

CONLINS

ENCLAVE

LUXURIOUS LIVING



NOW THERE'S A
SPECIAL PLACE
JUST FOR YOU

If you've waited for the perfect luxury home in the perfect setting, your wait is over. A select number of luxury homes are being designed for those who desire a sense of tranquility and community. In this exclusive, boutique-style community, you too can claim your place in The Enclave.



CONLINS ENCLAVE





A LUXURIOUS
HOME IN AN
ESTABLISHED
COMMUNITY

The Enclave has been conceived to deliver on the strikingly intricate and decidedly unique details present in some of the most sought-after custom homes. Impressive from the outside and awe inspiring on the inside, these homes feature quality construction and a bespoke selection of high end finishes sure to create a home perfect for you and your family.

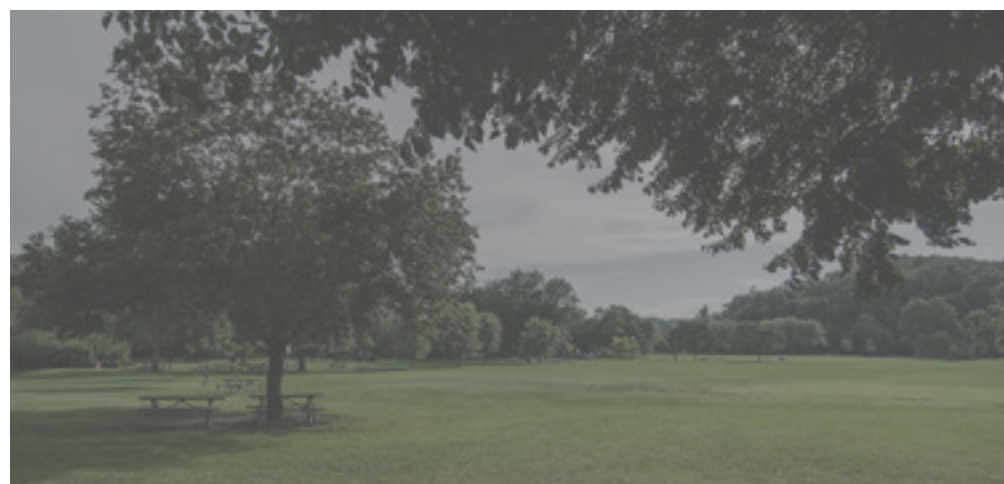
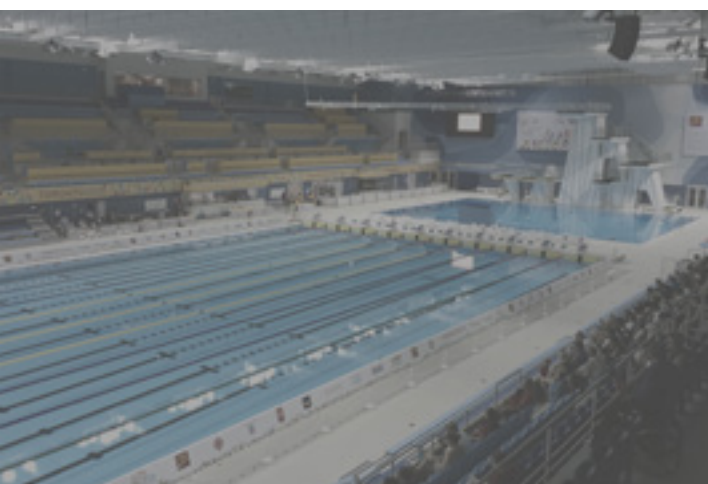
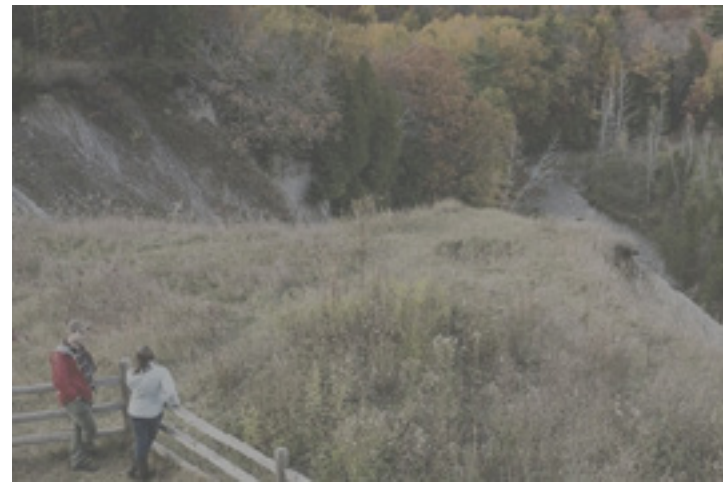
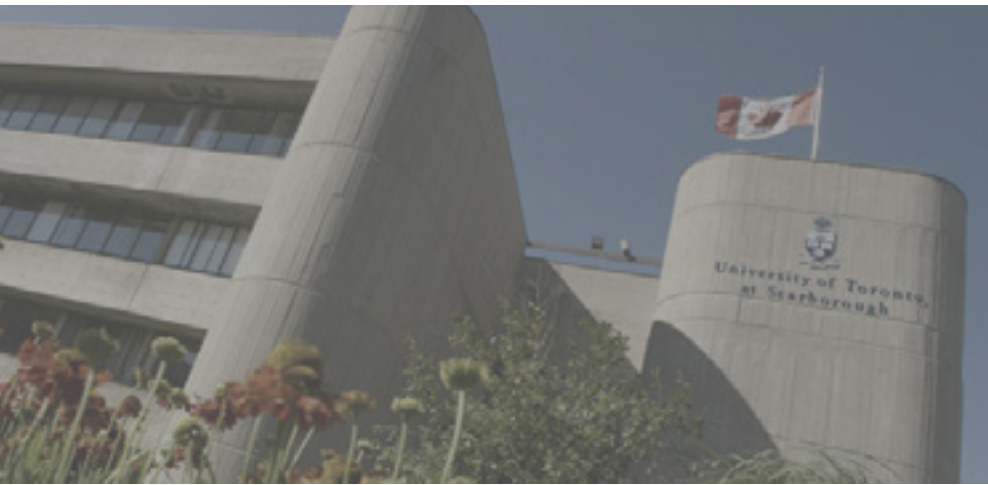


NEIGHBOURHOOD



LUXURY MEETS LOCATION

Discover the surprising indulgence that is Conlins Enclave. Here, everything you need to live a spectacular life is within your reach. Just outside your front door you will find sprawling green parklands abound with biking and walking trails, world class shopping that is right around the corner at the Scarborough Town Centre, and excellent schools and sport complexes that provide accessible amenities for family-oriented enjoyment.



AT THE CENTRE
OF EVERYTHING,
APART FROM
THE ORDINARY

Conlins Enclave is a limited collection of design inspired homes close to everything but away from the buzz and bustle of the day-to-day. Discover the advantage of convenience and the pleasure of the distinctive ambiance.

AREA MAP

SCHOOLS

1. John G Diefenbaker Public School
2. West Hill Collegiate Institute
3. Chief Dan George Public School
4. Highland Creek Public School
5. St Jean de Brebeuf
6. St Mother Teresa Catholic Academy
7. University of Toronto Scarborough
8. Centennial College Progress Campus
9. Centennial College Morningside Campus

PARKS

10. Rouge National Urban Park
11. Morningside Park
12. Ellesmere Ravine
13. Colonel Danforth Park
14. Irma Burman Greenbelt Park

FITNESS/RECREATION

15. Toronto Pan Am Sports Centre
16. Centennial Recreation Centre
17. Malvern Community Recreation Centre
18. Commander Park Arena
19. Fit4Less
20. Toronto Scarborough YMCA Centre

SHOPPING

21. Scarborough Town Centre
22. Malvern Town Centre
23. Food Basics
24. No Frills
25. Walmart
26. Shoppers Drug Mart

ENTERTAINMENT/ATTRACTIONS

27. Toronto Zoo
28. Cineplex Odeon Morningside
29. Highland Creek Toronto Public Library
30. Miller Lash House

SERVICES

31. Scarborough Centre Station
32. McCowan Station
33. Canada Post
34. Service Ontario
35. Centenary Hospital

BANKS

36. Bank of Montreal
37. TD Canada Trust
38. Scotiabank
39. CIBC
40. RBC Royal Bank





TIMELESS STYLE
SYNTHESIZED
WITH MODERN
DESIGN

Here is a home that welcomes you with style and inspires you with imagination. The moment you arrive, you are greeted by luxurious marble style flooring and a sweeping oak staircase. Hardwood flooring throughout accentuates the open modern feel and the chef's kitchen gleams with stainless steel appliances and quartz counter tops. Everywhere you turn you will be impressed with the quality and attention to detail that makes Bloomfield Group one of Ontario's most respected builders.



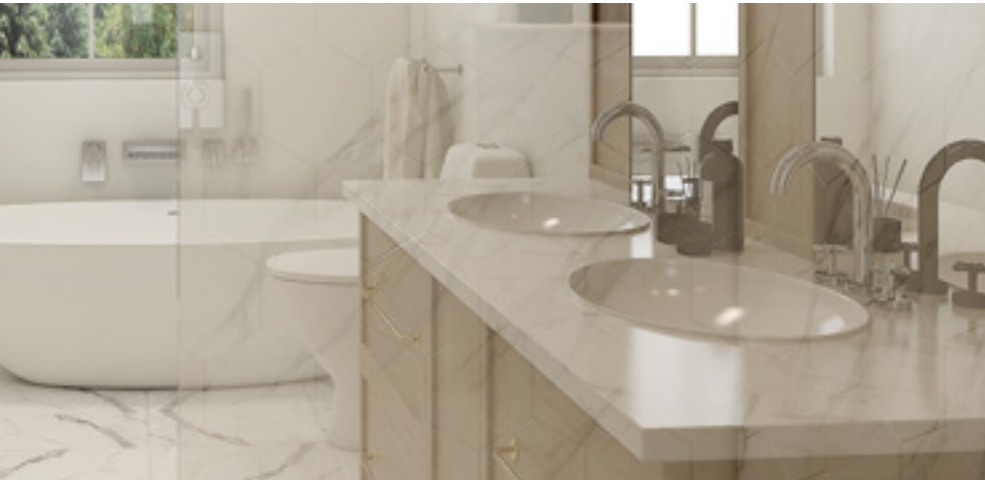




LIVING LUXURY

Every home Bloomfield Group builds has a unique and elegant mix of designer hand-picked finishes. These finishes reflect Bloomfield Group's signature style and encapsulates their mission as builders to bring accessible luxury directly to their customers.

FEATURES AND FINISHES



FIRST AND SECOND FLOOR

- Entry flooring – marble style porcelain
- Stairs feature elegant wood posts and banisters designed to flow with the interiors. Treads and risers are oak, stained to coordinate with the flooring
- First floor flooring in all rooms (except bathrooms and front entry) – 4” plank engineered hard wood flooring
- 5” baseboards
- Second floor flooring – wall to wall luxe carpeting
- Brushed stainless steel finishes on door hardware throughout
- HEAT AND GLOW electric elegantly designed fireplace with crafted surround
- Integrated air conditioning and heating for year-round comfort
- LED pot lights throughout
- 9 foot ceiling heights on first floor
- All ceilings to be smooth and painted white

HOME AUTOMATION

- NEST smart thermostat
- Wired for security system
- Wired for speakers and audio
- Wired for Internet and cable

KITCHEN

- High end stainless steel appliances (refrigerator, stove, dishwasher and microwave)
- Range hood vented to outside
- Quartz countertops in kitchen and island as per plans, with double polished square edge and under-mount stainless steel sink
- Full height mosaic tile backsplash
- Full size pantry (depending on plans)
- Designer selected detailed kitchen cabinetry with full extension soft-close drawers, and extended height upper cabinets
- Under cabinet lighting
- Designer faucets
- Designer pendant lighting fixtures over island

BATHROOMS

- Elongated toilets with soft close toilet seats
- Designer sconces
- Marble style porcelain style flooring and shower stalls
- Custom-made vanities (classic or contemporary in style) with quartz countertops
- Exterior vented exhaust fan in all bathrooms
- Designer faucets and bathroom fixtures
- Frameless glass ensuite shower with rain shower head

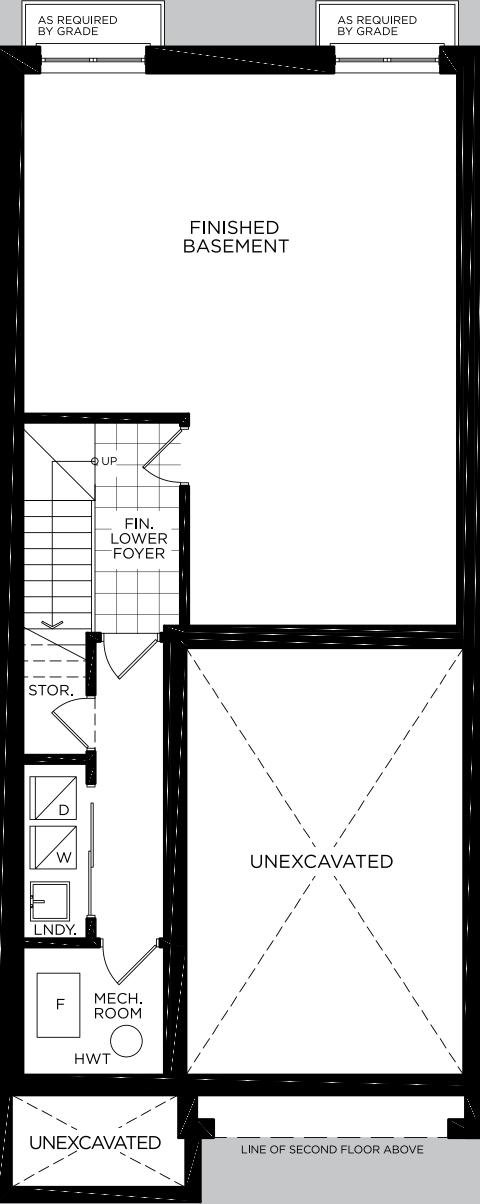
BASEMENT

- Full size front loading washer and dryer
- Ceramic tile flooring in laundry room
- Finished basement with drywall and laminate flooring
- Rough in for full bathroom

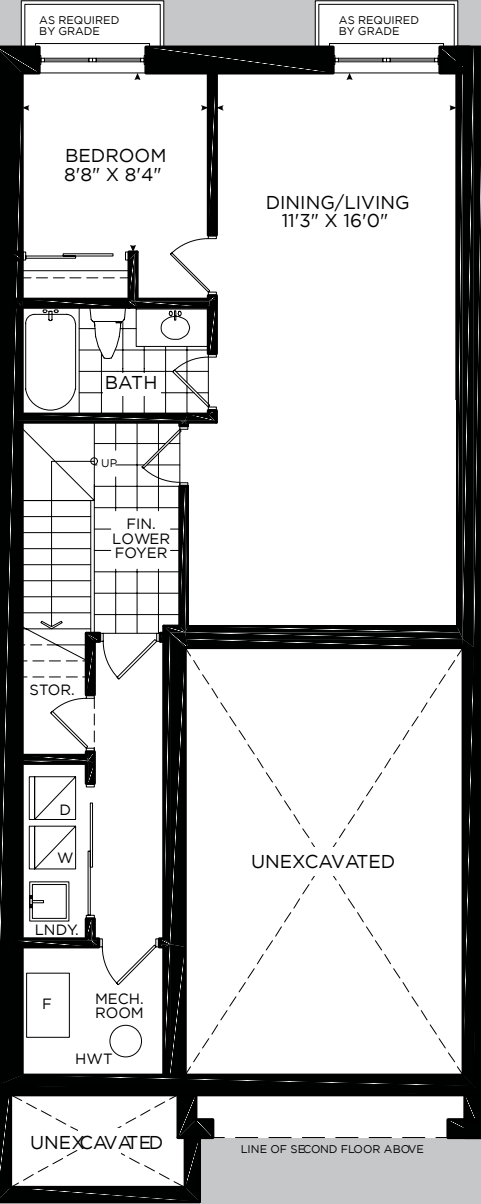




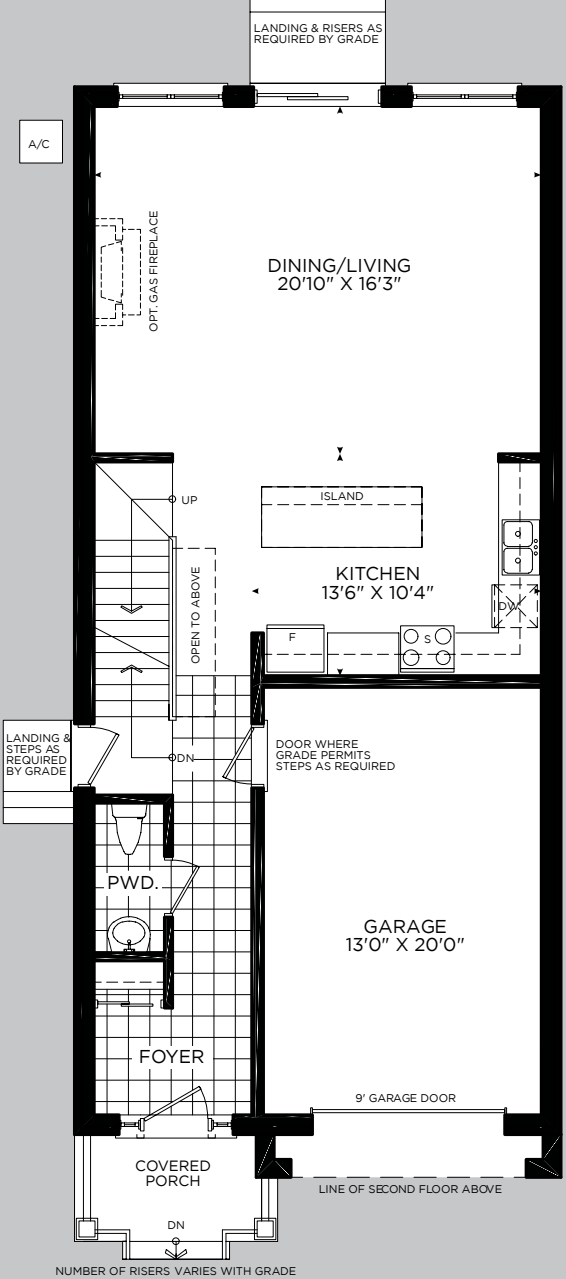
MODEL A



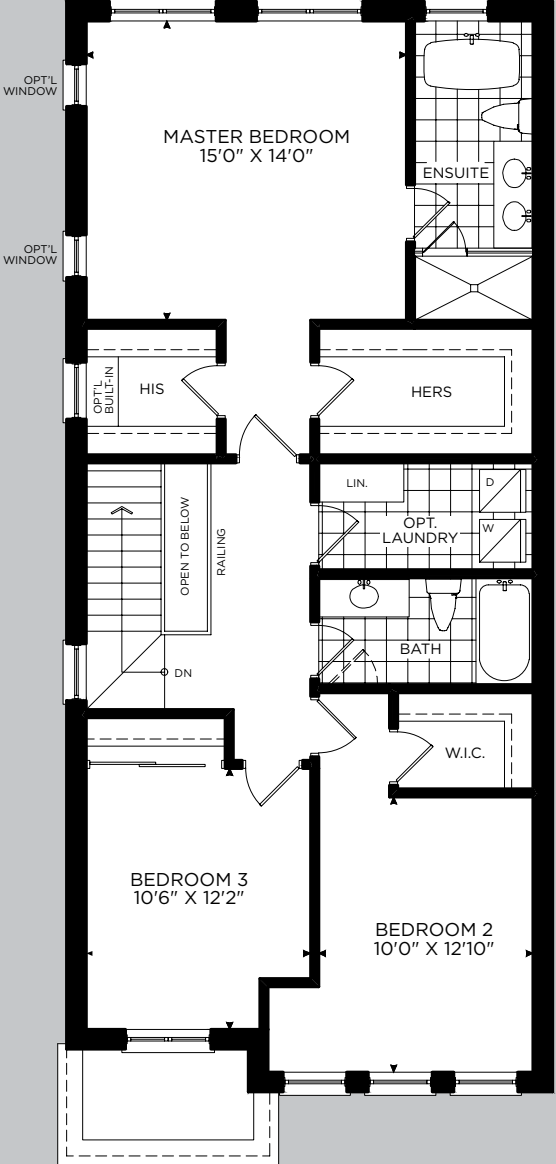
BASEMENT
72 SQ. FT. (LANDING ONLY)



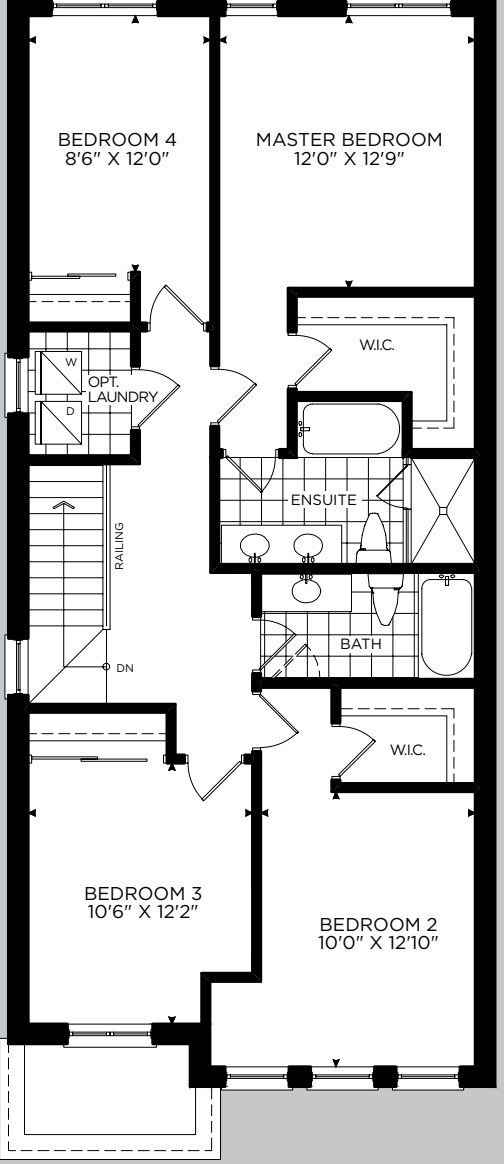
ALT BASEMENT
72 SQ. FT. (LANDING ONLY)



GROUND FLOOR
823 SQ. FT.



SECOND FLOOR
1143 SQ. FT.



ALT SECOND FLOOR
1143 SQ. FT.

2,040 sq. ft. - 3 bedroom (4 bedroom option)
2 storey single family house

Note: GFA includes stairs

THE IVY



THE WILLOW

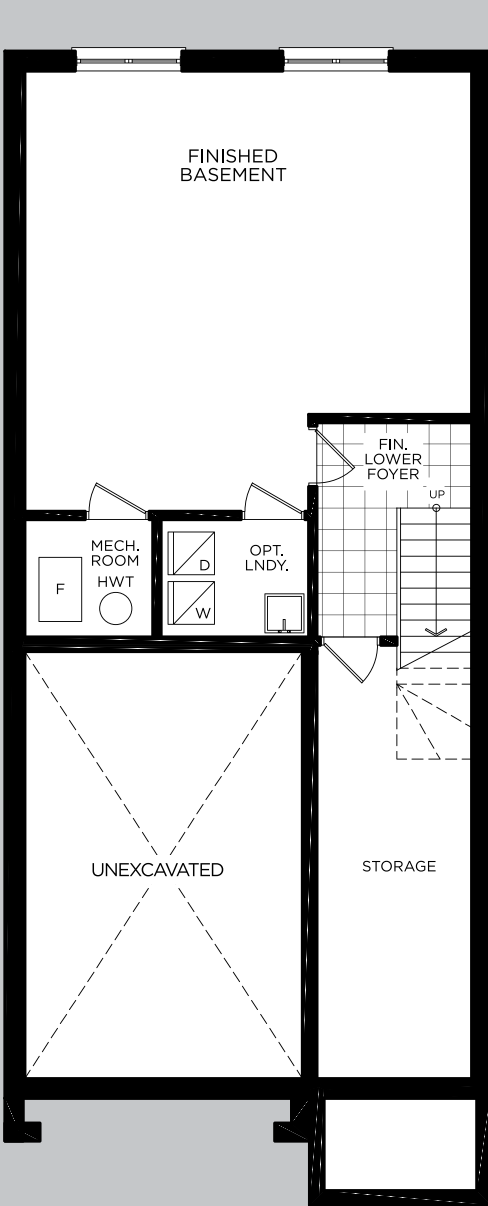


THE ROSE

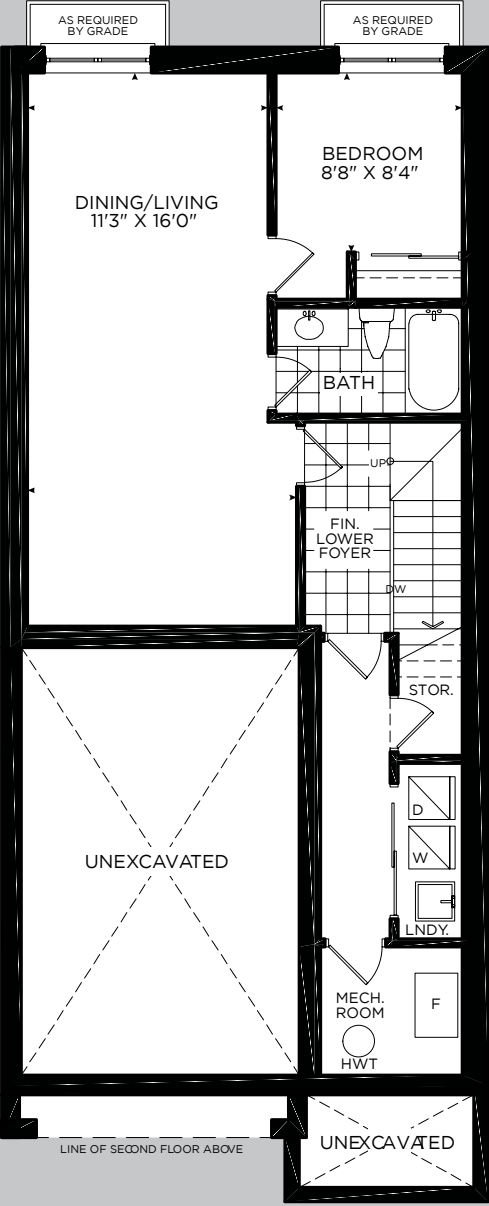


THE PEARL

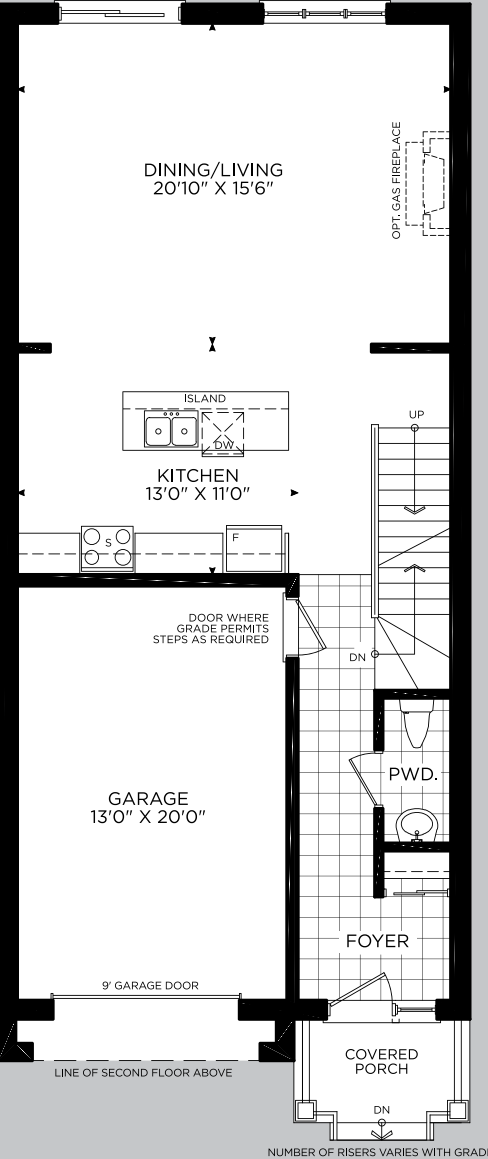
MODEL A (REVERSE)



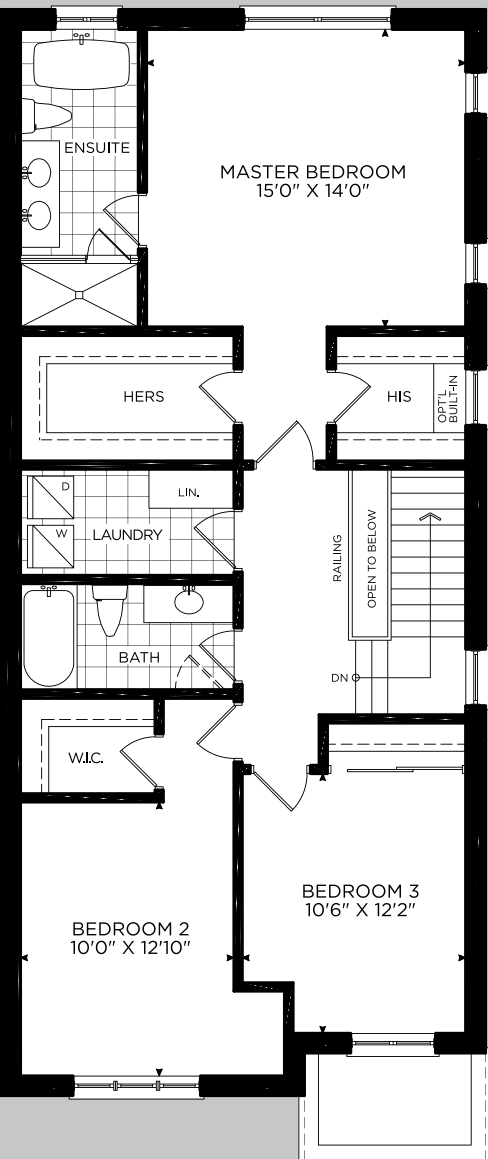
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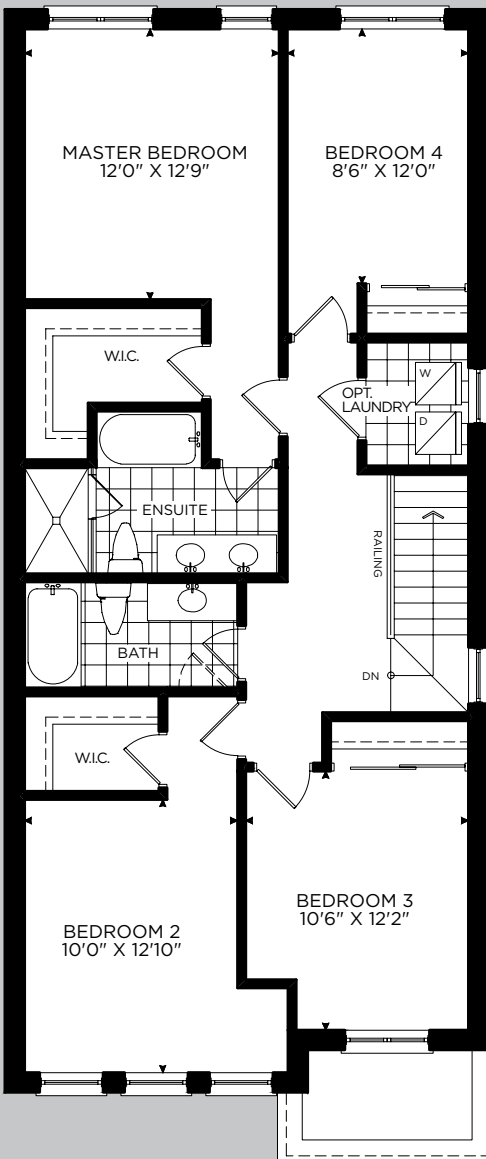
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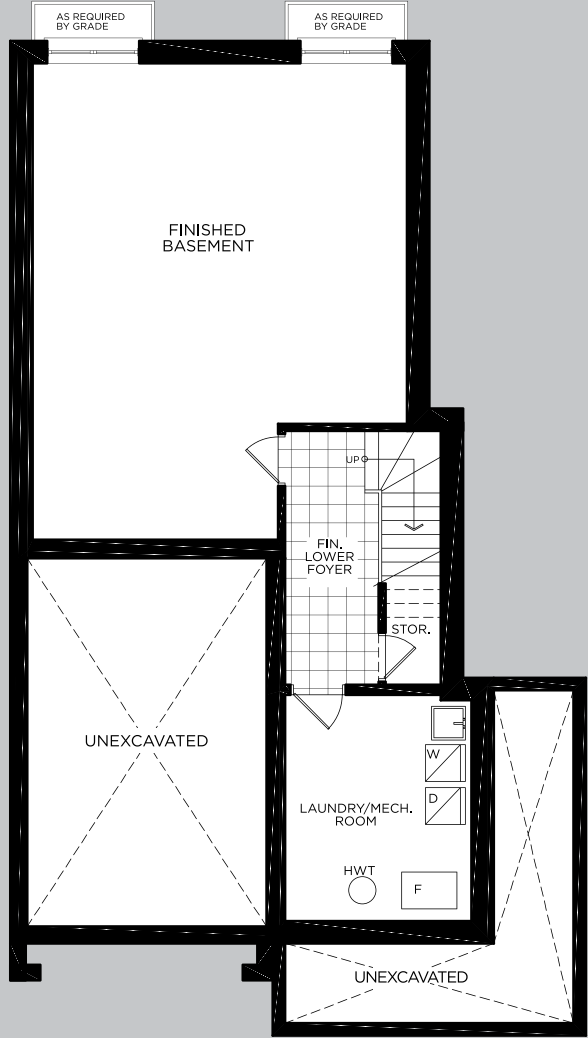


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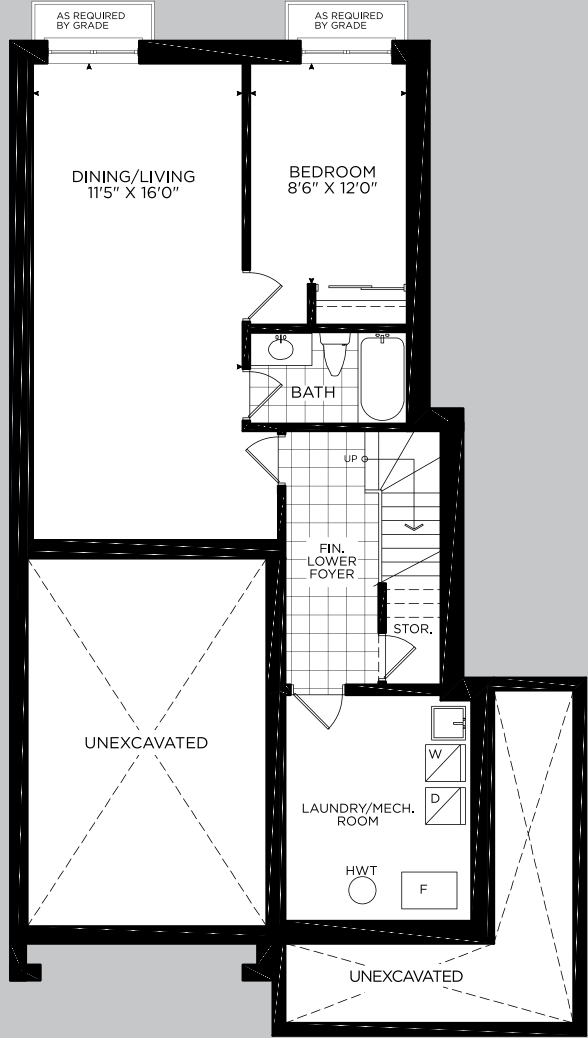


THE PEARL

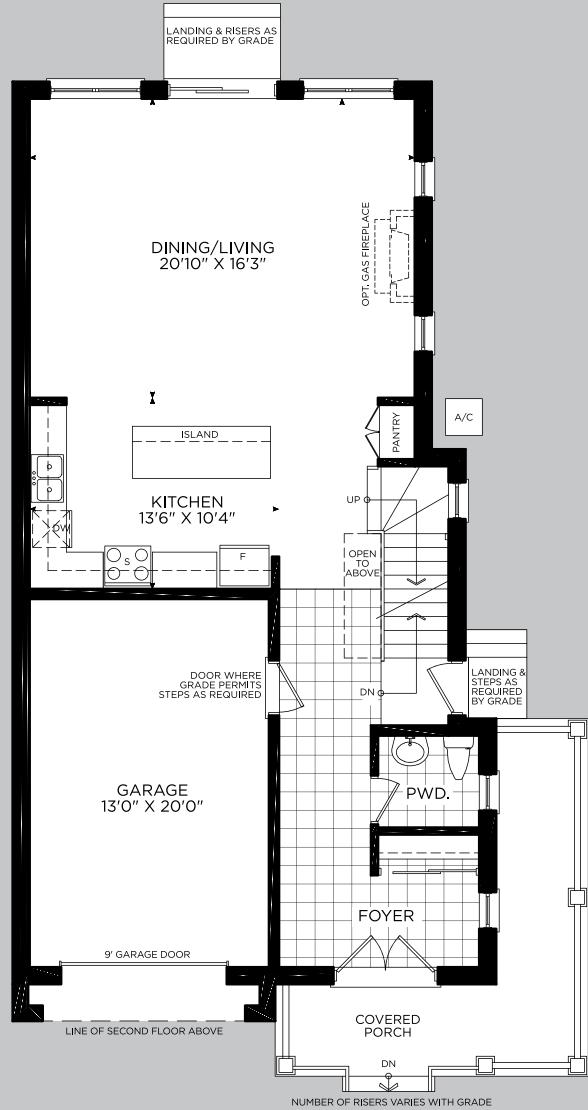
MODEL B



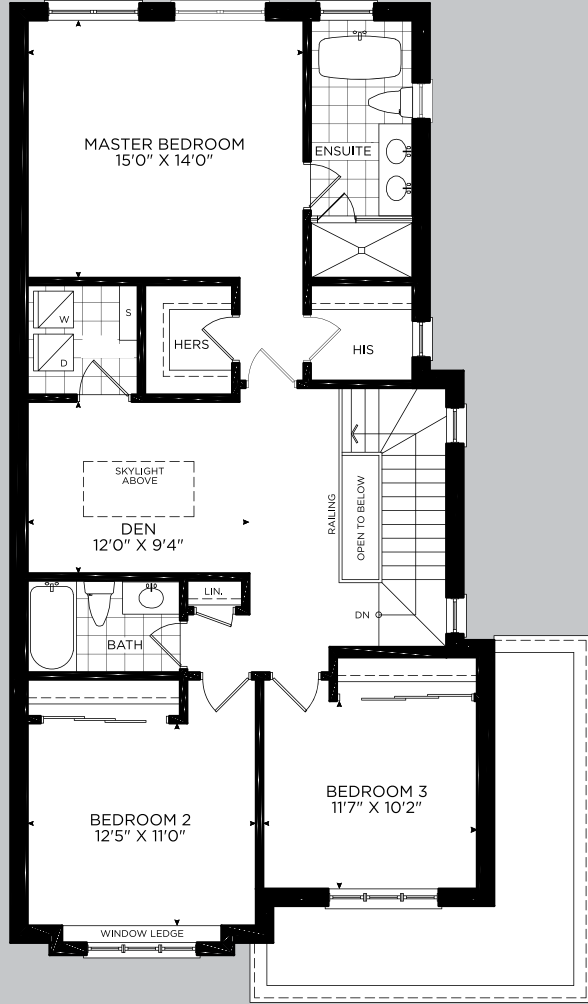
BASEMENT
117 SQ. FT. (LANDING ONLY)



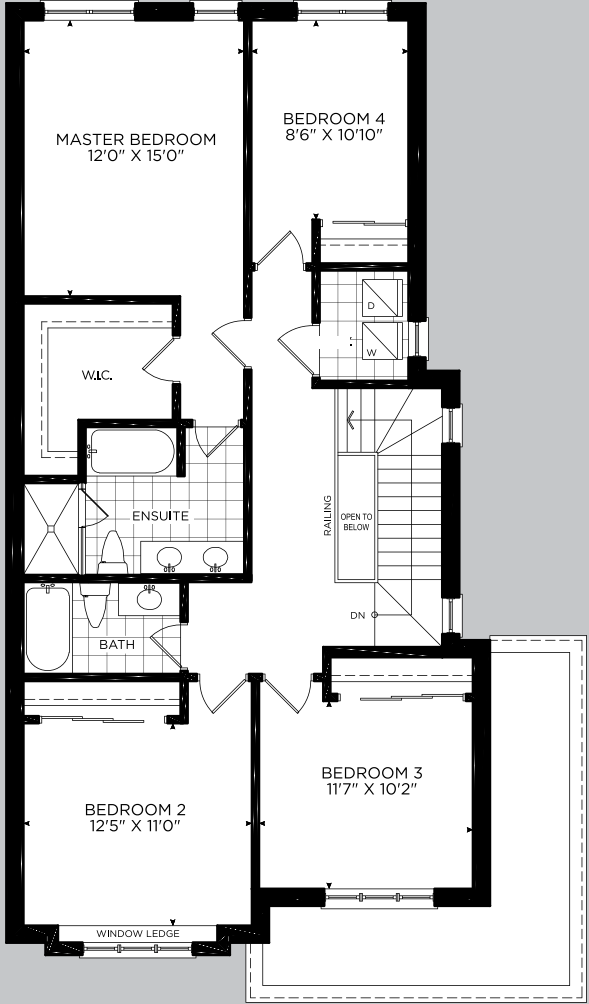
ALT BASEMENT
117 SQ. FT. (LANDING ONLY)



GROUND FLOOR
901 SQ. FT.



SECOND FLOOR
1220 SQ. FT.



ALT SECOND FLOOR
1220 SQ. FT.

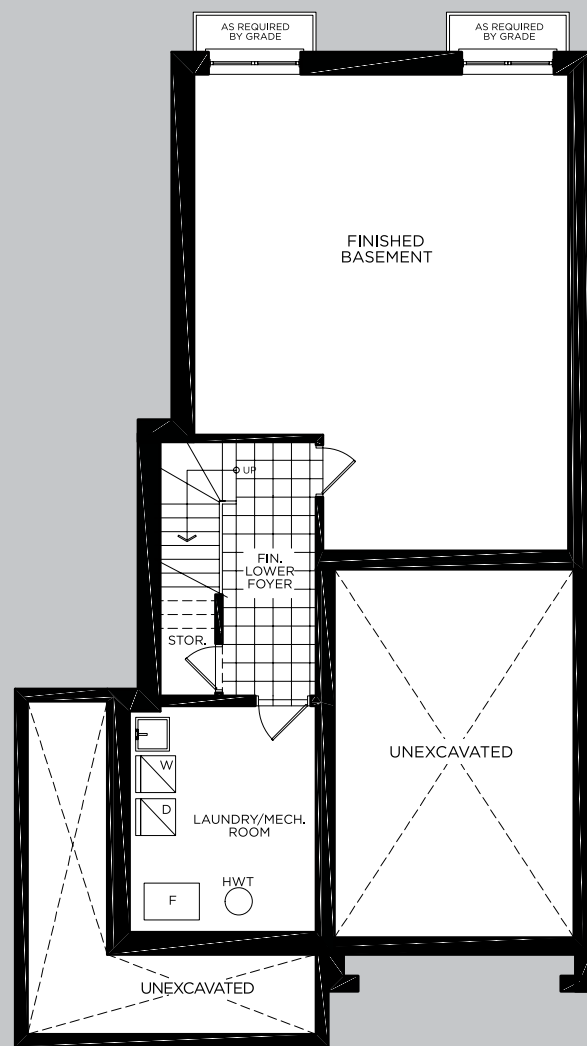
2,238 sq. ft. - 3 bedroom (4 bedroom option)
2 storey single family house

Note: GFA includes stairs

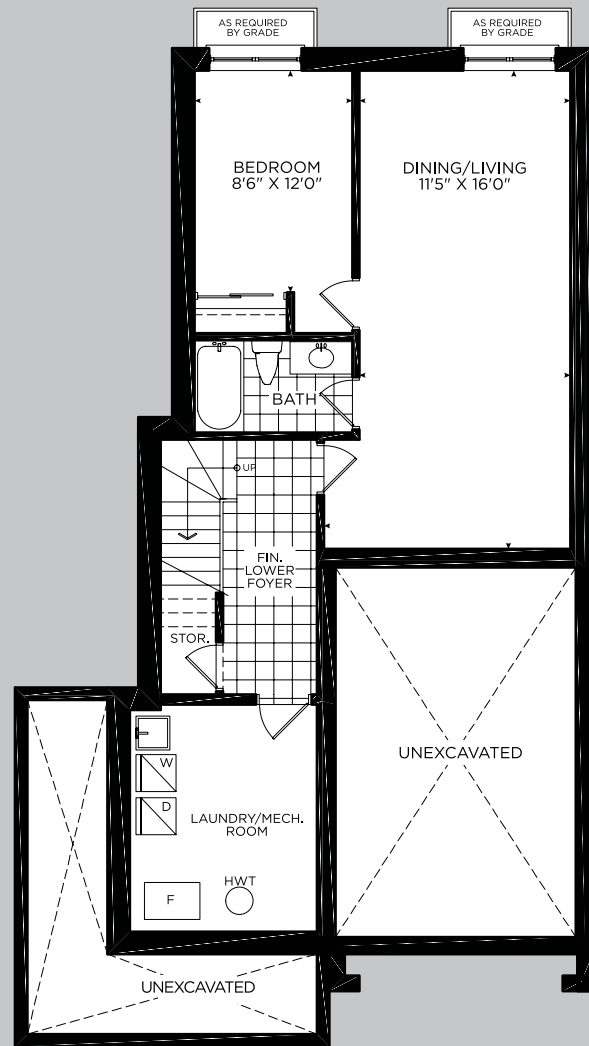
THE EVERLY



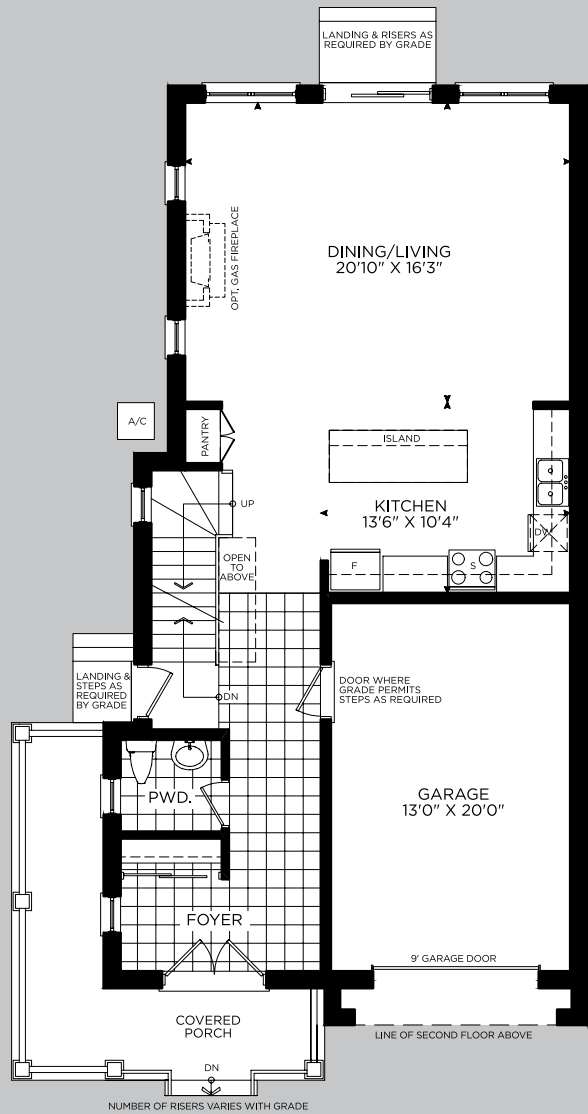
MODEL B (REVERSE)



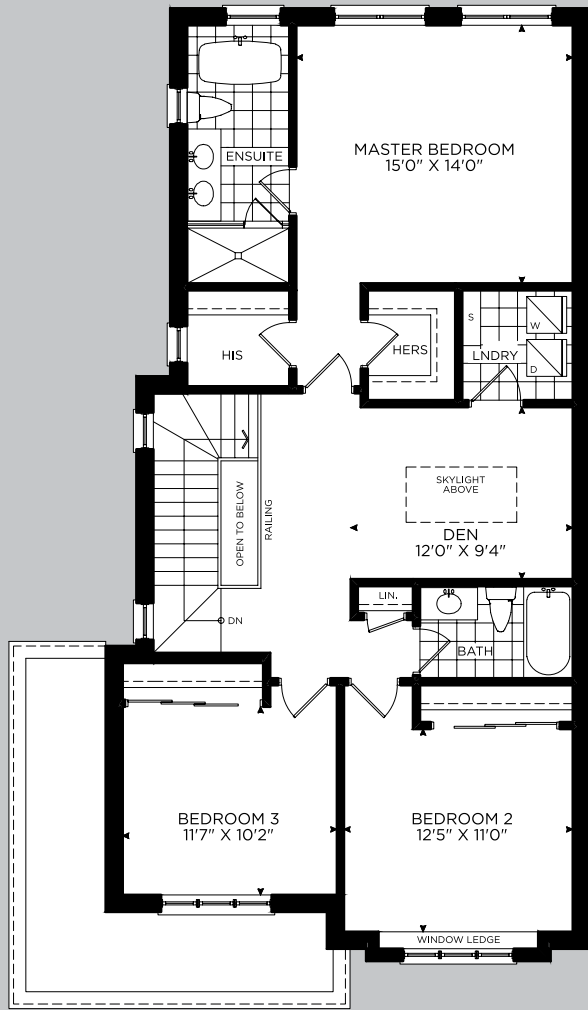
BASEMENT
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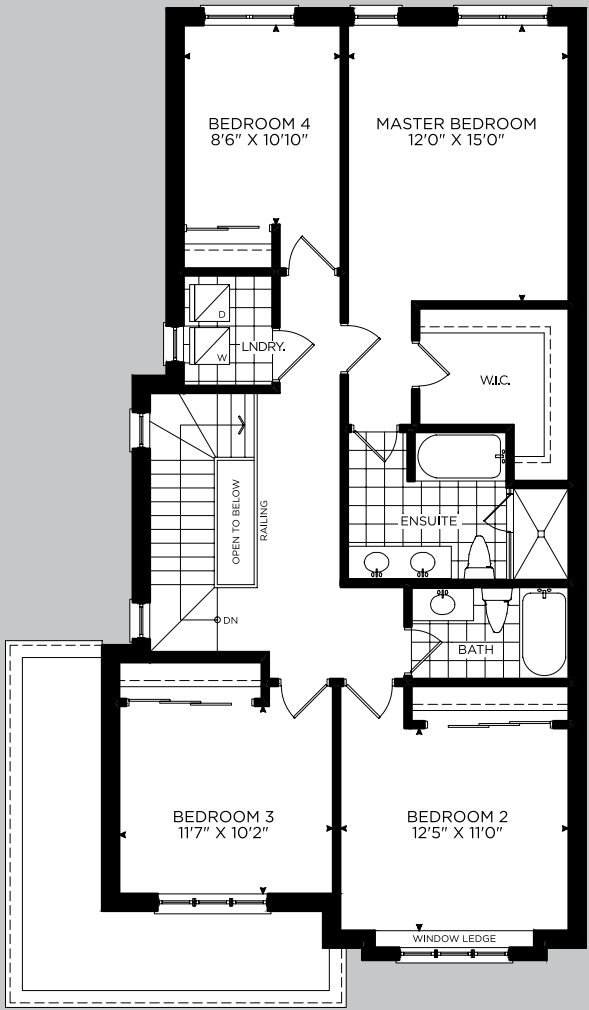
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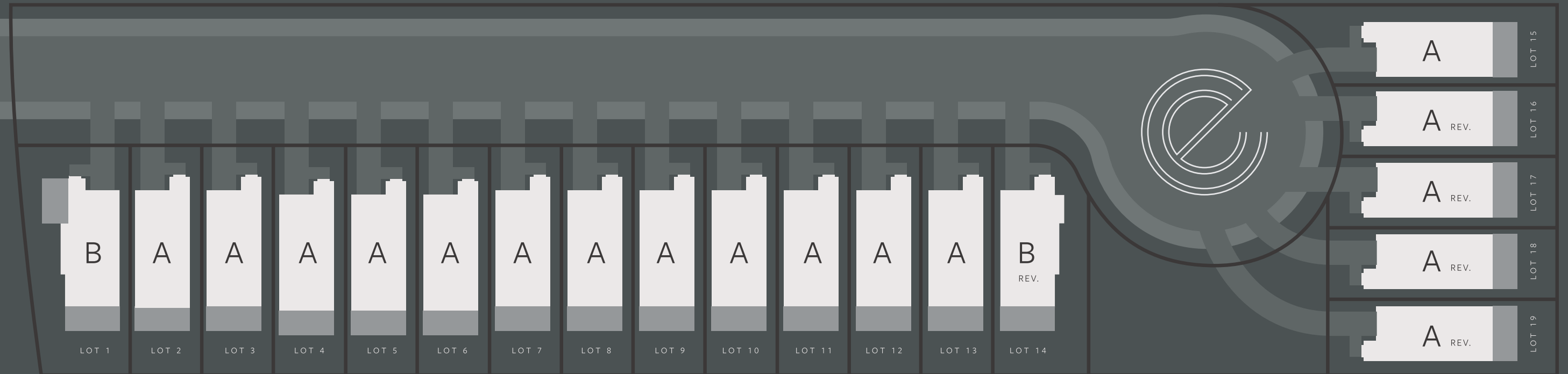
Note: GFA includes stairs

THE OLYMPIA



SITE PLAN

CONLINS ROAD



511 CONLINS ROAD, TORONTO

19 DETACHED HOMES

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B U I L D E R & T E A M



THE BLOOMFIELD GROUP

Recognized as a visionary luxury homebuilder and developer since 2007, Bloomfield Group is preferred by those knowledgeable buyers who demand superior quality, consumer responsiveness and design leadership. Offering a myriad of living solutions, Bloomfield Group continues to create new benchmarks in the industry through their offerings and services tailored to you and your lifestyle needs. Through vision, imagination and teamwork, Bloomfield Group will create the ultimate modern lifestyle — one that perfectly reflects yours.



MILA YUDINA

Bloomfield Group is proud to partner with Mila Yudina of Mila Yudina Designs. Recognized in print and broadcast media as an integral member of Canada's new wave of design superstars, Mila Yudina has transcended the art of design from Couture fashion to select interiors. Her sense of style and attention to detail is reflected in the vision that sets the homes of Conlins Enclave apart.



PREVIOUS PROJECTS

With successful projects across Southern Ontario, Bloomfield Group has developed a solid reputation for design inspired projects. Most recently recognized for Briar Towns featuring imaginative floor plans in the prestigious Bayview Village neighbourhood, the company drew rave reviews and sold out these executive townhomes in record time.





CONTACT

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