

VERGE

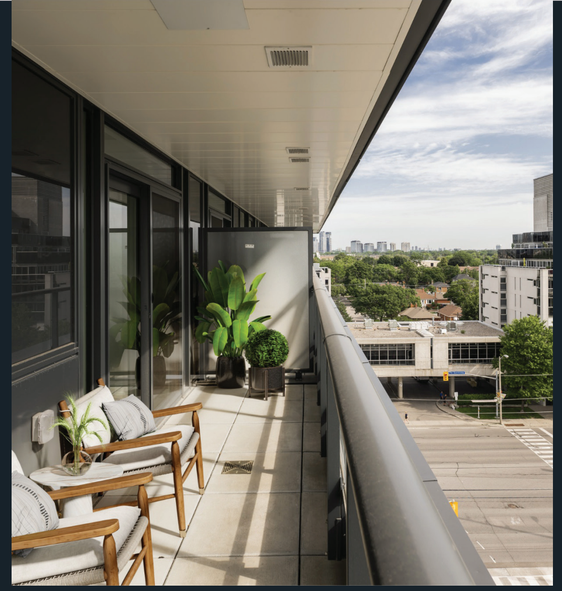
WEST TOWER

VERGE WEST

AT THE SOUTHWEST CORNER OF ISLINGTON AVENUE AND THE QUEENSWAY, VERGE IS A RIOCAN LIVING COMMUNITY SURROUNDED BY LOCAL RESTAURANTS, CAFÉS, PARKS AND ENTERTAINMENT.

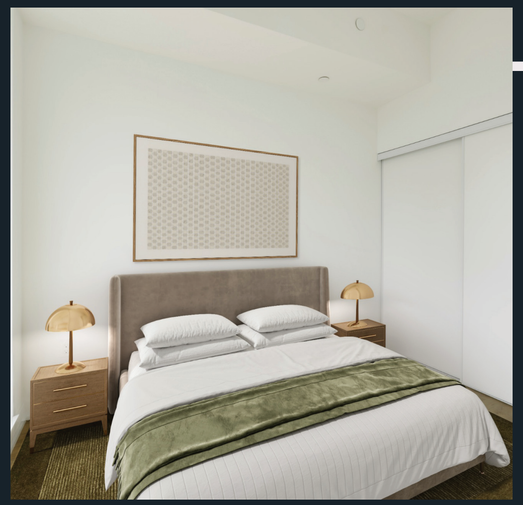
THE COMMUNITY INCLUDES TWO BUILDINGS, VERGE WEST, A 10-STOREY, 203-SUITE MID-RISE CONDOMINIUM, AND VERGE EAST, A 17-STOREY, 341-SUITE HIGH-RISE CONDOMINIUM, EACH WITH ITS OWN DISTINCT LOBBY AND EXPANSIVE INDOOR AND OUTDOOR AMENITIES.





1-BEDROOM BALCONY

1-BEDROOM BEDROOM



THE SUITES

1-BEDROOM LIVING & DINING



VERGE OFFERS A COLLECTION OF ONE-, TWO- AND THREE-BEDROOM SUITES DESIGNED FOR CONTEMPORARY LIVING. THOUGHTFUL LAYOUTS, FUNCTIONAL DESIGN AND MODERN FINISHES CREATE SPACES THAT FEEL BOTH REFINED AND PRACTICAL, WITH NATURAL LIGHT ENHANCING THE OPEN LIVING AREAS THROUGHOUT. FLOORPLANS ALSO FEATURE PRIVATE BALCONIES OR TERRACES, EXTENDING YOUR LIVING SPACE OUTDOORS WHILE KEEPING YOU CONNECTED TO THE ENERGY OF THE QUEENSWAY.



Photos are of actual suites; furniture and décor have been virtually staged.

1-BEDROOM KITCHEN & DINING

1-BEDROOM LIVING AREA



GENERAL SUITE FEATURES

- Smooth finish ceilings throughout
- 4” contemporary white-painted baseboards in all principal areas
- Individual in-suite managed HVAC system (Heat pump with integrated ERVs) for residents to control seasonal heating and cooling throughout the year
- Stacked, in-suite washer-dryer
- Premium wide plank flooring throughout, as built
- Capped ceiling outlets in dining/living area in select suites, as built
- Flush-mount light fixture in foyer and dens, as built
- Durable solid core entry door
- Flat-panel interior suite doors with contemporary hardware
- Private balconies securely enclosed with modern glass railing in select suites, as built
- Gas and water bib conveniently provided on terraces in select suites, as built



BUILDING FEATURES

- Interiors designed by award-winning international design studio, DesignAgency
- Outdoor spaces designed by renowned landscape architecture studio, FORREC
- Spacious roundabout allows delivery or car share companies to safely pickup and drop-off passengers and packages
- Lobby Lounge with concierge service
- Mail and Parcel Room
- Underground vehicle and bicycle parking
- 1VALET smart management system integrated within building

SMART FEATURES

- User-friendly keyless smart door lock integration at suite entry
- Suites wired for high-speed fibre internet
- High-speed fibre internet in common areas
- Smart thermostats located in-suite to regulate unit temperature
- Utilization of 1VALET resident mobile application to centralize property management communication, community messaging, amenity booking, and garage door entry
- Ethernet cable conveniently provided in living room, as built

KITCHEN FEATURES

- Beautifully crafted custom kitchens
- 6-piece kitchen appliance package including a stainless steel refrigerator, integrated electric cooktop and wall oven, integrated dishwasher, microwave with trim kit, and ventilated hood fan
- Quartz countertop, as built
- Contemporary porcelain tile backsplash, as built
- Ceiling mounted track light fixture
- Stainless steel under-mount kitchen sink with contemporary single lever kitchen faucet and pullout dual spray control



BATHROOM FEATURES

- 12” x 24” sleek porcelain floor tile, with matching tile baseboards, as built
- 12” x 24” full-height modern porcelain wall tile in the bath and shower, as built
- Acrylic 5’ soaker tub with tiled front, as built
- Acrylic shower pan, as built
- Frameless fixed shower panel for a modern finish, as built
- Tension shower rod on tubs, as built
- Quartz countertop with under-mount sink and vanity mirror
- Designer selected plumbing fixtures in chrome finish
- Light fixture above vanity

FEATURES & FINISHES

BUILDING AMENITES





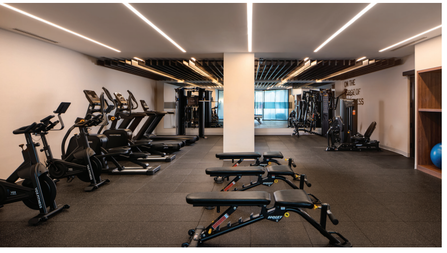






VERGE WEST TOWER

RESIDENTS HAVE ACCESS TO AN EXPANSIVE RANGE OF INDOOR AND OUTDOOR LIFESTYLE AMENITIES. THE GROUND FLOOR FEATURES A CO-WORKING SPACE WITH A SOUNDPROOF WORKSTATION, FITNESS CENTRE AND YOGA STUDIO, CONTENT STUDIO AND PET SPA. ON THE NINTH FLOOR, THE PARTY ROOM OPENS ONTO AN OUTDOOR TERRACE WITH BBQS, LOUNGE SEATING AND A DEDICATED KIDS' PLAY AREA.





BUILDING AMENITIES

GROUND FLOOR

1. Lobby
2. Parcel Room
3. Coworking Space
4. Content Studio
5. Pet / Bike Wash
6. Fitness Studio
7. Yoga Studio



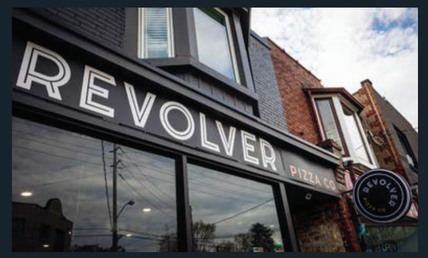


9TH FLOOR

1. Shuffle Board & Oversized Chess Board
2. Kids' Play Area
3. Lounge Seating
4. BBQs & Outdoor Dining
5. Fire Pits & Outdoor Lounge
6. Party Room
7. Cocktail Lounge







Islington Ave

The Queensway

VERGE

Gardiner Expy

NEIGHBOURHOOD



CHOOSE YOUR OWN ADVENTURE EACH NEW DAY. WHETHER YOU FEEL LIKE A 5 MINUTE DRIVE FOR SOME SHOPPING AT SHERWAY GARDENS OR A 15 MINUTE DRIVE TO DOWNTOWN TORONTO, EASY ACCESS LIVING IS AT YOUR DOOR.

From incredible food and entertainment to leisure, activity, health & wellness, limitless living awaits. Ride your bike to Etobicoke Point or jog to Lookout Point — wherever the day takes you, you're always on the verge of where you want to be!

TRANSIT

- Steps to TTC bus service on The Queensway
- 5 min drive to Islington Station (Line 2)
- 6 min drive to Kipling Station (Line 2)
- 7 min drive to Royal York Station (Line 2)
- 10 min drive to Humber College, Lakeshore Campus

HIGHWAYS

- Direct access to the Gardiner Expressway & QEW
- Minutes to Highway 427
- Quick connection to Highway 401
- 20 min drive to Toronto Pearson International Airport



CAFÉS & RESTAURANTS

1. California Sandwiches
2. RUDY
3. K&B Sushi
4. D Spot Dessert Café
5. Fresh Kitchen + Juice Bar
6. The Pie Commission
7. Great Lakes Brewery
8. Tom's Dairy Freeze
9. Sanremo Bakery

SCHOOLS

1. Holy Angels Catholic School
2. Norseman Junior Middle School
3. St. Louis Catholic Elementary School
4. Castlebar Junior School
5. Park Lawn Junior Middle School
6. Etobicoke School of the Arts
7. Kingsmill Secondary School

PARKS & RECREATION

1. Queensland Park
2. Ourland Park
3. Jeff Healey Park
4. Berry Road Park
5. Islington Golf Club
6. Toronto Golf Club

RETAIL

1. Farm Boy
2. Costco
3. Freebird Market
4. Eataly
5. LCBO
6. HomeSense
7. Best Buy
8. CF Sherway Gardens
   - Alo Yoga
   - Apple
   - Gap
   - Indigo
   - Harry Rosen
   - Zara
   - Sporting Life

CONNECT WITH WHAT MATTERS.

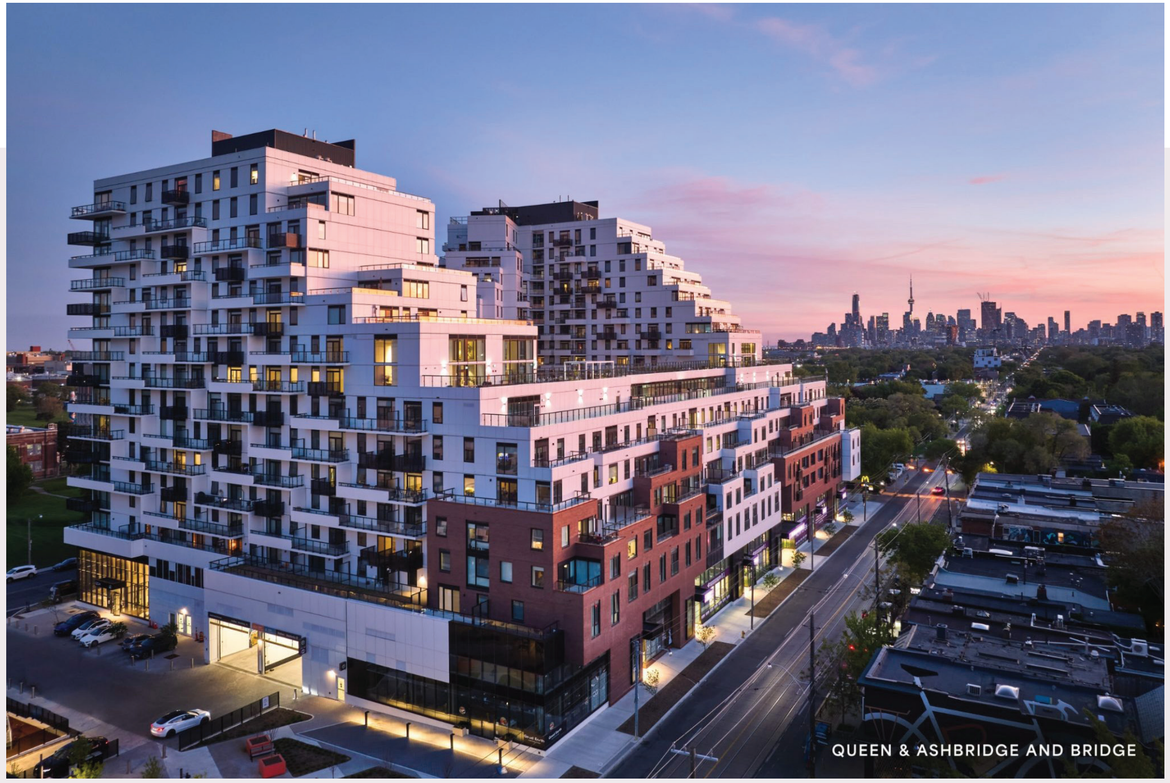
THIS IS RIOCAN LIVING.
CONNECTED TO EVERYTHING THAT MATTERS.

RIOCAN LIVING BELIEVES THAT CONNECTION IS CENTRAL TO BETTER LIVING. WE CREATE COMMUNITIES THAT GO BEYOND BUILDINGS. WE CONNECT RESIDENTS WITH WHAT TRULY MATTERS—INVITING AMENITIES, RELEVANT RETAIL, TRANSIT ACCESS, ENGAGING EVENTS, AND A STRONG SENSE OF COMMUNITY.

As a developer-owner-operator with an industry-leading in-house team, we design spaces for how people live today and tomorrow, prioritizing human experience every step of the way.

Located in Canada's most in-demand neighbourhoods, we offer thoughtfully designed homes with options to rent or buy, ensuring a perfect fit for every resident. Each RioCan Living community features thoughtful amenities tailored to residents' needs. Our dedicated team provides exceptional service, with meticulous attention to detail, ensuring that viewing appointments are straightforward, move-ins are seamless and resident events are engaging.

At RioCan Living, living well is about more than where you live; it's about how you live. RioCan Living connects you to everything that matters.



QUEEN & ASHBRIDGE AND BRIDGE

RIOCAN LIVING

IN COLLABORATION WITH

ARCHITECTS

TURNER FLEISCHER

Founded in 1974 and celebrating over 40 years in business, Turner Fleischer Architects has grown to become one of Canada's pre-eminent architectural firms. Our success is rooted in an unwavering progressive philosophy to bring the best staff, tools, and knowledge to every job. We take pride in the attentiveness given to each project, working with enthusiasm and a sense of challenge. Our tech-driven and responsive ethos is based on our core commitment to our clients, a commitment that is paramount to the success of any job. As leading experts in designing residential environments, our extensive experience has instilled us with specialized knowledge to realize a project from initial concept to construction and beyond.

INTERIOR DESIGN

DesignAgency

DesignAgency is one of the most distinguished design studios in Canada, and their services are widely sought after, with clients in more than 37 cities and countries worldwide. Their global success is based on a high level of design excellence and the ability to create special environments through narratives developed with the client.

LANDSCAPE ARCHITECTS

FORREC

Forrec is an experience design company. We create the world's top theme parks, water parks, visitor attractions, entertainment destinations and resorts, as well as distinctive urban spaces in Ontario. Our award-winning team looks at each project and sees nothing but possibilities. Landscape Architects started Forrec more than 30 years ago, and that focus is clearly present in everything we do.

SALES & MARKETING

AUSTIN BIRCH

At Austin Birch, we take pride in our elevated, integrated and detailed approach to our premium development marketing services. From market research and consulting at the start of the process, to marketing, product development, launch strategy and execution, we do everything to ensure optimal results for our clients. Our team is knowledgeable and experienced. From our comprehensive capabilities to our hands-on style of working, we go above and beyond the functions of a traditional marketing and sales team.

TEAM

VERGE

RIOCAN LIVING

VERGECONDOS.COM

The building is complete. Plans, features, finishes, amenities and other specifications reflect the building as constructed. Specifications are subject to change without notice. Illustrations are artist's concept. E. & O. E.