



LAMBTOWN TOWNS

OFFER RARE LOWRISE LIVING

IN VIBRANT **ST. CLAIR AVENUE WEST**

For homebuyers with a wish list for a walkable neighbourhood, easy access to transit and shopping plus a beautiful home, Dunpar Homes' Lambton Towns checks all the boxes.

The collection of 96 back-to-back townhouses at 2650 St. Clair Ave. W. provides a rare opportunity to enjoy lowrise living in this up-and-coming neighbourhood. Dunpar continues its tradition of bringing thoughtfully designed and well-constructed residences to vibrant communities with this collection of 94 luxury back-to-back towns.

As a more affordable option to downtown, many millennials and families are choosing the St. Clair West midtown neighbourhood. The area's undergoing a massive revitalization with many new condo towers. The Lambton Towns offer an alternative to highrise living in

this pedestrian-friendly neighbourhood rich in amenities and close to transit. The 512 St. Clair streetcar stop is just a six-minute walk away and other nearby transit options include the subway from the Old Mill station, TTC buses to downtown and GO Transit and the UP (Union Pearson Express) from Bloor Station. Hwys. 401 and 427 and the Gardiner Expressway are a short drive away. The location is convenient to downtown Toronto as well as to North York and Mississauga.

Lambton Towns residents will be able to walk to numerous stores, restaurants and services. St. Clair West's existing retail scene has been enhanced with new boutique shops, specialty grocery markets, salons, fitness studios and gyms, restaurants and cafes as the revitalization continues. Residents will enjoy proximity to major chain stores such as Loblaws, Shoppers Drug Mart,

LCBO and Walmart. There are elementary and secondary schools, as well as childcare centres and recreation facilities for families.

It's easy to connect with nature with an abundance of parks and proximity to the Humber River Recreational Trail. Smythe Park is a 15.3-hectare park with biking and walking trails, three ball diamonds, outdoor pool, splash pad and children's playground. Marie Baldwin Park offers community gardens, summer camps and learning events and it's adjacent to a leash-free dog park. The Humber River Recreational Trail is a favourite among locals for walking and biking. It follows the river and is dotted with benches, small waterfalls and fountains and provides connection to the Lake Ontario Waterfront Trail. Malta Park is a small park with beautiful trees that's a nice place to have a picnic and James Gardens, a former estate on the Humber River, is renowned for its gardens, stone pathways, spring-fed ponds, streams and mature trees. It's where people can lawn bowl, cross country ski or enjoy views of downtown Toronto from a scenic lookout.

When they aren't out and about in the neighbourhood, Lambton Towns residents can relax at home in residences with quality construction and functional floorplans. Dunpar is as discriminating about its homes' design and quality as it is about the neighbourhoods it chooses to build in. Exteriors are modeled on English Georgian Manors, utilizing genuine Custom Natural Indiana Limestone features and planter boxes crafted with ledger rock Kingston Hue Stone.

Interiors feature open-concept main-floor layouts at a generous 1,569 sq. ft. with three bedrooms, two baths, single car parking and rooftop decks.

Dunpar will soon launch another much-anticipated townhouse collection, Boutique Towns on Lake Shore at 80 Thirtieth St. in Etobicoke. This collection will appeal to buyers who enjoy proximity to the Lake Ontario Waterfront and to shopping, salons and spas, restaurants, transit, parks and recreation facilities. For families, childcare facilities, elementary and secondary schools are in the neighbourhood, as well as Humber College's Lakeshore campus with its extensive post-secondary program offerings. Golfers can tee off at the private Toronto Golf Club or the public Lakeview Golf Course. Sailors can dock at the private Port Credit Yacht Club, a year-round private club, or enjoy recreational sailing with the non-profit Port Credit Sailing Club.

For more than 40 years, Dunpar Homes has been building superbly designed and architecturally unique homes and communities across the GTA. It has established a reputation as a premier builder specializing in luxury townhomes. It has demonstrated its ability to adapt to the evolving industry by offering homebuyers comprehensive virtual tools to help them achieve their ownership goals.

For more information or to register for Lambton Towns or Boutique Towns on Lake Shore, visit www.dunparhomes.com.

