

# Merem

**THE PERFECT PLACE TO LIVE**



# WELCOME TO POSSIBILTY

**Merge Condos brings together all walks of life on a path to new and improved living. It's a gateway to possibility that sets the tone for the future of Kingston Rd. Designed to command your attention at every angle, this bold focal point is suitable for anyone and everyone.**

View facing east from  
Glen Everest Rd.



Illustrations are artist's concept only.  
Building and views not to scale. E. & O.E.

View facing east from  
Kingston Rd & Danforth Ave



Merge propels the luxury of contemporary living with its bold architecture and undeniable presence at the corner of Kingston Rd. and Danforth Ave. A stunning focal point, this building is close to the downtown core and complemented by the natural beauty of nearby beaches, panoramic views of

Lake Ontario and the infamous Scarborough Bluffs. Merge unifies residents from all walks of life, offering unprecedented access to public transit, sustainable energy technology and a suite of unique amenities for modern, convenient living.

# A STUNNING FOCAL POINT

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View from north side  
of Kingston Rd.

# A STYLISH PLACE TO LIVE



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LOCATION  
LOCATION  
LOCATION  
LOCATION



**“Enjoy the benefits of  
an accessible location  
with all the perks of  
the downtown core.”**



1.



4.



## LOCATION

Merge brings together the best of both worlds, with convenient access to downtown Toronto and an abundance of green spaces. Intentionally designed to accommodate all lifestyles, the building offers residents a range of nearby amenities including trendy dining, three transit stations, shopping, parks, and trails and sports clubs.



2.



5.



3.



6.



7.

1. **Scarborough GO Station**  
5-minute drive
2. **Scarborough Bluffs**  
6-minute drive
3. **Rosetta McClain Gardens**  
10-minute walk
4. **Birchcliff Cafe**  
5-minute drive
5. **Bluffer's Point Marina**  
6-minute drive
6. **Bluffer's Restaurant**  
6-minute drive
7. **Rustico Italian Food**  
6-minute drive



## AREA AMENITIES



### TRANSPORTATION

- 1. Scarborough GO Station
- 2. TTC Warden Station
- 3. TTC Kennedy Station



### EDUCATION

- 4. Cliffside Public School
- 5. St. Agatha Catholic School
- 6. Fairmont Public School
- 7. John A Leslie Public School
- 8. Birch Cliff Heights Public School
- 9. St. Theresa Shrine Catholic School
- 10. Blessed Cardinal Newman High School
- 11. Birchmount Park Collegiate Institute
- 12. R.H. King Academy



### RESTAURANTS & CAFES

- 13. Wild Wing
- 14. Starbucks
- 15. Victorian Monkey
- 16. Tim Hortons
- 17. Dog House Restaurant & Tavern
- 18. Duckworth's Fish & Chips
- 19. Gourmet Shnitzel House
- 20. The Birchcliff Coffee Bar
- 21. Pizza Nova
- 22. Drip Cafe



### SHOPPING

- 23. Rustico Italian Food
- 24. No Frills
- 25. Shoppers Drug Mart
- 26. Loblaws
- 27. Tasteco Supermarket
- 28. St. Clair Bakery
- 29. Canadian Tire
- 30. The Beer Store
- 31. Metro
- 32. Walmart
- 33. The Home Depot
- 34. LCBO
- 35. Staples
- 36. Scarborough Town Centre



### RECREATION

- 37. Cliffside Ravine Park
- 38. Scarborough Eastsiders Soccer Club
- 39. Scarborough Heights Park
- 40. Rosetta McClain Gardens
- 41. Scarborough Crescent Park
- 42. Midland Ravine Park
- 43. Scarborough Bluffs Tennis Club
- 44. Scarborough Bluffs
- 45. Toronto Sailing School
- 46. Birchmount Community Centre
- 47. Scarborough Gardens Arena
- 48. Woodbine Beach
- 49. Scarboro Golf and Country Club



### OTHER

- 50. Scotiabank
- 51. TD Canada Trust
- 52. Toronto Public Library
- 53. Service Ontario





AMENITIES  
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AMENITIES

**“I currently have a gym membership, but it would be so convenient to have one in my building.”**



**AMENITIES**

**Merge redefines modern living in the east end of Toronto with a host of unique amenities at your doorstep. Convenience is guaranteed.**

**ROOFTOP TERRACE**

This rooftop terrace overlooks the city and Lake Ontario, with a fire-pit lounge area and dining space for residents.

**FITNESS AND YOGA CENTRE**

This two-storey fitness space is complete with modern equipment for cardio and strength training and space to practice yoga and dance.

**EXECUTIVE CONCIERGE**

The soaring, two-storey entrance features full-service security, a modern surveillance system, an elegant seating area and a centralized mail desk.

**EV PARKING STALLS**

As an upgraded and eco-friendly feature, the building offers exclusive parking stalls for residents with electric vehicles.

**INDOOR/OUTDOOR PARTY ROOM**

This stunning event space includes a full kitchen and bar, lounge-style seating and access to an outdoor terrace.

**MEDIA CENTRE**

A multi-media haven featuring a full entertainment system with surround sound, VIP lounge-style seating and ample space for interactive gaming.

**DOG WASH**

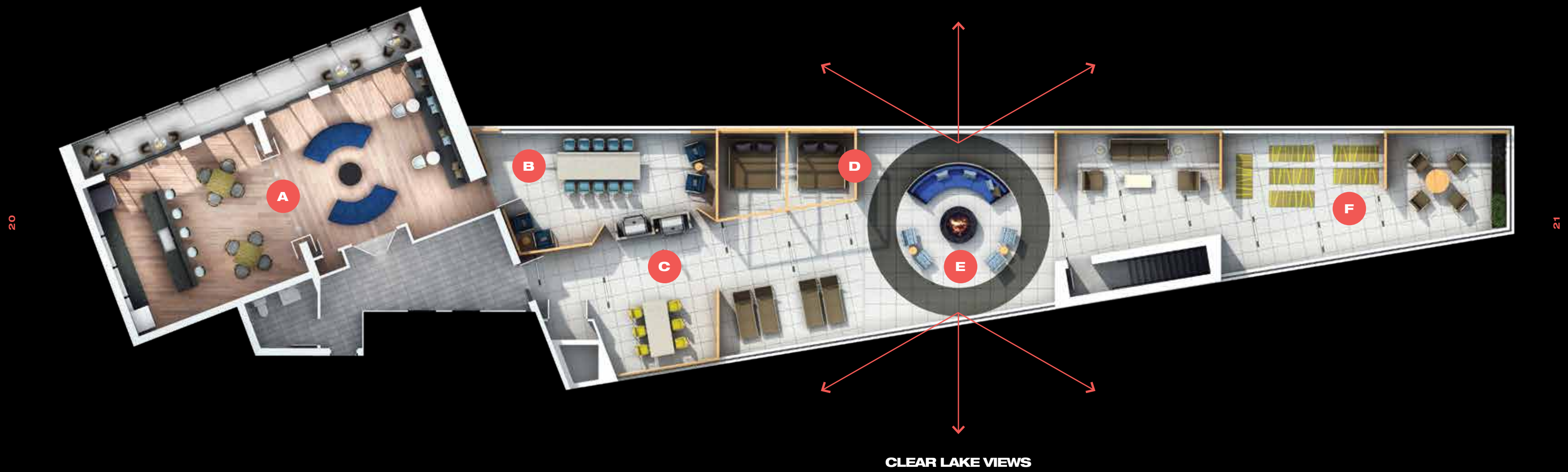
Located on the ground floor, on-site pet facilities are available for residents and include a washing station, laundry tub and grooming table.

**RETAIL AT GRADE**

A gateway to modern convenience, residents have immediate access to a range of unique amenities at the base of the building.

# ROOFTOP AMENITIES

- A** Indoor/outdoor party room
- B** Private dining area
- C** BBQ
- D** Cabanas
- E** Fire pit
- F** Yoga



Furniture is displayed for illustration purposes only and suites are sold unfurnished. Building finishes and views may vary from those shown. Building and view not to scale. E. & O.E.



**INDOOR/OUTDOOR  
PARTY ROOM  
AND TERRACE**

This sleek entertaining area is perfect for any special occasion, even a typical Tuesday night. Featuring cocktail-style tables, indoor private dining, an outdoor terrace and a full kitchen and bar, residents have everything they need to host their next event.

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VIEWS  
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## PANORAMIC VIEWS FROM THE TOP

With panoramic city views overlooking Lake Ontario, this outdoor terrace features a fire-pit lounge area, sun deck, resident dining space and two cozy cabanas.

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## **FITNESS AND YOGA CENTRE**

Our two-storey fitness and yoga centre is complete with modern equipment for cardio and strength training, with space to practice yoga and dance.

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INTERIORS  
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INTERIORS



**“I’d love to be  
in a penthouse.  
I’d be like a  
king overlooking  
my kingdom.”**

## SUITES

**Featuring 180 suites, Merge brings you modern, versatile living spaces that prioritize the simple luxuries of comfort, convenience and function all under one roof. Your kingdom awaits.**



### GREAT LIVING SPACES

Coming in all shapes and sizes, all suites are designed to be welcoming, functional and suitable for all household types.



### BALCONIES & PRIVATE TERRACES

Most residential suites include the luxury of their own private balcony and terrace.



### CONDO SUITES

These beautiful, contemporary living spaces are enhanced by modern elements and easily adaptable to various styles and preferences.



### SMART HOME WIRED

All suites are equipped for residents to install their own smart home monitoring and security systems.



### LIVE/WORK UNITS

Created with business owners in mind, these two-storey units include an upper floor dedicated to residential living and a main floor with commercial and retail spaces.



### TOWNHOME UNITS

Located on the south and east sides of ground-level, these two-storey units offer residents the look and autonomy of a townhouse with the convenience of condo living.





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**MERGE SETS A NEW STANDARD  
IN THE NEIGHBOURHOOD, WITH  
A GRAND SELECTION OF UNIQUE  
RESIDENTIAL SUITES.**



**COMFORT.  
CONVENIENCE.  
FUNCTION.**

All residential suites combine contemporary elements with the simple luxuries of comfort, convenience and function. Each suite is designed to be open and inviting, with an emphasis on being adaptable to all household types.

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LCH Developments is a premier real estate developer that produces thoughtfully designed urban spaces in the Greater Toronto Area. As a prominent industry leader, LCH is highly specialized in the development of custom homes, with experience building condominiums, contemporary townhomes, church-conversion lofts and airport hangars. The company places high importance on detail and is committed to the distinct vision of every project, uncovering sought-after neighbourhoods with high growth and untapped potential. LCH is also a green-friendly organization and successfully met the Tier 2 design requirements of the Toronto Green Standard for Merge Condos.

59 Project Management has over 30 years of experience providing turnkey construction and project management services. From concept to occupancy, the company uses their extensive experience and technical expertise to guide the development of residential condominiums, townhomes, rental apartment buildings, custom homes and commercial projects. To date, they have successfully completed more than 3000 units, with 300+ currently under construction and 650 in preconstruction. Building on their reputation of excellence, they have played a pivotal role in transforming Merge Condos into a desirable community.

RAW is an award-winning architecture and design firm based in Toronto, Ontario. Cited as Ontario's Best Emerging Practice in 2009, RAW harnesses design excellence and creativity to craft innovative spaces. The firm uses their intimate understanding of a site to develop powerful architectural concepts that evolve into stunning properties and always exceed the expectations of clients. When designing Merge Condos, RAW leveraged their expertise and experience to design a forward-thinking urban space with a modern silhouette, usable floor plans and unique communal areas.



Baker Real Estate Inc. is one of Canada's most successful real estate companies. For over two decades, Baker has specialized in the project marketing and sales of new home master-planned communities, including condominiums, townhomes and single-family homes, as well as hotel condominiums and resort properties. The company has grown into a prestigious group of real estate professionals, serving premier builders and developers in Canadian and international markets. Baker has offices in Toronto, Montreal, Singapore, Hong Kong and recently partnered with The Canadian Real Estate Investment Centre (CREIC) in Shanghai.



Wiklém Design Inc. is a full-service interior design firm based in Toronto, Ontario. With a reputation of creative ingenuity, the firm delivers timeless value, distinct environments and trusted solutions for condominium refurbishment and new construction, special projects and residential interior design. With a high-calibre team of ARIDO-certified interior designers and business professionals, Wiklém Design uses their creative and practical experience to improve and enhance the value of residential projects. For Merge Condos, the firm skillfully crafted the interiors to reflect elements of contemporary living suitable for all household types.



Established in 1969, Stephenson Engineering is a results-driven consulting firm and leading provider of structural and building science services in Canada. The firm provides cutting-edge solutions during the planning, design and construction phases of residential, commercial and recreational developments, as well as ongoing maintenance and operations support to ensure project profitability and long-term success. For Merge Condos, Stephenson provided tremendous value and used their structural engineering expertise and innovative thinking to deliver a superior final structure that fulfilled the builder's distinct vision.



**Merge Condos**  
2201 Kingston Rd.  
Toronto, ON M1N 1T7  
[mergecondos.com](http://mergecondos.com)

**Sales Office**  
1040 Kingston Rd.  
Toronto, ON M4E 1T4

All illustrations are artist's concept. For more information,  
please speak with a sales representative from Merge Condos.

**Exclusive Listing:** Baker Real Estate Incorporated, Brokerage.  
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