

THE CARLAW

IS COMING TO TORONTO'S FILM DISTRICT

Over the past two decades, downtown Toronto's east end has been undergoing a remarkable transformation as new condominium developments have been spreading east from Yonge St. all the way to The Beach, bringing thousands of new residents to the area, as well as new shops, restaurants and services to meet the needs of the growing condo population.

Leslieville, in particular, has emerged as one of the hottest "up-and-coming" east-end neighbourhoods for savvy condominium buyers looking to purchase in an area of downtown Toronto that still has huge potential for value in the upcoming years. Historically known as the unofficial Toronto Film District due to the high concentration of film production facilities and independent film producers here, condo buyers are now re-discovering Leslieville for its lively dining, shopping and nightlife scene, convenient 24-hour Queen streetcar service, access to local parks, schools, libraries and community centres, and close proximity to the downtown core.

Since 2002, Streetcar Developments has specialized in designing high-quality, modern midrise buildings that have transformed several downtown neighbourhoods and now, this fall, Streetcar will be releasing their most ambitious community

to date in the heart of Leslieville: The Carlaw.

Situated on the north-east corner of Carlaw and Dundas, The Carlaw will offer over 300 lofts and 21 townhomes in three interconnected five-, 10- and 12-storey buildings overlooking a central landscaped courtyard. Designed by TACT Architecture, The Carlaw promises to be an exciting new addition to the condominium community on Carlaw with its strikingly modern, yet clever interpretation of the industrial heritage of the area.

A wide range of suites will be available at The Carlaw to accommodate every lifestyle, including studio, one-bedroom, one-bedroom-plus-den, two-bedroom and two-bedroom-plus-den lofts ranging in size from 400 to over 1,000 sq. ft., plus three-storey condominium townhomes up to 1,300 sq. ft.

Inside, the suites will feature nine-ft. high exposed concrete ceilings, pre-finished engineered hardwood floors, ultra-modern kitchens and bathrooms, stone countertops, sliding-glass doors to bedrooms, and more. The floor plans are thoughtfully designed with lots of closet space, large living/dining areas and functional bedrooms in even the smallest units. Several environmentally friendly features have also been incorporated



into the design of the building, such as Energy Star appliances, low-flow faucets, an on-site car share program and the use of locally sourced materials, wherever possible.

Building amenities exclusive to residents at The Carlaw will include: 24-hour security, a furnished lobby, fully equipped fitness centre, and a rooftop party room with walk-out to a barbecue terrace and sun lounge. The ground floor of The Carlaw will also include the large Arts & Entertainment space that will be available on a secured rental basis to both the residents and community members for private functions or community events, such as celebrations, meetings, artisan markets, art exhibitions, film screenings, fitness classes, and more.

Add in spectacular views of the downtown city skyline to the west and verdant streets and homes to the east, and The Carlaw is truly a one-of-a-kind building in an unbeatable location.

So if you are looking to move into an exciting, new downtown neighbourhood priced from the low \$200,000s, visit thecarlaw.ca or call 416.690.8588 to register for your exclusive preview.

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