

live  
uninhibited  
at yonge

**nova**  
URBAN TOWNS

A COMMUNITY OF 42 MODERN TOWNS



Nova Towns is a modern interpretation of stacked town homes on Finch Avenue, just west of Yonge Street.

A collection of 42 modern residences in an intimate setting that reflects a new sophistication emerging at Yonge and Finch. Nova Towns, developed by Kaleido Developments, features the very best finishes including 9ft high smooth

ceilings, European inspired kitchens and baths, wide plank and porcelain tile flooring, with an exterior envelope complemented by masonry and wood grain textured metal longboard.

Nova Towns is a community that keeps you in mind by offering generous balconies and terraces, illuminated walkways and secured car elevator parking.





bold.  
sophisticated.  
nova towns.

Combining masonry and wood grain metal clad longboard exterior detailing, Nova Towns stands out in the crowd.





nestled. convenient.  
you're home.

Nova is nestled at the corner of Elmview and Finch Avenue West, surrounded by an established community, steps from the heart of Yonge Street and convenient transit.



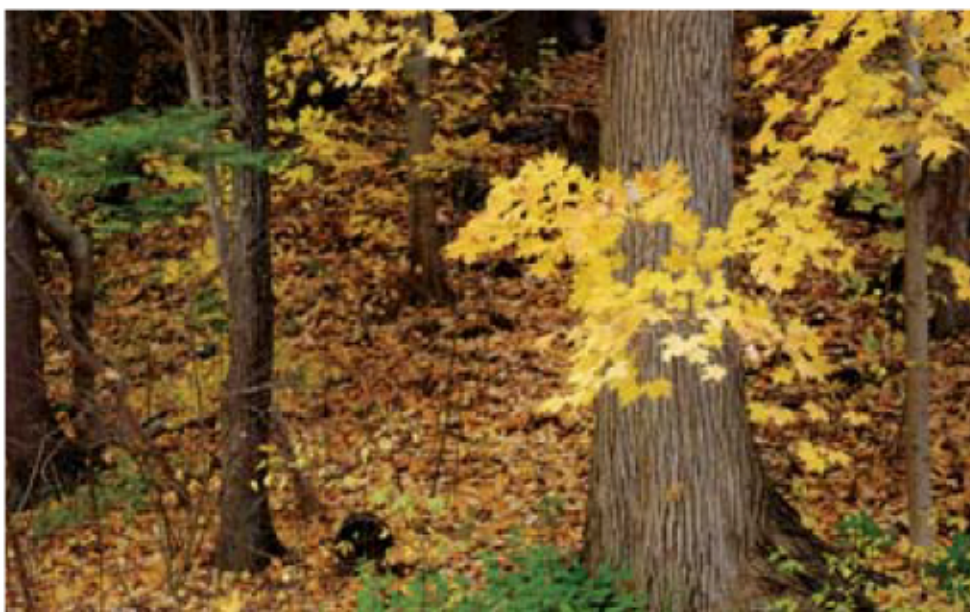
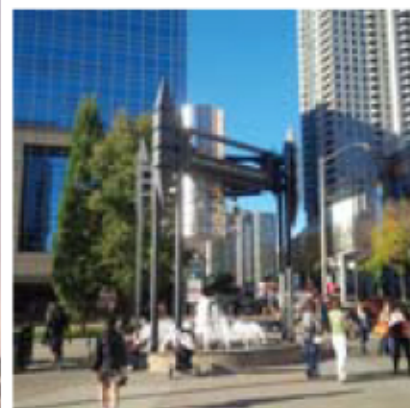
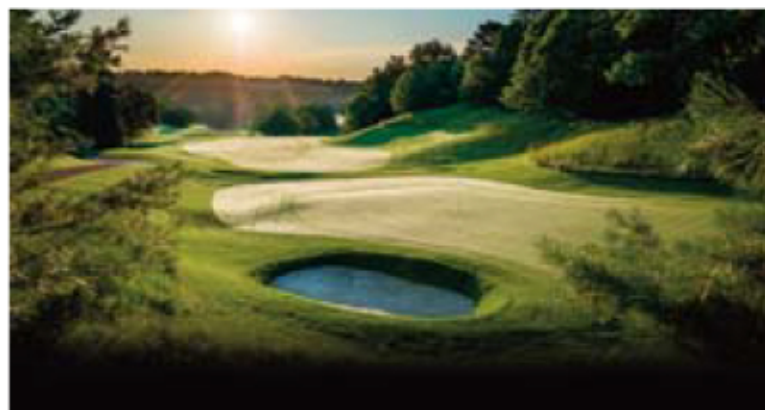


# secluded. private. outdoors.

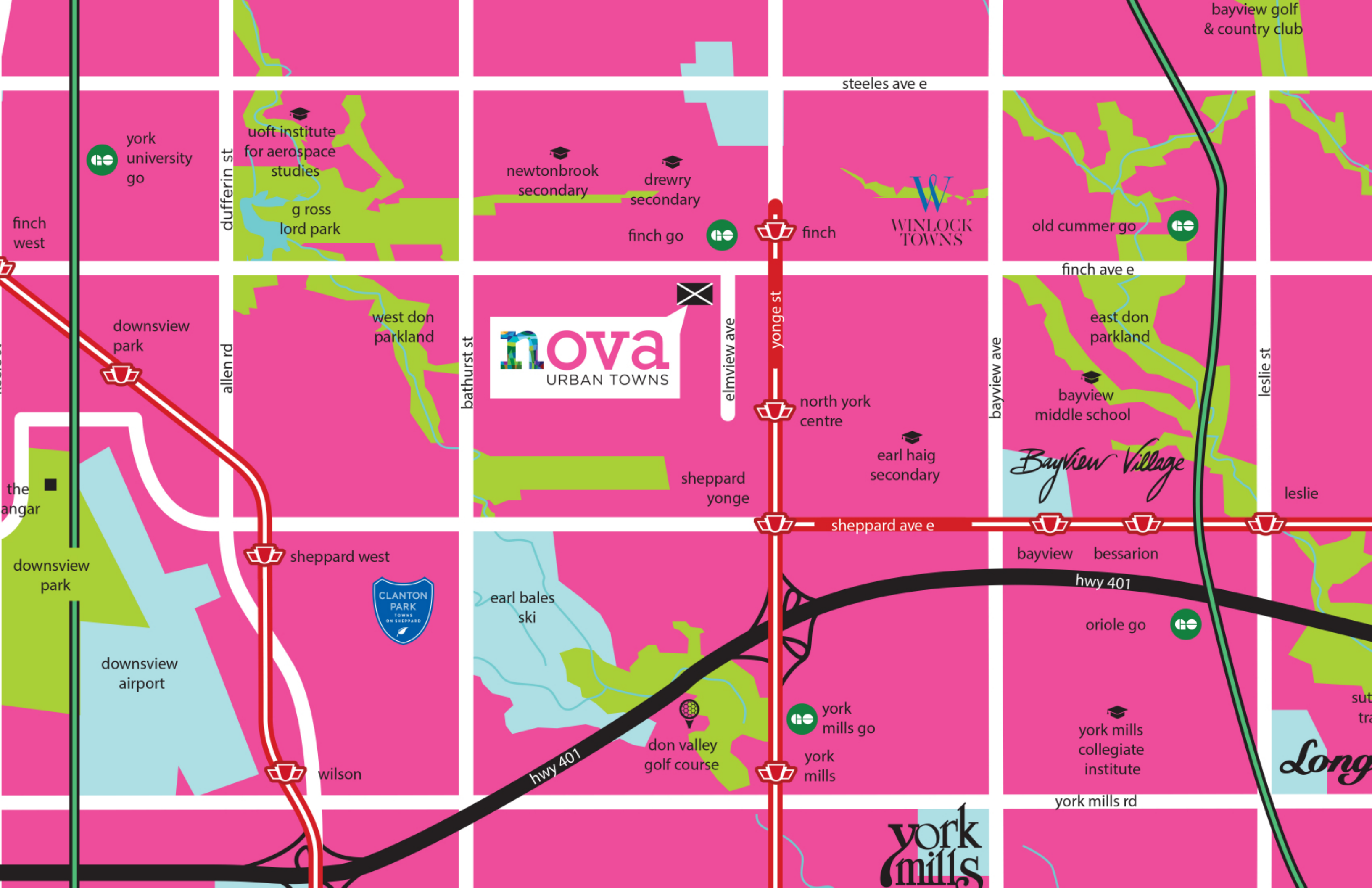
Generous balconies and terraces extend your interiors. Quiet, peaceful and welcoming space, surrounded by manicured greens provide you the respite from the hustle and bustle of the big city.











bayview golf & country club

steeles ave e

york university go

uoft institute for aerospace studies  
g ross lord park

newtonbrook secondary  
drewry secondary  
finch go

WINLOCK TOWNS

old cummer go

finch west

dufferin st

finch

finch ave e

downsview park

west don parkland

nova URBAN TOWNS

elmview ave

yonge st

north york centre

earl haig secondary

east don parkland

bayview middle school

Bayview Village

leslie st

leslie

the angar

allen rd

bathurst st

sheppard yonge

sheppard ave e

sheppard ave e

bayview bessarion

hwy 401

oriole go

york mills collegiate institute

york mills rd

sheppard west

CLANTON PARK TOWNS ON SHEPPARD

earl bales ski

don valley golf course

york mills go  
york mills

york mills

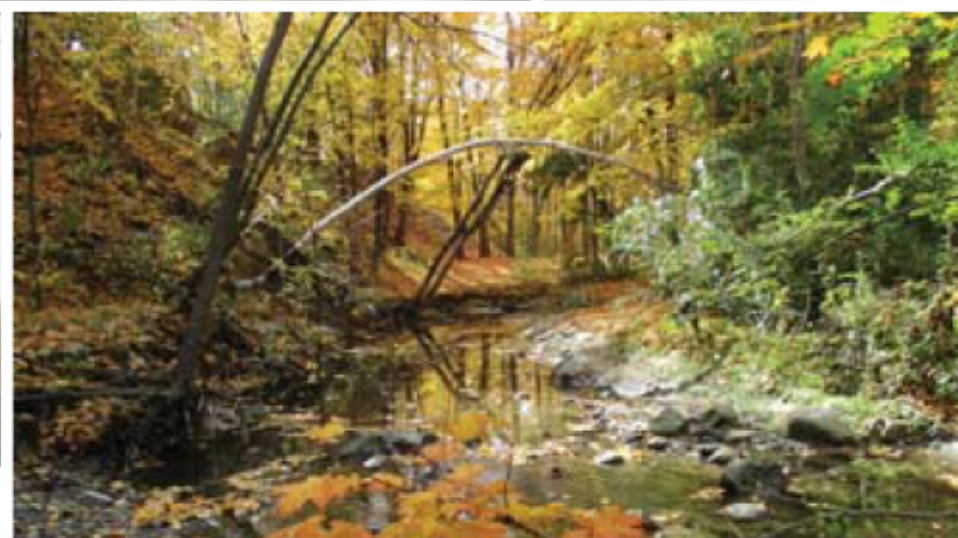
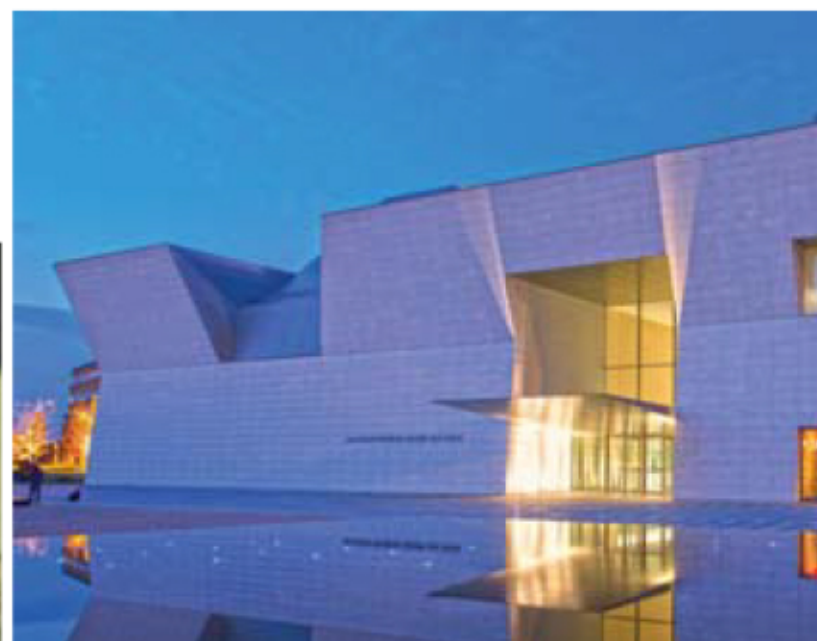
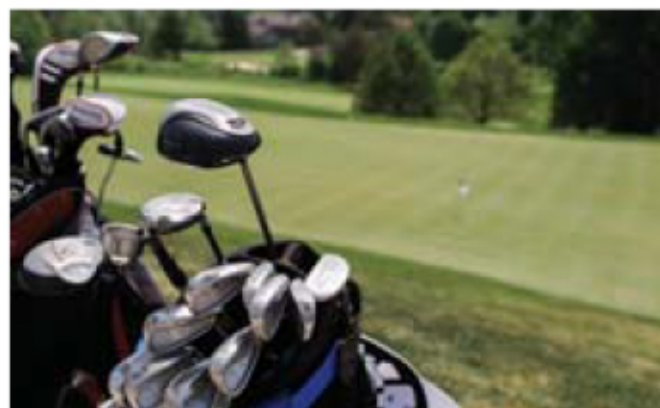
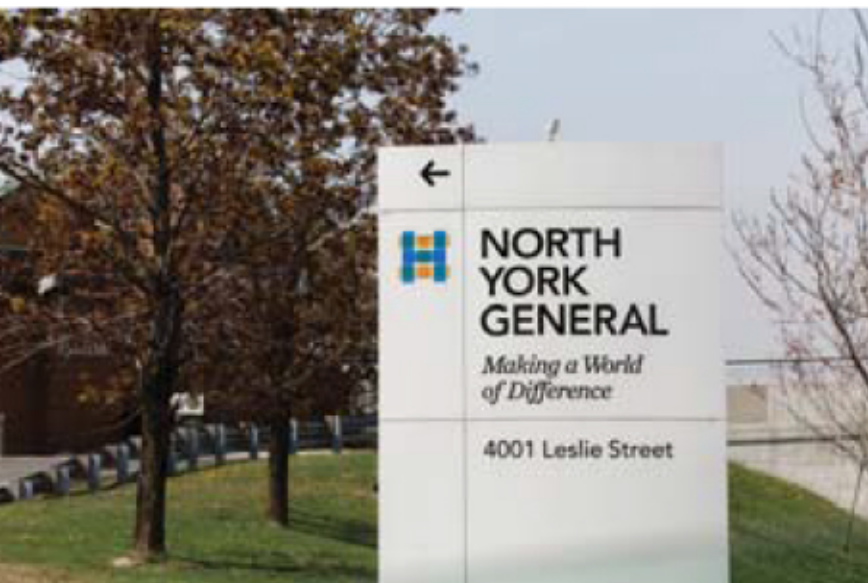
downsview airport

wilson

hwy 401

Long









stacked town designs





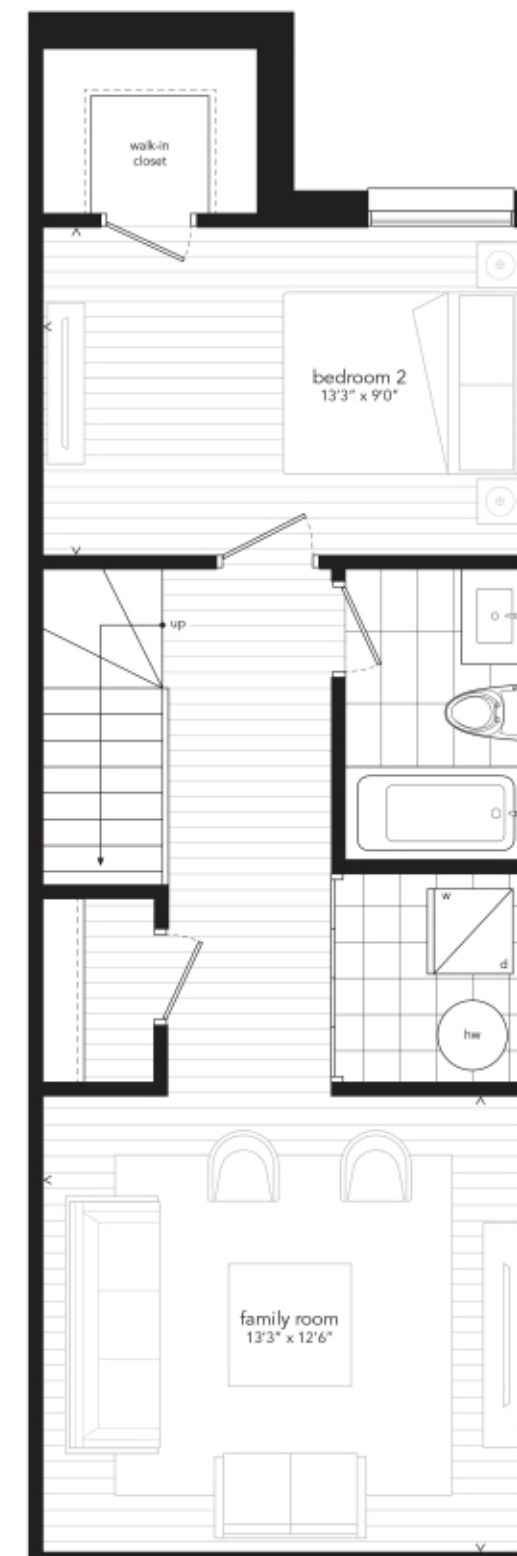
TOWNS 23 | 26 | 27 | 30 | 31 | 34 | 35 | 38 | 39

# Two Bedroom *plus* Family Room

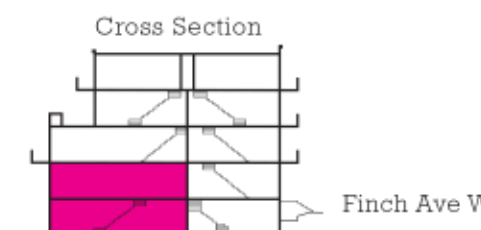
1,042 SF *plus*  
33 SF Balcony



Main Level



Lower Level





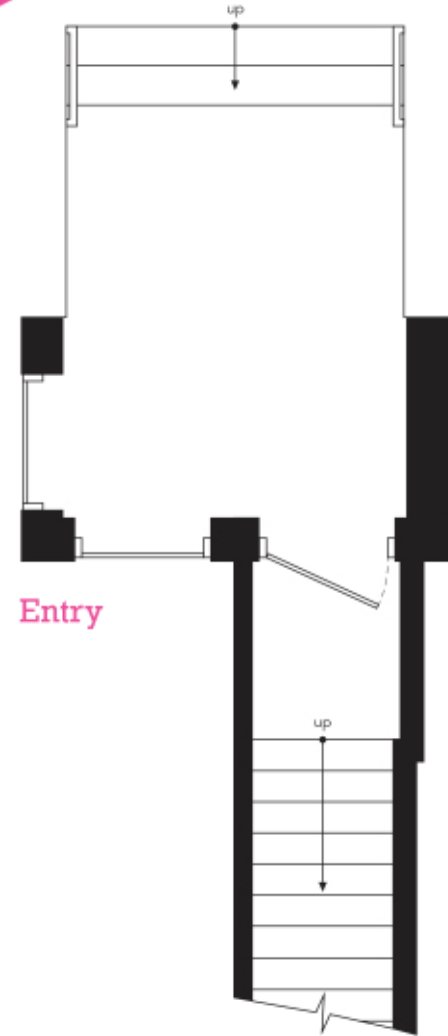


TOWNS 3 | 4 | 6 | 7 | 9 | 10 | 12 | 13 | 15 | 16 | 21 | 22

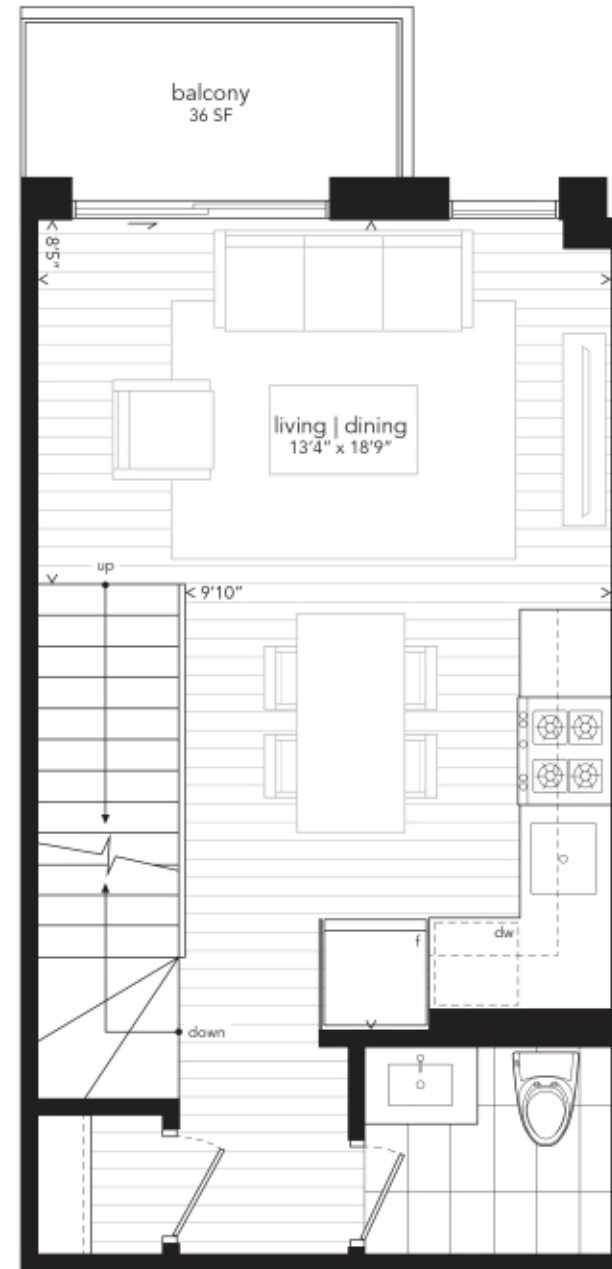
## Two Bedroom *plus* Den

1,088 SF *plus*

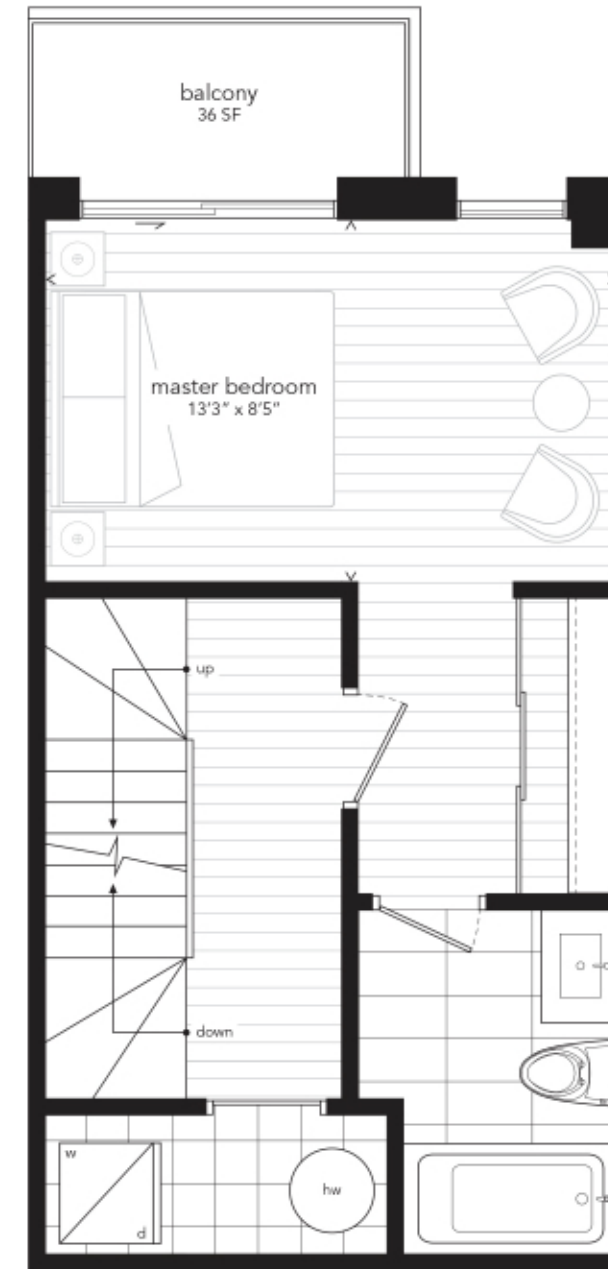
108 SF Balconies



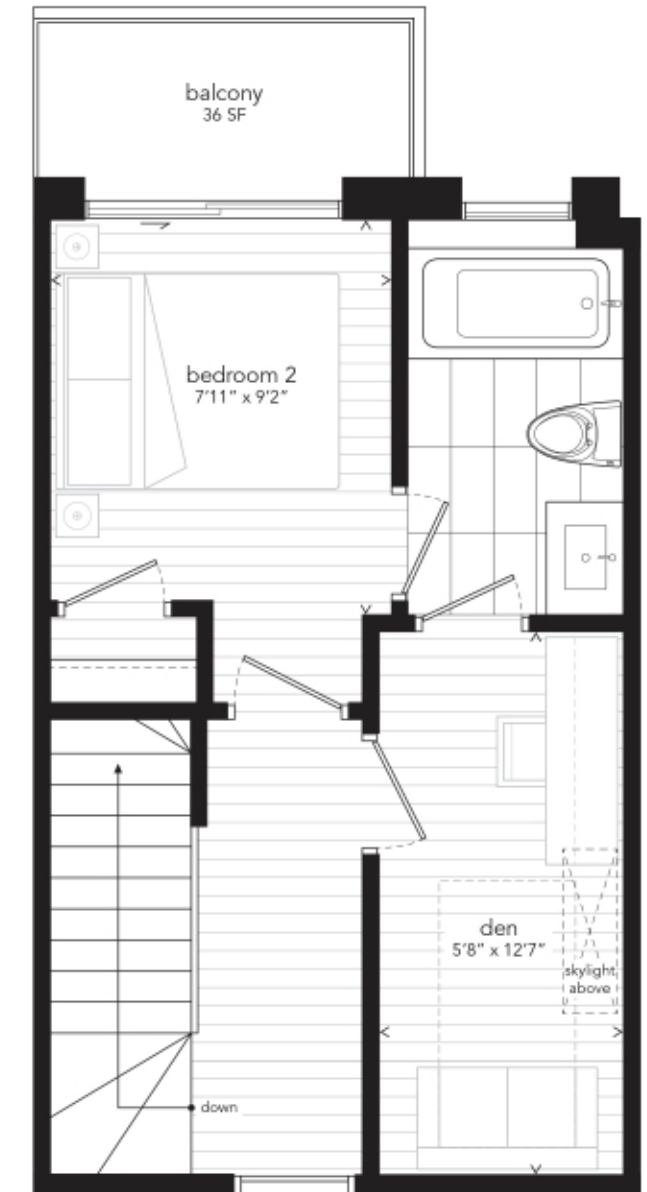
Entry



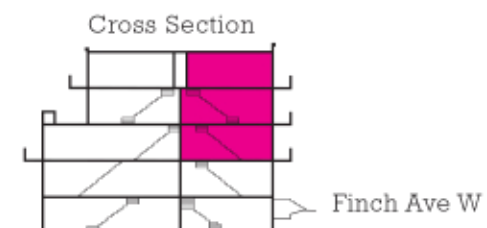
Main Level



Second Level



Third Level



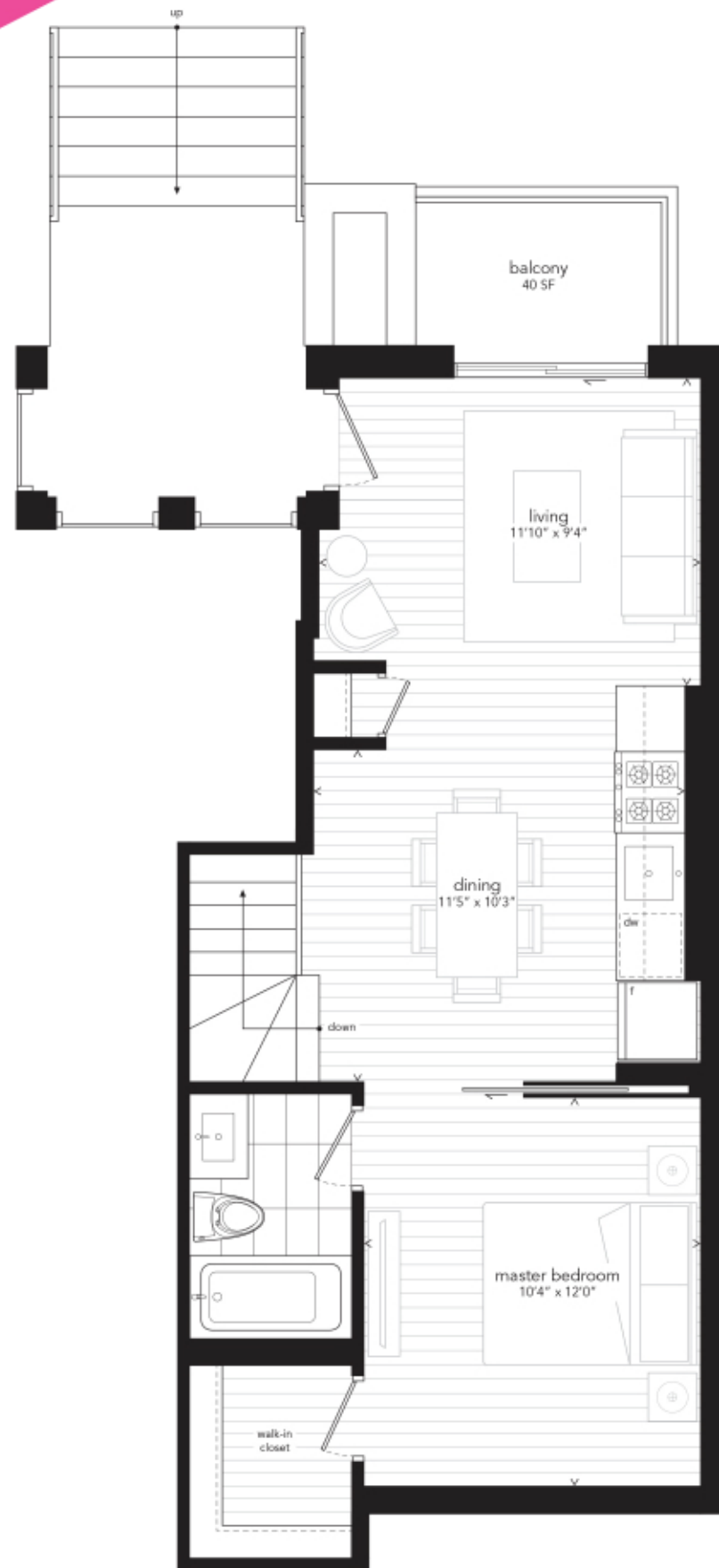




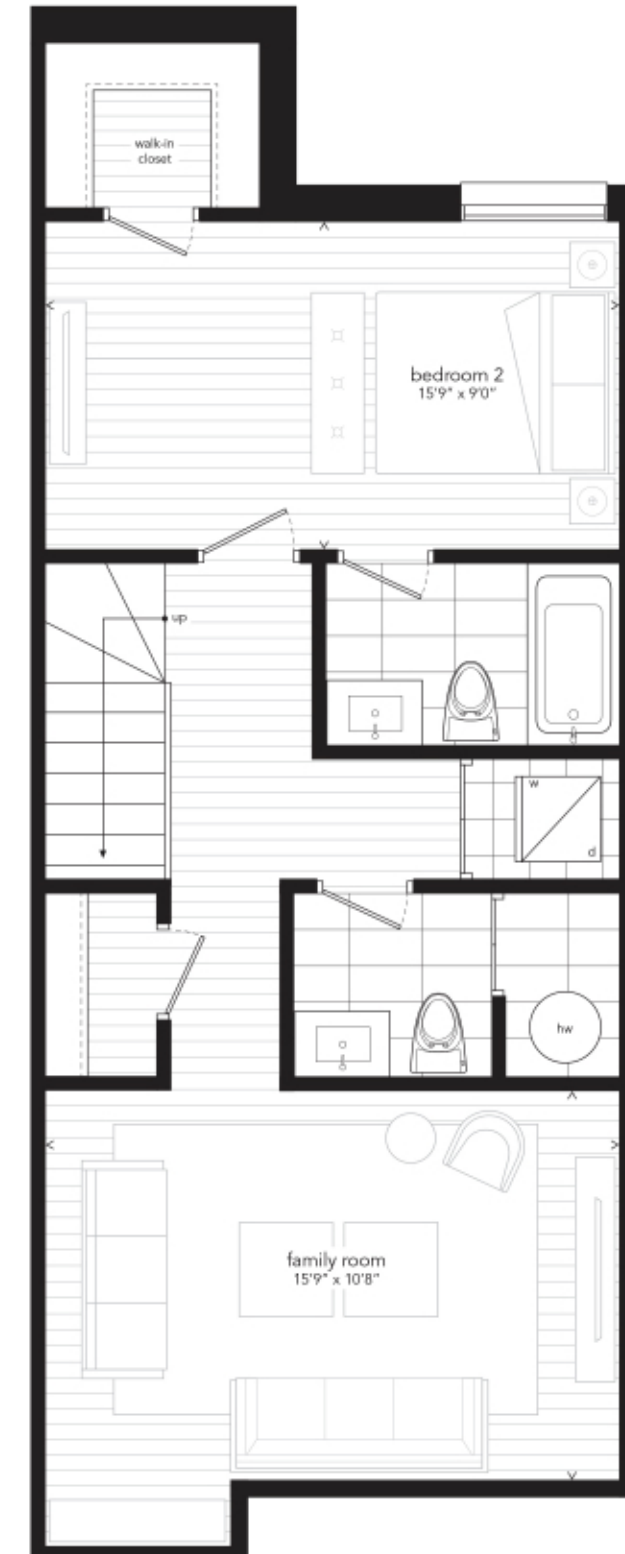
TOWN 42

Two Bedroom *plus* Family Room

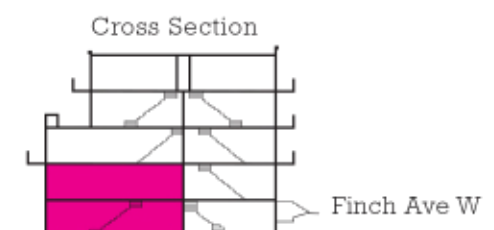
1,222 SF *plus*  
40 SF Balcony



Main Level



Lower Level





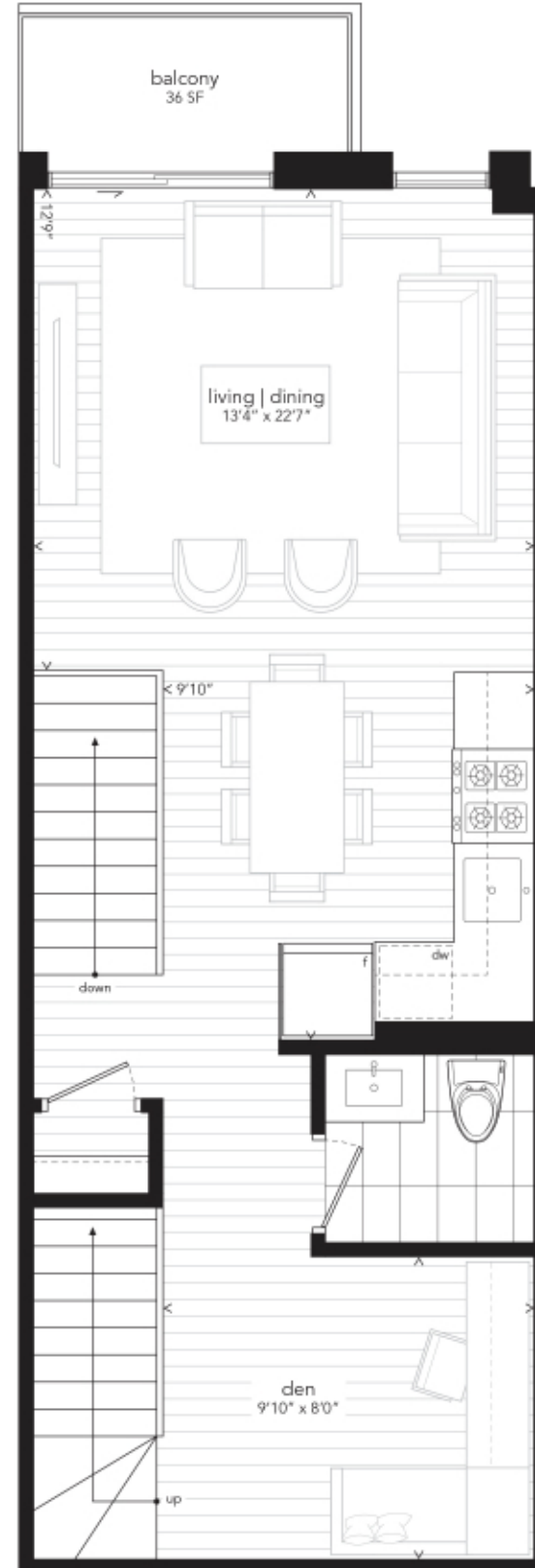
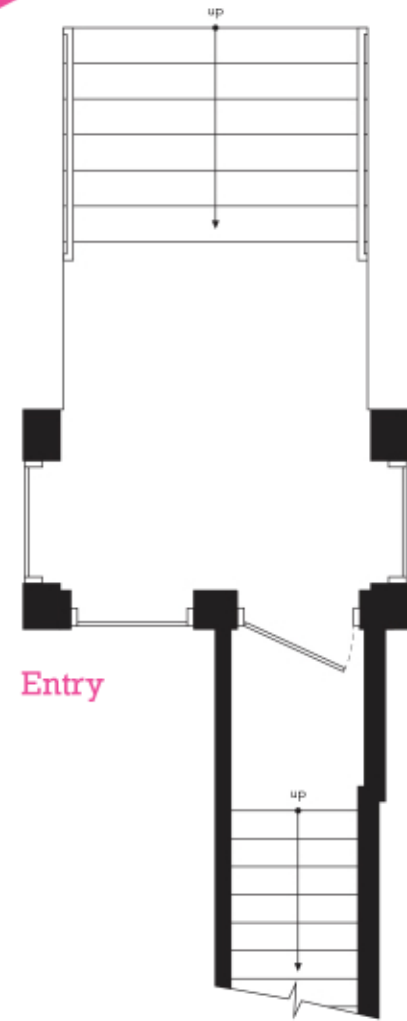


TOWNS 24 | 25 | 28 | 29 | 32 | 33 | 36 | 37 | 40

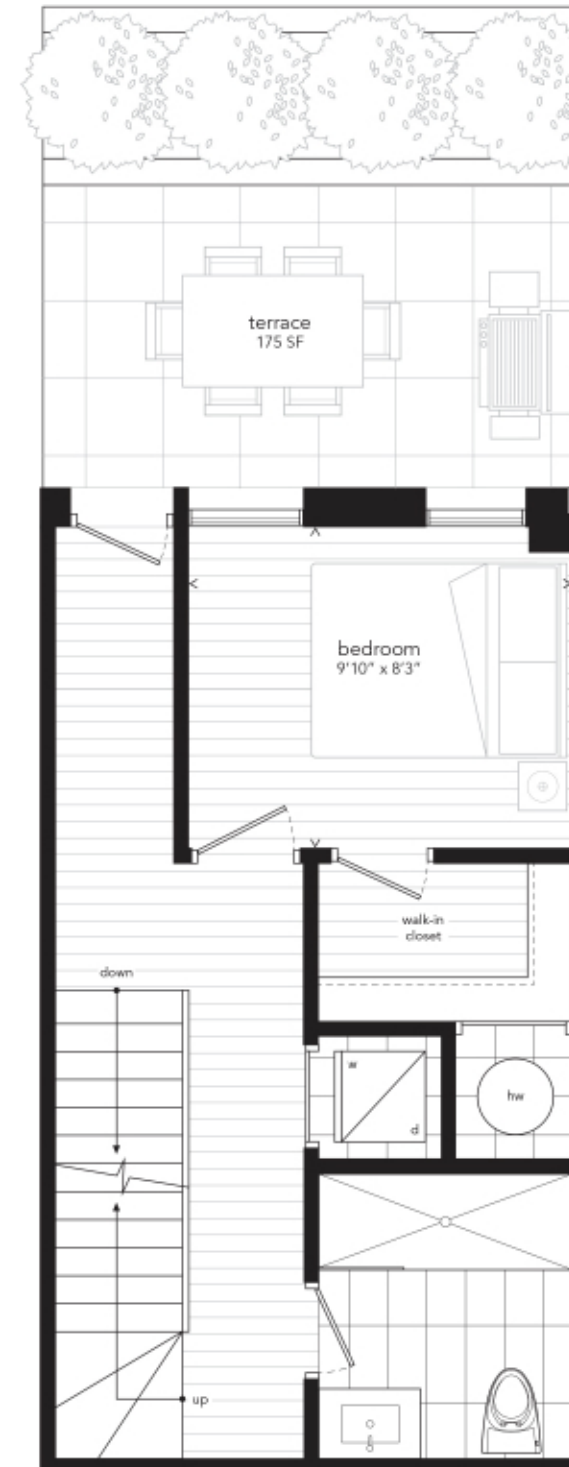
## Two Bedroom *plus* Den

1,264 SF *plus*  
247 SF Outdoor Space

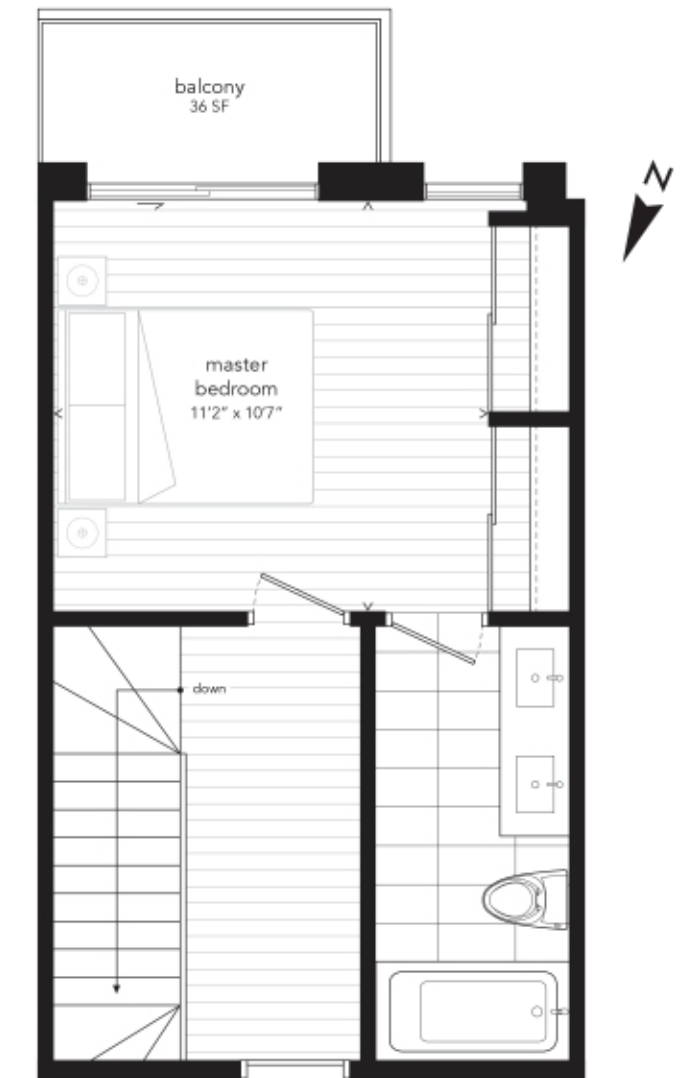
OPTION A



Main Level



Second Level



Third Level







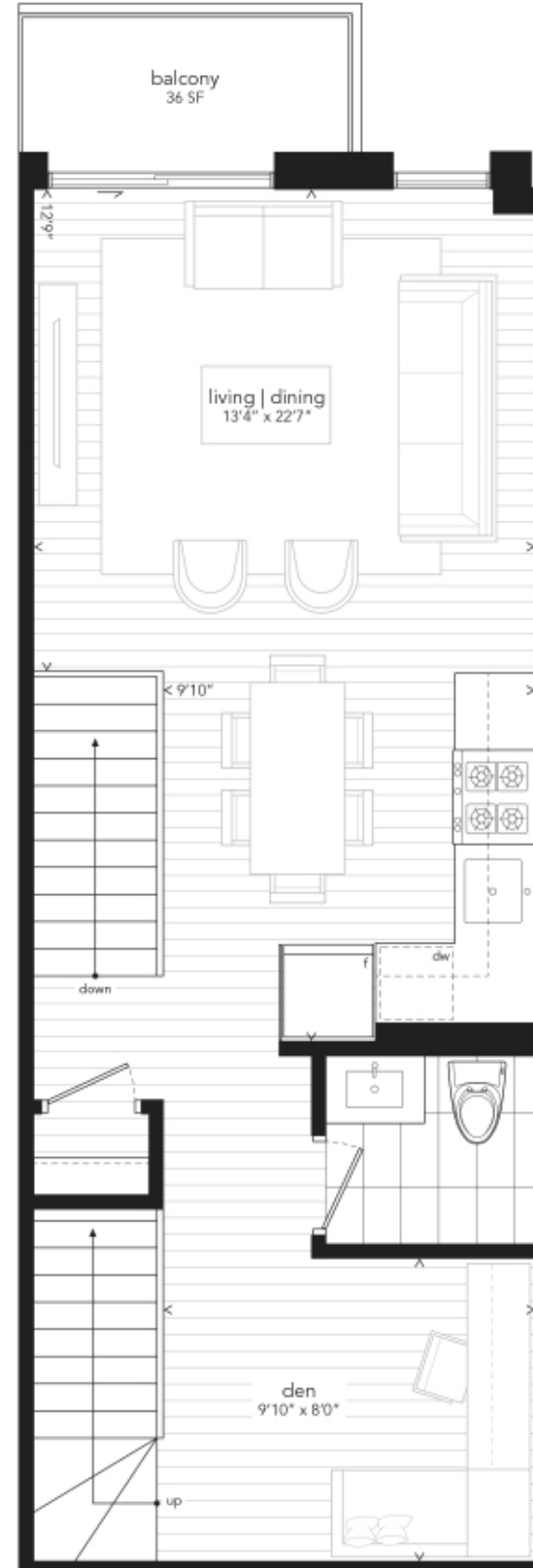
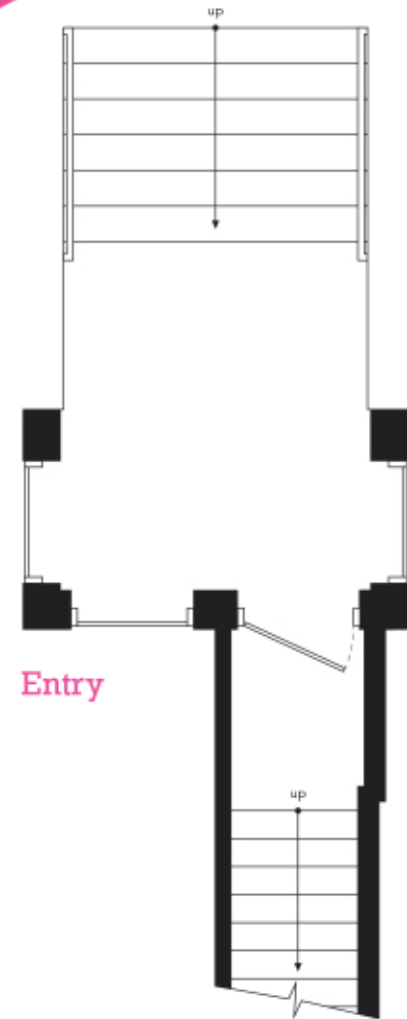
TOWNS 24 | 25 | 28 | 29 | 32 | 33 | 36 | 37 | 40

## Three Bedroom *plus* Den

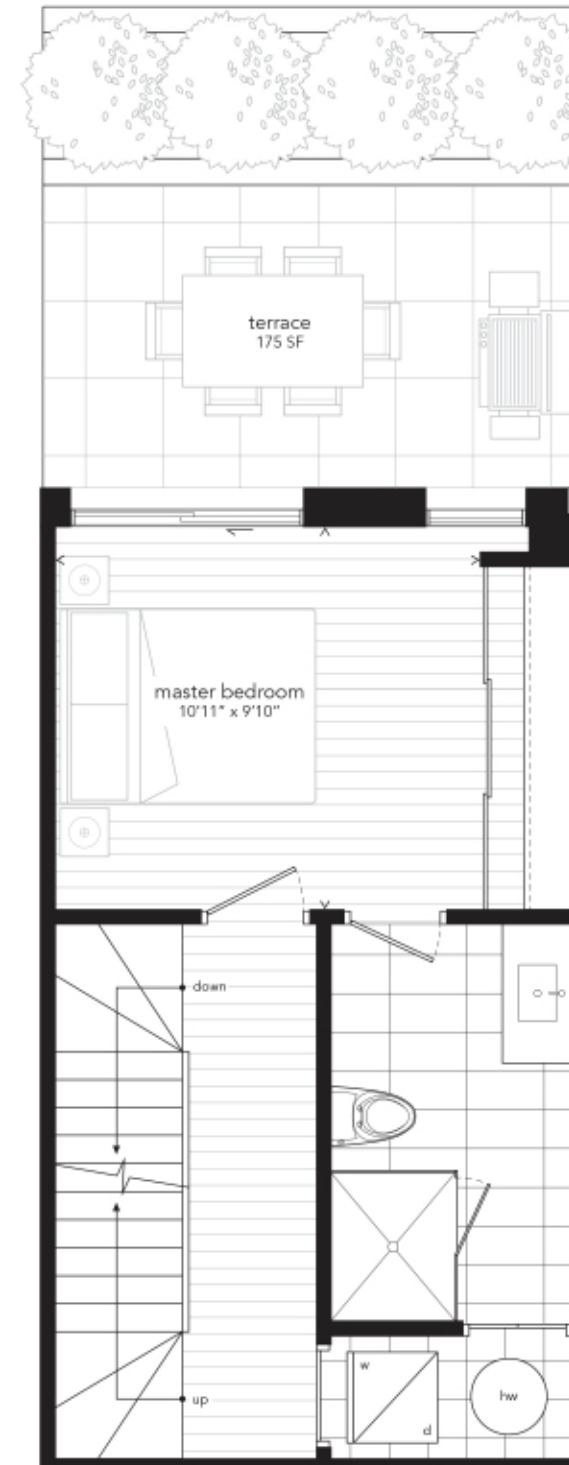
1,264 SF *plus*

247 SF Outdoor Space

OPTION B



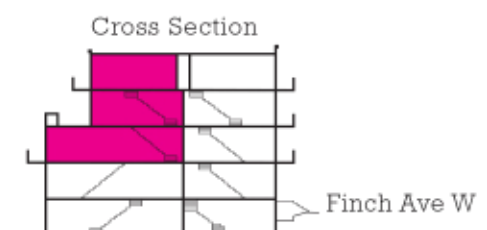
Main Level



Second Level



Third Level





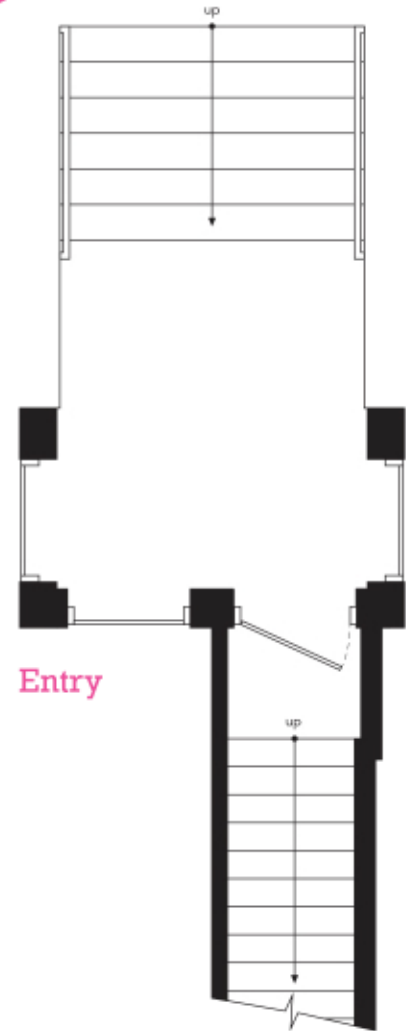


TOWN 41

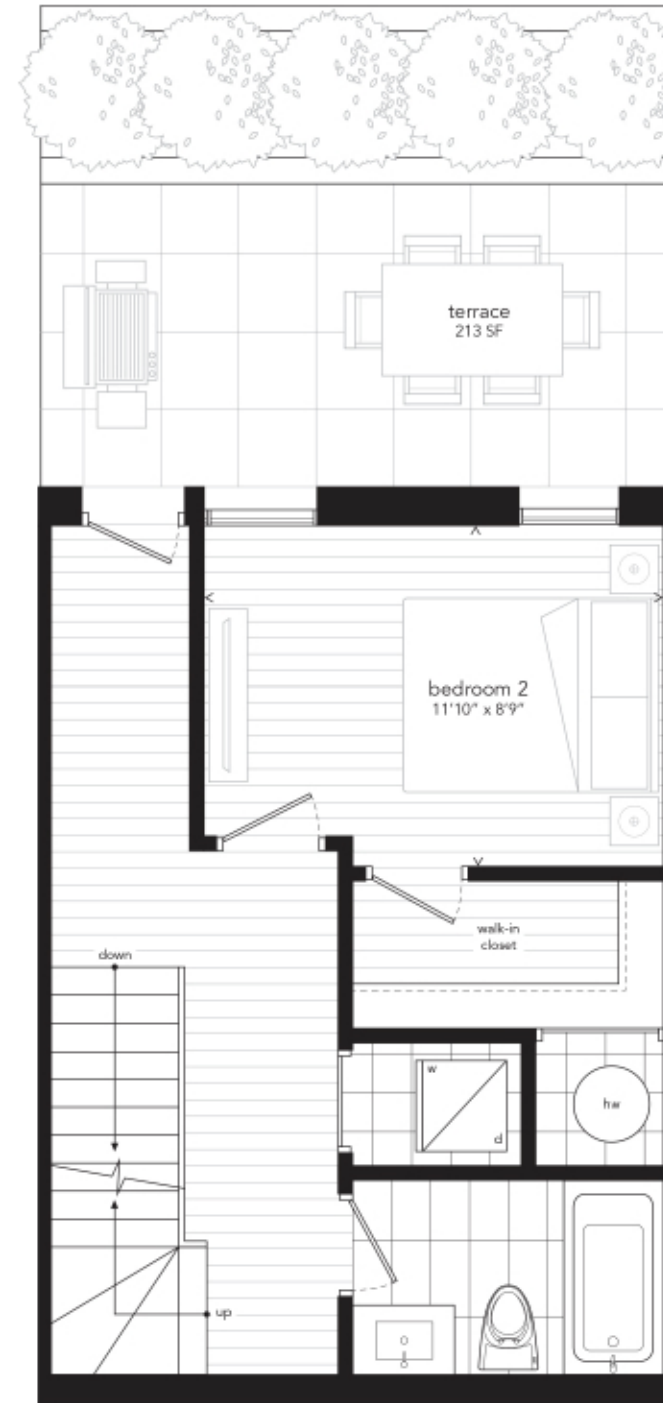
## Two Bedroom *plus* Den

1,479 SF *plus*

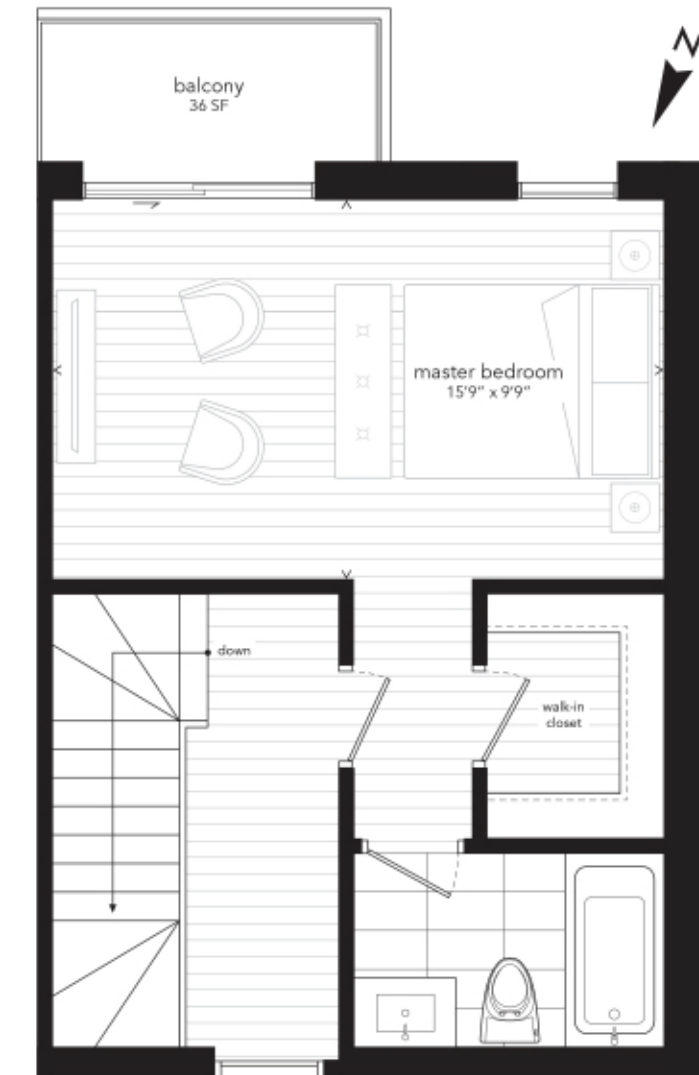
285 SF Outdoor Space



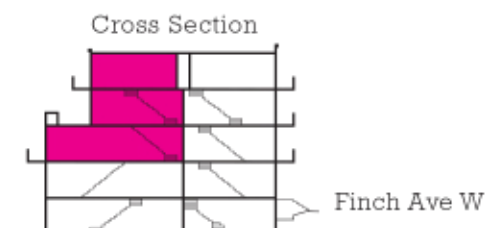
Main Level



Second Level



Third Level







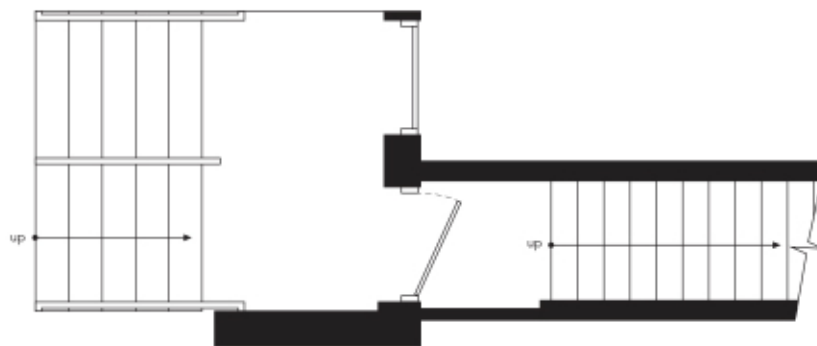
TOWN 19

## Two Bedroom *plus* Den

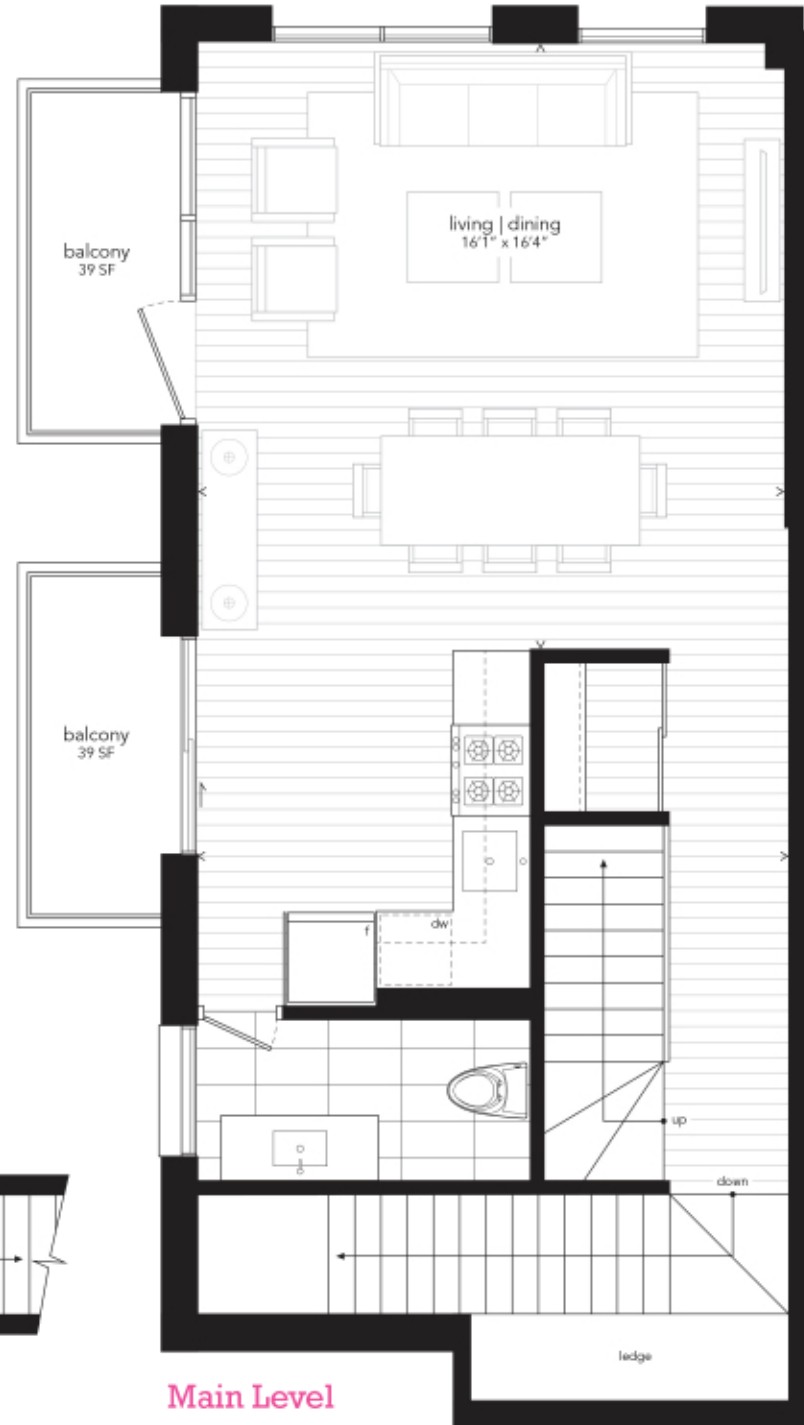
1,606 SF *plus*

356 SF Outdoor Space

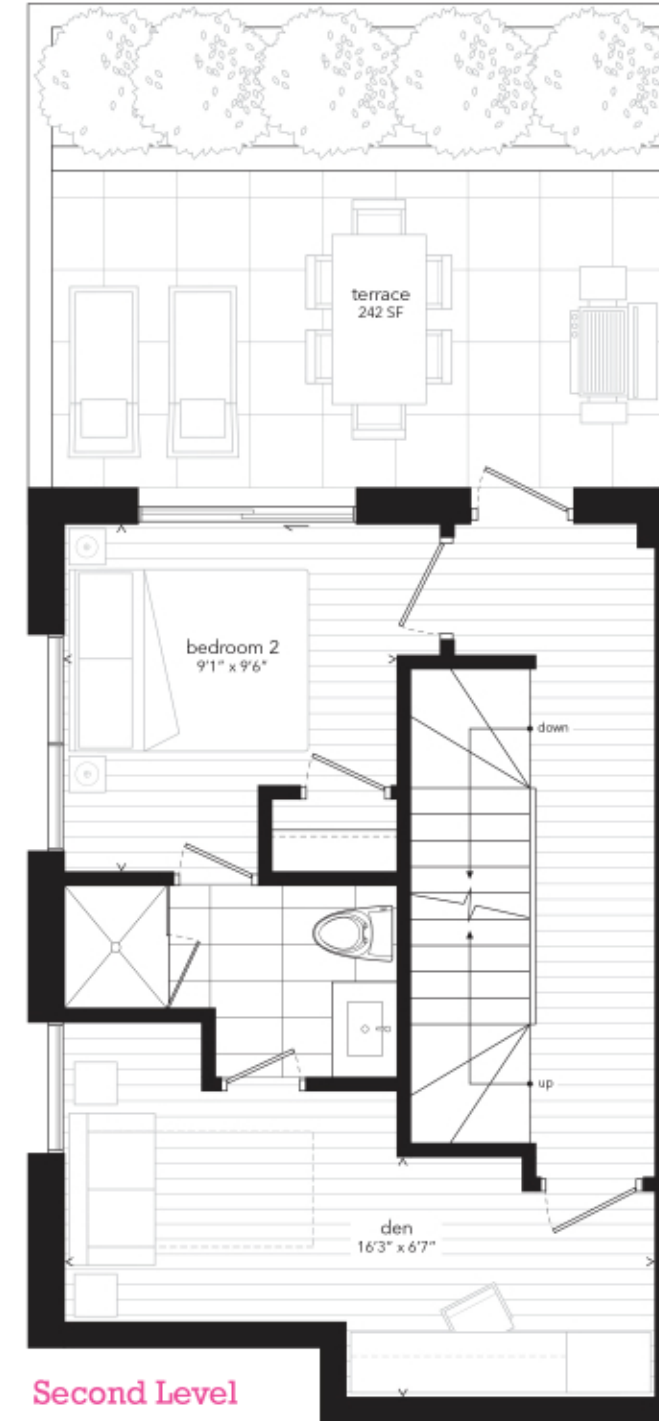
OPTION A



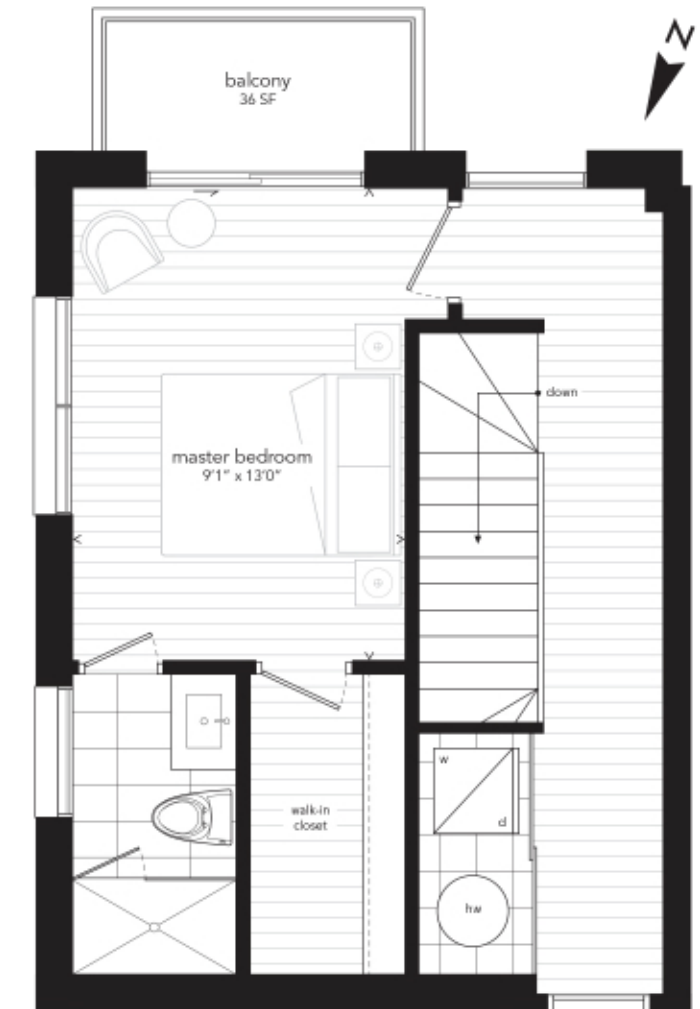
Entry



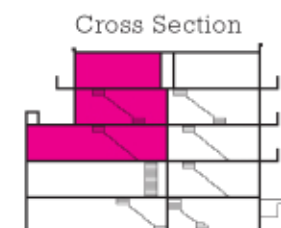
Main Level



Second Level



Third Level



Finch Ave W





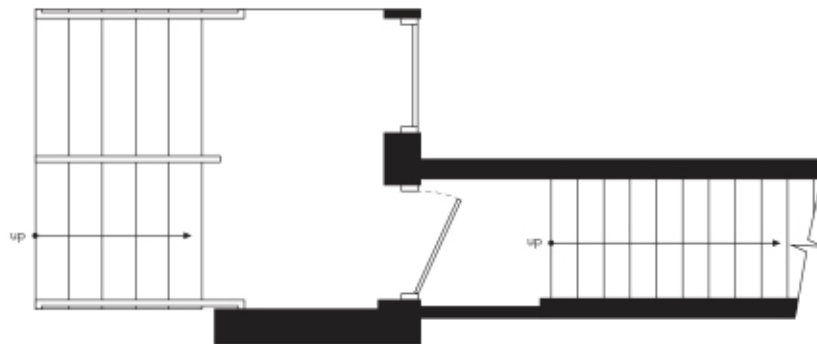
TOWN 19

## Two Bedroom *plus* Den

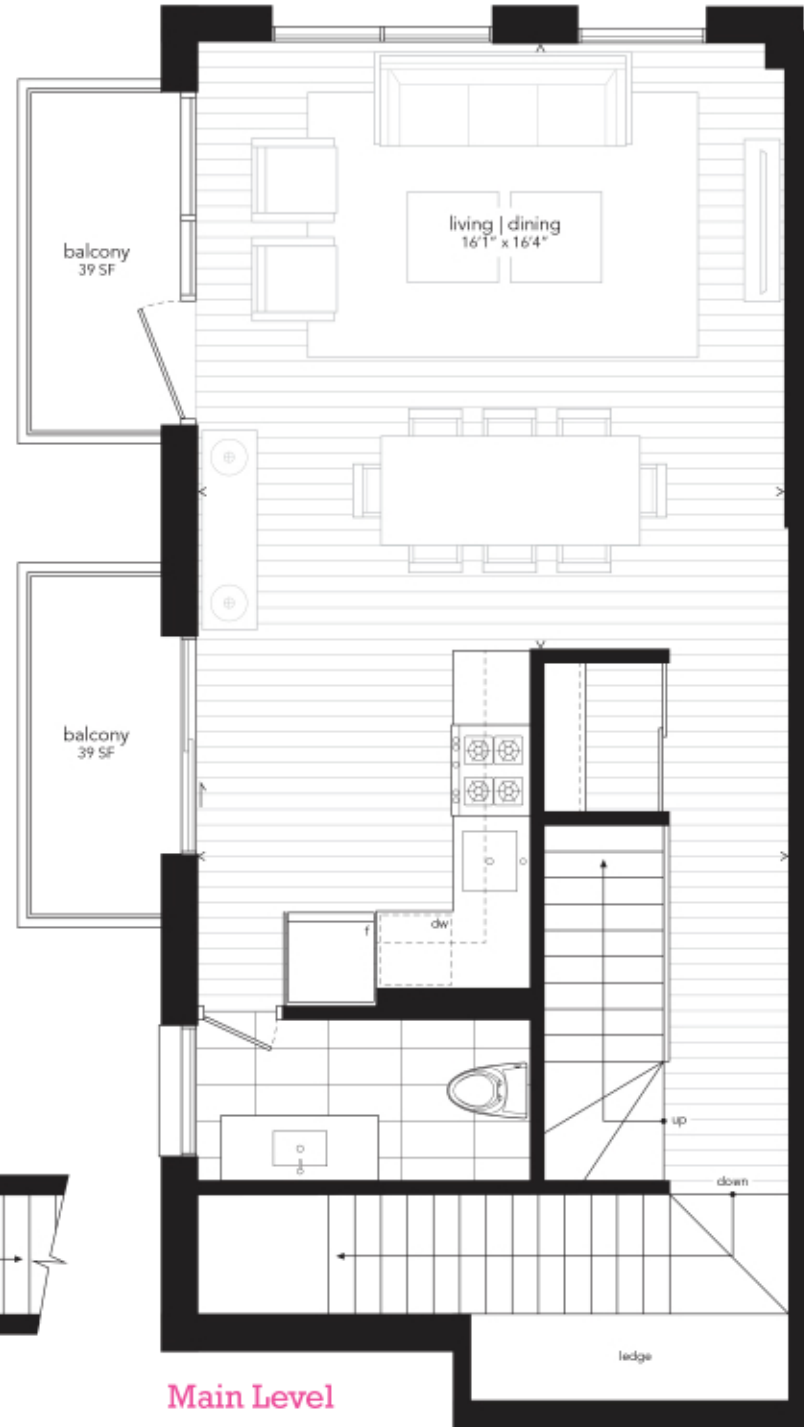
1,606 SF *plus*

356 SF Outdoor Space

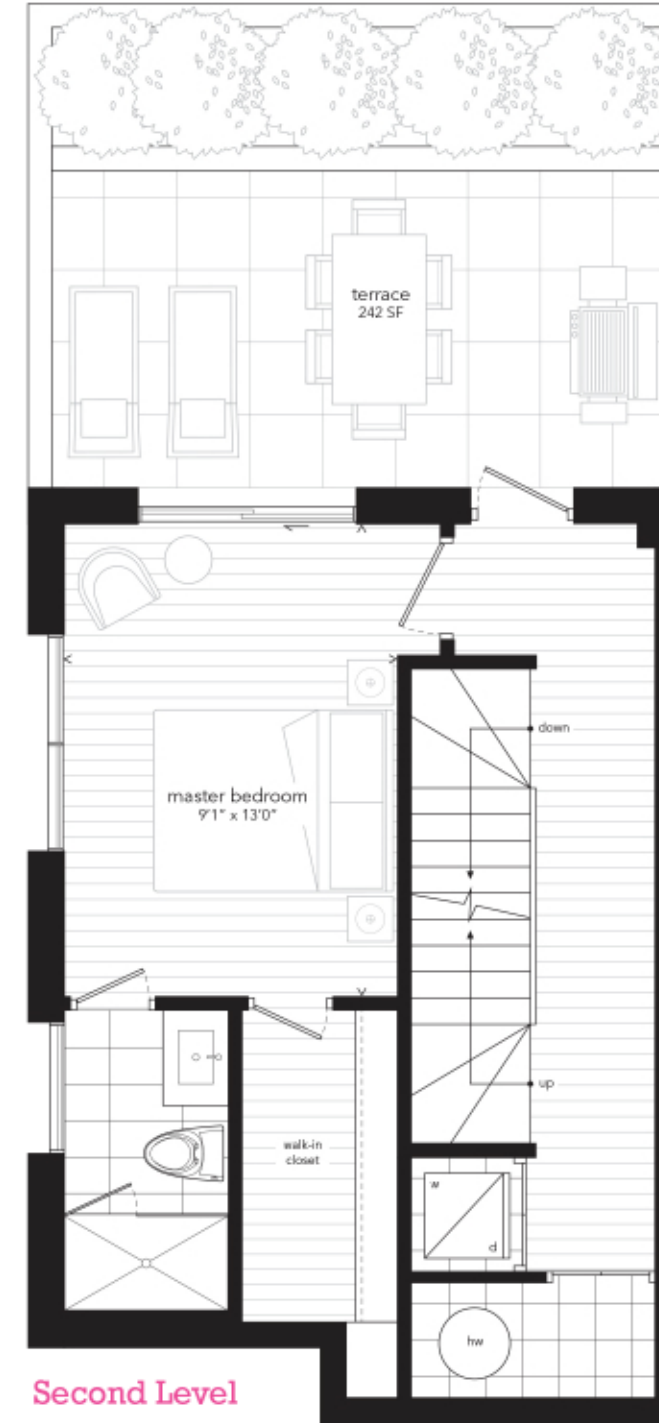
OPTION B



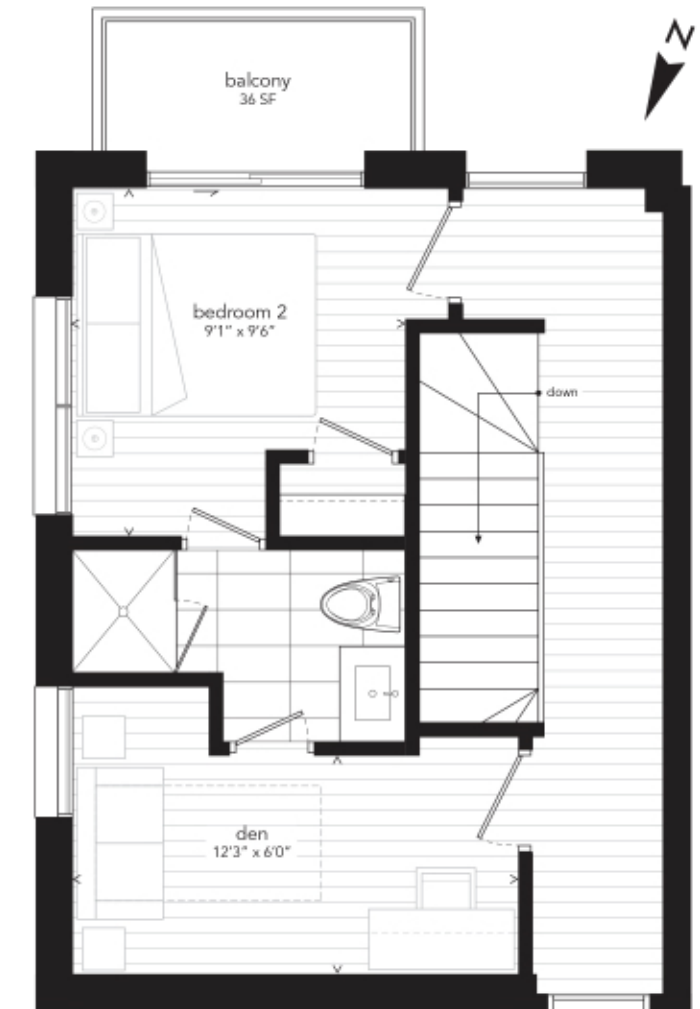
Entry



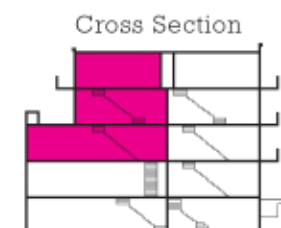
Main Level



Second Level

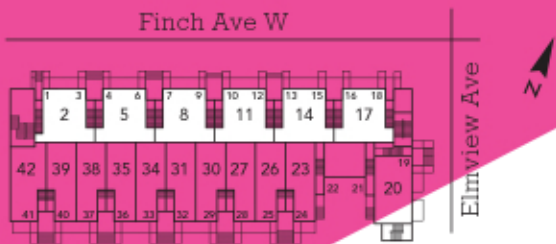


Third Level



Finch Ave W



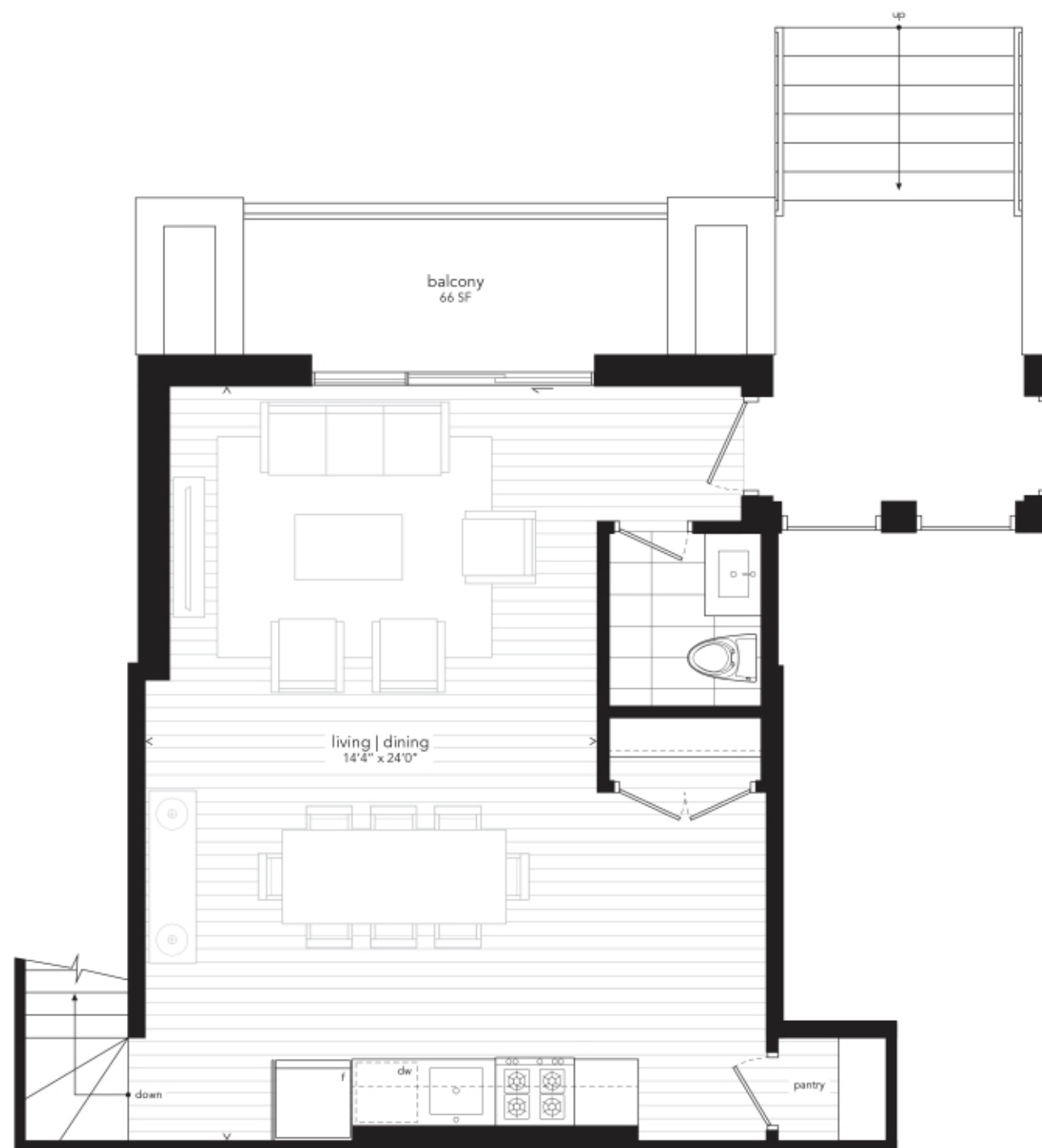


TOWNS 2 | 5 | 8 | 11 | 14 | 17

**Three Bedroom**

**1,404 SF *plus***

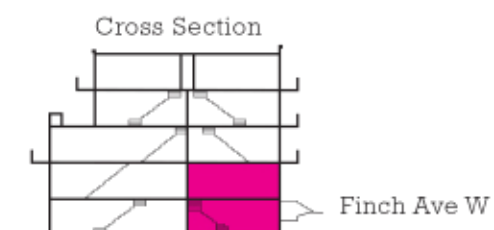
**66 SF Balcony**



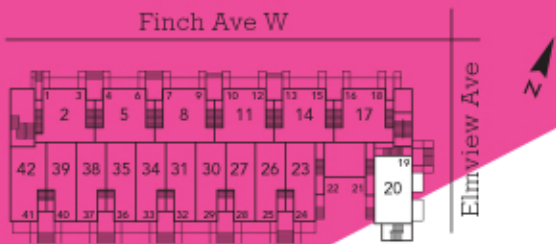
**Main Level**



**Lower Level**





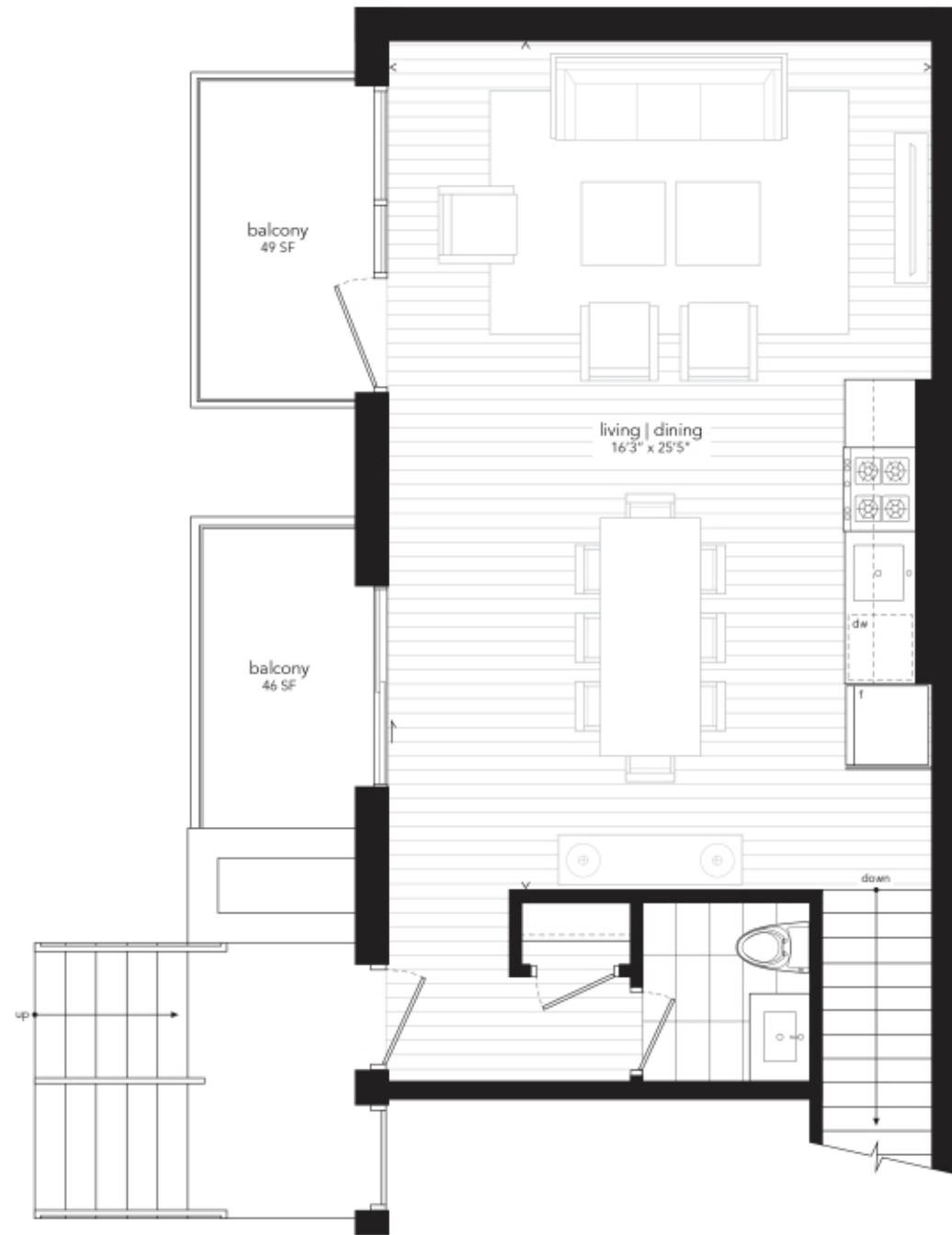


TOWN 20

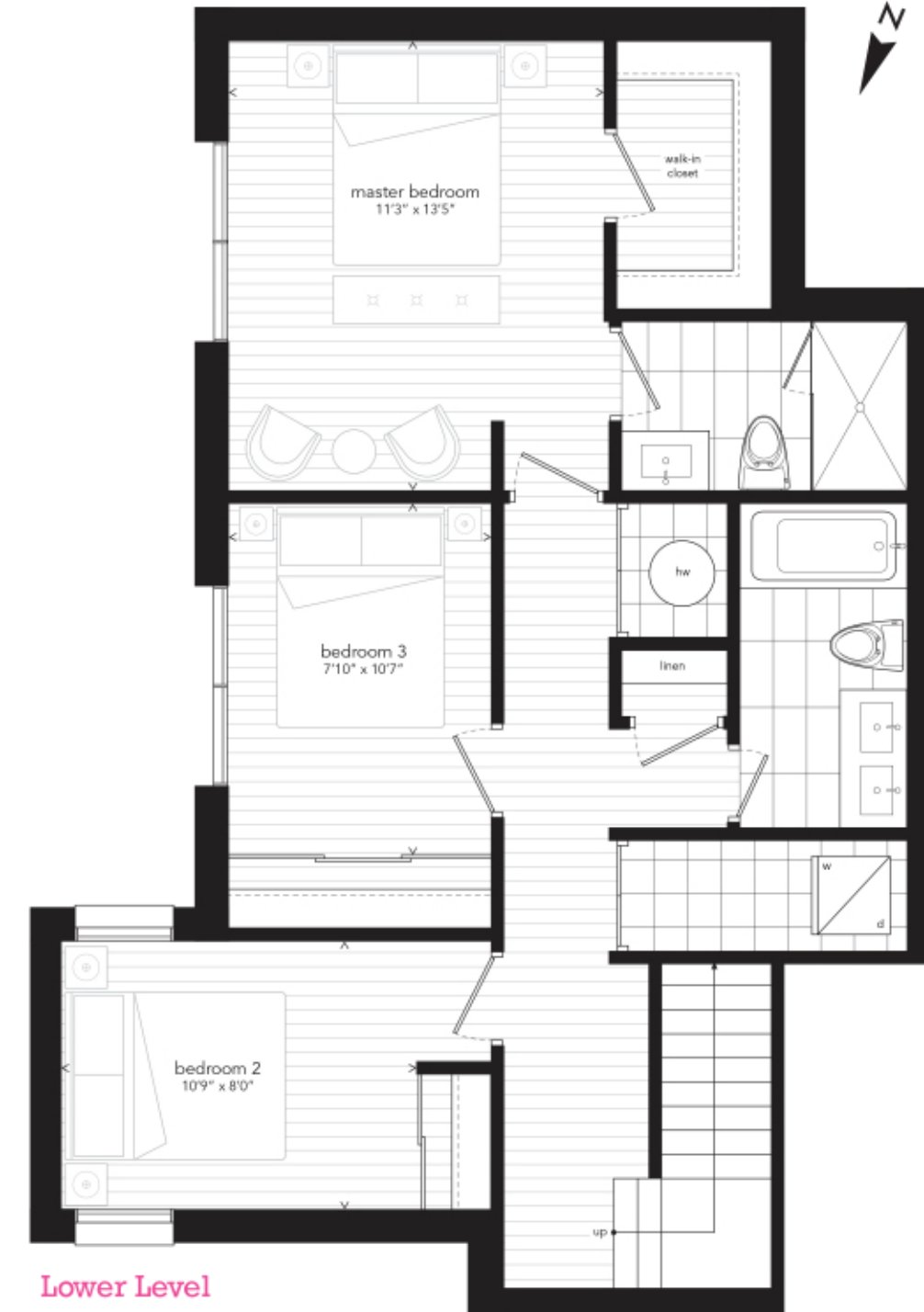
## Three Bedroom

1,370 SF *plus*

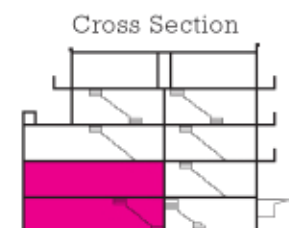
95 SF Balconies



Main Level



Lower Level



Finch Ave W



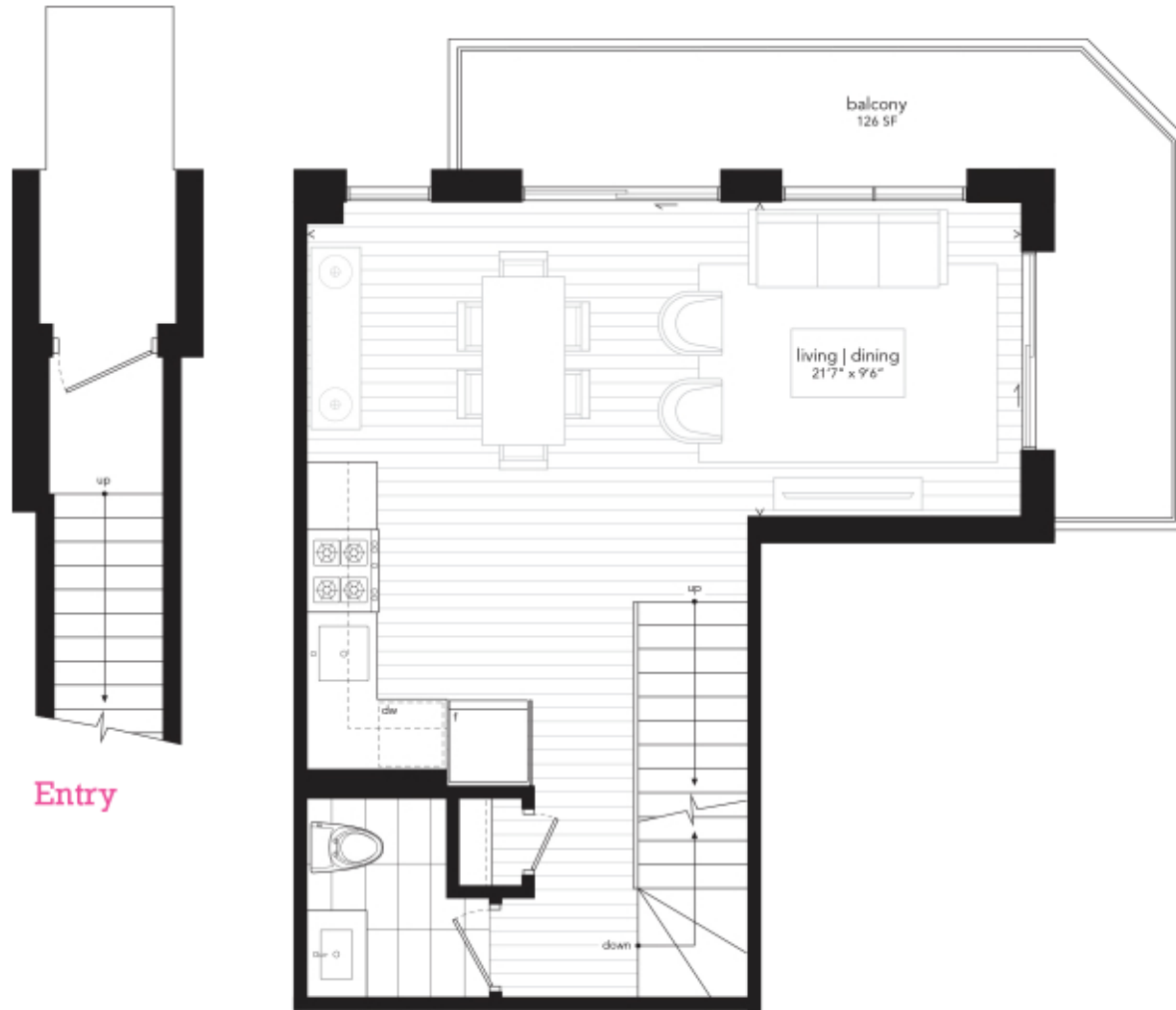


TOWN 18

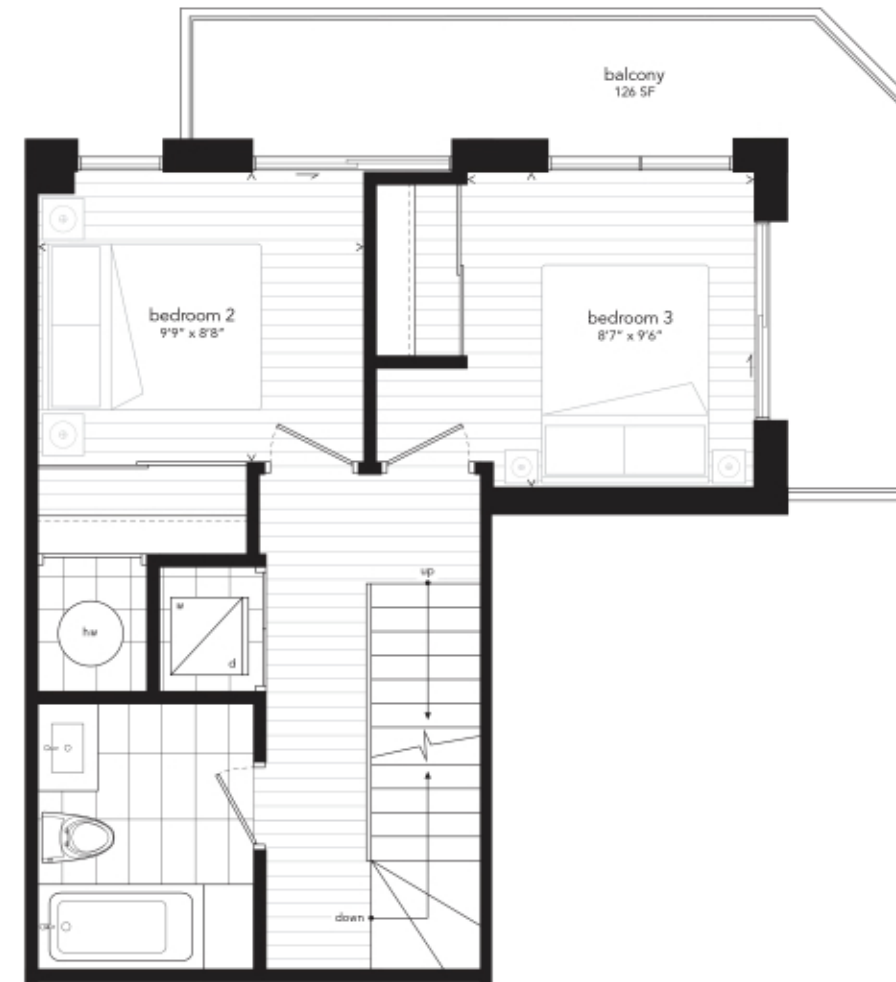
# Three Bedroom *plus* Den

1,404 SF *plus*

378 SF Balconies



Main Level



Second Level



Third Level





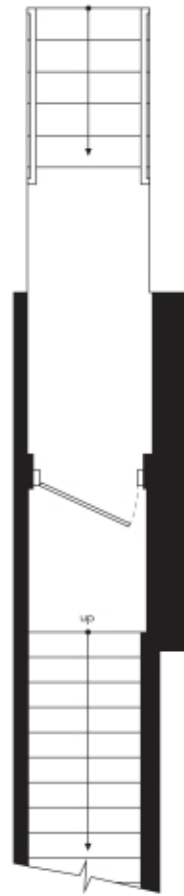


TOWN 1

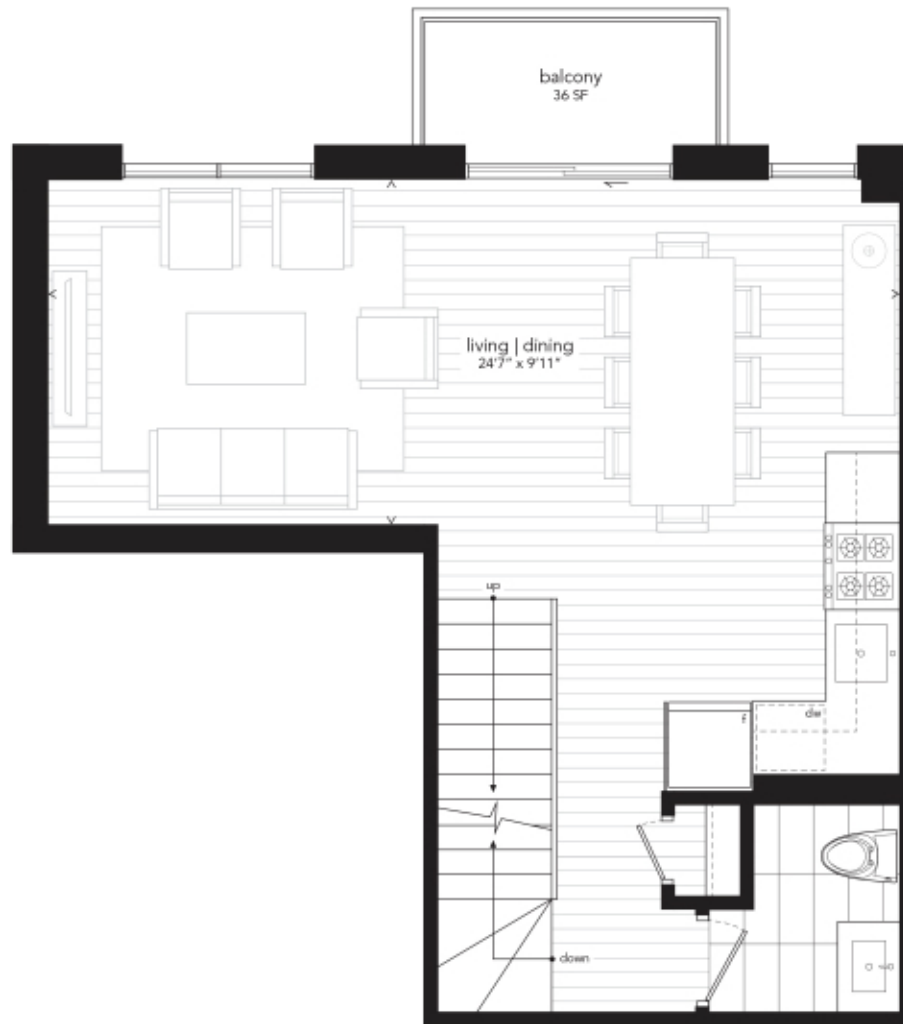
## Three Bedroom *plus* Den

1,507 SF *plus*

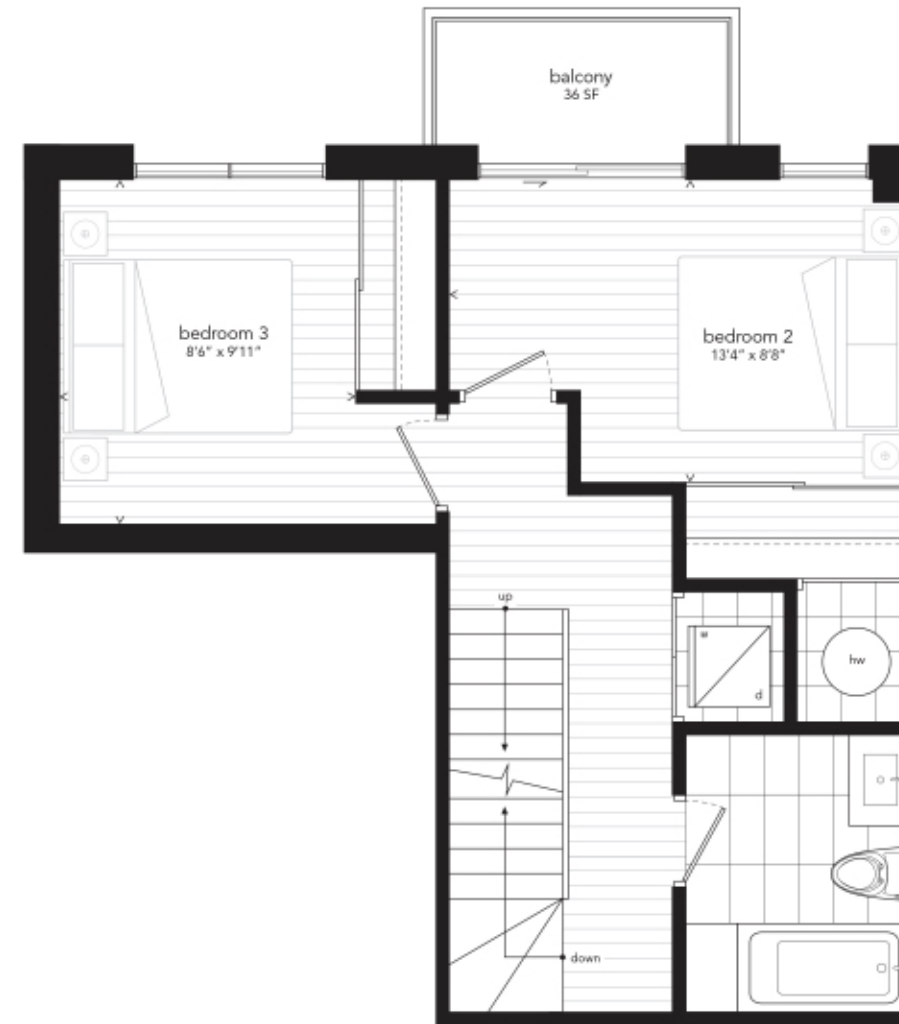
108 SF Balconies



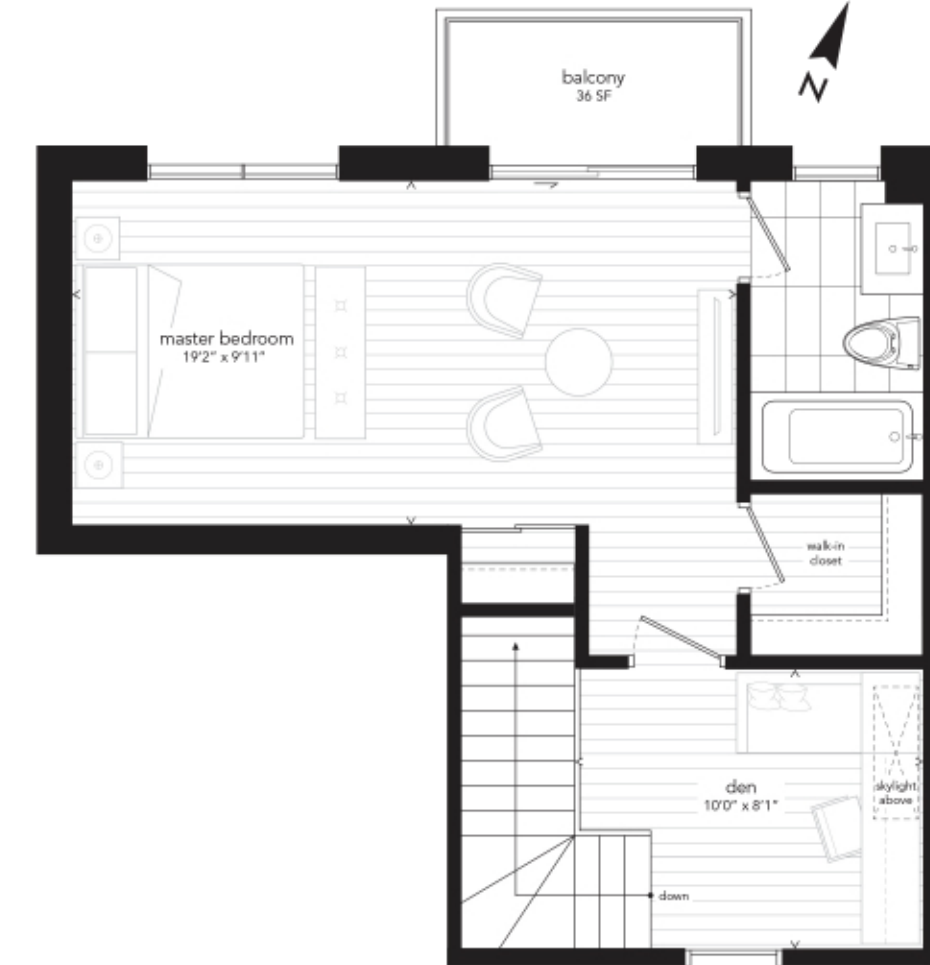
Entry



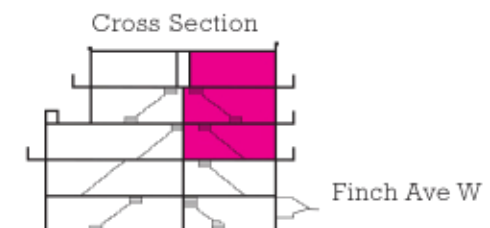
Main Level



Second Level



Third Level





# the finer things

## Nova Towns Exterior

- \_ Contemporary elevation with various masonry coursing and wood grain texture metal longboard
- \_ Architecturally designed landscaping and planting
- \_ Large landscaped amenity space with trellised picnic area
- \_ Enclosed bicycle parking, at grade
- \_ Illuminated walkways with path lighting fixtures†
- \_ Secured car elevator parking with controlled access†
- \_ Energy efficient vinyl prefinished, thermopane windows with screens on all operators
- \_ Thermopane windows for all fixed lights, transoms and sidelights
- \_ Prefinished aluminum soffit, fascia, eavestrough and downspouts
- \_ Exterior prefinished insulated front entry door with frosted glass insert
- \_ Exterior front door entry package in satin-nickel, door chime, grip set, and deadbolt
- \_ Sliding door to private balcony and private terrace†
- \_ Balcony with glazing and aluminium railings†

## Stunning Interiors

- \_ Nine foot (9') high ceilings
- \_ Smooth ceilings painted white throughout
- \_ 4" square profile baseboard
- \_ 2" window and door casings
- \_ All staircases with natural oak treads, risers and handrail with wood pickets
- \_ Builder white painted interior walls
- \_ All interior door hardware to be lever style in satin-finish
- \_ Wire shelving in all closets
- \_ Wide plank designer selected Laminate flooring†
- \_ Elegant porcelain tile flooring†

## Elegant Kitchens

- \_ Contemporary European inspired kitchen cabinetry in a selection of colours\*
- \_ Porcelain countertop in a selection of colours\*
- \_ Porcelain tile 12"x24" flooring\*
- \_ Porcelain backsplash\*
- \_ Under cabinet lighting
- \_ Undermount contemporary single bowl stainless steel sink
- \_ Single lever faucet set with pull-out spray/feature
- \_ Stainless steel kitchen appliance package including 30" refrigerator, 30" range oven, dishwasher, microwave, and exhaust hood fan

## Contemporary Bathrooms

- \_ Contemporary designed bathroom cabinetry\*
- \_ Porcelain surface countertop\*
- \_ One piece toilet and undermount basin sink
- \_ Frameless glass shower enclosure with porcelain tiled shower stall with light†
- \_ Soaker bathtub†
- \_ Recessed ceiling lighting over the bathtub or shower†
- \_ Polished chrome bathroom faucet and shower set
- \_ Polished chrome bathroom accessories
- \_ Porcelain tile 12"x24" flooring†
- \_ Wall mounted vanity mirror†
- \_ Pressure balanced mixing valve in the bathtub and shower†
- \_ Exhaust fan

## Laundry Closet

- \_ Porcelain tile 12"x24" flooring†
- \_ Stacked front loading washer and dryer.
- \_ Floor drain in laundry area

## Electrical Details

- \_ Individual 100amp electrical panel with circuit breakers
- \_ White "decora style" receptacles and switches throughout
- \_ Ceiling mounted fixture†
- \_ Capped ceiling light fixture outlet and switched plugs in dining room, bedrooms and study†
- \_ Pre-wired telephone, cable television, data and communication outlets to living room and master bedroom

## Mechanical Features

- \_ High efficiency air handler with ECM blower for heating
- \_ High efficiency tankless hot water heater on rental basis
- \_ Individual suite hydro, water and gas meters
- \_ R24 exterior wall insulation
- \_ R30 insulation to roof
- \_ R20 insulation on exposed below grade exterior walls
- \_ R31 insulation to exposed floors
- \_ Air Conditioning

## Construction Details

- \_ 2" x 6" exterior wood frame construction
- \_ 5/8" tongue and groove subfloor sheathing screwed and glued to engineered floor joists
- \_ Window and exterior door fully sealed

## Peace of Mind

- \_ Building surveillance cameras in the underground garage with monitoring
- \_ Remote controlled vehicle access system to parking garage
- \_ Smoke, carbon monoxide and heat detectors provided in all suites†

- † as per plan
- \* from Vendor samples

Purchasers understand that the texture and smoothness of the finish on concrete surfaces will be to concrete forming industry standards. The Vendor shall have the right to substitute other products and materials for those listed in this schedule or provided for in the plans and specifications provided that the substituted materials are of a quality equal to, or better than, the products and materials so listed or so provided. Colours and specific finishes will depend on Vendor's package as selected. All specifications, dimensions and materials are subject to change without notice. All suites protected under Tarion Home Warranty Program. E.&O.E.





unique. distinctive.



*in a changing world... the future is bright.*

When you buy a home, you expect quality. And Kaleido Developments delivers. Quality craftsmanship can be seen in every door and every staircase. Every detail is considered, every step of the way.

Discerning, style-conscious buyers are searching for innovative homes that are unique and well designed with a strong value proposition for the future. Every space we create is not only beautiful, but functional, and a perfect fit for the community in which it resides. Our promise for every home is quality, beauty and a genuine connection to its surroundings. We are building homes that stand the test of time.







A COMMUNITY OF 42 MODERN TOWNS

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