

Get into an incredible opportunity



## 152 Suites | 15 Storeys

Over 4,900 sq. ft. of amenity space including:

### Lobby with smart lockers

### Party room

- Billiards table
- TV lounge area
- Bar counter
- Dining table
- Lounging area

### Ground floor outdoor patio

- BBQ counters
- Dining area
- Outdoor co-working terrasse
- Outdoor kids area
- Off-leash dog area

### Fitness centre

- Cardio area
- Strength training area

### Indoor kids zone

### 12th floor terrace

- BBQ counters
- Dining area
- Sundeck lounging area

# Get in the Groove



Groove Urban Condominiums invites a modern lifestyle expression celebrating its own unique grooves in a stylish 15-storey building with 152 suites and amenities that turn up the volume on life. Located in the heart of Humewood-Cedarvale, an up-and-coming niche neighbourhood neatly tucked in along Vaughan Road just off the bustling Bathurst St. and St. Clair Ave. W, the area is intimate yet closely connected to a dynamic destination booming with energy, diversity, and plenty of choice when it comes to finding your lifestyle niche.

# Area amenities

## 129 - 135 Vaughan Rd

### Food & Dining

- 01 Aroma Espresso Bar
- 02 Booyah
- 03 CANO Restaurant
- 04 Craque de Creme
- 05 Cocolatte
- 06 Costa Verde
- 07 Dasoni
- 08 DeSotos Eatery
- 09 Dutch Dreams
- 10 Famiglia Baldassarre
- 11 Fleur du Jour
- 12 Futura Granita + Gelato
- 13 Goen Japanese
- 14 Hunter Coffee Shop
- 15 Lamesa
- 16 Leah's
- 17 Limon Lounge
- 18 MoOng Sushi (St Clair)
- 19 Pizza Del Arte
- 20 Planta Yorkville
- 21 Punto Gelato
- 22 Ristorante Sotto Sotto
- 23 Oakwood Espresso
- 24 Primrose Bagel Co
- 25 Queen of Persia
- 26 Riz on St. Clair
- 27 The Rushton
- 28 Starbucks
- 29 Terroni
- 30 Tim Hortons
- 31 The Stockyards
- 32 Trattoria Nervosa

### Schools & Services

- 33 Brown Junior Public School
- 34 Forest Hill Junior & Senior Public School
- 35 George Brown College - Casa Loma Campus
- 36 Hillcrest Community School
- 37 Holy Rosary Catholic School
- 38 Humewood Community School
- 39 St. Michael's College School
- 40 Toronto General Hospital
- 41 Upper Canada College
- 42 Vaughan Road Academy
- 43 Waldorf Academy Toronto
- 44 Wychwood School

### Recreation & Fitness

- 45 Baldwin Steps
- 46 Cedarvale Park
- 47 Cedarvale Park Sport Field
- 48 Christie Pits Park

- 49 Hone Fitness St Clair & Bathurst
- 50 Nordheimer Ravine
- 51 Ramsden Park Tennis Courts
- 52 Sir Winston Churchill Park
- 53 Tennis Courts at Winston Churchill Park
- 54 Wychwood Barns Park
- 55 York Racquets Club

### Shopping

- 56 Atlas Grocery
- 57 Canadian Tire
- 58 DECIEM The Abnormal Beauty Company
- 59 Dismount Bike Shop
- 60 Fiesta Farms
- 61 Hillcrest Market
- 62 Hudson's Bay
- 63 Imperial Fruit Market
- 64 LCBO
- 65 Loblaws Great Food
- 66 Luciano's No Frills
- 67 May Flowers, Floral Co.
- 68 Olive Oil Emporium
- 69 Summerhill Market
- 70 Summerhill Nursery & Floral

### Entertainment & Leisure

- 71 Bata Shoe Museum
- 72 Casa Loma
- 73 Royal Ontario Museum
- 74 Spadina Museum

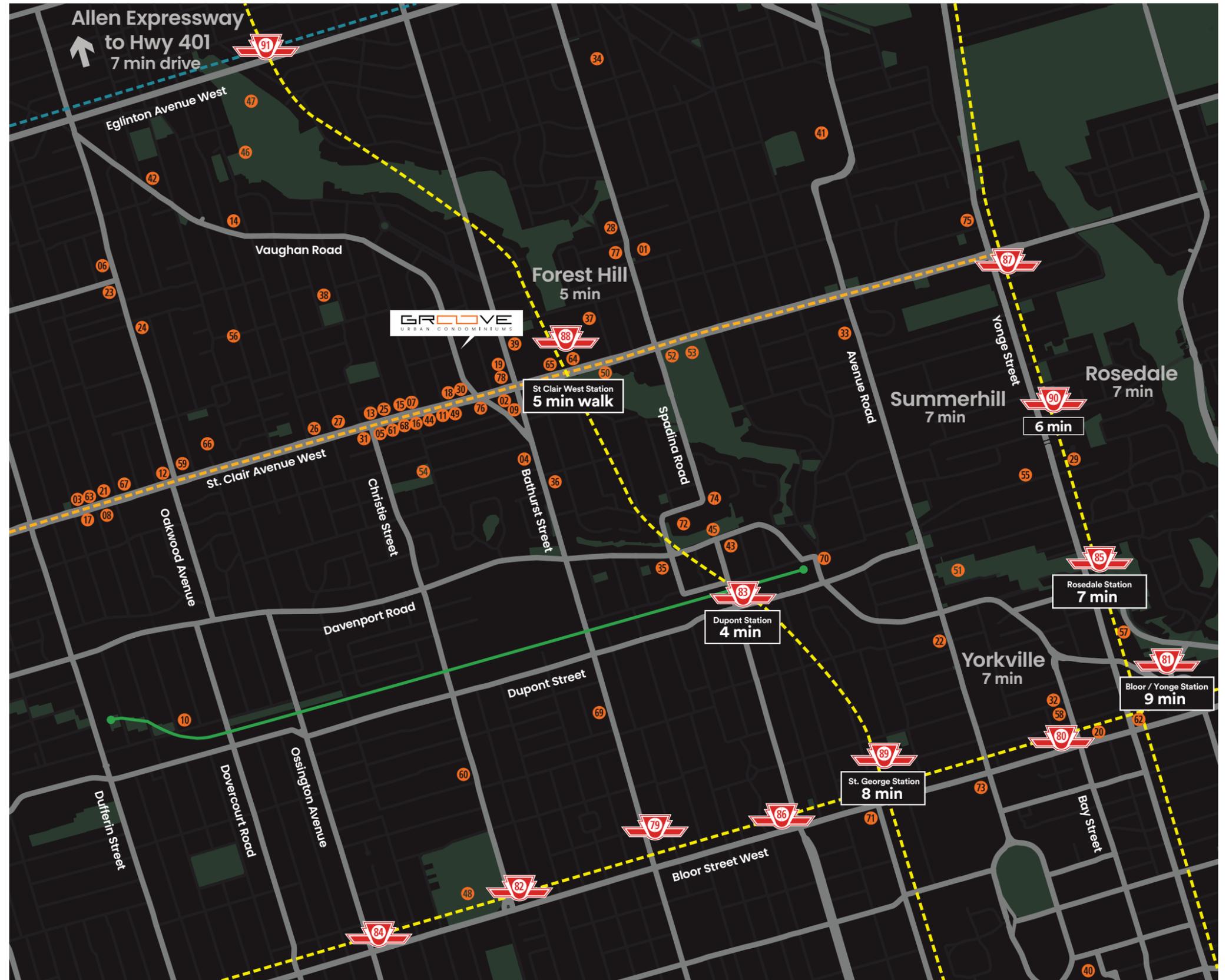
### Banks

- 75 BMO Bank of Montreal
- 76 CIBC Branch with ATM
- 77 RBC Royal Bank
- 78 TD Canada Trust Branch

### Transportation

- 79 Bathurst Station
- 80 Bay Station
- 81 Bloor-Yonge Station
- 82 Christie Station
- 83 Dupont Station
- 84 Ossington Station
- 85 Rosedale Station
- 86 Spadina Station
- 87 St Clair Station
- 88 St. Clair West Station
- 89 St George Station
- 90 Summerhill Station
- 91 Future Cedarvale Station

- Green Line** ■
- Subway Line** ■
- Crosstown LRT Line** ■
- Streetcar Line** ■





# Poised for growth

A location closely connected to 4 diverse neighbourhoods – St. Clair West Village, Humewood/Cedarvale, Wychwood, and Forest Hill.

Connected to the beat

High Connectivity Scores

**90** Walk Score

**88** Bike Score

**86** Transit Score

Excellent transit proximity & accessibility

**2 min**

walk to the 512 St. Clair Streetcar (10 min to Bloor Station with UP Express and GO Station connections)

**5 min**

walk to St. Clair W. Subway (15 min ride to Bloor Station with UP Express and GO Station connections)

5 min bike ride to George Brown  
9 min drive to University of Toronto & the Financial District  
8 min drive to Yonge-Eglinton Employment Centre  
7 min drive to Yorkville & Summerhill

Close connection to the future LRT

**12 min** transit to the Eglinton West Interchange/future Cedarvale Station – linking the subway and LRT Crosstown.

Minutes to the future Green Line, a 5km new linear park system containing 45 parcels of parkland connecting midtown and west Toronto.

25 stations and stops along Eglinton Avenue, up to 60% faster than current travel times, link to 54 bus routes, three TTC subway stations and GO lines.

Crosstown ridership: Daily boardings are estimated to be 162,000, total annual ridership estimated to be about 50 million. Transit ride will be minutes to Yonge-Eglinton Employment Centre, Toronto's 2nd largest employment centre.

From the crosstown, connect to UP Express to Toronto Airport.

# Why Groove is a great investment

The Toronto market remained strong and continued to lead in total number of sales, year-to-date in 2021. There has been strong demand for ownership housing in all parts of the GTA with Toronto Central leading top total sales.

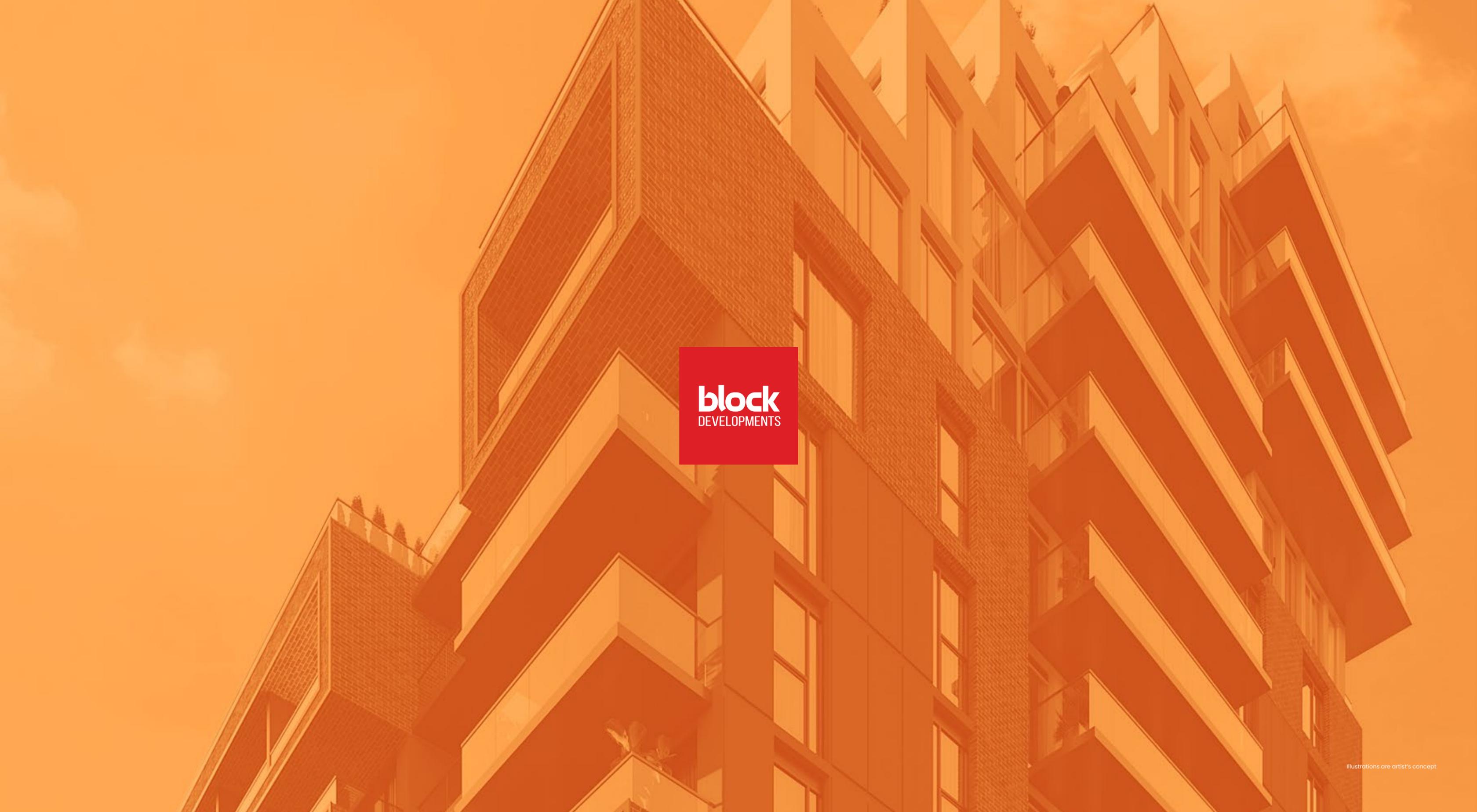
<p><b>High Appreciation Value</b></p>	<p>New construction units experiencing <b>83%</b> increase in price per square foot over the past 4 years.                  From 2020-2021, the area experienced a <b>22%</b> appreciation for available new construction units.</p>
<p><b>Expensive Freehold Resale within 1km radius (2021)</b></p>	<p>Single family homes within 1 km radius averaging <b>\$2,239,831</b>                  Single family homes within 1 km radius up to <b>\$8,250,000</b></p>
<p><b>High Condo Resale Absorption Rate within 1km radius (2021)</b></p>	<p><b>157</b> listings posted with <b>99%</b> purchased</p>
<p><b>High Rental Absorption Rate within a 1km radius (2021)</b></p>	<p><b>197</b> listings posted with <b>95%</b> rented</p>



# Why Toronto is a hotspot



1. The City of Toronto is amongst the top 3 growing cities in 2020 (Among U.S and Canadian Central Cities), and is projected to grow by 1 million by 2046.
2. Toronto remained the top destination for net international immigration, experiencing a growth in net immigrants of 116,000, with future plans to bring in over 1.2 million immigrants in 3 years.
3. Toronto remained Canada's top Tech Talent market in the ranking. Of those 165,300 tech jobs added nationwide, 66,900, or 40% of them, are located in Toronto.
4. Toronto is home to about 250,000 tech workers, a 36.5% increase over the five previous years.
5. The University of Toronto is Canada's #1 ranking university, drawing students from all over the world. Ryerson University and George Brown College also offer quality education within minutes of Groove Condominiums.



**block**  
DEVELOPMENTS