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T  
TEXTBOOK  
TOWNS





# THE EVOLUTION OF TOWNHOME LIVING:

## A **SMART** INVESTMENT **OPPORTUNITY.**

Strategically located in the vibrant heart of Scarborough, Textbook Towns offers a modern townhome community designed for family sized living. Ideally situated on a main road, just steps from major educational institutions like UofT Scarborough (15,000 students) and Centennial College Morningside campus (45,000 students), these townhomes provide exceptional convenience and accessibility. Whether you're seeking a new home or a smart investment opportunity, Textbook Towns offers the perfect blend of contemporary living and prime location, delivering exceptional value in a thriving neighbourhood.



# THE TOP OF IT'S **CLASS** IN SUBSTANCE AND STYLE

The University of Toronto Scarborough is enjoying an unprecedented expansion with landmark new facilities on the horizon. Textbook Towns meets this growing need while providing an uplifting quality of life for residents and the community alike.







ARTIST'S CONCEPT

## QUICK FACTS:

- 4-Storey Building
- 51 Modern Urban Towns
- Studio, 1, 2, 4, 5 Bedrooms
- EV Charging Stations
- Long-Term Bike Storage
- Rooftop Terraces
- Stainless-Steel Appliances
- Quartz Counter Tops
- In-Suite Laundry
- Building Elevator

### On-site Tesla EV Charging Stations



ARTIST'S CONCEPT

### Future **BRT** (Bus Rapid Transit) Station



ARTIST'S CONCEPT



## ROOFTOP **VIEWS** FOR ULTIMATE LIVING

Where you can relax, recharge and refocus. A spacious rooftop terrace is the perfect combination of serenity and amenity, featuring spellbinding views of Highland Creek and lush green parklands.







ARTIST'S CONCEPT

Interiors optimized for luxe living with modern open-concept layouts and quality finishes throughout. Experience gourmet kitchens with sleek stone countertops, modern cabinetry and stainless-steel appliances. Spa-inspired bathrooms feature gracious tiling and floating cabinetry.

A TREND-SETTING STUDY  
IN **ELEVATED** DESIGN



ARTIST'S CONCEPT



## A **SMART** INVESTMENT

Given that the University of Toronto Scarborough is a growing community fixture, Textbook Towns adds up to a lucrative investment opportunity for many reasons.



1. **Steady Demand:** There is a consistent demand for student housing, as universities and colleges attract a steady influx of students each year.
2. **Constant Turnover:** Students typically rent for shorter periods, leading to more frequent turnover and the opportunity to adjust rental rates based on market conditions.
3. **Location Proximity:** Being close to educational institutions makes your property attractive to students who prefer to live near their campus, saving them commuting time and costs.
4. **Potential for Higher Rental Yields:** Renting out individual rooms within a property to students can often result in higher rental yields compared to renting the entire property to a single tenant or family.
5. **Diverse Tenant Pool:** Universities and colleges draw students from various geographic locations, creating a diverse tenant pool. This diversity can contribute to a stable rental market.
6. **Parental Guarantees:** Many students rely on financial support from their parents. This parental backing can serve as a form of security for landlords, providing assurance of rental payments.
7. **Group Tenancies:** Students often rent together in groups, which can reduce the risk of vacancy and help fill the property with multiple tenants, ensuring steady rental income.
8. **Inflation-Resistant:** Rental income from student housing may be less susceptible to economic downturns, as education tends to be a priority, and enrollment numbers may remain relatively stable.

## A+ **LOCATION**

Residents of Textbook Towns will enjoy a quick and effortless walk to school while experiencing easy access to every urban convenience in Scarborough, Toronto and beyond.



TTC  
1 MINUTE WALK



HWY 401  
4 MINUTE DRIVE



U OF T CAMPUS  
4 MINUTE WALK



HOSPITAL  
5 MINUTE DRIVE



CENTENNIAL COLLEGE  
4 MINUTE WALK



SHOPPING  
5 MINUTE DRIVE



PARKS  
7 MINUTE WALK



TORONTO PAN AM CENTRE  
8 MINUTE WALK



FUTURE BRT



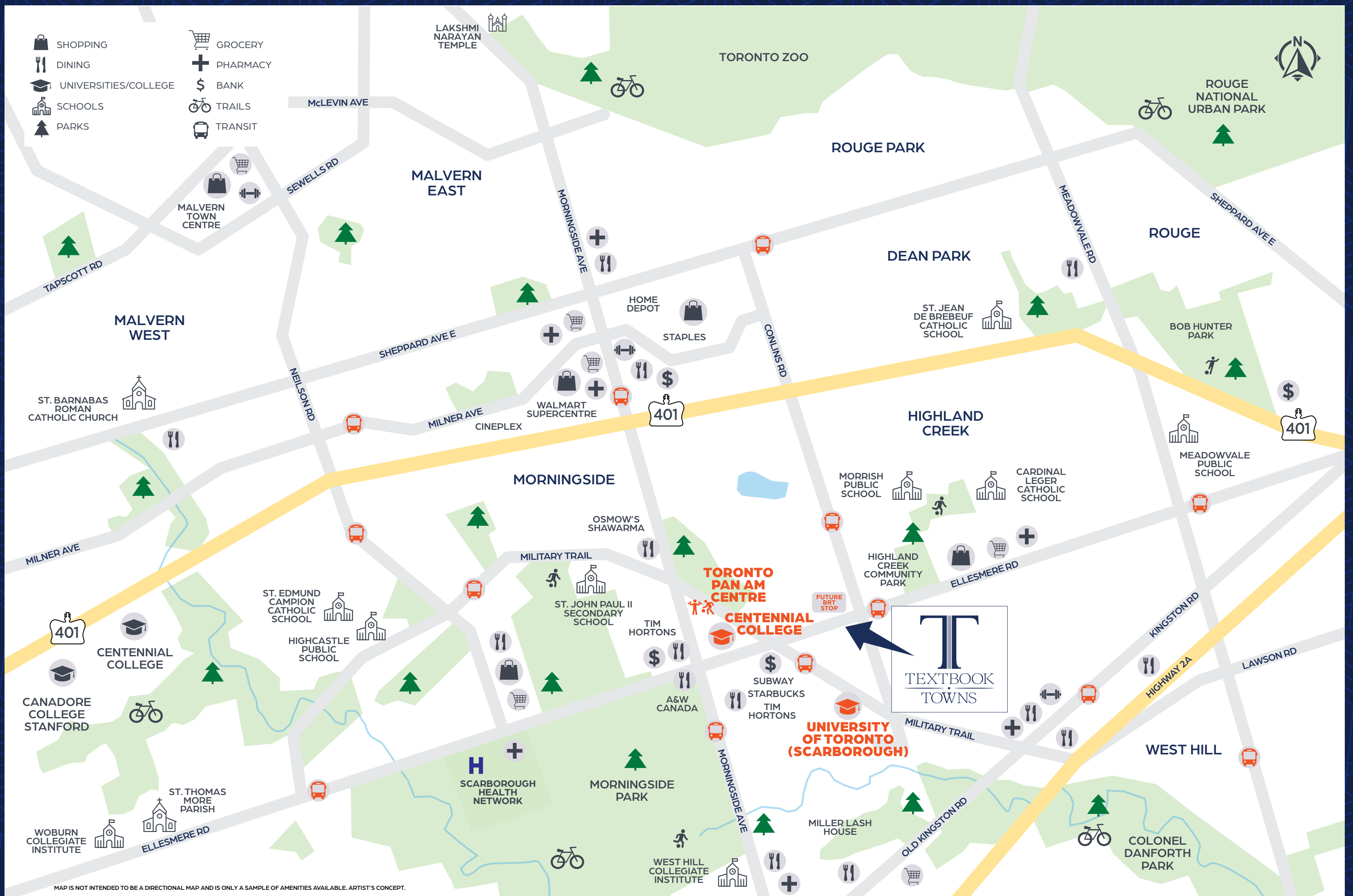




WE'VE  
REWRITTEN  
THE BOOK  
ON **VIBRANT**  
URBAN LIVING



# AT THE INTERSECTION OF POSSIBILITY AND **PRACTICALITY**



MAP IS NOT INTENDED TO BE A DIRECTIONAL MAP AND IS ONLY A SAMPLE OF AMENITIES AVAILABLE. ARTIST'S CONCEPT.



# SCARBOROUGH IS HOME TO SOME OF THE **TOP SCHOOLS** IN CANADA

Close to **60,000 Students** choose to learn in Scarborough every year at one of our post-secondary institutions.



UofT Scarborough Campus offers over 250 programs to its nearly 15,000 graduates and undergraduates every year. Plans for the New Scarborough Academy of Medicine & Integrated Health is coming in 2026.

**15,000**  
STUDENTS

UofT ranks Top 50 globally in 48 subject categories, more than any other university in the world.

RANKED  
**50TH**



**45,000**  
STUDENTS

CENTENNIAL  
COLLEGE

Centennial College offers more than 260 programs to its 45,000 Full & Part-time students. Nestled in the Rouge Valley Conservation Area, the Morningside Campus is an environmentally friendly building home to the School of Community and Health Studies, as well as selected Engineering Technology and Applied Science programs.

RANKED  
**3RD**

Centennial ranked 3rd in Canada in terms of Student Employment Rate

INFO SOURCED FROM UTORONTO.CA AND GOTOUNIVERSITY.COM



SCARBOROUGH'S  
NEW **BENCHMARK**  
FOR TOWNHOME LIVING

ELLESMERE ROAD

Future BRT Stop

**T**  
TEXTBOOK  
TOWNS

- 1 STOREY SUITE
- 2 STOREY SUITE
- 3 STOREY SUITE

EXISTING RESIDENTIAL

CONLINS ROAD

EXISTING RESIDENTIAL



MAP RENDERING IS ARTIST'S CONCEPT AND NOT DRAWN TO SCALE.



WE CREATE DIVERSE,  
**GENTLE** HOUSING OPTIONS  
FOR GROWING COMMUNITIES



Profile Developments is specialized in sourcing, developing, and building missing middle housing to create a more diverse housing supply in growing communities that suffer from a lack of affordable options. While the majority of developers concentrate on economies of scale, we look to level the playing field.

[ProfileDevelopments.ca](https://ProfileDevelopments.ca)

**PROFILE**  
DEVELOPMENTS





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