



THE
CARVALO
ON COLLEGE



Come home to The Carvalo

Finely crafted condominiums
in the vibrant heart of College Street

Toronto is a multicultural hub that has some of the best international food, a buzzing nightlife and beautiful scenery. At The Carvalo on College, we're taking Toronto living to new heights. From scenic parks, unique eateries to stellar cafes, Dufferin Grove is one of the most liveable areas in the city. Don't miss out on your chance to experience this up and coming neighbourhood at The Carvalo on College.

aRi
expect more

THE
CARVALO

ON COLLEGE

Introducing The Carvalo on College at 899 College Street. Luxurious and modern suites surrounded by rich history. The city comes to life at The Carvalo.

23
Two-Storey
Condo Units

FEATURES & AMENITIES



Incredible Two-storey
Outdoor Terraces



Steps to Restaurants,
Schools & Parks



Private Wine
Tasting Room



2022 Expected
Occupancy



aRi
expect more



Building Amenities

The Carvalo has many luxuries, features and amenities to offer



Get cozy with a glass of wine, enjoy the sunset and take in the serene city views from The Carvalo's private rooftop patio. This **private indoor/outdoor lounge** gives you all the luxuries of an elegant event space without having to leave your home.

This massive outdoor space, coupled with the **large private terraces** included in every suite provide an unrivaled amount of open-air enjoyment for owners at The Carvalo.

Pets living in The Carvalo can enjoy the stunning views from their **private rooftop dog run**. Pampered pooches really do make perfect pets!

The Carvalo's **private wine tasting room**, with secured wine storage will surely help take your next gathering to the next level.

Suite Finishes

All our suites are furnished with only the highest quality finishes throughout



Each unit has 9-foot ceilings & floor-to-ceiling windows



Hardwood Floors

There's nothing more beautiful than sun-drenched hardwood floors. The Carvalo on College features top-quality, wide plank hardwood in every unit, adding unique character and pristine finishes to each space.



Solid Surfaces

All our suites' solid surface counters are the perfect combination of beauty and durability. Granite is known for its ability to withstand wear and tear, resist scratches and stains and is simple to clean, making your life easier.



Built-In Appliances

Built-in appliances are a hallmark of high-end kitchens, allowing for seamless integration and fully customized design. All units in The Carvalo on College feature fully integrated, top-of-the-line appliances to give you the kitchen of your dreams.



Four reasons to come home to College Street

Our luxurious two-storey suites are surrounded by some of the city's best eateries, cafes & parks

College Street is one of Toronto's most livable areas. Situated between Little Italy and vibrant Little Portugal, the neighbourhood has many incredible cultural gems to explore. Events like the Taste of Little Italy, Easter Parade and World Cup Soccer are not to be missed. Mouth-watering cafés line the street and access to green space make it a dog walker's paradise.

Minutes away entertainment can be found at the Royal Cinema, The Mod Club or many other happening spots along the strip.

Come enjoy Dufferin Grove living at The Carvalo on College.



1 Restaurants & Retail

Situated steps away from some of Toronto's finest bars, lounges, and cafes, The Carvalo on College takes downtown luxury living to the next level.

2 Access to Transit

The Carvalo has a Transit Score of 92. With access to major subway stations, streetcar routes and city bike lanes, world-class public transportation is at your fingertips.



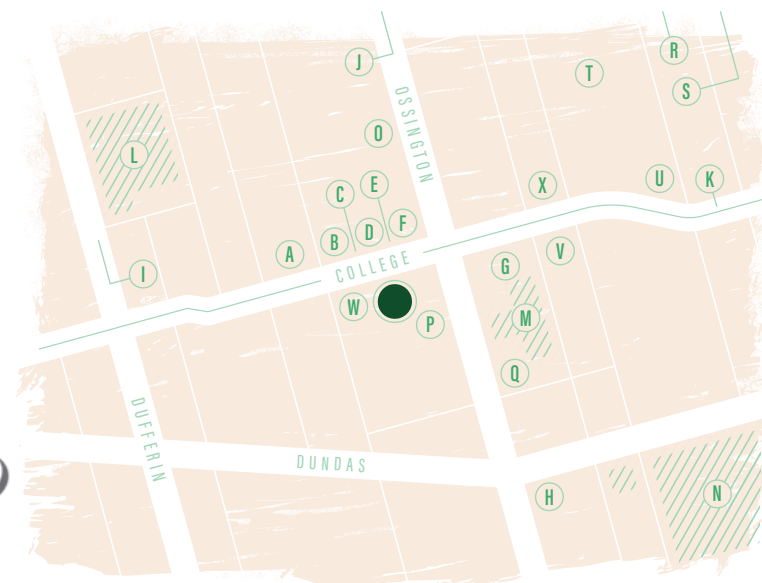
3 Parks

Dufferin Grove Park is one of the best organized community spaces in the city and is only minutes away from The Carvalo. Similarly spacious Trinity Bellwoods Park and George Ben Park are also within reach.



Great Schools 4

Ossington/Old Orchard Public School is just around the corner with four other schools within a five minute walk. The Carvalo has the space you'll need for a growing family.



Restaurants & Retail

- A. Prairie Boy Bakery
- B. Brass Taps Pizza Pub
- C. Folly Brewery
- D. Alchemy Brewpub
- E. Chiado Restaurant
- F. Arts Market
- G. Bar Isabel
- H. Libretto Pizza

Transit

- I. Dufferin Station
- J. Ossington Station
- K. 506 Carlton Streetcar

Parks

- L. Dufferin Grove Park
- M. George Ben Park
- N. Trinity Bellwoods Park

Schools

- O. Dewson St. Jr. Public School
- P. Ossington Jr. Public School
- Q. Pope Francis Catholic School
- R. Harbord Collegiate Institute
- S. Central Toronto Academy
- T. Montrose Junior Public School

Venues

- U. The Mod Club
- V. Revival Bar

Local Amenities

- W. West End YMCA
- X. College Shaw Library

 The Carvalo Location

aR1
expect more

A Taste of the Neighbourhood

Enjoy a sample of what the restaurants, shops & breweries of College Street have to offer

With real Neapolitan pizza made from the freshest ingredients and beers on the menu, Pizza Libretto is a date night go-to.

Or get some much needed me-time and ignite your inner yogi at Octopus Garden Yoga's classes.

Homemade brunch on Sunday morning is made all the better with Prairie Boy Bread.

Explore more of Dufferin Grove with The Carvalho on College.



1. **Dufferin Grove Pennant**
Local artist Steph Hung
@stephhung
2. **Second-Hand Book**
Sellers & Newel Books
672 College St.
3. **Portuguese Tarts**
National Bakery
812 College St.
4. **Dovercourt Pale Ale**
Folly Brewery
928 College St.
5. **Vintage Bowl**
Arts Market
846 College St.
6. **Organic Pomade**
Blood & Bandages
894 College St.
7. **Yoga Mat & Blanket**
Octopus Garden Yoga
967 College St.
8. **Margarita Pizza**
Pizza Libretto
221 Ossington Ave.
9. **Argan Lotion & Incense**
Health Hut
786 College St.
10. **Organic Kombucha**
Anti Vice Juicery
853A College St.
11. **Select Craft Beers Cans**
Bellwoods Brewery
124 Ossington Ave.
12. **Daily Planner**
Monocle Shop
776 College St.
13. **Bowmore 15 Whiskey**
The Caledonian
856 College St.
14. **Organic Bread**
Prairie Boy Bread
970 College St.

Floor Plans

Choose from 23 Premium Two-Storey Suites averaging over 1200 sq. ft.

Note: At press time, 5-6 units have been reserved



All of our suites have access to beautiful outdoor spaces with 1 or 2 terraces per unit

Unit 601

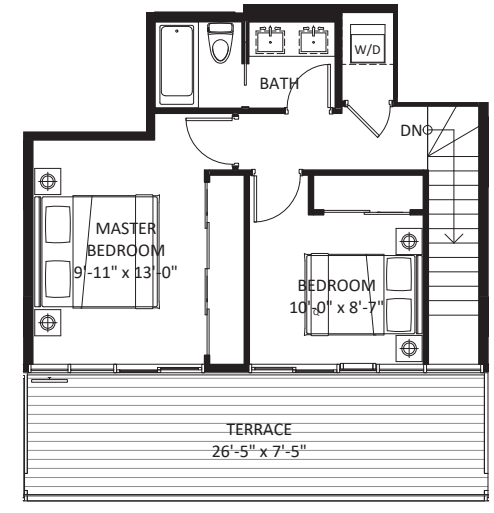
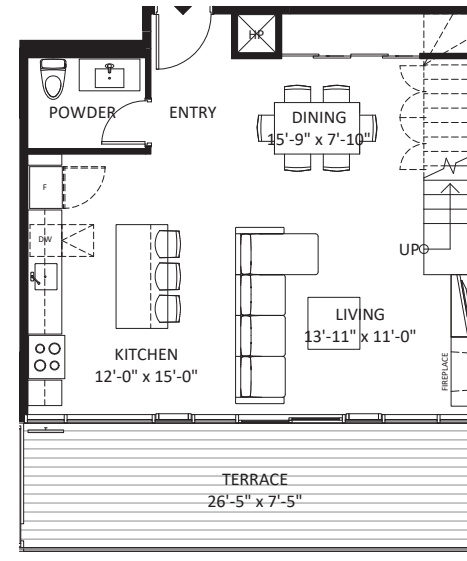
2 Bedroom

1141 sq. ft. + 381 sq. ft. Terrace

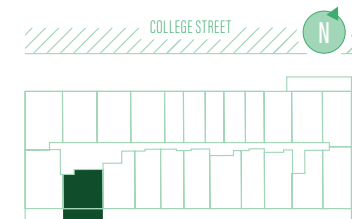


FIRST FLOOR

SECOND FLOOR



THE GLADSTONE

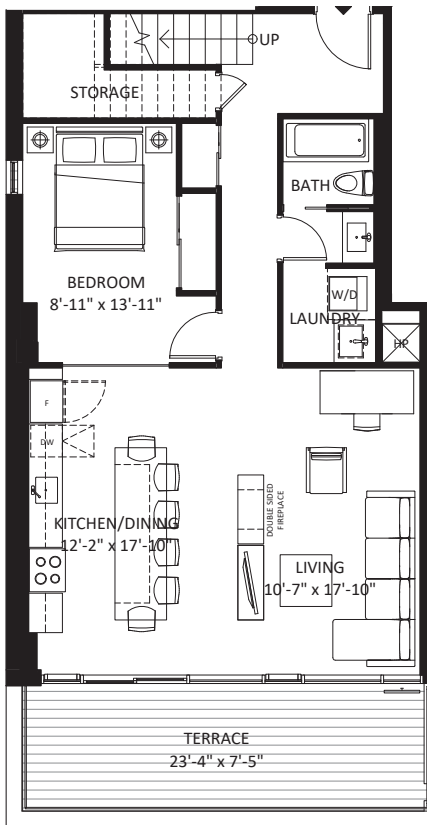


Unit 602

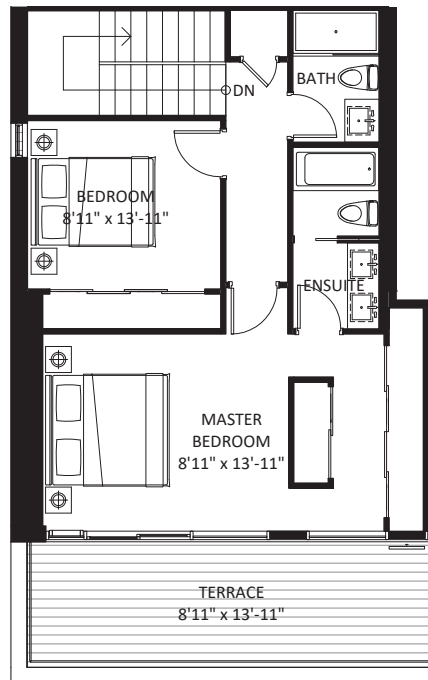
3 Bedroom

1665 sq. ft. + 331 sq. ft. Terrace

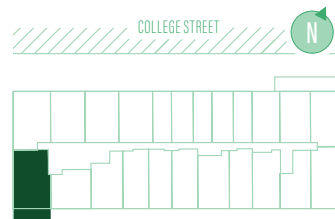
FIRST FLOOR



SECOND FLOOR



THE RUSHOLME

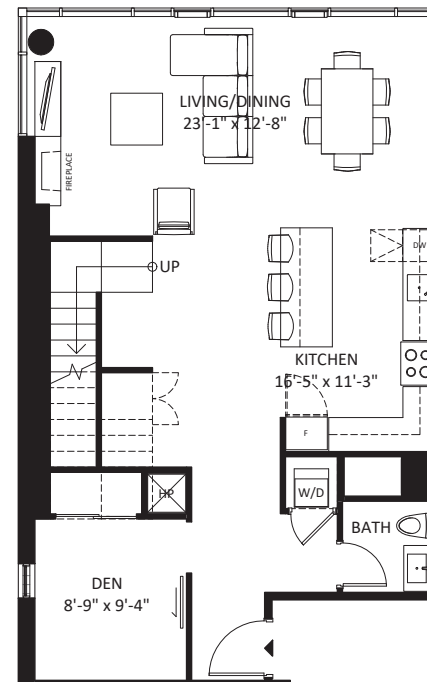


Unit 603

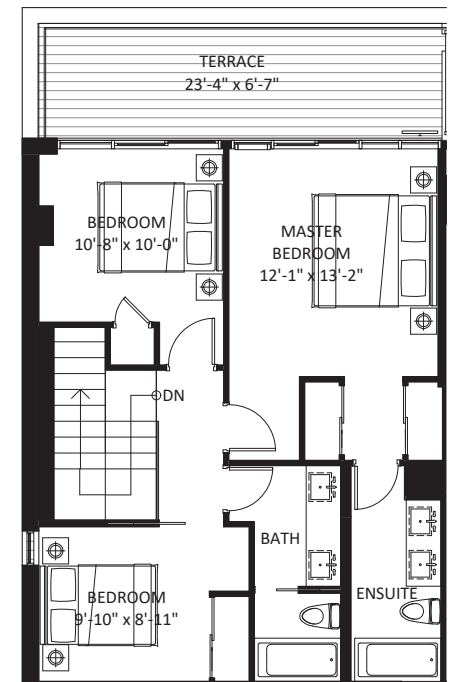
3 Bedroom + Den

1681 sq. ft. + 145 sq. ft. Terrace

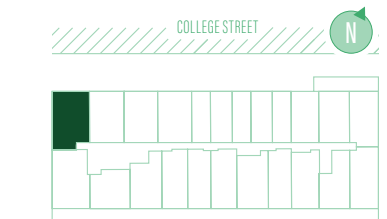
FIRST FLOOR



SECOND FLOOR



THE DELAWARE I

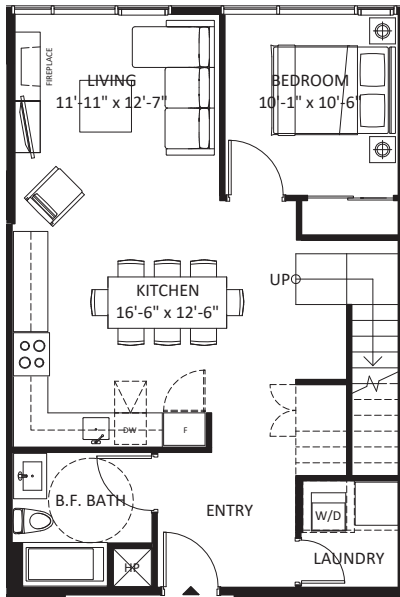


Unit 604

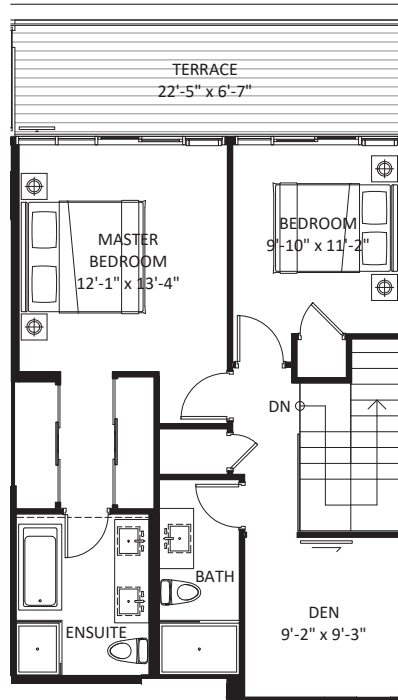
3 Bedroom + Den

1534 sq. ft. + 148 sq. ft. Terrace

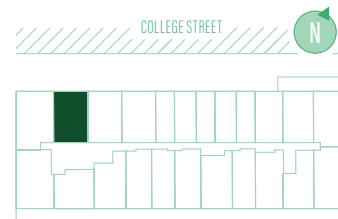
FIRST FLOOR



SECOND FLOOR



THE DELAWARE II

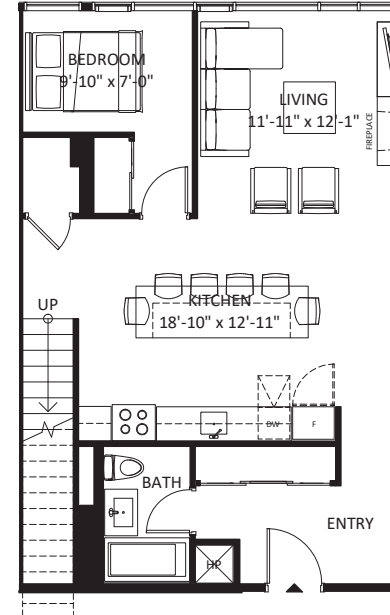


Unit 605

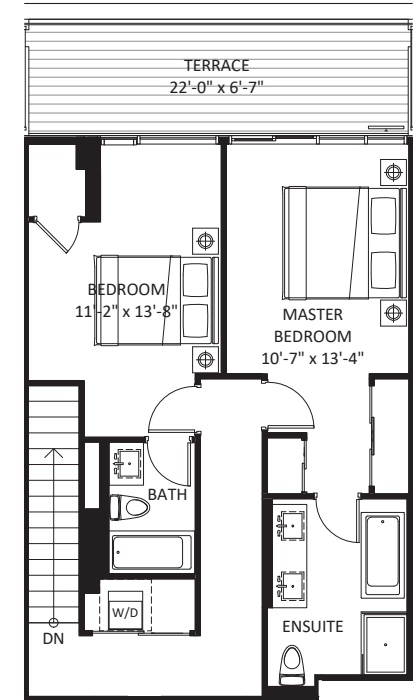
3 Bedroom

1515 sq. ft. + 145 sq. ft. Terrace

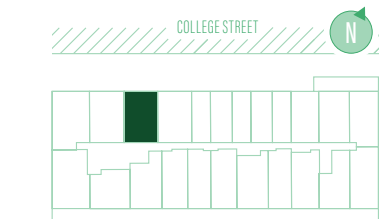
FIRST FLOOR



SECOND FLOOR



THE DELAWARE III

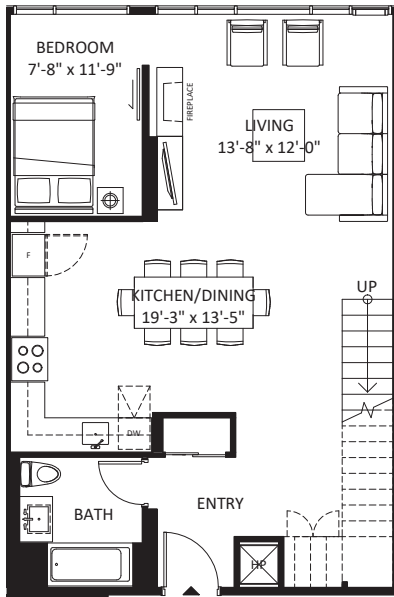


Unit 606

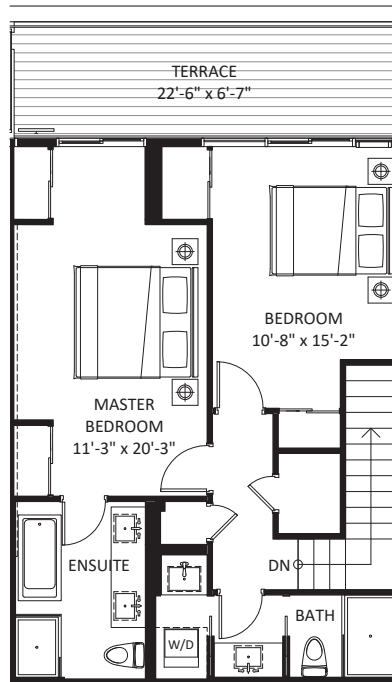
3 Bedroom

1492 sq. ft. + 145 sq. ft. Terrace

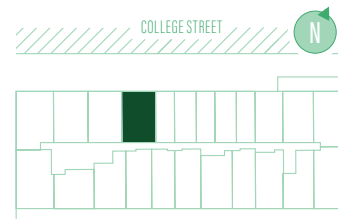
FIRST FLOOR



SECOND FLOOR



THE DELAWARE IV

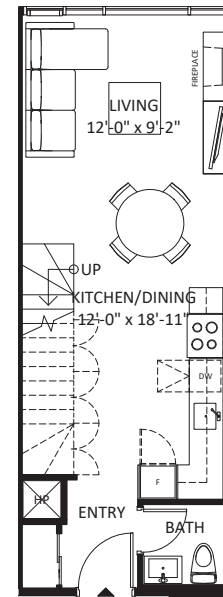


Unit 607 / 609 / 611

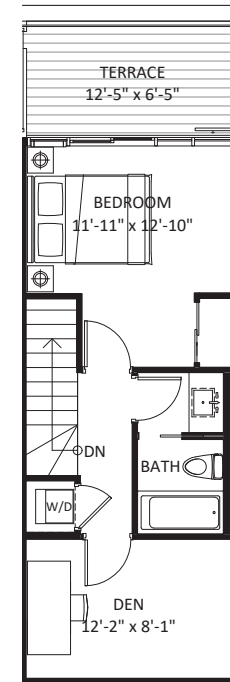
1 Bedroom + Den

828 sq. ft. + 81 sq. ft. Terrace

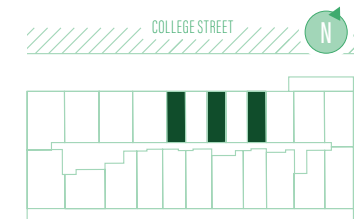
FIRST FLOOR



SECOND FLOOR



THE ROXTON I, II, III

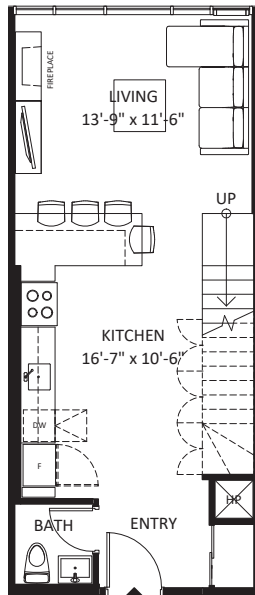


Unit 608

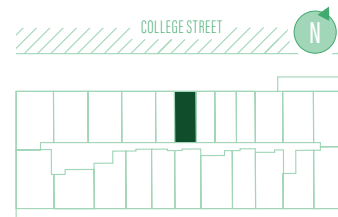
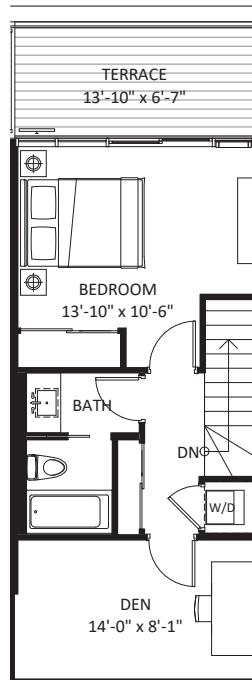
1 Bedroom + Den

943 sq. ft. + 93 sq. ft. Terrace

FIRST FLOOR



SECOND FLOOR



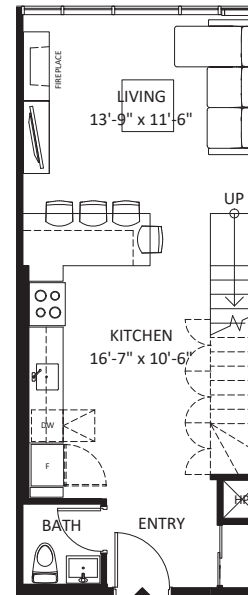
THE MONTROSE I

Unit 610

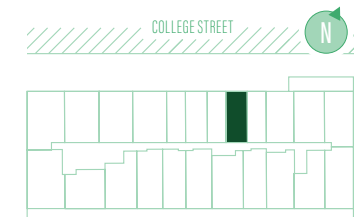
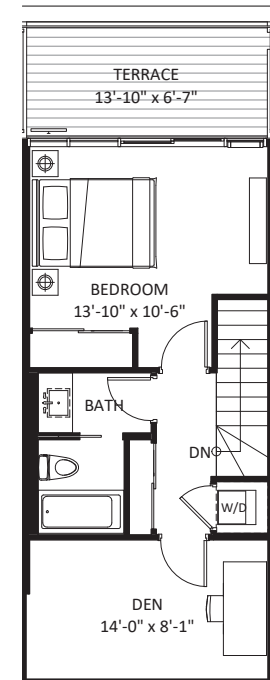
1 Bedroom + Den

943 sq. ft. + 93 sq. ft. Terrace

FIRST FLOOR



SECOND FLOOR



THE MONTROSE II

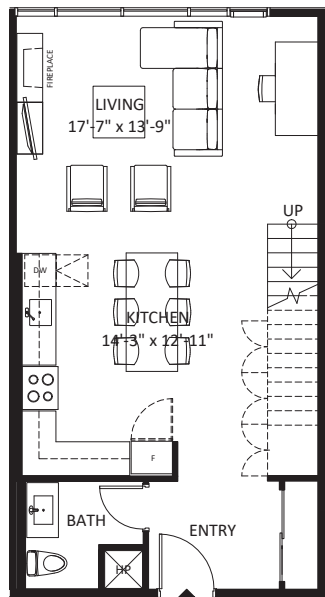


Unit 612

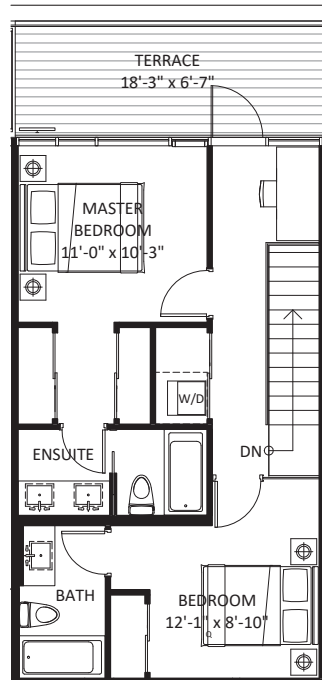
2 Bedroom

1209 sq. ft. + 118 sq. ft. Terrace

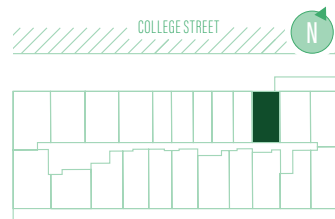
FIRST FLOOR



SECOND FLOOR



THE CONCORDE I

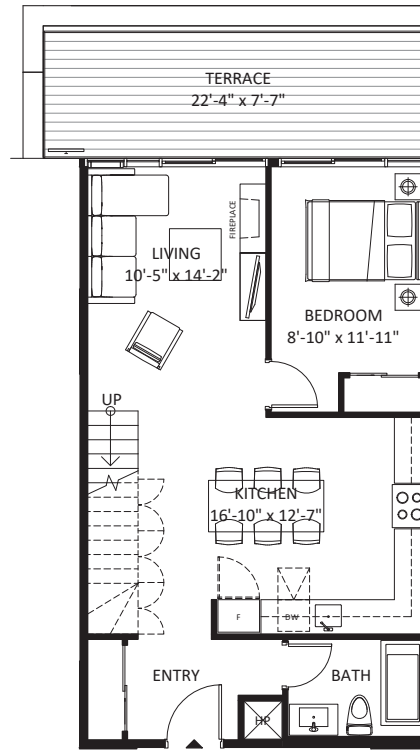


Unit 613

3 Bedroom

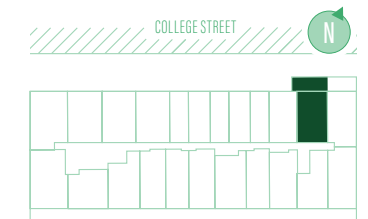
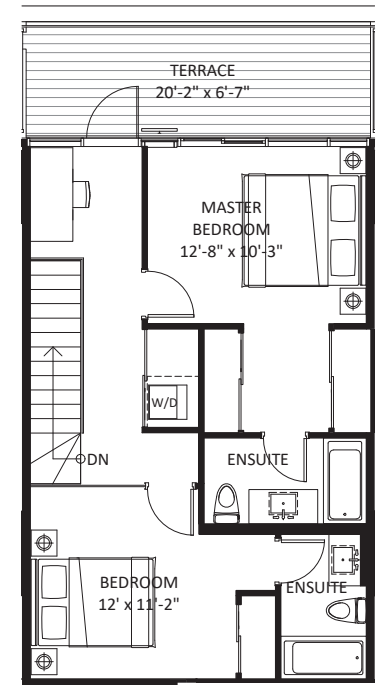
1355 sq. ft. + 296 sq. ft. Terrace

FIRST FLOOR



THE DEWSON

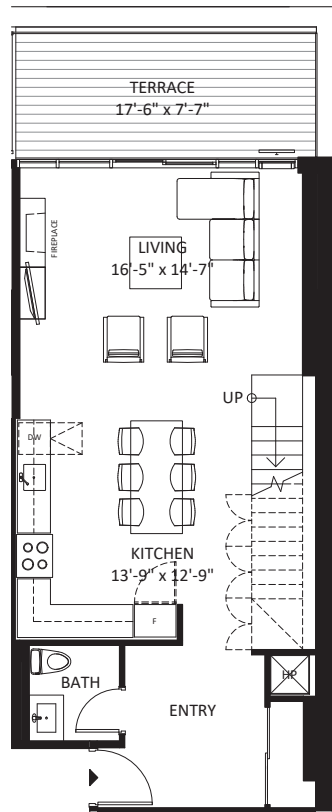
SECOND FLOOR



Unit 614

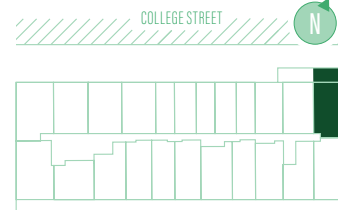
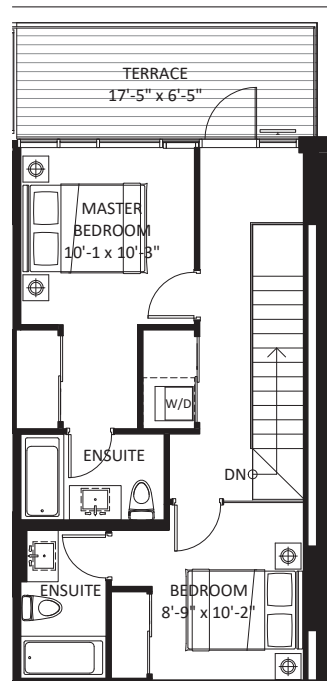
2 Bedroom

1280 sq. ft. + 242 sq. ft. Terrace



FIRST FLOOR

SECOND FLOOR



THE CONCORDE II

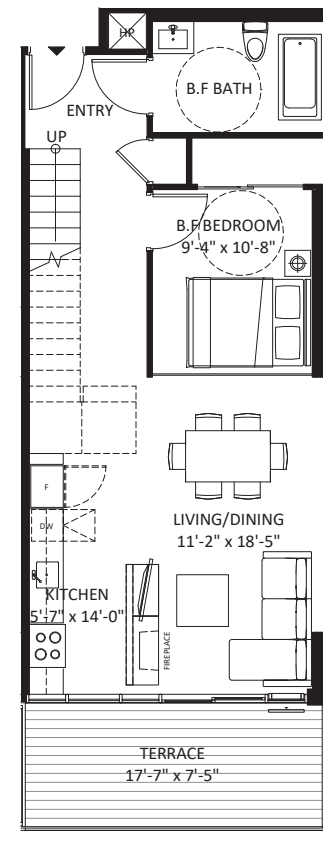
Unit 615

2 Bedroom + Den

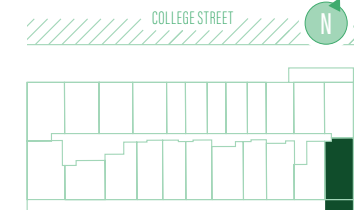
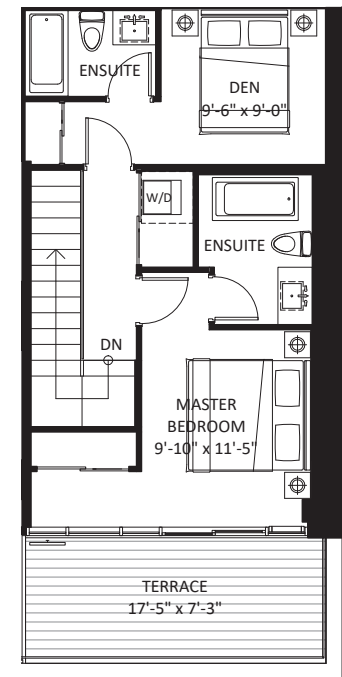
1317 sq. ft. + 249 sq. ft. Terrace



FIRST FLOOR



SECOND FLOOR



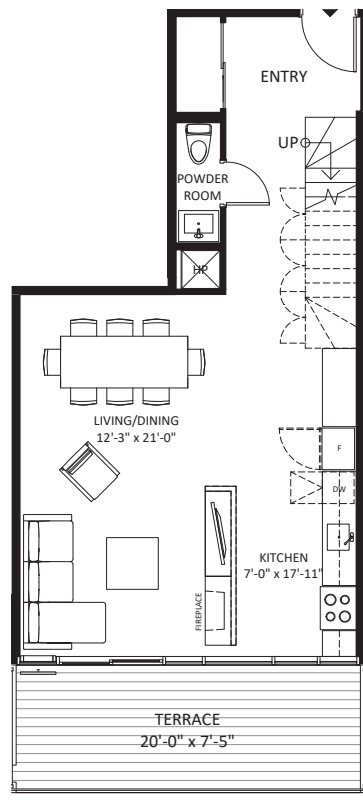
THE MACKENZIE

Unit 616

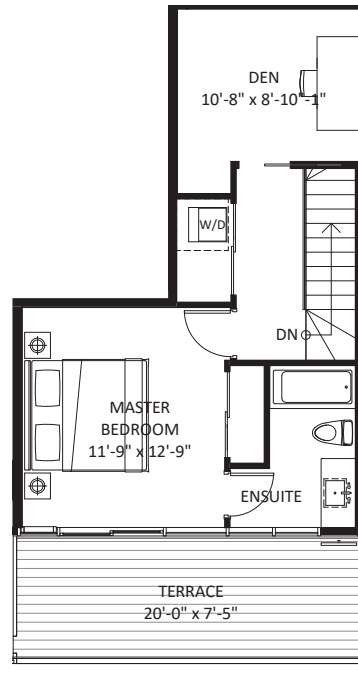
1 Bedroom + Den

1136 sq. ft. + 292 sq. ft. Terrace

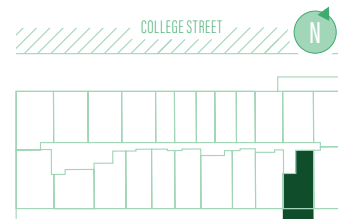
FIRST FLOOR



SECOND FLOOR



THE HARRISON I

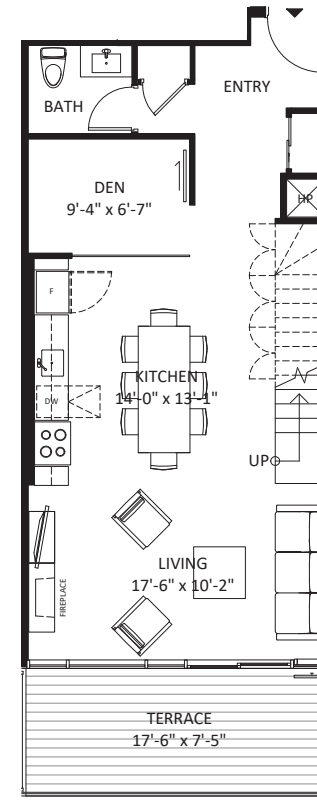


Unit 617

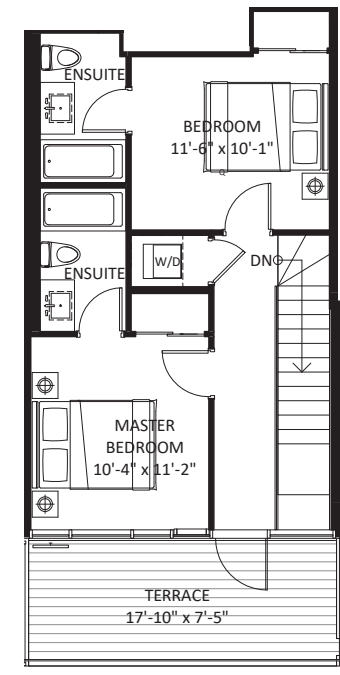
2 Bedroom + Den

1238 sq. ft. + 261 sq. ft. Terrace

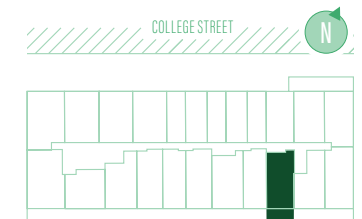
FIRST FLOOR



SECOND FLOOR



THE MARSHALL

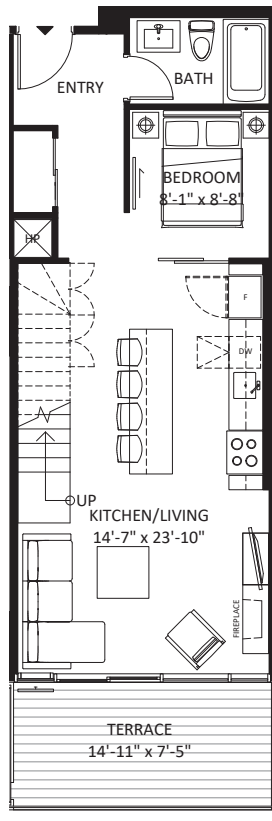


Unit 618

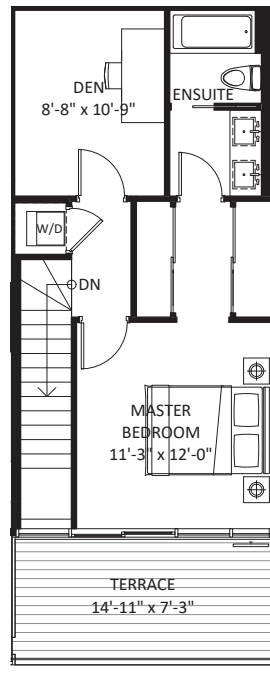
2 Bedroom + Den

1076 sq. ft. + 220 sq. ft. Terrace

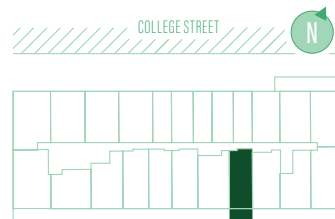
FIRST FLOOR



SECOND FLOOR



THE SHANNON I

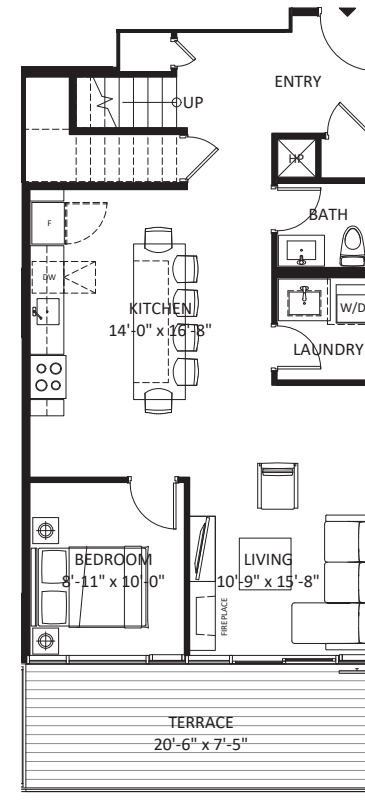


Unit 619

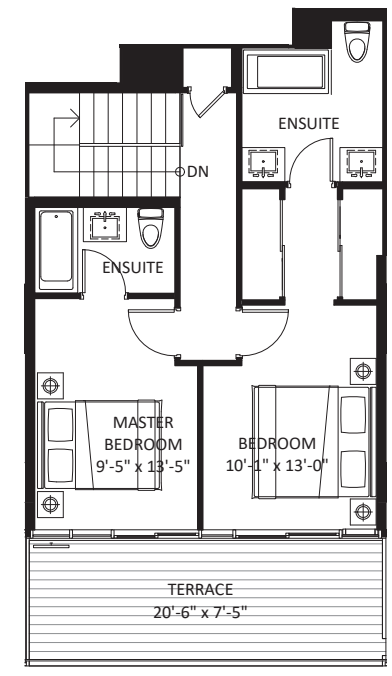
3 Bedroom

1377 sq. ft. + 295 sq. ft. Terrace

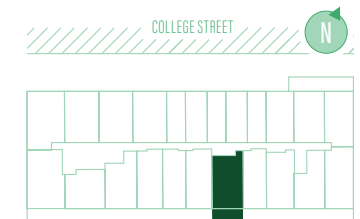
FIRST FLOOR



SECOND FLOOR



THE HAMILTON

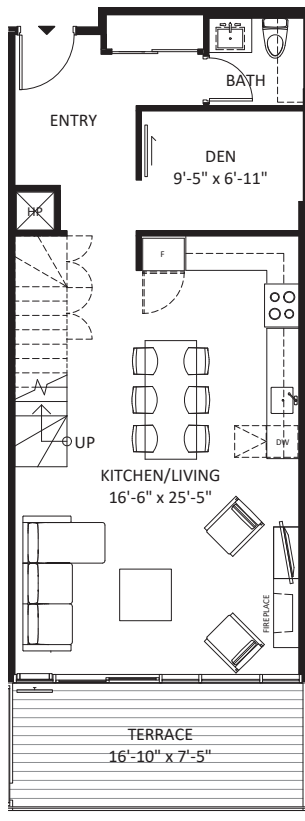


Unit 620

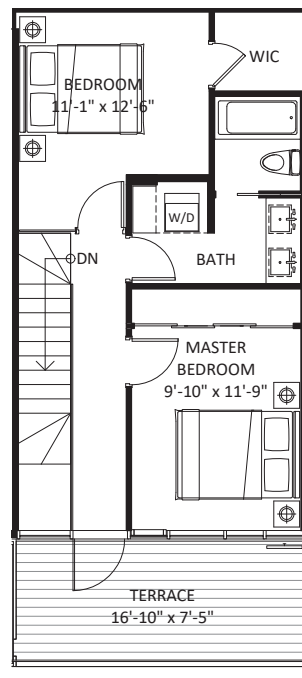
2 Bedroom + Den

1196 sq. ft. + 247 sq. ft. Terrace

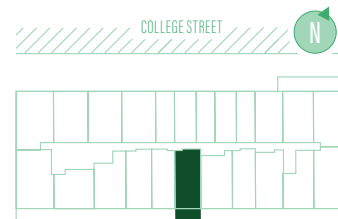
FIRST FLOOR



SECOND FLOOR



THE CHURCHILL I

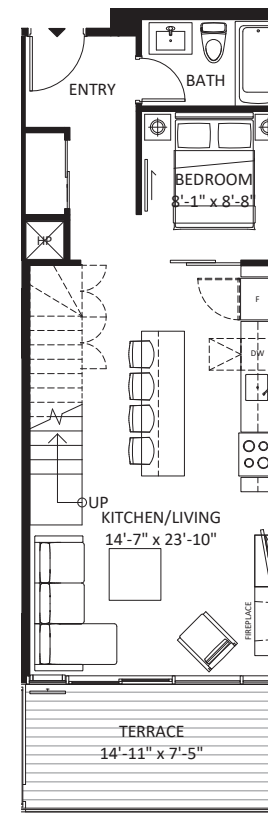


Unit 621

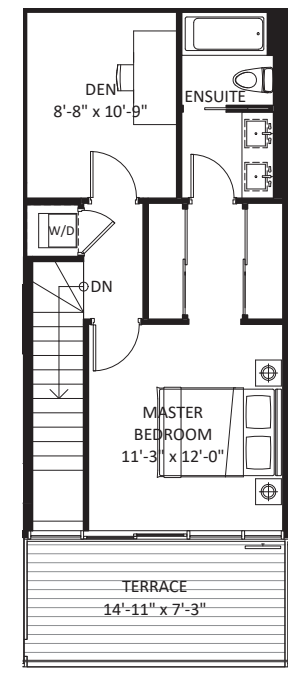
2 Bedroom + Den

1076 sq. ft. + 220 sq. ft. Terrace

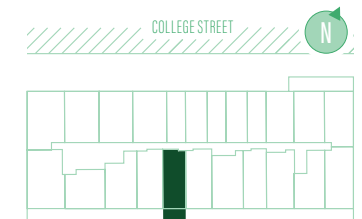
FIRST FLOOR



SECOND FLOOR



THE SHANNON II

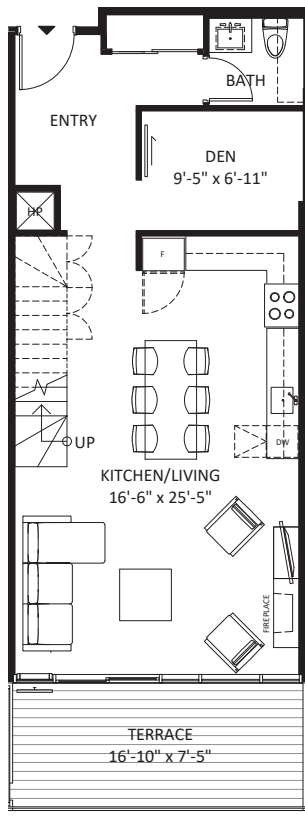


Unit 622

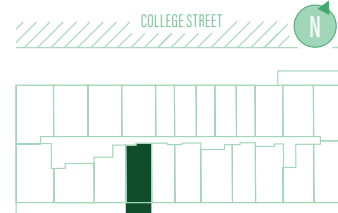
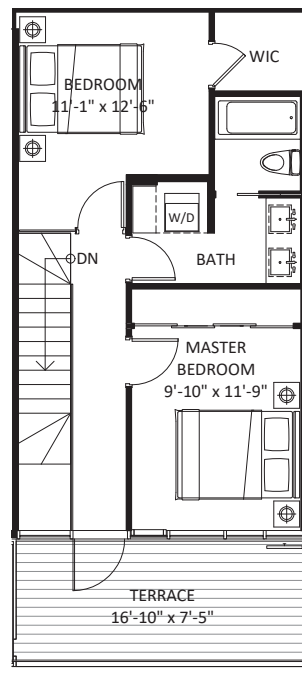
2 Bedroom + Den

1196 sq. ft. + 247 sq. ft. Terrace

FIRST FLOOR



SECOND FLOOR



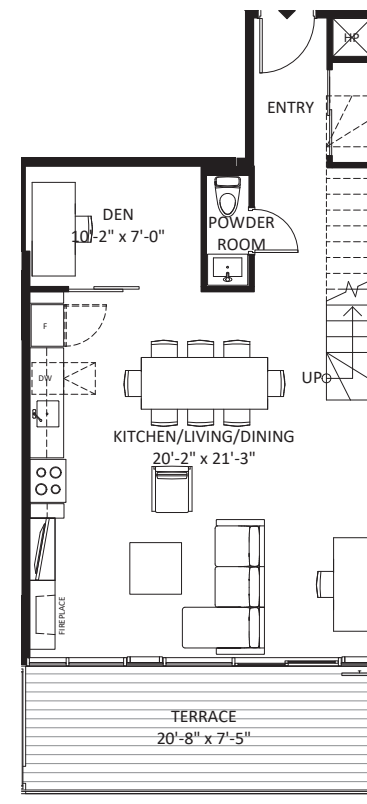
THE CHURCHILL II

Unit 623

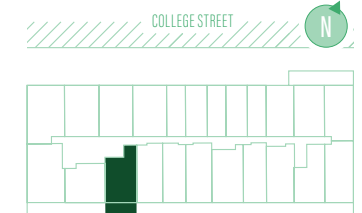
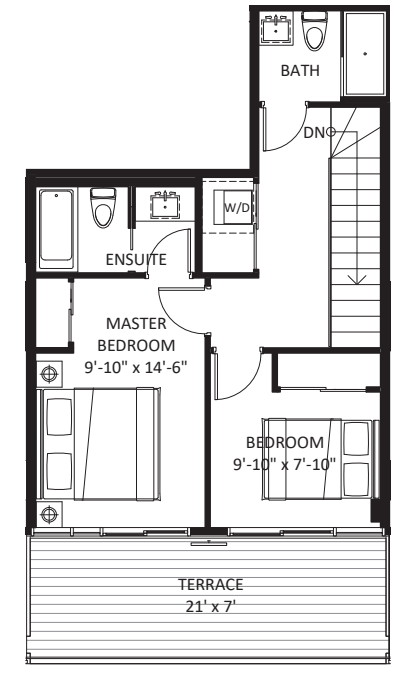
2 Bedroom + Den

1242 sq. ft. + 301 sq. ft. Terrace

FIRST FLOOR



SECOND FLOOR



THE HARRISON II



aRi
expect more



aRi
expect more

ARI ZADEGAN
BROKER OF RECORD

What could your home sell for
in Today's Market?

RE/MAX
HALLMARK: ARI ZADEGAN GROUP REALTY
RAISING THE BAR

D 416.489.4287 | C 416.618.0188
Ari@TorontoLuxuryHomez.com | TorontoLuxuryHomez.com





THE
CARVALO
ON COLLEGE