

An Exceptional  
Collection Of  
Condominium and  
Townhome Residences  
In The Heart Of  
The Beach



## Life is different here.

Introducing a different kind of living in The Beach: Bellefair Residences. Here, in this celebrated, time-honoured building at Bellefair Avenue and Queen Street East, directly across from Kew Gardens, original architecture will be respected and honoured, while juxtaposed alongside modern urbanity. This 5 storey property will artfully blend the classic façade of a magnificent church with all the sleekness of modern design, for a one-of-a-kind offering. This collection of contemporary residences and three-level townhomes is ideally situated in the heart of The Beach, within easy reach of all neighbourhood offerings and downtown Toronto.

The serenity of the lake, the leisurely pace of the boardwalk, a collection of wonderful restaurants and eclectic shops, and the quiet solitude of Kew Gardens Park lie just steps away. Designed to appeal to the urban savvy with an appreciation of design excellence and the vibrant rhythm of The Beach, this property offers relaxed living in a unique setting that's truly second to none.





Rejuvenating, rediscovering, relating.





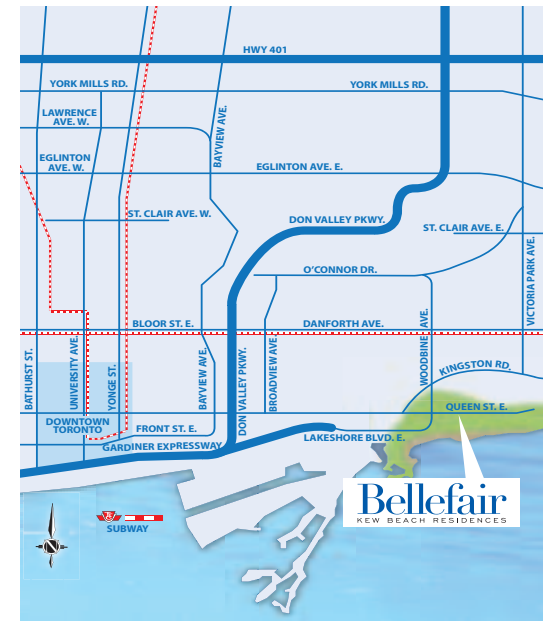
# Bellefair

KEW BEACH RESIDENCES



## Resonating with verve, reflecting the spirit of The Beach.

Life in The Beach is unabashedly like nowhere else. For here, luxury is coveted but downplayed. The mood is relaxed, yet energetic and an appreciation of nature's offerings prevails. The property location, immediately across from Kew Gardens Park provides easy access to the waterfront, boardwalk and year round recreational pursuits. Fashionable shops, restaurants, pubs, coffee shops and everyday conveniences are all within walking distance along Queen Street East and the annual Beaches Jazz Festival is the highlight of the summer. Downtown may feel like a world away, but it's actually just minutes away via public transit or car.



- |                            |                         |                           |                        |                             |
|----------------------------|-------------------------|---------------------------|------------------------|-----------------------------|
| 1 Kew Gardens Bandshell    | 6 Martin Goodsman Trail | 11 Sunset Grill           | 16 Dufflet Cakes       | 21 Totto Spa & Salon        |
| 2 Kew Gardens Skating      | 7 Picnic Area           | 12 Il Fornello Restaurant | 17 Brick Street Bakery | 22 Balmy Beach Canoe Club   |
| 3 Kew Gardens Tennis       | 8 Kew Beach Fire Hall   | 13 Pippin's Tea Company   | 18 Starbucks           | 23 Fox Theatre              |
| 4 Library On The Park      | 9 Lion On The Beach Pub | 14 Bark & Fitz Pet Store  | 19 The Beacher Café    | 24 R. C. Harris Water Plant |
| 5 Leuty Lifesaving Station | 10 Licks Hamburgers     | 15 Bikram Yoga            | 20 Gull & Firkin       | 25 Summerville Olympic Pool |





## Revitalizing the classic, redefining design.

A revivification of a stately church property, Bellefair Residences will seamlessly marry the original classic building characteristics with today's modern linear design sensibilities. The property will incorporate expansive use of glass, complementary brick exterior, slate grey steel banding and mullions, decks, balconies, terraces, landscaped courtyards and perimeters.

The approach sets the tone for what's to come inside with meticulous plantings adorning the front, and flanking the main entry on Bellefair. The Queen Street East building features 23 condominium residences set atop prestige retail, including a welcoming lobby, party room, fitness centre and doggie spa. Eight grand one and two-storey suites will occupy the top level featuring expansive roof-top terraces ; 4 with resplendent views of Queen Street East and the lush green spaces of Kew Gardens, the lake beyond and 4 overlooking the serene landscaped central courtyard.

Six townhomes are united to the condominium residences by a lush landscaped central courtyard, providing a pleasant walkway access to these homes.



# Bellefair

KEW BEACH RESIDENCES

SUITES #:	SIZE:	BDRMS:	FLOOR:	VIEW:	TERRACE SIZE	PRICE:
7	1,458	2	2nd	Courtyard	336sq.ft.	\$ 831,900
8	615	1	2nd	Courtyard	336sq.ft.	\$ 399,900
9	615	1	2nd	Courtyard	356sq.ft.	\$ 399,900
10	579	1	2nd	Courtyard	264sq.ft.	\$ 378,900
11	679	1	2nd	South	-	\$ 391,900
12	650	1	2nd	South	99sq.ft.	\$ 391,900
13	649	1	2nd	South	99sq.ft.	\$ 391,900
14	1,088	2	2nd	South	103sq.ft.	\$ 659,900
15	615	1	3rd	Courtyard	103sq.ft.	\$ 369,900
16	615	1	3rd	Courtyard	108sq.ft.	\$ 369,900
17	598	1	3rd	Courtyard	103sq.ft.	\$ 359,900
18	683	1	3rd	South	-	\$ 396,900
19	650	1	3rd	South	French Balcony	\$ 396,900
20	649	1	3rd	South	French Balcony	\$ 396,900
21	1,072	2	3rd	South	-	\$ 679,900

**Occupancy:** October 1, 2012

**Deposit:** \$5,000 on signing, balance up to 5% in 15 days, additional 5% in 60 days, additional 5% in 120 days, additional 5% in 180 days

**Highlights:** 10' ceilings, gas bbq connections on terraces and balconies, Scavolini Kitchens, Integrated & stainless steel European appliances supplied by AEG & Liebherr Full sized stacked ENERGY STAR washer and dryer. Stone or quartz surface counters and pre-finished wide plank engineered wood floors.

**Amenities:** Pet mud room, social room/lounge and gym.

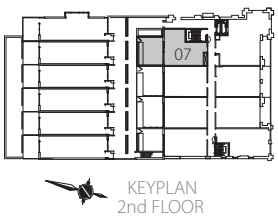
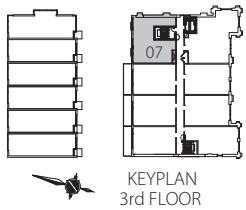
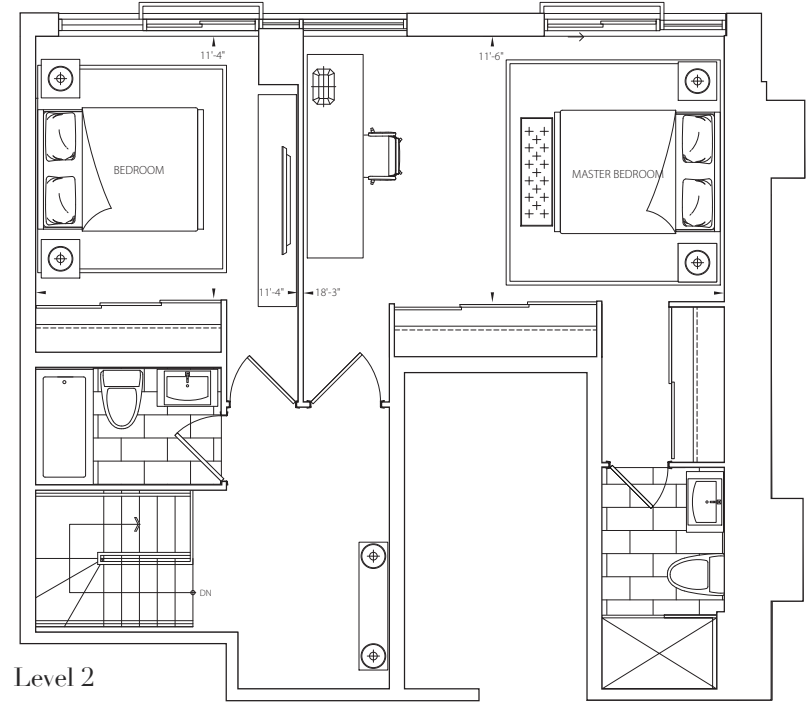
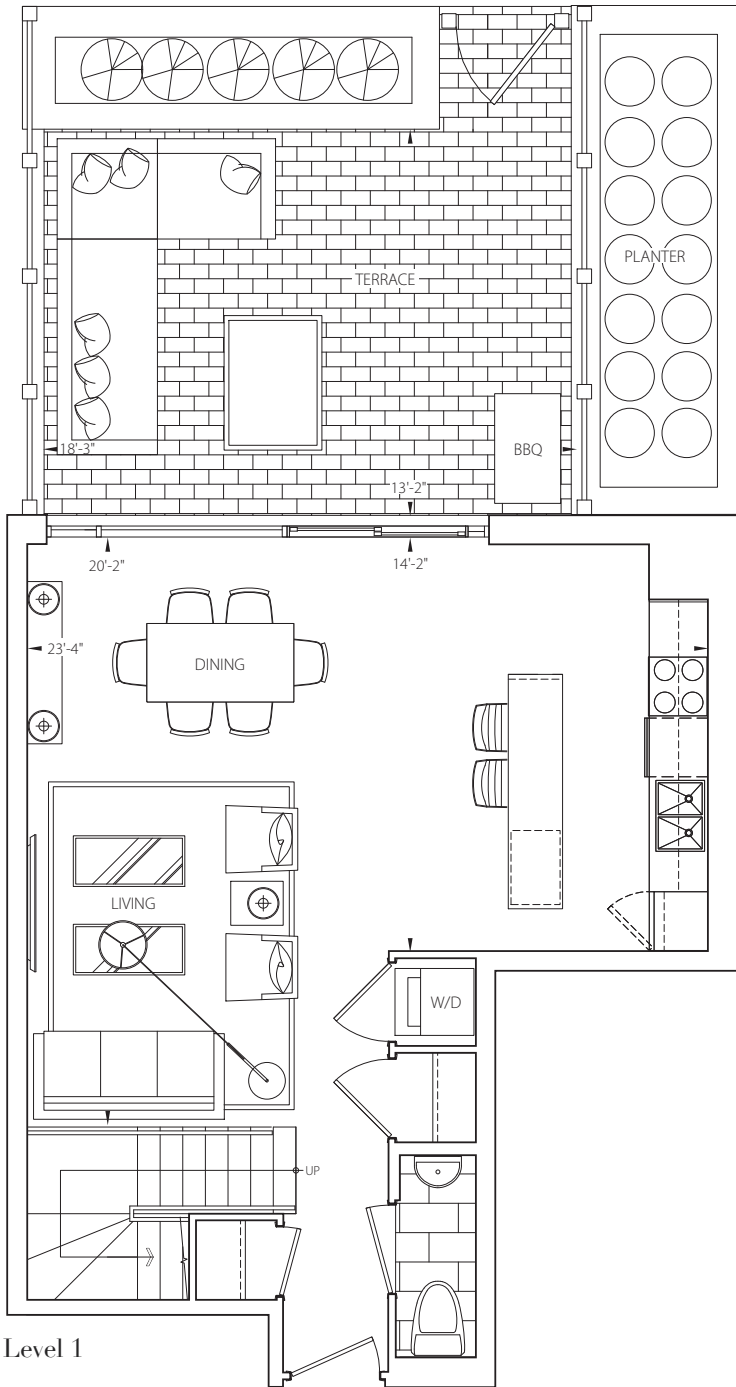
**Parking:** Suites 7,14 & 21 have parking included.  
Suites 8,9,10,12, have ability to purchase parking at \$30,000/Space

**Bike/Storage:** \$3,500/Locker

**Maintenance Fees:** \$0.482 per sf/month +hydro  
(Includes Gas & Water)

PMA Brethour Real Estate Corporation is the exclusive agent for the Vendor. Prices & availability subject to change without notice E.&O.E

Residence 07  
2 Bedroom  
1458 sq. ft.  
336 sq. ft. Terrace



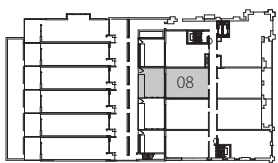
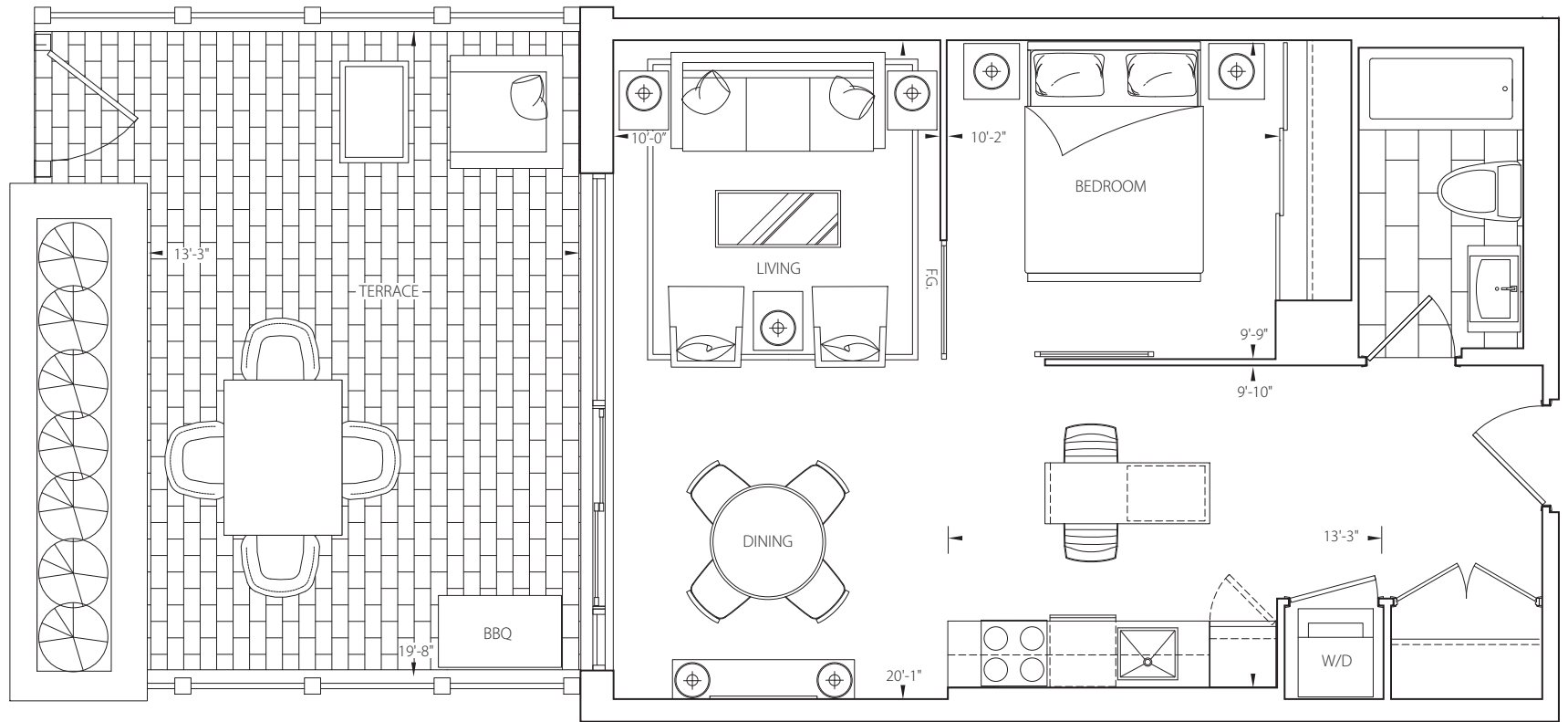


# Residence 08

## 1 Bedroom

615 sq. ft.

336 sq. ft. Terrace



KEYPLAN  
2nd FLOOR

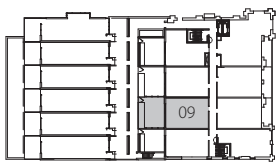
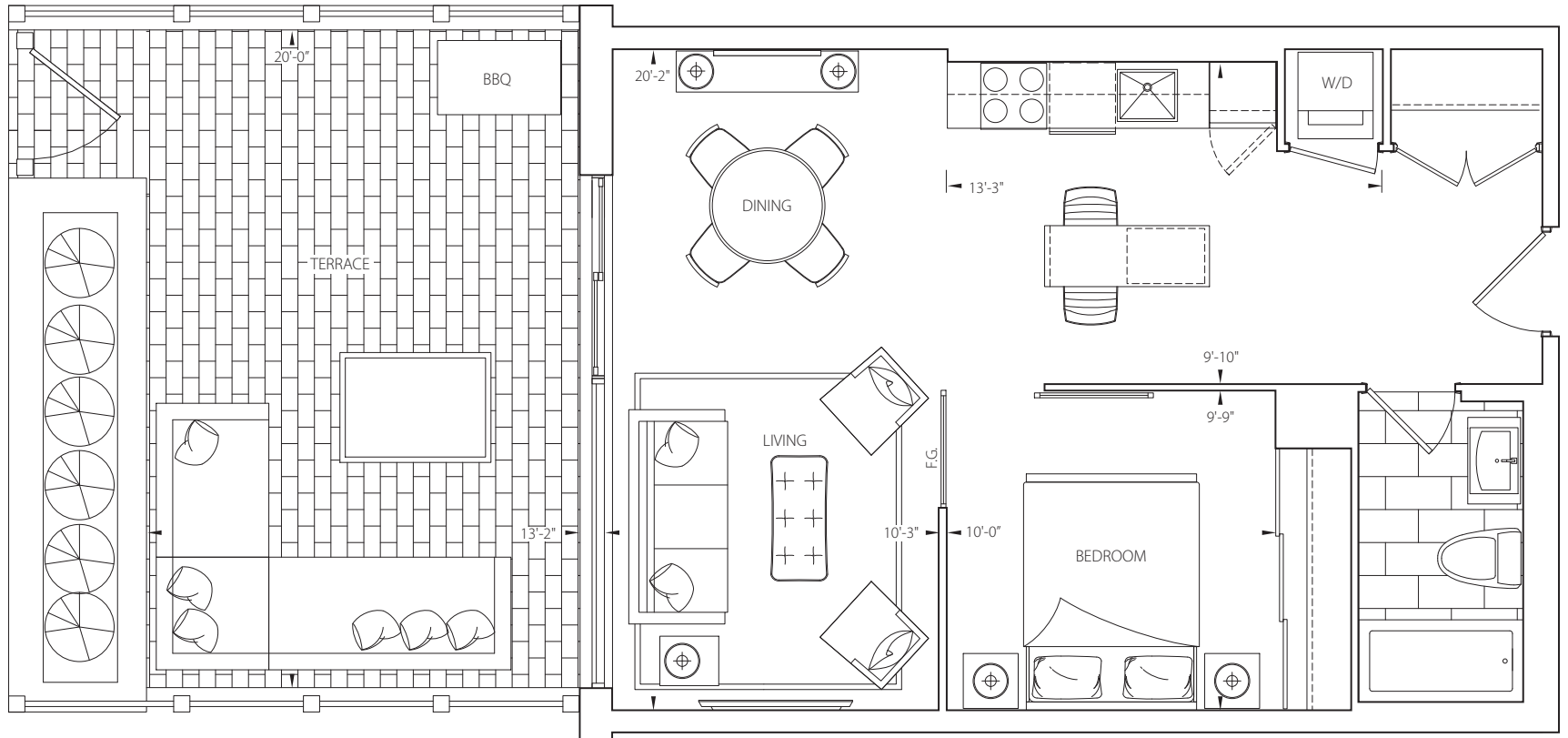
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# Residence 09

## 1 Bedroom

615 sq. ft.

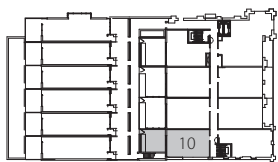
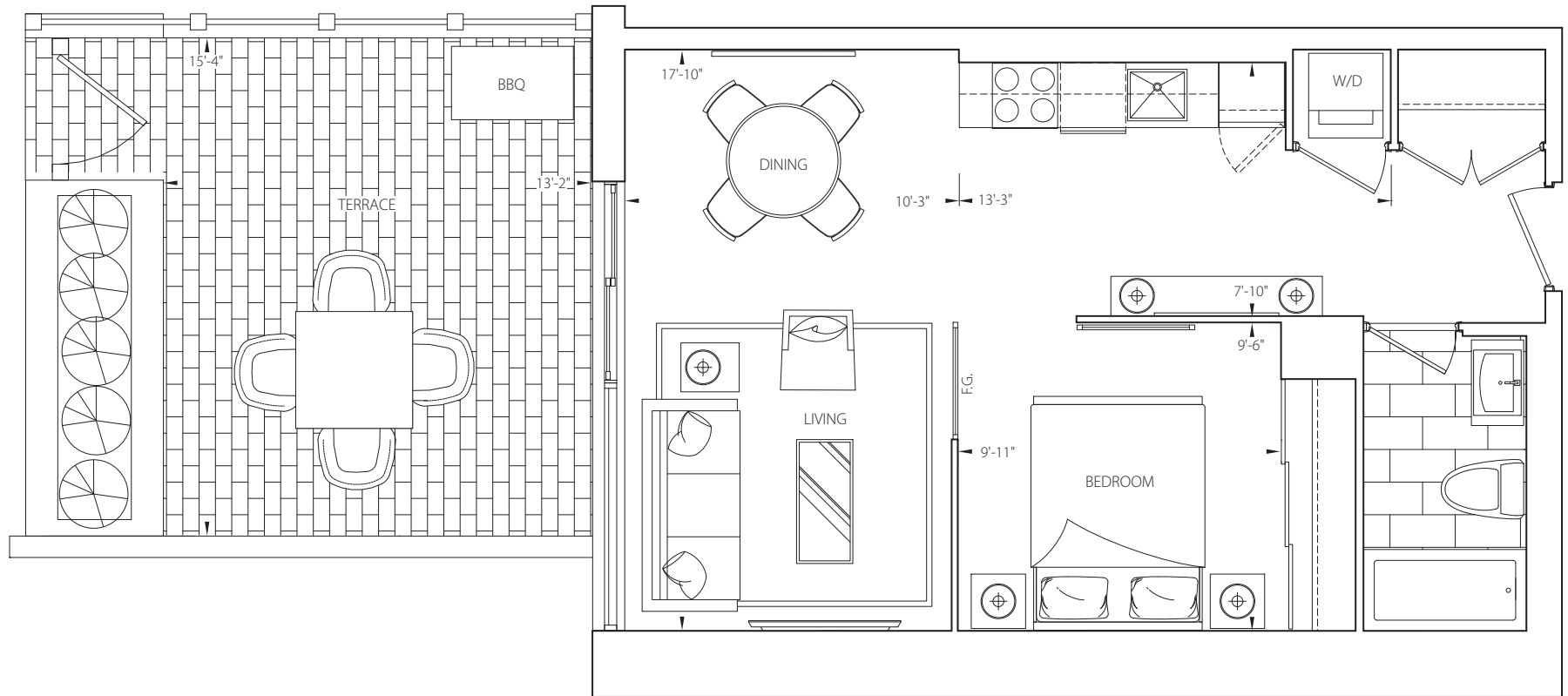
356 sq. ft. Terrace



KEYPLAN  
2nd FLOOR

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Residence 10  
1 Bedroom  
579 sq. ft.  
264 sq. ft. Terrace

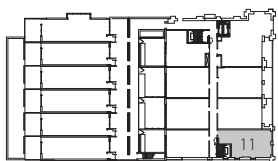
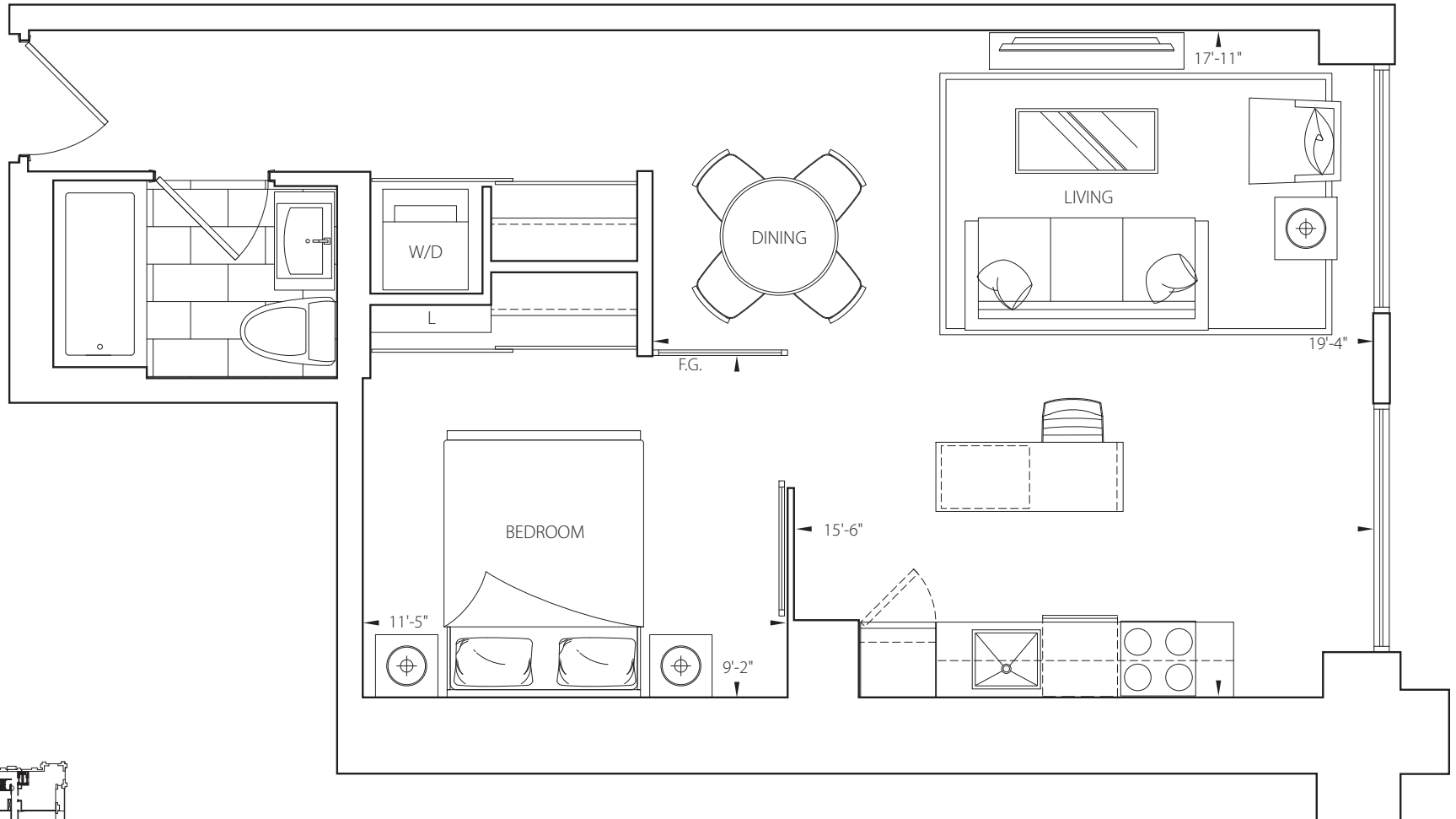


KEYPLAN  
2nd FLOOR

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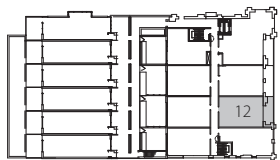
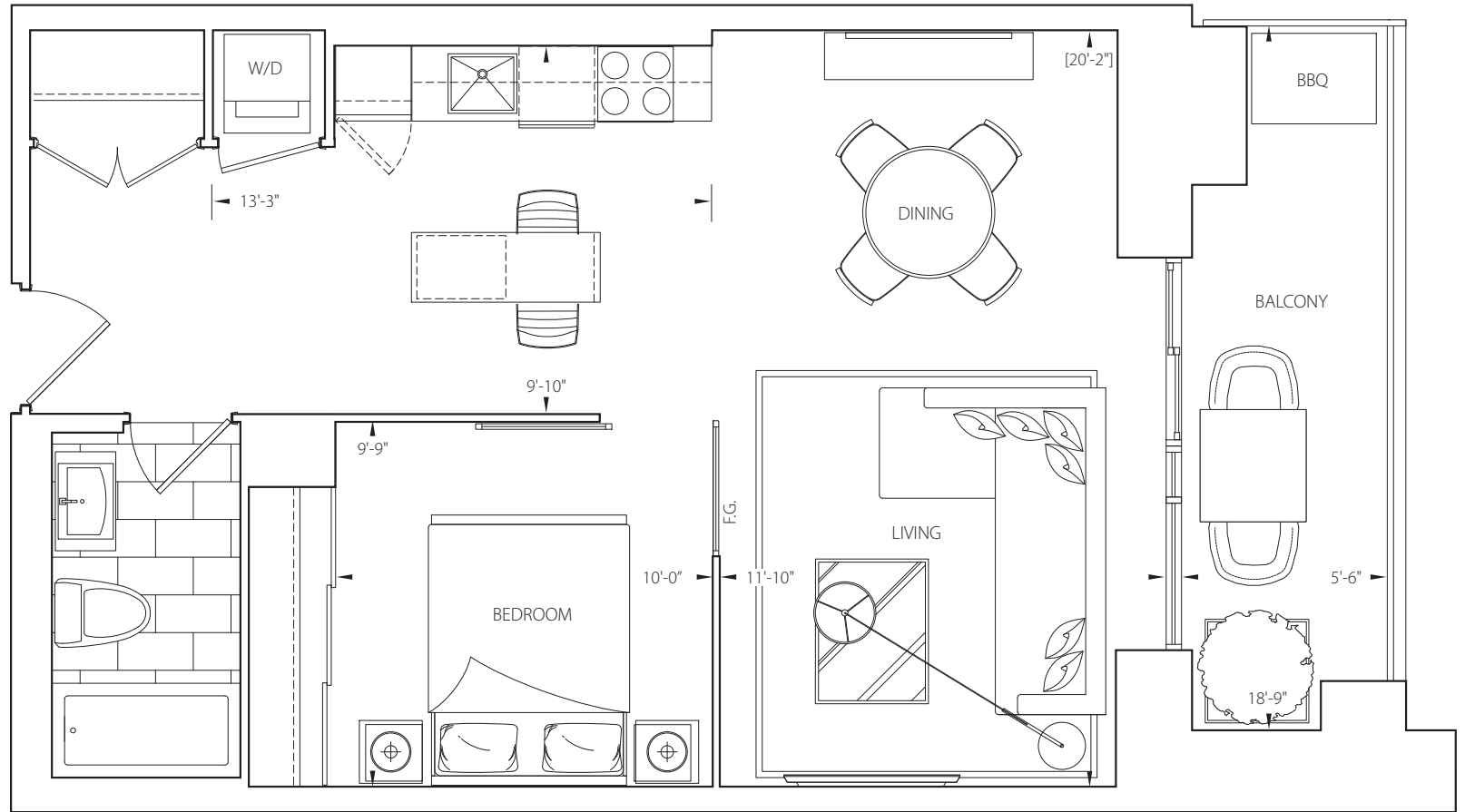
Residence 11  
1 Bedroom  
679 sq. ft.



KEYPLAN  
2nd FLOOR

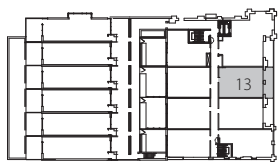
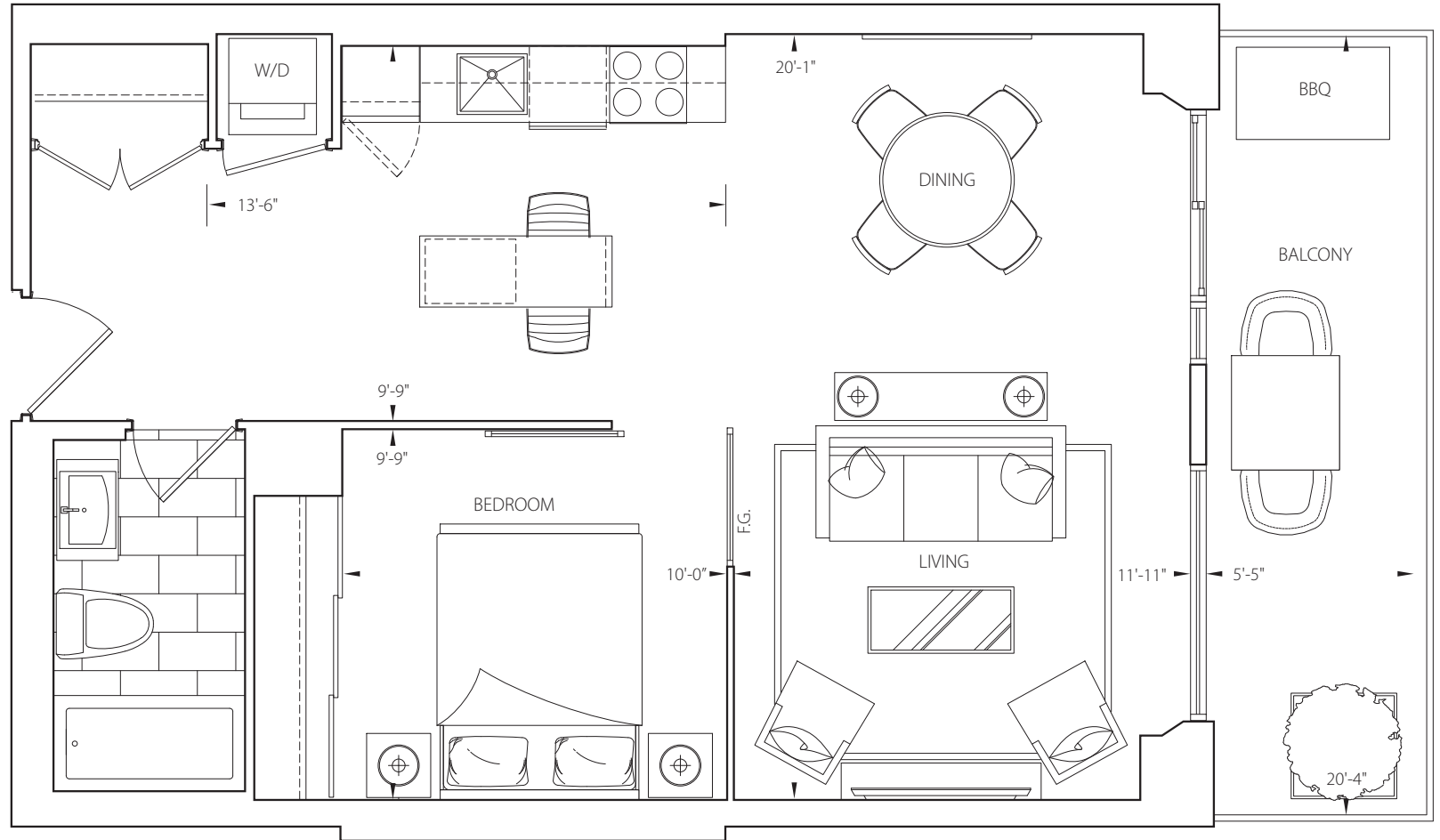
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Residence 12  
1 Bedroom  
650 sq. ft.  
99 sq. ft. Balcony



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Residence 13  
1 Bedroom  
649 sq. ft.  
99 sq. ft. Balcony

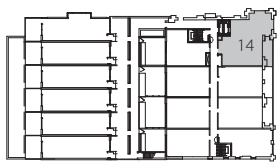
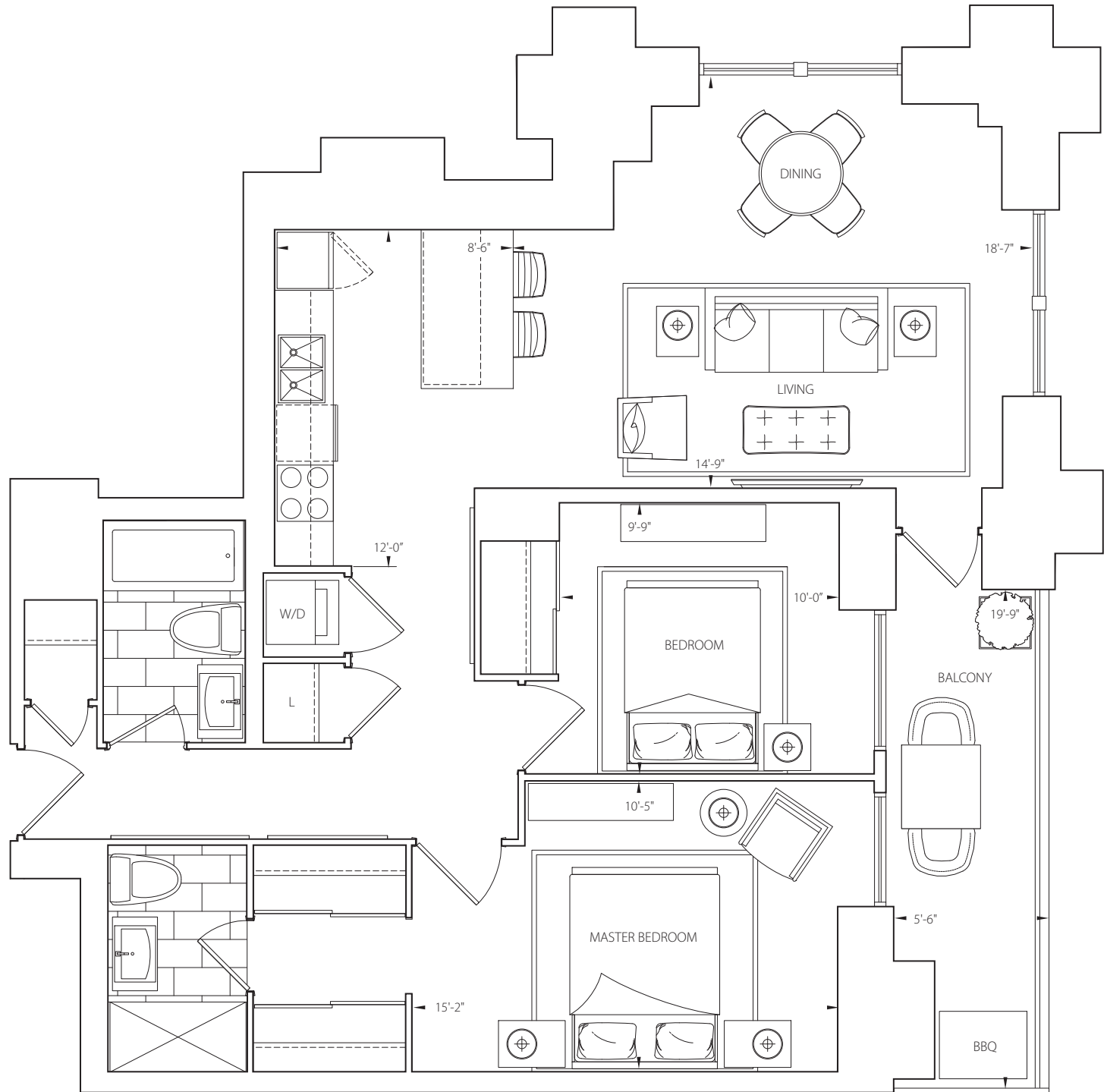


KEYPLAN  
2nd FLOOR

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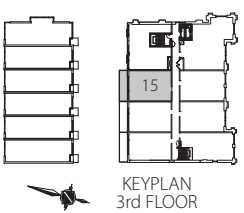
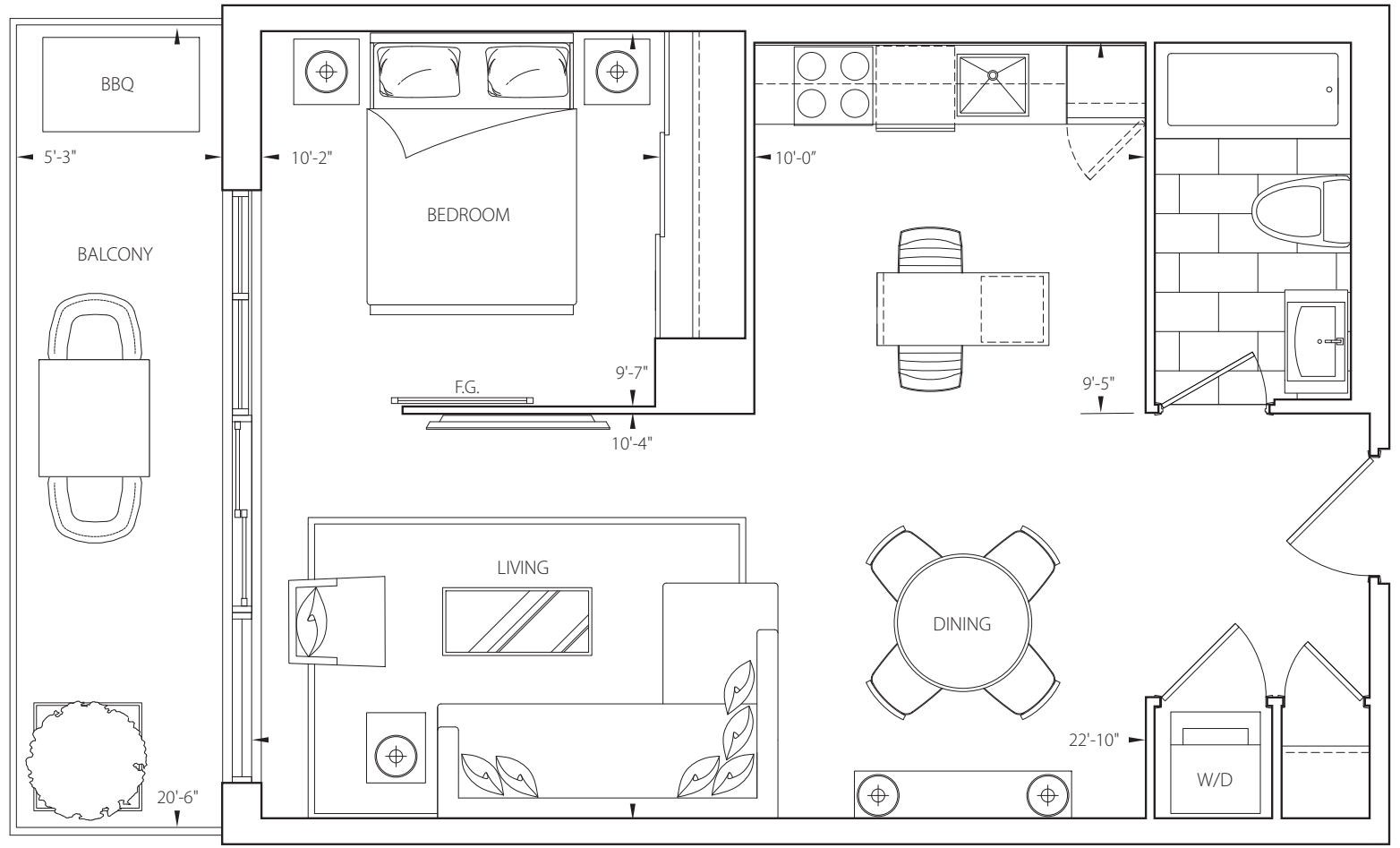
Residence 14  
2 Bedroom  
1088 sq. ft.  
103 sq. ft. Balcony



KEYPLAN  
2nd FLOOR

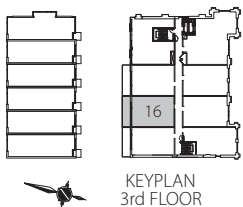
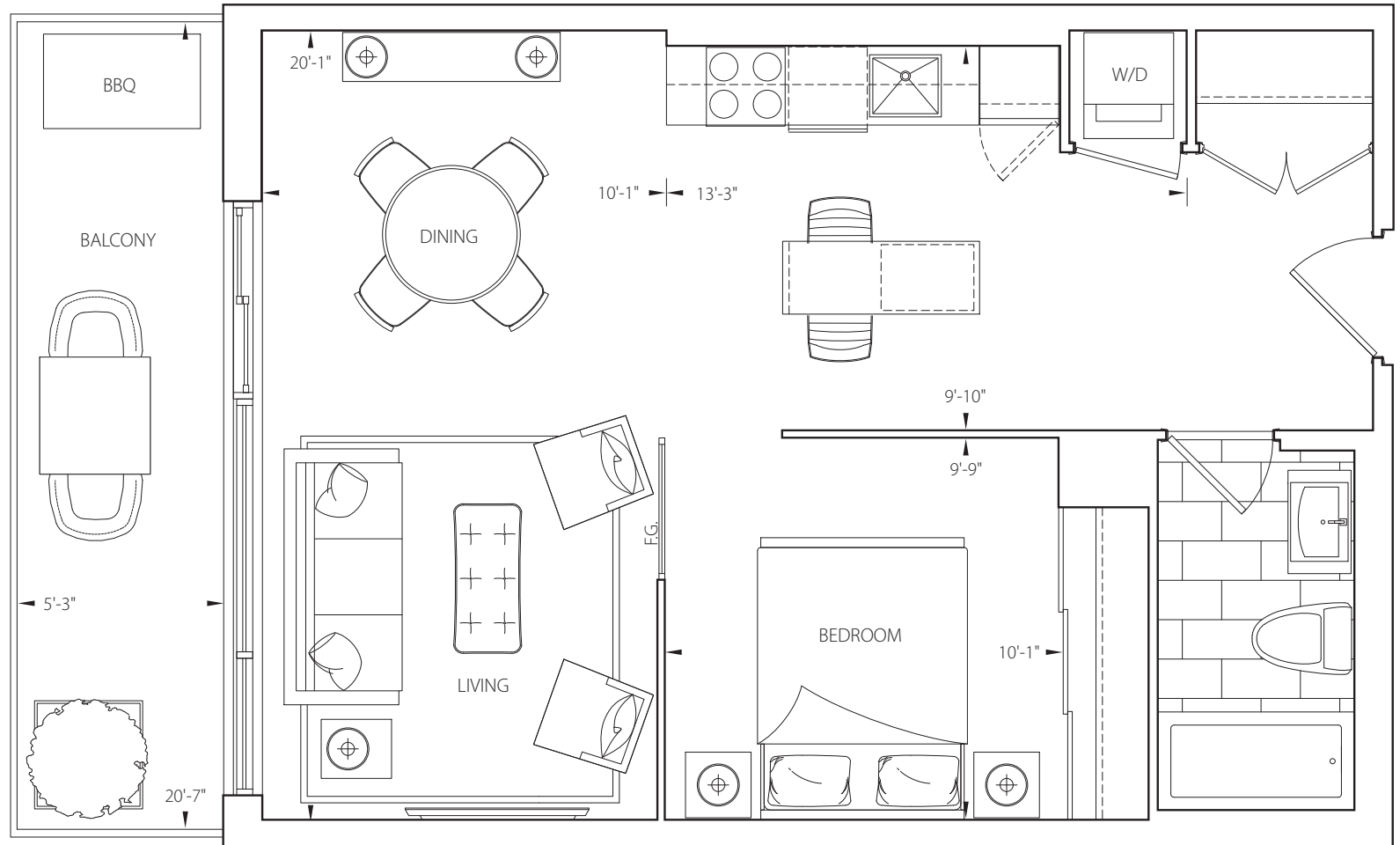
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Residence 15  
1 Bedroom  
615 sq. ft.  
108 sq. ft. Balcony



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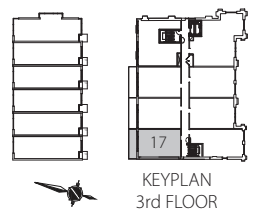
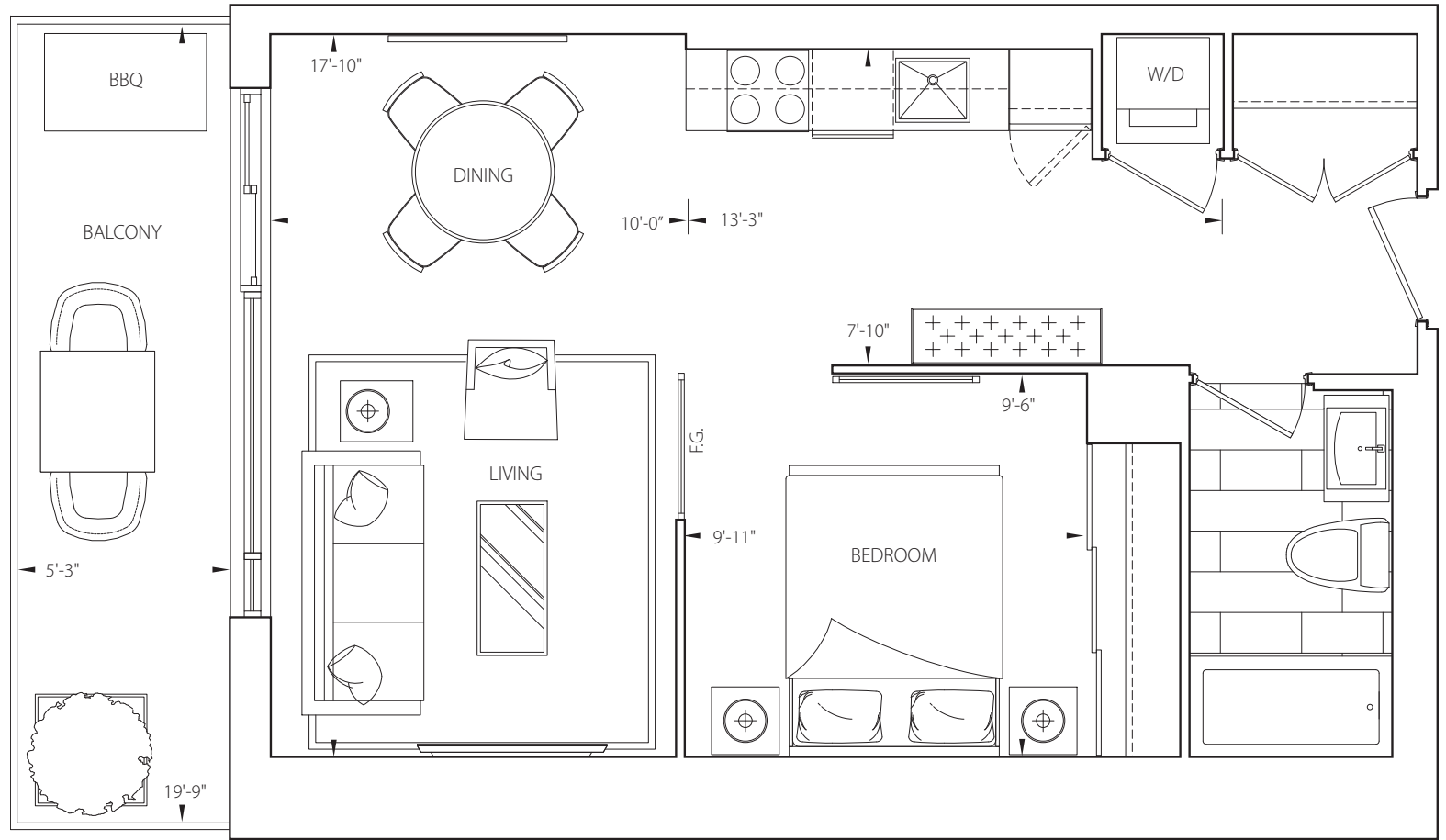
Residence 16  
1 Bedroom  
615 sq. ft.  
108 sq. ft. Balcony



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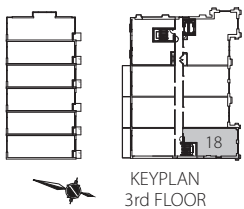
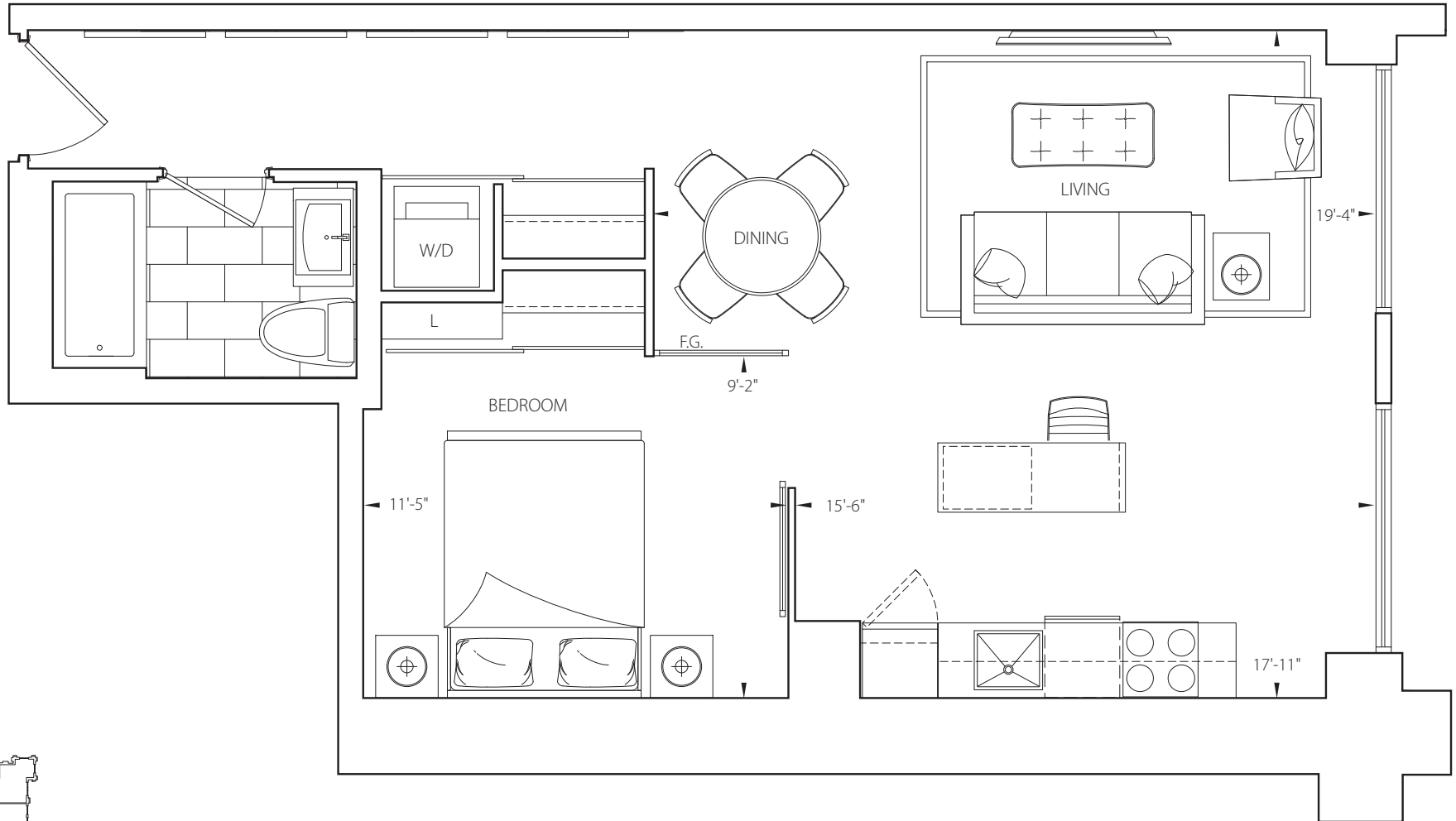


Residence 17  
1 Bedroom  
598 sq. ft.  
103 sq. ft. Balcony



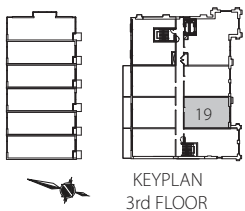
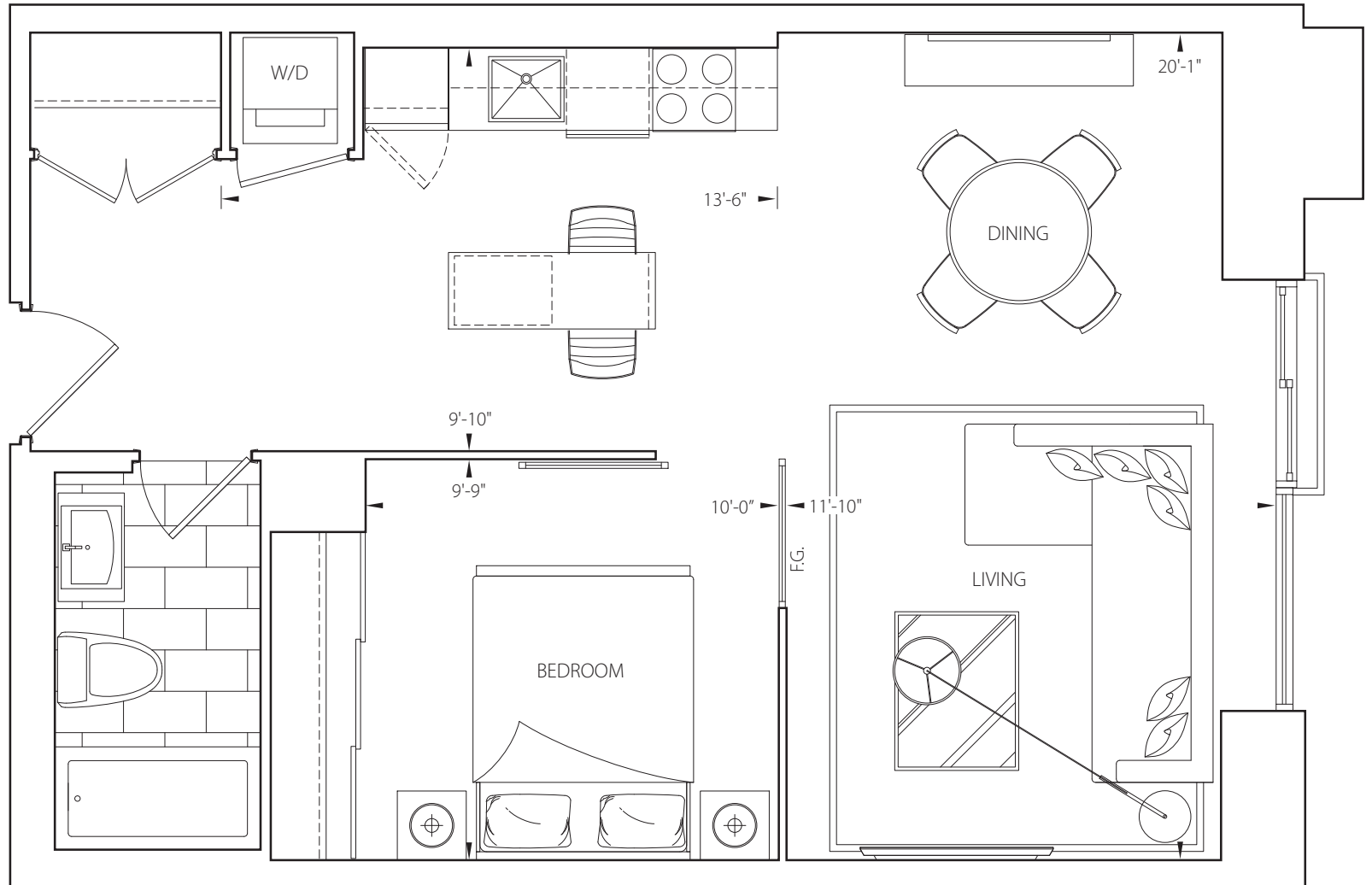
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Residence 18  
1 Bedroom  
683 sq. ft.



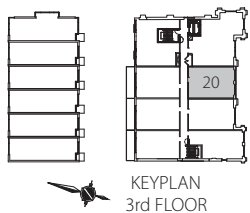
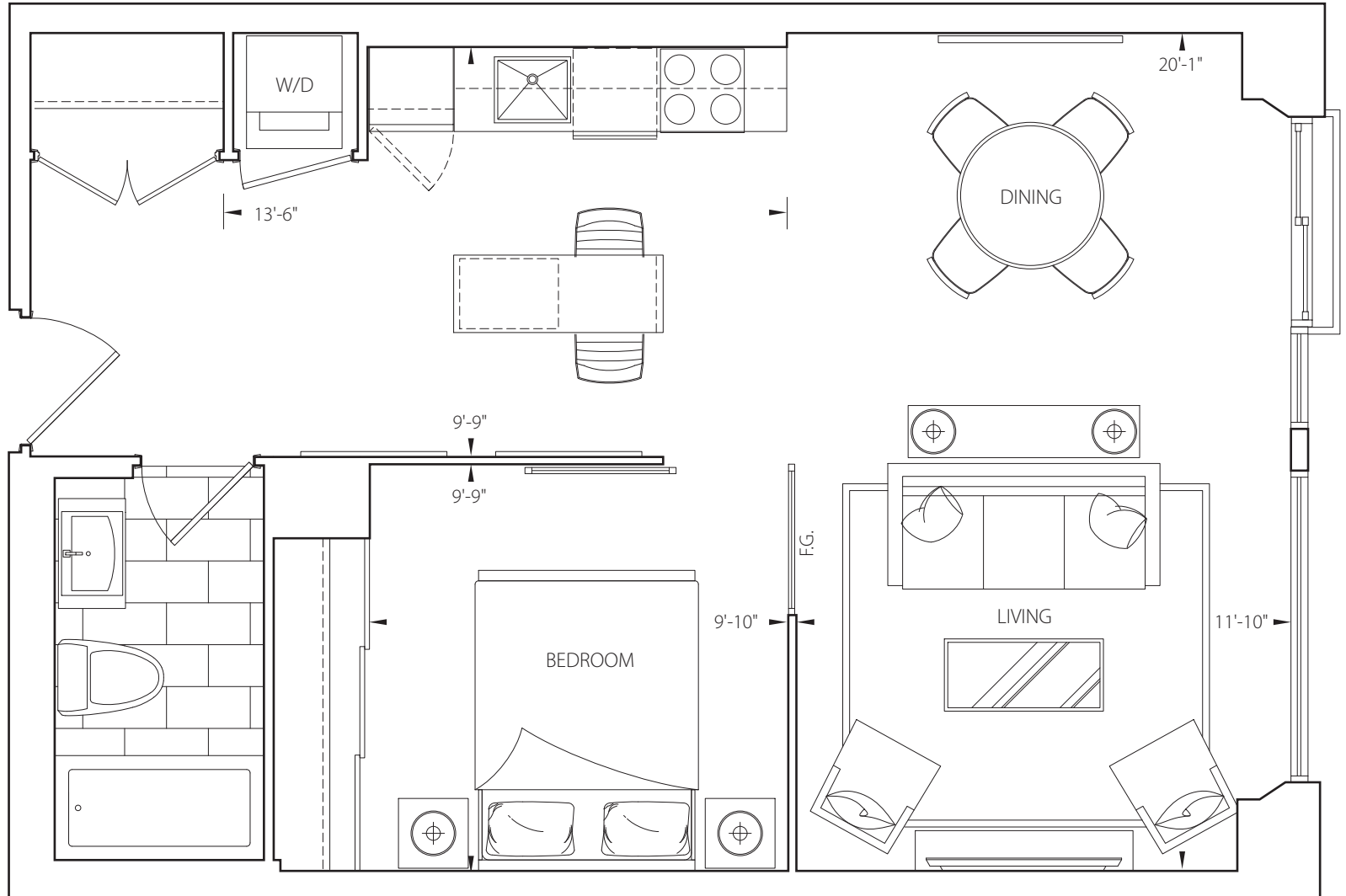
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Residence 19  
1 Bedroom  
650 sq. ft.



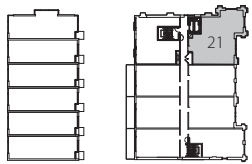
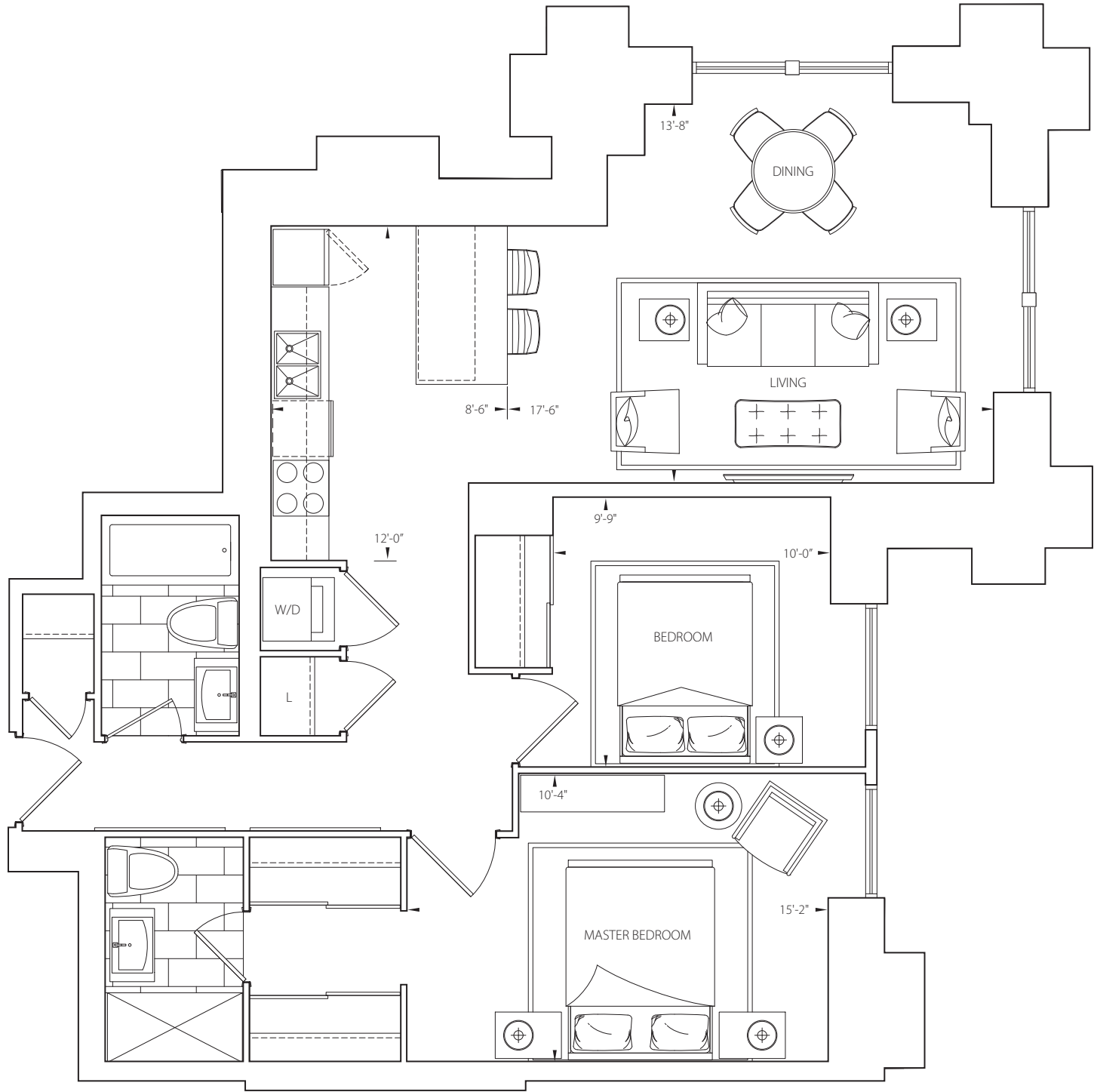
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Residence 20  
1 Bedroom  
649 sq. ft.



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Residence 21  
2 Bedroom  
1072 sq. ft.



KEYPLAN  
3rd FLOOR



## SUITE FEATURES

- › ceiling height in principal rooms is 10'\*
- › floor to ceiling windows\*
- › sliding doors or garden doors open onto the balcony\* and terrace\*
- › ceilings are smooth drywall painted white
- › white painted interior walls
- › 4" baseboard and 2 1/2" door casing
- › slab style bedroom, bathroom, closet and washer/dryer room doors with brushed chrome hardware
- › vinyl coated wire shelving in all closets and storage areas\*
- › full sized stacked ENERGY STAR® washer and dryer
- › individually controlled heating and air conditioning system utilizing a heat pump system
- › gas BBQ connection provided on all terraces\* and balconies\*
- › hose bib provided on all terraces\*

## KITCHEN

- › European style custom designed kitchen cabinetry with island\* supplied by Scavolini in a selection of door finishes\*\*\*
- › stone or quartz surface counter top\*\*\*
- › glass mosaic tile backsplash\*\*\*
- › single\* or double bowl\* under-mount stainless steel sink
- › single lever deck mounted faucet set with pull-out spray
- › Integrated and stainless steel European appliances supplied by AEG and Liebherr – ENERGY STAR® frost free refrigerator, ENERGY STAR® dishwasher, gas cook top, and electric built-in oven
- › Integrated exhaust hood and microwave oven

## BATHROOMS

- › European style custom designed bathroom cabinetry supplied by Scavolini in a selection of door finishes\*\*\*
- › stone or quartz surface counter top\*\*\*
- › rain style shower head
- › full width mirror
- › wall tile\*\*\* on all wet wall surrounds (bathtub and shower\*)
- › white bathroom fixtures
- › deep soaker bathtub
- › pressure balanced mixing valve in the bathtub and shower\*
- › exhaust fan vented to the exterior

## FLOOR COVERINGS

- › pre-finished wide plank engineered wood floors\*\*\* throughout with the exception of the bathroom(s) and washer/dryer room
- › porcelain floor tile\*\*\* in bathroom
- › white ceramic floor tile in washer/dryer room

## SAFETY AND SECURITY

- › pre-wired for a personally encoded suite intrusion alarm system
- › electronic communication system located in the secure main entry vestibule. guests in the main entry vestibule can be viewed on the resident's television
- › surveillance cameras in the lobby, main entry vestibule and garage
- › key fob controlled access system at all main building entry points and parking garage
- › smoke, carbon monoxide and heat detectors provided in all suites

## ELECTRICAL FIXTURES

- › individual electrical panel with circuit breakers
- › white 'decora style' receptacles and switches throughout
- › ceiling mounted track lighting in kitchen
- › ceiling mounted light fixtures in foyer\* and hallways\*
- › pot lights in bathroom(s) and powder room\*
- › vapor proof ceiling mounted pot light over the bathtub and shower stall\*
- › capped ceiling light fixture outlet in dining room\* and den\*
- › switch-controlled split outlets in living room and bedroom(s)

## MULTI-MEDIA TECHNOLOGY

- › structured high speed wiring infrastructure with network centre to support the latest entertainment and high speed communications services
- › pre-wired telephone, cable television and communication outlets. category 6 telephone wiring to all telephone outlets. rg-6 coaxial cable to all cable television outlets. each cable television and telephone outlet connects directly to the suite network centre

\* - denotes availability determined by suite design

\*\*\* - denotes finishes to be selected from the vendor's samples

- natural products (i.e. granite, wood and marble) are subject to natural variations in colour and grain. tile is subject to pattern, shade and colour variations
- if the unit 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 seven (7) 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 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 to or better than the materials and items setout herein
- the Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser' request;
- references to model types or model numbers refer to current manufacturers models. If these types or models change, the Vendor shall provide an equivalent model;
- all dimensions, if any, are approximate. Actual useable floor space may vary from the stated floor area, if so stated;
- all specifications and materials are subject to change without notice E. & O.E.;
- pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchaser order, the Purchaser may have requested the Vendor to construct an additional feature within the unit which is in the nature of an optional extra. If, as a result of building, construction or site conditions within the Unit or 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;
- 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
- all suites protected by the Tarion New Home Warranty Program



Toronto, Ontario



Ajax, Ontario



Toronto, Ontario



Montreal, Quebec



Toronto, Ontario



Vancouver, British Columbia

## Innovation. Experience. Inspiration.



Reserve Properties Ltd. is an active developer in residential, commercial and mixed-use properties. With over three decades of experience, the Principals have been active in 75 projects encompassing more than 7500 homes and one million square feet of commercial space across North America including Montreal, Toronto and Vancouver. The Senior Management Team spans two family generations, offering extensive expertise in all aspects of real estate development, construction and financing. Reserve Properties is a firm believer in the importance of hiring the best professionals and advisors to help bring each venture to life. This philosophy, coupled with a steadfast commitment towards placing the best interests of its clients and customers first, has helped the company achieve the success that it enjoys today.

## Relevant experience from seasoned professionals.

### **RAW Design ~ Architect**

Launched in 2007, Raw Design is one of Toronto's newest and most vibrant architectural studios. With over 30 years experience between them, Principals Roland Rom Colthoff and Richard Witt are the names behind such buildings as BMW Toronto, City Gate, Panorama and the acclaimed Cube condominiums. Their combination of fresh ideas with innovative technologies has resulted in award winning projects in the residential, institutional, educational, and cultural sectors and has had them recognized by the Ontario Association of Architects in 2009 as the Profession's Best Emerging Practice.

### **II BY IV Design Associates ~ Interior Design**

II BY IV Design Associates has been in operation for 20 years and has received more than 200 awards for interior, lighting and furniture design in hotel, restaurant, retail, condominium, nightclub, exhibits, showroom, and office projects. Declared one of the world's Top 50 Retail Designers, the firm's work has been featured in several TV productions and in countless publications. Principals Dan Menchions and Keith Rushbrook have both received many international awards for their work; they have the distinction of being named Designers of the Year by the Association of Registered Interior Designers of Ontario for three years running.

### **PMA Brethour Realty Group ~ Sales & Market Research**

PMA Brethour Realty Group is Canada's premier new home brokerage and research firm. In 2009 the firm's offices in Toronto, Ottawa and Boca Raton were responsible for over 4000 new home sales on behalf of 48 builder clients, providing the services of nearly 150 professional new home sales representatives. President Andrew Brethour was recipient of the prestigious "Hall of Fame Award" from GTHBA in 2004. He currently serves as Governor and President of Builder Marketing Society, Founder of Canada and Toronto "SAM" Awards, Director RealNet Canada and Member of the International Lambda Alpha Society of Land Economists.

### **59 Project Management Inc. ~ Project & Construction Management**

59 Project Management Inc. provides exemplary turnkey Project and Construction Management services to Developers and Home Owners. The firm guides projects through project coordination, sales and marketing, re-zoning, design drawing, site plan and building permit, construction, occupancy, registration, and project warranty stages. Principal Phillip Marsland prides himself on offering over 25 years experience in construction, paired with an intimate understanding of the specific requirements of the Developer and Home Owner. Past completed projects include 85 Bloor St. East, 48 St. Clair Ave West, 533 Richmond, Robert Watson Lofts, High Park Lofts, and 7 Gilead Lane.

### **Juhan Marten ~ Landscape Architect**

Juhan Marten Landscape Architect has provided high quality landscape design consulting services and project management for private residences and commercial/industrial clients since 1992. The firm has completed many high profile landscape designs, including the landscaping for BMW, for which they received an Award of Distinction in Urban Design. Recently completed condo/loft projects include 66 Portland St., 75 Portland St., 20 and 32 Stewart St.; current projects underway include The Flat Iron Lofts and Work Lofts and PARC Condominium. The firm's recent work includes several LEED designated projects featuring the latest elements of sustainable design.

### **Drive Agency ~ Marketing & Communications**

Principals Pekka Varvas, Peter Moulds and Mark Bulloch are seasoned marketing professionals with a wealth of experience in marketing luxury real estate developments for over 25 years. They have marketed over 50 prestigious condominium communities in and around the Greater Toronto Area for some of the largest condominium developers in Canada. The agency prides itself on tapping into relevant key consumer insights to deliver marketing that captures and motivates them to purchase a home suited perfectly to their lifestyle. The team behind Bellefair Residences is collaborating synergistically to bring to life a very special property that is truly second to none.