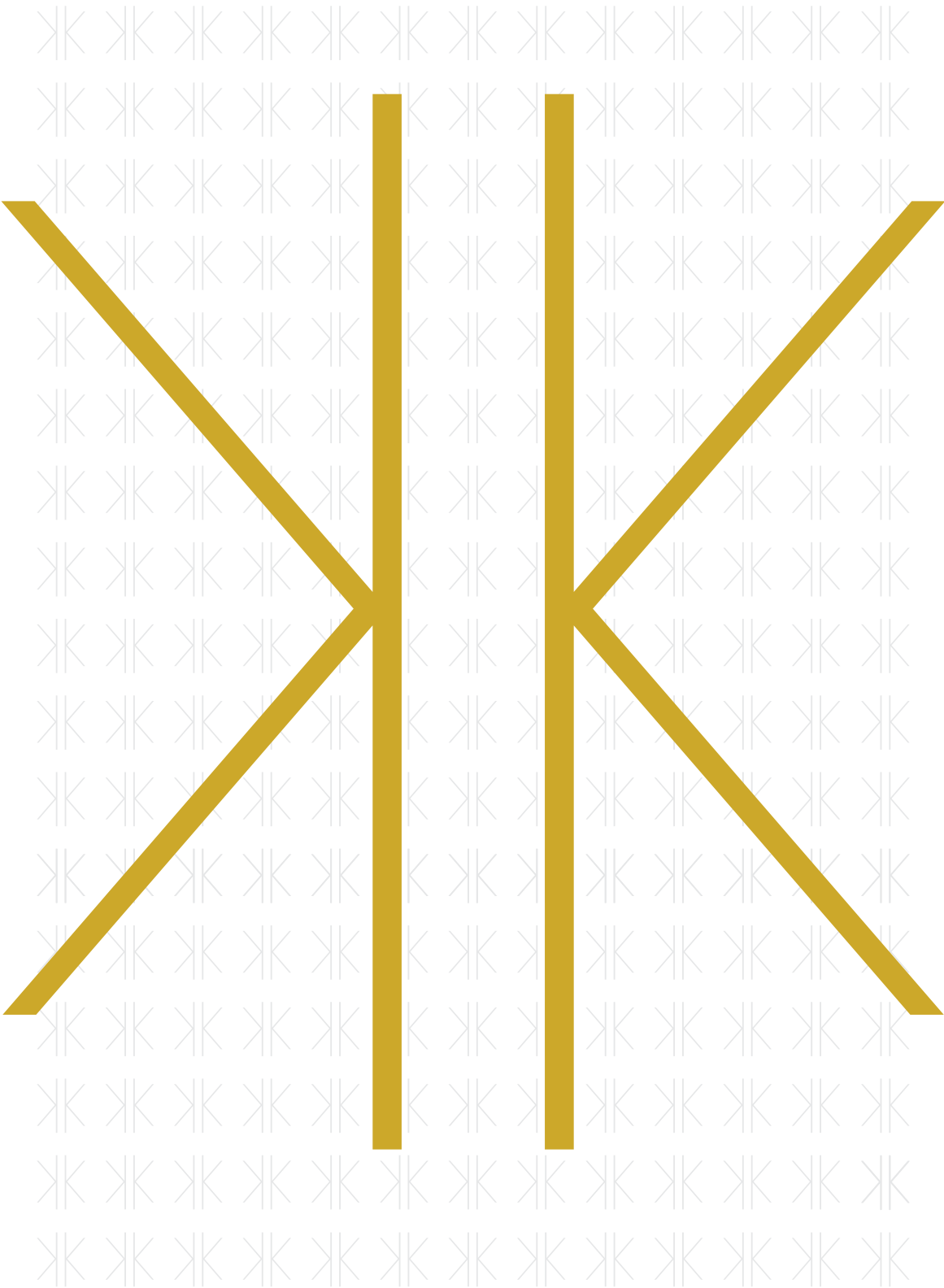


# KEYSTONE

BY KANNEFF

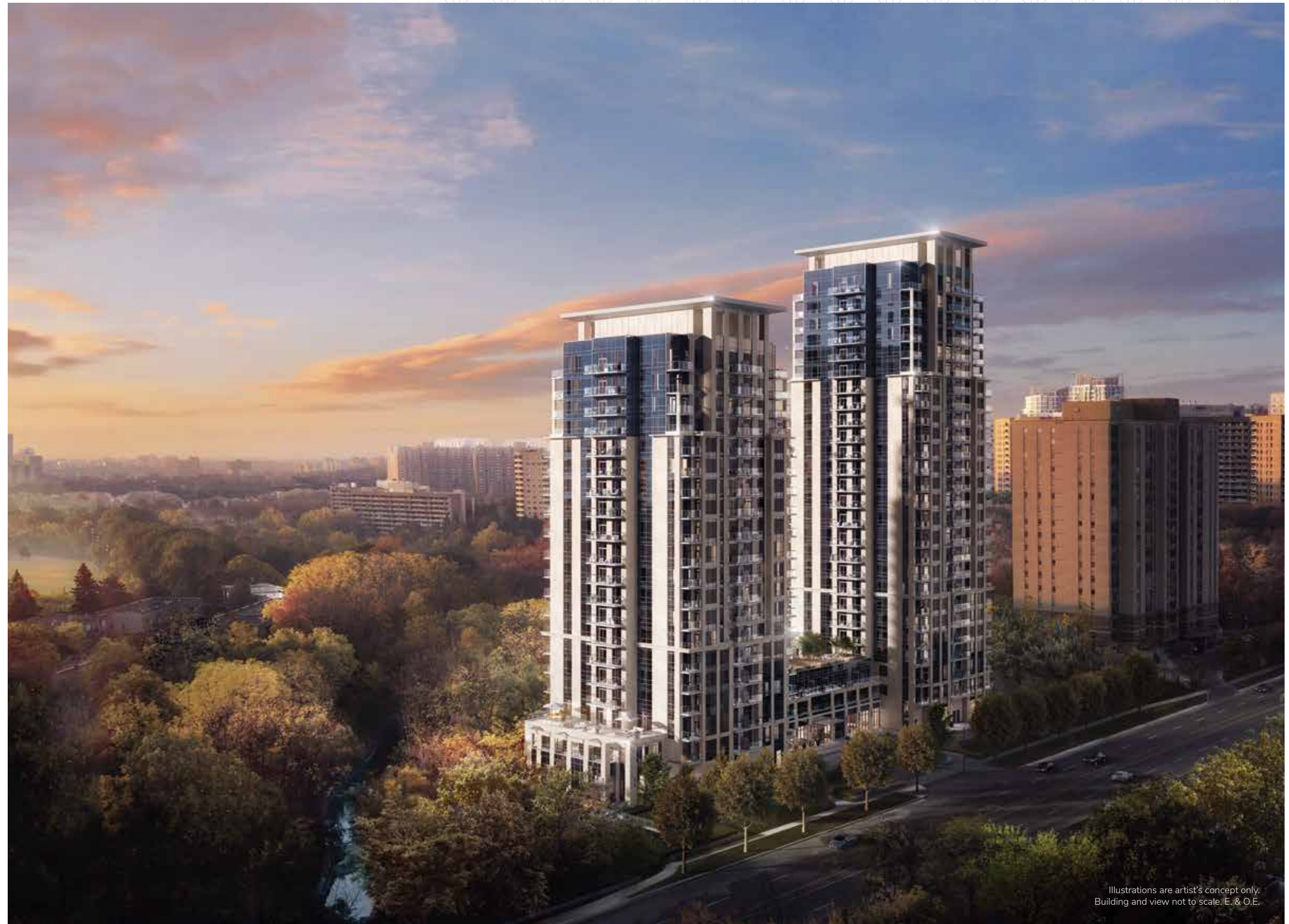




25 years in the making, Kaneff gracefully articulates its vision of community through Keystone Condominiums. Woven seamlessly into Mississauga's thriving metropolis, Keystone is intimately connected to nature, bringing residents the best of both worlds.

## Soaring heights. Marking skylines.

Set against a spectacular ravine, Keystone is surrounded by green spaces and grants residents access to the tranquility of nature with parks, trails and tree-lined walkways just minutes away.



Illustrations are artist's concept only.  
Building and view not to scale. E. & O.E.

Luminous presence.  
Breathtaking view.

Intimately connected at the foundation,  
these two majestic towers overlook pristine  
panoramic views of the downtown cityscape  
and Lake Ontario.





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A lavish first impression.

The polished interior of the main lobby is a stunning balance of natural rich oak and marble and soft earthy textiles. With 24-hour concierge service, it also includes beautifully appointed lounge areas for residents and guests to gather.



**Luxurious  
rooftop terrace.**

Overlooking the city's skyline, residents can devour the view of this lush, open rooftop terrace with plenty of seating space, common areas and pockets of greenery.

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West Tower  
23 storeys

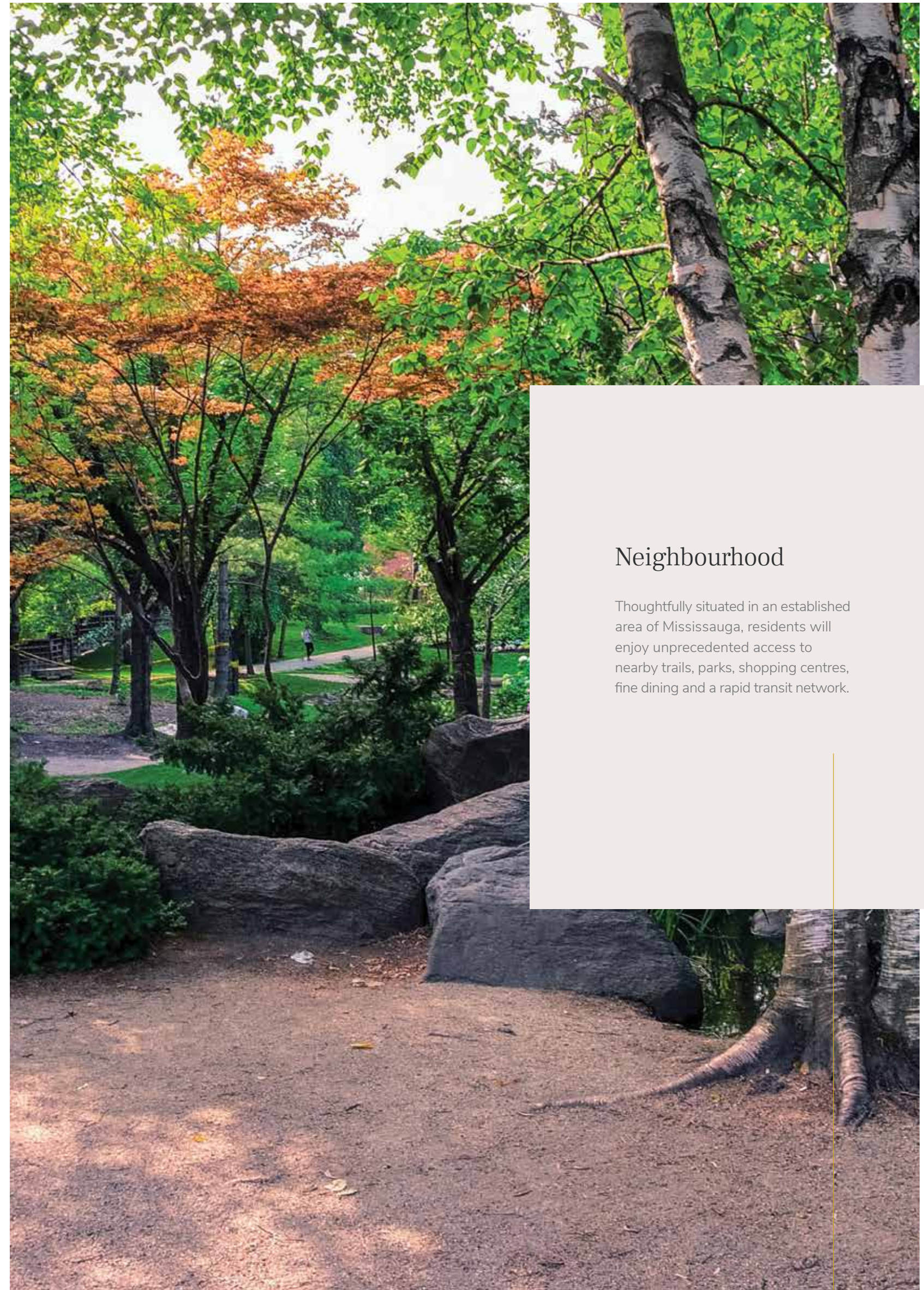
East Tower  
20 storeys

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We build homes that  
are desirable for  
their unique setting.

- Ignat Kaneff



## Neighbourhood

Thoughtfully situated in an established area of Mississauga, residents will enjoy unprecedented access to nearby trails, parks, shopping centres, fine dining and a rapid transit network.



Keystone was designed to cohesively fit into the evolving landscape of its surrounding neighbourhood. Built on the Cooksville Creek Ravine, residents can savour the beauty of nature with direct access to a network of tree-lined pathways and lush dynamic foliage, while reaping the benefits of modern convenience in this urban location. Minutes away from an abundance of fine dining, Square One Shopping Centre, Sheridan College and local gathering spots, there is no shortage of entertainment and amenities for residents to live their best life.



- I**  
Kariya Park  
7-minute walk  
  
A local green space featuring Japanese-inspired gardens, walking trails and a duck pond.
- II**  
Square One  
2-minute drive  
  
One of Ontario's largest shopping malls featuring retail stores, dining, entertainment and more.
- III**  
Sheridan College  
5-minute drive  
  
Hazel McCallion Campus offers students business diplomas, degrees and certificates.
- IV**  
Celebration Square  
4-minute drive  
  
This award-winning space offers a wide array of free year-round events and programming.
- V**  
Whole Foods Market  
4-minute drive  
  
This leading supermarket retailer specializes in fresh, organic food products.

## Area amenities

The amenities listed below are within 5 minutes from Keystone's convenient location.

Bike & Multi-Use Trails

Future Light Railway Transit (LRT)

### Landmark & Amenities

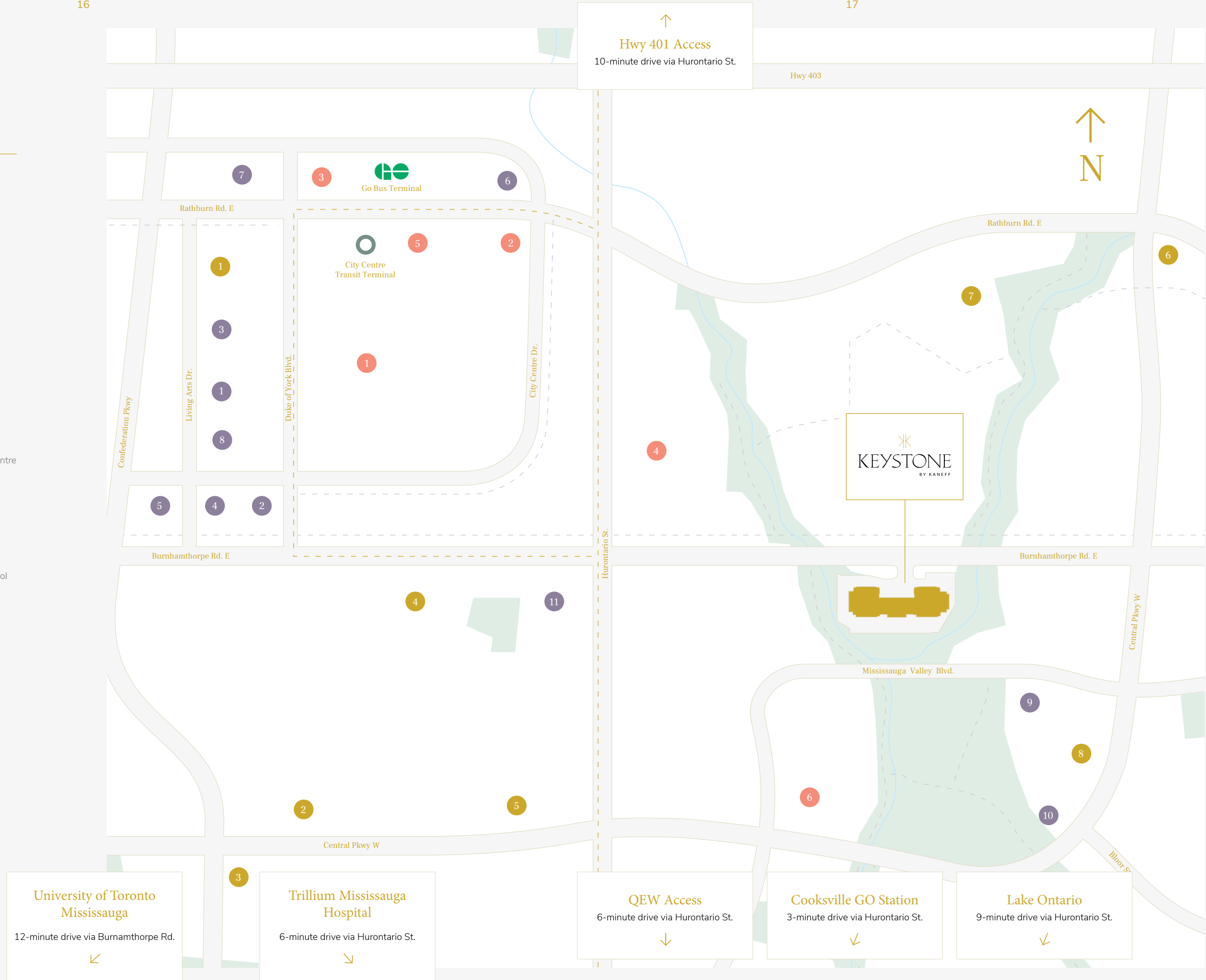
1. Mississauga Civic Centre
2. Mississauga Celebration Square
3. Living Arts Centre
4. Central Library
5. YMCA
6. Playdium
7. Cineplex Cinemas
8. Art Gallery
9. Mississauga Valley Community Centre
10. Mississauga Credit Valley YMCA Child Care Centre
11. Novotel Hotel

### Schools

1. Sheridan College - Hazel McCallion Campus
2. University of Toronto Mississauga
3. Father Michael Goetz Catholic Secondary School
4. Fairview Public School
5. Adult Education Centre
6. PLASP Child Care Services St. Charles Garnier
7. Sts. Peter & Paul Separate School
8. The Valleys Senior Public School

### Shopping & Grocery

1. Square One Shopping Centre
2. Whole Foods Market
3. Chapters
4. Town & Country Market
5. LCBO
6. Metro



**University of Toronto Mississauga**  
12-minute drive via Burnhamthorpe Rd.

**Trillium Mississauga Hospital**  
6-minute drive via Hurontario St.

**QEW Access**  
6-minute drive via Hurontario St.

**Cooksville GO Station**  
3-minute drive via Hurontario St.

**Lake Ontario**  
9-minute drive via Hurontario St.

### Central access to transit

Keystone is a central point of access to both public transit and major highways including the 401, 403, 407, 410 and QEW. Walking distance to Square One Shopping Centre, the building is just minutes away from existing transit lines, taking you directly to Union Station and Pearson International Airport.

### Light Rail Transit system (LRT)

Steps away from the future LRT, residents will enjoy a rapid gateway to the city from beautiful Port Credit, all the way up to Brampton. The LRT is a value-add to an already outstanding transit system, with connections to GO Transit lines, Mississauga's MI WAY bus routes and Brampton's Zum lines.

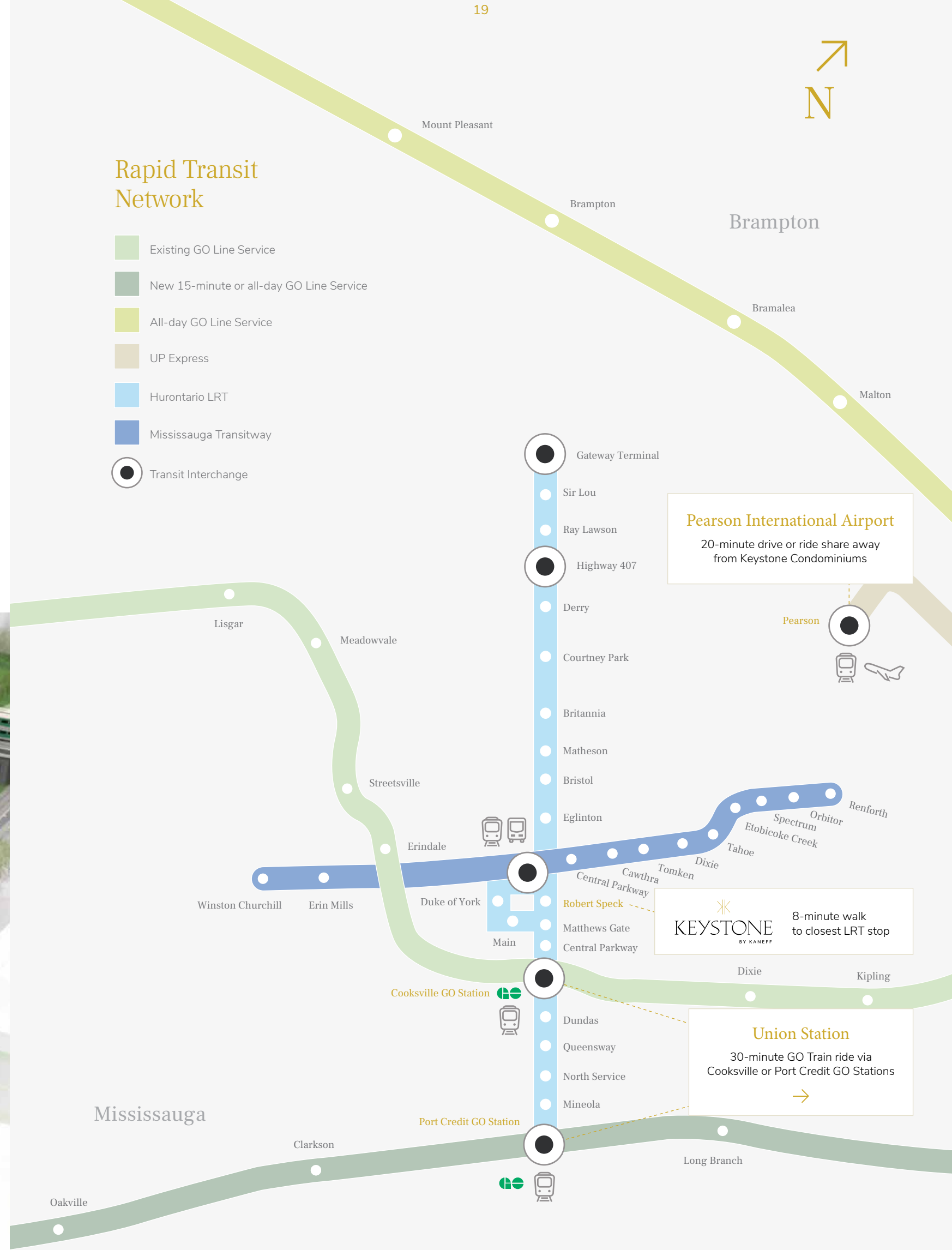
Expected completion date: 2021-2022



LRT at Cookville GO Station. Image supplied by Metrolinx.

### Rapid Transit Network

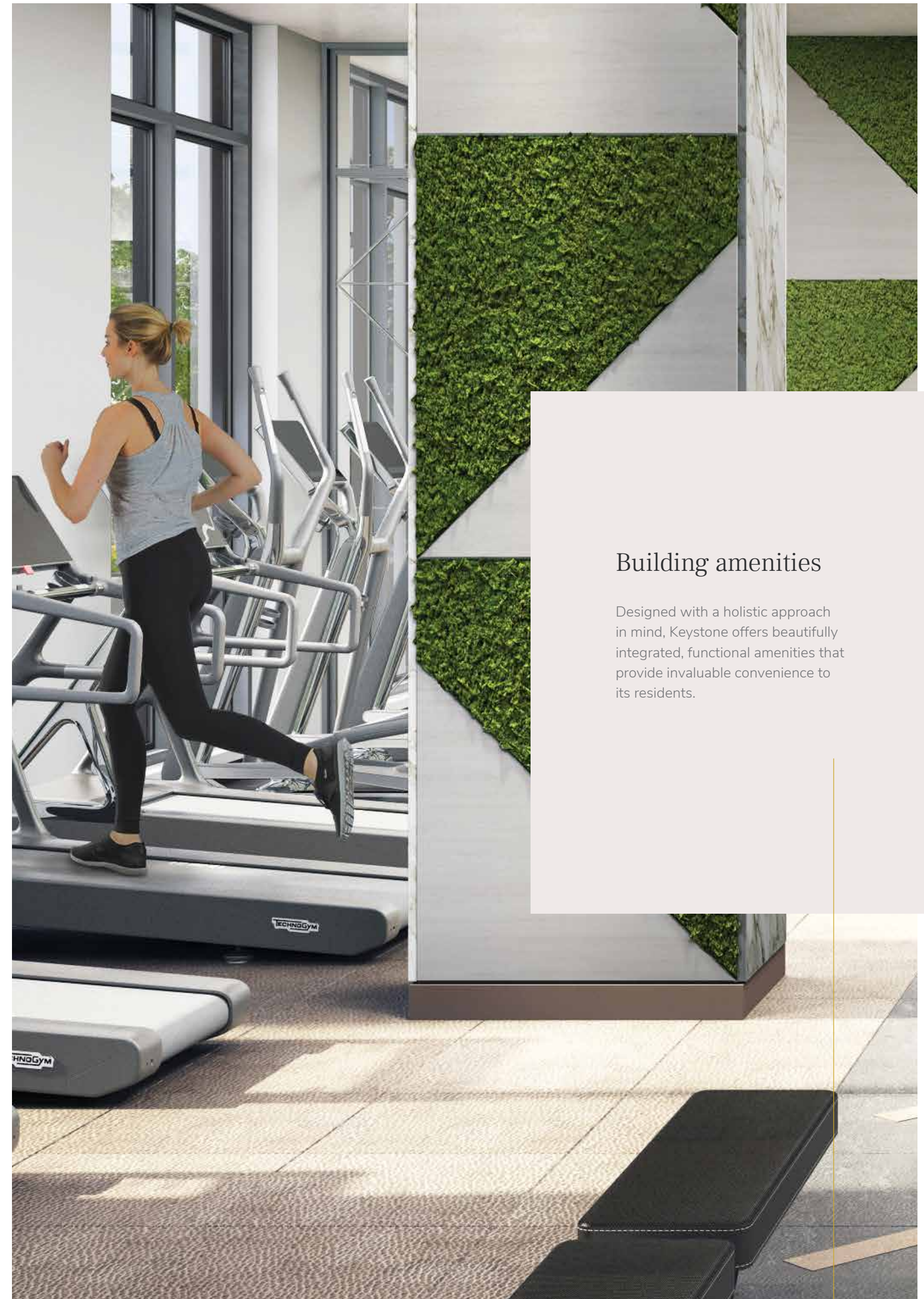
- Existing GO Line Service
- New 15-minute or all-day GO Line Service
- All-day GO Line Service
- UP Express
- Hurontario LRT
- Mississauga Transitway
- Transit Interchange



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Our focus is to create highly successful communities that fit our buyers' needs.

- Ignat Kaneff



## Building amenities

Designed with a holistic approach in mind, Keystone offers beautifully integrated, functional amenities that provide invaluable convenience to its residents.

# Building amenities overview



### Kids Zone

Includes an arts and crafts area, reading pods and interactive tables, guaranteed to keep children engaged and active at all times.



### Study Lounge

A tranquil environment, this room is a communal study space with power stations and complimentary access to Wi-Fi.



### Dining / Media Room

This luxe modern space sets the scene to host your next event, with a private dining room, lounge, catering kitchen, television and fireplace.



### Pet Washing Area

Convenient on-site pet facilities where residents can wash and clean up their pets before entering the condo.



### Party Room

This multi-purpose party room includes a spacious kitchen and bar, private dining and lounge areas, and direct access to an outdoor patio with a BBQ station.



### Games Room

The perfect gathering spot for family and friends. This room is complete with both a pool and ping-pong table as well as a TV to stream the latest events.



### Lobby / Lounge

The main lobby reflects stunning interiors with 24-hour concierge service and two beautifully appointed lounge areas for residents and guests to gather.



### Fitness / Yoga Studio

A state-of-the-art fitness facility that includes a complete yoga studio, extensive fitness equipment and space for personal training.



### Guest Suites

Keystone Guest Suites are intended to give guests a private, comfortable living space with everything they need to feel at home.



### Bike Rack Area

A designated area to conveniently park and lock bikes, while enjoying the surrounding amenities.



## A creative escape for the kids.

Marked by bursts of colour and geometric design, this multi-faceted Kids Zone includes an arts and crafts area, reading pods and interactive tables, that are sure to keep children engaged and active at all times.



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## Wellness at your convenience.

Keystone offers an unparalleled wellness experience for its residents with a state-of-the-art fitness facility that includes a complete yoga studio, extensive fitness equipment and space for personal training.

## Getaway in your backyard.

Residents can make the most of their time outdoors with the luxury of a private, heated pool and lounge area right in their backyard.

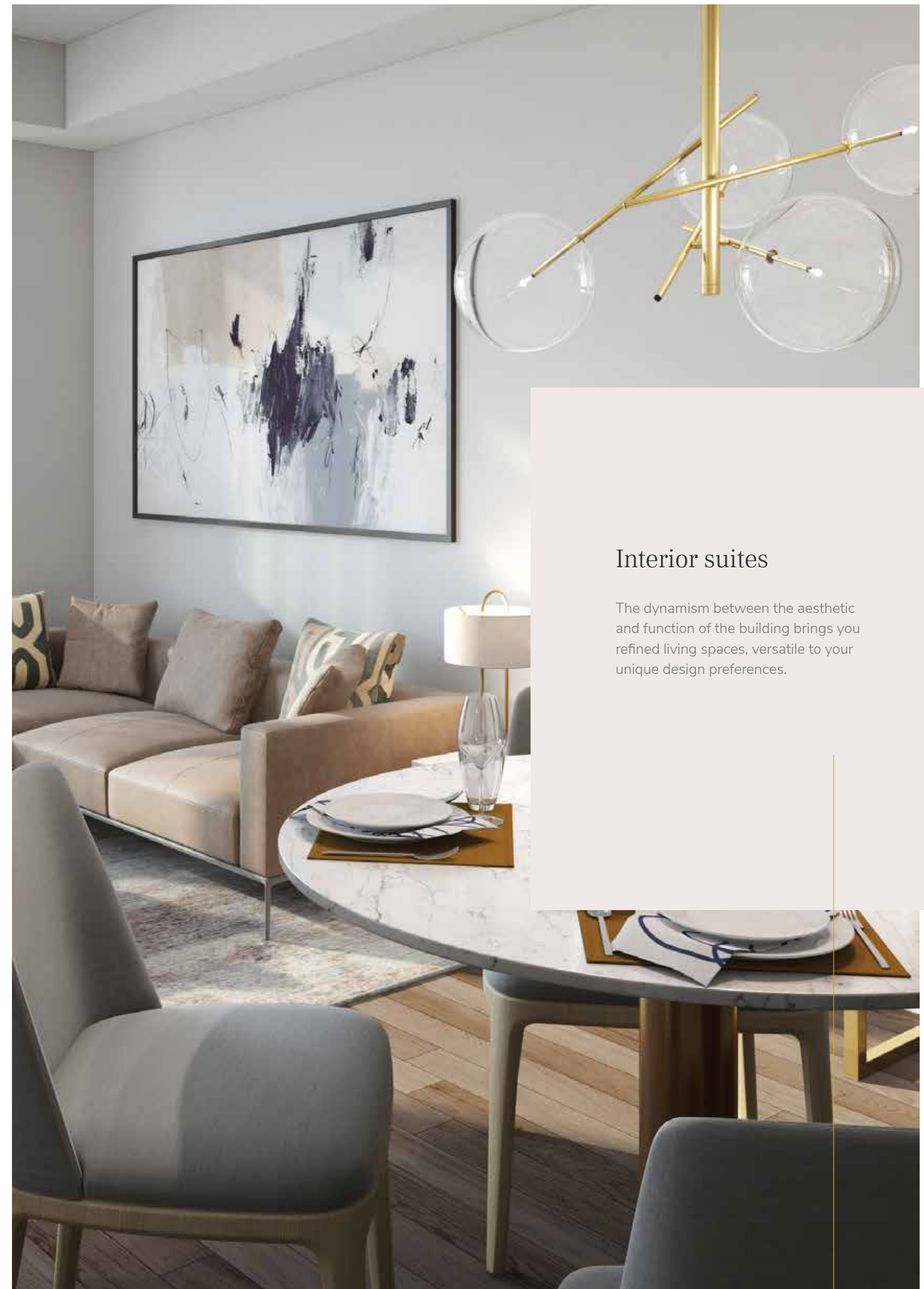


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We approach design with a meticulous attention to detail and outstanding craftsmanship.

- Ignat Kaneff



## Interior suites

The dynamism between the aesthetic and function of the building brings you refined living spaces, versatile to your unique design preferences.





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## Luxe versatility. Adaptable design.

All residential layouts enjoy the luxury of versatility and are intelligently designed to accommodate all individuals. Keystone offers various packages of select designer finishes and colour palettes that easily adapt to your unique style and preferences.

This Living Room rendering uses Standard Palette 2. This package includes a standard lighting ceiling cap. The sheer drapery and brass chandelier are additional purchases upon moving in.



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II

Using Standard Palette 2, this kitchen showcases custom cabinetry, quartz countertops and an upgraded Chevron tile backsplash.

III

This bathroom uses Standard Palette 2, which includes custom-designed vanities and cutting-edge chrome accessories.



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III

## Elevated ceilings. Sleek finishes.

All units include 9 ft. and 10 ft. ceilings, custom-designed cabinetry, quartz engineered countertops and ceramic tile backsplashes.

The bathrooms showcase custom-designed vanities, soaker tubs with porcelain wall tile and cutting-edge chrome accessories.



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The true measure of success is the level of involvement and impact one has in their community.

- Ignat Kaneff

Founder Ignat Kaneff is a land developer, builder, visionary and philanthropist. An immigrant to Canada nearly 67 years ago, he entered the country with no formal education and limited ability to communicate in English. Working as a labourer for a building company in Mississauga, he was quickly inspired to emulate the builder's achievements. After just one year in Canada, Mr. Kaneff purchased his first home, which he eventually mortgaged to purchase two more, laying the foundation for his own company's legacy. Shortly thereafter, Mr. Kaneff built his first apartment building, pioneering the first high-rise building in Mississauga's history.

Through Kaneff Properties Limited, Mr. Kaneff has built thousands of family homes, high-rise apartments, office buildings, retail commercial plazas and golf courses. What sets Mr. Kaneff apart is his commitment and reputation of hard work, honesty and unwavering focus on community in every development he sets out to create.

## KANEFF

Established in 1956, award-winning developer and builder Kaneff Properties Limited has a long-standing reputation for designing and developing apartment buildings, condominiums, new home communities, retail plazas, office buildings and golf courses throughout Southern Ontario. The company focuses on creating highly desirable communities and GTA landmarks crafted to evolve and withstand the test of time.

Founder Ignat Kaneff, inspired by an unwavering commitment to his family and community, continues to go the extra mile to create developments that benefit all Canadians. Kaneff's superior quality, meticulous attention to detail and outstanding craftsmanship reinforce its legacy as a leading developer in the Greater Toronto Area.

## Meet the Keystone team

### TURNER FLEISCHER ARCHITECTS

Founded in 1974 and based in Toronto, ON, Turner Fleischer Architects (TF) is a leader in the high-rise residential and mixed-use sector. Capitalizing on technology to deliver exemplary design solutions, the firm takes pride in the attentiveness they give to every project.

A progressive studio that balances industry realities with innovative design, TF works with stakeholders, community groups and municipal authorities to deliver well-thought-out projects that are creative and appropriate for their context.

### GRAZIANI CORAZZA BIASE Interior Architecture Inc.

Graziani + Corazza + Biase Interior Architecture Inc. (GCB) is a highly established design firm with a diverse practice, guided by passion, practicality and ensuring client satisfaction.

GCB has completed over 30 high-rise residential projects, with over 21 years of experience in hospitality, retail and residential design. The firm demonstrates a proven record of excellence, realizing their client goals through innovative, authentic design and being mindful of brands, traditions and cultures unique to their respective industries.

### BTi Baker Turner inc Landscape Architecture | Site Design

Baker Turner Inc. (BTI) is a service-oriented architectural firm that provides detail landscape design and planning services for various projects. For over the 30 years, the company has produced high-quality, award-winning work, delivering a broad range of landscape architectural services that strategically reconcile the demands of modern society.

BTI is comprised of a highly qualified staff that strategically assists in the land use decision-making process for condominiums, streetscapes, parks, golf courses and more.

### ADHOC STUDIO

ADHOC STUDIO is a dynamic team of digital artists focused on designing purposeful interactions by unifying art and technology. As innovators, the team specializes in building products that give new meaning to the world of real estate.

The studio has extensive experience developing renderings for a wide range of developments across Canada. ADHOC STUDIO has carved out its favourable reputation by leveraging the latest technologies to create captivating visual and interactive experiences.

### pma BRETHOUR REALTY GROUP Live Positive!

For over 50 years, PMA Brethour Realty Group has provided an integrated network of specialized services to the building and development industry. The acronym PMA stands for "Positive Mental Attitude." This enthusiastic corporate philosophy is a cornerstone of the Group's vibrant corporate culture.

PMA is led by an innovative creative management team under the direction of Chairman and CEO, Andrew Brethour. With depth of experience and forward-thinking strategies, PMA is a perpetual force that continuously exceeds client expectations. Its Head Office is located in Toronto, with branches in Ottawa, Calgary, Collingwood and Boca Raton.



# KEYSTONE

BY KAN EFF

[KeystoneCondos.ca](http://KeystoneCondos.ca)



**Building Location**

202-204 Burnhamthorpe Rd. East  
Mississauga, ON L5A 4L4

**Sales Office Location**

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Mississauga, ON L5A 4L4

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