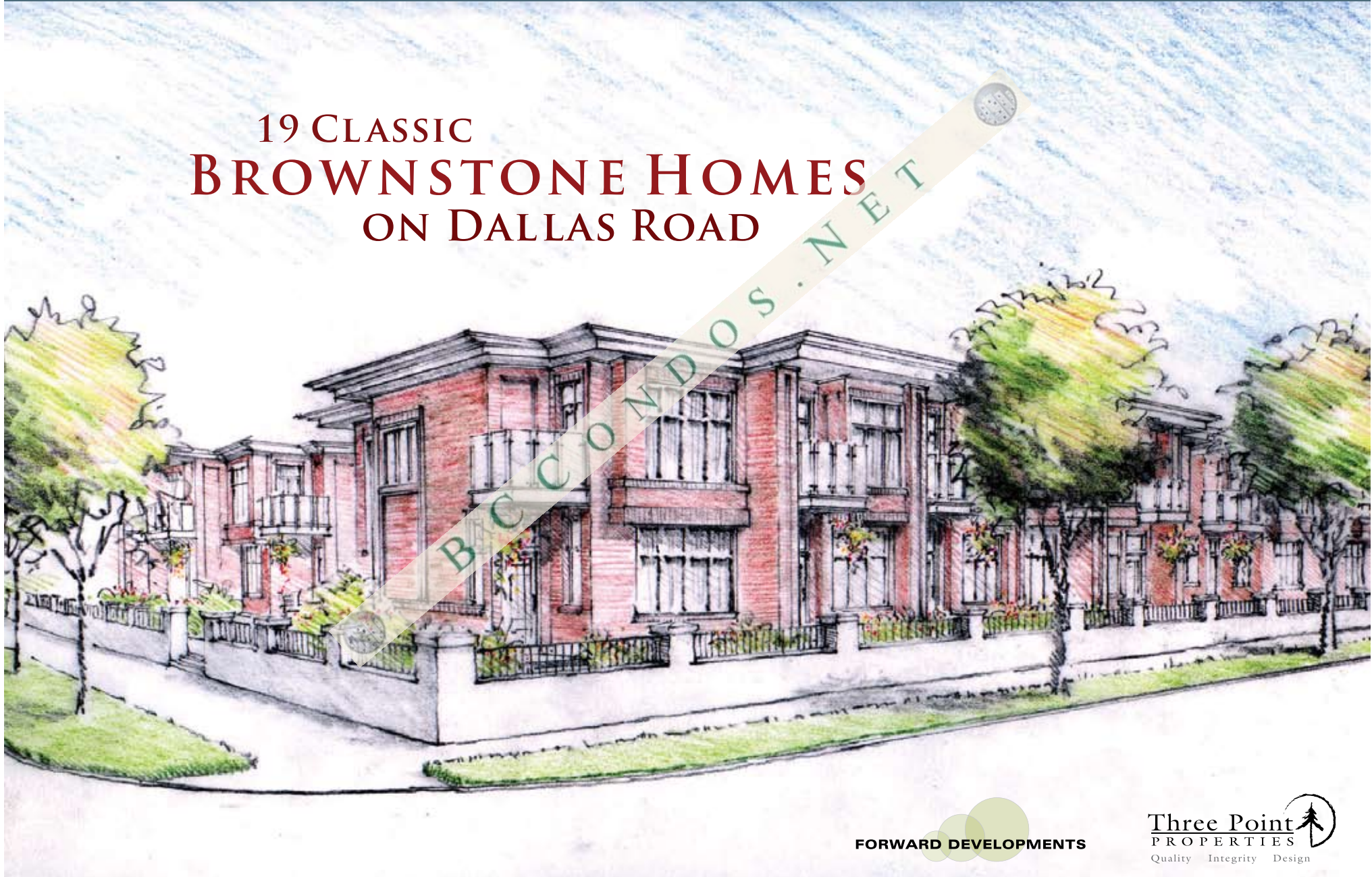


THE
Breakwater
SEASIDE RESIDENCES 50 DALLAS ROAD

19 CLASSIC
BROWNSTONE HOMES
ON DALLAS ROAD



FORWARD DEVELOPMENTS

Three Point
PROPERTIES 
Quality Integrity Design



Introducing 19 classic brownstone residences that effortlessly blend the timeless beauty of classic brick architecture with all the contemporary amenities of modern design. Each of the two-bedroom luxury homes at The Breakwater boast over 1800 square feet of living space over an artfully-designed three-level floorplan.

With private walk-up entrances, patios, gardens and garages, The Breakwater offers urban homes in a landmark location; with the added privacy and sense of personal space only a row home can deliver.

QUALITY CONSTRUCTION

- Architecturally designed by de Hoog & Kierulf Architects.
- Interior design by IC Interior Design Group
- Structural design by Spar Consultants
- Construction by JCR Construction
- National Home 2/5/10/ Year Warranty – Canada's most comprehensive workmanship, building envelope and structural warranty
- Brick exterior finish
- Pella Windows Architect Series with Vivid View Insect Screens
- Pella Sliding Doors Architect Series with Rolscreen Retractable Insect Screen
- Solid wood exterior and interior doors

BUILDING FEATURES

- Private single car garages
- Garage level with 360 square feet of flex space
- In-floor heating throughout
- Optional built-in cabinet/entertainment centre for living room
- Exterior decks with gas heaters
- Corner units with private garden
- Individual garbage pickup

HIGH TECH WIRING

- Includes high speed internet connections and smart wiring
- Pre-wired for security system
- Pre-wired for surround sound and HDTV





Unit 12 is a mirror image of the above floorplan
All Sq.Ft. are approximate, purchaser to verify

Ground

400 Sq.Ft. Finished
350 Sq.Ft. Garage

1. Powder Room
2. Flex Space 15' x 17'
3. Garage 15' x 21'6"

Main

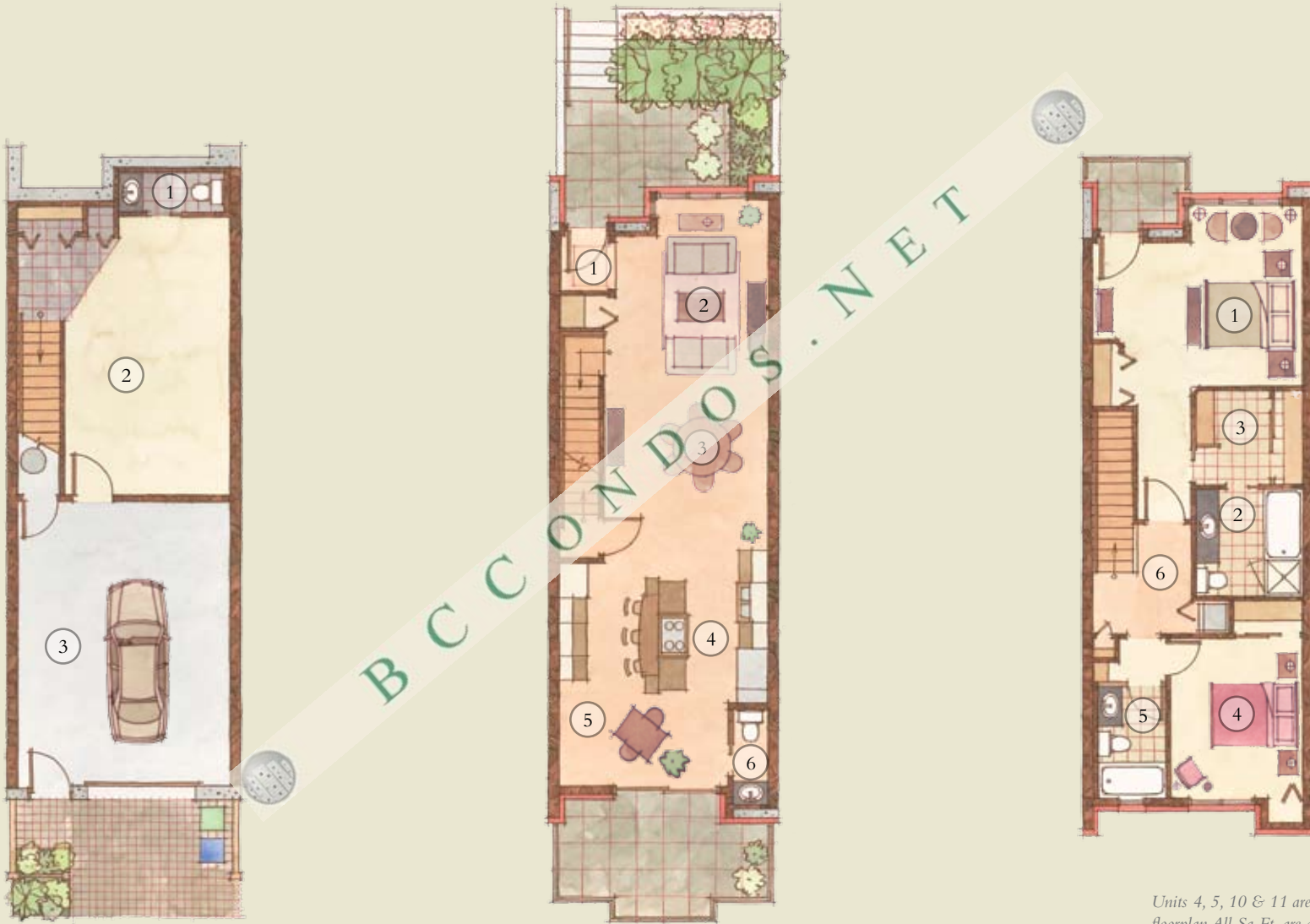
800 Sq.Ft.

1. Foyer
2. Living Room 13'4" x 12'4"
3. Dining Room 13' x 8'
4. Kitchen 15' x 10'6"
5. Powder Room
6. Breakfast Nook 12' x 9'

Upper

700 Sq.Ft.

1. Master Bedroom 13'3" x 12'4"
2. Master Ensuite
3. Bedroom 2 9'6" x 12'4"
4. Bathroom
5. Hall



Ground

360 Sq.Ft. Finished
370 Sq.Ft. Garage

1. Powder Room
2. Flex Space 12' x 19'
3. Garage 15'9" x 21'6"

Main

750 Sq.Ft.

1. Foyer
2. Living Room 12' x 16'
3. Dining Room 12'6" x 10'4"
4. Kitchen 15'9" x 10'4"
5. Breakfast Nook 12'9" x 8'
6. Powder Room

Upper

700 Sq.Ft.

1. Master Bedroom 15'9" x 11'
2. Master Ensuite
3. Walk-In Closet
4. Bedroom 2 9'6" x 12'4"
5. Bathroom
6. Hall

Units 4, 5, 10 & 11 are mirror images of the above floorplan All Sq.Ft. are approximate, purchaser to verify



Units 14 & 18 are mirror images of the above floorplan
All Sq.Ft. are approximate, purchaser to verify

Ground

370 Sq.Ft. Finished
345 Sq.Ft. Garage

1. Powder Room
2. Flex Room 15' x 16'
3. Garage 15' x 21'2"

Main

770 Sq.Ft.

1. Foyer
2. Living Room 13'4" x 15"
3. Dining Room 13' x 8"
4. Kitchen 15' x 10'6"
5. Breakfast Nook 12' x 9'
6. Powder Room

Upper

670 Sq.Ft.

1. Master Bedroom 11'11" x 13'3"
2. Master Ensuite
3. Bedroom (2) 11'4" x 9'6"
4. Bathroom
5. Hall



Unit 16 is mirror images of the above floorplan
All Sq.Ft. are approximate, purchaser to verify

Ground

315 Sq.Ft. Finished
360 Sq.Ft. Garage

1. Powder Room
2. Flex Room 11'9" x 18'2"
3. Garage 21'2" x 15'3"

Main

695 Sq.Ft.

1. Foyer
2. Living Room 11'6" x 15'6"
3. Dining Room 12' x 10'
4. Kitchen 15'3" x 9'
5. Breakfast Nook 12'3" x 7'
6. Powder Room

Upper

650 Sq.Ft.

1. Master Bedroom 15'3" x 11'
2. Master Ensuite
3. Walk-In Closet
4. Bedroom (2) 9'6" x 11'8"
5. Bathroom
6. Hall



Unit 7 is a mirror image of the above floorplan
All Sq.Ft. are approximate, purchaser to verify

Ground

400 Sq.Ft. Finished
350 Sq.Ft. Garage

1. Powder Room
2. Flex Space 15' x 17'
3. Garage 15' x 21'6"

Main

800 Sq.Ft.

1. Living Room 13'4" x 17'
2. Dining Room 13' x 8'
3. Kitchen 15' x 10'6"
4. Breakfast Nook 12' x 9'
5. Powder Room
6. Foyer

Upper

700 Sq.Ft.

1. Master Bedroom 13'3" x 12'4"
2. Master Ensuite
3. Bedroom (2) 9'6" x 12'4"
4. Bathroom
5. Hall

Understanding that one's home is a true reflection of personal style, Three Point Properties paired up with the design team from IC Interior Design Group to create a portfolio of two interior themes that reflect both the classic spirit of brownstone architecture and the neighbourhood's metropolitan flavour. The result is a richly-hued palette of natural tones from which residents can create a home that is truly original.



TRADITIONAL FINISHING PACKAGE

The Traditional townhome reflects understated elegance, comfort and attention to detail. Warm, rich materials such as dark, exotic walnut flooring, classic travertine, granite and porcelain tiles, combined with classically beautiful hardware and lighting fixtures, all contribute to creating a sophisticated, yet welcoming, home.

CONTEMPORARY FINISHING PACKAGE

The Contemporary townhome reflects an upbeat, modern style of living. Elements such as Caesar quartz surfaces, fractured glass and stainless steel detailing are blended beautifully with the warmth of light maple flooring and exotic Macori or natural maple cabinetry. This is the ultimate in form, function and comfort - Urban living at its best.

Room/Area	Contemporary Finish	Traditional Finish
Flooring	All the flooring, including staircases, is done in 3 ¼" wide plank engineered maple hardwood stained Sierra Maple, excluding bathrooms and entry	All the flooring, including staircases, is done in 3 ¼" wide plank engineered in Autumn Brown stained American Exotic Walnut, excluding bathrooms and entry
Windows	All windows and patio doors will have 2" wooden horizontal blinds	All windows and patio doors will have 2" wooden horizontal blinds
MAIN FLOOR		
Front Entrance Foyer		
Flooring	18" Cross cut Blue Ocean travertine with a 1' black granite inlay corner units	18" vein cut mahogany travertine with a 1" black granite inlay corner units
Lighting	Feature hanging entrance fixture	Feature hanging entrance fixture
Living Room & Dining Room		
Fireplace	Built-In Maple and Exotic Macori electric fireplace with stainless steel surround	Built-In electric fireplace with 18" Vein Cut Mahogany travertine surrounds
Lighting	Recessed	Recessed
Kitchen		
Cabinets	- Swiftsure Manhattan style Maple with Natural finish - Raised portion of Island in Exotic Macori stained American Walnut - All cabinet interiors are constructed of ¾" birch - Large Fractured glass accent tile framed in a stainless steel backsplash for inside units /quilted stainless backsplashes for corner units	- Wide style modified Shaker doors in coloured laquer - Raised portion of Island in Cherry stained American Walnut - All cabinet interiors are constructed of ¾" birch - All adjustable shelves to be lined with metal farrel and metal shelf supports - Solid Marble Mosaic tile framed in a 3" x 6" subway ceramic tile backsplash
	- Stepped upper cabinets - Blumotion full extension soft closing drawers - All adjustable shelves to be lined with metal farrel and metal shelf supports	- Stepped upper cabinets - Blumotion full extension soft closing drawers - All adjustable shelves to be lined with metal farrel and metal shelf supports
Hardware	Curved profile stainless steel pulls on cabinets	Antique pewter traditional pulls on cabinets
Countertops	Caesar Quartz	1 ¼" granite
Sinks	- Main sink – 1 ½ basin under mount stainless steel sink with single handle kitchen pull down faucet - Bar sink – Under mount single bowl bar sink & waterfall bar faucet except in corner units	- Main sink – 1 ½ basin under mount stainless steel sink with single handle kitchen pull down faucet - Bar sink – Under mount single bowl bar sink & waterfall bar faucet except in corner units

Room/Area	Contemporary Finish	Traditional Finish
Faucets	- Main sink – Chrome single lever pull down faucet - Bar sink – Chrome single lever waterfall bar faucet	- Main sink – Chrome single lever pull down faucet - Bar sink – Chrome single lever waterfall bar faucet
Appliances	- All appliances are Jenn-Air stainless steel - Two Door bottom-mount refrigerator with filtered ice & water 45” gas cook top with downdraft and 30” built-in electric wall oven or Slide-In Range - Built-in microwave - Fully integrated all stainless steel Whisper Quiet dishwasher - Built-in wine cooler – 30 bottle capacity	- All appliances are Jenn-Air stainless steel - Two Door bottom-mount refrigerator with filtered ice & water 45” gas cook top with downdraft and 30” built-in electric wall oven or Slide-In Range with downdraft - Built-in microwave - Fully integrated all stainless steel Whisper Quiet dishwasher - Built-in wine cooler – 30 bottle capacity
Lighting	- Recessed - Pendants over island	- Recessed - Pendants over island
Extra space	Flex space in kitchen for eating area, sitting area or work space	Flex space in kitchen for eating area, sitting area or work space
Optional	Built-in entertainment unit	Built-in entertainment unit
Powder Room		
Cabinets	Manhattan style cabinet vanity in Exotic Macori stained American Walnut	Floating curved front vanity in Cherry with American Walnut finish
Hardware	Curved profile stainless steel pulls on cabinets	Antique pewter traditional pulls on cabinets
Countertop	Caesar quartz	1 ¼”granite
Sink	Tempered glass vessel sink	Porcelain above counter vessel sink
Faucet	Chrome single lever gooseneck vessel faucet	Bronze traditional faucet
Toilet	Low consumption, elongated toilet with slow-close seat	Low consumption, elongated toilet with slow-close seat
Lighting	- Recessed - Lighting incorporated in mirror	- Recessed - Fixture above sink
Staircase to Second Floor	Tempered glass stair railing supported and fastened with stainless steel	2” Post staircase with handrail coordinated with Autumn Brown American Walnut flooring
SECOND FLOOR		
Master (will comfortably accommodate a King size bed)		
Lighting	Recessed	Recessed
Large Closets	Units 2-5, 8-11, 15, 16 and 19 have walk in closets	Units 2-5, 8-11, 15, 16 and 19 have walk in closets

Room/Area	Contemporary Finish	Traditional Finish
Master Ensuite		
Tub/Shower	60" bath with separate shower or 96" tub/shower combo unit - Tempered glass shower enclosure	60" bath with separate shower or 96" tub/shower combo unit - Tempered glass shower enclosure
Tub/Shower Surround	Large format, hand set, 16" x 16" True Body honed porcelain tiles with solid marble mosaic accent tiles	12" non porous porcelain tile tub & shower surround with solid travertine & granite accent tile
Shower Faucet	Ceiling drop 8" rain shower head with a 4 function hand shower	Ceiling drop 8" rain shower head with a 4 function hand shower
Cabinets	Swiftsure Exotic Macori with American Walnut finish Manhattan style Cabinets & Medicine Cabinets	Cherry Modified Shaker style Cabinets & Medicine Cabinets stained American Walnut
Cabinet Hardware	Curved profile stainless steel pulls	Antique pewter traditional pulls
Countertop	Caesar Quartz	1 ¼" granite
Flooring	Large format, hand set, 16" x 16" True Body honed porcelain tile	6" diagonal, hand set, true body porcelain tiles
Sink	Undermount oval porcelain sink	Undermount oval porcelain sink
Sink Faucet	Chrome single lever faucet	Chrome single lever faucet
Toilet	Low consumption, elongated toilet with slow close seat	Low consumption, elongated toilet with slow close seat
Lighting	Recessed pot lighting	Recessed pot lighting
Guest Bedroom (will comfortably accommodate a Queen size bed)		
Lighting	Recessed	Recessed
Closet	Large closet	Large closet
Guest Bathroom		
Cabinets	Swiftsure Exotic Macori with American Walnut finish Manhattan style Cabinets & Medicine Cabinets	Cherry Modified Shaker style Cabinets & Medicine Cabinets stained American Walnut
Cabinet Hardware	Curved profile stainless steel pulls	Antique pewter traditional pulls
Countertop	Caesar Quartz	1 ¼" granite
Flooring	Large format, hand set 16" x 16" true body honed porcelain tile	6" diagonally set true body porcelain tile flooring

Room/Area	Contemporary Finish	Traditional Finish
Tub/Shower	60" skirted unit	60" skirted unit
Tub/Shower Surround	Large format, hand set, 16" x 16" True Body polished porcelain tile with 4" border of 1" subway honed mosaic accent tiles	12" non-porous true body porcelain tile with solid marble accent tiles
Toilet	Low consumption, elongated toilet with slow-close toilet seat	Low consumption, elongated toilet with slow-close toilet seat
Laundry	Whirlpool Duet Sport stacking washer and dryer	Whirlpool Duet Sport stacking washer and dryer
GROUND LEVEL		
Stairs & Landing	Carpet	Carpet
Garage	Single car garage	Single car garage
Media Room/ Flex Space	Roughed-in multi-purpose room for use as an office, gym or home theatre	Roughed-in multi-purpose room for use as an office, gym or home theatre
Powder Room	Roughed-in bathroom plumbed for sink and toilet	Roughed-in bathroom plumbed for sink and toilet



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