THE SOUTHWOOD

Modern Living in The Upper Beach

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A MODERN GEM

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 the beautiful views.

LIVE
THE UPPER BEACH

Boutique living is coming to The Upper Beach with The Southwood, a brand new community tailored to urbanites, devoted east-enders and modern families who love their city but love their space too. Located at 663 Kingston Road 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 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.

SPECTACULAR
TREETOP VIEWS

Look out your window at the fresh blues of Toronto's skyline and the treetop greens that The Upper Beach is known for. South-east facing suites look toward the currents of Lake Ontario while north and south-west suites offer charming views of The Upper Beach community. You won't find these views downtown — it truly is an urban retreat.

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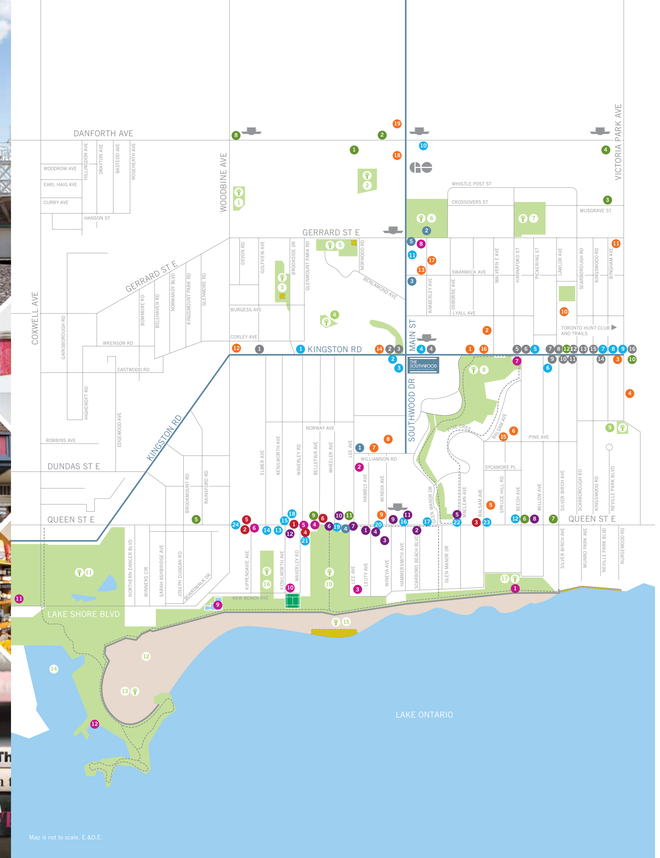
FRESH & LOCAL

Treat yourself to small indulgences with the diverse array of independent and artisanal food shops, including cheesemongers, patisseries, quality butchers and premium coffee roasters.



Map is not to scale. E.&O.E.

YOUR NEIGHBOURHOOD TO ENJOY

LEGEND

SCHOOLS & DAYCARES

1. St. John Catholic School
2. Notre Dame Catholic High School
3. Scarboro Music
4. Neil McNeil High School
5. St Denis Elementary School
6. Balmy Beach Community School
7. Glen Ames Senior Public School
8. Williamson Road Jr School
9. Avalon Children's Montessori School
10. Adam Beck Junior Public School
11. Kumon Math & Reading Centre Of Toronto - The Beaches
12. Norway Jr Public School North
13. Beaches Alternative Jr School
14. Beaches Child Care Centre Inc
15. Balmy Beach Community Day Care Centre
16. Day Care Connection
17. East Toronto Village Children's Centre
18. Circles In The Sun
19. Victoria Village Children Services

GROCERY/LIQUOR STORE

1. Sobeys
2. Shoppers Drug Mart
3. Loblaws
4. Metro
5. Meat on the Beach
6. Wholesome Market
7. Valu-Mart on Queen St
8. Valu-Mart on Woodbine Ave
9. LCBO
10. Beer Store
11. Foodland
12. Courage Foods

COMMUNITY CENTRES

1. Beaches Recreation Centre
2. Ted Reeve Community Arena
3. Community Centre 55
4. Beaches Library
5. Main Street Library

BAKE & TEA SHOPS

1. Brick Street Bakery
2. Dufflet Pasteries Inc.
3. Tori's Bake Shop
4. Cobs Bread
5. Moo Milk Bar
6. David's Tea

PARKS & BEACHES

1. Oakcrest Park
2. Stephenson Park
3. Cassels Avenue Playground
4. Love Crescent Parkette
5. Norwood Park
6. East Toronto Athletic Field
7. William Hancox Park
8. Glen Stewart Ravine
9. Neville Park Boulevard Ravine
10. Kew Gardens
11. Woodbine Park
12. Woodbine Beach
13. Ashbridges Bay Park
14. Ashbridges Bay
15. Beaches Park
16. Pantry Park
17. Balmy Beach Park

FITNESS & ACTIVITY

1. Balmy Beach Club
2. Kew Beach Lawn Bowling Club
3. Kew Gardens Rink
4. Beaches Running Room
5. Beach Yoga Centre
6. Bikram Yoga Beaches
7. Beaches Fitness
8. Ontario Karate College
9. Donald D Summerville Olympic Pool
10. Kew Gardens Tennis Club
11. Beach Skatepark
12. Ashbridge's Bay Yacht Club

SHOPS & SERVICES

1. Our Cottage
2. Mastermind Toys
3. Tails
4. Nesters
5. Home Hardware
6. Posh Boutique
7. Coles Bookstore
8. Luberon
9. Boa Apparel
10. M for Mendocino
11. The Dog Market
12. Alex Farm Products

RESTAURANTS & CAFÉS

1. Star Of Kingston
2. Seaspray Restaurant
3. Starbucks
4. Grover Pub & Grub
5. Beaches Bake Shop
6. Mullins Irish Pub
7. Aegean Sea Fish N Chips
8. The Green Dragon Pub
9. Chez Monsieur Coco
10. Tim Hortons
11. Grinder Coffee
12. Ed's Real Scoop
13. Hogtown Smoke
14. The Gull and Firkin Pub
15. Whitlock's Restaurant
16. Green Basil Restaurant
17. Delecq Café & Wine Bar
18. Green Eggplant
19. Il Fornello
20. Thai House Cuisine
21. Brussels Bistro
22. The Beacher Café
23. Velouté
24. Aki Da Japanese Seafood House

RETAIL

1. Green Thumbs Garden Supply & Hydroponics | Toronto (store)
2. Cool Green & Shady
3. Cycle Solutions
4. The Lil' Billy Baby Co.
5. Ava's Appletree - Natural Parenting Store
6. 416 5 Flower / Alma Florist
7. The Art Of Cheese
8. Close To The Bone
9. Pegasus Thrift Store
10. Hakim Optical
11. Great Escape Book Store
12. Kingston Road Flower Market
13. Beaches Bathcity
14. Metro Hound
15. Flower Centre
16. Ciao Bella

Discovery Walk

Boardwalk

Off-Leash Dog Area

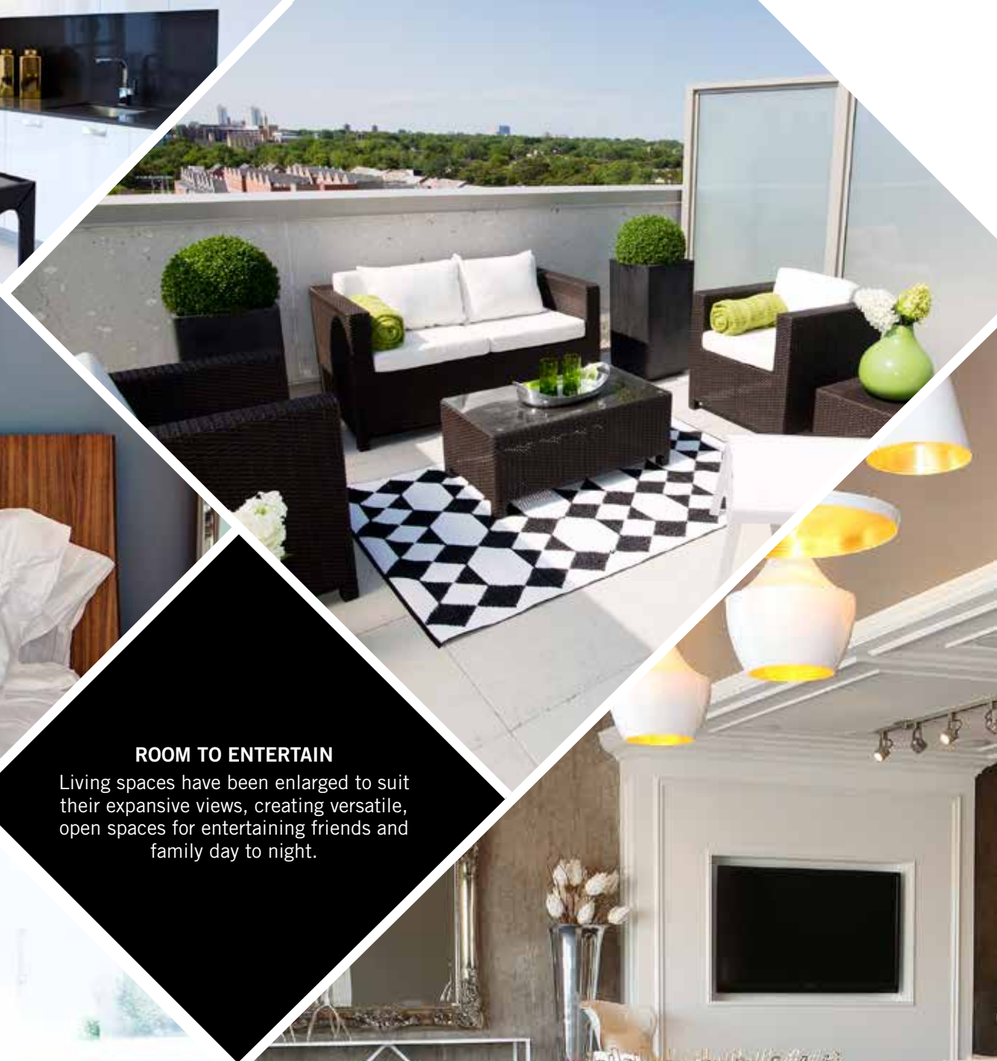
Park

LIVE IN THE HEART OF IT ALL

Cycle or run along a breezy 3 km boardwalk, lined with soft sand, shady parks and volleyball courts. Play a game of tennis, go for a kite-surfing lesson, hike through nature trails, take a relaxing yoga class or enjoy a round of golf at the Toronto Hunt Club – all is yours to explore.

BOLD & CONTEMPORARY

Seven Haus Design brings their modern aesthetic to The Southwood interiors by curating a classic palette of naturally inspired finishes balanced by elegant, urban design features.



ROOM TO ENTERTAIN

Living spaces have been enlarged to suit their expansive views, creating versatile, open spaces for entertaining friends and family day to night.

SPACIOUS INTERIORS

- Selection of thoughtfully designed floorplans, ranging from spacious one- to three-bedrooms.
- Soaring 9 ft. ceilings, hardwood floors throughout and contemporary finishes.
- The building will be provided with an energy efficient Water Source Heat Pump system.
- Suites include individually controlled heat pumps, which allow residents access to heating or cooling at any time of the year.
- Integral Energy Recovery Ventilators are provided in each suite to provide fresh air and to recover energy from exhaust air.
- Master bedrooms welcome king size beds.
- Full-sized stacked, front-loading washer and dryer for easy laundry.
- Oversized ensuite washrooms with quality plumbing fixtures; vanity with undermount sink; quartz countertops.
- Kitchens with under cabinet lighting; quartz countertops and backsplash; undermount sink; full height cabinets.
- Closets and cupboards provide plenty of space for baby strollers, skis, golf clubs, hockey bags and stocked-up supplies.
- Balconies with gas barbecue connections* double as your outdoor suite, with enough room for lounging, entertaining and gardening.
- Expansive energy-efficient windows for plenty of natural light.

*BBQ's not included

Images are for inspiration only and are not specific to The Southwood. Materials and specifications are subject to change without notice. E.&O.E.

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STREETCAR™

RETHINK URBAN LIVING

Since 2002, Toronto-based Streetcar Developments has designed and developed a series of stunning loft projects located in some of Toronto's hippest locations. Along the way, we've earned accolades for being a different kind of developer. Streetcar enjoys a hard-earned reputation as a Toronto developer who invests in exciting neighbourhoods, improving the quality of entire communities. Every one of our celebrated mid-rise residential projects integrates seamlessly into its surroundings, respecting the historic look and feel of the area while providing a glimpse into what could be. With an unwavering commitment to build a more livable and culturally rich Toronto, we eagerly accept our responsibility to do our part to ensure this city achieves its potential.

in partnership with dream

Dream is the new name of Dundee Realty Corporation, one of Canada's leading real estate companies. Over the last 30 years, Dundee has built a name synonymous with uncompromising quality and service as neighbourhood developers and home and condominium builders. Now as Dream, the company's values remain the same. But with the new name comes a new clarity and statement of purpose: to build better communities to live in and work in. In Toronto, Dream has successfully developed numerous residential projects including Pure Spirit, Clear Spirit, & Gooderham Condominiums in the Distillery Historic District; The King Edward Private Residences; the Opus Tower and the highly-sought after Pantages Tower. This is Dream.