



DOWNTOWN
ERIN MILLS
CONDOMINIUMS



PembertonGroup.com
it's all about you®



GET INTO A DOWNTOWN STATE OF MIND

THERE'S A NEW DOWNTOWN
IN ERIN MILLS AND IT'S
A VIBRANT, CUTTING EDGE
MASTER-PLANNED COMMUNITY
PERFECTLY IN SYNC
WITH SAVVY URBANITES.
INTRODUCING DOWNTOWN
ERIN MILLS CONDOMINIUMS,
THE HOTTEST NEW ADDITION
TO THE MISSISSAUGA SKYLINE.
WITH THE CREATION OF A
WHOLE NEW CITY CENTRE,
DOWNTOWN ERIN MILLS WILL
ANIMATE THE COMMUNITY WITH
FLAIR AND VITALITY. IT'S A NEW
CONCEPT IN CONDO LIVING
THAT BEGINS WITH AN EYE-
CATCHING ARCHITECTURAL
STYLE, BOLD URBAN DESIGN
AND AMENITIES THAT ARE
DOWNTOWN ALL THE WAY!

A DYNAMIC URBAN AESTHETIC



DOWNTOWN ERIN
MILLS CONDOMINIUMS
IS THE SPARKLING
CATALYST FOR
A WHOLE NEW
NEIGHBOURHOOD.


Two sculptural towers rise majestically upward to create modern, visually stunning facades that blend urban chic with lushly landscaped greenspaces. The architecture is clean and sleek as it gently soars skyward, ultimately creating the defining point for an extraordinary new community.

THE PULSE OF DOWNTOWN LIVING

MANICURED GARDENS
AND MAGNIFICENT
GROUNDS SURROUND
THE COMMUNITY, AS YOU
APPROACH DOWNTOWN
ERIN MILLS' FRONT DOORS.

Pristine nature and urban elegance come
together in this beautifully landscaped
oasis, accented with groomed pathways,
sculpted shrubbery, seasonal plantings
and flower beds. Extend your living space
to the great outdoors, take a leisurely
stroll through the grounds. It's the best
part of coming home to this distinctive
downtown address.

PORTE COCHERE

The image shows a spacious, modern lobby with a high ceiling. A large, complex geometric light fixture hangs from the ceiling. The walls are a mix of light-colored textured panels and large glass windows that look out onto a green landscape. In the foreground, there are two modern sofas with light-colored upholstery and dark wood bases. A low, dark wood coffee table sits in front of the left sofa. To the right, there is a reception desk with a backlit wall featuring a geometric pattern. The floor is made of large, light-colored tiles. The overall atmosphere is bright and contemporary.

STEP INSIDE THE STUNNING LOBBY TO A PLACE
WHERE CONTEMPORARY DESIGN AND STYLISH SURROUNDINGS
OFFER YOU A DISTINCT URBAN LIFESTYLE IN THE HEART
OF ERIN MILLS. HERE YOU CAN EXPECT “DOWNTOWN” SERVICE.
THE DOWNTOWN ERIN MILLS’ 24/7 CONCIERGE WILL HELP
ENSURE THAT YOU AND YOUR GUESTS ARE WELL LOOKED AFTER.

GLEN ERIN DR.

EGLINTON AVE. WEST

METCALFE AVE.

- 1 DOWNTOWN ERIN MILLS BUILDING A
- 2 DOWNTOWN ERIN MILLS BUILDING B
- 3 ENTRY COURT
- 4 LANDSCAPED GARDENS
- 5 RECREATIONAL CENTRE
- 6 FUTURE RESIDENTIAL BUILDINGS
- 7 ENTRY COURT
- 8 LANDSCAPED GARDENS

SITE PLAN

FEEL THE COSMO POLITAN VIBE

WELL-APPOINTED AMENITIES ARE INTEGRAL
TO THE WAY OF LIFE AT DOWNTOWN
ERIN MILLS AND ARE HOUSED IN THEIR
OWN RECREATIONAL SPACE.





TWO LEVELS OF PURE EXHILARATION
FOR MIND, BODY AND SPIRIT.

Let Downtown Erin Mills take you to the next level of cosmopolitan living in its sophisticated recreational centre. Infused with a theme of wellness and active sports, the lower level boasts a stunning poolside retreat with sauna and steam rooms, state-of-the-art gym and inspirational yoga studio. The upper level is dedicated to the fine art of entertaining, with a chic party room and dining area, social lounge and spectacular terrace patio.

RECREATIONAL CENTRE



PARTY ROOM



INDOOR POOL



FITNESS AREA





TERRACE

RECREATION BUILDING GROUND FLOOR



RECREATION BUILDING SECOND FLOOR



A young man and woman are in the foreground, smiling and looking towards the camera. The man is on the left, wearing a light grey t-shirt, and the woman is on the right, wearing a colorful patterned top. They are sitting at a table with a white tablecloth. In the background, there is a blurred scene of a nightclub with red lights and other people. A man in a white shirt is visible in the background, holding a glass of red wine. Another woman is visible on the right, holding a glass of red wine. The overall atmosphere is romantic and social.

THE TALK OF THE TOWN

THE BEST OF URBAN LIFE IS AT YOUR DOORSTEP.
THE DEFINING FEATURES OF MISSISSAUGA AND
ITS SURROUNDING AREAS ARE EASILY ACCESSIBLE.

CONNECT WITH THE
BENEFIT OF A WEALTH OF
EXISTING LOCAL PARKS,
ATHLETIC FIELDS, SCHOOLS
AND THE CREDIT VALLEY
HOSPITAL.

Enjoy the full-service offerings of Erin Mills Town Centre with its growing roster of dining options and innovative retailers. Shop at nearby super stores. Take in a movie or live theatre and performances at Mississauga's City Centre or enjoy an evening of comedy at one of the city's clubs. With highways 407, 403 and the Erin Mills Parkway mere moments away, and access to Mississauga and GO Transit, this is a brilliant place to live, eat, shop, work and play.



WARRANTIES

QUALITY KITCHEN FEATURES

- 7 ½" wide laminate flooring from Vendor's samples
- Convenient pass-through in kitchen, as per plan
- Under-mount stainless steel sink with single-lever chrome pull-down faucet
- Contemporary-designed cabinetry with 40" high upper cabinets from Vendor's samples
- Under upper-cabinet lighting with valence
- Choice of ¾" Caesarstone or ¾" granite countertop with square edge from Vendor's samples
- Choice of ½" x 2" glass mosaic backsplash from Vendor's samples
- Contemporary ceiling light fixture

LUXURIOUS BATHROOM FEATURES

- Contemporary design vanity cabinet from Vendor's samples
- 12" x 24" porcelain floor tile from Vendor's samples
- 4" x 16" glazed ceramic wall tile for shower enclosure from Vendor's samples
- 4" x 16" glazed ceramic tile for end walls of bathtub enclosure from Vendor's samples
- 1" x 3" porcelain tile mosaic for tub skirt and back wall of bathtub enclosure from Vendor's samples
- Under-mount vanity sink
- Chrome single-lever faucet
- Choice of ¾" Caesarstone or ¾" granite countertop with standard square edge and matching 4" backsplash from Vendor's samples
- Contemporary mirror with deep ledge frame
- Exhaust fan in all bathrooms vented to outside
- Privacy locks on bathroom doors
- Pressure-balanced valve for bathtub and shower
- Soaker bathtub, as per plan
- Walk in shower with frameless glass enclosure and door, as per plan
- Designer wall sconce

INTERIOR FEATURES

- Individual seasonally controlled heating and air conditioning (vertical fancoil(s) complete with electric duct heater)
- Outdoor balcony or patio, as per plan
- Emergency voice communication system, smoke detector and heat detector, per O.B.C.
- Laundry area complete with washer/dryer hook-up and white ceramic tile floor

- Suite entry alarm connected to 24-hour-a-day monitoring located at concierge desk. Windows and sliding doors monitored for ground floor suites only
- Copper electrical wiring with circuit breaker service panel
- Individual hydro meter
- ½" quartz windowsills, colour off-white

LIVING AREA FEATURES

- 7 ½" laminate flooring for living room, dining room, den, bedroom(s), hall and foyer from Vendor's samples
- Mirrored sliding closet door at front foyer, as per plan. Balance of sliding closet doors to be finished in white.
- Contemporary interior doors with chrome lever hardware
- 2 ¼" door casing
- 4" baseboard
- Walls, ceilings and bulkheads to be painted with white latex paint. Smooth finished ceiling
- Floor-to-ceiling height 9' in principal rooms, excluding bulkheads, as per plan
- Wood trim and doors to be painted with semi-gloss white latex paint
- Pre-wired telephone outlets in living room, master bedroom, 2nd bedroom or den
- Pre-wired outlets for cable TV in living room, master bedroom, 2nd bedroom or den
- Capped ceiling outlet in dining room only
- Ceiling light fixture in foyer
- Electrical outlet located on balcony or patio

APPLIANCES

- 17 cubic-foot frost-free refrigerator, counter depth, bottom-mount freezer, stainless steel finish
- 30" self-cleaning range, slide-in with glass top, stainless steel finish
- 24" built-in dishwasher, stainless steel finish
- Built-in combination microwave range hood, stainless steel finish
- Stacked combination washer and dryer, colour white

Please Note :The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality than that provided for herein. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. The Purchaser acknowledges that colour, texture, appearance, grains, veining, natural variations in appearance etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes and as a result of any such finishes being of natural products and the Purchaser agrees that the Vendor is not responsible for same. The Vendor is not responsible for shade difference occurring in the manufacture of items such as, but not limited to, finishing materials or products such as carpet, tiles, bath tubs, sinks and other such products where the product manufacturer establishes the standard for such finishes. Nor shall the Vendor be responsible for shade difference in colour of components manufactured from different materials but which components are designed to be assembled into either one product or installed in conjunction with another product and in these circumstances the product as manufactured shall be accepted by the Purchaser. Purchaser acknowledges and agrees that carpeting may be seamed in certain circumstances and said seams may be visible. Purchaser acknowledges and agrees that pre-finished wood flooring (if any) may react to normal fluctuating humidity levels inducing gapping or cupping. The Purchaser acknowledges that marble (if any) is a very soft stone which will require a substantial amount of maintenance by the Purchaser and is very easily scratched and damaged. Plan and specifications are subject to change without notice. E. & O.E.

YOUR NEW HOME IS PROTECTED BY FOUR LEVELS OF GUARANTEES
One-Year Guarantee on the workmanship and materials of your new home, a guarantee backed by the TARION* New Home Warranty Program (the new name for the trusted Ontario New Home Warranty Program). Full 2 years coverage on electrical, plumbing, heat delivery & distribution system.
The TARION* New Home Warranty Program 7-Year Structural Guarantee on major structural components of your new home.
Individual components in your new home are guaranteed by the manufacturer. Warranties provided by these reputable brand-name manufacturers are all passed on to you.

*See the TARION New Home Warranty Program for full warranty details.

PEMBERTON GROUP



PEMBERTON GROUP HAS MORE THAN 50 YEARS OF EXPERIENCE CREATING SUCCESSFUL RESIDENTIAL AND COMMERCIAL DEVELOPMENTS, AND HAS BUILT A SOLID REPUTATION FOR EXCELLENCE. THE TEAM BEHIND EVERY PROJECT BRINGS TO THE TABLE EXCEPTIONAL TALENT, LEADERSHIP AND DEDICATION.

A PEMBERTON GROUP CONDOMINIUM STANDS APART FROM THE CROWD. RESIDENTS ENJOY DESIGN CREATIVITY AND SUPERB CRAFTSMANSHIP, AND ARE SURROUNDED BY QUALITY FEATURES AND OUTSTANDING AMENITIES. PEMBERTON'S MUCH-ADMIRED CONDOMINIUMS ARE FOUND IN THE GREATER TORONTO AREA'S BEST NEIGHBORHOODS. AT PRESENT, PEMBERTON GROUP HAS SEVERAL PRESTIGIOUS CONDOMINIUM DEVELOPMENTS IN VARIOUS STAGES OF COMPLETION, INCLUDING SKYCITY CONDOMINIUMS IN RICHMOND HILL, U CONDOMINIUMS AND URBAN TOWNHOMES STEPS FROM YORKVILLE, THE UPTOWN RESIDENCES AT YONGE AND BLOOR, BOHEMIAN EMBASSY ON QUEEN WEST, BLUWATER CONDOMINIUMS ON THE SHORES OF LAKE ONTARIO IN OAKVILLE AND VIVID CONDOMINIUMS STEPS TO BLOOR WEST VILLAGE.



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All illustrations are artist's concept. E.&O.E.