



Not your everyday.



Notting Hill Condominiums Phase 1
surrounded by lush greenspaces and parks

Illustration is artist's concept. E.&O.E.



Notting Hill Phase 1
 Illustration is artist's concept. E.&O.E.

Wonderful.

4000 Eglinton Avenue West

Unique. Charming and cosmopolitan. A desirable way of life and iconic way of living. Inspired by the much-heralded community in Central London, Notting Hill is celebrated for its colourful culture and upscale shops along Portobello Road, creating one of London's most popular tourist destination.



Notting Hill Phase 2
 Illustration is artist's concept. E.&O.E.

Table of contents:



You are way too unique to be living on the sidelines.

3 - 4

Notting Hill

9 - 10

Site Plan

11 - 12

Phase 1 Amenities

13 - 14

7th Floor Amenities

27 - 28

Phase 2 Amenities



In order to authentically capture this British-inspired lifestyle, personality and streetscape pizzazz, the concept that is Notting Hill began with an excursion to London of course! The Lanterra team strolled Portobello Road, taking in all the history and flavour of this fabled district. From the colourful terraces interspersed with antique shops, buskers, clothing stalls and the "occasional" historic pub, to lively fashion and food markets surrounded by beautiful gardens and cafés filled with some of the best people watching anywhere.



37 - 38

Suite Interior

43 - 44

Transit & Neighbourhood Map

53 - 54

Neighbourhood Amenities

55 - 56

Dining & Entertainment

67 - 68

Outdoor Green Space



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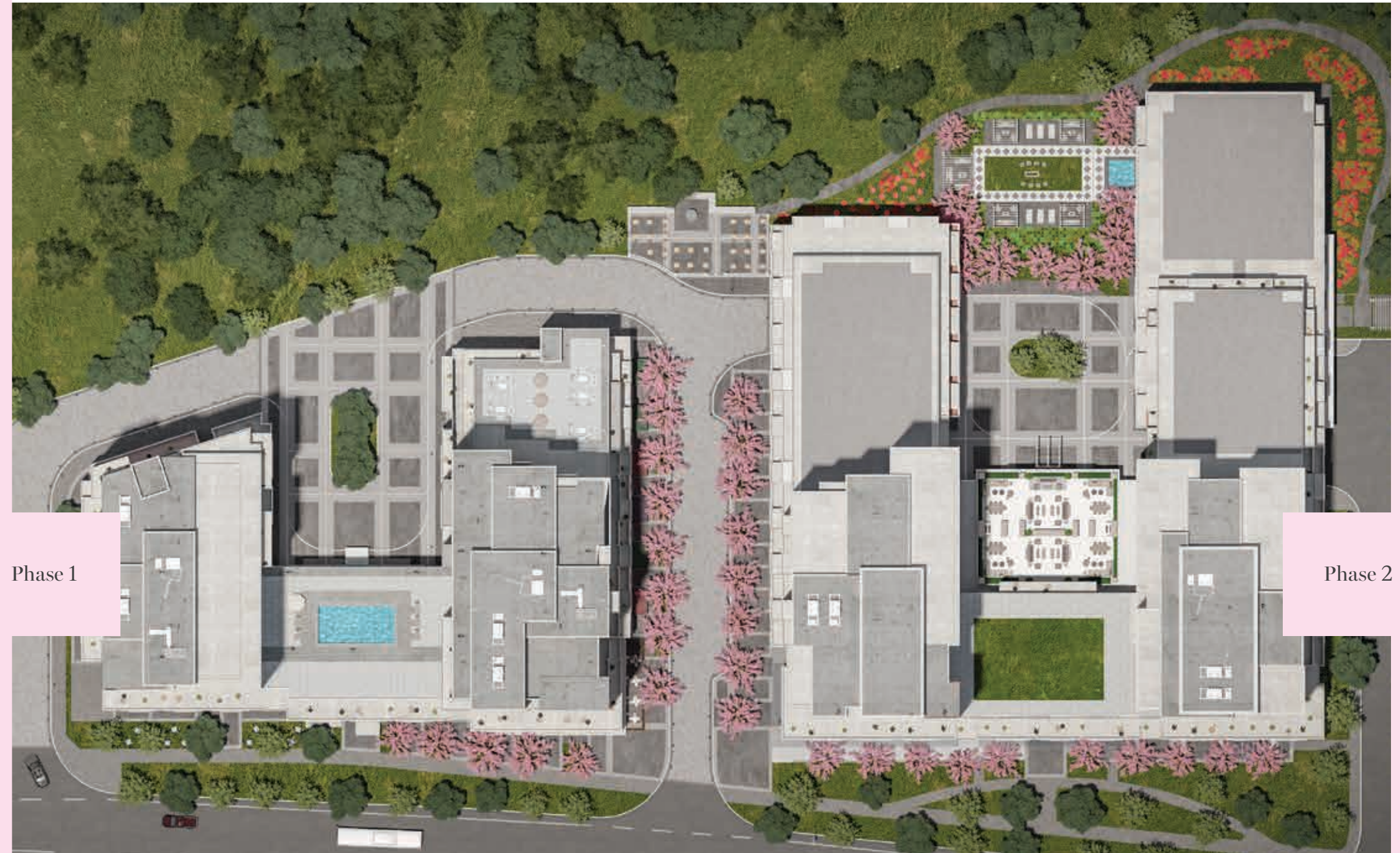
Masterful.

Notting Hill Community

A master-planned community of four towers, two podiums plus great outdoor green spaces and parks. Every detail and aspect has been thought of and expertly incorporated into Notting Hill. Everything you need is right at your doorstep.



Illustration is artist's concept. E.&O.E.



Phase 1

Phase 2



Ground Floor Amenities

PHASE 1

1. Yoga Studio
2. Fitness Room
3. Management Office & Board Room
4. Workspace Wi-Fi Lounge
5. Workspace Wi-Fi Lounge
6. Mail Room
7. Front Lobby
8. Back Lobby
9. Pet Spa
10. Residents' Bicycle Storage



Illustration is artist's concept. E.&O.E.



7th Floor Amenities

PHASE 1

1. Men's and Women's Change Rooms
2. Dry Sauna Room
3. Private Dining Room
4. Party Room / Lounge
5. Outdoor Pool & Hot Tub
6. Outdoor BBQ Areas
7. Outdoor Lounge Area
8. Children's Play Area
9. Men's and Women's Change Rooms
10. Dry Sauna Room
11. Private Dining Room
12. Party Room / Lounge



Illustration is artist's concept. E.&O.E.



Entrance

Illustration is artist's concept. E.&O.E.



Lobby
Phase 1 – Ground Floor
Illustration is artist's concept. E.&O.E.



Party Room
Phase 1 - 7th Floor

Illustration is artist's concept. E.&O.E.



Fitness & Yoga overlooking park
Phase 1 – Ground Floor

Illustration is artist's concept. E.&O.E.



Always go with the flow.
You'll be surprised where
it takes you.

Powerful.

Good energy is the essence of a happy life. It starts from within and spreads out onto other people and the world as you engage in it. Here you will find gorgeous spaces to share your good energy in. Lift your spirits. Stretch your limits and breathe in the beauty of a healthy lifestyle. Balance the stress of the day with an inspired workout in a state-of-the-art fitness centre, complete with the latest

equipment and yoga studio overlooking the park. Soak up the ambiance of pure leisure and luxury at the outdoor pool and hot tub located on the 7th floor. Lounge poolside socialize in cabana-style retreats and be sure to indulge in a dry sauna. Just around the corner, find another outdoor lounge complete with BBQ's and private dining space that connects to an interior party room with enough room to entertain all your friends.



Workspace WiFi Lounge
Phase 1 - Ground Floor

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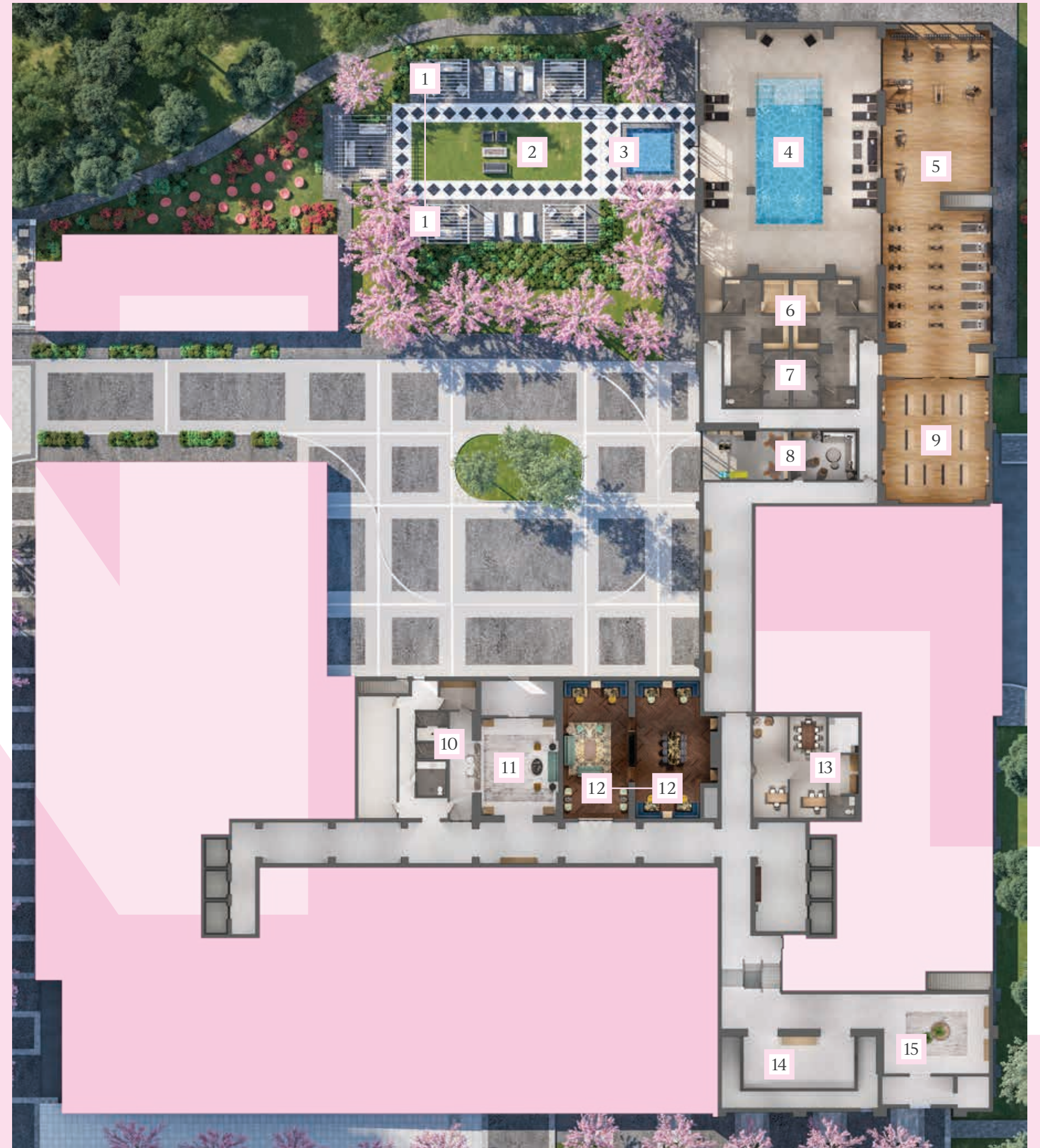
Terrace Pool
Phase 1 – 7th Floor

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Ground Floor Amenities

PHASE 2

- | | |
|--------------------------------------|-----------------------------|
| 1. Outdoor Courtyard Lounge Areas | 9. Yoga Studio |
| 2. Outdoor Fire Pit Area | 10. Pet Spa |
| 3. Outdoor Hot Tub | 11. Front Lobby |
| 4. Indoor Pool | 12. Workspace Wi-Fi Lounges |
| 5. Fitness Room | 13. Management Office |
| 6. Men's and Women's Dry Sauna Rooms | 14. Mail Room |
| 7. Men's and Women's Change Rooms | 15. Back Lobby |
| 8. Children's Play Area | |





2nd Floor Amenities

PHASE 2

- 1. Outdoor Lounge Area
- 2. Outdoor BBQ Areas
- 3. Party Rooms / Lounges
- 4. Private Dining

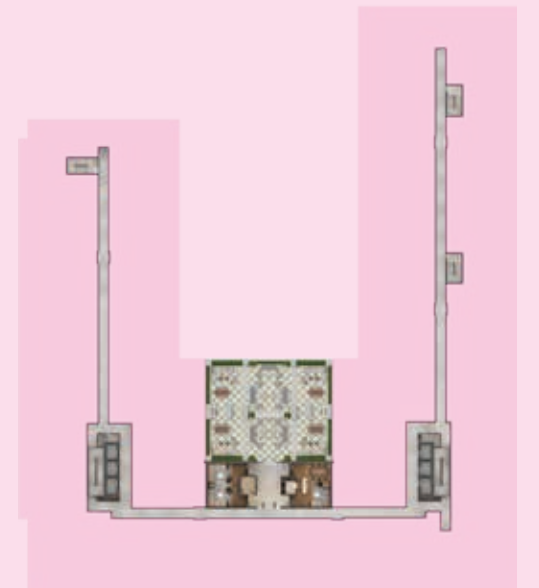


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2nd FLOOR AMENITIES



Courtyard / Outdoor Hot Tub
Phase 2 – Ground Floor

Illustration is artist's concept. E.&O.E.



Pool
Phase 2 - Ground Floor
Illustration is artist's concept. E.&O.E.

Building Features

Your space is more than just where you live. It's where your dreams come to life. At Notting Hill, you'll find unique urban space detailed with elegant design elements that inspire quintessential living.

PHASE II AMENITIES INCLUDE:

Outdoor Courtyard Lounge Areas

Outdoor fire pit area

Outdoor hot tub

Indoor Pool

Fitness room

Yoga studio

Men's and Women's Change Rooms

Men's and Women's Dry Sauna Rooms

Children's Play Area

Management Office

Workspace Wi-Fi Lounge

Pet Spa

Outdoor barbeque areas & lounge area

Party Rooms/Private Dining Room/Lounges

PHASE I SHARED AMENITIES INCLUDE:

Outdoor Pool & Hot Tub

Outdoor Lounge Area and Sun Deck

Outdoor Barbeque Areas

Party Room/Private Dining Room/Lounge

Men's and Women's Change Rooms

Men's and Women's Dry Sauna Rooms

Children's Play Area

Fitness Room

Yoga Studio

Management Office & Boardroom

Pet Spa

Workspace Wi-Fi Lounge

Ground level entry lobby

6 Elevators

Laminate balcony glass ***

Standard Finishes

Suite Finishes

- Approximately 8'6" high ceilings in all main living areas ****
- Approximately 9'0" ceiling height in all main living areas for units on the 16th to 25th floors (inclusive) ****
- Smooth and painted ceilings in bathrooms, laundry room, dropped ceilings, bulkheads and in select kitchen areas. Textured ceilings in all other rooms
- Exterior glass sliding doors***
- Solid core entry door with hardware and security viewer
- Choice of high performance laminate flooring, porcelain or ceramic tile in entry foyer*
- Individually controlled heating and cooling system
- Broadloom (approximately 40 ounce) and under pad in bedrooms*
- High performance laminate flooring in den**, living rooms, dining rooms** and halls*
- Mirrored sliding doors or hinged doors on closets***
- In-suite smoke detector
- In-suite carbon monoxide detector
- Laundry with stacked washer/dryer vented to exterior
- White Ceramic flooring in laundry area
- Interior walls painted off-white quality latex*

Kitchen

- Choice of high performance laminate flooring porcelain or ceramic flooring*
- Selection of designer series kitchen cabinetry*
- Granite countertop*
- Designer series ceramic backsplash*
- Stainless steel sink with single lever faucet and pullout vegetable spray***
- Ceiling mounted lighting track fixture
- Brand name stainless steel front appliances*
- Built in multi-cycle dishwasher*
- Frost-free refrigerator*
- Self-cleaning range*
- Microwave with built-in fan hood vented to exterior*

Suite Bathroom(s)

- Choice of glazed porcelain or ceramic flooring* ***
- Cultured stone rectangular sink basin
- Safety pressure-balancing valve in tub**
- 5' tub or shower with glass panel and chrome faucets***
- Designer selected white plumbing fixtures
- Choice of porcelain or ceramic wall tile to coordinate with floor tile in shower or where tub/shower combined * ***
- Exterior vented exhaust fan
- Entry privacy lock

Electrical Features

- Rough-in ceiling light outlet in dining room **
- Lighting fixture in bathroom(s)
- Lighting fixture in hallway **
- Cable television outlets in den, living room and master bedroom**
- Telephone outlets in living room and master bedroom**
- Service panel with circuit breaker
- Fibre optics run to suites for future connections

Security Features

- 24-hour Security cameras in select garage/parking areas
- 24 -hour Concierge
- Closed circuit camera monitoring at select building entry points
- Electronic communication system in lobby vestibule permits visitors to communicate with suite from building entrances

Energy Efficiency Features (1)

- Energy Star® refrigerator and dishwasher
- Energy efficient light fixtures
- Individually metered suite hydro
- Adherence to Toronto Tier 1 Green Standards

General

Please see provisions in Schedule A relating to Purchaser's rights to select finishes and Vendor's rights to install substitute materials and finishes

* Colours and/or materials to be selected from Vendor's standard sample packages. Vendor shall not be responsible for shade differences occurring from different dye lots.

** If applicable

*** As per plan

**** Except bathrooms, laundry, bulkheads and drop ceilings for mechanical systems, as required

(1) The Vendor shall have the right to make alterations to the selection and specifications relating to Energy Efficient Features.
Dated: February 13, 2020



Living Room

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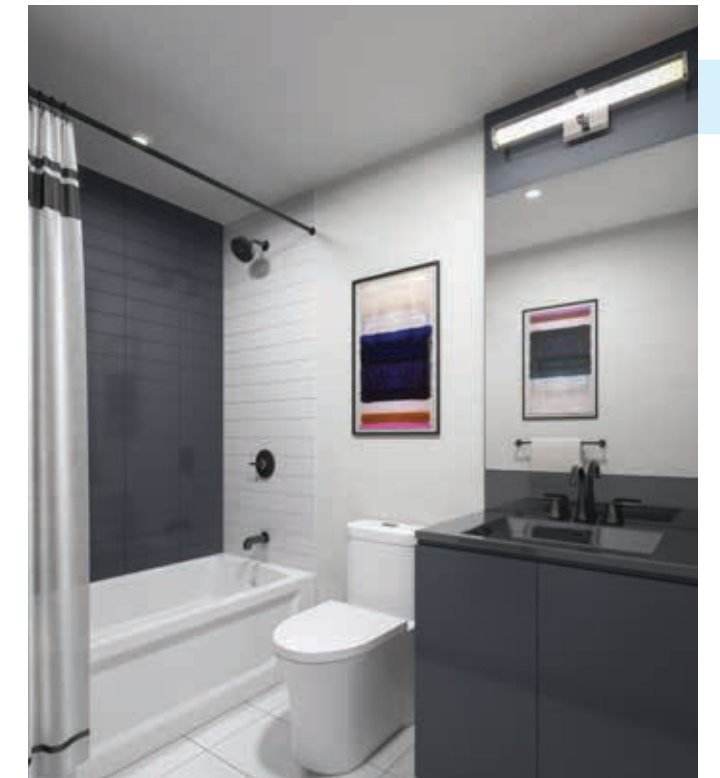


Illustrations are artist's concept. E.&O.E.

Where life and style
blend beautifully.

Peaceful.

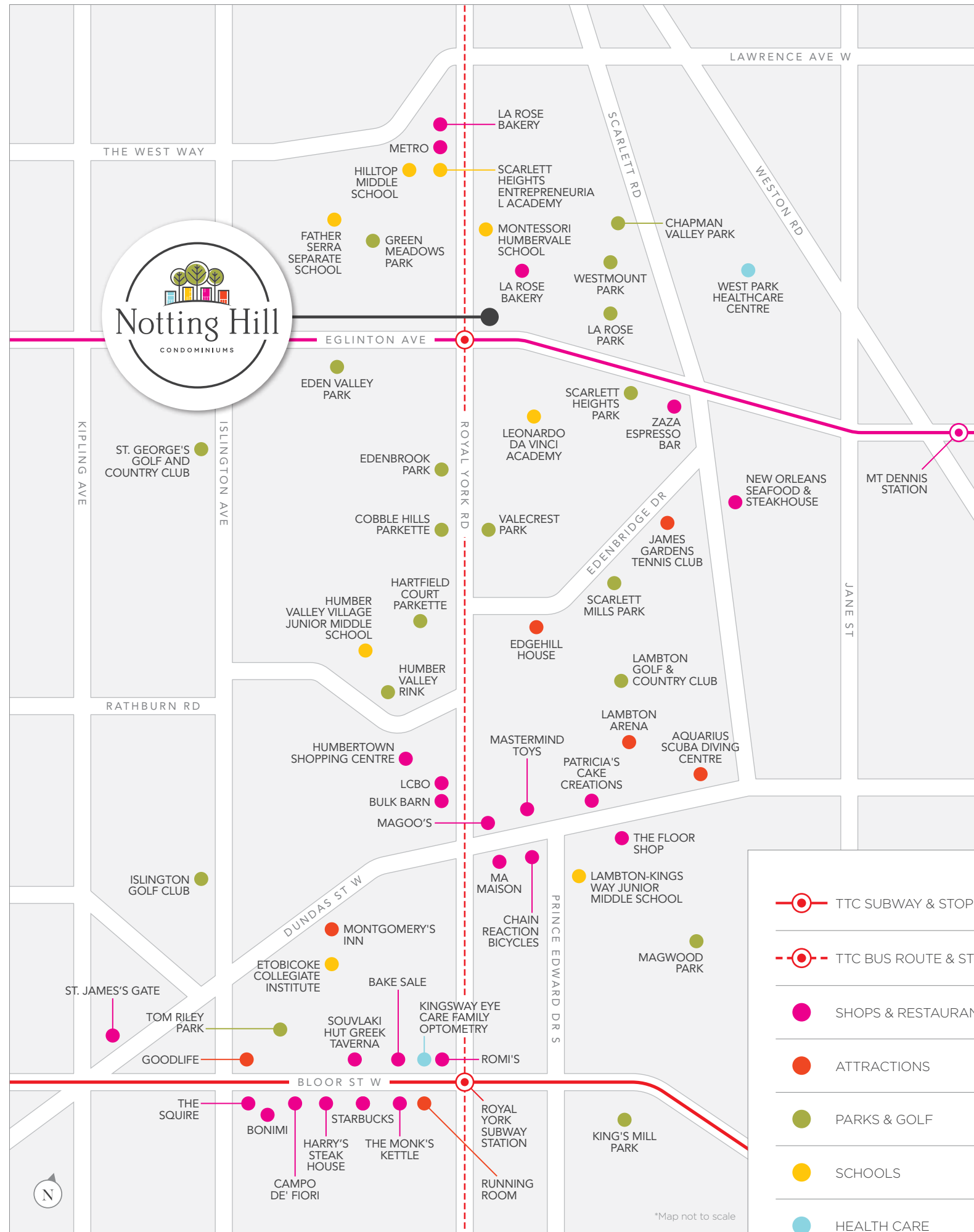
Your space is more than just where you live. It's where your dreams come to life. At Notting Hill, you'll find unique urban space detailed with elegant design elements that inspire quintessential living. A lifestyle to complement your life with a level of effortless luxury that invites comfort and ease in making the everyday extraordinary.



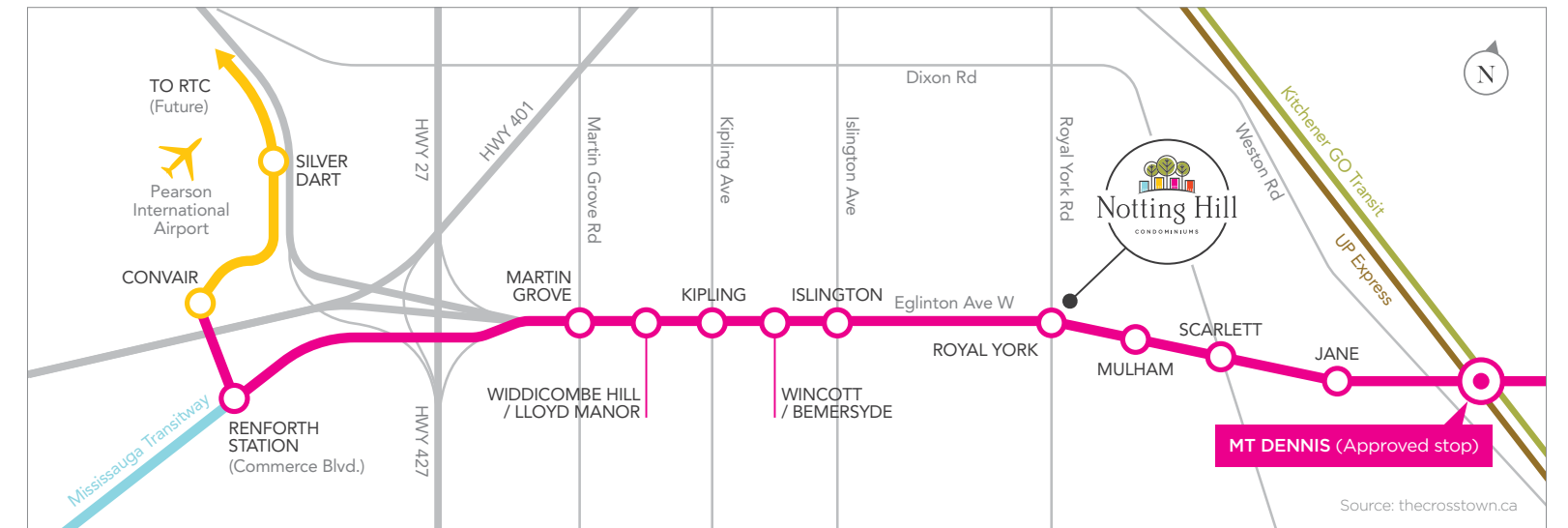
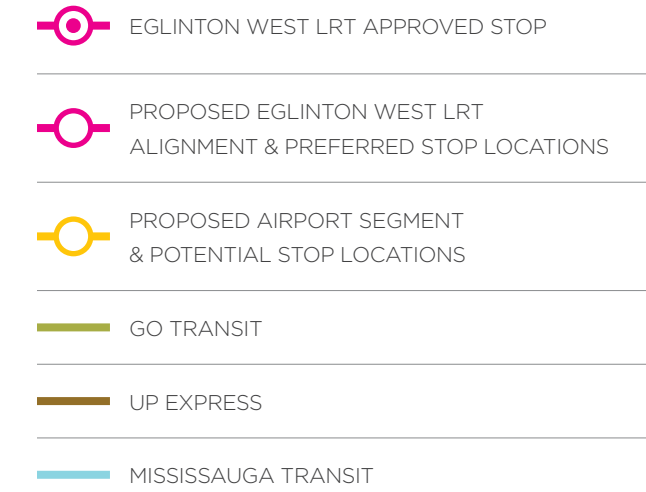


Kitchen

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Be part of the future



The modern day convenience.

Notting Hill is so engaging, you may never want to stray far from home. With amenities so close, you certainly may not need to. Situated in the heart of Toronto's admired and desirable West End at Royal York and Eglinton, you'll find great schools, lush parkland and established health care facilities all at your doorstep. Recognized since the 1930's as one of Toronto's most gracious neighbourhoods you will be a part of an established community where amenities are all within easy reach and downtown is a short commute away.

For more detail visit eglingtonwestlrt.ca

A MODERN DAY ROMANCE.



Today will be a beautiful day.



Delightful.

Indulge all your senses.

Life is sweet and so are your choices for all the daily pleasures you desire. At Notting Hill, there's something magic in the air. You feel it as you stroll through an idyllic neighbourhood, poised to inspire with exquisite style and charm.



Embrace the classic “London life” with a unique mix of contemporary residences and integrated retail shops right outside your doorstep.

Quintessential. A wonderful word that defines the absolute essence or embodiment of something. In this case the quintessential lifestyle of Notting Hill – one of London’s most iconic neighbourhoods. Wildly fashionable and charming, all the while celebrating an eclectic and vibrant culture within a unique community experience. This was the inspiration for Notting Hill Condominiums here in Toronto. Now, such a fashionable lifestyle can be yours as Lanterra Developments brings this coveted spirit and spark to Toronto’s West End. This neighbourhood was so much more than just a space of city blocks, it in fact represented a way of life. A real sense of connection to the location, the people and the community. From there, the vision of a neighbourhood where design-inspired sky homes are anchored by ample retail

facilities to serve your daily needs. Add to that beautifully landscaped green space inspired by English gardens with places to sit and pathways that lead to trails all within your milieu. A tightly-knit urban community where residents feel a unique sense of place and pride.



4000 Eglinton Ave. W.



You don’t need a passport to enjoy Notting Hill.



“You can’t buy happiness, but you can buy ice-cream.”

- PAIGE LOVELACE



Colourful.

Where life is a kaleidoscope of possibilities.





Tasteful.

55

Savour the selection.

The beauty of living in a neighbourhood that celebrates international flair is you can bring it home. Choose from an impressive selection of shops providing artisan cheeses, dips, pates, crackers and specialty items to design your own gourmet masterpiece.

56

Cheese Boutique

45 Ripley Ave, Toronto
ON M6S 3P2

CHEESEBOUTIQUE.COM

Mark's Hungry Deli & Kitchen

24 Chauncey Ave
Etobicoke, ON M8Z 2Z4

MARKSMENNONITEMEATS.CA

Young's Produce

3008 Bloor St W
Etobicoke, ON M8X 1C2

416.236.9171



A NEIGHBOURHOOD AFFAIR.



Tonight, we will celebrate.



Eventful.

Have a little fun.

Let loose, raise a glass, laugh out loud and celebrate all that is good with entertaining options that lift everyone's spirits. There's an energy that comes alive when the day is done. A desire to relax and be social. You'll find a bustling scene with abundant choices to suit all your moods here. Whether it's date night, hanging with your BFF's or a family celebration, from international and fine dining to gastro pubs with the best craft brews, the world is your oyster – or your dinner.



Cheerful.

The more you celebrate your life, the more there is in life to celebrate.

FOR THE LOVE OF NATURE.



Walk barefoot in the park.



Beautiful.

Nurture your nature.

Escape the hustle of the everyday in the natural beauty of the great outdoors. Discover your perfect place to play with a wonderful selection of gorgeous parks such as Fergy Brown Park, Raymore Park and Buttonwood Park within walking distance. If swinging a club is more your style, you'll be happy to know you're also close to Weston Golf & Country Club, Scarlett Woods Golf Club, and Lambton Golf & Country Club.

Blissful.

Into the green.

Humber River Recreation Trail presents a breathtaking 9.3-kilometer hiking and bike trail that runs on along the west side of Toronto. Get the right gears from bicycle shops in the neighbourhood and you are all set to go!

Chain Reaction Bicycles

4231 Dundas St W
Etobicoke, ON M8X 1Y3

CHAINREACTIONBICYCLES.CA

Newson's Bike & Skate Exchange

612 Jane St
York, ON M6S 4A6

NEWSONS.CA

Browns Sport's & Cycle

2447 Bloor St W
Toronto, ON M6S 1P7

BROWNSSPORTS.COM



A destination for everyone.



Bike lane



Waterscape



Pet friendly



Playground



Birdwatching



Humber River Trail.

Go for a walk, pack a picnic, swing on the swings or simply park yourself on a bench and take in the scenic views.



Humber river trail is one of Toronto's most beautiful trails. Imagine this is your backyard. A beautiful, natural haven to connect with the nature lover in you.

Bike it, walk it, jog it, bring your dog on a leash, or hop on your bicycle and explore an easy, yet long route along humber river with lush scenic landscape. The paved trail is well maintained with manageable hills and offers lots of park benches, fountains and places to stop along the way to take in the views. Year round you'll come across friendly ducks and other wildlife in the area, plus you'll pass idyllic small waterfalls, the Old Mill stone bridge and the occasional fisherman out for the salmon run.

This trail offers an easy, yet long route along the river with an ever-changing scenic landscape on a well maintained paved route, with few hills. Lots of park benches, small waterfalls, fountains and a few washrooms line the way."

- ONTARIO BIKE TRAILS
ontariobiketrails.com





Playful.

Nature is the best playground.



NOTTINGHILLCONDOMINIUMS.COM



Building features and amenity schedule, unit mix, dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. Furniture not included. Retail and restaurant are subject to change. Illustrations are artist's concept. E.&O.E.