

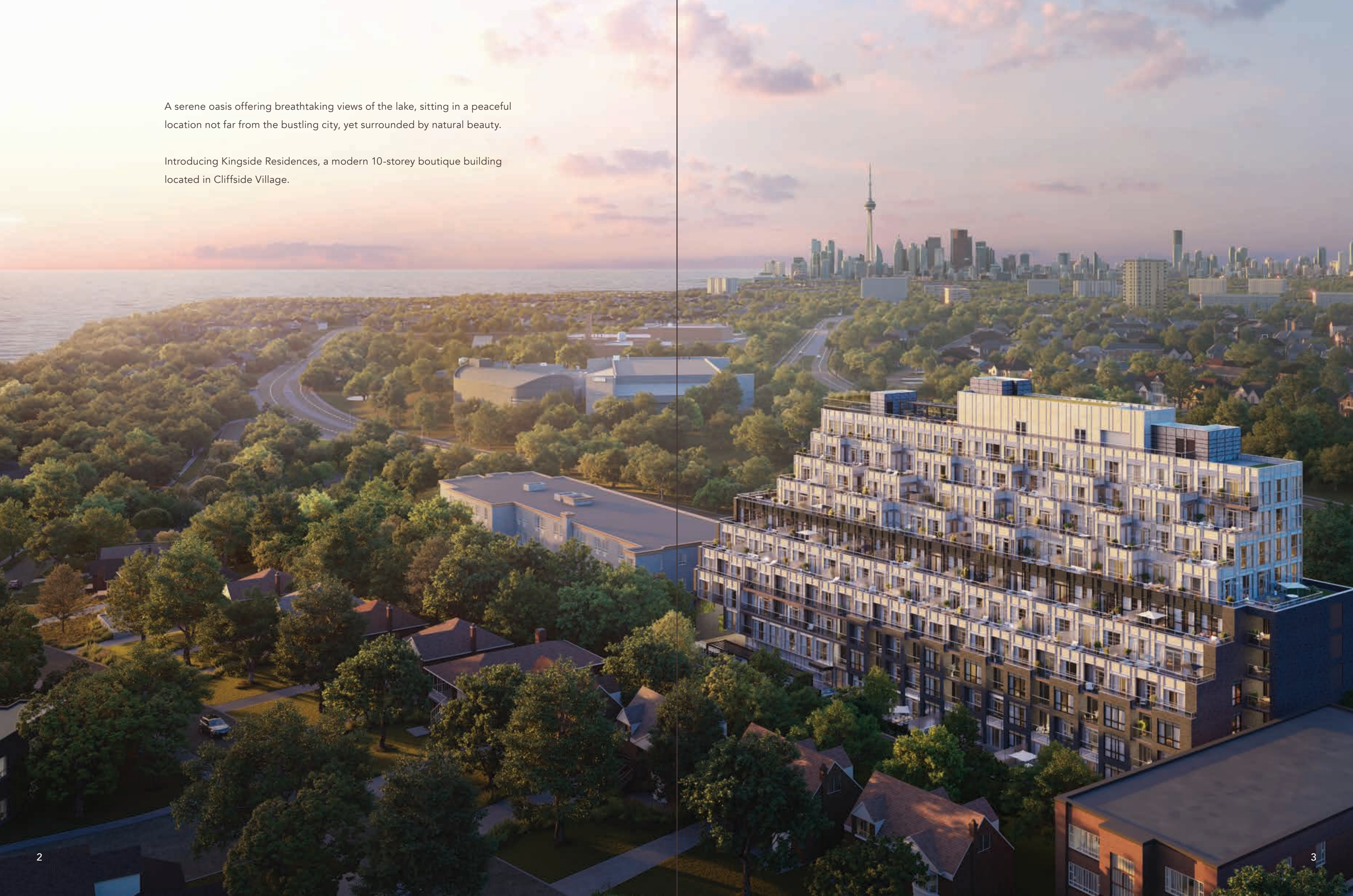
THERE'S A WHOLE
OTHER SIDE TO THE CITY

kindside
RESIDENCES



A serene oasis offering breathtaking views of the lake, sitting in a peaceful location not far from the bustling city, yet surrounded by natural beauty.

Introducing Kingside Residences, a modern 10-storey boutique building located in Cliffside Village.





Nestled in the ascending neighbourhood of Cliffside Village, set overlooking the Scarborough Bluffs, directly connected to the water via a trail right outside your door, Kingside Residences offers the best of both worlds. Here you'll find urban conveniences and easy transit connections, complemented by the best of nature. Bringing you an urban lifestyle infused with wellness and ease that invites a retreat from everyday life.



design in nature

Kingside Residences serves as a gateway to the expanding east side with its prominent location on Kingston Road.

Kohn Architects elegantly blends modern design with the essence of natural beauty that defines an escape of comfort and ease inside and out. In addition to the dark and light toned exterior that complements the cliff escarpment, the glass elevator acts as the centerpiece of design – offering unparalleled views of Cliffside Village.

Experience the perfect combination of contemporary condominiums and scenic charm here at Kingside Residences.





UNFORGETTABLE VIEWS

Elevate every day with a new perspective. Experience spaces where nature and design unite to offer a place to rejuvenate and thrive. The building's architecture has been carefully crafted to maximize exquisite views, incorporating elegant tiers with cascading terraces that artfully reflect the neighbouring cliffs. Another world onto itself, be it a tranquil hideaway or a space for social gatherings. Step out onto a private outdoor oasis and take it all in.

H O L I S T I C L I V I N G

Harmony is at the forefront with U31 Design. Our lifestyle amenities are thoughtfully curated to create a perfect balance of comfort and convenience. You'll find everything you need to complement your daily routine and elevate your living experience. From the inviting lobby to the serene fitness centre, every aspect has been designed with your well-being in mind. Relax in the lush ground floor terrace or gather with friends in the elegant relaxation lounge. Whatever your lifestyle, you can make every day feel like a retreat.



W E L C O M E H O M E

Step into a relaxation lounge that captures the essence of the Bluffs, with nature-inspired palettes, textures, and materials surrounding you. The warmth of a natural stone fireplace and sun-washed flooring evokes the ruggedness of the escarpment and the lakeside boardwalk. Botanical installations of grasses bring the outdoors in, creating a sense of connection and tranquility. Relax and unwind in this cocoon of nature-inspired design.

C O M E T O G E T H E R

Enjoy a collaborative coworking environment designed to make working from home a more comfortable and convenient experience. This open-concept layout paired with wooden tones is the perfect place for productivity, with multiple meeting spaces to best suit your needs. Choose from two private study rooms, one-on-one nooks or brainstorm ideas at the communal table.

WARM GATHERINGS

Make memories and socialize with friends in the stylish party room. Start off by sipping on a delicious cocktail at the island, and then indulge in an intimate dining experience in the private dining room.

After a delightful meal, move over to the separate seating area where you can relax and catch up with friends, or step out onto the balcony and enjoy some fresh air and a moment to yourself.



party room



fitness centre



FIND YOUR CENTRE

Find your centre and feel your best at the Kingside Residences fitness centre. It boasts a serene atmosphere with natural materials and accents that inspire well-being. Complete a full workout with the selection of cardio equipment, weights, resistance training and the unique addition of Pilates reformer beds. You could also unwind in our peace-filled Yoga Studio designed with calming linen-inspired wall coverings and wood accents, creating a serene ambiance.

LAKESIDE BREEZE

Perched atop the soaring Scarborough Bluffs, our rooftop terrace offers an unparalleled view of the shimmering waters of Lake Ontario. With its sweeping vistas and gentle breezes, this tranquil retreat is the perfect place to escape from the city and soak up the beauty of nature. Whether you're taking in the sunrise, enjoying a romantic sunset, or simply gazing out at the majestic expanse of the lake, you'll long for these moments any time you are away from home.

rooftop terrace

GROUND FLOOR

1. RELAXATION LOUNGE
2. PARCEL LOCKERS
3. MAILROOM
4. PET SPA
5. COFFEE BAR
6. PRIVATE MEETING AREAS
7. COWORKING
8. SEATING AREA
9. GAME AREA
10. OUTDOOR WORKOUT AREA



SECOND FLOOR

1. PARTY ROOM
2. FITNESS CENTRE
3. PILATES AND YOGA ROOM



RELAX AND UNWIND

Find solace, relaxation, and experience joy by creating special moments in a place you call home. Style with comfort is the ultimate goal in creating open-concept layouts that embrace an organic flow. Imagine waking up to the gentle colours of a sunrise over the lake. Our modern kitchen features a sleek linear layout and premium appliances, including a European-style washer and dryer for added convenience. With every detail thoughtfully designed, home is not only beautiful but also functional and tailored to fit your lifestyle.




living room



kitchen & dining





find new favourites

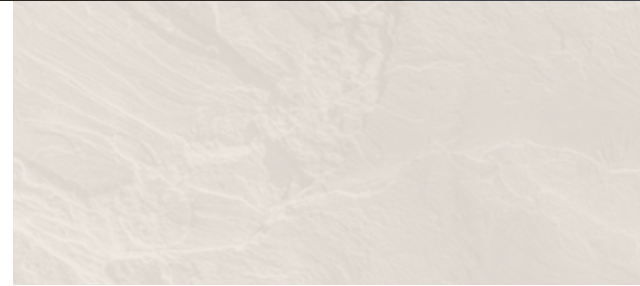
Experience the beauty of the Cliffside Village shopping district along Kingston Road and uncover the charm of this friendly neighbourhood. Take a stroll through the nearby Scarborough Bluffs Marina and marvel at the breathtaking views of Lake Ontario. If you're looking for some outdoor fun, visit one of the many nearby parks, such as Rosetta McClain Gardens or Bluffers' Park. These picturesque green spaces are perfect for picnics, walks, or simply enjoying the natural beauty of the area. Come discover the rich history and natural wonders of this vibrant community.



8 MIN DRIVE
BLUFFER'S RESTAURANT AND GRILL

ENDLESS ENJOYMENT

You will find a great mixture of independent retailers, small boutiques, local eateries and bars here. The area also includes a variety of shopping centres and shops, including home improvement, groceries, pharmacies, banks, and various restaurants.



3 MIN DRIVE
JATUJAK



steps away
from independent
retailers, local
eateries and bars

WELL - CONNECTED

The area is well-served, with buses along Kingston Road and Kennedy Road connecting passengers to the Bloor-Danforth subway line. The Scarborough GO Station, located on St. Clair Avenue at Midland Avenue, connects passengers to downtown Toronto's Union Station.

30 min
drive to
downtown Toronto

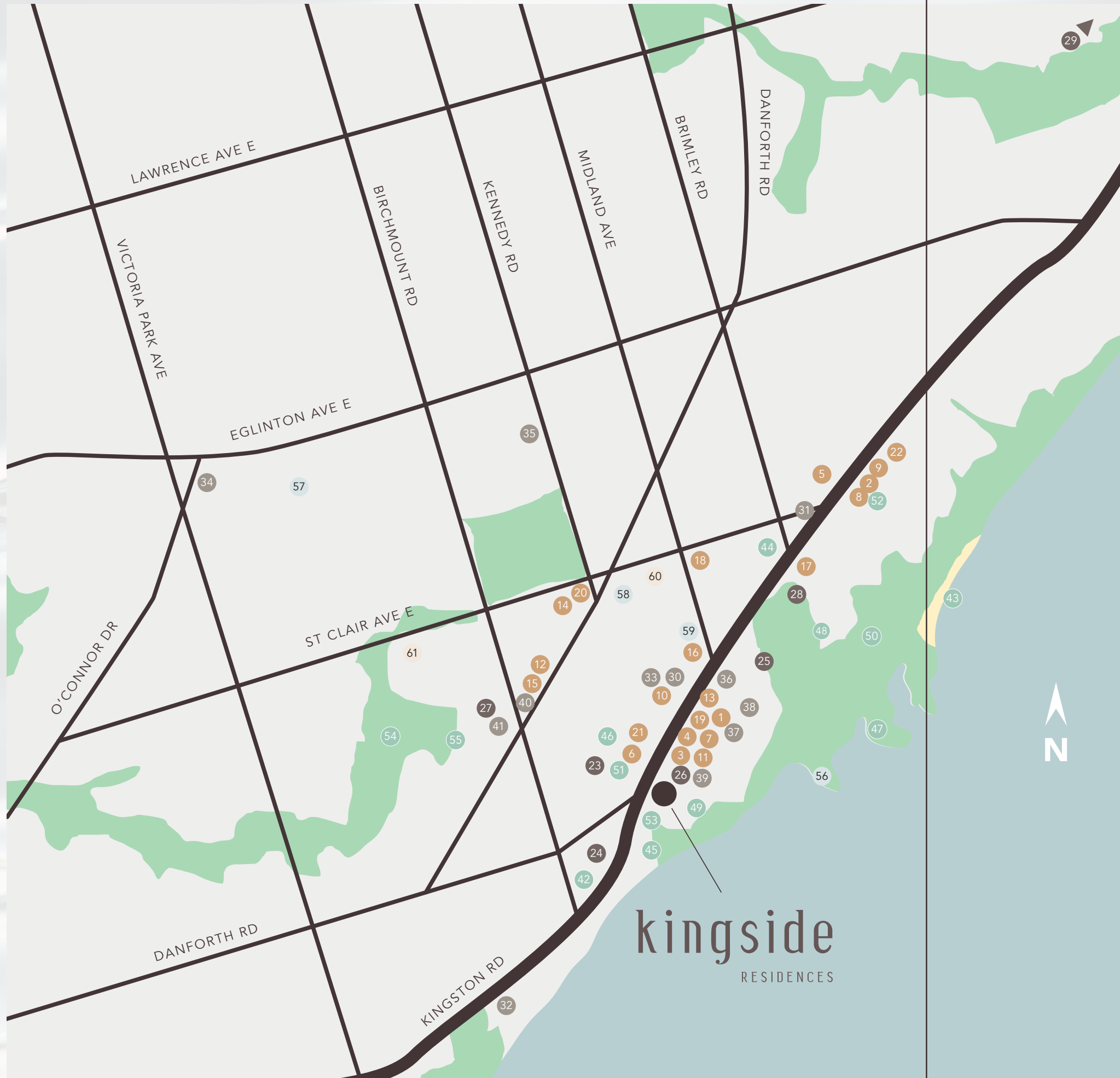
19 min
drive to University of Toronto
Scarborough Campus



8 MIN DRIVE
WARDEN STATION



5 MIN DRIVE
SCARBOROUGH GO STATION



FOOD & DINING

- 1. barBURRITO
- 2. Cliffside Hearth Bread Company
- 3. D'AMO
- 4. D Spot
- 5. Dairy Queen
- 6. Duckworth's Fish and Chips
- 7. Eggsmart
- 8. Gus Tacos
- 9. Il Fresco Restaurant
- 10. Jatujak
- 11. La Scogliera
- 12. Legends Wings and Burgers
- 13. Starbucks
- 14. Mac N' Wings
- 15. Mama's Boys Burgers
- 16. Mexitaco By The Bluffs
- 17. Penne
- 18. Pizza Nova
- 19. Tara Inn
- 20. Taste Of Greek Cuisine
- 21. Tim Hortons
- 22. ViPei Bistro

SCHOOLS

- 23. Birch Cliff Heights Public School
- 24. Birchmount Park Collegiate Institute
- 25. Chine Drive Public School
- 26. Cliffside Public School
- 27. Danforth Gardens Public School
- 28. St. John Henry Newman Catholic High School
- 29. University of Toronto Scarborough

SHOPPING

- 30. Bulk Barn
- 31. Canadian Tire
- 32. City Cottage Market
- 33. Cliffside Village Books
- 34. Eglinton Square Shopping Centre

- 35. Kennedy Park Plaza
- 36. No Frills
- 37. Pet Valu
- 38. Rexall
- 39. Shoppers Drug Mart
- 40. Sun Valley Market
- 41. Tasteco Supermarket

PARKS & RECREATION

- 42. Birchmount Community Centre
- 43. Bluffer's Park Beach
- 44. Resthaven Memorial Gardens
- 45. Rosetta McClain Gardens
- 46. Roy Halladay Field
- 47. Scarborough Bluffs Park
- 48. Scarborough Bluffs Trail
- 49. Scarborough Heights Park
Off Leash Dog Park
- 50. The Bluffs
- 51. The Sugar Bowl
- 52. Toronto Public Library
- 53. Trail to Scarborough Heights
Waterfront
- 54. Warden Woods
- 55. Warden Woods Community Centre

ENTERTAINMENT & LEISURE

- 56. Bluffer's Park Lookout
- 57. Cineplex Odeon Eglinton Town
Centre Cinemas
- 58. MLS Arena
- 59. Resistance Fitness

TRANSIT

- 60. Scarborough GO Station
- 61. Warden Subway Station

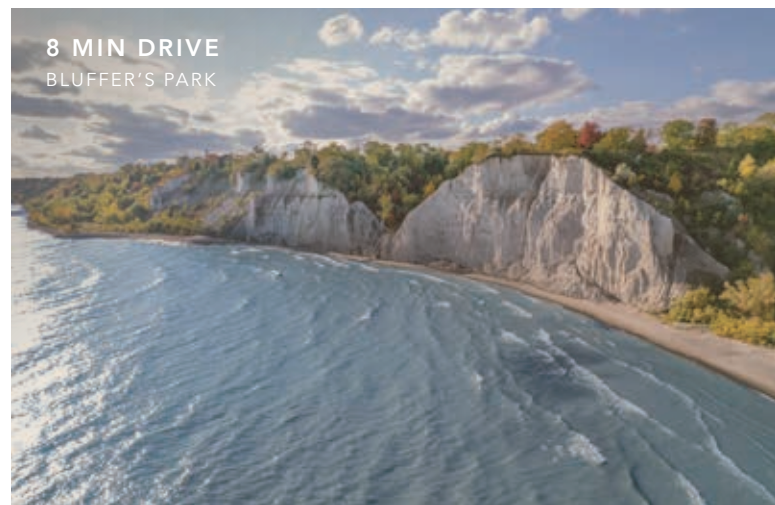


FEEL THE FREEDOM

Explore a destination that boasts something for everyone. Choose from countless parks along the Scarborough Bluffs with everything from exquisite beaches, swimming and paddleboarding to off-the-beaten-path trails leading you to a paradise for wildlife, bird and butterfly watching. Wander through gardens, sculptures, sports and recreation facilities, places to picnic, BBQ or simply take in the phenomenal views.



16 parks
along the
Scarborough
Bluffs



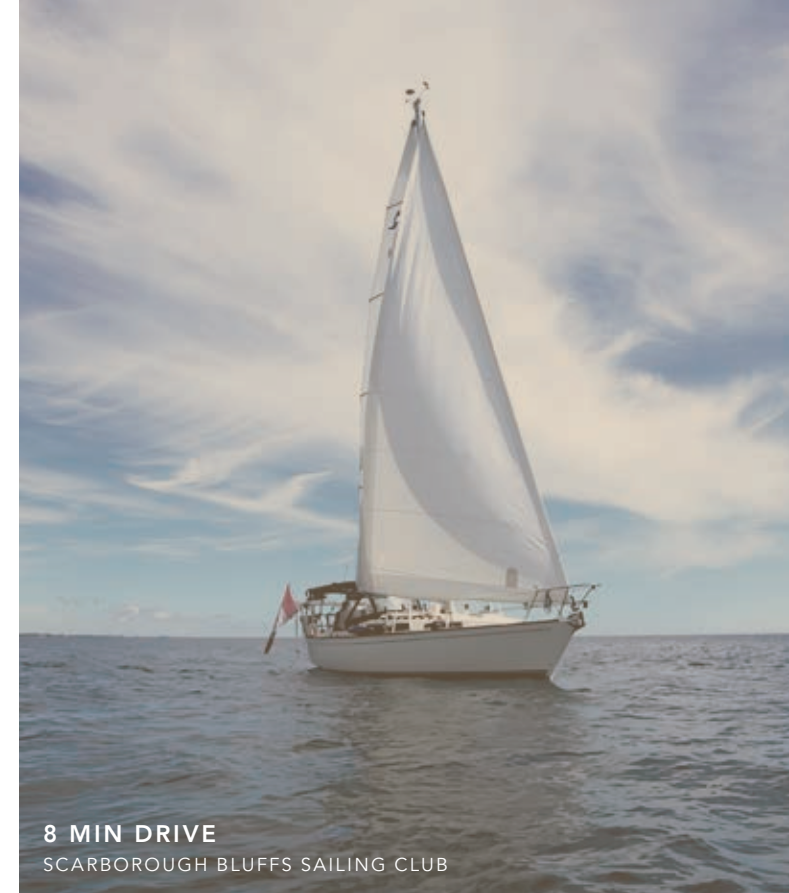
8 MIN DRIVE
BLUFFER'S PARK



7 Trails
the nearest one gives
you *direct* access to
the beach



7 MIN WALK
ROSETTA MCCLAIN GARDENS



8 MIN DRIVE
SCARBOROUGH BLUFFS SAILING CLUB

MEET AT THE MARINA

The Bluffers Park Marina is Toronto's only full-service Marina offering everything a boater could want or need. There are plenty of docking and storing options, a fuel dock, a service station and three boat mechanics on site. For land lovers, there's a big sandy beach and two popular restaurants to enjoy a meal and lakeside views.



8 MIN DRIVE
BLUFFERS PARK YACHT CLUB

a community of collaboration

As a full-service development firm, Altree provides unmatched insight and expertise throughout the full spectrum of development. Led by third-generation developer Zev Mandelbaum, Altree consistently goes above and beyond expectations, enhancing neighbourhoods and connecting communities. A visionary for creating dynamic residences, Altree has brought thousands of units to market across the GTA. Built with integrity, Altree continues to create unparalleled and iconic projects that branch out from the ordinary.



A L T R E E

Kohn

ARCHITECTS

For over 20 years, Kohn has been advancing architectural design solutions that contribute to the growth and vibrancy of the cities and communities they serve. Specializing in a range of multi-unit residential and commercial buildings across the GTA. Low-rise, mid-rise, and high-rise, Kohn offers a unique mix of technical and creative expertise that engages with existing communities while appealing to buyers. Kohn designs mixed-use, residential, retail, and commercial projects ranging from large suburban developments to dense urban infill projects including revitalized historical buildings.



LANDSCAPE ARCHITECTS

Founded in 1987, NAK is widely recognized as one of North America's leading landscape architecture and urban design practices. With work spanning the public and private sectors, significant public spaces, community master plans and unique private commissions, NAK has an established reputation for design creativity that is elevated by an executional approach unmatched in its rigour.

NAK believes in an approach to landscape architecture and urban design that contributes to the health and viability of the communities people live and work in. Their practice is acknowledged for creating economic and social impact and unlocking the full potential of designed environments.



INTERIOR DESIGN

U31 is an award-winning interior architecture and design studio led by creative principles, Kelly Cray and Neil Jonsohn. Focusing on large-scale mixed-use developments, luxury homes and innovative commercial projects, U31 transforms and elevates the built environment through inspired, tailored and diverse designs.



SALES

Hirsch + Associates is a full service real estate firm delivering Toronto exceptional experience for over 15 years. We guide the city's most prominent developers in all steps of the process, bringing projects to life with comprehensive industry expertise and a passion for innovation.

From new master-planned communities to high-rise condominiums and everything in between, the Hirsch team leads every unique sales program with individualized creative ideation followed by flawless execution. With over 8,300+ units sold, \$7.5+ billion in sales, and 34+ successful projects tactically led from inception to completion, our greatest pride is achieving success for our clients and buyers alike.

Discover your perfect place,
Kingside Residences.





A L T R E E

KINGSIDERESIDENCES.COM

BUILDING FEATURES

- Contemporary boutique architectural design;
- Balconies, private patios, terraces, porches/patios, and Juliet Balconies with glass railing systems*;
- Virtual concierge service**;
- Ground Floor indoor amenity space includes lobby lounge, co-working space with meeting areas, and pet wash**;
- Second Floor indoor amenity space includes party room, and fitness area with separate Pilates room**;
- Ground Floor outdoor amenity space includes outdoor workout area, games area, and lounge seating**;
- Rooftop outdoor amenity space includes outdoor BBQ(s) space with dining area, and outdoor sun loungers**;
- Underground garage (with EV chargers/rough-in for EV chargers) well lit for added safety and security***;
- Key FOB controlled access system at entry points and garage;
- Mailroom conveniently located beside front lobby;
- Oversized parcel room conveniently located beside front lobby;
- Scenic glass elevator to give you views of the city.

RESIDENCE FEATURES

- Expansive ceiling heights of approximately 8'-6" or 9'-0" with smooth finish throughout*‡;
- Designer laminate flooring throughout foyer, hallways, den, bedroom(s), living room/dining room, and kitchen*‡;
- Suites with separate laundry room to be completed with tile flooring*‡;
- Contemporary 4" baseboards with complimentary 2" door casings*‡;
- Custom designed solid core suite entry door with security view hole and suite entry door surround*‡;
- Sliding door(s) and/or swing door(s) throughout for interior*‡;
- Modern matte black finish hardware on swing door(s)*‡;
- Convenient closet shelf and/or rod in all closets*‡;
- Off-white paint finish for walls throughout. Flat off-white paint finish for ceilings throughout*‡;
- Balconies, terraces, Juliet balconies and patios/porches with sliding doors and/or swing doors*‡;
- Ceiling glazing/window systems in accordance with building elevations*‡.

GOURMET KITCHENS

- Contemporary kitchen cabinetry custom designed by U31*†‡;
- Composite quartz slab countertops*‡;
- Single basin under mount stainless steel sink, with single-lever faucet in black matte finish*†.

BATHROOMS

- Elegant vanity with quartz countertop and under mount sink*†‡;
- Single lever faucet with black matte finish and undermount sink*†;
- Framed mirror with black edging and wall light*†‡;
- Full height wall tile surrounding tub and in separate shower stall*†‡;
- Faucet with black matte finish and showerhead in tub or in separate shower*†‡;
- Framed clear glass shower glazing and a recessed ceiling, moisture resistant shower light in separate shower stall*†;
- Plumbing fixture(s) in white*†;
- Designer porcelain floor tile in bathroom(s)*†;
- Privacy lock on bathroom door(s)*†.

APPLIANCES

- Kitchen appliance package consists of a 24" refrigerator, 24" cooktop and wall oven, 24" panel ready dishwasher, and 24" OTR microwave*†;
- Stacked washer-dryer directly vented to the exterior*†.

MECHANICAL/ ELECTRICAL FEATURES

- Individually controlled seasonal central air conditioning and heating system;
- Individual suite electricity meter(s) and water meter(s)*;
- Switch controlled receptacles in bedroom(s), living and dining area, with ceiling mounted light fixture(s) or capped ceiling outlet in den, and entry corridor*†;
- Contemporary track lighting fixture in kitchen*†;
- In-suite smoke detector*;
- In-suite water sprinkler system*;
- Exhaust vent to exterior through ERV (Energy Recovery Ventilation) unit*.

* Where applicable and as per plan.

** See disclosure documents for full details.

*** See sales representatives for further details.

† As per Vendor's preselected standard finish packages.

‡ Ceiling heights are subject to bulkheads, dropped ceilings and structural / mechanical components.

The Vendor reserves the right to substitute any materials used in construction of the Unit provided that such substitute materials are of equal or better quality than those represented to the Purchaser. The Vendor further reserves the right to make minor changes or modifications in the plans and specifications at its discretion. The determination of whether or not same are minor shall be made by the Vendor's Architect. Vendor is not responsible for shade differences occurring from different dye lots or for variations including in colour, shade, texture and veining in materials including with respect to tile, carpets, hardwood or laminate flooring, cabinetry, natural or manufactured stone, bricks, trim and doors. Samples viewed when choices are made from Vendor's samples are only a general indication of material selected. Details of windows and doors on all elevations and location of exterior lights may not be exactly as shown on renderings. Finished floor height and built-in noise attenuation measures may cause ceiling heights to vary in some areas. Drop ceilings and bulkheads

