

# 908 St.Clair

THE MOST EXCITING  
NEIGHBOURHOOD IN TORONTO

⟷ Canderel

# TORONTO CONDO MARKET EXPECTED TO BOOM THIS YEAR AFTER WANING INTEREST IN 2021

Experts forecast a potential surge in condo demand that could be accompanied by skyrocketing prices.

**Average price of condos in the city - \$743,000**

**Average price of a Semi-detached - \$1.43 Million**

**Average price of detached homes - \$1.8 Million**

Delta between price of detached and condos have doubled.  
Major affordability issues will drive demand to condos.

SOURCE: BLOGTO.COM



# INCLUSIONARY ZONING POLICY IN TORONTO WILL COST NEW HOMEOWNERS \$65K MORE PER UNIT

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Under this new policy, the City would require that a certain percentage of affordable housing units be built in new residential developments, creating mixed-income housing.

SOURCE: STOREYS



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# IT ALL STARTS WITH CANDEREL

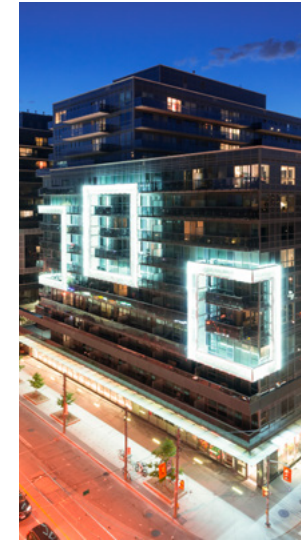
## ⟷ Canderel

- Canderel is one of the largest and most sought after developers in Canada.
- 54 million sq.ft – the area Canderel has owned, developed and managed since founding in 1975.
- We have marketed and sold over 7,500 multi-family suites across the country.
- Over 1500 units by Canderel coming to the market in next few years (545 Lakeshore, 908 St. Clair, and 490 St. Clair)
- Award winning developments - i.e. Canada's tallest residential condominium Aura at College Park and DNA3 King West district, Toronto's most sought after buildings.

WE BUILD, AND OTHERS FOLLOW.



DNA 1 & 2



DNA 3



AURA



BAYVIEW AT THE VILLAGE



YC



900 ST. CLAIR



COLLEGE PARK TOWER 1 & 2

# COMING TO MARKET BY CANDEREL

WE BUILD, AND OTHERS FOLLOW.

## TORONTO



INTRODUCING

**ST. CLAIR**

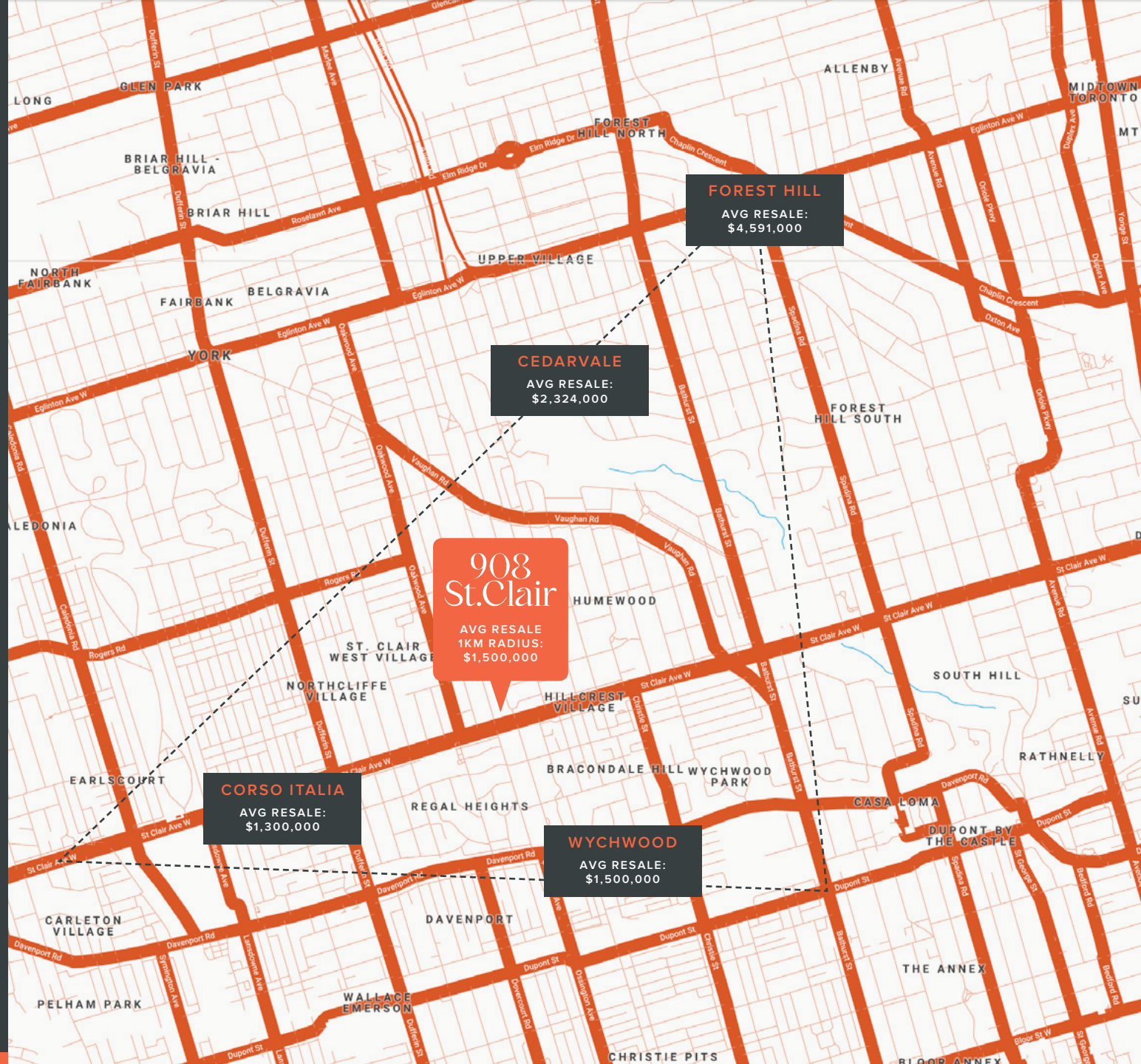
VILLAGE

LAUNCHED  
IN JUNE 2019,  
90% SOLD!

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LOCATED IN  
THE HEART  
OF THE MOST  
PRESTIGIOUS  
NEIGHBOUR-  
HOODS.





# GO ANYWHERE.

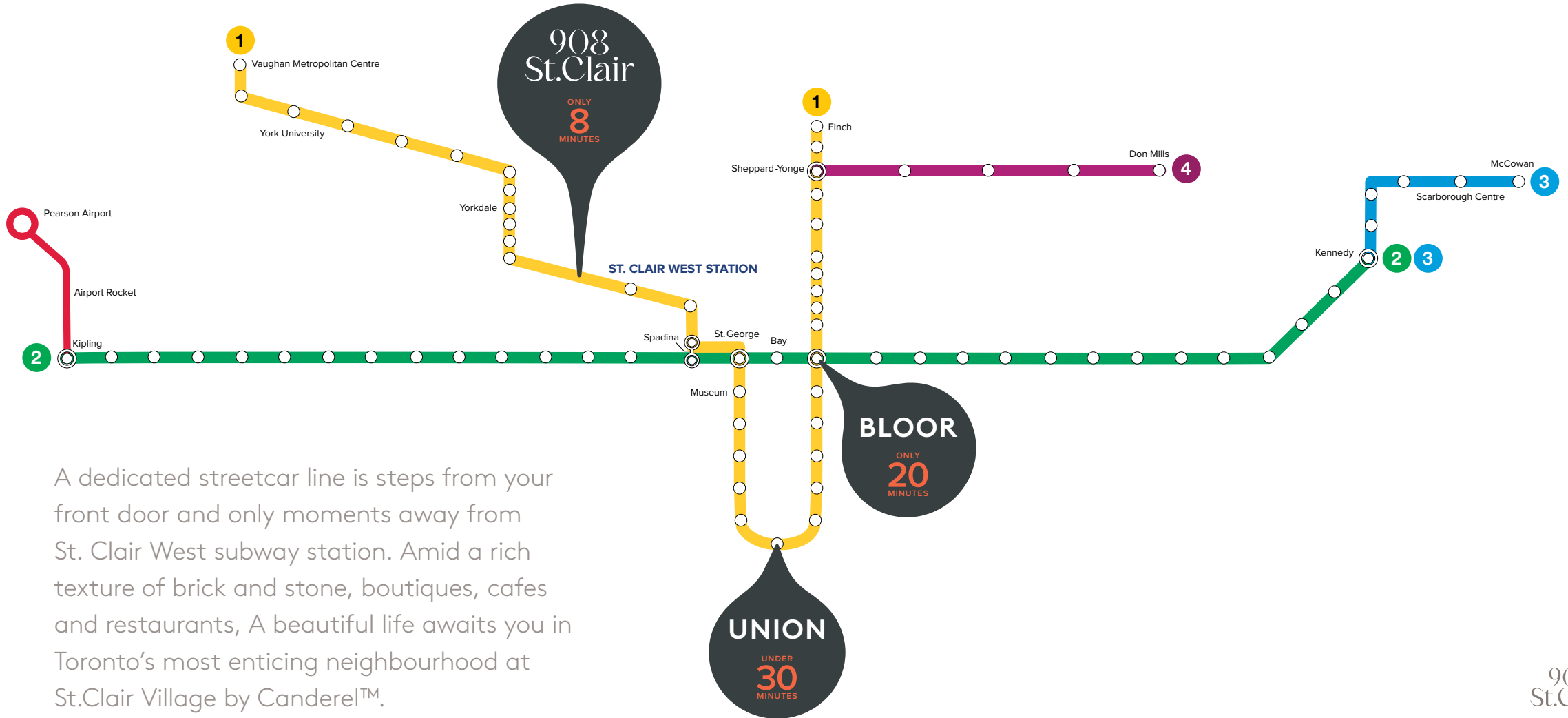
With the dedicated streetcar line, the ever-convenient 512 arrives at your doorstep every five minutes to whisk you off to the nearby St. Clair West Station. From there, you can go anywhere in Toronto in minutes. Better yet, you're near Loblaws so grabbing groceries after your commute has never been easier.

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# THE SPIRIT OF ST. CLAIR



A dedicated streetcar line is steps from your front door and only moments away from St. Clair West subway station. Amid a rich texture of brick and stone, boutiques, cafes and restaurants, A beautiful life awaits you in Toronto's most enticing neighbourhood at St.Clair Village by Canderel™.

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908 St.Clair

# DISCOVER THE MOST UP-AND-COMING VILLAGE IN THE CITY.



THE RUSHTON



BARISTA & CHEF



MERCADO NEGRO



FERRO BAR & CAFÉ

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Everything you're looking for, you'll find along the St. Clair Ave W. strip, from one-of-kind boutique and designer stores to amazing restaurants and eateries that reflect the neighbourhood's diversity and sense of originality.

# AFFORDABLE LUXURY

908 St. Clair West is the only affordable luxury offering in St. Clair West. If you're buying at Yonge and St. Clair, you'll pay well over \$2,000 per square foot; Avenue Road and St. Clair – over \$2,200 per square foot. 908 St. Clair West is therefore an excellent opportunity if you cannot afford those two locations but want a similar level of luxury.

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**STOREYS:** 12

Artist's Concept. E.&O.E.

**TENTATIVE OCCUPANCY:** Early 2025

**SUITES:** 173

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**WELCOMING AMBIANCE**

An impressive entryway entices residents and visitors to become immersed in the ambiance of this exclusive community.

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**DRAMATICALLY ELEGANT**

The dramatic 16ft height lobby showcases gentle curves contrasting with opulent stone features and refined metal accents.

**ENTERTAINING MADE EFFORTLESS**

An evening with friends or family is bound to be a success in this ultra-comfortable, contemporary-styled social mixology lounge.

## WORKOUT WITH A VIEW

Full of natural light and outfitted with the latest cardio and weights equipment, the workout space also offers great views of the neighbourhood.



## SUMMER STAR GAZING

Carefree summer evenings are the ideal time to escape to the 10th floor, where comfortable seating and a glowing fireplace await you.

# INTERIOR FINISHES

## SUITES

- Suites range from 390 sq.ft. to over 1500 sq.ft. Combo suites available

## APPLIANCES PACKAGE

- Integrated appliances

## CEILING

- 9 Feet

## FINISHES

- Custom designed kitchen by Designgenics
- Gas bbq on all terraces
- Quartz countertop
- Glass tile backsplash (standard) or quartz backsplash (optional upgrade)
- Kitchen islands with rounded edges that create a refined look
- Microwave cabinet with pull-out counter surface and pocket door

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STANDARD KITCHEN, DINING

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STANDARD BATHROOM

### PRIVATE RETREAT

Every bathroom is custom designed, with a soft, calming colour palette that is complemented by rounded edges on the vanity, and mirror.

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# 3 BEDROOM SUITES FINISHES

- Engineered hardwood flooring
- Recessed under cabinet lighting
- Island with rounded corners and stone countertop
- 12' Kitchen
- Wine fridge
- 30" Miele appliances
- Microwave concealed in cabinet with pull-out counter surface and pocket door
- Matte bronze faucet and hardware in kitchen and bathroom

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3 BEDROOM SUITES, KITCHEN AND DINING

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# SPECTACULAR VIEWS

North View



East View



South View



West View



Rising above the historic village is the city's most sought-after residence, 908 St.Clair. With picturesque views that flood the suites with brilliant natural light, these private sanctuaries are meticulously crafted with thoughtful design as they elevate the standard for urban living.

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# TOWNHOME COLLECTION FINISHES

- Invisacook
- 12' Kitchen
- Recessed under cabinet lighting
- Quartz countertop with Invisacook
- Wine fridge
- Microwave concealed in cabinet with pull out counter surface and pocket door
- Matte bronze faucet and hardware in bathroom and kitchen
- 30" Miele appliances
- Frameless glass with swing door on shower stalls
- Custom patio bench

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TOWNHOME , KITCHEN

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# NEW LCBO MAKES COCKTAIL HOUR SO CONVENIENT

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A premium new LCBO just steps away at 900 St. Clair West will offer a huge range of beer, wine, and spirits, making it easy to drink local.



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# TOP 10 REASONS TO BUY AT 908 ST. CLAIR.

1

## ZONED AND FULLY APPROVED

Construction starting soon! No inclusionary zoning requirement for 908 St. Clair.

2

## UNBEATABLE PRICE POINT

Lots of new construction projects are launching at higher price points than at 908 St. Clair West this year. With 78% of suites priced under \$1,000,000, demand will be high here.

3

## A NEIGHBOURHOOD TRANSFORMATION

St. Clair Village is undergoing a transformation that will see real estate prices escalate due to high demand.

4

## TRAVEL WITH EASE

Frequent Streetcar with stops right at the doorstep of 908 St. Clair West and only 8 mins to the subway.

5

## AFFORDABLE LUXURY

Yonge and St. Clair is now \$2,000+ per sq.ft. and Avenue Rd. and St. Clair is \$2,200+ per sq.ft. 908 is a similar level of luxury at hundreds of dollars less per sq.ft.

6

## LAST PRIME NEIGHBOURHOOD

St. Clair Village is nestled next to some of the wealthiest neighborhoods including Cedarvale, Wychwood and Forest Hill.

7

## REPUTABLE BUILDER & PARTNER

Developer with a track record of tens of thousands of condos built in the GTA.

8

## BOUTIQUE BUILDING

Smaller boutique buildings have higher appreciation rates, especially with great retail and great finishes.

9

## SHORTAGE OF RENTALS IN ST. CLAIR WEST

Especially high-end rentals at which we believe will be \$4+ per sqft. at 908 St. Clair.

10

## OUTDOOR SPACE

96% of the suites in the building have outdoor space, especially important post-covid. Higher demand for outdoor space.



# DEPOSIT STRUCTURE

## Deposit structure

- \$10,000 WITH OFFER
- BALANCE TO 5% IN 30 DAYS
- 5% 2.5% IN 90 DAYS
- 5% 2.5% IN 120 DAYS
- 5% IN 370 DAYS
- 5% ON OCCUPANCY

## International Deposit structure

- \$10,000 WITH OFFER
- BALANCE OF 5% IN 30 DAYS
- 5% IN 90 DAYS
- 10% IN 180 DAYS
- 10% IN 540 DAYS
- 5% ON OCCUPANCY

Limited time only sales program. Limited time Extended 15% Deposit Structure with only 10% in the first year.

Suites starting from Mid. \$600s. Townhomes starting from \$1.4M.

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\*Terms and conditions apply. Incentives applied after post-dated cheques and mortgage commitment received, and 5% deposit cashed and cleared in vendors account. Please speak to a Sales Representative for details. Offer may be withdrawn at any time. Prices & specifications subject to change without notice. Illustrations are artist's concept only. E&O.E. January 2022.

# JANUARY 20TH LIVESTREAM EVENT FOR AGENTS AND CLIENTS 7PM SHARP RADMARKETING.CA/TV

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#### DISCOUNTED PARKING\*

Reg. ~~\$80,000~~  
Now \$75,000 (SUITES 700 SQ. FT. +)

#### RIGHT TO LEASE DURING OCCUPANCY\*

Reg. ~~\$5,000~~  
Now \$0

#### FREE ASSIGNMENT\*

Reg. ~~\$10,000~~  
Now \$0

#### CAPPED DEVELOPMENT CHARGE (HARD CAP)\*

1B & 1B+D

2B & LARGER

Reg. ~~\$15,000~~ Reg. ~~\$17,000~~  
Now. \$12,000 Now. \$15,000

#### ISLAND INCLUDED AT NO CHARGE

Reg. ~~\$7,500~~ Now \$0

#### OUTDOOR BBQ OUTLET IN ALL TERRACES

Reg. ~~\$5,000~~  
Now \$0



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# WORKSHEETS ACCEPTED AFTER JAN 20TH LIVESTREAM

Bank draft of \$10,000 payable to Harris Sheaffer LLP In Trust required for signing & post dated cheques mortgage commitment in 10 days.

Your clients should choose 3-4 units for best availability. Signing will be done virtually or on site by booking an appointment online.

TOUR OF THE PRESENTATION GALLERY  
AVAILABLE BY APPOINTMENT ONLY  
BEGINNING JAN 14TH (TOMORROW)

Monday to Thurs 12pm - 6pm  
Sat to Sun 12pm - 5pm



# SALE SIGNING PROCEDURES

DEAL SIGNING WILL COMMENCE:  
**SATURDAY JAN 29TH & SUNDAY JAN 30TH**

All deals must be signed with all post-dated cheques  
in no later than **JANUARY 30TH AT 5PM.**

Digital signing is recommended. In person signing  
available by appointment only.

Bank draft must be delivered to the presentation  
gallery prior to deals being processed.

\$10,000 bank draft payable to:  
**HARRIS SHEAFFER LLP IN TRUST.**