

TEAGARDEN

HIGH
TEA.
HIGH
STYLE.

Boutique Condominiums
At Bayview and Sheppard.



PHANTOM
DEVELOPMENTS

TEAGARDENCONDOS.COM

TEA

HIGH TEA. *high design.*

Exceptional design,
meticulous detail, and
sophisticated boutique
living at its finest



03



07

HIGH TEA. *high life.*

Upscale shopping,
destination dining and
everything you need for
stylish, modern living



HIGH TEA. *high leisure.*

A desirable range
of amenities designed
for life beyond your suite



13



19

HIGH TEA. *high luxury.*

Inspired suite designs to
welcome you home in luxury,
style and comfort

HIGH TEA. *high value.*

Invest in one of the best places in
the city to own real estate



23



25

HIGH TEA. *high performance.*

Builder Phantom Developments
is enhancing Toronto communities
with style, elegance and value

IT'S TIME
TO LIVE
THE HIGH LIFE.
TIME TO
HAVE IT ALL.
THE WORLD
AT YOUR
DOORSTEP.
SURROUNDED
BY EVERYTHING
YOUR HEART
DESIRES.

TEAGARDEN

CONDOMINIUMS

Welcome to sophisticated boutique living in the desirable Bayview Village neighbourhood.

Enjoy life ensconced in style and luxury. This is Tea Garden. This is home.



HIGH **TEA.** *high design.*

ELEGANT AND REFINED, SERENE AND SENSUAL, BATHED IN NATURAL LIGHT, TEA GARDEN EXUDES A SOPHISTICATED BEAUTY THAT SHINES THROUGH IN EVERY SPLENDID DETAIL.



Nestled elegantly into its landscaped grounds, luminous like a polished jewel, Tea Garden is an intimately exquisite building that exemplifies sophisticated living at its finest.

Comprising only 111 suites – from 1 bedrooms to 2-storey town lofts – Tea Garden offers exceptional, modern living in a building that draws inspiration from the world of boutique hotels. From the carefully considered architecture to the refined interior design, every aspect of the building exudes a beautifully understated elegance.

From the exterior, Tea Garden is marked by its strong, modern lines, which frame and reinforce the building's spacious balconies and expansive windows.

As you enter the lobby, soft tones and natural elements of wood and stone welcome you into the space, providing a soothing respite from the outside world. Draw further into the heart of the lobby, and a gentle burbling ripple calls your attention to the striking water feature that anchors this serene space.

Throughout the building, subtle details, natural light and a restrained design approach result in a sophisticated yet thoroughly relaxing environment – inviting, embracing, letting you know you're home.

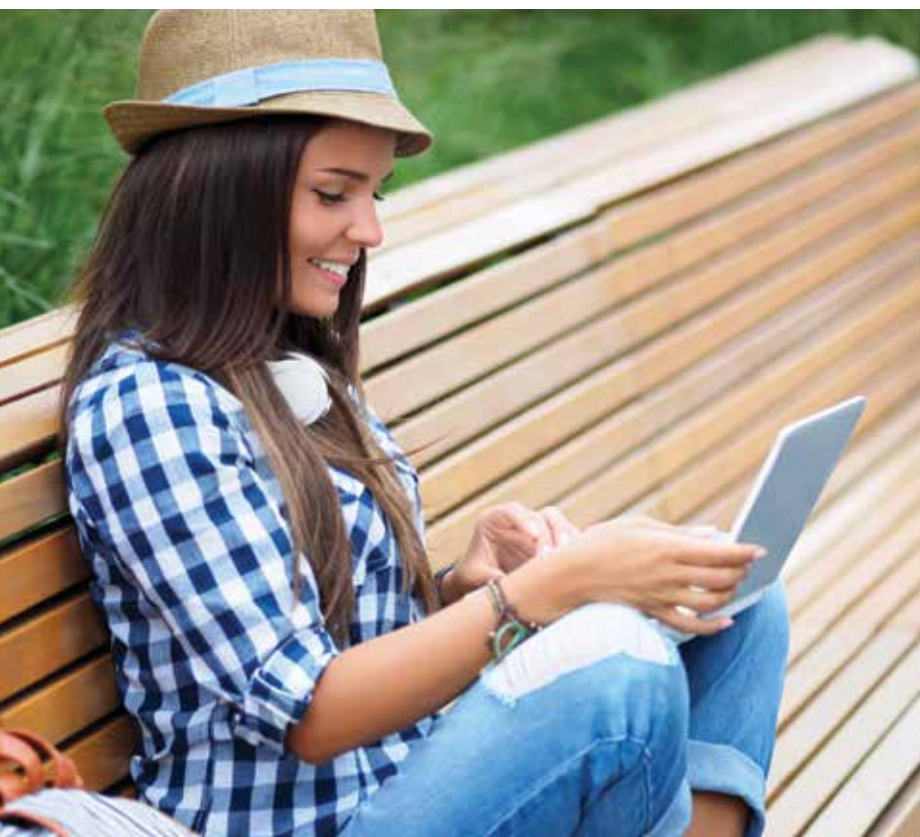




HIGH **TEA.** *high life.*

For those who enjoy the luxury life, Tea Garden puts you in the midst of an enviable array of high-end shopping, destination dining, and everything you need for stylish, modern living.

Situated in the upscale Bayview and Sheppard neighbourhood, steps from one of Canada's most prestigious shopping centres, Bayview Village, Tea Garden is right in the heart of exciting one-of-a-kind boutiques, luxury retailers, celebrity chef restaurants, and a host of services and day-to-day conveniences. From the exciting modern menu of Claudio Aprile's Origin North restaurant to refined dim sum and Chinese cuisine at Pearl Bayview, the array of dining options at Bayview Village offers something to satisfy every taste. For a gourmet night in, Pusateri's Fine Foods is a food lover's paradise, offering aisles packed with a diverse selection of the finest produce, epicurean products and prepared meals to satisfy the most sophisticated palette.



FROM HOT DINING
TO HAUTE FASHIONS,
INTERNATIONAL
LUXURY BRANDS
TO ONE-OF-A-KIND
LOCAL GEMS, LIFE AT
TEA GARDEN PUTS YOU
ON THE DOORSTEP OF
EVERYTHING YOU DESIRE.





TREAT TIME.

SIT BACK, DEEP BREATH, LOOK AROUND YOU AND EXPERIENCE THE SATISFYING PLEASURE OF LIVING LIFE BEAUTIFULLY - IN A NEIGHBOURHOOD THAT'S ONE OF A KIND, AND A RESIDENCE THAT'S SECOND TO NONE.





FROM RECREATION TO RETAIL THERAPY,
TEA GARDEN PUTS YOU WITHIN EASY REACH OF IT ALL.

SHOPPING

- Bayview Village
- Loblaws
- Metro
- Fairview Mall
- Shops at Don Mills
- Tim Hortons / Starbucks
- Shoppers Drug Mart

LIVING

- Bayview Village Tennis
- Bikram Yoga TNT
- Toronto Sheppard Ave. YMCA Centre
- SilverCity Fairview Mall Cinemas
- Blo Blow Dry Bar
- York Mills Arena
- The Village Spa
- Goodlife Fitness
- Bayview Arena

HEALTH

- Bayview Medical Centre
- North York General Hospital
- Bayview Hospital
- Sunnybrook Hospital Foundation

LEARNING

- York University
- Hollywood Public School
- Bayview Glen Private School
- Elkhorn Public School
- Seneca College Newnham Campus
- St. Gabriel Catholic School

SERVICES

- Bayview Subway Station
- Bessarion Subway Station
- Old Cummer GO Station Rail
- Leslie Subway Station
- Sheppard - Yonge Subway Station
- Finch Subway Station
- Don Mills Subway Station
- York Mills Subway Station
- Lawrence Subway Station
- Esso
- RBC Royal Bank
- TD Canada Trust

RECREATION

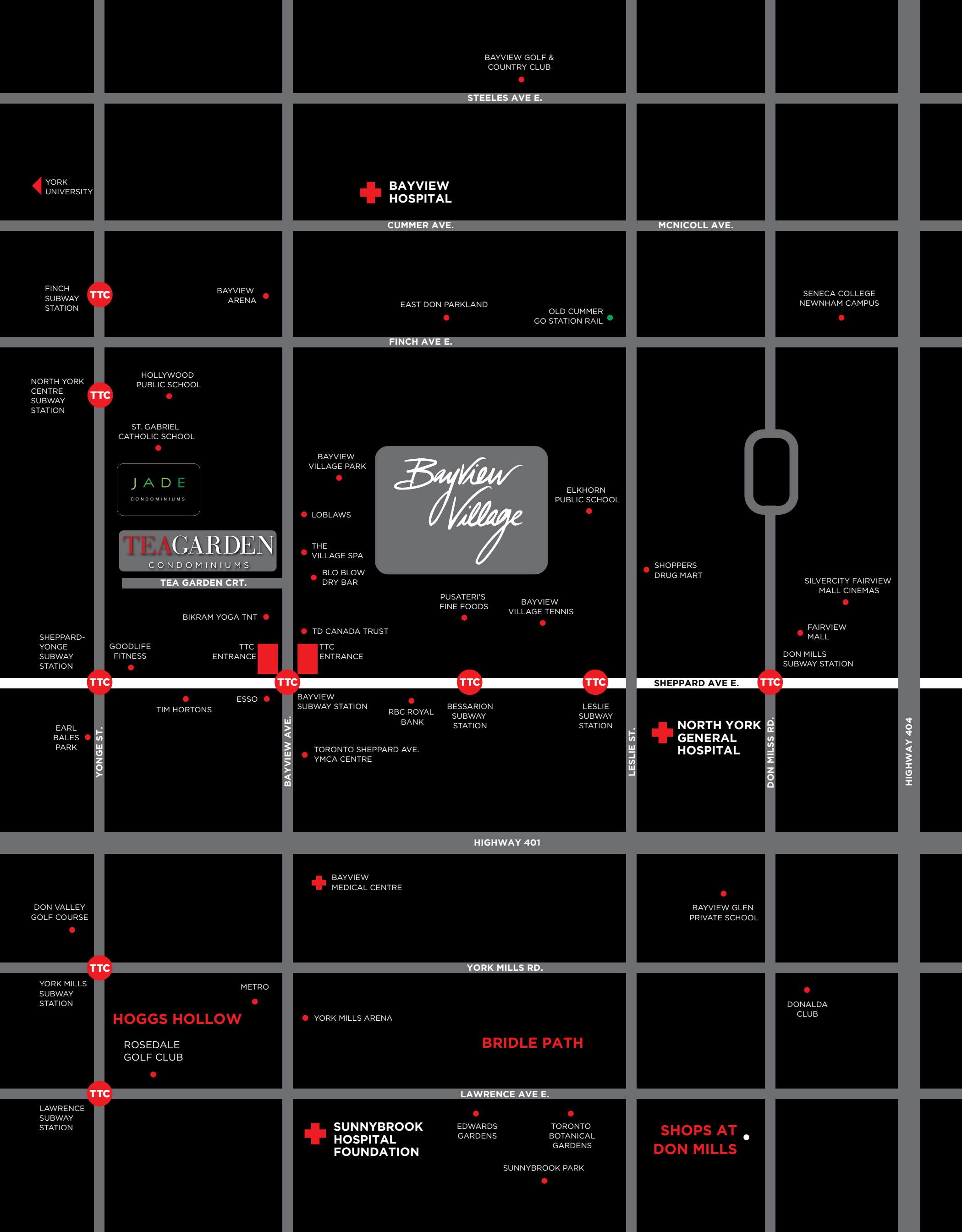
- Bayview Village Park
- Bayview Golf & Country Club

- Rosedale Golf Club
- Donalda Club
- Don Valley Golf Course
- East Don Parkland
- Earl Bales Park
- Sunnybrook Park
- Toronto Botanical Gardens
- Edwards Gardens

BAYVIEW VILLAGE
AT YOUR DOORSTEP

- CIBC Branch & ATM
- President's Choice Financial
- Origin North
- Il Fornello
- Oliver & Bonacini Fine Foods
- Pusateri's Fine Foods
- Loblaws
- Starbucks
- LCBO

■ TTC Entrance



HIGH **TEA.** *high leisure.*

AT TEA GARDEN, LIFE IS ENRICHED WITH A HOST OF AMENITIES
DESIGNED TO LET YOU ENJOY LIVING WELL BEYOND YOUR SUITE.



ROOFTOP LOUNGE

With spaces to relax, to play, to entertain and enjoy life, everything you need for ideal living has been taken into consideration. Designed by acclaimed Tomas Pearce Interior Design Consulting, Tea Garden's range of outstanding amenities encapsulates the luxurious lifestyle that awaits its residents.

Adjoining the ground floor lobby, take respite in the serene Tea Room, a quiet and light-filled space comfortably appointed with lounging sofas, Internet connection and a refreshment bar. Also on the ground floor, an exercise room furnished with the latest equipment and awash in natural light offers an inspiring space to stay fit and active.

On the 12th floor Tea Garden Lounge rooftop, is a spacious outdoor hot tub that beckons you to soothe in its swirling

waters or simply soak in the panoramic views. While barbecues and a dining lounge area provide the perfect space for open-air entertaining. On the same level, you will find a multipurpose entertainment room – comprising chef's lounge, dining area space and billiards table – which provides residents with the flexibility to host a wide variety of activities.

Tea Garden boasts an outstanding range of amenities rarely seen in such an intimately scaled boutique residence. This is living unparalleled. This is everything home should be.



TEA GARDEN LOUNGE

THE AMENITIES

GROUND FLOOR AMENITY



TEAGARDEN LOUNGE
12TH FLOOR AMENITY



FROM SOCIAL SPACES FOR ENTERTAINING TO RESTFUL RETREATS WHERE YOU CAN ESCAPE FROM THE OUTSIDE WORLD, TEA GARDEN'S ALLURING AMENITIES SPACES INVITE YOU TO ENJOY BEAUTIFUL BOUTIQUE LIVING TO THE FULLEST.

HIGH **TEA.** *high luxury.*

WITH EXACTING ATTENTION TO DETAIL, AND EXQUISITE FEATURES AND FINISHES THROUGHOUT, TEA GARDEN IS ABOUT LIVING LIFE IN UNCOMPROMISING STYLE AND COMFORT.



Tomas Pearce

TOMAS PEARCE INTERIOR DESIGN
CONSULTING INC.

TPIDC is a collaboration of talented, energetic, and experienced interior designers, project managers, and stylists. The firm's list of projects includes an expansive collection of luxury residences, private vacation homes, winter chalets and summer cottages.



Tomas Pearce Principals Melandro Quilatan and Tania Richardson

Can you tell us about the overall design of the building?

It's really a simple, elegant building. The overall design approach for the building is really encapsulated when you first step into the lobby. It's a very calm, relaxing gallery-like space. It's a very welcoming lobby, subtle in its detailing. There's elegant stone and wood work used throughout the space. And at the end of the lobby, you have a beautiful focal point in the form of a very quiet water feature. So the whole space is a little bit like a sanctuary when you step in. It's very welcoming, very embracing.

What about the interiors of the suites?

In terms of the interiors, we've done beautiful signature kitchens for Tea Garden. It's a kitchen that's composed of beautiful lacquer finishes, stainless steel Bosch appliances, some specialty cabinetry (where there's a mirror finish on part of the cabinetry), high-end laminates on the door faces...there's a very contemporary look and feel to it, with interesting touches. For example, there is an option to have the

finishes of the kitchen complement the stainless steel face of the refrigerator, so the refrigerator tower all looks as one. It's a very nicely considered kitchen, custom and unique to the building.

FROM FIRST IMPRESSIONS TO EVERY LAST DETAIL, TEA GARDEN'S LUXURIOUS SUITES OFFER STYLISH, MODERN LIVING AT ITS FINEST.

The bathrooms, too, are unique to the building. We have a signature bath that we're putting in. Again, it's very contemporary, very elegant. There is a lot of stone and mirror work. It's a generously sized bathroom. And it's all luxury materials – porcelains and stones, beautiful laminates, and polished chrome fixtures.

How would you sum up your approach to Tea Garden?

It's very much a feeling of luxury. We approached the whole project from a hospitality point of view. The whole experience is like walking into a hotel. It's going to be quite special.

HIGH **TEA.** *high value.*

With its affluent demographic, proximity to outstanding local amenities, and an ideal location relative to the area, Tea Garden offers one of the city's best neighbourhoods and buildings in which to invest.

“THIS IS ONE OF THE BEST PLACES TO OWN REAL ESTATE IN THE CITY AND TEA GARDEN IS LOCATED AT A STRATEGICALLY SUPERIOR ADDRESS WITHIN THE AREA.” — Hunter Milborne, Milborne Real Estate Inc.

Good neighbours make good neighbourhoods, and the area of **WILLOWDALE/BAYVIEW VILLAGE** in which Tea Garden is situated boasts some of the most enviable demographics when considering an investment in real estate. In this neighbourhood, **THE AVERAGE PRICE OF A DETACHED HOME IS OVER 50% HIGHER WHEN COMPARED TO ALL OF TORONTO.** The population of the area also boasts a significantly higher proportion of post-

secondary education compared to the city, as well as higher-than-average after-tax household income. All of which are fundamentals that indicate why this desirable area is in such strong demand. The people who make up those attractive demographics are drawn to this area for the exceptional array of amenities. **A WALK SCORE OF 84%** makes Tea garden's location ideal for accomplishing errands on foot, while a **TRANSIT SCORE OF 72%** means access to other areas of the city is

extremely convenient, with the entrance to the Bayview Subway Station only a 2 minute walk away. Add to these factors Tea Garden's own unique advantages – such as the **BOUTIQUE NATURE OF THE BUILDING WITH ITS LOW SUPPLY OF UNITS**, as well as its exclusive location on a quiet residential street court within a City of Toronto plan development node – and you have an investment opportunity with tremendous potential for appreciating property value.



FAST FACTS: BAYVIEW VILLAGE NEIGHBOURHOOD

- 1. Higher than average detached home price**
\$1,646,498 VS \$1,042,405 FOR THE REST OF TORONTO
- 2. Higher than average after-tax household income**
\$78,373 VS \$70,945 FOR THE REST OF TORONTO
- 3. Higher post secondary education**
83% VS 69% FOR THE REST OF TORONTO

Sources for Income & Education Facts: The City of Toronto 2011 Census / National Household Survey for Bayview Village & Willowdale East www1.toronto.ca
Real Estate Prices: Toronto Real Estate Board MLS Home Price Index March 2015 www.torontorealestateboard.com; Walk Scores: www.walkscore.com. Vendor does not guarantee or warrant the facts or economic performance cited above E. & O.E.

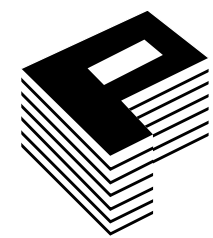
HIGH **TEA.** *high performance.*

Phantom Developments has extensive experience in developing quality, residential, commercial and industrial spaces that enhance the surrounding communities with style, elegance and value.

Phantom has played a key role in numerous prestigious projects in the Greater Toronto Area, helping to shape the city's vital communities with an exceptional portfolio of building projects. Through its development partner Castle Point Realty Partners Ltd. Phantom is an investor in the iconic L-Tower Condominium adjoining the Sony Centre at Front and Yonge Streets. Another notable project, 1001 Bay Street, was one of the most successful selling condominiums of the 1990s. In addition to residential, the Phantom team's extensive portfolio also includes over 2 million square feet of prime industrial and commercial leasing space.

Phantom introduced its Jade Condominiums brand in 2010 with a magnificent boutique residence in the upscale Bayview and Sheppard neighbourhood. Following the success of the first Jade condominium project, the company launched its spectacular sequel, Jade Waterfront, in 2011, bringing a new cool edge to waterfront living.

On the heels of this success, Phantom is now poised to carry the momentum forward with Tea Garden Condominiums, offering sophisticated boutique living and a welcome addition to the highly coveted Bayview Village neighbourhood.



PHANTOM
DEVELOPMENTS



L Tower



Jade Condominiums at Bayview and Sheppard



Jade Waterfront Condos



1001 Bay

*Coming
Soon*

IS EIGHT CUMBERLAND, A MIXED-USE RESIDENTIAL SKY TOWER COMING TO TORONTO'S PRESTIGIOUS BLOOR-YORKVILLE NEIGHBOURHOOD. CURRENTLY IN PRE-DEVELOPMENT, THE BUILDING DESIGNED BY PAGE + STEELE / IBI GROUP ARCHITECTS WILL SOAR OVER 55 STOREYS AND FEATURE AN EXCITING MIX OF OVER 500 RESIDENTIAL UNITS PLUS A PROMINENT 2-STOREY RETAIL SPACE ON YONGE STREET. DEVELOPED BY PHANTOM IN PARTNERSHIP WITH KADIMA GROUP AND MM FUND, EIGHT CUMBERLAND IS SET TO TRANSFORM THE CITY SKYLINE AND THIS IMPORTANT TORONTO NEIGHBOURHOOD.

Eight Cumberland





FEATURES AND FINISHES

SUITES AT TEA GARDEN RANGE FROM 1-BEDROOM TO 2-BEDROOM-PLUS-DEN, ALONG WITH 7 TWO-STOREY TOWN LOFTS. EVERY SUITE FEATURES A METICULOUS ATTENTION TO DESIGN, LUXURY MATERIALS, AND A CAREFULLY CONSIDERED FLOORPLAN DESIGNED TO MAXIMIZE LIVING SPACE.

METICULOUS BUILDING FEATURES

- Elegantly designed, calm and serene lobby with a relaxing waterfall garden
- Beautifully designed 12th floor Tea Garden Lounge with rooftop patio with an oversized hot tub for all your social and entertaining needs
- An exquisitely appointed guest suite, available for overnight guests
- Executive Concierge for a welcoming experience, convenience and security
- Conveniently located Bicycle racks in designated areas
- Comfortable Tea Room with elegant decor and ambience, smart phone/ tablet charging station and Tea beverage area
- Dry cleaning service conveniently located within lobby
- Reduce your carbon footprint with designated charging station for electric cars located on P1 level

INSPIRED TEA GARDEN AMENITIES

- State-of-the-art Fitness centre offering the very latest in exercise equipment
- Beautifully furnished dining lounge for hosting parties and events, complete with a large dining table
- Sleek billiards table
- Gourmet hosting kitchen with stone countertops and comfortable bar seating
- Lush landscaping, includes raised planters with colourful multi stem trees, shrubs perennials and grasses
- Decorative screens around hot tub
- Outdoor BBQ stations for the best in al fresco dining
- Oversized comfortable seating with coffee tables to sit back and enjoy the atmosphere

ELEGANT SUITE FEATURES

- 9ft ceiling heights in living room areas on floors 2 to 10 (with the exception of architectural bulk heads and ceiling drops)
- Premium pre-finished engineered hardwood floor standard throughout the suite as per builders samples
- Baseboards 5 ¼” in height and casings 2 1/2 “ width

- White Decora-style light switches with matching receptacles
- Mirrored closets (where applicable)
- Fan Coil heating and cooling system

CONTEMPORARY GOURMET KITCHENS

- Your choice from a stunning selection of European inspired cabinetry, as per builders samples
- Glass mosaic Backsplash as per builder samples
- Exquisite Granite or Caesarstone countertops from extensive collection of builders samples
- Stylish valance lighting under cabinetry
- Single under mounted stainless steel sink including modern single lever faucet
- Kitchen island with custom Granite or Caesarstone countertops from extensive collection of builders samples (where applicable)
- Stunning stainless steel 30” French door fridge with built in ice maker
- Premium stainless steel 24” cooktop and oven
- Fully integrated 24” dishwasher
- Stainless steel over the range microwave with hood fan

LUXURIOUS BATHROOM(S)

- 5ft long rectangular white deep soaker tub
- 5ft shower stall with designer selected marble or porcelain tile (where applicable)
- Modern frameless glass shower doors in shower stall (where applicable)
- Choice of exquisite marble or porcelain tiles on shower or tub walls as per designers selected packages
- Choice of magnificent marble or porcelain floor tiles as per designers selected packages
- Stylish Vanity with contemporary single sink with modern faucet
- Marble or Caesarstone vanity countertops as per designers selected packages
- Large contemporary mirror over vanity
- Pot light(s) and designer selected decorative wall scone in bathroom (where applicable)

- Environmentally friendly water saving dual flush low flow toilet

LAUNDRY ROOM FEATURES

- Energy Star stacked white front loading washer dryer
- Ceramic floor tile as per builders samples

ELECTRICAL FEATURES

- Pre-wired for media in living room, bedroom(s), and den(s) (where applicable)
- Telephone outlets in living room, bedroom(s) and den(s) (where applicable)
- Capped ceiling outlet in dining room, bedroom(s) and den(s) (where applicable)
- Designer selected light fixture in foyer and kitchen

PEACE-OF-MIND SECURITY

- Secure well lit underground parking garage
- Surveillance cameras in strategic locations
- Mirrors in common areas

LUXURY PENTHOUSES & TOWN LOFTS

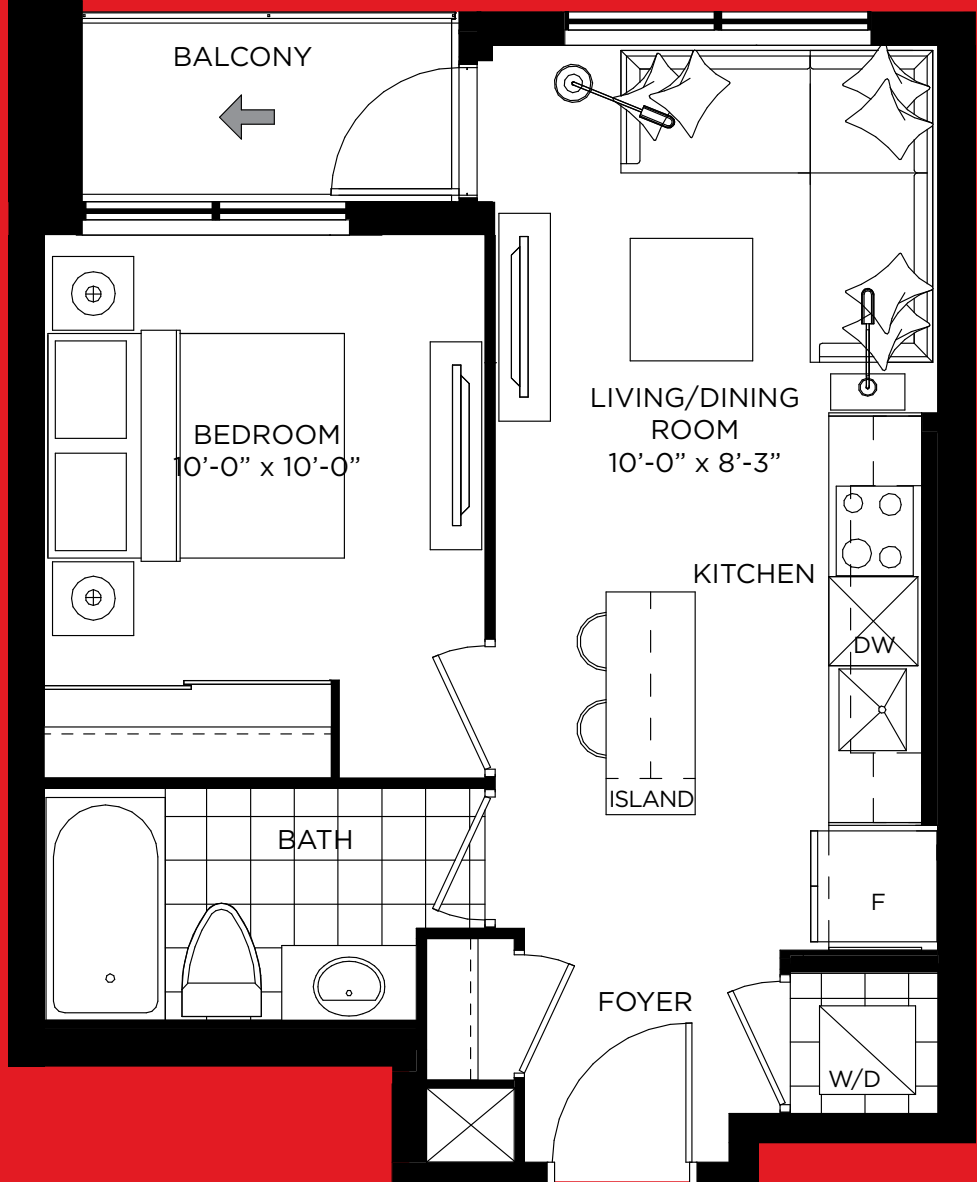
- Floors level 1 & 11 have 10ft ceiling heights (with the exception of architectural bulkheads and ceiling drops)
- Standard smooth ceilings throughout suite
- 8 Jet Jacuzzi Tub
- Extended Upper Kitchen Cabinets
- Frameless closet doors throughout entire unit, foyer, bedroom(s)
- Frameless tub enclosure in ensuite
- Soft close on kitchen drawers

* Energy Star – Rating offers energy efficient choices that can help you save on energy cost, without sacrificing on features or comfort.

Tarion Warranty Program - warranty for new construction Please note: Prices and specifications are subject to change without notice. All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Builder Bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Decorative and upgraded items displayed in the furnished model suite/vignette and sales office are for display purposes only. Floors and specific finishes will depend on Vendor's décor packages as selected. Suites are sold unfurnished. E. & O.E. – April 2015

POMEGRANATE

one bedroom 484 SQ.FT.
balcony 32 SQ.FT.



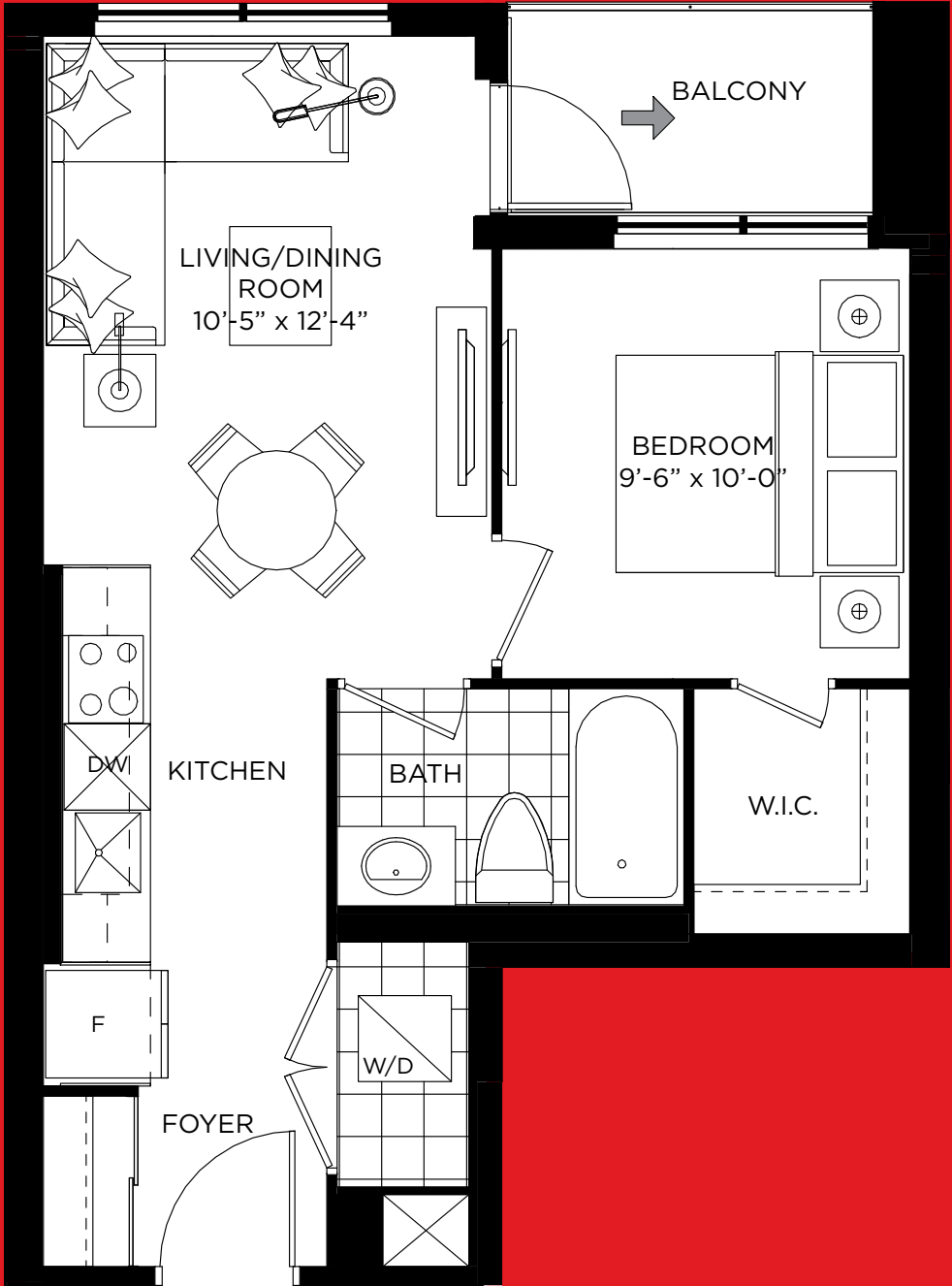
1C
All dimensions are approximate and subject to normal construction variances. Dimensions may exceed the useable floor area. Sizes and specifications subject to change without notice. Furniture is displayed for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. E. & O. E.



FLOORS 7-10

BLUEBERRY

one bedroom 496 SQ.FT.
balcony 40 SQ.FT.



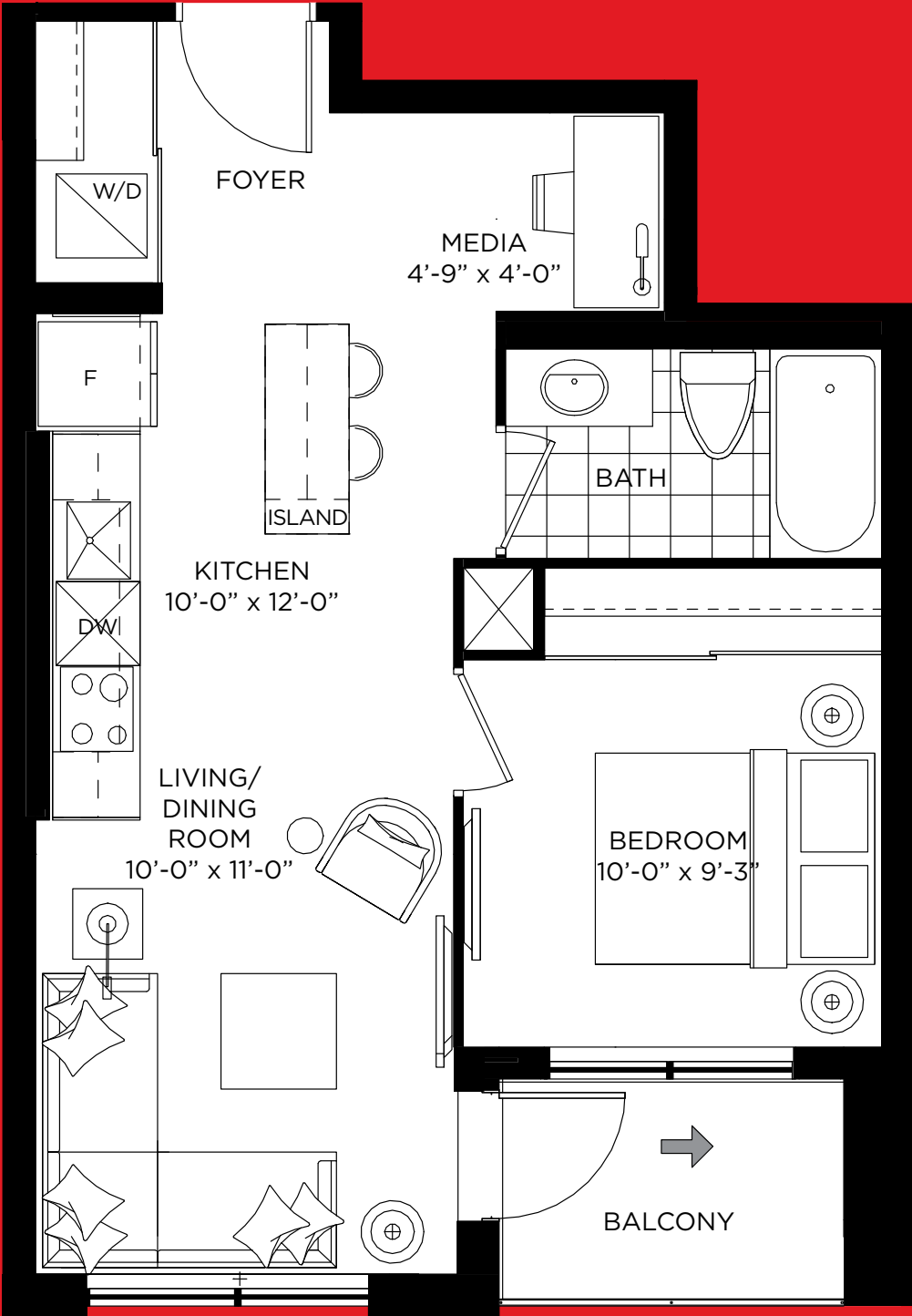
1B
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FLOORS 3-4

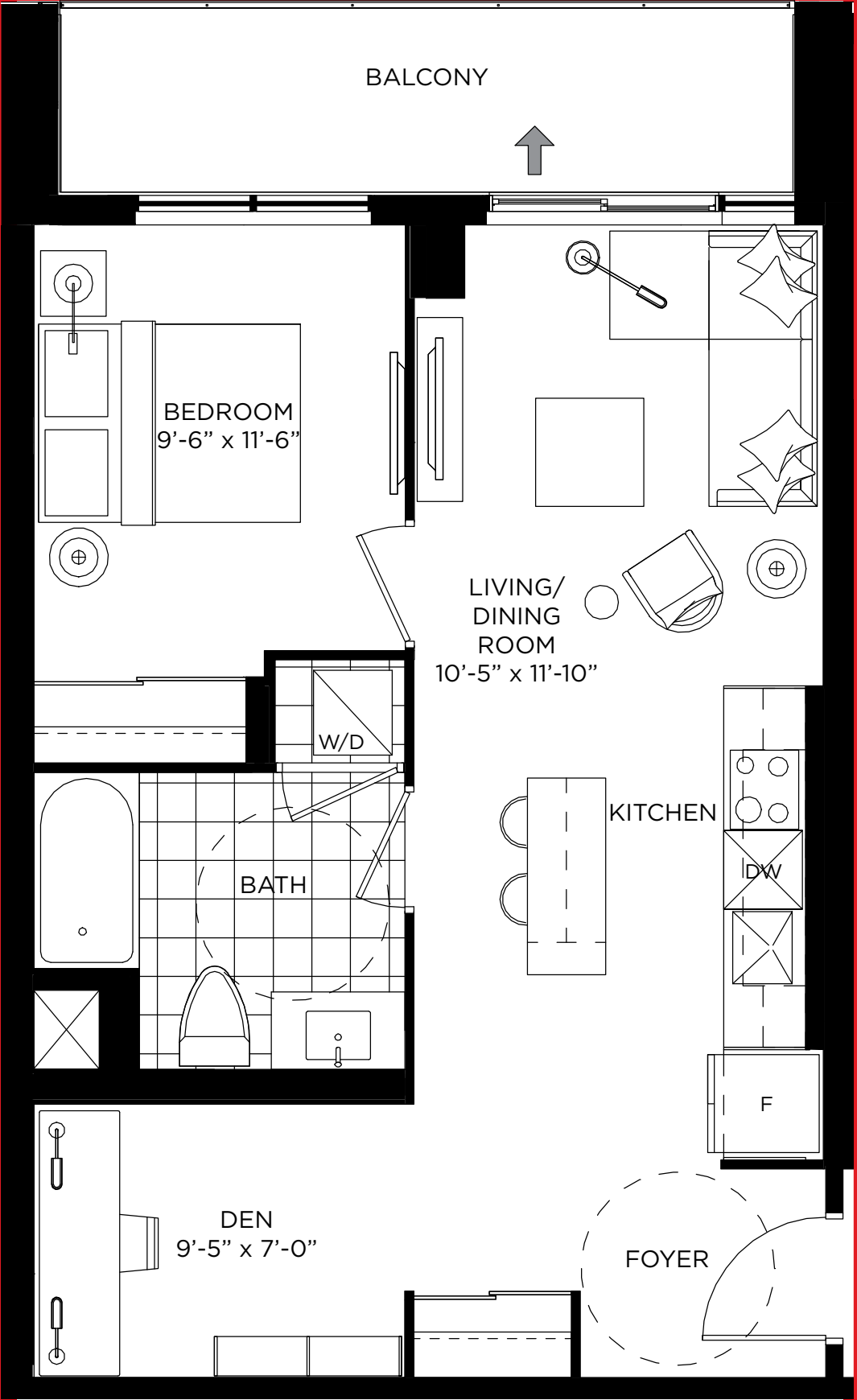
MANDARIN

one bedroom + media 549 SQ.FT.
balcony 42 SQ.FT.



HONEYLEMON

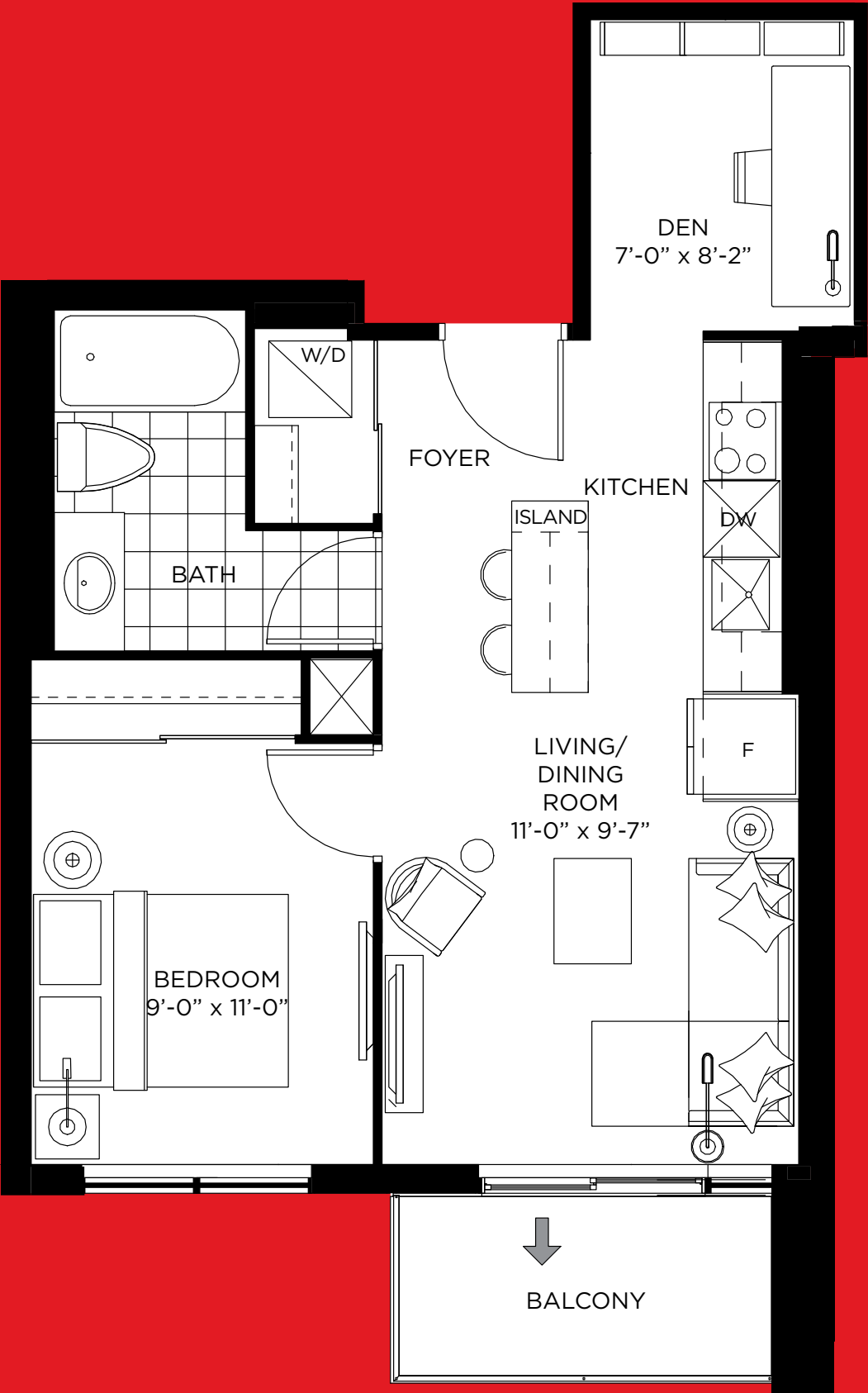
one bedroom + den 657 SQ.FT.
balcony 84 SQ.FT.



FLOORS 3-4

JASMINE

one bedroom + den 559 SQ.FT.
balcony 40 SQ.FT.

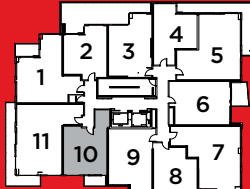


1E+D

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FLOORS 7-10



FLOOR 6



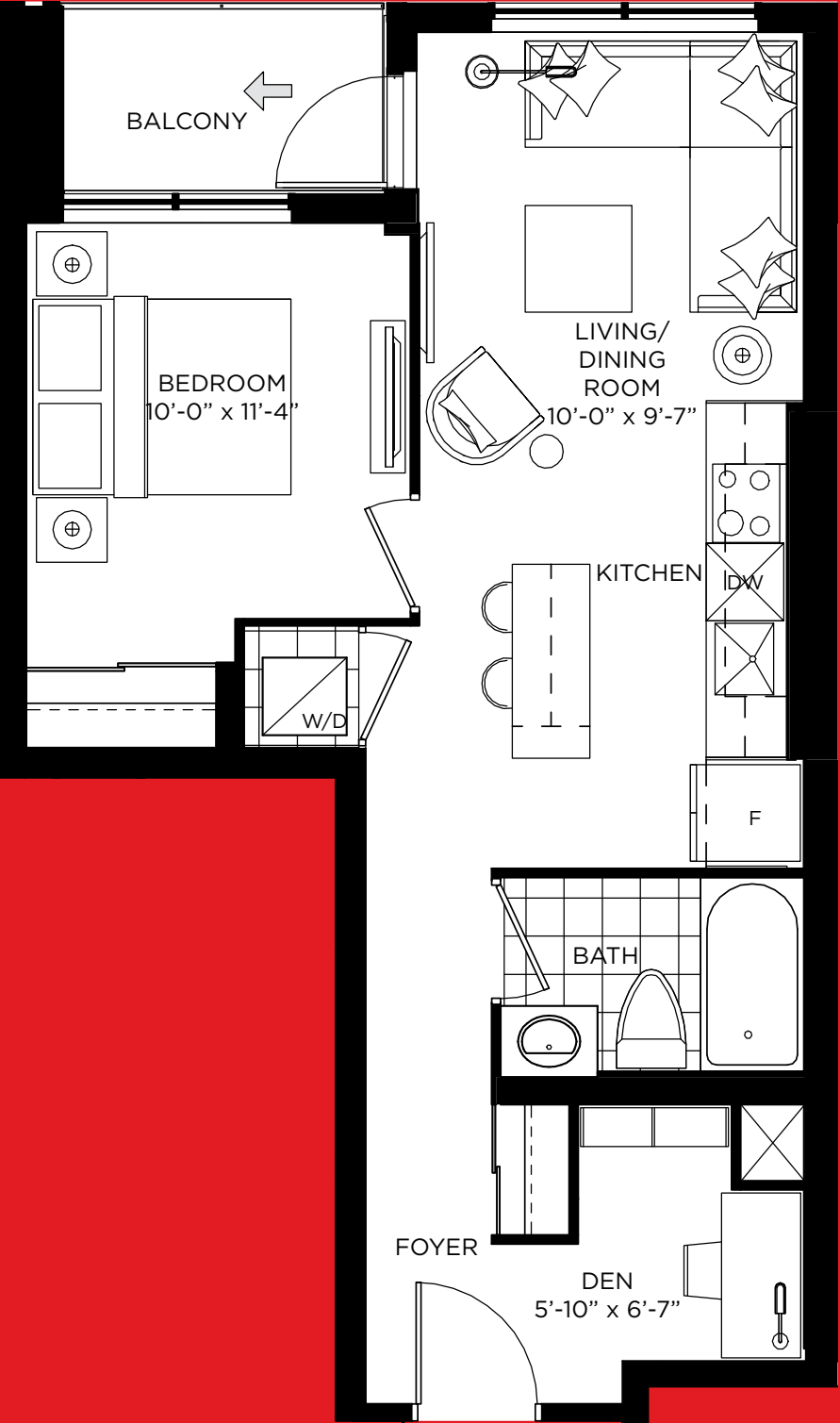
FLOOR 5



FLOORS 3-4

PEPPERMINT

one bedroom + den 584 SQ.FT.
balcony 38 SQ.FT.



1C+D

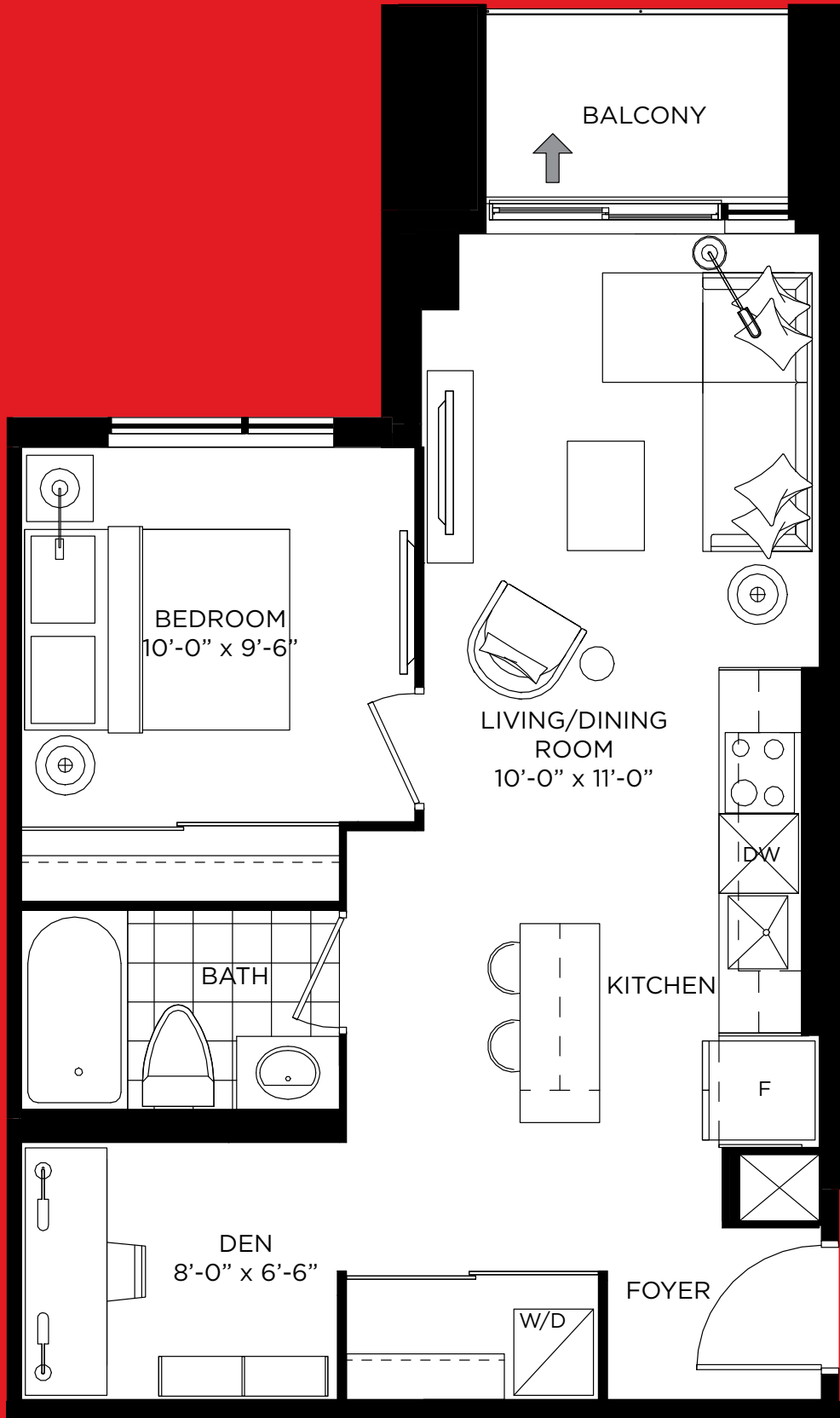
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FLOORS 3-4

WHITE PEARLS

one bedroom + den 600 SQ.FT.
balcony 32 SQ.FT.



1F+D

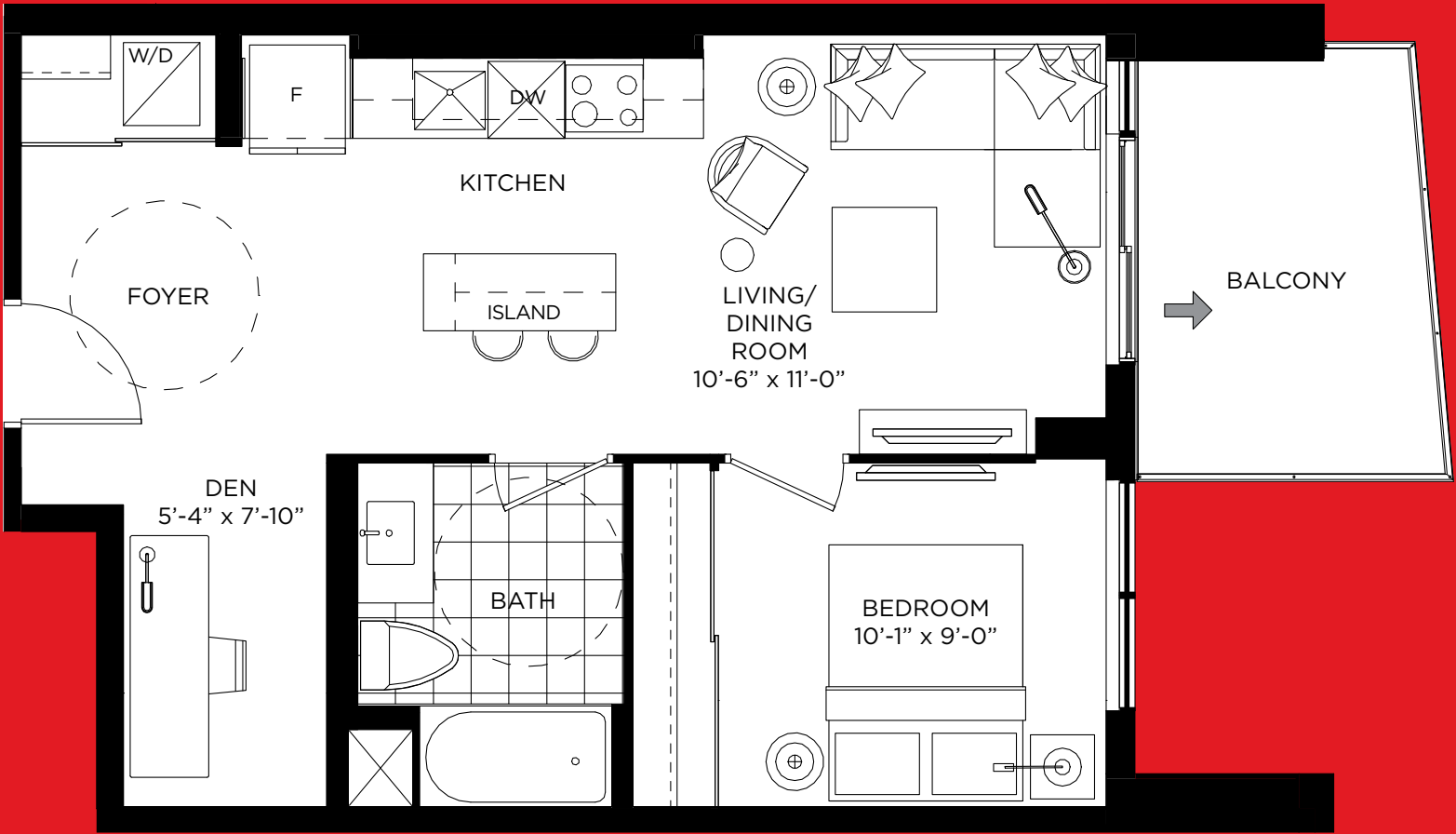
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FLOORS 7-10

GINGER

one bedroom + den 604 SQ.FT.
balcony 80 SQ.FT.

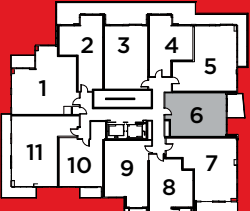


1B+D

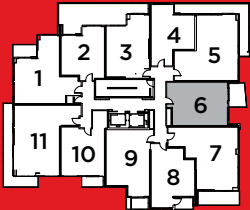
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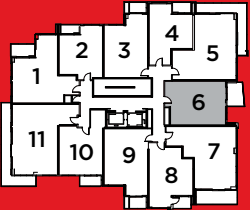
FLOORS 3-4



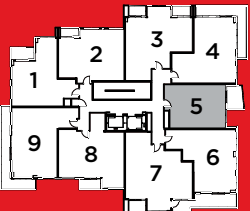
FLOOR 5



FLOOR 6



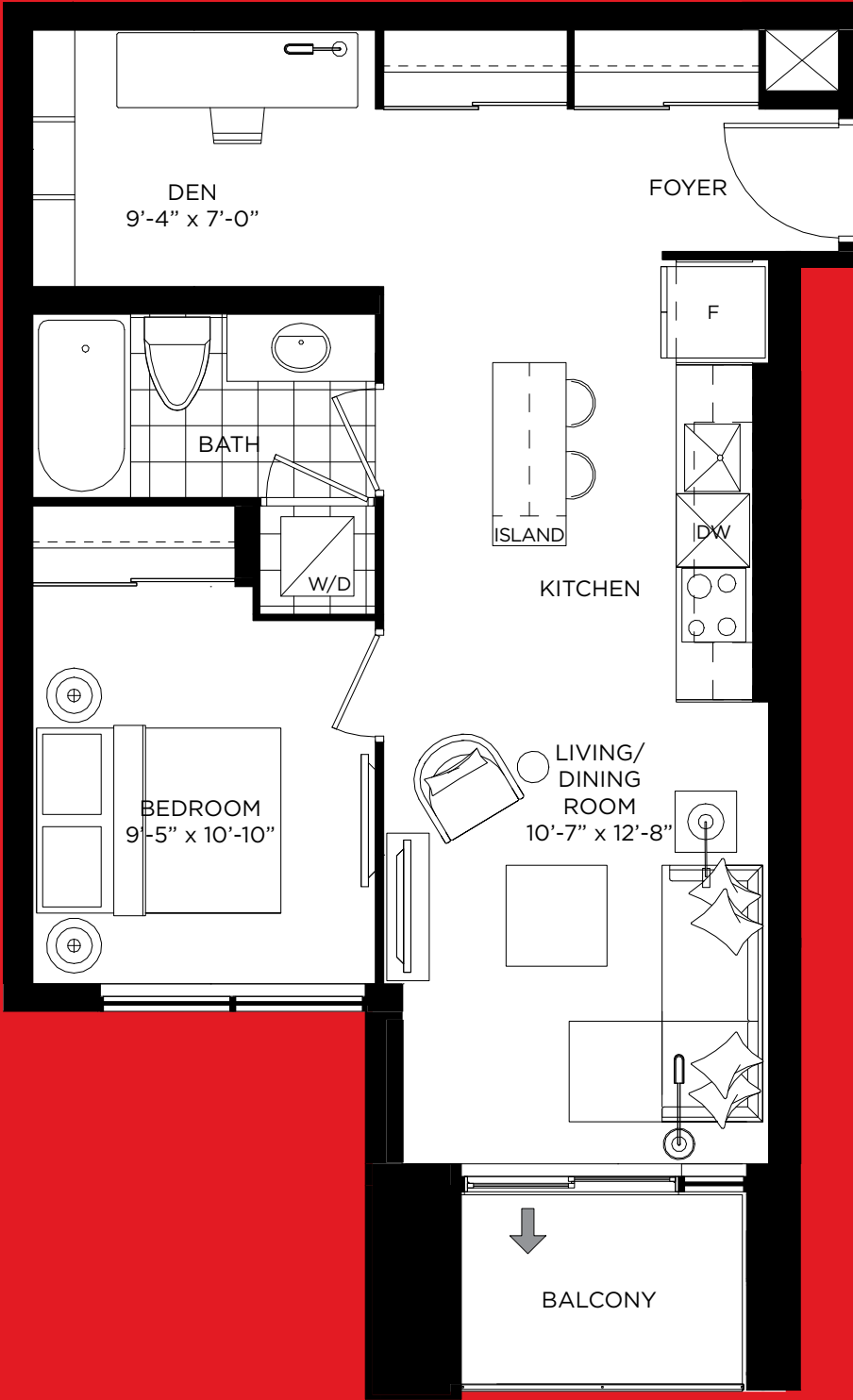
FLOORS 7-10



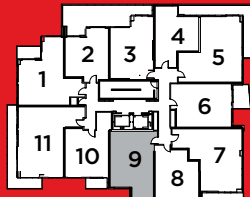
FLOOR 11
PENTHOUSE

CHAMOMILE

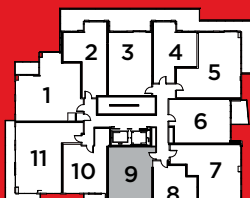
one bedroom + den 673 SQ.FT.
balcony 40 SQ.FT.



FLOORS 7-10



FLOOR 6



FLOOR 5



FLOORS 3-4

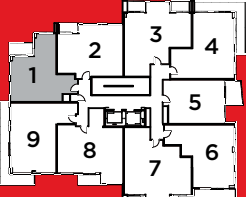


1D+D

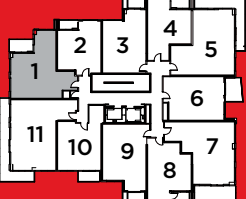
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KUMBUCHA

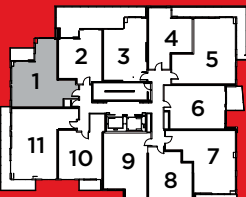
two bedroom 716 SQ.FT.
balcony 58 SQ.FT.



FLOOR 11
PENTHOUSE



FLOORS 7-10



FLOOR 6

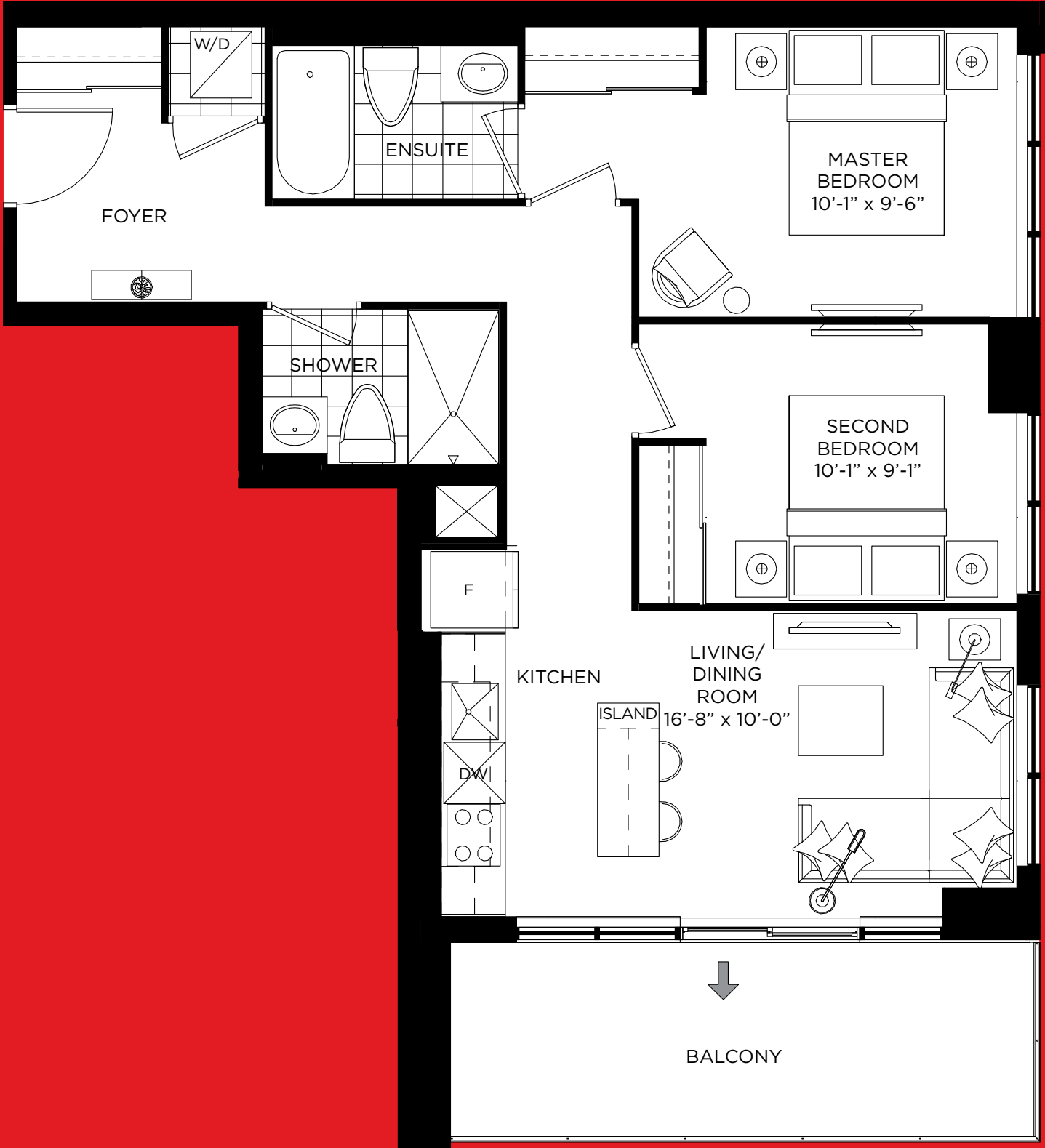


2B

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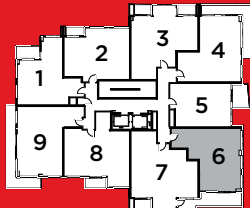
ROOIBOS

two bedroom 792 SQ.FT.
balcony 116 SQ.FT.

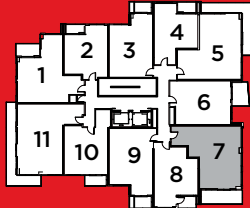


2A

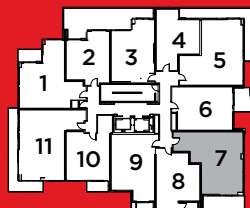
All dimensions are approximate and subject to normal construction variances. Dimensions may exceed the useable floor area. Sizes and specifications subject to change without notice. Furniture is displayed for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. E. & O. E.



FLOOR 11
PENTHOUSE



FLOORS 7-10



FLOOR 6



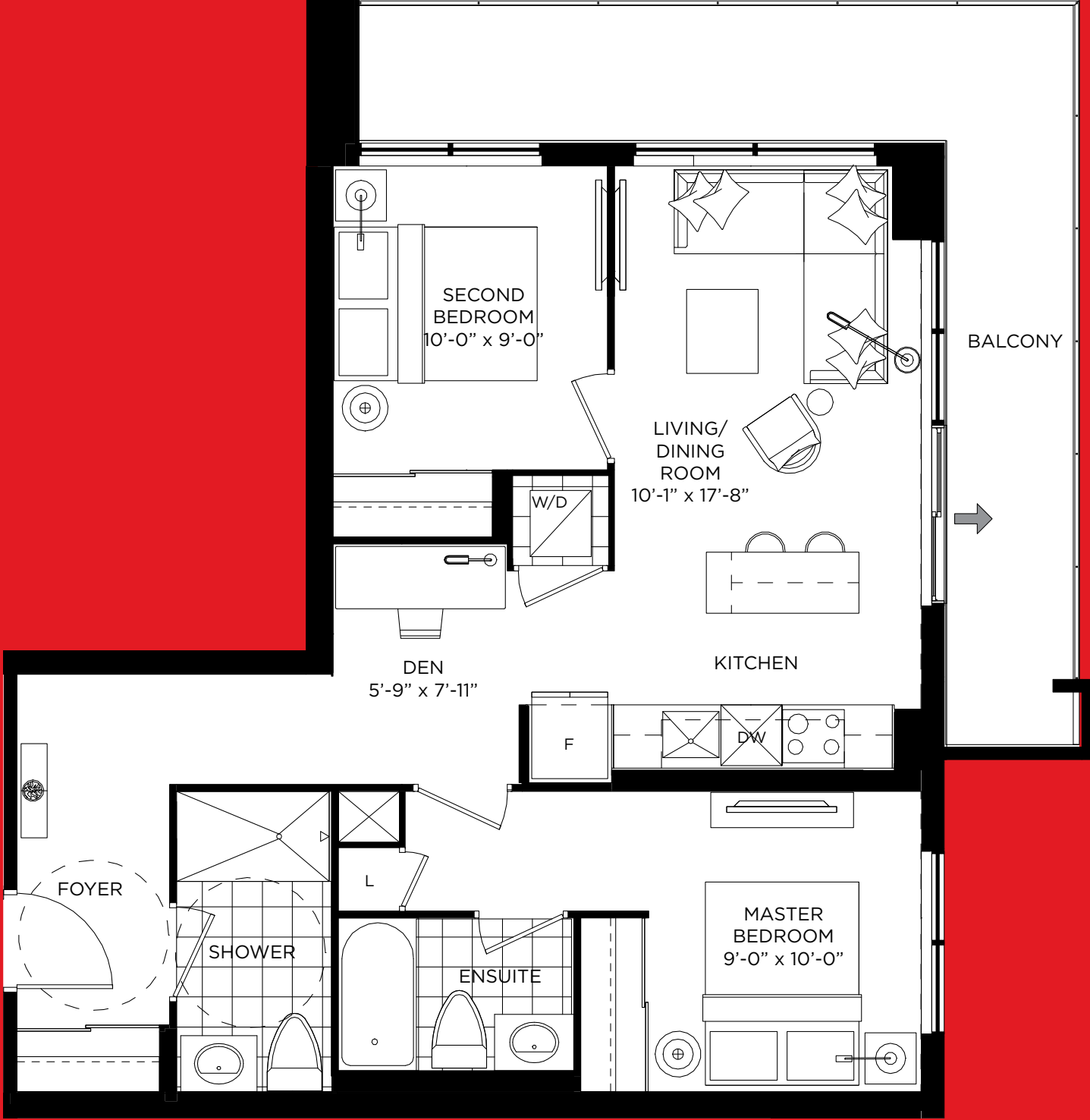
FLOOR 5



FLOORS 3-4

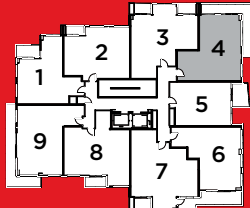
PEKOE

two bedroom + den 800 SQ.FT.
balcony 180 SQ.FT.

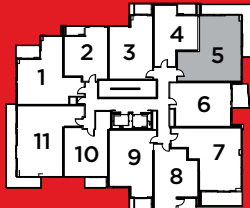


2A+D

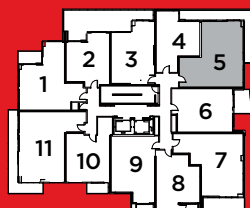
All dimensions are approximate and subject to normal construction variances. Dimensions may exceed the useable floor area. Sizes and specifications subject to change without notice. Furniture is displayed for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. E. & O. E.



FLOOR 11
PENTHOUSE



FLOORS 7-10



FLOOR 6



FLOOR 5



FLOORS 3-4

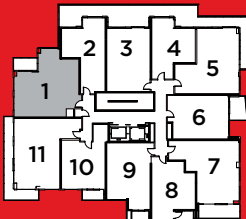
CHAI

two bedroom + den 838 SQ.FT.
balcony 60 SQ.FT.

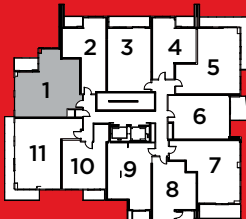


2B+D

All dimensions are approximate and subject to normal construction variances. Dimensions may exceed the useable floor area. Sizes and specifications subject to change without notice. Furniture is displayed for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. E. & O. E.



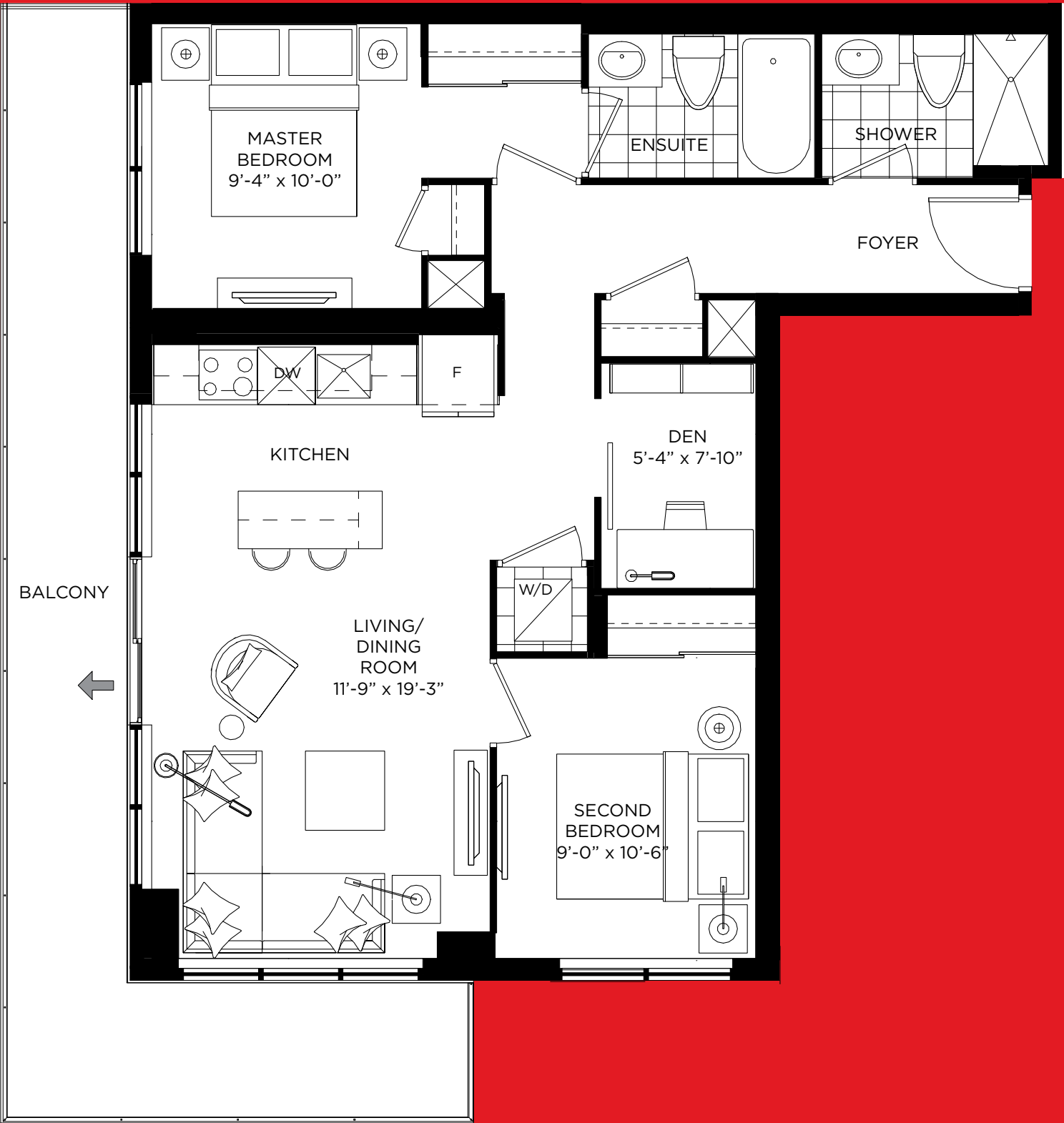
FLOOR 5



FLOORS 3-4

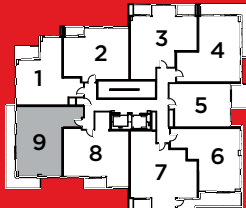
GINKGO

two bedroom + den 846 SQ.FT.
balcony 210 SQ.FT.

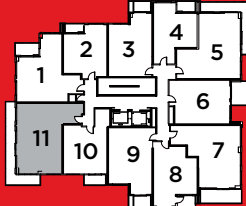


2C+D

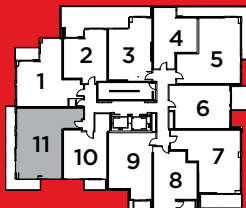
All dimensions are approximate and subject to normal construction variances. Dimensions may exceed the useable floor area. Sizes and specifications subject to change without notice. Furniture is displayed for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. E. & O. E.



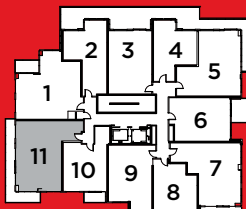
FLOOR 11
PENTHOUSE



FLOORS 7-10



FLOOR 6



FLOOR 5



FLOORS 3-4

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