



45 Struthers Street Features & Finishes

Full 7-year Tarion warranty

- One-year guarantee on the workmanship and materials of home, a guarantee backed up by Tarion New Home Warranty Program
- Full two-year coverage on electrical, plumbing, heating delivery, and distribution system
- The Tarion New Home Warranty Program 7 Year Structure Guarantee on major structural components of home

Construction

- Entire home constructed using Insulated Concrete Forms (ICF) from footing to roof with 6" steel reinforced concrete core between 5 1/4" of continuous EPS foam resulting in zero thermal breaks for maximum energy efficiency and comfort
- Bay window overhangs constructed with 2x6 studs and R24 2lb closed cell spray foam insulation
- Roof constructed of engineered trusses and 1/2" plywood sheathing
- Engineered i-Joists and 2x8 joists (where required) with 3/4" plywood subfloor fastened with PL glue and screws to prevent floor squeaks
- R60 blown-in insulation in attic
- R10 interlocking foam insulated basement slab sealed against foundation walls for complete air and vapour barrier for improved efficiency
- Basement walkout drain with dedicated sump pump

Exterior Features and Finishes

- 4" brick and stone veneer with soldier coursing above windows and doors, and Hardieboard accent on bay window in front of home
- 30-year shingles
- Critter-proof roof access with plywood backing between top-of-wall and underside of sheathing and rafter vents
- 1.5 car garage; fully constructed and insulated with ICF; primed, sanded and painted
- Covered portico
- Custom aluminum railings on exterior of home
- Frost free hose bibs (in garage, mechanical room, backyard) to prevent water lines from freezing in winter
- Main floor walkout to oversized deck (240 sq ft) with hidden screw fastening system and custom staircase with access to backyard
- 3/4" Gas line ready for barbeque hookup on deck
- Basement walkout to backyard
- Master bedroom concrete slab balcony 3' x12'
- Fenced backyard with flagstone walkway on side of home
- Asphalt driveway with poured concrete curb

Exterior Windows & Doors

- 42x96" premium MasterGrain fiberglass front door with multipoint locking system and privacy sidelights
- Premium Garaga belt-driven R12 insulated garage door with Garaga limited lifetime warranty
- High efficiency triple pane performance windows
- 8' x 8' sliding patio doors on main floor and in master bedroom
- 6 feet wide sliding patio doors to master bedroom balcony and basement walkout
- Spray foam and waterproofed sills for all window and door openings



Electrical Features

- New 200-Amp service
- Concealed panel wiring in dedicated spray finished cabinet
- 130 LED pot lights throughout home, 104 of them on dimmers
- Dimmers on almost all circuits
- Dedicated light and receptacle circuits
- Exterior programmable soffit lights surrounding perimeter of home
- Exterior electrical fixtures on back of home and hanging fixture in portico
- Minimized wall switch clutter through use of Control4 configurable keypads
- USB charging outlet
- Premium decorative light fixtures throughout home
- Premium screwless electrical faceplates
- Electric car charger roughed-in (up to 60 Amps)

Mechanical Features

- Complete hydronic heating system installed including multi-zone radiant and centralized forced air powered by an NTI TX200 high-efficiency combi-boiler. Meticulously custom designed and fabricated with copper pipes and Grundfos pumps for showpiece finish
- Built-in Humidifier
- HRV (heating recovery ventilator) with remote access on ground floor
- High efficiency 3-ton air conditioner with sound insulation blanket for noise control

Plumbing Features

- New sewer line to City water
- Two sump pumps in basement
- New 1" copper water service
- Pex plumbing lines throughout home
- On demand water powered by combi-boiler

Flooring Features

- 4 1/4" Canadian solid oak hardwood throughout home (Superior Hardwood)
- Solid oak stained stairs with oversized treads and glass railings; stairs stained same colour as floors
- Integrated hardwood floor vents stained same colour as floors
- Hardwood seamlessly integrated against tile flooring
- In floor radiant basement with porcelain 24"x24" tiles
- In floor radiant bathrooms, laundry, and foyer with programmable thermostats

Home Automation Features

- Control4 smart home automation system installed including lighting, audio system, and HVAC controlled through central hub touchscreen and phone apps
- Engraved and preconfigured keypads to set lighting and music scenes such as "Welcome", "Goodbye", "Entertain"
- High performance in ceiling 5.1 speakers connected to Control4 system
- Ring video doorbell, with phone app for remote control
- Nest thermostat connected to Control4 system
- Belt driven garage door motor, with MyQ WiFi for remote access and control
- AV rack mounted in mechanical room for centralized wire and device management
- Security system rough-in
- Conduit installed from exterior directly to AV rack for cable/internet service hookup. Bell fiberoptic installed
- Advanced Centralized Network system allowing for self-healing network. Professional WiFi set up with room for expansion
- Systems professionally installed by one of Toronto's leading smart home integrators. Service and support offered directly with Cloud 9 AV Inc.



Interior Features

- 10' ceilings in main floor and basement; 9' ceilings on 2nd floor
- 4' square skylight for improved stairway lighting
- Well-designed floor layout to eliminate multi-level main floor with stairs
- 8' solid core two-panel doors throughout home with premium hardware and doorstops
- All poplar casing and baseboard
- 9 ¼" baseboards throughout main floor and hallways; 7 ¼" baseboards in basement and 2nd floor rooms
- 4 ¼" casing with backbend for upscale look around all windows and doors
- Wainscoting throughout main floor and hallways
- 9" crown molding throughout main floor
- Custom coffered ceiling with integrated pot lights and speakers in family room
- Interior doors, casing, molding, and wainscoting professionally sprayed for smooth, finished look
- 60" linear gas fireplace in family room with custom porcelain-tiled surround and thermostatic remote
- Custom built-in shelves, cupboards, and desk surrounding fireplace
- Finished basement, wired for home theatre with CAT6 and electrical plug
- Large cantina/cold cellar with weather-stripped steel insulated door, vent, and lights
- Ample storage throughout home
 - Two front hall closets at main floor entrance
 - Large closet at basement entrance
 - Finished storage closet below stairs in basement
 - Illuminated crawlspace
- Custom bedroom closets outfitted with ample hanging rails, shelves, drawers, and shoe racks
- Oversized master closet with integrated LED lighting, glass shelves and shoe racks
- All bedrooms have dual CAT6 wiring directly from AV rack
- Master bedroom with CAT6 and electrical plug for wall mounted TV installation
- Central vacuum rough-in

Kitchen Features

- Professional upgraded appliances with full warranties
 - 36" gas range top
 - 42" built-in custom paneled fridge with plumbed in water line for oversize ice-maker
 - Built-in dual microwave wall oven
 - Built-in paneled dishwasher
 - High powered professional hood fan
- Butler's pantry with bar sink and 24" built-in beverage fridge
- Walk in pantry with built-in shelves
- Plywood cabinets throughout kitchen and butler's pantry with slow close hinges
- Quartz countertops and backsplash
- 3" thick quartz island counter with finished overhang and book matched edges
- 10' island with double stainless steel sink and 2 outlets
- Pot filler over stove with dedicated main water shut off
- Electrical outlet with integrated USB port
- LED undermount lighting and upper cabinet lighting in kitchen and butler's pantry
- Glass upper cabinets in butler's pantry
- Pan divider cupboard above oven
- Spacious breakfast nook



Bathroom Features

- Custom built-in vanities with slow close drawers and doors
- Quartz countertops
- In floor radiant heating with programmable thermostat
- Premium designer plumbing fixtures
 - One piece, elongated, skirted toilets with comfort-height and slow close seats
 - Rain head shower fixtures with slide bar wand
 - Premium Thermostatic diverters in all showers
- Custom glass and tiled shower enclosures
- In-shower lighting
- Quiet Panasonic exhaust fans
- All fixtures with shut off valves

Master Ensuite Extras

- 10' double custom vanity with slow close drawers and doors
- Wide spread faucets and freestanding tub
- Water closet with separate exhaust fan
- Floating 3 ½" shower seat and 16"x36" 3-tiered custom niche in master ensuite shower
- Master ensuite shower with 36" tile inlay linear drain

Laundry Features

- Built-in Whirlpool washer and dryer in 2nd floor laundry room
- Custom cabinets in laundry room with deep stainless steel sink and utility faucet
- Large quartz countertops
- In floor radiant heating
- Quiet Panasonic exhaust fan

Insulated Concrete Forms (ICFs) Explained

Comfort and efficiency go together but they are not the same. A home can be heated to 25 in the winter but may not be comfortable. This is because our body radiates heat to the coldest surfaces in a room such as windows, floors, and wood stud exterior walls. Therefore, if those surfaces are cold then you will ultimately feel cold regardless of what your thermostat dictates. Inversely, an ICF home combined with radiant and triple pane performance windows can allow you to heat a home to 21 and still feel warm and comfortable. This is because the colder surfaces are, in fact, warm; the ICF is a stabilized, continuous foam wall; the radiant heated floors provide a consistent, even heat; and triple pane performance windows allow minimal heat to escape!

Here is how it works.

Insulated Concrete Forms (ICFs) is a sustainable and energy efficient cast-in-place concrete that has been around for decades. It is most commonly used for foundations in lieu of traditional poured concrete or block walls. ICF consists of a concrete core sandwiched between thick EPS foam panels that remain after the foundation is poured and act as a vapour and air barrier finished wall ready for drywall. This results in a warm, dry, basement that doesn't allow the opportunity for mold growth, rot or mildew. Common complaints with foundation walls is cracking and/or leaking. ICF concrete is protected in the very form that creates its shape allowing for proper curing making it stronger than traditional foundations. In addition, it is steel reinforced both laterally and vertically.

The biggest advantages to ICF are:

- Fire Protection: ICF holds up to 4 hours, but will not fail structurally.
- Sound attenuation and hurricane/disaster proof: One may notice construction or a wind storm outside but will not hear it
- Energy Efficiency and Comfort: As a result of the combined performance of the R-value of the foam panels, the stabilizing effects of the thermal mass of the concrete, the reduced air infiltration, and the absence of thermal bridging of stud walls and headers, ICF walls actually perform as high as R-40 to R-50. With such a low heat-loss or heat-gain, this allows a home to require a smaller furnace and AC that will run less frequently and at slower speeds resulting in increased comfort and energy savings.

This is a comparison of the amount of heat loss of a traditional stick frame home on the left and an ICF [like 45 Struthers Street] home on the right with similar R-Values. The visibility of the wood studs is a result of thermal bridging where more heat escapes than through the insulation which is non-existent in an ICF home.

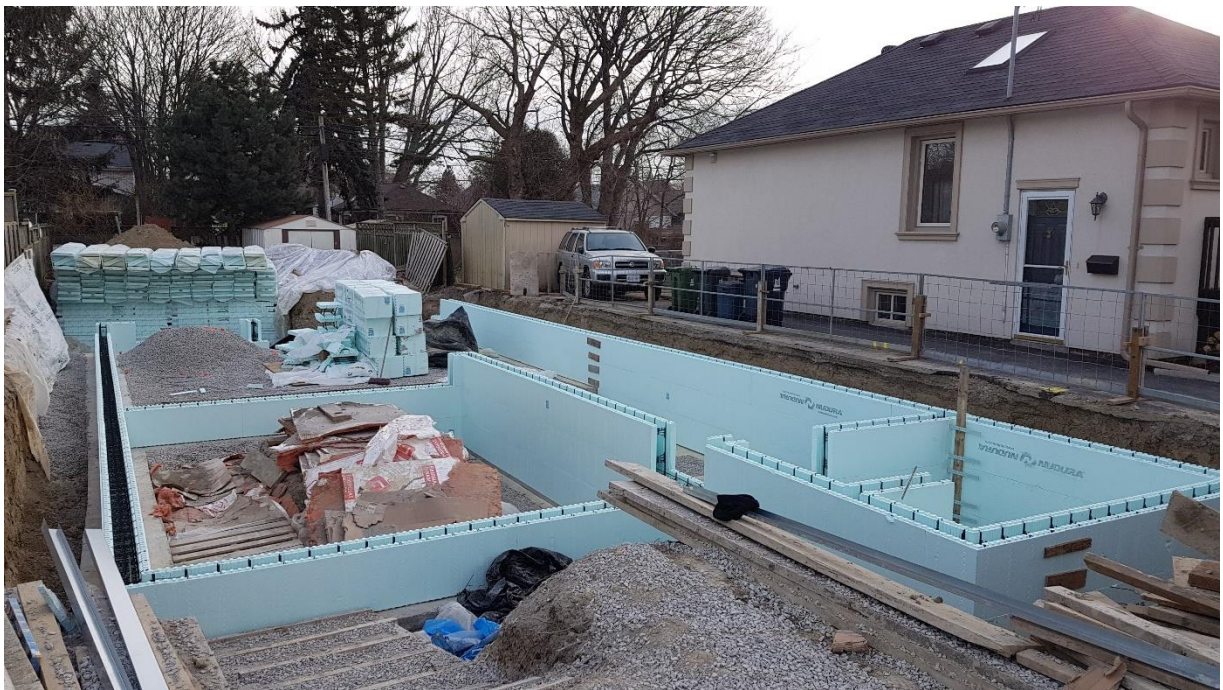


What makes 45 Struthers so special?

Now, imagine that strong, highly insulated, crack-proof, leak proof, noise-proof, fire-rated foundation wall continued all the way to the roof without any thermal breaks or bridging. This is not typical for a whole home to be built like this, especially in Toronto. It would be more costly for the homeowner as much more engineering, technical expertise and pre-planning of floor joists attachments, beam pockets, windows and doors cutouts, service penetrations, electrical wiring, plumbing, etc. have to be taken into consideration. However, the end result is an energy efficient home that will literally last for generations.

The real-life benefits of ICF in constructing this home.

As a builder, we used only the basement and bathroom floor radiant systems combined with bare ICF walls to work comfortably throughout the dead of winter in nothing more than a long sleeve t-shirt.



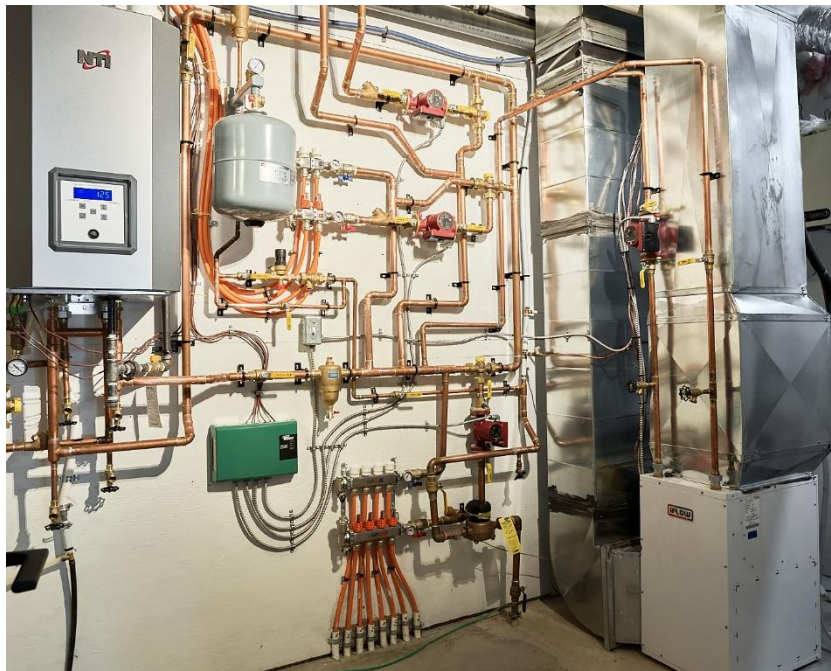
The Radiant System of 45 Struthers Explained

The most important challenge in our climate is heating a home effectively and 45 Struthers exceeds that in a comfortable and energy efficient way. It does not use your typical natural gas furnace to heat air and distribute around the home. Instead, it uses a high efficiency, on-demand gas boiler to supply hot water to a 4-zone radiant heating system in a closed loop circuit (meaning it reuses and re-heats the same water without needing to draw new water from the city).

The 4 zones, with their own respective thermostats, are: the basement radiant floor, the foyer and powder room floor, the three ensuites and laundry floor, and finally the main Nest thermostat located in the dining room.

When any of those zones call for heat it simply sends two signals: one to the boiler to start heating water and pump it through a big copper loop, and one to its respective zone pump to draw hot water from that loop and pump it through its own circuit under the floor. It then returns warm water back to the loop to be re-heated again. With respect to the forced air system, the hot water gets pumped in a tight copper coil within the air handler that resembles a miniature furnace. A fan then blows the air that radiates off that hot coil and distributes around the home.

The energy efficiency and comfort benefits come from the fact that water transfers heat better than air does and the home gets heated in a gradual even way vs. blasting hot dry air from a traditional furnace and shutting off once the hot air reaches the thermostat and satisfies it. The bonus is that whether one zone or, all zones calls for heat simultaneously, it does not require much more energy from the boiler!



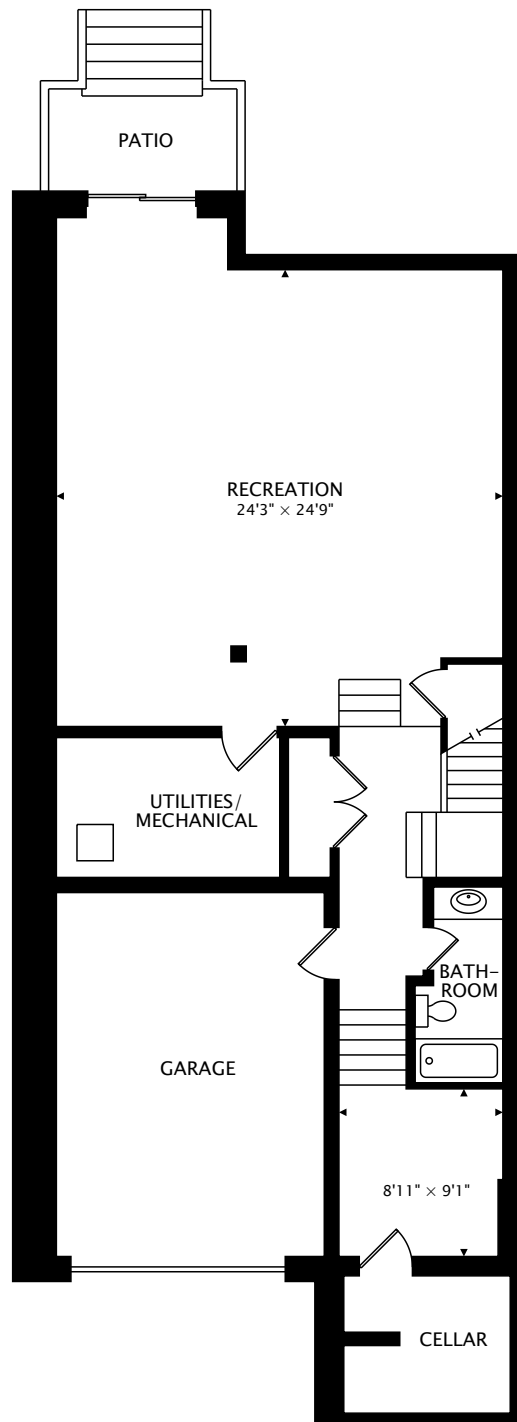
Not only are the benefits of this 4-zone radiant heating system impressive, so is its design and installation.



SECOND
1480 sq ft

MAIN
1614 sq ft

TOTAL
3094 sq ft + 1233 sq ft BELOW GRADE



LOWER
1233 sq ft BELOW GRADE

TOTAL
3094 sq ft + 1233 sq ft BELOW GRADE

Top Ten Reasons You Will Love This Home

1. **Exquisite craftsmanship and attention to detail.** When a custom home builder takes pride in their work to this level and pays attention to every detail, you get a home that has been built with the level of care and integrity that 45 Struthers Street has been. Not a corner was cut in the design and construction of this home. Magnolia Fine Homes builds properties that they will feel proud to put their name on resulting in homes that are held to their very high standards. The team at Magnolia Fine Homes wants to feel confident that the new owner will rest assured in the quality of their new home and are excited to enjoy all the luxury and thoughtful finishes throughout. Plus, with a seven year Tarion warranty you have total peace of mind when moving into 45 Struthers Street. We know that 45 Struthers Street will exceed your expectations for how a custom home should be built.
2. **Affectionately referred to as “an oversized Yeti cooler on steroids.”** 45 Struthers was built with a fully insulated concrete form (ICF) foundation from the footings right through to the roof line. This is a rare technique to see builders use because it requires substantially more time and resources, but the results are worth it! The concrete exterior walls are sandwiched between continuous foam insulation to create as tight of a building envelope as you can resulting in zero thermal breaks. As a result of the ICF construction, you get an extremely energy efficient home that will stay warm in the dead of winter and cool in the summer with minimal effort from your HVAC. As the builder says, think of ICF making the house an “oversized Yeti cooler on steroids.” Plus, since the house is built of concrete not even a hurricane could mess with it!
3. **A kitchen so dreamy you won’t mind doing the dishes.** This kitchen has all the bells and whistles you could dream of! Appliances are top of the line including an oversized 36” gas range and 42” built in paneled fridge. We love the 10 foot kitchen island with 3” thick Quartz counters. Additional features we think you will love - Quartz custom backsplash, slow close hinges on all the cabinetry, pot filler over the stove, and LED undermount lighting and upper cabinet lighting. Off of the kitchen leading to the dining room, there is a walk-in pantry plus a Butler’s pantry with a bar sink and beverage fridge. You will love the eat-in breakfast nook which overlooks the 240 sqft backyard deck through the impressive 8 foot x 8 foot sliding doors.
4. **A family room that invites loved ones to gather.** So many custom homes cram the kitchen and family room tight together, but 45 Struthers lets them breathe while still accomplishing a great flow and open concept feel. The family room offers a custom coffered ceiling with integrated pot lights, built in speakers, and a 60” linear gas fireplace with custom porcelain tiled surround that resembles a smooth, seamless concrete finish. Custom built in shelving and cupboards are anchored on each side of the fireplace and a built-in desk space which can be handy for quick e-mails or become a child’s homework station. The entire main floor offers 4.25” Canadian solid oak hardwood, 10’ ceilings, 9.25” baseboards, Wainscoting, and 9” crown molding. If you want a bit of fresh air, you can enjoy dining al fresco with family on the main floor south facing deck accessible through the sliding doors.
5. **The master bedroom that ticks all the boxes, and then some!** This oversized master bedroom offers 9 foot ceilings, hardwood floors, ample room for a King size bed, and a 8 foot x 8 foot foot sliding door to the balcony. The ensuite bathroom offers a 10 foot custom double sink vanity with slow close drawers and doors, Quartz countertops, in-floor radiant heating, a separate water closet, freestanding soaker tub, and a glass shower with a floating shower seat and three tiered custom niche. The walk in closet is larger than many Toronto bedrooms

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offering custom closet organizers with integrated LED lighting, glass shelves, and shoe racks.

6. **Geek out over the smart home set up.** The house was constructed with smart home technology integrated throughout. Control4 smart home configurable keypad panels throughout the house allow you to control the temperature through the Nest thermostat. Lighting and audio throughout the house can be controlled through the touchscreen monitors or on the phone app. Built in speakers allow you to enjoy your favourite tunes and playlists throughout the house. The Ring video doorbell makes it handy to identify visitors and the garage door can be opened and closed through a remote control phone app. There is a security system roughed in, and there is conduit installed from the exterior right to the AV rack in the mechanical room for cable and Internet service hook up. All three bedrooms have CAT6 wiring directly from the dedicated AV rack in the basement. If you know what all of this means, then we are speaking your language and know that you will be excited about configuring this smart home to your specifications. If this all sounds foreign to you, you can rest assured that this home has been planned out in a way that allows for seamless enjoyment of all your favourite tech.
7. **Ample natural light.** This house was designed with the desire to fill the home with as much natural light as possible. 45 Struthers feels bright and inviting thanks to the glass railings running along the solid oak stained staircase, the 4 foot square skylight over the staircase, the oversized sliding glass doors in the family room, master bedroom, and basement, the large high efficiency triple pane performance windows throughout the property, the 10 foot ceilings on the main floor and walk out basement and the 9 foot ceilings on the second floor. The 130 LED pot lights throughout the house definitely help the house feel perfectly lit even on a cloudy day.
8. **So much storage space!** You will know this house has been designed with storage in mind as soon as you enter the front doors of 45 Struthers Street and you see the large double door closet in the foyer. When you come up the stairs into the hallway, there is another closet. The pantry off the kitchen and the built in storage in the family room both offer additional storage options on the main floor. Two bedrooms have walk-in closets (the master bedroom's closet is massive) and the third bedroom has two double door closets. The laundry room on the second floor also offers room for additional storage in the custom cabinets (and it has heated floors!) The basement offers a double door closet, a storage closet, a storage room that is 9x9 feet, and an illuminated crawl space. There is also a sizable cantina to store as many jars of tomato sauce and canned peaches you can cook up. The 1.5 car garage leaves room to park your car while still having room for storage. The garage is roughed in for an electric car charger.
9. **The mechanical features in this house are a work of art.** The mechanical room in the basement of the house is one of the most pride filled rooms for the builder. 45 Struthers was created to be as energy efficient as possible, and the detailed design in the mechanical room is a testament to that. To quote the builder, "we installed a complete hydronic heating system including multi-zone radiant and centralized forced air powered by an NTI TX200 high-efficiency combi-boiler. This was meticulously custom designed and fabricated with copper pipes and Grundfos pumps for a showpiece finish." This is code for "you will love how this house operates" - maximum energy efficiency, on demand hot water, new 1" copper water service, two sump pumps, and in floor radiant heating in the basement, bathrooms, laundry room, and foyer all with programmable thermostats.
10. **Endless details that will surprise and delight.** Just to name a few of the additional features we love - the oversized 42" wide MasterGrain fiberglass front door, 10 foot ceilings (!) in the walk out finished basement which is wired for a home theatre system, the 8 foot solid core two-panel doors through the house with premium hardware and doorstops, the beautiful Wainscoting and trim work throughout the house, rain head shower fixtures and quiet exhaust fans in all the bathrooms, and exterior programmable soffit lights surrounding the perimeter of the house. At the core of Magnolia Fine Home's vision is to create exceptional homes that delight the new homeowner right down to the smallest details throughout the home.

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Mimico Neighbourhood Guide

Waterfront cycling trails, steps from Lake Ontario and it's adjacent lakeside parks, a popular farmers market, delicious pizza spots, home to the Humber Bay Shores oasis, easy access to downtown Toronto, and life changing doughnuts are just some of the things that make this South Etobicoke neighbourhood buzz!



Reasons To Love Mimico

- **Some call it "The Beach" of the west end.** Mimico residents can feel like they have escaped some of the hustle and bustle of city life in their peaceful little corner of the city along Lake Ontario. While you're only a short drive, GO Train ride, or streetcar ride into the city core, it's easy to forget you are in the city when you are soaking up the peace and quiet by the water.
- **A nature lover and cyclist's dream neighbourhood.** If you find your zen in the outdoors or on a long bike ride, you will love Mimico's green space, parks, lake access, and winding cycling paths on the Waterfront Trail. Humber Bay Shores is extra beautiful with it's secluded beachfronts and bike trails right along the water's edge. Head to Etobicoke Point for a clear view of the Toronto skyline.
- **Home of the infamous SanRemo Bakery.** We bet it would be hard to find a South Etobicoke resident that doesn't know about SanRemo Bakery and their delicious selection of baked goods, huge sandwiches, and grocery staples. It is always busy, with lots of regulars who come for lunch and a coffee daily. Don't be surprised if they are sold out of their famous apple fritters before 11am.

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- **An easy commute to downtown Toronto.** Mimico residents needing to commute into the city core benefit from having a GO Train stop located in their neighbourhood, and also the streetcar line running along Lake Shore. If you get on the GO Train at Mimico station, you can get to Union Station in less than 15 minutes. Nearby access to Highway 427 and the Gardiner Expressway makes getting where you need to go easier.
- **Royal York Meat Market is much more than a butcher.** You will know you are in the right spot when you see the life-sized mat black cow and vintage green truck parked out front along Royal York (truck bed filled with seasonal produce like watermelon, pumpkins, or corn!). Royal York Meat Market is more than just a place to get fresh meat, but is like a mini grocery store in the heart of Mimico. You will find fresh produce, an extensive selection of sauces and seasoning, dry goods, and dairy products. We are a big fan of their Korean short ribs and their wide variety of housemade sausages.
- **Mimico's popularity is continuing to grow.** After being classified as "up and coming" for a while, Mimico seems to be gaining in popularity as more and more people discover this gem. In 2012, Toronto Life magazine named Mimico their #1 neighbourhood for "where to buy now." It's likely not a coincidence that bidding wars on Mimico houses have become a frequent occurrence over the last several years. While home prices have been climbing, people are finding that their dollar still goes farther here - often getting a larger home, with a bigger yard, and more parking than they were looking at getting closer to downtown.
- **Independent restaurants and bakeries to satisfy any craving.** Breakfast Room and Panagios are popular breakfast spots, and Universal Bakery and The Bread Essentials are great places to stock up on fresh bread and baked goods. Check out Pearl Sushi, Tich if you're craving Indian food, LaVinia for Spanish inspired dishes, or Revolver Pizza for real pizza lover's pizza. If you're looking to pick up fresh pasta to take home, Queens Pasta supplies many restaurants in the city and their wholesale location is on Newcastle in Mimico and they welcome walk ins.
- **The arts are celebrated here.** Lakeshore Arts has a goal of "connecting communities through art" and runs a diverse selection of programs for all age groups from their Lake Shore Blvd studio and within the community. Oak Learners on Royal York is another great spot for those looking to nurture their children's creativity through music, art, and mindfulness programs. They also run March Break and PA Day camps for kids.

Even More Great Things To Do, Eat, and See in Mimico

- **Stop by SanRemo Bakery for a life changing doughnut.** This place is always packed and the doughnuts often sell out before noon. Not a doughnut fan? Not to worry. They have fresh bread, pastries, meats, cheeses, gelato, massive sandwiches, and a hot table for lunch on the go. Enjoy lunch al fresco on their patio. But seriously, their apple fritter doughnut will change your life.
- **Walk or cycle along the beautiful Waterfront Trail.** If you're looking for a relaxing and scenic walk or bike ride, we suggest picking up the Waterfront Trail from the end of Norris Cres. You'll wind your way through Mimico Waterfront Park, Amos Waites Park, past the Etobicoke Yacht Club, through beautiful Humber Bay Shores, over the Humber Bay Arch bridge, and then you can relax on the Sunnyside boardwalk. Be warned - you may forget you are in the city it's so picturesque. If you stop at Sheldon Lookout, you can capture a great photo of the Toronto skyline and the Humber Bay Arch bridge.

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- **Check out one or all of Mimico's great parks.** Visit Ourland Park's outdoor pool and playground, Mimico Memorial Park's big playground and wading pool, and Amos Waites Park for a fun nautical themed playground with lake views, a great splash pad, an outdoor swimming pool, and Muskoka chairs for the parents to relax in.
- **Enjoy lunch next to Lake Ontario.** At Eden Trattoria, an Italian restaurant with a huge menu, you can enjoy pizza, pasta, seafood, and steaks while taking in some stunning views. Work off your lunch with a stroll along the Waterfront Trail, located right outside the restaurant.
- **Visit the Humber Bay Shores Farmers Market.** Held every Saturday between late May and early October from 9am-2pm in Humber Bay Park West. This very popular market offers a great selection of local meat, cheeses, fruits and vegetables (some organic), baked goods, coffee, and tea.
- **Satisfy your sweet tooth at Ed's Real Scoop.** Ed's Real Scoop on Lake Shore is always busy and always delicious, known for their homemade ice cream, gelato, frozen yogurt, sorbets, and ice cream sandwiches. They have over 100 flavours of ice cream that they rotate through, and we highly recommend the s'mores, Ed's rocky driveway, cookies and cream, and pistachio almond ice cream. They have great seasonal flavours too. How can you go wrong with Mini Egg themed ice cream?
- **Learn to sail at Etobicoke Yacht Club or just watch all the sail boats.** Sailing lessons are open to youth between ages 7 and 17.
- **Have a pizza date at one of Mimico's really great Pizzerias.** FBI "Full Blooded Italian" pizza geniuses offer more than just your average pizza toppings (think portobello mushrooms, porchetta, and grana padano cheese), and they deliver! Pizzeria Oro Di Napoli has some of the best Italian food in South Etobicoke. Their pizzas and pastas are excellent, and we are especially big fans of their tartufo pizza. Both spots have nice patios right along Lake Shore. Revolver Pizza Co brings woodfire pizza and really cool vibes to Royal York.
- **Stop for a cup of coffee at Birds and Beans.** Definitely a mainstay in the eyes of Mimico residents, Birds and Beans specializes in "sustainable coffee offering a wide selection of certified organic, shade grown, fairly traded, and Bird Friendly coffees." With a patio offering a view of the lake and Amos Waites Park, it's easy to see why this place is a neighbourhood hot spot.

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The Lay of the Land

Mimico is located in the south east corner of Etobicoke, the last stop before Toronto proper, sandwiched between Lake Ontario and the Gardiner Expressway, bordering New Toronto.

Mimico offers easy access to Lake Ontario, the Gardiner Expressway, Highway 427, and Lake Shore Blvd. Lots of shopping and restaurant options are available on Lake Shore Blvd and Royal York Rd. Sherway Gardens and The Queensway are also nearby for big box shopping options.

Usually residents outside of Toronto benefit most from commuting by GO Train, but South Etobicoke residents have a unique advantage of utilizing this speedy and cost effective transit method to travel within their own city. Mimico residents are an easy walk or short drive to the Mimico GO Train station, and then only a 15 minute GO Train ride into downtown Toronto. The streetcar running along Lake Shore into downtown is also a scenic commuting option as an alternate.



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