

URB:INCO
Distinctively Different.™

PRESENTED BY

**Paul
Johnston**
unique urban homes

INTRODUCING

The Walk-Up

STOREY: CULTURA IV

YOU WILL FIND NO CONVENTIONS
OF ARCHITECTURE HERE. THERE IS
NOTHING COMMON IN THE DESIGN.
WE DISTANCED OURSELVES FROM
THE NORM AND PUT EVERYTHING
THAT CAME BEFORE AWAY.

Inspired solely by the modern experience, we drew with a free hand.
Instead of walls, we built windows. In place of stillness, we saw storeys.

It required deconstructing tradition and restoring invention to find certain
spaces with the ability to translate us, mirroring form, extending function
and enriching texture. These, we knew, would transform how we live.

Two questions have driven us in this relentless pursuit of innovation,
luxury and wellness:

*What if a home asked to be more?
What if it asked more of us?*

It's time to move beyond the ordinary, to look to the future,
and become part of it.

What you're about to see is the timelessness of today.
This is our reply.

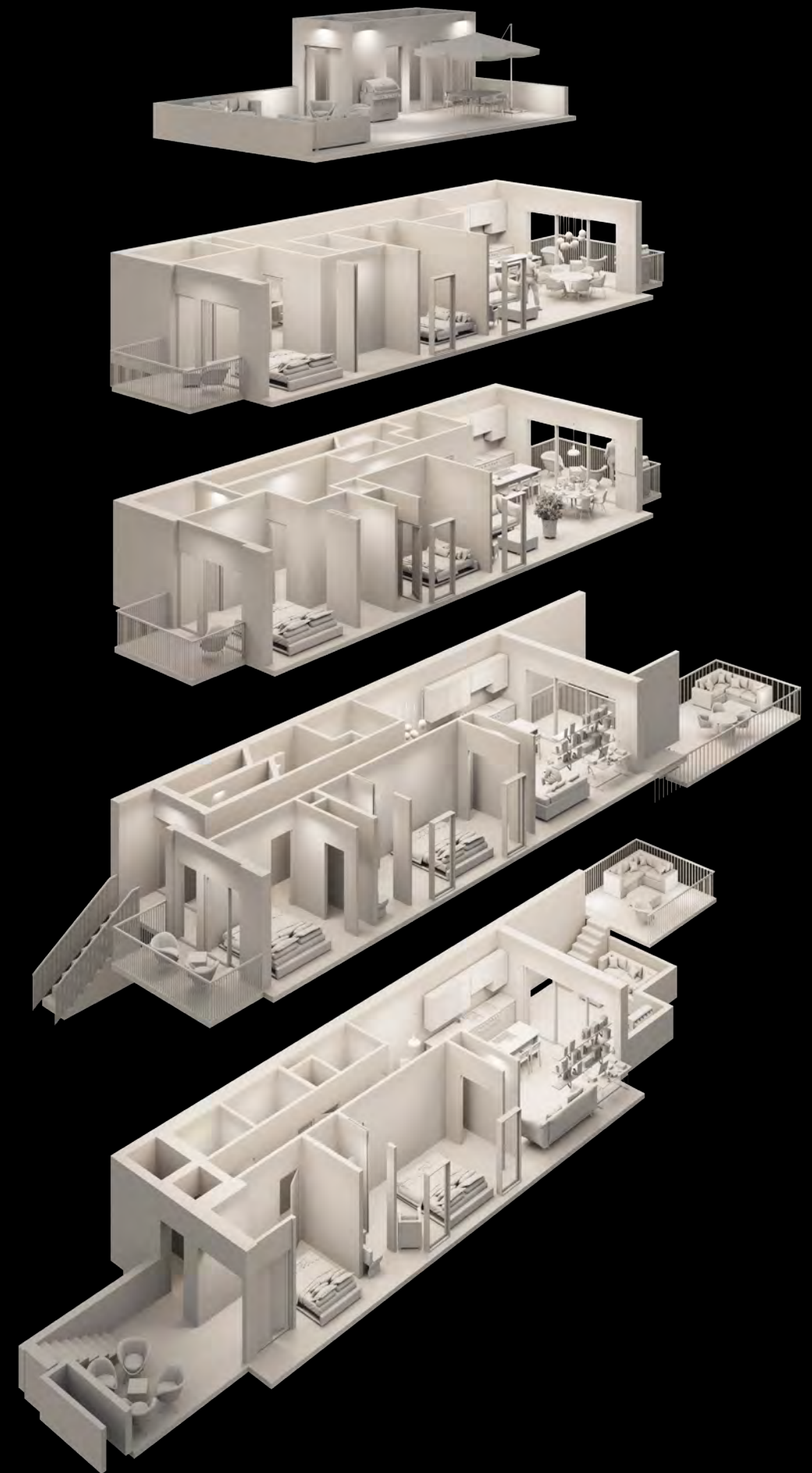
This is the reimagination of a townhome.

Erase the interior staircase and stretch the space. Pluck it from distant neighbourhoods and place it closer to the heart of city. Give it amenities. Value it, so it isn't about how few can afford it, but how many want it.

This is the reimagination of a condominium.

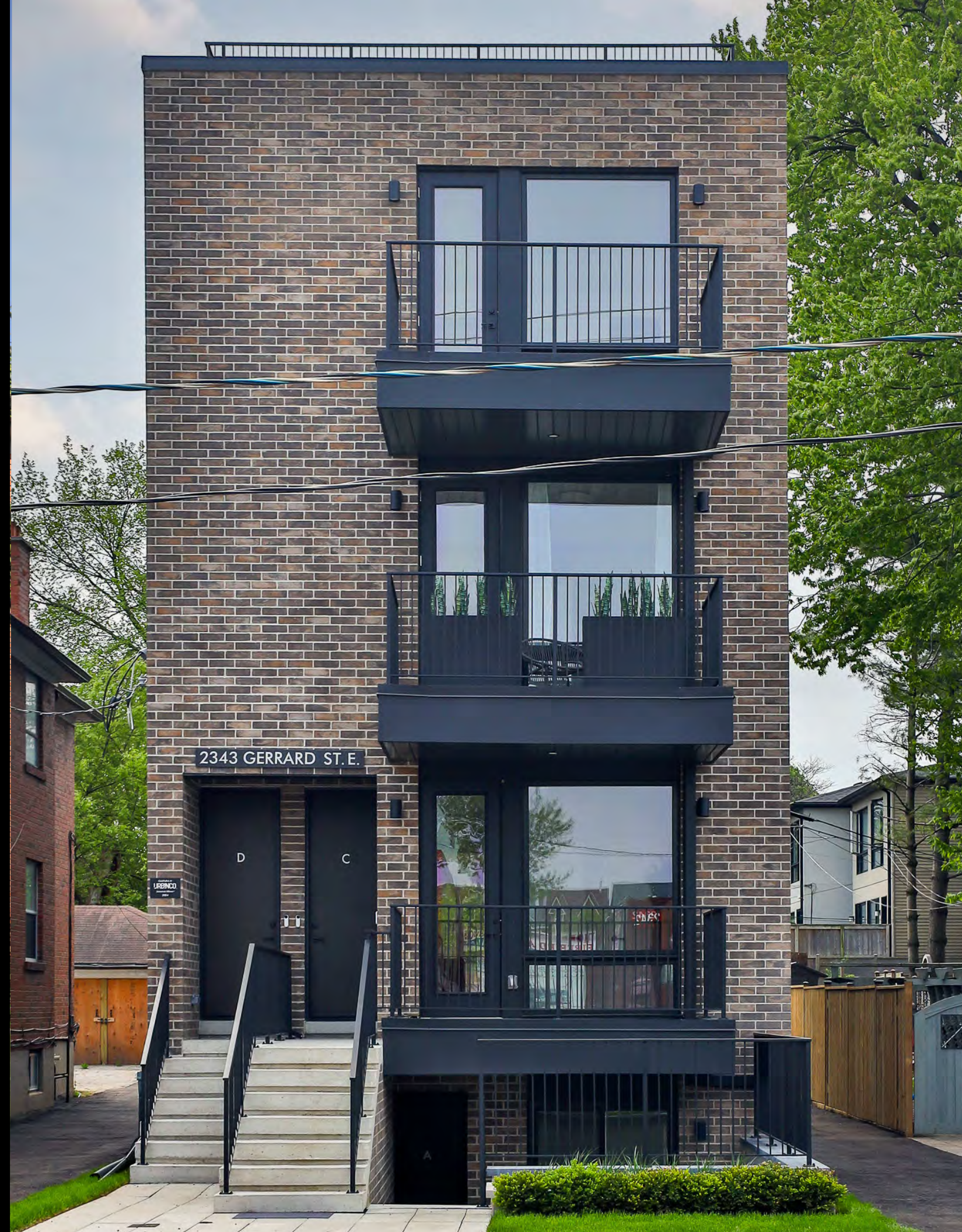
Feel the ease of just being able to step out or walk in. Wrap it in the privacy of separate entrances. Complement the high investment with great independence.

*A collection that unique, an opportunity so exclusive,
that there can only be four.*



We've seen the way lives are lived and who gets to shape them, and it reminds us of what must not be left behind: the individual personality: the human connection. The idea is simple and so liberating: you can own the best of both. An entirely new category. A different class. And the experience is lived in the same way.

We're creating a future where people who want to explore what they can offer the world, discover instead what the world offers them.

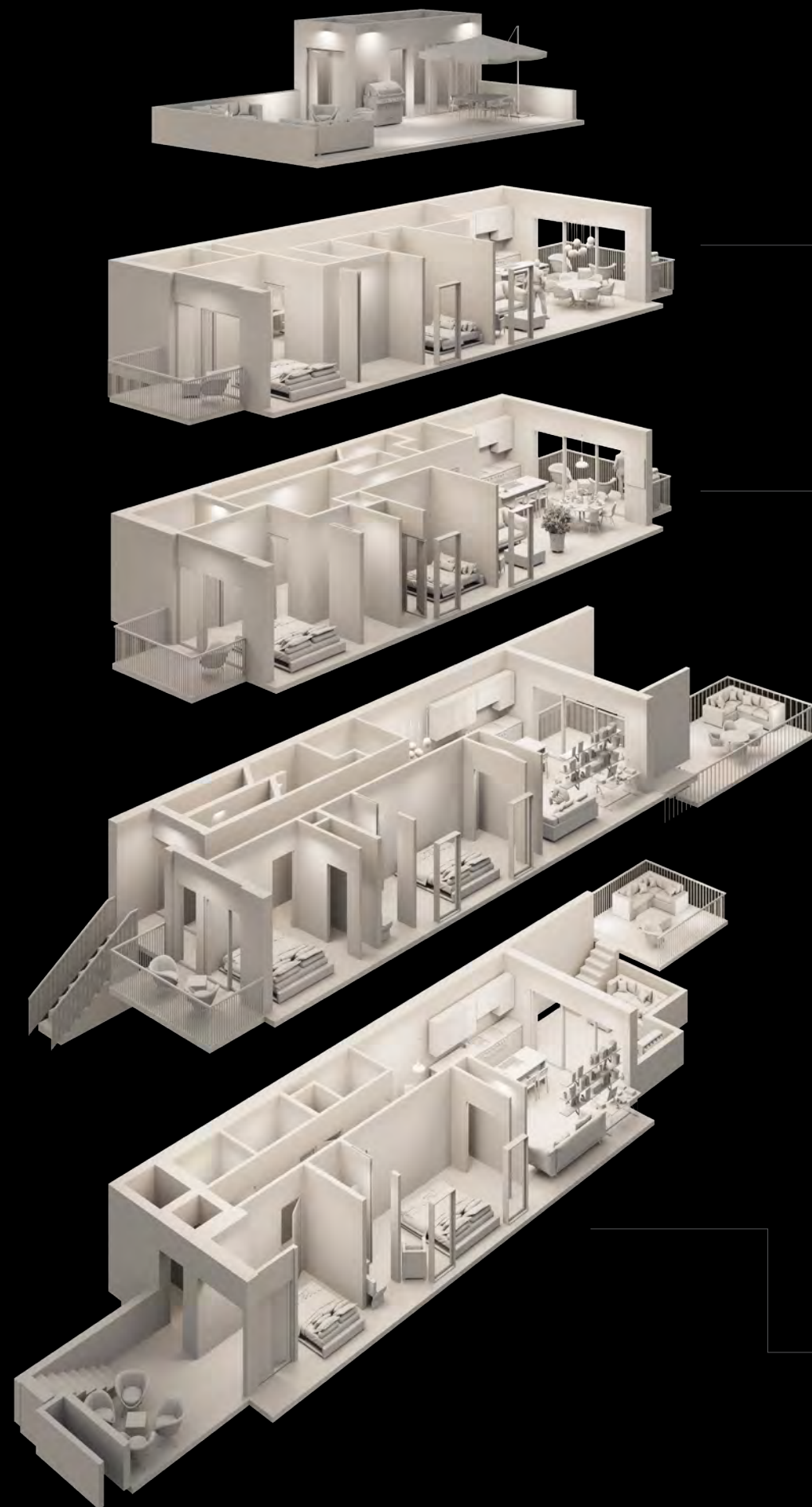


Paradigm Pioneer.

There’s a fine line between distinctive and different.

But cross over and you can have the one quality neither can become.
Distinctively Different™.

When you change perspective, you change the landscape.



Terrace

A private outdoor amenity space that acts as an extension of Cultura IV.

Sky

Two private balconies and special access to private rooftop terrace.
Interior: 1,446 square feet | Exterior: 794 square feet.
Total: 2,240 square feet.

Centre

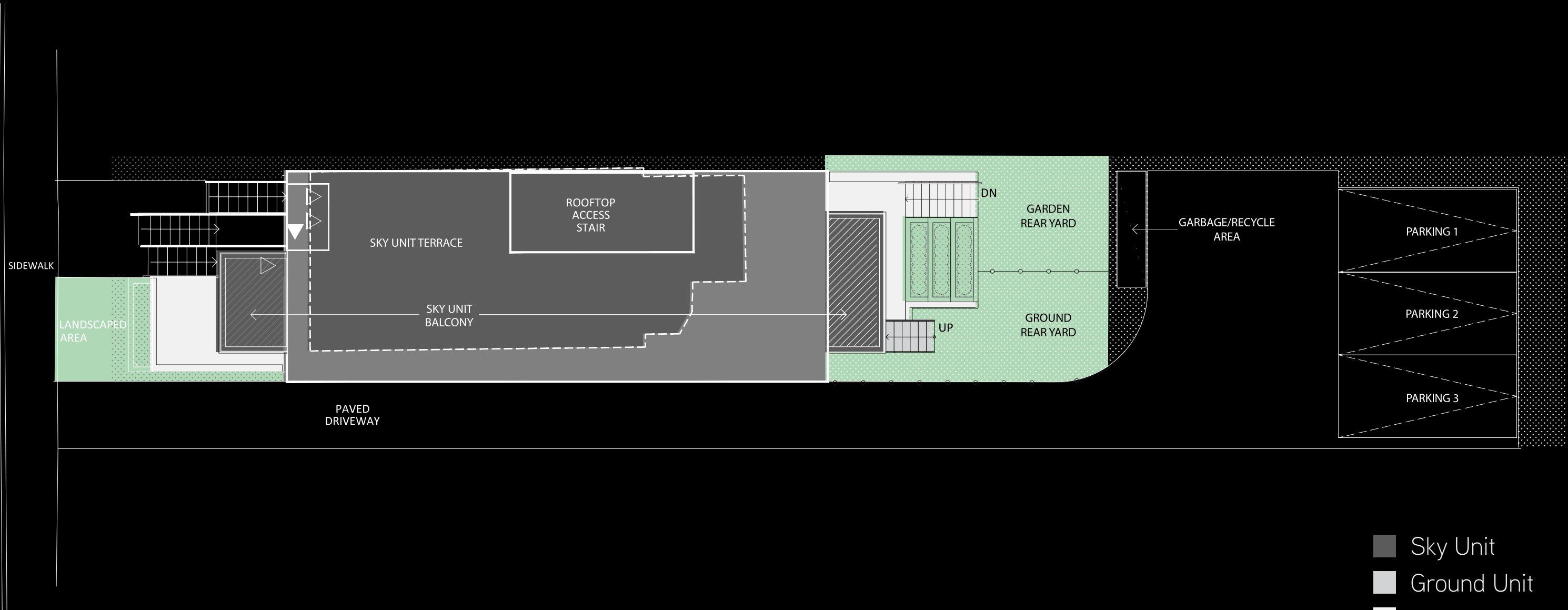
Two private balconies.
Interior: 1,108 square feet | Exterior: 145 square feet.
Total: 1,253 square feet.

Ground

Two private balconies and direct access to private backyard.
Interior: 1,068 square feet | Exterior: 398 square feet.
Total: 1,466 square feet.

Garden

Two private patios and direct access to private backyard via walk-out staircase.
Interior: 1,152 square feet | Exterior: 551 square feet.
Total: 1,703 square feet.



- Sky Unit
- Ground Unit
- Garden Unit
- Outdoor Space



CURB APPEAL

~9' high ceilings throughout.

6 1/2" wide designer engineered hardwood flooring.

Soffit and door book-matched for design aesthetic.

~7' high smooth finish interior doors.

12" x 12" full body mosaic tile in Mechanical, Laundry and Wash areas.

Marquee flat back metal pickets/railings for all staircases and balconies.

Rear elevation feature metal panelling book-matched to window frames.

ONE OF A KIND

Bedrooms with private closets.

Laundry with stackable washer and dryer.

Low-flow water fixtures in Wash and Cook areas.

Contemporary custom vanities with quartz countertops and undermount sinks in all Wash areas.

Cook area with custom millwork and integrated Fisher & Paykel appliances, including a gas range, and waterfall island.



ENERGY EFFICIENT

Combination of LED pot lights, ceiling and wall mounted fixtures throughout.

COST EFFECTIVE

200 AMP electrical service.

Superior building envelope incorporates a HRV system to create an optimum indoor environment while reducing energy consumption.

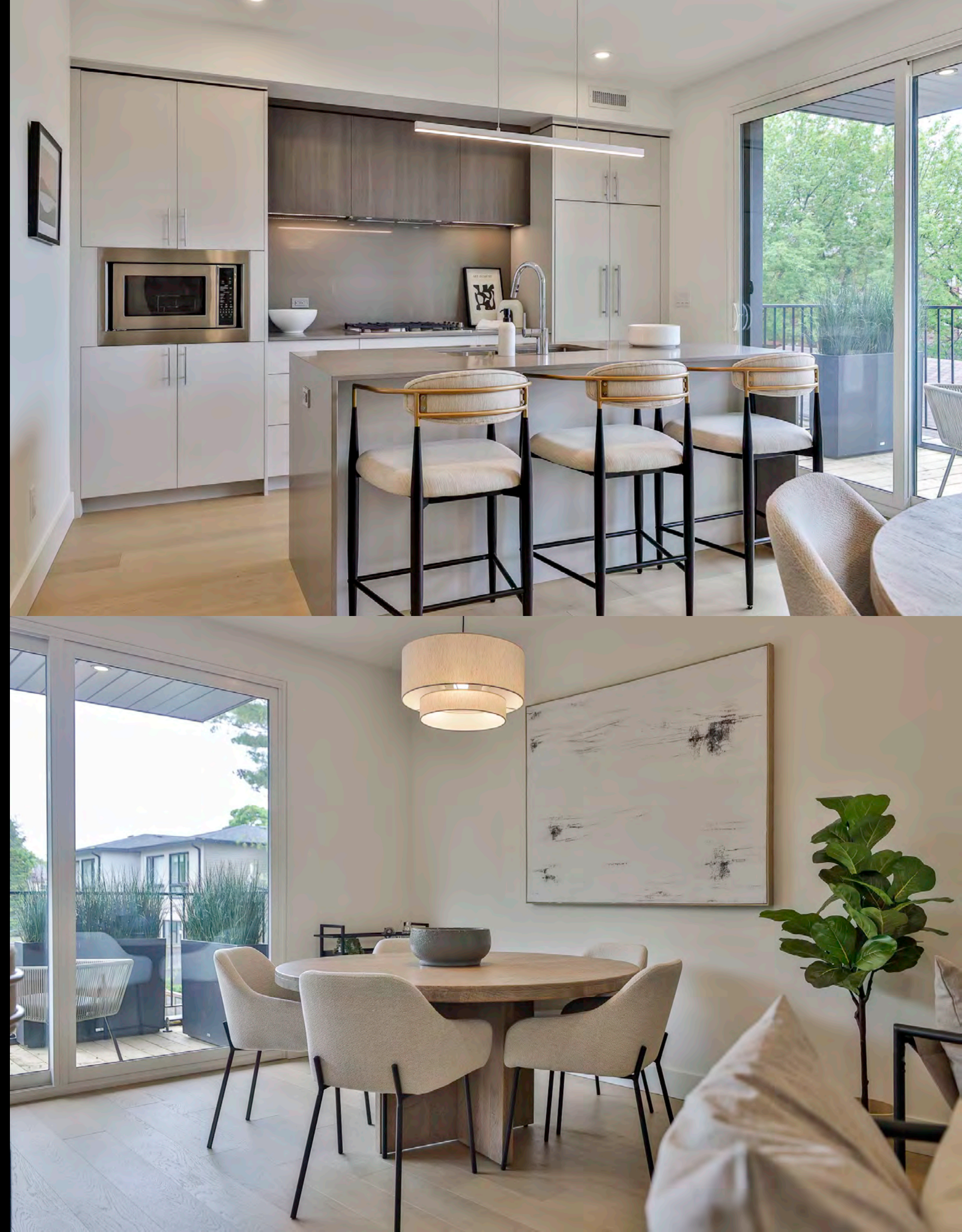
Paints with low VOC content reduces indoor air pollution and promotes healthier living.

STATE OF THE ART

Gyp-Crete floor underlayment and drywall provides fire-resistance-rated design and sound reduction.

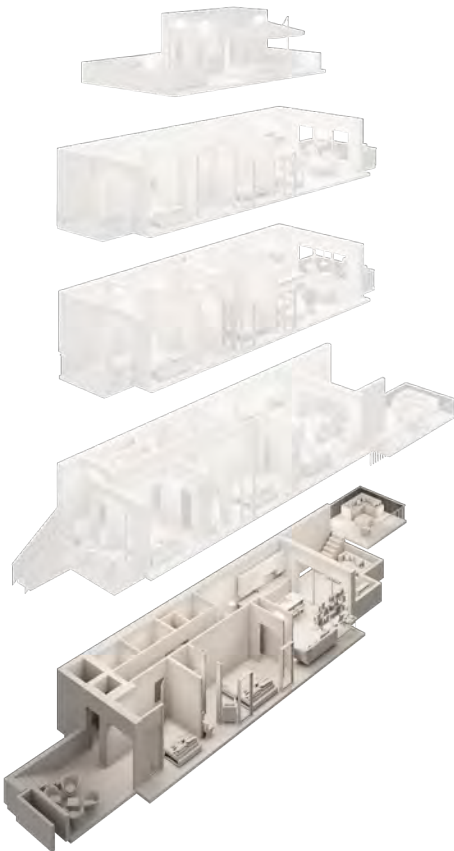
Pipes feature acoustical wraps and resilient channels for added sound depletion.

HVAC package unit includes combi-units delivering superior heating and cooling comfort.

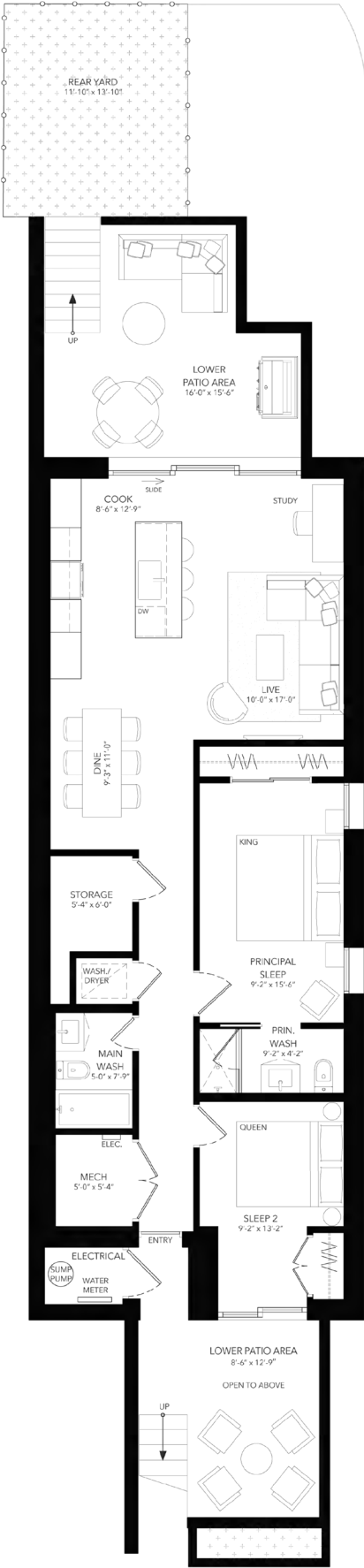


Garden

Family-oriented unit with a private backyard and two balconies.

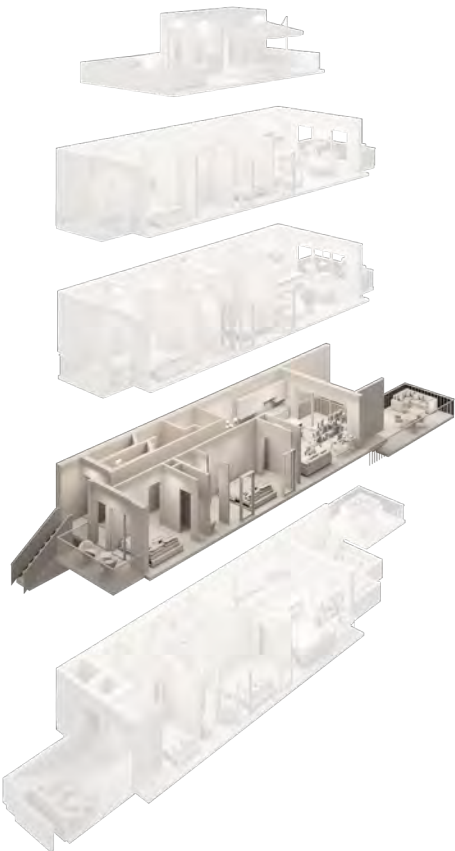


INTERIOR: 1,152 SQUARE FEET.
EXTERIOR: 551 SQUARE FEET.
TOTAL: 1,703 SQUARE FEET.



Ground

Family-oriented unit with walk-out to private backyard and two balconies.

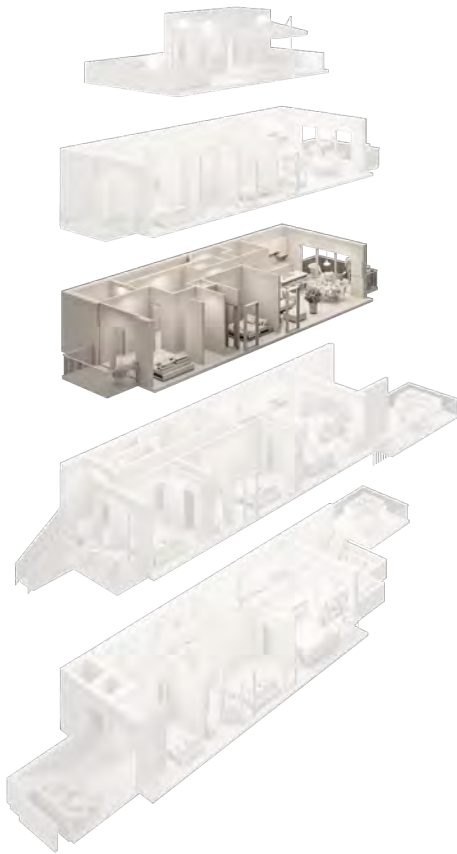


INTERIOR: 1,068 SQUARE FEET.
EXTERIOR: 398 SQUARE FEET.
TOTAL: 1,466 SQUARE FEET.

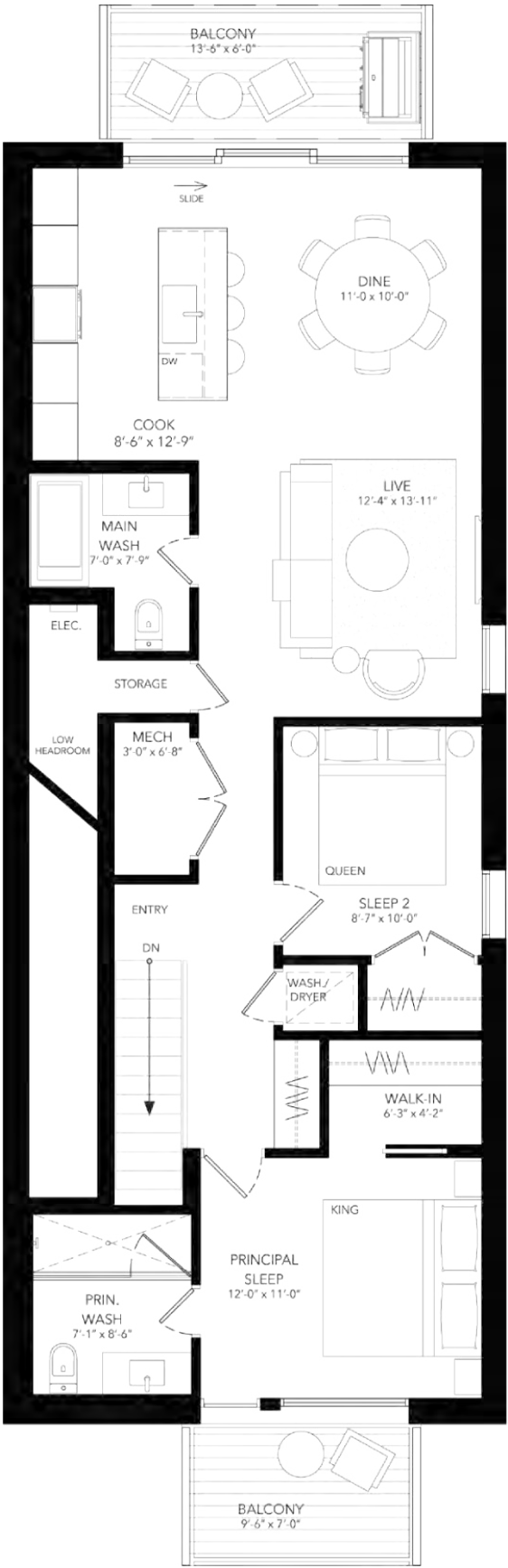


Centre

Family-oriented unit with two above average sized balconies.



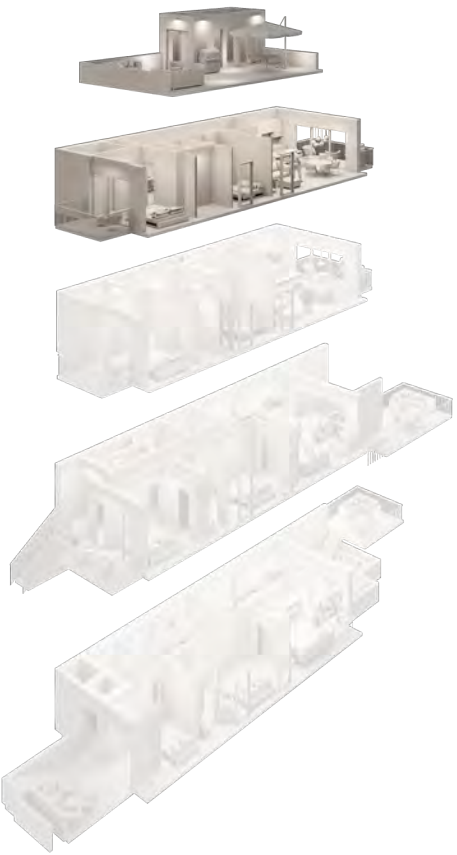
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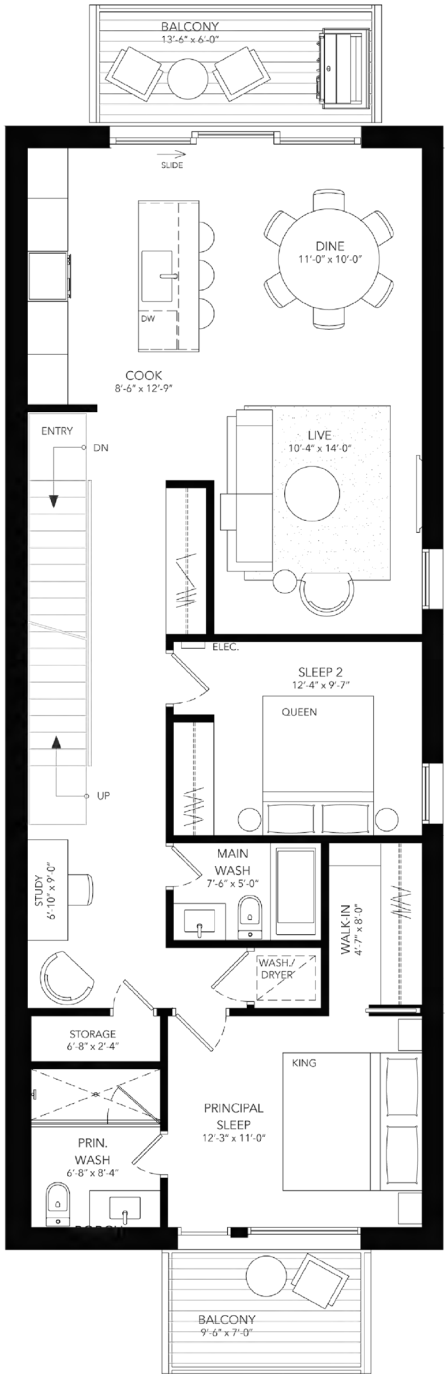
Sky

Private, exclusive access to terrace and two above average sized balconies.

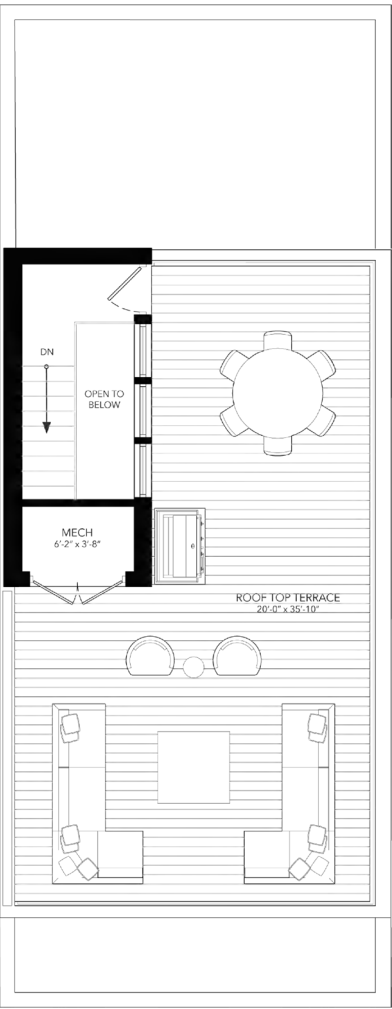
An exclusive outdoor amenity space that acts as an extension of Cultura IV.



INTERIOR: 1,446 SQUARE FEET.
EXTERIOR: 794 SQUARE FEET.
TOTAL: 2,240 SQUARE FEET.



Terrace



*2343 GERRARD ST. EAST
THE BEACHES, TORONTO.*

After years spent refining each iteration, today's Walk-Up is the definitive model, a self-contained system. It has been conceived, designed and created in such a way that it can be placed in established neighbourhoods across Toronto and the GTA, and not only retain its integrity but enhance its surroundings. This is where we have chosen to build. The place a new chapter begins, centred around you and your storey.

Own a Category

Invest in a new way to live, one that adapts to and articulates the needs of a modern lifestyle. A model that furnishes the growing gap between the market's current offerings, and the asks and ambitions of a city. The best of a condominium and the best of a townhome lie just behind your front door.



The Future

Distinctively Different.

Own a Community

The Beaches is nestled in an idyllic enclave between The Danforth's local pleasures and the bluffs of Birch Cliff. Extend your horizons slightly farther, and The Beaches is an idyll between downtown Toronto and sandy beaches, waterfront parks and hiking trails.

This is what urban living was meant to be.



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