



**BUILDING A & B**



# DISCOVER JOY

AND LOVE LIFE IN MARKHAM

Welcome to a place where joy is fostered and community is celebrated. An ideal location tucked into the charming area of Markham, just steps from the Mount Joy GO Station. Joy Station Condos is centred around a bounty of lifestyle amenities, amazing parks, and nature as well as a convenient connection to shopping, culture, and the GTA.





Joy Station Condos: Exterior Rendering Markham Road View, By Liberty Development



Joy Station Condos: Outdoor Amenity Terrace (7th Level, 8th Floor) Rendering, By Liberty Development

**SHARE JOY**  
LIVE HOW YOU'VE ALWAYS IMAGINED

Embrace an environment and lifestyle inspired to elevate your every day. An ideal location for vibrant living, this thoughtfully designed community showcases two, 22-storey modern condominium towers connected by 6-storey podium featuring an incredible outdoor terrace. Nestled in over a half acre of outdoor amenity space, residents will also have access to a lushly landscaped community park.



Joy Station Condos: View from Mount Joy GO Station Rendering, By Liberty Development

## EVERY DAY IS A GREAT DAY

Destination - happiness! Experience a complete lifestyle location that's rooted in small-town charm, yet booming as an urban centre of opportunity. Connected to the core by close proximity to Mt. Joy Go Station, Joy Station Condos invites a family-friendly, diverse community environment with beautiful parks and places to play as well as all the modern amenities you want to lead a quality life.



Joy Station Condos: Exterior Rendering Markham Road View, By Liberty Development



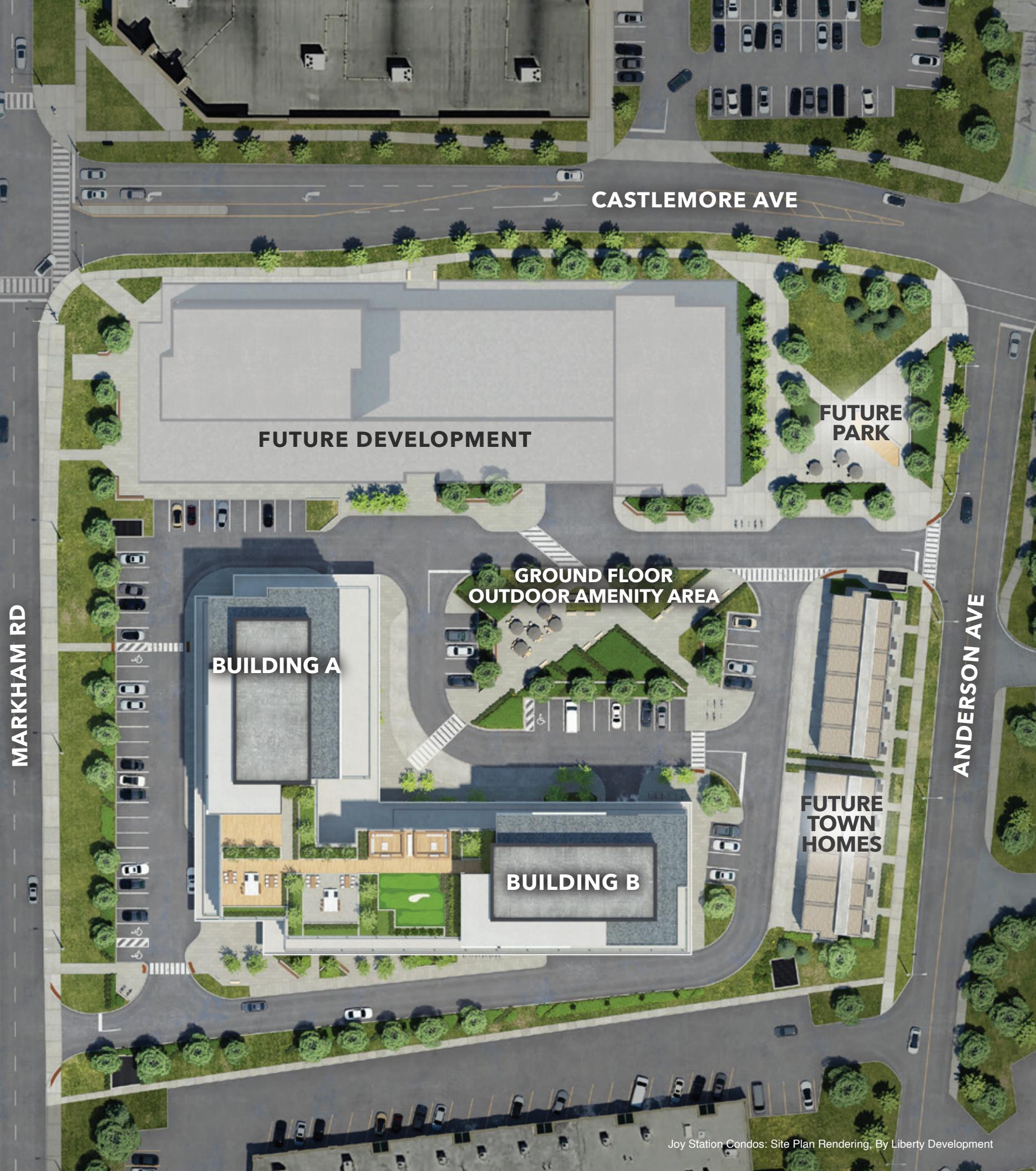
Joy Station Condos: View from Mount Joy GO Station Rendering, By Liberty Development

AN EASY  
CONNECTION  
TO EVERYWHERE

One of the greatest perks of living in Markham is being so close to everything and everywhere you want to go. Whether commuting or visiting Toronto for the day, you're just minutes from the Mount Joy GO Station. If you prefer to drive, you're minutes from highway 407 connecting to Hwy 404, 401, and 410, getting you to Toronto in under 30-minutes and onto Mississauga, Brampton and beyond.



## SITE PLAN



Joy Station Condos: Site Plan Rendering, By Liberty Development



Joy Station Condos: Aerial Site Plan Rendering, By Liberty Development



## AERIAL SITE PLAN





Live your life to the fullest every day! Inside and outside, living at Joy Station Condos aims to please with thoughtful amenity spaces designed to accommodate and complement your every activity and desire. Whether it is a workout or a little R&R, hosting a party or heading up to the outdoor terrace for a breath of fresh air, enjoy the convenience of choice having all these options available to you right where you live!

**EXPERIENCE JOY**  
AT HOME AND EVERYDAY



Experience the bliss of an outdoor oasis that inspires relaxation, leisure and a friendly social scene. Beautifully landscaped, the rooftop terrace features a putting green, gorgeous cabana-style places to lounge by a fire, a bar area to share a drink, and BBQ stations with tables perfect for hosting al fresco dinners and epic evenings under the stars.

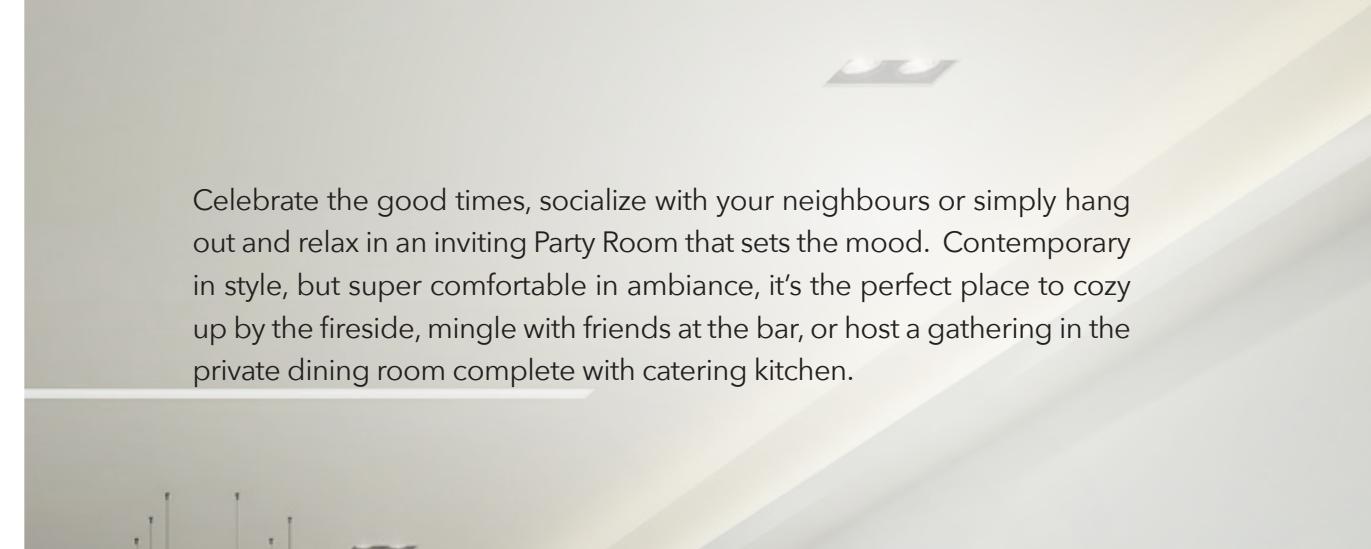
BREATHE IT ALL IN





# THE LIFE OF THE PARTY

Celebrate the good times, socialize with your neighbours or simply hang out and relax in an inviting Party Room that sets the mood. Contemporary in style, but super comfortable in ambiance, it's the perfect place to cozy up by the fireside, mingle with friends at the bar, or host a gathering in the private dining room complete with catering kitchen.



FEELING HEALTHY & HAPPY



Stretch your limits, work up a sweat, and strike a healthy pose in a beautifully designed, state-of-the-art fitness centre complete with the latest equipment, spin room, and quiet yoga studio to find your inner Zen.



## A W E L C O M I N G   E N T R A N C E

Happiness greets you in a contemporary lobby complete with a friendly concierge here to help make your life a breeze. Enjoy a stylish environment with contemporary lounge seating, as well as the convenience of free WIFI, a self-service parcel room, and a convenient dog wash to make sure Fluffy feels right at home.

## A FULL AND ENJOYABLE LIFESTYLE

Want it, need it, have it! Discover beautiful environments created to work in and workout in; places for the kids to play and grownups too. There's even room for guests and special pampering for your favourite four-legged friend.

### LIST OF GROUND FLOOR INDOOR AMENITIES

1. Main Lobby Lounge
2. Self-Service Parcel Room
3. Parcel Room
4. Guest Suite
5. Business Centre with Boardroom
6. Pet Wash
7. Golf Simulator
8. Children's Play Room
9. Fitness Centre
10. Party Room with Private Dining
11. Games Room



# EXPLORE JOY

AT HOME AND ALL OVER THE GTA

A woman in a white dress and straw hat carries a large woven basket, running alongside two young boys in light blue shirts and shorts. They are on a grassy path in a park with trees in the background.

Discover a sense of community infused with beautiful nature, places to play, and celebrate coming together.

Home to over 50 different parks, 22 km of scenic pathways and nearby conservation Reserves, you'll easily find a favourite place to enjoy nature. For family-friendly playgrounds and picnics check out Milliken Mills, Berczy Park, and Crosby Memorial Park, while hikers and cyclists will want to hit the trails at the 305-acre Milne Dam Conservation Park, and the 80-acre Toogood Pond Park.

## A CELEBRATION OF CHOICE AND CULTURE

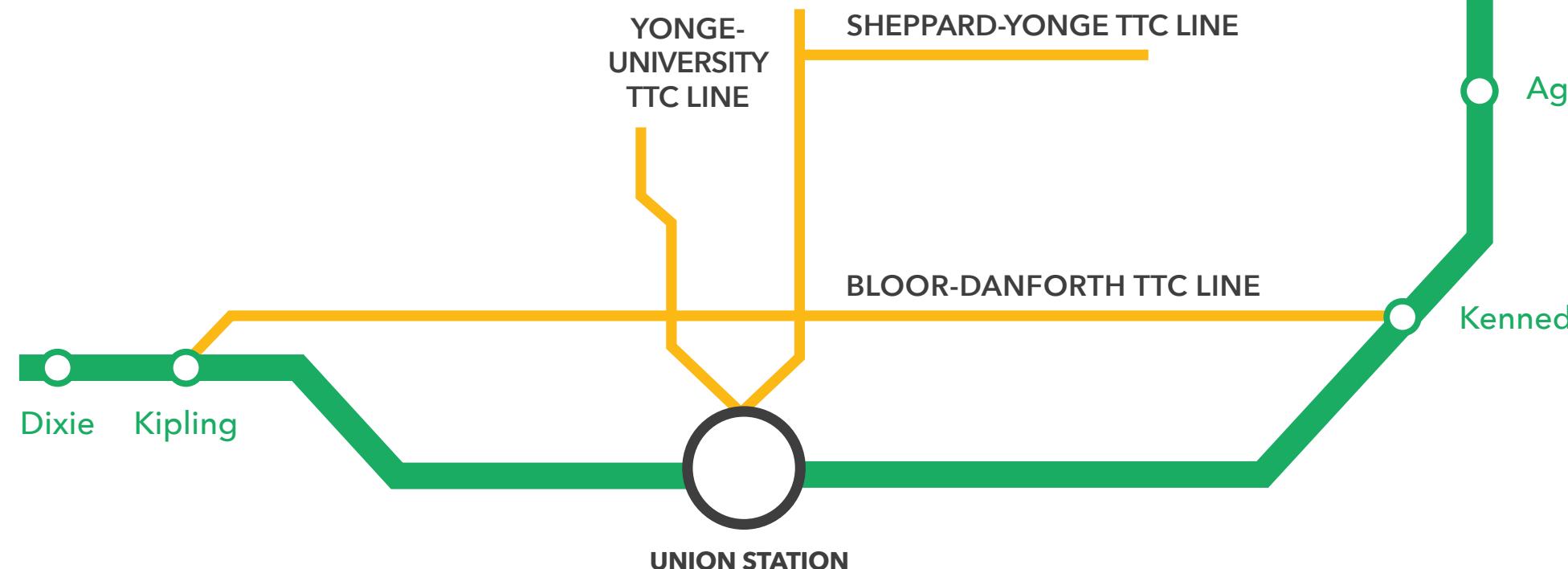
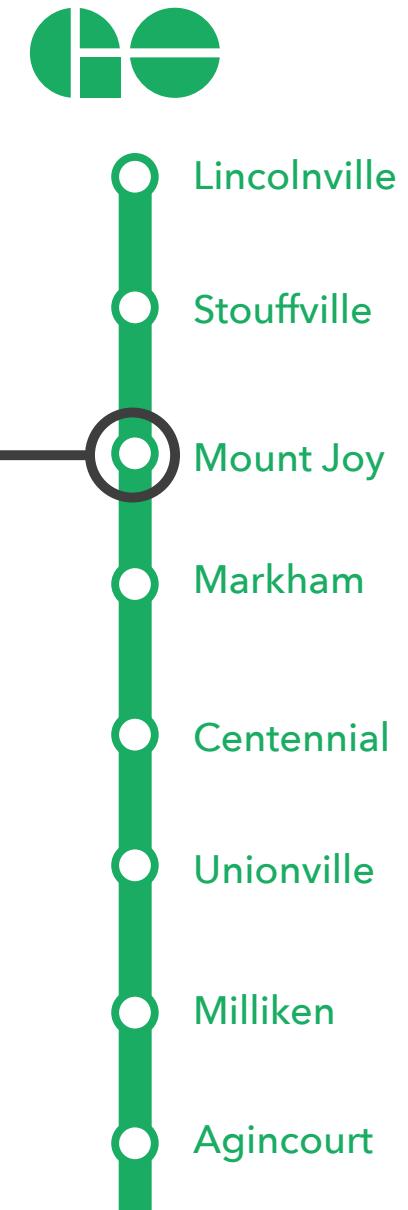
For a more cultural scene head to Markham's historic downtown offering a wonderful variety of local shops and international cuisine. Take in a live show at the Markham Theatre for the Performing Arts and FLATO Markham Theatre, or admire great works at the Varley Art Gallery. There are also several large malls including CF Markville, First Markham Place and the Pacific Mall nearby for all your lifestyle essentials.



# JOY STATION

## TRANSIT MAP

Work, play, shop, pick up the kids and raise a family...  
imagine all that and more being made even easier!  
Living here, there's a whole other level of convenience  
with handy proximity to major transit.



# GOOD LIFE

AT YOUR DOORSTEP

## FOOD & DINING

1. AiSushi Markham
2. Azyun Restaurant
3. Booster Juice
4. Chatime
5. Cora Breakfast and Lunch
6. Eggsmart
7. Hero Certified Burgers
8. Love Gelato
9. Main Street Greek
10. Main's Mansion
11. McDonald's
12. Papa Chang's
13. Pizza Nova
14. Popeyes Louisiana Kitchen
15. Slice of Fire Pizza
16. Starbucks
17. Sunset Grill
18. Tao Canteen
19. The Duchess Of Markham
20. The Thandur Restaurant
21. Tim Hortons

## TRANSPORTATION

22. Markham GO
23. Mount Joy GO

## SHOPPING

24. CF Markville
25. Costco Wholesale
26. Food Basics
27. FoodyMart Supermarket
28. First Markham Place
29. FreshCo McCowan & Bur Oak
30. LCBO
31. Petsmart
32. Shoppers Drug Mart
33. The Garden Basket

34. The Home Depot
35. Walmart Supercentre
36. Whole Foods Market
37. No Frills

## SCHOOLS & SERVICES

38. Bur Oak Secondary School
39. Donald Cousens Public School
40. Edward T. Crowle Public School
41. Franklin Street Public School
42. Markham District High School
43. Mount Joy Public School
44. San Lorenzo Ruiz Catholic Elementary School
45. St. Brother André Catholic High School
46. St. Julia Billiart Catholic School
47. Wismer Public School

## RECREATION & FITNESS

48. Angus Glen Golf Club
49. GoodLife Fitness
50. Swan Lake
51. Markville Fitness
52. Mount Joy Community Centre
53. Mount Joy Lake
54. Royal Troon Pond
55. The Bike and Barre Studio
56. Toogood Pond Park
57. Whyte Fitness
58. Wismer Park

## ENTERTAINMENT

59. Markham Heritage Centre
60. Markham Little Theatre
61. Markham Museum
62. Markham Village Library

HWY 404

HWY 7

WARDEN AVE.

16TH AVE.

KENNEDY RD.

48

56

36

27

MAJOR MCKENZIE DR.

1

35 24

62

MARKHAM RD.



NINTH LN.

40

41 42

21

26 4

13 14

17 7

34 30

55

20 23

37 53

11 52

3 5

33 45

46

50

60

61

12 59 6

1

22

2

10

57 8

15 9

19

28

25

36

27



Experience the bliss of coming home to beautiful space that celebrates a quality of life. Contemporary style blends effortlessly with comfort in thoughtfully designed interiors that make everyday living a breeze.

APPRECIATE JOY  
AND FEEL AT HOME

# FEATURES & FINISHES



Model suite by Liberty Development.

## KITCHEN FEATURES

- Granite or quartz countertops.\*
- European-style cabinets, with 36" high upper cabinet.\* •
- Stainless steel undermount sink with single-lever faucet and vegetable spray.\*
- Ceramic tile backsplash.\*
- Stainless Steel appliance package including: self-cleaning ceran-top stove, microwave, hood fan vented to exterior, built-in multicycle dishwasher, and frost-free refrigerator.\*

## BATHROOM FEATURES

- Quartz countertop with undermount sink.\* •
- White bathroom fixtures. •
- Porcelain on floors, tub surround and shower wall (where applicable). \* •
- Choice of vanity cabinets from builder's standard samples. \* •
- Single-lever faucets for vanities.
- Pressure balanced valves in tub and shower.
- White acrylic soaker tub. •
- Mirror over width of vanity in bathroom(s). •

## FLOORING

- Porcelain tile in bathroom(s) and standard ceramic tile in laundry area.\* •
- Laminate flooring in living room, dining room, den and bedroom(s) (if applicable). \* •
- Laminate flooring in foyer and kitchen.\*

## CONTEMPORARY SUITE

- Solid core entry door with brushed nickel hardware and painted finish.
- Contemporary interior doors with brushed nickel lever hardware.
- Mirrored sliding closet doors in foyer, where applicable. •
- Contemporary white 4" baseboards and 2 1/4" trim casings.
- White smooth ceilings throughout unit.
- Interior walls painted with two coats of flat latex paint (kitchen, bathroom(s), all interior doors and all trim painted with semigloss latex paint). \*
- Glass and rail treatment on balconies. •
- 6' High privacy screen dividing balcony and terrace where applicable. •
- Stacking electric washer/dryer (white) vented to exterior. •
- 9' ceilings on residential floors with the exception of 10' ceilings on Penthouse floor. •

## SECURITY

- Full time concierge.
- Surveillance cameras in select areas of building and underground garage.
- Electronic access control system for recreation amenities, parking garage, and other common areas.
- Enter phone and cameras located in lobby and visitor entrances allowing residents to view visitors through dedicated television channel.
- In-Suite and building wide fire alarm system.
- In-Suite and building wide emergency fire sprinkler system.

## STATE-OF-THE-ART WIRING

- Suites pre-wired with one dedicated outlet enabling delivery of Internet/Phone and TV service. •

## MECHANICAL AND ELECTRICAL SYSTEMS

- Individually controlled central heating and cooling system (seasonal).
- Central domestic hot water system.
- White Decora-style receptacles and light switches throughout suites.
- Light fixtures provided in kitchen, all bedroom(s), living room, bathroom(s), and walk-in closet and den (if applicable). •
- Individual remote hydro metering for hydro consumption.
- Heavy-duty wiring and receptacle for washer/dryer.
- Water shut-off valve for washer.

## NOTES

\* Indicates as per Vendor's standard sample(s).

• Indicates as per Vendor's plans.

Purchaser(s) shall select the colour and material from Vendor's standard samples only (one laminate floor colour and one paint colour per suite).

Purchaser(s) may select upgraded materials from Vendor's samples and shall pay the upgrade costs at the time of colour and finishes selection.

Vendor reserves the right to make reasonable changes in the opinion of Vendor in the plans and specifications if required and to substitute other material or finishes or that provided for herein with material or finishes of equal or better quality than that provided for herein. The determination of whether or not a substitute material or finish is of equal or better quality shall be made by Vendor, in its sole, absolute and unfettered discretion, which determination shall be final and binding. Purchaser acknowledges that colour, texture, appearance, grains, veining, natural variations in appearance, etc. of features and finishes installed in the unit may vary from Vendor samples as a result of normal manufacturing and installation processes and/or as a result of any such finishes being of natural products (i.e., due to the inherent nature of the material itself) and Purchaser agrees that Vendor is not responsible for same. Vendor shall not be responsible for shade differences occurring in the manufacture of items such as, but not limited to, finishing materials or products such as carpet, tiles, granite, marble, porcelain, laminate flooring, engineered flooring, bath tubs, sinks and other such products where the product manufacturer establishes the standard for such finishes. Nor shall Vendor be responsible for shade differences in colour of components manufactured from different materials but which components are designed to be assembled into either one product or installed in conjunction with another product and in these circumstances the product as manufactured shall be accepted by Purchaser. Purchaser acknowledges and agrees that carpeting may be seamed in certain circumstances and said seams may be visible. Purchaser acknowledges and agrees that pre-finished wood flooring (if any) or any engineered wood flooring (if any) may react to normal fluctuating humidity levels inducing gapping and cupping. Purchaser acknowledges that marble and similar stones (if any) are very soft stones, which will require a substantial amount of maintenance by Purchaser and are very easily scratched and damaged. Plan and specifications are subject to change without notice.

Where bulkheads are installed and where dropped ceilings are required, the ceiling height will be less than stated, as per Vendor's plans.

All plans, elevations, sizes and specifications are subject to change from time to time by Vendor without notice. E. & O. E.

Unit owners are covered by TARION Warranty Program (formally known as ONHWP). Vendor is proud to be registered with TARION Warranty Program. March 1, 2021