



THE CARDIFF
ON EGLINTON

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CONDOMINIUM RESIDENCES ON EGLINTON, BETWEEN BAYVIEW & MOUNT PLEASANT.

Sierra Building Group proudly presents The Cardiff. A modern inspired, luxurious condominium in midtown Toronto, bracketed by two of the most desirable neighbourhoods in the city. Centrally located in Sherwood Park, steps to the luxurious Leaside, close to the excitement of Yonge and Eglinton and with all of the conveniences of the Bayview corridor nearby.

The Cardiff has been designed to reflect the unique personality of Eglinton. It redefines the elegance and traditions of the area so that you can redefine the way you live. Welcome to your signature lifestyle.

IMPRESSIVE LOCAL AMENITIES.

The Cardiff is set to offer urban living at its finest, just steps from the upcoming Eglinton LRT line, between the new Mount Pleasant and Leaside stations, and minutes from the Yonge and Eglinton TTC subway station.

Surround yourself with all of your new favourite stores, cafés and restaurants, such as Hollywood Gelato, Birch Bistro, Duff's, Granite Brewery and The Yonge Eglinton Centre. People from all over the city flock to the area to enjoy the amenities that are at your fingertips at The Cardiff.

Fall in love with everything midtown has to offer.



UNPARALLELED CONVENIENCE.

The Cardiff is centrally located on Eglinton Avenue, between Mt. Pleasant and Bayview, in one of the most desirable areas of Toronto. Live within walking distance of vibrant Yonge & Eglinton and the prestigious neighbourhood of Leaside.

DINING

- 01 Birch Bistro
- 02 L'Avenue
- 03 Lemongrass
- 04 Local Leaside
- 05 Nando's
- 06 Positano
- 07 Eat Indian By Amaya
- 08 Duff's Famous Wings
- 09 Mexico Lindo
- 10 Rahier
- 11 Olde Yorke Fish & Chips
- 12 Hollywood Gelato
- 13 Indian Street Food Co.
- 14 Amsterdam Barrel House
- 15 Pâtisserie La Cigogne
- 16 Küküm Kitchen
- 17 Granite Brewery

GROCERIES

- 18 Metro
- 19 Cumbrae's
- 20 Rowe Farms
- 21 Healthy Planet
- 22 Whole Foods Market
- 23 Sobeys Urban Fresh
- 24 Alex Farm on Bayview
- 25 Beer Store

SHOPPING

- 26 Charmaine Sweets
- 27 Thobors Boulangerie Patisserie Café
- 28 Modella Ladieswear
- 29 Yonge Eglinton Centre
- 30 Mendocino

SPORTS & RECREATION

- 31 Serena Gundy Park
- 32 Sunnybrook Stables
- 33 Granite Club
- 34 Leaside Baseball Camp
- 35 Leaside Memorial Arena
- 36 Leaside Memorial Gardens Pool
- 37 Leaside Tennis Club

CULTURE & ENTERTAINMENT

- 38 Cineplex VIP Cinemas
- 39 Sky Zone Trampoline Park

EDUCATION

- 40 St. Anselm Catholic School
- 41 Bessborough Drive Elementary and Middle School
- 42 Leaside High School
- 43 Maria Montessori School
- 44 Children's Garden Nursery School (Bayview) Ltd.
- 45 Curious Caterpillars
- 46 Northlea Elementary and Middle School
- 47 York University Glendon Campus
- 48 TFS - Canada's International School
- 49 Crescent School
- 50 Northern Secondary School

HEALTHCARE

- 51 Sunnybrook Health Sciences Centre





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YOUR SIGNATURE LIFESTYLE DESERVES SIGNATURE STYLE.

“ The Cardiff presents a robust geometrical façade to Eglinton. The irregular pattern of zinc window panels, with a distinctive alternating pattern of balconies, gives a unique character to this new addition to Eglinton. Luxurious upper units form a singular glass volume, capping the composition. The building has been designed to fit into the general character of the area as a strong geometrical form, and to reflect the recent history of Eglinton as an important apartment neighbourhood. As the street evolves to provide more amenities and services for its residents The Cardiff will be there to take advantage. ”

– RAW ARCHITECTURE & DESIGN

“ We are fortunate to be living at a time in Canada where so much cultural evolution is occurring. Rich novel ideas about how we live are constantly being revealed through our contact with other cultures. It is by combining the new and old, familiar and foreign, urban and natural, that we find inspiration in our design work for The Cardiff. Our interior design flows from the exterior, presenting a warm modernism that is clean and understated, with well thought out spaces, each with its own personality: beautiful, inviting, functional. ”

– PATTON DESIGN STUDIO

A POLISHED ENTRANCE.

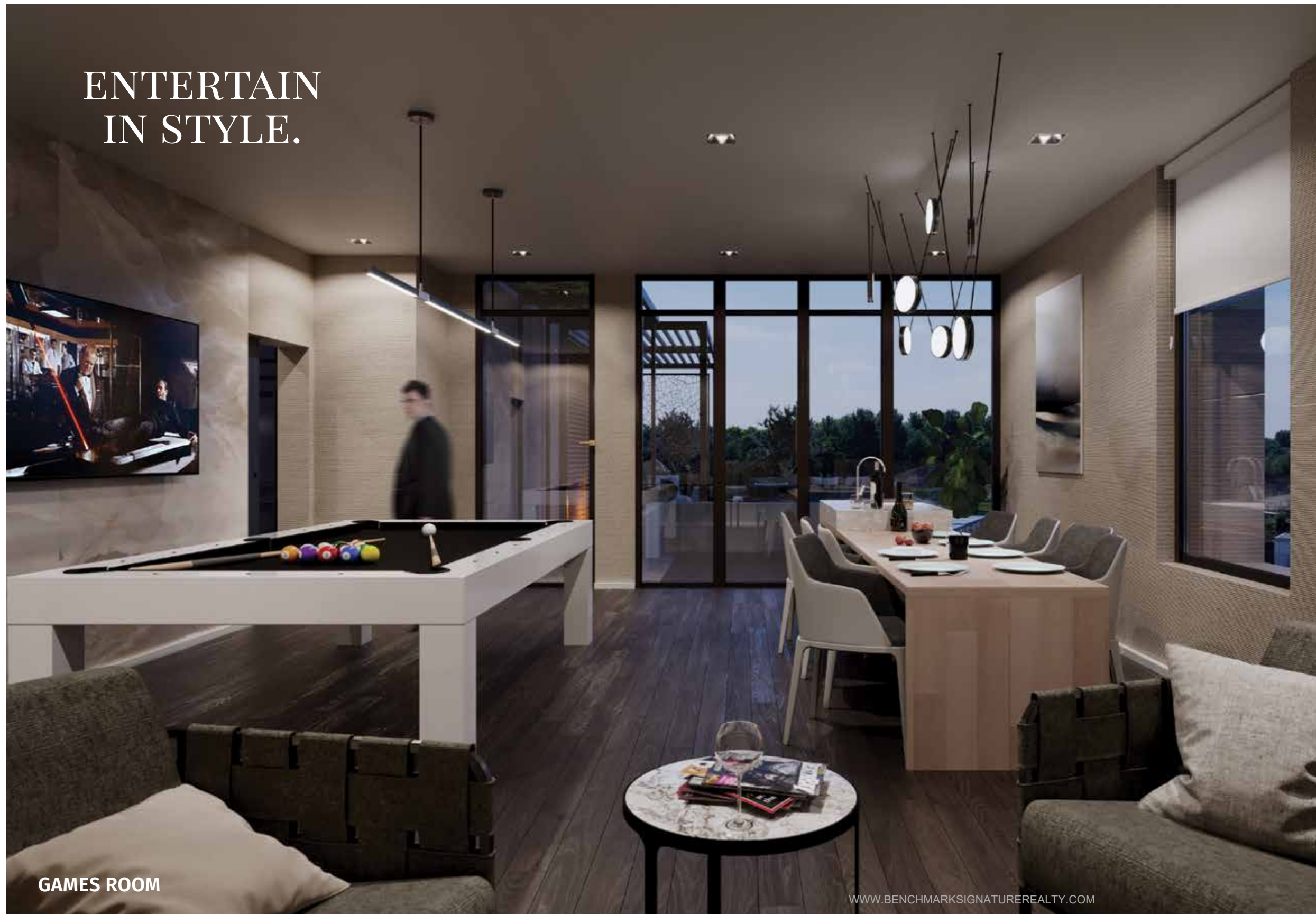
Step inside the refined and inviting lobby of The Cardiff and be awed by the grand entryway showcasing a Sahara Noir matte stone tile feature wall. Combined with a modern-vintage hexagonal floor tile and dramatic lighting, it creates a great first impression. Let yourself be transported into a world of sophistication.

LOBBY

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Renderings are artist's concept only and may include features & finishes that are upgrades and are not included in the purchase price, see sales representative for details.

ENTERTAIN IN STYLE.



GAMES ROOM

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Impress your guests with The Cardiff's lavish extended living spaces. Entertain in the lounge during an evening of good conversation and movies, or make use of the servery and treat your friends and family to a delicious meal.

The Cardiff's game room is the perfect space for a fun afternoon playing billiards. Or take the party outside onto the luxurious second floor terrace, with ample seating and a fire pit to warm up those cool summer nights.

For a quiet moment away from the excitement of city life, the serenity of The Cardiff's outdoor landscaped court on the fifth floor, complete with a BBQ area and panoramic views of midtown Toronto, is ideal. You'll fall in love with this oasis within the city.



THEATRE ROOM

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AN URBAN
OASIS.



SECOND FLOOR TERRACE

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FIFTH FLOOR TERRACE

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TAKE TIME FOR YOURSELF.

Get energized in The Cardiff's convenient fitness room.

Stay motivated by working out on cardio machines and state-of-the-art exercise equipment whenever it best suits your schedule, day or night. Enjoy your workout with neighbours turned friends and take care of your mind and body without ever needing to leave home.



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KITCHEN & LIVING ROOM

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IMPRESSIVE INTERIORS.

Two-storey townhome units on the ground floor incorporate individual terraces and your own private front door leading to the street. Luxurious suites feature large balconies or terraces overlooking the surrounding neighbourhood, so that you can begin every morning with a gorgeous view. And for those with truly discerning tastes, there are a limited number of large penthouse suites available.

Each uniquely tailored unit is designed with warm modernity, clean and understated, with well-thought-out spaces and personality. 9' ceilings, hard surface flooring hand chosen by The Cardiff's designers, and large windows that fill the space with natural light make each unit not just beautiful – astounding.

In your kitchen, quartz countertops and modern, stainless steel appliances, including a glass-top range and a built-in dishwasher, are elegant and functional to cater to your needs. And to your refined tastes.

The master ensuite includes carefully selected porcelain tile floors and sleek ceramic wall tiles in your frameless glass shower to create a modern, soothing retreat. Immerse yourself in comfort and calm, so you can begin and end your day in tranquility.



BATHROOM



KITCHEN & DINING AREA

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FEATURES & FINISHES

BUILDING FEATURES

1. Boutique building with 12 residential floors.
2. Ground floor indoor amenity area offering a fitness room.
3. 2nd floor indoor and outdoor amenity area offering entertainment space, a bar, an outdoor terrace with a seating area.
4. 5th floor outdoor amenity area with a barbecue and seating area.
5. Contemporary lobby designed by Patton Design Studio.
6. Mail and parcel area conveniently located off front lobby.
7. Key FOB controlled access system at entry points and garage.
8. Two elevators accessible from parking garage.
9. Underground vehicular parking.
10. Secure resident bicycle parking and parking racks for guests.

GENERAL SUITE FEATURES

11. Innovative suite designs with approximately 9' ceiling heights throughout living areas, except where dropped ceilings for structure, ducts and venting for mechanical systems are required or as indicated as per floor plans.

12. Smooth ceilings throughout painted in white.

13. Designer selected laminate flooring throughout in foyer, living room, dining room, kitchen, bedrooms and hallway.

14. Solid core suite entry door.

KITCHEN

15. Choice of cabinetry, Quartz countertops from vendor's standard samples.
16. Stainless steel undermount kitchen sink including a single lever faucet with pull-out spray from vendor's standard samples.
17. 24" stainless steel glass top range, 24" refrigerator and 18" dishwasher, unless otherwise specified.

18. 30" stainless steel glass top range, 30" refrigerator and 24" dishwasher, for suites 101, 102, 103, 104, 105, 106, 107, 108, 302, 502, 702, 311, 411, 509, 510, 609, 709, 801, 802, 803, 804, 806, 901, 1001, 902, 1002, 1102, 903, 1003, 1103, 904, 1004, 1104, 906, 1006, 1101, 1106, 1201, 1202.

19. Exterior vented over-the-range combination microwave and hood fan.

20. Ceramic wall tile backsplash.

21. Countertop electrical receptacle for small appliances.

BATHROOM(S)

22. Prefabricated vanity with integrated sink.

23. Single lever faucet from vendor's standard specification.

24. White acrylic bathtubs in bathrooms as per plan.

25. Frameless glass panel with pot light in shower stall – only where applicable as per plans.

26. Exhaust fans vented to exterior in all bathroom(s) and powder room.

27. Privacy locks on all bathroom and powder room doors.

28. Mirror provided in all bathroom(s).

29. Porcelain tile floor tiles as per vendor's standard samples.

30. Ceramic wall tile for tub and shower enclosure(s) up to the ceiling and separate shower stall (as per plan) from vendor's standard samples.

INTERIOR TRIM

31. Modern trim package throughout including baseboards and door.

32. Moulded panel interior passage doors.

33. Polished Chrome finish lever style door handles and hinges.

LAUNDRY

34. Stacked 27" washer-dryer directly vented to exterior.

35. Tile flooring below washer and dryer.

ELECTRICAL

36. Individually controlled heating and cooling system

37. Decora style switches and receptacles throughout.

38. Smoke detectors installed as per Ontario Building Code.

39. Living room and master bedroom roughed-in for cable TV.

PAINT

40. All interior walls painted with a single colour of latex paint from vendor's standard colours.

WARRANTY

41. Your new home will be registered with the Tarion Warranty program. The details of the warranty can be found at www.tarion.com.

Please note the following:

1. Natural products (i.e. granite, stone, wood and marble) subject to natural variations in colour and grain. Ceramic and porcelain tile and broadloom are subject to pattern, shade and colour variations. Colour, grain, texture and appearance, etc. of features and finishes installed in the Suite may vary from Vendor's samples as a result of normal manufacturing and installation processes. Sizes and specifications subject to change without notice.

2. If the Suite is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and material choices from the Vendor's standard selections, then the Purchaser shall have until the Vendor's date designated by the Vendor (of which the Purchaser shall be given at least ten (10) days prior notice) to properly complete the Vendor's colour and material selection form. If the Purchaser fails to do so within such time period, the Vendor may irrevocably exercise all of the Purchaser's rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colours or materials so selected by the Vendor, except that the Vendor shall have the right to substitute other materials and items for those provided in this Schedule provided that such materials and items are of quality equal to or better than the materials and items set out herein.

3. The Purchaser acknowledges that there shall be no reduction in the price or credit given for any standard feature listed herein which is omitted at the Purchaser's request.

4. References to model types or model numbers refer to current manufacturer's models. If these types or models change, the Vendor shall provide an equivalent model.

5. All dimensions, if any, are approximate. Actual useable floor space may vary from the stated floor area, if so stated.

6. All features, finishes, specifications and materials are subject to change without notice.

7. Pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchase order the Purchaser may have requested the Vendor to construct an additional feature within the Suite which is in the nature of an optional extra (such as, by way of example only, a fireplace). If, as a result of building, construction or site conditions within the Suite or the Building, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the Vendor in respect of such extra, without interest and in all other respects this Agreement shall continue in full force and effect.

8. Flooring and specific features will depend on the Vendor's package as selected.

9. The Vendor shall have the right to substitute other products and materials for those listed in this Schedule, represented to the Purchaser or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to or better than the products and materials so listed or so provided. The determination of whether or not substituted materials and products are of equal or better quality shall be made by the Vendor's architect, whose determination shall be final and binding.

10. All suites protected by the Tarion Warranty Corporation.

11. The Purchaser acknowledges that various decorative items including light fixtures, window coverings, wall coverings and other decorative and upgraded items shown in the sales office and/or model suite are not included in the purchase price.

12. The Purchaser acknowledges that any furniture layout shown on any brochure, plans, renderings, advertising, or schedules are artist's concept and are not included in the purchase price.

13. Purchaser acknowledges and accepts that ceilings and walls maybe modified to accommodate boxed in areas for mechanical or other building systems, as per construction requirements. E. & O.E.

Sierra Building Group has been crafting distinctive new homes in beautiful communities for over a quarter century, and we'd be honored to build yours. If you've ever been to a Sierra Building Group development you've no doubt realized that we build more than homes, we build communities that you'd be proud to call your own. Communities in picturesque settings where luxury and convenience intersect, and where neighbours are more than just that. They're lifelong friends.

THE CARDIFF

Exclusive Listing Brokerage: Baker Real Estate Incorporated. Brokers Protected. Renderings are artist's concept only. E. & O. E.
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