

# THE HEIGHTS

HYBRID STACKED TOWNS



Renderings & landscape designs are artist's concept only and subject to change. E.&O.E.A



# A TRULY ELEVATED LIFESTYLE

Our multi-unit 5-storey Hybrid Stacked Townhomes provide a contemporary living experience that's hard to match. Take your pick from a variety of products such as The Sky Towns' upper units with a 2-storey layout and rooftop terrace, The Flats' terrace units that span a single storey, and The Garden Towns' ground units that boast a 2-storey design and garden patio. These capacious homes range from 472 to 1,282 sq.ft., offering 1-3 bedrooms. The convenience of underground parking and an elevator, along with the inviting common corridor, contribute to the warm sense of community that you'll come to cherish.



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# THE HEIGHTS

## HYBRID STACKED TOWNS

- Multi-unit 5-storey hybrid towns
- 1-3 Bedrooms
- Underground parking
- Rooftop terraces, balconies & garden patios
- Elevator and common corridor

**GARDEN TOWNS**  
514-1,207 sq.ft.

**THE FLATS**  
472 -1,183 sq.ft.

**SKY TOWNS**  
1,071-1,282 sq.ft.



**SKY TOWNS**  
2 STOREYS

**FLATS**  
1 STOREY

**GARDEN TOWNS**  
2 STOREYS

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# AN UNPARALLELED URBAN LIFESTYLE

Welcome to the future of urban living at Westshore's Hybrid Stacked Townhomes! Immerse yourself in the innovative design that beautifully harmonizes living spaces in a vertical haven. Discover how each unit coexists harmoniously within the building, fostering a sense of togetherness while honouring your need for personal space.

## THE SKY TOWNS ■ ■

Experience the ultimate blend of comfort and convenience as you access your Sky Towns unit via the elevator and shared corridor, seamlessly connecting you with your neighbours. Then, revel in your stunning rooftop terrace where you can host memorable gatherings under the starlit sky, create a tranquil garden oasis, or savour the breathtaking sunset with friends and family. Your private rooftop escape becomes an extension of your living space, making every day a memorable celebration.

## THE FLATS ■ ■

Greet your neighbours with a friendly smile as you traverse The Flats' shared corridors, creating a welcoming atmosphere that brings residents closer together. And when you seek a quiet retreat, your private balcony awaits – a personal haven where you can enjoy your morning coffee, or simply soak in the panoramic views of the surrounding urban landscape.

## THE GARDEN TOWNS ■ ■

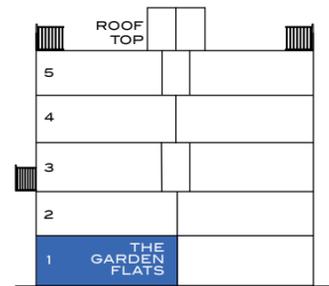
The Garden Towns redefine the art of living by bringing the beauty of nature right to your doorstep. These homes provide you with walk-in access, granting the freedom to seamlessly transition between indoor and outdoor living, as well as your very own garden patio. Here, you'll find the perfect spot to unwind, entertain and embrace the outdoors.



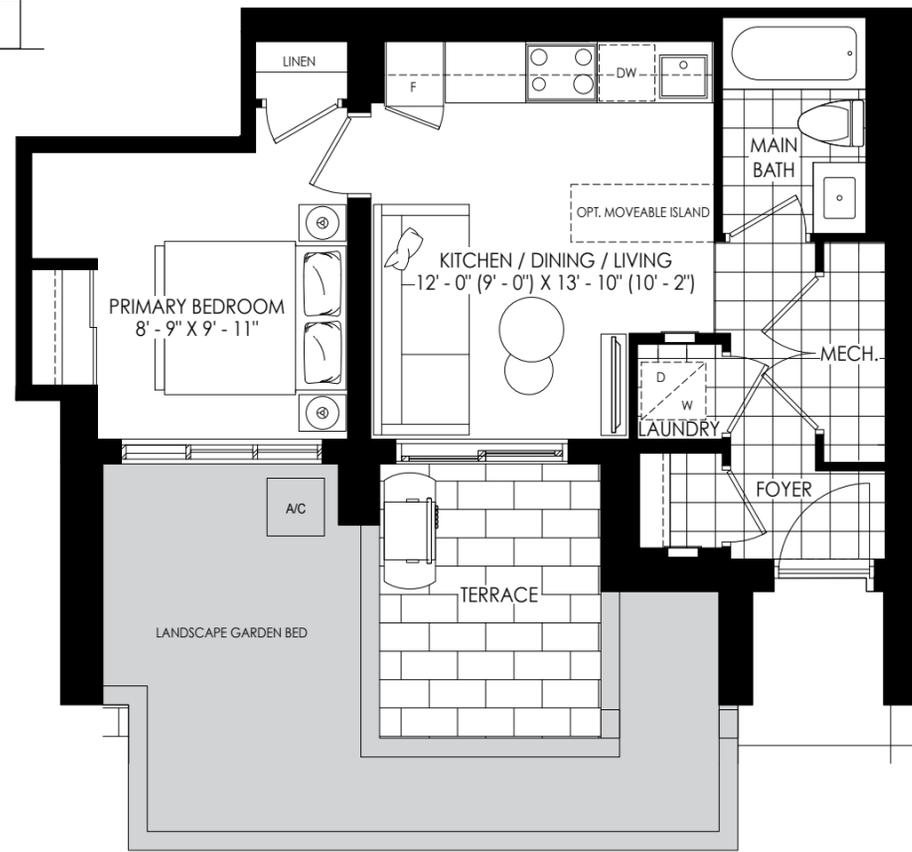
# THE GARDENS FLATS

# THE GARDEN FLATS 514

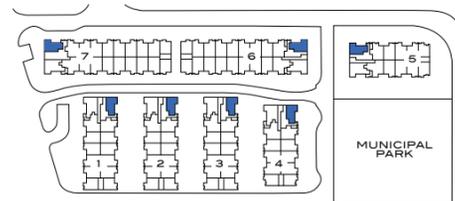
1 STOREY GROUND LEVEL  
WITH PATIO  
1 BEDROOM | 1 BATH  
514 SQ. FT.



BUILDING SECTION



GROUND FLOOR

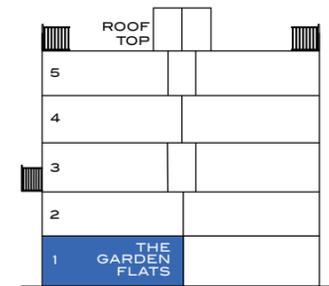


SITE KEY PLAN

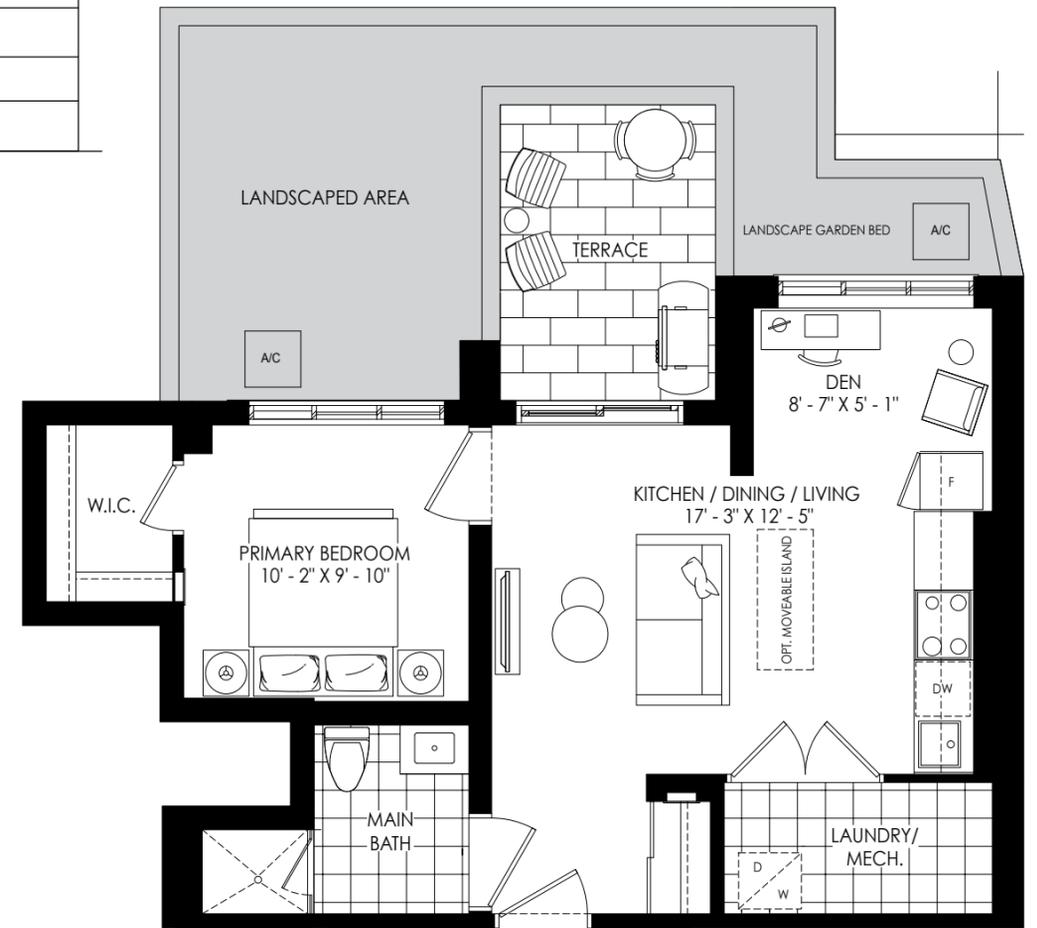
All plans, dimensions and specifications are subject to change without notice. Actual usable floorspace may vary from the stated floor area. Column locations, window locations and size may vary and are subject to change without notice. Renderings are artists concept and will change if required by site conditions. Plans, specifications and materials are subject to availability, substitution, modification without notice at sole discretion of Minto Communities Inc. E. & O.E. 2023

# THE GARDEN FLATS 643

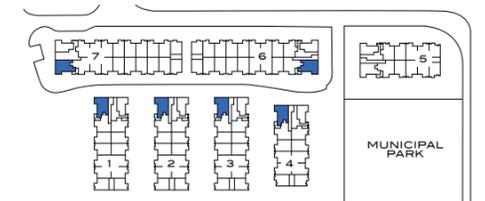
1 STOREY GROUND LEVEL  
WITH PATIO  
1 BEDROOM + DEN | 1 BATH  
643 SQ. FT.



BUILDING SECTION



GROUND FLOOR



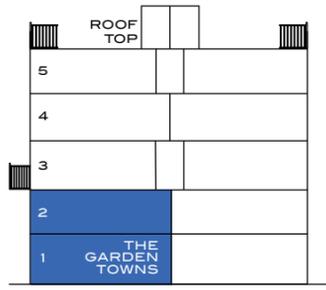
SITE KEY PLAN

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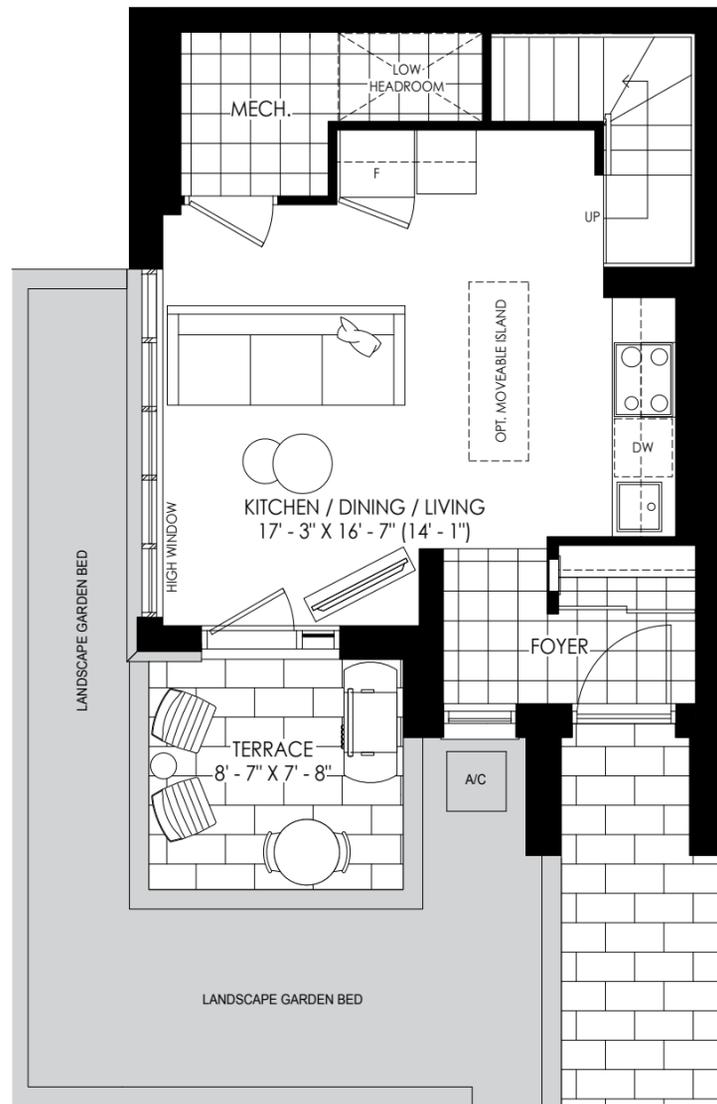
# THE GARDENS TOWNS

# THE GARDEN TOWNS 892

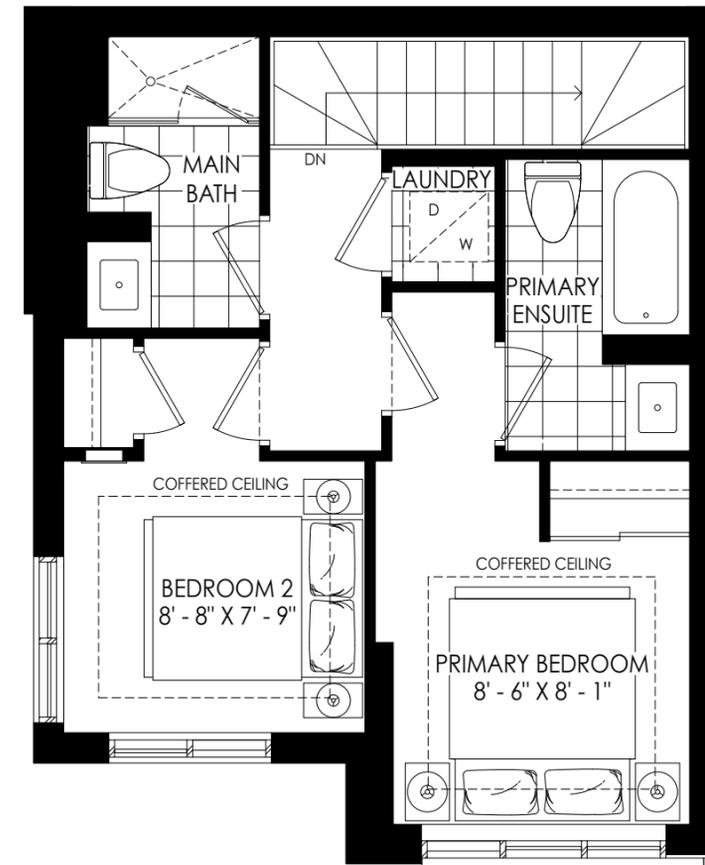
2 STOREY GROUND LEVEL WITH PATIO  
2 BEDROOMS | 2 BATHS  
892 SQ. FT.



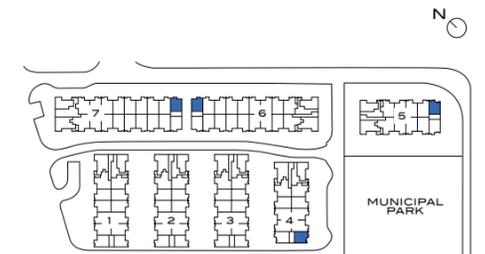
BUILDING SECTION



GROUND FLOOR



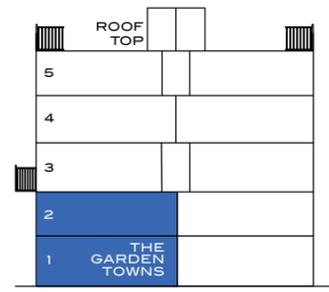
SECOND FLOOR



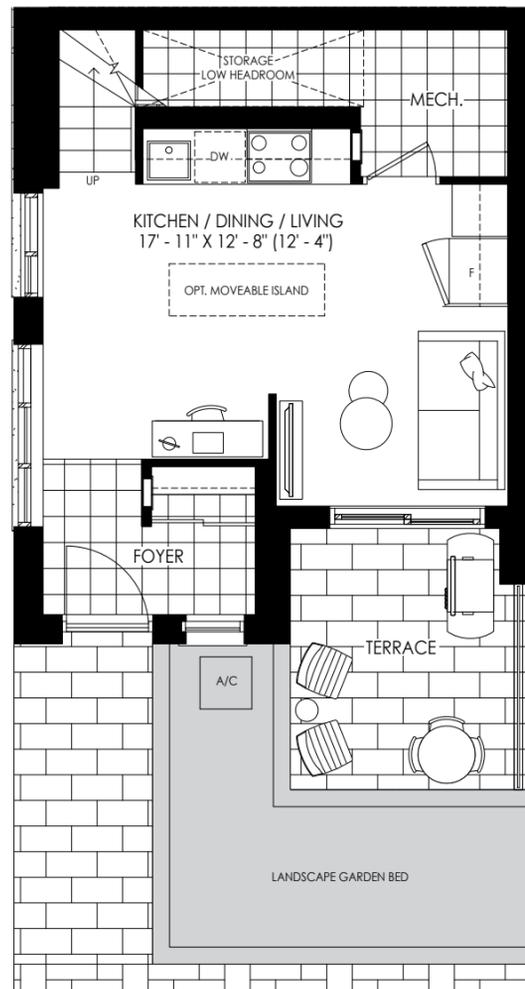
SITE KEY PLAN

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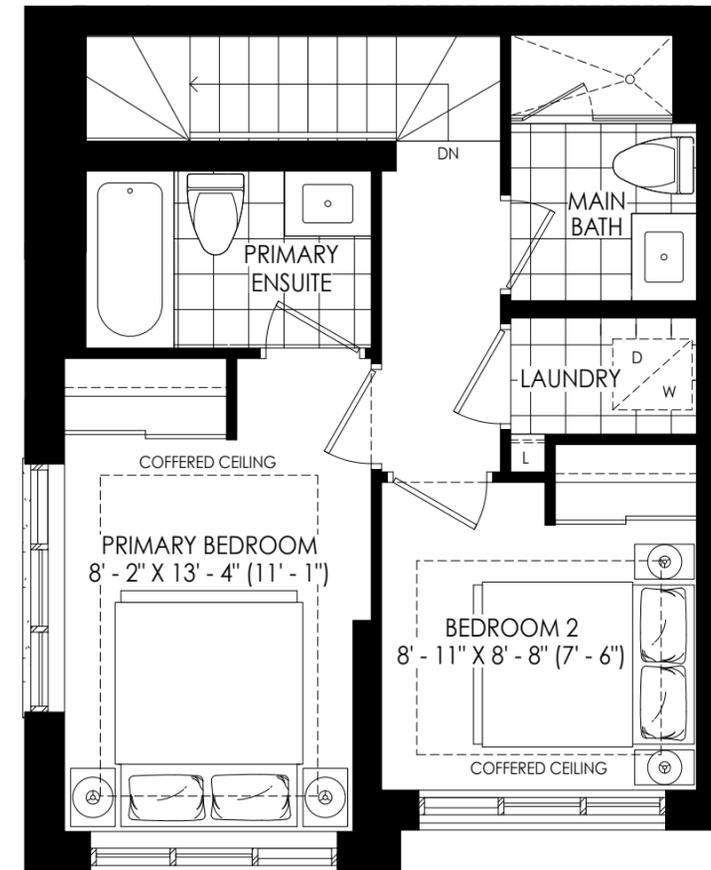
2 STOREY GROUND LEVEL WITH PATIO  
2 BEDROOMS | 2 BATHS  
902 SQ. FT.



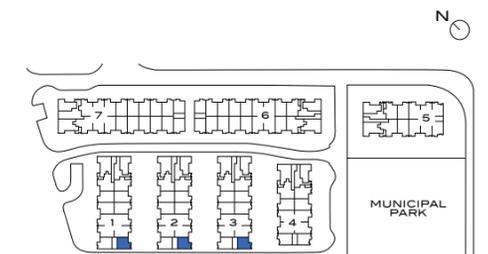
BUILDING SECTION



GROUND FLOOR



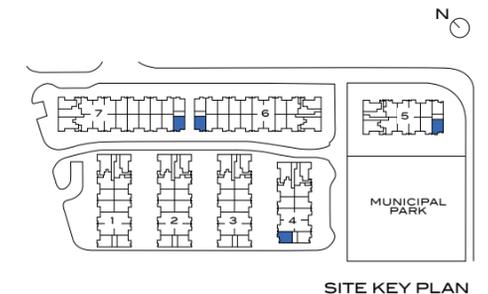
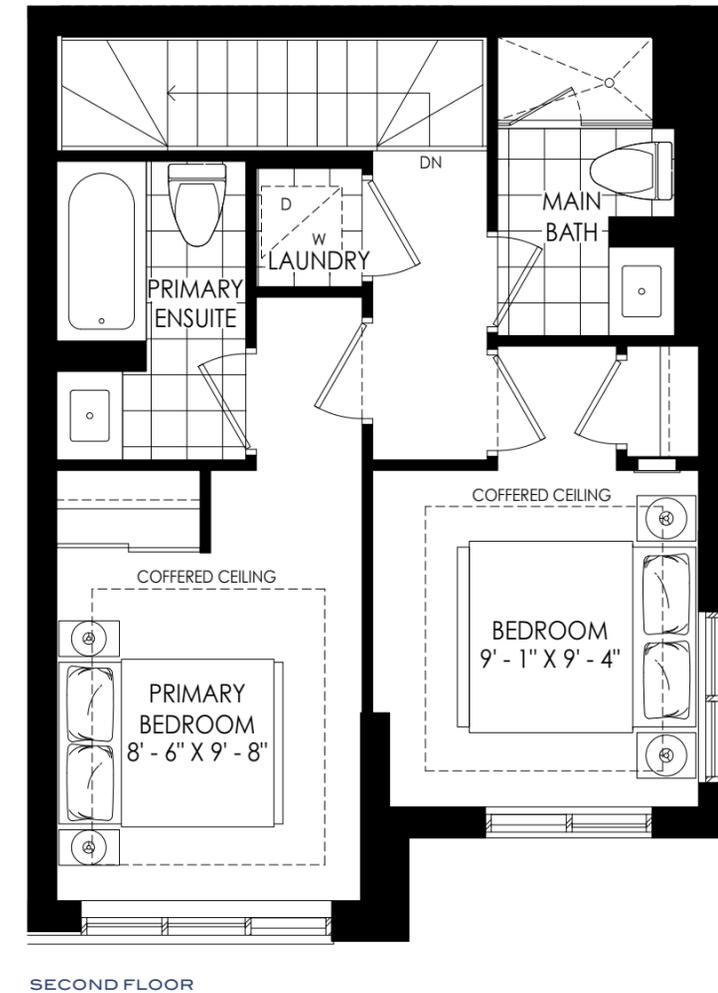
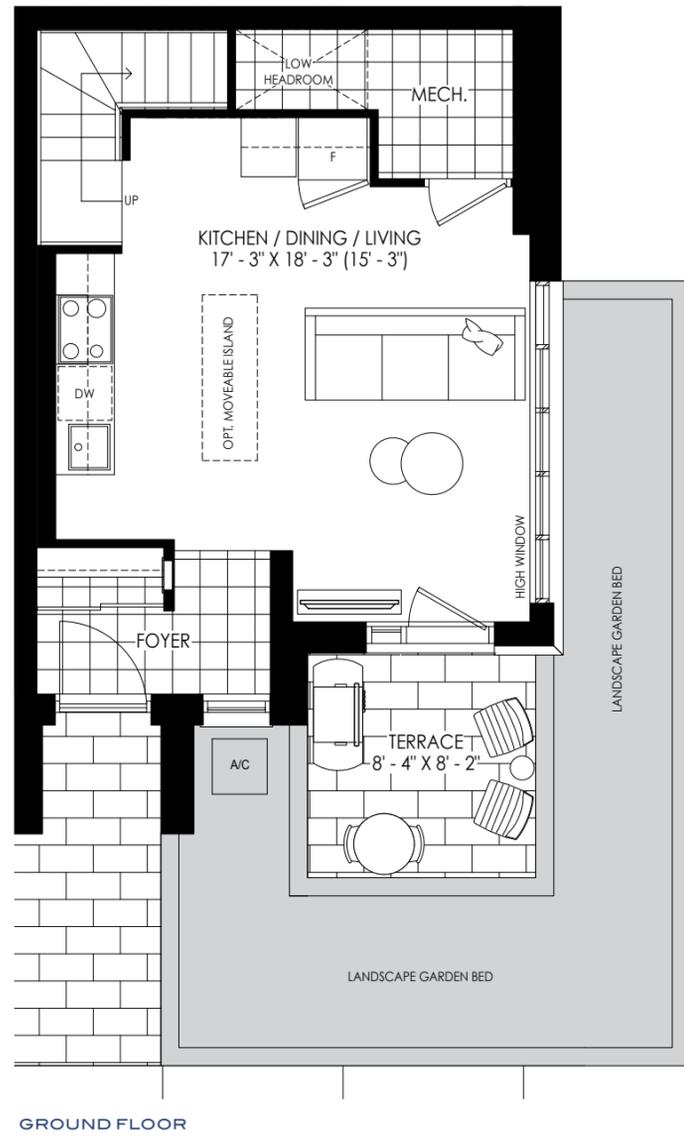
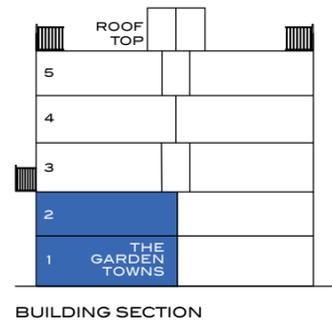
SECOND FLOOR



SITE KEY PLAN

# THE GARDEN TOWNS 952

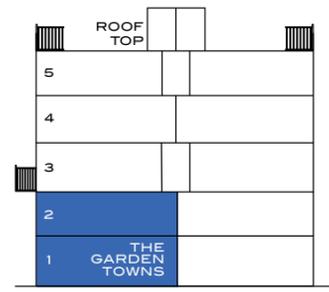
2 STOREY GROUND LEVEL WITH PATIO  
2 BEDROOMS | 2 BATHS  
952 SQ. FT.



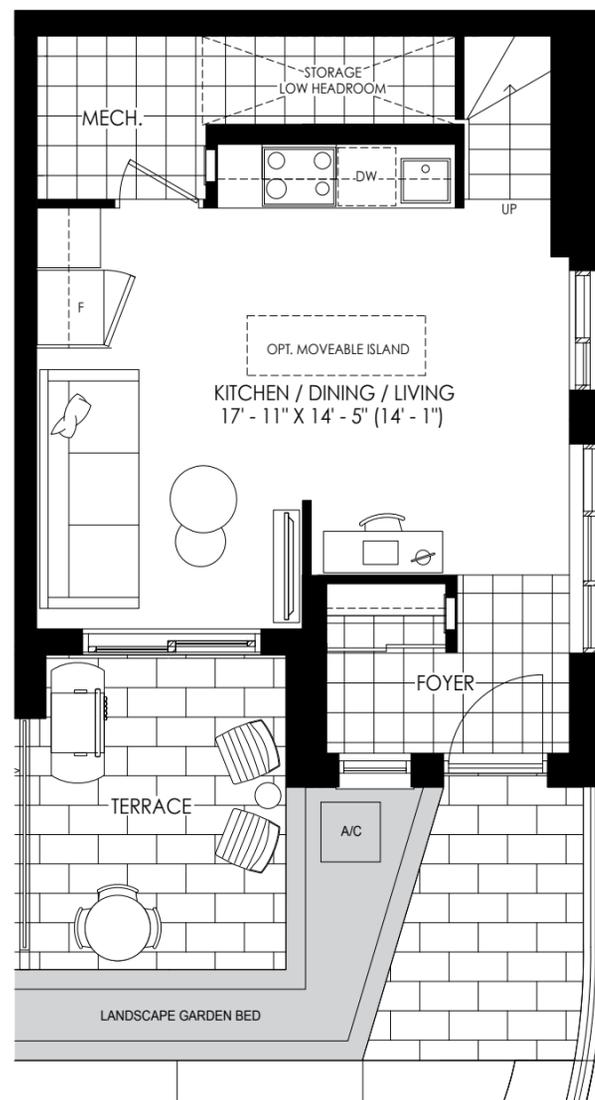
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# THE GARDEN TOWNS 963

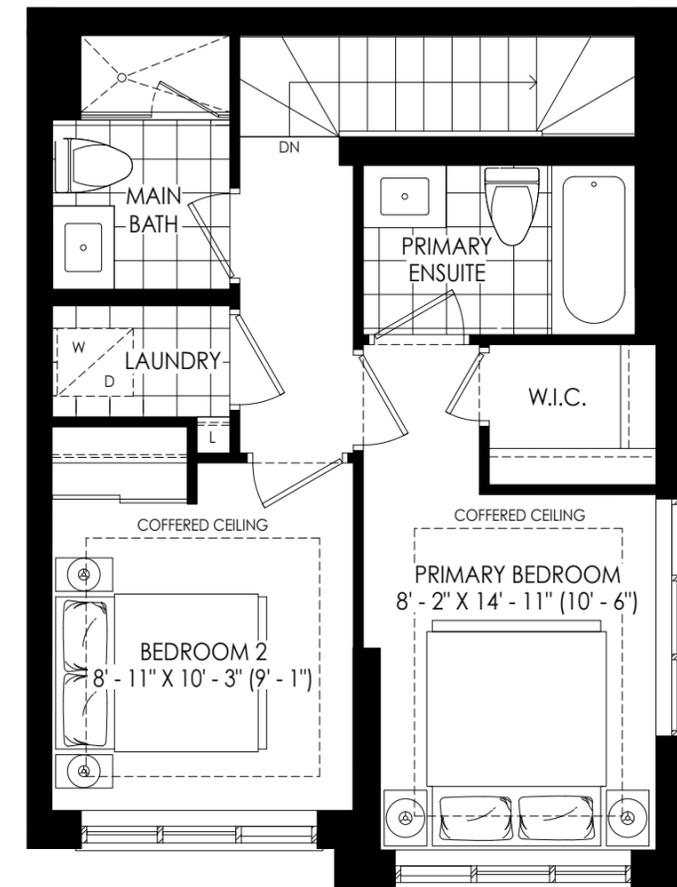
2 STOREY GROUND LEVEL WITH PATIO  
2 BEDROOMS | 2 BATHS  
963 SQ. FT.



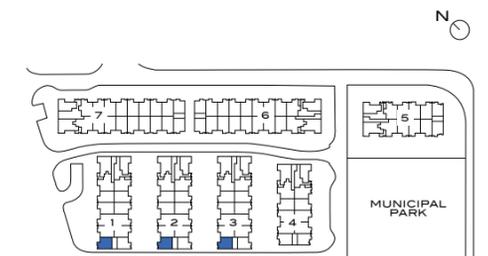
BUILDING SECTION



GROUND FLOOR



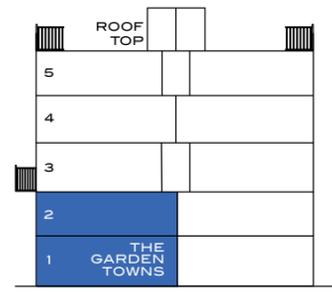
SECOND FLOOR



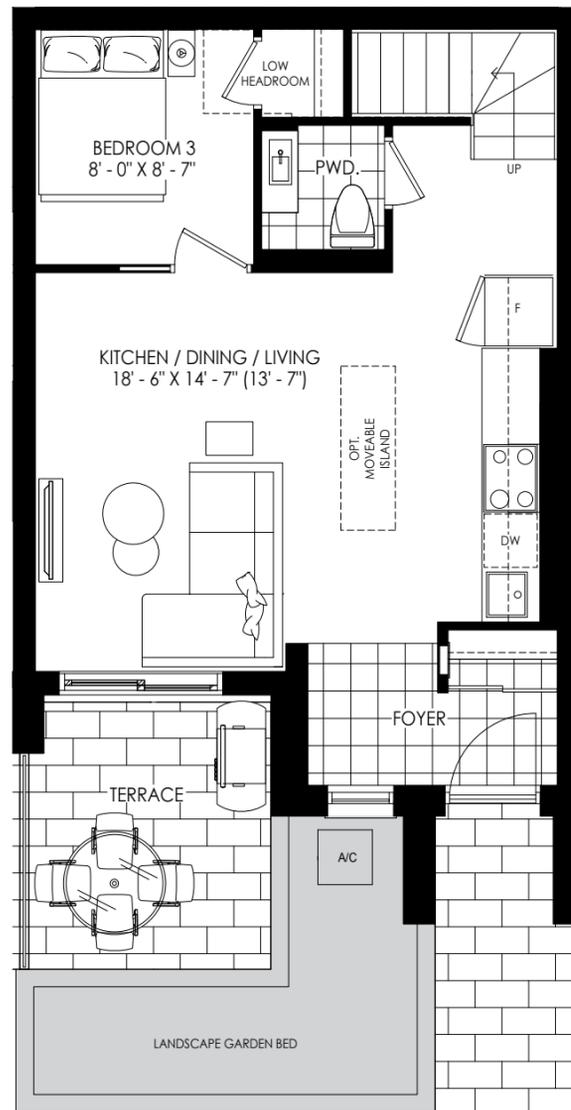
SITE KEY PLAN

# THE GARDEN TOWNS 1118

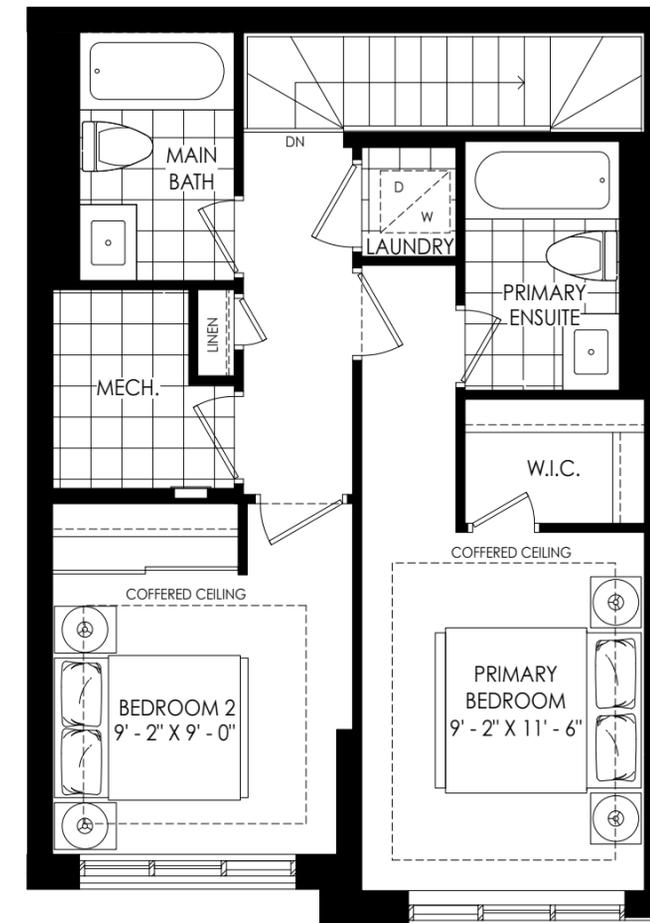
2 STOREY GROUND LEVEL WITH PATIO  
3 BEDROOMS | 2.5 BATHS  
1118 SQ. FT.



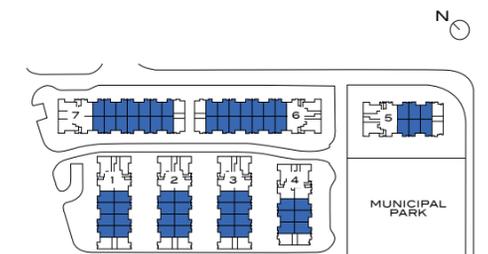
BUILDING SECTION



GROUND FLOOR



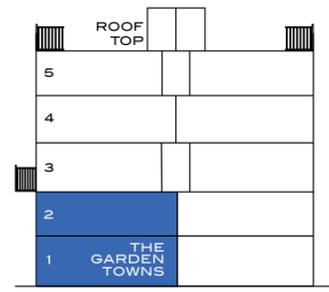
SECOND FLOOR



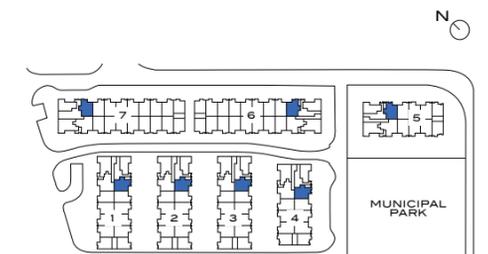
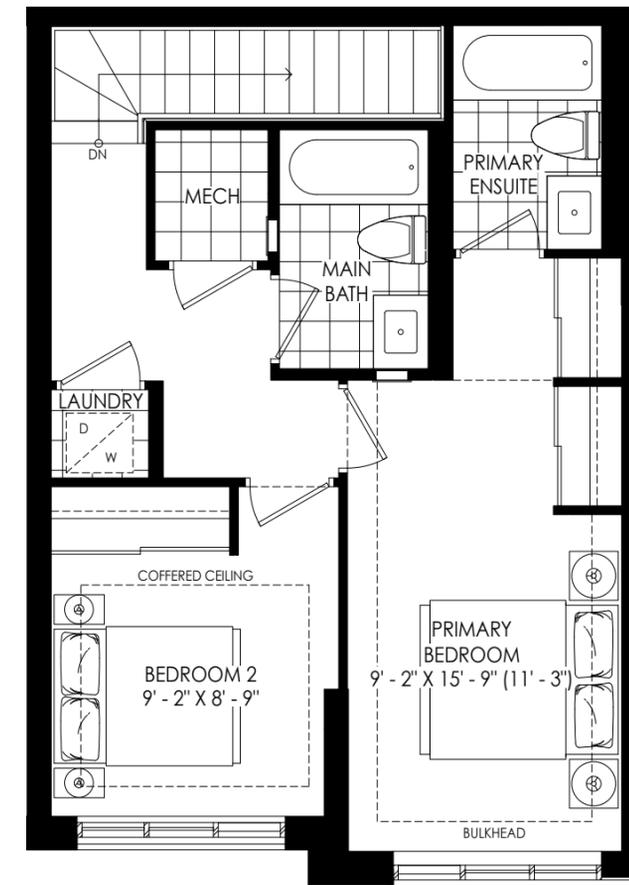
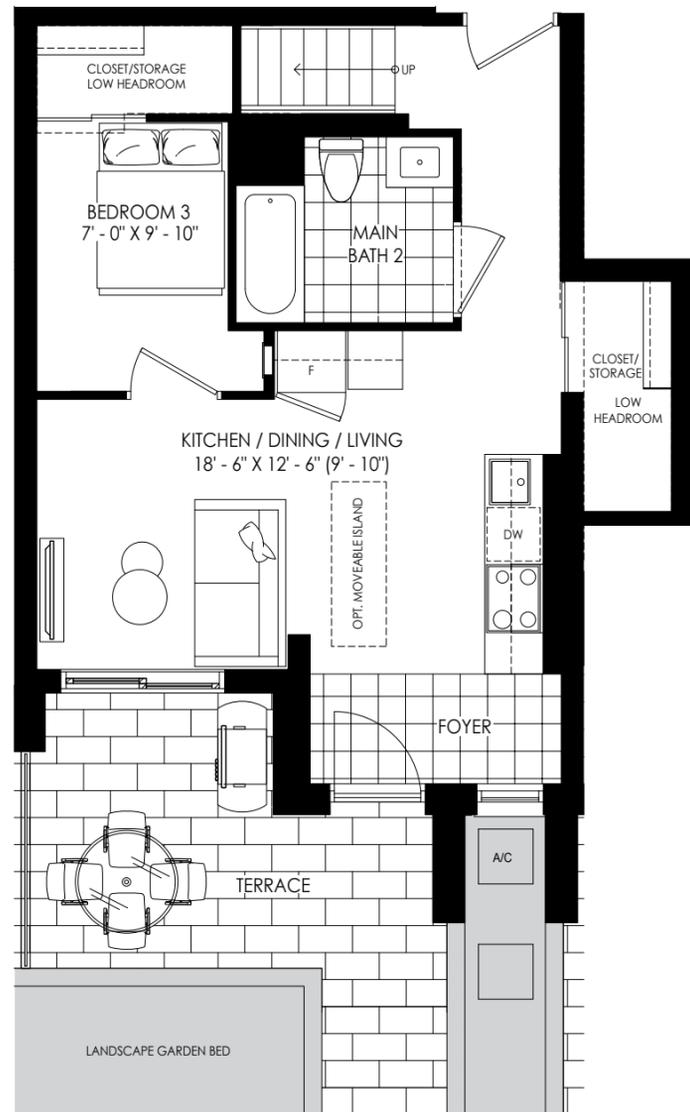
SITE KEY PLAN

# THE GARDEN TOWNS 1164

2 STOREY GROUND LEVEL WITH PATIO  
3 BEDROOMS | 3 BATHS  
1164 SQ. FT.



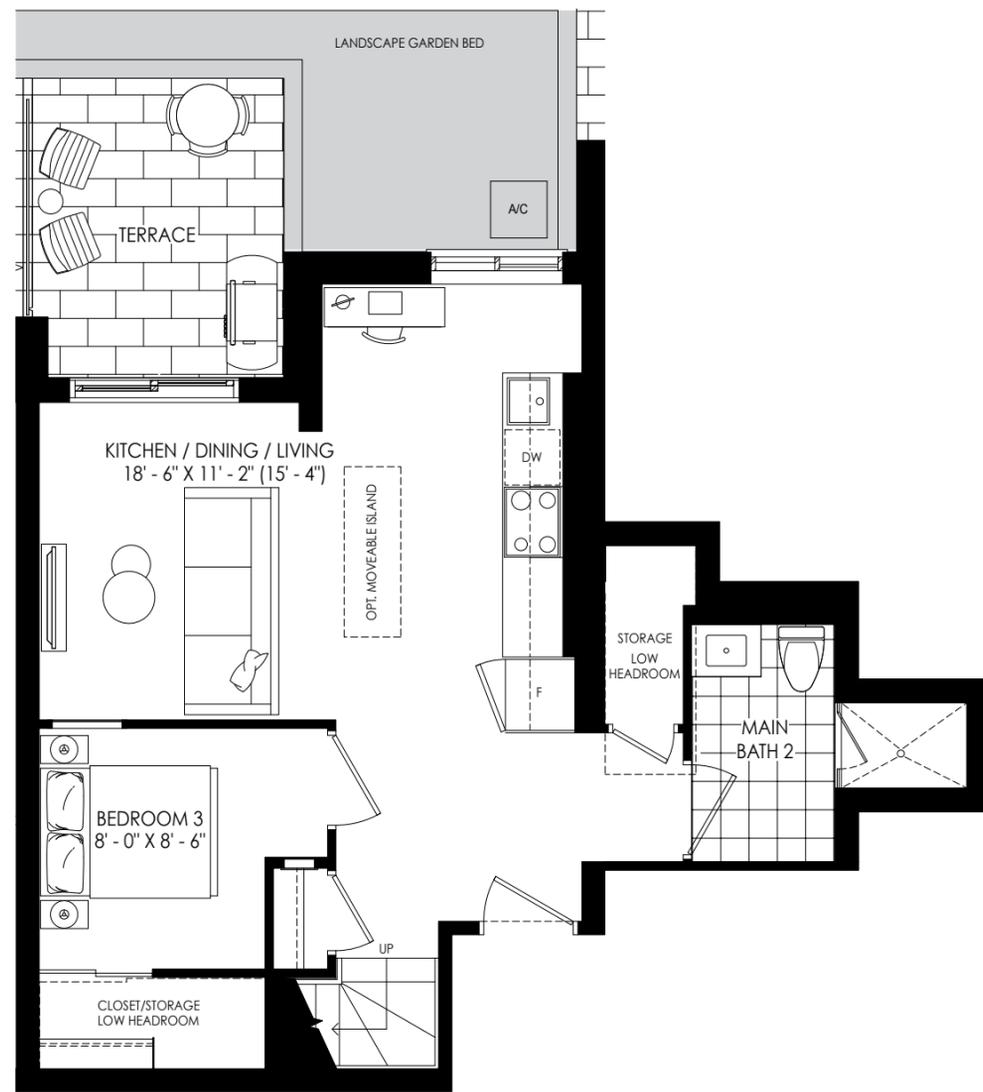
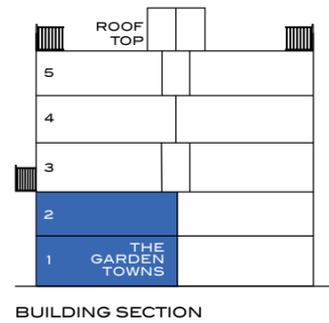
BUILDING SECTION



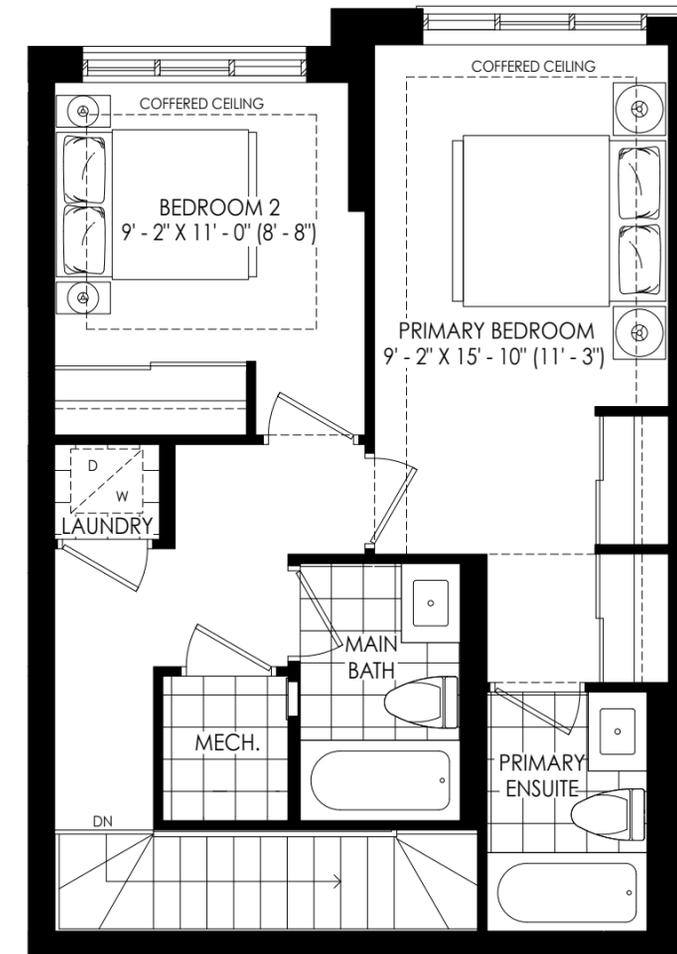
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# THE GARDEN TOWNS 1207

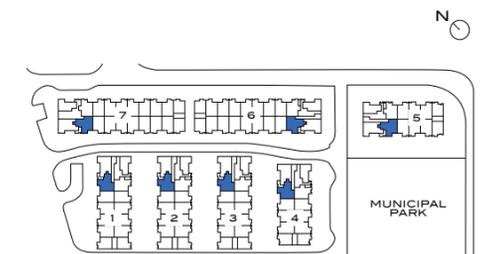
2 STOREY GROUND LEVEL WITH PATIO  
3 BEDROOMS | 3 BATHS  
1207 SQ. FT.



GROUND FLOOR



SECOND FLOOR



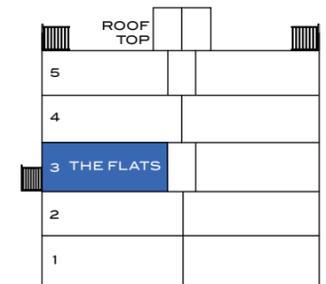
SITE KEY PLAN

THE  
FLATS

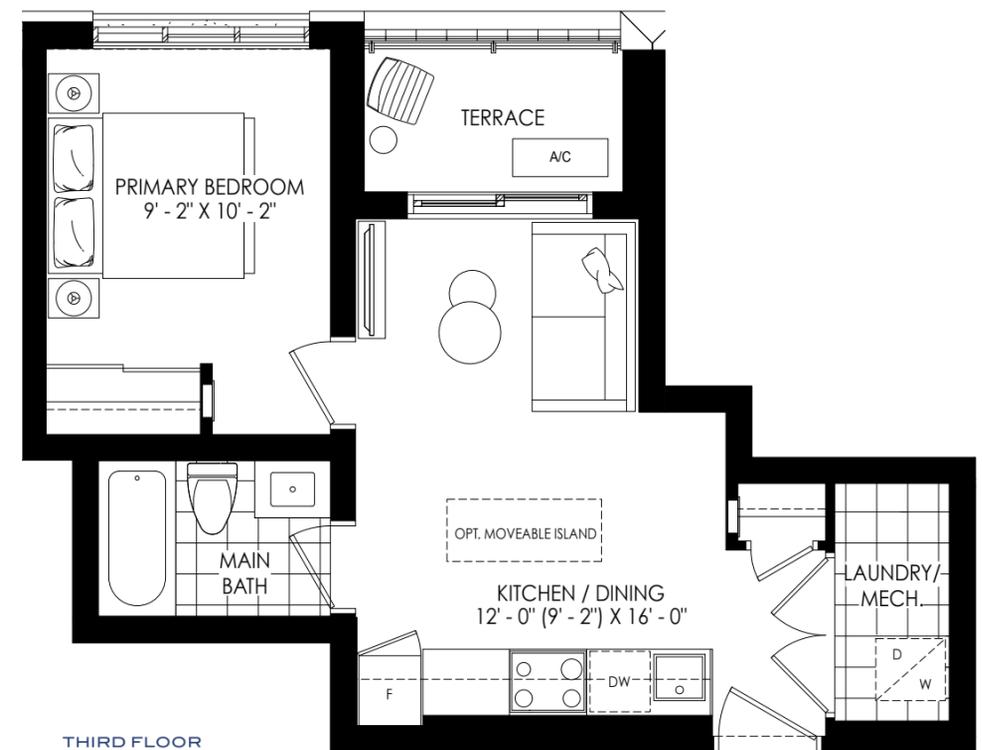
# THE FLATS

## 472

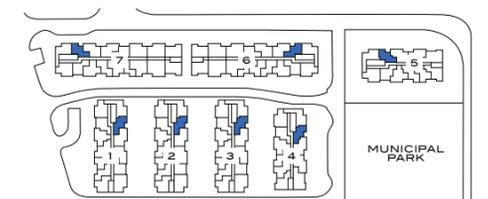
1 STOREY MID-LEVEL WITH TERRACE  
1 BEDROOM | 1 BATH  
472 SQ. FT.



BUILDING SECTION



THIRD FLOOR



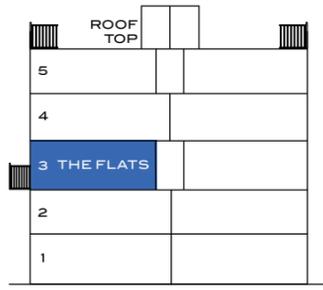
SITE KEY PLAN

# THE FLATS 514

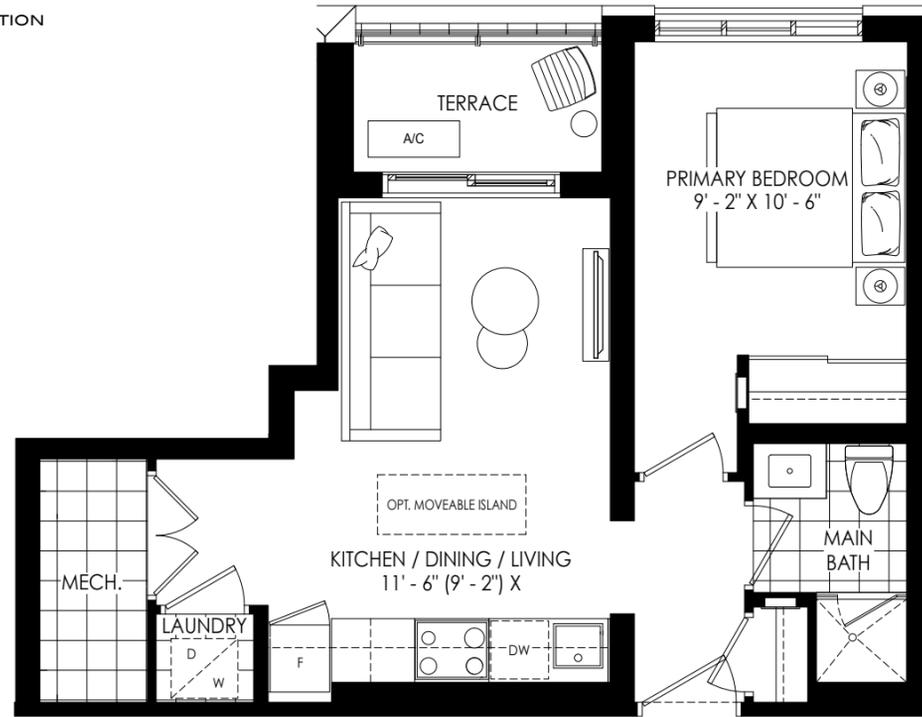
1 STOREY MID-LEVEL WITH TERRACE  
1 BEDROOM | 1 BATH  
514 SQ. FT.

# THE FLATS 520

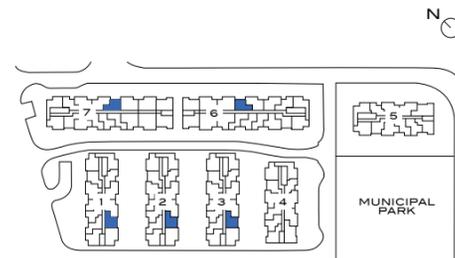
1 STOREY MID-LEVEL WITH TERRACE  
1 BEDROOM | 1 BATH  
520 SQ. FT.



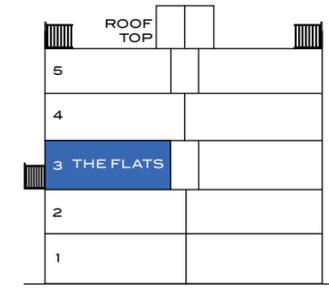
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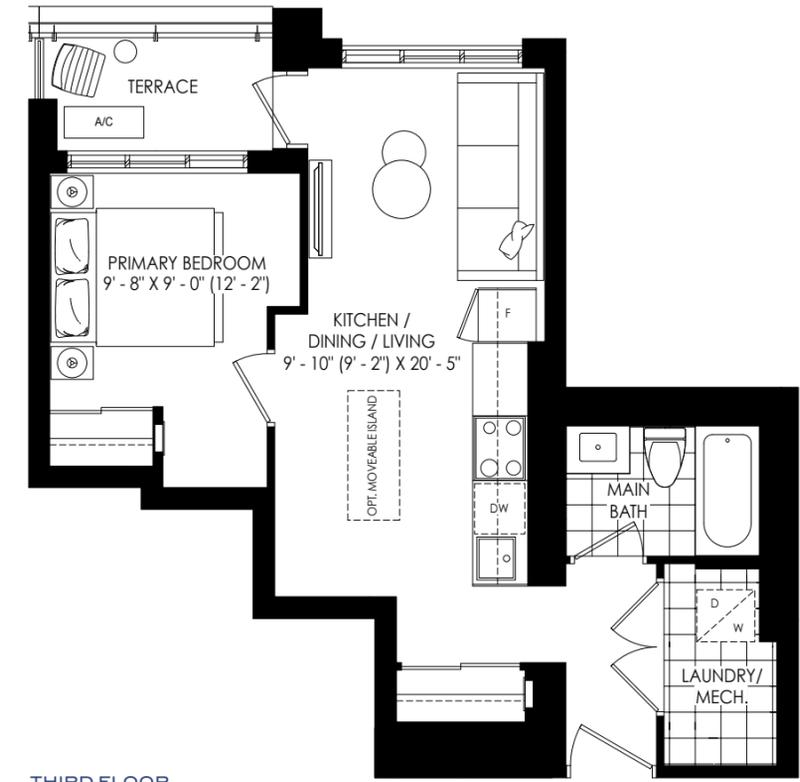
THIRD FLOOR



SITE KEY PLAN



BUILDING SECTION



THIRD FLOOR



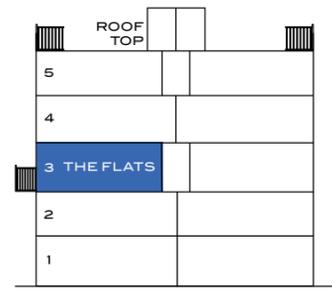
SITE KEY PLAN

# THE FLATS 521

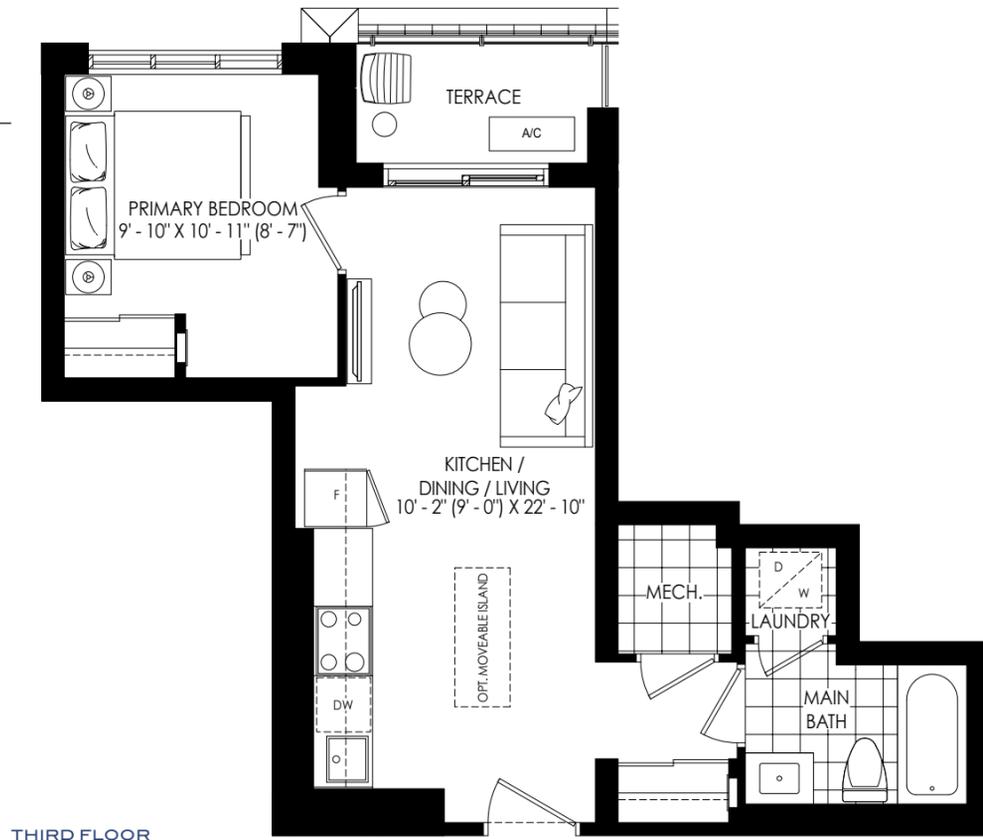
1 STOREY MID-LEVEL WITH TERRACE  
1 BEDROOM | 1 BATH  
521 SQ. FT.

# THE FLATS 523

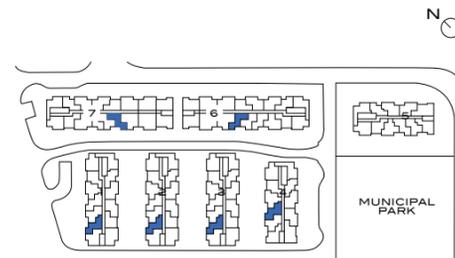
1 STOREY MID-LEVEL WITH TERRACE  
1 BEDROOM | 1 BATH  
523 SQ. FT.



BUILDING SECTION

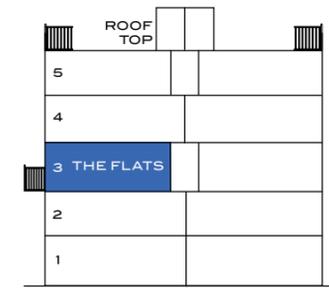


THIRD FLOOR

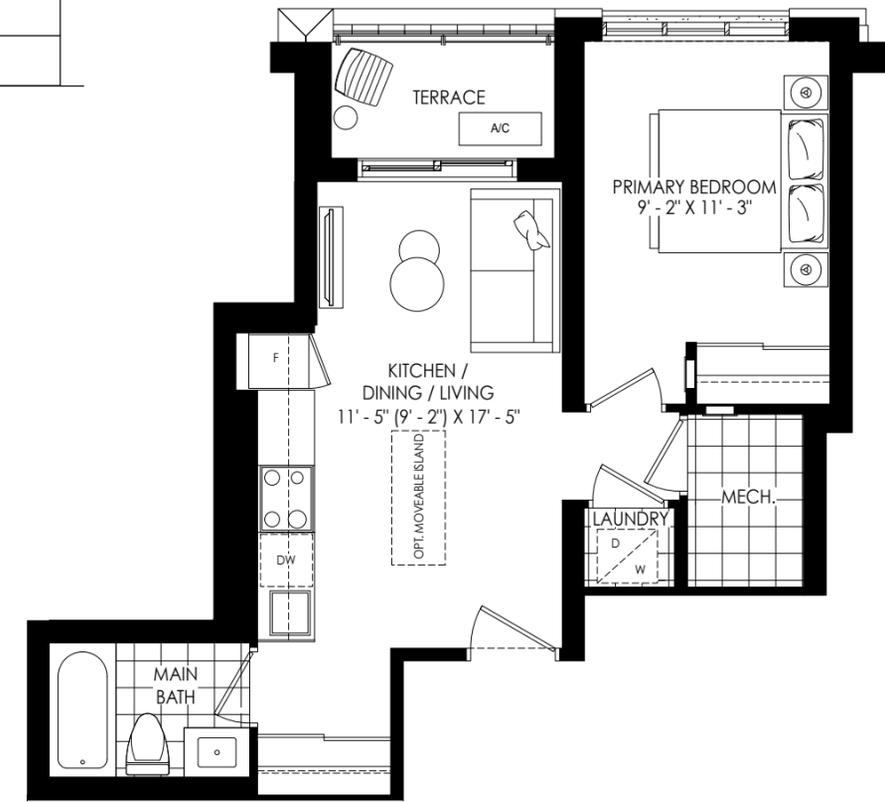


SITE KEY PLAN

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BUILDING SECTION



THIRD FLOOR



SITE KEY PLAN

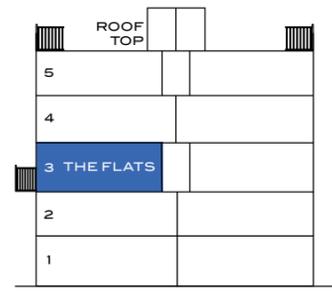
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# THE FLATS 529

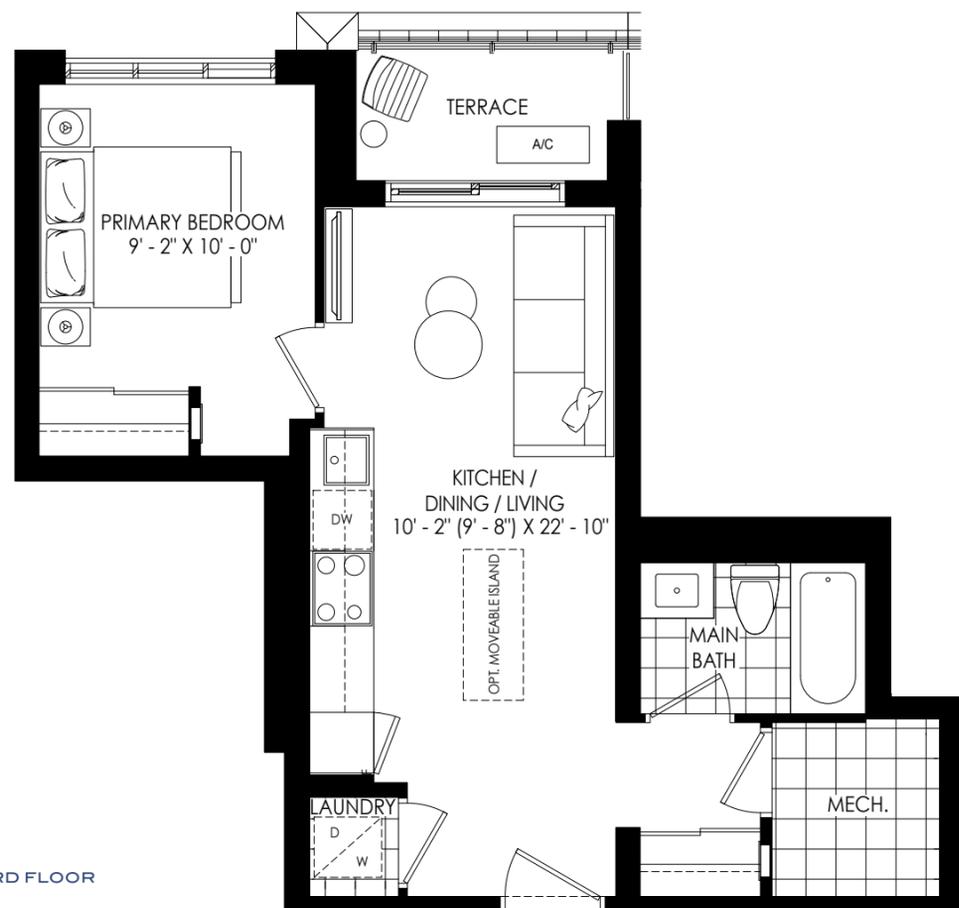
1 STOREY MID-LEVEL WITH TERRACE  
1 BEDROOM | 1 BATH  
529 SQ. FT.

# THE FLATS 530

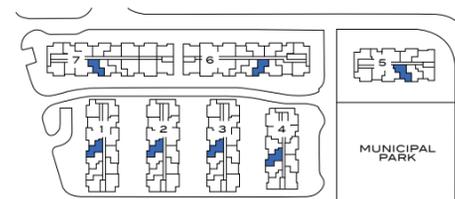
1 STOREY MID-LEVEL WITH TERRACE  
1 BEDROOM | 1 BATH  
530 SQ. FT.



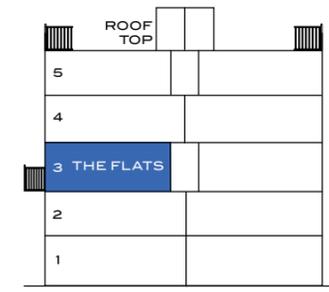
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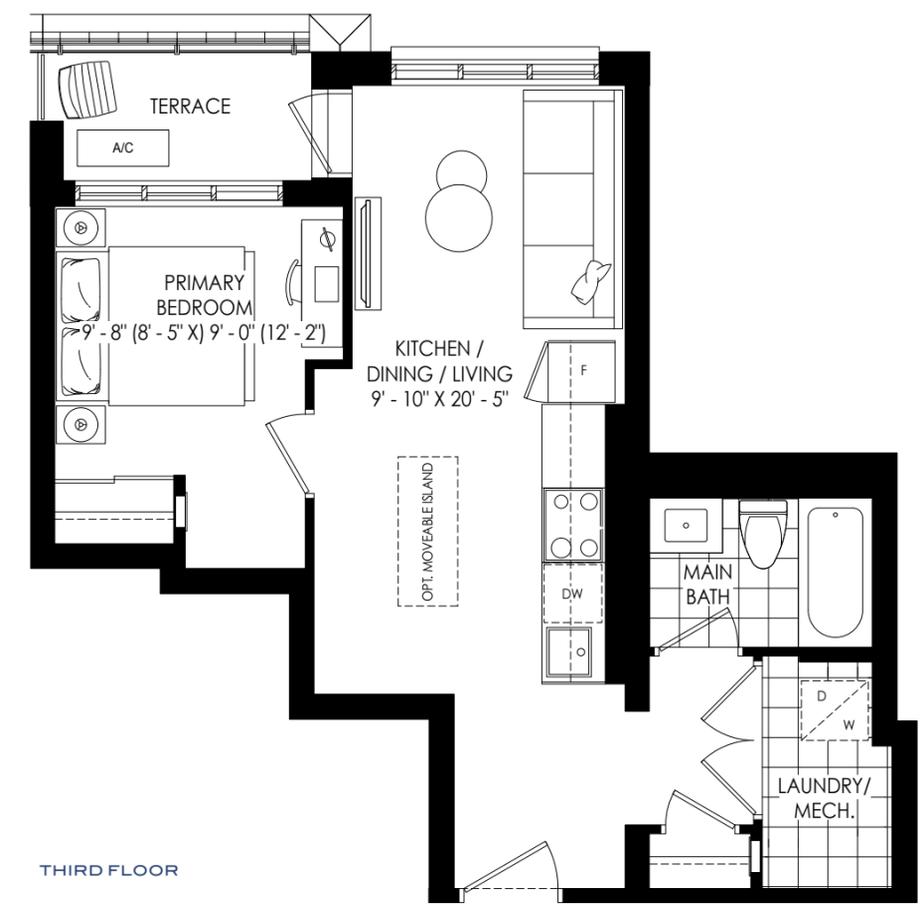
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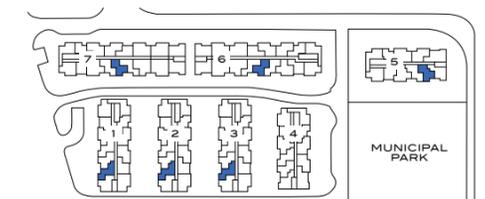
SITE KEY PLAN



BUILDING SECTION



THIRD FLOOR



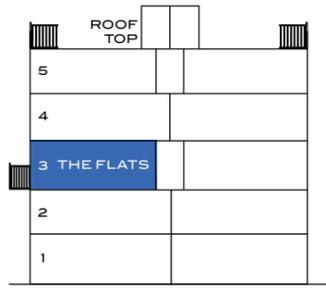
SITE KEY PLAN

# THE FLATS 547

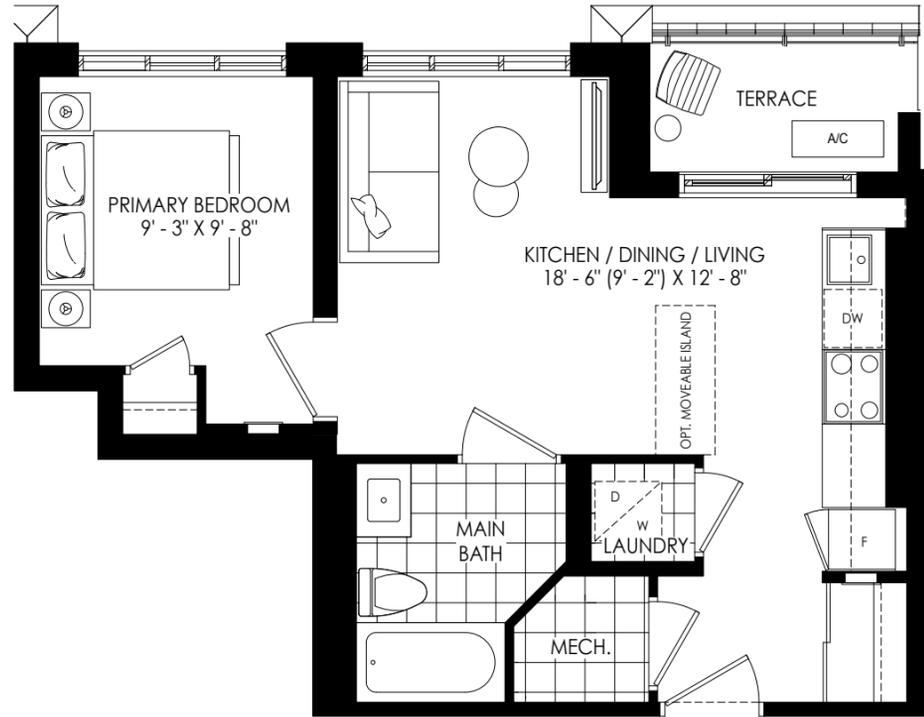
1 STOREY MID-LEVEL WITH TERRACE  
1 BEDROOM | 1 BATH  
547 SQ. FT.

# THE FLATS 551

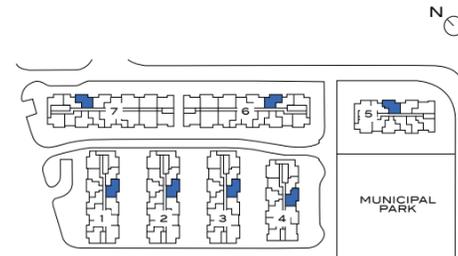
1 STOREY MID-LEVEL WITH TERRACE  
1 BEDROOM | 1 BATH  
551 SQ. FT.



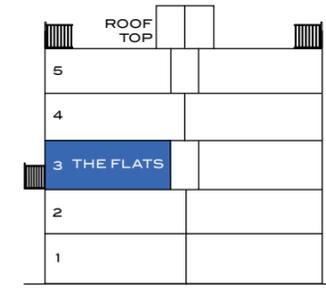
BUILDING SECTION



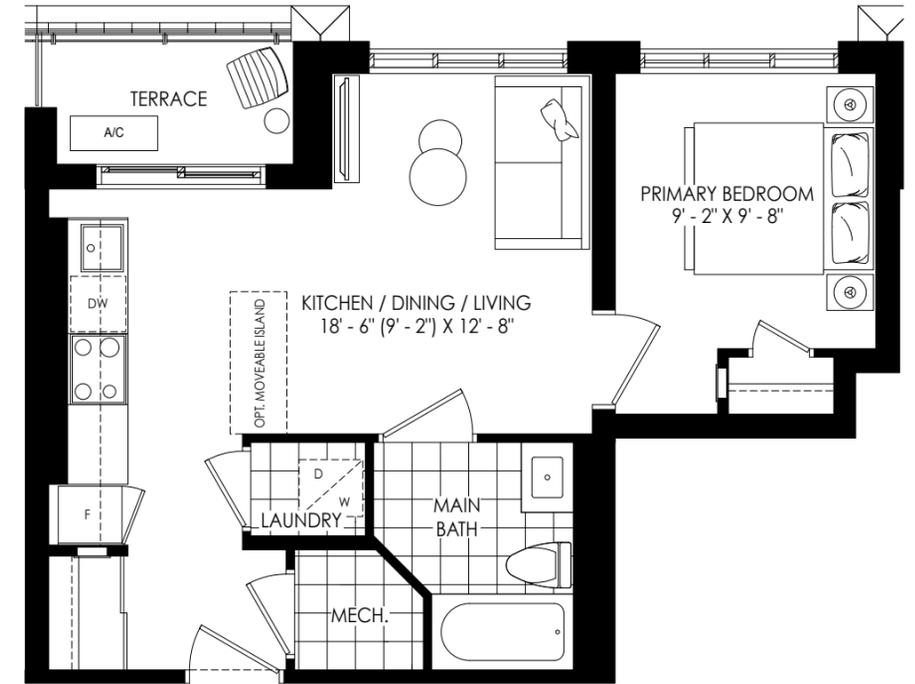
THIRD FLOOR



SITE KEY PLAN



BUILDING SECTION



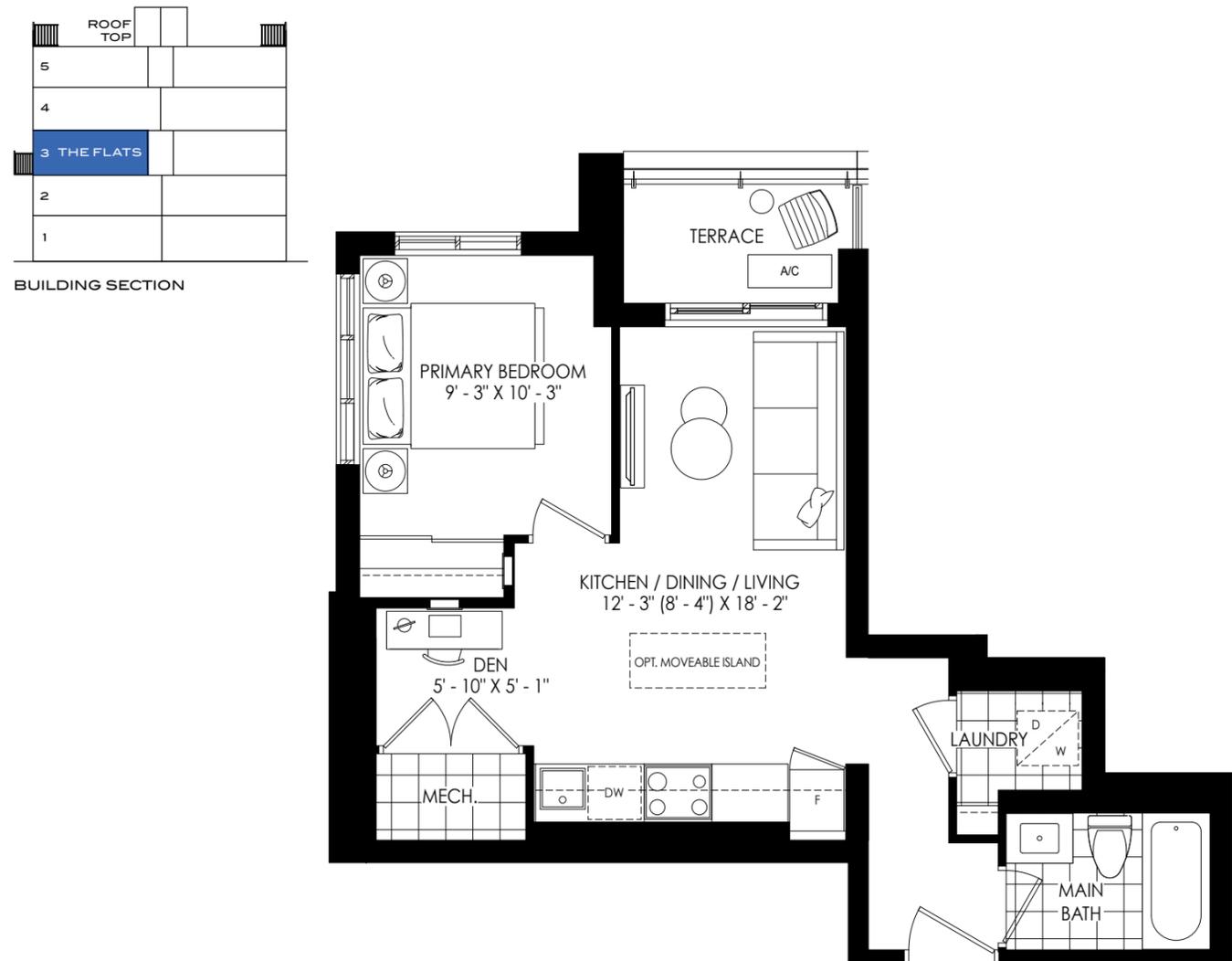
THIRD FLOOR



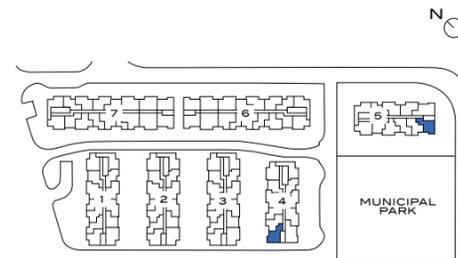
SITE KEY PLAN

# THE FLATS 557

1 STOREY MID-LEVEL WITH TERRACE  
1 BEDROOM + DEN | 1 BATH  
557 SQ. FT.



BUILDING SECTION

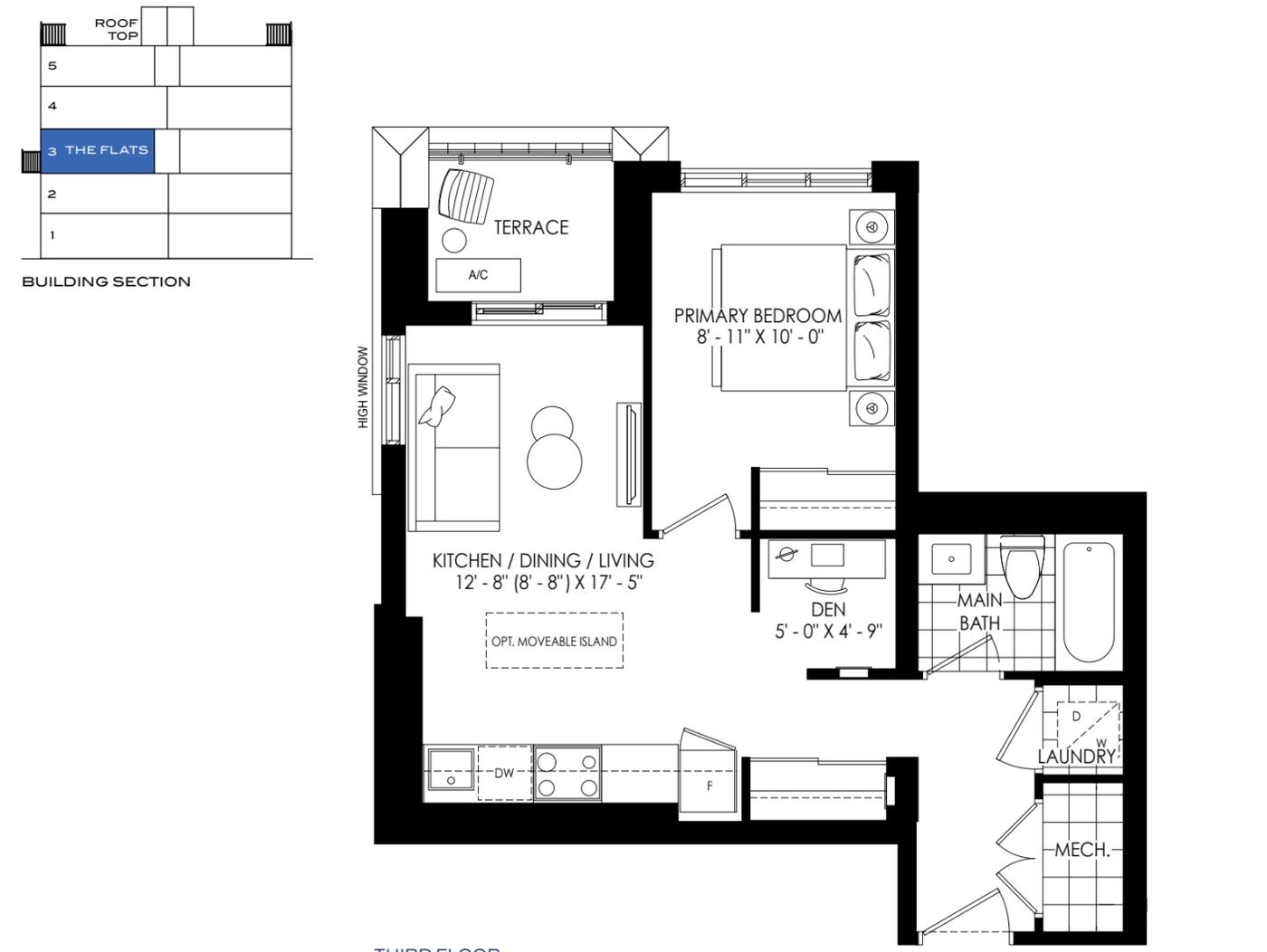


SITE KEY PLAN

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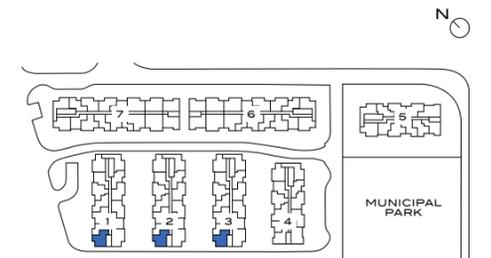
# THE FLATS 575

1 STOREY MID-LEVEL WITH TERRACE  
1 BEDROOM + DEN | 1 BATH  
575 SQ. FT.



BUILDING SECTION

THIRD FLOOR



SITE KEY PLAN

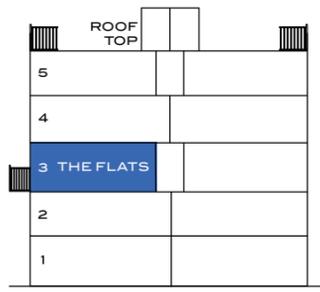
All plans, dimensions and specifications are subject to change without notice. Actual usable floorspace may vary from the stated floor area. Column locations, window locations and size may vary and are subject to change without notice. Renderings are artists concept and will change if required by site conditions. Plans, specifications and materials are subject to availability, substitution, modification without notice at sole discretion of Minto Communities Inc. E. & O.E. 2023

# THE FLATS 597

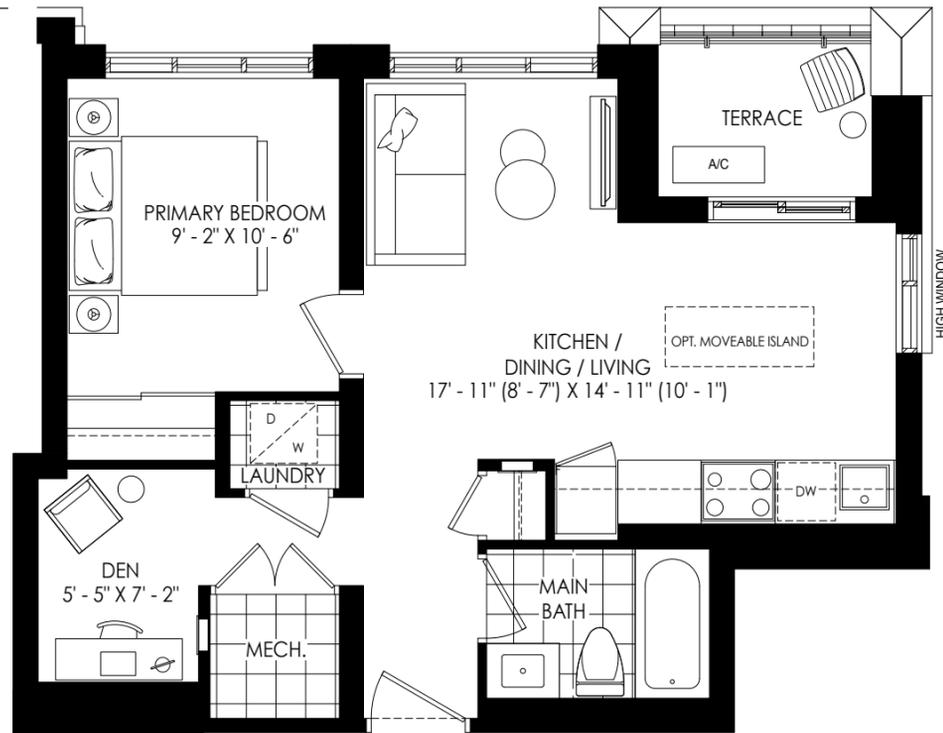
1 STOREY MID-LEVEL WITH TERRACE  
1 BEDROOM + DEN | 1 BATH  
597 SQ. FT.

# THE FLATS 599

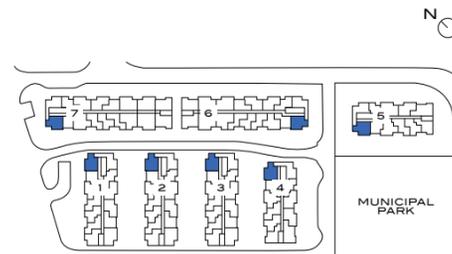
1 STOREY MID-LEVEL WITH TERRACE  
1 BEDROOM + DEN | 1 BATH  
599 SQ. FT.



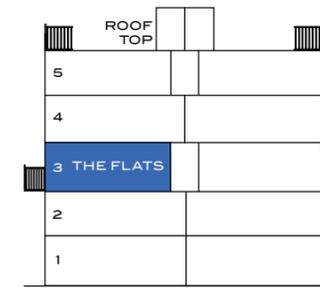
BUILDING SECTION



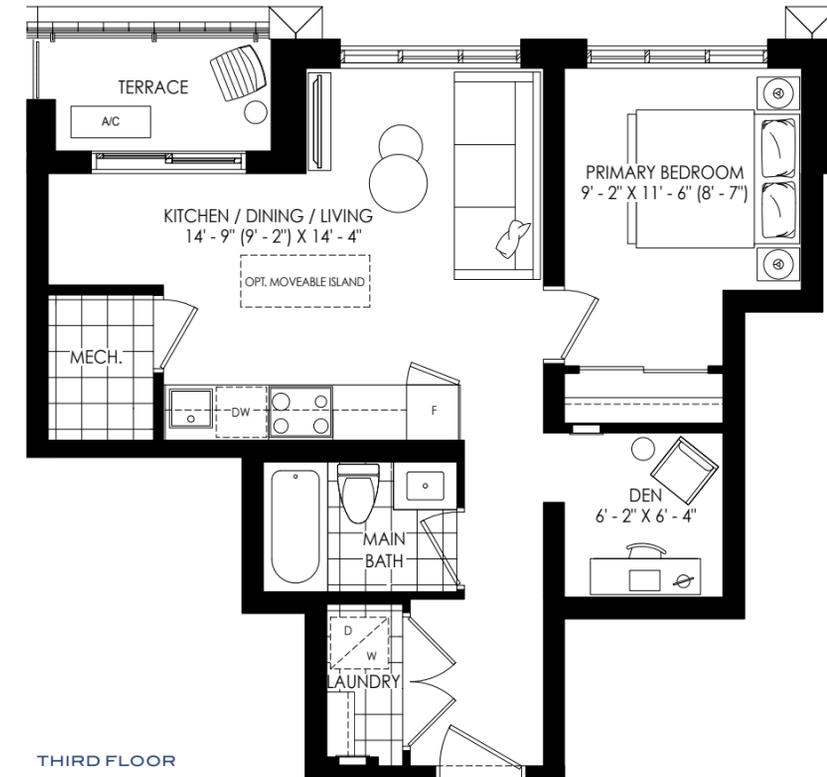
THIRD FLOOR



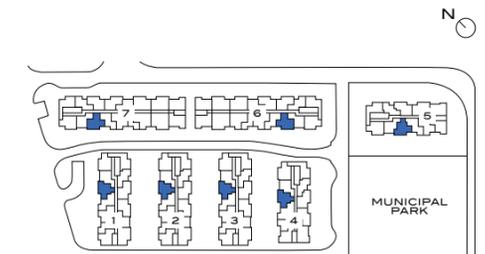
SITE KEY PLAN



BUILDING SECTION



THIRD FLOOR



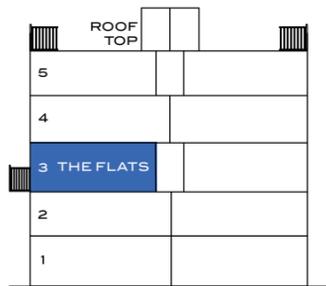
SITE KEY PLAN

# THE FLATS 631

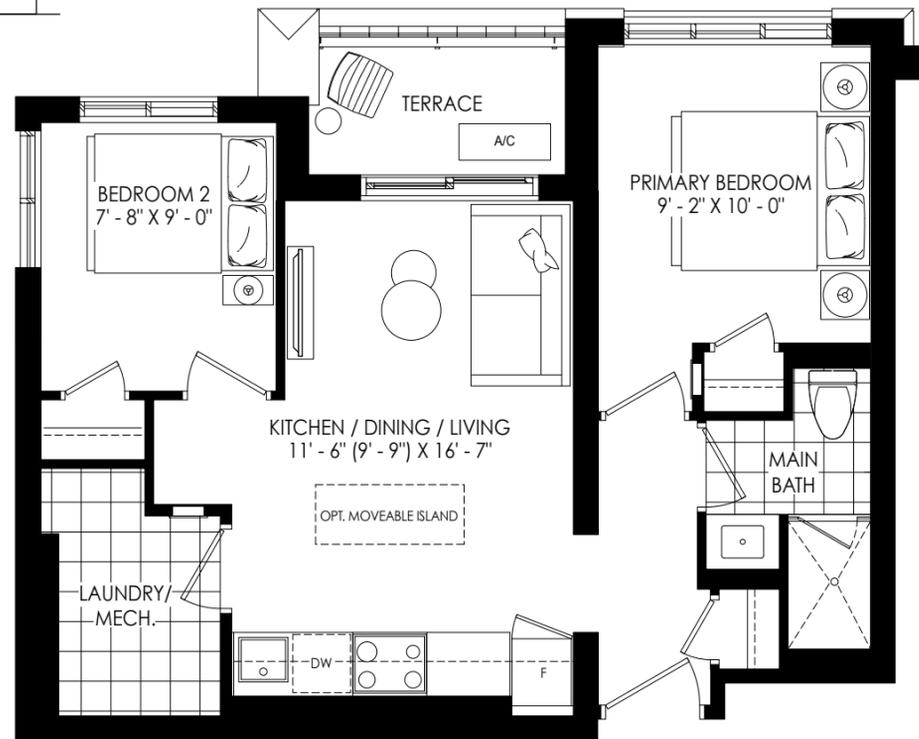
1 STOREY MID-LEVEL WITH TERRACE  
2 BEDROOMS | 1 BATH  
631 SQ. FT.

# THE FLATS 639

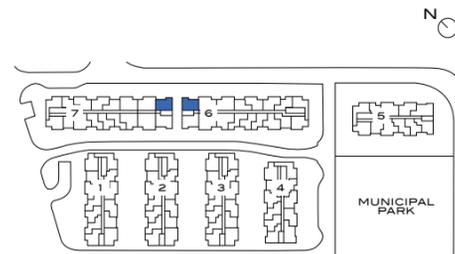
1 STOREY MID-LEVEL WITH TERRACE  
2 BEDROOM | 1 BATH  
639 SQ. FT.



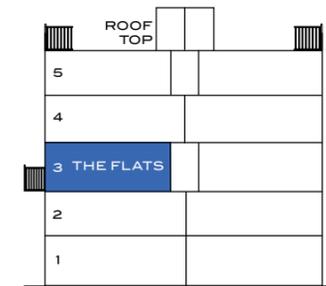
BUILDING SECTION



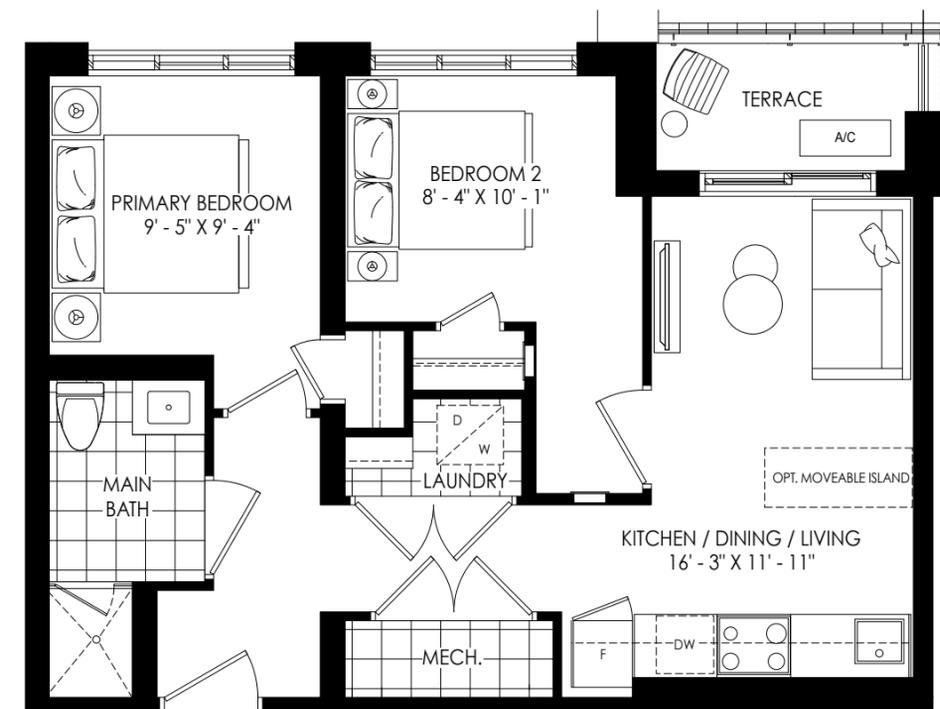
THIRD FLOOR



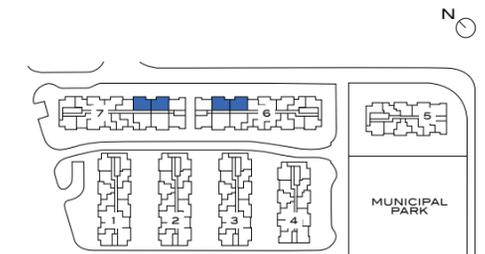
SITE KEY PLAN



BUILDING SECTION



THIRD FLOOR



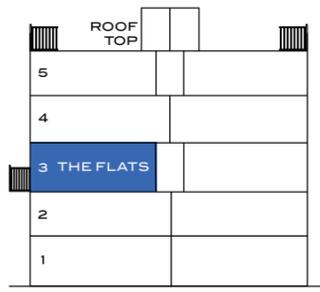
SITE KEY PLAN

# THE FLATS 640

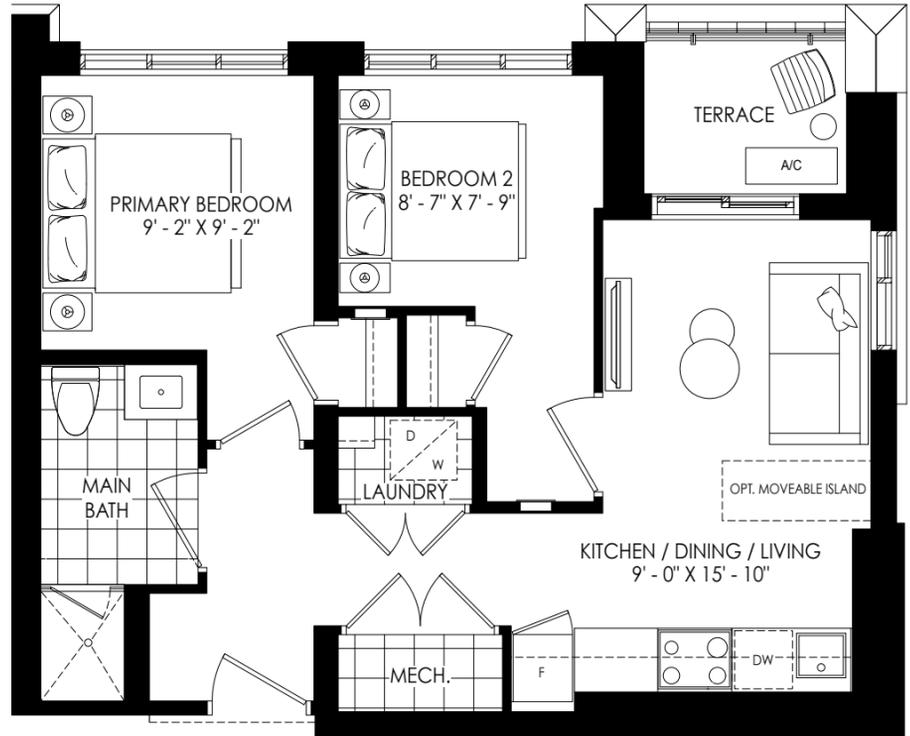
1 STOREY MID-LEVEL WITH TERRACE  
2 BEDROOMS | 1 BATH  
640 SQ. FT.

# THE FLATS 658

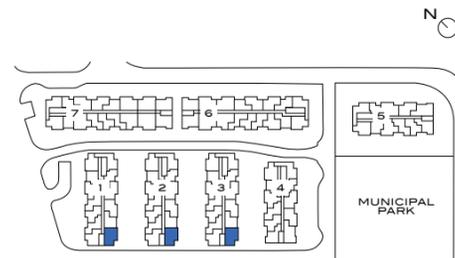
1 STOREY MID-LEVEL WITH TERRACE  
1 BEDROOM + DEN | 1 BATH  
658 SQ. FT.



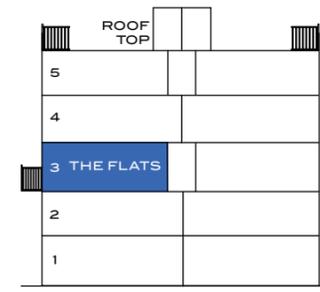
BUILDING SECTION



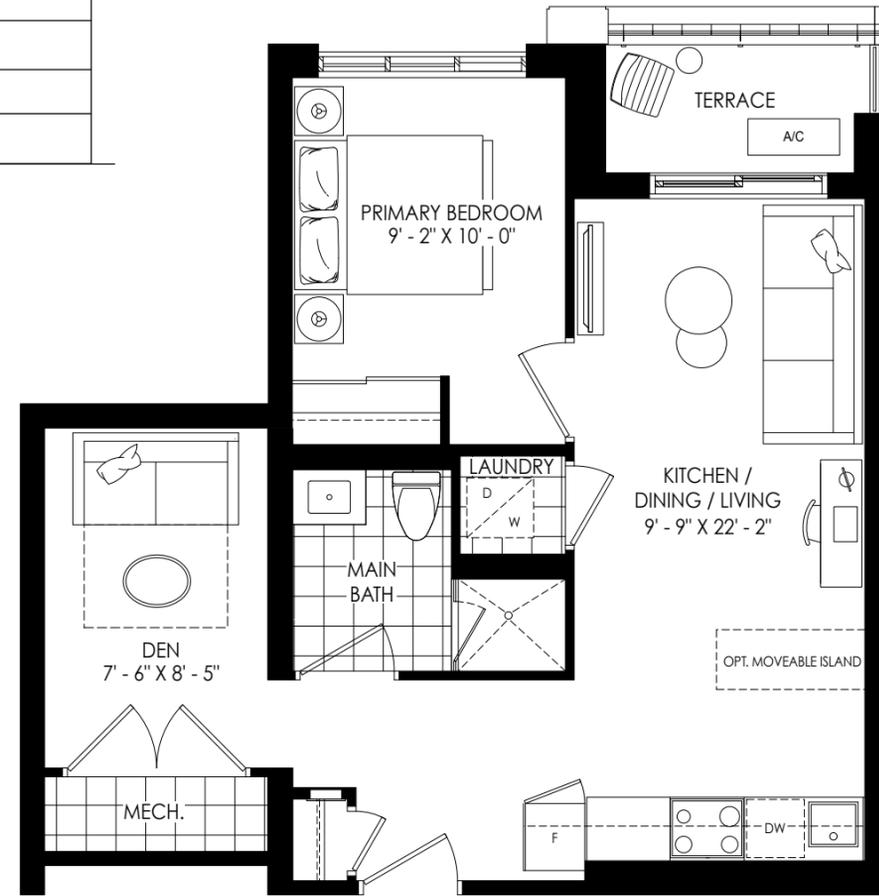
THIRD FLOOR



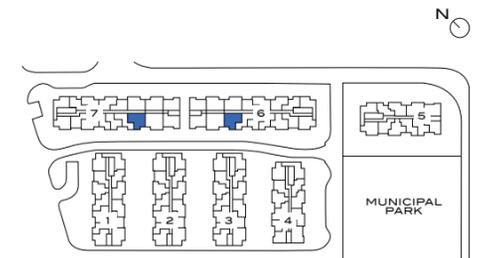
SITE KEY PLAN



BUILDING SECTION



THIRD FLOOR



SITE KEY PLAN

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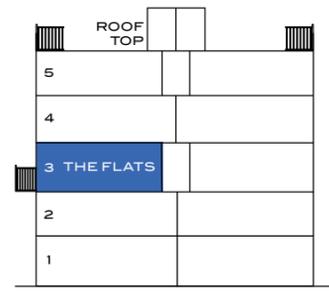
All plans, dimensions and specifications are subject to change without notice. Actual usable floorspace may vary from the stated floor area. Column locations, window locations and size may vary and are subject to change without notice. Renderings are artists concept and will change if required by site conditions. Plans, specifications and materials are subject to availability, substitution, modification without notice at sole discretion of Minto Communities Inc. E. & O.E. 2023

# THE FLATS 679

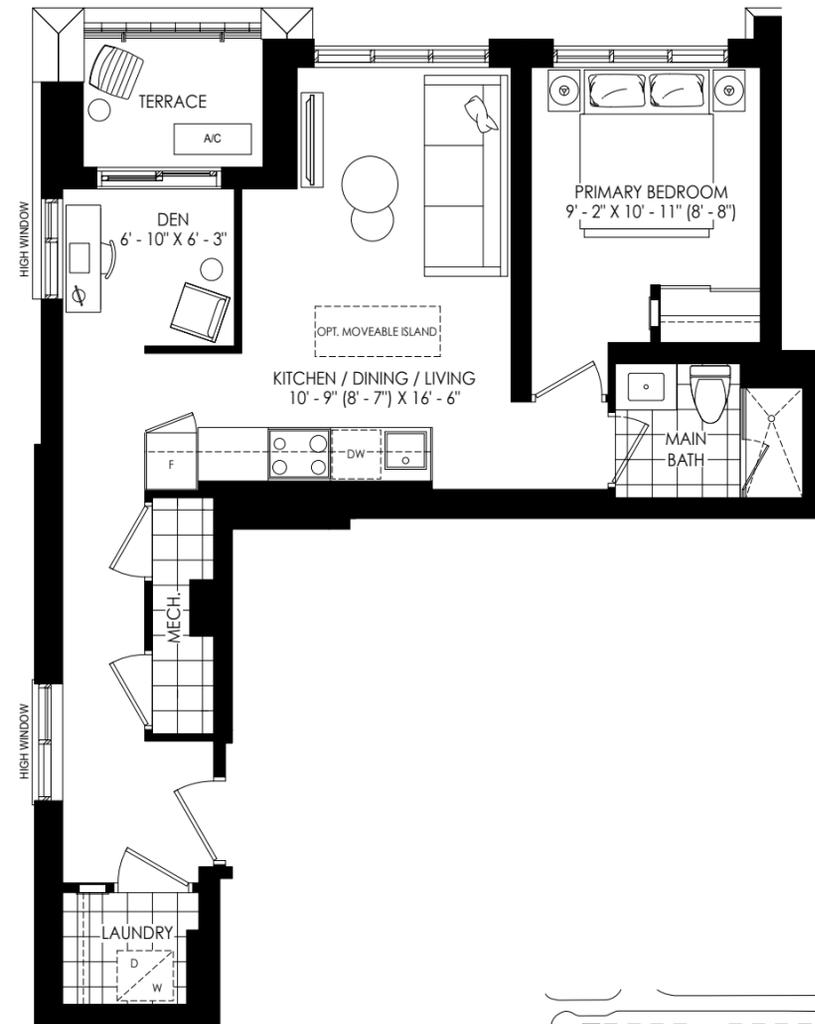
1 STOREY MID-LEVEL WITH TERRACE  
1 BEDROOM + DEN | 1 BATH  
679 SQ. FT.

# THE FLATS 723

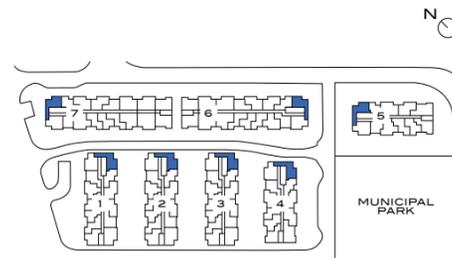
1 STOREY MID-LEVEL WITH TERRACE  
2 BEDROOMS | 2 BATHS  
723 SQ. FT.



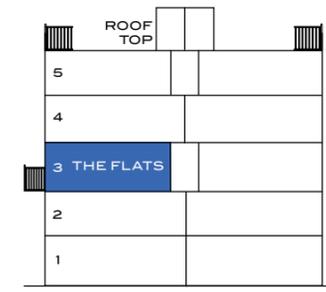
BUILDING SECTION



THIRD FLOOR



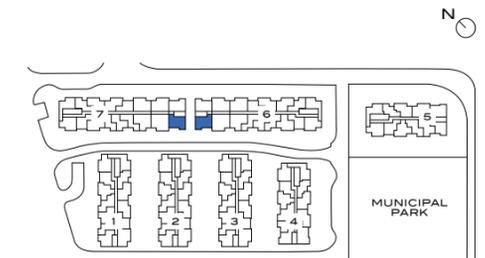
SITE KEY PLAN



BUILDING SECTION



THIRD FLOOR



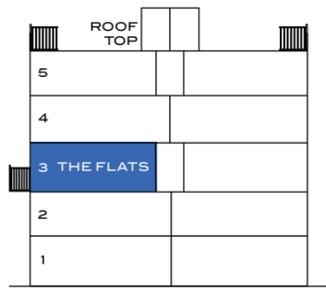
SITE KEY PLAN

# THE FLATS 725

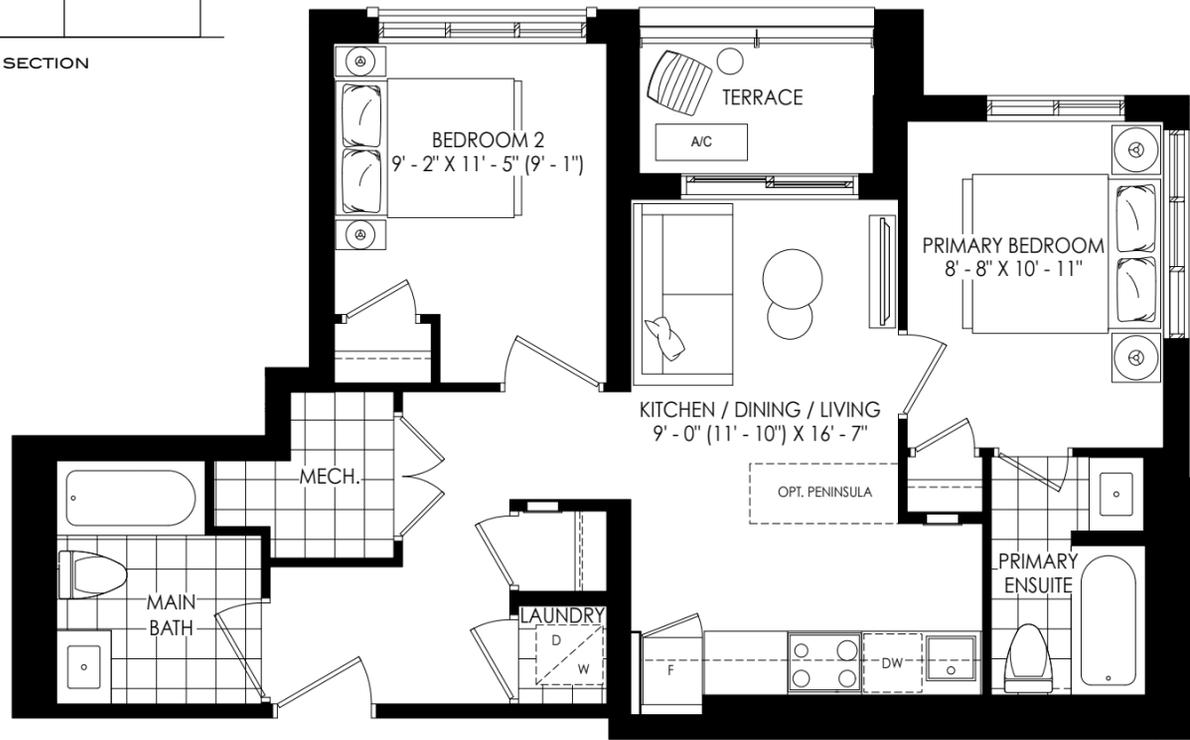
1 STOREY MID-LEVEL WITH TERRACE  
2 BEDROOMS | 2 BATHS  
725 SQ. FT.

# THE FLATS 817

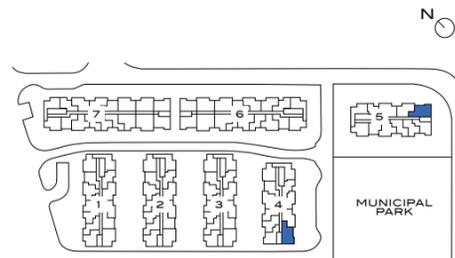
1 STOREY MID-LEVEL WITH TERRACE  
2 BEDROOMS + DEN | 2 BATHS  
817 SQ. FT.



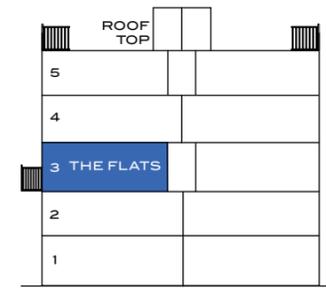
BUILDING SECTION



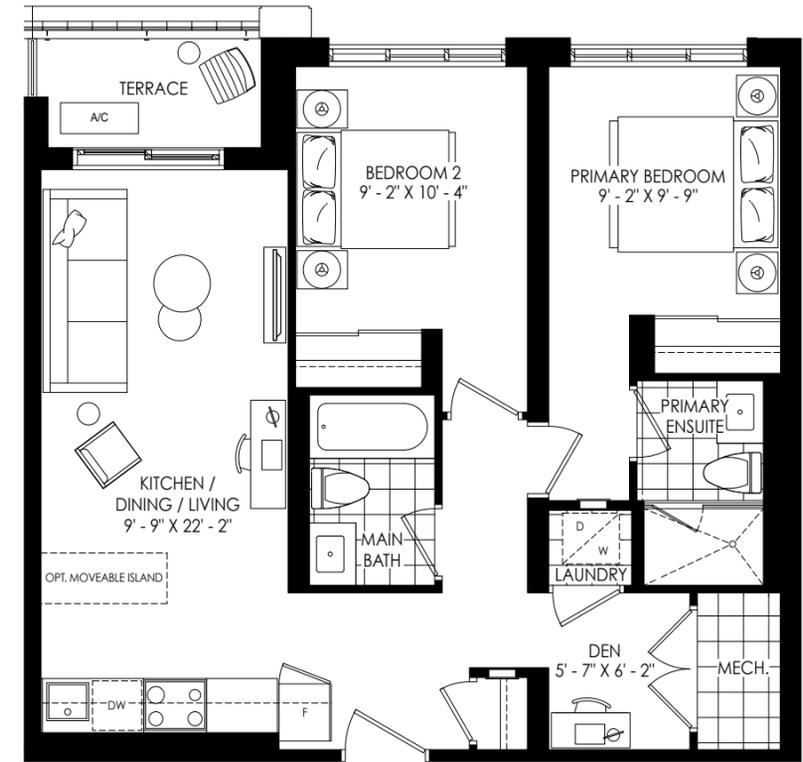
THIRD FLOOR



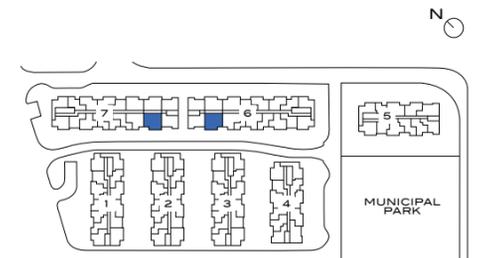
SITE KEY PLAN



BUILDING SECTION



THIRD FLOOR



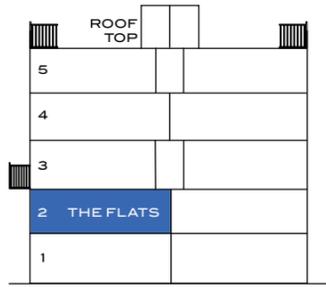
SITE KEY PLAN

# THE FLATS 955

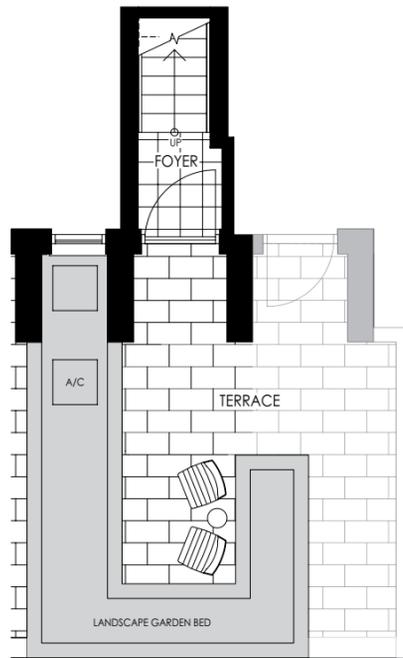
1 STOREY MID-LEVEL WITH TERRACE  
2 BEDROOMS + DEN | 2 BATHS  
955 SQ. FT.

# THE FLATS 1183

1 STOREY MID-LEVEL WITH TERRACE  
3 BEDROOMS + DEN | 2 BATHS  
1183 SQ. FT.



BUILDING SECTION



GROUND FLOOR

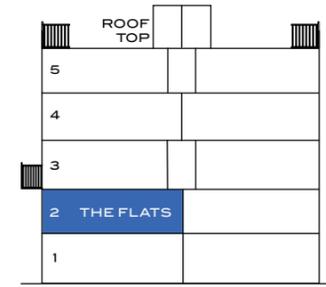


SECOND FLOOR  
(8 FEET CEILING)

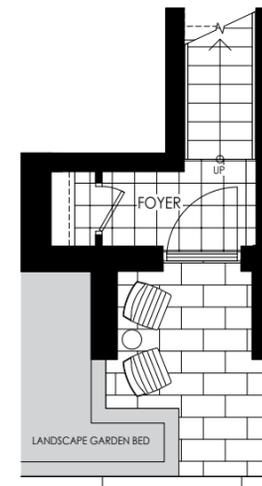


SITE KEY PLAN

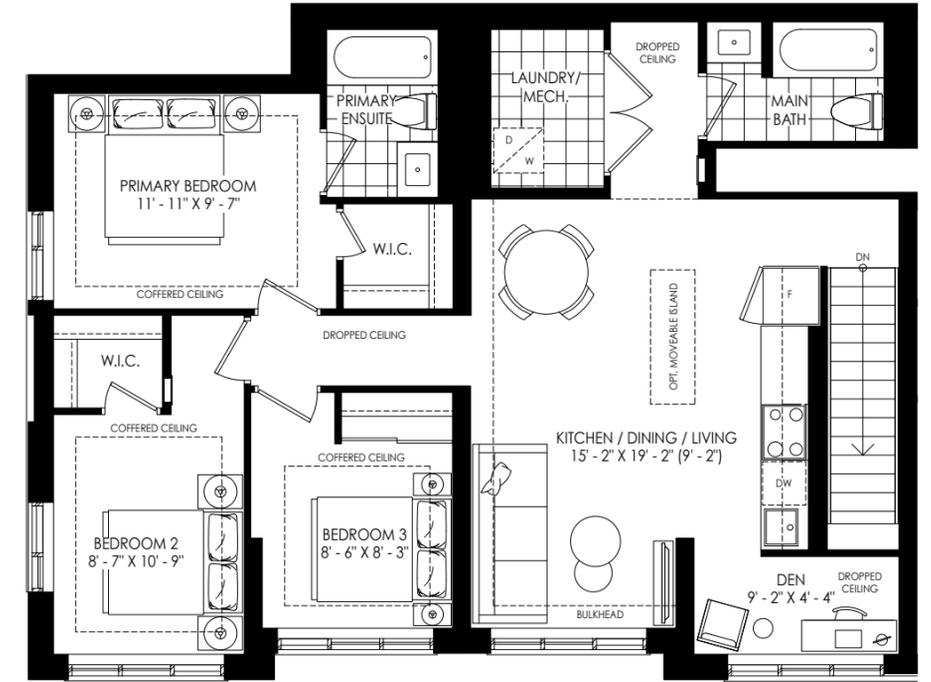
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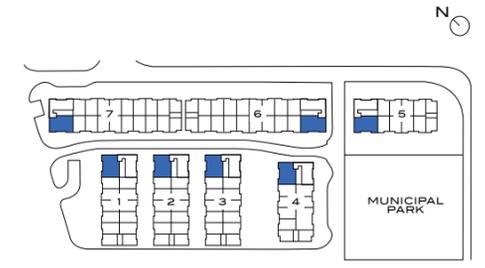
BUILDING SECTION



GROUND FLOOR



SECOND FLOOR  
(8 FEET CEILING)



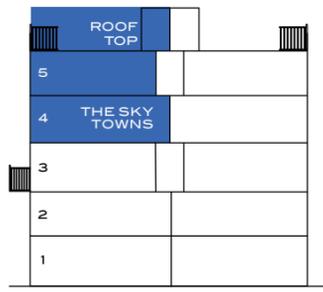
SITE KEY PLAN

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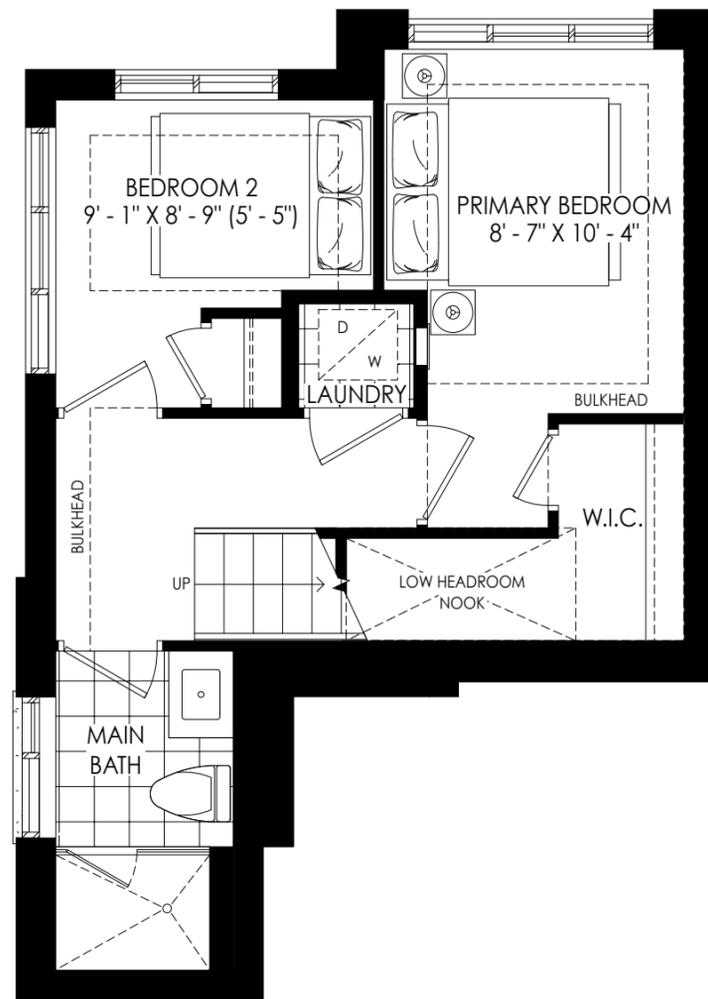
THE SKY  
TOWNS

# THE SKY TOWNS 1071

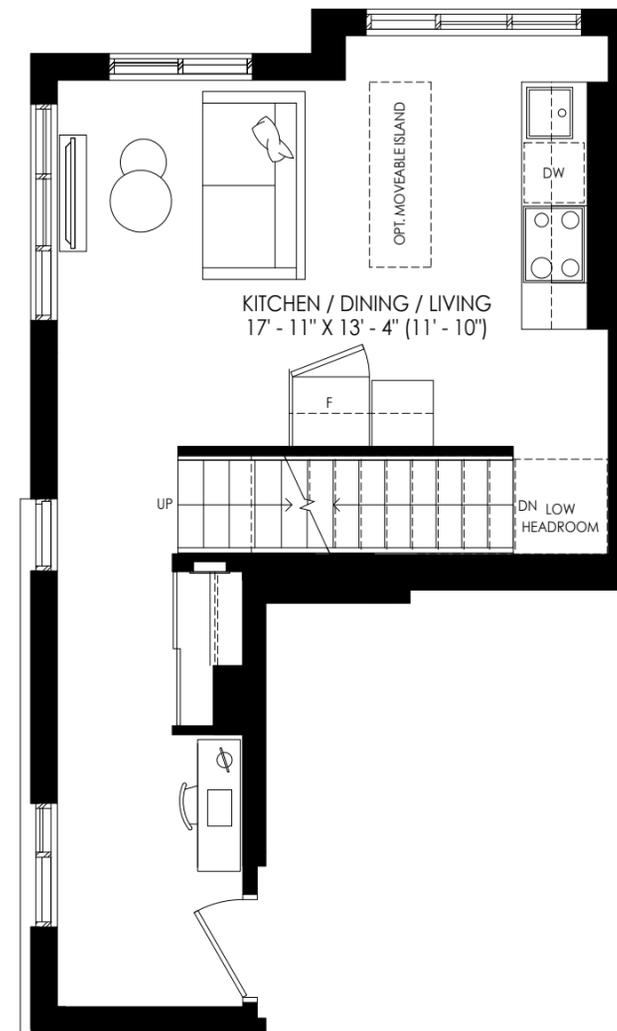
2 STOREY UPPER LEVEL WITH ROOFTOP  
2 BEDROOMS | 1 BATH  
1071 SQ. FT.



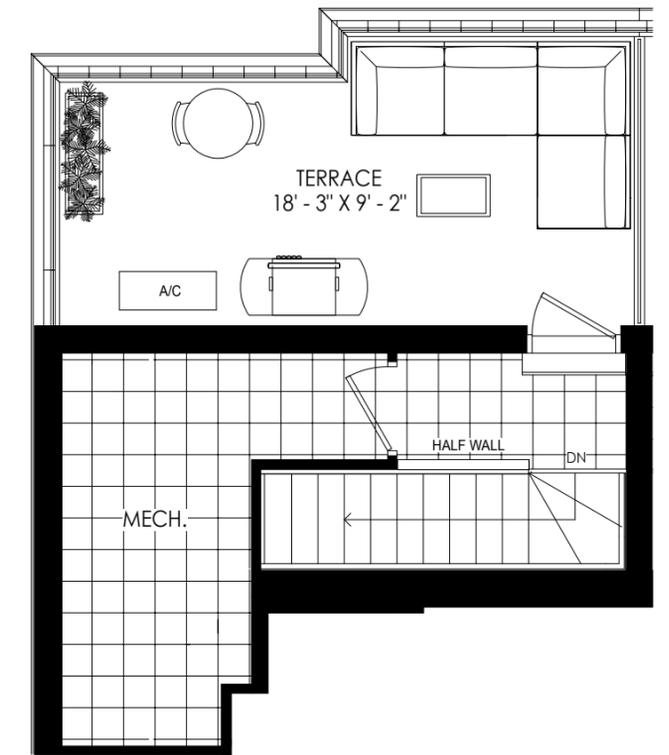
BUILDING SECTION



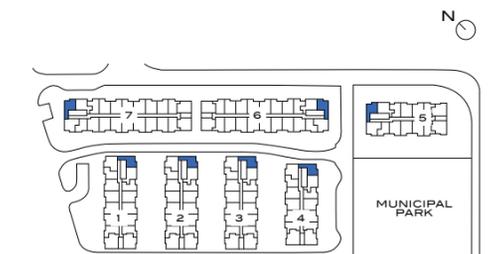
FOURTH FLOOR



FIFTH FLOOR



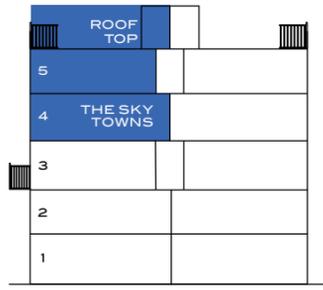
ROOF TOP LEVEL



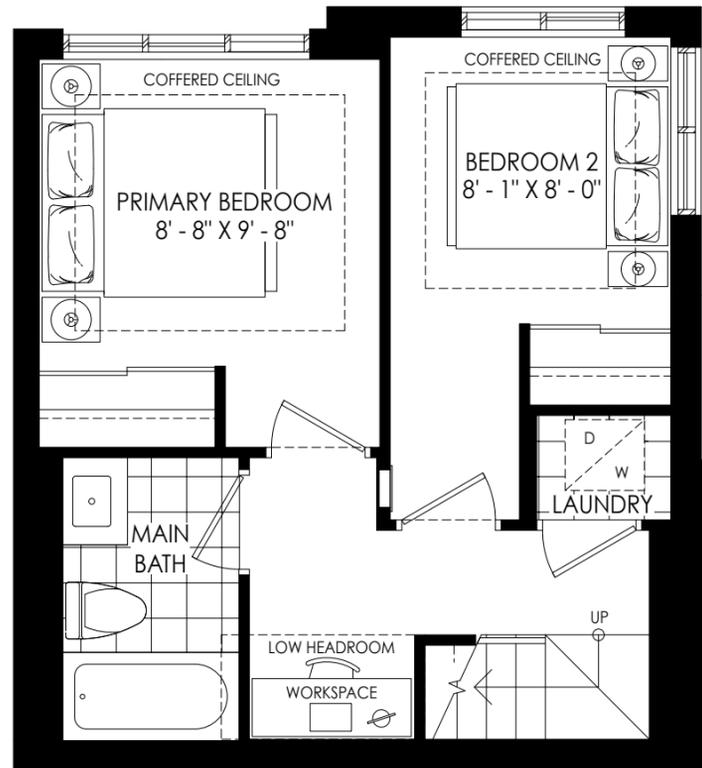
SITE KEY PLAN

# THE SKY TOWNS 1077

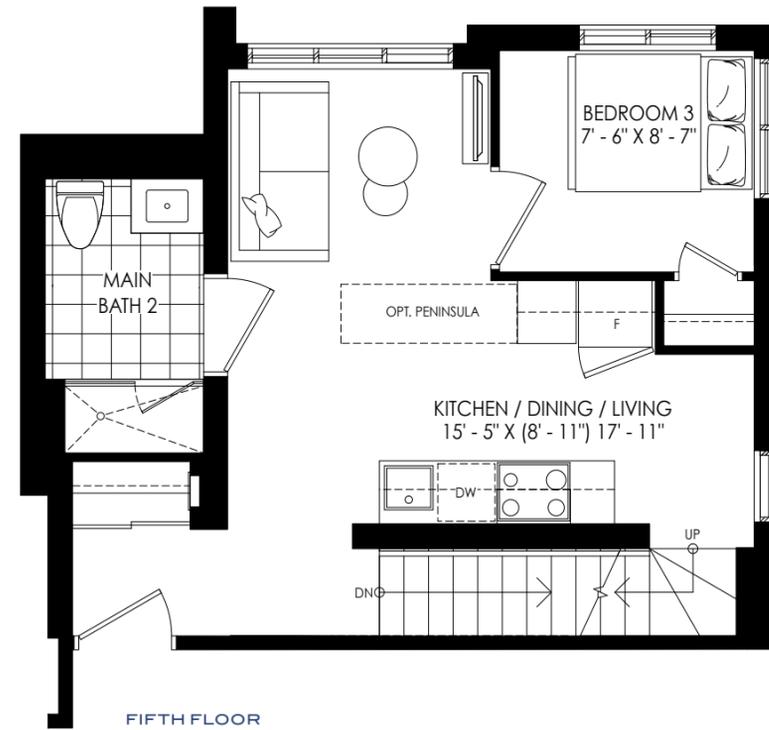
2 STOREY UPPER LEVEL WITH ROOFTOP  
3 BEDROOMS | 2 BATH  
1077 SQ. FT.



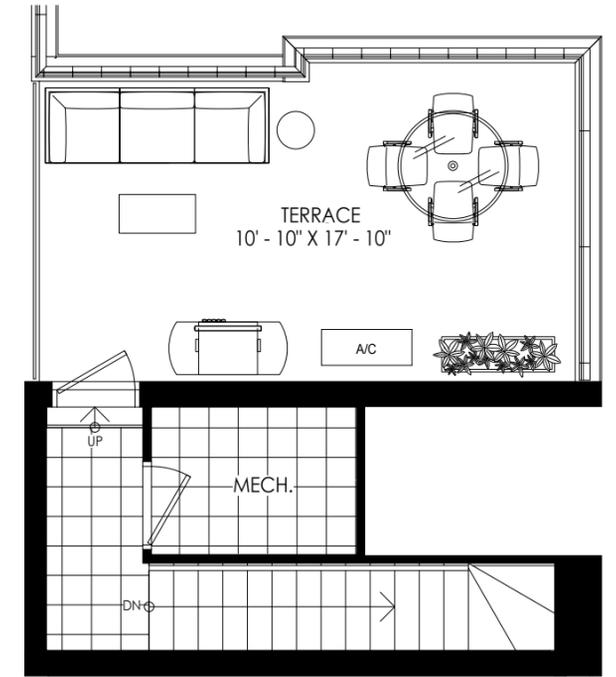
BUILDING SECTION



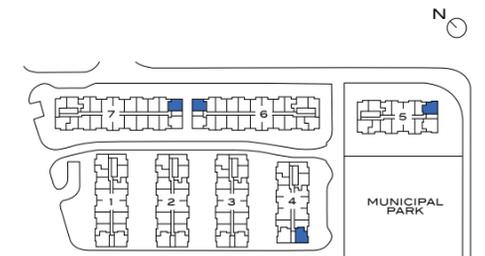
FOURTH FLOOR



FIFTH FLOOR



ROOF TOP LEVEL

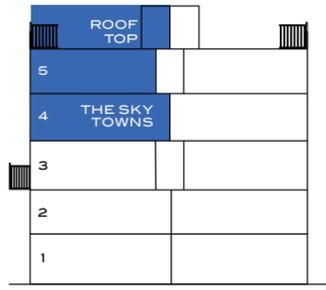


SITE KEY PLAN

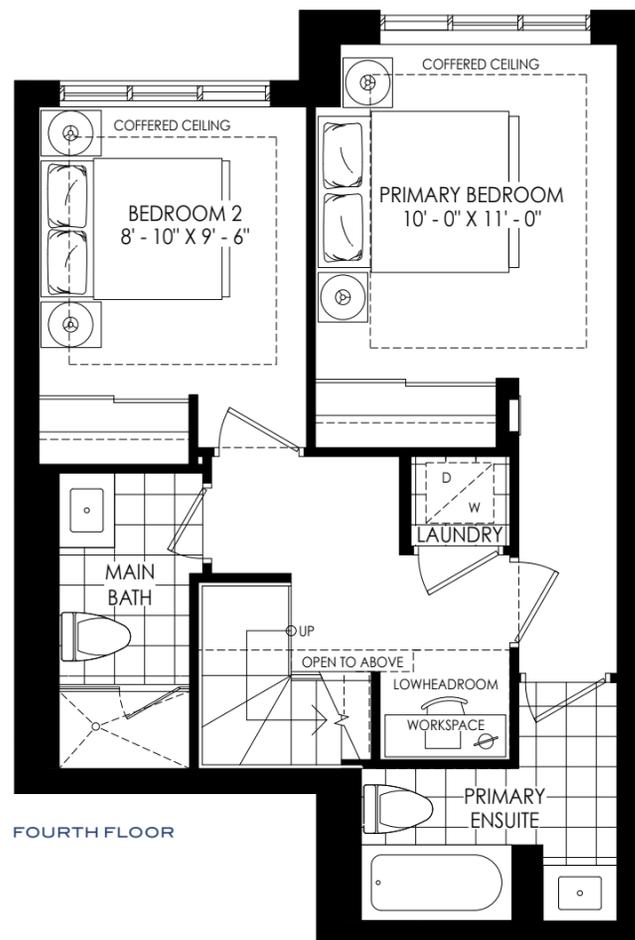
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# THE SKY TOWNS 1089

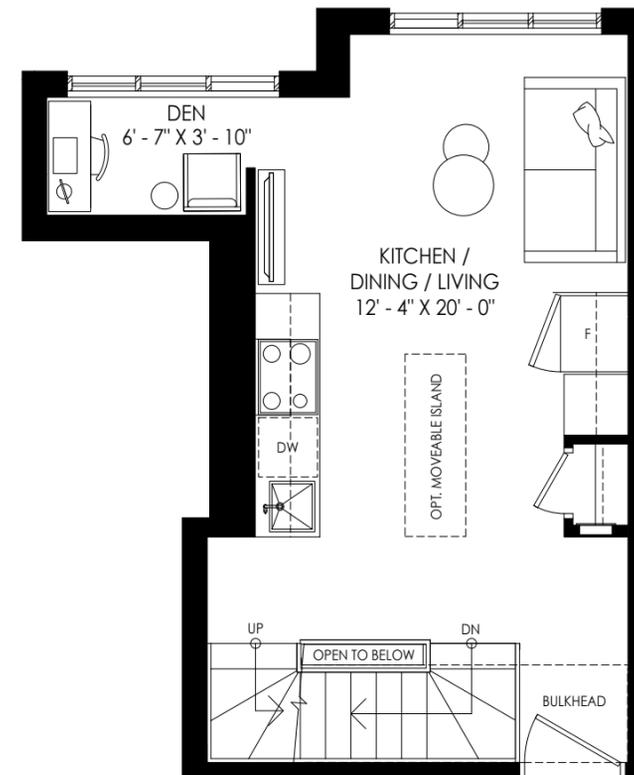
2 STOREY UPPER LEVEL WITH ROOFTOP  
2 BEDROOMS + DEN | 2 BATH  
1089 SQ. FT.



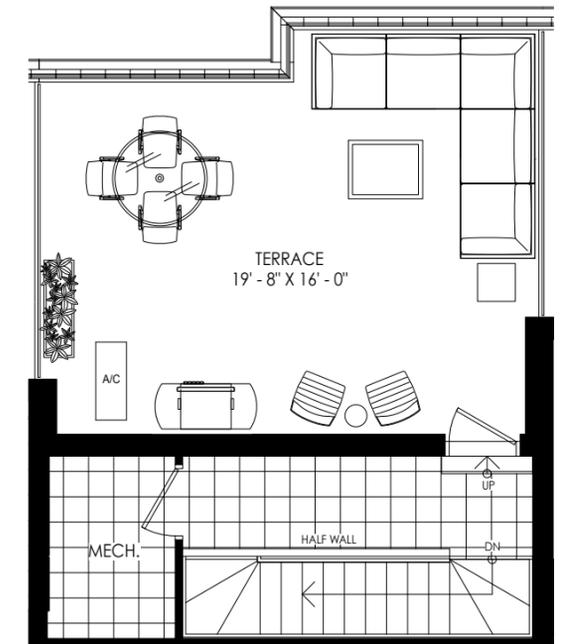
BUILDING SECTION



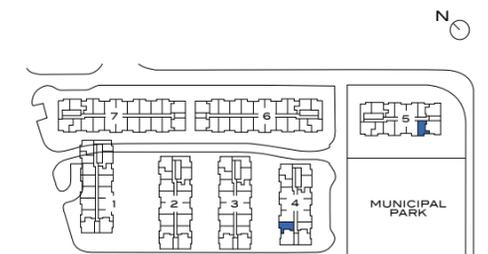
FOURTH FLOOR



FIFTH FLOOR



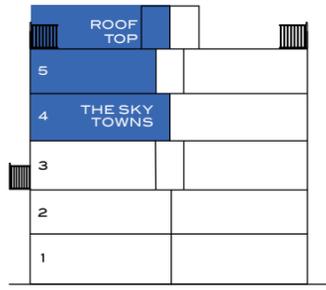
ROOF TOP LEVEL



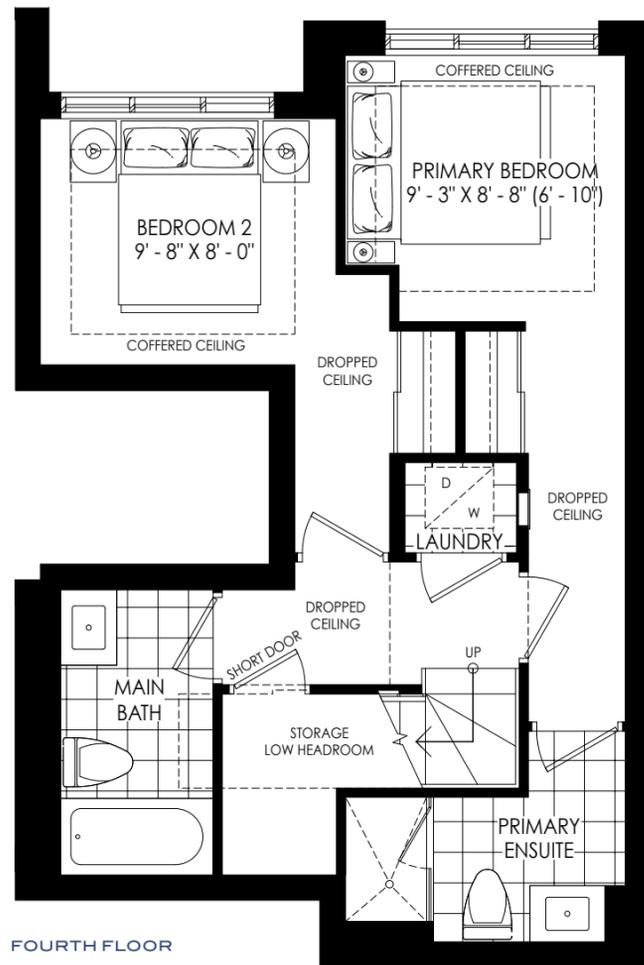
SITE KEY PLAN

# THE SKY TOWNS 1091

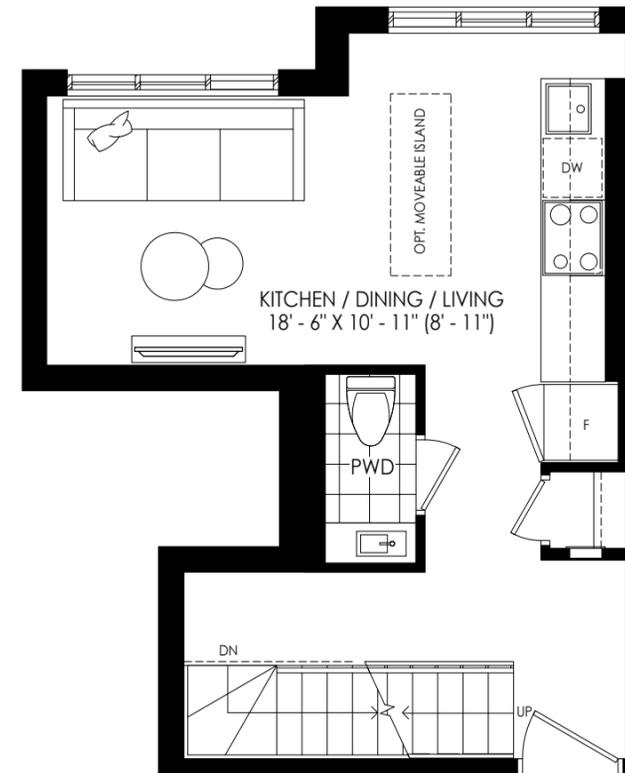
2 STOREY UPPER LEVEL WITH ROOFTOP  
2 BEDROOMS | 2.5 BATHS  
1091 SQ. FT.



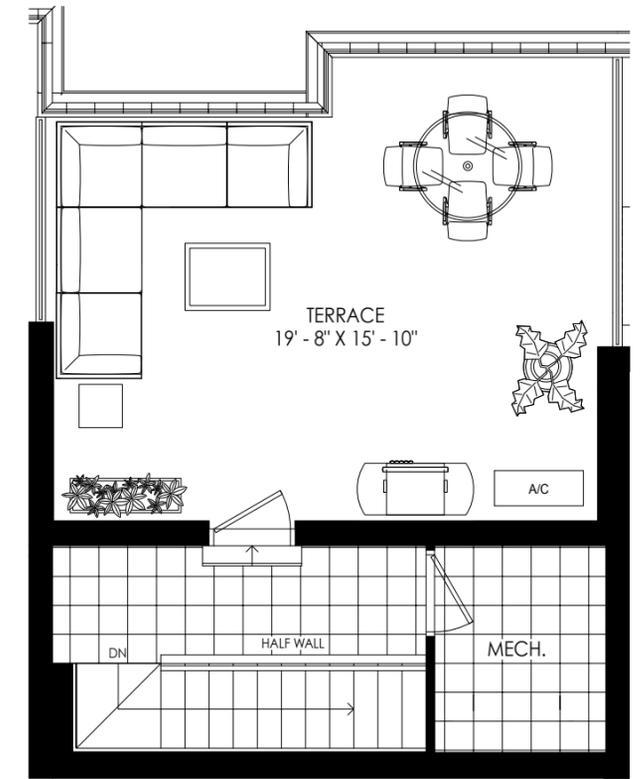
BUILDING SECTION



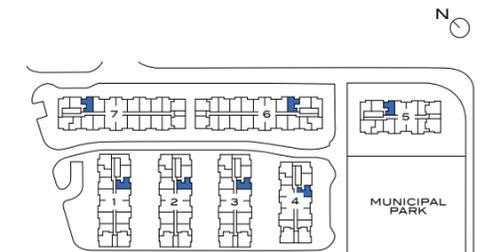
FOURTH FLOOR



FIFTH FLOOR



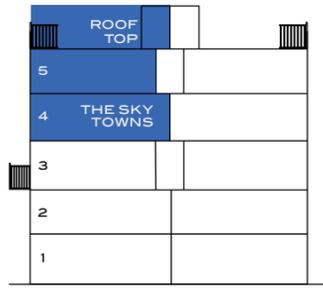
ROOF TOP LEVEL



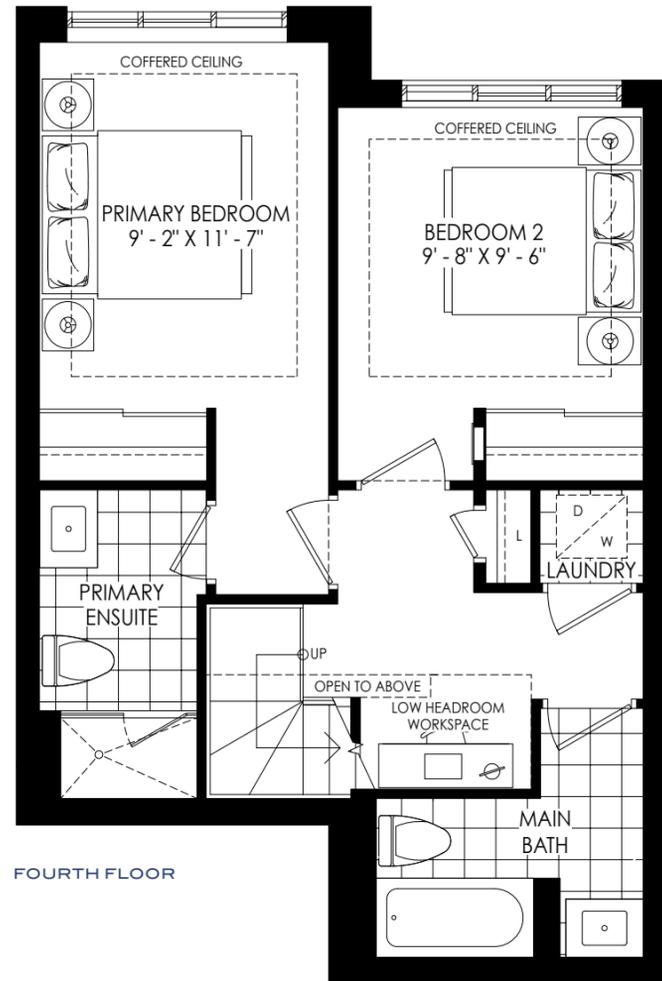
SITE KEY PLAN

# THE SKY TOWNS 1092

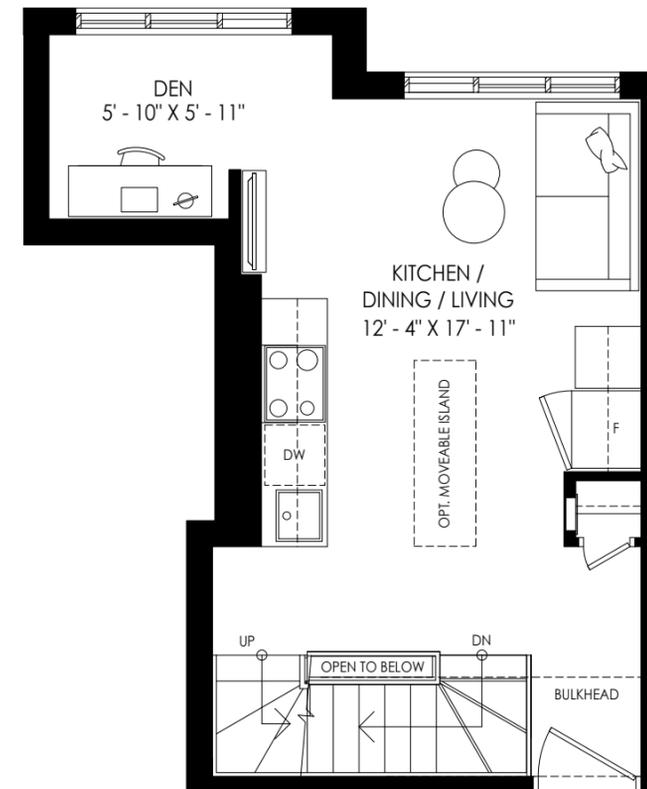
2 STOREY UPPER LEVEL WITH ROOFTOP  
2 BEDROOMS + DEN | 2 BATHS  
1092 SQ. FT.



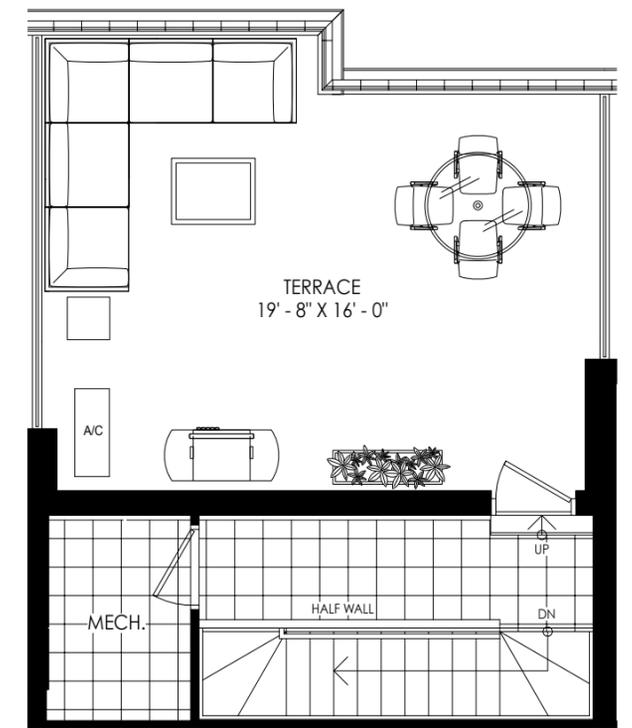
BUILDING SECTION



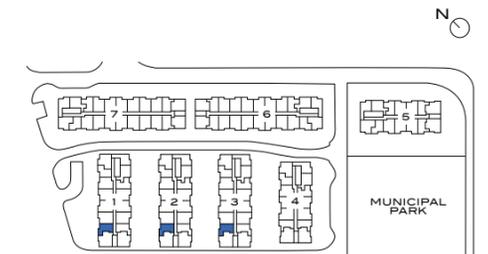
FOURTH FLOOR



FIFTH FLOOR



ROOFTOP LEVEL

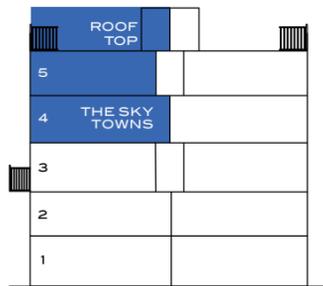


SITE KEY PLAN

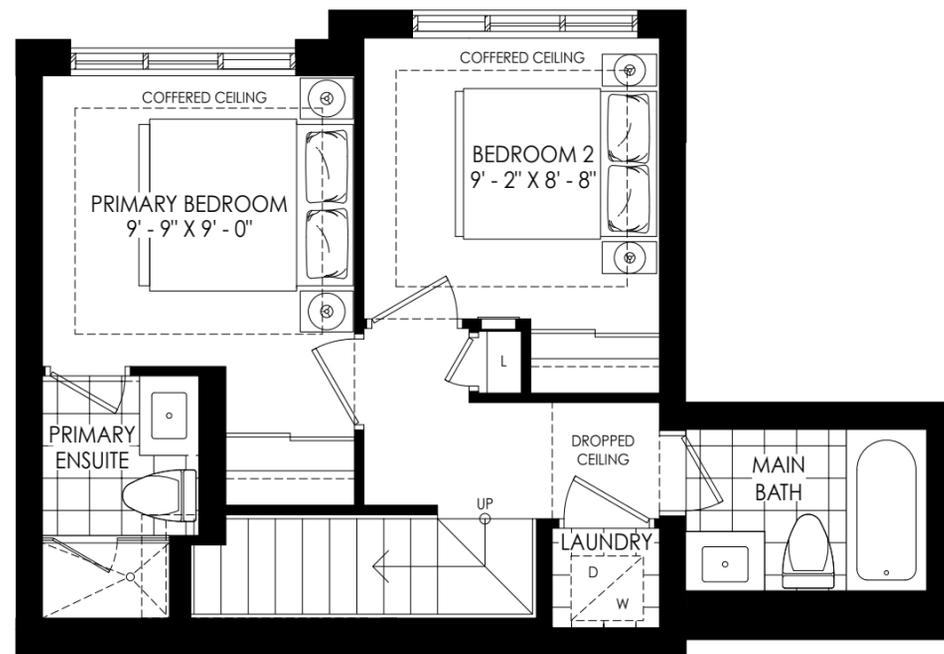
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# THE SKY TOWNS 1106

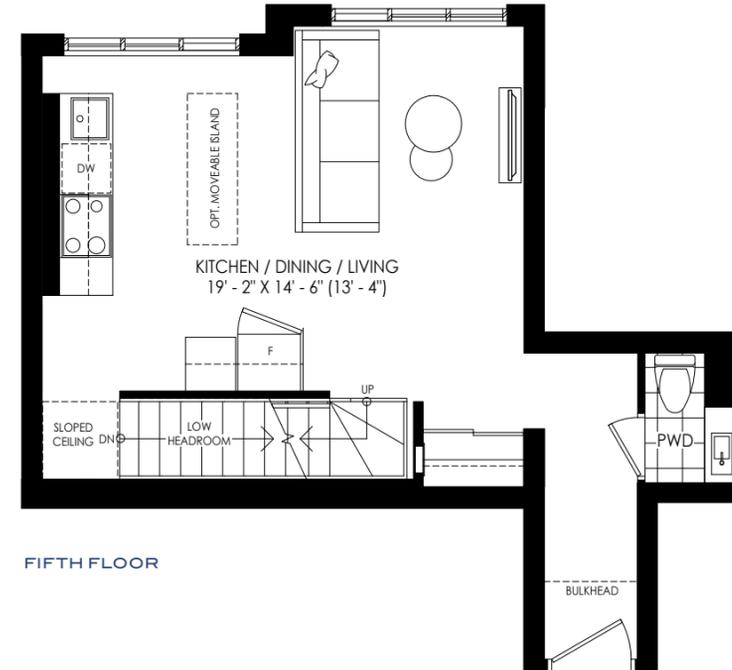
2 STOREY UPPER LEVEL WITH ROOFTOP  
2 BEDROOMS | 2.5 BATH  
1106 SQ. FT.



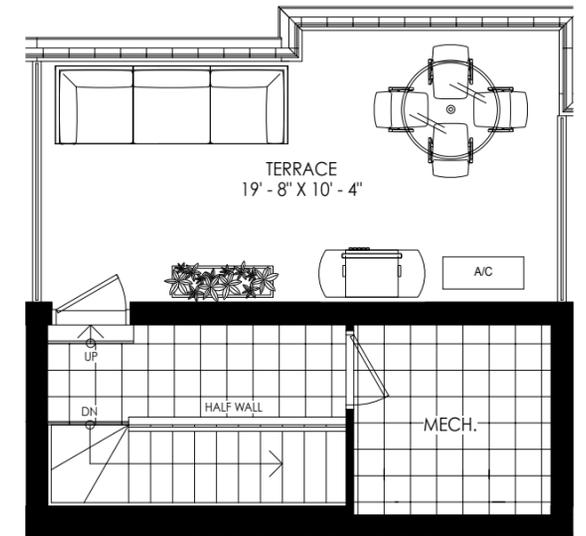
BUILDING SECTION



FOURTH FLOOR



FIFTH FLOOR



ROOF TOP LEVEL

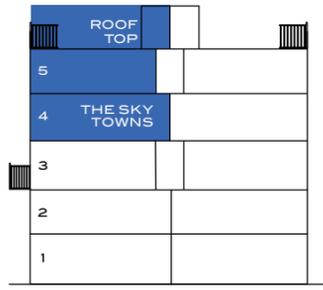


SITE KEY PLAN

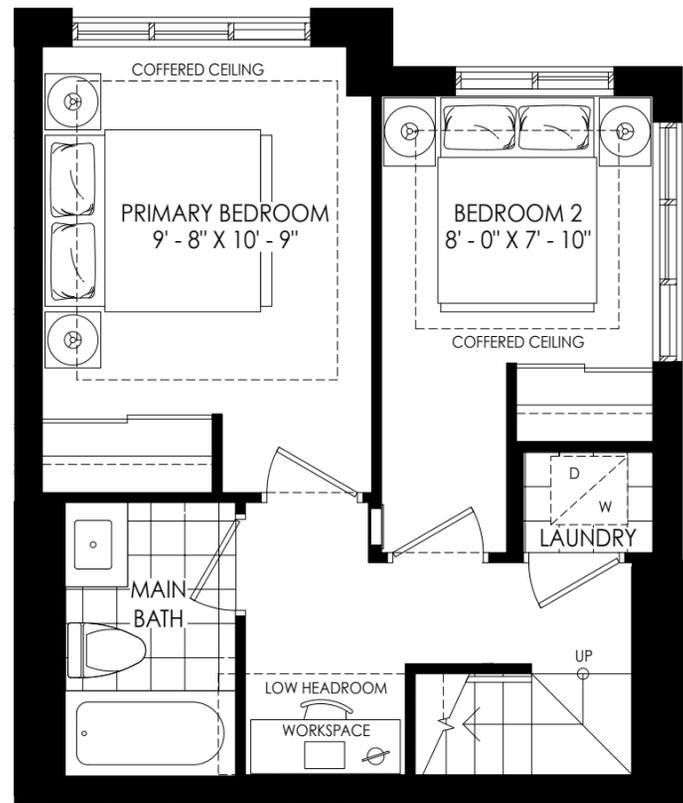
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# THE SKY TOWNS 1121

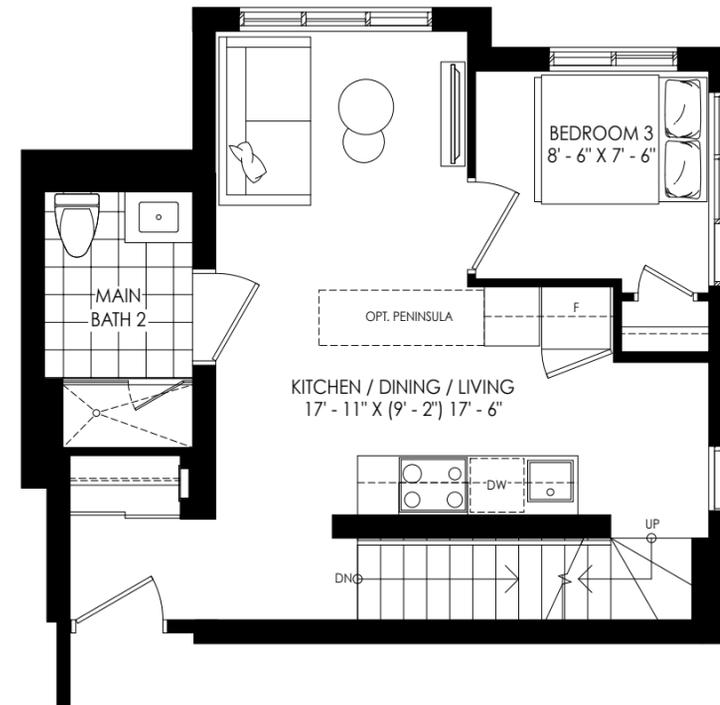
2 STOREY UPPER LEVEL WITH ROOFTOP  
3 BEDROOMS | 2 BATHS  
1121 SQ. FT.



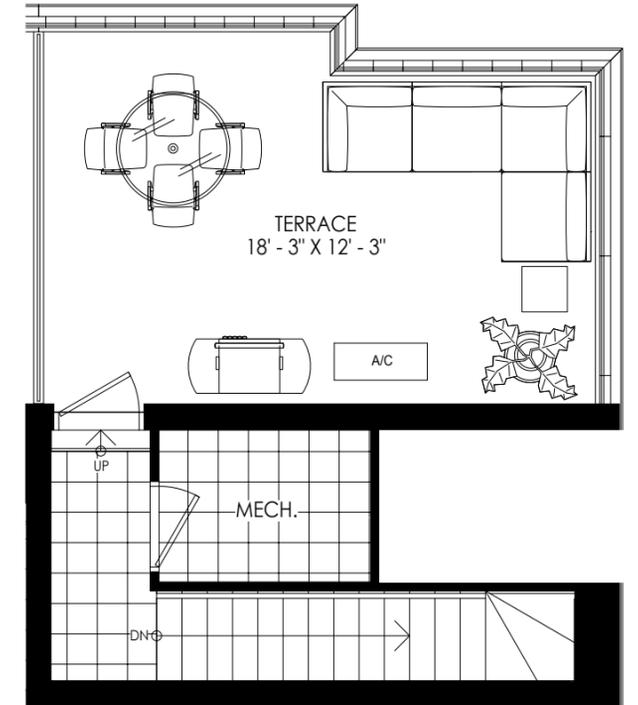
BUILDING SECTION



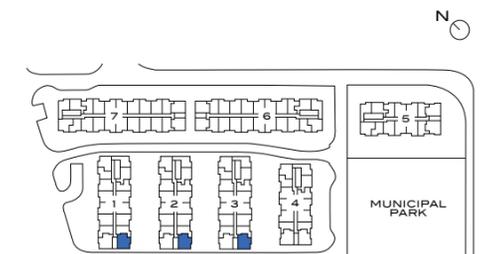
FOURTH FLOOR



FIFTH FLOOR



ROOF TOP LEVEL

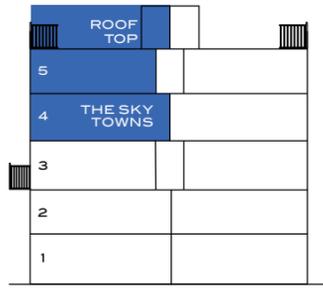


SITE KEY PLAN

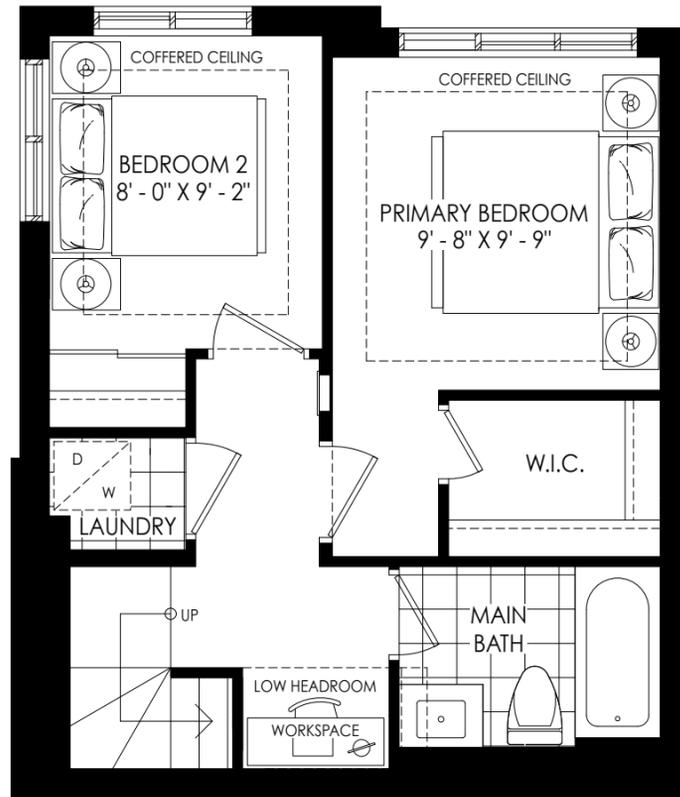
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# THE SKY TOWNS 1137

2 STOREY UPPER LEVEL WITH ROOFTOP  
3 BEDROOMS | 2 BATHS  
1137 SQ. FT.



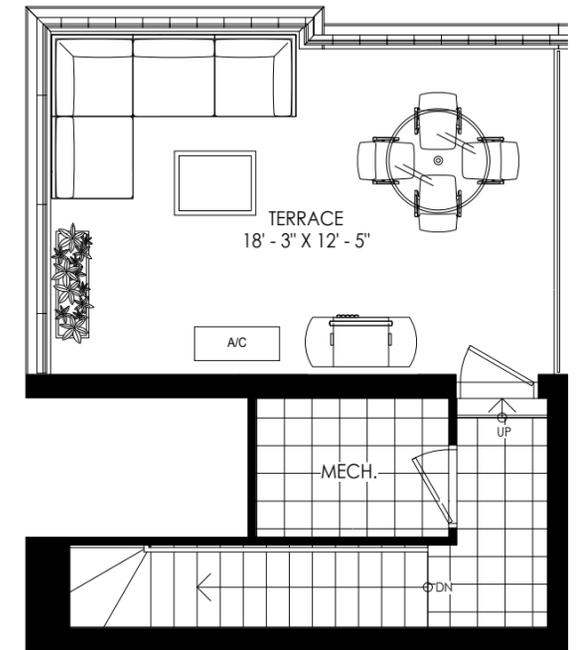
BUILDING SECTION



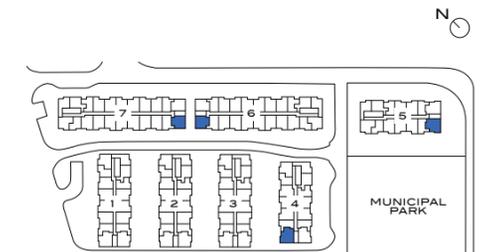
FOURTH FLOOR



FIFTH FLOOR



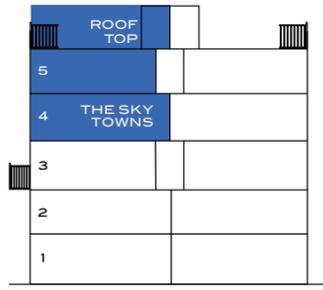
ROOF TOP LEVEL



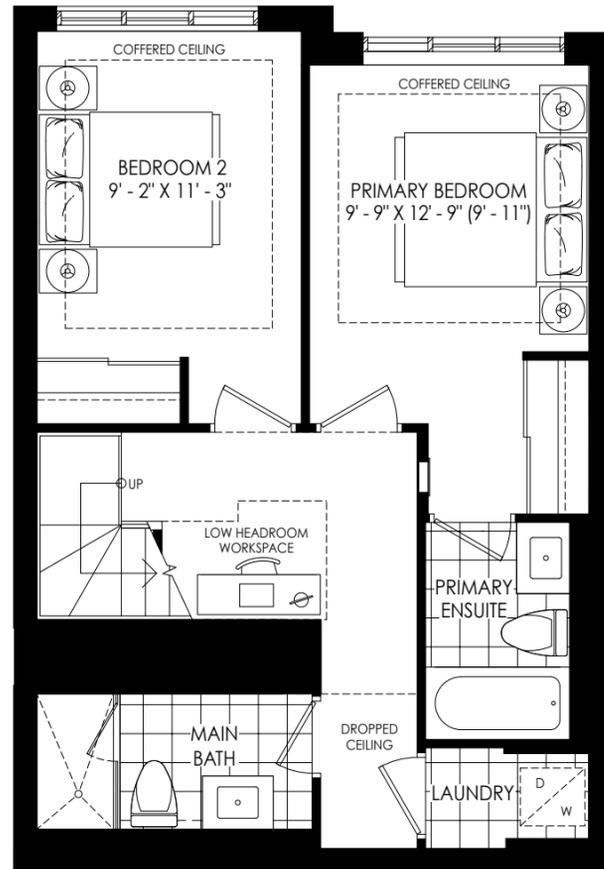
SITE KEY PLAN

# THE SKY TOWNS 1138

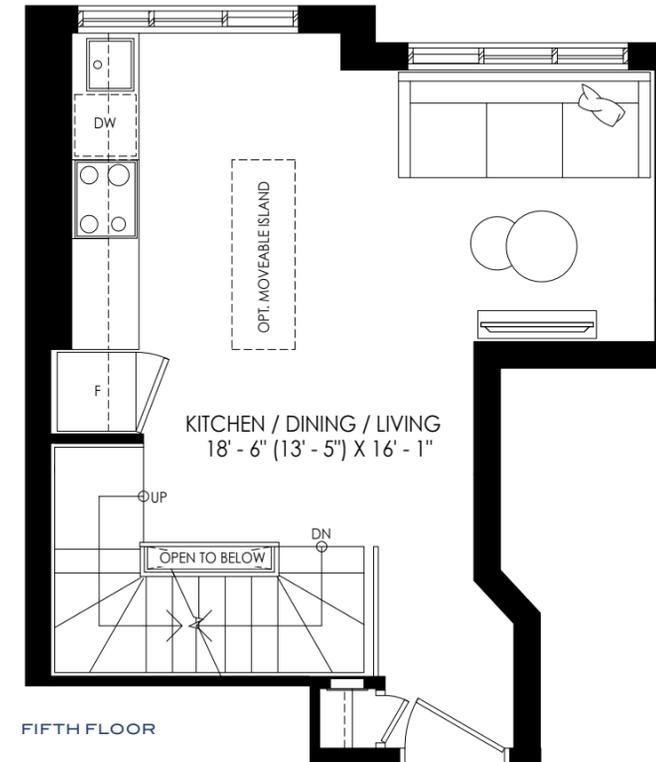
2 STOREY UPPER LEVEL WITH ROOFTOP  
2 BEDROOMS | 2 BATHS  
1138 SQ. FT.



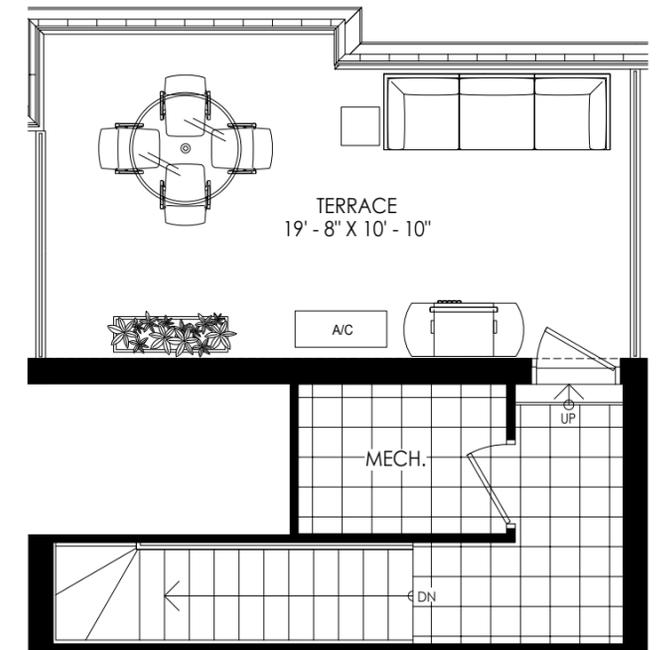
BUILDING SECTION



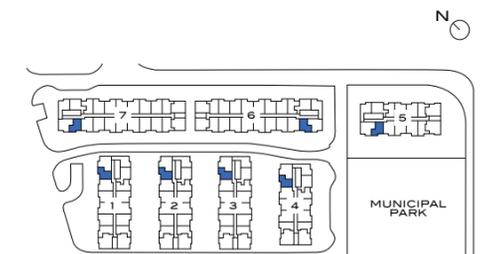
FOURTH FLOOR



FIFTH FLOOR



ROOF TOP LEVEL

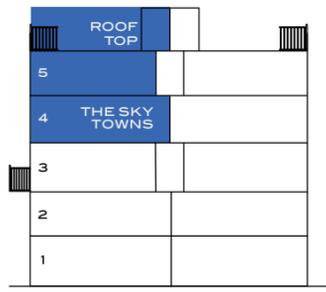


SITE KEY PLAN

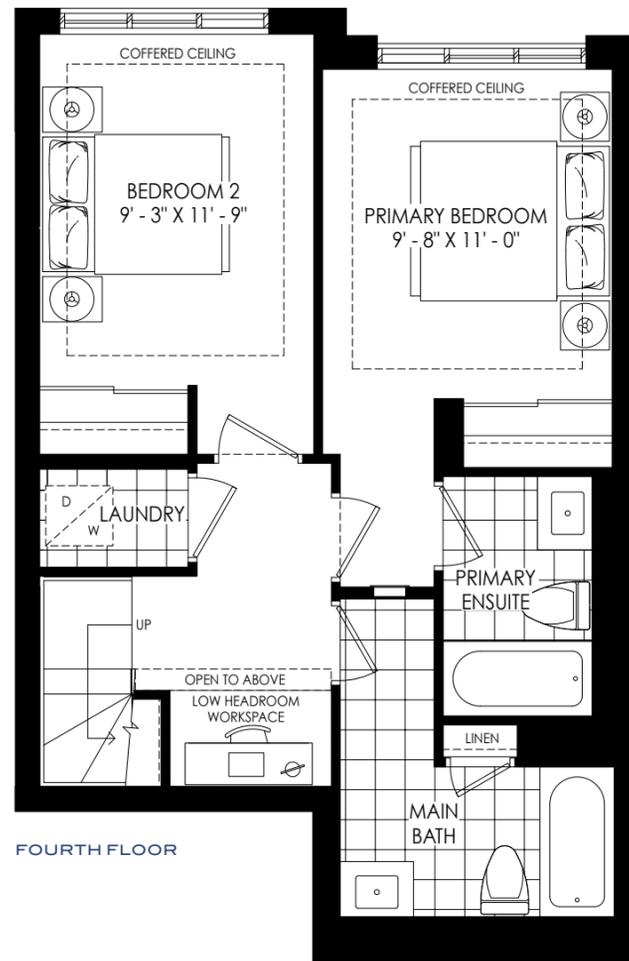
All plans, dimensions and specifications are subject to change without notice. Actual usable floorspace may vary from the stated floor area. Column locations, window locations and size may vary and are subject to change without notice. Renderings are artists concept and will change if required by site conditions. Plans, specifications and materials are subject to availability, substitution, modification without notice at sole discretion of Minto Communities Inc. E. & O.E. 2023

# THE SKY TOWNS 1139 A

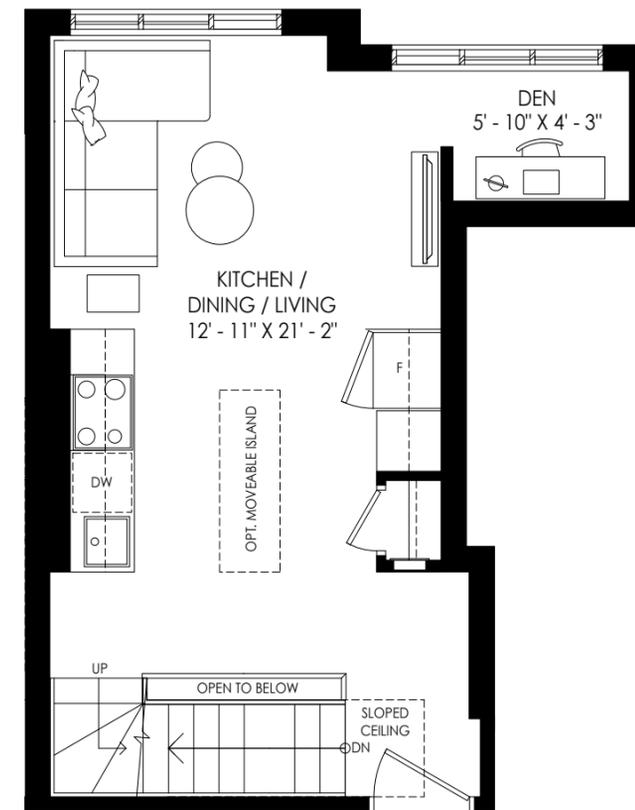
2 STOREY UPPER LEVEL WITH ROOFTOP  
2 BEDROOMS + DEN | 2 BATHS  
1139 SQ. FT.



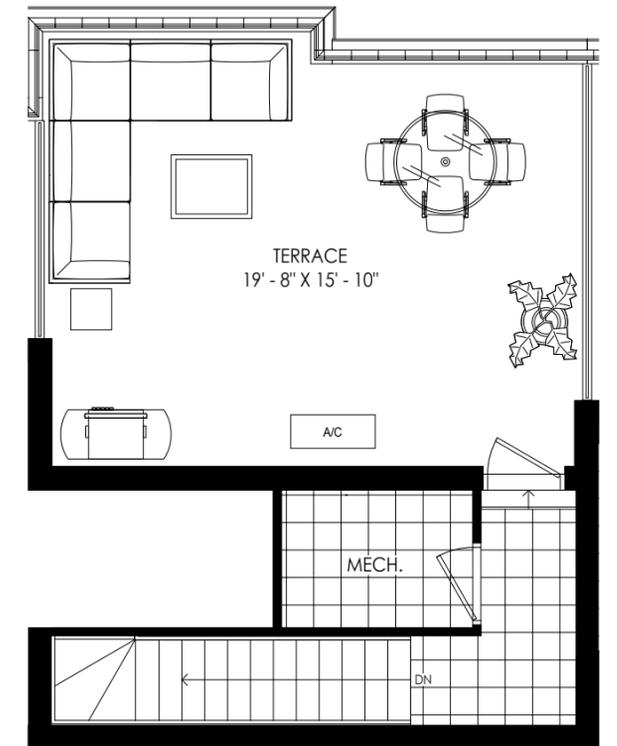
BUILDING SECTION



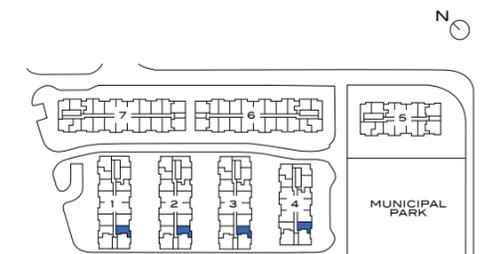
FOURTH FLOOR



FIFTH FLOOR



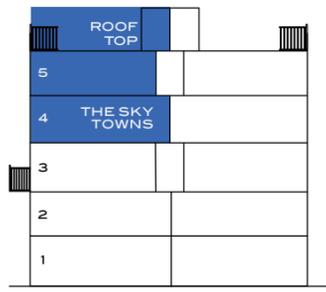
ROOF TOP LEVEL



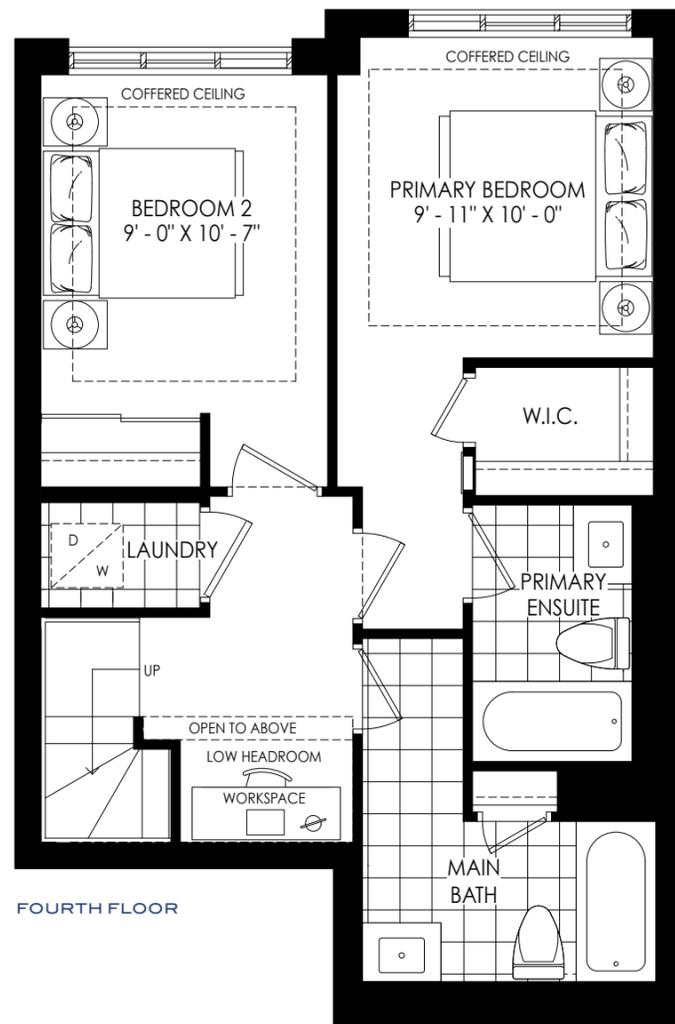
SITE KEY PLAN

# THE SKY TOWNS 1139 B

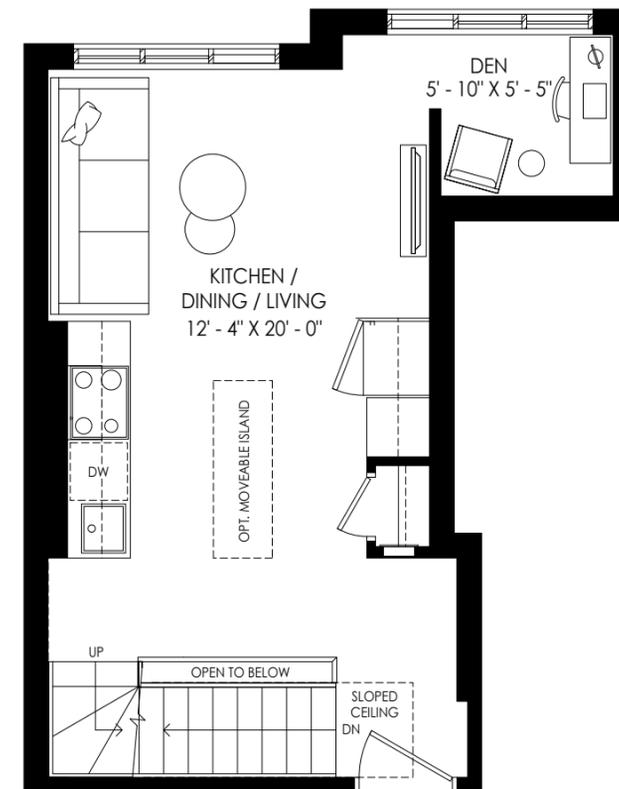
2 STOREY UPPER LEVEL WITH ROOFTOP  
2 BEDROOMS + DEN | 2 BATHS  
1139 SQ. FT.



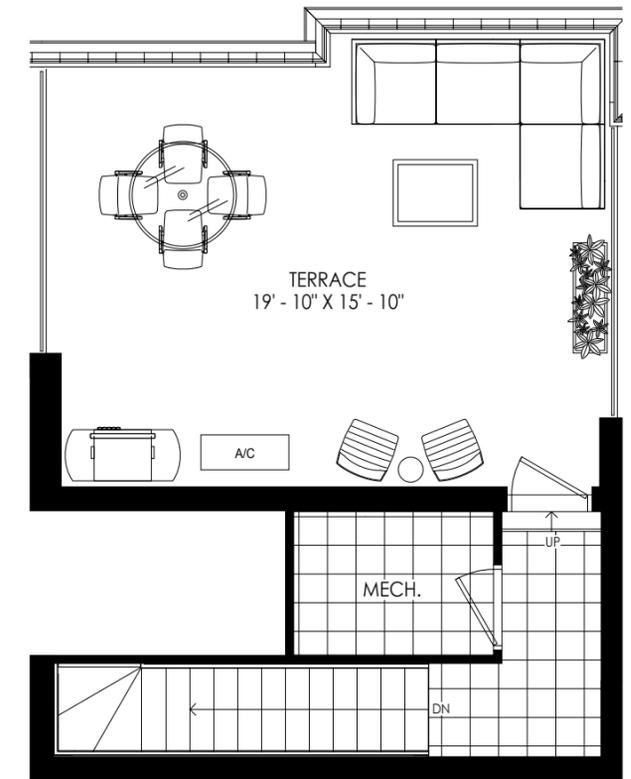
BUILDING SECTION



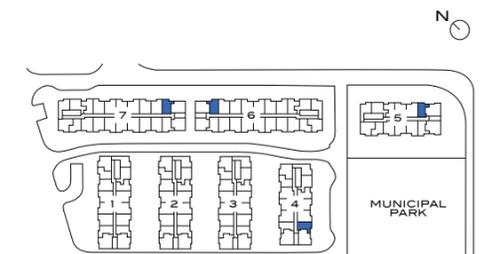
FOURTH FLOOR



FIFTH FLOOR



ROOF TOP LEVEL

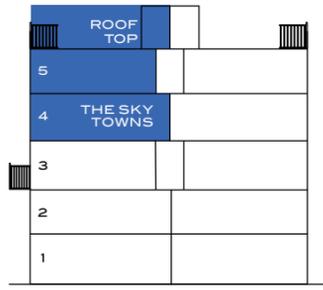


SITE KEY PLAN

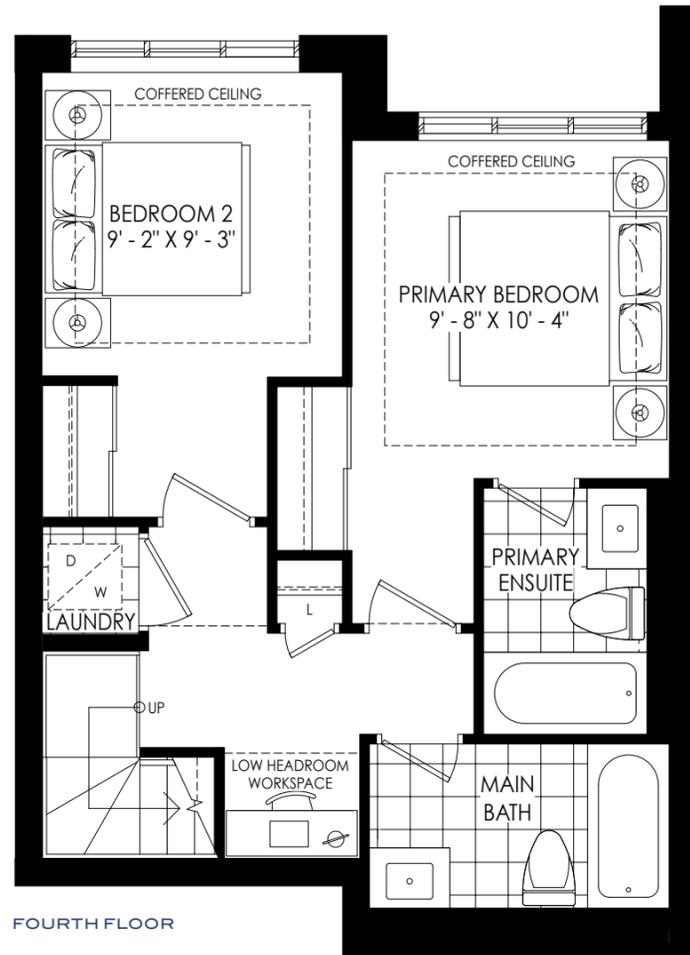
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# THE SKY TOWNS 1142

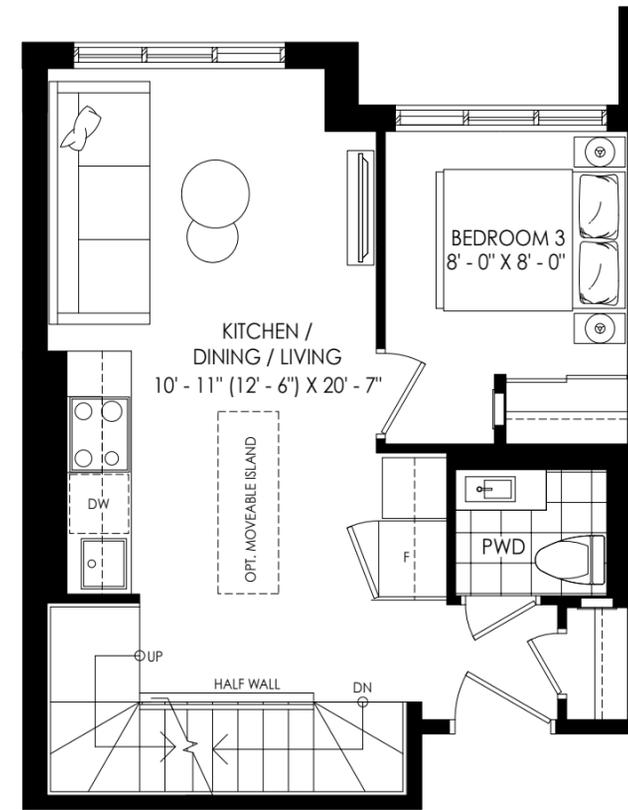
2 STOREY UPPER LEVEL WITH ROOFTOP  
3 BEDROOMS | 2.5 BATHS  
1142 SQ. FT.



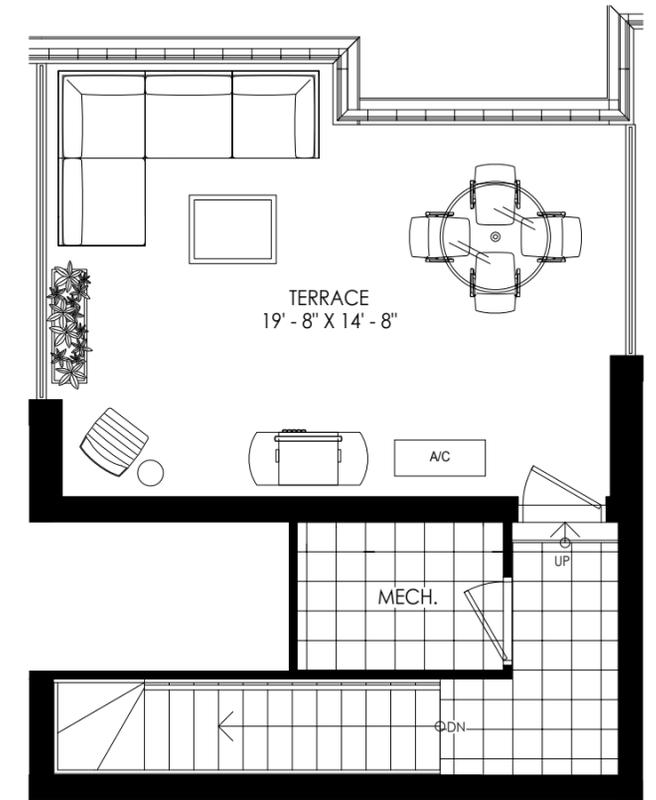
BUILDING SECTION



FOURTH FLOOR



FIFTH FLOOR



ROOF TOP LEVEL

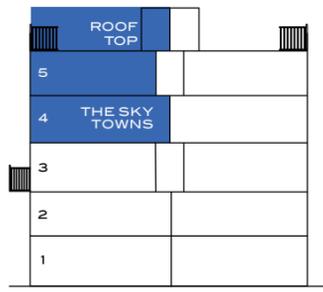


SITE KEY PLAN

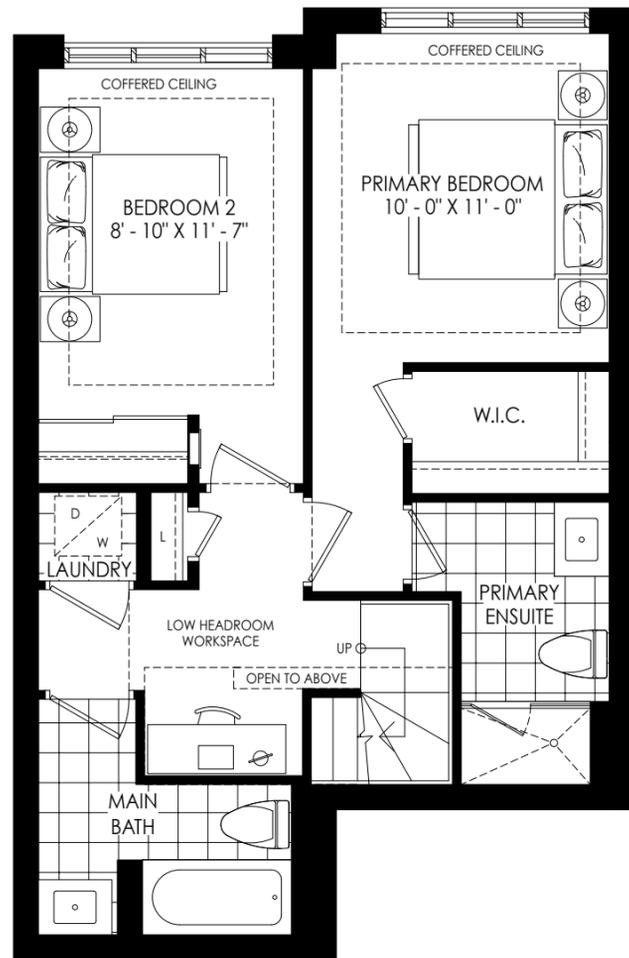
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# THE SKY TOWNS 1155

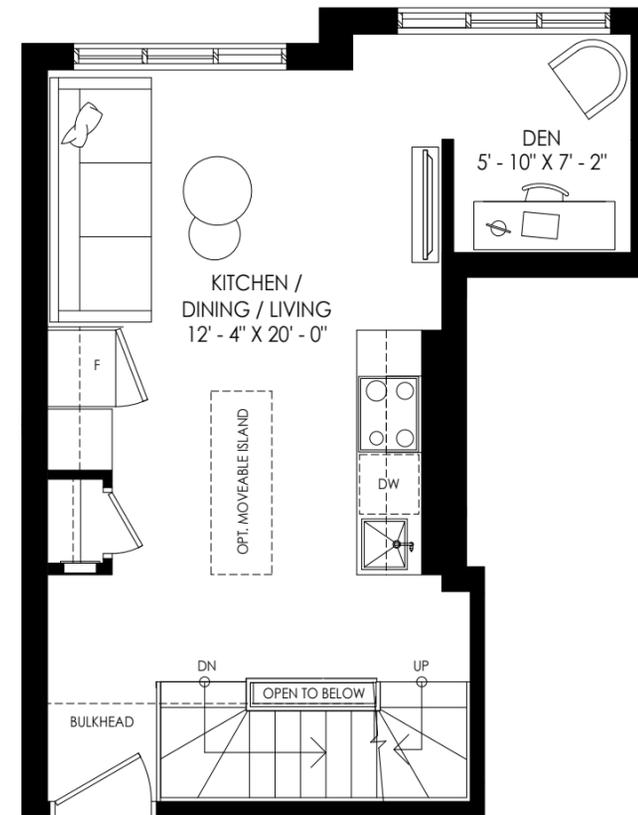
2 STOREY UPPER LEVEL WITH ROOFTOP  
2 BEDROOMS + DEN | 2 BATHS  
1155 SQ. FT.



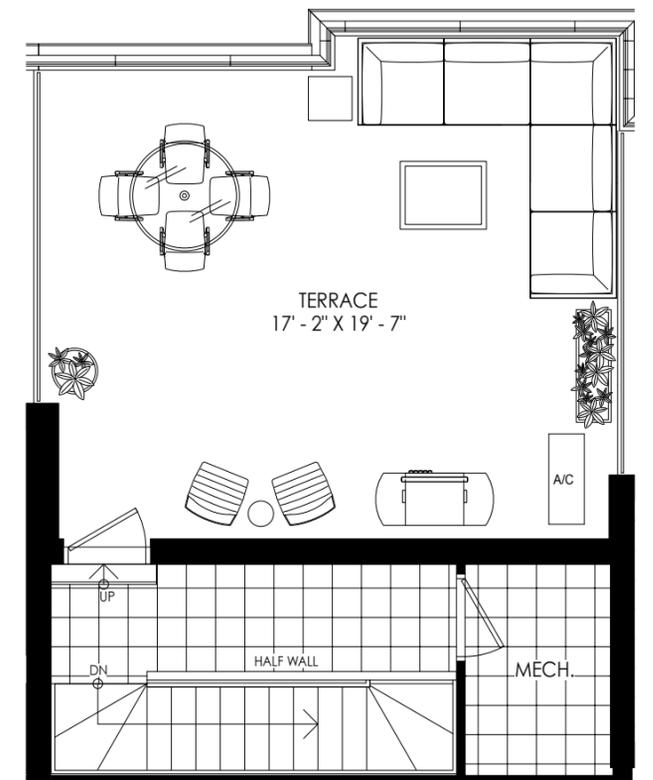
BUILDING SECTION



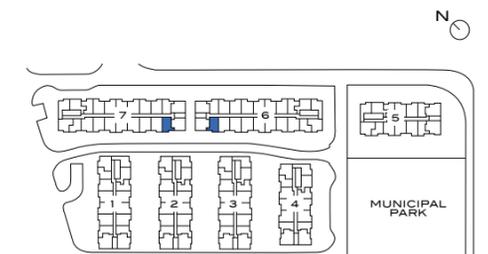
FOURTH FLOOR



FIFTH FLOOR



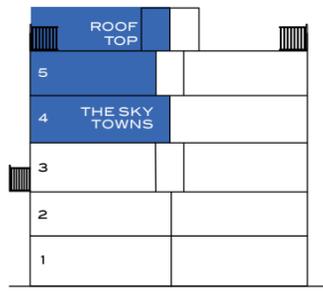
ROOF TOP LEVEL



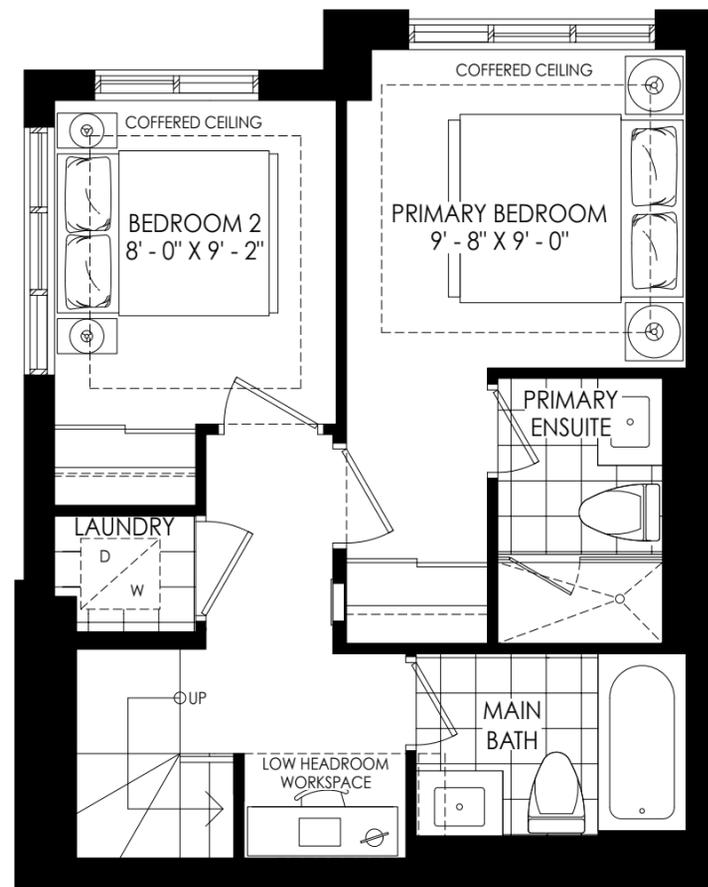
SITE KEY PLAN

# THE SKY TOWNS 1181

2 STOREY UPPER LEVEL WITH ROOFTOP  
 3 BEDROOMS | 3 BATHS  
 1181 SQ. FT.



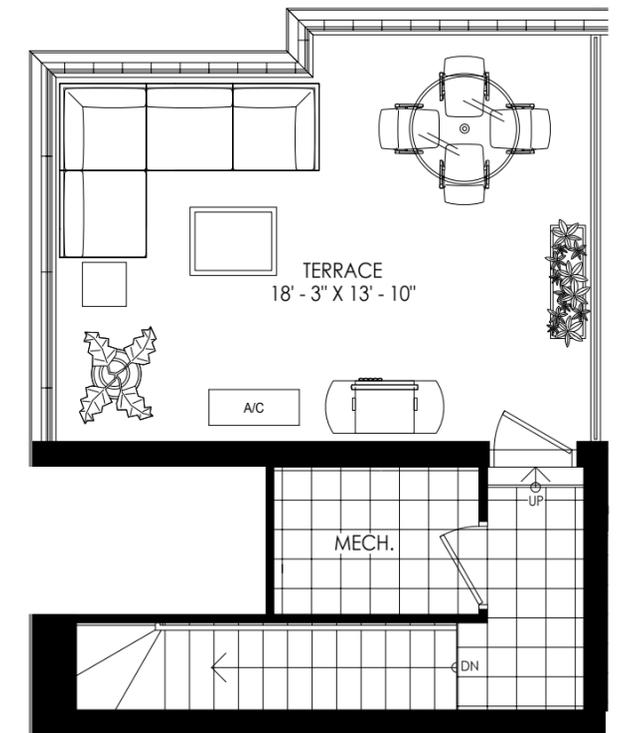
BUILDING SECTION



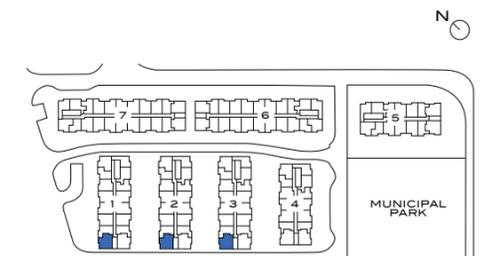
FOURTH FLOOR



FIFTH FLOOR



ROOF TOP LEVEL

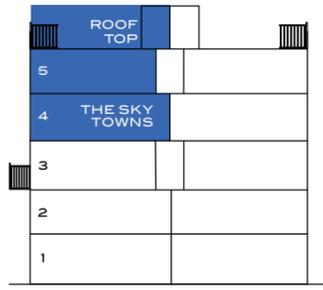


SITE KEY PLAN

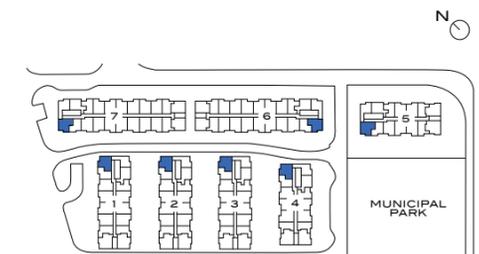
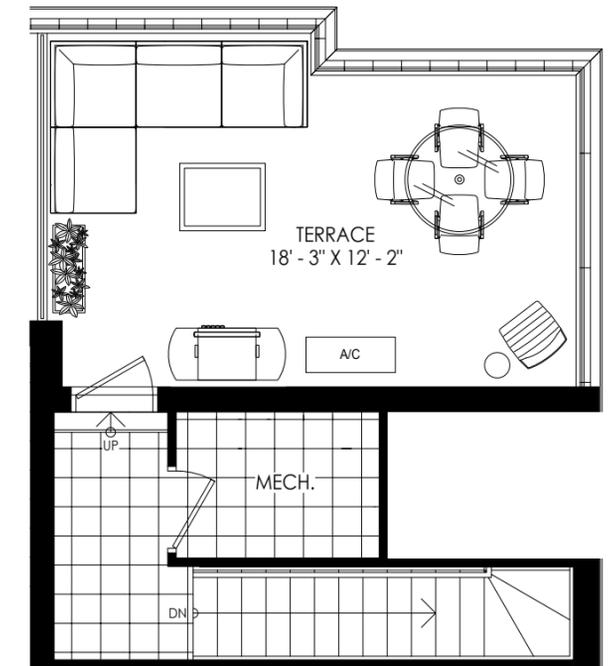
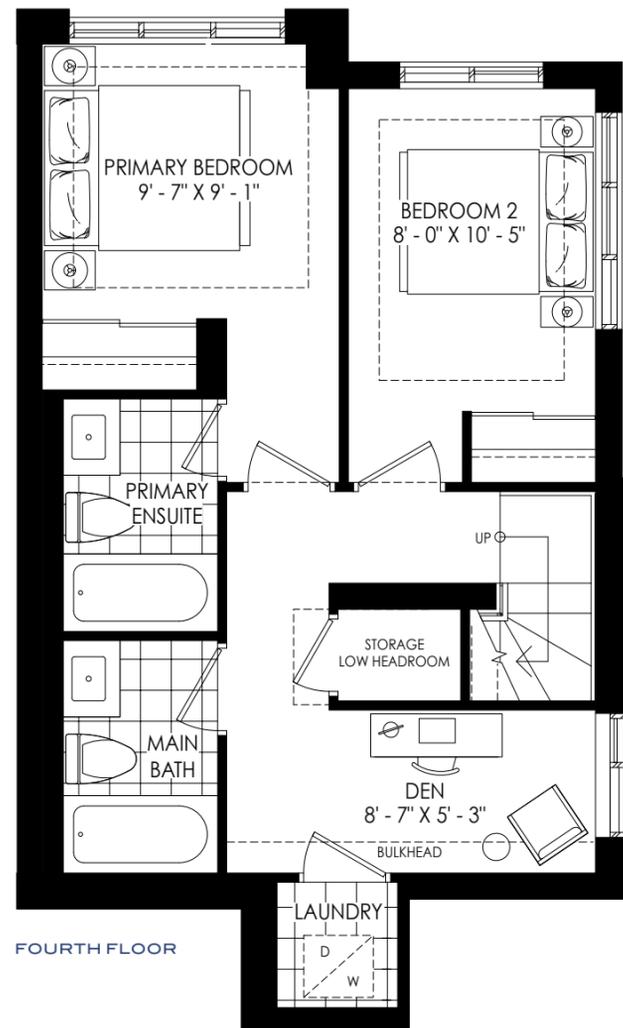
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# THE SKY TOWNS 1204

2 STOREY UPPER LEVEL WITH ROOFTOP  
3 BEDROOMS + DEN | 3 BATHS  
1204 SQ. FT.



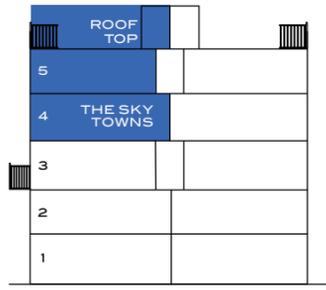
BUILDING SECTION



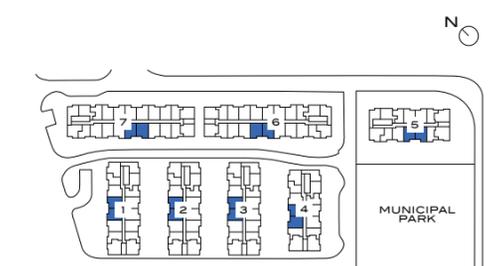
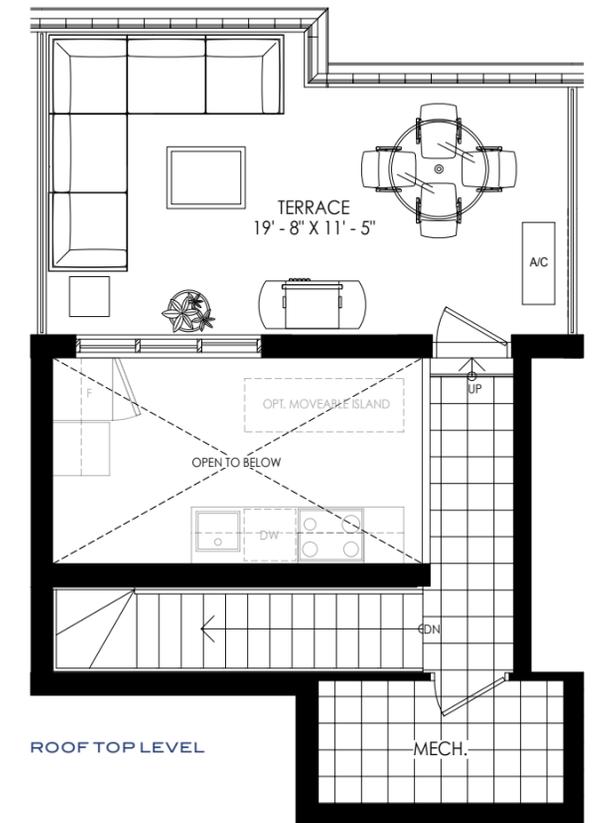
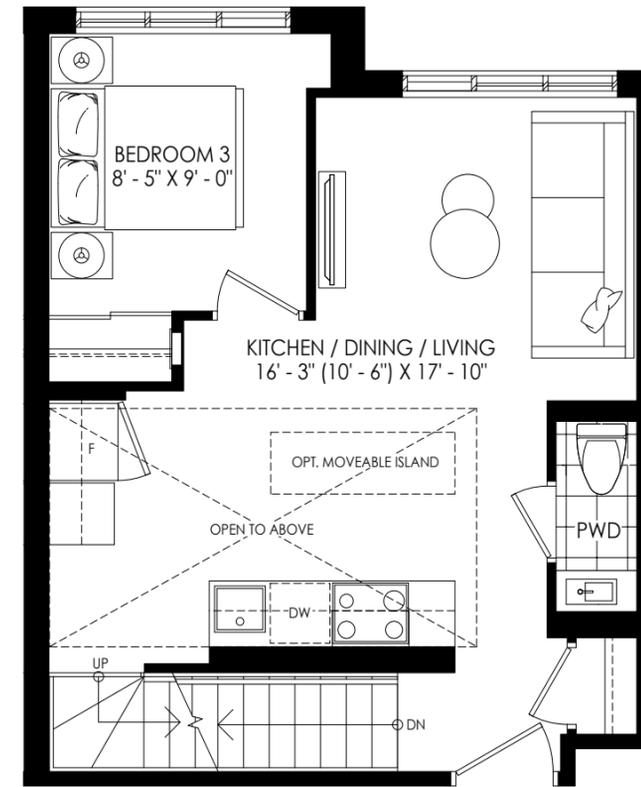
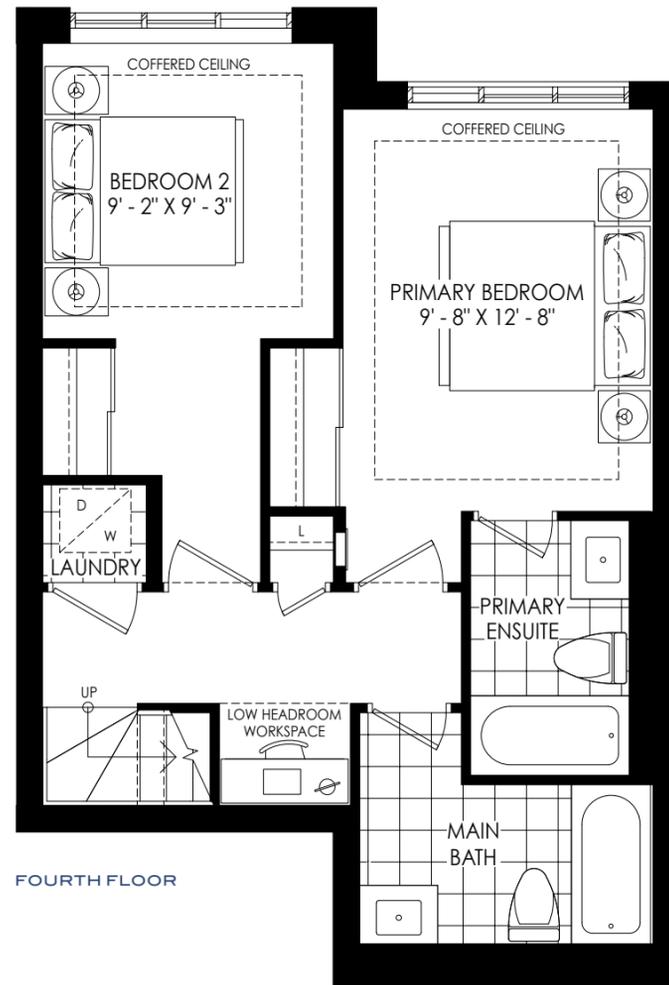
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# THE SKY TOWNS 1208

2 STOREY UPPER LEVEL WITH ROOFTOP  
3 BEDROOMS | 2.5 BATHS  
1208 SQ. FT.



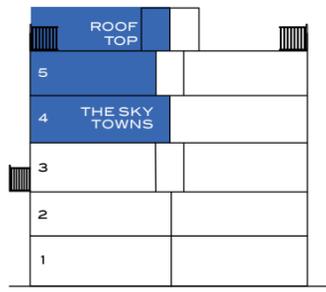
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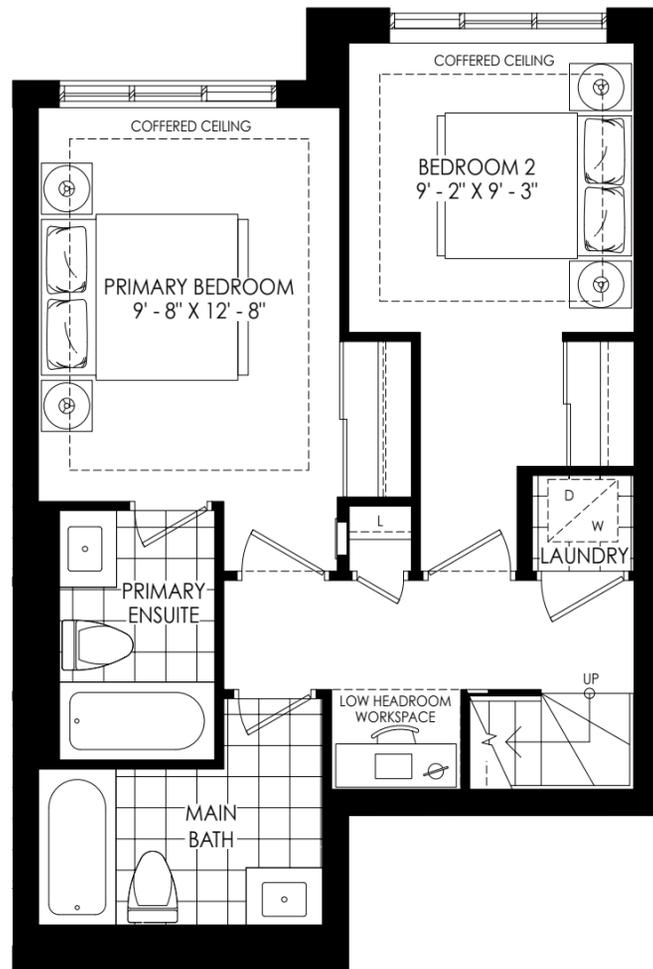
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# THE SKY TOWNS 1212

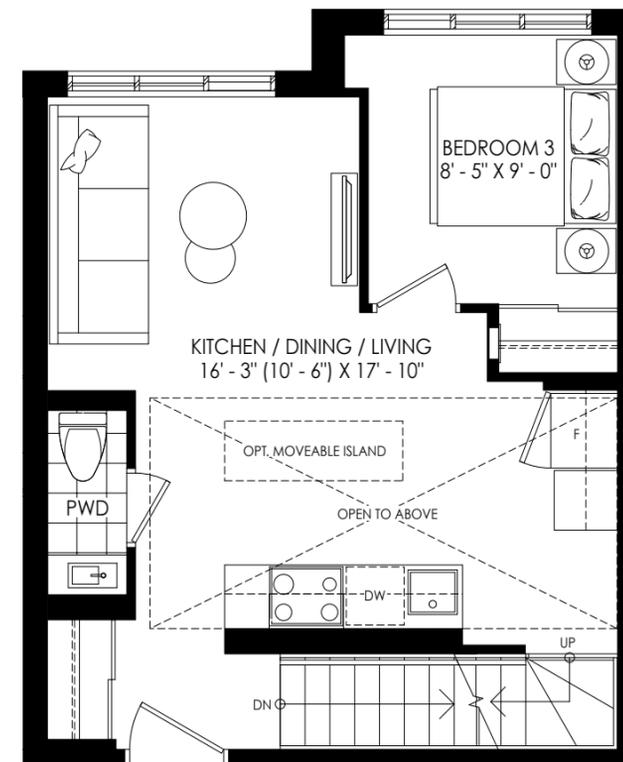
2 STOREY UPPER LEVEL WITH ROOFTOP  
3 BEDROOMS | 2.5 BATHS  
1212 SQ. FT.



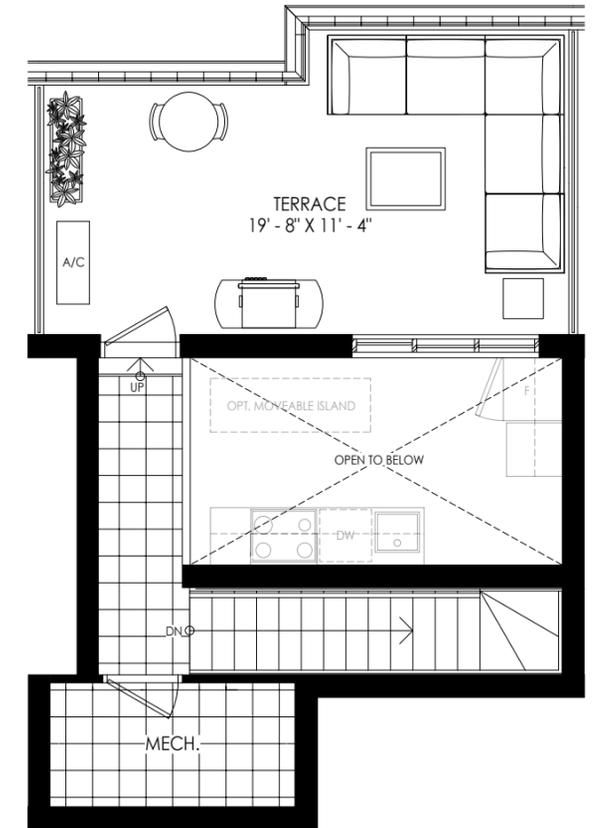
BUILDING SECTION



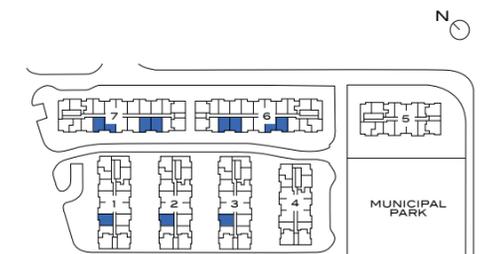
FOURTH FLOOR



FIFTH FLOOR



ROOF TOP LEVEL

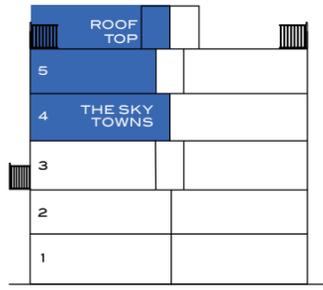


SITE KEY PLAN

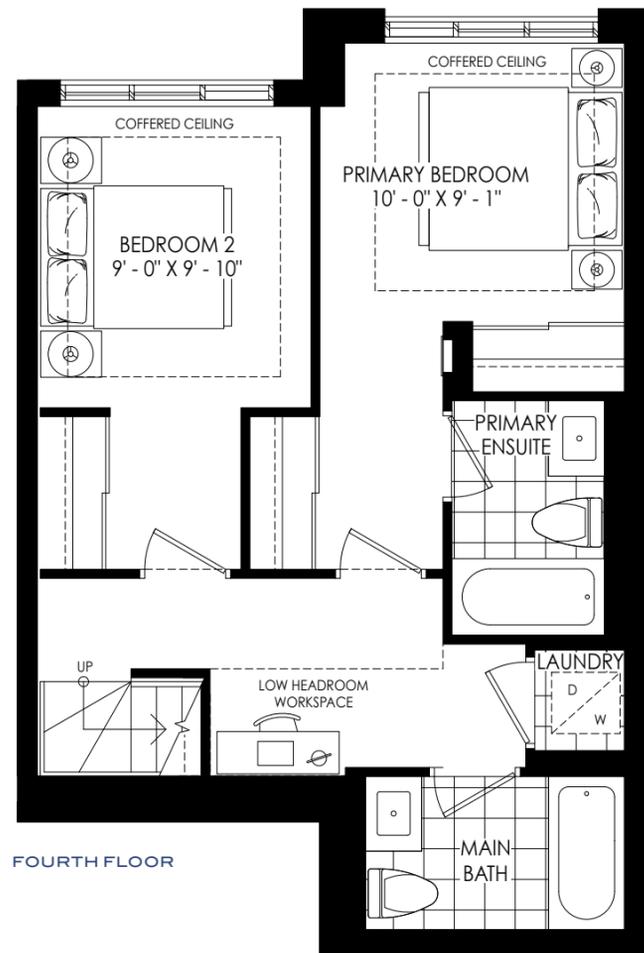
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# THE SKY TOWNS 1215

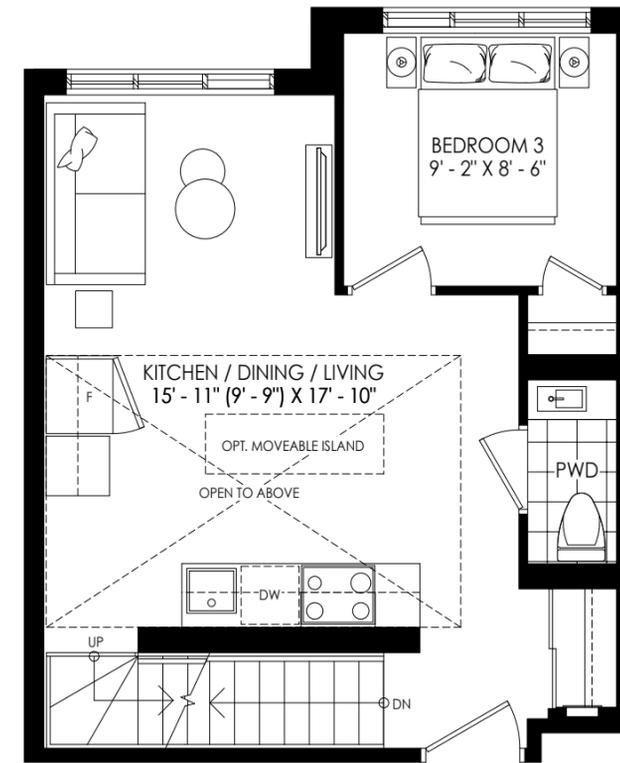
2 STOREY UPPER LEVEL WITH ROOFTOP  
3 BEDROOMS | 2.5 BATHS  
1215 SQ. FT.



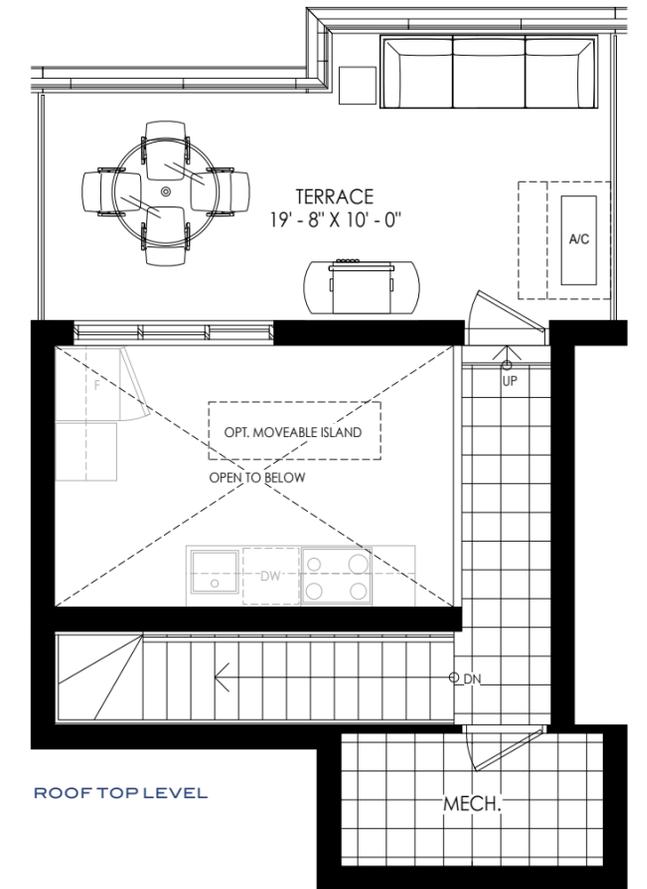
BUILDING SECTION



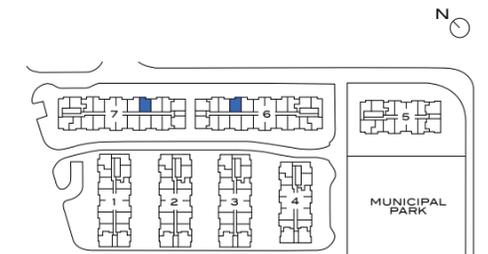
FOURTH FLOOR



FIFTH FLOOR



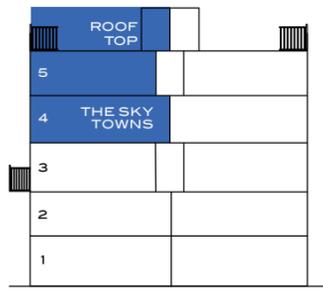
ROOF TOP LEVEL



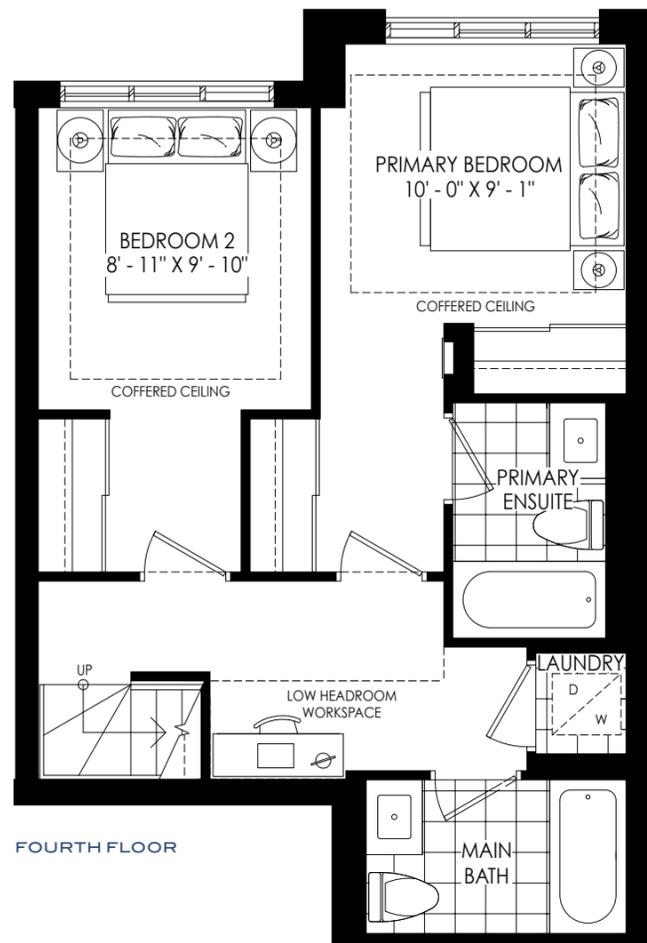
SITE KEY PLAN

# THE SKY TOWNS 1238

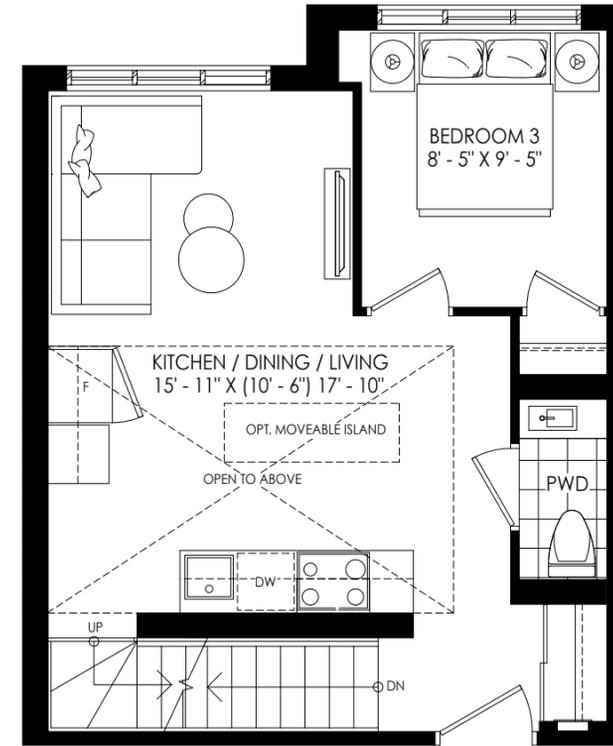
2 STOREY UPPER LEVEL WITH ROOFTOP  
 3 BEDROOMS | 2.5 BATHS  
 1238 SQ. FT.



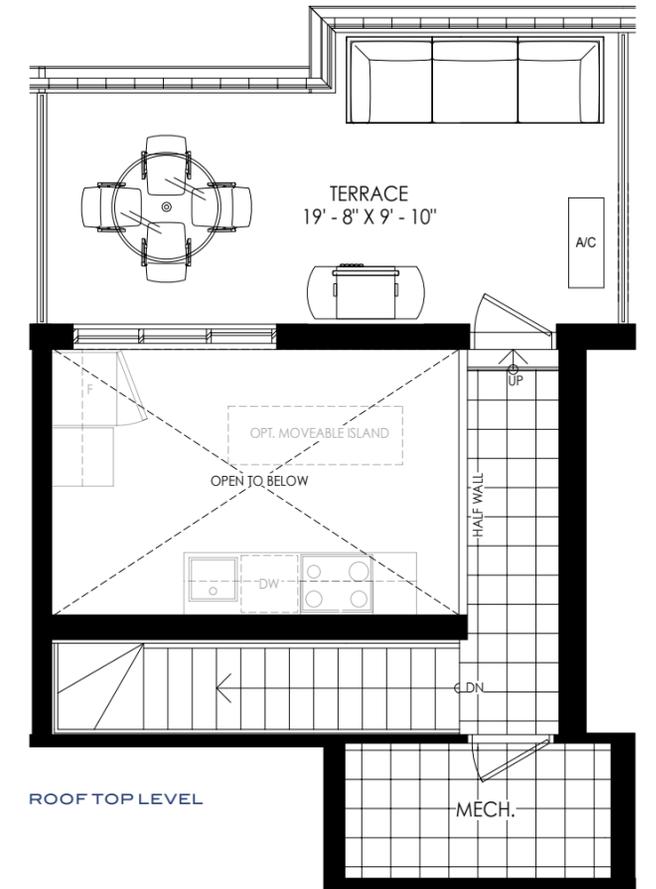
BUILDING SECTION



FOURTH FLOOR



FIFTH FLOOR



ROOF TOP LEVEL

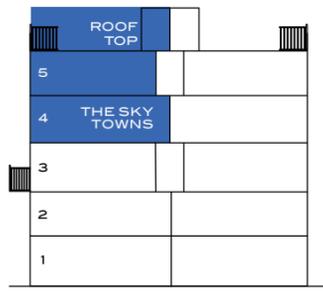


SITE KEY PLAN

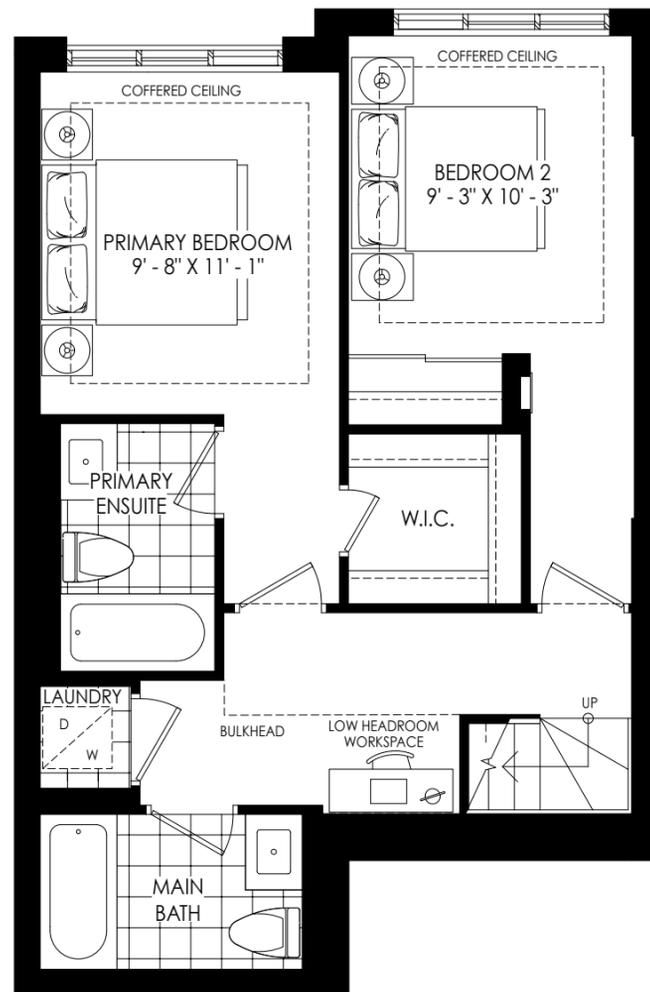
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# THE SKY TOWNS 1282

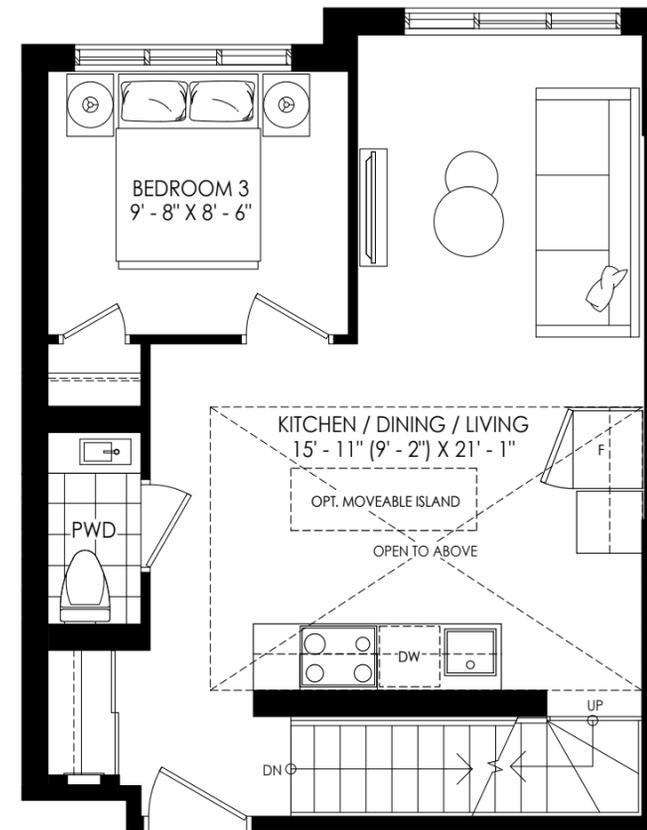
2 STOREY UPPER LEVEL WITH ROOFTOP  
3 BEDROOMS | 2.5 BATHS  
1282 SQ. FT.



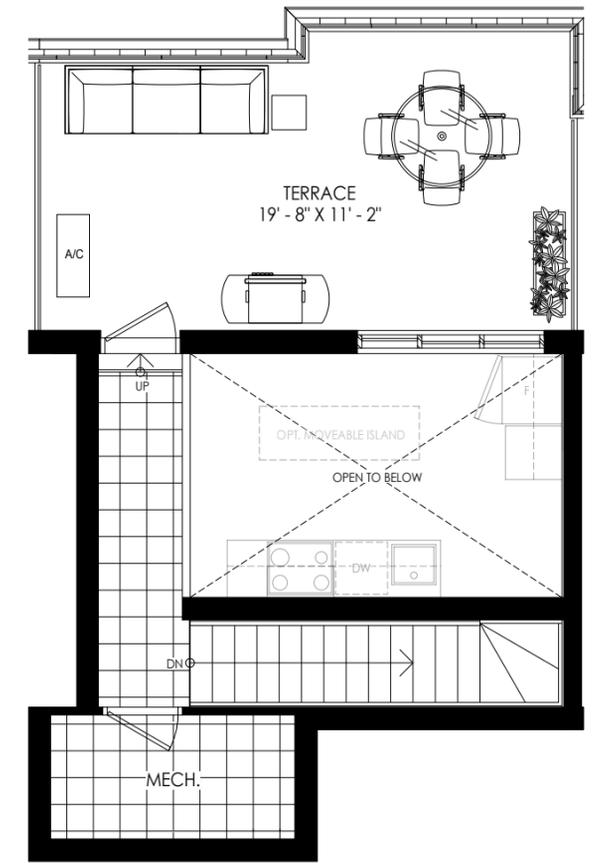
BUILDING SECTION



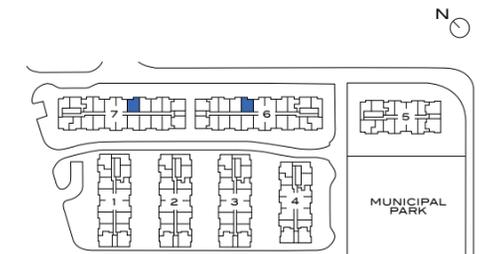
FOURTH FLOOR



FIFTH FLOOR



ROOF TOP LEVEL



SITE KEY PLAN

# FEATURES & FINISHES

## ARCHITECTURAL FEATURES

- Boutique buildings with unique architectural features and high-quality exterior materials, which include a combination of brick & stone masonry, quality fiber cement panels & siding and a two-ply modified roofing system.
- ENERGY STAR® Low-E Argon vinyl coloured casement windows throughout that reduce heat transfer and increase comfort. Large windows provide maximized natural daylighting throughout the interior living spaces of the home. All operating windows to receive insect screens.
- Tree and shrub planting inclusive of selective drought tolerant plantings throughout all common areas.
- A parcel storage facility is conveniently located in each front entry vestibule.
- Block 5: includes ground floor, open concept multi-purpose collaborative space for lounge, work and study equipped with a coffee bar, tv, fireplace and connection to an outdoor terrace.
- Block 5: includes management office located just off the lobby.
- Block 5: includes a dog run which promotes happier and healthier dogs that can safely exercise freely.

## HEALTH, WELLNESS AND SUSTAINABLE FEATURES

- Homes at Westshore are designed to help support physiological and psychological health using natural materials, connections to nature throughout the community, open concept layouts, and maximized exposure to natural light.
- Targeting ENERGY STAR® for Multifamily High-Rise certification to ensure a highly efficient home that offers increased comfort and quality. Homes shall receive inspections and an air tightness testing from a Third-Party inspector.
- HRV (heat recovery ventilator) promotes healthier interior air quality by exhausting stale indoor air and replacing it with fresh outdoor air. Heat from the expelled air is captured and used to pre-temper the incoming fresh air.
- High-efficiency gas fired dual purpose home heating & hot water domestic system ensures the home provides optimal comfort and performs efficiently, resulting in energy and cost savings (rental).
- Air conditioning to improve indoor air quality, humidity control and increased sleep quality (rental).
- LED lighting throughout the building. Energy efficient, long lasting, mercury-free and low maintenance
- Water efficient plumbing fixtures to provide superior performance and efficiency.

- All windows and doors are installed and sealed with expanded foam and caulked, providing increased thermal comfort.
- R31 spray foam insulation to exterior exposed ceilings with livable floor areas above. Spray foam insulation provides a superior air seal and greater comfort compared to traditional batt insulation.
- Exclusive selection of low volatile organic compound (VOC) paints, sealants, adhesives, and flooring materials to improve indoor air quality.
- Superior precast concrete floors with cold-formed steel exterior walls inclusive of R22 insulation, with an additional R10 rigid insulation installed on the exterior, offering strength, stability, and increased thermal comfort.
- CO controlled ventilation in the parking garage to ensure efficient and safe control of air quality.
- Motion sensor common area lighting in corridors, stairwells, and parking garage reduces lighting levels when areas are not occupied, reducing costs associated with lighting.
- Submetering of utilities to promote conscientious consumption (hydro, gas and water).
- Bicycle parking situated within individual storage rooms in the parking garage and within outdoor amenity areas for ease & leisure.
- Optional locker storage facilities situated within the parking garage for purchase based on availability, offering a solution to store items not regularly used, freeing up space in your home.
- Optional-selected parking spaces will be equipped with dedicated electric vehicle (EV) charging stations, which allow one to take advantage of lower electricity rates when charging during off-peak hours.

## SMARTER LIVING FEATURES

- Smarter Home Thermostat with integrated air quality monitor and HRV control (complimentary for first three years)
- FOB System with integrated electronically encrypted security for building and parking garage.
- Purchaser allowance of two (2) high speed CAT 5 rough-in locations (for phone or Internet use) and an allowance of one (1) RG6 (wide bandwidth) cable rough-in location.
- Purchaser allowance of one (1) USB port outlet.
- Elegant white Decora style wall switches & plugs throughout.
- ENERGY STAR® qualified appliances, where applicable.

## LIVING AND SLEEPING AREA FEATURES

- Hybrid Urban Towns will receive ceiling heights which are approximately nine (9'-0") feet on the First, Third & Fifth Floor levels and approximately eight (8'-0") feet on the Second, Fourth and Mechanical penthouse Floor levels (bulkheads required for mechanical or architectural features will project below the standard ceiling height).
- Sliding glass patio door complete with insect screen, as per applicable plan.
- Smooth ceilings on main Living level, (excluding bedrooms where applicable), bathrooms, powder room and finished laundry room as per plan. Sprayed stipple ceiling with approximately 4" smooth perimeter border in all other areas.
- Ceramic floor tile from Minto Communities Level 1 selections in foyer (where applicable), powder room, finished laundry room, mechanical rooms, and rooftop level hallway, as per plan.
- Level 1 laminate flooring throughout living level and Den (excluding bedrooms where applicable and when Den is located on second level) as per plan as per Minto's Level 1 selections. Excludes tiled areas and bedrooms.
- Quality broadloom in all bedrooms and second level hallways from Minto's Level 1 selections.
- Quality broadloom stairs with paint-grade finished stringers.
- Natural finished oak handrail, posts, and square pickets.
- Approximately 4" baseboards with approximately 2 1/2" casing on all windows, and swing doors throughout.
- Closets will receive white flat panel sliders or swing door (as per applicable plan).
- Interior swing doors include lever-style door hardware. Privacy locks included on bathroom and Primary bedroom doors.
- Spacious walk-in closets and linen closets providing storage solutions, as per applicable plan.
- White front load full size stackable washer and dryer with stacking kit installed (where applicable) and vented to the exterior.
- 100 amp electrical panel with breaker switches and copper wiring throughout.
- Interconnected smoke detectors that are integrated with carbon-monoxide detectors on all floor levels.
- Ceiling light fixtures provided in the kitchen, living room, dining room, den, laundry room (excluding laundry closets), hallways, mechanical rooms, staircase, all bedrooms and walk-in closets, as per applicable plan.
- Ground fault interrupter protection in kitchen, all bathrooms and powder room as per plan.



- One (1) exterior electrical outlet included on porch, terrace, or balcony area as applicable to plan.

## KITCHEN FEATURES

- Choice of sleek modern designer cabinetry finishes and hardware from Minto's Level 1 selections.
- Choice of stone countertop from Minto's Level 1 selections.
- Single basin stainless steel undermount sink with single lever faucet and convenient pulldown spray.
- Heavy-duty 220V electrical outlet for electric stove.

Quality appliances include:

- Stainless microwave/hood fan combination
- Stainless steel Electric Smooth Top Range
- Stainless Steel Refrigerator
- Stainless Steel Dishwasher

## BATHROOM & ENSUITE FEATURES

- Sleek modern designer cabinetry and hardware from Minto's Level 1 selections.
- Laminate countertop from Minto's Level 1 selections in all bathrooms, excluding powder room.
- Top mount sink in all bathrooms, excluding powder room. Powder room to receive a compact sink.
- Wall mount light fixture installed above each sink in all bathrooms and powder room.
- Mirror above sink in all bathrooms and powder room.
- Water saving single lever faucets, shower heads, and pressure balanced temperature-controlled shower valves included.
- White plumbing fixtures and premium high-efficiency toilets throughout to save water and money on utility bills.

- Bathroom accessories to include towel bar and toilet tissue dispenser.
- Bathrooms include an acrylic tub and/or tiled shower base with glass door/panel as per plan. Ceramic wall tile to ceiling height from Minto's Level 1 selections.
- ENERGY STAR® exhaust fan vented to the exterior in all bathrooms, powder room, and laundry room (excluding laundry closets), as per applicable plan.

Subject to change without notice. E.&O.E. August 2023.



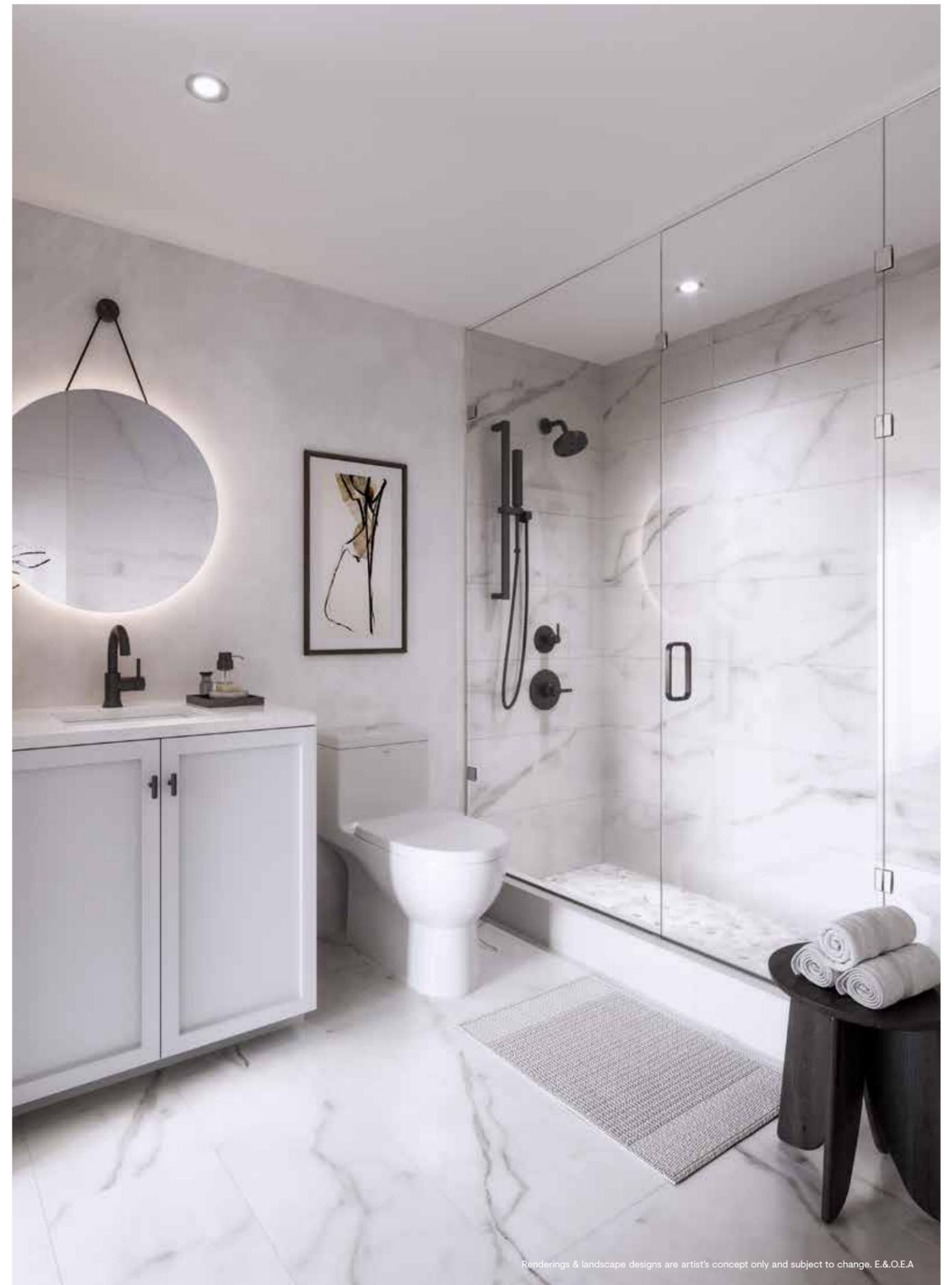
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## A COVETED COMMUNITY EXPERIENCE

The Heights is where diversity meets unity to form a thriving and vibrant community. With thoughtfully designed shared areas and a range of layouts, these homes become more than just residences — they are a testament to unity, where connections flourish, and a rich tapestry of experiences comes together in the heart of a thriving neighbourhood.



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