

FLOORPLANS

*Life
like it
should
be*

IN THE HEART OF SOUTH ETOBICOKE
Backyard
NEIGHBOURHOOD CONDOS

INTRODUCING

THE
QUEENSVIEW



AT BACKYARD CONDOS



Artist's concept.



Artist's concept.



T H E
QUEENSVIEW



AT BACKYARD CONDOS

PERFECTLY DESIGNED. SMARTLY EXECUTED.

The Queensview at Backyard Neighbourhood Condos offers a wide range of impressive suites that have been tailored to your lifestyle. Every detail has been taken into consideration for these life-styled plans to develop functional, open concept living spaces. Thoughtful attention has been given to efficiently maximize space, shaping the perfect setting for families to grow. Expansive windows and sprawling terraces and balconies seamlessly transition indoor and outdoor living spaces, creating bright and airy ambiances throughout. We designed every suite as a place to entertain, a place to unwind, and a place to build a lifetime of memories. We designed a home for you.

1 BEDROOM

*Smart spaces you'll
enjoy every day.*



1 BEDROOM

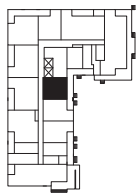
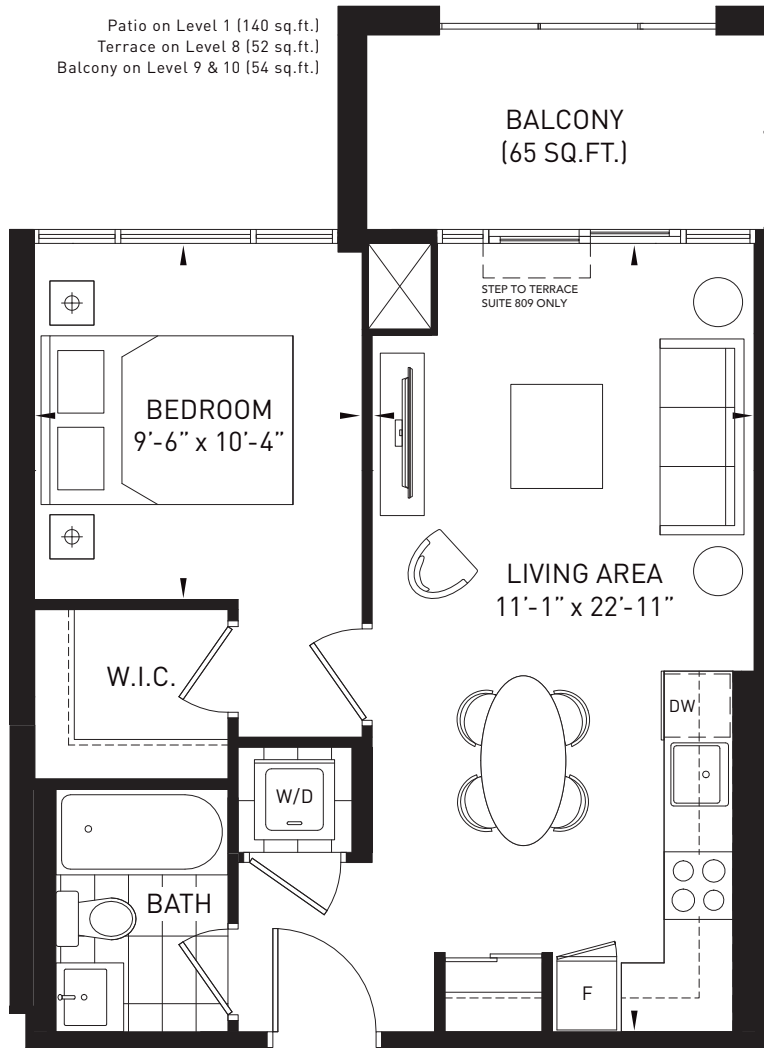
1 A

THE
QUEENSVIEW
—  —
AT BACKYARD CONDOS

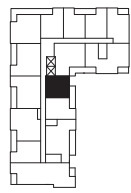
NEST

INDOOR: 519 SQ.FT. / OUTDOOR: 65 SQ.FT.

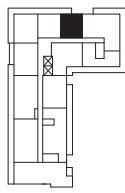
584 Square Feet



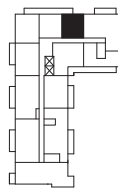
Level 1



Level 2-7



Level 8



Level 9-10

All measurements and dimensions are approximate and are not guaranteed to be exact or to scale. Actual usable floor area may vary from stated floor area. Dimensions may vary with actual construction. Furnishings and accessories represented are for illustration purposes only and are not included. Specifications, sizes, materials are subject to change without notice. E&O.E.

Another Landmark
Community By





1 C

1 BED ROOM

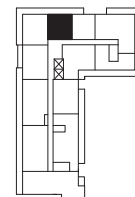
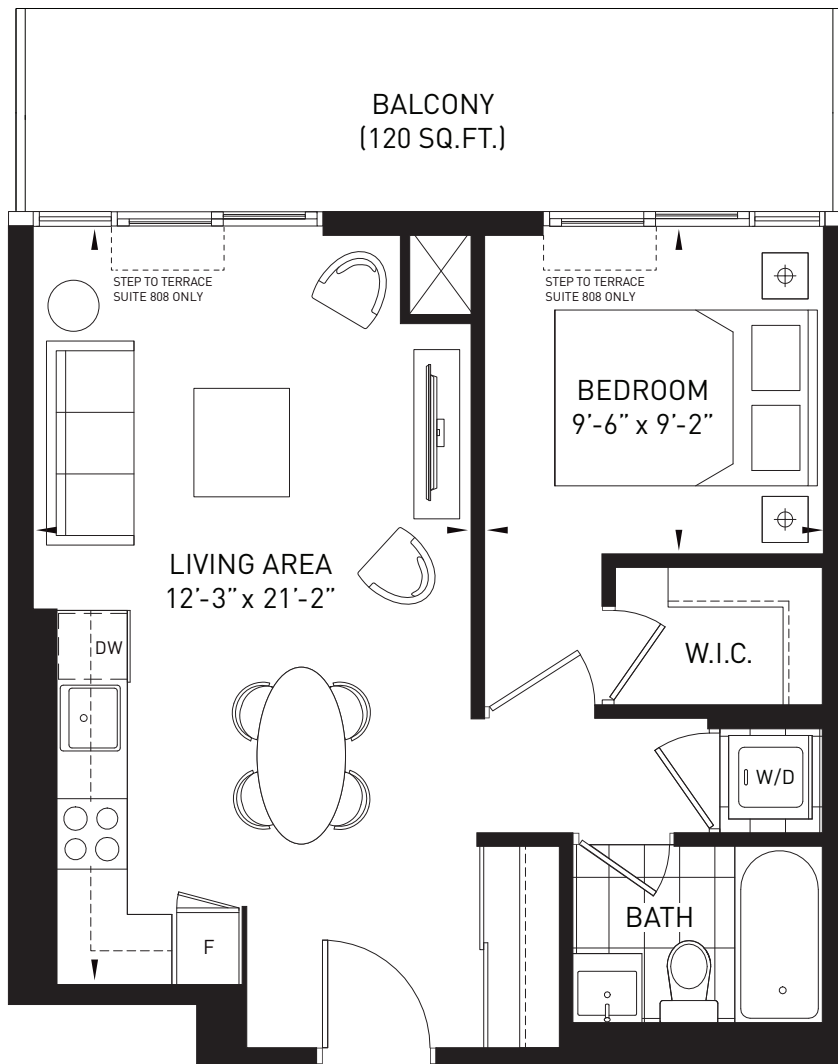
AERIE

THE
QUEENSVIEW
— —
AT BACKYARD CONDOS

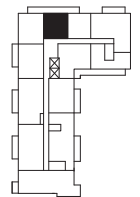
INDOOR: 534 SQ.FT. / OUTDOOR: 120 SQ.FT.

654 Square Feet

Terrace on Level 8 (120 sq.ft.)



Level 8



Level 9-10



Another Landmark
Community By



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1 BEDROOM + DEN

*Extra space to work from home or simply
relax in comfort and style.*



1 E

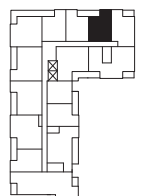
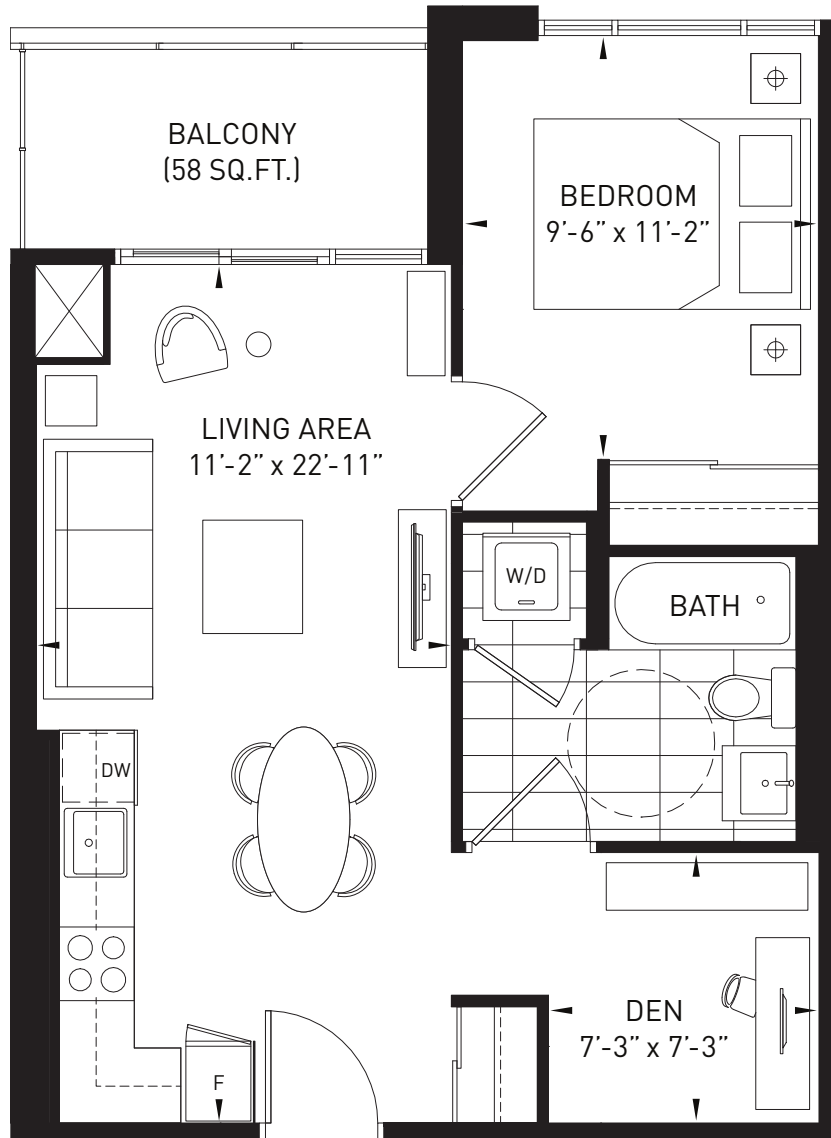
1 BEDROOM + DEN

UNWIND

THE
QUEENSVIEW
— —
AT BACKYARD CONDOS

INDOOR: 585 SQ.FT. / OUTDOOR: 58 SQ.FT.

643 Square Feet



Level 2-7



Another Landmark
Community By



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1 BEDROOM + DEN

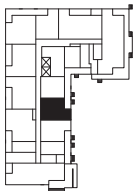
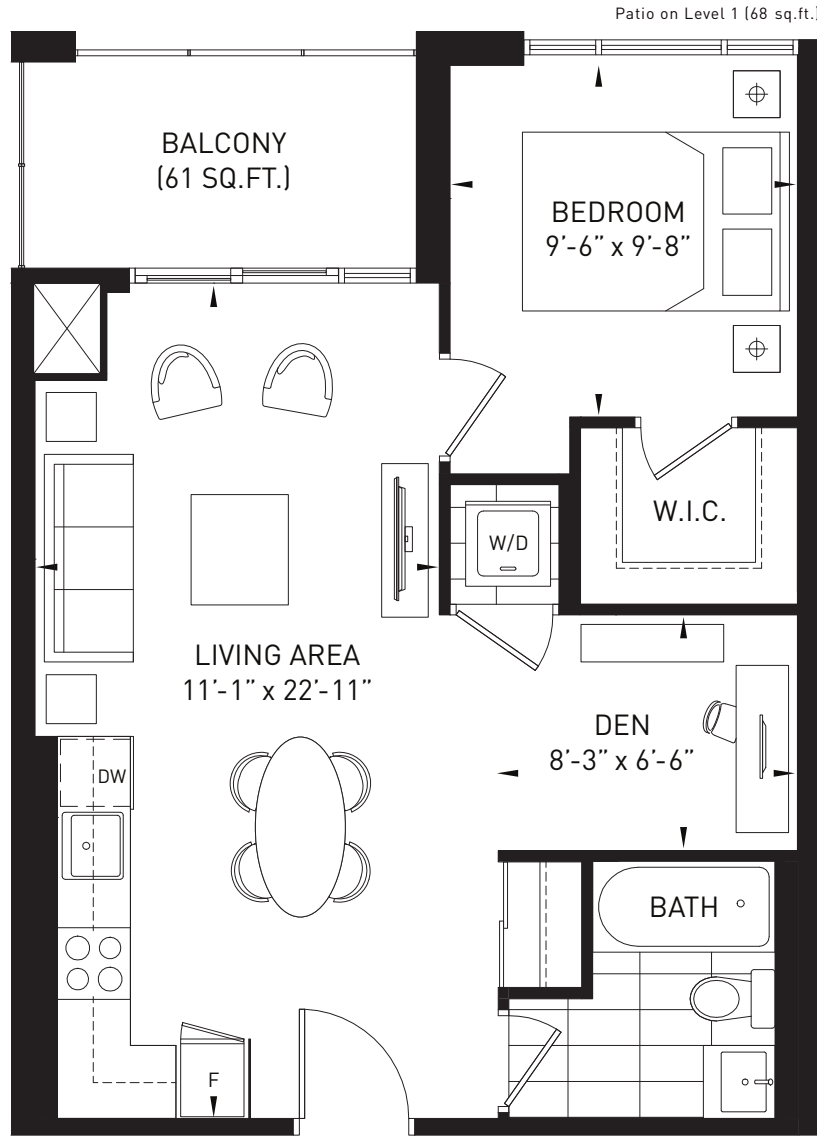
1 D

THE
QUEENSVIEW
— —
AT BACKYARD CONDOS

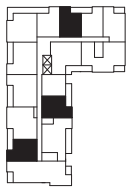
MEDITATE

INDOOR: 589 SQ.FT. / OUTDOOR: 61 SQ.FT.

650 Square Feet



Level 1



Level 2-7

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Another Landmark
Community By





1 F

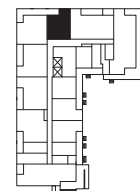
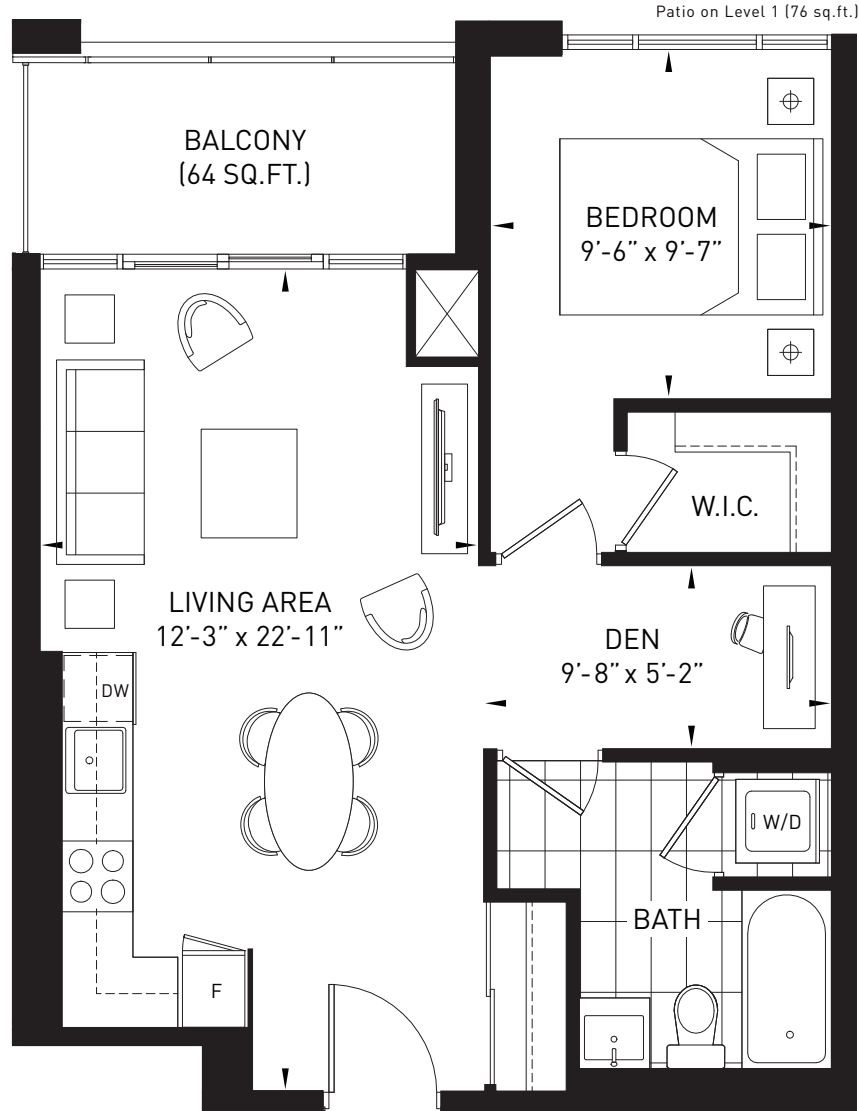
1 BEDROOM + DEN

REFLECT

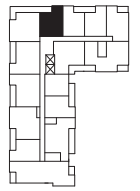
THE
QUEENSVIEW
— —
AT BACKYARD CONDOS

INDOOR: 604 SQ.FT. / OUTDOOR: 64 SQ.FT.

668 Square Feet



Level 1



Level 2-7



Another Landmark
Community By



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1 BEDROOM + DEN

1 G

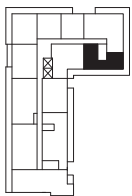
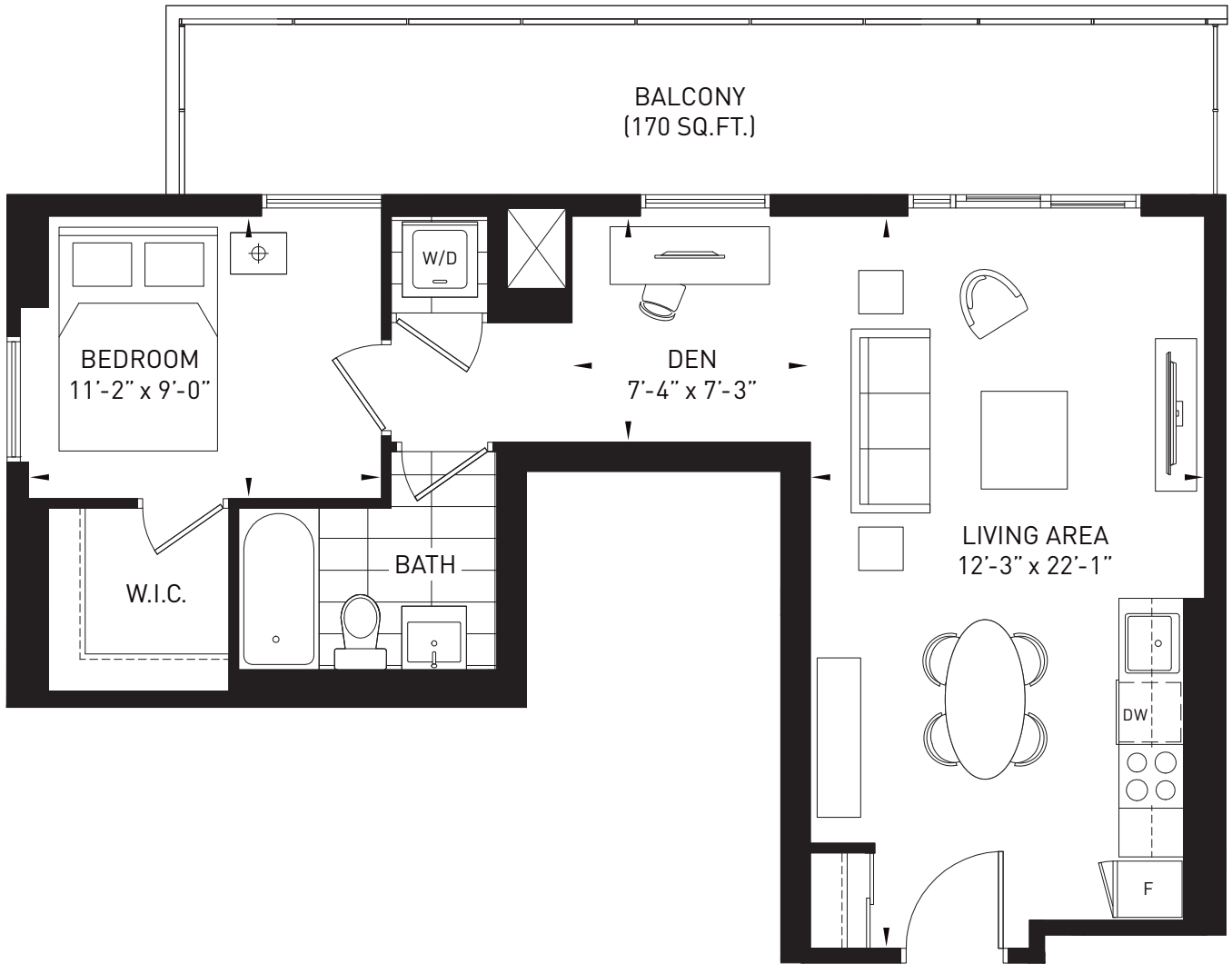
THE
QUEENSVIEW
—  —
AT BACKYARD CONDOS

RISE

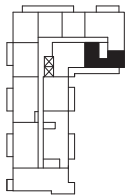
INDOOR: 635 SQ.FT. / OUTDOOR: 170 SQ.FT.

805 Square Feet

Terrace on Level 8 (302 sq.ft.)



Level 8



Level 9-10

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Another Landmark
Community By



2 BEDROOM

*Perfectly balanced space
and privacy built-in.*



2 B E D R O O M

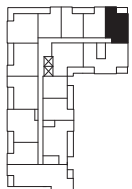
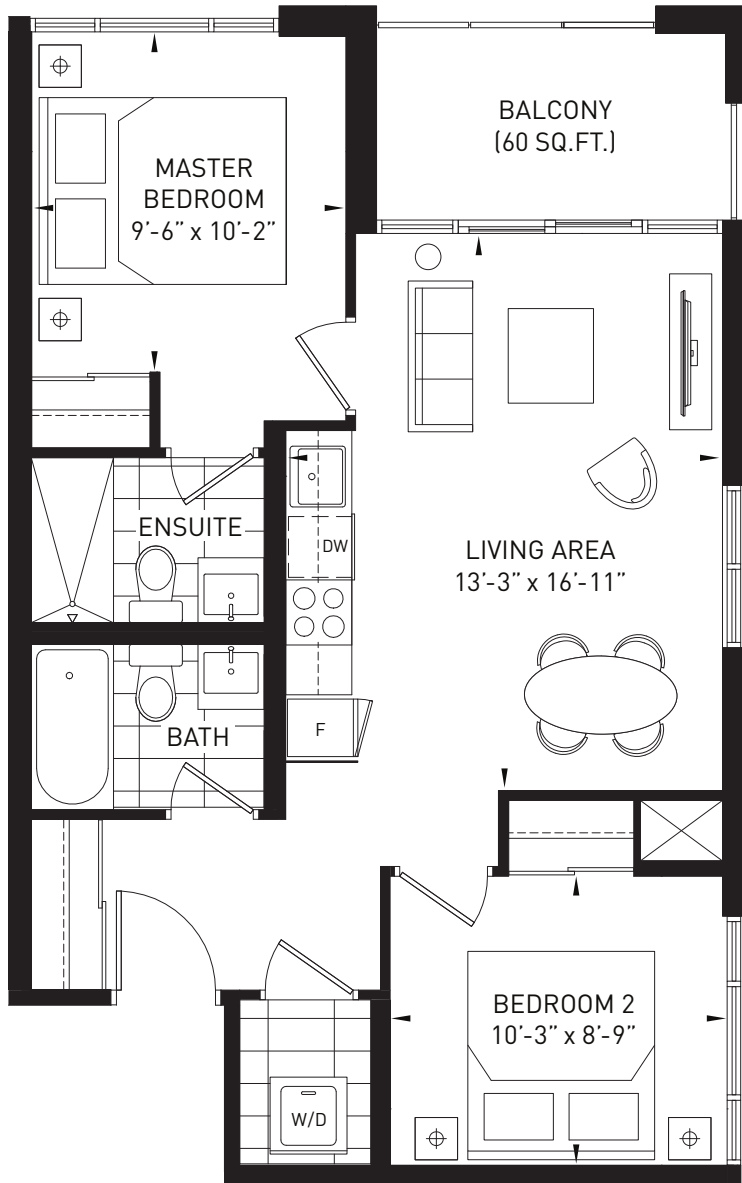
2 B

THE
QUEENSVIEW
— —
AT BACKYARD CONDOS

DRIFT

INDOOR: 682 SQ.FT. / OUTDOOR: 60 SQ.FT.

742 Square Feet



Level 2-7

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Another Landmark
Community By





2 A

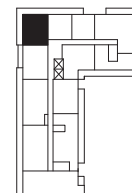
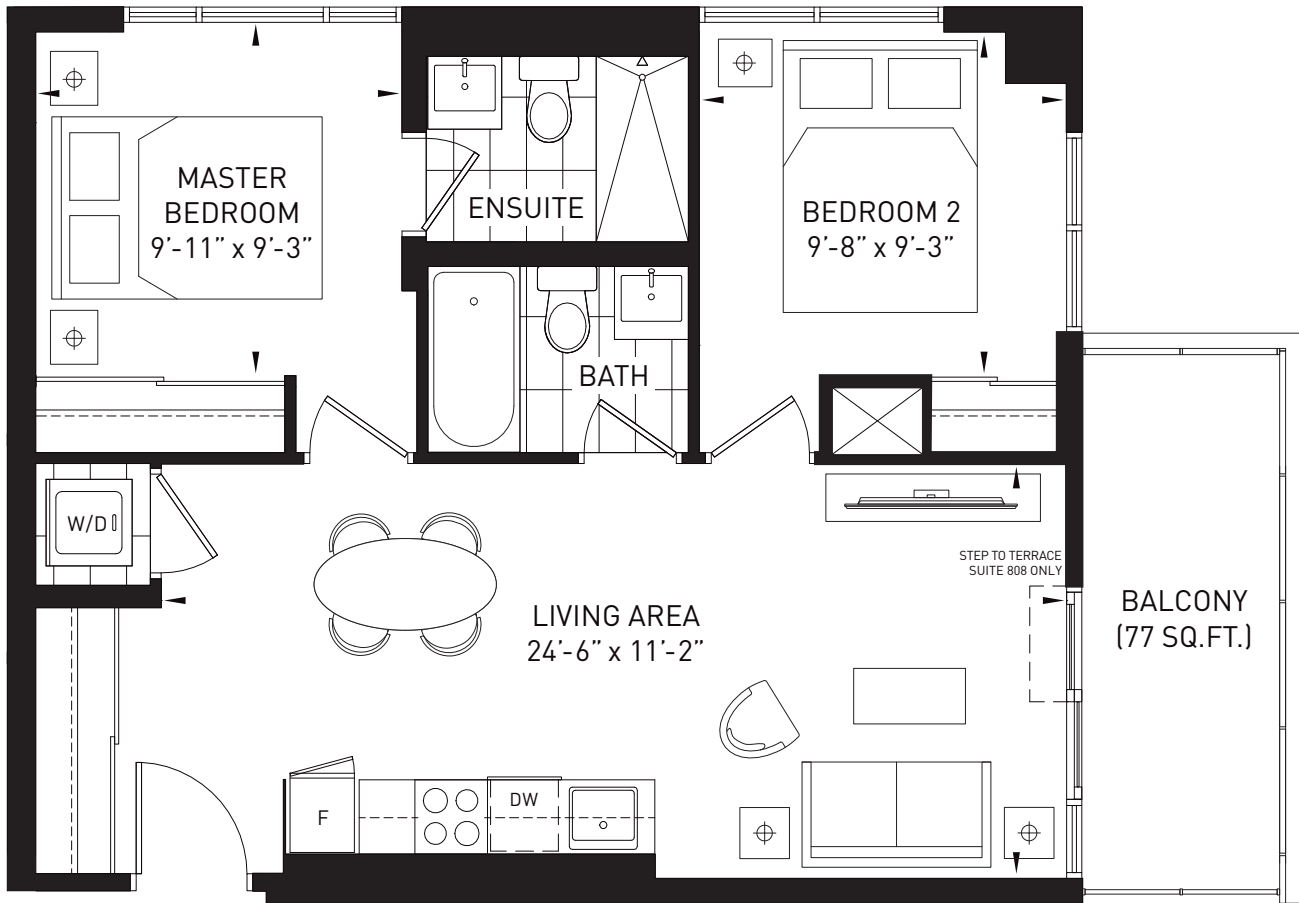
2 BED ROOM

ZEN

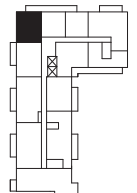
THE
QUEENSVIEW
—  —
AT BACKYARD CONDOS

INDOOR: 683 SQ.FT. / OUTDOOR: 77 SQ.FT.
760 Square Feet

Terrace on Level 8 (303 sq.ft.)



Level 8



Level 9-10



Another Landmark
Community By



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2 B E D R O O M

2 C

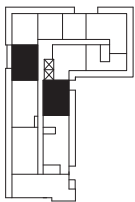
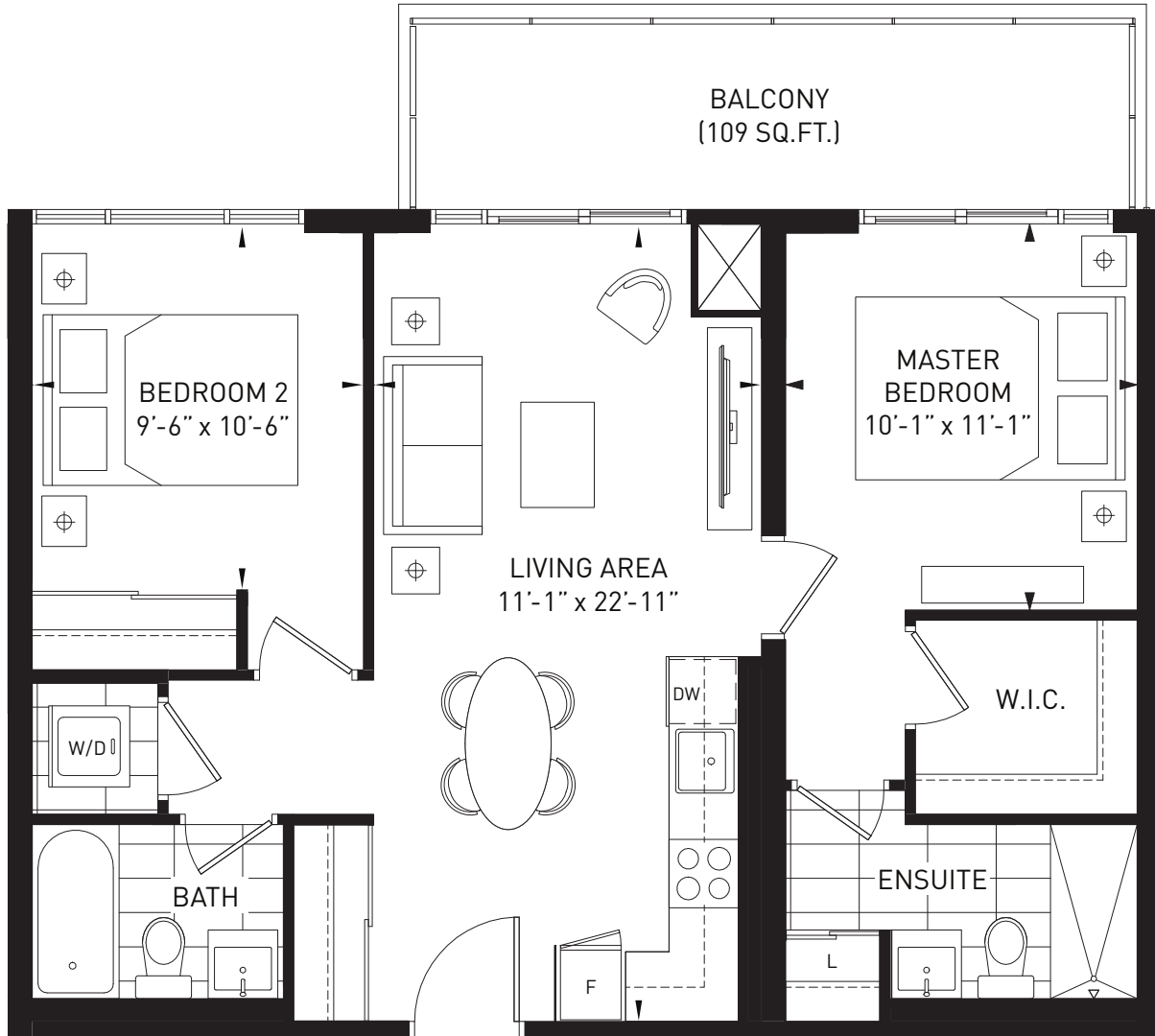
THE
QUEENSVIEW
—  —
AT BACKYARD CONDOS

BREEZE

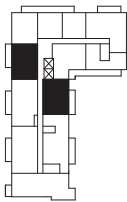
INDOOR: 777 SQ.FT. / OUTDOOR: 109 SQ.FT.

886 Square Feet

Terrace on unit 801 (118 sq.ft.) / Terrace & Balcony on unit 806 (162 sq.ft.)



Level 8



Level 9-10

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Another Landmark
Community By



2 BEDROOM + DEN

*Even more room to work
or play at home.*



2 BEDROOM + DEN

2 D

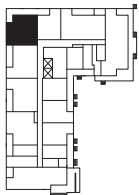
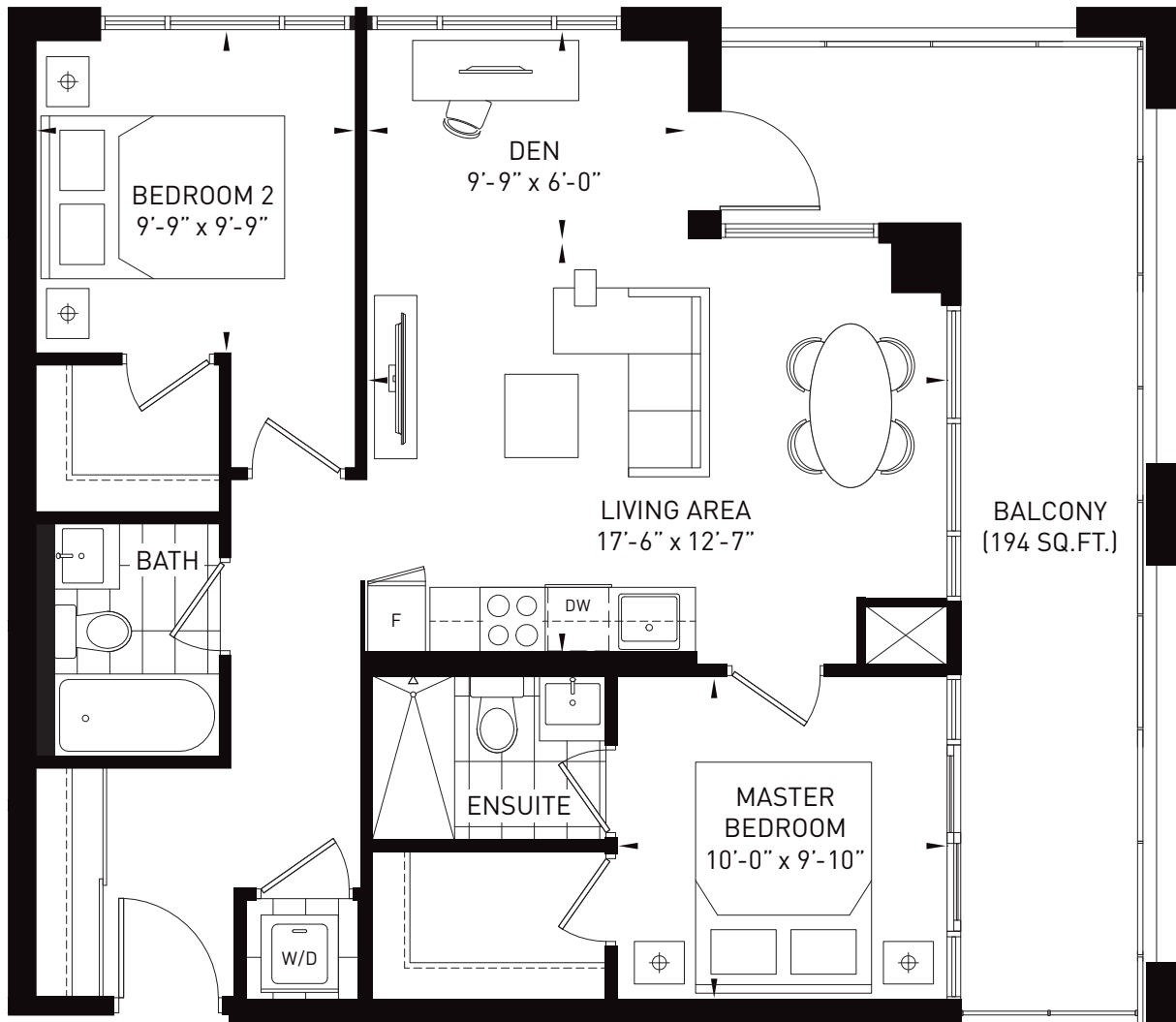
THE
QUEENSVIEW
—  —
AT BACKYARD CONDOS

REFRESH

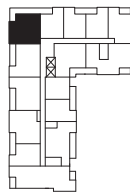
INDOOR: 810 SQ.FT. / OUTDOOR: 194 SQ.FT.

1,004 Square Feet

Patio on Level 1 (236 sq.ft.)



Level 1



Level 2-7

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Another Landmark
Community By





2 E

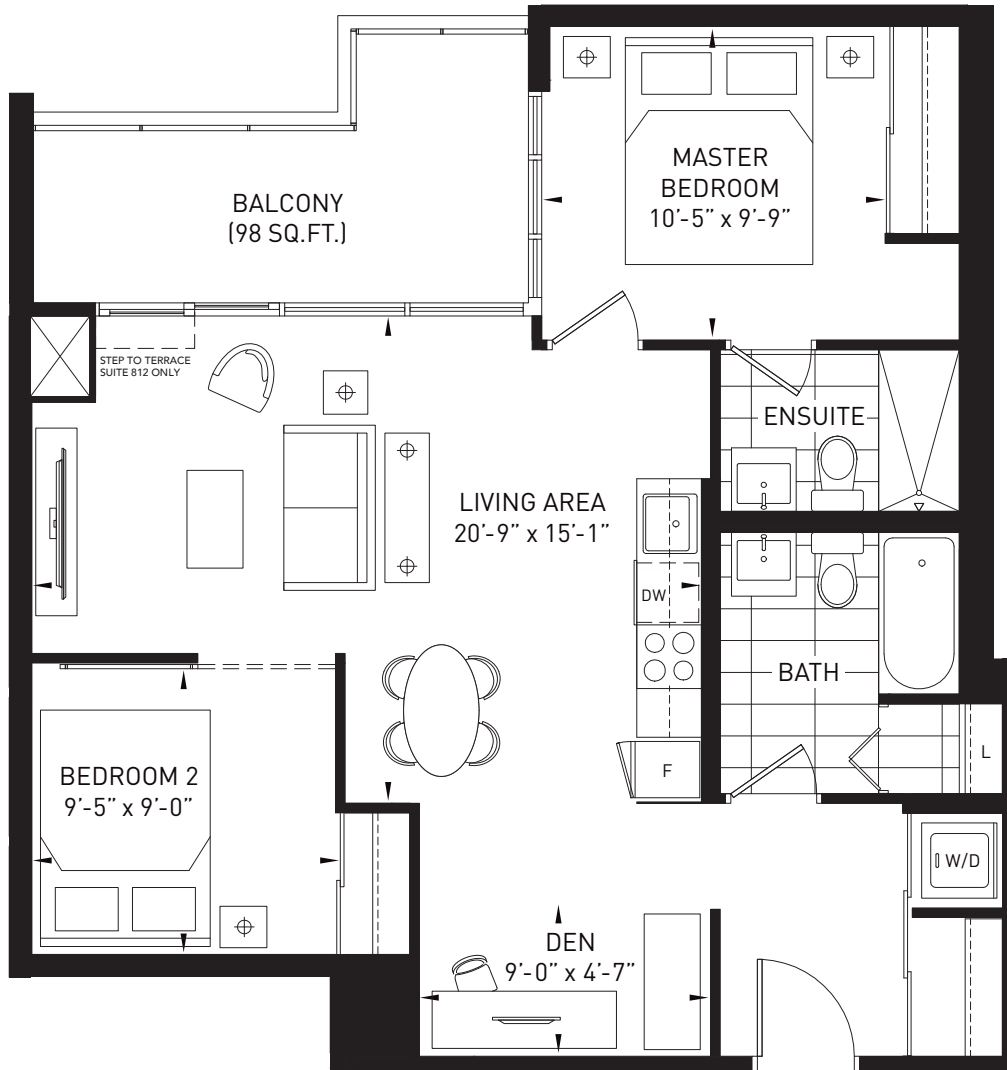
2 BEDROOM + DEN

SOAR

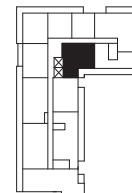
THE
QUEENSVIEW
— —
AT BACKYARD CONDOS

INDOOR: 828 SQ.FT. / OUTDOOR: 98 SQ.FT.

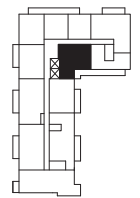
926 Square Feet



Level 2-7



Level 8



Level 9-10



Another Landmark
Community By



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2 BEDROOM + DEN

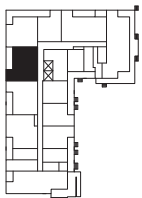
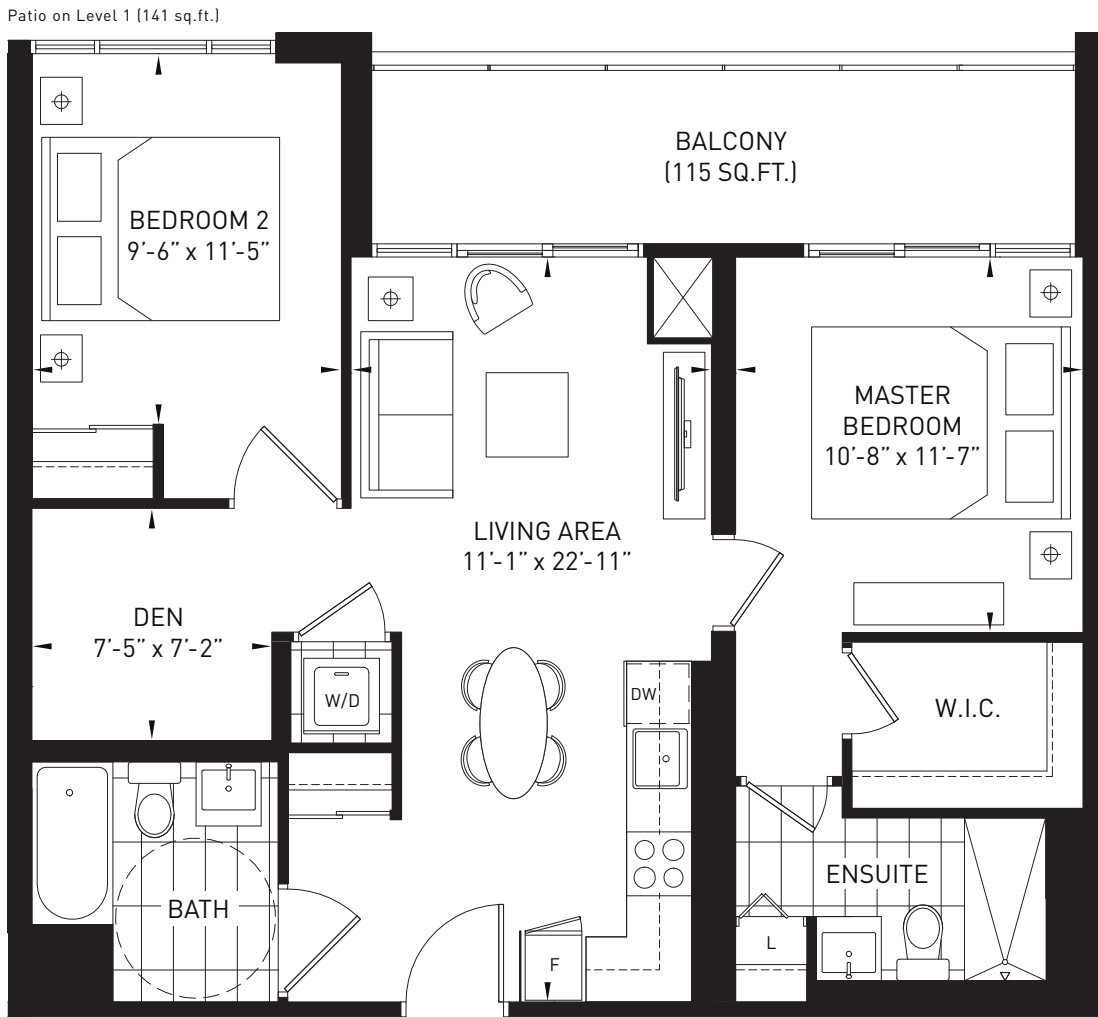
2 F

THE
QUEENSVIEW
—  —
AT BACKYARD CONDOS

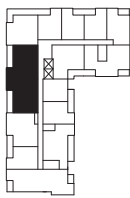
BLISS

INDOOR: 861 SQ.FT. / OUTDOOR: 115 SQ.FT.

976 Square Feet



Level 1



Level 2-7

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Another Landmark
Community By





2 H

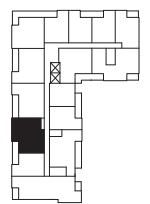
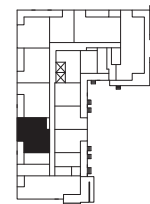
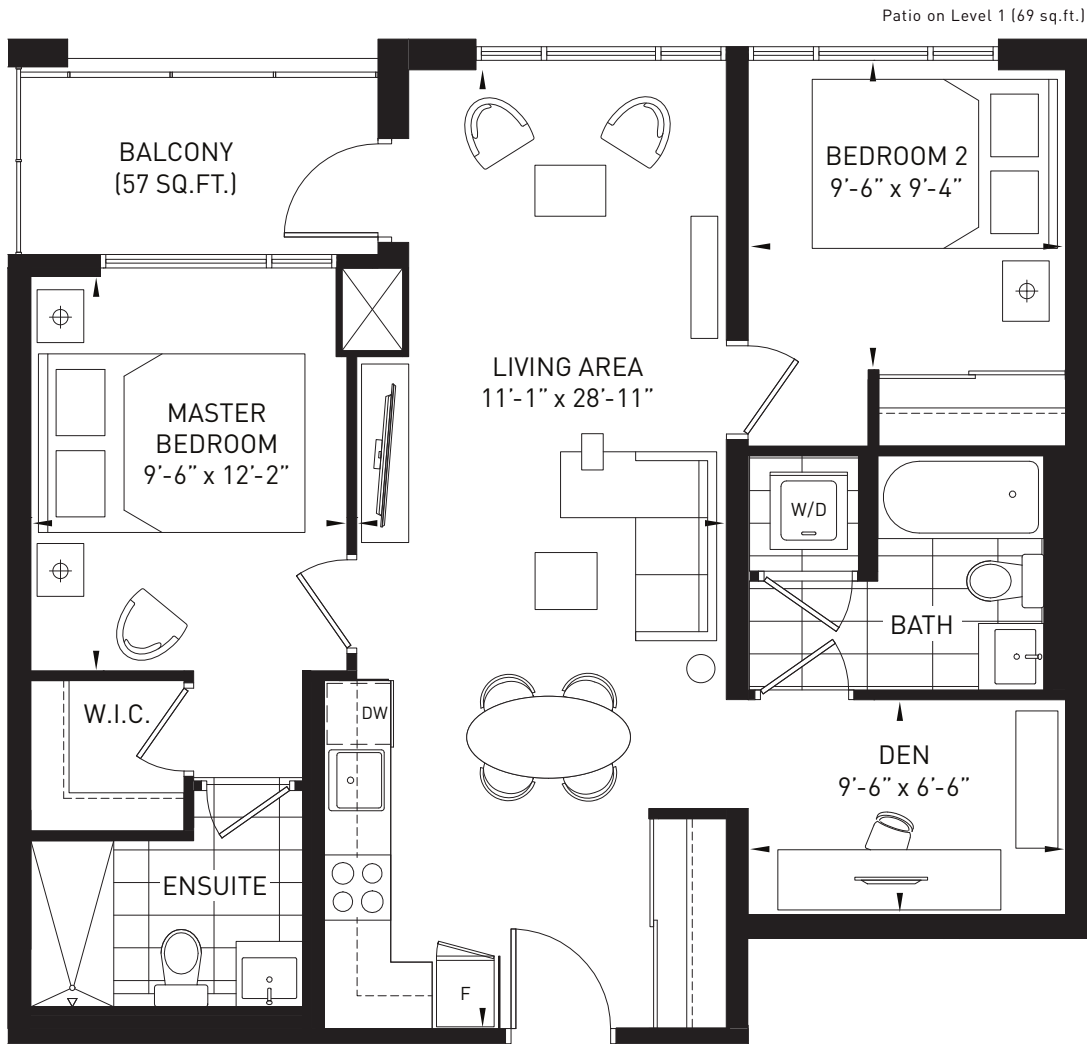
2 BEDROOM + DEN

MYSTIC

THE
QUEENSVIEW
AT BACKYARD CONDOS

INDOOR: 867 SQ.FT. / OUTDOOR: 57 SQ.FT.

924 Square Feet



Another Landmark
Community By



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2 BEDROOM + DEN

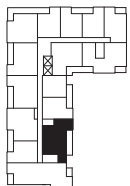
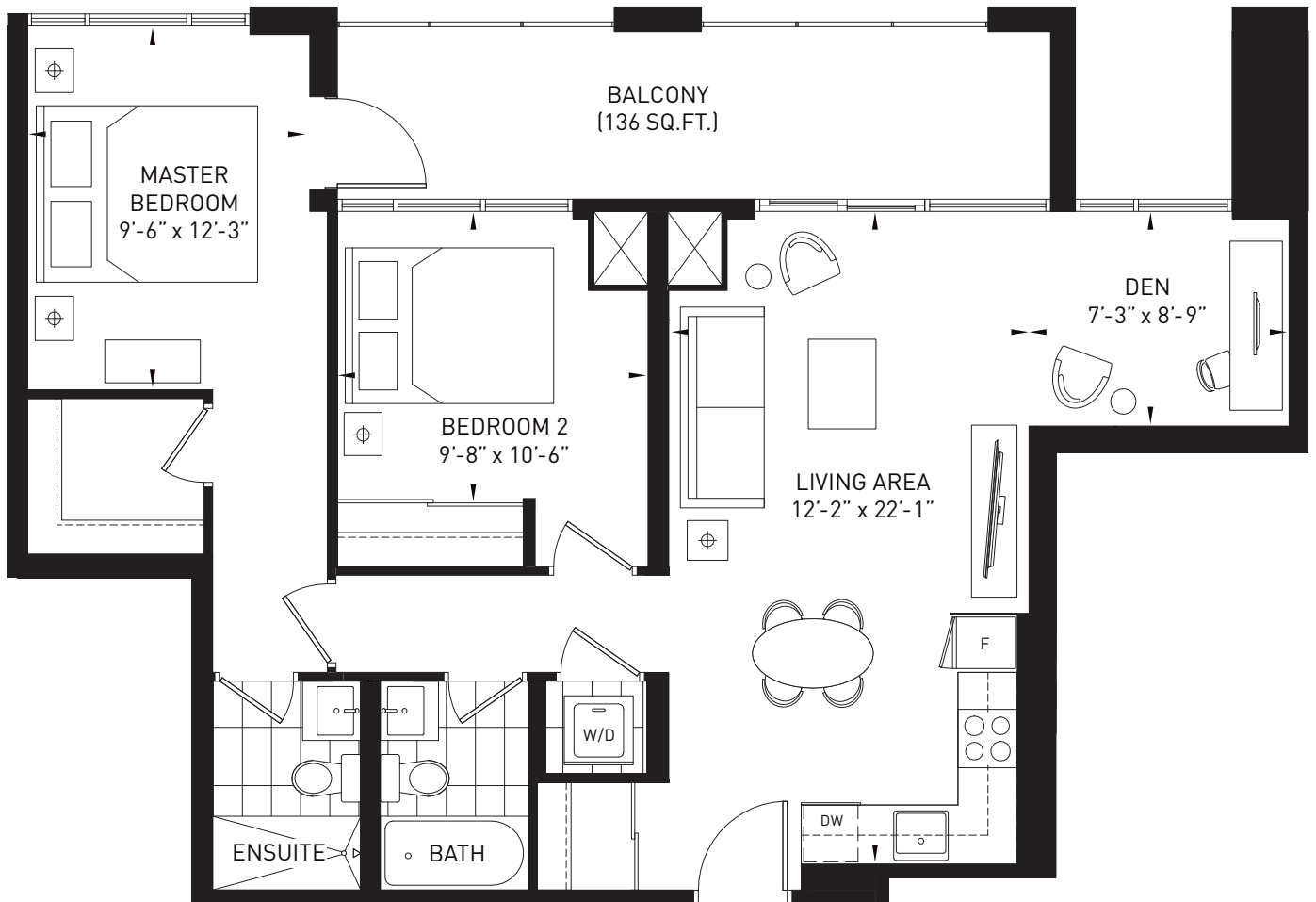
21

THE
QUEENSVIEW
—  —
AT BACKYARD CONDOS

RETREAT

INDOOR: 906 SQ.FT. / OUTDOOR: 136 SQ.FT.

1,042 Square Feet



Level 2-7

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Another Landmark
Community By





2 J

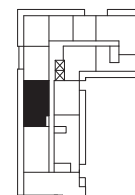
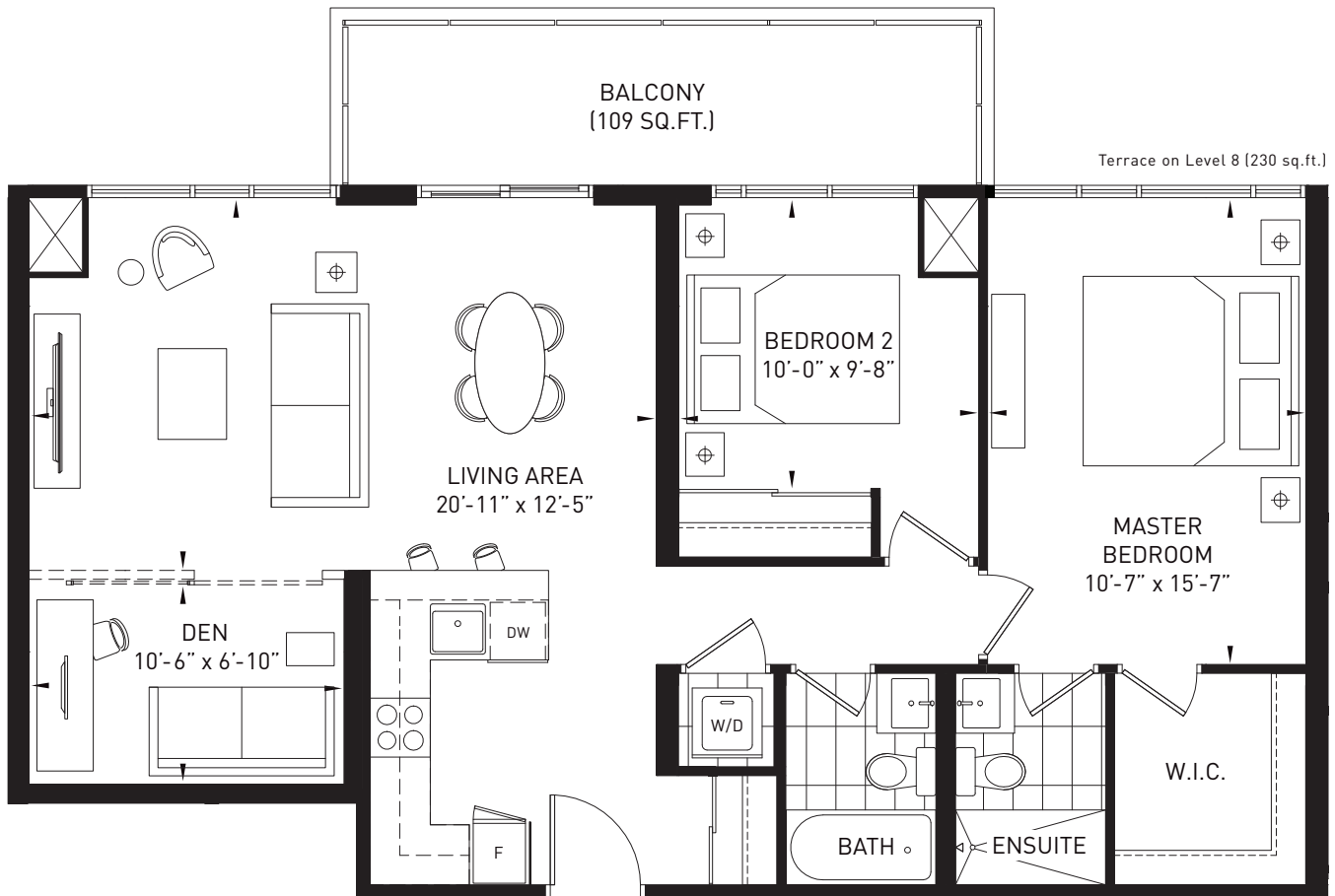
2 BEDROOM + DEN

DREAM

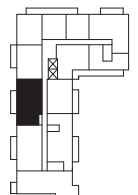
THE
QUEENSVIEW
—  —
AT BACKYARD CONDOS

INDOOR: 994 SQ.FT. / OUTDOOR: 109 SQ.FT.

1,103 Square Feet



Level 8



Level 9-10



Another Landmark
Community By



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2 BEDROOM + DEN

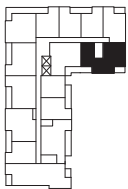
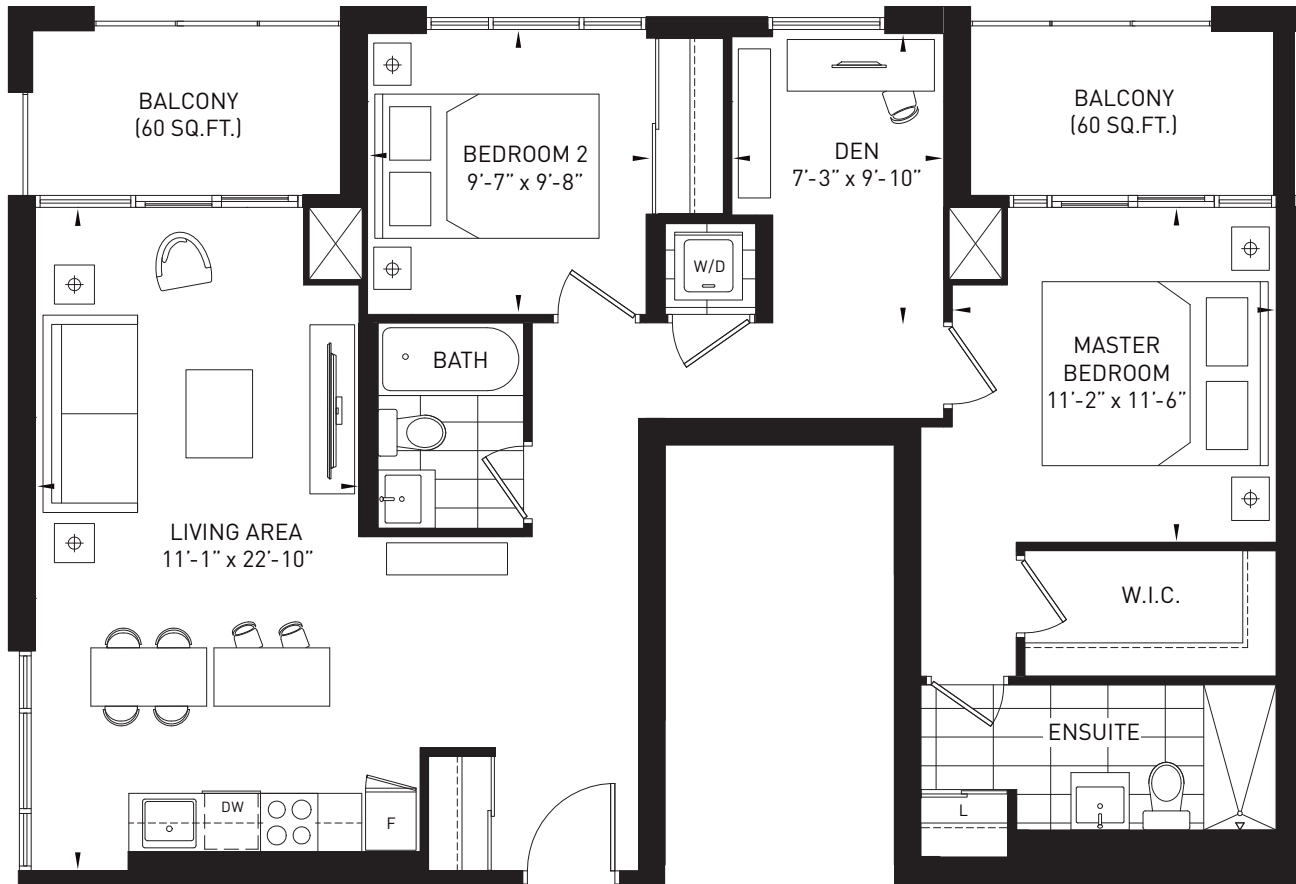
2 K

THE
QUEENSVIEW
—  —
AT BACKYARD CONDOS

SCENE

INDOOR: 1,059 SQ.FT. / OUTDOOR: 120 SQ.FT.

1,179 Square Feet



Level 2-7

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Another Landmark
Community By





2 L

2 BEDROOM + DEN

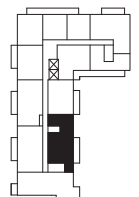
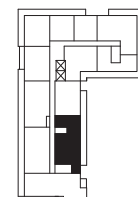
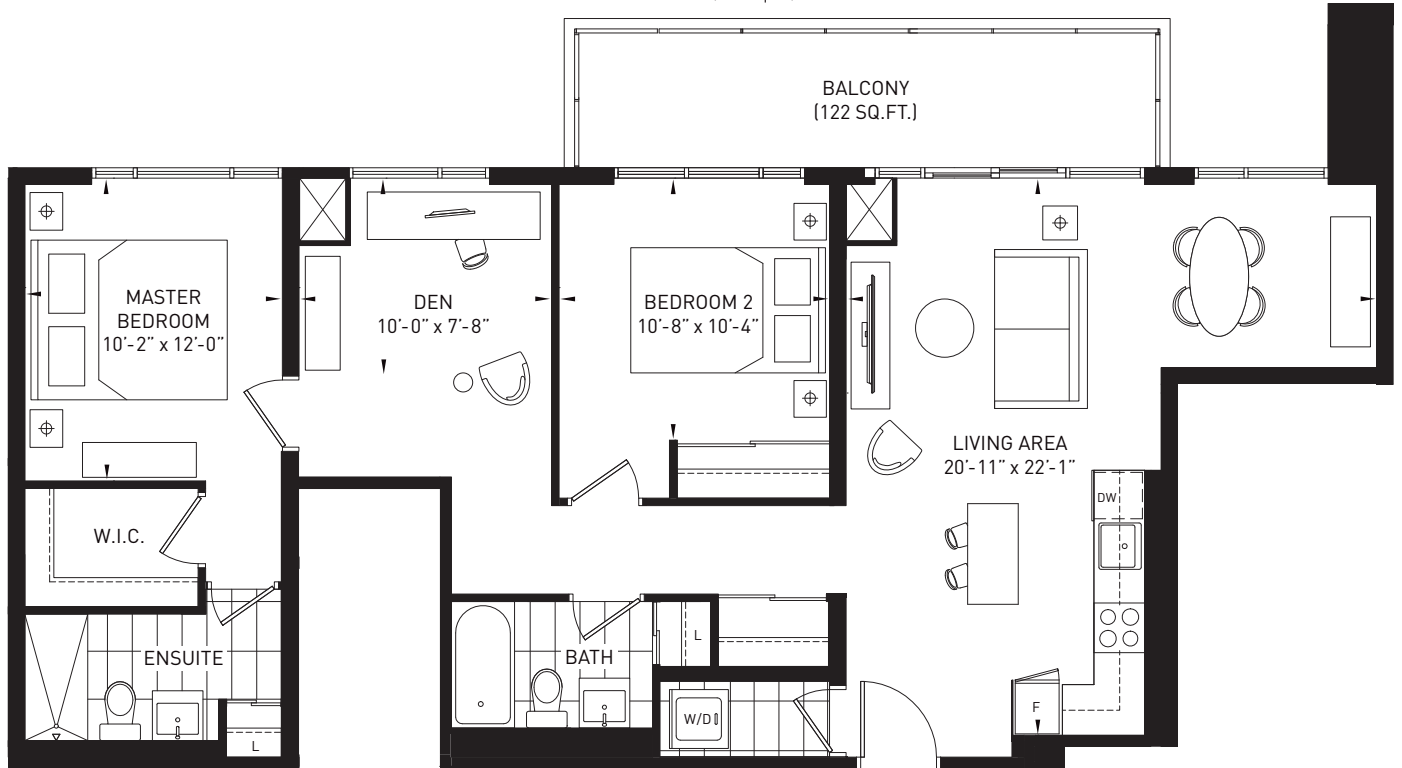
ELEVATE

THE
QUEENSVIEW
— —
AT BACKYARD CONDOS

INDOOR: 1,099 SQ.FT. / OUTDOOR: 122 SQ.FT.

1,221 Square Feet

Terrace on Level 8 (242 sq.ft.)



Another Landmark
Community By



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3 BEDROOM + DEN

*Spacious suites with plenty of flow and flexibility
to raise a family or live a grand lifestyle.*



3 A

3 BEDROOM + DEN

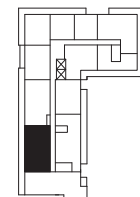
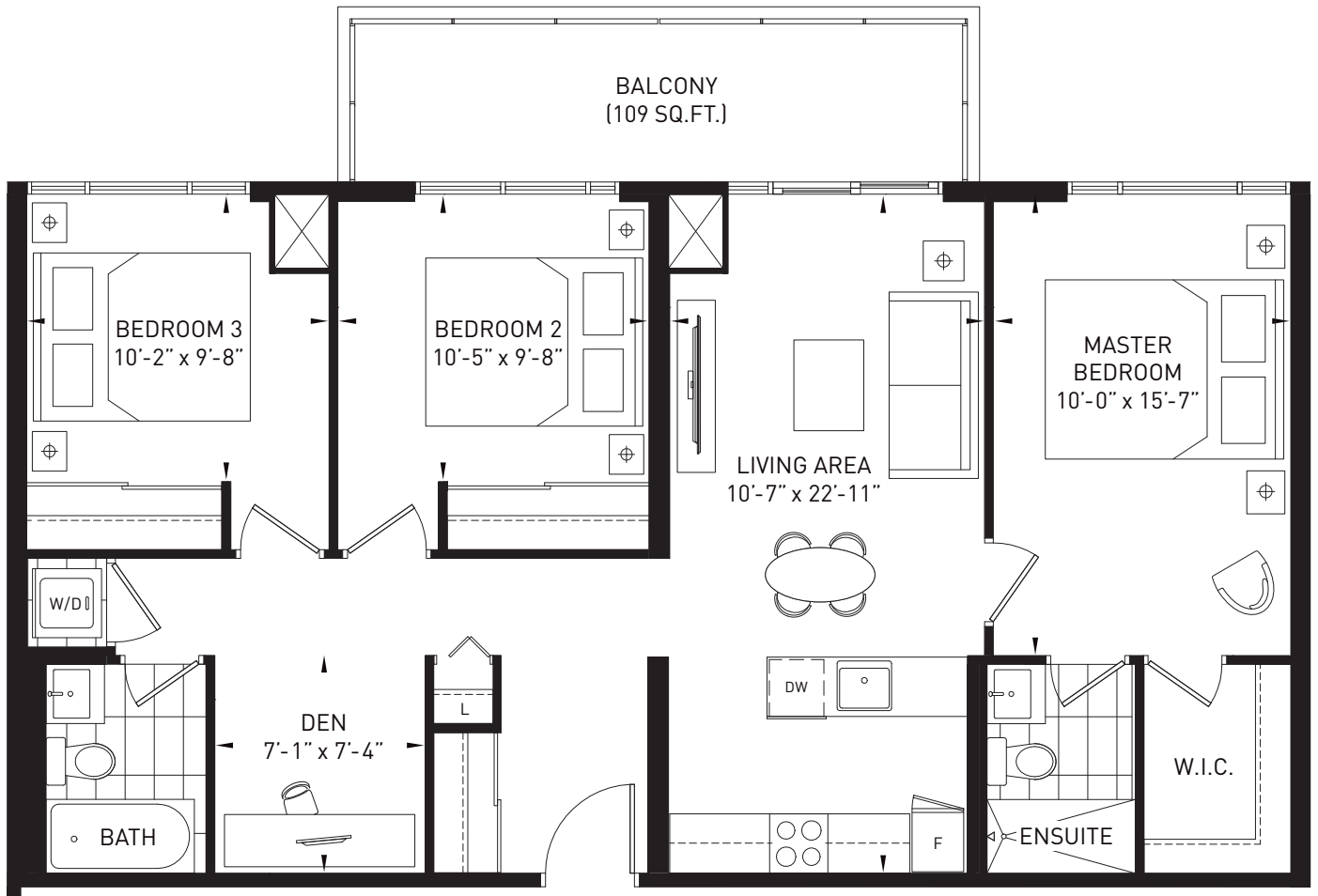
SUMMIT

THE
QUEENSVIEW
—  —
AT BACKYARD CONDOS

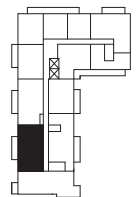
INDOOR: 1,031 SQ.FT. / OUTDOOR: 109 SQ.FT.

1,140 Square Feet

Terrace on Level 8 (230 sq.ft.)



Level 8



Level 9-10



Another Landmark
Community By



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3 BEDROOM + DEN

3 B

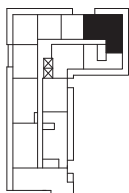
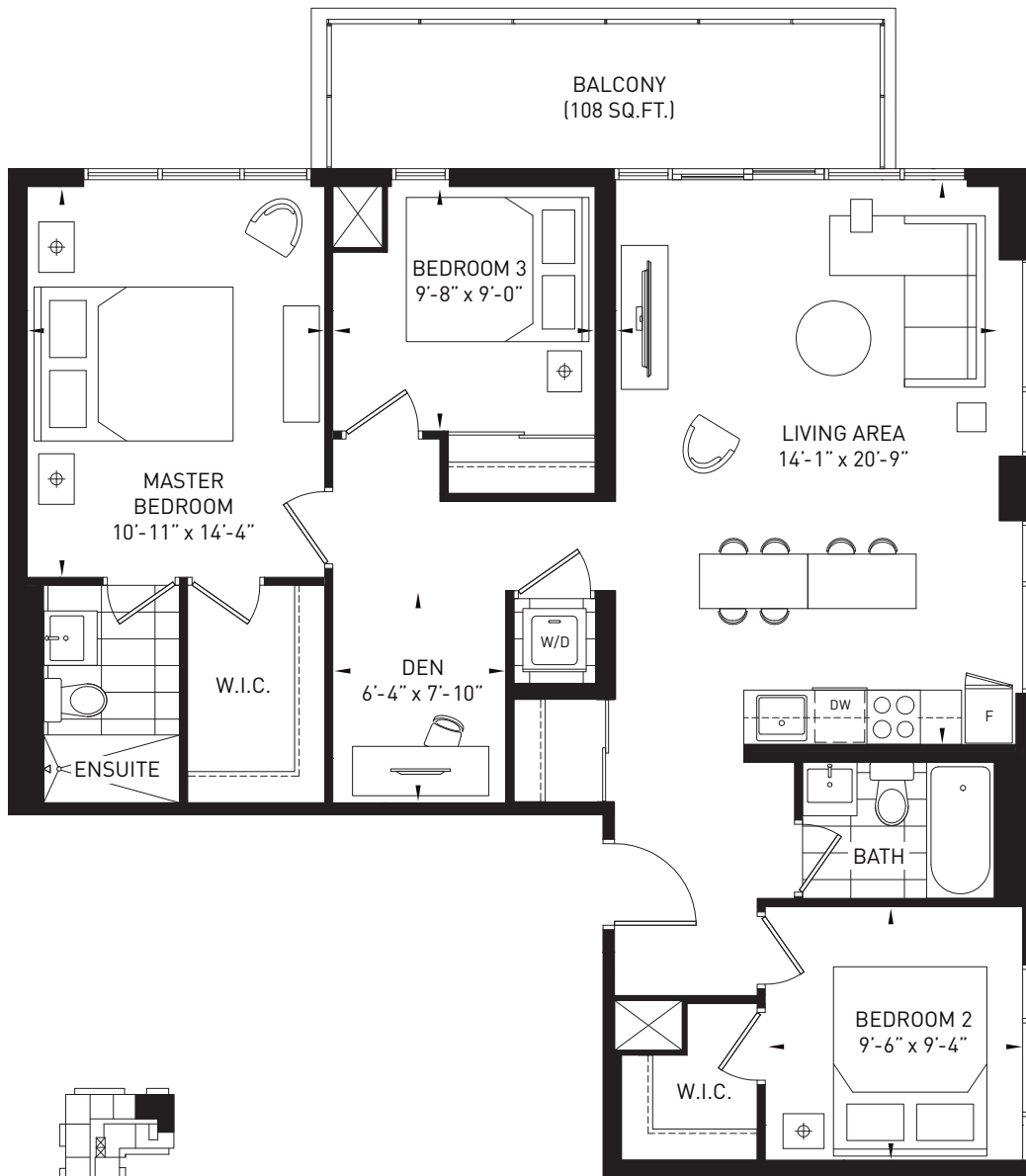
THE
QUEENSVIEW
—  —
AT BACKYARD CONDOS

HORIZON

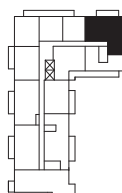
INDOOR: 1,098 SQ.FT. / OUTDOOR: 108 SQ.FT.

1,206 Square Feet

Terrace on Level 8 (360 sq.ft.)



Level 8



Level 9-10

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Another Landmark
Community By





3 D

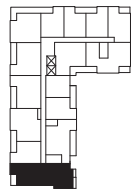
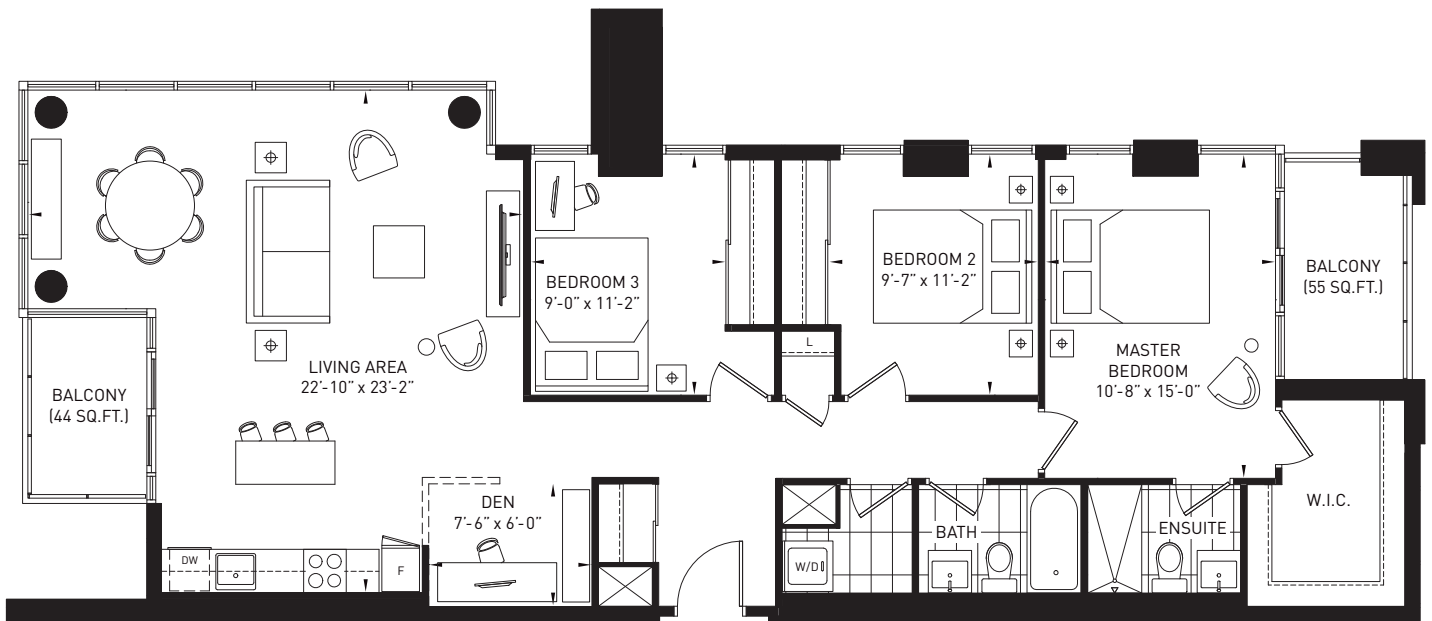
3 BEDROOM + DEN

SERENITY

THE
QUEENSVIEW
—  —
AT BACKYARD CONDOS

INDOOR: 1,324 SQ.FT. / OUTDOOR: 99 SQ.FT.

1,423 Square Feet



Level 2-7



Another Landmark
Community By



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3 BEDROOM + DEN

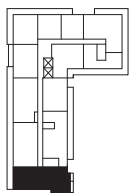
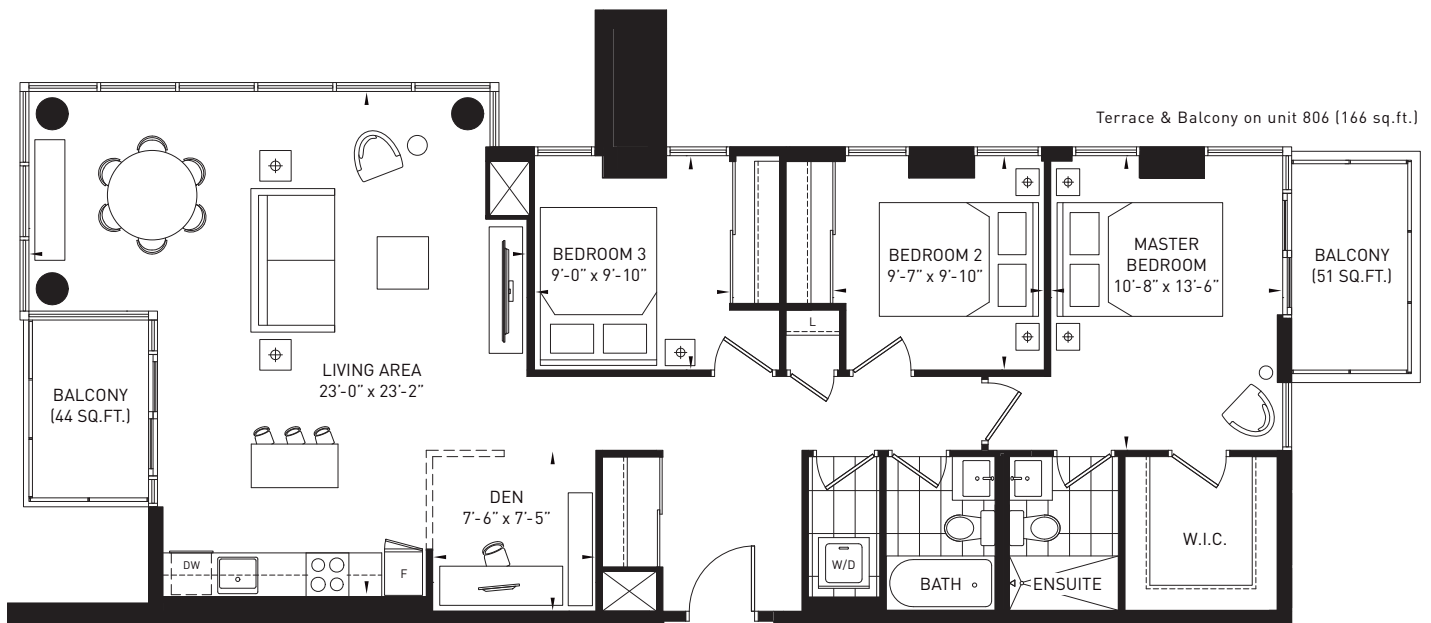
3 C

THE
QUEENSVIEW
—  —
AT BACKYARD CONDOS

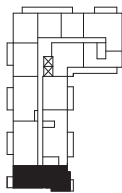
SPIRIT

INDOOR: 1,254 SQ.FT. / OUTDOOR: 95 SQ.FT.

1,349 Square Feet



Level 8



Level 9-10

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Another Landmark
Community By





1 B

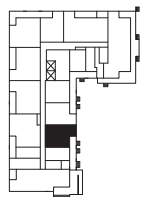
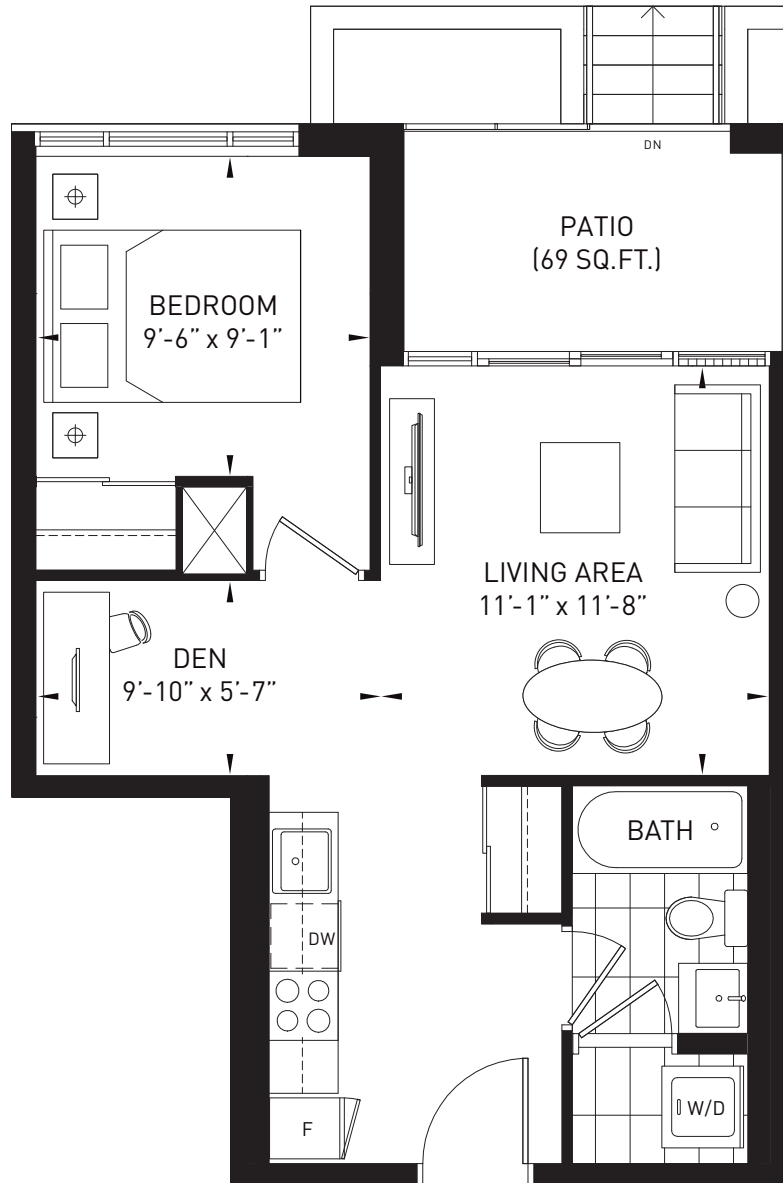
1 BEDROOM + DEN

RELAX

THE
QUEENSVIEW
—  —
AT BACKYARD CONDOS

INDOOR: 520 SQ.FT. / OUTDOOR: 69 SQ.FT.

589 Square Feet



Level 1



Another Landmark
Community By



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2 BEDROOM + DEN

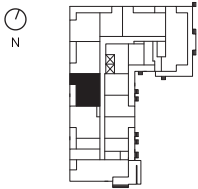
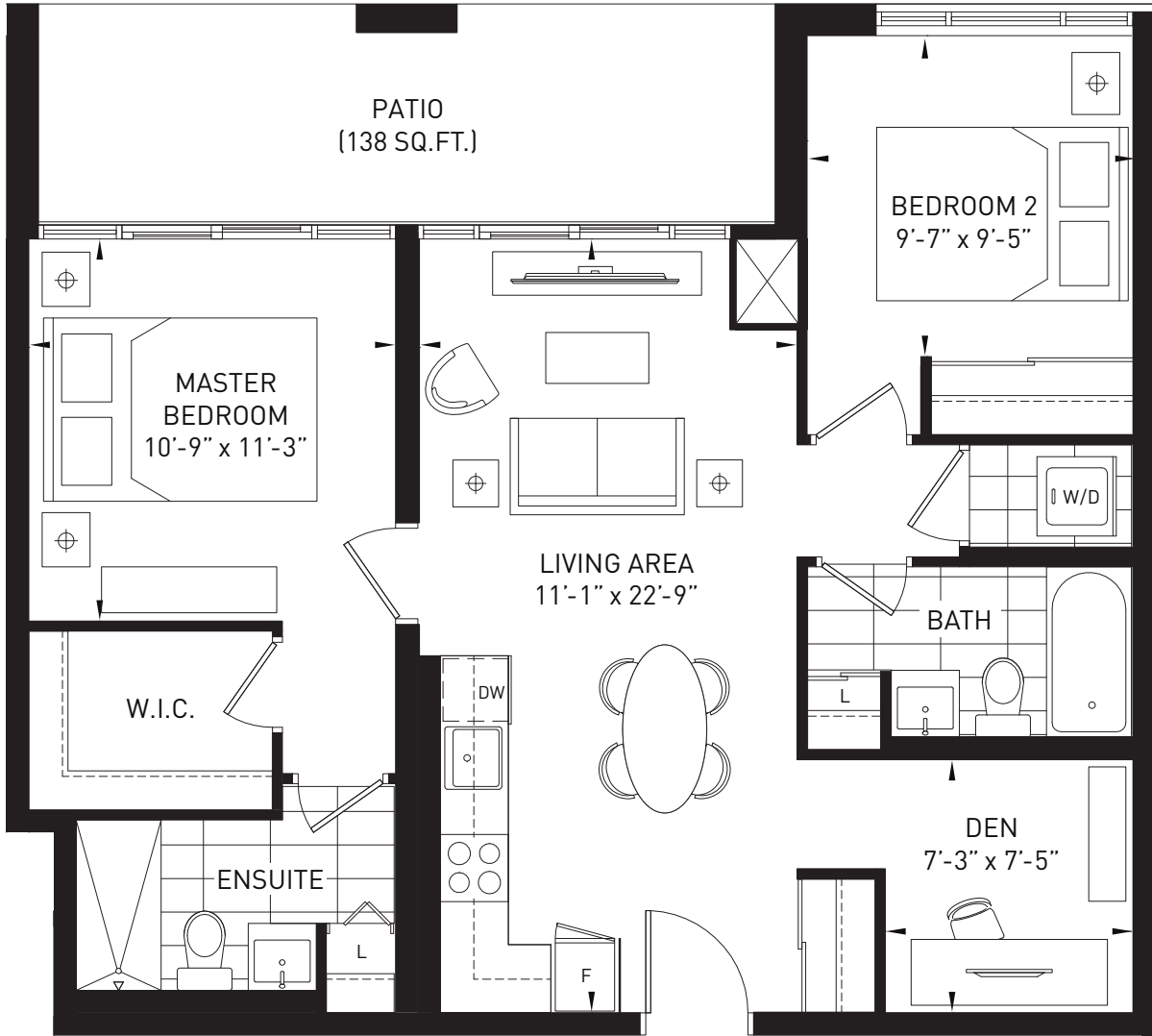
2 G

THE
QUEENSVIEW
—  —
AT BACKYARD CONDOS

DIVINE

INDOOR: 854 SQ.FT. / OUTDOOR: 138 SQ.FT.

992 Square Feet



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Another Landmark
Community By





FEATURES & FINISHES

Building Features

- Intimate, boutique building with ten residential floors.
- Executive concierge in front lobby available for daily assistance.
- Exterior lighting showcasing the building's architecture and design while promoting safety.
- Fitness centre with cardio and weight equipment leads to an adjoining wrap-around terrace.
- Dining/conference room for private functions.
- Family friendly children's play/craft area.
- Pet grooming facilities.
- Designer-decorated party room for private functions with kitchen/bar area.
- Outdoor lounge complete with fire pit and barbeque area.
- A private guest suite for overnight visitors.
- Mail area and parcel room conveniently located off front lobby.
- Key FOB controlled access system at key entry points and garage.
- Security cameras on ground floor lobby and parking garage lobby with emergency assist buttons.
- Waste management and recycling system with disposal chute access on each floor.
- Two elevators accessible from parking garage to roof.
- Four and a half levels of underground parking.
- Abundance of secure resident bicycle parking available.
- Bicycle parking on exterior grounds for visitors.

Suite Features

- Innovative suite designs featuring 9' high ceilings in principal rooms on floors 2-10 and soaring 10' ceiling heights on the first floor.¹
- Smooth ceilings throughout painted flat white.
- Solid core suite entry door with guest viewer and contemporary hardware.
- Thermally insulated Low-E energy efficient double glazed suite windows.
- Interior doors painted white throughout, as per applicable plan.
- Contemporary satin chrome finish lever door handles on interior doors.
- Mirrored sliding closet doors at front entrance, as per applicable plan.
- Spacious walk-in closets, as per applicable plan.
- Vinyl coated wire shelving in all closets.
- Flat latex off-white paint throughout.
- 4" baseboards with coordinating 2 3/4" door casing throughout, painted white.
- Embossed laminate flooring throughout, excluding bathroom and laundry areas.
- All suites feature either a balcony, a patio or a terrace, as per applicable plan.²

Kitchens

- Contemporary style kitchens featuring two-tone cabinetry in a mix of wood grain laminate and solid colour laminate selections.
- Modern straight edge quartz countertop.
- Deep upper cabinet above fridge.
- Upper cabinets feature integrated valance.³
- Oversized ceramic tile backsplash.

- Stainless steel undermount single basin sink with functional dual spray faucet.
- Sleek stainless steel appliances include:
 - Counter depth 24" fridge and dishwasher
 - Slide-in 24" smooth top range
 - 30" over-the-range microwave with hood fan

Bathrooms

- Contemporary vanity with recessed kick plate.
- White solid surface integrated sink and vanity top.
- Vanity width mirror with polished edges.
- Acrylic bathtub with full height porcelain wall tile surround, as per applicable plan.
- Chrome framed shower glass enclosure and door on acrylic shower base with full height ceramic wall tile surround, as per applicable plan.
- Stylish square shower head features chrome fixtures.
- Wall mounted vanity light and pot light in shower stalls, as per applicable plan.
- Porcelain floor tiles in all bathrooms.
- All white plumbing fixtures and chrome single lever faucets.
- Pressure balancing tub/shower controls.

Laundry

- White ceramic floor tile in laundry areas
- White full size stacked washer and dryer
- Heavy duty wiring and receptacle for dryer

Lighting, Electrical, Data & HVAC Systems

- White Decora style switches and receptacles throughout.
- Track halogen lighting in the kitchen.
- Ceiling mounted light fixtures in foyer, hallway, den, bedrooms, walk-in closets and laundry rooms.
- Electrical panel with circuit breakers in each suite.
- Fiber Optic Service to the suite providing phone, internet and cable.
- Year round individually controlled heating and cooling system.⁴

¹ Dropped ceilings and bulkheads may occur to accommodate heating, ventilation and cooling systems, electrical and mechanical systems or to satisfy the requirements of the Ontario Building Code. All ceiling heights are approximate.

² Terrace conditions may require an interior step to access the outdoor space.

³ Lighting system is a decor upgrade.

⁴ Heat pump unit.

Features may vary depending on model type. All finishes and fixtures are as per Vendor's standard samples. Notwithstanding anything contained in this Schedule A, there is no warranty or representation, collateral agreement or condition contained here in on the part of the Vendor as to any matter with respect to features and finishes.

The Purchaser acknowledges that only the items listed in this Schedule are included in the Purchase Price and that the model suite furnishings and appliances, decor and upgrades, artist renderings, scale models, improvements, mirrors, built-in cabinetry, window coverings, track and wall coverings, light fixtures, and design treatments including wallpaper, hardwood and tile displays in suite; and furniture layouts shown, labeled, and/or outlined on marketing materials are not included in the Purchase Price unless specified in this schedule.

All dimensions are approximate. The Purchaser acknowledges that there shall be no reduction on the price or credit for any standard features listed herein which is omitted at the purchaser's request.

All specifications are subject to change without notice E&O.E.



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