

# WONDER

LESLIEVILLE'S LANDMARK ADDRESS

CONDOS · LOFTS · TOWNS

## PROJECT HIGHLIGHTS

- Wonder Condominiums is an 8-storey, 286 unit condo project located at 462 Eastern Avenue. It will be Leslieville's Landmark Address
- Developed by: Graywood Developments and Alterra with over 30 years of successful home building across Alberta, Golden Horseshoe, GTA, and Southern Ontario  
Projects includes: Peter and Adelaide, The Residences at the Ritz Carlton, Ocean Club, Five Condos, 159SW Condominiums, 36 Hazelton Ave, and Post House
- Interior Designer: TACT Interiors
- Architect: Diamond Schmitt Architects
- Lawyer: Bratty's LLP
- Units range from 1 Bedroom to 3 Bedroom Plus Den
- Soft Lofts from 1 Bedroom Plus Media to 3 Bedroom
- Townhomes start with 2 Bedroom Plus Dens with an optional 3 Bedroom as well
- 48 units have terraces
- 17 units have patios
- Most dens can accommodate a pull-out couch
- All townhomes have gas line
- 62 units comes with gas line

### Maintenance Fees:

- Building Maintenance fees are \$0.56 per sf regular suites / \$0.58 for units with gas / \$0.46 for Townhomes

### Deposit Structure:

\$5,000 with APS

Balance to 5% in 30 days

5% in 90 days

5% in 270 days

5% in 500 days

\* All prices, figures and materials are subject to change without notice. E. & O.E.  
Exclusive Listing Brokerage: Baker Real Estate Inc. Brokers Protected.



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### Amenities:

Located on the ground floor, 8<sup>th</sup> floor, and lower level will feature over 6,000 sq. ft. exclusive indoor and outdoor resident only amenity space

Lower level: Gymnasium – raw by design this space will offer resident a complete fitness facility, with everything from cross fit equipment to cardio, stretch and weight. Bike maintenance station conveniently located within residential bike storage area

Ground Floor: Co-working lounge, family/games room, and dog wash station

8<sup>th</sup> Floor: Party room complete with catering kitchen, harvest table, lounge spaces and view. Outdoor terraces complete with BBQs, lounge spaces, firepits and alfresco dining.

### Occupancy: January 2023

- Steps from Streetcar, close to TTC Stations, 500 meters from future subway station
- Very close proximity to Leslieville and East Chinatown neighbourhood
- Walkable local amenities include: LCBO, FreshCo, Shoppers Drug Mart, Starbucks, Recreation Centres
- Great local schools in the area making Wonder very family friendly such as Morse Street Junior Public School, Queen Alexandra Middle School, Riverdale Collegiate Institute, È Èlem Gabrielle-Roy, Rosedale Heights School of the Arts, Danforth Collegiate and Technical Institute, and College Francais Secondaire
- Walkable distance 3 local parks, Morse Street Playground, McCleary Playground and Saulter Street Parkette and very close to Cork Towns
- Minutes away from Jimmie Simpson park with ball diamond, multipurpose sports field, lit hockey rink, tennis court, basketball courts, wading pool, and children's playground.
- Recreation Centre – swimming, fitness, youth sports after school and preschool programs
- Restaurants in close proximity includes: Garc de L'est, Gio Rana's Really Realty Nice Restaurant, Eastside Social
- Minutes to the DVP and Bayview Extension
- East Harbour, a master planned, 60-acre mixed-use development in the east downtown. Will accommodate more than 50,000 jobs to the east end of Toronto and a vibrant shopping district. Has significant connections to Regional Express Rail, SmartTrack, Broadview LRT, Queen's Quay LRT and the Relief Line subway.

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