



EMPRESS PARK

Luxury Towns on Bayview

*Welcome to a new level
of sophistication.*





*Bayview's latest expression
of luxury and style has arrived.*

Introducing Empress Park Executive Towns, an exclusive enclave of luxury townhomes nestled in Bayview, one of Toronto's most prestigious neighbourhoods. Experience style, luxury and gracious living at its most refined.

This is an unprecedented opportunity to be part of the city's most exclusive new development. Homes offer spacious 4 storeys, with the kind of stunning architectural elements and attention to detail you would expect in a historic European home.

Each town is understated, welcoming and classically beautiful, with fully-landscaped outdoor spaces and expansive terraces that flow into oversized backyards.



Site Plan



Rendering is an artist's impression.

Located near the prestigious addresses on Post Road and The Bridle Path, Empress Park fits beautifully into this sophisticated neighbourhood. The next level of luxury living awaits.



Elegance in every detail.



Exotic woods, sought-after stones, smooth, classic marble and the finest
porcelains – every detail adds to the understated luxury.
Expect features and finishes of unparalleled quality and design
– this is what sets Empress Park apart.

From the classic look of wainscoting to elegant architectural moldings, marble fireplaces to enormous windows, beautiful wide-plank floors to flowing open layouts, everything is carefully designed with one motto: this is the place where luxury is standard.



Rendering is an artist's impression.

The gourmet kitchen is beautiful, functional and ideal for entertaining. Enormous windows flank it on both sides, flooding the space with natural light.

Opening to the spacious dining area, it features clean white wood cabinetry of outstanding quality, integrated appliances, quartz counters and a sleek range hood design.

A functional island with deep sink and articulated faucet completes the space, offering room for both prep and casual eat-in dining.



Finishes in the living and dining area continue the home's classic design, with carefully crafted details such as architectural moldings, wallpaper and elegant wide-plank flooring. A beautiful gas fireplace warms up your evenings when it's cold outside.

Stairs feature white pickets with stained wood handrails and treads for a clean, traditional aesthetic. Large windows let in lots of light and open up the expansive space even further.







Rendering is an artist's impression.

A beautiful spa-inspired bathroom is bright and airy, with clean lines and elegant finishes. The exquisite ensuite comes with a gleaming stand-alone soaker tub, double vanities and premium finishes.





MORRIS FENG SHUI



Mindfully Designed.

Your home is a place where you recharge your spirit and renew your energy. For that reason, the space plan and interior layout of each Empress Park townhome have been thoughtfully designed with Feng Shui principles, ensuring a harmonious flow of energy throughout. I worked closely with the developers and the design team to create the optimal layout for each individual home, ensuring the best possible flow of chi.

We examined the placement of specific design elements that are linked to prosperity and abundance, and ensured correct placement during planning and design stages. For example, we paid close attention to the entryway, known as “*the mouth of chi*.” According to Feng Shui principles, it is connected to abundance, prosperity and the flow of positive opportunities.

Laura Morris

Certified Feng Shui Consultant

Unwind in your private backyard oasis.



Soak in the serenity of your beautiful backyard. Each outdoor oasis features a generous 20-foot-wide deck that stretches across the full width of the home – and a sumptuous landscaped lawn that’s perfect for bare feet in the summer.

If you want to go a little further afield, the area has plenty of lush, green parks and incredible golf courses to choose from.



Rendering is an artist's impression.

The deck of your dreams comes standard with an Empress Park home. Approximately 500 square feet of secluded outdoor living space feels like a sleek restaurant patio – one that’s quiet and perfectly private, overlooking your lush lawn and the beautiful, large trees beyond.

With plenty of room for dining, furniture, a barbecue and more, it features a gas connection for your barbecue and beautiful wood privacy dividers.





Relax with a drink, enjoy a warm spring evening, do a little gardening, or entertain al fresco – all in your own space. Unlike most new developments, Empress Park doesn't skimp on outdoor areas – there is plenty of room to roam.

An upper terrace, a spacious deck and a lovely backyard expand your living space beautifully, creating an elegant oasis that's the perfect place to unwind at the end of the day or entertain in style.





Upscale living in a prestigious community.



There's no finer address than Bayview. This sophisticated neighbourhood has everything you need to live a privileged lifestyle – fine dining, upscale amenities, private clubs, incredible golf courses, and more.

With Bayview Village, Fairview Mall, Yorkdale Mall and The Shops at Don Mills all close by, the area is a shopping mecca – and a fashion-lover's paradise.

Empress Park is located a one-minute drive away from the 401 and a 10-minute walk to Bayview subway station, making getting around town – or out of the city – effortless.



CANADIAN FILM CENTRE

YORK UNIVERSITY GLENDON CAMPUS

YORK UNIVERSITY GLENDON CAMPUS

SUNNYBROOK HEALTH SCIENCE CENTRE



WILLOWDALE

WILLOWDALE

BAYVIEW VILLAGE

DON VALLEY VILLAGE

BATHURST MANOR

HINDER PROPERTY

YORK CEMETERY

NORTH YORK CENTRE

EMPRESS WALK

YONGE SHEPPARD CENTRE

SHEPPARD / YONGE

BAYVIEW VILLAGE

EAST DON PARKLAND

FAIRVIEW MALL

SHEPPARD AVE W

SHEPPARD AVE E

SHEPPARD WEST

BAYVIEW

BESSARION

LESLIE

DON MILLS

EARL BALES PARK

LANSING

YMCA

IKEA NORTH YORK

NORTH YORK GENERAL

HENRY FARM

DOWNSVIEW PARK

WILSON HEIGHTS

ARMOUR HEIGHTS

ST. ANDREWS PARK

ST. ANDREWS - WINDFIELDS

BETTY SUTHERLAND TRAIL PARK

WILSON

WILSON AVE

HWY 401

YORK MILLS

YORK MILLS RD

YORK MILLS GARDENS

THE WESTIN PRINCE

TORONTO CRICKET CLUB

YORK MILLS VALLEY PARK

YORK MILLS SHOPPING CENTRE

WINDFIELDS

DONALDA CLUB

YORKDALE MALL

BAYCREST HEALTH SCIENCE

CRICKET CLUB

HOGGS HOLLOW

CANADIAN FILM CENTRE

THREE VALLEYS PARK

YORKDALE

LEDBURY PARK

ROSEDALE GOLF CLUB

WINDFIELDS PARK

LAWRENCE MANOR

BEDFORD PARK

TEDDINGTON PARK

GRANITE CLUB

CRESCENT SCHOOL

DON MILLS

DUFFERIN ST

ALLEN RD

BATHURST ST

AVENUE RD

YONGE ST

POST RD

THE BRIDLE PATH

PARKWOODS

LAWRENCE WEST

LAWRENCE AVE W

LAWRENCE

BRIDAL PATH

LAWRENCE AVE E

SHOPS AT DON MILLS

GLEN PARK

GLENCAIRN

CARIBOU PARK

LYTTON PARK

LAWRENCE PARK

YORK UNIVERSITY GLENDON CAMPUS

EDWARDS GARDENS PARK

SUNNYBROOK HEALTH SCIENCE CENTRE

SUNNYBROOK PARK





For those to appreciate the finer things.



Exquisite porcelain and marble. Exotic wood. Carefully crafted moldings.
The warm curve of brushed metal. At Empress Park,
there is luxury and refinement in every detail.

FEATURES AND FINISHES

IMPRESSIVE EXTERIOR FEATURES

- Distinguished Bayview address in the heart of Toronto's coveted neighbourhood with professionally landscaped entrance.
- Superior architecturally designed exteriors with complimenting colour schemes, styles, materials and elevations. To ensure a truly harmonious streetscape.
- 2 car parking garage†.
- Stunning home designs featuring porticos, large picture windows, distinctive roof features and decorative columns†.
- Unique elevations with architectural features such as precast, limestone, stucco accents and trim detailing†.
- Poured concrete basement walls, wrapped with quality air-gap, waterproof membrane and weeping tiles for extended protection.
- Insulated metal roof.
- Flat roofing system providing protection against water leakage and extreme weather conditions.
- Durable, maintenance free, pre-finished aluminum soffits, fascia, eavestrough, downspouts and ceilings of front covered porches.
- High security quality door hardware package including grip-set and deadbolt lock, plus architectural pleasing exterior lights on front façade†.
- Exterior railings for decorative applications†, Actual railing detailing may vary from railings depicted on brochures.
- Double frame demising walls or acoustically treated stud party dividing wall between homes, where applicable.
- Rear wood decks with privacy dividers.
- Rear terraces†.
- Rear gas connection for BBQ.
- Two (2) exterior electrical plug outlets, one at the front and one at the rear for convenience.
- Two (2) exterior hose bibs, one at rear and one in garage complete with interior shut-off valves.
- Concrete front door entry steps, as per grading and elevations.

SUPERIOR INTERIOR LIVING SPACES

- Gracious layouts with large living areas.
- Private in-home 2-person elevator leading to all levels.
- Soaring 10 ft and 9 ft high ceilings (As per plans. All subject to site plan approval conditions, bulkheads and low headroom areas due to mechanical systems and ceiling dropped down areas as required. Vendor can adjust heights without notice).
- Smooth ceilings throughout.
- White paint on all walls and white semi-gloss paint on doors and trim.
- Striking 5-1/4" baseboards on main level and 4" door and window trims/sills/backbends throughout. 5-1/4" baseboards on all remaining floors.
- Solid core interior doors throughout.
- Quality satin nickel finished architectural door hardware with complimenting hinges.
- Quality gas fireplace insert with wood mantle on main floor.
- Beautiful 5" wide plank prefinished engineered hardwood throughout.
- Choice of premium natural stone or porcelain tile in entrance vestibule.
- Spacious walk-in closets.

LANDSCAPING DETAILS

- Fully sodded front and rear yards to create a truly desirable and attractive streetscape†.
- Privacy screen and hedges at front.
- Ample parking spots for visitors.
- Professionally landscaped grounds.

COMFORT, SAFETY AND SECURITY

- High quality locks with deadbolts on all exterior swing door(s).
- Hinges and striker plates reinforced with extra-long screws.
- Additional screws at patio door to help prevent lifting.
- Personally-encoded intrusion alarm system with front-door surveillance camera.
- Interior motion sensors with integration for full home automation.
- NEST wi-fi enabled thermostat, with smartphone remote app control.
- NEST wi-fi enabled smoke/carbon monoxide detectors on bedroom levels.
- 200-amp electrical service.
- Central vacuum outlets on each level.
- Air conditioning system.
- Pre-wiring for TV and Internet.
- Municipal address plaques provided. Location determined by the builder.
- Professional home cleaning service prior to occupancy.
- Duct cleaning at time of occupancy.

BEAUTIFUL STAIRCASE

- Elegant oak closed riser staircase.
- Solid oak stain grade treads and handrails with architectural designed paint grade pickets.
- Skylight allowing natural light to flood into interior space†.

FENG SHUI

The Empress Park Homes and interior layouts have been created using the universal Feng Shui principles.

GOURMET KITCHEN FEATURES

- _ Custom designed kitchen cabinets in a wide choice of styles and finishes from vendor's standard selections.
- _ Full height upper cabinets.
- _ Undercounter LED lighting in upper cabinet millwork.
- _ European inspired quality hardware (pulls).
- _ Soft close interior hardware on all cabinets.
- _ Premium quartz countertops.
- _ Choice of natural stone or porcelain tile backsplash.
- _ Double compartment under-mount stainless steel sink.
- _ Polished chrome pullout spray, single lever faucet.
- _ Superior integrated appliances.
- _ Integrated hood fan over stove area with venting to outside.
- _ Heavy-duty wiring and outlet for stove and electrical outlet for refrigerator.
- _ Directional recessed lighting between kitchen and island.
- _ Choice of lighting above island†.

EXQUISITE FLOORING

- _ Beautiful wide plank prefinished engineered hardwood in kitchen, dining room, living room, den, study, family room, bedrooms, hallways and all stair landings†. Choice of stains and species*.
- _ Premium porcelain tile flooring in bathrooms, powder rooms, laundry rooms and front and back foyers†.

DOORS AND WINDOWS

- _ Premium maintenance free Vinyl Casement windows with Low E glass throughout, basement windows are sliding windows with Low E glass. All operating windows are screened.
- _ Opening windows are screened. French inspired decorative grilles on front elevations.
- _ Insulated front entry door systems with decorative glass transom and side lights†.
- _ Sliding patio doors leading to rear†.
- _ Garage doors with decorative glazing and hardware.

LUXURIOUS SPA-INSPIRED BATHROOM

- _ Custom designed washroom vanities in a wide choice of styles and finishes*.
- _ European inspired quality hardware (pulls).
- _ Soft close interior hardware on all cabinets.
- _ Premium quality quartz countertops.
- _ Quality bathroom plumbing fixtures in all bathrooms.
- _ Choice of premium tile flooring in all bathrooms*.
- _ Floor to ceiling premium tile finishing in all tub/showers and showers.
- _ Showers include built up curb, finished with a sill and tile floor.
- _ Temperature controlled valves in all showers.
- _ Shut off valves to all bathroom sinks & toilets.
- _ Privacy locks on all bathroom doors.
- _ Choice of vanity sconce*.

MASTER ENSUITE /WALK-IN CLOSET

- _ In-floor heating for master ensuite.
- _ Free standing acrylic soaker tub.
- _ Full height frameless glass shower enclosure†.
- _ Generous master walk-in closet with shelving.

LAUNDRY ACCENTS

- _ Choice of premium tile flooring*.
- _ Quality front loading washer and dryer*.
- _ Laminate countertop and convenient durable polypropylene laundry tub with separate drain.
- _ All upper floor laundry to include a floor drain and tile ledge†.
- _ Outside venting for dryer.
- _ Hot and cold laundry taps for washer with heavy duty wiring for dryer.

LIGHTING & ELECTRICAL

- _ 200-amp electrical service with breakers.
- _ Two (2) weatherproof exterior electrical outlets, one (1) each accessible at front and rear of home.
- _ Light fixtures and capped outlets with switch receptacle provided throughout finished areas excluding dining rooms and great rooms*.
- _ Switch receptacles in dining rooms, great rooms and family rooms.
- _ Strip lighting fixtures on wall above sink in bathrooms and ceiling mounted light fixture in all powder rooms*.
- _ Automatic smoke detector(s) with strobe lighting to meet OBC building codes for home and family safety.
- _ All wiring in accordance with Ontario Hydro standards.
- _ Electric door chime.
- _ White light switches, plugs and plates.
- _ Ground Fault Interrupter (GFI) protected electrical plug as needed.
- _ Two (2) electrical outlets in garage, one (1) on wall and one (1) on ceiling.
- _ NEST wi-fi enabled thermostat, with smartphone remote app control.
- _ NEST wi-fi enabled smoke/carbon monoxide detectors on bedroom levels.

LOWER LEVEL

- _ Finished lower level†.
- _ Pre-wired for convenience.

INCREDIBLE ENERGY SAVINGS

- _ Direct vent gas-fired high-efficiency forced air furnace installed with an EMC motor. Power vented hot water tank on a rental basis. Note: Furnace location may vary from plan.
- _ Kitchen stove vent and clothes dryer vent to be vented to outside.
- _ Exterior walls are insulated in full conformity with the Ontario Building Code.
- _ Low flow aerators on taps.
- _ Extensive caulking for improved energy conservation and draft prevention.

CUSTOMER FRIENDLY UPGRADE PROGRAM

- _ Receive up to 10 hours of private interior design consultation with a professional interior designer.
- _ At Empress Park purchasers have the opportunity to make upgraded interior selections and customizations with the help of an interior designer. We are pleased to provide quotations prior to construction for extras or custom finishes for interior features.

QUALITY CONSTRUCTION FEATURES

- _ Steel beam construction in basement.
- _ All subfloors to be 5/8” T&G flooring, sanded, glued and fastened with screws for additional floor strength and stability.
- _ Structurally sound 2” x 6” exterior wall, wood framed construction to O.B.C standards.
- _ Engineered floor joist system or equivalent to O.B.C.
- _ Spray foam insulation minimizing air penetration in garage ceiling and all cantilevered areas.
- _ R22 + R5ci insulation on above grade walls, exceeding the Ontario building code allowing for a more air-tight envelope.
- _ R60 Attic and Ceiling Insulation exceeding the Building Requirements.
- _ R12 + R10 Basement walls. All windows and doors are foam insulated.
- _ Duct work in basement to be sealed for better air flow.
- _ Continuous vapour barrier and draft-proof electrical boxes on all exterior walls for increased air tightness and energy conservation.
- _ Survey provided on closing.

HELPFUL ROUGH-INS

- _ Four (4) cable television outlets (RG-6 Standard).
- _ Two (2) internet rough-in (CAD-5 Standard).
- _ Two (2) telephone outlets.
- _ Builder shall provide a personally scheduled appointment with our qualified Technical Contractor to explain and co-ordinate any additional Security/ Technology requirement you may desire.
- _ Monitored security system available through the vendor's supplier. With purchase of optional two-year security system, the buyer will receive a fully installed security system which includes contacts on all opening windows and doors for “lookout” and “walkout” basement, one motion detector, one keypad, one siren and control panel with associated hardware.

† As per plan and schedule

* As per vendor's standard selections

DISCLAIMER

All references to size, measurements, materials, construction styles, trade/brand/industry name or terms may be converted from imperial to metric or vice versa and actual product size may vary slightly as a result.

All references to features and finishes are as per applicable plan or elevation and each item may not be applicable to every home. Locations of features and finishes are as per applicable plan or at the Vendor's sole discretion.

All features and finishes where Purchasers are given the option to select the style and/or colour shall be from the predetermined standard selections. The vendor will not allow the purchaser to do any work and/or supply material to finish the dwelling before the “Home Closing Date”. House types subject to final approval by the municipality or developer's architectural committee final siting and approval by the vendor's architect. Variations from vendor's samples may occur in finishing materials, kitchen and vanity cabinets, floors and wall finishes due to normal production process. The vendor is not responsible for shade difference occurring from different dye lots on all material such as ceramic tile or broadloom, roof shingles, hardwood flooring, wood stairs, railing, kitchen cabinets, countertops or exterior materials. Colours and material will be as close as possible to vendor's samples but not necessarily identical. Purchasers may be required to reselect colours and/or materials from the vendor's samples as a result of unavailability or discontinuation. Ceilings and walls may be modified to accommodate mechanical system.

Over 45 years of building experience.



The RUP Group is a second-generation builder and land developer with experience that spans multiple countries. Built on strong values and old-world craftsmanship, the company strives to be the best at what they do, offering top-quality work, materials and finishes in everything they build.

From exceptional communities to commercial plazas and corporate buildings, they aim to exceed expectations throughout the building process. To them, each home they build is more than just a project. *It's their passion.*



EMPRESSPARK.CA



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Renderings and illustrations are an artist's impression. All specifications are subject to change without notice. E.&O.E.

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