centennial College

## HEALTHCARE

- 51 Toronto East General  
Hospital
- 52 Bridgepoint Hospital





# First Impressions Are Everything

When you step into Platform Condos' stunning, contemporary lobby, get ready to be impressed. A welcoming, modern interior, with easy access to underground parking and bike storage, is complemented by the distinctive, urban-chic exterior. Street-level retail in the building adds to the vibrant Danforth neighbourhood, and gives you a convenient starting point as you explore all the local shops and restaurants.

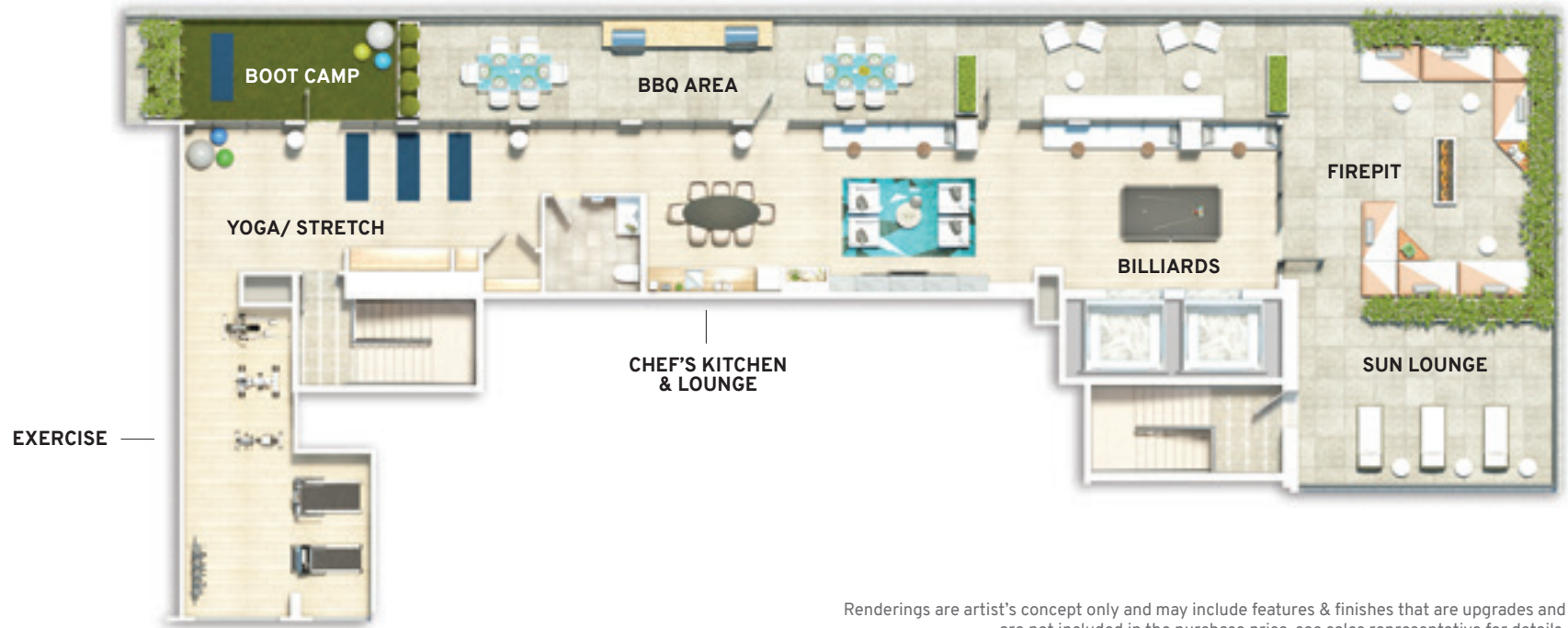


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# Rooftop Paradise

Start your day off right with an energizing workout in the well-equipped fitness room. Relax and centre yourself in the yoga room after a long day at work. Enjoy the evening curled up by the cozy outdoor fireplace and lounge, while gazing out over the spectacular views of the Toronto skyline. Enjoy extended living, sunup to sundown.



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# Elevated Living

Celebrate good times with friends and family, whether it be in the spacious entertainment room complete with pool table and caterer's kitchen or by stepping out onto the rooftop terrace to enjoy the gorgeous weather by entertaining in the outdoor barbecue and dining area.



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# Inspired Interiors

Innovative suite designs with stylish, contemporary interiors. Bright, open, welcoming spaces designed to function seamlessly with your modern life. Fall in love with a kitchen that's perfect for preparing your favourite meals. Take in your own personal view of Toronto on your balcony or terrace. Entertain. Enjoy yourself. Elevate your life.



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# Relaxing Retreat

Restful and serene, the tranquility of your bedroom is the perfect retreat. Floor-to-ceiling windows flood the space with natural light and offer gorgeous views from the comfort of your bedroom. Spacious closets and spa-like bathrooms are a relaxing addition to the start and end of your day.



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# Features & Finishes

## BUILDING FEATURES

1. Boutique building with 8 residential floors.
2. 9th floor indoor and outdoor amenity area offering a fitness room, kitchen and entertainment space. An outdoor terrace with a barbecue area overlooking spectacular views of Toronto's skyline.
3. Contemporary lobby designed by Byron Patton & Associates.
4. Mail and parcel area conveniently located off front lobby.
5. Key FOB controlled access system at entry points and garage.
6. 2 levels of underground parking.
7. Secure resident bicycle parking and parking racks for guests.

## GENERAL SUITE FEATURES

8. Innovative suite designs with 9' ceiling heights throughout living areas, except where ducts or venting is required for mechanical purposes, or lowered ceilings for structural purposes, or as indicated per floor plans.
9. Smooth ceilings throughout painted in white.
10. Designer selected laminate flooring throughout in foyer, living room, dining room, kitchen, bedrooms and hallway.
11. Solid core suite entry door.

## KITCHEN

12. Choice of cabinetry and Quartz countertops from Sierra's standard samples.
13. Stainless steel undermount kitchen sink including a single lever faucet with pull-out spray from Sierra's standard samples.

14. 24" stainless steel glass top range, 24" refrigerator and 18" dishwasher.
15. Exterior vented over-the-range combination microwave and hood fan.
16. Ceramic 4" by 12" wall tile backsplash.
17. Countertop electrical receptacle for small appliances.

## BATHROOM(S)

18. Choice of cabinetry and Quartz countertops from Sierra's standard samples.
19. Single lever faucet from Sierra's standard specification.
20. White acrylic bathtubs in all bathrooms as per plan.
21. Frameless glass panel with pot light in shower stall – only where applicable as per plans.
22. Exhaust fans vented to exterior in all bathroom(s) and powder room.
23. Privacy locks on all bathroom and powder room doors.
24. Vanity in powder room as per plan.
25. Mirror provided in all bathroom(s) and powder room.
26. 12" by 24" floor tiles as per Sierra's standard samples.
27. Ceramic wall tile for tub and shower enclosure(s) up to the ceiling and separate shower stall (as per plan) including the ceiling, from Sierra's standard samples.

## INTERIOR TRIM

28. Modern trim package throughout including baseboards, door and window casings.
29. Moulded panel interior passage doors.
30. Brushed nickel finish lever style door handles and hinges.

## LAUNDRY

31. Stacked 27" washer-dryer directly vented to exterior.
32. Tile flooring below washer and dryer.

## ELECTRICAL

33. Individually controlled heating and cooling system.
34. Decora style switches and receptacles throughout.
35. Smoke detectors installed as per Ontario Building Code.
36. Living room and master bedroom roughed-in for cable TV.

## PAINT

37. All interior walls painted with a single colour of latex paint from Sierra's standard colours.

## WARRANTY

38. Your new home will be registered with the Tarion Warranty program. The details of the warranty can be found at [www.tarion.com](http://www.tarion.com).

DISCLAIMER: The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality than that provided for herein. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor whose determination shall be final and binding. Colour, texture, appearance, etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes. E & O.E.

All photographs and illustrations do not necessarily depict standard features but represents products of similar quality that will be offered at Platform Condos. Features and finishes may vary by suite designs. See Sales Associates for details. Materials and specifications are subject to change without notice. E. & O. E.