



DIRECT SUBWAY CONNECTION



CENTRE COURT



Key Takeaways

MOST AFFORDABLE CONDO + DIRECT SUBWAY ACCESS

FOREST HILL STATION COMPLETED 2021

The Most Desirable Neighbourhood in GTA

SUBWAY FROM YOUR LOBBY

TOTALLY UNIQUE “GROUND FLOOR” OPPORTUNITY

Direct Connection

How Rare is Direct Connection?

Over **2,650** Condos Corporations in Toronto

Less Than **20** Have Direct Connection to Subway

Over **65,000** New Units Sold Since 2017

Less Than **1%** Have Direct Connection to Subway

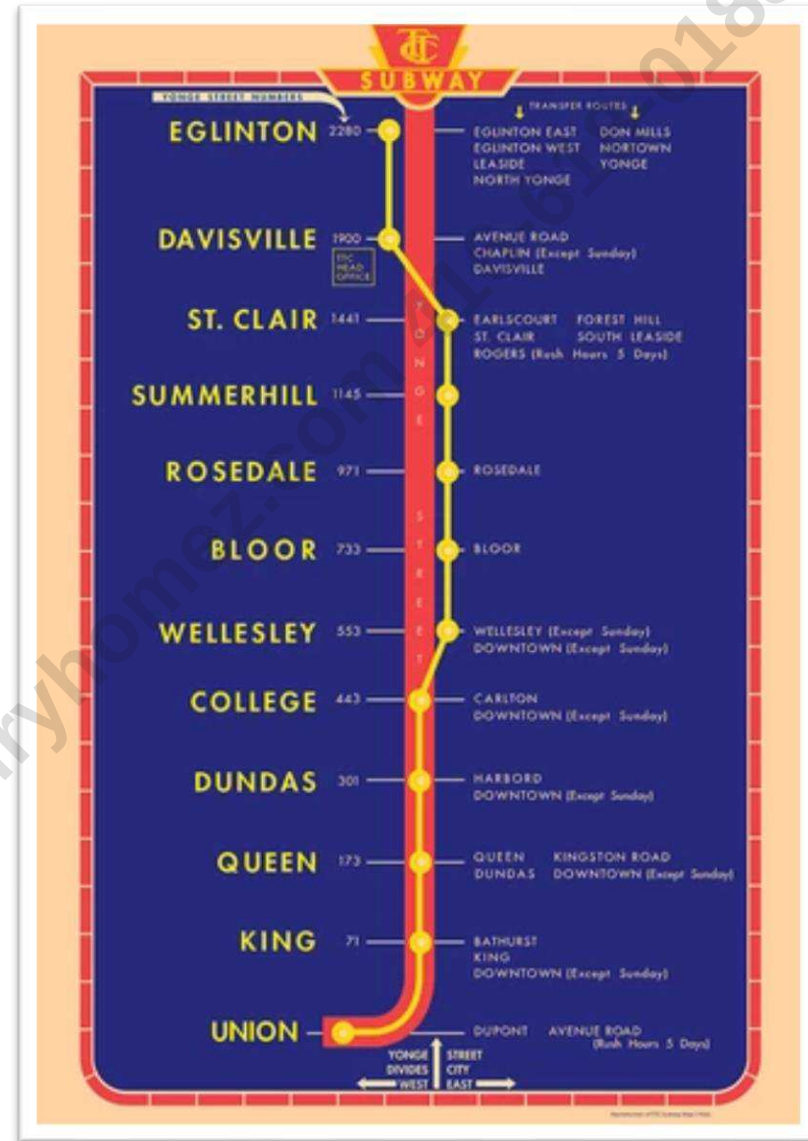


Over **30** Launches in Q4 2019
1 Has Direct Connection to the Subway

What is a Direct Connection Worth?

Residences With **Direct Connection**
carry an **18% Premium.**

The Most
Important
Amenity.
60 Years
Ago.



Yonge Line – 1958
12 Stops

The Most
Important
Amenity.
Today.

1.69 Million Riders
on Average Weekday.

Most Important Opportunity.

The map displays the Toronto subway network with several lines: the yellow line (Yonge-University) running north-south, the orange line (Eglinton) running east-west, the green line (Keele/Steeles) running east-west, and the purple line (Sheppard-Yonge) running east-west. The Forest Hill station is highlighted with a red rectangle on the yellow line, located between the St. Clair West and Spadina stations. Other stations shown include Vaughan Metropolitan Centre, Finch, Sheppard-Yonge, Don Mills, Mount Dennis, Kipling, and Union.





- **0** STEPS to **FOREST HILL STATION**
- **3** Stops to **YONGE + EGLINTON**
- **4** Stops to **YORKDALE**
- **5** Stops to **U of T**

- **7** Stops to **YONGE + BLOOR**
- **9** Stops to **YORK UNIVERSITY**
- **9** Stops to **RYERSON UNIVERSITY**
- **11** Stops to **UNION STATION**

Direct Connection

Eglinton Crosstown

- 19 Kilometers Across
- 25 Stops (Phase 1)
- 2021 Completion
- \$5.3 B – Largest Transit Expansion
- Historical + Transformational Infrastructure
- 80 KM/h



Direct Connection

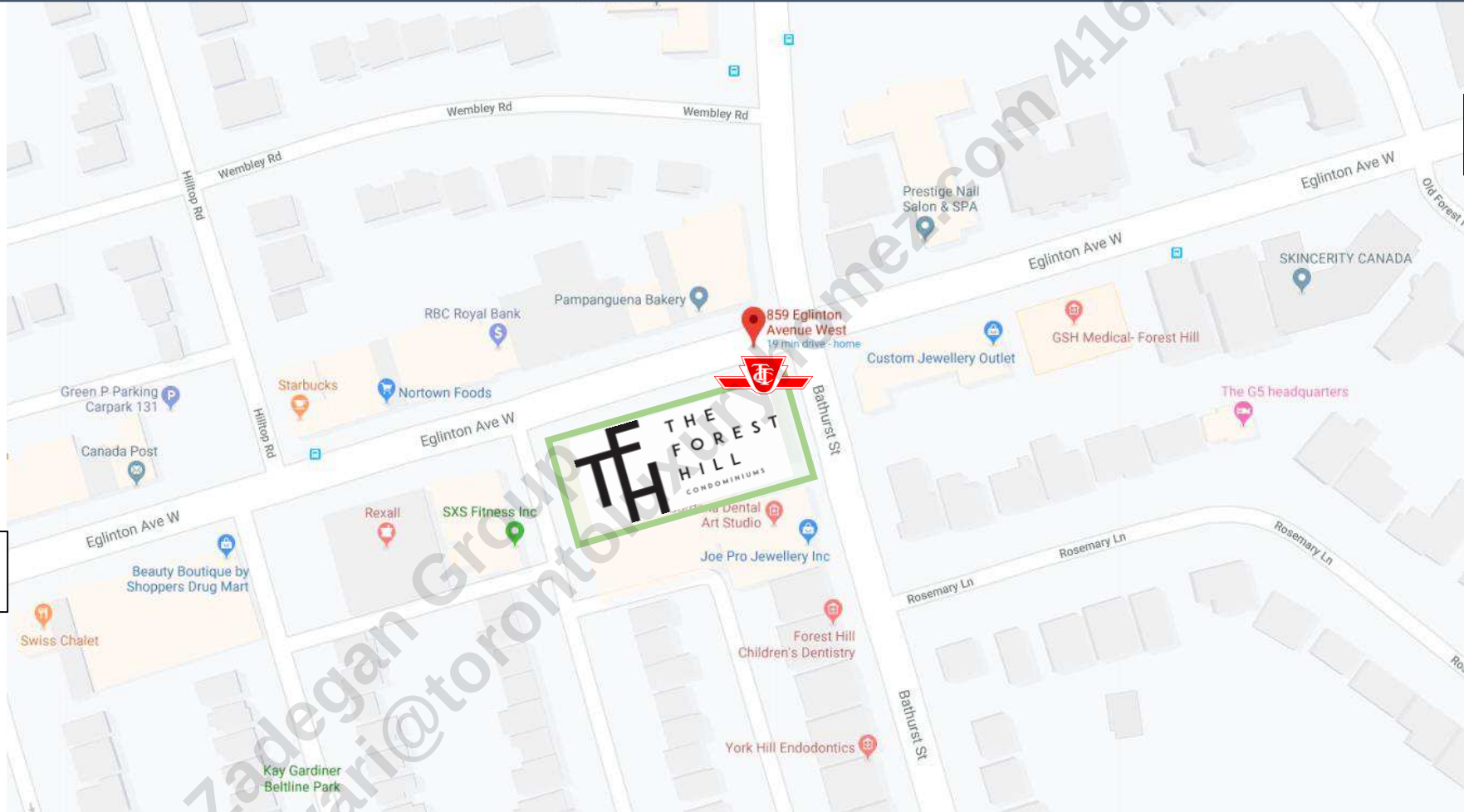


Eglinton Crosstown – Phase 2



The Forest Hill Condominiums

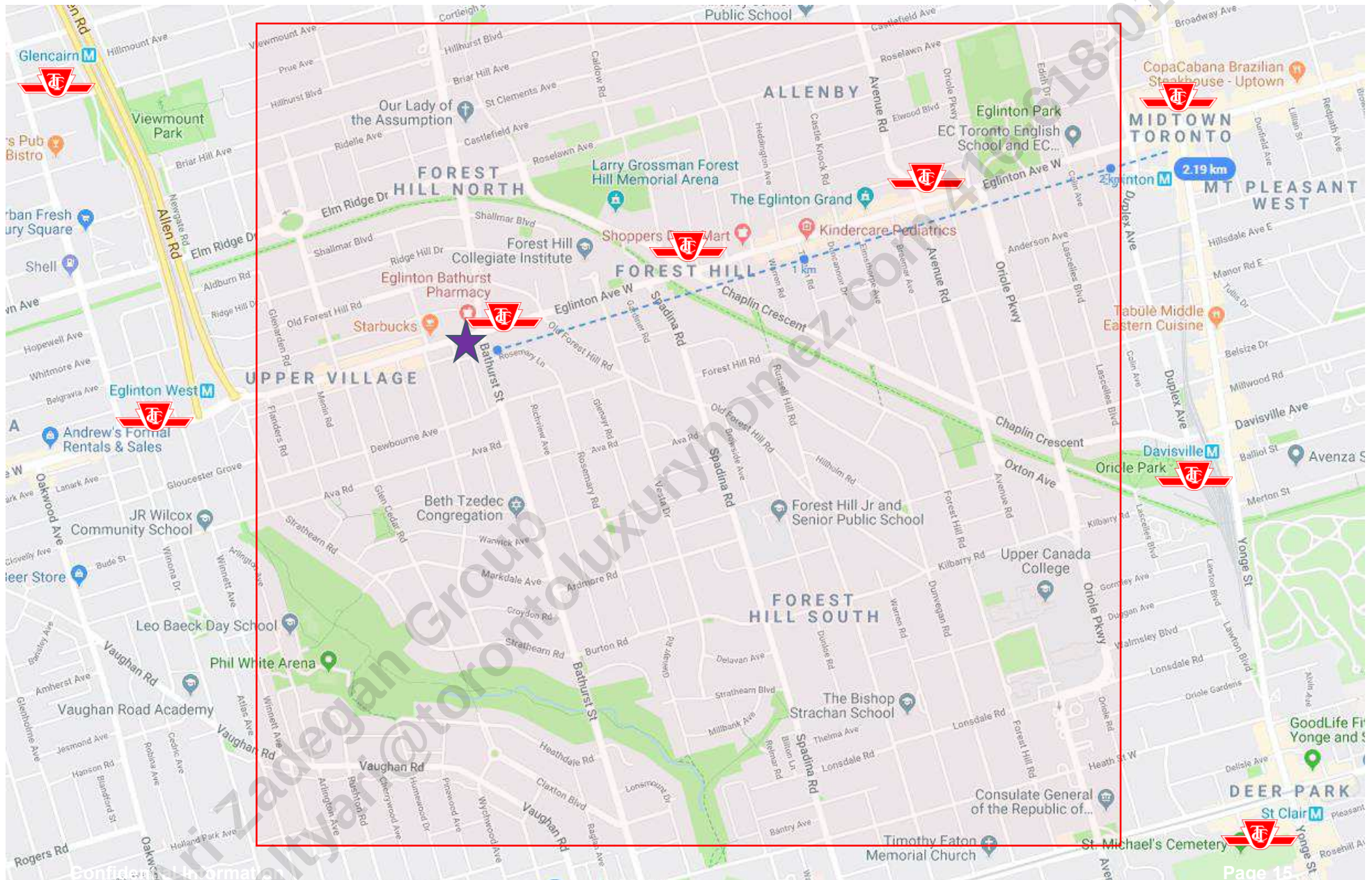
859 Eglinton Ave West – South West Corner



Yonge St
➔

Allen Rd
➔

859 Eglinton Ave West – South West Corner



Location, Location, Location



High Quality Education



Affluence



Safety



Elite Transportation Infrastructure



“Ground Floor Opportunity”



Centralized Location

The Most Affluent Neighborhood in the GTA



- Past **12** Months: **71 Homes Sold**
- Average Sold Price: **\$4.4 Million**



• **\$3M - \$5M**

52 Homes



• **\$5M - \$7M**

15 Homes



• **OVER \$7M**

4 Homes

Project Details

- Address: **859 Eglinton W (SW Corner)**
- Storeys: **15**
- Suite Count: **350**
- Size Ranges: **350 – 1,150 Sq. Ft**
- Suite Range: **Studio – 3 Bed**
- Occupancy: **2023**
 - Site Currently **Under Construction**
- Eglinton Subway Completion: **2021**



Project Details

- Amenities
 - 24-HR Concierge
 - Fitness Centre
 - Outdoor Rooftop Terrace
 - Party Room
 - Shared Co-Working Space
- Deposit Program: **20%**
- Zoning Status: **Fully Zoned**





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