

JAC condos

**Authentic Downtown
Living overlooking
Allan Gardens and
200 metres to
Ryerson University**

DEVELOPED AND BUILT BY



Graywood Developments is a Toronto based private investment management company specializing in real estate of exceptional quality. With over 35 years of experience Graywood has a keen eye on how and where people want to live. Their most recent communities include 250 Lawrence, Wonder Condos, Peter and Adelaide, Scout Condos and The Theodore in Calgary.



For Over 50 years Phantom Developments has played a key role in numerous prestigious projects in the Greater Toronto Area in the residential, commercial, and industrial sector, helping shape the city's vital communities with exceptional projects. Most recent projects consist of Eight Cumberland, Tea Garden Condos and Jade Waterfront Condos.



building

34 STOREYS **489** SUITES

Southwest view from the 34th floor

Location: 308 Jarvis Street
Condo Suites: Starting at 335 sq.ft.
Townhomes: Starting at 1,290 sq.ft.
Condo Suite Types: Studio, Jr. One Bedrooms, 1B, 1B+D, 2B, 2B+D, 3B and 3B+D
Townhomes: 3B+D and 4B+D
Occupancy: Summer 2024
Private Outdoor Living: Several suites with balconies and terrace
Architects: Turner Fleisher Architects Inc.
Interior Designers: Tomas Pearce Interior Design
Sales Agency: Baker Real Estate
Lawyer: Lash Condo Law in Trust

100 WALK SCORE

100 BIKE SCORE

96 TRANSIT SCORE

location

Located on the West side of Jarvis Street, South of Carlton overlooking Allan Garden moments from shopping, parks, the city core, entertainment and much more.

2 MINUTE WALK to Ryerson University

5 MINUTE WALK to Loblaws, Joe Fresh & the LCBO

5 MINUTE WALK to Mattamy Athletic Centre

6 MINUTE BIKE to the University of Toronto - St. George Campus

11 MINUTE WALK to Dundas Square Gardens & the CF Toronto Eaton Centre

connectivity

30 SECOND WALK to a Bike Share Toronto station

1 MINUTE WALK to the Jarvis and Carlton Streetcar stop

8 MINUTE WALK to the Yonge Street Subway College Station

9 MINUTE BIKE to the PATH

12 MINUTE DRIVE to the Gardiner Expressway

amenities

OVER **18,000**

SQ. FT. of indoor and outdoor amenity space.

Indoor Amenities

- 24-hour Concierge
- Fully Automated Parcel System
- Lobby Lounge
- Dog Wash Spa
- Co-Working Studio
- Tech Lounge
- Coffee Bar
- Study Library
- Yoga Room
- Meditation Studios
- E-Sports Lounge
- Media Room
- Gardening Room
- Music Room
- Workshop
- Fitness Studio
- Party Room

Outdoor Amenities

- Ground Floor Lobby
- Courtyard with lounge seating and workspaces.
- 7th and 10th floor
- Outdoor Terrace with Alfresco Dining, Sun Deck, BBQ stations.

 **11**

MINUTE WALK
to Dundas Square
Gardens & the CF
Toronto Eaton Centre

 **6**

MINUTE BIKE
to University
of Toronto - St.
George Campus

 **2**

MINUTE WALK
to Ryerson
University

 **5**

MINUTE WALK
to Mattamy
Athletic Centre,
Loblaws, Joe
Fresh & the LCBO

 **12**

MINUTE DRIVE
to the Gardiner
Expressway

 **8**

MINUTE BIKE
to George Brown
College

 **30**

SECOND WALK
to Allan Gardens

 **30**

SECOND WALK
to Bike Share
Toronto Station

 **1**

MINUTE WALK
to Jarvis and Carlton
Streetcar Stop