

# JAC condos

**COMING SOON**  
**Authentic**  
**downtown living at**  
**Jarvis and Carlton**  
**from the \$400's**

DEVELOPED AND BUILT BY




**GRAYWOOD**  
HONOURING 35 YEARS



**PHANTOM**  
DEVELOPMENTS



An architectural rendering of a modern high-rise building with a glass facade and balconies, situated in an urban environment. The building is surrounded by lush green trees and a well-maintained lawn. In the foreground, a paved walkway leads through the park area, with people walking and a bicycle parked on a bench. The scene is bright and sunny, suggesting a pleasant day. A blue semi-transparent box is overlaid on the right side of the image, containing text.

Authentic downtown  
living at Jarvis and  
Carlton, overlooking  
Allan Gardens and  
**less than 200m  
from Ryerson  
University!**



# TOP 5 REASONS TO LIVE AT JAC

Seems almost impossible to only pick 5 but ... here we go!

1. **LOCATION** – Live at JAC and you'll be **2 minutes** to transit, groceries, parks, recreation, coffee shops, bars and education – it's truly the best the city has to offer.
2. **ACCESS TO EDUCATION** – Ryerson University, George Brown College, University of Toronto and the Toronto Film School are all **within 8 min** of JAC and have a cumulative population of **OVER 120,000 Students**
3. **THE PARK AT YOUR DOOR STEP** – Rarely do we see condominiums in the core, connected to everything the city has to offer AND **overlooking a 5-acre Park**, with a 16,000 sf Green House, Dog Park, Kids Playground, Water Fountain and plenty of space to lounge and picnic.
4. **THE VIEWS** – Amazing open views in every direction along with a selection of suites with balconies or terraces overlooking the park and the city skyline.
5. **THE AMENITIES** – Designed for today's changing world JAC's amenities speak to the needs of students and young professionals alike – with over 18,000 sf, on 4 levels, featuring everything from a vintage café work studio, to mediation lounge to a gaming room.





# JAC condos

 **100** WALK SCORE

 **100** BIKE SCORE

 **96** TRANSIT SCORE

## Schools & Services

1. Bike Share Toronto Station
2. BMO Bank of Montreal
3. Canada Post
4. CIBC
5. E.J. Pratt Library
6. George Brown College
7. RBC Royal Bank
8. Ryerson University
9. Service Ontario
10. TD Canada Trust
11. Toronto Film School
12. Toronto Public Library
13. University of Toronto - St. George Campus

## Parks & Recreation

14. Alexander Park
15. Allan Gardens Off-Leash Dog Park
16. Queen's Park
17. Rosedale Ravine Lands Park
18. Ryerson Community Park
19. Central YMCA

## Retail

20. The Beer Store
21. Cabbagetown Organics
22. CF Toronto Eaton Centre
23. Dead Dog Records
24. Glad Day Bookshop
25. Ladybug Florist
26. LCBO
27. Loblaws
28. Metro
29. Ryerson Farmers' Market
30. St. Lawrence Market

## Restaurants

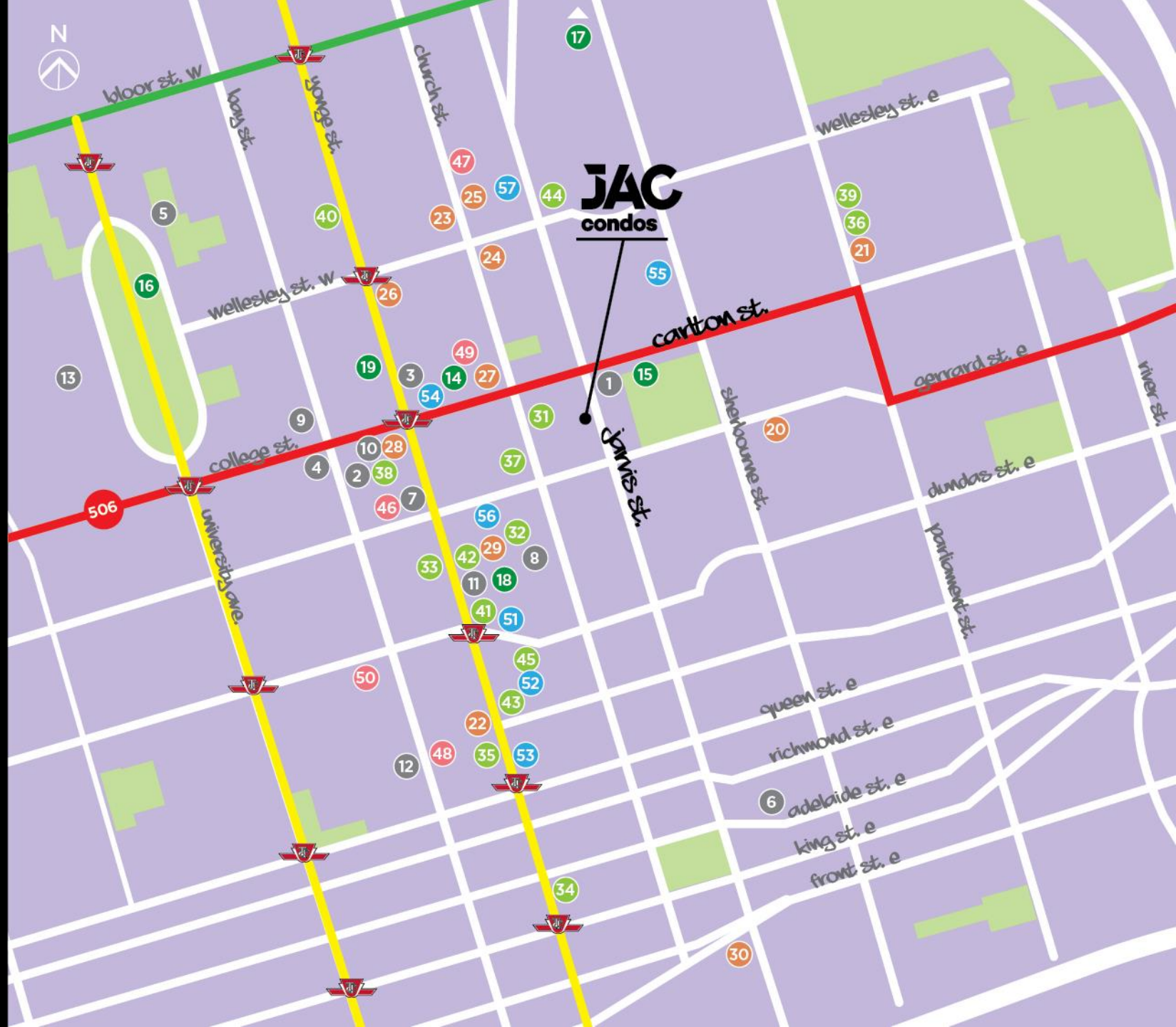
31. Assembli
32. Balzac's Coffee Roasters
33. Barberian's Steak House
34. CRAFT Beer Market
35. Hendriks Restaurant & Bar
36. JetFuel Coffee
37. KINKA IZAKAYA
38. Real Fruit Bubble Tea
39. Salt & Tobacco
40. Sansotei Ramen
41. Spring Sushi
42. Starbucks
43. Sweat and Tonic
44. Mansion - The Keg Steakhouse + Bar
45. The Senator

## Health & Wellness

46. Crunch Fitness
47. Elmspa
48. GoodLife Fitness
49. Mattamy Athletic Centre
50. Yoga Tree Bay Dundas

## Attractions

51. Cineplex Cinemas Yonge-Dundas and VIP
52. Ed Mirvish Theatre
53. Elgin and Winter Garden Theatre Centre
54. Imagine Cinemas Carlton Cinema
55. The Phoenix Concert Theatre
56. Ryerson Theatre
57. Berkeley Bicycle Club





# Key facts

rental prices in Toronto  
have raised an average of

**7.9%**

per year over the past  
5 years

condo's in the area have  
gone up an average of

**12.8%**

per year over the past 5  
years

condos in our specific  
area have increased

**8%**

faster than the rest of  
central Toronto!





# Toronto is a hot spot for learning and discovery

- Ryerson University – over 36,000 Student **2 Min. Walk**
- U of T – over 61,000 students **8 Min. Bike Ride**
- George Brown College– Over 32,000 students **8 Min Bike Ride**







# The Park(s)

Spanning 5 Acres, in the heart of the city, Allan Gardens is one of Toronto's oldest city park and only 30 steps from JAC's front door.

**JAC IS THE ONLY TORONTO  
PRE-CONSTRUCTION  
CONDOMINIUM  
OVERLOOKING A  
5-ACRE PARK**





## Less than 5 km from some of the city's best parks

Living at JAC you'll walk out your lobby front entrance and be greeted by the iconic Allan Gardens, PLUS, but you'll be within a 5km of some of the city's greatest parks

**Allan Gardens** – 0 min Bike Ride – simply cross the street or look out your window

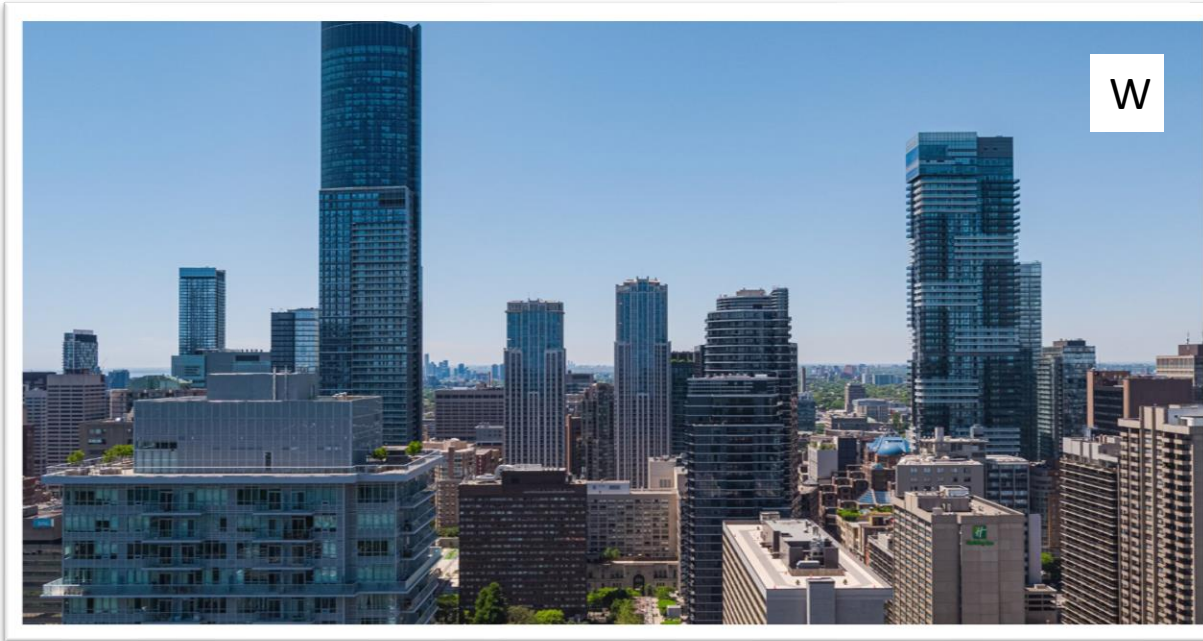
**Barbara Hall Park** – 3 min Bike Ride

**Ryerson Community Park** – 4 min Bike Ride

**Winchester Park** – 5 min Bike Ride

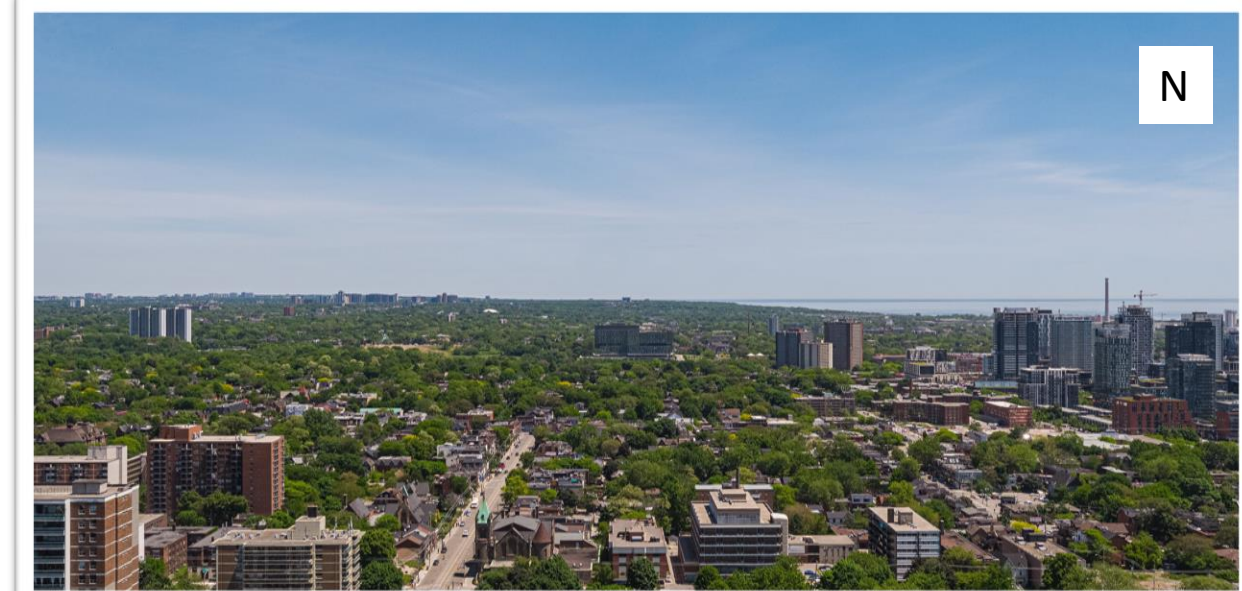
**Rosedale Ravine Land Park** – 6 min Bike Ride





# The Views

Views from the 34th floor - Fantastic views in every direction







# The Amenities

Over 18,000 sq.ft. of Amenities on 4 floors.

- Concierge
- Fully Automated Parcel System
- Lobby Fireside Lounge
- Lobby Courtyard
- 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 terrace with BBQs, lounge spaces and Alfresco dining.





Illustrations is artist concept E.&O.E.

## **what's old is new again**

1902 Beaux Arts Heritage House will be resorted to the Mansion Club. Housing a co-working space, coffee bar, tech lounge, yoga studio, study library & meditation rooms.





JAC Lobby

Illustrations is artist concept E.&O.E.





Co-working Lounge and Coffee Bar

Illustrations is artist concept E.&O.E.





Quiet Library and Study Room

Illustrations is artist concept E.&O.E.





10th Floor Party Room Leading to the  
Outdoor Terrace



# A Partnership between Graywood Developments & Phantom Developments



Shouldn't a home be both a place to rest your head and a rewarding investment? That has been Graywood's philosophy for over three decades. As a Toronto-based private investment management company that specializes in the development of real estate properties of exceptional quality, we have a keen eye on how and where people want to live, and we work hard to ensure that our purchasers are making the right investment, both personally and financially.



As visionaries in thoughtful urban development the company leads with integrity, innovation and a personal commitment to the highest quality design practices. For over 50 years, Phantom has played a key role in numerous prestigious projects in the Greater Toronto Area contributing to help define the city's vital communities with exceptional building design. The company takes great pride in securing set locations with the utmost attention to shaping beautiful environments inside and out to compliment modern urban lifestyles.





# The design

## Turner Fleisher Architects Inc.

**Turner Fleischer** is a Toronto based practice. We are an agile studio of approximately 170, driven by the unwavering passion for excellence of six Partners who are deeply connected to our workflows and project strategies. Our studio is comprised of open, honest and continuous learners. We believe in our staff, celebrate high performance, evolve and give back to our community together. Our projects enhance communities across Canada, and stand as a testament to our commitment to technical advancement, quality, creativity and progress

## Tomas Pearce Interior Design

**Tomas Pearce Interior Design Consulting Inc.** is based in downtown Toronto, Canada. Led by Principal Partners Melandro Quilatan and Tania Richardson, the team at TOMAS PEARCE is a collaboration of talented, energetic and experienced company of Interior Designers, Project Managers, Project Coordinators, Architectural Technologists, Stylists and Procurement Agents.

The TOMAS PEARCE style is international, motivated by a love of good design, both modern and traditional. Opulence; simplicity; calm elegance; timeless aesthetics are integral to the vocabulary of their creations. Whether it's high formal tradition, classic contemporary or clean modern aesthetic, central to the TOMAS PEARCE design directive is the belief to marry their strong design philosophies with that of their client's own style wishes. Each time, polished elegance is the TOMAS PEARCE signature.





# things you should know about JAC

## You should know...

- OMB/LPAT Approved
- Construction slated for Spring 2021
- Occupancy Spring 2024
- Heritage retention project - maintaining the cultural heritage of our city
- Toronto's only pre-construction project on a 5-acre Park
- 200 meters from Ryerson University
- Steps to the Jarvis and Carlton Streetcar
- Many suites offer Balconies or Terraces.





# JAC's Amazing Deposit Structure

Limited time offer

5% in 2020

5% in 2021

5% in 2022

5% on occupancy





**JAC offers something for all of your clients**

**From smaller well programmed tower suites to an unbelievable podium featuring 3 and 4 bedroom layouts including 2 and 3 bathrooms.**

**Perfect for high yield rental ownership !!**

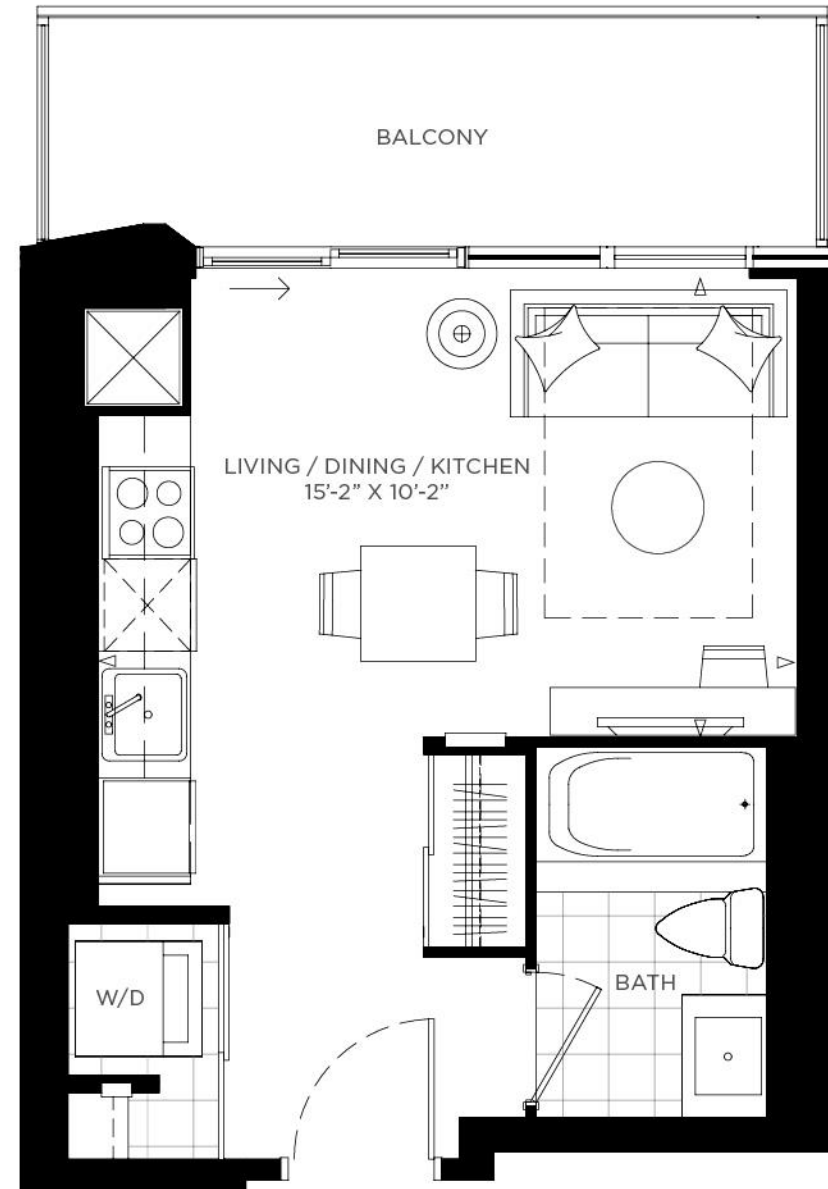




# julia

## STUDIO 0C

INTERIOR | 340 SQ. FT.  
EXTERIOR | 84 SQ. FT.  
TOTAL | 424 SQ. FT.



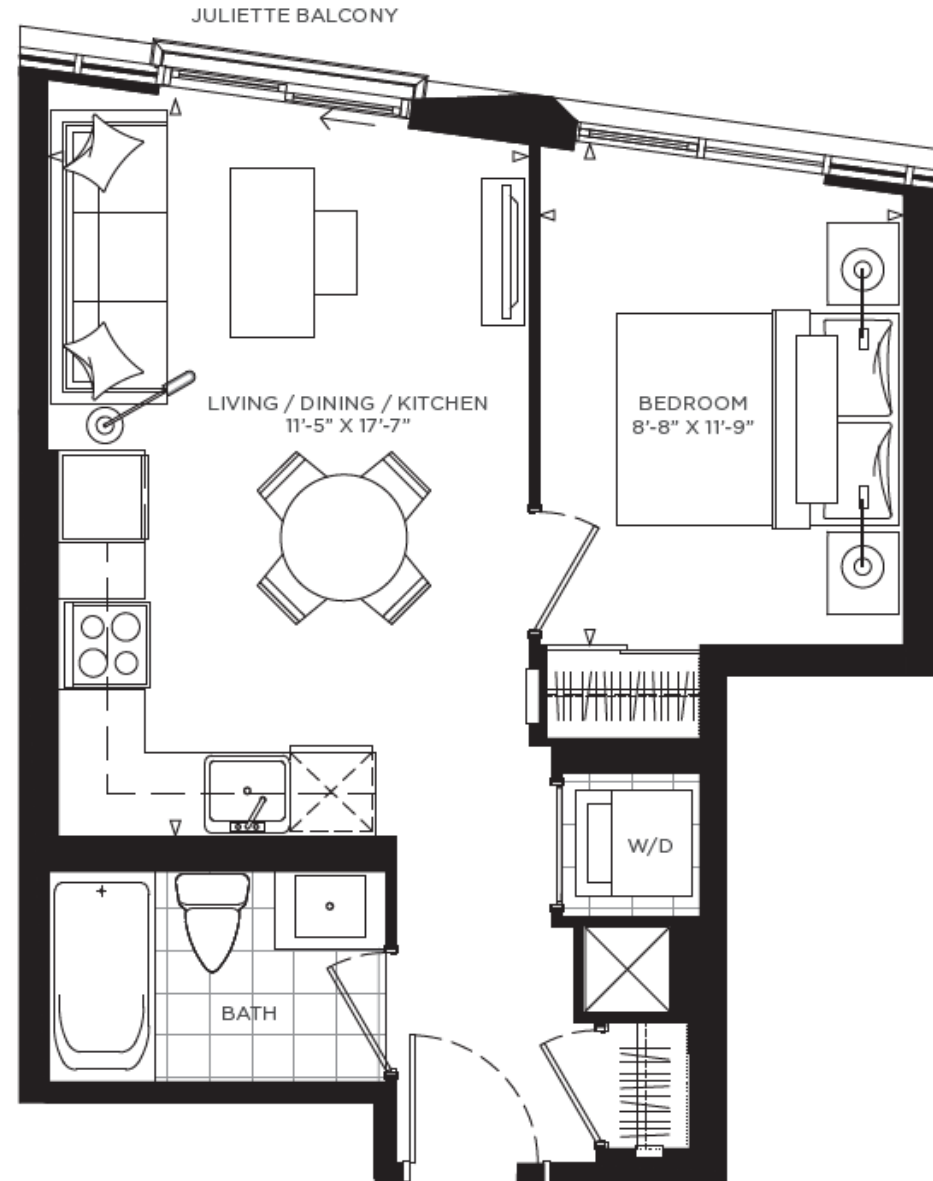
Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Tile patterns may vary. Window size and location may vary. Actual usable floor space may vary from slated floor area. Balcony and terrace area is approximate and may vary in size floor to floor due to architectural detail. The purchaser acknowledges that the actual unit purchased may be a reverse layout to the plan shown. See Sales Representative for full details. E. & O. E.



# jenna

## ONE BEDROOM 1D

INTERIOR | 475 SQ. FT.  
TOTAL | 475 SQ. FT.



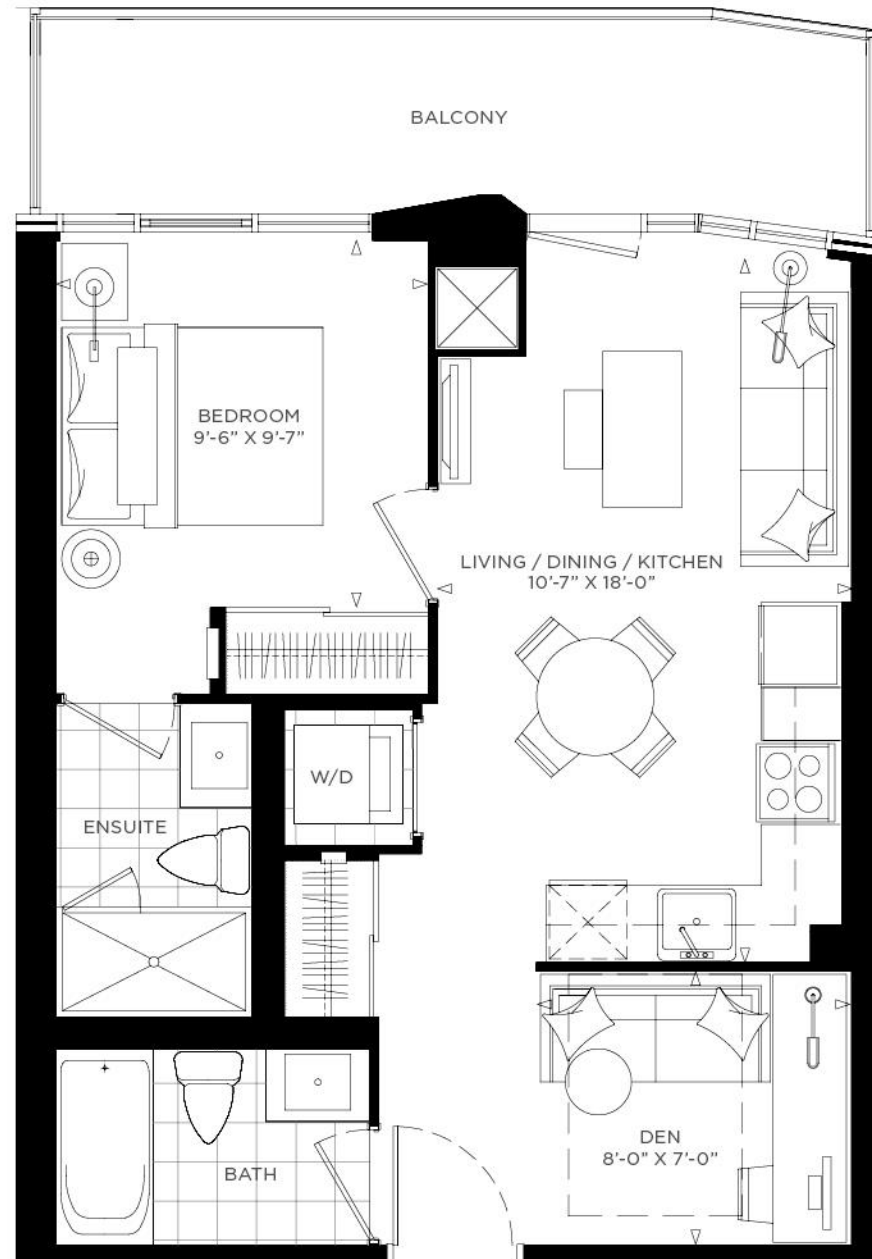
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# julian

## ONE BEDROOM + DEN 1J+D

INTERIOR | 575 SQ. FT.  
EXTERIOR | 106 SQ. FT.  
TOTAL | 681 SQ. FT.



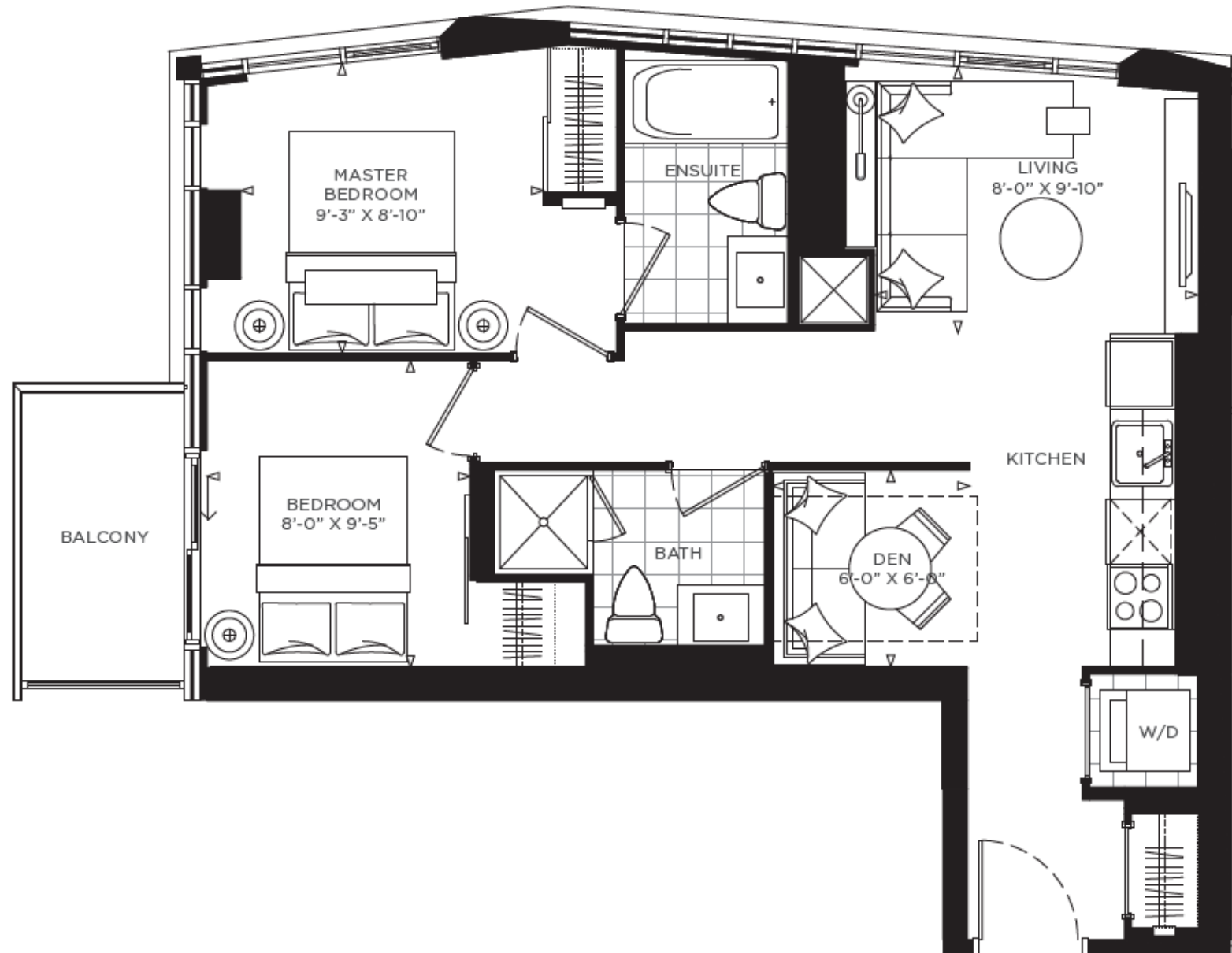
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# jaden

## TWO BEDROOM + DEN 2D+D

INTERIOR | 697 SQ. FT.  
EXTERIOR | 44 SQ. FT.  
TOTAL | 741 SQ. FT.

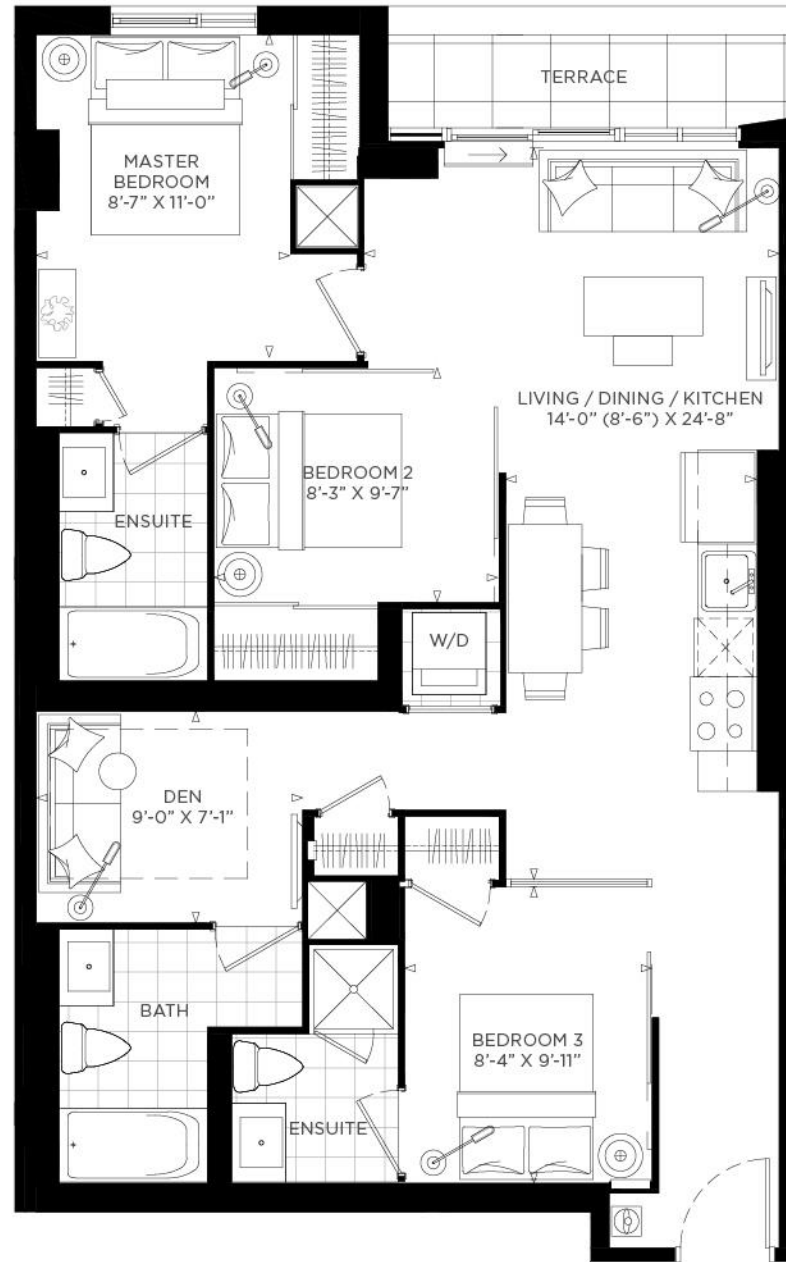




# jimmy (T)

## THREE BEDROOM + DEN 3F+D (T)

INTERIOR | 1,009 SQ. FT.  
EXTERIOR | 43 SQ. FT.  
TOTAL | 1,052 SQ. FT.

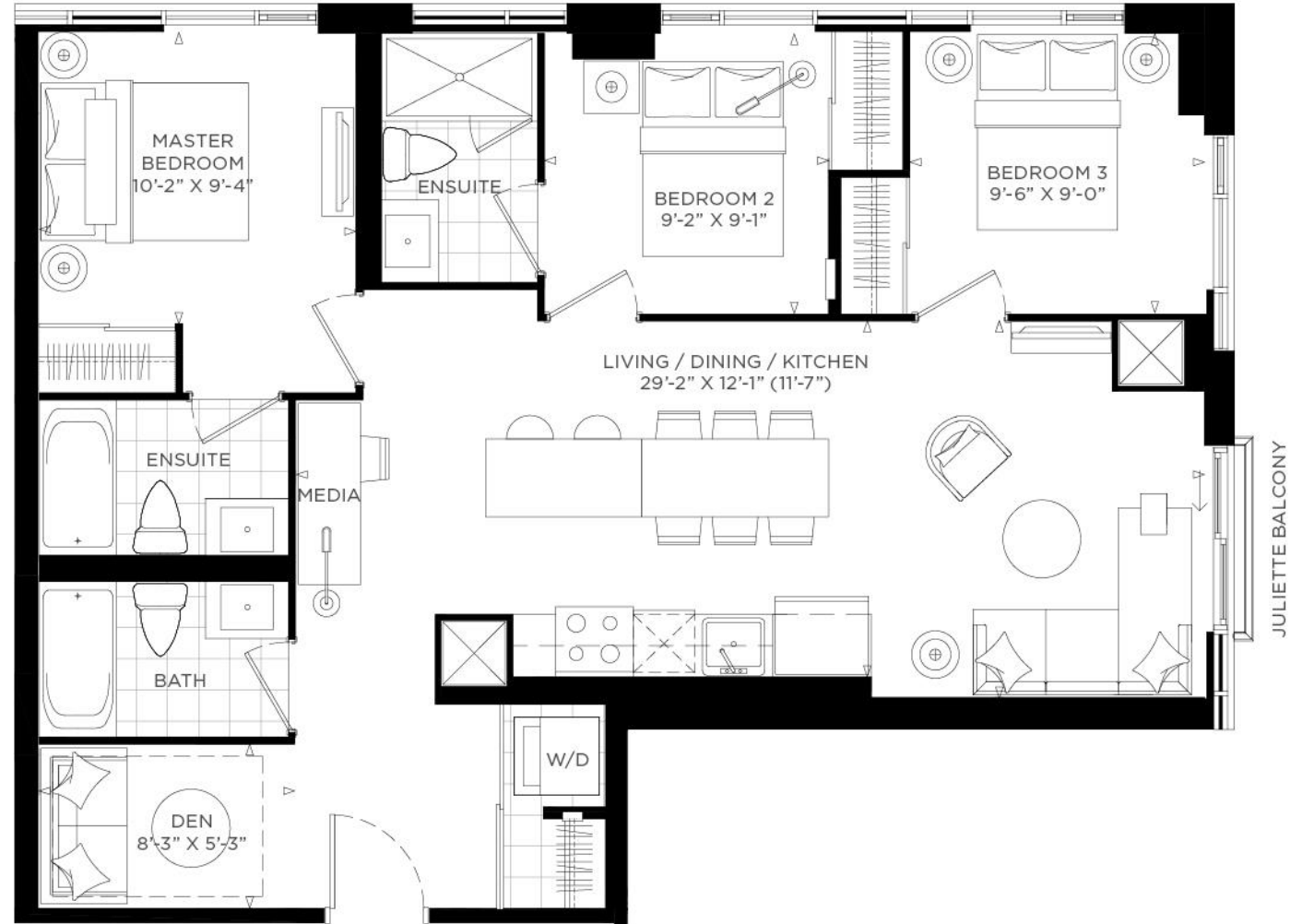




# jocelyn

**THREE BEDROOM + DEN + MEDIA 3G+D**

INTERIOR | 1,014 SQ. FT.  
TOTAL | 1,014 SQ. FT.



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