

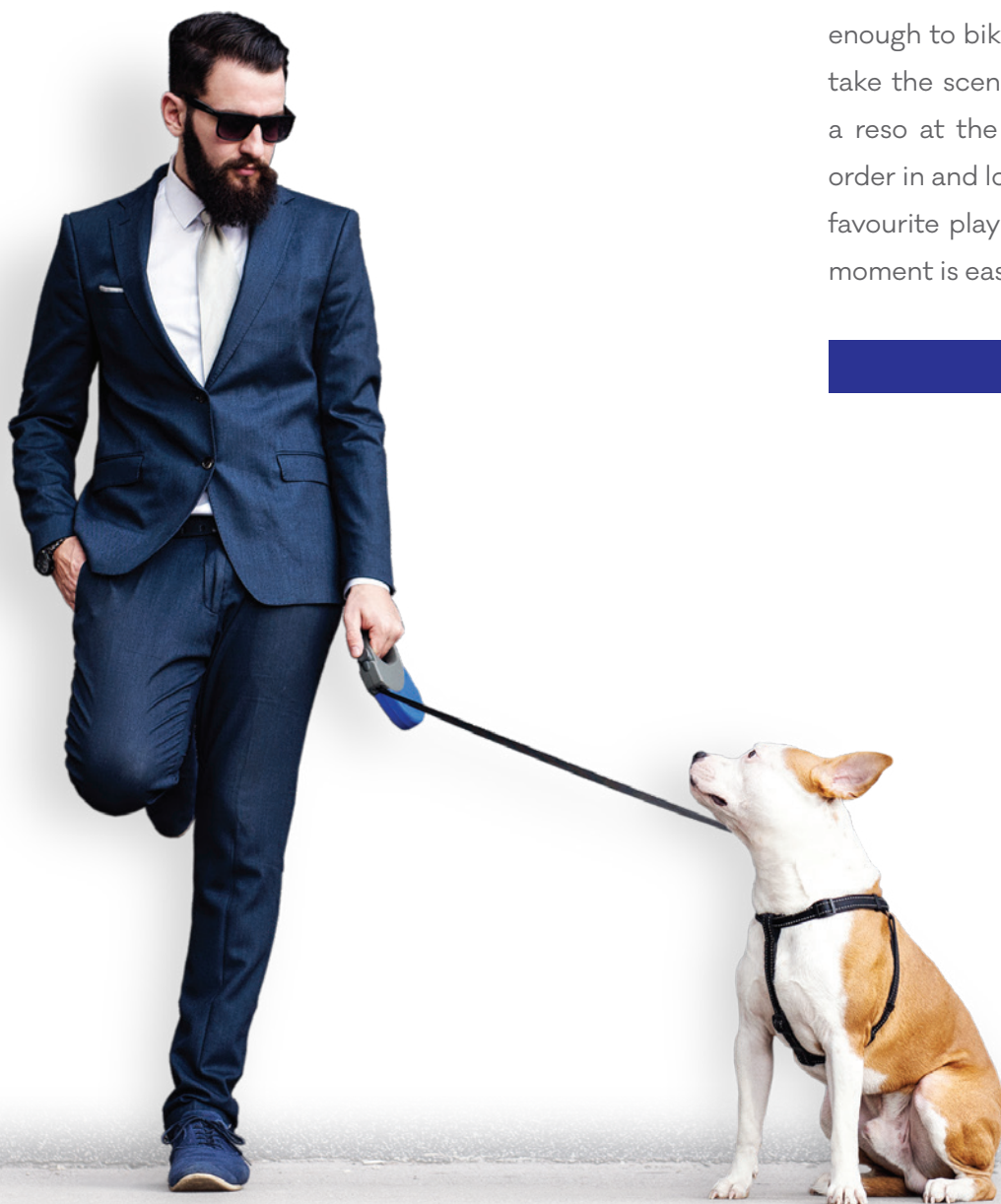


KüL
CONDOMINIUM

EQUITON[®]
DEVELOPMENTS
Built to Enrich

The KüL Place To Be

It's time to celebrate your new home. Where you can watch the sunset over the city you adore. Close enough to bike into work, walk to grab groceries, and take the scenic route along the waterfront trail. Get a reso at the cool new spot on The Queensway or order in and lounge on your private balcony with your favourite playlist on in the background. Living in the moment is easy here. **This is the KüL place to be.**





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875

Living in a boutique building near the corner of The Queensway and Islington Avenue is something to be proud of. Sleek and modern, KÜL Condos is a midrise boutique residence featuring 177 spectacular 1, 2 and 3-bedroom suites, some with private balconies or terraces and an array of outstanding Scandinavian-inspired amenities. From the sophisticated lobby to the state-of-the-art fitness hub and unique Nordik wellness room, to the rooftop entertaining terrace and fireside lounge, every detail has been masterfully designed to add style and comfort to your every day.

It's a fresh new
attitude & a great
place to live in KÜL
style & KÜL comfort

Scandinavian inspired,
curated amenities to
immerse you in a KÜL
state of mind



LOBBY



A KÜL New World of Sophistication

1. LUXURIOUS LOBBY

Walk in and feel right at home in your luxurious lobby. Welcome your guests, who are immediately encircled by a modern sophistication. Meet clients for a coffee next to the cozy fireplace. This is the perfect place to start and end your day.

2. ENTERTAINMENT & GAMES ROOM

When the big game is on, this is where you want to be. Hanging with friends around the foosball table, or enjoying snacks at the wetbar while the game is on the TV. This is where the action happens.

3. FITNESS STUDIO

State-of-the-art cardio machines and weight room just steps from your suite door. Pop in your earbuds and get a great workout in your own fully-equipped fitness studio. Everything you need is here, just bring a towel and a water bottle and you're all set.

4. INFRARED SAUNA

After a long day or a tough workout, relax and unwind in the infrared sauna, right next to the fitness studio. Step into a warm hug and feel your muscles relax and your overall health and wellness improve.

5. COLD WATER IMMERSION BY COLDTURE PRO PLUNGE

Cold plunge benefits are endless, and now you don't need to trek to the lake to get them. Experience the muscle and mental zen in your own Cold Water Immersion room, just steps from your fitness studio and the infrared sauna.

6. KIDS' PLAY AREA

Toys, colouring and LEGO. With room for imaginative play and tables for arts and crafts, what more could a kid ask for? In their very own Kids' Play Area, anything is possible.

7. CONNECTIVITY/ CO-WORKING LOUNGE

Whether it's on-line or in-person, this is your new spot for meetings, studying or starting on that project you've always meant to do. This is the place for connectivity.

8. PET SPA

On those soggy days when your furry friend returns from the dog park and needs a bath, take them straight to the pet spa and hose them down.

9. PARCEL ROOM

Never miss a delivery with the convenience of a mail and parcel room. Here, your items can be delivered and stored safely so that when you arrive home, you can grab it on the way up to your suite.

10. OUTDOOR TERRACE

Get outdoors and enjoy some leisure time on this meticulously landscaped terrace. With direct access from the gym or games room it makes for the perfect place to read a book or curl up around the fire.

11. EV VISITOR PARKING

When friends and family visit, they can plug their EVs into charge while they are here. This convenient and environmentally-friendly perk might make your friends want to swing by more often though!

12. BICYCLE STORAGE

When you're not commuting to work or enjoying the scenic waterfront that takes you all the way east to The Beaches, lock up your trusty two-wheeler in safe storage. There's room for visitor's bikes too.



Artist's Concept



ENTERTAINMENT & GAMES ROOM





FITNESS STUDIO

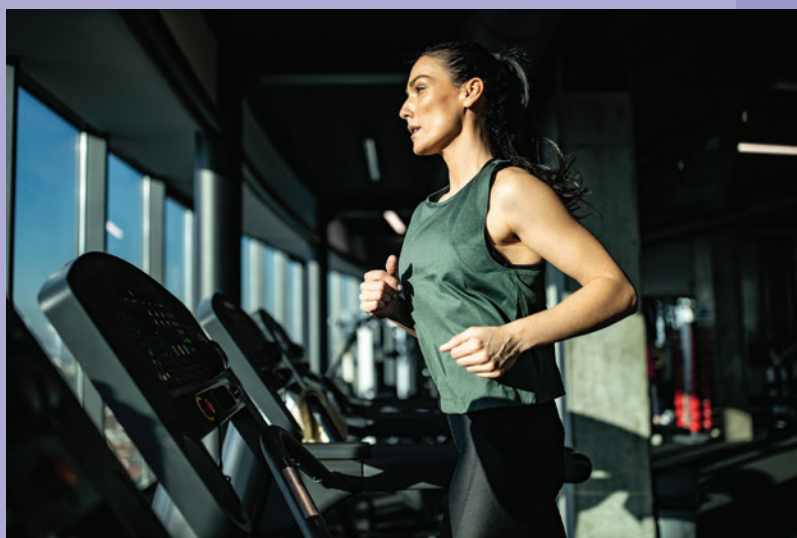


No excuses. You can get your sweat and stretch on right here, steps from your suite door, in the leading edge cardio and weight room. Fully-equipped with state-of-the-art machines, weights, cycling and yoga facilities, you can get in a workout whenever the timing works for you.

Get your
sweat on



Artist's Concept





Artist's Concept

When you're done working on your muscles, give them a break in the infrared sauna or cold immersion plunge right across the hall. Both your physical and mental health will thank you, we promise.

Take the plünge

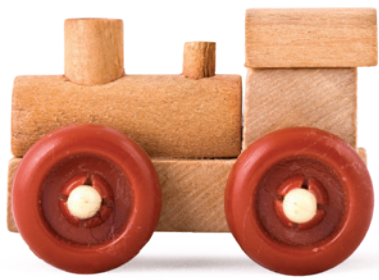
WELLNESS CENTRE





Artist's Concept

Kids' Play Area



Imaginations run wild when you let them. Whether it's games, toys, colouring or LEGO, the Kids' Play Area is the place to let them play. Meet new friends and discover new interests. If it's a rainy day or an afternoon playdate, this is where your kids can come and just be kids.



KIDS' PLAY AREA



Rooftop rejuvenation



1. NATURAL MEDITATION ZONE

Close your eyes while sitting cross-legged on your yoga mat and you'll be transported from your rooftop natural meditation zone to a peaceful place in your mind.

2. PRIVATE DINING ROOM

Celebrate a special occasion with a dinner party and then lead your guests out to the terrace for a toast overlooking the incredible city views.

3. ROOFTOP EVENT LOUNGE

Your exclusive party room lets you and your guests unwind and relish the evening, with the city lights illuminating the night sky and offering a pristine view from above.

4. ALFRESCO DINING & ROOFTOP BBQ

Charcuterie-lovers unite! Bring that beautiful board up to the rooftop where you can enjoy some hors d'oeuvres while the BBQ sizzles and dine al fresco as the sun sets over the horizon.

5. OUTDOOR FIRE PIT LOUNGE

Cozy up next to the outdoor fire pit and unwind in the lounge area with the latest bestseller and a cup of tea.



Artist's Concept



ROOFTOP EVENT LOUNGE



Champagne and canapes, and the perfect playlist, will take your private dinner party to new heights. On the rooftop, in your private party room, your guests will relax and enjoy the evening as the city lights decorate the night sky and your immaculate view from the top.

Socialize with a new point of view



ROOFTOP EVENT LOUNGE



ROOFTOP FIRE PIT LOUNGE





a KüL addition to this
dynamic neighbourhood



Just 15 minutes from downtown Toronto and minutes away from the Mimico GO, KÜL is perfectly situated for a well-connected and effortless lifestyle. Discover Etobicoke's new KÜL. A dynamic Queensway neighbourhood with every convenience at your fingertips. Walk, bike or ride to local shops, cafes, restaurants and an endless array of entertainment. Minutes away are stunning trails and beautiful waterfront parks.





Unmatched Connectivity

Whether your mode of choice is foot, bike, transit or car, living at KūL means you can get around easily and find unmatched connectivity to the city and beyond using any mode you like. Choose between two GO stations, Kipling and Mimico, to get you downtown or into the GTA within minutes. Jump on the TTC subway at Kipling Station to ride the rails into the core or connect to the Bloor line. With the Gardiner Expressway linking you to Highways 427 and 401, you can get to Pearson Airport and be on a beach in no time.

2 GO Train stations within 10 min – Kipling & Mimico

Mimico GO station gets you to Union Station in 15 minutes

Kipling TTC Subway Station gets you to Yonge & Bloor in under 30 min

1 min from the Gardiner Expressway

5 min to Hwy 427

6 min to Sherway Gardens

7 min to Waterfront Parks & Trail System

10 min to Hwy 401

15 min to Pearson International Airport

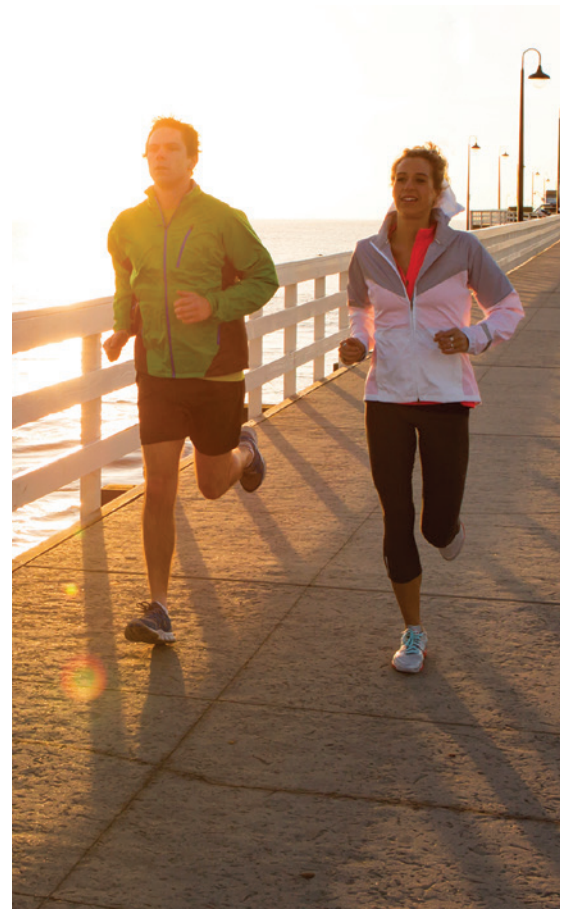
Future Infrastructure includes an integrated \$73M GO Rail Expansion at Kipling Bus Terminal

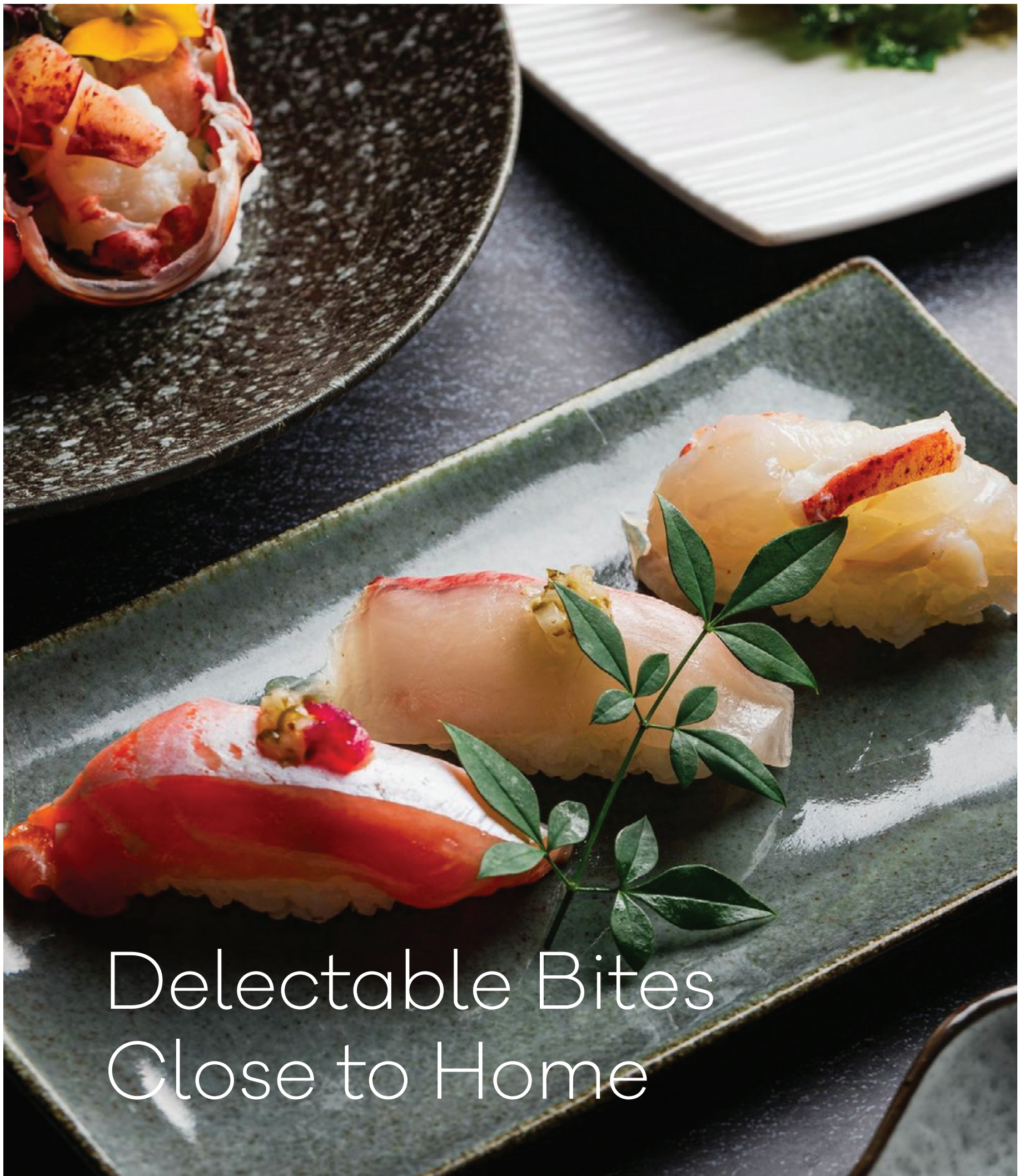


Picnic in the Park

Some of the city's best trails and parks are right outside your door. Head over to Queensway Park and skate on the rink in the winter. Bike along the waterfront trail connecting the city's east and west through downtown, and stop at Humber Bay Park to snap a photo for the 'gram on the infamous bridge. Walk through the leafy Mimico Creek and South Humber Park, and don't forget to take a picnic to enjoy an afternoon lazing about in the sun. Getting outside to be one with nature has never been easier!

Queensway Park & Rink
Humber Bay Parks
Mimico Creek
South Humber Park
Mimico Waterfront Park
Waterfront Trail System
connecting to downtown T.O.





Delectable Bites Close to Home



SUSHI KAJI

Across the street, find a cozy, upscale restaurant where noted chef Mitsuhiro Kaji offers tasting menus of delicious Japanese cuisine. Date night or take out, it's a go-to any night of the week.



D SPOT DESSERT CAFÉ

Just minutes from home, a treat for all your senses! Head over to D-Spot by yourself or with friends for a delicious array of sweet and savory treats that will just melt in your mouth.



BUA THAI

Just a 10 minute stroll away, Bua Thai serves up traditional dishes in a casual, comfy setting that will make you want to try everything on the menu.



JIMMY'S COFFEE

Arguably one of the best coffee shops in Mimico Village, Jimmy's is perfect to meet up with friends or just grab a coffee and enjoy a leisurely walk to nearby Humber Bay Park.



PAZZIA OSTERIA

Craving Italian fare and delicious pizza? This rustic space with an open kitchen has a friendly atmosphere and the home-cooked-style meals will have your tastebuds craving more.



RUDY

An inviting place any time of day or night, Rudy Resto is always ready to serve up a tantalizing variety of burgers, sandwiches, fries, combos and desserts in a warm, cozy atmosphere.



From pre-school to post-secondary, this neighbourhood is well-connected to exceptional educational campuses for all ages. Walkable to a variety of public, Catholic and private elementary and secondary schools, as well as specialty schools for the arts, and after graduation, the Humber College Lakeshore Campus is just a 10-minute drive away.

Exceptional Education



- Castlebar Junior School* _ _ _ _ _ 12 min. walk
- Norseman Junior Middle School* _ _ _ _ _ 4 min. drive
- Bishop Allen Academy Catholic Secondary School* _ _ 6 min. drive
- St. Louis Catholic Elementary School* _ _ _ _ _ 12 min. walk
- Etobicoke School of the Arts* _ _ _ _ _ 4 min. drive
- Grand Avenue Montessori School* _ _ _ _ _ 3 min. drive
- Karen Kain School of the Art* _ _ _ _ _ 5 min. drive
- Sunnylea Junior School* _ _ _ _ _ 7 min. drive
- Mimico High School* _ _ _ _ _ 7 min. drive
- Humber College Lakeshore Campus* _ _ _ _ _ 10 min. drive







Sensational Suites



Artist's Concept



Inspired by the **Japandi** design trend—combining Japanese and Scandinavian influences— clean lines, minimalism as well as the concept of “Biophilic design” which seeks to re-connect people and nature



PRIVATE SUITE TERRACE



Step out on to your private terrace for a breath of fresh air. Enjoy your morning coffee as the sun's rays warm your soul. Admire the great views of the neighbourhood.



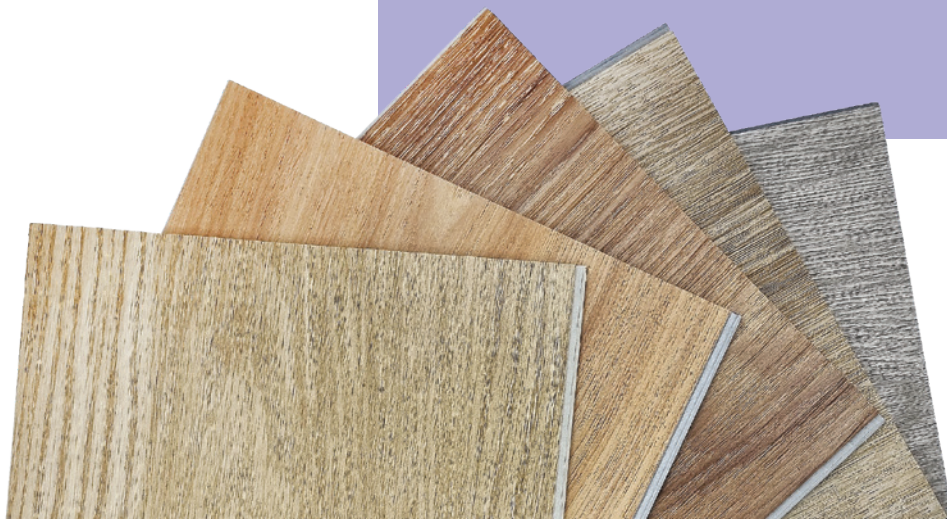
PRIVATE SUITE TERRACE





Kitchen Package Upgrade

If you love to cook, or you appreciate the convenience of ordering in, your designer kitchen is perfect for both. With elegant quartz countertops and custom-designed Scandinavian-inspired cabinetry, you can enjoy every meal in style.



Your Designer Kitchen

Your modern kitchen features a stainless steel energy efficient appliance package with counter-depth refrigerator, dishwasher, slide-in range and microwave-hood fan, and you can also select an optional quartz countertop island with storage to add an entertaining and dining space.

Kitchen Package Standard



Artist's Concept

Finishes, colours and materials, may be subject to change without notice. Colours, materials and features shown may be an upgrade package or option. Vendor shall not be responsible for shade differences occurring from different dye lots or suppliers.



Artist's Concept

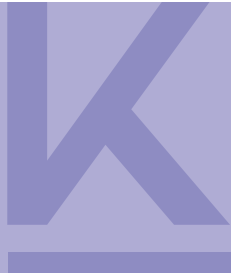
A Fusion of Design and Style

Inspired by the blending of Scandinavian design and Japanese style, every suite exudes a calm, casual and organic sensibility. The award-winning Patton Design Studio has curated an exceptional selection of colour packages with a focus on warmth, natural elements, and muted colour palettes. The design aesthetic combines Japanese artistic elements and wabi-sabi philosophy with Scandinavian comfort and well-being, as well as a Biophilic approach which seeks to connect our inherent need to affiliate with nature to the modern built environment. All of these elements work together in creating the design for the interiors of KūL Condominium

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Features & Finishes



A MODERN BOUTIQUE CONDO WITH EUROPEAN-INSPIRED DESIGN AND ARCHITECTURE

- Sleek, modern 11-storey boutique building
- 177 beautifully appointed condominiums designed for refined modern living
- Contemporary Scandinavian inspired architecture with a clean modern look
- Featuring tiered out fenestrated brick, metal panels and glass
- Building designed by leading Toronto-based architectural firm, ICON Architects
- Interiors designed by award-winning and renowned Patton Design Studio

EXQUISITELY APPOINTED SUITES ADORNED WITH QUALITY FEATURES

- On Floors 2 – 10, suites come with approximately 9 ft. Ceiling heights in principal rooms, defined as kitchen, dining and living rooms. Where bulkhead or dropped ceiling are required, height of the ceiling will be less than 9 ft.
- Floor 11 Penthouse Suites feature up to 10 ft. Ceiling heights in principal rooms defined as kitchen, dining and living rooms. Where bulkhead or dropped ceiling are required, the height of the ceiling will be less than 10 ft.
- High-strength solid core suite entry door with privacy viewer.
- Elegant and contemporary 4" wood baseboards in all areas excluding bathroom(s)
- Contemporary 2" flat panel wood casings throughout
- Recessed single panel interior doors with designer-selected chrome lever handles
- Sleek, modern, Eurostyle luxury vinyl plank flooring in foyer and foyer closet, hallway, bedroom(s), living/dining room, den, and kitchen.
- 12" x 24" stone look porcelain floor tile in bathroom(s)
- Stone look porcelain tile surrounds in bathtub and/or shower with rear feature wall in accent ceramic tile
- Ceramic floor tile in laundry area
- In suite washer and dryer
- Sliding glass door in interior bedroom(s), as per plan
- All walls primed and painted builder's standard white paint with low VOC
- Bathroom(s) and laundry to be painted in builder's standard latex white paint
- Builder's standard latex semi-gloss white paint on trim and door(s)

- White flat smooth painted ceilings in all areas
- Balcony, Juliet, or terrace, as per plan

DESIGNER KITCHEN FEATURES THAT EVOKE A SENSE OF FINE TASTE

- Custom designed Scandinavian inspired, kitchen cabinetry in designer curated selection of finishes
- Extended height upper cabinets for additional storage
- Designer selected quartz countertop
- Soft close drawers on kitchen cabinetry with polished chrome hardware.
- Stylish valance lighting
- Contemporary undermount stainless steel sink with graceful high arch chrome faucet
- Sleek linear tile backsplash
- Contemporary designer-selected track light fixture with LED fixtures
- 24" or 30" stainless steel energy efficient kitchen appliance package including counter depth refrigerator, dishwasher, slide in range & microwave-hood fan, as per plan
- Dining island featuring quartz countertop with storage, is available as an option, as per plan

SPA INSPIRED BATHROOM FEATURES DESIGNED FOR LUXURY AND RELAXATION

- Dual flush water closet
- Low flow plumbing fixtures
- Custom curated furniture-style bathroom vanity with solid surface counter and integrated single bowl sink, as per plan
- Walk-in glass shower, as per plan
- Metropolitan urban bath, featuring wall mounted basin including glass shower, as per plan
- Soft close hinges on bathroom cabinetry with chrome hardware
- Contemporary single-lever polished chrome faucet
- Coordinated polished chrome fixtures in shower or bathtub with oversize rain head shower head
- Clear silver mirror with light sconce
- Down light within shower, as per plan
- White acrylic tub with porcelain and glossy ceramic tile surround
- Clear glass shower, with mosaic floor tile, as per plan
- Contemporary bathroom accessory package
- Privacy lock on bathroom door(s)

MECHANICAL AND ELECTRICAL FEATURES

- Individually controlled heat pump unit
- Individual suite electricity meter(s) and water meter(s).
- Ceiling mounted lighting fixtures in entry corridor, as per plan.
- Individual service panel with circuit breakers.
- Data port for television, telephone and/or internet connections in living room or kitchen, as per plan.
- Capped ceiling outlet in bedrooms, as per plan
- White decora-style switches and receptacles throughout.
- Exterior light fixtures for terrace suites, as per plan.
- Balconies and terraces to receive one weather proofed power outlet.
- Individual carbon monoxide and smoke detectors.
- Emergency sprinkler system on all levels.

ADVANCED SECURITY FEATURES FOR YOUR COMFORT AND SAFETY

- Entry-phones to facilitate visitor access to tower lobby.
- Resident key fob access to amenity areas and residential common areas.
- Convenient underground parking with cameras at preselected locations, along with two-way voice communication.
- Snow melt system for ramp to below grade parking.

STATE-OF-THE-ART GREEN ENVIRONMENTAL FEATURES THAT SAVE ENERGY AND OPERATING COSTS

- Advanced Geothermal technology for heating and cooling of entire property
- Low VOC paints throughout
- Low flow faucets designed to save water
- Dual flush water closet
- Energy saving LED lighting throughout
- Motion sensor activated lighting in common areas
- Tri-sorter system -garbage/organics and recycling system.
- Access to metered EV parking for residents and visitor(s)
- Expansive rooftop with landscaped terrace(s)
- Landscaped courtyard.
- Environmental Green roof
- Energy star certified appliances
- In suite ERV's

TARION NEW HOME WARRANTY PROGRAM COVERAGE FOR COMPLETE PEACE OF MIND

One Year Tarion Warranty Coverage:

- Requires a home is constructed in a workman-like manner and free from defects in material
- Protects against Ontario Building Code violations

- Applies for one year, beginning on the home's date of possession even if the home is sold
- Protects against unauthorized substitutions
- Requires the home to be fit for habitation

Two Year Tarion Warranty Coverage:

- Protects against water penetration through the basement or foundation walls
- Protects against defects in work or materials that result in water penetration into the building envelope
- Covers defects in work or materials that result in the detachment, displacement or deterioration of exterior cladding (such as brickwork, aluminum or vinyl siding)
- Covers defects in work or materials in the electrical, plumbing and heating delivery and distribution systems
- Applies for two years, beginning on the home's date of possession
- Protects against violations of the Ontario Building Code that affect health and safety

Seven Year Tarion Warranty Coverage:

- The seven-year warranty for major structural defects applies to both new construction and the pre-existing elements for residential condominium conversions.

HIGH TECHNOLOGY COMMUNICATION AND INTERNET PACKAGE BY ROGERS & 1VALET

ROGERS

- Ignite Internet Gigabit and Smart Community Features

1VALET

With the 1VALET resident app, you can take control of your new smart community building like never before. Now you can experience a safe and smart living experience all in the palm of your hands.

Download the 1VALET Resident APP and get access to great features that include:

- Smart entry system
- Facial entry
- Guest video calling
- Virtual concierge (2-way)
- Package delivery notification
- Keyless suite entry
- Documents library
- Maintenance requests
- Conversations & announcements
- Digital access to parking garage
- Visitor parking self-registration
- Service marketplace
- Guest SMS text invite
- Amenity bookings

Equiton Developments reserves the right to make changes and modifications to the information contained herein without any notice. Pricing, specifications, sizing, floorplans, keyplates, views, interior features and finishes, brands, colours, materials, building design, ceiling heights, flooring patterns, launch dates, & occupancy may be subject to change without notice. Vendor has the right to substitute any materials from various suppliers of equal or greater value. Colours and/or materials to be selected from Vendor's standard sample packages. Vendor shall not be responsible for shade differences occurring from different dye lots. Property tax & maintenance fees are estimations only. Exterior square footage and exterior elevation look may vary. Furniture placement in the interior & exterior of floorplans is for illustration purposes only and does not necessarily reflect electrical receptacle's locations of suite. Furniture is not included in the sale of units. Dimensions may exceed the useable floor area. Actual usable floor space may vary from the stated floor areas. Square footage are approximate dimensions and are subject to TARION acceptable variances. Any marketing collateral, brochure and plans available at the sales office and distributed to potential purchasers are for guidance and reference purposes only. Features on display in the sales office are available as extras. Balcony, Terrace, and Juliet variations may apply. Any outdoor furniture, BBQ, planter locations on terraces are for illustrations purposes only and are subject to change. A variety of upgrade packages and options are available. Statistics are for approximation purposes only. Not investment advice. No representation or warranties expressed or implied. Illustrations and renderings are artists concepts only. Exclusive listing brokerage, Milborne Real Estate Inc. Brokers protected. E. & O. E. 2024.

A Team Built to Enrich

**EQUITON[®]
DEVELOPMENTS**
Built to Enrich

At Equiton Developments, we are dedicated to building homes that enrich the lives of Canadians. With their extensive background in real estate development, Co-Founders Jason Roque and Helen Hurlbut guide our mission to make genuinely meaningful additions to the urban communities that make Canada a great place to live. Our goal is to become the preferred choice for Canadian homeowners and to motivate them to confidently recommend us to their friends and family. This is the kind of relationship we have carefully curated with the more than 14,000 Canadians who have invested in our parent company, Equiton, known for its customer service, forward-looking growth strategy, and nationally recognized experience in real estate investment.

Together, our senior management team has developed over 25 million square feet of real estate. They possess a deep understanding of Ontario's real estate landscape with more than 200 years of expertise between them. This extensive experience enables us to navigate urban planning, zoning regulations, and community engagement seamlessly, ensuring that each project meets the unique needs of future Equiton Developments homeowners. Our specialization in vibrant mid-rise condo developments reflects our commitment to building dynamic communities in prime locations across the GTA and Ontario.

Our development philosophy is homeowner-focused, emphasizing exceptional design, top-tier amenities, well-conceived floor plans, and high-quality finishes. We collaborate closely with local stakeholders, municipalities, and industry partners to ensure our current and future projects successfully reach completion.

Equiton Developments is devoted to creating superior communities that homeowners are proud to be part of, reflecting our dedication to excellence and our unwavering focus on customer satisfaction.

DEVELOPMENT STATS

\$1.45B

Project Value* (\$ Billion)

1,354,073

Square Feet

2,091

Units

ICON **ARCHITECTS**

Architecture - ICON Architects

ICON Architects is committed to unique design excellent communication. Maintaining intimate involvement with each project from concept design to construction, giving their clients the confidence to work through their large investment. This has enabled them to enhance their relationship with old and new clients.



MILBORNE
GROUP

Sales Team - Milborne Group

Our breadth of experience covers every facet of the new condominium marketplace. Although we have positioned and successfully sold boutique buildings, townhomes and resort properties, our greatest experience lies in the promotion and sales of mixed-use high-rise communities that change neighbourhoods, waterfronts and cityscapes.

*Equiton and Equiton Developments cumulative figures as at June 1, 2024. Estimated project metrics at time of most current underwriting



P|D|S

THE PATTON DESIGN
STUDIO

Interior Design - Patton Design Studio

At Patton Design Studio, we channel decades of expertise to present original concepts that are unique to each of our clients, blending luxury with functionality to create bespoke interiors. Our projects include prestigious high rise and low rise developments as well as private city and country residences.

Our senior designers remain client facing and hands on from project inception through completion. The result is more than a design that looks beautiful. It's a design that works beautifully.



Equiton Inc.

Founded in 2015, Equiton is a recognized leader in private equity investments, with assets under management now over \$1 billion. Our exponential growth is a direct outcome of our leadership team understanding how the industry works and how to create long-term wealth through real estate investing. We've discovered that finding the right opportunities involves time, experience, and discipline.

We strategically anticipate trends and capitalize on value creation opportunities to strengthen our market position, all while prioritizing an excellent living experience for our Residents and delivering a robust portfolio for investors.





KüL

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