

THE TOWNS OF
LAMBTON MILLS

**EXECUTIVE MODERN
TOWNHOMES**

in a Private Enclave



A vision of **URBAN LIVING**

This is what you've been waiting for. A place that's tapped into the urban energy of the city, yet protected from the rush of the downtown core. A stunning new home at the peak of modern design, tucked within a neighbourhood on a private cul-de-sac that reflects the unique character of Old Toronto. Past and present. Old and new. And a unique community at the centre of it all. Welcome to The Towns of Lambton Mills.



Life at **THE CROSSROADS**

Where the dynamic energy of The Junction meets the charm of Humber Valley Village, everything you deserve and everything you desire come together in a perfectly balanced neighbourhood. Shops, schools, and transit are walking distance from your door, but so are mature trees, vast parks, and the majesty of the Humber River.

The Pan Am Trail is a ten minute walk. Jane subway station is a six minute drive. The grocery store is four minutes on foot. You're at the centre of everything that matters.



COMMUNITY AREAS

1. Lambton Arena
2. Chris Tonks Arena
3. York Recreation Centre
4. Frank Oke Secondary School
5. St. Oscar Romero Catholic Secondary School
6. Hardwood Public School
7. Keelesdale Junior Public School
8. Toronto Public Library

GROCERY STORES

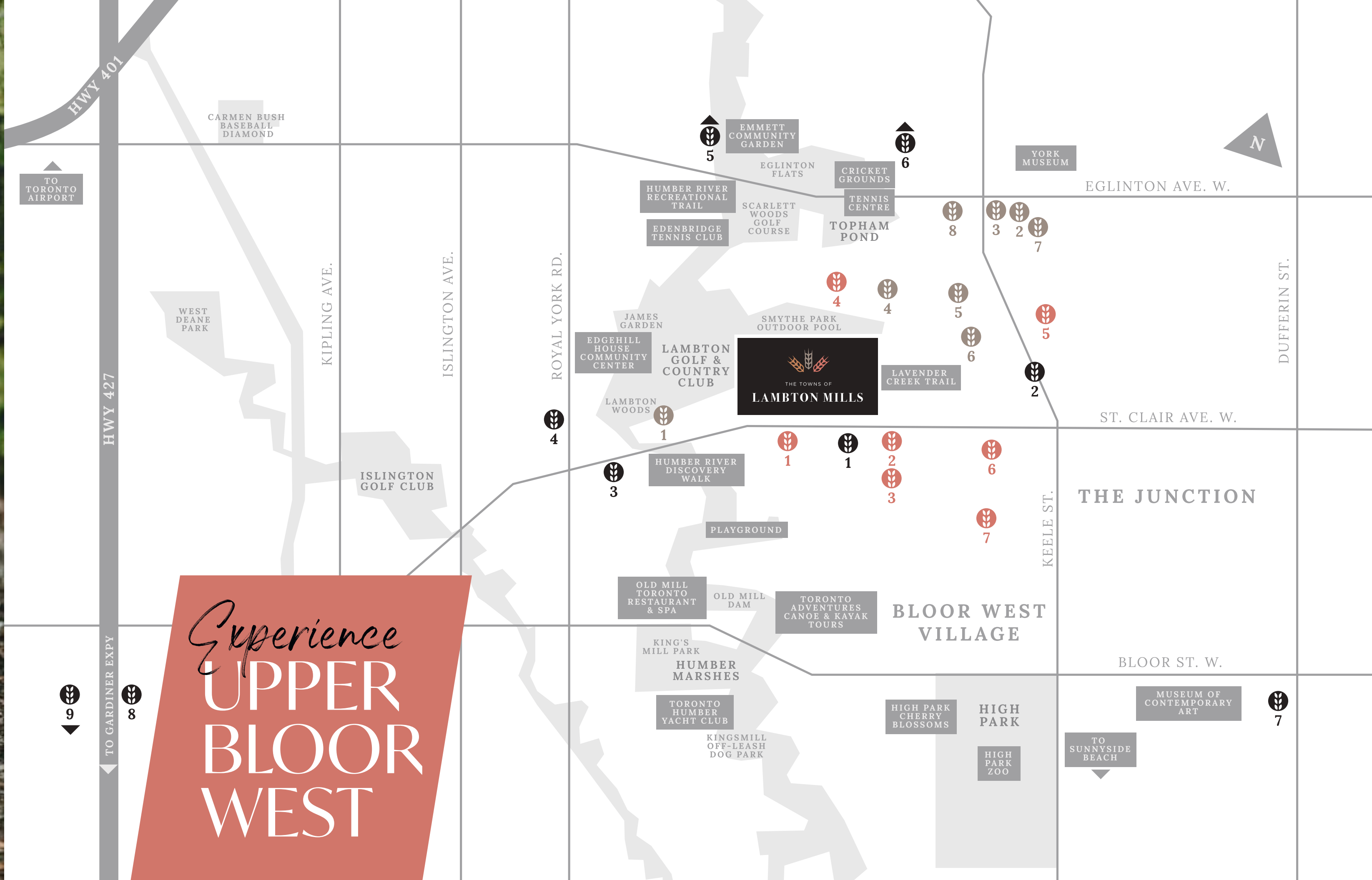
1. Loblaws
2. Walmart Supercentre
3. FreshCo
4. Food Basics
5. Ample Food Market
6. Metro
7. No Frills

SHOPPING CENTRES & MALLS

1. SmartCentres
2. Stock Yards Village
3. Kingsway Mills Shopping Centre
4. Humbertown Shopping Centre
5. Weston Shopping Centre
6. Sheridan Mall
7. Dufferin Mall
8. Cloverdale Mall
9. CF Sherway Gardens

AREA RESTAURANTS

- New Orleans Seafood & Steakhouse
- Churrasqueira Beira Mar
- Pegrolls
- Bellona
- Campo Restaurant
- Comaly Canela Restaurant
- Golden Wheat Bakery Cafe
- Monte Bakery
- La Rose Bakery
- Caldense Bakery
- Cafe 106
- Super Coffee
- Claudia's Coffee





A Town of **ITS OWN**

The Towns of Lambton Mills is a unique enclave of homes set upon a private cul-de-sac, sheltered from the city by its unique design and scenic trees. This is a neighbourhood rooted in connection with modern urban designs inspired by the spirit of the city. With indoor parking included for heightened functionality, and above it all, a rooftop terrace with a remarkable view over the treetops.

This is your Town.



Bold Style
**MEETS
ELEGANCE**





A Contemporary
CLASSIC



The Peak of MODERN DESIGN

- 1 Striking contemporary style
- 2 Sleek linear design
- 3 Bright oversized windows for natural light
- 4 Balanced symmetrical composition

- 5 Private balconies & rooftop terraces
- 6 Bold black metal accents
- 7 Striking monochromatic colour palette
- 8 Privacy walls for outdoor spaces



PRIVATE. PROTECTED. PRESTIGIOUS.

Life within your private enclave at Lambton Mills is a singularly sophisticated experience. Quiet streets tucked away. Lush landscaping complementing personal gardens. A courtyard separating your home from the outside world. It's the perfect residential neighbourhood within your coveted urban address.





Above IT ALL

Step up to a higher level of living. Your rooftop patio elevates everyday experiences to create unparalleled opportunities for dining, entertaining, lounging, and so much more, with incredible views out over your neighbourhood.



Life at a NEW LEVEL

PRIVATE ROOFTOP TERRACES
PLANTERS FOR GARDEN SPACE

BRIGHT, OVERSIZED WINDOWS

FULL-FLOOR PRIMARY SUITE

3-4 SPACIOUS BEDROOMS

ADDITIONAL CLOSETS FOR EXTRA STORAGE

MODERN OPEN CONCEPT LAYOUTS

INDOOR PARKING WITH
ROUGH-INS FOR EV CHARGING





Uniquely YOURS

Chic style meets modern comfort.
Contemporary interior design reflects
the depths of your cosmopolitan lifestyle,
complemented by high-end finishes and
quality materials to complete your vision.



CLEAN & *Contemporary*

Sleek lines and unique designs are the foundation for your stunning modern kitchen at Lambton Mills. Between custom cabinetry, gleaming countertops, and contemporary colour packages, it's a refined expression of your personal tastes.





A Tranquil **RETREAT**

Gleaming glass, stone, and tile come together in an elegant ensuite retreat. With a deep soaker tub and sleek countertops, it's a serene sanctuary from your busy urban lifestyle.



The TEAM

Three giants of the real estate industry coming together to culminate in a development company committed to the highest standards of excellence in design, construction and customer care. TFC Developments builds on the decades-strong foundation of community and custom home building, offering a complete homebuying experience that maximizes value and quality for all.

From carefully choosing prime locations and the finest architectural designs to offering smart, modern and livable features, every TFC home carries the promise of upscale, enriched, meaningful living through decades of experience and a new-age approach to homebuilding. Whether it's a townhome, semi-detached, single or spectacular estate residence, for TFC, every home is your dream home, your most important investment.





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Renderings/Exterior Elevations, site plans and maps are artist's concept only. Map is not to scale. Construction of dwelling may not be exactly as shown. Some features shown may be optional extras at additional cost. Exterior elevations, renderings or sketches are subject to architectural controls, the availability of materials to the Vendor during the construction of the Dwelling, and site conditions. Some windows shown on side elevations may not be available due to the applicable side yard setback. Accordingly, all details, dimensions, treatments, specifications and features shown may be changed by the Vendor, the Municipality, the Developer or the Vendor's control architect, in their sole and unfettered discretion at any time without notice. Site plan generally depicts a draft plan submitted to the municipality for development approvals. All details, dimensions and features shown are intended to display the preliminary lot plan of the lot purchased herein only. The lot and surrounding lots or other features shown such as driveway locations, depth measurements and landscaping features are subject to approval by the municipality, the Vendor's consulting Engineers, and Developer. Accordingly the lot, adjacent lots, and all such surrounding features shown are subject to change without notice and may differ from the documents. Aerial photographs were taken from various angles and heights in order to generally illustrate the relative location of the project and surrounding features. Renderings are not to scale and may not reflect the actual buildings, businesses and structures in existence at the time of development. TFC Developments makes no representation or warranty with respect to the actual views or locations of such features from the homes once fully constructed. E. & O.E. March 2024