

# Leaside Common

~~Preview Price List~~

## FINAL RELEASE

SUITE	TYPE	INTERIOR SIZE (SQ FT)	BALCONY TYPE	OUTDOOR AIZE (SQ FT)	EXPOSURE	MODEL	SUITE PRICE
209	3BR	1,174	Terrace	205	W	3B-B	\$1,804,900
215	2BR+D	777	Juliette	0	W	2BD-L-BF	\$1,179,900
223	2BR+D	920	Terrace	156	W	2BD-C	\$1,399,900
332	2BR	622	-	0	E	2B-W	\$1,029,900
423	2BR	744	Balcony	43	E	2B-G	\$1,270,900
610	2BR	708	Terrace	253	W	2B-M	\$1,325,900
618	1BR	474	Balcony	42	E	1B-E	\$899,900
620	1BR+D	585	Balcony	42	E	1BD-D-BF	\$1,061,900
706	2BR+STDY	691	Terrace	206	NE	2B-P	\$1,312,900
708	1BR	545	Terrace	106	E	1B-1	\$991,900
<b>PENTHOUSE COLLECTION</b>							
PH01	1BR+D	693	Terrace	370	W	1BD-K	\$1,319,900
PH06	3BR+D	1,704	Terrace	486	EWN	PH-801	\$3,029,900
PH08	3BR+D	1,446	Terrace	352	EWN	PH-802B	\$2,639,900
OH09	3BR+D+S	1,846	Terrace	499	EWN	PH-803	\$325,900
PH12	3BR	1,011	Terrace	280	EWS	3B-L	\$2,119,900
PH13	2BR+STDY	689	Terrace	319	W	2B-S	\$1,309,900
PH15	1BR	522	Terrace	278	W	1B=L	\$1,025,900
<b>TOWNHOME COLLECTION</b>							
TH-02	3BR+STDY	1,583	Terrace	140	W	T-A1	\$2,399,900
TH-01	3BR+D	1,340	Terrace	131	W	T-A2	\$2,099,900
TH-07	2BR+STDY	1,094	Terrace	77	W	T-B	\$1,799,900
<b>FALL PROGRAM PAYMENT STRUCTURE</b>							

### New Incentives

\$10,000 on signing (**Must be a bank draft**)

Balance to 5% in 30 days

**2.5% in 375 Days (2.5% in 30 Days)**

**2.5% in 500 Days (2.5% in 120 Days)**

**2.5% in 600 Days (2.5% in 370 Days)**

**2.5% in 725 Days (2.5% in 720 Days)**

5% on Occupancy

### PROJECT OCCUPANCY - Early 2025

Limited Time Parking \$85,000 (~~\$95,000~~)

Eligible for Suite 809 sq. ft. & larger

Smart Home Feature + Highspeed Internet. \$48.95/month

(Hydro & Water individually metered)

Parking: \$99.95

MAINTENANCE FEES. \$0.64/sq.ft. (Exclude Hydro & Water)

LOCKERS. Waitlist

ESTIMATE TAXES Approx. 1% of Purchase Price. Subject to adjustments.

All cheques made payable to "Harris Shaeffer LLP in Trust"

Gairloch



RAD MARKETING  
Sales & Marketing Consultant

416.735.1115 | www.leasidecommon.ca | sales@leasidecommon.ca

# Leaside Common

## Building Features

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### Building Height

9 Storeys

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### Residential Suites

198

(including luxuriously appointed 2 storey PH Suites)

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### Size Range

341sqft – 2060sqft

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### Developer

Gairloch Developments

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### Building Amenities

- 24-Hr Concierge
- Party Room
- Outdoor Terrace
- Fitness Centre
- Co-Working Spaces
- Kids Play Area
- Pet Wash Station and Outdoor Pet Area
- Nest multi-purpose space on each Residential Floor
- Ground-floor Retail

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### Total Parking

114

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### Visitor Parking

20

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### Occupancy Date

Early 2025

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### Premier Collection (Floors 2-7)

- 9Ft Ceilings
- Porter & Charles appliance package
- Premium Engineered Hardwood Flooring
- Full Size Washer/Dryer
- Island as Per Plan
- Energy Recovery Ventilation System
- Engineered Quartz Countertop
- Smart Home Features
- Terraces with Gas BBQ lines and Water Hose Bibs

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### Prestige Collection (Floors 8-9)

- 10Ft Ceilings
- Gaggenau Appliances with Speed Oven
- Upgraded Premium Engineered Hardwood Flooring
- Terraces with Gas BBQ lines and Water Hose Bibs
- Island as Per Plan
- Brushed Nickel Designer Kitchen Faucet
- Matte Black Designer Bathroom Faucet

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# Building Features

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## Building Height

9 Storeys

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## Residential Suites

198

(including luxuriously appointed 2 storey PH Suites)

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## Size Range

341sqft – 2060sqft

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## Ceiling Heights

Approx 9ft and 10ft  
Penthouse Suites

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## Developer

Gairloch Developments

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## Building Amenities

- Party Room
- Outdoor Terrace
- Fitness Centre
- Co-Working Spaces

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## Total Parking

94

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## Visitor Parking

20

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## Occupancy Date

Early 2025

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## Building Location

1720 Bayview Ave

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## Premier Collection (Floors 2-7)

- 9 Ft Ceilings
- Porter & Charles appliance package
- Premium Hardwood Flooring

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## Prestige Collection (Floors 8-9)

- 10 Ft Ceilings
- Gaggenau Appliances
- Upgraded Premium Hardwood Flooring
- Terraces with Gas BBQ lines and Water Hose Bibs

Specifications are subject to change without notice. E&O.E.

# Leaside Common

## BUILDING FEATURES

- Striking architecture by renowned BDP Quadrangle
- Sophisticated interiors by Sixteen Degree Studio
- Lobby with 24-hour concierge
- Expansive landscaped gardens
- Ground-level amenity area with party room, co-working lounge and kids play area
- State of the art fitness studio
- Curated ground-floor retail spaces
- Outdoor lounge with BBQ and landscaped garden
- Pet washing station and outdoor pet area
- Rogers Smart building and parcel management system

## SUITE FEATURES

- Oversized terraces with gas connection, water bib, unit pavers and electrical outlets (as per plan)<sup>1</sup>
- A selection of three finish collections curated by Sixteen Degree Studio\*\*
- Impressive ceiling heights of 10' in principal rooms, excluding bulkheads and other structural elements
- Upgraded, wide-plank engineered hardwood floors
- Smooth-painted ceilings
- High quality, solid-core doors throughout the unit
- Capped ceiling outlet in living/dining room
- Full-size, front loading Energy Star-certified washer and dryer
- Advanced, individually controlled HVAC units with fresh air ventilation system for healthy indoor air quality
- Sliding balcony and terrace doors, (as per plan)<sup>1</sup>

## KITCHENS

- Upgraded, custom Italian-designed kitchen cabinetry, natural wood veneer upper cabinets and soft-closing doors and drawers in a selection of finishes\*\*
- Gaggenau\* gas cooktop in 24", 30" or 36"
- Gaggenau\* paneled refrigerator in 24", 30" or 36"
- Gaggenau\* stainless steel, built-in electric wall oven in 24" or 30"
- Integrated Gaggenau\* 30" speed oven
- Gaggenau\* paneled 24" dishwasher
- Integrated, modern exhaust fan
- Engineered quartz\* countertop\*\*
- Eat-in islands with engineered quartz\* countertops (as per plan)<sup>1</sup>\*\*
- Engineered quartz\* backsplash\*\*
- Designer selected light fixture above island (as per plan)<sup>1</sup>
- Designer selected track light for units without islands<sup>1</sup>
- Designer retractable faucet
- Oversized stainless steel single-bowl, undermount sink
- Under-cabinet LED lighting

## MAIN BATHROOMS

- Single or double bathroom vanity<sup>1</sup> (as per plan), with soft-closing drawers in a selection of finishes\*\*
- Engineered quartz\* countertop and backsplash\*\*
- Rain shower head and hand shower in matte black
- Modern undermount lavatory sink
- Designer faucet in matte black
- Porcelain tile\*\* on bathroom floor and shower wall
- Frameless glass shower enclosure
- Natural stone\*\* mosaic accent wall

# Prestige Collection

## 2ND AND 3RD BATHROOMS

- Rain shower head and hand shower in matte black
- Modern undermount lavatory sink
- Contemporary mirror and lights above vanity
- Designer faucet in matte black
- Engineered quartz\* countertop and backsplash\*\*
- Modern porcelain tile\*\* on bathroom floor
- Alcove tub or shower<sup>1</sup>, (as per plan)

## SMART HOME AND SUSTAINABILITY

- Smart Community including mobile resident app for in-unit and building controls, keyless suite entry locks and smart thermostat
- Energy Recovery Ventilators (ERVs) for each suite
- Electricity, water and thermal to be separately metered
- Modern, energy-efficient appliances and fixtures
- Wiring for high speed internet, TV and telephone

## SAFETY AND SECURITY

- Concierge service, building security system with CCTV and key fob access
- Pre-wired for smart home monitoring
- Smoke and carbon monoxide detectors

# Leaside Common

## BUILDING FEATURES

- Striking architecture by renowned BDP Quadrangle
- Sophisticated interiors by Sixteen Degree Studio
- Lobby with 24-hour concierge
- Expansive landscaped gardens
- Ground-level amenity area with party room, co-working lounge and kids play area
- State of the art fitness studio
- Curated ground-floor retail spaces
- Outdoor lounge with BBQ and landscaped garden
- Pet washing station and outdoor pet area
- Smart building and parcel management system

## SUITE FEATURES

- Ceiling heights of approximately 9' in principal rooms\*, excluding bulkheads and other structural elements
- Premium, engineered hardwood floors
- Exposed concrete ceilings with smooth-painted bulkheads
- Solid core suite entry door
- High-quality, flat panel doors throughout
- Sliding balcony and terrace doors (as per plan)<sup>1</sup>
- Capped ceiling outlet in living/dining room
- Energy Star Certified washer and dryer
- Advanced, individually-controlled HVAC units with fresh air ventilation system for healthy indoor air quality
- Gas connection, water bib, unit pavers and electrical outlet on terraces (as per plan)<sup>1</sup>
- Electrical outlets on balconies<sup>1</sup>
- Gas and water connection on balconies available as upgrade

## KITCHENS

- Custom-designed Italian kitchen cabinetry, with soft-closing doors and drawers in a selection of finishes\*\*
- Porter & Charles\* high-end stainless steel, built-in electric oven in 24" or 30"
- Porter & Charles\* gas cooktop and paneled refrigerator in 24" or 30"
- Porter & Charles\* paneled 24" dishwasher\*
- Built-in microwave and hood fan
- Engineered quartz\* countertop\*\*
- Eat-in islands with engineered quartz\* countertops (as per plan)<sup>1</sup>\*\*
- Engineered quartz\* slab backsplash\*\*
- Designer selected light fixture above island (as per plan)<sup>1</sup>
- Designer selected track light for units without islands<sup>1</sup>
- Modern, retractable faucet in stainless steel
- Contemporary stainless steel single bowl, undermount sink
- Under-cabinet LED lighting

## MAIN BATHROOMS

- Single or double bathroom vanity<sup>1</sup> (as per plan), with soft-closing drawers in a selection of finishes\*\*
- Engineered quartz\* vanity countertop and backsplash\*\*
- Rain shower head and hand shower
- Modern undermount lavatory sink
- High-end single lever faucet
- Porcelain tile\*\* on bathroom floor and shower wall
- Frameless glass shower enclosure

# Premier Collection

## 2ND AND 3RD BATHROOMS

- Rain shower head and hand shower
- Modern undermount lavatory sink
- Contemporary mirror and lights above vanity
- Designer faucet
- Engineered quartz\* vanity countertop and backsplash\*\*
- Modern porcelain tile\*\* on bathroom floor
- Alcove tub or shower<sup>1</sup> (as per plan)

## SMART HOME AND SUSTAINABILITY

- Smart Community including mobile resident app for in-unit and building controls, keyless suite entry locks and smart thermostat
- Energy Recovery Ventilators (ERVs) for each suite
- Electricity, water and thermal to be separately metered
- Modern, energy-efficient appliances and fixtures
- Wiring for high speed internet, TV and telephone

## SAFETY AND SECURITY

- Concierge service, building security system with CCTV and key fob access
- Pre-wired for smart home monitoring
- Smoke and carbon monoxide detectors

\*Denotes specifications which are subject to change based on equivalent or better quality. \*\*Denotes finishes to be selected from the vendor's samples.  
<sup>1</sup>Denotes availability determined by suite design. †Excluding bathrooms, bulkheads where applicable.



**Parks**

- 1. Leaside Memorial Community Gardens
- 2. Charlotte Maher Park
- 3. Howard Talbot Park
- 4. Trace Manes Park
- 5. Sherwood Park
- 6. Sunnydene Park
- 7. Sunnybrook Park

**Transit**

- 8. Eglinton Subway Station

**Schools**

- 9. Leaside High School
- 10. Sunnybrook School
- 11. Bessborough Elementary & Middle School
- 12. St. Anselm Catholic School
- 13. Maria Montessori
- 14. Toronto French School

**Restaurants**

- 15. Green Canoe
- 16. Amsterdam Barrel House
- 17. Kintako Sushi
- 18. Darna Middle Eastern Kitchen
- 19. Aroma
- 20. Local Eatery
- 21. Originals
- 22. The Leaside Pub
- 23. LIT Espresso
- 24. Piano Piano
- 25. Rahier Patisserie
- 26. Tutto Pronto
- 27. Starving Artist
- 28. Mayrik
- 29. Cobbs Bread
- 30. Sophie's
- 31. Hollywood Gelato
- 32. Bomou Artisanal Bakery
- 33. Boutique La Muse
- 34. The Ten Spot
- 35. EPI Bakehouse

**Shops**

- 36. Longos
- 37. Whole Foods
- 38. Winners
- 39. LCBO
- 40. Canadian Tire
- 41. Westcoast Kids
- 42. The Home Depot
- 43. Metro
- 44. Must Boutique
- 45. Source Menswear
- 46. Yonge Eglinton Centre
- 47. Cumbraes
- 48. Craig's cookies
- 49. Merchant of Tennis
- 50. The Flower Nook
- 51. De La Mer

**Lifestyle**

- 52. Leaside Tennis Club
- 53. Aphrodite Spa and Nails
- 54. Leaside Lawn Bowling Club
- 55. Leaside Badminton Club
- 56. Ontario Science Centre
- 57. Sunnybrook Hospital
- 58. Granite Club
- 59. GLAM Bar
- 60. F45 Leaside
- 61. 9 Round Fitness
- 62. McMaster Fitness
- 63. Paradigm Fitness
- 64. Beauty Bar
- 65. Blo Dry Bar

# Leaside Common

## General Rules

- Limit of One (1) suite per purchaser.
- Availability, pricing, and specifications subject to change without notice.
- **No** name changes are permitted.
- **No** Power of Attorney (POAs) or In-Trust deals will be accepted.
- If the purchaser wants to purchase the unit under a company or corporation, the purchaser's name must be included together with the name of the company or corporation on the Preliminary Contract of Sale at the time of purchase. Direct title to the company or corporation can only be done on final closing. **MUST** send articles of incorporation.
- Purchasers who cancel their APS will not be eligible to purchase another suite within thirty (30) days.
- If your client chooses to not move forward with the signed suite, the suite will be returned to the builder's inventory. Prices are subject to change.
- Agent cheques will **NOT** be accepted.

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# Why PreCon



*Calltoddsmith.ca*  
I'll Be Your  
RE-Location Advocate

Todd Smith, REALTOR®  
Civil Engineering Technologist  
ABR | SRS | CNE | SRES | SRS | RENE



Uniquely licensed salesperson with all three independently owned & operated brokerages above. For more information email: [todd@calltoddsmith.ca](mailto:todd@calltoddsmith.ca)

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