

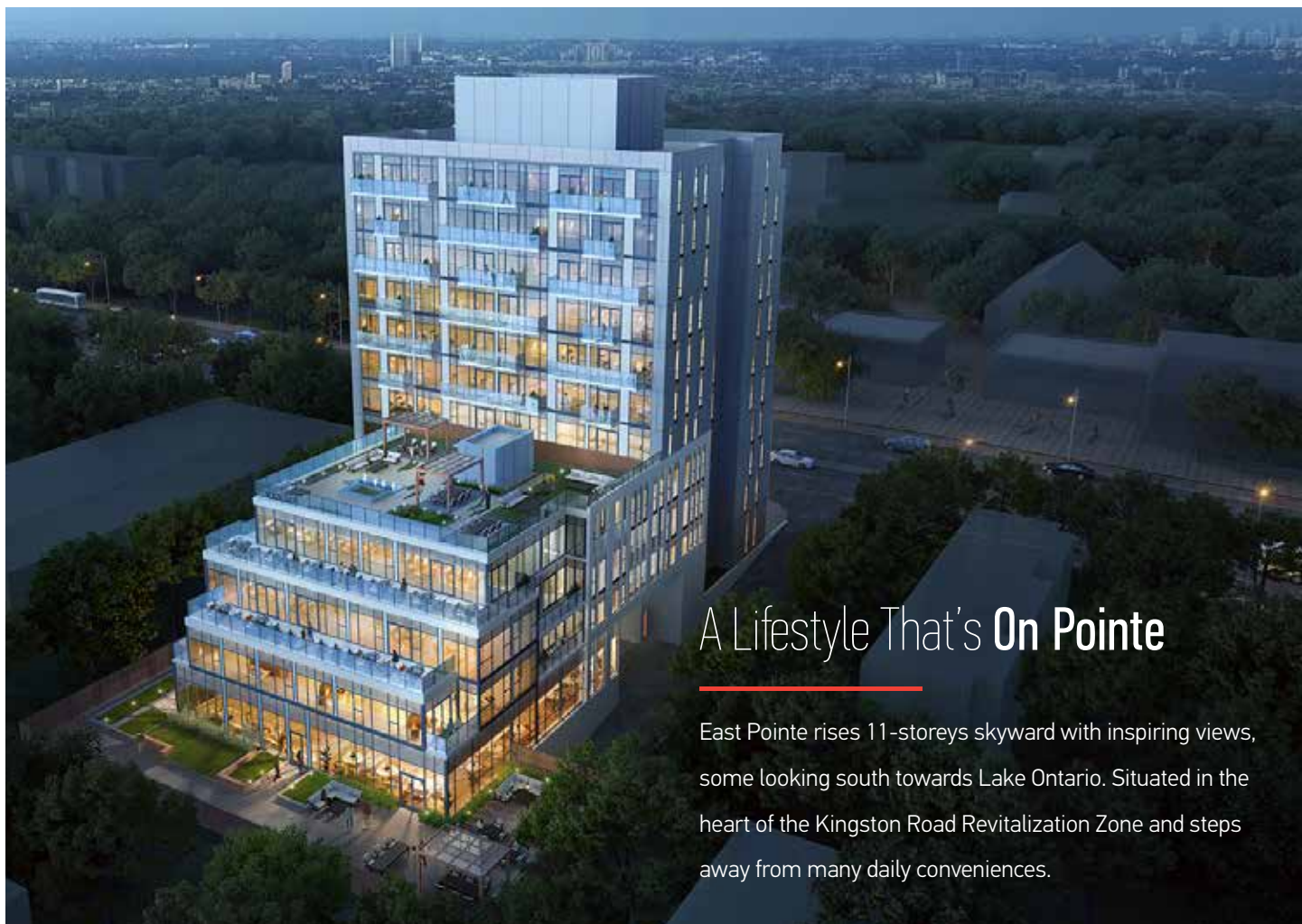


Broker Information Package



Where East Meets Exceptional **That's The Pointe**

Every home tells a story. What will yours say? At East Pointe, it will express your penchant for intimate boutique living and discerning design. That you revel in the vibrant urban life just outside your front door. And that you're equally enchanted by the stunning parks, trails and the lake, just minutes away. Your East Pointe home will be the story of a dreamer, a connector, a lover of life. This is your chance to start creating it.



A Lifestyle That's **On Pointe**

East Pointe rises 11-storeys skyward with inspiring views, some looking south towards Lake Ontario. Situated in the heart of the Kingston Road Revitalization Zone and steps away from many daily conveniences.



East Pointe's modern entrance welcomes you home and sets the tone for the sophisticated interior spaces that await.



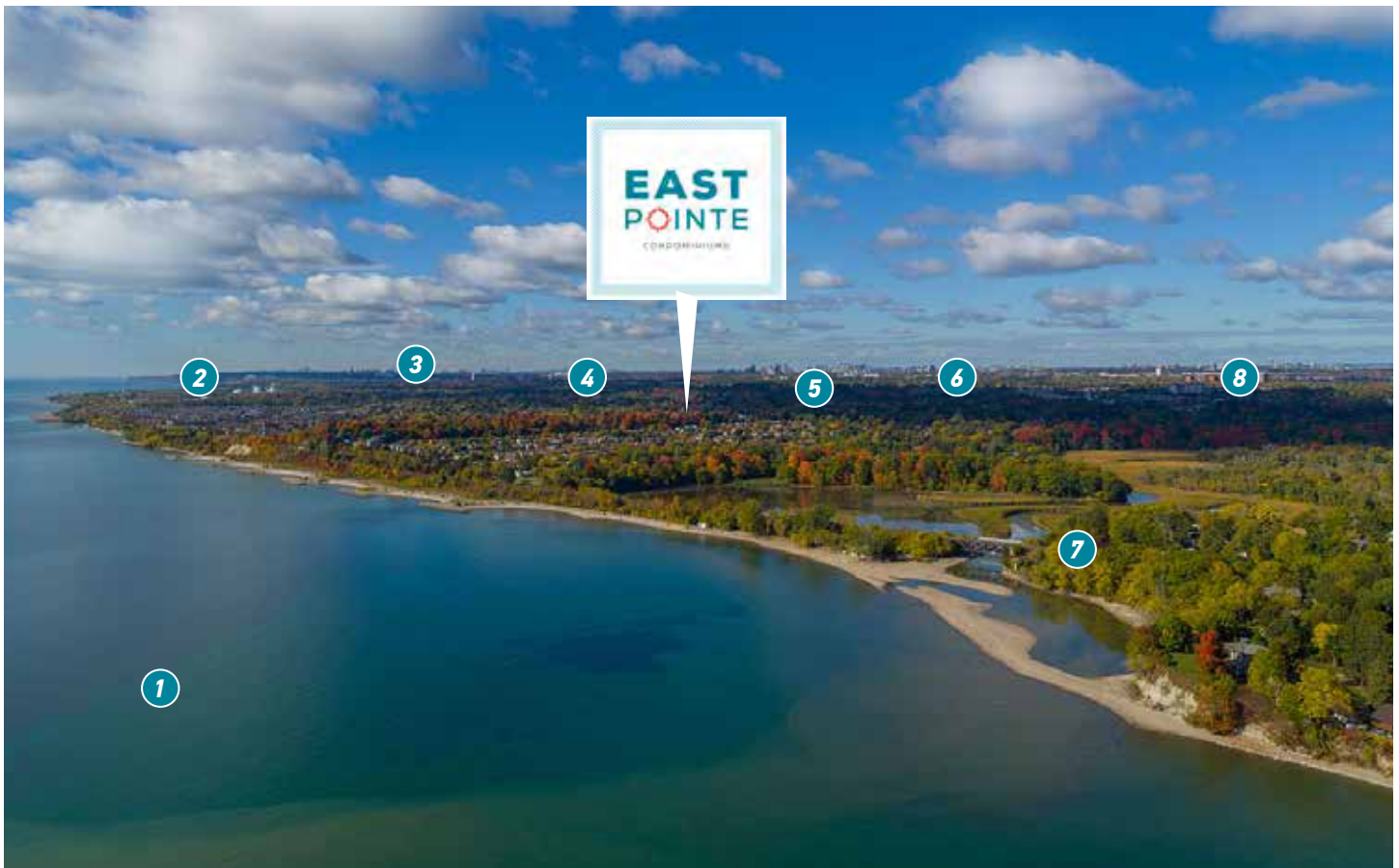
The Site Plan





A New **Pointe Of View**

Meet Toronto-style living without the downtown price tag. East Pointe's coveted location in Scarborough's well-established West Hill neighbourhood puts urban amenities right at your doorstep with serene parks, meandering bike trails, waterfront paths and many golf courses a short drive away. East Pointe is also close to transit and highway access, making getting downtown or out of town a breeze.



1 / Lake Ontario

The gently lapping shores of Lake Ontario are minutes away. Walk the shoreline, bike a path or just watch the boats sail by.



5 / University of Toronto Scarborough

Find the Scarborough campus of one of the world's top ranked universities and Centennial College a mere 5-minute drive from your front door.



2 / Scarbrough Bluffs

The Scarbrough Bluffs are just one of 11 gorgeous parks that are 15 minutes away. Explore trails, beaches, gardens, sports facilities and more.



6 / Highway 401

With easy access only minutes away, get downtown quickly or up to cottage country on a whim; this is connected living at its best.



3 / Downtown Toronto

Zip downtown for a night out in 25 minutes or less by car. Or hop on the GO at Guildwood, only 4 stops from Union Station, and sit back and relax.



7 / Rouge National Urban Park

Hikers, cyclists, canoers, explorers and nature lovers of all kinds will love that North America's largest urban park is just a 5-minute drive away.



4 / Scarborough Town Centre

The eastern GTA's premier shopping destination has 250 stores, 32 dining options and a multi-screen Cineplex theatre and it's only 15 minutes away.



8 / Metro Toronto Zoo

Encompassing 287 hectares it is the largest zoo in Canada. Discover exhibits representing wildlife from around the world. The perfect day excursion.





Start Here
Go Anywhere

With East Pointe you get a 416 address with a 905 price

Travel Times from East Pointe:

- Muskoka: 2 Hr 15 Min.
- Lake Simcoe: 45 Min.
- Kawartha Lakes: 1 Hr 24 Min.
- Pickering: 12 Min.
- Toronto Zoo: 10 Min.
- U of T Scarborough: 5 Min.
- Rouge National Park: 7 Min.
- Guildwood GO Station: 7 Min.
- Scarborough Bluffs: 15 Min.
- The Beaches: 20 Min.
- The Distillery District: 25 Min.
- The Brickworks: 24 Min.
- Don Valley Golf Course: 20 Min.
- Fairview Mall: 27 Min.
- Yorkdale Mall: 27 Min.
- Downsview Park: 25 Min.
- York University: 20 Min.
- Canada's Wonderland: 34 Min.
- Pearson Airport: 30 Min.
- Centennial Park: 35 Min.
- Downtown Toronto: 40 Min.
- Air Canada Centre: 40 Min.
- High Park: 40 Min.
- Scarborough Town Centre: 13 Min.
- Centenary Hospital: 5 Min.
- Tam O'Shanter Golf Course: 15 Min.
- Downtown Markham: 23 Min.

**EAST
POINTE**
(Scarborough)

When life is busy, location really matters. East Pointe is ideally situated near major highways to make driving downtown or up to cottage country easy. Hop on the GO at Guildwood to get to Union Station or the city, connect to the UP Express and keep going to the airport. Life is good when you live connected to it all.



Where East Meets You-Time **That's The Pointe**

Why belong to a gym when you can re-charge your mind, body and soul in The Pointe Fitness Centre? Fully-equipped with top-notch exercise equipment, free weights and a quiet stretching/yoga zone. There's also two outdoor terraces for your cool-down afterwards. Plus, smartly-designed individual work stations and meeting rooms in The Pointe Business Hub will make working at home convenient, comfortable and productive.



Cook and dine al fresco on The Pointe Patio's beautifully landscaped outdoor terrace.



Meet over work matters or take the night off with friends in The Pointe Lounge.



The Pointe Terrace provides stunning views and ample space to relax or mingle with friends for a BBQ.



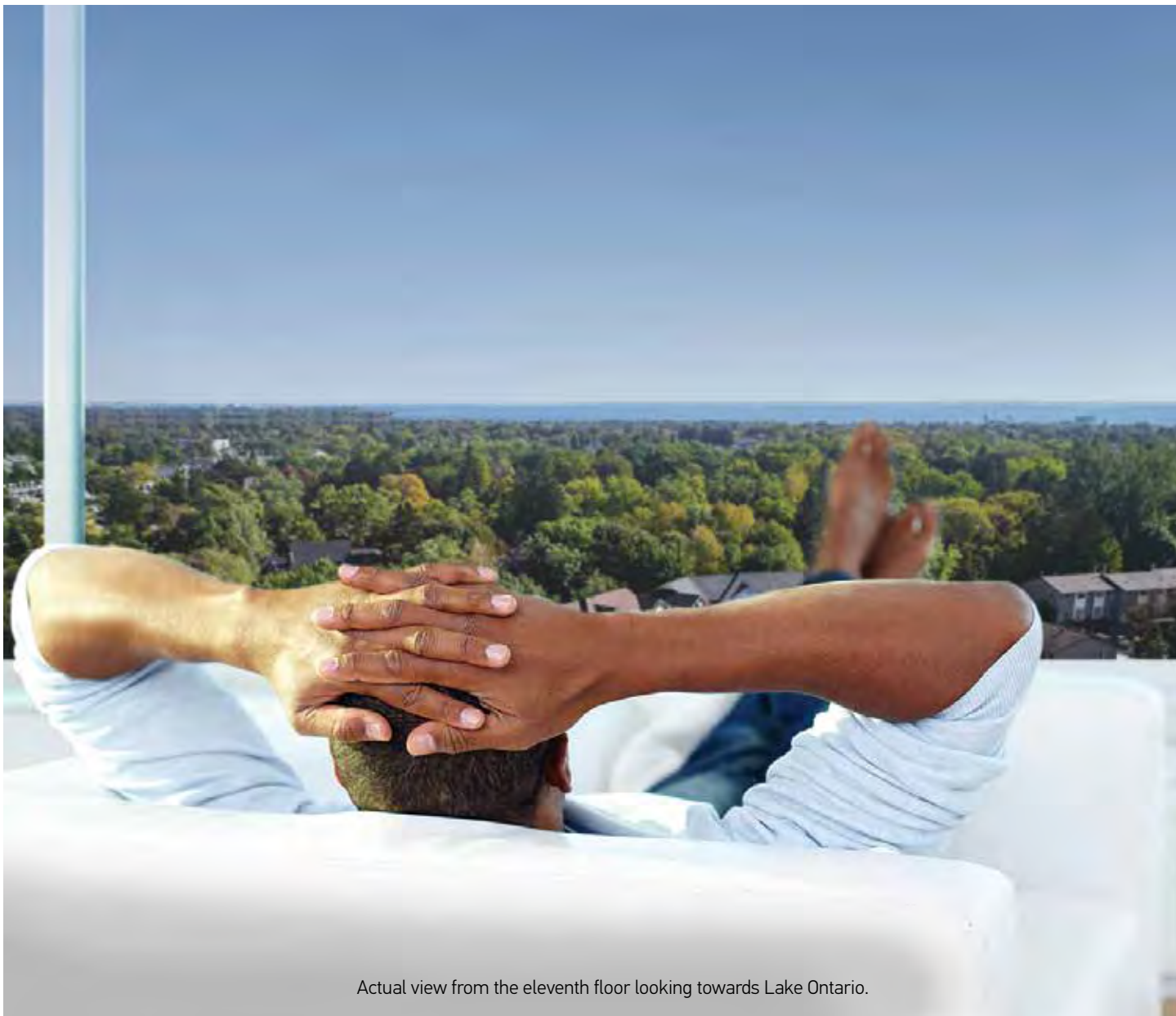
Time with friends and family is always time well spent. The Pointe Terrace on the fifth floor is a stunning extension of your living space. This residents-only sanctuary is the perfect place to entertain friends or family while overlooking the tree tops towards the lake, or find a quiet spot and relax with a favourite book.

The Ground Floor Plan

- 1 Covered Lobby Entrance
- 2 Parcel Pick-up
- 3 Lobby
- 4 Mail Room
- 5 Elevators
- 6 The Pointe Fitness Centre
- 7 The Pointe Business Hub
- 8 The Pointe Lounge
- 9 The Pointe Patio
- 10 Pet Area



Kingston Road



Actual view from the eleventh floor looking towards Lake Ontario.

Where East Meets Comfort **That's The Pointe**

Your home is your sanctuary. That's why each suite at East Pointe is designed to be a wonderful oasis. Expansive windows bathe the interior with light, European styling and decorator accents elevate ordinary days into extraordinary ones, and private balconies or terraces give you space to dream.



Thoughtfully designed open concept plans help gatherings flow as easily as the conversation.



Extended European-styled cabinetry and high-end appliances make for modern designer kitchens.



Mutual Home Connect



Industry Leading Technology Powered by SmartONE



Mutual Developments is proud to offer all home owners at East Pointe Condominiums the latest in-suite technology designed to make life easier and more convenient.

Introducing Mutual Home Connect.

Your smart home is at your fingertips with our in-suite wall pad. This voice and touch-enabled display allows you to easily interact with your suite and community, adjust your thermostat and receive community messaging and notifications.

Safe and Secure

Enjoy peace of mind knowing your suite includes a self-monitored security system. Use live one-way video to view visitors and grant them access.

Keyless Entry

Easily access your suite using your smartphone app or a unique passcode. Allow your guests to freely come and go by providing them secure, personalized access codes.

Convenience at your Fingertips

Simplify your living with an easy way to interact with your suite. You can automate your environment by creating scenes for different modes, such as morning, evening and away.

See other side for more Mutual Home Connect features...

Here's what you can expect with Mutual Home Connect.



Temperature Control

Control your thermostat from anywhere on your mobile app. Automatically adjust your suite temperature by setting 'scenes' for different modes, such as morning, evening, or away.

Smoke Detection

Your suite is equipped with an integrated smoke detector that will alert your smartphone and wall pad in case of an emergency.

Leak Detection (Optional upgrade)

Your suite can be* equipped with an integrated leak detector that will alert your smartphone and wall pad in case of an emergency.

Keyless Entry

Easily access your suite using your smartphone app or a unique passcode. Allow your guests to freely come and go by providing them secure, personalized access codes.

Virtual Mall

Stay connected to your local shops for exclusive deals and offerings in your community.

Smart Home

Simplify your living with an easy way to interact with your suite. Control lobby access, control suite temperature, and perform other local functions.

Convenience at your Fingertips

Simplify your living with an easy way to interact with your suite. Control your suite temperature from your mobile app or wall pad; automate your environment by creating 'scenes' for different modes, such as morning, evening, or away.

Investor Protect

Stay connected to your investment. Receive critical alerts like smoke alarms, flood alarms*, and other property management notifications.

A Connected Community

Be part of a community across one app experience. Stay up to date with community messaging, access community calendars, and book shared amenities.

Safe and Secure

Enjoy peace of mind knowing your suite includes a self-monitored security system. Use live one-way video to view visitors and grant them access.

Remote Family Care

Stay connected with loved ones. Family care provides active monitoring while respecting your privacy, sending critical event notifications to your family members or friends, and real-time local response in case of emergencies.

Smart Parking

Manage your resident and visitor parking with ease using your mobile app.

Smart Parcel Lockers

Rest assured that your parcel is secured in your community's smart locker ready for pick up. Receive a notification on your mobile app as soon as your package arrives, then scan your code to retrieve your package.

* Certain conditions apply. See Sales Representative for details.

Designer Selected Features & Finishes

You lead an uncompromising lifestyle. Our team of designers have carefully curated a collection of features and finishes to reflect that. They've filled your home with natural stone surfaces, beautiful and durable floors, a spa-inspired master bath, brand name appliances, gorgeous chrome accents and so much more.



1. Luxury Vinyl Plank Laminate Floor 2. Kitchen Counter 3. Kitchen Cabinet 4. Kitchen Backsplash 5. Bathroom Cabinet 6. Bathroom Counter 7. Bathroom Floor Tile

Designer Selected **Features & Finishes**

QUALITY BUILDING FEATURES

- An 11-storey building featuring stunning modern architecture.
- Elegantly designed Party Room on the ground floor for casual or formal gatherings, featuring a European style kitchen with an oversized island, bar seating and lounge area with fireplace and television.
- Smartly equipped Co-Working Space for individuals or small groups with multifunction copier, Wi-Fi, USB charging, and coffee station.
- Spacious outdoor amenity areas with comfortable outdoor seating for relaxing, barbeques and dining areas at both Ground Floor and 5th-floor terrace.
- Fully equipped fitness room complete with cardio equipment and free weights.
- 5th-floor Terrace features a flexible outdoor fitness area.
- Wi-Fi connectivity in all shared amenity areas.
- Two high-speed elevators.
- Available parking, storage units and bike lockers*. (See sales representative for details)
- Designer decorated lobby with an intimate seating area.
- Parcel management system in the Lobby vestibule.
- 10'-0" foot ceiling heights for all ground floor suites (excluding bathrooms and bulkheads).
- 9'-0" foot ceiling height on floors 2 to 11 (excluding bathrooms and bulkheads).
- Barrier-free access suites (as per plan) and amenity areas.
- Low-E energy efficient double-glazed windows throughout.
- A convenient Pet Wash Station at P1 parking level.

MUTUAL HOME CONNECT

- Temperature control from anywhere on your Mutual Home Connect application.
- Investor Protect – Receive smoke, flood (optional) and other property management notifications.
- Safe & Secure - Peace of mind knowing your suite has a self-monitored security system.
- Smart Parcel Lockers - Receive a notification on your mobile app when your package arrives.
- Rest assured is safe in your community parcel locker.
- Connected Community – Stay up to date with community messaging, access community calendars, and book shared amenities.
- Ask the Sales Representative for complete Mutual Home Connect package information.

BUILDING SAFETY & SECURITY

- Fully automatic sprinkler system and fire monitoring.
- Key fob or phone-controlled access system to the building, amenities, and suites.
- Controlled access to brightly lit underground garage parking with CCTV security cameras and parabolic mirrors.
- Intercom system with video at building entry.
- Ground floor suites come with roughed-in wiring for an intrusion alarm. (Subject to 3rd party monitoring contract)
- Smoke detector and carbon monoxide detector in every suite.
- Terrace and/or balcony privacy dividers where applicable.
- Terrace and/or balcony with glass and aluminum railings where indicated.

LUXURIOUS KITCHEN FEATURES

- European styled flat panelled cabinetry as per vendors colour Selection package 1, 2 or 3. (Choice of 1 colour package per suite)
- Soft-close cabinet doors and drawers.
- Beautiful and durable quartz countertops included.
- Choice of ceramic tile backsplash.
- Kitchen finishes include a single undermount stainless steel sink with quality chrome finish single lever pull-out spray faucet.
- Fully installed stainless steel finish appliances include refrigerator, slide-in range, dishwasher, over the range microwave/ fan or under the counter microwave (as per floorplan)
- Energy Star rated front loading stacked washer and dryer finished in white.

BATH FIXTURES & ACCESSORIES

- Vanity with quartz countertop and porcelain undermount sink.
- Quality chrome single lever bathroom faucet with mechanical drain stop assembly.
- White, low flow water-conserving toilet.
- All faucets and showers include increased water-efficient technology.
- Wall sconce lighting and full vanity width mirror.
- Luxurious deep 5 ft soaker tub in white and/or walk-in shower with framed glass enclosure (as per floorplan).
- Pressure balanced mixing valve in bathtub and shower enclosures with chrome single lever control and water-efficient showerhead assembly.
- Choice of porcelain tile floor and full-height wall tile surrounding bathtub per vendors colour selection package 1, 2 or 3
- Ceiling light in shower enclosure.
- Vented Bathroom exhaust fan.
- Bathroom accessories include a towel bar and toilet tissue holder.

DESIGNER WALL, CEILING, FLOOR & INTERIOR TRIM FINISHES

- Smooth finish ceilings throughout.
- All main living areas, bathroom and kitchen walls painted per vendors colour selection package 1, 2 or 3
- All trim and doors to be painted in a semi-gloss finish.
- Contemporary 5" high baseboard and 2 ¼" door casing
- European lever styled interior door hardware.
- Integrated coated wire shelving and clothes hanger in all closets.
- Choice of 12" x 24" porcelain tiles in bathrooms per vendors colour selection package 1, 2 or 3. (Choice of 1 colour package only per suite)
- Durable Luxury Vinyl Plank flooring throughout the suite, excluding tiled areas.

STYLISH DOORS & WINDOWS

- Paneled and textured interior doors.
- Sliding glass door or single swing door to outside terrace and balcony, as per plan.
- Sliding door at entry closet as per plan.
- Painted solid core entry door with digital door lock and guest viewer.
- Oversized panoramic windows in all suites.

ELECTRICAL

- Individual electrical service panel with automatic circuit breakers.
- Individually controlled heating and cooling through a wall-mounted panel or phone.
- White decora style switches and outlets.
- TV cable connection available via set-top-box. Telephone outlets provided as per plan.
- Light fixtures in the dining area, hallway, foyer, kitchen, and bathrooms as per plan.
- Individual hydro metering.

Refer to Schedule "A" of the Agreement of Purchase and Sale for a full specifications list by floor. Specifications are subject to change without notice.

E. & O. E. September 2021.

