

**414 - 2175 Keele St, Mississauga**  
Assignment Sale - \$600,000

 **SAM McDADI**  
REAL ESTATE BROKERAGE

\*Property under construction. Photos of actual unit not yet available.



# WELCOME

Beautiful 637 sq ft total unit under construction on Daniels FirstHome Keelesdale 2. Live in one of the most well-connected neighbourhoods in Toronto, conveniently located between Eglinton Avenue West and Lawrence Avenue West, just a 6-minute walk to the new Eglinton LRT.

This 12-acre master-planned community is nestled in a ravine setting surrounded by beautiful outdoor spaces, new nature-themed public park, walking trails, and a children's playground. It has several daycares within walking distance, a Montessori school right across the street, and elementary and high schools close by.

This unit also features blinds, stainless steel appliances, and 1 year free of internet.

*\*Illustrations are artist's concepts and may not be representative of the final product. Specifications are subject to change without notice.*





# Masterplan

















# Interior



\*Images are for illustrative purposes only





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# Construction Updates









# FEATURES

## Buildings R and N

### DANIELS DISTINCTION FEATURES

- Ceramic tile in tub and shower enclosure walls installed on tile backer board.
- Pressure balance valve in all tub and shower enclosures.
- Heavy-duty 2"x 6" exterior wall construction with R27 insulation.
- All wood subfloors glued and screwed down.
- Comprehensive air-seal package to all windows and exterior doors.
- R40 insulation in roof for suites on the top floor only (as per applicable plan).
- Vinyl windows, full-height glass door inserts, side-lights and patio sliding doors shall have a completely sealed unit with double layer of low-E coated glass filled with Argon gas (as per model selected).
- Draft resistant electrical boxes on exterior walls throughout the building, and roof on top floor suites (as per applicable plan).
- Media Center enclosure for concealing data/communication and cable wiring complete with an electrical duplex receptacle inside (location determined by Vendor).
- Fully landscaped community with hard and soft surfaces.

### BUILDING FEATURES

- Boutique-style midrise building built in accordance with Toronto Green Standards.
- Enter-phone system in main entrance vestibules and parking garage.
- Video surveillance system with cameras located in the main building lobby and at strategic locations in underground garage. Allows in-suite viewing of main lobby and garage entrance, through cable television connection direct to suite.

- Tastefully decorated elevator lobbies and corridors.
- Energy efficient elevator from the parking garage to each floor.
- Mailroom located at ground floor lobby.
- Sprinkler system in building to all suites and common areas with concealed sprinkler heads, and fire hose cabinets located in corridors.
- Automatic snow melting system on all unprotected exit stairs and garage ramp.
- Dedicated boilers to heat common areas.
- Garbage chute on each floor for disposing refuse and recyclables. Garbage chute rooms will have lights controlled by occupancy sensor.
- Fully carpeted corridors. Porcelain/ceramic flooring in exit corridor, vestibules, mail room, garbage disposal room, and elevator lobby.
- Conditioned air in entry vestibule, main elevator lobby, corridors, and amenities (where applicable).
- Critical common area equipment is connected to Building Automation System (BAS).
- Common area walls covered with vinyl wallpaper.

### EXTERIOR FINISHES

- Architecturally selected and colour coordinated exteriors with brick and fiber-cement board trim/siding (as per model and elevation selected).
- Flat roof system with high albedo materials to reduce urban heat island effect and meet Toronto Green Standards.
- Low maintenance vinyl casement windows throughout. All operable windows have heavy duty screens with white frames and hardware. Bird friendly frit pattern on windows (where applicable) to meet Toronto Green Standards.
- One exterior GFI outlet for all ground floor patios/terraces or upper balconies (as per model selected).
- Metal fenced, or open patios, with aluminum privacy screens with obscure glass inserts (as per model selected).

- Balconies on upper floors with aluminum balcony railings with clear tempered (safety) glass inserts/pickets, aluminum privacy screens with obscure glass (as per model selected). Bird friendly frit pattern on balcony railings (where applicable) to meet Toronto Green Standards (as per model and elevation selected).
- Exclusive use terraces for ground floor units facing landscaped areas.

### IMPRESSIVE SUITE FEATURES

- Approximately 9' high ceilings on living floors. Where bulkheads are present or drop ceilings are required, the height of the ceiling will be less than 9'. Ground floor units in Building R have ceiling heights of approximately 10'6".
- Solid core suite entry door, complete with satin nickel tarnish resistant deadbolt and hardware from corridor to suite.
- Sliding glass patio doors with screens or swing doors to all upper floor balconies and ground floor units facing amenity space (as per model selected).
- White window coverings (as per model selected).
- All closet sliders are clear mirror with white metal frame. Closets have pre-finished wire shelving.
- Interior walls decorated in flat latex paint with one coat primer and one finish coat throughout. Doors and all interior wood trim to be semi-gloss paint. Colour selected by Vendor.
- Smooth paint finish to ceilings in kitchen / breakfast and bathrooms only. All other areas to have sprayed stippled ceilings with a smooth painted border.
- Decora Style white plugs and switches.
- White, compact two-piece stackable washer and dryer for 1-Bedroom + Den and smaller suites. Full size one-piece stacked washer and dryer for 2-Bedroom and larger suites.
- Interior trim package includes flat panel interior doors complete with satin nickel lever hardware and flat stock profile baseboards and casings.

- Flooring items are selected by the Vendor and installed as per following:
- Imported ceramic tile flooring installed to:
  - i. All bathrooms
  - ii. Laundry and mechanical rooms
- Laminate flooring installed to:
  - i. Kitchen
  - ii. Living
  - iii. Dining
  - iv. Bedrooms
  - v. Dens
- Broadloom with foam underpad to stairs, depending on the unit.

### Kitchen

- Quartz countertops with ¾" polished edge (selected by Vendor).
- Single compartment, undermount stainless steel sink with single lever faucet.
- Hood fan over stove, ducted to exterior. Dedicated receptacle for future microwave hood fan.
- Cabinetry with extended height uppers (selected by Vendor).
- Ceramic tile backsplash (selected by Vendor).
- Kitchen appliance sizes are pre-determined and vary based on model selected.
- Package A applicable to all units up to 1-Bedroom + Den to include: 24" Refrigerator, 24" Stove, 24" Hood fan and 24" Dishwasher.
- Package B applicable to 2- and 3-Bedroom units to include: 30" Refrigerator, 30" Stove, 30" Hood fan and 24" Dishwasher.

*\* See Sales Representative for more details.*



### Bathroom

- Vanities (selected by Vendor).
- White bathroom fixtures throughout with single lever faucets.
- Mirror over vanity in bathroom(s) / ensuite as per model selected to width of cabinet.
- Water-efficient toilets and showerheads throughout.
- Laminated countertops with white sink (selected by Vendor).
- Bathroom accessories to include towel bar and toilet paper dispenser.
- Shower enclosures include clear glass and chrome frames complete with white acrylic shower base in models with shower (as per model selected).
- Tile baseboard in all bathrooms.
- Exhaust fan vented to the exterior through ERV.

### Hvac / Electrical / Plumbing

- Suite air tempering via high velocity air handler system with suite cooling handled by individual air conditioning condenser.
- Power vented gas fired instantaneous water heater with a storage tank on a lease basis, providing domestic hot water and heating for the home.
- Gas and hydro to be separately metered per unit. Water to be bulk metered.
- 100-amp electrical service with circuit breaker panel, including 220V receptacle for stove and dryer.
- Interconnected combination smoke and carbon monoxide detector/alarm hardwired and installed according to OBC requirements.
- Fire alarm system monitored by third-party monitoring agencies.
- Energy efficient interior light fixtures (selected by Vendor). Fixtures provided for kitchen, hallways, bathrooms, and bedrooms capped ceiling outlet in the dining room and switched outlet in the living room.
- Wiring will be provided to deliver TV, phone, and internet service.

- Plumbing for water lines and drain for connecting washer in mechanical/laundry room (as per model selected). Dryer venting including booster fan, lint trap and associated ductwork to exterior.
- All bathrooms vented to outside with mechanical fan.

### UNDERGROUND PARKING

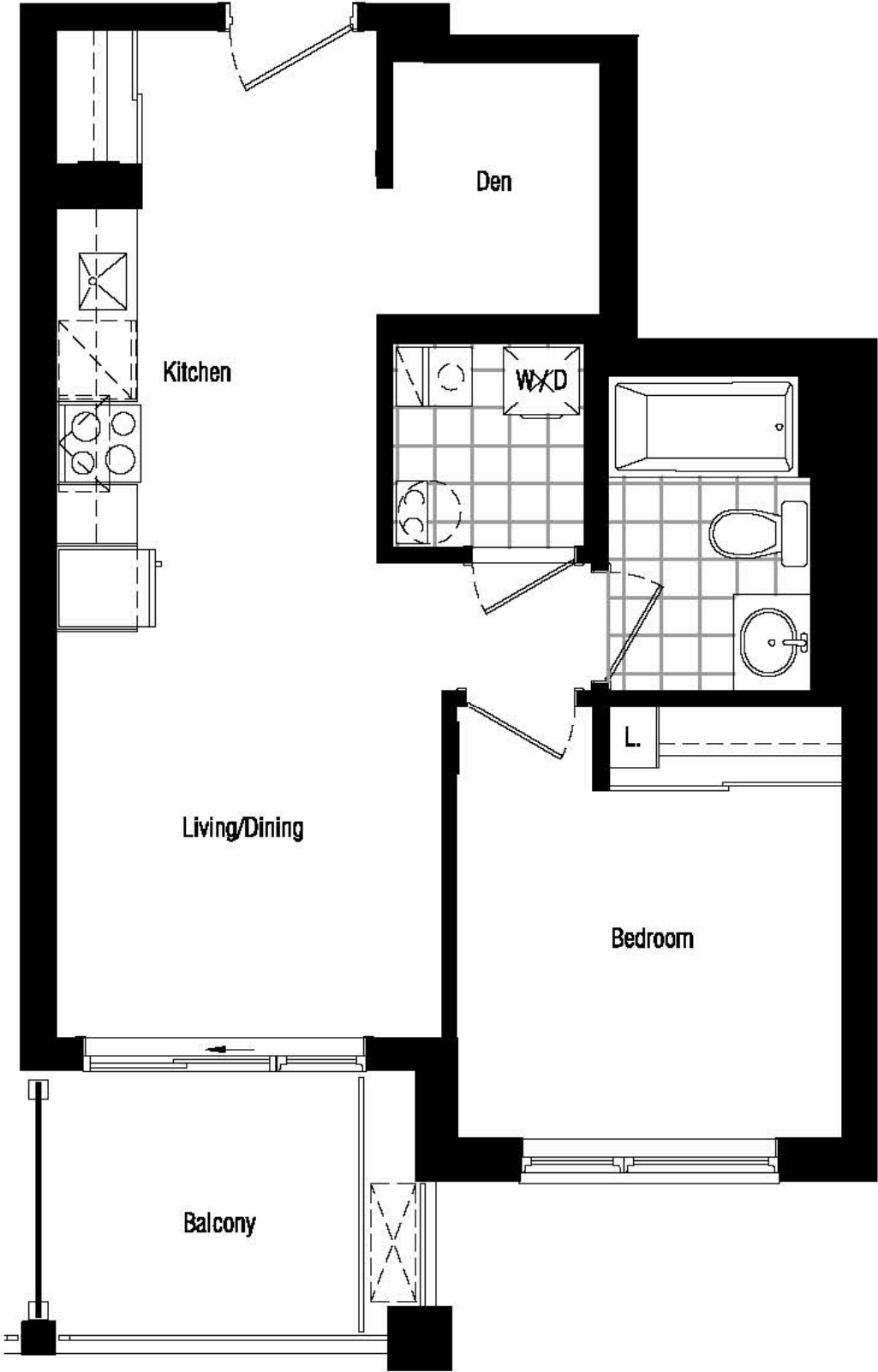
- Video surveillance system with cameras located in the P1 level elevator lobby and underground garage.
- Fully sprinklered and protected underground parking garage.
- Fully automatic garage exhaust fan connected to the Carbon Monoxide detection and monitoring system in addition to a continuously operating ventilation fan.
- Parking for residents and visitors accommodated below grade.



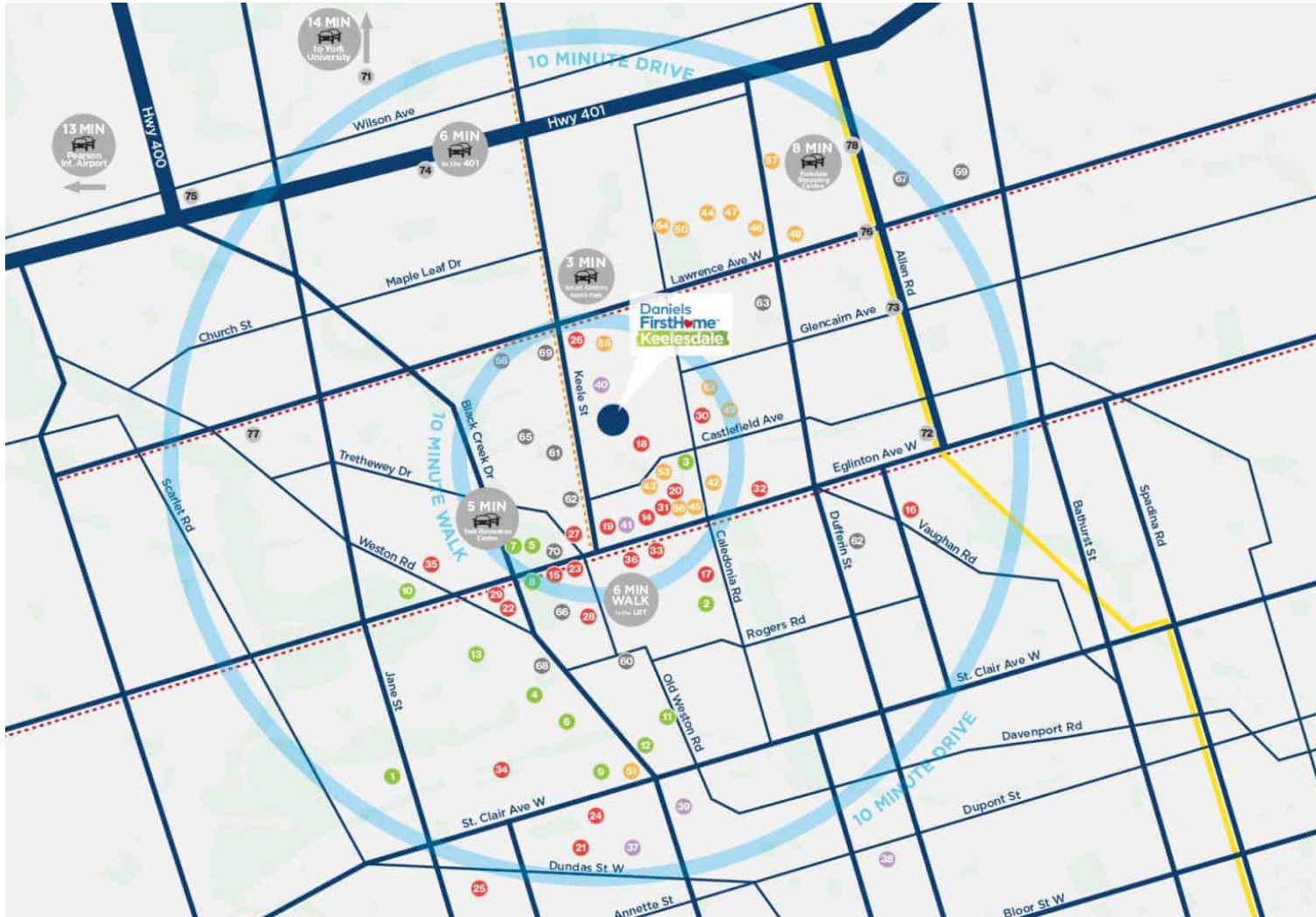


# FLOOR PLAN

Suite area: 569 sq ft  
Outdoor area: 68 sq ft  
Total area: 637 sq ft







## Amenities

**CIBC**  
2400 Eglinton Ave W, York

**TD Canada Trust**  
2390 Keele St, Toronto

**Metro**  
1411 Lawrence Ave W, Toronto

**FreshCo**  
2330 Eglinton Ave W, Toronto

**NoFrills**  
1951 Eglinton Ave W, Toronto

**Shoppers Drug Mart**  
2343 Eglinton Ave W, Toronto

**Scarlett Woods Golf Course**  
1000 Jane St, York

**RedLeaf Fitness**  
662 Caledonia Rd, York

**Amesbury Community Centre**  
1507 Lawrence Ave W, North York

**Humber River Hospital**  
1235 Wilson Ave, North York

**LCBO**  
Plaza, 1339 Lawrence Ave W, North York

**Starbucks**  
1320 Castlefield Ave, Toronto

**Amesbury Park**  
1507 Lawrence Ave W, North York

**Gulliver Park**  
55 Gulliver Rd, North York

**Keelesdale North Park**  
415 Black Creek Dr, Toronto

\*All information displayed within this catalogue is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

*When buying or  
selling a home*

WORK WITH THE  
**EXPERT**



Sam McDadi BSc, M.B.A. Sales Representative. \*Based on dollar volume closed transactions 2011-2022. \*\*Total career sales with a team of 60+ agents, TRREB stats 1988-2022. \*\*\*Based on TRREB stats, both independent & with a team of 60+ agents. \*\*\*\*Mississauga stats 2022, sold units. E. & O.E.

**#1**  
REAL ESTATE  
TEAM IN  
THE GTA  
\*




OVER  
**15K**  
HOMES  
SOLD  
\*\*

OVER  
**\$9.3B**  
IN REAL ESTATE  
SALES  
\*\*

SOLD OVER  
**\$1.4B**  
IN 2021  
\*\*\*

**3x**  
MORE SALES  
THAN #2  
REALTOR  
\*\*\*\*

**SAM McDADI**  
REAL ESTATE BROKERAGE

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