



THE CARDIFF

ON EGLINTON

V-VIP Platinum Access
buy before public

416.318.8915 DAVID WEI



PROJECT HIGHLIGHTS

- The Cardiff is a 12-storey, 92-unit condo located at 492 Eglinton Ave East
- Developed by: Sierra Building Group with over 25 years of successful home building across Southern Ontario and the USA.
Recent projects include: Woodbridge Park, Dellwood Park and Platform Condos on the Danforth
- Interior Designer: Bryon Patton & Associates
- Architect: RAW
- Lawyer: Harris, Sheaffer LLP
- Units range from 1 Bedroom to 3 Bedroom Plus Den
- Townhomes from 2 Bedroom to 3 Bedroom + Den
- 13 units have terraces
- All other units have balconies
- Most dens can accommodate a pull-out couch
- Amenities:
 - A gym
 - Party room and games room with pool table
 - Outdoor terrace on the 2nd floor
 - Outdoor terrace on the 5th floor with BBQ areas
- Occupancy: Fall 2020
- Views:
 - North – open views over residential area
 - South – open views over residential area
 - East/West – open views along the Eglinton, mainly mid-rise buildings

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





THE CARDIFF

ON EGLINTON

PROJECT HIGHLIGHTS

- Steps from future LRT Station
- Very close proximity to prestigious Leaside neighbourhood
- Walkable local amenities include: LCBO, Shoppers Drug Mart, Tim Horton's, Starbucks, Metro, Whole Foods, Cumbraes, etc...
- Many local schools in the area making Cardiff very family friendly
- Great restaurants are all walkable along the area including: Riz, Hollywood Gelato, Lemongrass, Captain's Boil, Mexico Lindo, Duff's Famous Wings, L'Avenue, Satay on the Road and many more...
- Access to many sports and recreational facilities (SilverCity Yonge-Eglinton Cinemas, Sunnybrook Stables, Granite Club, Leaside Baseball Camp, Leaside Memorial Arena, Leaside Memorial Gardens Pool, Leaside Tennis Club, etc...)
- Only 7 mins to the DVP and Bayview Extension

Century 21
KING'S QUAY REAL ESTATE INC.
Brokerage*

7300 Warden Ave, Ste. 401,
Markham, ON L3R 9Z8

416.318.8915

DAVID WEI
SALES REP. MBA
TOP: 1% of AGENTS NATIONWIDE

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OFFICE MEMBER

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416.318.8915 **DAVID WEI**

ELEMENTARY SCHOOLS

7.4

TRANSIT

8.5

SAFETY

9.5

HIGH SCHOOLS

7.3

PARKS

9.4

CONVENIENCE

8.5

PUBLIC SCHOOLS

Your neighbourhood is part of a community of Public Schools offering Elementary, Middle, and High School programming. See the closest Public Schools near you below:

7.4
FRASER
INSTITUTE

Eglinton Junior Public School

about a 9 minute walk - 0.66 KM away

Pre-Kindergarten, Kindergarten and Elementary

223 Eglinton Ave E, Toronto, ON M4P 1L1, Canada

Eglinton Public School has served this community for 100 years, celebrating a century at the corner of Mt. Pleasant and Eglinton. We have a long-standing tradition of community involvement and school spirit. The school serves close to 500 students from K to Gr 6. We strive to create a positive and dynamic learning environment where effort and achievement are celebrated and where everyone is treated with mutual courtesy, respect and understanding.

<http://www.tdsb.on.ca...>

Address	223 Eglinton Ave E, Toronto, ON M4P 1L1, Canada
Language	English
Date Opened	01-09-1969
Grade Level	Pre-Kindergarten, Kindergarten and Elementary
School Code	5224
School Type	Public
Phone Number	416-393-9315
Rating Trend	n/a
School Board	Toronto DSB
School Number	167517
Grades Offered	PK to 6
Most Recent Rank	574
Most Recent Rating	7.4
School Board Number	B66052
District Description	Toronto and Area Regional Office
Rank in the Most Recent Five Years	n/a
Fraser Institute School Details Webpage	http://ontario.compareschoolrankings.org...

Rating Average in the
Most Recent Five Years

n/a

Hodgson Senior Public School



about a 14 minute walk - 1.05 KM away

Elementary and Middle

282 Davisville Ave, Toronto, ON M4S 1H2, Canada

Hodgson Senior Public is located in North Toronto on Davisville Avenue, just east of Mount Pleasant Road. Hodgson serves approximately 330 students in grades 7 and 8. Our program runs on a semi-rotary basis. Students have homeroom as well as rotary subjects with a variety of teachers. Hodgson is proud to offer programming in English and Extended French, as well as programming designed to support learners of English as a Second Language and learners with a variety of learning profiles. Hodgson opened in September 1915 and has been proudly serving the North Toronto community ever since.

<http://www.tdsb.on.ca...>

Address	282 Davisville Ave, Toronto, ON M4S 1H2, Canada
Language	English
Date Opened	01-09-1969
Grade Level	Elementary and Middle
School Code	5233
School Type	Public
Phone Number	416-393-0390
School Board	Toronto DSB
School Number	261246
Grades Offered	7 to 8
Additional Details	French Immersion
School Board Number	B66052
District Description	Toronto and Area Regional Office

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7.3
FRASER
INSTITUTE

Northern Secondary School



about a 8 minute walk - 0.6 KM away

High

851 Mt Pleasant Rd, Toronto, ON M4P 2L5, Canada

Welcome to one of the most exciting schools in Toronto. Although we are well recognized for our academic success, we also offer you outstanding physical education and arts programs. Our exceptional technical program meets the needs of students seeking careers in construction, robotics and communication technology. Our list of awards and proven success in those areas is extensive. You will learn from our excellent, dedicated teachers who help prepare you for the future. We welcome students with many different learning styles and have special programs for gifted learners, students with learning disabilities and students who are deaf or hard of hearing. We are a non-semester school with 1,850 students.

<http://www.tdsb.on.ca...>

Address	851 Mt Pleasant Rd, Toronto, ON M4P 2L5, Canada
Language	English
Date Opened	01-09-1969
Grade Level	High
School Code	5620
School Type	Public
Phone Number	416-393-0270
Rating Trend	No Change
School Board	Toronto DSB
School Number	930768
Grades Offered	9 to 12
Most Recent Rank	164
Additional Details	Special Needs Program and Gifted/Talented Program
Most Recent Rating	7.3
School Board Number	B66052

District Description	Toronto and Area Regional Office
Rank in the Most Recent Five Years	128
Fraser Institute School Details Webpage	http://ontario.compareschoolrankings.org...
Rating Average in the Most Recent Five Years	7.3

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John Fisher Junior Public School



about a 16 minute walk - 1.18 KM away

Pre-Kindergarten, Kindergarten and Elementary

40 Erskine Ave, Toronto, ON M4P, Canada

John Fisher is the largest French Immersion Centre and oldest elementary school in the TDSB. The French program begins in Senior Kindergarten, and all instruction is in French until the end of Grade Three. English language instruction is introduced in Grade 4. Of our 485 students, the majority (86%) come from homes where English is the primary language.

<http://www.tdsb.on.ca...>

Address	40 Erskine Ave, Toronto, ON M4P, Canada
Language	English
Date Opened	01-09-1969
Grade Level	Pre-Kindergarten, Kindergarten and Elementary
School Code	5240
School Type	Public
Phone Number	416-393-9325
School Board	Toronto DSB
School Number	283606
Grades Offered	PK to 6
Additional Details	French Immersion
School Board Number	B66052
District Description	Toronto and Area Regional Office

CATHOLIC SCHOOLS

Your neighbourhood is part of a community of Catholic Schools offering Elementary, Middle, and High School programming. See the closest Catholic Schools near you below:

St. Anselm Catholic School



about a 14 minute walk - 1.06 KM away

Pre-Kindergarten, Kindergarten, Elementary and Middle

182 Bessborough Dr, East York, ON M4G, Canada

St Anselm is a small school of approximately 350 students located in the Leaside area of Toronto. Our philosophy is based on the fundamental principal of fostering positive feelings of self-worth in the people. We take Pride in our school. We expect that all students will Participate in the school community, assume Responsibility for their actions, show Initiative, test themselves with Dignity and demonstrate concern for our Environment.

<https://www.tcdsb.org...>

Address	182 Bessborough Dr, East York, ON M4G, Canada
Language	English
Date Opened	01-09-1969
Grade Level	Pre-Kindergarten, Kindergarten, Elementary and Middle
Orientation	Catholic
School Type	Public
Phone Number	416-393-5243
School Board	Toronto CDSB
School Number	772437
Grades Offered	PK to 8

Additional Details	Religious
School Board Number	B67059
District Description	Toronto and Area Regional Office



Marshall McLuhan Catholic Secondary School

about a 28 minute walk - 2.14 KM away

High

1107 Avenue Rd, Toronto, ON M5N 3B1, Canada

Established in 1998, Marshall McLuhan Catholic Secondary School opened its doors in devotion to the Catholic community in North Toronto and its surrounding areas. The school's center focus is on the use of information and communication technology; thus, the school has been aptly named after Marshall McLuhan, a communication theorist who spent his life exploring media and communication in our culture. McLuhan lived in North Toronto and was an active member of the Holy Rosary parish, and has not only influenced our school culturally, but also religiously. Marshall McLuhan CSS is one of the newest secondary schools in the Toronto Catholic District School Board. With an enrollment of approximately 1,000 students, ranging from grades 9 to 12, McLuhan offers a wide variety of programs and courses, specializing in technology.

<https://www.tcdsb.org...>

Address 1107 Avenue Rd, Toronto, ON M5N 3B1, Canada

Language English

Date Opened 01-09-1998

Grade Level High

Orientation Catholic

School Type Public

Phone Number 416-393-5561

Rating Trend No Change

School Board Toronto CDSB

School Number 730653

Grades Offered 9 to 12

Most Recent Rank 257

Additional Details Religious

Most Recent Rating 6.7

School Board Number B67059

District Description Toronto and Area Regional Office

Rank in the Most Recent 285

Five Years

Fraser Institute School Details Webpage <http://ontario.compareschoolrankings.org...>

Rating Average in the Most Recent Five Years 6.4

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PRIVATE SCHOOLS

See a list of the closest private schools near you:

Manor Montessori School

about a 9 minute walk - 0.67 KM away

Polaris Learning Centre

about a 11 minute walk - 0.82 KM away

9.4 PARKS & REC.

Whether you want to sit at a park bench with a good book or use one of the special facilities offered, you'll be happy to know that your neighbourhood is close to many wonderful recreational opportunities. See the closest Parks and Recreation facilities near you below:

Charlotte Maher Parkette about a 3 minute walk - 0.23 KM away

550 Roehampton Ave

This small park features a children's playground surrounded by a mature tree canopy.

1 Playground

<https://www.toronto.ca...>

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Howard Talbot Park about a 7 minute walk - 0.54 KM away

635 Eglinton Ave E

A 4.9 hectare park near Bayview Avenue and Eglinton Avenue East featuring two ball diamonds including one with lights, a multipurpose sports field and track, two outdoor tennis courts, a splash pad and children's playground. Located at the east end of the park is the Leaside Lawn Bowling Club.

2 Ball Diamonds, 1 Clubhouse, 2 Lawn Bowling/Bocce Greens, 1 Outdoor Track, 1 Playground, 1 Splash Pad, 1 Sports Field, and 2 Tennis Courts

<https://www.toronto.ca...>

Sherwood Park about a 9 minute walk - 0.66 KM away

190 Sherwood Ave

Located in the valley, this picturesque wooded park has two wading pools, great walking or running trails, public bathrooms, picnic tables and a large playground. Our wading pools are located downhill from the park entrance and are spacious with several spray features for all to enjoy. This park offers a fenced off dogs off-leash area. Free parking is available at the front of the park, near the main entrance on Sherwood Street east of Mount Pleasant Avenue.

1 Ball Diamond, 1 Leash-Free Dog Area, 1 Picnic Facilities, 1 Playground, 1 Trails, and 2 Wading Pools

<https://www.toronto.ca...>

Maurice Cody Community Centre about a 10 minute walk - 0.71 KM away

181 Cleveland St

Attached to the Toronto District School Board school called Maurice Cody Public School, Maurice Cody Community Centre offers programs and activities for residents of all ages. Recreation staff are available in the office who can provide program registration and information about events in the facility, satellite locations and the community.

1 Community Rec. Centre, 1 Gym, 1 Multi-Use Pad, 1 Playground, and 1 Sports Field

<https://www.toronto.ca...>

Glebe Manor Square about a 10 minute walk - 0.73 KM away

51 Harwood Rd

<https://www.toronto.ca...>

8.5 **TRANSIT**

The public transit system can be an easy, cost-effective and efficient way of getting around the city, accessible from your neighbourhood. See the closest Public Transit stops near you below:

The nearest street-level transit stop is Eglinton Ave East At Banff Rd about a 1 minute walk - 0.08 KM away

<http://www.ttc.ca...>

The nearest rail transit stop is Eglinton Station about a 18 minute walk - 1.36 KM away

9.5 SAFETY

Every second matters in an emergency, and your neighbourhood is part of a dedicated safety system of emergency agencies including Fire Stations, Police Stations, and Hospitals. See the closest facilities near you below:

Sunnybrook Health Sciences Centre - Bayview Campus

From our beginnings as a hospital for Canadian veterans, Sunnybrook has flourished into a fully affiliated teaching hospital of the University of Toronto, evolving to meet the needs of our growing community. Today, with 1.2 million patient visits each year, Sunnybrook has established itself across three campuses and is home to Canada's largest trauma centre. Sunnybrook's groundbreaking research changes the way patients are treated around the world. Our over 200 scientists and clinician-scientists conduct more than \$100 million of breakthrough research each year. Tomorrow, we will discover ways to treat the untreatable.

1.28 KM away

Type	Cancer Treatment and Research, Chronic Care, Emergency Care, Rehabilitation, Research, Teaching and Trauma Centre
Address	2075 Bayview Ave, Toronto, ON, M4N 3M5, Canada
Phone Number	416-480-6100

<http://www.sunnybrook.ca...>

The nearest fire station is Fire Station 134

1.33 KM away

Address 16 Montgomery Ave, Toronto, ON, Canada

<https://www.toronto.ca...>

The nearest police facility is 53 Division

1.47 KM away

Address 75 Eglinton Ave W, Toronto, ON, M4R 2G9, Canada

<http://www.torontopolice.on.ca...>

8.5 CONVENIENCE

Being close to things you need every day makes life so much easier. See the conveniently located retailers near you below:

 **Metro**  about a 5 minute walk - 0.4 KM away

Address 656 Eglinton Ave E, Toronto, ON, M4P 1P1

 **Tim Hortons**  about a 7 minute walk - 0.5 KM away

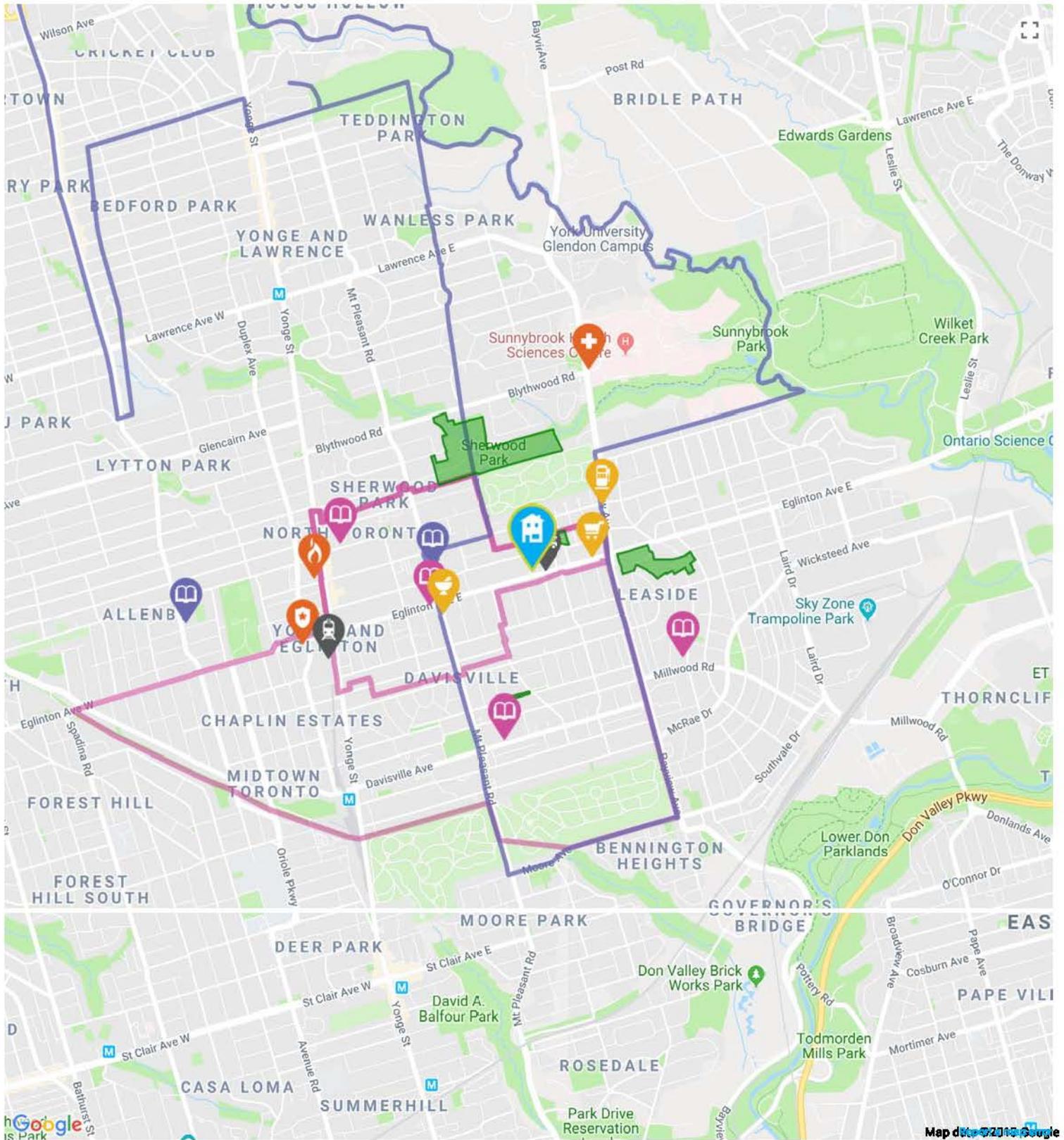
Address 607 Eglinton Ave East, Toronto, ON, M4P 1P8

 **Shoppers Drug Mart**  about a 8 minute walk - 0.6 KM away

Address 759 Mount Pleasant Rd, Toronto, ON, M4S 2N4

 **Esso** 

Address 1840 Bayview Ave, North York, ON, M4G 3C9



Map data © 2018 Google

- | | | | | |
|--|--|--|---|---|
|  Elementary Schools |  Middle Schools |  High Schools |  Transit |  Safety |
|  Elementary Attendance Zone |  Middle Attendance Zone |  High Attendance Zone |  Parks |  Convenience |

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