



A MODERN ARCHITECTURAL GEM IN THE UPPER BEACH

Boutique living is coming to The Upper Beach with The Southwood, a brand new community of 45 suites tailored to urbanites, devoted east-enders and modern families who love their city but love their space too.

Located at 663 Kingston Rd. and Southwood Drive, this east-end haven is designed for savvy homebuyers and families who value contemporary finishes and who love entertaining and relaxing outdoors while enjoying spectacular treetop or lake views. Hop on the TTC or GO Transit and be downtown in minutes, or explore the close-

knit neighbourhood infused with indie shops, kid-friendly services, cafés, and parks just steps from your front door. The Upper Beach also has some of the best schools, day cares, community centres, libraries and recreational amenities the city has to offer.

Designed by TACT Architecture, this six-storey building subtly interweaves modern grey brick and dark bronze metal, while complementing the natural beauty of The Upper Beach. By designing from the inside out, the architects were able to offer spacious and functional suites that maximize outdoor living space and beautiful views.



Not your typical cookie-cutter building, The Southwood has been thoughtfully designed for real living with spacious layouts that reflect how modern families really live, featuring:

- » maximized natural lighting through expansive windows and soaring nine-ft. ceilings;
- » large kitchens with entertaining islands, family-sized refrigerators and gas stoves;
- » master bedrooms that welcome king-sized beds;
- » oversized ensuite bathrooms with double sinks, separate water closets and large walk-in showers;
- » in-suite storage for baby strollers, skis, golf clubs, hockey bags and stocked-up supplies; and
- » huge balconies or terraces that double as your outdoor suite, with gas barbecue connections and enough room for lounging, entertaining and gardening.



The interior finishes are contemporary and modern, but always luxurious and warm, reflecting the signature Streetcar style, including: hardwood floors throughout, square-edge baseboards, solid core wood entry doors, quartz kitchen countertops and backsplash, quartz bathroom countertops, high-quality plumbing fixtures and fittings, and brand-name stainless steel appliances.

Streetcar has also incorporated several features in every suite to promote a healthy and comfortable living environment, including: low-VOC paints, low-flow plumbing fixtures, digital thermostats, 'all-off' electrical switches, water-source heat pump systems for year-round heating and cooling control, and integral energy recovery ventilators for direct fresh air and enhanced in-suite air quality.

Suites at The Southwood include something for modern families of every shape and size, including: one-bedrooms from 655 sq. ft.; two-bedrooms from 770 sq. ft.; three-bedrooms from 1,218 sq. ft. with 200-sq.-ft. balconies; and two-storey, three-bedroom-plus-family-room designs from 1,520 sq. ft. with a 750-sq.-ft. terrace.

The Southwood is a hidden gem that has it all – contemporary design and modern living in a prime location with lake views, transit, shopping, schools, parks, kid- (and dog-) friendly places to go and things to do... and great value.

Large one-bedrooms start from the \$300's, and spacious three-bedrooms are priced from the \$600's. The grand opening takes place on Sun., Feb. 22, 2015.



**Register now at thesouthwood.com
or call 416.750.7506.**