



LAKE POINT

AT DISCOVERY BAY







DISCOVER
LIFE AT THE BAY



At the point where Duffin Bay and Lake Ontario meet, a refreshing new condominium community is arising upon the shores of Ajax's scenic Discovery Bay community. Here's where you can celebrate the best in carefree condominium living while being within easy proximity to downtown Ajax, the GO station, Highway 401 and all of your favourite points of interest.



CONDOS



TOWNS



ARTIST'S CONCEPT

Lake Pointe's exclusive townhome designs are perfect for young and growing families, as well as mature couples looking to downsize and improve their home environment. Discover innovative, modern exteriors boasting an eye-pleasing palette of warm, natural materials.







Lake Pointe has been impeccably designed to complement its waterside location with wide-open greenspaces and a wealth of outdoor gathering places. Have friends and family over for special events or "just because," meet up with neighbours or simply relax outside under the big blue sky.





DISCOVER A SIGNATURE **WATERSIDE ADDRESS**



COURTYARD



DISCOVER A WORLD OF ADVENTURE AT YOUR DOORSTEP

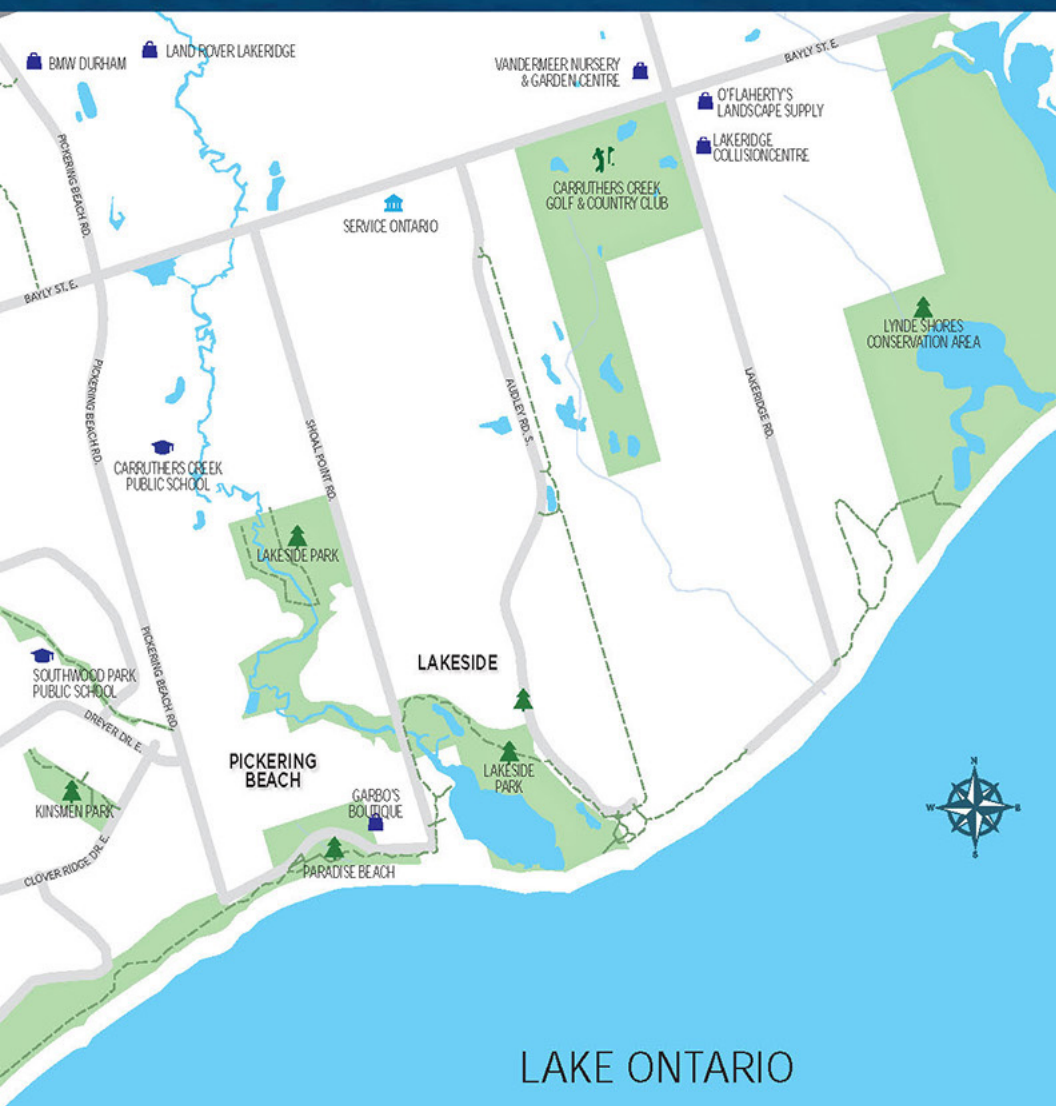
Enjoy a refreshing perspective on life in Ajax's exclusive Discovery Bay. This beautiful little hamlet borders two natural waterways - Duffin's Creek and Lake Ontario - bringing you lakeside living like never before. Drink in the breathtaking views, walk or bike along the waterside trail or head out on the lake and savour the best boating Southern Ontario has to offer.





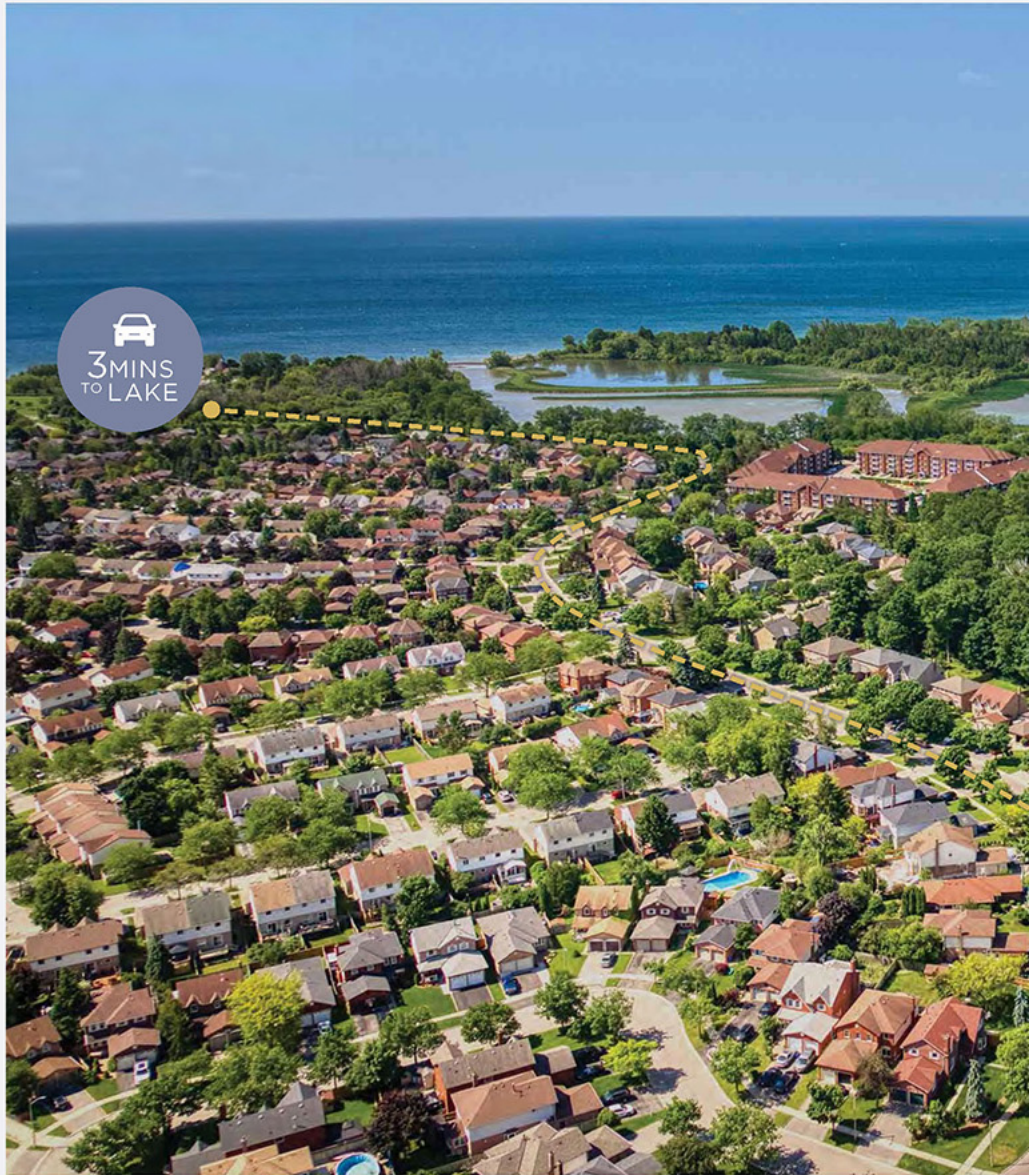
AMENITIES MAP





LAKE ONTARIO

ILLUSTRATION IS ARTIST'S CONCEPT ONLY AND NOT TO SCALE. MAP IS NOT INTENDED TO BE A DIRECTIONAL MAP AND IS ONLY A SAMPLING OF THE AMENITIES AVAILABLE. E.&O.E.





DUFFIN'S CREEK



LAKE POINTE
AT DISCOVERY BAY

3

MINS
TO PARK
+ MARINA

8

MINS
TO AJAX
DOWNTOWN
/RESTAURANTS

4

MINS
TO GO
STATION

10

MINS
TO GOLF
COURSES

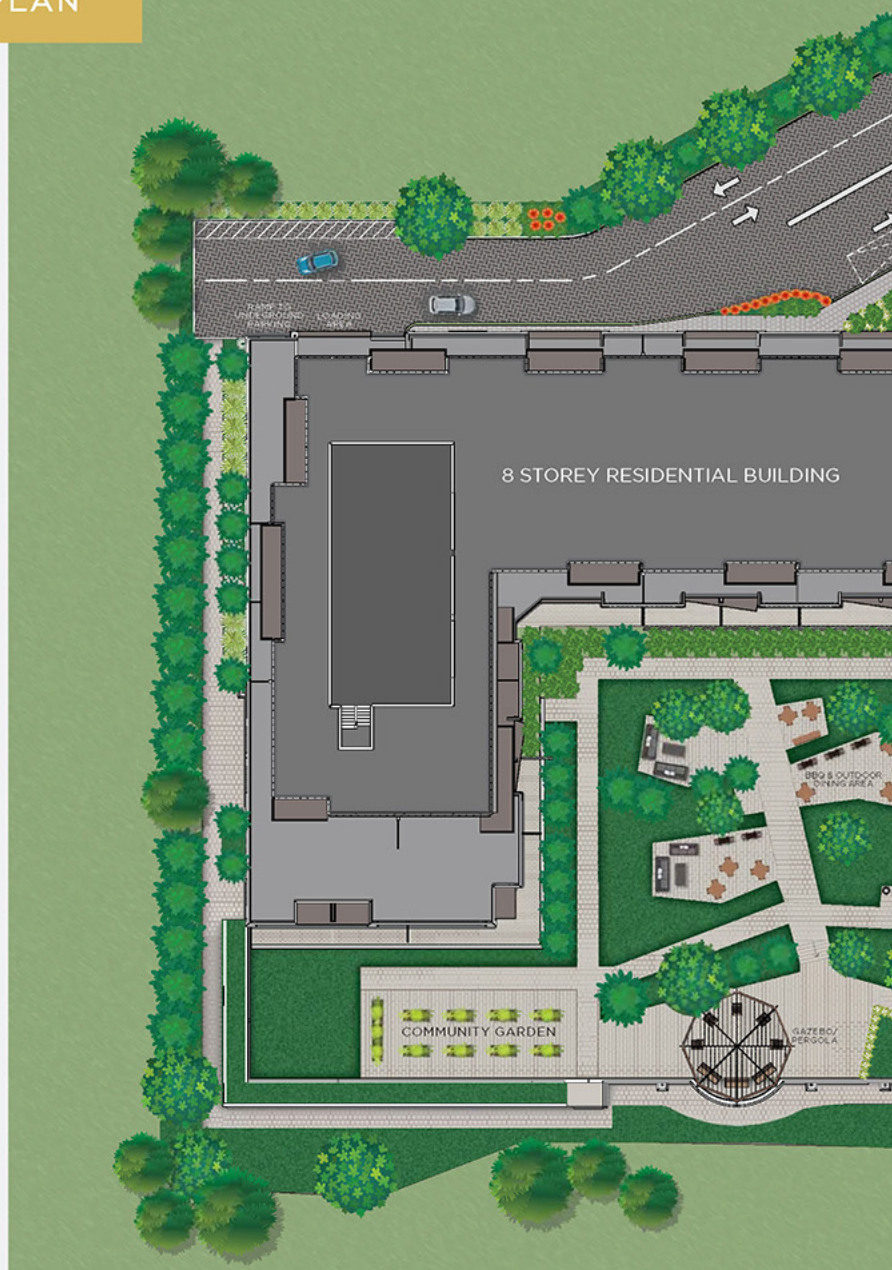


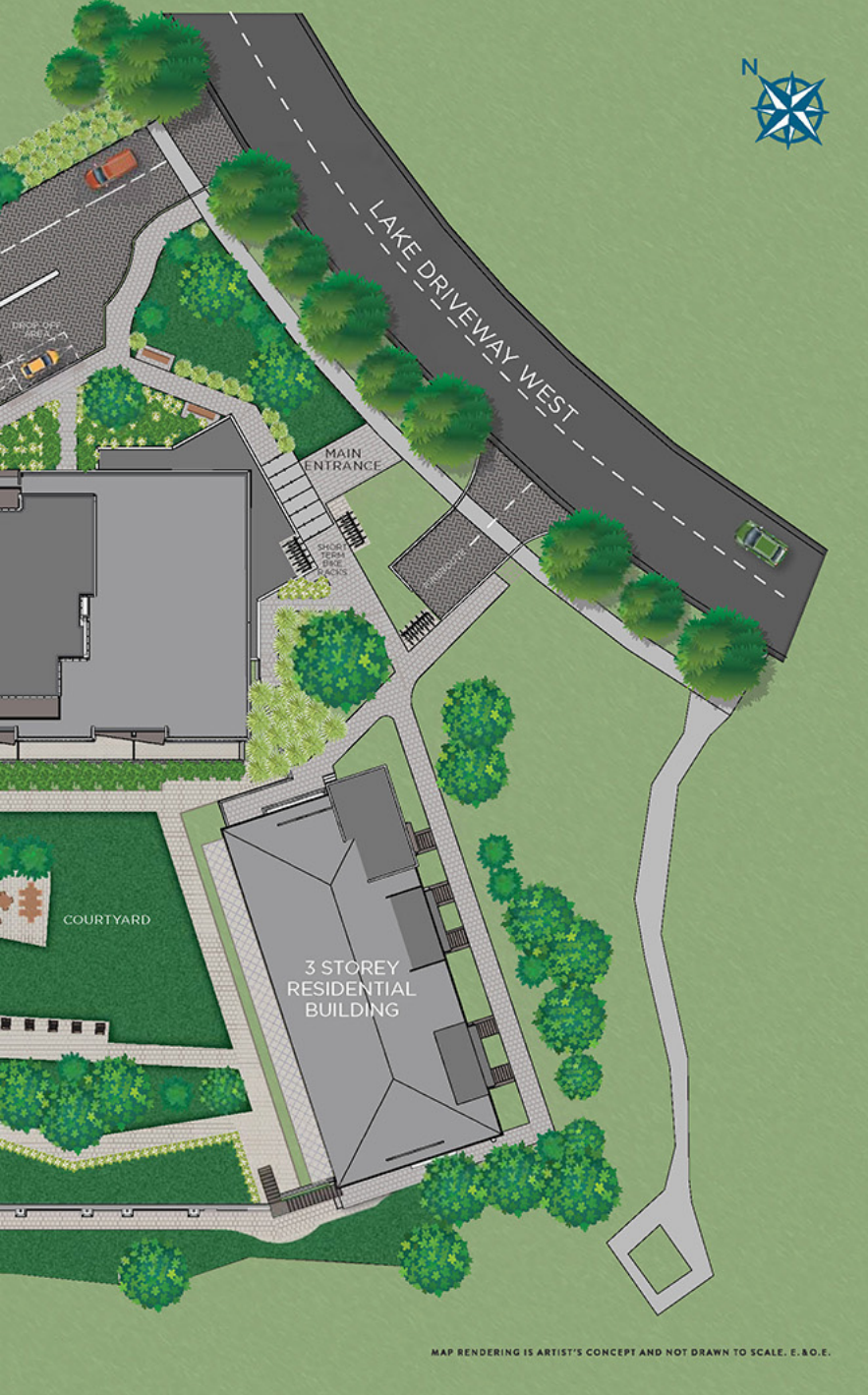
DISCOVER URBAN AMENITIES MINUTES AWAY



- 11 MINS TO CASINO AJAX + AJAX DOWNS
- 10 MINS TO LYNDE SHORES CONSERVATION
- 1 MIN TO DISCOVERY BAY SHOPPING CENTRE
- 6 MINS TO DURHAM LIVE

SITE PLAN





BUILDING AMENITIES

Lake Pointe has been designed to address today's most popular condominium communal spaces. Reach your fitness goals in the wellness centre. Celebrate life's great milestones in the entertainment room. Invite friends over for fun and games in the media lounge and games room. There's even a co-working lounge that answers to today's work-from-home reality.





ILLUSTRATIONS ARE ARTIST'S CONCEPT, SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE, E.O.F.



DISCOVER A GRAND ENTRANCE

Step Into your Lake Pointe address and feel a wave of serenity wash over your senses. The lobby's ultra-modern open-concept layout is bright and airy; the perfect place to welcome guests while experiencing the satisfaction of living in Ajax's premier waterside address.



LOBBY

ARTIST'S CONCEPT



LOBBY
LOUNGE

ARTIST'S CONCEPT



WELLNESS CENTRE





GAMES ROOM



ARTIST'S CONCEPT



MEDIA LOUNGE





ENTERTAINMENT ROOM





ACTIVITY ROOM



DISCOVER
MODERN INTERIORS



KITCHEN + DINING + LIVING

Daydream in colour. Lake Pointe's Interior design concept embraces the latest in modern, open-concept aesthetics with grand living spaces that allow natural light to gracefully flow from one space to the next.



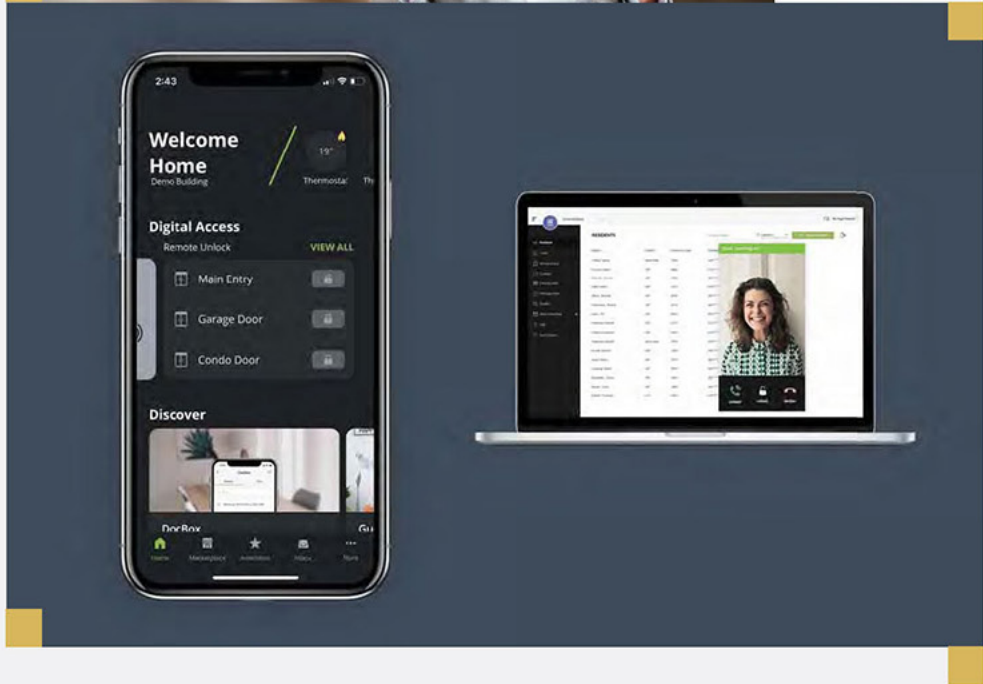
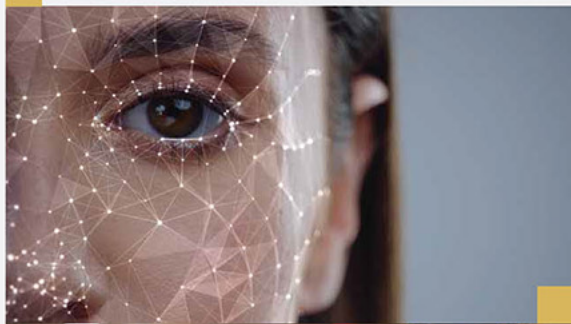
DISCOVER SMART LIVING



Lake Pointe is a Rogers Smart Community, powered by the 1VALET resident app. From your mobile device, you can now enjoy a safe and smart living experience all in the palm of your hands.

- FACIAL RECOGNITION ENTRY (OPT-IN)
- DIGITAL KEYS FOR CONTACTLESS TRAVEL
- GUEST VIDEO CALLING
- PARCEL SCANNING ENTRY (PATENTED BY 1VALET)
- PARCEL ROOM/LOCKER INTEGRATION
- VIDEO CALLS TO RESIDENT APP
- 2-WAY DIRECT MESSAGING TO RESIDENTS (COMMUNICATE DIRECTLY TO THE PROPERTY MANAGER/CONDO BOARD)
- COMMUNITY MESSAGING/ANNOUNCEMENTS
- VIDEO CALLS TO CENTRALIZED CONCIERGE/ONSITE STAFF
- DIGITAL LOCKBOX (VENDORS)
- SMS VISITOR ENTRY
- APPLE WATCH INTEGRATION
- RESIDENT MARKETPLACE (BUY/SELL A SERVICE OR ITEMS)
- HIGH SPEED INTERNET: ENJOY DISCOUNTED RATES FOR ROGERS
IGNITE GIGABIT INTERNET WITH DOWNLOAD SPEEDS UP TO
1 GIGABIT AND UNLIMITED USAGE





CONDOMINIUM SUITES

BUILDING FEATURES

- 1. Stylish modern 8-storey boutique building on Lake Driveway with exterior accented by architectural stone and brick.
- 2. All exterior colours and materials are architecturally controlled and pre-selected.
- 3. Low-E argon-filled double pane windows.
- 4. Fire sprinkler system throughout building and in all suites per OBC.

INSPIRING LIFESTYLE AMENITIES

- 5. Smart community featuring IVALET.
- 6. Sophisticated lobby with concierge desk and lounge.
- 7. Abundance of indoor amenities including:
 - Elegantly appointed entertainment room with catering kitchen, large dining room and modern fireplace
 - Media lounge with plush theatre seating
 - Well-appointed games room
 - Multi-purpose activity room
 - Wellness centre with dedicated yoga area
 - Pet spa
 - Co-working lounge with private meeting space for business or social meetings
 - Bike storage
- 8. Professionally landscaped exterior courtyard with a stunning pergola, patio areas and raised community garden boxes.
- 9. Package delivery integration, providing residents notifications of parcel receipt within the secure parcel room.

SECURITY FEATURES

- 10. Executive concierge service provided.
- 11. Digital Smartphone access providing secure access to the building and suites.
- 12. Each suite has a solid core entry door with deadbolt system and smart door lock.
- 13. Secure parking and storage areas.
- 14. Garage ramp is heated to prevent ice buildup.
- 15. The garage is ventilated to the outside with a fire sprinkler system installed for additional safety and protection.

SUITE FEATURES

- 16. Approximately 9' ceilings in main living areas except in areas with bulkheads and dropped ceilings.
- 17. Suites feature private balcony or terrace, as per plan.
- 18. Luxurious wide plank laminate flooring throughout excluding tiled areas, as per plan.
- 19. Quality interior white paint on all walls, doors and trim.
- 20. Textured ceilings throughout with the exception of the kitchen, laundry room, closets and bathroom(s).
- 21. Contemporary interior doors complete with satin nickel interior lever door handles with matching hinges.
- 22. Sliding closet doors, as per plan.
- 23. Modern profile baseboards and casings as per Vendor's standard samples.

KITCHEN FEATURES

- 24. Contemporary open concept kitchens, as per plan.
- 25. Choice of contemporary style kitchen cabinets with modern hardware, as per Vendor's standard selection.
- 26. Quartz or granite kitchen countertops, as per Vendor's standard selection.
- 27. Stainless steel kitchen sink with single lever faucet.
- 28. Stainless steel kitchen appliances including refrigerator, dishwasher, stove and range hood.

BATHROOM FEATURES

- 29. Contemporary bathroom cabinets with modern hardware, from Vendor's standard samples.
- 30. Quartz or granite countertops, from Vendor's standard samples.
- 31. Ceramic wall tile in bathtub enclosures up to ceiling height, as per plan.
- 32. Stand up shower, as per plan with glass shower door and shower light.
- 33. Single lever faucets with chrome finish in bathrooms, as per plan.
- 34. Soaker tub in master ensuite, as per plan.
- 35. Privacy locks on all bathroom doors.
- 36. Frameless vanity mirrors in all bathrooms with vanity lighting.
- 37. Temperature control pressure balance valves for all showers with energy efficient water saver shower heads.
- 38. White ceramic bathroom accessories.

ELECTRICAL & PLUMBING

- 39. 100 AMP electrical service with breakers.
- 40. Individually-controlled fan coil systems for heating and air conditioning.
- 41. Split electrical outlet at counter level for small appliances in kitchen.
- 42. Modern light fixtures in foyer and kitchen. Capped ceiling outlets in dining, den and bedroom(s).
- 43. White Decora style receptacles and switches throughout.
- 44. Smoke detectors with electrical connection in each unit as per Ontario Building Code.
- 45. CO detector as per Ontario Building Code.
- 46. In-suite smart thermostat.

LAUNDRY

- 47. Stackable washer/dryer unit, as per plan, vented to exterior.

ROUGH-INS

- 48. Rough-in for telephone and cable television outlets, in locations to be determined by the Vendor.

CONDO & TOWNHOME WARRANTIES

TARION Warranty Program Coverage:	
7 years	Major structural defects
2 years	Major plumbing, heating and electrical systems and building envelope
1 year	Free from defects in work and materials, and meets the Ontario Building Code requirements

NOTE:

- Exterior colour selections are architecturally controlled for the purpose of providing a pleasing streetscape.
 - Number of steps at front and rear may vary from that shown according to grading conditions and municipal requirements.
 - Ceilings and walls may be modified to accommodate mechanical systems.
 - The Vendor has the right to substitute materials with materials of equal or better quality.
- E.&O.E.

TOWNHOME SUITES

BUILDING FEATURES

1. Stylish modern 3-storey boutique building on Lake Driveway with exterior accented by architectural stone and brick.
2. All exterior colours and materials are architecturally controlled and pre-selected.
3. Low-E argon-filled double pane windows.
4. Quality asphalt or fiberglass shingles with a 25-year manufacturer's warranty.
5. Exterior walls are insulated to R-22, R-60 insulation in attics to exterior.
6. All sub-floors to be 5/8" T&G flooring, sanded, glued and fastened with screws.
7. Engineered floor systems with required fire rating and sound proofing between units, as per Ontario Building Code.
8. Quality engineered high efficiency, gas forced air heating and cooling system.

INSPIRING LIFESTYLE AMENITIES

9. Smart community featuring IVALET.
10. Sophisticated lobby with concierge desk and lounge.
11. Abundance of indoor amenities including:
 - Elegantly appointed entertainment room with catering kitchen, large dining room and modern fireplace
 - Media lounge with plush theatre seating
 - Well-appointed games room
 - Multi-purpose activity room
 - Wellness centre with dedicated yoga area
 - Pet spa
 - Co-working lounge with private meeting space for business or social meetings
 - Bike storage
12. Professionally landscaped exterior courtyard with a stunning pergola, patio areas, and raised community garden boxes.

SECURITY FEATURES

13. Executive concierge service provided.
14. Digital Smartphone access providing secure access to the building.
15. Each suite has a metal insulated front entry door with deadbolt system and smart door lock.
16. Secure parking and storage areas.
17. Garage ramp is heated to prevent ice buildup.
18. The garage is ventilated to the outside with a fire sprinkler system installed for additional safety and protection.

SUITE FEATURES

19. Approximately 9' ceilings in main living areas except in areas with bulkheads and dropped ceilings.
20. Suites feature private balcony or patio, as per plan.
21. Luxurious wide plank laminate flooring throughout excluding tiled areas, as per plan.
22. Natural oak handrails with wrought iron pickets and oak nosing, as per plan.
23. Natural oak stairs, including treads, risers and stringers, as per plan.
24. Quality interior white paint on all walls, doors and trim.
25. Textured ceilings throughout with the exception of the kitchen, laundry room, closets and bathroom(s).
26. Contemporary interior doors complete with satin nickel interior lever door handles with matching hinges.
27. Sliding closet doors, as per plan.
28. Modern profile baseboards and casings as per Vendor's standard samples.

KITCHEN FEATURES

29. Contemporary open concept kitchens, as per plan.
30. Choice of contemporary style kitchen cabinets with modern hardware, as per Vendor's standard selection.
31. Quartz or granite kitchen countertops, as per Vendor's standard selection.
32. Stainless steel kitchen sink with single lever faucet.
33. Stainless steel kitchen appliances including refrigerator, dishwasher, stove and range hood.

BATHROOM FEATURES

34. Contemporary bathroom cabinets with modern hardware, from Vendor's standard samples.
35. Quartz or granite countertops, from Vendor's standard samples.
36. Ceramic wall tile in bathtub enclosures up to ceiling height, as per plan.
37. Stand up shower in master ensuite, as per plan with glass shower door and shower light.
38. Single lever faucets with chrome finish in bathrooms, as per plan.
39. Soaker tub, as per plan.
40. Privacy locks on all bathroom doors.
41. Frameless vanity mirrors in all bathrooms with vanity lighting.
42. Temperature control pressure balance valves for all showers with energy efficient water saver shower heads.
43. White ceramic bathroom accessories.

ELECTRICAL & PLUMBING

44. 100 AMP electrical service with breakers.
45. Split electrical outlet at counter level for small appliances in kitchen.
46. Modern light fixtures in foyer, hallways, kitchen and bedrooms.
47. Bell chime at front entry door, as per plan.
48. White Decora style receptacles and switches throughout.
49. Smoke detectors with electrical connection in each unit as per Ontario Building Code.
50. CO detector as per Ontario Building Code.
51. In-suite smart thermostat.

LAUNDRY

52. Stackable washer/dryer unit, as per plan, vented to exterior.

ROUGH-INS

53. Rough-in security system.
54. Rough-in for telephone and cable television outlets, in locations to be determined by the Vendor.



THE NAME "YOUR HOME" SAYS IT ALL.

As a customer-focused builder, we know it's all about you. The pride you take in your home and how you feel in it is important for your well-being and impacts every aspect of your life. That's why we deliver what our customers want the most: the best value in the finest communities. We know where you live affects how you live, and we want you to enjoy life above all else. We handpick unique locations in mature communities across Southern Ontario, carefully chosen for their proximity to the finest schools, modern shopping destinations, accessible transportation, lush parkland and natural landscapes. Your Home communities are simply convenient, clean, green, and affordable. Your comfort. Your happiness. Your Home. Your life.

Your Life.
Your Neighbourhood.
Your Home.







LakePointeCondos.ca



