

The logo consists of a solid red square. Inside the square, the words "SMART" and "HOUSE" are written in white, uppercase, sans-serif font, stacked vertically and centered.

SMART
HOUSE

SMART
HOUSE

Hilton



SMART HOUSE

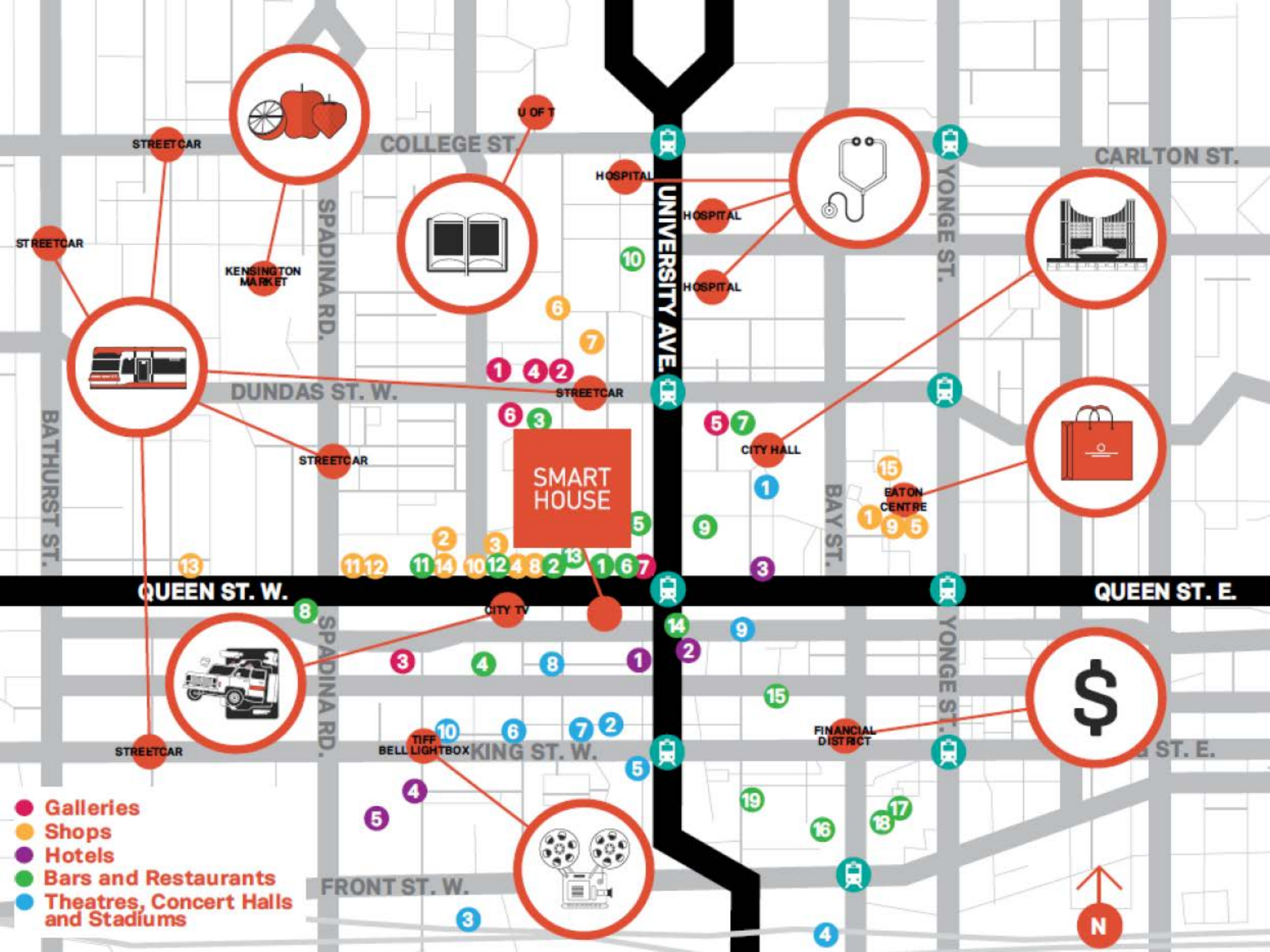


SMART HOUSE





- **25-storey** boutique building designed by architectsAlliance
- **241 residential suites**, ranging from studios to three bedrooms
- 8,000 sf of **retail space** on 1st and 2nd floor
- 17,000 sf of **office space** on 3rd and 4th floor
- II BY IV designed **interior and outdoor amenities**
- **Protected views** to the east and west as part of the Heritage Conservation District in Toronto
- **Smart House** is currently the **ONLY** condominium on Queen St. West



SMART HOUSE



A hub for day to nightlife fun, **Queen St. West** is a place where downtown sophisticates meet tourists and other Torontonians at an array of shops, restaurants and bars, all within walking distance



Toronto Eaton Centre



Nota Bene Restaurant



The Umbra Store

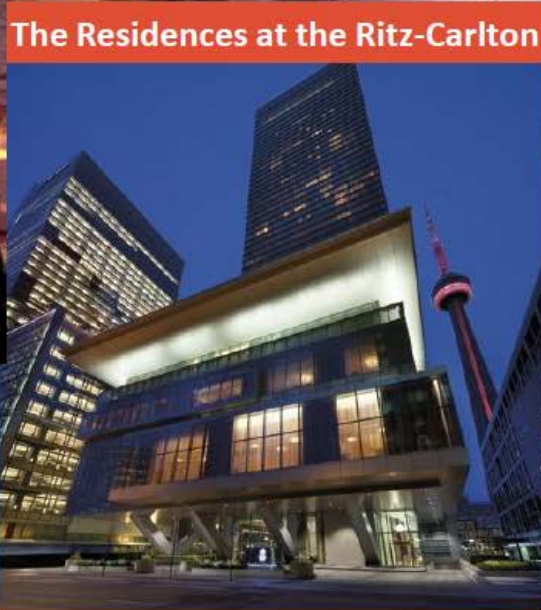
TIFF Bell Lightbox



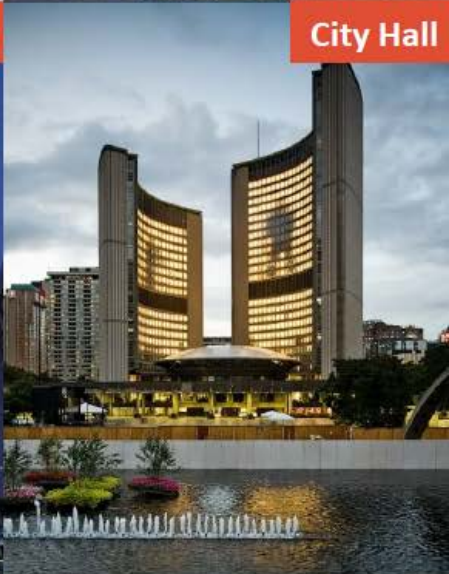
Air Canada Centre



The Residences at the Ritz-Carlton



City Hall



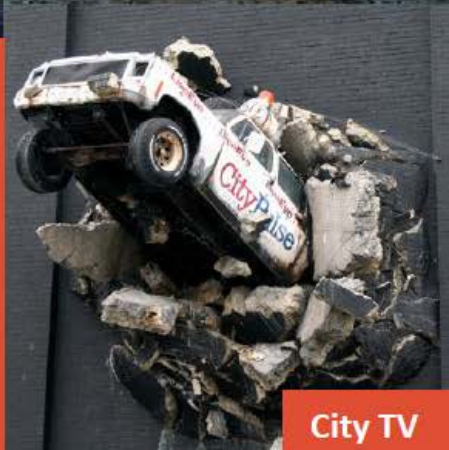
The Princess of Wales Theatre



Trump International Hotel & Tower



SMART
HOUSE



City TV

Shangri-La Hotel Toronto



Nathan Phillips Square



ACCESSIBILITY

OSGOODE SUBWAY STATION

- Less than 1 minute

QUEEN SUBWAY STATION

- Less than 8 minutes

501 QUEEN STREETCAR

- 24 hours a day, seven days a week

HIGHWAY

- 5 minutes to Gardiner Expressway
- 7 minutes to Don Valley Parkway

U OF T

- Less than 5 minutes by subway

HOSPITALS

- Less than 5 minutes by subway

FINANCIAL DISTRICT

- Less than 5 minutes by subway



NUMBERS AT A GLANCE



UHN

Toronto General
Toronto Western
Princess Margaret
Toronto Rehab

SickKids[®]

THE HOSPITAL FOR
SICK CHILDREN

MOUNT SINAI HOSPITAL
Joseph and Wolf Lebovic Health Complex
Bright Minds. Big Hearts. The Best Medicine.



- **39,185** people work in the surrounding hospitals
- **53,137** students at University of Toronto
- **446,800** people work in Downtown Toronto
- **150,000** people walk from College to Queen between Spadina and Yonge weekly



UNIVERSITY OF
TORONTO

SMART HOUSE



SMART HOUSE



design



pen:
everything



Deposit Structure

\$5,000 with offer

Balance to 5% in 30 Days

5% in 90 days

5% in 180 days

5% on Occupancy

Maintenance fee: \$0.58

Incentive: One year free
maintenance fee

Occupancy: March, 2017

Location: 219 Queen St, West, Toronto

SMART HOUSE



532 Sq.Ft.



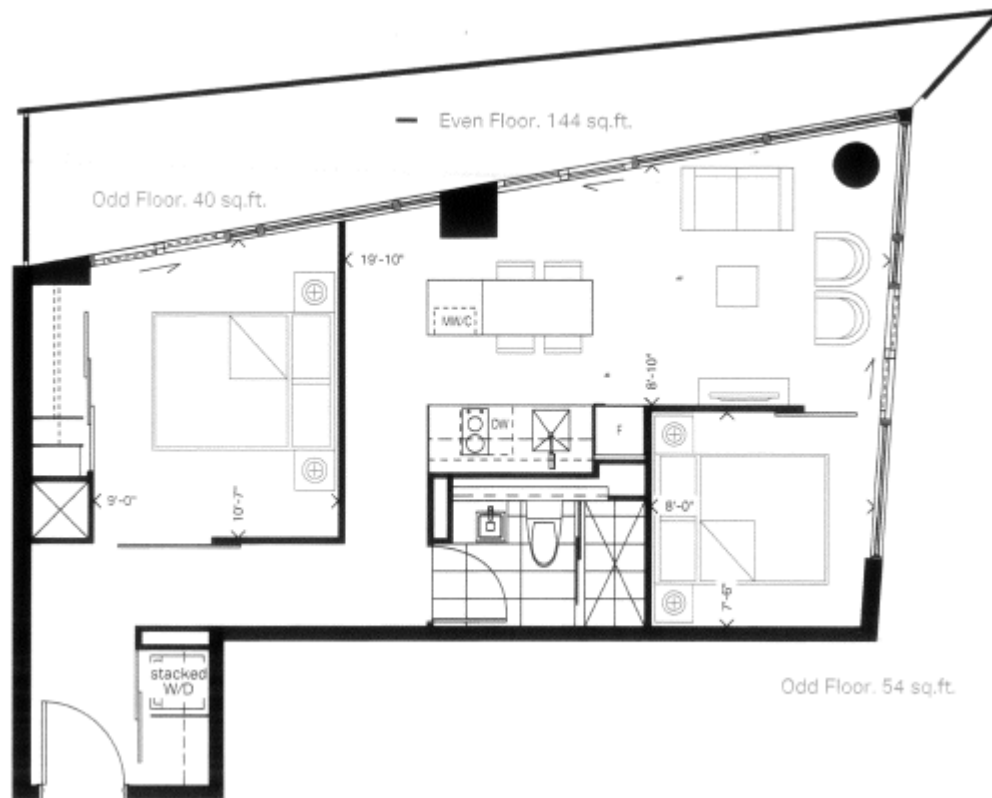
▲
N

Floors 21-25

Facing South: CN tower view

\$444,300.00

SMART HOUSE



559 Sq.Ft.



N

Floors 5-25

North East: City Hall View

\$444,700.00

