



CONDOS AT YONGE & EGLINTON



PROJECT HIGHLIGHTS

- Line 5 is the first phase of a multi-tower condominium project at Yonge and Eglinton.
- Phase I - selling this fall is a 36-storey tower located at 117 Broadway Avenue
- Phase II – selling soon is a 33-storey tower located close by.
- Developed by: Reserve Properties and Westdale Properties
Recent Projects: Rise, 109 Oz, Bellefair, Lakehouse and Motif (Reserve);
Nobu Residences, Theory Condos, One Bloor, Charlie (Westdale)
- Interior Designer: U31
- Architect: IBI Group
- Lawyer: Harris, Sheaffer LLP
- Units range from Studios to 3 Bedroom plans
- Plus a selection of Townhomes to be released later
- All units have a balcony
- All units with dens have been optimized so that dens fit a pull-out couch
- Amenities:
 - Ground Floor
 - Luxurious Courtyard with dedicated Uber and Lyft pick-up/drop-off area
 - 24-hour Concierge
 - Parcel Storage
 - Hot and Cold Storage
 - Juice and Coffee Bar
 - Fitness Studio
 - Personal Training Studio
 - Stretch and Yoga Studio
 - Interactive Training Studio
 - Spa Lounge
 - Sauna Room
 - Steam Room
 - 7th Floor
 - 2 Outdoor BBQ and Dining Lounges
 - Party Lounge
 - Catering Kitchen
 - Art Studio
 - Outdoor Theatre
 - 9th Floor
 - Outdoor Pool and Lounge
 - Outdoor BBQ and Dining Lounge
 - Outdoor Games Lounge
 - Social Club and Shared Work Space
 - Library Lounge
 - Demo Kitchen

* All prices, figures and materials are subject to change without notice. E. & O.E.
Exclusive Listing Brokerage: Baker Real Estate Inc. Brokers Protected.





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- Occupancy: September 2022
- Maintenance Fees: Approximately \$0.58 per square foot
Water and hydro are separately metered; gas is included.
- Steps from the Yonge Street Subway Line and the LRT
- Walkable local amenities include: Loblaws, LCBO, Shoppers Drug Mart, Tim Horton's, Starbucks, Sobey's, Metro, Cheese Emporium, Wine Rack, Yonge-Eglinton Centre, Goodlife Fitness, Sporting life, Sunnybrook Health Sciences Centre, and more
- Many local schools in the area making Line 5 very family friendly
- Great restaurants are all walkable along the area including: Buca, Grazie, The Keg, The Homeway, Fresh, Copacabana Brazilian Steakhouse, La Carnita, Sweet Jesus, Aroma, Uncle Betty's, Lime, Five Doors North, Thobor's Bakery, and so many more
- Many local bars and entertainment venues in the area such as The Rose and Crown, Duke of Kent, Alleycatz, Prohibition Gastrohouse, The Granite Brewery, Cibo Wine Bar, Acrobat Lounge, Scruffy Murphy's Irish Pub, and more
- Access to many parks and recreational facilities such as Cineplex Cinemas Yonge-Eglinton, Blythwood Ravine Park, Sherwood Park, Snakes and Lattes Midtown, Orange Theory Fitness, and more
- Only 10 mins to the DVP and Bayview Extension

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