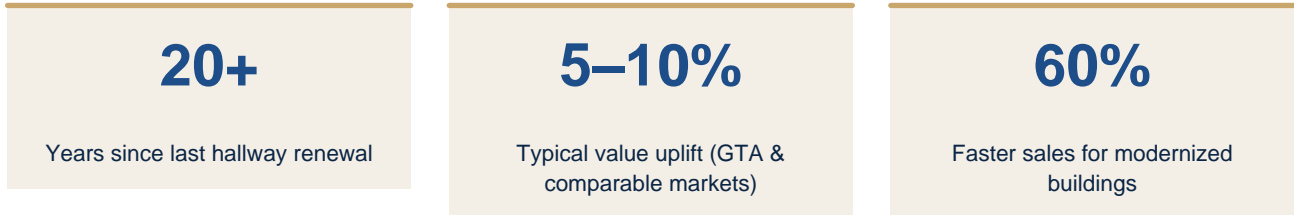


■ A FRESH COURSE FOR OUR HARBOUR HOME

Stoneboat Quay Modernization

Hallway & common-area renewal — 100 Bronte Road · 65 units · three floors

Our hallways and common areas have not been renewed in more than 20 years. This modernization project refreshes every corridor, every doorway entrance, and every shared threshold — preserving the character of Stoneboat Quay while protecting and growing the value of every owner's home.



Why Now — the GTA Market in 2025–2026

Greater Toronto Area condo inventory sits near historic highs. Buyers have more choice than ever — and they reward buildings that present well. Research from the 2025–2026 Canadian market is consistent: **well-priced, well-presented listings continue to move efficiently**, while dated buildings tend to sit on the market and discount below asking.

“Buyers decide whether to buy within the first 60 seconds of entry.”

For Stoneboat Quay — a 65-unit, three-storey building on the Lake Ontario harbour — a refreshed hallway experience is the single highest-impact upgrade we can make.

What It Could Mean Per Unit (Illustrative)

Item	Amount
Illustrative per-unit assessment	\$8,000
Projected value uplift (5% on a \$600,000 unit)	\$30,000
Net equity gain per owner	\$22,000
Common-area lighting savings (annual)	15–30%

Figures are illustrative, drawn from GTA and comparable-market research. Actual assessment and uplift will be confirmed by the Board.

■ THE MODERNIZATION

What You'll See in the Hallways

Lighter, Warmer Corridors

A neutral, light palette replaces our dated finishes. Layered LED lighting — with occupancy sensors in low-traffic areas — brightens every floor while cutting energy costs. Crisp new trim and wall treatments make every hallway feel fresh.

Refreshed Doorway Entrances

Every unit gets an upgraded threshold: refreshed door hardware, refined unit numbers, and a tidy, modern frame that gives every home a proper welcome.

Durable, Modern Flooring

Premium luxury vinyl plank or commercial-grade tile replaces worn carpet — quieter underfoot, dramatically easier to clean, and designed to look excellent for decades.

The Market Evidence

In Toronto and across the GTA, modernized buildings maintain pricing while comparable dated buildings discount 3–5% below asking. In Vancouver, modernized units sold in **14 days versus 38** for dated stock. New York cooperative data shows **10–15% value uplift** from corridor renewal. A long-term case study from the Dorchester market found hallway and lobby renovation was **“100% helpful” to resale for every owner** — including units that were never themselves updated.

“Beautiful common areas can elevate perceptive value anywhere from 5–10%.”

Designed and Supervised By Clinton Design Inc.

Clinton Design Inc. specializes in the refurbishment of condominium common elements throughout Toronto, the GTA, and the surrounding areas. Their work spans before-and-after design, 3D renderings, and — through their Design-Build partner **dot dot dot** — turnkey delivery from concept to completed construction. Their construction team prides itself on **“clean and quality work.”** Studio: 6 Brentcliffe Road, Toronto. Website: clintondesign.ca.

The Voyage Ahead

Stage 1 — Design & Renderings

Clinton Design prepares a full concept with before/after renderings, so every owner can see the finished hallways before work begins.

Stage 2 — Owner Communication

You receive renderings, finish samples, cost breakdowns, and a clear timeline. Nothing is hidden. Questions are welcomed.

Stage 3 — Phased Construction

Work is scheduled floor by floor to minimize disruption. A safe, clear path to every unit is maintained throughout.

Stage 4 — Reveal & Value Reset

A completed modernization resets the building's effective age and is reflected in every future Status Certificate.

Questions About the Project?

Please contact our management company, **CIE**, who are coordinating all owner communication for the modernization.

teamcie.ca