

SOCIAL CONDOS

S ● SOCIAL

AT CHURCH + DUNDAS

Social Condos by [The Pemberton Group](#) will be one of Toronto flagship projects of 2017. The reasons are a reputable developer and a prime downtown [location](#) at the intersection of Church and Dundas, next to Ryerson University. This location is in high demand for rentals, and will always be in demand. Register today to get Platinum VIP First Access to the project.



S O C I A L

AT CHURCH + DUNDAS

LOCATION

CHURCH + DUNDAS

Located in Downtown Toronto, Garden District

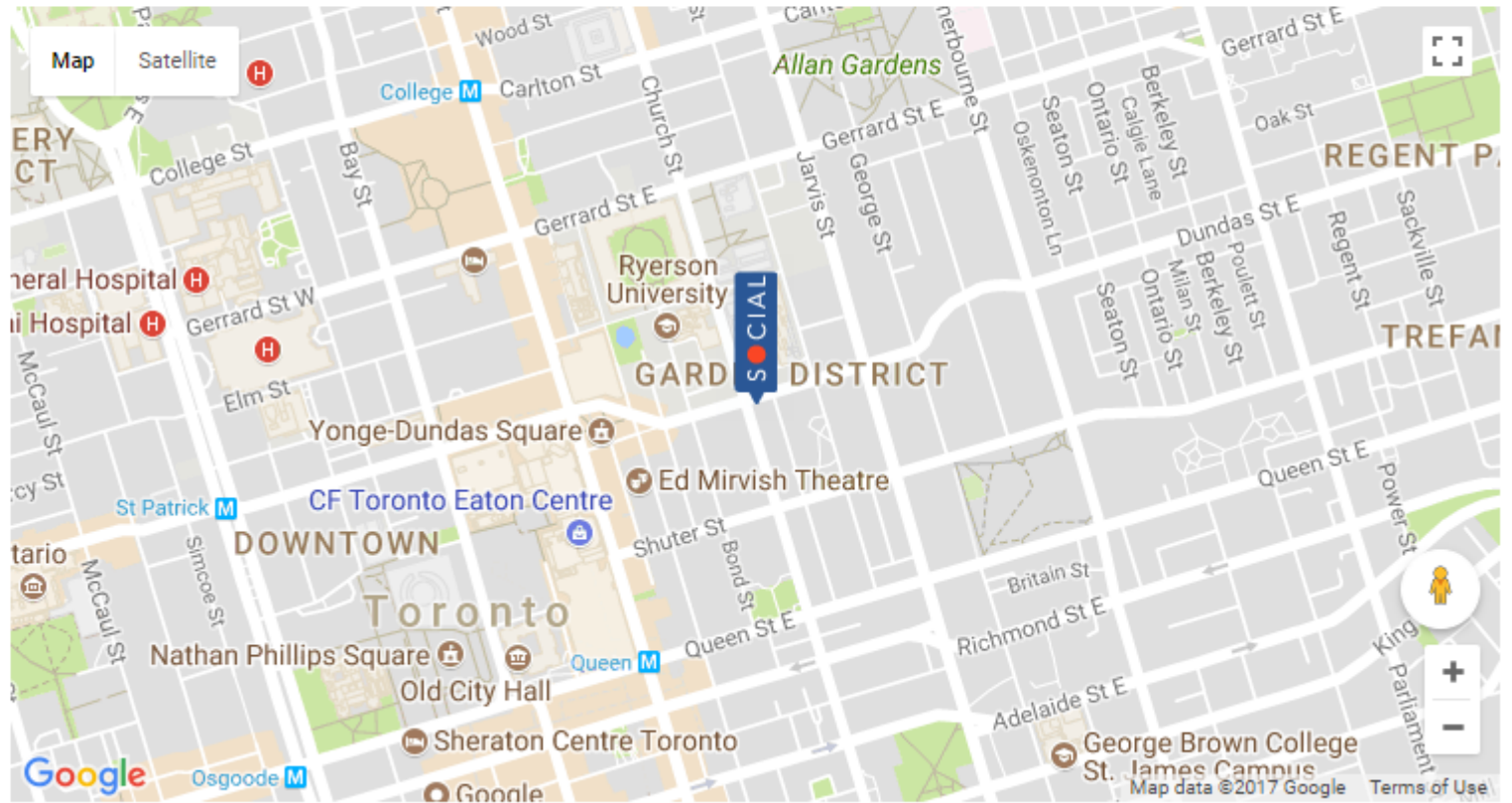
Minutes from the famous

- Ryerson University
- Eaton Centre
- Yonge+Dundas Square
- Dundas Subway Station
- St. Michael's Hospital
- Ed Mirvish Theatre
- Massey Hall

WalkScore®



TransitScore®



Location, Location, Location...



Quick FACTS

- **Developer:** Pemberton
- **Address:** 229 Church Street, Toronto
- **Occupancy:** Anticipated For 2022
- **Storeys/Suites:** 52 Storeys / 596 Suites
- **Suite Types:** Studios – Three Bedroom Suites
- **Pricing:** \$1050-1100 per SQFT.
- **Suite Finishes:** 9' Ceilings, Laminate Flooring, Stone Kitchen Counters, Stainless Steel Kitchen Appliances, Stacked Washer & Dryer
- **Incentives:** Right To Assign, Capped Levies
- **Maintenance:** <700 SQFT – 0.58\$; >700 SQFT-0.56\$

WHY TO BUY?

- Steps from **Ryerson University**. Over 39,000 undergraduate students, 2,600 graduate students & 12,000 continuing education students with only 850 on campus - **meaning up to 52,000 students would be in need of off campus housing** (or only 1/63 Ryerson Students would be able to receive on campus housing accommodations).
- Just a Four Minute Walk to Yonge & Dundas Square as well as the Eaton Centre.
- Ten Minute Walk to Nathan Phillips Square, City Hall, The Mattamy Athletic Centre & Loblaws
- Fifteen Minute Walk or a Five Minute drive to Toronto's Hospital District which features Toronto General Hospital, Sick Kids Hospital, Mount Sinai Hospital & Princess Margaret Hospital
- Less than a ten minute commute to the University of Toronto St George Campus which has over 54,000 students which also has a huge off campus housing shortage
- Reputable Developer

Amenities

14,000 sq ft of Indoor and Outdoor Amenity Space

- **5th Floor** – Landscaped terrace with outdoor lounge, Fitness Centre, Men's and Women's change rooms with showers, a steam room, sauna and locker room, Yoga/Pilates Studio
- **52nd Floor** – Sky terrace with dining and barbeques, Party Room, amenity lounge, billiards/ping pong room, Wi-Fi study rooms, Multimedia room



Accessibility

- 99 Walk Score
- 100 Transit Score
- 85 Bike Score
- 300 meters (4 min walk) to Dundas Subway Station
- 4 minutes to the PATH
- Close proximity to Greyhound Bus Terminal, Billy Bishop Airport, Union Station
- 5 minute drive to Gardiner Expressway, Don Valley Parkway



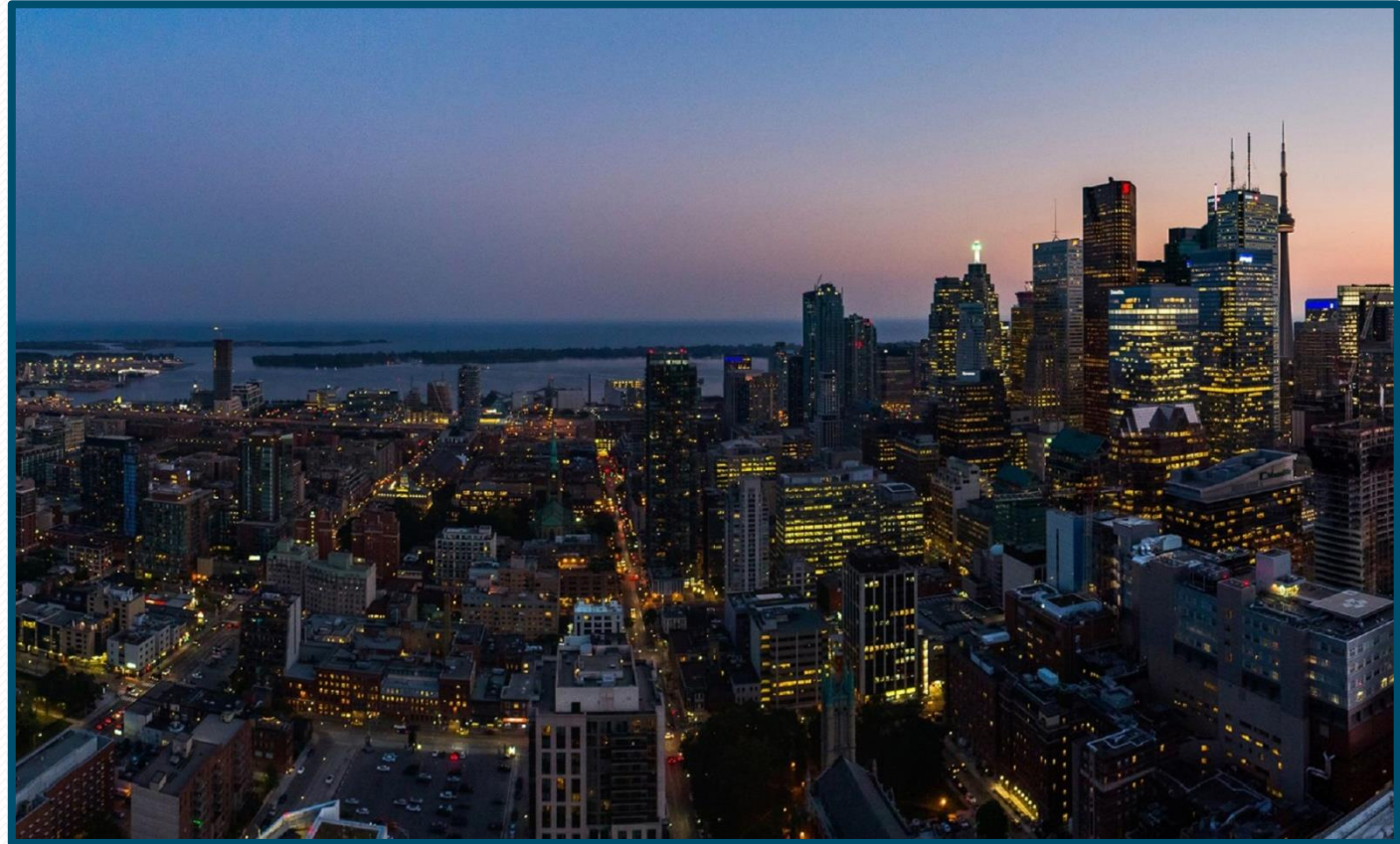
NEIGHBOURHOOD AND COMMUNITY

Post-Secondary Education

- Ryerson University
- University of Toronto
- George Brown College
- OCAD University

Hospitals

- St. Michael's Hospital
- Sick Kid's Hospital
- Toronto General Hospital
- Mount Sinai Hospital
- Women's College
- Princess Margaret



DEPOSIT STRUCTURE

\$5000 on Signing
Balance of 5% in 30 days
5% in 120 days
5% in 425 days
5% in 540 days
5% on Occupancy