

**URBINCO**  
Distinctively Different.™

PRESENTED BY

**Paul  
Johnston**  
unique urban homes



INTRODUCING

# The Walk-Up

STOREY: CULTURA IV

**URBINCO**<sup>™</sup>  
Distinctively Different.<sup>™</sup>

*A particular design and build company,*

Particular because its residential concepts and spaces reveal an innate understanding of a great experience that has always been and forever will be rooted in the times, and what they ask of us. Behind our walls, interiors aren't confined, they are released.

*the response to a modern imagination,*

We balance the innovations of function with the longing of luxury. New doors open to new spaces, which craft spaces of their own. One becomes two, two becomes four, and four feels like one. This is the architecting of a different plane, designing what luxury asked for, the more that was needed.

*because, of course, without precedent, there is only possibility.*

It stands there now: the perfect home—as all of us wanted. It says to its neighbourhood and community: URBINCO listened, URBINCO made us more—as only we can. It leaves an impression on this life that is Distinctively Different<sup>™</sup>—as you are, and as you will.

!

**YOU WILL FIND NO CONVENTIONS  
OF ARCHITECTURE HERE. THERE IS  
NOTHING COMMON IN THE DESIGN.  
WE DISTANCED OURSELVES FROM  
THE NORM AND PUT EVERYTHING  
THAT CAME BEFORE AWAY.**

Inspired solely by the modern experience, we drew with a free hand. Instead of walls, we built windows. In place of stillness, we saw storeys.

It required deconstructing tradition and restoring invention to find certain spaces with the ability to translate us, mirroring form, extending function and enriching texture. These, we knew, would transform how we live.

Two questions have driven us in this relentless pursuit of innovation, luxury and wellness:

*What if a home asked to be more?  
What if it asked more of us?*

It's time to move beyond the ordinary, to look to the future, and become part of it.

What you're about to see is the timelessness of today.  
This is our reply.

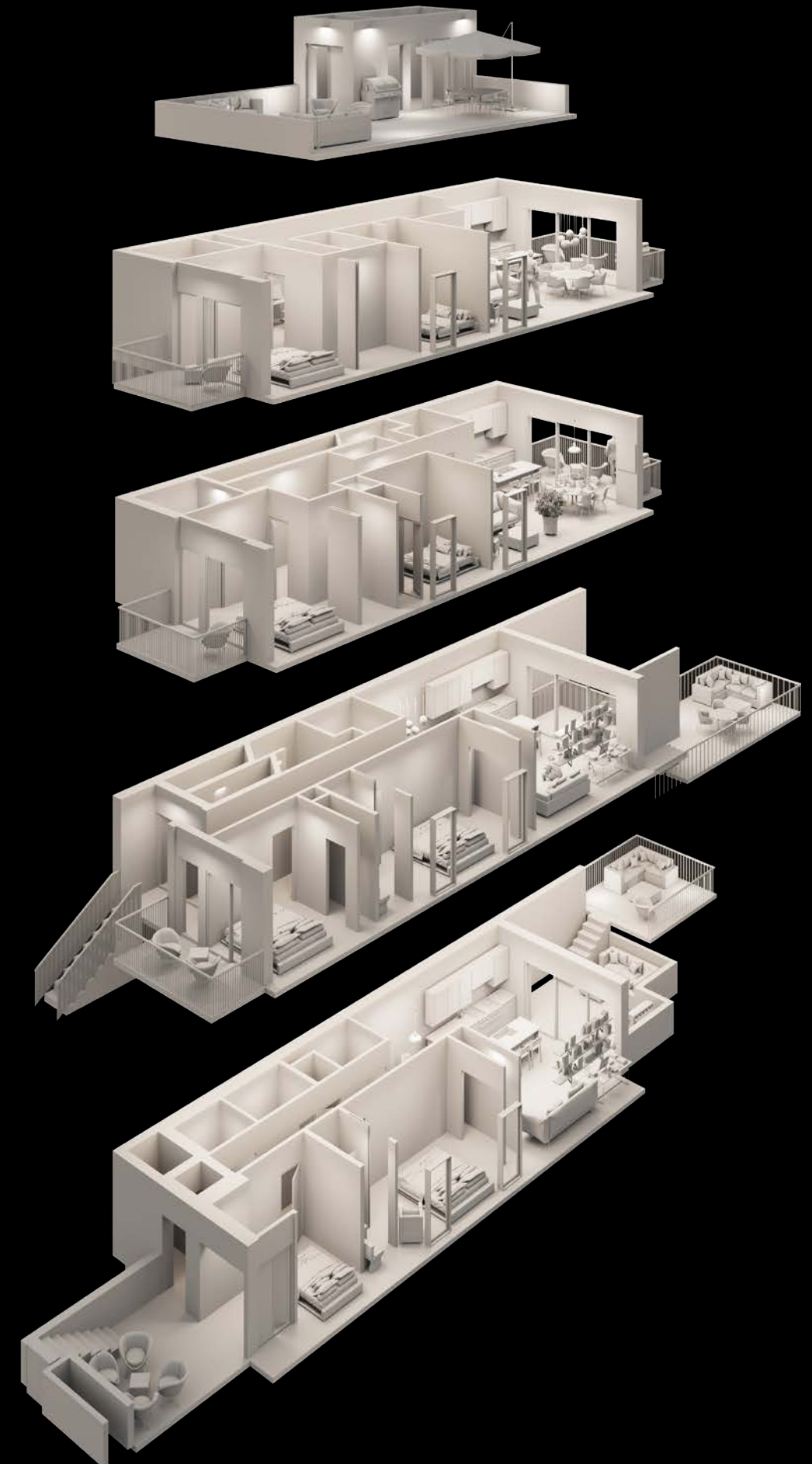
*This is the reimagination of a townhome.*

Erase the interior staircase and stretch the space. Pluck it from distant neighbourhoods and place it closer to the heart of city. Give it amenities. Value it, so it isn't about how few can afford it, but how many want it.

*This is the reimagination of a condominium.*

Feel the ease of just being able to step out or walk in. Wrap it in the privacy of separate entrances. Complement the high investment with great independence.

*A collection that unique, an opportunity so exclusive,  
that there can only be four.*



We've seen the way lives are lived and who gets to shape them, and it reminds us of what must not be left behind: the individual personality: the human connection. The idea is simple and so liberating: you can own the best of both. An entirely new category. A different class. And the experience is lived in the same way.

*We're creating a future where people who want to explore what they can offer the world, discover instead what the world offers them.*

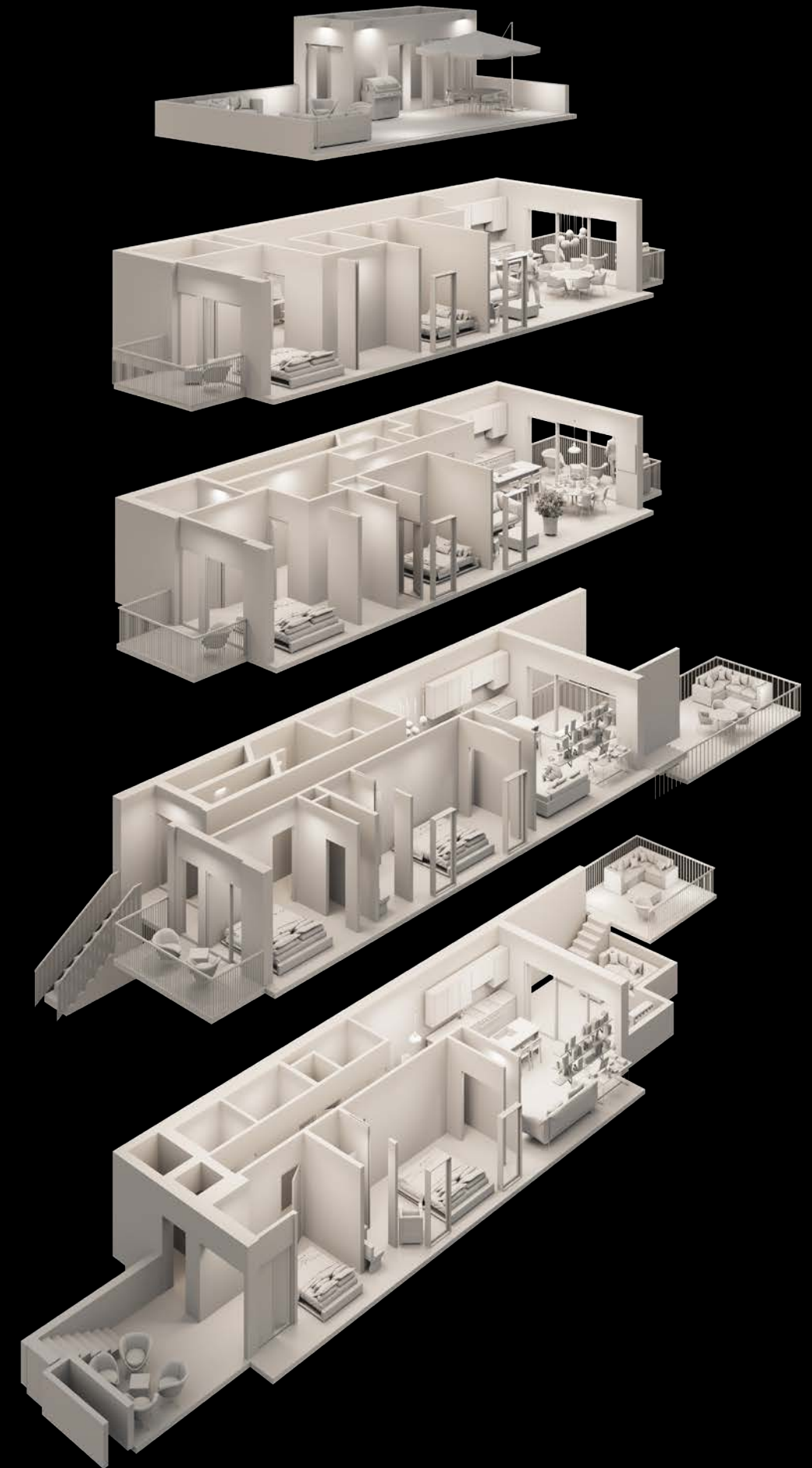


*Intricate and complex, a seamless character when taken as a whole, and deeply layered when finally experienced. A home that stands for the person it was made for.*



## *Cutting/Edge.*

Crafted in levels, every residence is isometric, but each has unique interiors that relate to their specific place in the collection. It's a dialogue between space and sunlight, with layouts oriented to maximize the views from each unique vantage point.



## *Design-Forward*

Private entrances, private outdoor space and private parking. Residents have the freedom of living on their terms, and the luxury of knowing that community is in their reach.

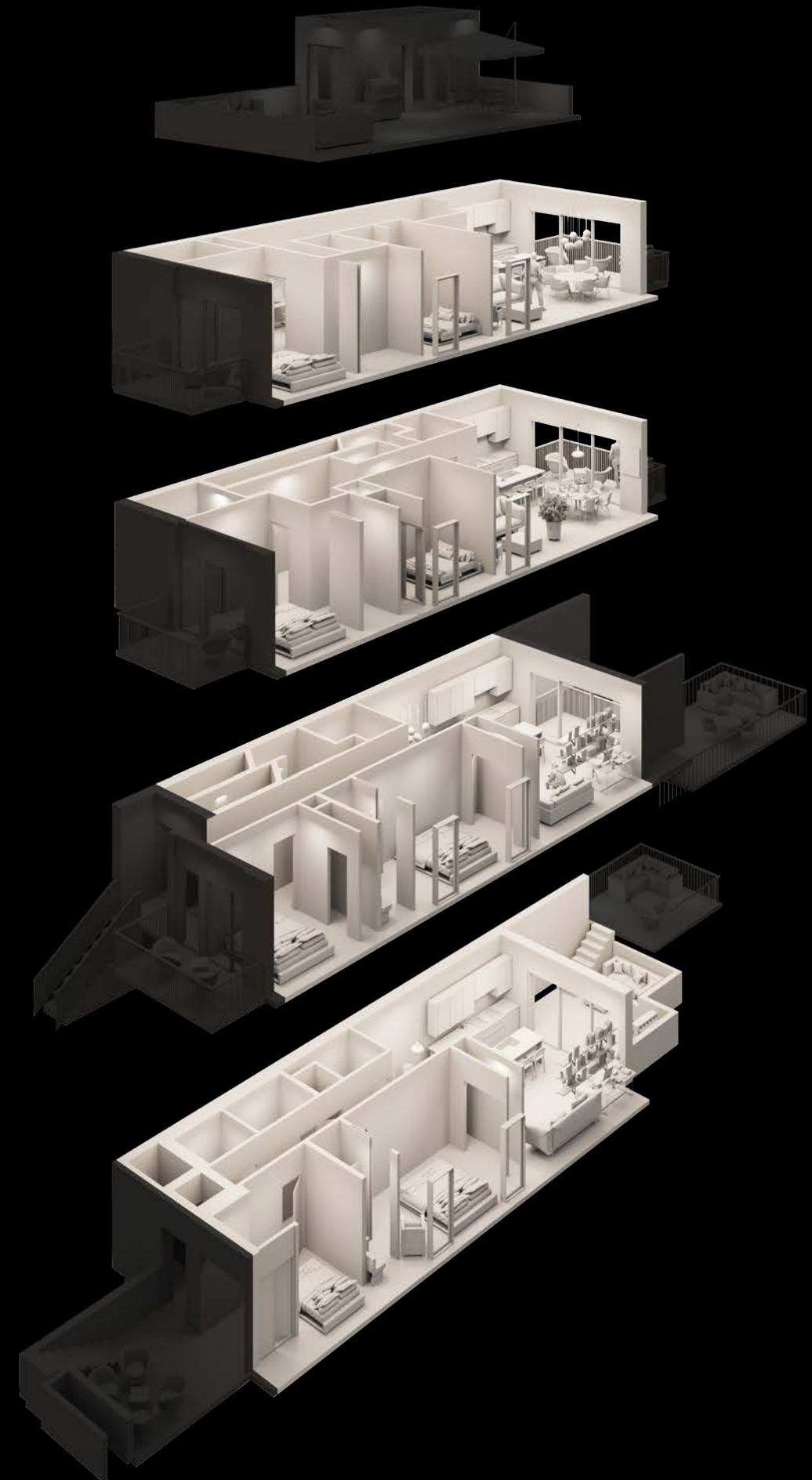




## *Family, Centered.*

The collection is designed with flexibility, remaking itself to suit the needs of today's modern families.

Private yet connected, intimate but still open, the interiors and location place residents at the centre of a new lifestyle in which to move, a new experience to own.

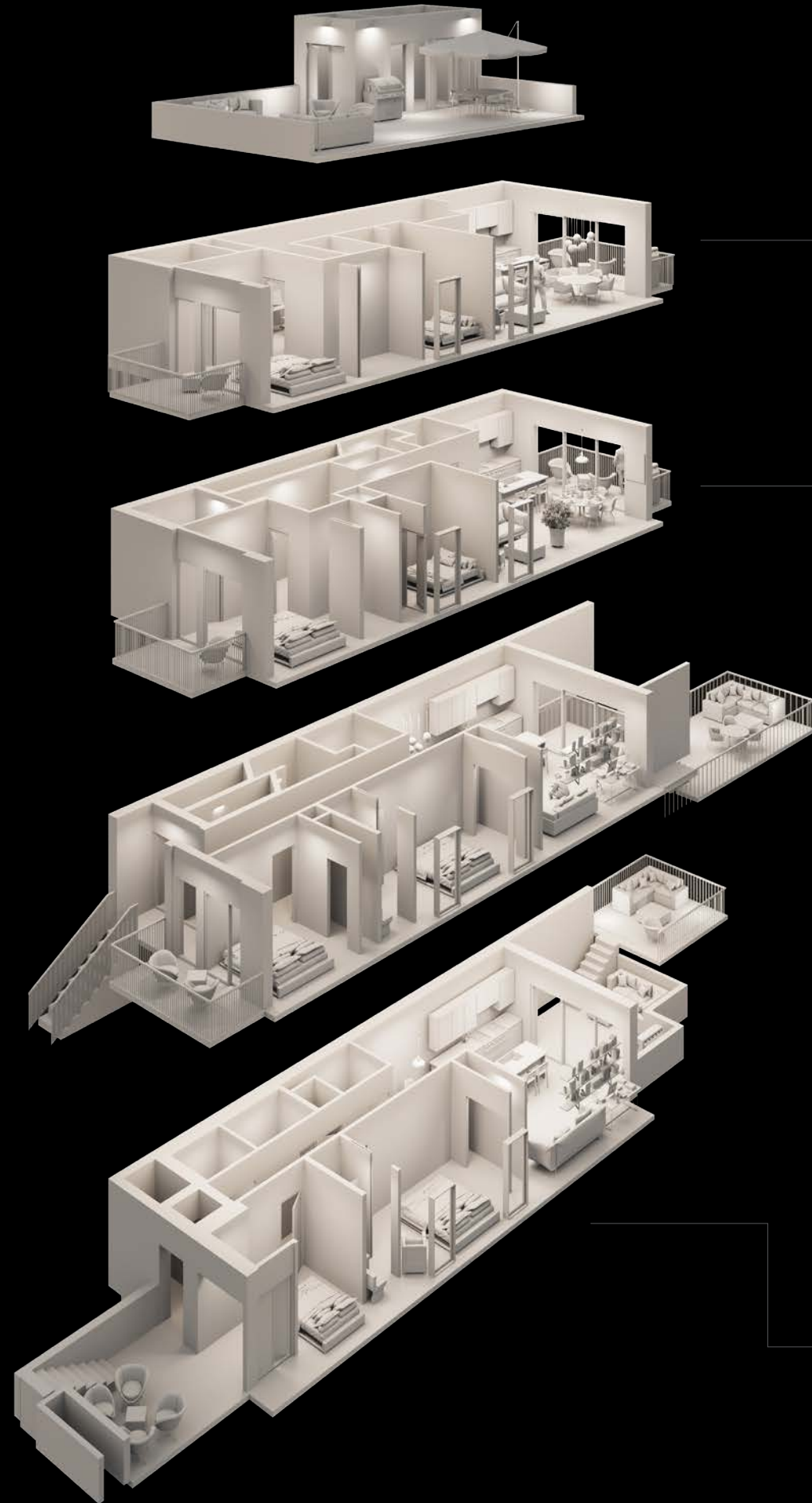


*Paradigm Pioneer.*

There's a fine line between distinctive and different.

But cross over and you can have the one quality neither can become.  
Distinctively Different™.

When you change perspective, you change the landscape.



### *Terrace*

A private outdoor amenity space that acts as an extension of Cultura IV.

### *Sky*

Two private balconies and special access to private rooftop terrace.  
Interior: 1,446 square feet | Exterior: 794 square feet.  
Total: 2,240 square feet.

### *Centre*

Two private balconies.  
Interior: 1,108 square feet | Exterior: 145 square feet.  
Total: 1,253 square feet.

### *Ground*

Two private balconies and direct access to private backyard.  
Interior: 1,068 square feet | Exterior: 398 square feet.  
Total: 1,466 square feet.

### *Garden*

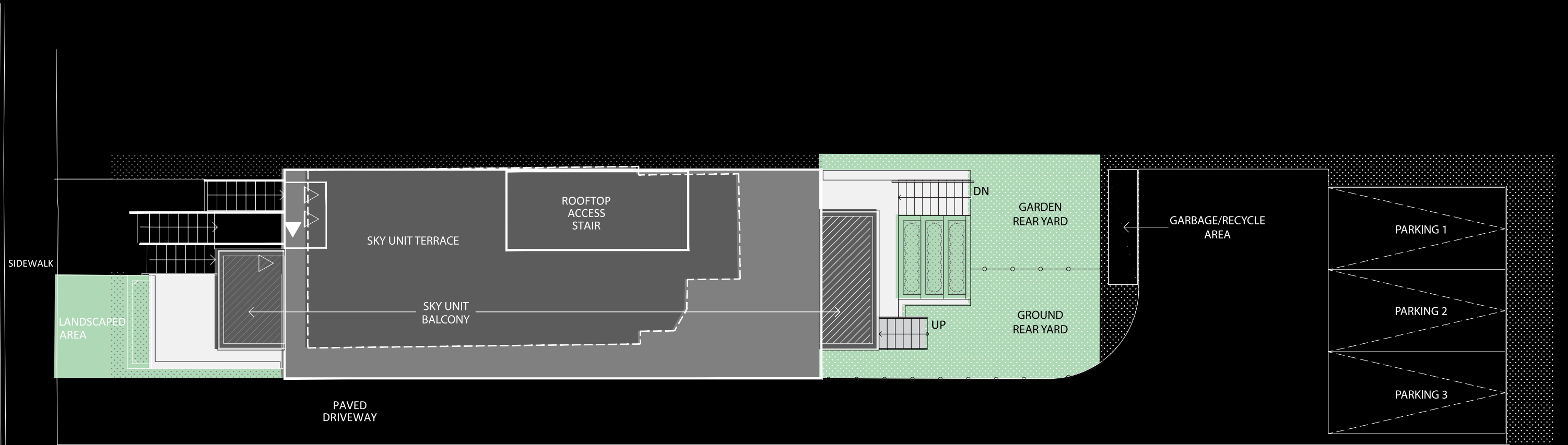
Two private patios and direct access to private backyard via walk-out staircase.  
Interior: 1,152 square feet | Exterior: 551 square feet.  
Total: 1,703 square feet.



The chiseled, textured façade is cut at acute angles and crafted with symmetry in line, going further than any home that's come before, to bring the interiors out.

The collection leaves an unforgettable impression on the cityscape, rising to new heights of liveability and accessibility, while maintaining the prestige that comes with being offered to a select few residents.

There is a genuine conversation between art and innovation here, from the rooftop terrace to the private garden. It's a seamless whole that brings together individual, lived experiences.



- Sky Unit
- Ground Unit
- Garden Unit
- Outdoor Space

*Meticulous craftsmanship, customized features and detailed finishes bring each interior to life, in the sole sense of the word. A collage of human design, technology and sustainability.*

## *CURB APPEAL*

~9' high ceilings throughout.

6 1/2" wide designer engineered hardwood flooring.

Soffit and door book-matched for design aesthetic.

~7' high smooth finish interior doors.

12" x 12" full body mosaic tile in Mechanical, Laundry and Wash areas.

Marquee flat back metal pickets/railings for all staircases and balconies.

Rear elevation feature metal panelling book-matched to window frames.

## *ONE OF A KIND*

Bedrooms with private closets.

Laundry with stackable washer and dryer.

Low-flow water fixtures in Wash and Cook areas.

Contemporary custom vanities with quartz countertops and undermount sinks in all Wash areas.

Cook area with custom millwork and integrated Fisher & Paykel appliances, including a gas range, and waterfall island.



## *ENERGY EFFICIENT*

Combination of LED pot lights, ceiling and wall mounted fixtures throughout.

## *COST EFFECTIVE*

200 AMP electrical service.

Superior building envelope incorporates a HRV system to create an optimum indoor environment while reducing energy consumption.

Paints with low VOC content reduces indoor air pollution and promotes healthier living.

## *STATE OF THE ART*

Gyp-Crete floor underlayment and drywall provides fire-resistance-rated design and sound reduction.

Pipes feature acoustical wraps and resilient channels for added sound depletion.

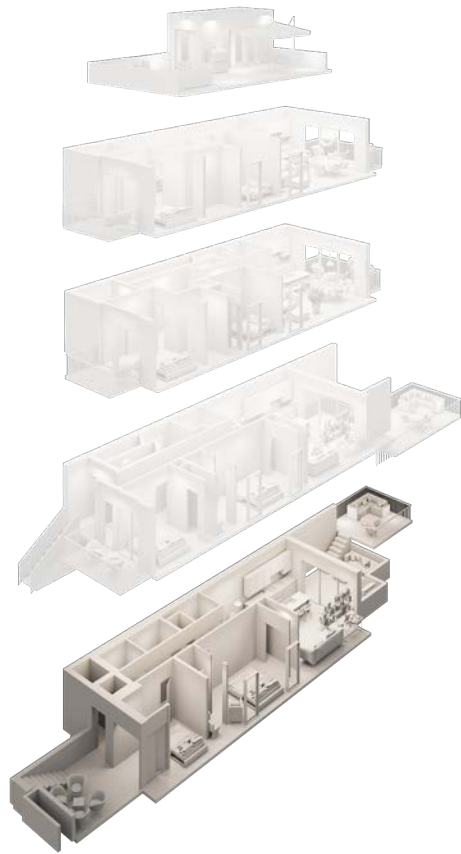
HVAC package unit includes combi-units delivering superior heating and cooling comfort.





## Garden

Family-oriented unit with a private backyard and two balconies.

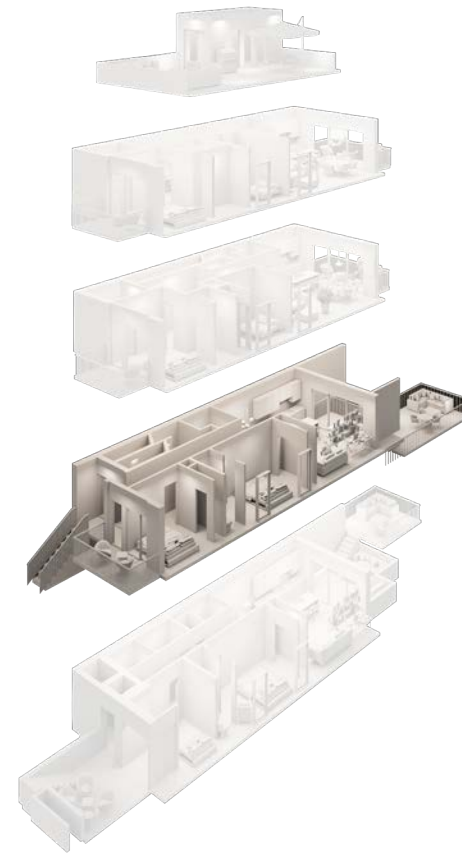


INTERIOR: 1,152 SQUARE FEET.  
 EXTERIOR: 551 SQUARE FEET.  
 TOTAL: 1,703 SQUARE FEET.

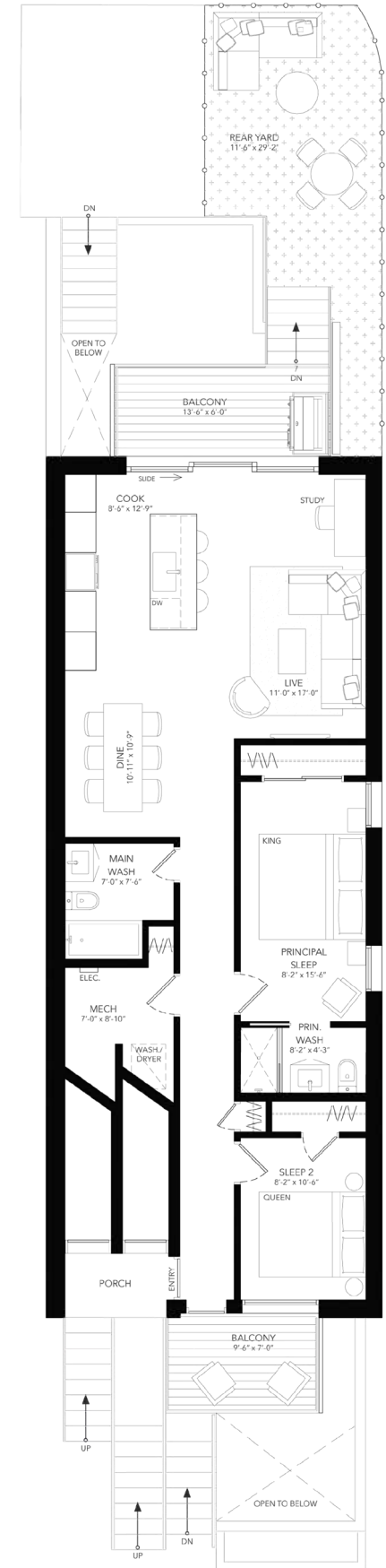


## Ground

Family-oriented unit with walk-out to private backyard and two balconies.

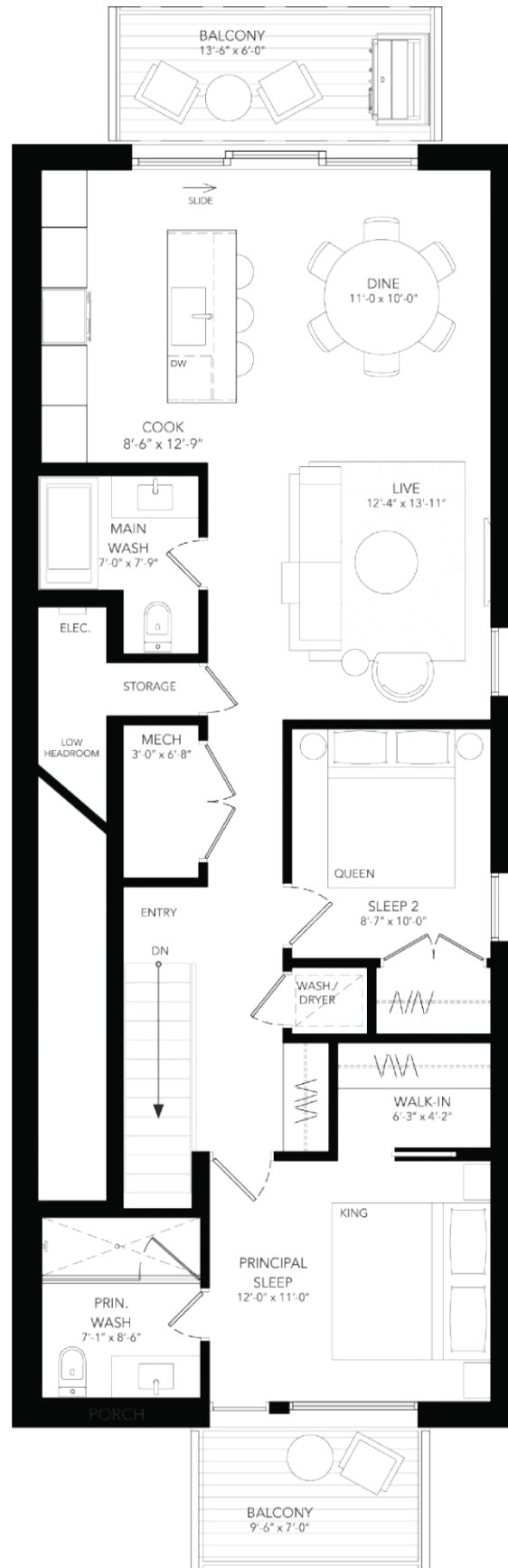
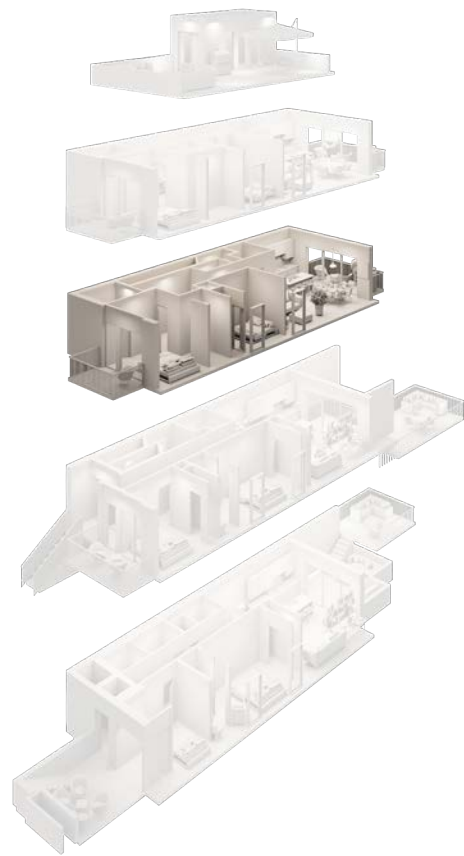


INTERIOR: 1,068 SQUARE FEET.  
 EXTERIOR: 398 SQUARE FEET.  
 TOTAL: 1,466 SQUARE FEET.



### Centre

Family-oriented unit with two above average sized balconies.

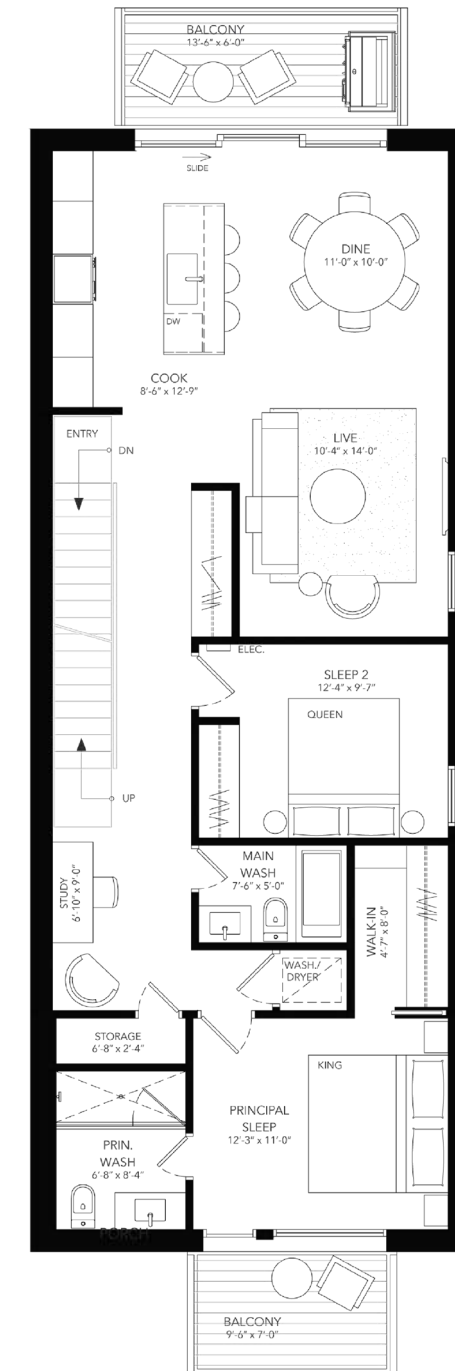
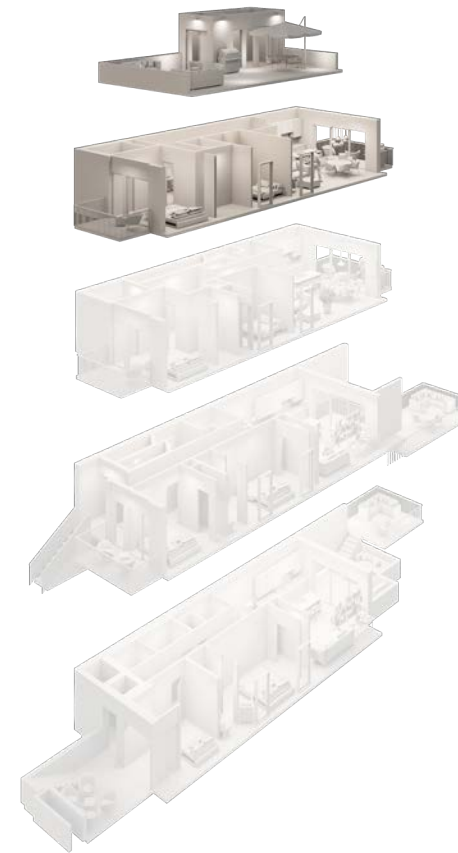


INTERIOR: 1,108 SQUARE FEET.  
 EXTERIOR: 145 SQUARE FEET.  
 TOTAL: 1,253 SQUARE FEET.

### Sky

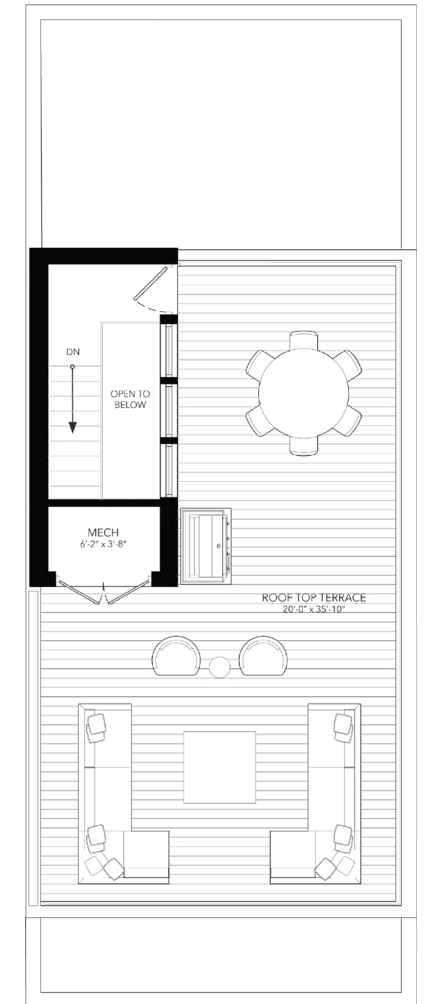
Private, exclusive access to terrace and two above average sized balconies.

An exclusive outdoor amenity space that acts as an extension of Cultura IV.



INTERIOR: 1,446 SQUARE FEET.  
 EXTERIOR: 794 SQUARE FEET.  
 TOTAL: 2,240 SQUARE FEET.

### Terrace



*2343 GERRARD ST. EAST  
THE BEACHES, TORONTO.*

After years spent refining each iteration, today's Walk-Up is the definitive model, a self-contained system. It has been conceived, designed and created in such a way that it can be placed in established neighbourhoods across Toronto and the GTA, and not only retain its integrity but enhance its surroundings. This is where we have chosen to build. The place a new chapter begins, centred around you and your storey.



## *Wonder And Waterfront.*

Travel through a network of connected streets, highways and transit lines. Five minutes from the bluffs of Birch Cliff and the charm of Danforth Village. Marvel at the greenspace, and wonder at the waterfront.

**81**  
*Walk Score*

**84**  
*Transit Score*

**75**  
*Bike Score*

*Transit*

*Parks*



BUS STOP – 1 MINUTE  
 DANFORTH GO STATION – 1 MINUTE  
 KINGSTON ROAD – 3 MINUTES  
 MAIN STREET SUBWAY STATION – 3 MINUTES

BOB ACTON PARK – 1 MINUTE  
 TED REEVE COMMUNITY ARENA – 2 MINUTES  
 GLEN STEWART PARK – 3 MINUTES  
 BALMY BEACH PARK – 7 MINUTES

### Entertainment



BIRCH CLIFF – 5 MINUTES  
 THE DANFORTH – 8 MINUTES  
 THE BEACHES – 8 MINUTES  
 DOWNTOWN TORONTO – 15 MINUTES

### Shopping



LOBLAWS – 2 MINUTES  
 METRO – 3 MINUTES  
 CANADIAN TIRE – 4 MINUTES  
 LCBO – 4 MINUTES

*Schools*

*Dining*



MALVERN COLLEGIATE INSTITUTE – 2 MINUTES  
 NOTRE DAME HIGH SCHOOL – 3 MINUTES  
 NEIL MCNEIL HIGH SCHOOL – 4 MINUTES  
 SECORD PUBLIC SCHOOL – 4 MINUTES

PROLOGUE CAFÉ – 1 MINUTE  
 GRILLIES – 3 MINUTES  
 GHAROA – 4 MINUTES  
 MIRA MIRA DINER – 8 MINUTES

It's happening today. Right now, you have the enviable opportunity to own something that is in a category all by itself, primed to usher in a new age of urban living. It's a chance for you to say that you are first, but it's also the moment you can say, finally, because here is a neighbourhood that is catalyzing the GTA's real estate market.

*Extraordinary things come to you,  
when you least expect them.*



## *Own a Category*

Invest in a new way to live, one that adapts to and articulates the needs of a modern lifestyle. A model that furnishes the growing gap between the market's current offerings, and the asks and ambitions of a city. The best of a condominium and the best of a townhome lie just behind your front door.



*The Future*

*Distinctively Different.*

## *Own a Community*

The Beaches is nestled in an idyllic enclave between The Danforth's local pleasures and the bluffs of Birch Cliff. Extend your horizons slightly farther, and The Beaches is an idyll between downtown Toronto and sandy beaches, waterfront parks and hiking trails.

This is what urban living was meant to be.



**URBINCO**<sup>™</sup>  
Distinctively Different.<sup>™</sup>

PRESENTED BY

**Paul  
Johnston**  
unique urban homes

Distinctively Different.<sup>™</sup>

[urbinco.ca](http://urbinco.ca)