



Basic Building Info & Reasons to Purchase

Located at the 2839 Jane Street, north-east corner of Jane Street and Yorkwoods Gates, surrounded by nature and parks, just 6min drive or 12 min transit to York University, 5 minute walk or 700m to the upcoming \$2.5 billion Finch West LRT line (Jane/Finch Stop), minutes to North York Centre, Toronto's largest employment centre.

Building Location: 2839 Jane Street (Jane Street/ Sheppard Ave) North East corner of Jane Street and Yorkwoods Gate

Height: 13 Storeys

Residential Units: 190, 2nd to 12th floor

Suite Types: Studio to 3+D Bedrooms

Suite Sizes: 464 – 1109 sf

Parking Levels: 3

Total Building Amenities: 11,423 sf (Indoor: 4,092 sf of indoor, Outdoor: 7,331 sf)

Ground Level 24hr concierge, Mailroom, Parcel storage, Off-leash dog area

2nd Floor Roof Gym, Multipurpose room, Dining area located on the upper level, BBQ Area

Top Floor Roof Outdoor Playspace, 2 Indoor Playspace, Party room, Dining area, BBQ Counter

Present Area Amenities and Selling Features

- Transit proximity
 - o Steps to Bus stop 35A goes North to York University in 12-15 min
 - York University – One of Canada's Top Universities "Home to one of the largest and most diverse student bodies in Canada, York has 53,000 students from 178 countries, Recognized as a global leader for two consecutive years in the new Times Higher Education Impact Rankings, and number one in global joint research publications in Ontario"
 - o 5 min walking distance to future Jane and Finch LRT stop (Finch West LRT Line), linked to Finch West Subway (TTC Yonge and University Line, York and Peel Region local transit)
 - o Minutes to North York Centre, Toronto's largest employment centre and containing almost 35,000 jobs in 2020
 - o 10 min drive to Hwy 407 and 400
 - o 12-15 min drive to Toronto Pearson Airport

Revitalization coming around the area

- Starting with the \$2.5 billion future Finch West LRT scheduled completion in 2023. Once built, it will have essential links to TTC Yonge and University Line, York and Peel Region local transit. This line will provide rapid transit to 46,000 passengers per weekday. Annual ridership estimate of 12 million passengers by 2031.
- Just 700m from the site, Jane Finch LRT stop, less than 5 minutes walking distance from site. Metrolinx's 'Finch West LRT Real Estate Market Conditions Study' suggests that such demand -- for residential uses would likely be strongest within walking distance of LRT stops (i.e., within 500 to 800 metres). Yorkwoods Condos is 700m from the Jane Finch LRT stop).
- 65,000-square-foot Jane-Finch Community Hub and Centre for the Arts (2050 Finch Avenue West), less than 10 min walking distance from site.
- The Growth Plan 2020 policies and Jane Finch Initiative report by the city look into future opportunities to improve:
 - o Walking and cycling connections between LRT stops and neighbourhood destinations, such as parks, schools, community centres, community meeting spaces, libraries, local shops and places of work.
 - o safe cycling infrastructure connected to the broader city-wide cycling network, access to the trails within the Black Creek ravine and the hydro corridor.
 - o Public spaces in the Jane Finch area -- such as parks, squares, streets, routes, natural areas and other open spaces -- can be designed in an integrated manner to address community interests, safety and needs.
 - o Acquisition of new parkland to support growth and improvements to existing parkland.
- Case study with Eglinton Crosstown LRT – The introduction of the Eglinton Crosstown line has dramatically increased property value and demand for real estate in Scarborough.
 - o "Price-per-square-foot data for condos within 900 m of every stop on the line dating back to when work on it began in 2011, and found that the anticipation of the Crosstown has increased home values in some areas by as much as 135 per cent." (<https://www.blogto.com/real-estate-toronto/2021/05/eglinton-crosstown-lrt-spike-nearby-toronto-home-prices/>)
- Early bird advantage. Be the first to capitalize on this upcoming neighbourhood at low real estate prices where the City is investing and revitalizing heavily in revitalization and infrastructure.
- At Yorkwoods Condos, **1 Bedroom prices start from the low \$500s, average price under \$1000/sf.**