



Your Yorkville Condo Guide



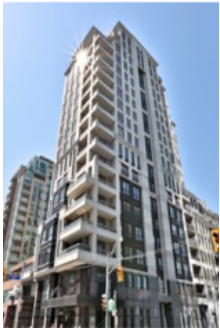
- Ultra Luxury Condos
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YORKVILLE CONDO GUIDE



➔ The Regency Yorkville

Address: 68 Yorkville Avenue

Year Built: 2008

Number of Suites: 58+2 town homes

Amenities: 24hr concierge, valet parking, fitness facilities, visitor parking, party room, and butler service.

Distinctive Features: All suites feature a minimum of nine-foot ceilings, central vacuum, balconies or terraces with BBQ gas lines, and include at least one parking spot and locker. Floors 10 upward feature only two suites per floor.

Maintenance Fees: Approximately \$1.40 per sqft.

➔ One St. Thomas

Address: 1 St. Thomas Street

Year Built: 2007

Number of Suites: 73+4 Town homes

Amenities: 24hr concierge, valet parking, indoor pool, whirlpool and steam sauna, fully equipped exercise room and two private massage rooms, formal dining room and lounge serviced by catering kitchen, a lushly landscaped gated garden with water feature & sitting areas, two guest suites, visitor parking, and car wash.



Distinctive Features: Designed by renowned American architect Robert Stern, dean of Yale's University School of Architecture, One St. Thomas is an art deco inspired building reminiscent of New York City's grand apartment buildings of the 1920's and 30's. Two parking spaces are included with every suite.

Maintenance Fees: Approximately \$.96 per sqft.

➔ 77 Charles

Address: 77 Charles Street West

Year Built: 2013

Number of Suites: 56

Amenities: Party room, security system, personal trainer room, executive boardroom, 24hr valet parking, 24hr concierge service and private lifestyle management.

Distinctive Features: Designed by celebrated architect Yann Weymouth, who is perhaps best known for the pyramid entrance to the Louvre Museum, this building is a true modern masterpiece. Each suite has at least one balcony or terrace and an outdoor gas barbecue hook-up, minimum 10-foot ceiling heights, Downsview Kitchens featuring Viking Professional Series appliances, and the bathrooms offer Downsview cabinetry and Kohler fixtures to provide the ultimate in quality and luxury.

Maintenance Fees: Approximately \$.82 per sqft.



ULTRA LUXURY CONDOS

➔ FOUR SEASONS PRIVATE RESIDENCES

Address: 55 Yorkville Avenue & 50 Scollard Street

Year Built: 2012

Number of Suites: 210 (Two Towers)

Amenities: 24hr concierge, 24hr doorman, valet parking, private lobby and elevators for residents, indoor lap pool with whirlpool, fitness centre with yoga studio, spa services including beauty salon, room service, housekeeping services, meeting and ballroom facilities, and business centre.



Distinctive Features:

With a maximum of four suites per floor, each suite is individually accessed via direct elevator service from the ground floor lobby. Suites feature terraces, gas fireplaces, minimum ten-foot ceiling heights, cornice mouldings, full height curtain-wall window systems, central vacuum and include two parking spaces and one locker.

Maintenance Fees: Approximately \$1.12 per sqft.

➔ HAZELTON HOTEL PRIVATE RESIDENTS

Address: 118 Yorkville Avenue

Year Built: 2007

Number of Suites: 16

Amenities: 24hr concierge, valet parking, twenty-four hour room service, indoor lap pool, full service spa and fitness centre, private screening room and meeting facilities. Residents can take advantage of all the amenities of the five stars Hazelton Hotel including Mark McEwan's "ONE Restaurant".

Distinctive Features: Private residences are located on floors 5 to 9 and are accessed by a private elevator. All suites feature a minimum of ten-foot ceilings and have full individual control of heating and cooling year around. The smallest size suite is 2815 square feet and the largest is the Penthouse at 8100 square feet.

Maintenance Fees: \$1.40 per sqft.



Ultra Luxury Condos continued on the next page >

YORKVILLE CONDO GUIDE



➔ One Bedford

Address: One Bedford Road

Year Built: 2011

Number of Suites: 254

Amenities: 24hr concierge, indoor swimming pool with whirlpool spa, outdoor terrace, exercise room, party room with catering kitchen, board, billiards, media and yoga rooms, and visitor parking.

Distinctive Features: Limestone in exterior on the first eight floors and precast concrete and glass exterior on the upper floors. Floors 2 to 8 have eight-foot ceiling heights. Floors 9 to 23 feature nine-foot ceilings and floors 24 to 32 have ten foot.

Maintenance Fees: Approximately \$.65 per sqft.

➔ Museum House

Address: 206 Bloor Street West

Year Built: 2012

Number of Suites: 27

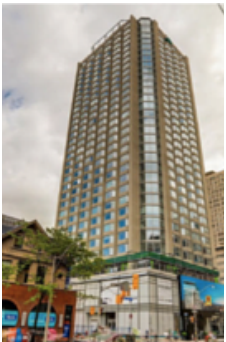
Amenities: 24hr concierge/valet, cooled storage room for flowers and groceries, individual elevator access to each residence, state-of-the-art fitness facility with yoga studio, entertainment/boardroom with catering kitchen, audiovisual centre and spacious outdoor terrace, fully furnished guest suite with private terrace.

Distinctive Features: Maximum of two units per floor with some units occupying the whole floor. Suites are all oriented north and or south giving residents clear panoramic views. Ceiling heights are a minimum of ten feet and whole floor suites feature eleven-foot ceilings. All suites have fireplaces and expansive outdoor terraces. Each residence is pre-wired for Bang & Olufsen audio and video and also features heated bathroom floors and a built-in safe.

Maintenance Fees: Approximately \$1.17 per sqft.



➔ New Residences of Yorkville Plaza



Address: 21 Avenue Road (Old Four Seasons Hotel)

Year Built: Remodelled in 2014

Number of Suites: 511

Amenities: 24hr concierge, fitness facilities on the third floor, party room lounge with audio/video equipment, formal dining room/boardroom with bar and kitchenette, management office, on-site superintendent's suite.

Distinctive Features: Built in 1971, this hotel building was the catalyst in transforming Yorkville from a village of coffee houses to a luxury destination. Standard suite features include plank flooring, mirrored sliding closet doors in bedrooms, stone countertops and custom designer cabinetry with soft close drawers and doors in the kitchen. All suites come with a locker. Parking is \$65,000 per spot for select suites only.

Maintenance Fees: Approximately \$.69 per sqft.



➔ The Windsor Arms Residences

Address: 22 St. Thomas Street

Year Built: 1999

Number of Suites: 24

Amenities: 24hr concierge, valet parking, private party room, swimming pool, steam room, and exercise room.

Distinctive Features: Only two suites per floor, all units have nine-foot six-inch ceilings, individually controlled heating and cooling systems and fireplaces. Residents have access to all of the five star luxury hotel amenities including Courtyard Cafe, Club 22, Tea Room, 24hr room service, housekeeping, salon and spa services.

Maintenance Fees: Approximately \$.91 per sqft.



➔ 100 Yorkville At Bellair

Address: 100 Yorkville Avenue & 80 Yorkville Avenue

Year Built: 2009

Number of Suites: 29 at 100 Yorkville, 64 at 80 Yorkville + 6 town homes

Amenities: 24hr concierge, valet parking, boardroom and billiard room, party room, two lane lap pool and whirlpool, and fitness room.

Distinctive Features: 100 Yorkville is recognizable by the yellow brick facade it retained from the old Mount Sinai Hospital and is now where the home decors store Teatro Verde resides. In both buildings, all suits feature balconies, gas fireplaces, ten-foot ceilings with cornice moldings, and include at least one parking spot and one locker.

Maintenance Fees: Approximately \$1.05 per sqft.



➔ 155 Cumberland

Address: 155 Cumberland Street

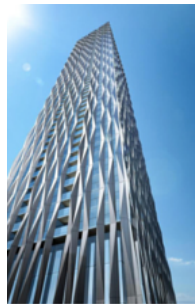
Year Built: 2010

Number of Suites: 17

Amenities: . Concierge, security guard, visitor parking.

Distinctive Features: All suites feature large terraces or balconies and outdoor barbecuing is permitted. Ceiling heights are eleven-feet and the penthouse and sub penthouse levels feature twelve foot ceiling heights. Interior finishes were done by builder Joe Brennan and all suites feature floor to ceiling unobstructed windows and radiant in-floor heating.

Maintenance Fees: Approximately \$1.08 per sqft.



➔ One Yorkville Avenue

Address: One Yorkville Avenue

Year Built: Spring 2018

Number of Suites: 17

Amenities: 24hr concierge, outdoor swimming pool with hot tub, spa level featuring indoor hot & cold plunge pools, steam room, sauna, zen garden, and yoga & dance studios, fitness centre with pilates studio, 2 party rooms on rooftop, rooftop outdoor cinema, sundeck & barbeque dining area, multi-media lounge, and 4 guest suites.

Distinctive Features: Each unit floor plan has at least one balcony, 9 foot ceiling heights, pre-engineered hardwood flooring, floor to ceiling windows, parking is available for purchase for 2 bedroom or larger units on or above the 32nd floor.

Maintenance Fees: N/A



Luxury Condos featured on the next page >

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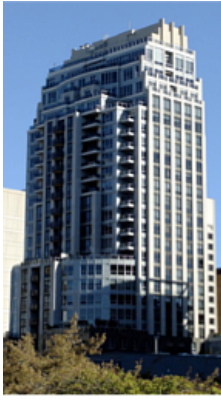
➔ 10 Bellair

Address: 10 Bellair Street

Year Built: 2003

Number of Suites: 133

Amenities: 24hr concierge, valet parking, two storey fitness facilities, indoor pool, whirlpool and sauna, virtual golf, party room, billiards room, boardroom, rooftop terrace on 3rd floor with reflecting pool & water fountains and two guest suites.



Maintenance Fees: Approximately \$.76 per sqft.

➔ 18 Yorkville

Address: 18 Yorkville Avenue

Year Built: 2005

Number of Suites: 324

Amenities: 24hr concierge, fitness and weights rooms, steam room, treatment room, billiard room, media room, lounge, bar, private dining room with kitchen, roof-garden with lounge furniture, and underground parking.



Maintenance Fees: Approximately \$.61 per sqft.

➔ 99 Avenue Road

Address: 99 Avenue Road

Year Built: 2002

Number of Suites: 59

Amenities: 24hr concierge, valet parking, exercise room and theatre with tiered seating on 2nd floor, guest suite, boardroom and business centre on 3rd floor, mini library, visitor parking, professionally landscaped courtyard gardens with fountain.



Maintenance Fees: Approximately \$.90 per sqft.

➔ The Prince Arthur

Address: 38 Avenue Road

Year Built: 1999

Number of Suites: 152

Amenities: 24hr concierge, valet parking, two party rooms, exercise room, sauna, large sun terrace, library, card and billiard rooms, visitor parking, and car wash.



Maintenance Fees: Approximately \$.86 per sqft.



LUXURY CONDOS

➔ 8 Sultan Street

Address: 8 Sultan Street

Year Built: 1999

Number of Suites: 25

Amenities: 24hr concierge and fitness facilities.

Maintenance Fees: Approximately \$.87 per sqft.



➔ 110 Bloor Street

Address: 110 Bloor Street

Year Built: 1980

Number of Suites: 156

Amenities: 24hr concierge, valet parking for residents and guests, indoor pool, sauna and sundeck, fitness facilities including squash courts, party room, and direct indoor access to subway.

Maintenance Fees: Approximately \$.50 per sqft.



➔ 102 Bloor

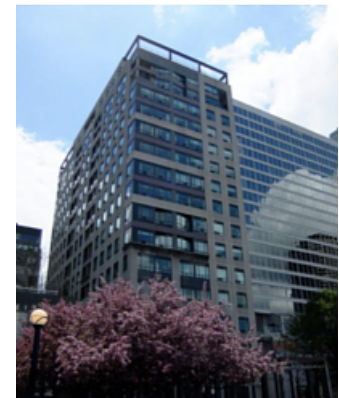
Address: 102 Bloor Street

Year Built: 1997

Number of Suites: 120

Amenities: Concierge, fully equipped gym, party room, rooftop terraces, and sauna.

Maintenance Fees: Approximately \$.61 per sqft.



Investment Properties featured on next page >



INVESTMENT PROPERTIES

➔ The Maxus Condominiums Lofts

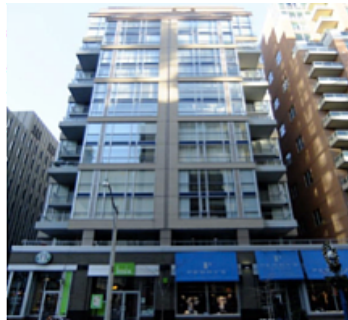
Address: 80 Cumberland Street

Year Built: 2002

Number of Suites: 72

Amenities: 24hr concierge, fitness facilities, and party room.

Maintenance Fees: Approximately \$.77 per sqft.



➔ 40 Scollard Street

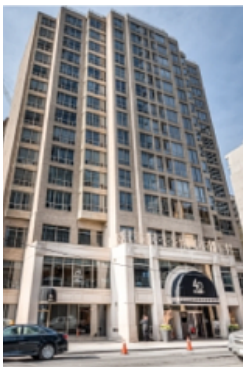
Address: 40 Scollard Street

Year Built: 1991

Number of Suites: 96

Amenities: 24hr concierge, gym, squash court, sauna, whirlpool, men's & women's changes rooms, party room with catering kitchen.

Maintenance Fees: Approximately \$.82 per sqft.



➔ The Lotus

Address: 8 Scollard Street

Year Built: 2008

Number of Suites: 154

Amenities: 24hr concierge, gym and yoga room, spa facilities, furnished guest suite, and party room.

Maintenance Fees: Approximately \$.63 per sqft.



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