



Not your everyday.

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Notting Hill Two

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Neighbourhood



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

# Graceful.

4000 Eglinton Avenue West

Introducing the 3<sup>rd</sup> and 4<sup>th</sup> towers of the wildly successful Notting Hill Condominiums. This final phase in the community with stunning interiors and architecture with an homage to Notting Hill in London, England. The podium features two storeys of amenities. An indoor pool connected to a state of the art gym. A workspace Wi-Fi lounge, pet spa, children's play area, party room and BBQ areas to suit your every mood. Welcome to Notting Hill.

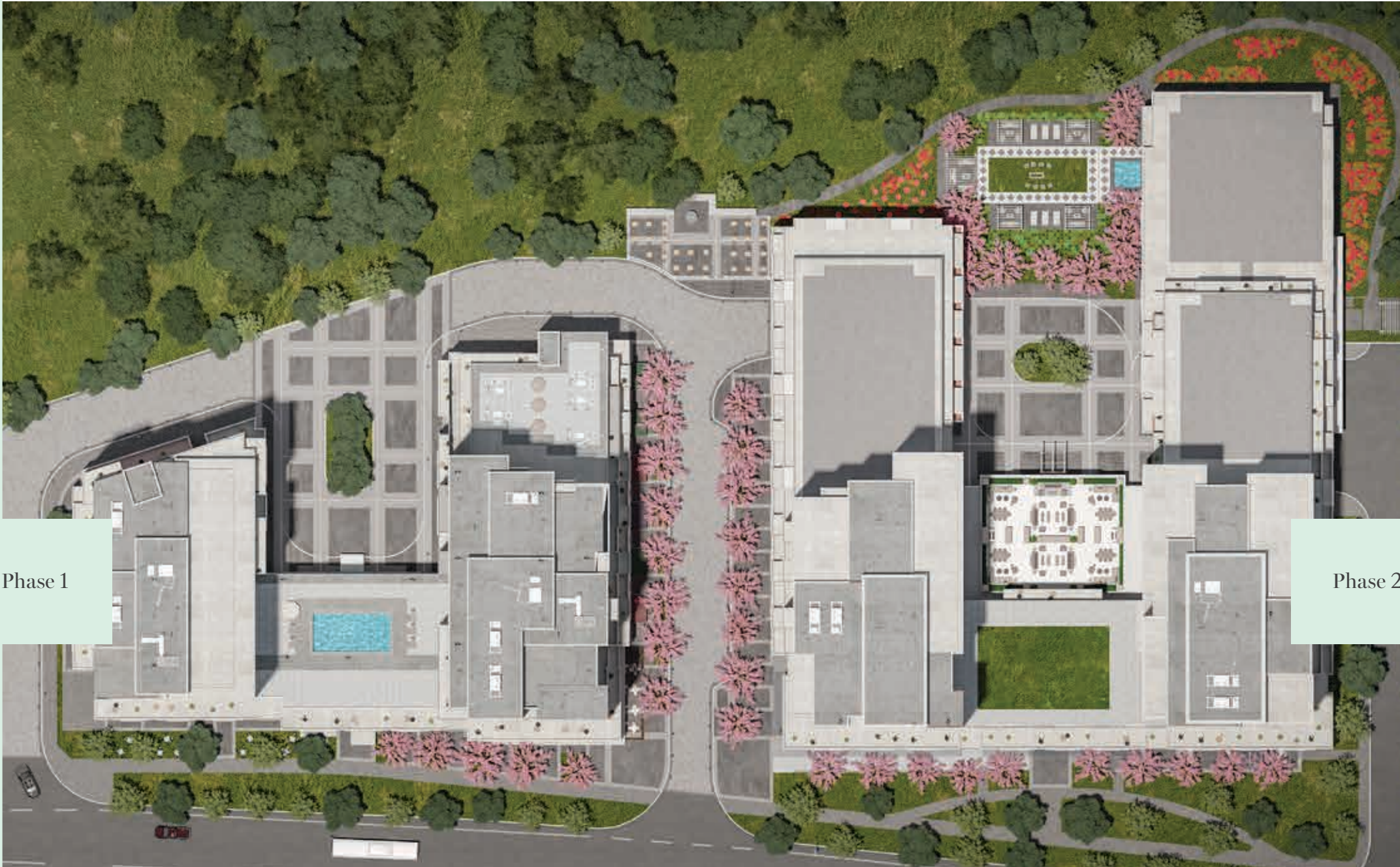
# Masterful.

## 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



Courtyard / Outdoor Hot Tub  
Ground Floor

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



Pool  
Ground Floor

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

# Ground Floor Amenities

- |                                      |                             |
|--------------------------------------|-----------------------------|
| 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              |                             |



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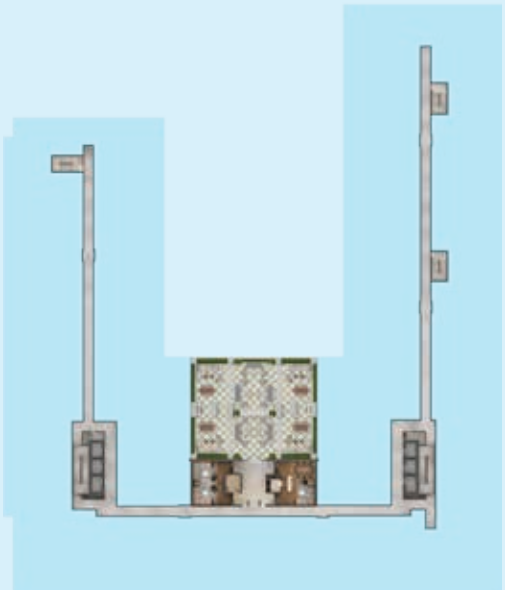


# 2<sup>nd</sup> Floor Amenities

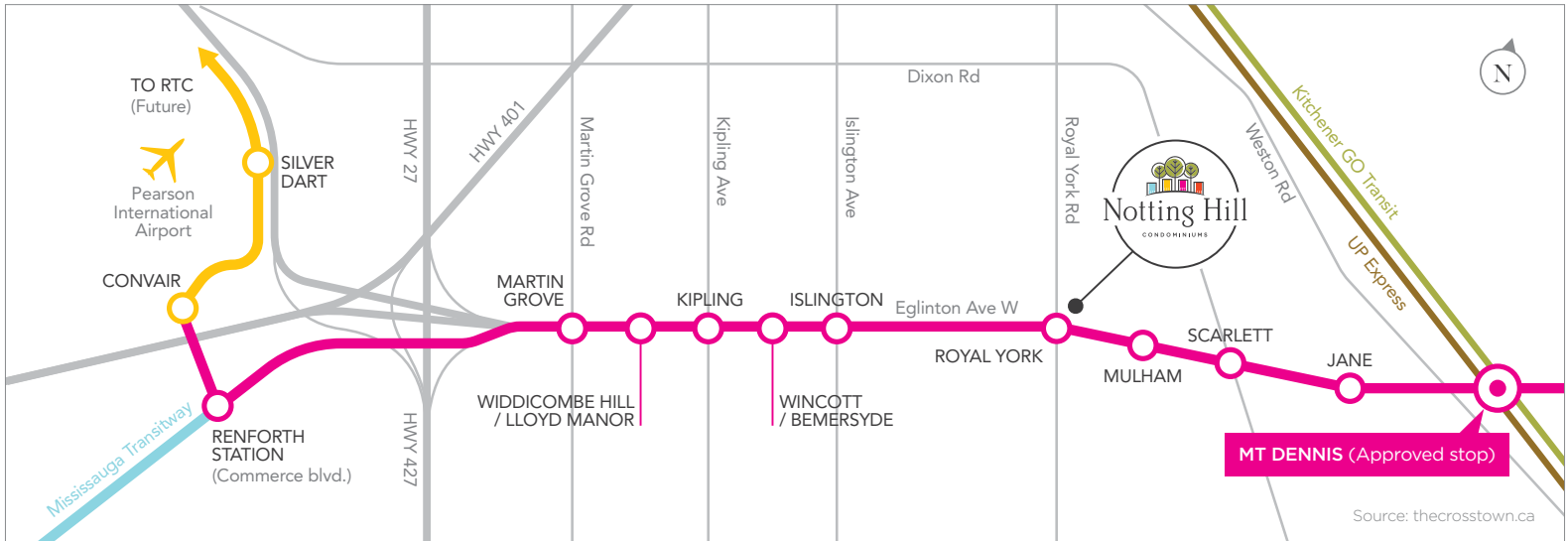
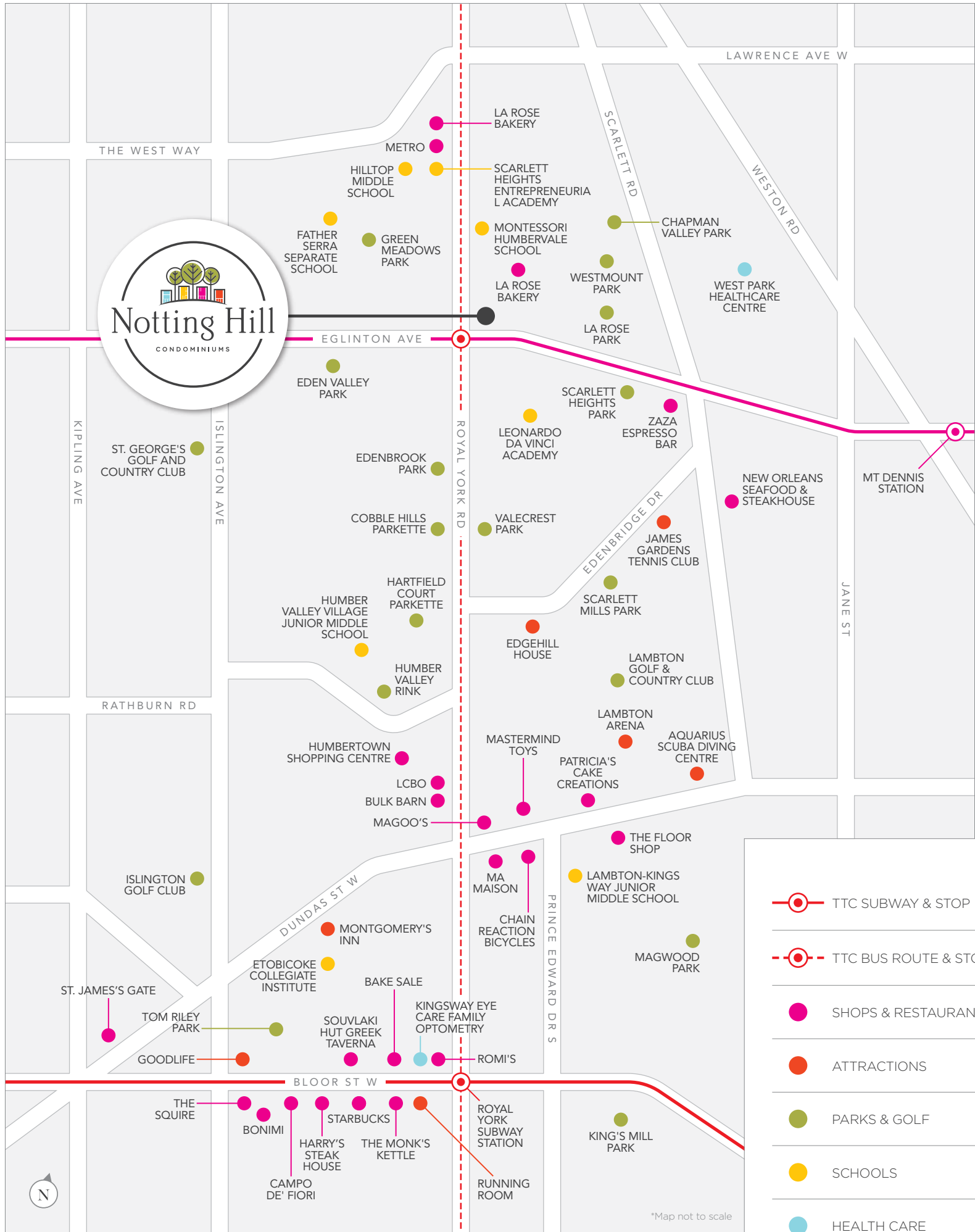
- 1. Outdoor Lounge Area
- 2. Outdoor BBQ Areas
- 3. Party Rooms / Lounges
- 4. Private Dining



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



2<sup>nd</sup> FLOOR AMENITIES



Playful.

The modern day convenience.

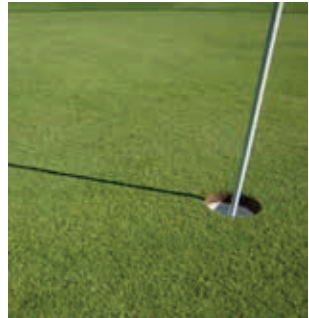
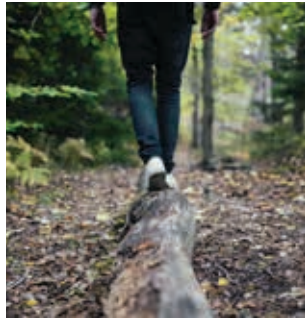
Notting Hill is so engaging, you may never want to stray far from home. With amenities so close, you certainly may not need to. Situated in the heart of Toronto's admired and desirable West End at Royal York and Eglinton, you'll find great schools, lush parkland and established health care facilities all at your doorstep.

Be part of the future

- EGLINTON WEST LRT APPROVED STOP
- PROPOSED EGLINTON WEST LRT ALIGNMENT & PREFERRED STOP LOCATIONS
- PROPOSED AIRPORT SEGMENT & POTENTIAL STOP LOCATIONS
- GO TRANSIT
- UP EXPRESS
- MISSISSAUGA TRANSIT

# Blissful.

Go for a walk, pack a picnic, ride a bike or swing on the swings.



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 Humber River Trail, Weston Golf & Country Club, Scarlett Woods Golf Club, and Lambton Golf & Country Club.

“Nature always wears the colors of the spirit.”

- RALPH WALDO EMERSON

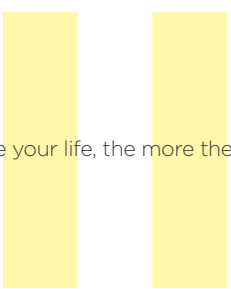
# Delightful.

Where life is a kaleidoscope of possibilities.



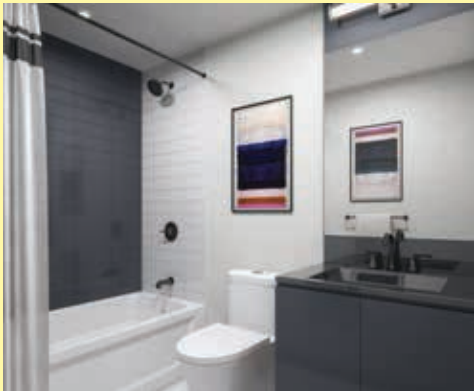
# Tasteful.

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



# Building Features

Ground level entry lobby
6 Elevators
Laminate balcony glass ***
Amenities include:
Outdoor Fire Pit Area
Outdoor Hot Tub
Outdoor Lounge Area & Sun Deck
Outdoor BBQ areas
Indoor Pool
Party Rooms/Private Dining Room/Lounges
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
Pet Spa
Workspace Wi-Fi Lounges



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

## 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

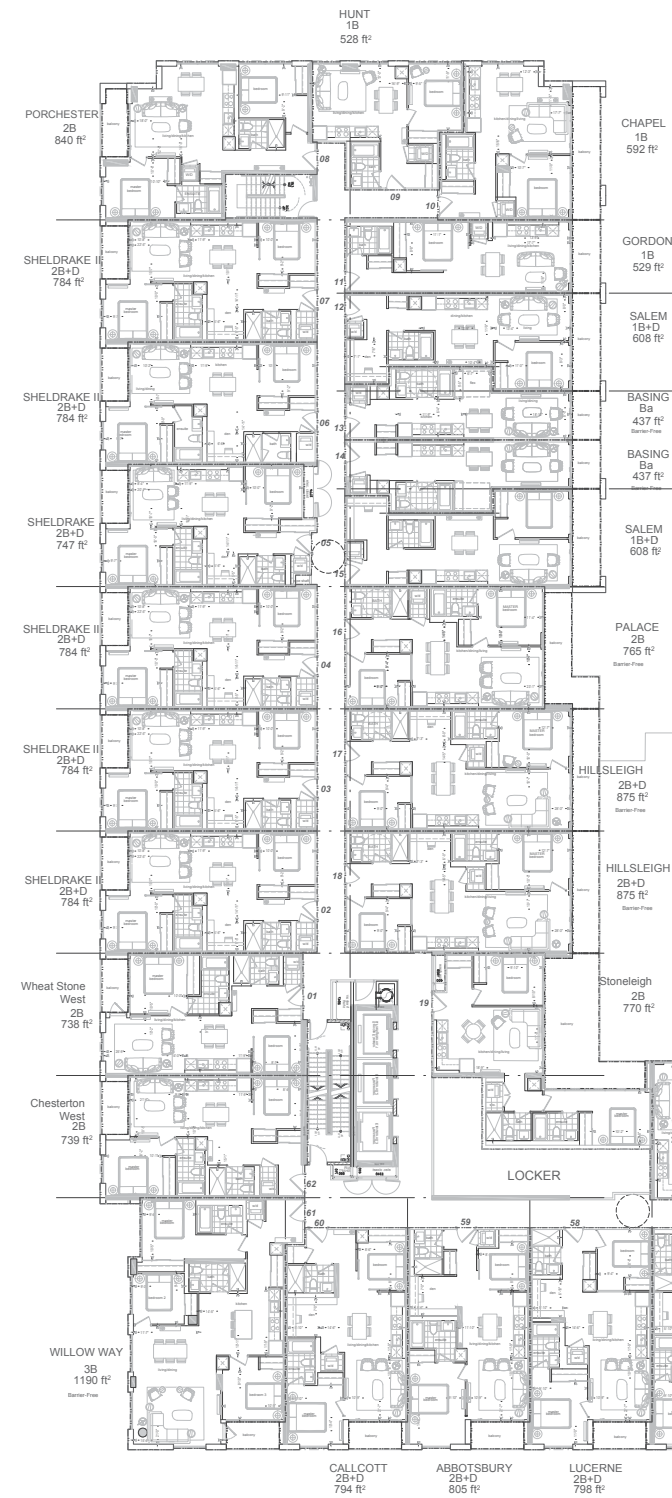
\* Colours and/or materials to be selected from Vendor’s standard sample packages. Vendor shall not be responsible for shade differences occurring from different dye lots.

\*\* If applicable

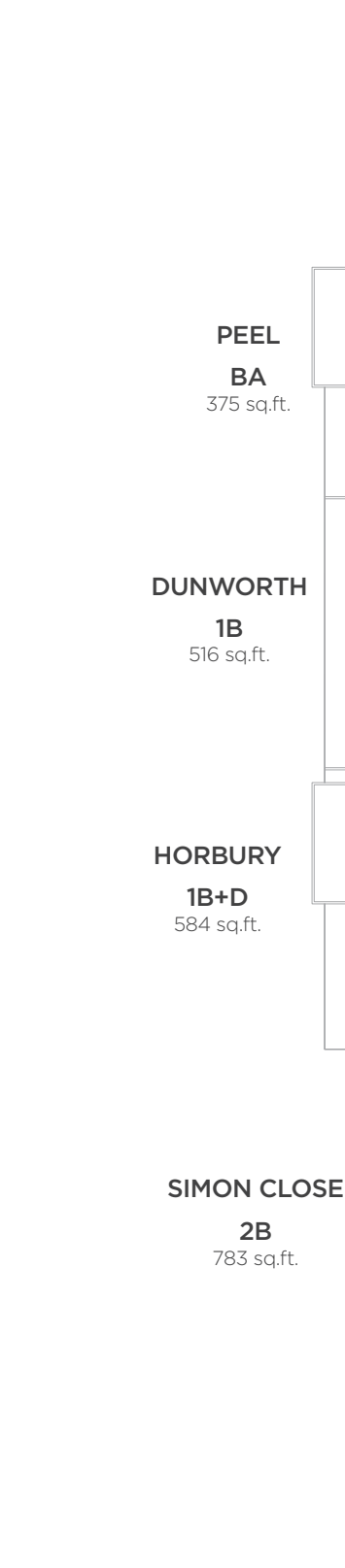
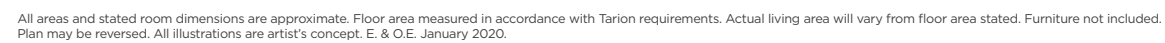
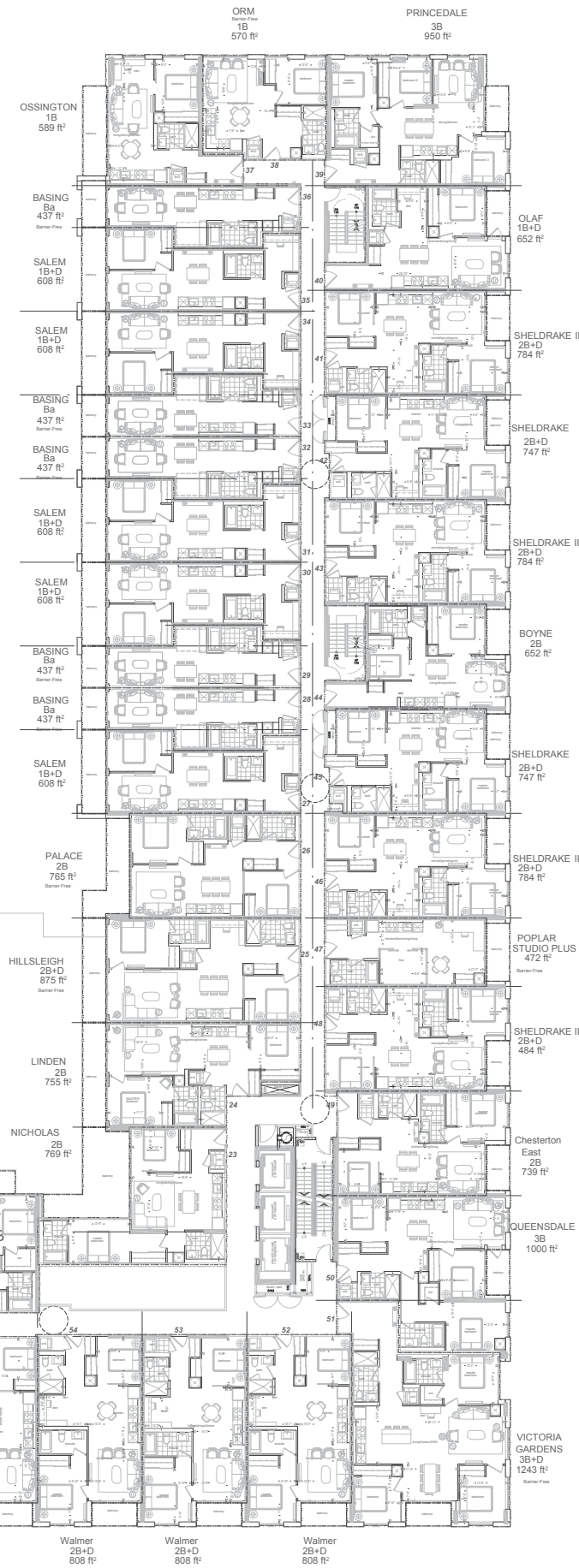
\*\*\* As per plan

\*\*\*\* 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: January 31, 2020



## BLOCK A



## BLOCK A



**NOTTINGHILL**CONDOMINIUMS.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.