

FAST FACTS



BUILDING LOCATION:

Corner of Berry Rd. & Stephen Dr.

ADDRESS:

15 Neighbourhood Lane, Etobicoke

ARCHITECT:

Kohn Architects

BUILDING TYPE:

Condominium

OF FLOORS:

10

RESIDENTIAL UNITS:

234

STARTING PRICE:

One bedrooms' at \$389,990

GUEST SUITE:

One (located on 1st floor)

RANGE OF SQUARE FOOTAGE:

461 sq.ft. - 1,170 sq.ft.

CEILING HEIGHT:

9 ft. on floors 2-10, 10 ft. on first floor

ELEVATORS:

Two (high speed)

PARKING:

Available for all suite types

LOCKER:

Available for all suite types

BICYCLE PARKING SPOTS:

Available for all suite types

COMMUTE TIMES:

- 5 min. bus ride to Bloor St. then a 5 min walk to Royal York Station (10 min. total)
- 5 min. bike ride to Bloor St. and Old Mill Station
- 7 min. bike ride to Parklawn Rd. and Lakeshore Rd.
- 18 min. walk to Bloor St.

BUILDING AMENITIES:

Lobby & Concierge, Fitness Room with Yoga Studio, Guest Suite, Party Room with Kitchenette & Private Dining, Fireplace Lounge, Media & Games Room, Pet Grooming Room & Bike Wash

FEATURES & FINISHES:

Open Concept Living Space, Stainless Steel Appliances, Framed-Glass Shower, Two-Toned Kitchen Cabinets, Smooth Ceilings, Laminated Flooring Throughout, Quartz Countertops & Kitchen Backsplash

OUTDOOR AMENITIES:

Outdoor Fire Pits, Outdoor BBQ & Dining Area, 9th Floor Rooftop Terrace

VIEWS:

Humber River Valley, Toronto City Skyline and Sunnylea Neighbourhood

ESTIMATED MAINTENANCE FEES:

- \$0.58/psf (hydro & water individually metered)
- Parking: \$45.00/month
- Locker: \$10.00/month

ESTIMATED PROPERTY TAXES:

See city guide

TENTATIVE OCCUPANCY DATE:

September 2023

BACKYARD COMMUNITY PHASES:

Phase 1: The Shoppes at Stonegate
2 Storeys - Occupied by local businesses & services

Phase 2: The HumberSide
96 units - 6 Storeys

Phase 3: The Queensview
134 units - 10 Storeys



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