



# TEAM PRECON-BY-DAVE

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 Signature Realty  
IND. OWNED & OPERATED BROKERAGE



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IND. OWNED & OPERATED BROKERAGE

\*Not intended to solicit those under contract with another Brokerage. Terms and conditions apply

**8 ELM ON YONGE in Collaboration with SIMU LIU at the HEART  
OF DOWNTOWN TORONTO - Yonge St & Dundas St**



**Welcome to 8 Elm on Yonge, a spectacular new 69-storey condominium by Reserve Properties and Capital Developments. Offering an exhilarating lifestyle in the heart of Toronto, 8 Elm is surrounded by first-class shopping, dining, and entertainment. Only steps from the Yonge subway line, streetcar and ideally located close to universities, corporate headquarters and hospitals. With 26,000 square feet of indoor and outdoor amenities every element has been crafted to elevate your daily experience**

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## **WHAT YOU NEED TO KNOW**

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**Developer: Capital Developments and Reserve Properties**

**Location: 8 Elm Street, Toronto (Yonge St & Dundas St E)**

**Storeys: 69**

**Units: 819**

**Suite Types: Ranging from Studios to 3 Bedroom suites**

**Walk Score: 99**

**Bike Score: 94**

**Transit Score: 100**

**26,000 square feet of indoor and outdoor amenities**

- ♦ **Fitness Centre**
- ♦ **Sauna**
- ♦ **Indoor & Outdoor Social and Co-working Lounges**
- ♦ **Sky Club with Outdoor Lounge**
- ♦ **Party Room**
- ♦ **Private Dining Room**
- ♦ **Games Room**
- ♦ **Kids Zone**
- ♦ **Pet Zone**

**Steps to College subway station**

**Steps to Dundas Streetcar**

**Steps to restaurants, cafes, shops, bars,**

**3 minute walk to Toronto Eaton Centre**

**3 minute walk to Yonge Dundas Square**

**4 minute walk to Toronto Metropolitan University**

**14 minute walk to University of Toronto**

**20 minute walk to Scotiabank arena**

**30 minute walk to Rogers Centre**

**Launch Date: September 24th, 2022**

**Approximate Completion Date: Spring 2027**



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## **DEPOSIT STRUCTURE**

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**\$10k on signing**

**Up to 5% in 30 days**

**5% in 120 days**

**2.5% in 380 days**

**2.5% in 540 days**

**5% on Occupancy**

**Capped Development Charges**

**Free Assignment**

**Right to Lease During Occupancy**

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## **THE COMMUNITY & CONNECTED LOCATION**

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Located in the heart of downtown Toronto, 8 Elm sits directly in the cities steps from the Financial District. Here's a short list of what's within short steps distance to 8 Elm:

**99 Walk score - WALKER'S PARADISE**

**100 transit score**

**94 Bike score**

**4 min walk to Yonge and Dundas square**

**3 min walk to Eatons Center**

**9 min walk to Nathan Philips Square**

**3 min walk to Toronto Metropolitan University**

**4 min walk to College subway station**

**4 min walk to Dundas subway station**

**4 min walk to Medical District**

**19 min walk to Financial District**

**11 min drive to Union Station**





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## WORLD CLASS AMENETIES

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The inside of 8 Elm is just as impressive as the outside with 26,000 square feet

of amenities. Fitness space with lush outdoor terrace, infrared sauna, private entertainment/party rooms, private dining rooms, games room, kids & pet rooms, indoor and outdoor social & co-working lounges and at 56th floor Sky club with outdoor lounge and stunning views.

- Double Ceiling
- Fitness Center
- 360 Outdoor Terrace`
- Skyview Club
- Outdoor Entertainment Area
- Street Facing Retail
- Expansive Lobby
- Entertainment Lounge
- Children's Playroom
- 2 Theatre Rooms
- Arcade Games Room
- Pet's Spa Center





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## TOP REASONS WHY TO BUY AT 8 ELM ON YONGE

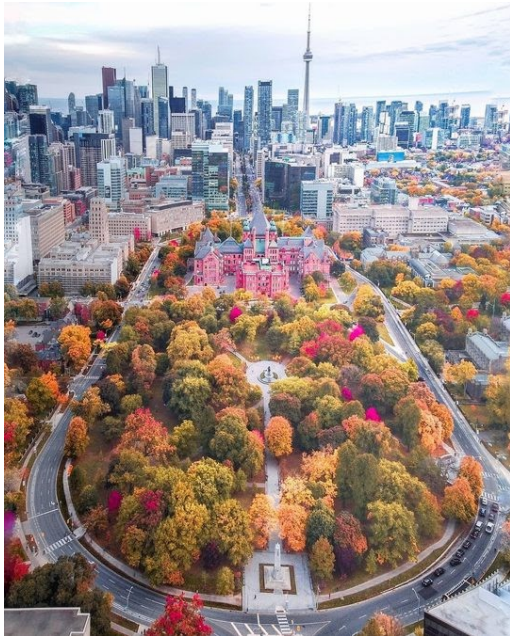
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AAA Location



- ◆ **Exceptional Quality Design**
  - ◆ **Reputable Builder**
  - ◆ **Massive Amenity Program**
  - ◆ **Unbeatable Floor Plans**
  - ◆ **Forever Protected Views**
  - ◆ **Average Rents Projected to Increase by Another 15% by Year End**
  - ◆ **Average Capital Appreciation of 12% Year over Year**
  - ◆ **Home to the top legal firms in the Country**
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## ABOUT THE DEVELOPER

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### **A Legendary and Award Winning Developer**

Spanning four decades and two family generations, Reserve Properties continues to be a driving force in reshaping the urban landscape, with 135 projects, 15,000 residences, and more than 2 million square feet of commercial and retail space across North America.

### **The Passionate and P restige Developer**



With over 25 years experience with international experience, award winning real estate development company that prides itself on its ability to build iconic landmark towers. Active in Canada since 2006, they have built residential and mixed use buildings throughout Toronto and Montreal.

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**For submitting the worksheets you can also text/email the below details to : 437-288-6477/ preconbydave@gmail.com**

- 1. Full Name of Purchaser(s)**
- 2. Contact Phone #(s)**
- 3. Contact Email(s)**
- 4. Occupation and Name of company**
- 5. Copy of Driver's Licence(s) - (you can send via text or email)**
- 6. Unit(s) of interest in order of preference**