



THE CLOVE



QuadReal



**THE
CLOVE**

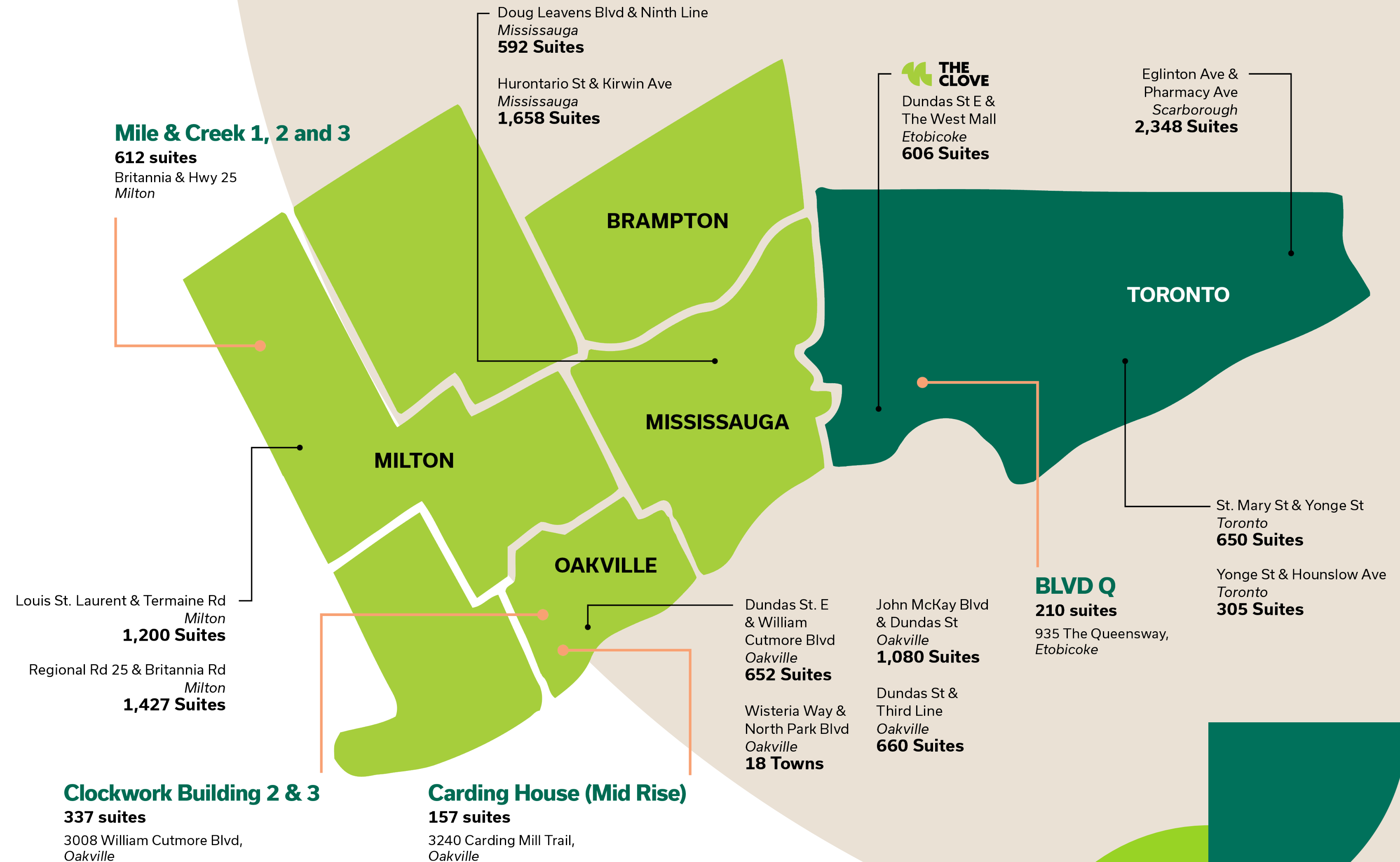


THE TEAM

mattamyHOMES

- **Largest** privately-owned homebuilder in North America
- **Over 45 years** of creating places people are proud to call home
- **125,000 +** homes built
- **9,000** Urban Closings by 2030

Urban Closings & Under Construction

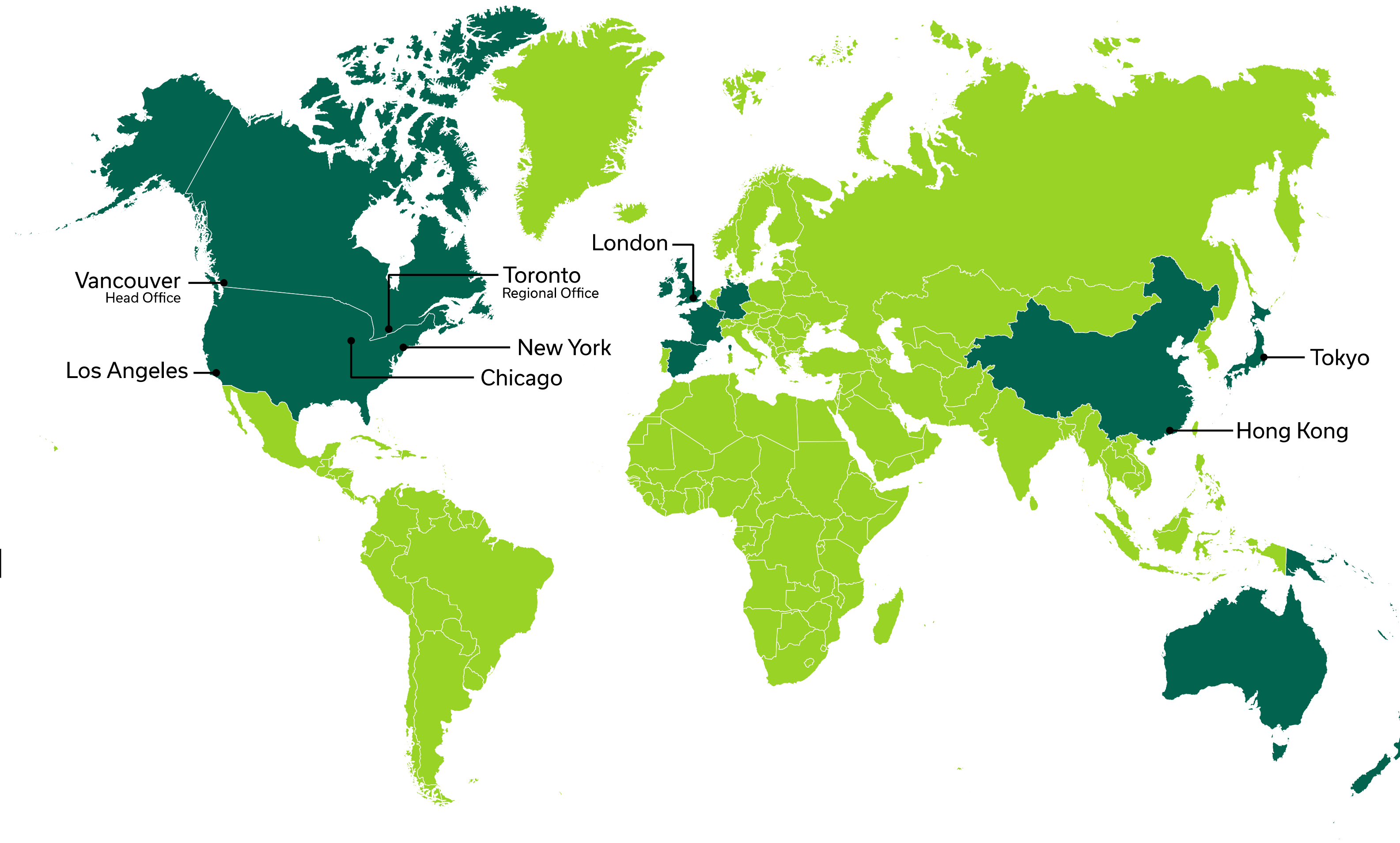


THE TEAM

Top 20 Global Real Estate Company



- **\$77.6 billion** total asset value
- **\$29 billion** in Canadian properties
- 9 offices across 4 continents
- 1,900 employees
- In-house development, operations and property management
- **50,000+** residential units globally



THE TEAM



Oakridge Park
Vancouver

BRITISH
COLUMBIA

VANCOUVER



Cloverdale
Etobicoke

VAUGHAN

TORONTO

YORK
REGION

PEEL
REGION



Assembly Park
Vaughan Metropolitan Centre

Bayview Village
North York



THE NEXT CHAPTER OF CLOVERDALE'S LEGACY



All renderings, landscaping and images are Artist's Concept Only.



CLOVERDALE COMMUNITY HIGHLIGHTS

9+ ACRES
of vibrant public realm

3+ ACRES
of parkland

180,000+ SQ FT
of new retail space

23,000+ SQ FT
of community amenities



**THE FIRST
PHASE OF
A BOLD
NEW
VISION**

Cloverdale[®]

ETOBICOKE GROWTH

Project Count **64** Total Buildings **110** Total Suites **30,415**



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OVER 1,000,000 JOBS WITHIN A 15-MINUTE DRIVE FROM THE CLOVE

Toronto's Downtown and Centres contain **674,760 JOBS**, that's approx. 44% of the city's total employment as of 2023*

500,000+ employees in Mississauga

Source
*Toronto.ca
**data.peelregion.ca

PEARSON ECONOMIC ZONE

CANADA'S SECOND-LARGEST EMPLOYMENT ZONE

\$42 billion generated by Toronto Pearson
airport annually

Facilitate **332,000** jobs across Ontario

Over **50,000** employees across
various sectors***

Source
cdn.torontopearson.com***

PEARSON
ECONOMIC
ZONE

ETOBICOKE

TORONTO

THE
CLOVE

MISSISSAUGA

20 Minutes

10 Minutes

UNRIVALED ACCESS

TRANSIT

- 1 min to bus stop along Dundas St.
- 4 min to Kipling Transit Hub
 - Kipling GO Station – Milton Line
 - Kipling TTC Subway Station – Line 2
 - Kipling TTC Bus Terminal
 - MiWay – Bus Routes
 - Express Bus to Pearson Airport



UNRIVALED ACCESS

HIGHWAYS

- All major highways under **5 mins**
- Lakeshore Blvd and Pearson Airport under **10 mins**



UNRIVALED ACCESS

DUNDAS BUS RAPID TRANSIT (BRT)

The proposed Dundas BRT will bring over **40 kilometres** of dedicated Bus Rapid Transit (BRT) lanes along Dundas Street—from Highway 6 in the City of Hamilton through to the Kipling Transit Hub in the City of Toronto.



A NEW URBAN VILLAGE COMES TO LIFE IN ETOBICOKE

WELCOME TO THE CLOVE

BUILDING DETAILS

- 33 and 9-storey residential buildings
- 606 suites
- 26,000 sq ft of amenities.



ENTERTAINMENT KITCHEN & DINING AREA



TERRACE



FITNESS STUDIO



KID'S LOUNGE



SEAMLESS SUSTAINABLE LIVING



Geothermal Heating & Cooling



In-Suite ERV & Heat Pumps



EV Smart Charging



Smart Thermostat



SMART BUILDING FEATURES



Digital Access Control



Automated parcel lockers



Resident Communications App

TYPICAL KEYPLATE

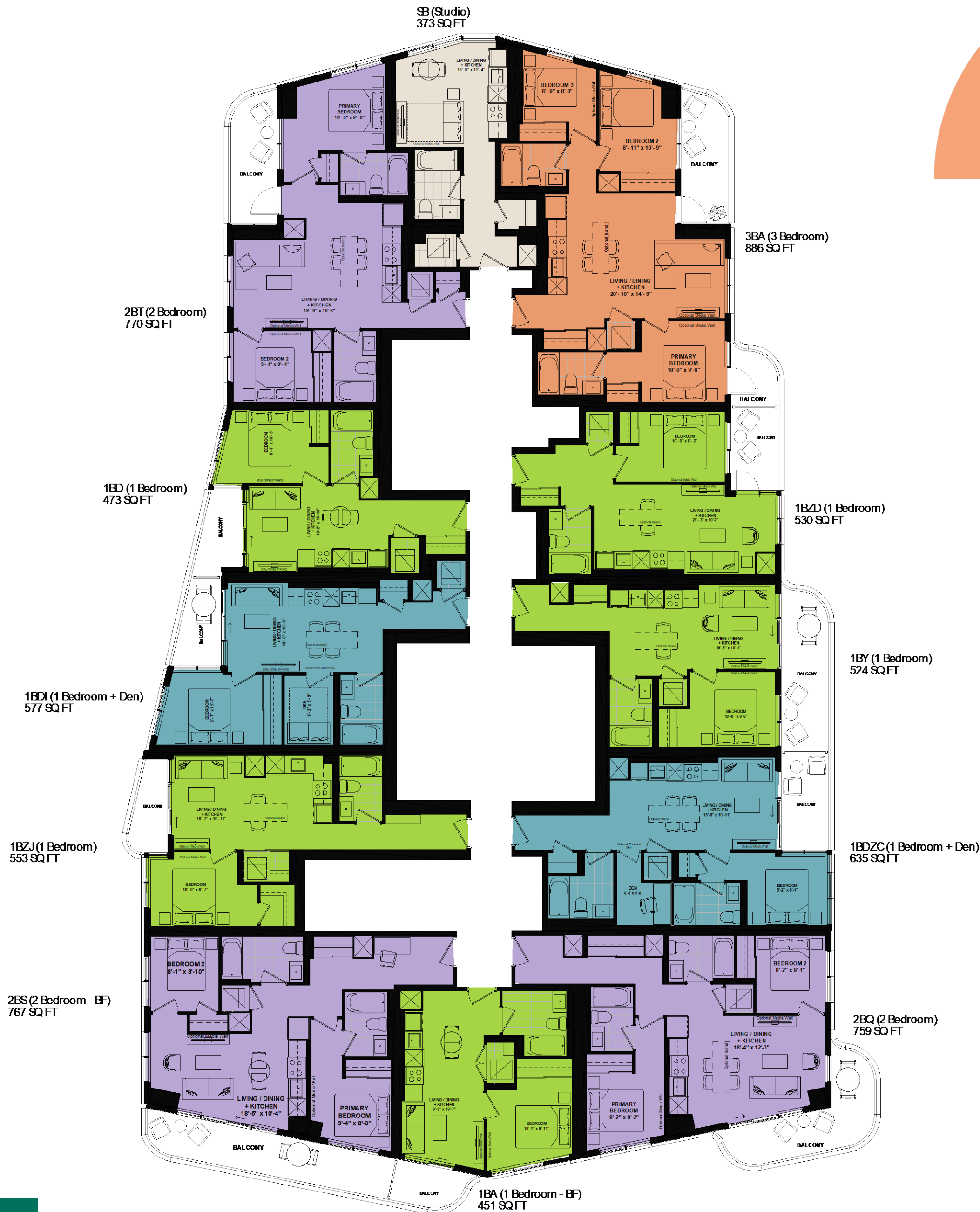
STUDIO
373 – 467 sq. ft.

1 BEDROOM
451 – 615 sq. ft.

1 BEDROOM + DEN
527 – 655 sq. ft.

2 BEDROOM
646 – 792 sq. ft.

3 BEDROOM
857 – 1091 sq. ft.



STARTING FROM PRICING

-  **STUDIO** - \$440,990
-  **1 BEDROOM** - \$545,990
-  **1 BEDROOM + DEN** - \$636,990
-  **2 BEDROOM** - \$739,990
-  **3 BEDROOM** - \$885,990



DEPOSIT STRUCTURE

\$5,000 on signing

Balance to **5%** in 30 days (2024)

2.5% in 210 Days (2025)

2.5% in 600 Days (2026)

5% 90 Days prior to Occupancy (2028)

5% on Occupancy (2028)

INCENTIVES

Parking Discounted: ~~\$70,000~~ **\$50,000 TOTAL VALUE OF \$20,000**

Reduced DC's:

1 Beds: ~~\$16,000~~ **\$11,000 TOTAL VALUE OF \$5,000**

2 Beds: ~~\$19,000~~ **\$14,000 TOTAL VALUE OF \$5,000**

Free right to lease with a value of \$5,000

Free assignment with a value of \$5,000

Occupancy Q4 2028

WORKSHEET SUBMISSION NOW OPEN

SIGNING BEGINS TODAY!

Nicole Goodman
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Rubina Dhami
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Broker Portal Password: THECLOVE

