







## ONE PLACE

# *Called Home*

**Where old world tradition blends with new age lifestyle, a unique and charming community takes shape. Welcome to One Place Gardens.**

Located on Old Kennedy Road at Steeles Avenue in Markham, One Place Gardens is the perfect address for your young and growing family. An exclusive collection of spacious, modern, urban Townhomes masterfully planned

around a beautiful courtyard with lush landscaping and secure underground parking.

Live at the crossroads of Scarborough and Markham, just steps from Pacific Mall, shops, cafes, schools, parks, GO station, TTC and so much more. A place where everything is within easy reach and life revolves to the rhythms of family and community. You've always known in your heart about a place like this. It's called One Place Gardens.





A WORLD  
OF CONVENIENCE  
AWAITS



ONE PLACE

*Many Destinations*

**When you live at One Place Gardens, a world of convenience opens up for you.**

Right at your doorstep is the sprawling Pacific Mall where you can find everything from the latest gadgets to ethnic foods, fashions and more.

Escape to nature at Milliken Mills Park and other scenic spots nearby. Schools, colleges, shops, cafes, restaurants, banks, movie theatres and services abound in the neighbourhood.

The GO station is right next door, offering easy connections north to York Region or south to downtown Toronto. Sport fields, playgrounds and the Pan Am Centre invite you to stay physically active. Drive, take the bus or the train and be anywhere in just minutes.





FITNESS  
BANKS  
RESTAURANTS  
PARKS  
GROCERY  
RECREATION







BUBBLE TEA

TOY STORE

CORNER STORE

COFFEE SHOP

FASHION STORE

One Place  
168 OLD KENNEDY ROAD





## ONE PLACE

# For Community

One Place Gardens is a quiet, cozy enclave of exquisitely built, modern Urban Townhomes in an established Markham neighbourhood.

A beautifully landscaped central courtyard offers a great opportunity for the whole community to come together. The stacked Townhomes present a contemporary facade with rich architectural details, offering a blend of style and flair in a unique setting.

Choose from three refined Townhome designs, each catering to your family's unique needs – The Live/Work Collection, The Patio Collection and The Terrace Collection.

ONE PLACE FOR  
EVERYTHING IN AN  
ESTABLISHED  
NEIGHBOURHOOD





A close-up photograph of a monarch butterfly with vibrant orange wings and black markings, perched on a bright yellow flower with a dark center. The background is a soft, out-of-focus green, suggesting a natural garden setting.











ONE PLACE

*Like No Other*

Welcome to stylish modern living with a difference. The Patio Collection makes smart use of space and function and is perfectly suited for young families.

With up to 872 square feet of living space in a two bedroom layout, the design is fresh, modern and livable. The bright, open concept living and dining area overlooks the contemporary gourmet kitchen with fine-crafted cabinetry.

Enjoy your morning coffee on the beautiful outdoor patio overlooking the lush surroundings. Spacious bedrooms offer a tranquil escape after a day of work. This is urban living the way you love it.



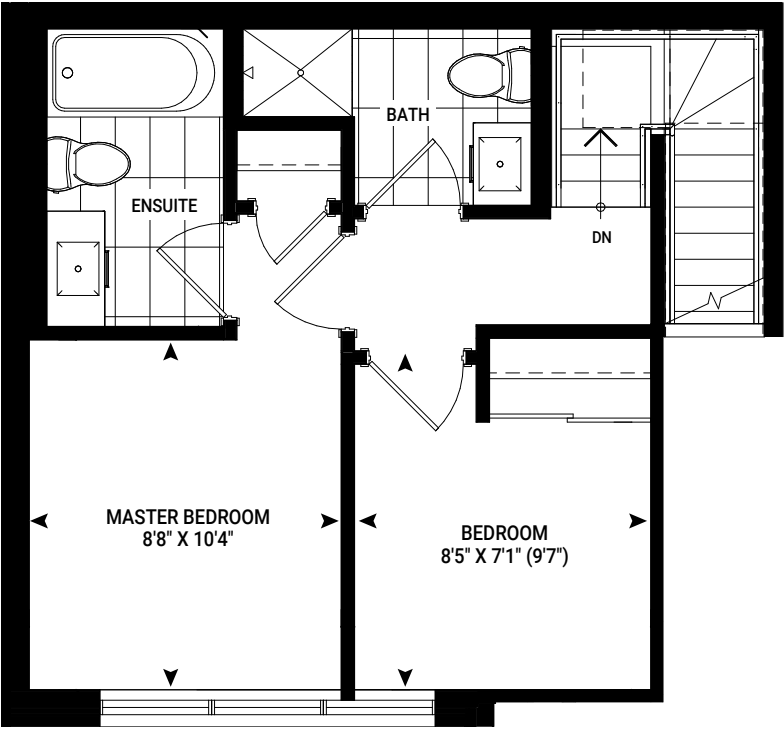
MODERN,  
FRESH  
AND  
LIVABLE  
SPACES



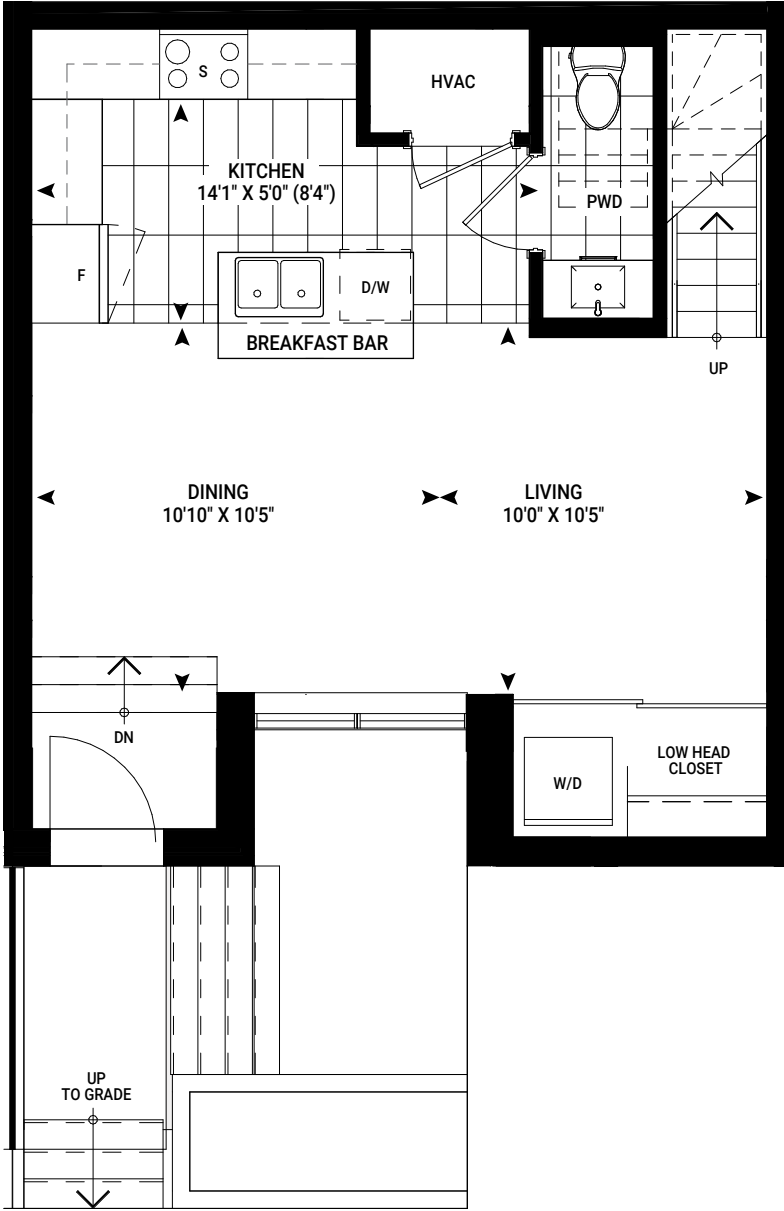
THE PATIO COLLECTION

Venice

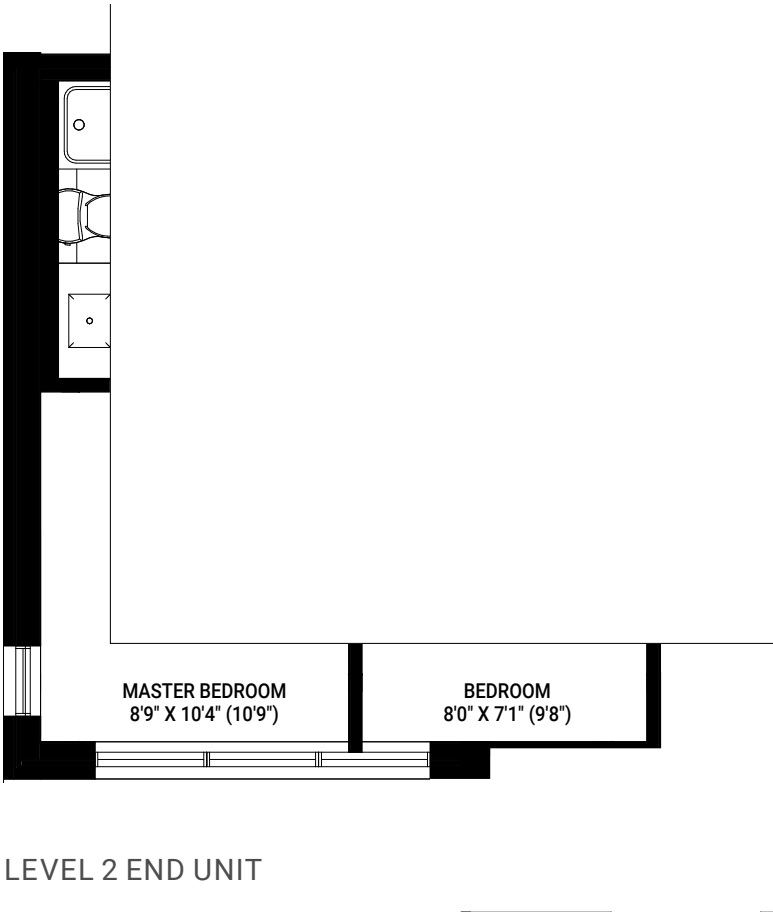
BLOCK 1 & 2 - LOWER UNIT  
901 - 905 SQ FT + PATIO 101 - 117 SQ FT



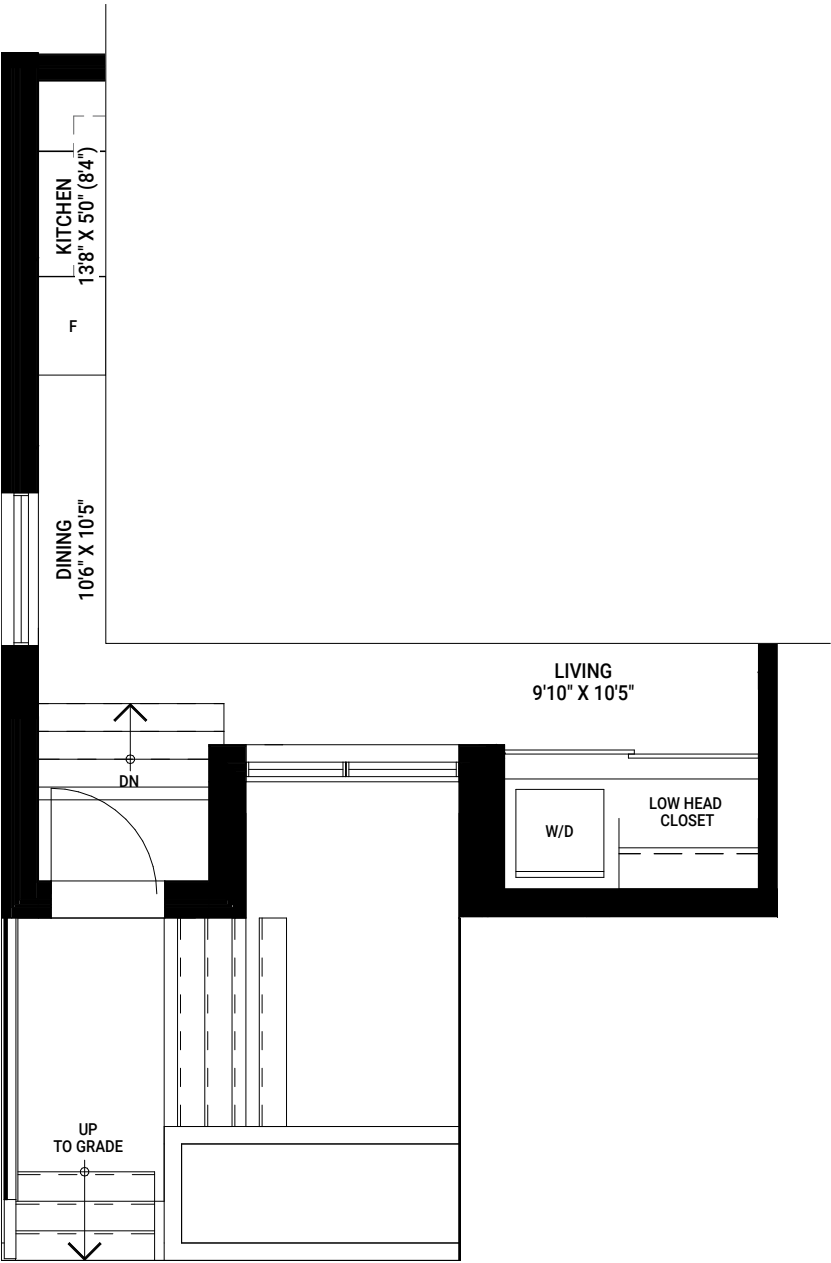
LEVEL 2



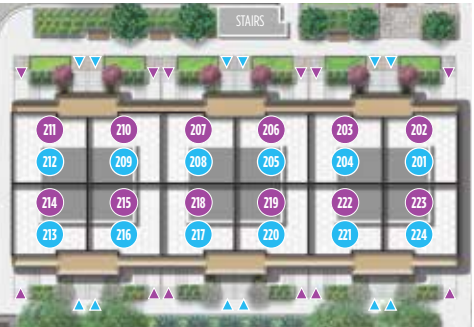
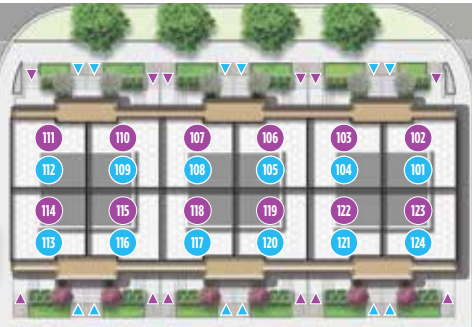
LEVEL 1



LEVEL 2 END UNIT



LEVEL 1 END UNIT



Not to Scale. Materials, specifications and floor plans are subject to change without notice. Elevations may vary due to floor plan specifications. Actual usable floor space may vary from the stated floor area. E. & O.E.





ONE PLACE

## *Above the Ordinary*

### **An outdoor room with a view!**

The Terrace Collection comes with a large, private rooftop terrace, your perfect outdoor oasis. Put in some stylish furniture and beautiful flower beds, and enjoy family barbecues under sunny skies or starry evenings.

Designs range from 904 – 924 square feet with spacious two bedroom layouts. Entertain guests in the bright open concept living and dining area overlooking the stylish modern kitchen. Bedrooms and bathrooms are meticulously detailed with high craftsmanship. Fine quality materials and fresh natural colours and textures ensure years of inspired urban living.



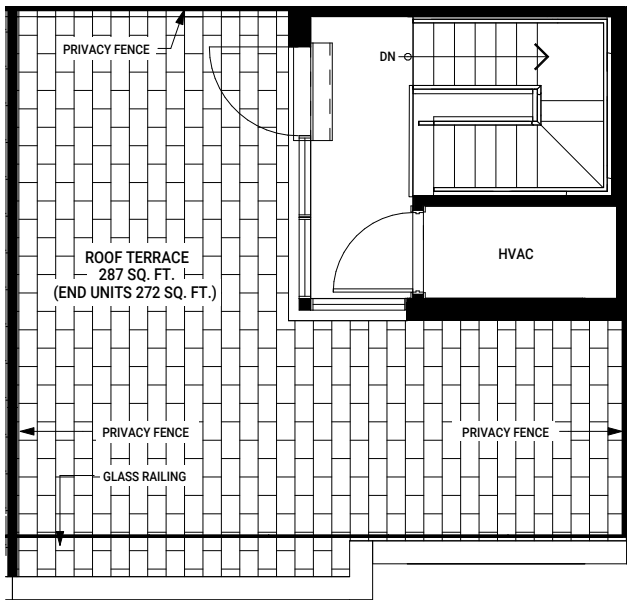
YOUR  
OUTDOOR  
OASIS



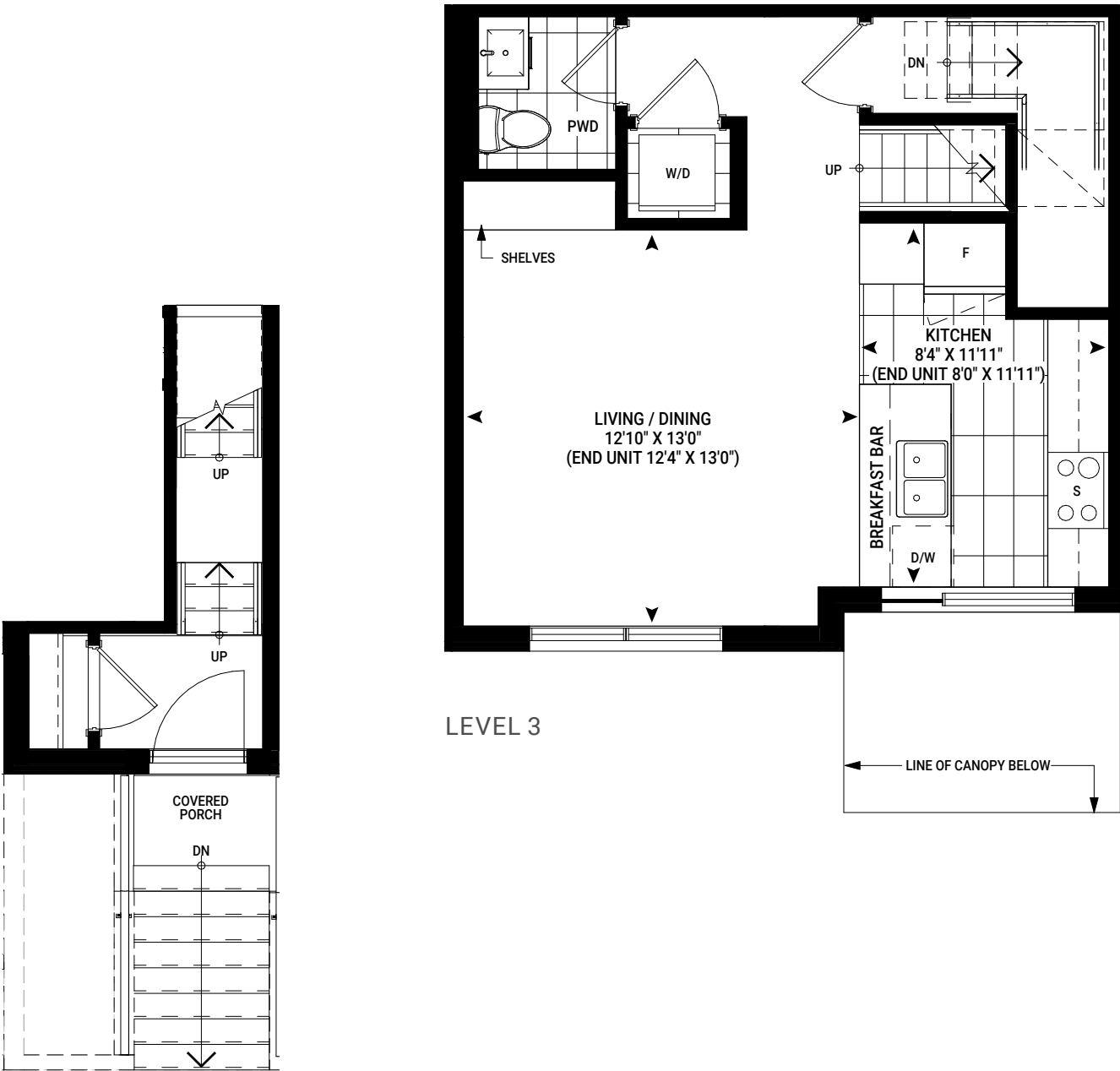
THE TERRACE COLLECTION

Paris

BLOCK 1 & 2 - UPPER UNIT  
1108 - 1116 SQ FT + ROOFTOP TERRACE 226 - 282 SQ FT

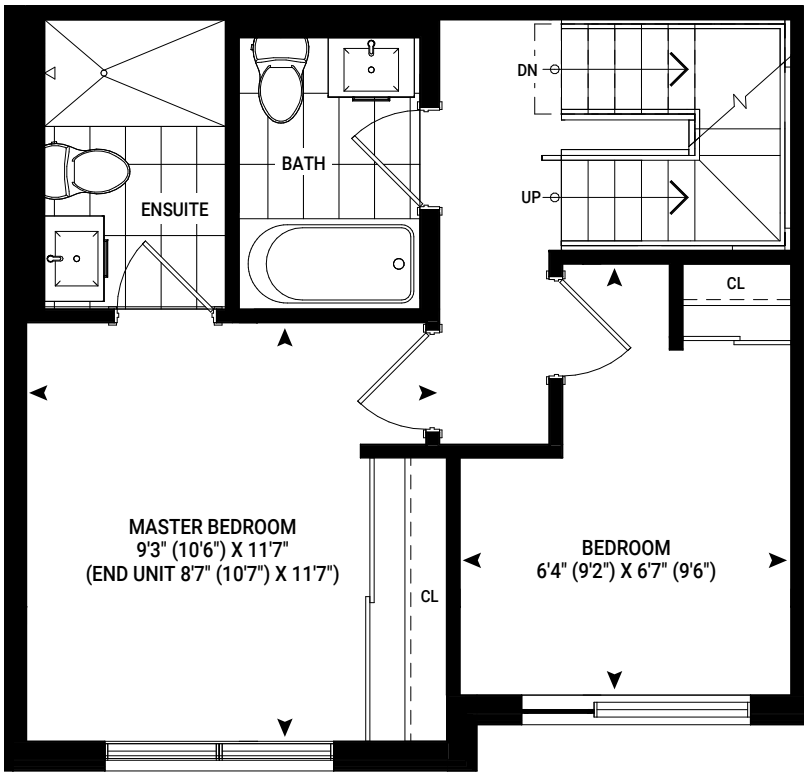


ROOFTOP LEVEL

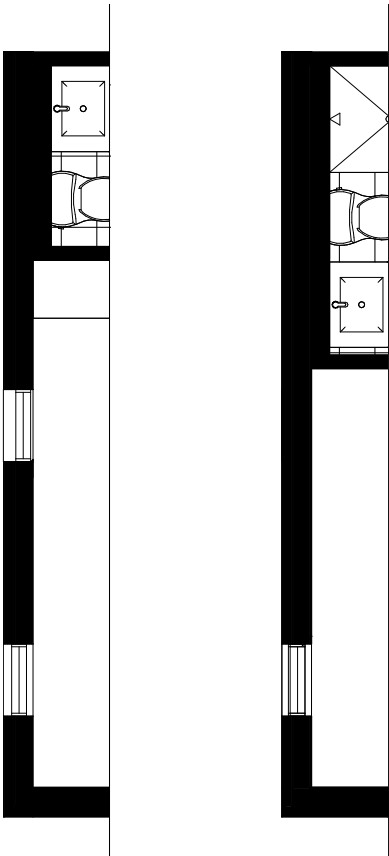


LEVEL 3

ENTRY LEVEL 1

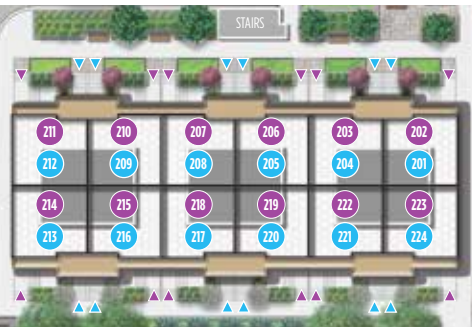
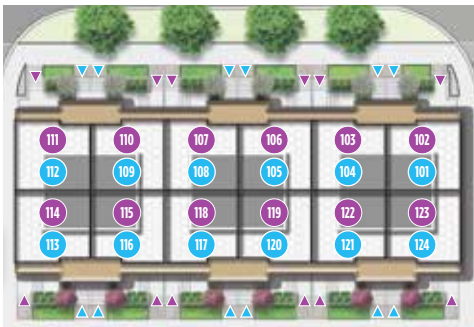


LEVEL 4



PART. LEVEL 4  
END UNIT

PART. LEVEL 3  
END UNIT



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# Luxury Features and Finishes

## Stylish, contemporary Architectural Appointments

- 118 modern urban towns with private balconies or terraces† designed in seven blocks around a landscaped courtyard and playground
- Striking contemporary elevations with façade brick, sandstone-like cement panels, stucco and metal accents
- Architecturally designed landscaping at streetscape in courtyard and on rooftop terraces†
- Illuminated walkways with path lighting
- Low E–Energy efficient windows with screens on all operable windows
- Aluminum soffits, fascia, eavestroughs and downspouts

## Elegant Outdoor Living Spaces

- Vibrant backyards with decking\*†
- Expansive rooftop terraces or private balconies†

## Sophisticated Designer interiors

- Designed by award winning U31 Interior Design
- Soaring nine foot (9') high ceilings^
- Genuine natural oak staircase treads and handrail with painted stringers, risers and wood pickets
- High performance wide plank designer-selected laminate flooring\*†
- Contemporary porcelain tile flooring\*†
- 4" square edge profile baseboard and 2-3/4" window and door casings
- All walls and ceilings finished in standard white
- Lever style interior door hardware in satin-chrome
- Wire shelving in all closets

## Contemporary kitchens

- European-inspired open concept kitchens with island†
- Kitchen cabinetry in a choice of standard schemes\*
- Quartz countertops in a choice of two standard schemes\*
- Beveled, high gloss tile backsplash\*

- Under cabinet lighting for ambiance and illumination
- Soft-close drawer slides and door hardware\*

- 22 Contemporary undermount single-bowl stainless steel sink
- Single lever faucet with pull-out spray
- Energy efficient counter depth, kitchen appliance package with 30" glass-on-steel refrigerator,
- 30" stainless steel range oven, stainless steel dishwasher and over-the-range stainless steel microwave with built-in fan

## European spa-inspired Bathrooms

- European-inspired bathroom cabinetry in choice of two standard schemes\*
- Quartz countertop and undermount sink in choice of two standard schemes\*
- Quality 12" x 24" porcelain tile flooring\*†
- Frameless glass shower enclosure with porcelain tiled walls\* and waterproof polymer base
- Soaker bathtub
- Recessed ceiling lighting over the bathtub and shower
- Elongated dual flush toilet
- Polished chrome bathroom faucet, shower set and accessories
- Wall mounted vanity mirror
- Pressure balanced mixing valve in the bathtub and shower
- Exterior vented exhaust fan

## Laundry closet

- European-style stacked front-loading washer and dryer
- Quality 12" x 24" porcelain tile flooring\*†

## In-suite electrical details

- Individual 100-amp electrical panel with circuit breakers
- White "Decora style" switches and receptacles throughout
- Ceiling mounted light fixtures in bedrooms and hallways
- Ceiling mounted track light fixtures in kitchen
- Light fixtures over bathroom and powder room vanities
- Capped ceiling light fixture outlet and switched plugs in dining room, living room and den

- Pre-wired phone, cable and data communication outlets in living room and master bedroom

## Environmental features

- Geothermal heating and cooling system for reduced energy use
- In-suite individually controlled HVAC
- High efficiency water heater
- In-suite programmable thermostat
- Individual suite utility metering system
- Air conditioning
- Roughed-in provisions for charging stations in select underground parking areas
- Automatic irrigation system for landscaping and planters
- Underground garbage and recycling Tri-Sorter system with at-grade access
- VOC-free paint finishes
- Built-in tri-sorting waste disposal in kitchen

## High-quality construction

- 2" x 6" exterior wood frame construction above grade and cast-in-place concrete below grade structure
- 5/8" tongue and groove subfloor plywood sheathing screwed and glued to engineered floor joists
- R22 exterior wall insulation†
- R31 insulation at roof†
- R20 insulation on exposed below-grade exterior wall†
- R31 insulation to exposed floors†
- Windows and exterior doors fully caulked and sealed
- TARION New Home Warranty protection

## Safety and security

- Underground parking garage surveillance system†
- Secured underground resident and visitor parking
- Smoke and carbon monoxide detectors provided in all suites†
- Enclosed access to parking with elevator

\* from Vendor samples

† per individual plans and specifications

^ except in areas where bulkheads for mechanical are required.

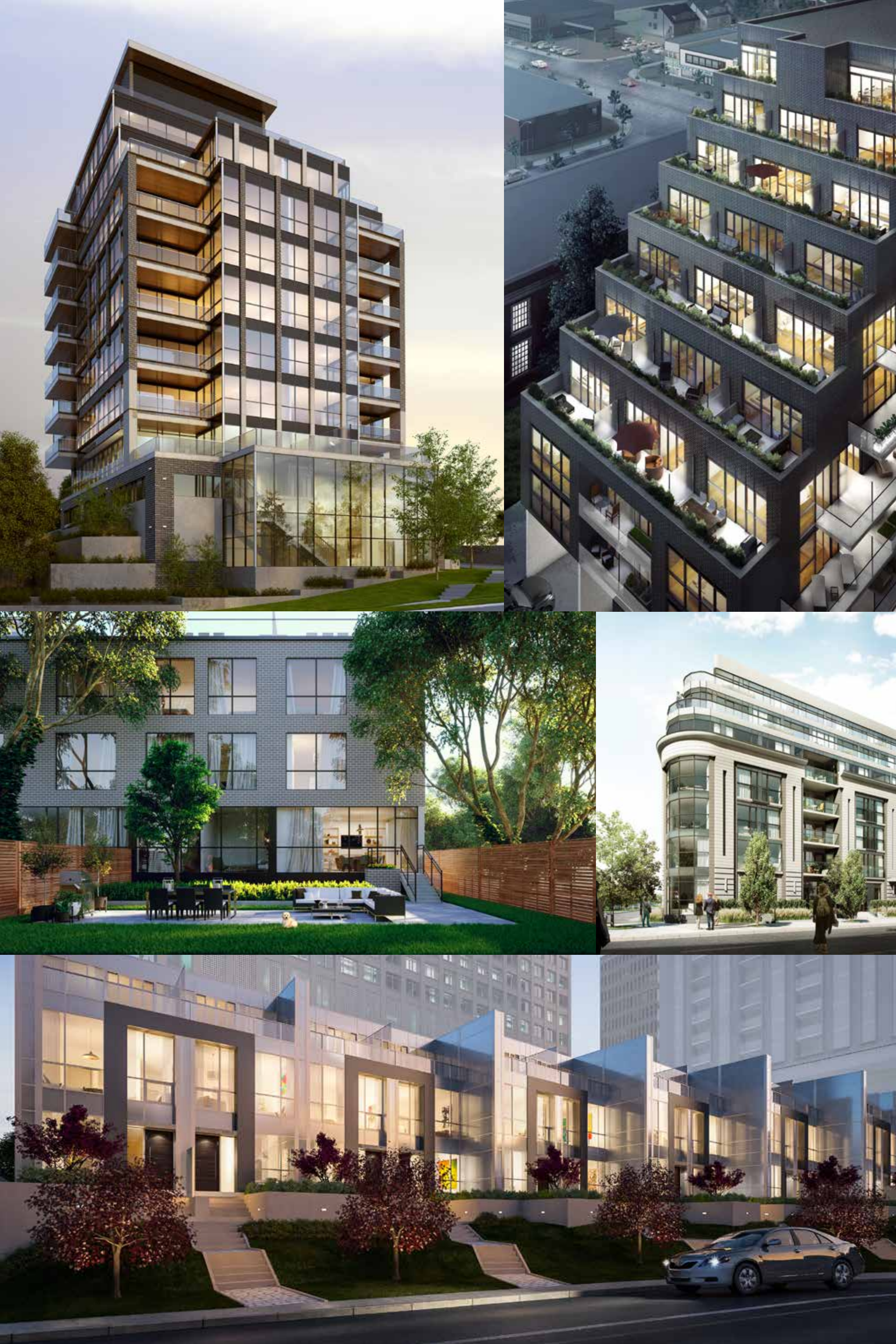
The builder shall have the right to substitute other products and materials for those listed in this schedule or provided for in the plans and specifications provided that the substituted materials are of equal to or better quality than the products and materials listed or provided. Colours and specific finishes will depend on builder's package as selected.

All specifications are subject to change without notice. Purchasers understand that the texture and smoothness of the finish on concrete surfaces will be to concrete forming industry standards. All suites protected under the Tarion Home Warranty Program. E. & O.E.









# MEET

## Our Team

We believe that working with the best can only make us better.

That’s why we have chosen a Team of like-minded experts, each with their own history of award-winning accomplishments. When you own a Berkin Home, you’re getting an exciting vision for the future, backed by an industry-leading Team with the history and experience to make it all a reality.



As an innovative architectural and interior design firm, onespace unlimited inc. has led design teams to produce compelling design solutions for numerous repeat clients over the last 20 years.

Our projects include the design of award-winning high rise/low rise condominiums and townhomes; hotels of various Brands; commercial developments; and various interior design projects.

Our residential designs have been finalists in both the BILD Awards (Building Industry & Land Development Association) and the Ontario Home Builder Association winning four (4)

BILD Awards for Best Suite Designs. For this year’s BILD Awards two (2) of our buildings are finalists for ‘Best Midrise Building Design (Pinnacle)’. Other accolades include the Award of Merit for the Imperial Plaza building from the Heritage Toronto Awards 2016, and our design for California Tower Condominiums which was nominated for Ontario Home Builder Project of the Year Award in 2008.

Onespace’s mission is to design unified architecture and interior spaces with clarity of vision as one team. The firm is proud of its creative and collaborative environment that nurtures the diverse talents and experiences of its in-house team, which benefits each client and every project.



### Strybos Barron King Landscape Architecture

An award winning Landscape Architecture Firm that offers a full range of services from conceptual design to detailed design and contract administration.



### McQuat Partnership

Canada’s most experienced real estate marketing company with over 2,500 successful projects across Canada, the U.S. and the Caribbean.



### Right At Home Realty

The Number One Brokerage in the GTA for the past seven consecutive years, their knowledge and experience has made them Canada’s largest independent brokerage.



### Harris, Sheaffer LLP

One of Canada’s Top 5 boutique real estate law firms, specializing in real estate and land development transactions for many of Canada’s leading developers.



### KLM Planning Partners Inc.

A diverse planning and design consultant firm providing land use planning and design services to clients across the GTA and Ontario since 1988.



### HGC Engineering

Acoustical consultants assessing and providing design solutions to control noise and vibration and to achieve superlative indoor acoustics for 25 years.



