



# *Vida Moderna*

*Aquavida & Europa*



*Looking for a Family, Modern, European-Designed Home?  
Aquavida & Europa Are For You!*



*aquavida*



*europa*

# *Experience Europe in T.O*

Aquavida & Europa are coming to one of the most attractive and buzzing neighbourhoods of Toronto

These two new home-builds will keep up with the modern trends while maintaining the European lifestyle

Aquavida and Europa will be located at Weston Road and North of the 401 with various benefits:

- ❖ Easy access to public transportation and major highways
- ❖ Close proximity to the UP Express, GO Train Service, and Toronto Pearson International Airport
- ❖ Walking distance to neighbourhood parks and city amenities
- ❖ Minutes away from major grocery and retail stores
- ❖ Close to both Elementary and Secondary schools

# Property Specs for Aquavida & Europa

LAND SIZE:

50 FT WIDE  
X  
136 FT  
LONG

HOUSE SIZE:

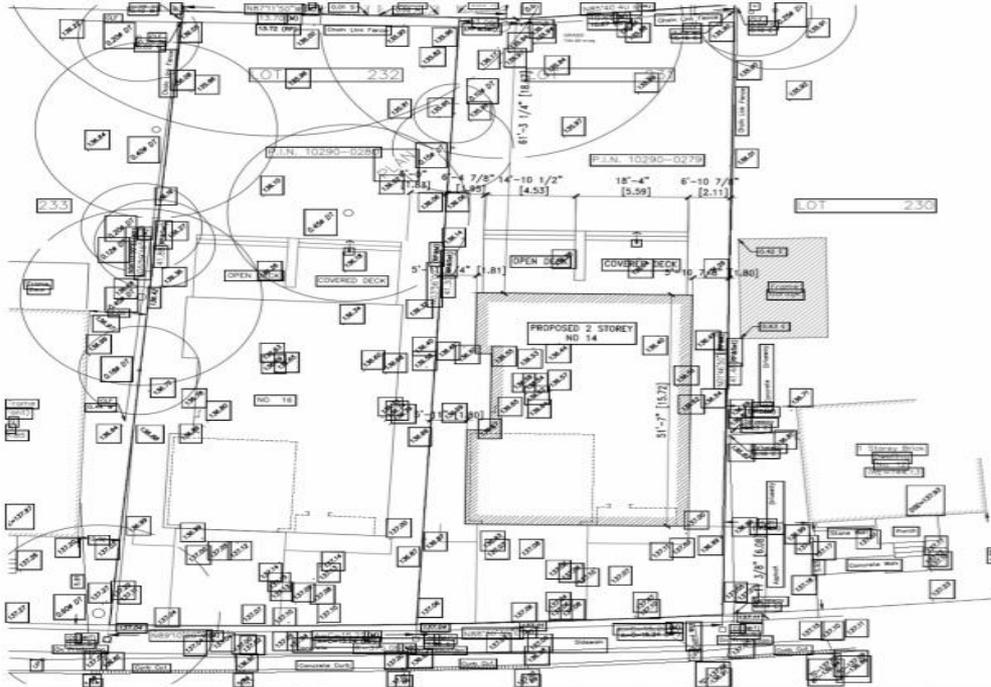
TOTAL SFT: 3,033

3 FLOORS

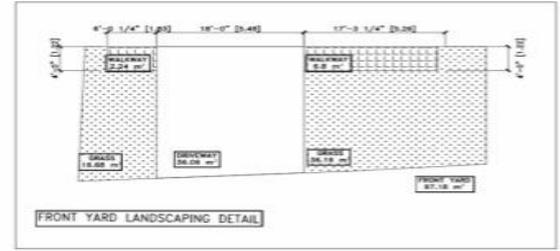
INCLUDING A  
BASEMENT AND LARGE  
BALCONIES

DOUBLE-CAR  
GARAGE

# Site Plan



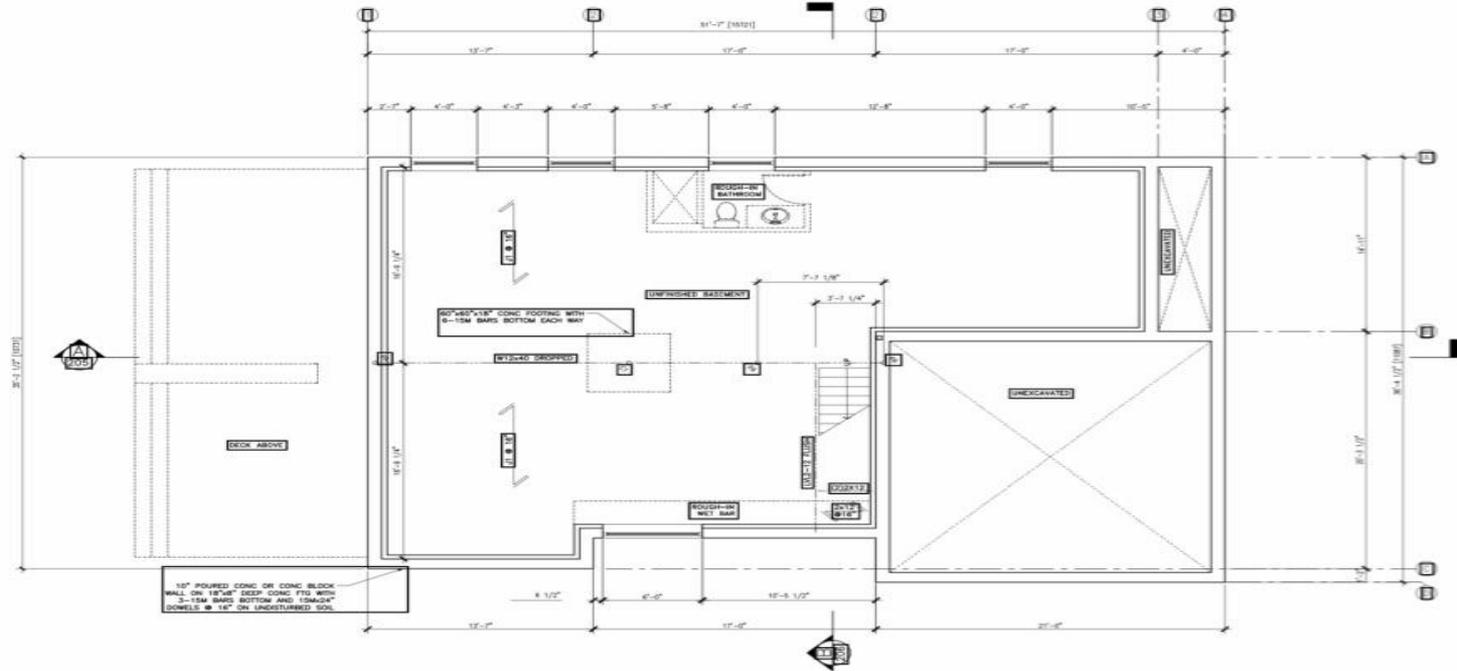
14 WALSH AVE			
ZONE LABEL	RD (#15.0, #550) (x5)		
LOT FRONTAGE, m	15.20		
LOT AREA, m <sup>2</sup>	594.2		
FLOOR AREA	PERMITTED	PROPOSED	
GROUND, m <sup>2</sup>		122.5	
SECOND, m <sup>2</sup>		159.4	
THIRD, m <sup>2</sup>		0.0	
TOTAL, m <sup>2</sup>		281.9	
ATTACHED GARAGE AREA, m <sup>2</sup>		39.5	
LOT COVERAGE, m <sup>2</sup>	178.3	162.0	
LOT COVERAGE %	30%	27.3%	
MAXIMUM HEIGHT, m	10.0	9.0	
SETBACKS			
FRONT (SOUTH), m	6.0	6.01	
REAR (NORTH), m	10.2	10.07	
SIDE (EAST), m	1.9	1.9	
SIDE (WEST), m	1.9	1.9	
REAR YARD AREA, m <sup>2</sup>		266.9	
HARD LANDSCAPING, m <sup>2</sup>		43.2	
SOFT LANDSCAPING, m <sup>2</sup>	200.15	223.7	
SOFT LANDSCAPING, %	75%	83.6%	



NOTE: THIS SITE PLAN IS BASED ON SURVEY BY AVANTI SURVEYING INC. DATED OCT 23, 2019, LOTS 231 AND 232, REGISTERED PLAN 3803, CITY OF TORONTO

Project: TWO STOREY DETACHED DWELLING 14 WALSH AVE. TORONTO, ON		DESCRIPTION	Date	Approved		<b>SITE PLAN</b>  SCALE - 1:200 DRAWING NO - A001
1	FOR COMMENTS		06-AUG-21	GCT		
2						
3						
4						

# Basement Plan



Project:  
TWO STOREY DETACHED DWELLING  
14 WALSH AVE.  
TORONTO, ON

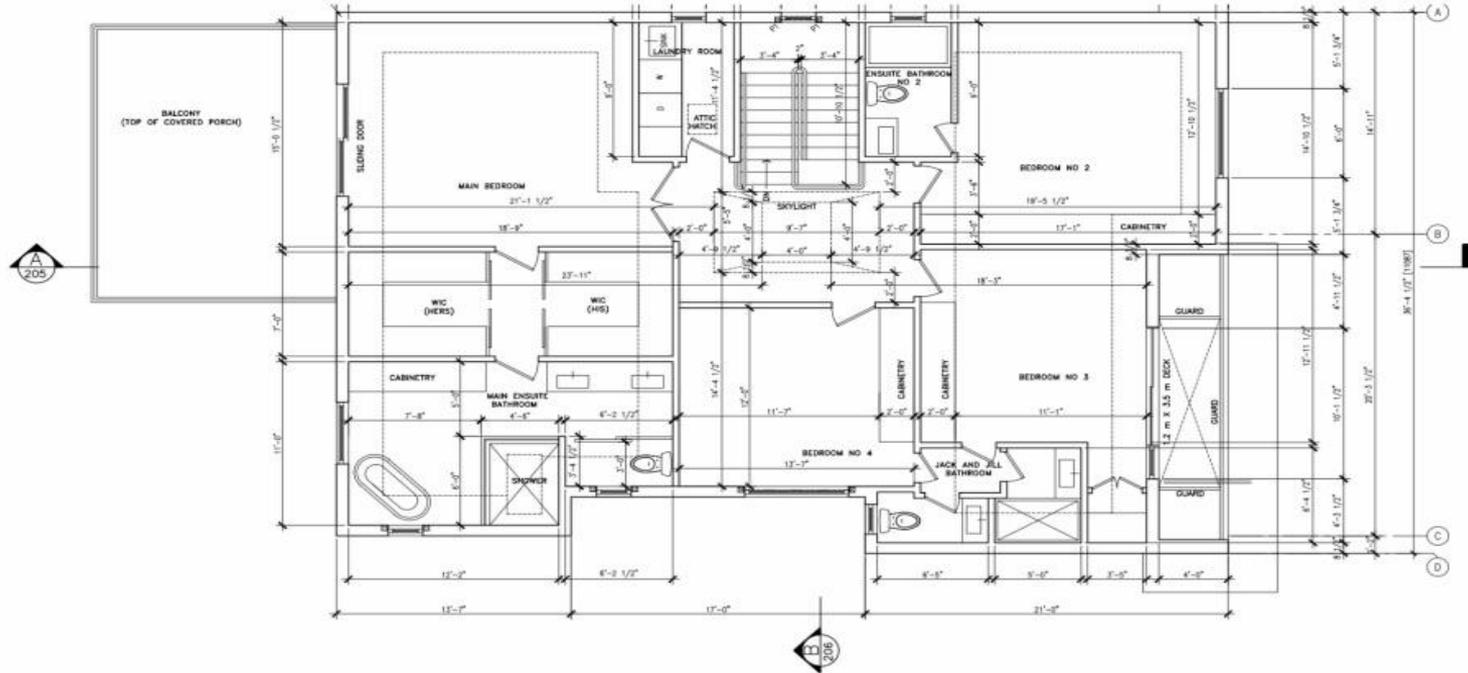
DESCRIPTION	Date	Approved
1 FOR COMMENTS	06-AUG-21	GCT
2		
3		



BASEMENT PLAN



# Second Floor Plan



Project:  
TWO STOREY DETACHED DWELLING  
14 WALSH AVE.  
TORONTO, ON

DESCRIPTION	Date	Approved
1 FOR COMMENTS	06-AUG-21	GCT
2		
3		
4		



## SECOND FLOOR PLAN

SCALE - 1:75

DRAWING NO - A102

*Your Escape to  
Europe Will Include*

## *Interior Details:*

4 BEDROOMS

4 1/2 BATHROOMS

DEN / OFFICE

SKYLIGHTS

GLASS RAILINGS

HARDWOOD AND NATURAL STONE FLOORING

CUSTOM MADE CLOSETS INCLUDING HIS & HERS

EUROPEAN PLUMBING FIXTURES

EUROPEAN KITCHEN DESIGNS

BOSCH APPLIANCES

*Your Escape to  
Europe Will Include*

## *Exterior Details:*

DOUBLE-CAR GARAGE

2 BALCONIES

FEATURE WALLS

DESIGNED STUCCO FINISH

METAL ROOFING

COMPOSITE COVERED DECK

ASPHALT DRIVEWAY & INTERLOCK WALKWAYS

NEW TREES



*One-Way Ticket To Your Future Home*

*Europa: \$2.499 M*

*Aquavida: \$2.599 M*

*Cheers to Your Purchase*





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Cass-A-Bella Construction*

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