

ABOUT THE PROJECT

BUILDING ADDRESS

2 Forest Hill Road (At the corner of St. Clair Avenue West and Forest Hill Road)

DEVELOPER

Altree Developments

ARCHITECT

Graziani & Corraza

INTERIOR DESIGNER

U31

KITCHEN MANUFACTURER

Cameo Kitchens

PROPERTY MANAGEMENT

The Forest Hill Group

CONSTRUCTION TEAM

Accel Construction

LANDSCAPE DESIGN

Nak Design Strategies

Jeanne Kim | Kathleen Chapman 385 Madison Avenue, Toronto, Ontario, M4V 2W7 | T: (416)-929-3468 | E: <u>info@foresthillresidences.com</u>





ABOUT THE BUILDING

NUMBER OF STORIES

Nine

NUMBER OF SUITES

Ninety-Four

BUILDING ENTRANCE

Off of Forest Hill Road

TOTAL RESIDENT PARKING

Approximately one hundred and fifty plus (150+)

VALET PARKING

Yes, offered 24 / 7

VISITOR PARKING

Yes, with Valet option

STORAGE UNITS

Approximately one hundred and twenty plus (120+)

BICYCLE PARKING

Available for residents and visitors

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ABOUT THE BUILDING

PET PERMITTED

Yes

INDOOR AMENITY SPACE

Approximately 5,000 square feet

OUTDOOR AMENITY SPACE

Approximately 1,600 square feet

NUMBER OF ELEVATORS

Three

CEILING HEIGHTS

10' smooth finish ceilings with coffered areas (as per plan)

<u>WINDOWS</u>

Floor to ceiling windows (as per plan)

HEATING + COOLING

Individually controlled seasonal heating and air conditioning

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BUILDING VIEWS

<u>NORTH</u>

Desirable residential views overlooking the Forest Hill neighbourhood

WEST

Residential and urban views

<u>EAST</u>

Urban view

<u>South</u>

Views of the lake and the city skyline down Poplar Plains Road



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EXPENSES

PROPERTY TAX

Estimated to be approximately 1% of the Purchase Price

DEVELOPMENT CHARGES & PARKLAND LEVIES

\$20,000 for One Bedroom Suites \$25,000 for Two Bedroom Suites \$30,000 for Three Bedroom Suites

PARKING COST

One stall included in the Purchase Price (Please consult a Sales Representative for further details)

ADDITIONAL VALET ONLY PARKING STALL

\$95,000

ADDITIONAL PARKING STALL

\$105,000

ADDITIONAL ELECTRIC VEHICLE COMPATIBLE PARKING STALL

\$115,000

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STORAGE COST

\$10,000 (Please see a Sales Representative for further details)

MONTHLY SUITE MAINTENANCE

Approximately \$1.05/PER SQ FT (EXCLUDES GAS, HYDRO, AND WATER)

MONTHLY PARKING MAINTENANCE

Approximately \$125 PER STALL

MONTHLY STORAGE MAINTENANCE

Approximately \$35 PER UNIT

DEPOSIT STRUCTURE

- \$15,000 Bank Draft on Signing
- Balance to 5% in **30 days**
- 5% in 60 days **90 days**
- 5% in 180 days **365 days**
- 5% in 365 days **540 days**
- 5% 1% on Occupancy

Cheques should be made out to MINDEN GROSS LLP IN TRUST

Deposit Structure differs for International Residents. Please see a Sales Representative for further detail

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NEIGHBOURHOOD

PUBLIC SCHOOLS

| • | Brown Junior Public School - Elementary |
|---|---|
|---|---|

- Deer Park Junior and Senior Public School JK-8
 - Forest Hill Junior and Senior Public School JK-8
- Northern Secondary School 9-12

PRIVATE SCHOOLS

| Rosedale Day School - Grades JK to 8 |
|---|
| Upper Canada College - Grades SK to 12 (boys only) |
| The Bishop Strachan School - Grades JK to 12 (girls only) |
| Royal St George's College - Grades 3 to 12 (boys only) |
| St. Clements - Grades 1 to 12 (girls only) |
| Blyth Academy - Grades 9 to 12 |
| St. Michaels College School - Grades 7 to 12 (all boys) |
| The York School - Grades JK to 12 |
| Da La Salle College Oaklands - <i>Grades 5 to 12</i> |
| Waldorf Academy - Grades Pre K to 8 |
| Forest Hill Collegiate Institute - Grades 9 to 12 |
| The York School - Grades JK to 12 |

POST SECONDARY SCHOOLS



- University of Toronto
- Ryerson University
- Ontario College of Art and Design
- George Brown College

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TRANSIT

12-minute walk (1 km) to St. Clair subway station

12-minute walk (1.1 km) to St. Clair West subway station

2-minute walk (200 m) to closest TTC street car stop

FEATURES AND FINISHES

WHEN DO YOU CHOOSE YOUR FINISHES

Approximately 1 year prior to occupancy

CAN YOU MAKE CHANGES TO YOUR FLOORPLAN

Yes, restrictions apply. Please see a Sales Representative for more details.

CRITICAL DATES

TENTATIVE OCCUPANCY DATE

Fall 2023

ANTICIPATED CONSTRUCTION START DATE

Approximately Spring 2021

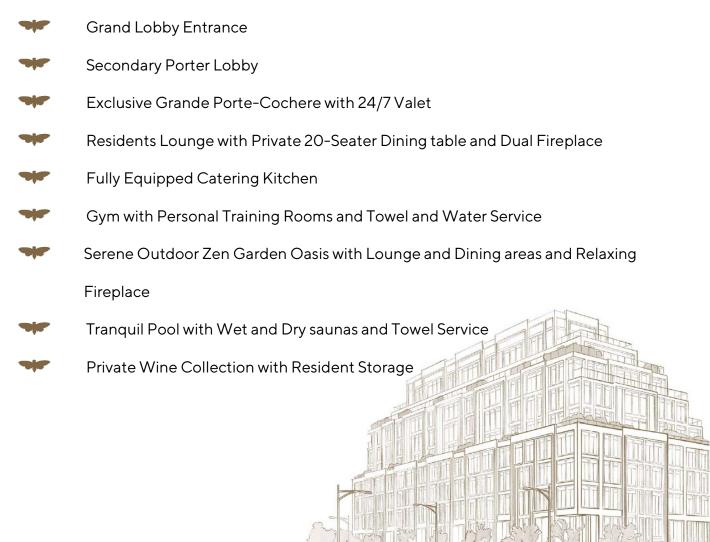
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AMENITIES

5-Star hotel like amenities thoughtfully located on the ground floor for ease of access for you and your visitors



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