

WESTSHORE

AT LONG BRANCH

THERE'S NEVER BEEN A BETTER TIME TO OWN REAL ESTATE



THE GTA'S MOST TRUSTED INVESTMENT

It's been proven for over **65 years**
and more than **100,000 homes**:

Minto understands its buyers.
The award-winning developer is
in a market all by itself.



minto
Communities



MINTO'S MARKET.

BUILT FOR BUYERS

100K+
HOMES

GTA | OTTAWA | CALGARY

Putting homeowners first.

Quality craftsmanship, prime location, sustainable features, Smart technology.

A new, transformative product by Minto. The first of its kind.

WELCOME TO DOWNTOWN ETOBICOKE











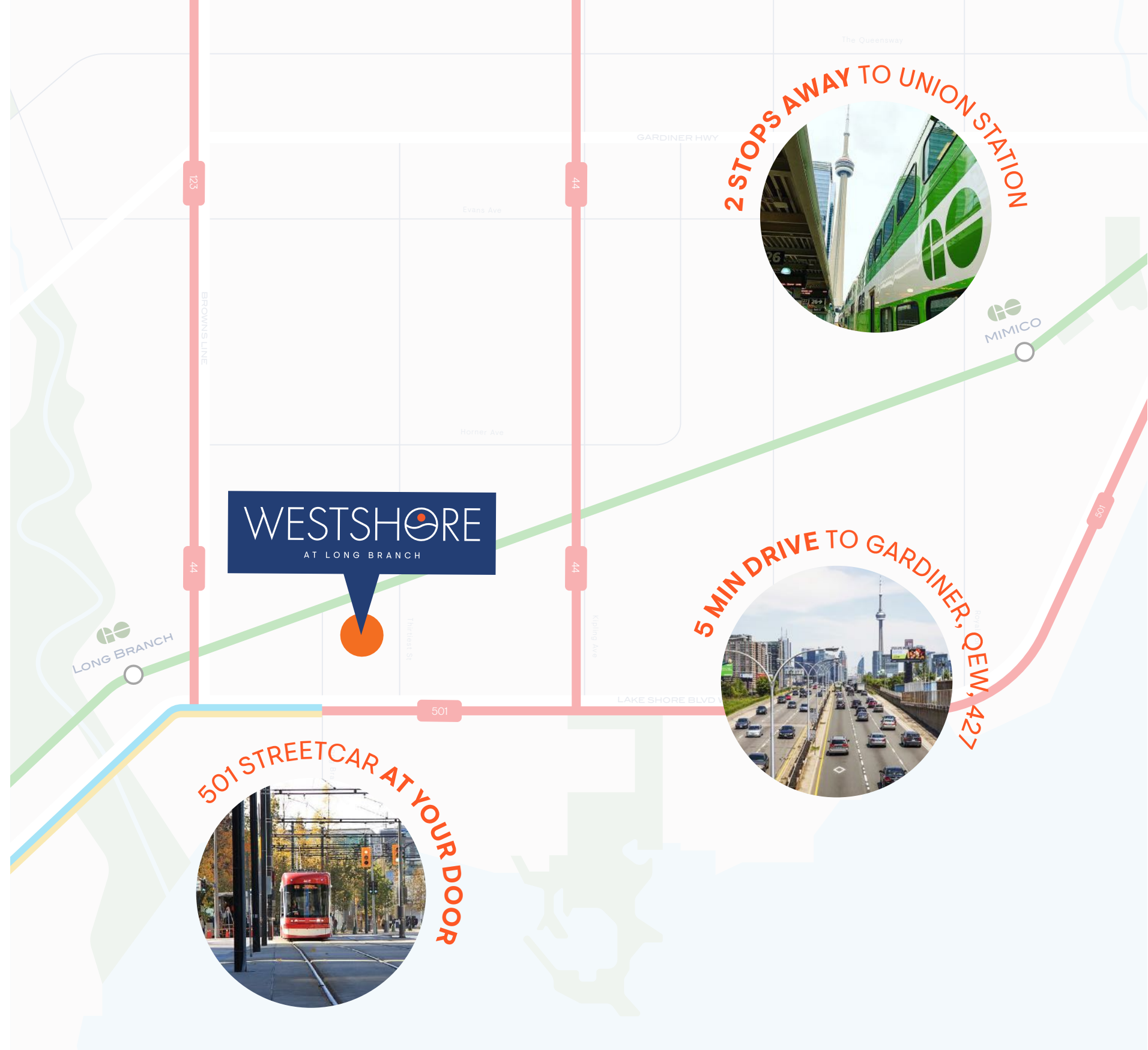
Connected Living
Waterfront Location
Amenity-Rich Luxury

LONG BRANCH

CONNECTED LIVING

A short trip to Mississauga.
Minutes to downtown Toronto.

-   GO TRAIN
-   23 BUS
-   5 BUS
-   123, 44 & 501 STREETCAR ROUTES



WATERFRONT LOCATION



A short walk to Lake Ontario.
Parks and promenades, marinas and sailing clubs.

AMENITY-RICH LUXURY



WOODY'S BURGERS



LOOP CREAMERY



JOAN'S BLOOMING PLACE

A neighbourhood flush with opportunity.
Vibrant restaurants, retailers, schools and lifestyle programming.



YOUR AMENITIES

● PARKS

1. Marie Curtis Park
2. Colonel Samuel Smith Park
3. Long Branch Park
4. Birch Park
5. Syd Cole Park
6. Rotary Peace Park
7. Cliff Lumsdon Park
8. Humber Bay Park East
9. Lakefront Promenade Park

● ENTERTAINMENT

10. Oceah Oceah
11. Mississauga Sailing Club
12. Marie Curtis Park East Beach
13. Lakefront Promenade Marina
14. TorontoSail.ca
15. Jaja Spa

● EDUCATION

16. Humber College
17. Lakeshore Collegiate Institute
18. The Holy Trinity Catholic School
19. Seventh Street Junior School
20. Vincent Massey Academy

● DINING

21. Pulcinella Ristorante
22. Terminal 3 Coffee Roasters
23. Woody's Burgers Bar & Grill
24. Starbucks
25. Black Goat Cafe
26. 850 Degrees Pizzeria
27. Kettlemans Bagel
28. Thai Barn Na
29. Egglicious

● SHOPPING

30. CF Sherway Gardens
31. Costco Wholesale
32. Dixie Outlet Mall
33. Alderwood Plaza
34. IKEA Etobicoke
35. Farm Boy
36. Shoppers Drug Mart
37. Paris Calling
38. Funny Bones
39. PoochyKat
40. Joan's Blooming Place



THE VISION
IS HERE

WESTSHORE

AT LONG BRANCH



A Minto community at the centre
of Lakeshore's ongoing gentrification.

MORE THAN A TOWNHOME

Exclusive Community



Private entrances, private outdoor space and private parking.

Central Location



In the heart of Etobicoke, with access to everything the city offers.

Curated Amenities



Indoor and outdoor, including a Co-Working and Multi-Functional Room.

Elevator Equipped



Eliminates more than 90 steps found in traditional towns.

High Affordability



Lowest cost of entry means the highest return on investment.

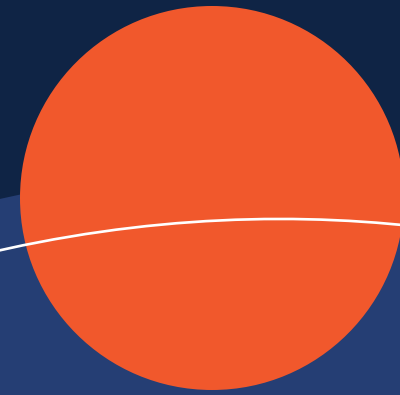
Better Elevation



Starts at the Garden level at grade. Roof top, terrace and patios. Raising the experience.

MINTO PRESENTS

THE HEIGHTS



New **Urban** Towns. A **Hybrid** Platform.

1 – 3-BEN + DEN | 472 – 1,282 SQUARE FEET

CUTTING/EDGE
DESIGN-FORWARD
FAMILY, CENTRED

THE SITEPLAN

Phase 1



THE HEIGHTS

WESTSHORE
AT LONG BRANCH



THE SKY TOWNS
2 STOREYS

THE FLATS
1 STOREY

THE GARDEN TOWNS
2 STOREYS

THE GARDEN TOWNS

2-Storey Townhome with Garden Patio



THE FLATS

1-Storey Bungalow with Terrace



THE SKY TOWNS

2-Storey Townhome with Rooftop Terrace



THE SKY TOWNS

2-Storey Townhome with Rooftop Terrace



MINTO COMMUNITIES | WESTSHORE



 **minto**
Communities

ENERGY-EFFICIENT



HIGH-PERFORMANCE MECHANICAL SYSTEMS

Efficient mechanical systems include an Energy Recovery Ventilation system that delivers fresh, filtered air throughout the home.



HEALTHIER MATERIALS

Healthier materials and finishes, such as low VOC paint and Green Label Plus-certified carpeting improves indoor air quality.



WATER EFFICIENCY

Water efficient fixtures help reduce consumption by up to 30% and protect residents from rising utility costs.



ENHANCED BUILDING ENVELOPE

A high-performance envelope is designed to reduce heating and cooling needs through higher insulation values, energy-efficient windows and air-tight construction practices - providing both utility cost savings and improved comfort conditions. A sample of homes is tested by a third party to verify air tightness.



ENERGY STAR MULTIFAMILY CERTIFICATION

Westshore is targeting ENERGY STAR Multifamily High Rise certification. This means that the homes are performance-tested and third-party verified by industry professionals to ensure they meet rigorous industry standards. A focus on energy efficiency and air tightness results in a minimum 15% improvement in energy efficiency versus a code-built home.

Westshore at Long Branch's Sustainable **Features & Finishes**

COST-EFFECTIVE

BIG RETURNS GROUND FLOOR OPPORTUNITY



Long Closings. Future Proof Value.
The area's most affordable project with
the greatest growth potential.

AVERAGE RENT

IN THE GTA

Markham
Average Rent
\$ 2,686

Brampton
Average Rent
\$ 2,561

Toronto
Average Rent
\$ 2,861

Etobicoke
(Westshore)
Average Rent
\$ 2,787

Mississauga
Average Rent
\$ 2,778

Etobicoke commands monthly average rent that is higher than in most other GTA cities, making condominium investment here a sound decision.

BEST INVESTMENT

44.09%

Resale Price Increase
2019-2022

14

DAYS ON
MARKET ONLY!

\$2,787

AVG. RENT

*All numbers are from Marketwatch 2019 - 2023 & Urbanation Q2 2023.

UNDER \$1,000 PSF IN A TRUE TORONTO ADDRESS

↓45%

LOWER IN
MAINTENANCE
FEES

2026

THREE
YEAR
CLOSING

WESTSHORE

AT LONG BRANCH

1 Best Value in Toronto

A townhome for less than the price of a 2-bedroom condo in downtown Toronto.

2 Waterfront Neighbourhood in the heart of Etobicoke

In the heart of Etobicoke and at the centre of Lakeshore's ongoing gentrification.

3 Incredible Investment

Affordable new build at resale value with much lower carrying costs.

4 Long Closing

IMPORTANT DATES



LAUNCH EVENT

INFO AVAILABLE ON THE PORTAL