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THE CROWN COLLECTION  
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DISCOVER THE  
**VALUE**  
OF ELEVATED  
LIVING

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The Crown Collection offers an unmatched level of distinction that only a few can truly appreciate. An expression that captures the quintessential essence of luxury, quality, and bespoke design.



LIVING ROOM/KITCHEN



## EXPANSIVE LUXURY.

There is a certain level of luxury given to ample space, an opportunity to embrace all possibilities – space to breathe, to entertain, to create and to live in. Generous layouts celebrate grand foyers, expansive living/dining environments, and larger kitchens with huge islands and built-in pantries. Sumptuous

bedrooms invite enormous walk-in closets with custom cabinetry, while your spa-inspired bathroom indulges with double vanities and custom cabinetry. Plus, beautiful spacious balconies and terraces create an oasis for al fresco living.



ENSUITE





## PRISTINE ATTENTION TO DETAIL.

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Your environment's aesthetics set the tone to inspire your senses to see, to touch, and to create emotional ambiance. Enter a foyer with natural stone, while principal rooms showcase luxury engineered hardwood underfoot. Exquisite

natural stone adorns your kitchen's counters and backsplash, as well as defining a sanctuary as your bathroom's walls and floors. Solid core doors provide privacy with the essence of quality and permanence.





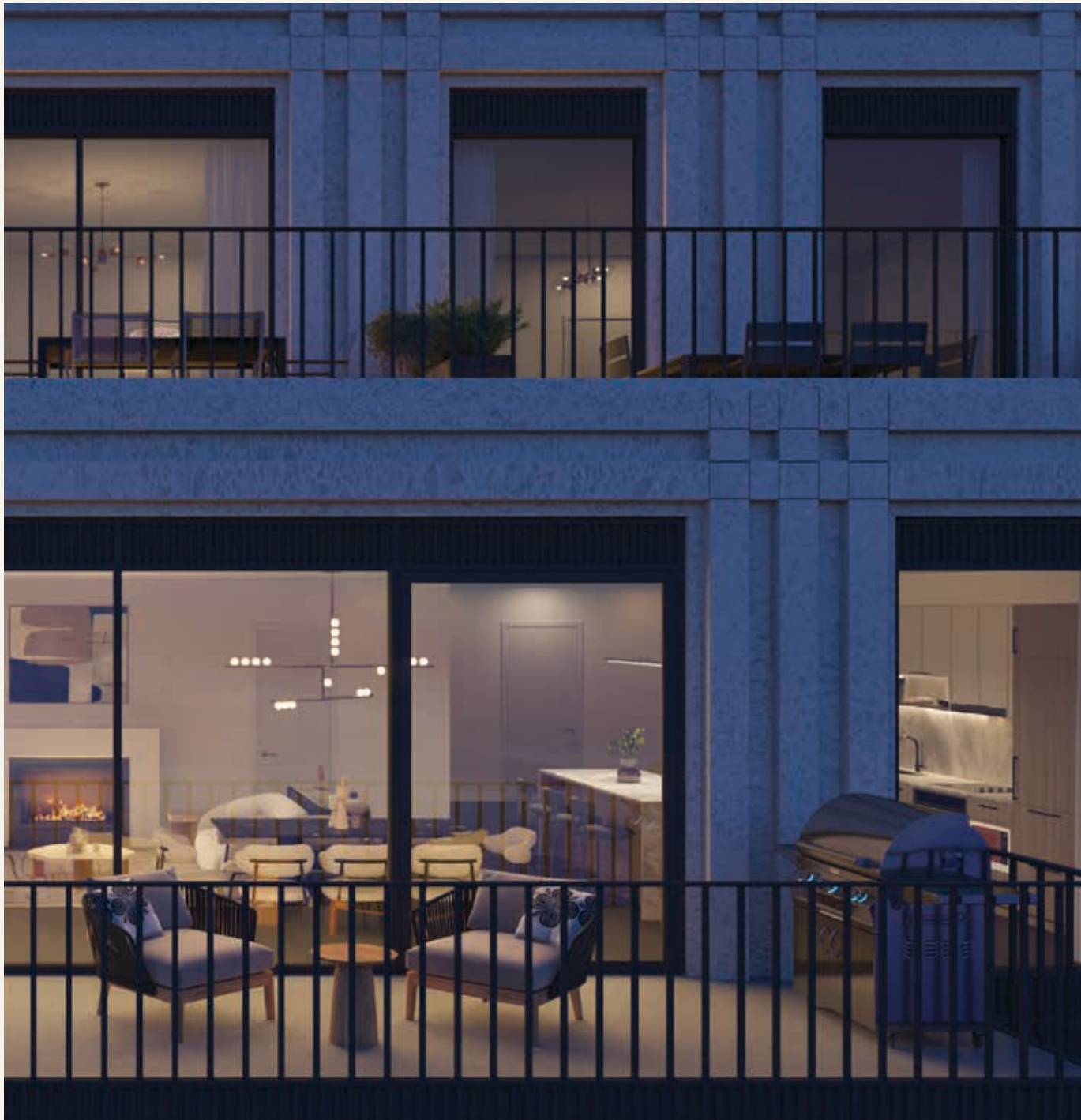




BALCONY VIEW







## A MASTERFUL CULINARY EXPERIENCE.

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Aspirational and inspirational, experience the epitome of innovation in a kitchen that helps bring your culinary dreams to fruition. Experience sprawling space to create in, with top tier, full size Miele appliances. Deluxe built-in pantries and

wine fridges serve to create convenience when entertaining, while your balcony or terrace has a gas connection for the BBQ when enjoying the outdoor space.







## THE ULTIMATE IN COMFORT

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There is a quality of ease, well-being, and ultimate comfort that comes with creating the ideal environment – a holistic haven that effortlessly adjusts to your every need. The Crown Collection presents an elevated experience from the warmth

of gas fireplaces on a winters' night to decadent soaker tubs to melt away in and zoned climate control to keep all the areas of your home at exactly the temperature you want it.



PRIMARY BEDROOM







# EXCLUSIVE CUSTOMIZATION

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At South Forest Hill Residences the expression of personalized taste is valued and recognized with the opportunity to customize your design choices within the Crown Collection suites.

At the appropriate time, we will schedule an in-person design session at Irpinia's new Yorkville showroom to discuss, curate and accommodate your design preferences regarding your dream kitchens, bathrooms, and closets.





THE BEST DETAILS  
FOR YOUR BEST LIFE.

Neighbourhood, community, location, amenities, design – at South Forest Hill, only the best will do. No expense has been spared in planning these spectacular residences, featuring Miele appliance packages and Irpinia kitchens. It's a recipe for exceptionally-planned spaces, designed to feed your soul.

Miele



MIELE

Since 1899, Miele has set the standard for luxury and innovation in the home appliance industry, delivering quality ahead of its time. Miele appliances combine the latest technology with expert craftsmanship, undergoing 10,000 hours of testing for proof of their unparalleled performance and reliability. Because longevity is the ultimate sustainability.



IRPINIA

For over half a century, Irpinia has been regarded as one of North America's most respected manufacturers of luxury, custom cabinetry and millwork. This is not the status quo kitchen. This is locally-made and internationally-inspired design that combines emerging trends with the latest technology, for unique and exclusive products that elevate the kitchen experience and stand the test of time.

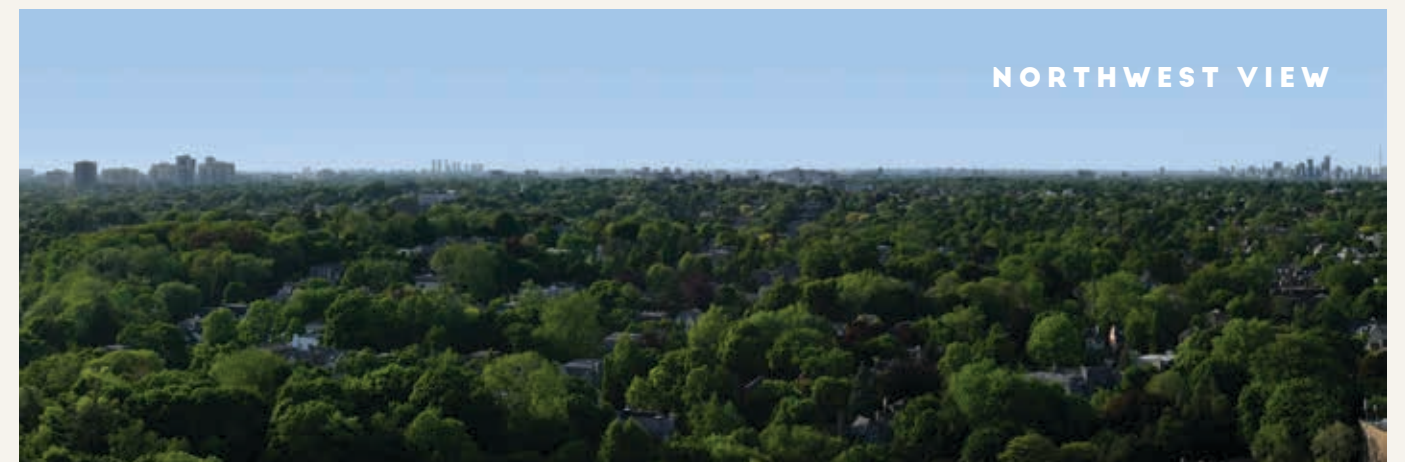
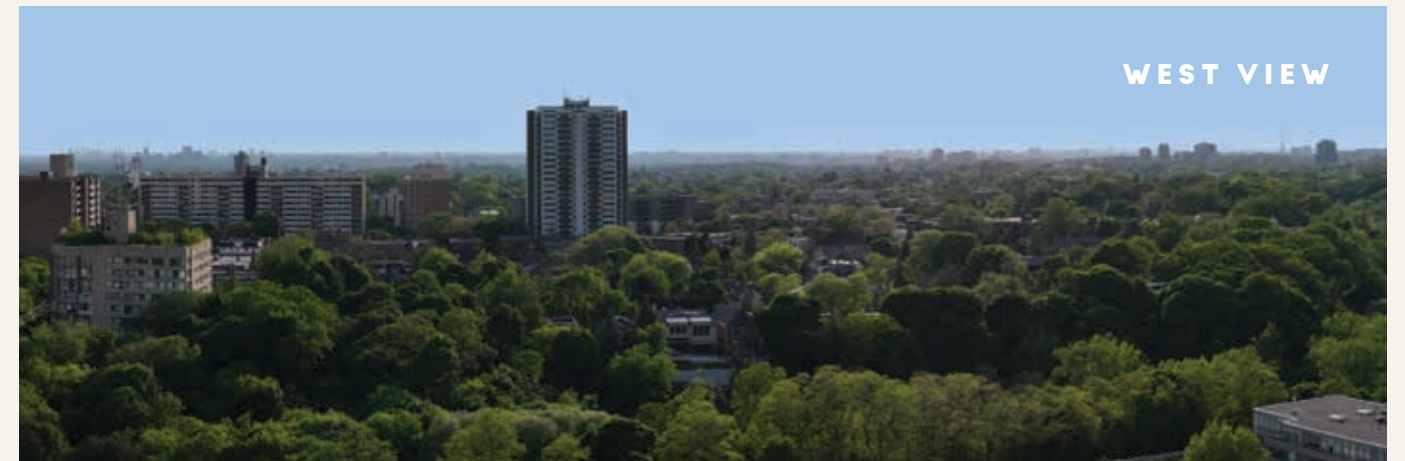




NORTHWEST VIEW







## STUNNING VIEWS IN ALL DIRECTIONS.

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The Crown Collection Suites will feature stunning views in all directions capturing the essence of the neighbourhood. Residents will enjoy sight lines overlooking Forest Hill Village, or the tranquil green canopy of Cedarvale Ravine and the surrounding area.



# FEATURES & FINISHES

## EXCEPTIONAL ARCHITECTURE AND DESIGN

- Stunning contemporary architecture by award-winning IBI Group nestled on a quiet, tree-lined cul-de-sac
- Suite finishes, indoor amenities, and lobby design by award-winning interior designer, Figure3
- Extensive and refined landscaping by award-winning landscape architects, Land Art Design
- Grand two-storey lobby with spiraled feature staircase and fireplace lounge
- Hotel-inspired porte cochère for climate-protected vehicular pick-up and drop-off
- Onsite parkette with pedestrian ramp connecting to Lower Village Gate, less than 200m to the St. Clair West Heath Street subway entrance.
- Concierge available 24 hours a day, 7 days a week, with two attendants at peak hours
- Six high-speed elevators to service residents and guests
- Advanced fibre-powered Wifi network offering seamless internet connectivity throughout principal building amenity areas
- Private mail and smart parcel locker system
- On-site property management office to assist residents with suite and building needs
- Secure key fob access to building, amenities, parking, and bicycle storage
- Below-grade parking for residents, where separately purchased
- Select parking stalls equipped with electric vehicle charging stations
- Visitor parking available for guests
- Storage lockers, where separately purchased
- Tri-sorter waste chute for garbage, recycling and organic on each residential floor
- Building enabled with water leak detection system

## CURATED AMENITIES

- State-of-the-art fitness studio featuring cardio and circuit machines, free-weight stations, private training room, digital spin room and dedicated yoga studio
- Double-height co-working space featuring a private conference room, breakout rooms, open workspace, communal work stations, and self-serve coffee bar
- Double-height hotel-inspired wellness spa with plunge pool, steam room, sauna and bookable private treatment room
- Indoor residents' social lounge with a double-height bar and kitchenette, two-sided fireplace and extensive glazing opening to the outdoor lounge
- Outdoor residents' lounge and al fresco dining area complete with BBQs
- Private dining room with catering kitchenette which can combine with the residents' social lounge
- Games room with billiards table, two-sided fireplace and connection to the media lounge
- Media lounge with soft seating and large-screen, high-definition TV
- Two stunning landscaped zen gardens on the podium roof with lounge seating, meditation zones, sculptural elements and water feature
- Indoor and outdoor children's playground with interactive play structure, crafts tables, reading nook and parents' lounge
- Screening room with casual seating, dry bar and movie projector
- Outdoor pet-friendly amenity and self-serve wash station

## EXQUISITELY DESIGNED SUITES

- Ceiling heights of approximately 9 feet in principal rooms except in areas with bulkheads, and other structural elements
- Designer-selected engineered hardwood flooring throughout kitchen, living and dining areas, and bedrooms from a selection of finishes
- Designer-selected natural stone foyer flooring from a selection of finishes
- Double-glazed thermally insulated windows throughout
- Smooth painted ceilings throughout
- Interior walls, baseboards, trim and doors painted in white latex paint, with washrooms in a semi-gloss finish
- Contemporary European-style white receptacles and rocker panel switches throughout

- Smoke and carbon monoxide detectors and sprinkler system
- Multiple advanced energy-efficient heat pumps with multiple dedicated thermostats for year-round distinct climate-controlled zones throughout the suite
- Closets with linen shelf with clothes bar
- Walk-in closets with Irpinia luxury cabinetry
- Sliding frosted glass doors in dens
- Stacked or side by side washer & dryer
- Contemporary gas fireplaces
- Designer-selected ceiling light fixtures in bedrooms and dens
- Capped-ceiling outlet in living area
- Acoustically-engineered demising walls between suites and corridors
- Terraces, balconies, and Juliet balconies with sliding or swinging glass doors, electrical outlet(s) and contemporary railings
- Gas connections to terraces and balconies
- Solid-core suite entry door with designer-selected hardware
- Solid-core interior doors throughout the suite with designer-selected hardware
- Utility sub-metering for water, electricity and thermal
- Pre-wired for video, voice and internet by way of hard-wired outlet located in the main living area
- Rogers Ignite Gigabit™ internet service including advanced Wi-Fi modem and unlimited data usage with 1 GBPS download/30Mbps upload

## CULINARY EXPERIENCE

- 13' 6" Luxury two-tone kitchen cabinetry by Irpinia with contemporary thin-profile shaker paneled upper doors and flat-paneled lower doors in a selection of finishes
- 8' x 3' kitchen islands with waterfall gables
- Built-in kitchen pantries
- Soft-close hinges and drawers
- Designer-selected contemporary black cabinetry hardware
- Designer-selected composite stone or natural stone countertops and upturned backsplash in a selection of finishes

- Luxury Miele appliance package includes
  - 30" Miele integrated panel fridge/freezer
  - 30" Miele cooktop
  - 30" Miele wall oven
  - 24" Miele integrated panel dishwasher
- Stainless steel microwave with trim-kit
- Stainless steel hood fan
- Dual zone wine fridge with glass door
- Single basin undermount stainless steel sink with single lever faucet in matte black finish
- Under-cabinet LED valance lighting
- Ceiling-mounted track lighting
- Capped ceiling outlet above islands in select suites

## LUXURY BATHROOMS

- Custom single- or double-bathroom vanity cabinetry by Irpinia from a selection of finishes
- Custom medicine cabinets by Irpinia
- Custom-designed composite stone vanity countertop with waterfall apron in a selection of finishes
- Designer-selected porcelain or natural stone flooring in a selection of finishes
- Designer selected porcelain or natural stone wall tile tub/shower surround in a selection of finishes
- Single-basin undermount sink with contemporary faucet in matte black finish
- Bathtub or walk-in shower with designer-selected fixtures in matte black finish
- Frameless glass shower enclosure
- Soaker bathtubs
- Black framed vanity mirror(s) with designer-selected contemporary light fixture
- Accessory package to include towel bar and toilet tissue holder in matte black finish
- Energy-efficient dual-flush toilet
- Exhaust fan vented to exterior
- Privacy locks on all bathroom doors

\*As per plan  
The Purchaser hereby acknowledges and agrees that the provisions relating to features, finishes, materials, colours, appliances, and the like in the Agreement of Purchase and Sale shall apply to this Schedule B, including without limitation, the Vendor's ability to substitute any of the above features, finishes, materials, colours, appliances, and the like, in its sole, absolute and unfettered discretion.





CROWN COLLECTION

# WARREN 1138

S O U T H  
F O R E S T  
H I L L  
R E S I D E N C E S

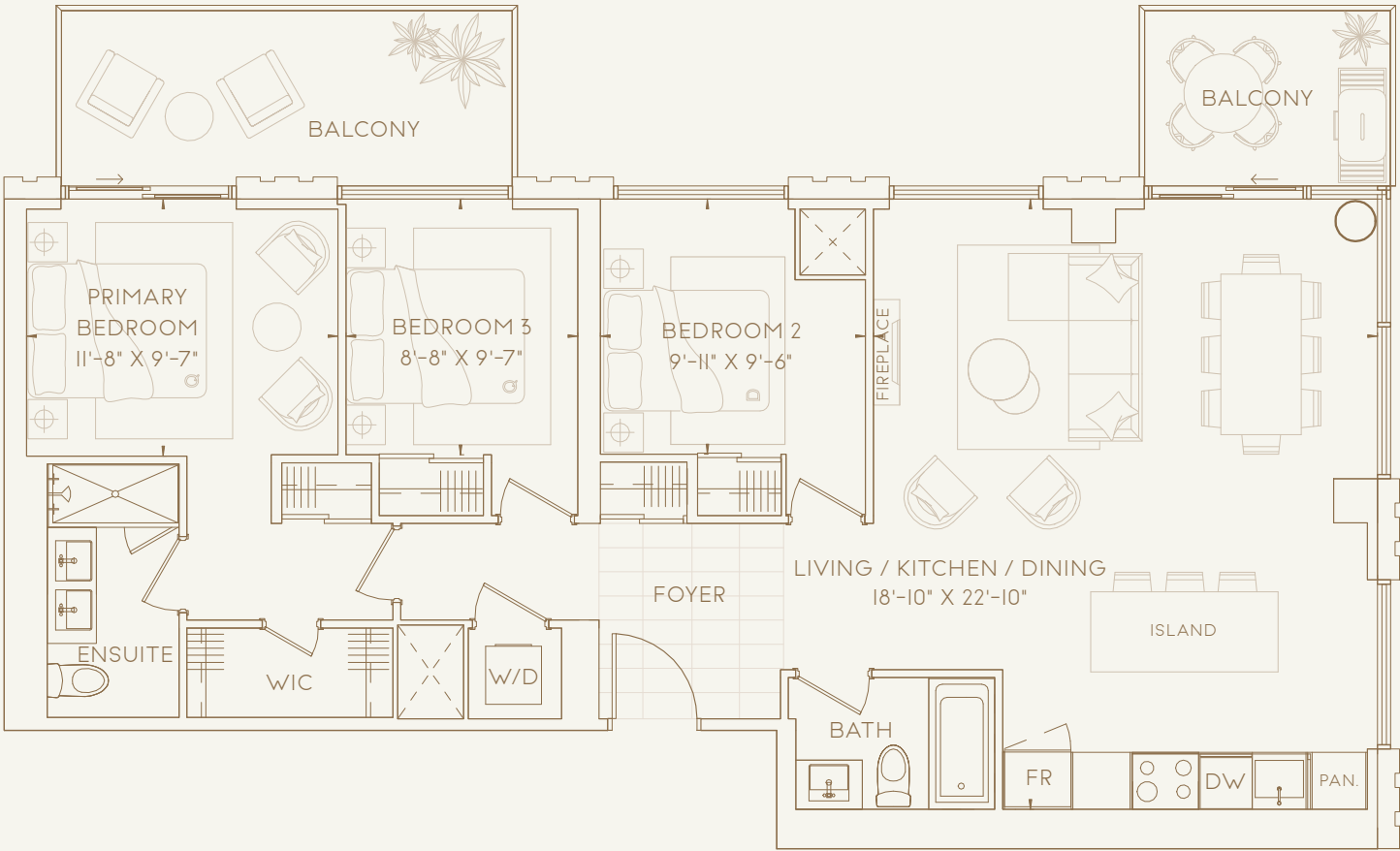
3 BEDROOM

INTERIOR LIVING AREA 1138 SF

BALCONY MAIN 60 SF

BALCONY PRIVATE 110 SF

**TOTAL LIVING AREA 1308 SF**



UPPER WEST TOWER | LEVEL 19-22



This plan is not to scale and is subject to architectural review and revision. All details are approximate and subject to change without notice in order to comply with building site conditions and municipal, structural, architectural and/or Vendor requirements. Balconies and/or terraces, if any, are exclusive use common elements shown for display purposes only and location, size and design of such are subject to change without notice. Floor levels correspond to the proposed municipal levels and do not include levels 4,13,14,24. Actual unit and/or balcony and/or terrace may be a reverse mirror image of the plan presented. Units may include bulkheads, angled windows and/or angled columns. The location, size and type of windows, view treatments (including frit patterning, mullion/metal panel placement or other visual treatments) and exterior building elements may vary without notice. Suites are sold unfurnished. All illustrations are artist concept only, E. & O.E.





WARREN 1339





# WARREN 1416

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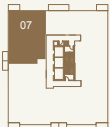
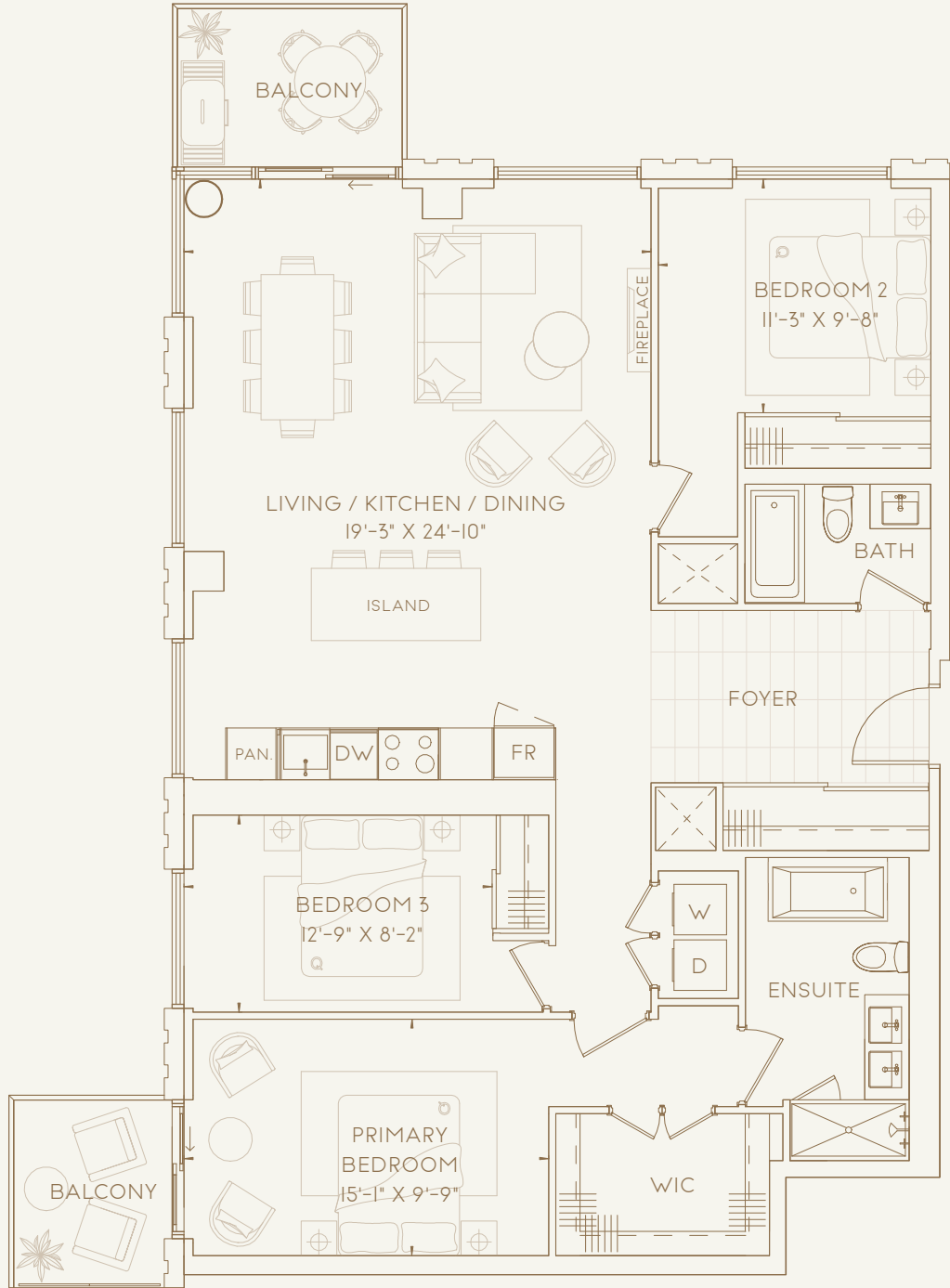
3 BEDROOM

INTERIOR LIVING AREA 1416 SF

BALCONY MAIN 61 SF

BALCONY PRIVATE 49 SF

**TOTAL LIVING AREA 1526 SF**



UPPER WEST TOWER | LEVEL 19-22



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