

An aerial architectural rendering of a proposed urban development. The scene shows a mix of modern high-rise buildings with glass facades and traditional brick structures. A large parking lot is visible, along with green spaces, trees, and a waterfront area with a marina and sailboats. The overall atmosphere is one of a vibrant, modern neighborhood.

THE TOP 7 REASONS TO BUY AT QUEEN & ASHBRIDGE

A FUTURE TORONTO ICON

QQ
QUEEN
& ASH
BRIDGE

REASON 1

IT'S THE BEACHES' LAST WATERFRONT DEVELOPMENT



- AMONG TORONTO'S MOST WEALTHY NEIGHBOURHOODS
- AVERAGE HOUSEHOLD INCOME IN THE BEACHES: OVER \$150,000
- KNOWN FOR GREAT PARKS, THE BOARDWALK, REAL BEACHES AND HERITAGE ARCHITECTURE
- CONNECTED VIA THE TTC TO: UNION STATION, DISTILLERY DISTRICT, BAY STREET, GEORGE BROWN COLLEGE AND RYERSON UNIVERSITY
- MINUTES FROM THE DVP

HEALTH AND WELLNESS BENEFITS OF LIVING NEAR THE WATER:

- Improves Mental Health
- Improves Respiratory Health
- Promotes Better Sleep
- Strengthens Immune System
- Promotes Relaxation
- Increases Overall Happiness

A NATURAL ESCAPE IN THE CITY

Whatever the future holds, The Beaches can meet the demand; being both surrounded by vast greenspaces, which afford ample opportunities for healthy, outdoor activity, and effortlessly connected to Toronto's downtown core and top entertainment districts.

REASON 2 IT'S TRANSFORMING AN ENTIRE CITY BLOCK

Imagined and designed by Teeple Architects, the unique architecture of Queen & Ashbridge will be the talk of Toronto. The cascading 17-storey pyramid-shaped tower announces that you have arrived at The Beaches neighbourhood where people aspire to live.



3 THE COTTAGE COLLECTION BORDERS AN UNHEARD-OF URBAN FOREST

Queen & Ashbridge is pleased to preview The Cottage Collection, a just-released series of suites that border The Urban Forest and, for a limited time, feature \$20,000 in refined-rustic upgrades. The Cottage Collection features a mix of suite types including one- and two-bedroom units ranging from 430 to over 800 square feet, and they're sure to sell and rent quickly.

The Cottage Collection appeals particularly to first time buyers and investors. The attraction is a condo that feels like a cottage, with wood finishes and a fireplace culminating in character that you cannot find anywhere else.



- Suites Overlook The Urban Forest
- For a Limited-Time, Feature \$20,000 in Upgrades
- One- and Two-Bedroom Units Available
- From 430 to 800 Square Feet



REASON 4 THE EARNING POTENTIAL IS UNPRECEDENTED

Queen & Ashbridge is where people want to live, which is why it is experiencing unprecedented sales to end users. Where are condominiums most likely to increase in value? The answer is where resales will be most in demand and where there is limited inventory. The answer is Queen & Ashbridge.

The current average resale price of a condo in the area is \$717,471 (among the highest in Toronto) and the average resale price of a detached home in the area is \$1,666,875. With preconstruction prices averaging over \$1,400 per square foot and multiple projects in 905 regions selling for over \$1,000 per square foot, units at Queen & Ashbridge by comparison, start in the \$500s and average \$1,150 per square foot. With preconstruction condos in the Greater Toronto Area becoming less affordable and a lack of competitive projects in the direct area, this is a market landscape that doesn't come along often. Now is the perfect time.

- **AVERAGE RESALE PRICE OF A DETACHED HOME IN THE AREA: \$1,666,875***
- **AVERAGE RESALE PRICE OF A CONDO IN THE DOWNTOWN CORE: \$681,070****
- **AVERAGE RESALE PRICE OF A CONDO IN THE DIRECT NEIGHBOURHOOD: \$717,471***
- **AVERAGE RESALE PRICE OF A CONDO IN THE DOWNTOWN CORE: OVER \$1,400 PER SQUARE FOOT**
- **AVERAGE PRECONSTRUCTION PRICE OF A CONDO AT QUEEN & ASHBRIDGE: \$1,150 PER SQUARE FOOT**

*E01 MLS January 2021 **C01 MLS January 2021

In Queen & Ashbridge's first release, high demand from end-users resulted in the sale of more than 35 units priced above \$1M. A building with a high number of end-users is also more likely to see a higher capital appreciation on the resale market.



REASON 5 IT'S THE PERFECT TIME TO PURCHASE

With vaccination programs up and running worldwide, it's only a matter of time before borders open, travel is permitted, immigration resumes, international students return, and everyone heads back to the office. 'Business as usual' is on the horizon.

In addition, low-rise prices have substantially appreciated in a very short amount of time, which has created a sizeable gap in pricing between low- and high-rise developments. Historic norms indicate that market demand will now pivot back to condos, closing the gap. This all ladders up to a condo boom.

LIMITED TIME PROMOTION* FOR THE COTTAGE COLLECTION:

- Two Years Free Property Tax
- Two Years Free Maintenance
- Six Year Worry-Free Investment
- \$20k in Suite Finish Upgrades



*See Sales Representative for details.

REASON 6 IT ENJOYS UNPARALLELED AMENITIES

Queen & Ashbridge will offer a selection of elevated and professionally managed amenities. Residents will benefit from The Bridge Lounge; a boutique hotel inspired lobby, The Urban Forest, The Woodbine Coworking Space; a double height shared workspace, and The Coast Club; a state-of-the-art fitness centre with dedicated yoga and spin studios and steam rooms. They'll also enjoy The Sky Club; an upper-level lounge featuring breathtaking views of the downtown Toronto skyline and an adjoining, outdoor terrace.



REASON 7 IT COMES FROM TWO OF CANADA'S LEADING DEVELOPERS



Queen & Ashbridge is brought to you by a partnership of Context & RioCan Living, which together have completed or have under construction nearly 10,000 units. Clients of the Q&A team are assured of dealing with developers with strong track records, financial stability, a commitment to quality design and customer satisfaction.

**TOGETHER CONTEXT AND
RIOCAN LIVING COMPLETED
OR HAVE UNDER CONSTRUCTION
NEARLY 10,000 UNITS.**



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MARKET WHARF / TORONTO, ON / **CONTEXT**



THE WELL / TORONTO, ON / **RIOCAN LIVING**



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DON'T MISS THIS
OPPORTUNITY TO INVEST
IN A FUTURE TORONTO ICON.

