



# KINGSWAY VILLAGE SQUARE

ON EARLINGTON

The next chapter in luxury lease living



Elevate your life

Party room at 38 Earlington Ave  
Please note: the final design, layout and finishes may vary from the renderings in this package.



# A residence beyond the expected

Nestled in the heart of one of Toronto's most beloved neighbourhoods, Kingsway Village Square on Earlington is the next evolution of Dunpar's landmark luxury leasing community. A ten-storey mid-rise, this is lease living reimagined with exceptional craftsmanship and the finest finishes.

With 140 suites ranging from sophisticated one-bedroom residences to expansive three-bedroom plus den layouts, and a rare offering of two-storey penthouse suites, Kingsway Village Square on Earlington sets a new standard for lease living in the city.

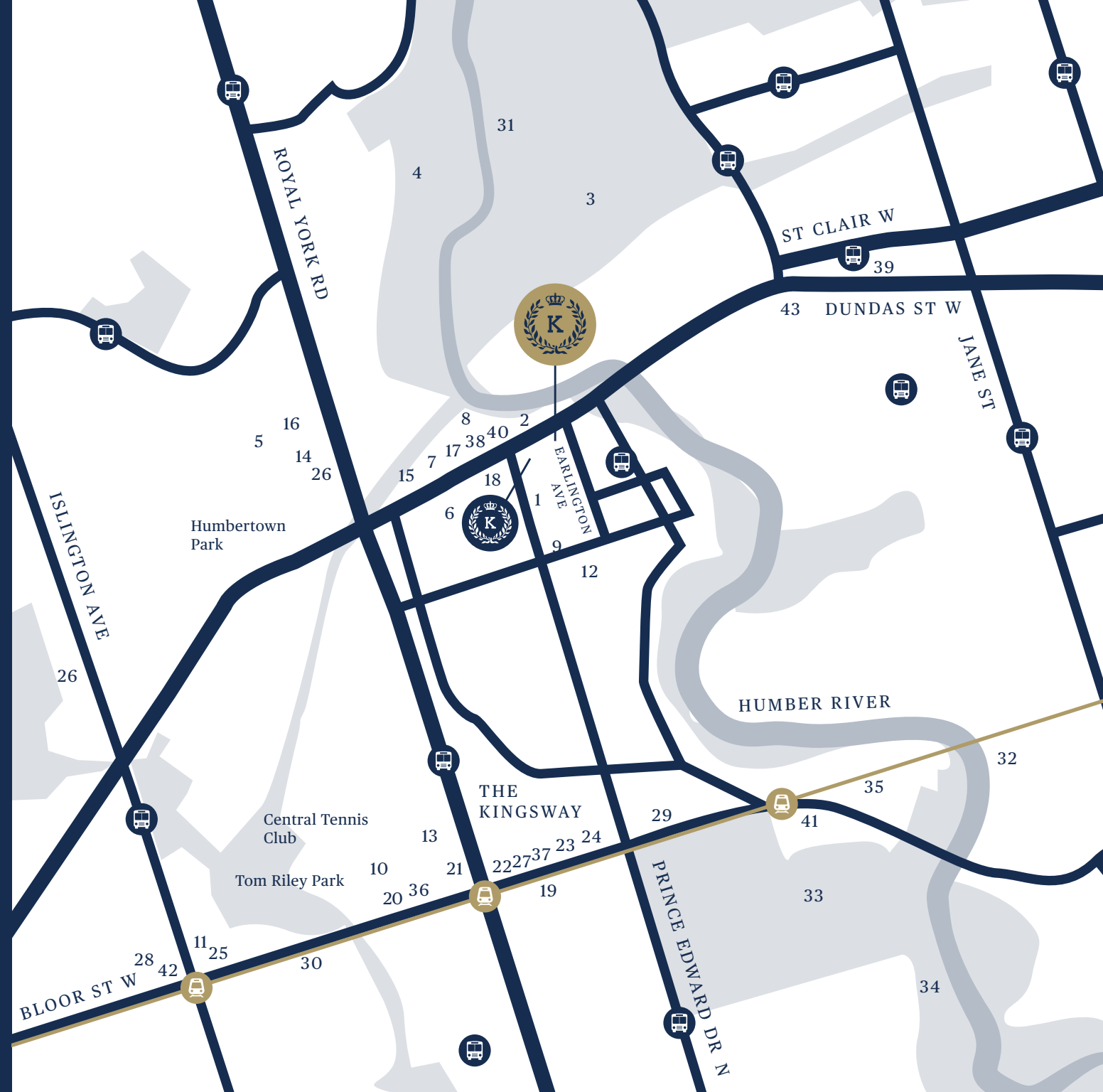
Lobby at 38 Earlington Ave

# Explore a world away from ordinary

Kingsway Village Square on Earlington places you at the centre of one of Toronto's most storied and sought-after neighbourhoods. One that puts you within easy reach of an exceptional collection of boutique shops, acclaimed restaurants and everyday essentials. Greenspaces are just moments away, and commuting is effortless, with nearby subway stations and quick access to major arterials connecting you to the broader city.

## 38 Earlington Ave

- |                                       |                                     |                                  |
|---------------------------------------|-------------------------------------|----------------------------------|
| 1. Lambton-Kingsway Jr. Middle School | 15. Bruno's Fine Foods              | 30. Harry's Steak House          |
| 2. Singing Lotus Yoga Studio          | 16. Scotiabank                      | 31. Humber River Trail           |
| 3. Lambton Golf & Country Club        | 17. Royal York Animal Hospital      | 32. Etienne Brule Park           |
| 4. James Gardens                      | 18. The Kingsway Animal Hospital    | 33. King's Mill Park             |
| 5. Loblaws                            | 19. ViBo                            | 34. Kingsmill Off-Leash Dog Park |
| 6. Ma Maison                          | 20. The Crooked Cue                 | 35. Old Mill Inn & Spa           |
| 7. Magoo's                            | 21. La Veranda Osteria              | 36. Atheria Wellness             |
| 8. Starbucks                          | 22. Merlot Restaurant               | 37. Momiji Japanese Restaurant   |
| 9. Lambton-Kingsway Rink              | 23. Demetres                        | 38. Marché Leo's                 |
| 10. Brentwood Library                 | 24. LCBO                            | 39. Summerhill Market            |
| 11. GoodLife Fitness                  | 25. Sobeys Urban Fresh              | 40. Region Food Wine Bar         |
| 12. Lambton-Kingsway Park             | 26. Islington Golf Club             | 41. Old Mill Subway Station      |
| 13. Royal York Subway Station         | 27. TD Canada Trust                 | 42. Islington Subway Station     |
| 14. Humbertown Shopping Centre        | 28. Shoppers Drug Mart              | 43. Loblaws                      |
|                                       | 29. Prince Edward Montessori School |                                  |



38 Earlington Ave

571 Prince Edward Dr

Subway

Buses/Streetcars

Humber River

Greenspace



# Experience the art of living

## Amenities at 38 Earlington Ave

Every detail of Kingsway Village Square on Earlington has been considered with your lifestyle in mind. From the moment you arrive, a 24/7 Manhattan-style concierge is on hand to ensure your every need is met, whether that's arranging a car, booking a cleaning, or simply welcoming you home.

Gather and entertain in the party room, complete with a full-service kitchen perfect for hosting everything from intimate dinners to larger celebrations. The party room opens onto a landscaped outdoor patio with comfortable seating and BBQ facilities, creating a seamless indoor-outdoor entertaining experience. Stay active in the fully equipped fitness centre, or take your pet to the convenient on-site pet wash station.

Hosting out-of-town guests is equally effortless, with a dedicated guest suite available on-site. Residents also enjoy a host of practical conveniences in the underground parking level, including EV charging stations, a car washing bay complete with vacuum, visitor parking, bicycle storage, and storage lockers. Here, you'll find everything you need to live with ease and confidence.



Outdoor Patio at 38 Earlington Ave



# À la carte concierge services

At Kingsway Village Square on Earlington, our 24/7 concierge team is available to arrange an array of exclusive à la carte services, making every day a little more effortless.

Gym at 38 Earlington Ave  
For full details and pricing, please speak with a member of our leasing team.

## Dry Cleaning

Drop off and pick up are handled seamlessly through the concierge desk.

## In-Suite Cleaning

Scheduled at your convenience and priced by suite size and frequency.

## Limo & Taxi Booking

Complimentary booking service for all your transportation needs.

## Snowbird Services

Suite check-ins, plant waterings, and more are offered while you're away.

## Personal Training

Explore vetted trainers matched to your goals and schedule.

## Master Key Service

Available through the concierge desk.



Designed to inspire.  
Built to impress.

## Suite features & finishes\*

Every suite at 38 Earlington Ave has been designed to deliver an exceptional living experience. A curated selection of premium features and finishes ensures that life here feels as refined as it looks.

---

10' and 12' ceilings, as per plan

---

Expansive windows throughout for a brighter living space

---

Built-in electric fireplace with limestone mantel, as per plan

---

Designer series wide plank vinyl flooring throughout

---

Contemporary roller blinds with blackout in all bedrooms

---

Generous closets with space-saving sliding doors

---

Flat-panel soft-close cabinetry in wood grain finish

---

Silestone kitchen countertops

---

Stainless steel kitchen appliance package

---

Contemporary bathroom vanity with framed mirror

---

Walk-in shower with stone-finished wall panels

---

Soaker tub with stone-finished wall panels

---

For a full list of features & finishes,  
please speak to a member of our leasing team.

\*Not all features & finishes are available in each suite.

# The pinnacle of penthouse living

A rare and sought-after style of home, the two-storey penthouse suites at 38 Earlington Ave offer an extraordinary living experience above the city with sweeping views, soaring ceilings, and a private terrace that sets these residences apart from everything else.

2-Bedroom | 2-Bedroom + Den | 3-Bedroom + Den

## Two-storey penthouse suites features & finishes\*

---

10' ceilings throughout

---

Custom built-in closet organizer in the principal bedroom

---

Full-sized stainless-steel kitchen appliances

---

Spacious private terrace on the 9th floor

---

## Other features & finishes\*

---

Expansive windows throughout for a brighter living space

---

Built-in electric fireplace with limestone mantel, as per plan

---

Designer series wide plank vinyl flooring

---

Contemporary roller blinds with blackout in all bedrooms

---

Generous closets with space-saving sliding doors

---

Flat-panel soft-close cabinetry in wood grain finish

---

Silestone kitchen countertops

---

Walk-in shower with stone-finished wall panels

---

Soaker tub with stone-finished wall panels

---

For a full list of features & finishes, please speak to a member of our leasing team.

\*Not all features & finishes are available in each suite.



# Built for a better tomorrow

Kingsway Village Square on Earlington has woven sustainability features into every fabric of the building. Each system has been thoughtfully selected to reduce environmental impact, lower the cost of living, and ensure this community stands as a responsible neighbour for generations to come.

---

## Rooftop Solar Panels

By topping up the building's grid with clean, renewable energy, our solar panels help offset total utility costs and passes those savings directly to you at the charging station.

---

## Stormwater Retention & Greywater Irrigation System

Rainwater and greywater are collected and recirculated into the building's irrigation system, keeping the landscape thriving while minimizing water waste.

---

## High-Performance Double-Glazed Low-E Thermal Windows

Engineered to minimize heat transfer in every season, reducing energy demands while flooding your home with natural light.

---

## EV Charging Stations

Future-ready underground charging stations, powered in part by the building's own solar energy. Charge smarter for less.

---



# A legacy of luxury living

For 40+ years, we've been one of GTA's most trusted and respected developers

From townhomes to commercial spaces, every Dunpar project reflects an unwavering commitment to quality craftsmanship and a passion for building homes that stand the test of time. We take pride in creating spaces that add lasting value. That's not just to the people who live in them, but to the communities they call home.



## About Kingsway Village Square

Kingsway Village Square represents the next chapter in Dunpar's vision for luxury lease living in Toronto. Situated in one of the GTA's most elite and sought-after neighbourhoods, the Kingsway Village Square community has quickly established itself as the benchmark for refined rental living in the city.

With the first residence at 571 Prince Edward Drive North already setting the standard, Kingsway Village Square on Earlington carries that legacy forward by offering a new generation of residents the opportunity to experience luxury lease living at its finest.





# Experience life at Kingsway Village Square on Earlington for yourself

Our leasing team is ready to help you find the perfect home  
at 38 Earlington Ave in Toronto

647-919-8129

[leasing@dunpar.ca](mailto:leasing@dunpar.ca)

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



KINGSWAY VILLAGE SQUARE  
ON EARLINGTON

40<sup>+</sup> DUNPAR  
FOUNDED IN 1981

[dunparhomes.com](http://dunparhomes.com)