



TRIDEL®  
BUILT FOR LIFE

# SELENE

LIVE OVER THE MOON.



**AFFORDABLE LUXURY AWAITS.**

SELENE, THE FINAL PHASE OF TRIDEL'S METROGATE COMMUNITY, IS A UNIQUE LUXURY. LIKE THE EYE-CATCHING BEAUTY OF OUR MESMERIZING MOON, SELENE WILL HAVE YOU IN ADMIRATION FROM THE SECOND YOU SET FOOT IN YOUR NEW HOME. WITH LUXURY CONVENIENCES LIKE SPA ROOMS, A FITNESS CENTRE AND YOGA ROOM, OUTDOOR AMENITIES AND MANY TRANSIT OPTIONS, YOU'LL BE OVER THE MOON WITH YOUR NEW, EFFORTLESS LIFESTYLE.

**THE METROGATE COMMUNITY.**

# THE METROGATE COMMUNITY.



SELENE  
METROGATE

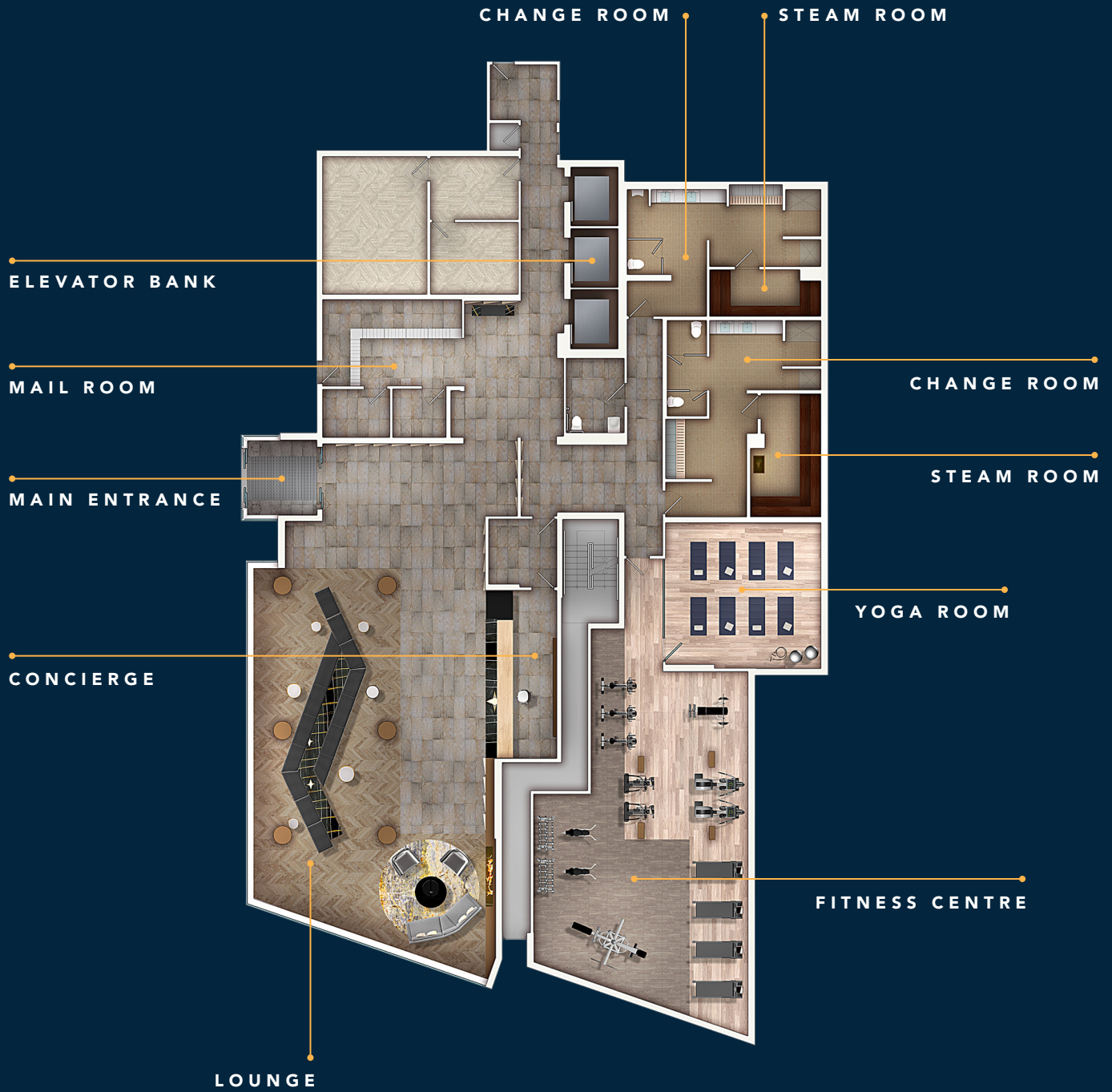


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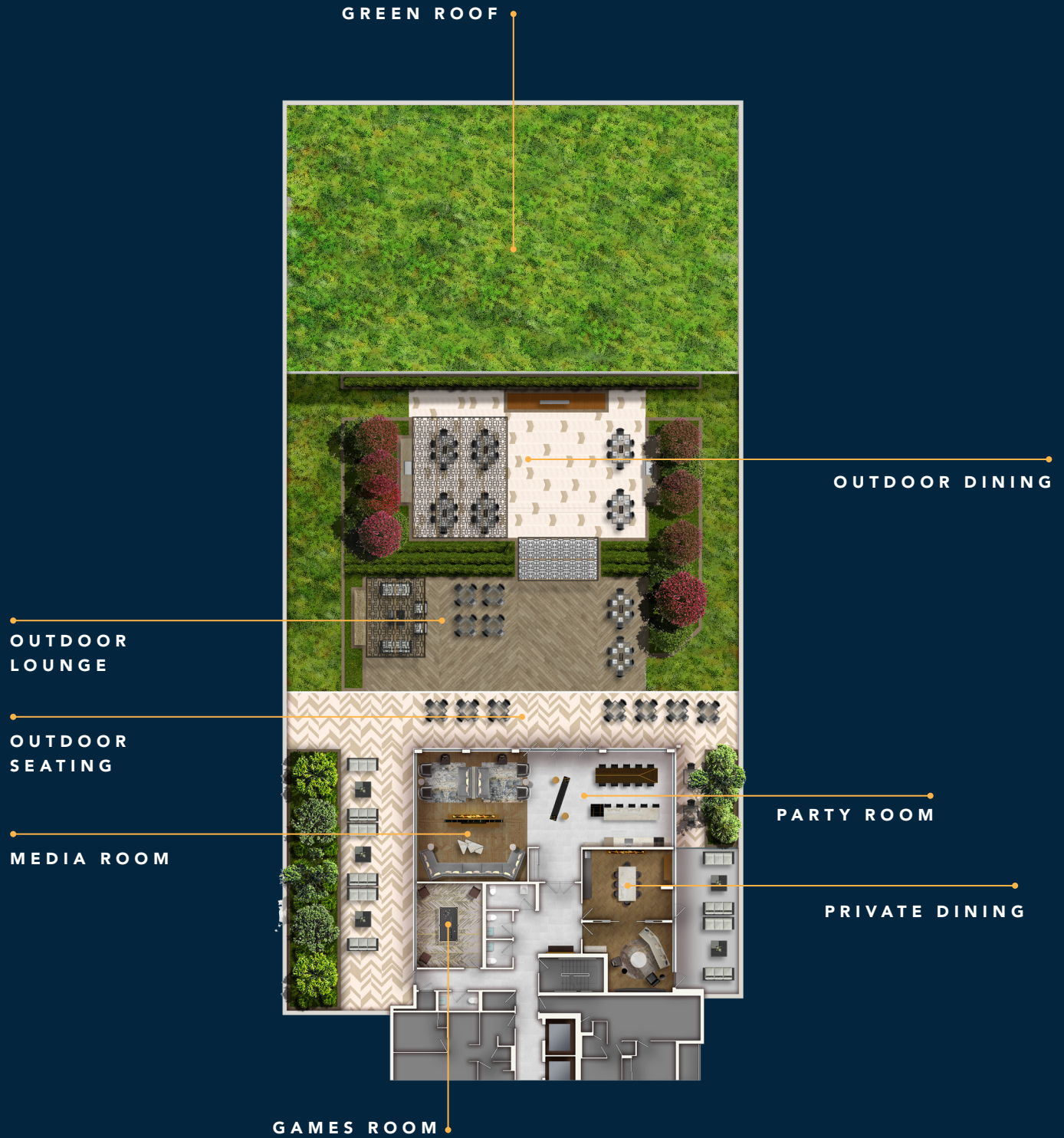
# COMMUNITY PLAN



# SELENE AMENITIES



# 4TH FLOOR ROOFTOP AMENITIES



# SITE PLAN



AVANI 2

AVANI 1

SELENE





## A LINGER-WORTHY LOBBY.

WARM, CONTEMPORARY TOUCHES DRAW YOU IN FOR AN ENGAGING ATMOSPHERE THAT CAN ONLY BE ACHIEVED WHEN THE RIGHT LIGHTING, MATERIALS, AND PLACEMENT ARE FUSED WITH PURPOSEFUL DESIGN.



## ALL IN THE DETAILS.

SLEEK SWATHS OF STONE MINGLE WITH WELCOMING, WELL-LIT, CLEAN-LINED SPACES TO PROVIDE A FLAWLESS FIRST IMPRESSION. AN ATTENTIVE CONCIERGE SEES TO IT THAT ALL YOUR NEEDS ARE MET.



## FAR FROM ROUTINE.

A STATE-OF-THE-ART, FULLY EQUIPPED FITNESS CENTRE  
DESIGNED TO HELP YOU MAINTAIN ZEN-LIKE FOCUS  
WITH EVERY FLEX AND STRETCH. YOU'LL ACTUALLY LOOK  
FORWARD TO YOUR DAILY WORKOUTS IN A SPACE THAT  
LEAVES YOU REFRESHED AND REJUVENATED.



FITNESS CENTRE

## REALIGN, ON AND OFF THE MAT.

CLEAN, MUTED TONES AND NATURAL MATERIALS HELP YOU FEEL GROUNDED IN OUR BLISS-ENHANCING FITNESS SANCTUARY, DESIGNED WITH YOUR BREATH IN MIND. INHALE. EXHALE. REPEAT.



YOGA ROOM

Illustrations are artist's concept only.

## A HOST OF HOSTING OPTIONS.

TAKE YOUR NEXT GATHERING TO THE NEXT LEVEL WITH OUR WARM AND SOPHISTICATED COMMUNAL SPACES. CHOOSE FROM A PRIVATE DINING ROOM, MEDIA ROOM OR GAMES ROOM, EACH DESIGNED WITH YOUR EASE OF ENTERTAINING IN MIND.



PRIVATE DINING ROOM



MEDIA ROOM

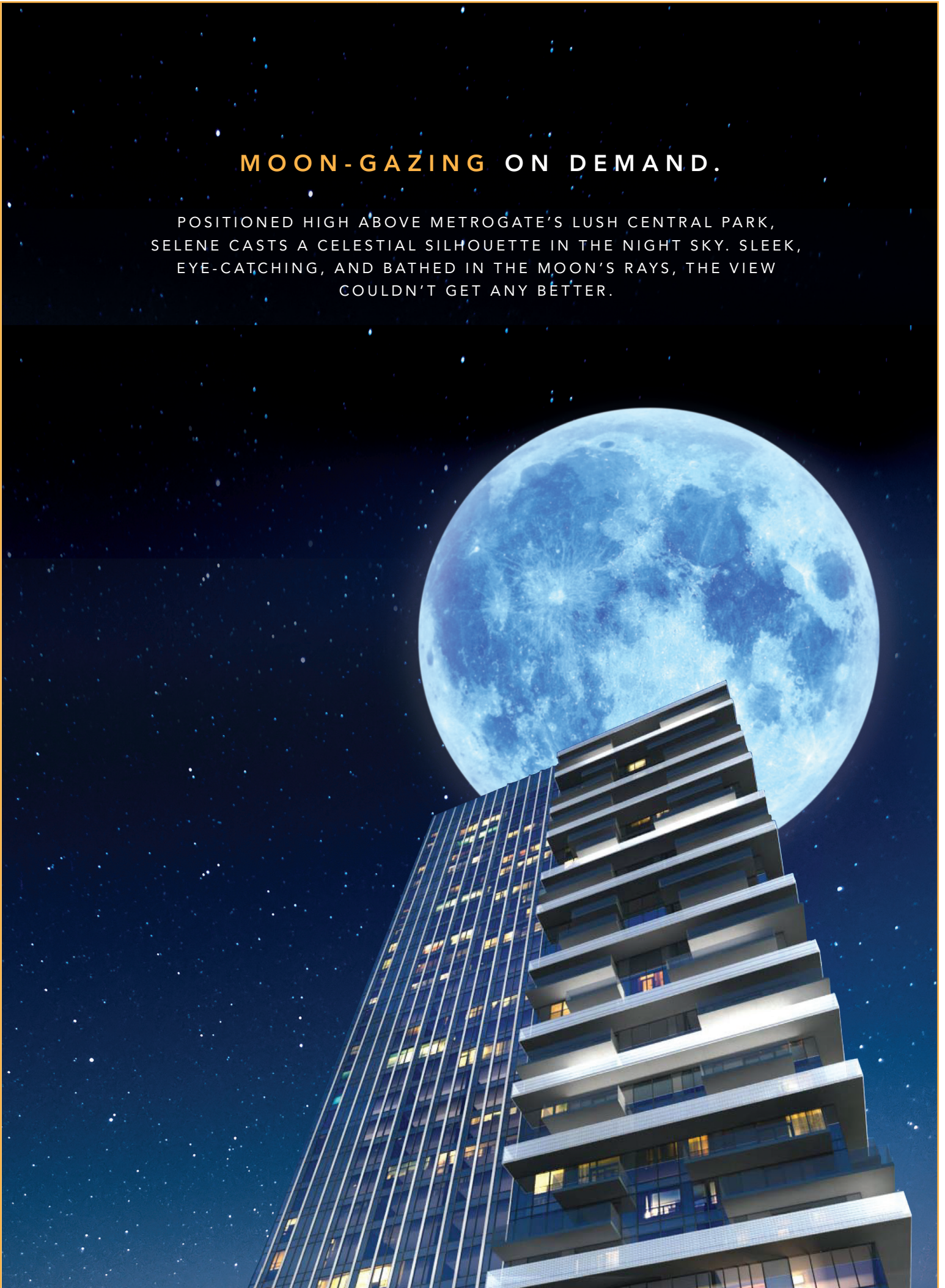


GAMES ROOM

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## MOON-GAZING ON DEMAND.

POSITIONED HIGH ABOVE METROGATE'S LUSH CENTRAL PARK, SELENE CASTS A CELESTIAL SILHOUETTE IN THE NIGHT SKY. SLEEK, EYE-CATCHING, AND BATHED IN THE MOON'S RAYS, THE VIEW COULDN'T GET ANY BETTER.





## PERFECTLY POISED.

STRATEGICALLY POSITIONED AMIDST A VARIETY OF HIGHWAYS AND TRANSIT OPTIONS, SELENE PUTS YOU AT THE CENTRE OF YOUR UNIVERSE.

WITH LOCATION LIKE THIS, EVERYTHING DOWNTOWN TORONTO HAS TO OFFER IS MERE MINUTES AWAY.



## A FINE BALANCE.

FROM CITY LIFE TO GREENER PASTURES, GETTING THERE IS SIMPLE. HEAD DOWNTOWN BY CAR, OR CHOOSE FROM MULTIPLE TRANSIT OPTIONS, INCLUDING THE NEARBY GO STATION. IF YOU'RE FEELING OUTDOORSY, VISIT ONE OF SEVERAL NEARBY GREEN SPACES, AND GET CENTRED SURROUNDED BY NATURE.





1



2



3

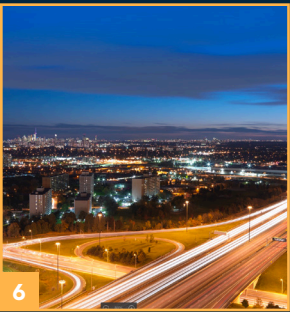
- 1 U of T Scarborough
- 2 Centennial College
- 3 Canada Centre Building
- 4 Agincourt GO Station
- 5 Scarborough Civic Centre Library
- 6 HWY 401
- 7 Toronto Pan Am Sports Centre
- 8 The Old Scott House Bâton Rouge
- 9 Tam O'Shanter Golf Course
- 10 Scarborough Civic Centre
- 11 Thomson Memorial Park
- 12 Centennial College Facility Atrium



4



5



6



7



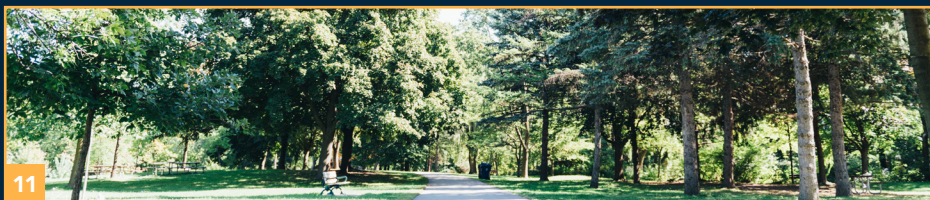
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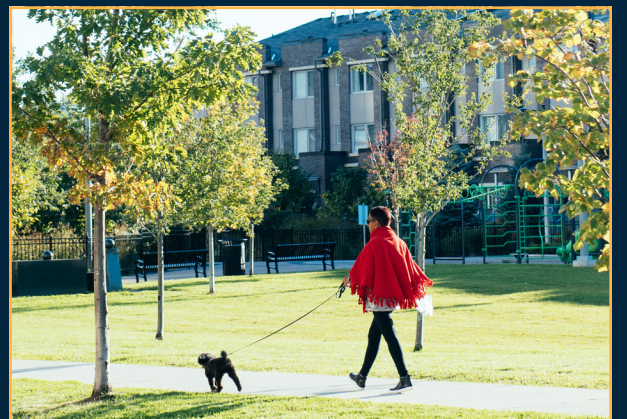
11



12

## A PARK WITH PERKS.

NESTLED AT THE CENTRE OF THE COMMUNITY IS MAGNIFICENT METROGATE PARK, WHERE VIBRANT GARDENS, MEANDERING PATHWAYS AND SECLUDED NOOKS INTERSECT. AND BEST OF ALL, IT'S STEPS FROM YOUR FRONT DOOR.



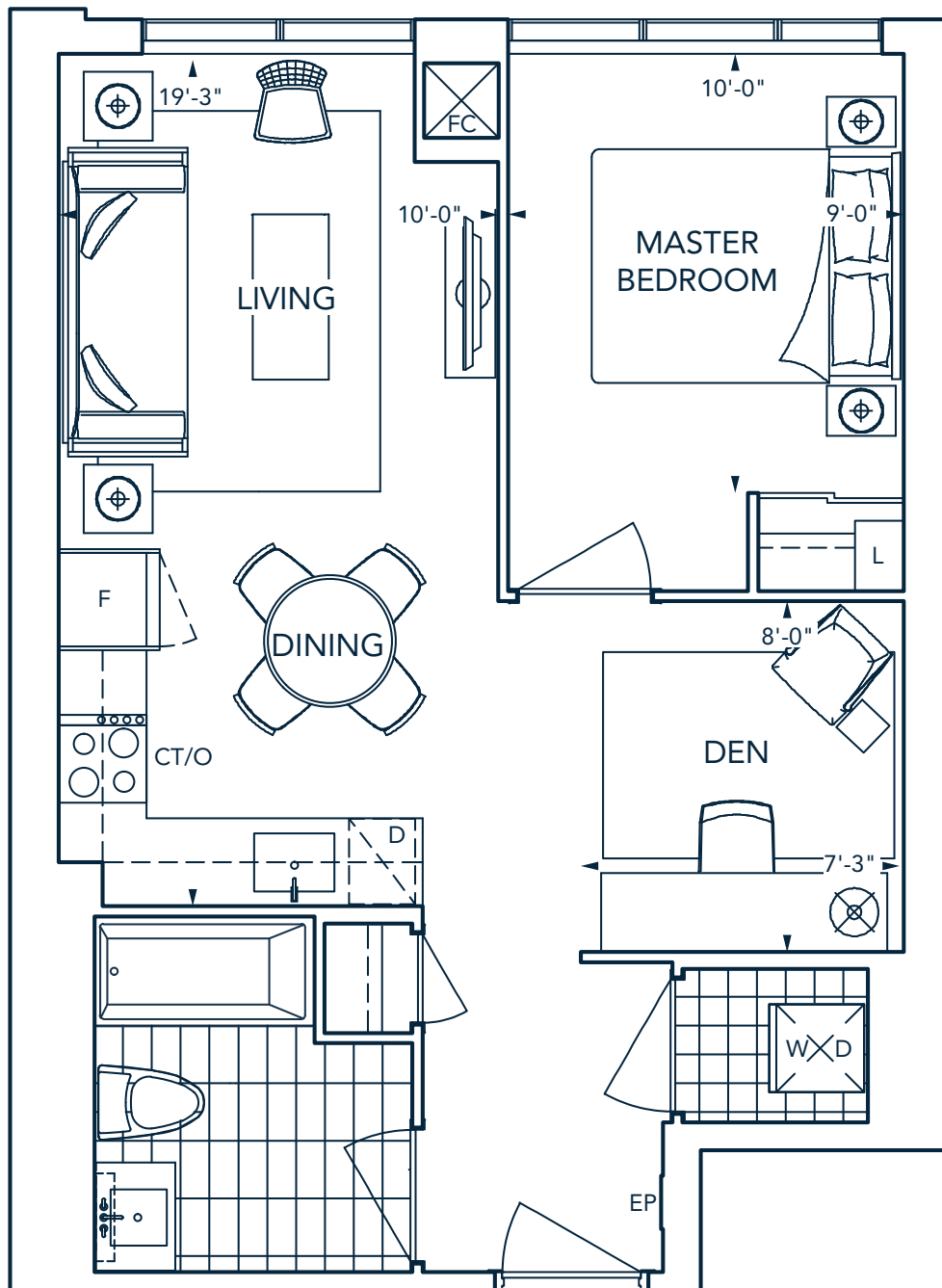


SELENE COLLECTION

# SUITE 1A+D

1 BEDROOM + DEN

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2ND - 31ST FLOOR

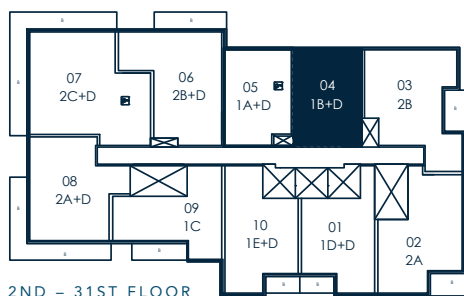
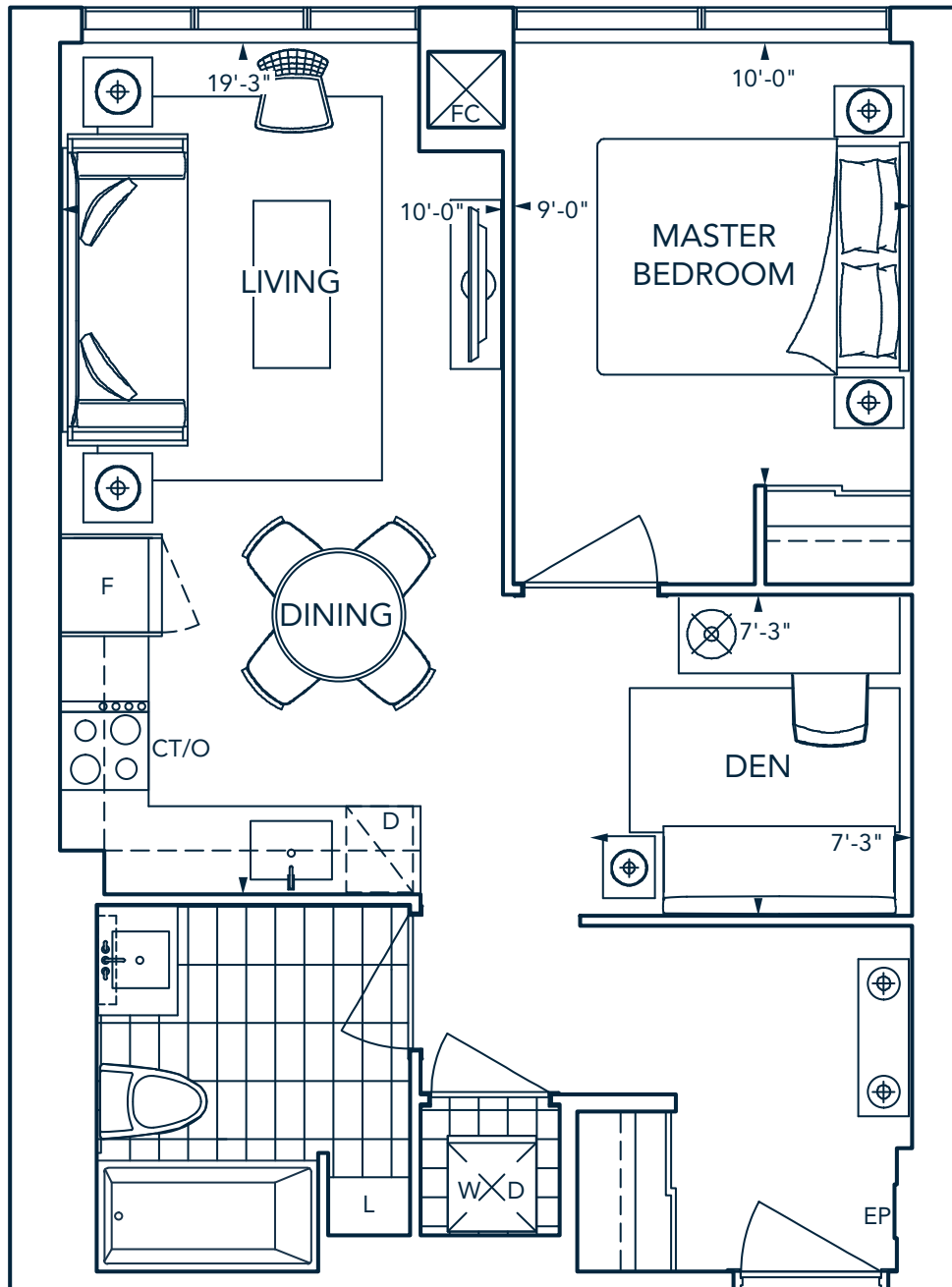
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# SUITE 1B+D

1 BEDROOM + DEN

**TRIDEL**<sup>®</sup>  
BUILT FOR LIFE



2ND - 31ST FLOOR

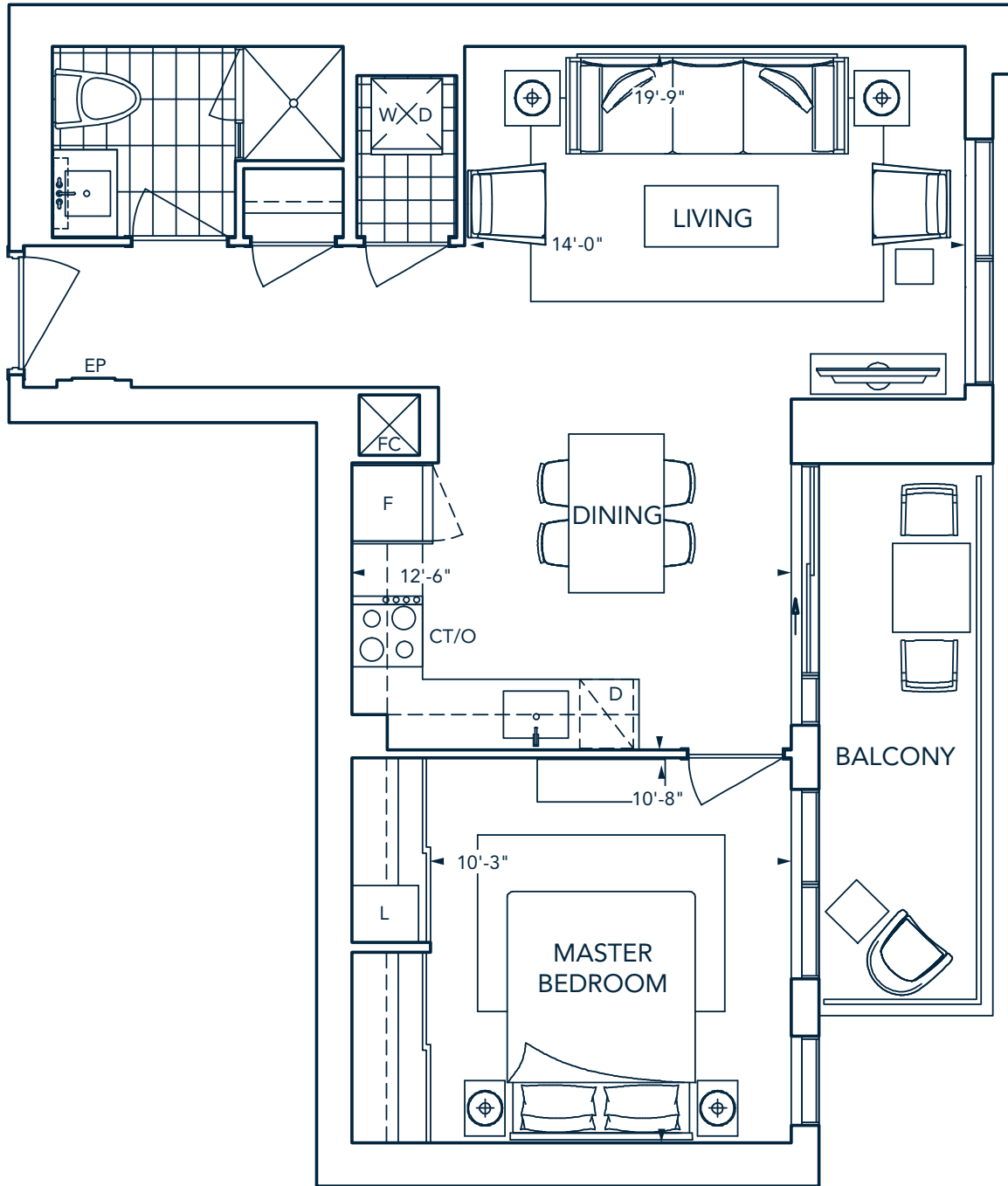
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# SUITE 1C

1 BEDROOM + BALCONY

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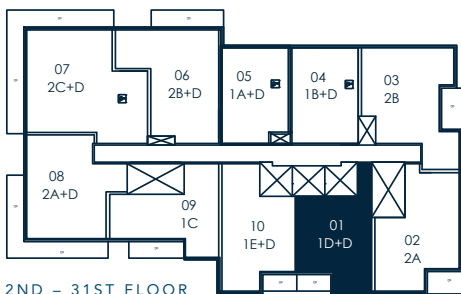
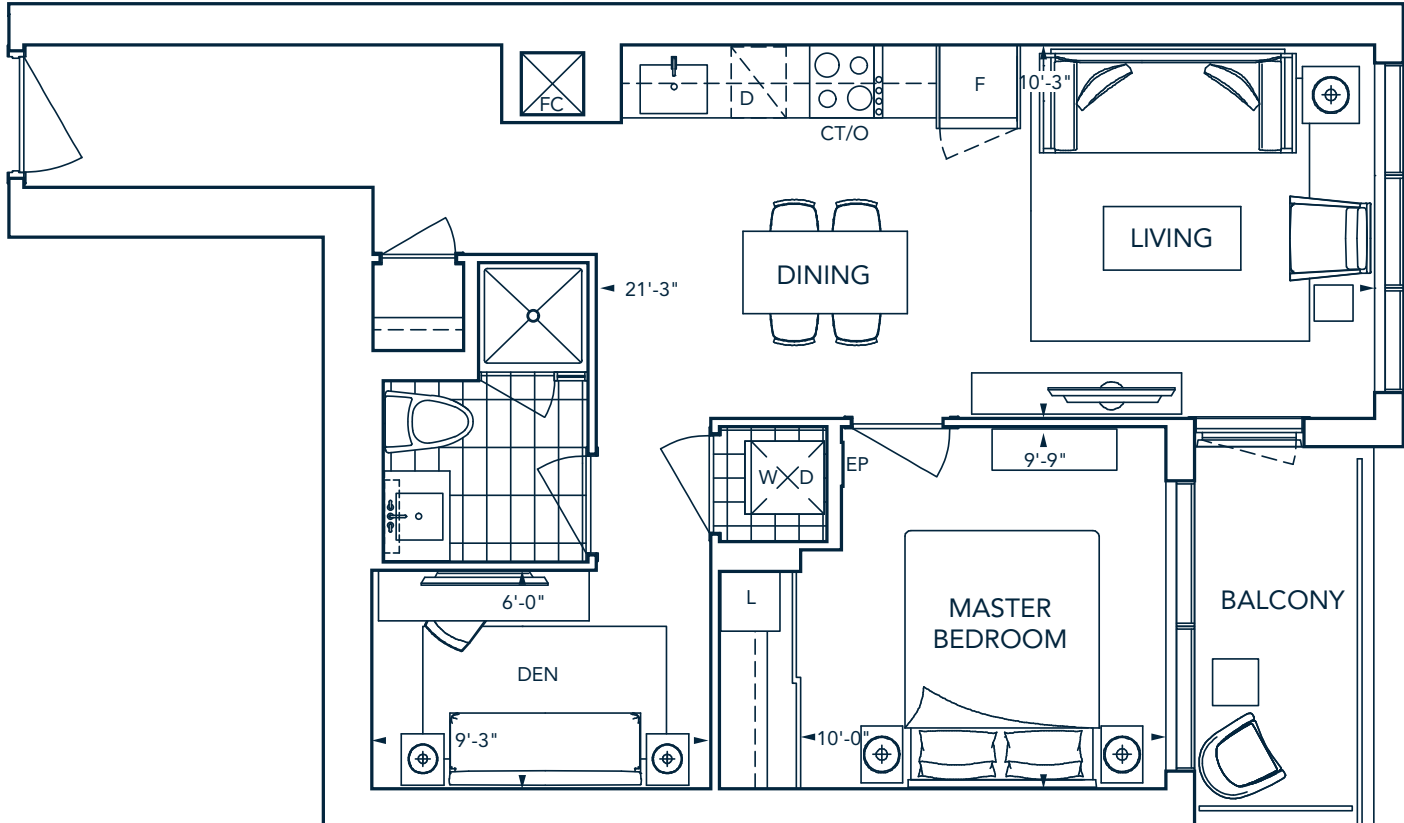
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# SUITE 1D+D

1 BEDROOM + DEN + BALCONY

**TRIDEL**<sup>®</sup>  
BUILT FOR LIFE



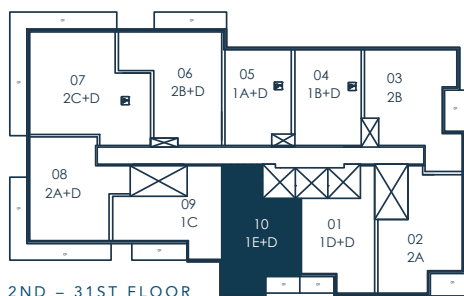
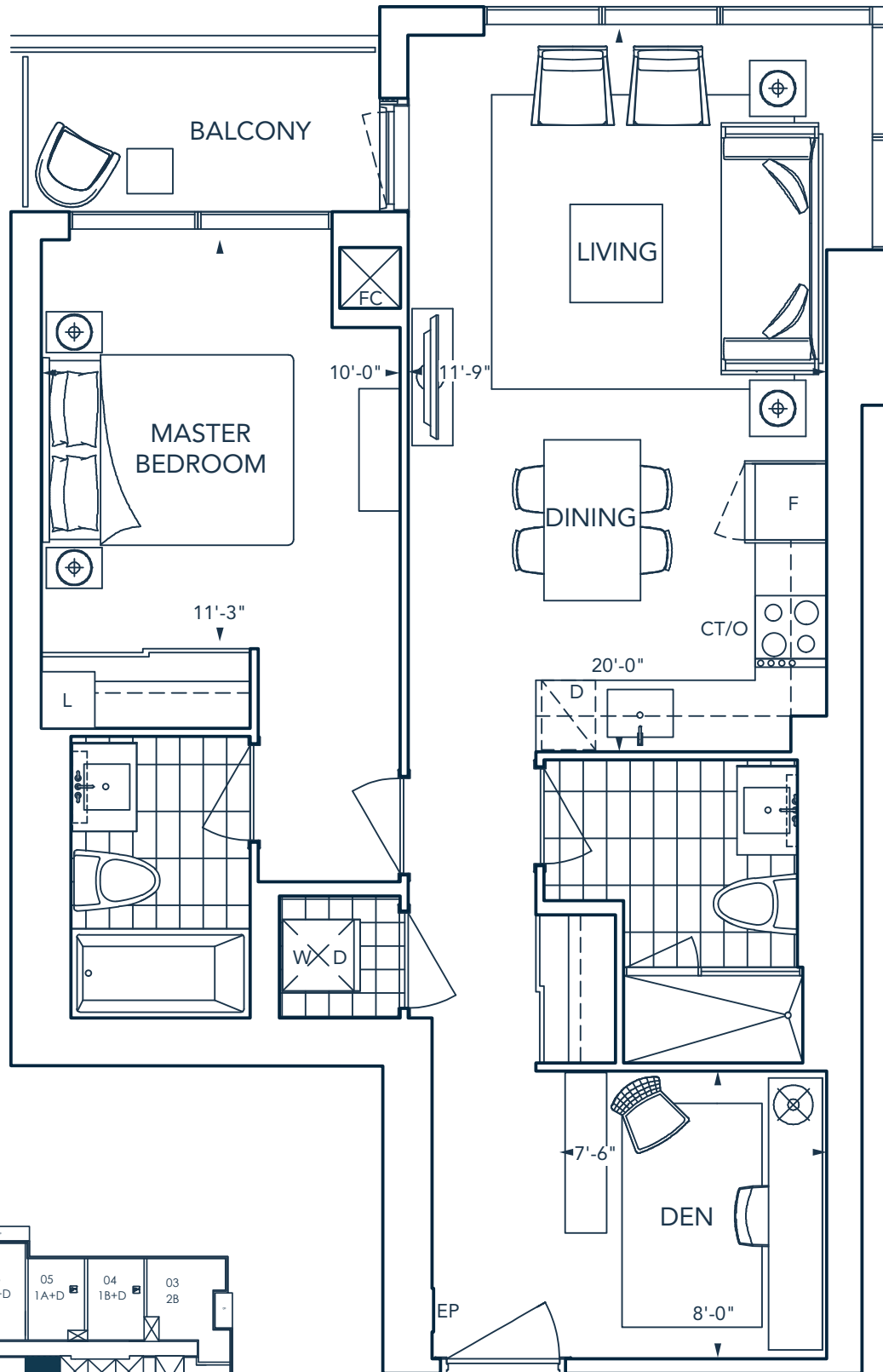
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# SUITE 1E+D

1 BEDROOM + DEN + BALCONY

**TRIDEL**<sup>®</sup>  
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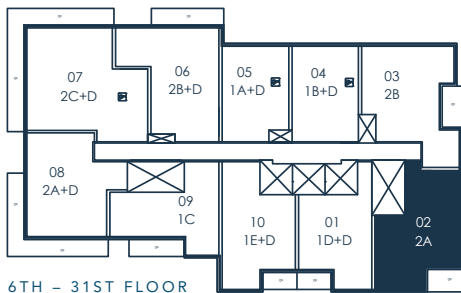
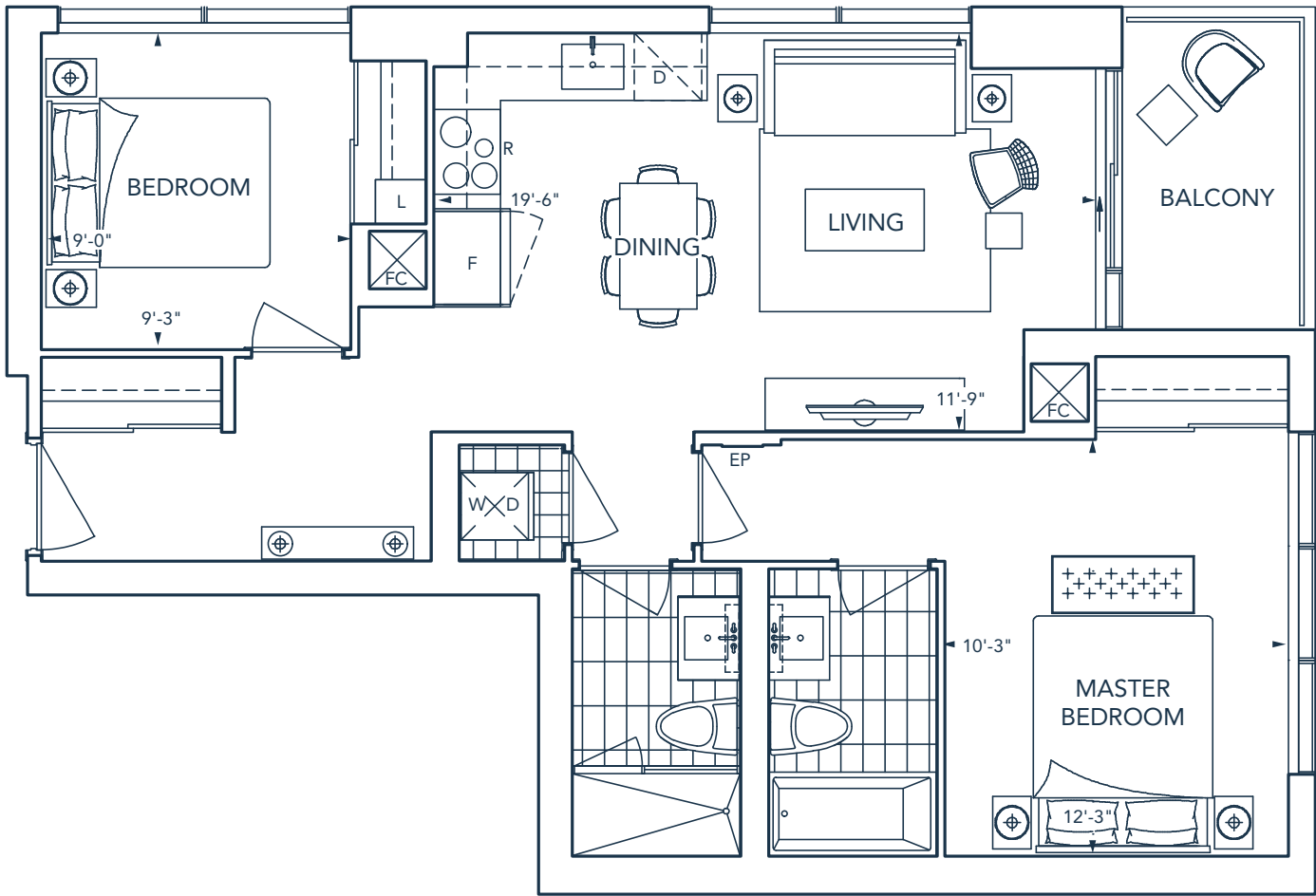
2ND - 31ST FLOOR

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# SUITE 2A

2 BEDROOM + BALCONY

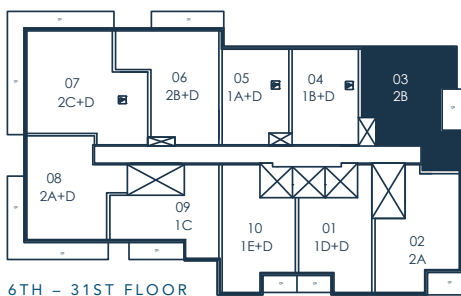
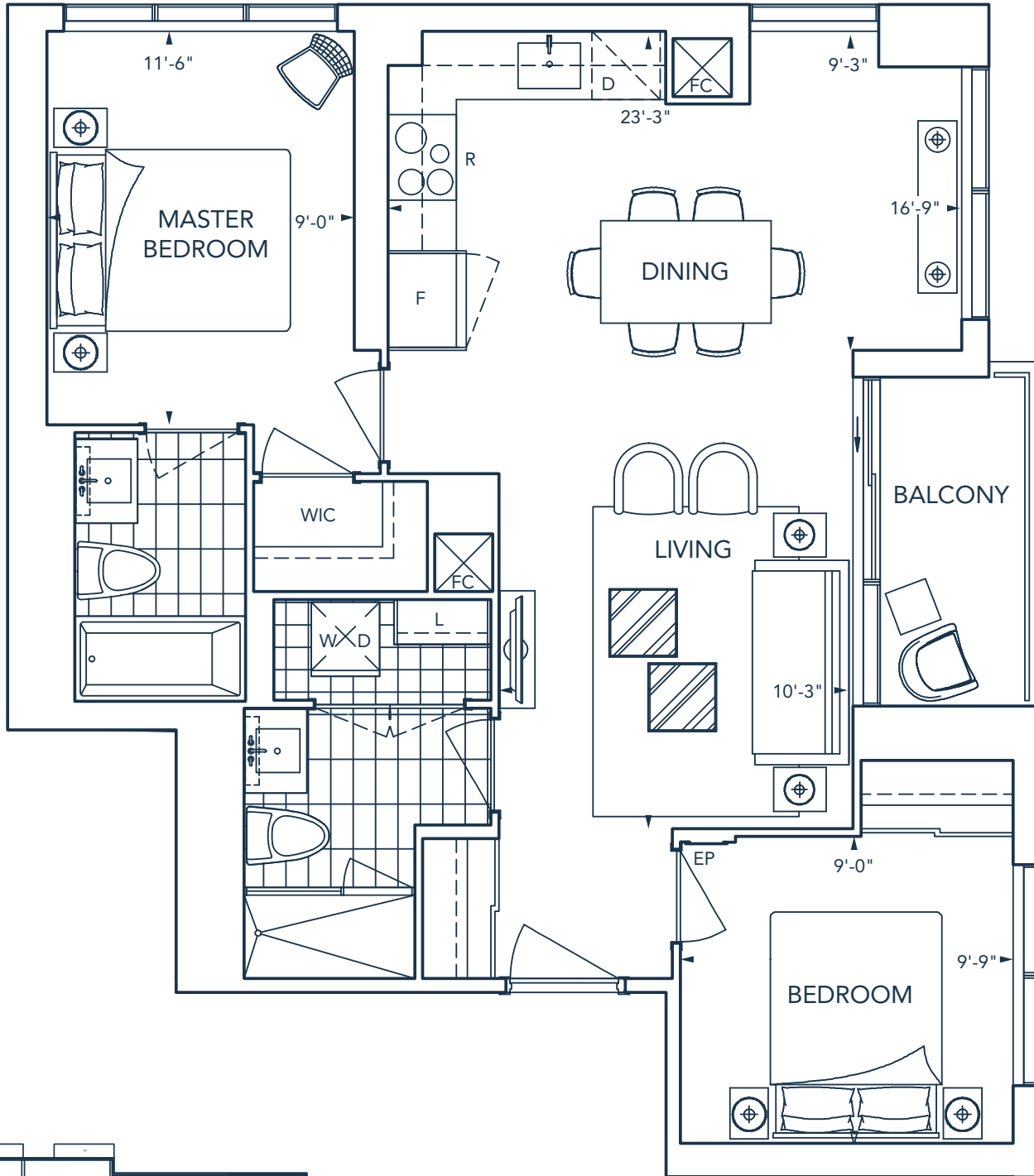


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# SUITE 2B

2 BEDROOM + BALCONY

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6TH - 31ST FLOOR

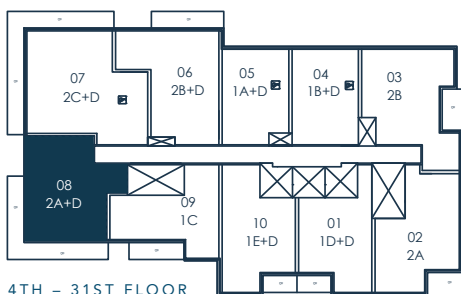
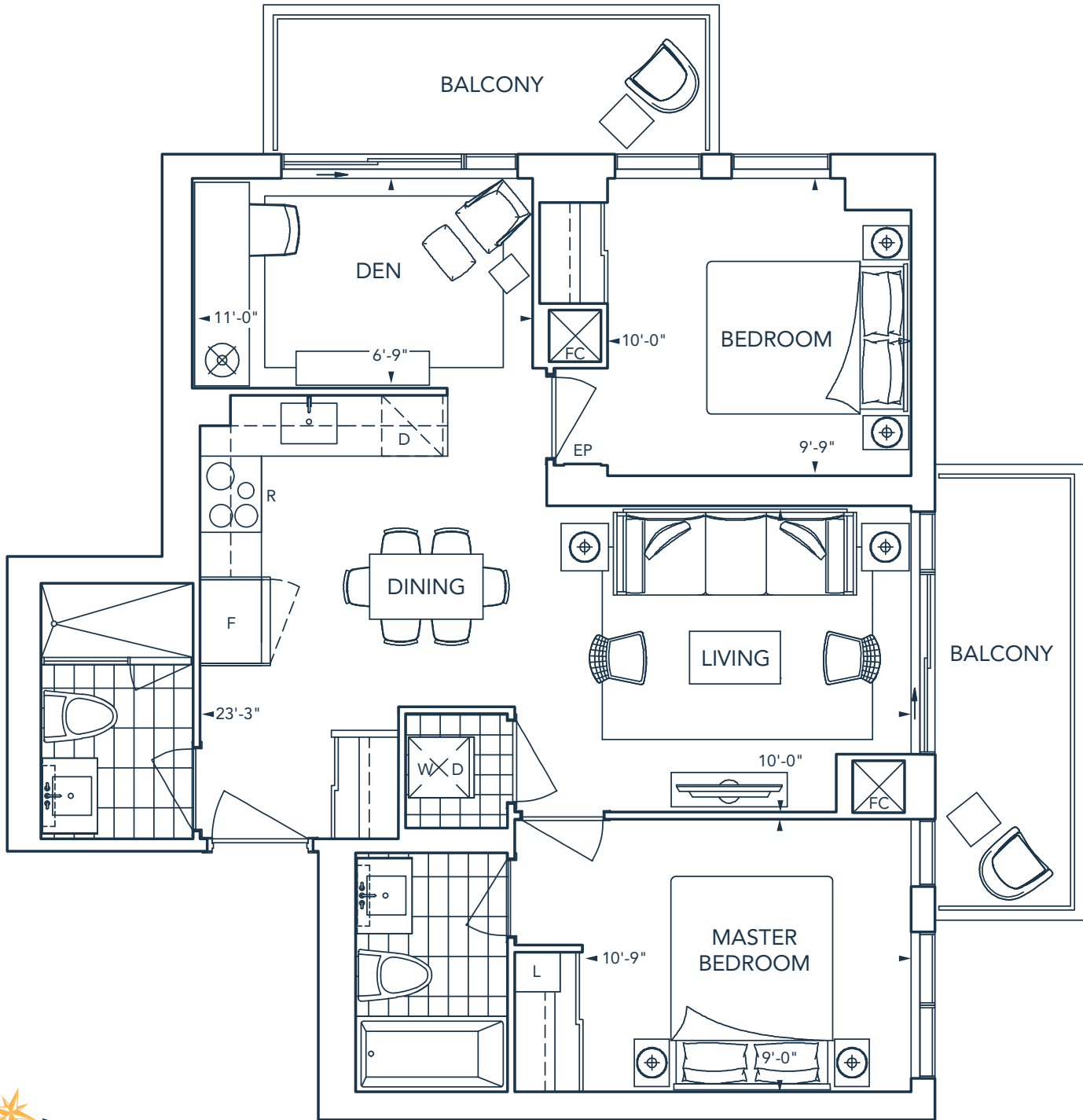
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# SUITE 2A+D

2 BEDROOM + DEN + 2 BALCONY

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4TH - 31ST FLOOR

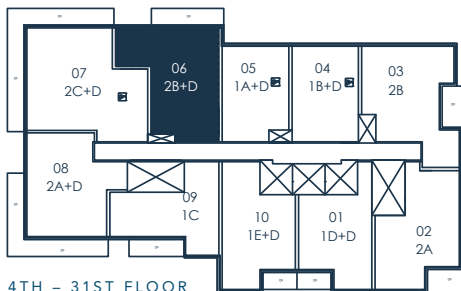
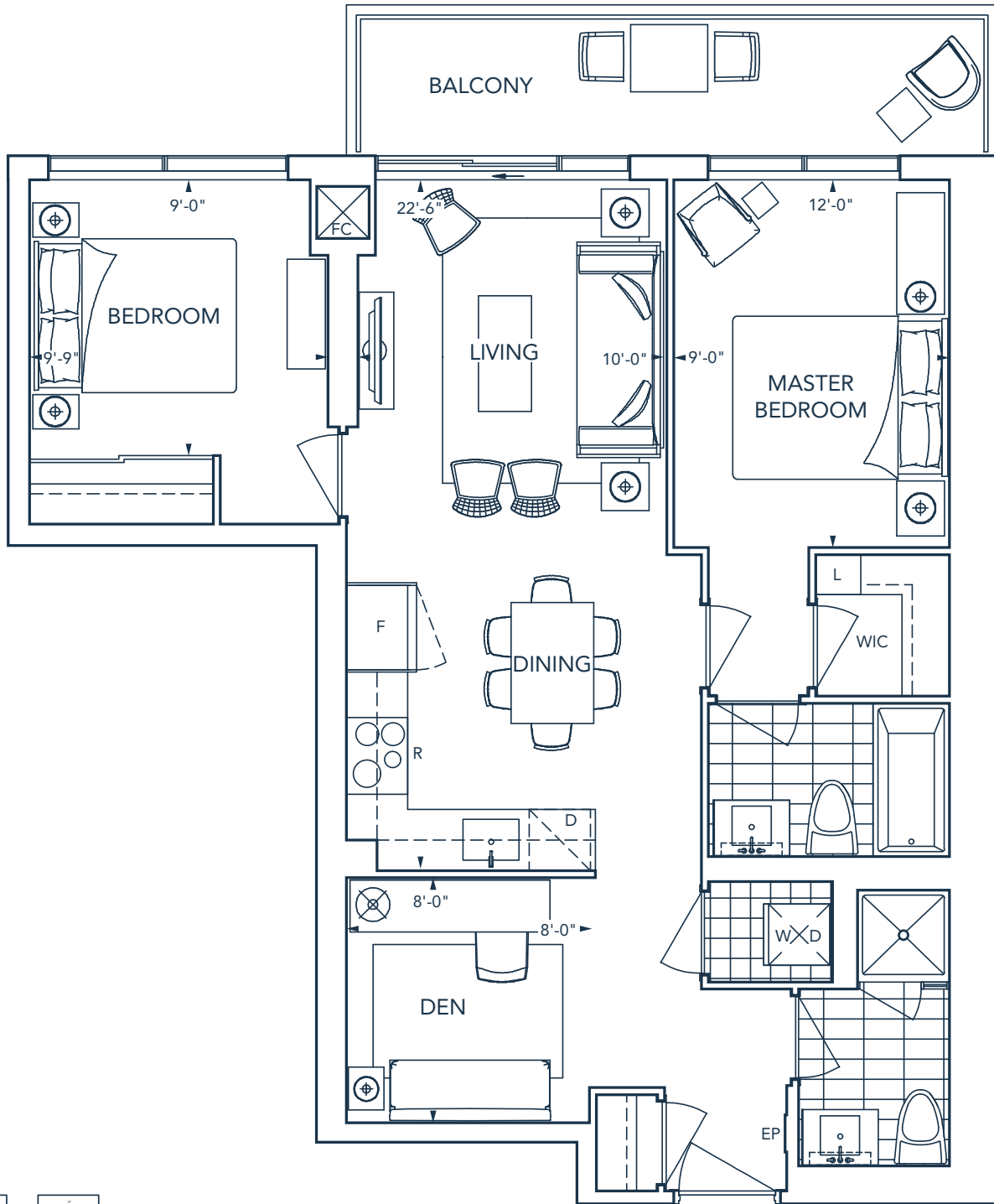
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# SUITE 2B+D

2 BEDROOM + DEN + BALCONY

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4TH - 31ST FLOOR

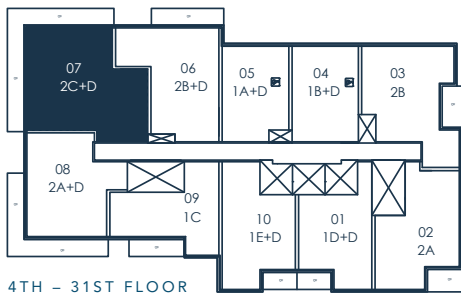
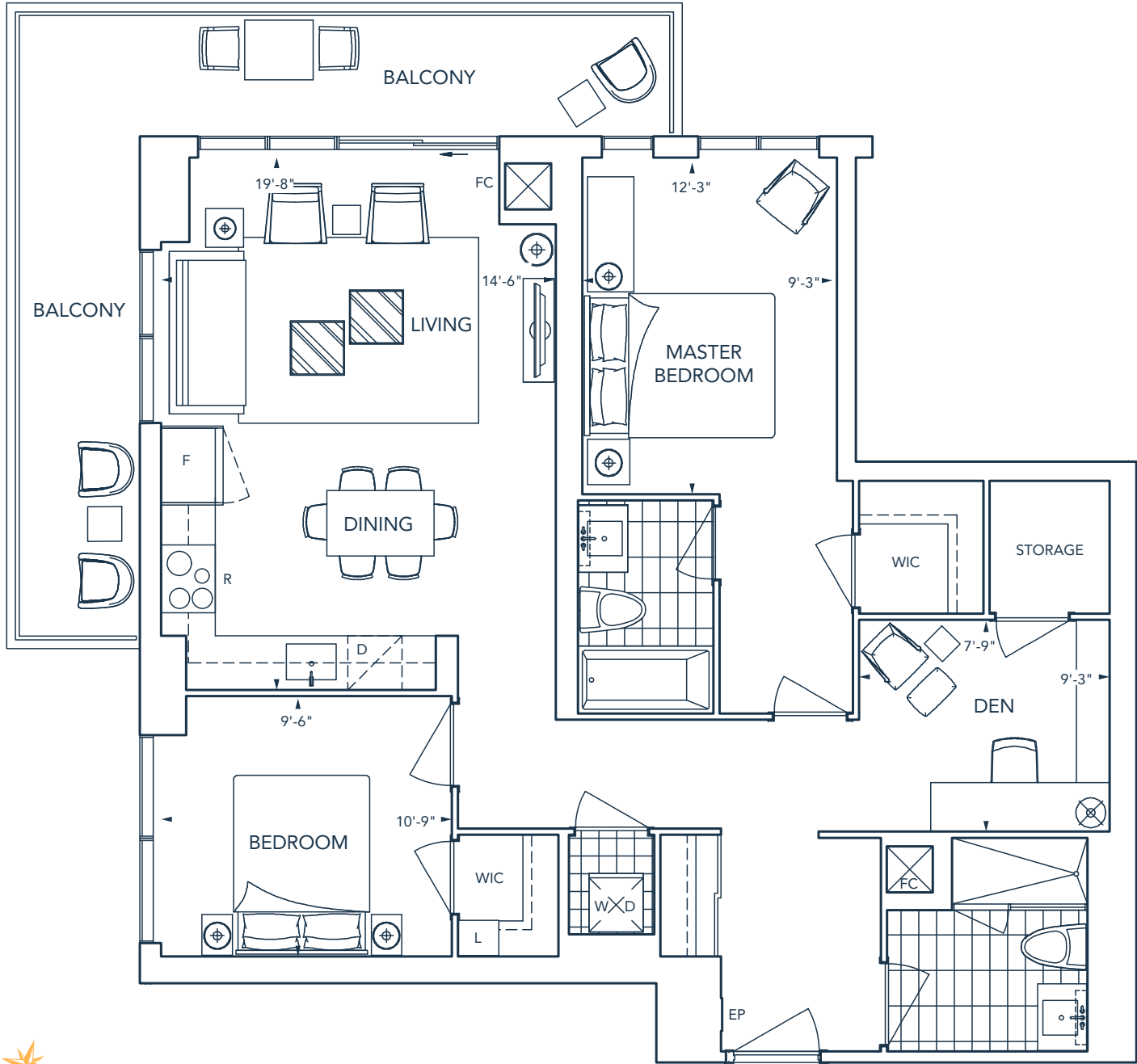
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# SUITE 2C+D

2 BEDROOM + DEN + BALCONY

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4TH - 31ST FLOOR

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## FEATURES AND FINISHES

### GENERAL

6'-8" interior doors with brushed chrome lever hardware.

4" paint finish, contemporary styled baseboards in all areas except bathroom and laundry/storage areas which are to have tile base.

Smooth white cultured marble window sills.

Thermally isolated aluminum window frames with double pane, sealed glazed units, with operable awning windows.

Framed back-painted glass sliding doors to all bedroom closet(s) as per plan.

### FLOOR COVERINGS

Plank laminate floating floor with acoustic underlay in all areas except bathrooms and laundry.

Designer selected porcelain floor tiles in bathroom(s).

### KITCHEN

Selection of designer kitchen cabinetry in a variety of finishes.

Granite or quartz kitchen countertop with polished square edge and single basin undermount sink.

Selection of glass or ceramic tile backsplash.

Polished chrome, single lever low flow kitchen faucet, complete with pull out spray.

### 1 BEDROOM AND 1 BEDROOM PLUS DEN SUITES WILL FEATURE THE FOLLOWING APPLIANCES:

18" energy efficient panel ready dishwasher.

24" energy efficient counter depth stainless steel refrigerator with bottom mount freezer.

24" exhaust hood fan insert in stainless steel finish.

24" built-in oven in stainless steel finish.

24" electric ceramic glass cooktop.

### 2 BEDROOM AND 2 BEDROOM PLUS DEN SUITES WILL FEATURE THE FOLLOWING APPLIANCES:

24" energy efficient panel ready dishwasher.

30" energy efficient counter depth stainless steel refrigerator with bottom mount freezer.

30" exhaust hood fan insert in stainless steel finish.

30" range in stainless steel finish.

### BATHROOMS

Designer selected contemporary cabinetry with white cultured marble top complete with integrated basin.

Vanity mirror in clear finish with wall sconce above.

5'0" white soaker tub with polished chrome faucet.

Porcelain tiles in tub and shower enclosure.

Pot light in tub or shower ceiling.

Energy efficient, high pressure low flow shower faucet.

Polished chrome single lever low flow vanity faucet.

Dual flush, low consumption white toilet(s).

Frameless glass shower enclosure\*.

### LAUNDRY

Stacked front loading dryer and Energy Star high efficiency front loading washer.

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WHAT DOES EIGHT DECADES OF HOME BUILDING LOOK LIKE? IT LOOKS A LOT LIKE THIS. A SWEEPING SKYLINE OF CONDOS THAT BECOME AN INTRINSIC PART OF EVERY COMMUNITY. LANDMARKS THAT LEAVE A MARK. BUILDINGS THAT GO BEYOND THE BRICK AND MORTAR. YOU SEE, DECADES OF CONSTRUCTION HAVE TAUGHT US A THING OR TWO ABOUT BUILDING CONDOMINIUMS. WITH CANADA'S TOP DESIGNERS, PLANNERS AND CONSTRUCTION EXPERTS AT THE HELM, WE ENSURE INNOVATION AND CRAFTSMANSHIP FROM FOUNDATION TO FINAL PRODUCT. THAT'S NO SMALL FEAT, BUT IT IS A FEATURE THAT COMES STANDARD WITH EVERY TRIDEL HOME. WITH 80,000 HOMES AND GROWING, WE'RE REBUILDING THE LANDSCAPE ONE STOREY AT A TIME. BUILT FOR THE CITY. BUILT FOR YOU. **BUILT FOR LIFE.**



**BUILT** for you.  
*Toronto's most award-winning  
condominium builder.*



Home Builder  
of the Year awarded by BILD

Ontario Home Builder  
of the Year  
awarded by OHBA

Green Builder  
of the Year  
awarded by BILD

**EIGHT DECADES OF HOME BUILDING. OVER 80,000 HOMES BUILT.  
TRIDEL COMMUNITIES ARE BUILT GREEN. BUILT FOR LIFE.®**



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