

CIELO

300 BLOOR STREET WEST

FAST FACTS

BUILDING LOCATION

300 Bloor Street West

PRESENTATION CENTRE LOCATION

38 Avenue Road

POSITIONING

An Uncommon Luxury with a Rare Bloor Street Address

DEVELOPER

Collecdev

FENG SHUI CERTIFIED BUILDING

Internationally renowned Paul Ng

ARCHITECT/INTERIOR DESIGNER

KPMB Architects

LANDSCAPE DESIGN

Janet Rosenberg Studio

SOLICITOR

Dentons Canada LLP

PROPERTY MANAGEMENT

Melbourne Property Management Inc.

BUILDING HEIGHT

30 storeys (legal), 35 storeys (municipal)

RESIDENTIAL UNITS

284

SIZE RANGE

445 – 1,733 sf

HOTEL-INSPIRED GUEST SUITE

1

CEILING HEIGHTS

Approximately 9' - 10' ceiling heights throughout

CIELO COLLECTION

13 units per floor, levels 8-20 1B: 5, 1B+D: 4, 2B: 4

STRATUS COLLECTION

8 units per floor, levels 21-29, 2B+D: 4, 3B: 4

ELEVATORS

3 high-speed elevators

AUTOMATED PARKING SYSTEM

2 WÖHR parking elevators

*fits G-Wagon, Range Rover, S-Klasse

PARKING

58 residential parking spaces

EV-CHARGING STATION UPGRADE

77

VISITOR PARKING

25

LOCKERS

24

BICYCLE PARKING SPOTS

268



NEIGHBOURHOOD

At Cielo Residences, luxury defies expectation. Located in the Annex - Toronto's celebrated arts and cultural hub - this statement of refined architectural modernism, poised above a 19th century neo-gothic landmark, redefines Toronto's skyline. Live just steps to designer boutiques on Mink Mile, across from the world-class University of Toronto, and next to the city's finest restaurants. With the Bloor subway at your doorstep, you're mere minutes from almost everywhere in the GTA. Discover breathtaking views above tree-lined Victorian streets.

BUILDING AMENITIES

- 24-hr concierge service.
- Convenient storage locker access on residential levels.
- Hotel-inspired ground level lounge opens to an outdoor terrace nestled on the quaint Huron Street. Private garden oasis with art sculpture.
- Cielo Media Lounge is appointed with a gourmet kitchen, dramatic double-sided fireplace, and lounge area where city views can be enjoyed.
- The Cielo Skyline Terrace has a gorgeous backdrop of Toronto's Skyline, offering an elevated lounge experience appointed with sculptural art.
- Cielo Fitness & Cardio Centre with private Yoga Studio.
- Cielo Weight Room designed with a private outdoor repose area.
- The Stratus Private Dining Room with chef's gourmet kitchen and lounge area appointed with designer furnishings.
- The Stratus Terrace is equipped with integrated bbq's, outdoor covered dining and private lounge areas.
- Executive Business Centre is an extension of your home office.

TECHNOLOGY FEATURES

- Cielo is a Smart Community designed with the latest technology.
- Rogers fibre-powered internet supports all in-suite connectivity.
- Touch-free vestibule screen includes digital access, video guest verification and opt-in facial recognition by mobile device.
- Personal resident mobile app integrates with compatible in-suite smart features with community messaging enabled.
- Building equipped with Smart parcel locker solution.
- Suite entry doors designed with Smart Lock technology.
- Reserve and access building amenity areas with your mobile device.
- Technologically advanced European automated parking system with integrated Electric Vehicle (EV) charging.

CIELO SUITE FINISHES

- 95% of suites designed with outdoor living area!
- Suites designed with balcony or terrace, as per plan.
- Suites designed with acoustically engineered demising walls.
- Quartz window sills, as per plan.
- Contemporary glass sliding bedroom doors, as per plan.
- Mirrored closet sliding doors, as per plan.
- Closets to receive linen shelf with hanging system, as per plan.
- Engineered vinyl flooring throughout with acoustic underlay, excluding bathrooms, as per Vendor's samples.

APPLIANCES

- 30" integrated fridge
- Miele fully integrated 24" dishwasher
- Miele 24" cooktop
- Miele 24" wall oven
- 24" built-in hood fan
- 27" full size washer and dryer
- Choice of quartz countertop with matching backsplash, as per Vendor's samples.
- Pot lights integrated into kitchen bulkhead, as per plan, Vendor to determine location.
- LED under-cabinet kitchen lighting.
- USB outlets in kitchen island and bedroom(s), as per plan.
- Soft-close door hinges and drawers.
- Custom designed vanity in a variety of finishes with undermount sink, from Vendor's samples.
- Choice of quartz countertop and backsplash, from Vendor's samples.
- Illuminated mirrored medicine cabinet.
- Shower with frameless glass enclosure, as per plan.
- Pressure balanced valve and rain showerhead, as per plan.

STRATUS COLLECTION

- Contemporary island featuring a breakfast bar and oversized undermount stainless steel sink, as per plan.
- Kitchen island includes waterfall edge, as per plan.
- Built-in under cabinet 24" wine fridge.

MIELE APPLIANCE PACKAGE INCLUDES:

- Miele integrated 30" fridge, Miele integrated 24" dishwasher, Miele 30" cooktop, Miele 30" wall oven, 30" built-in hood fan

- Pot lights integrated into kitchen and bulkhead, Vendor to determine location.
- Engineered hardwood flooring throughout with acoustic underlay, excluding bathrooms, as per Vendor's samples.
- French doors and/or pocket doors, as per plan.
- Closet organizers with double hanging system in primary bedrooms, as per plan.
- Custom designed floating vanity in a variety of finishes with undermount sink, from Vendor's samples.
- Handheld shower assembly in primary ensuite, as per plan.

FAQ'S:

ATTRACTIVE EXTENDED DEPOSIT STRUCTURE

- \$10,000 at time of signing
- balance to 5% in 30 days
- 5% in 210 days
- 5% in 690 days
- 5% at time of occupancy
- Mortgage pre-approval required 30 days within signing the APS
- RBC will assist with mortgage financing
- No name changes permitted
- One unit per name
- Cheques made payable to: Dentons Canada LLP in Trust
- Assignments Permitted
- Right to lease at time of Occupancy
- Parking | \$175,000 *Vendor permission required on 1 Bed units
- Locker | waitlist

MAINTENANCE FEES

- \$0.73 per square foot/per month – individual metering of hydro, water, heating and cooling usage.
- Each suite to have individually controlled heating and cooling system providing heat and air conditioning all year round.
- Parking Maintenance | \$169.95/month
- EV Parking Maintenance | \$199.95/month
- Locker Standard Size | \$19.95/month
- Locker Premium Size | \$29.95/month
- Rogers to provide bulk internet 1 Gb High-Speed Internet Service to all residential suites at \$30.00/month, plus HST.
- Collected Smart Community Technology | \$8/month, plus HST.