

3HTGOODE

CONDOS IN THE DISTILLERY DISTRICT

SOMETHING

GOODE

IS COMING

SOON

TO THE
DISTILLERY
DISTRICT





THE BEST
DOWNTOWN
TORONTO
CONDO
OPPORTUNITY
IN 2021

3 THE GOODE

CONDOS IN THE DISTILLERY DISTRICT



ONE OF
THE FINAL
OPPORTUNITIES
TO OWN
A PIECE OF
THE HISTORIC
**DISTILLERY
DISTRICT**

SURROUNDED BY GOODE

FOOD & DINING

- 01 Arena Coffee Bar
- 02 Arvo Coffee
- 03 Bellissimo Pizzeria & Ristorante
- 04 BOKU
- 05 Brick Street Bakery
- 06 Cherry Street Bar-B-Que
- 07 Cluny Bistro & Boulangerie
- 08 Dark Horse Espresso Bar
- 09 El Catrin Destileria
- 10 Madrina Bar y Tapas
- 11 Maisonette
- 12 Mill Street Brewery
- 13 Reyna on King
- 14 Spirit of York Distillery Co.
- 15 Starbucks
- 16 Terroni Sud Forno Produzione e Spaccio
- 17 FUEL+

SHOPPING

- 18 Beer Store
- 19 Biltmore Domicile
- 20 Canary Market
- 21 Corktown Designs
- 22 DECIEM
- 23 Fresh Home and Garden
- 24 Gears Bike Shop
- 25 LCBO
- 26 Loblaws
- 27 SkinTreats Beauty
- 28 Sniffany & Co
- 29 Spectacle
- 30 St. Lawrence Market

LEISURE & FITNESS

- 31 All Day Fit
- 32 Body + Soul Fitness
- 33 Cherry Beach
- 34 Parliament Square Park
- 35 Paul Quarrington Ice Rink
- 36 Power Street Off Leash Dog Park
- 37 Sugar Beach
- 38 The Docks Volleyball
- 39 Underpass Park
- 40 YMCA

SERVICES

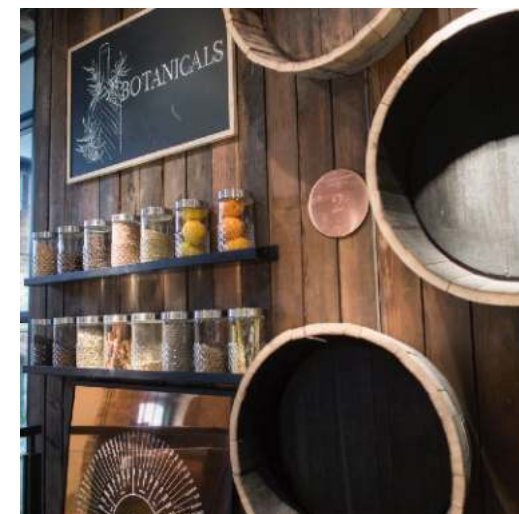
- 41 Bay Cat and Dog Hospital
- 42 Toronto Central Animal Clinic

ENTERTAINMENT

- 43 Arta Gallery
- 44 Cabana Pool Bar / Rebel Nightclub
- 45 Canadian Sculpture Centre
- 46 Corkin Gallery
- 47 Thompson Landry Gallery

TRANSPORTATION

- Bike lanes
- Streetcar routes
- Bus routes
- - - Future Ontario Line Subway



Map is not to scale and is for illustration purposes only. E. & O.E.

LIVE
THE
GOOD
LIFE



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- Toronto's east end is on the cusp of major redevelopment and revitalization
- Re-sale and rental rates are up 67% and 9% respectively over the past 5 years
- Young professionals with an average age of 37 with family income of \$113,000 are flocking to the area
- High employment growth – 52% in the tech sector alone

TOP REASONS TO BUY

IN THE DISTILLERY DISTRICT

The Goode is Downtown Toronto's Hottest Condo Project in 2021, and here are only a few of the reasons why:

1

One of the FINAL opportunities to own a piece of the historic Distillery District

2

The FUTURE – be apart of the huge growth taking place in the downtown east, with the Port Lands Redevelopment, East Harbour, Quayside, the Parliament Slip, new Ontario Line Subway and so much more

3

Every urban amenity right outside your front door – shops, transit, café's, restaurants, bike paths, parks, beaches and so much more!

4

Fantastic deposit structure – 5% in 2021, 5% in 2022, 5% in 2023, and 5% on occupancy

5

Built by a Developer that you know and trust – Graywood

6

Resale values and rental prices are higher in the Distillery District compared to surrounding areas!

WHERE IT ALL CONNECTS

 **93**
WALK
SCORE

 **100**
BIKE
SCORE

 **100**
TRANSIT
SCORE



00 min walk to Distillery District

01 min bike to Waterfront Trail

01 min walk to Mill Street at
Parliament Street bus stop

04 min bike ride to either George
Brown Campus

07 min walk to new Corktown Station

07 min drive to Union Station

06 min drive to Gardiner Expressway

10 min walk to St Lawrence Market

10 min walk to Eaton Centre

10 min walk to Canary District



PORT LANDS
REDEVELOPMENT



EAST
HARBOUR



ONTARIO LINE
SUBWAY



PARLIAMENT
SLIP



THE LOWER DON
MASTER PLAN
REFRESH



QUAYSIDE



3C



WATERFRONT
INNOVATION
CENTRE

DOWNTOWN EAST IS ON FIRE

- Toronto's east end is on the cusp of extraordinary growth
- The new Ontario Line Subway, 16km long with 15 new stops
- 50,000 + new jobs
- 14+ million sq ft of brand new office, retail, residential, and institutional space
- The best served transit hub in the GTA outside of Union Station
- New outdoor lifestyle with kayaking, hiking and cross country skiing at your front door

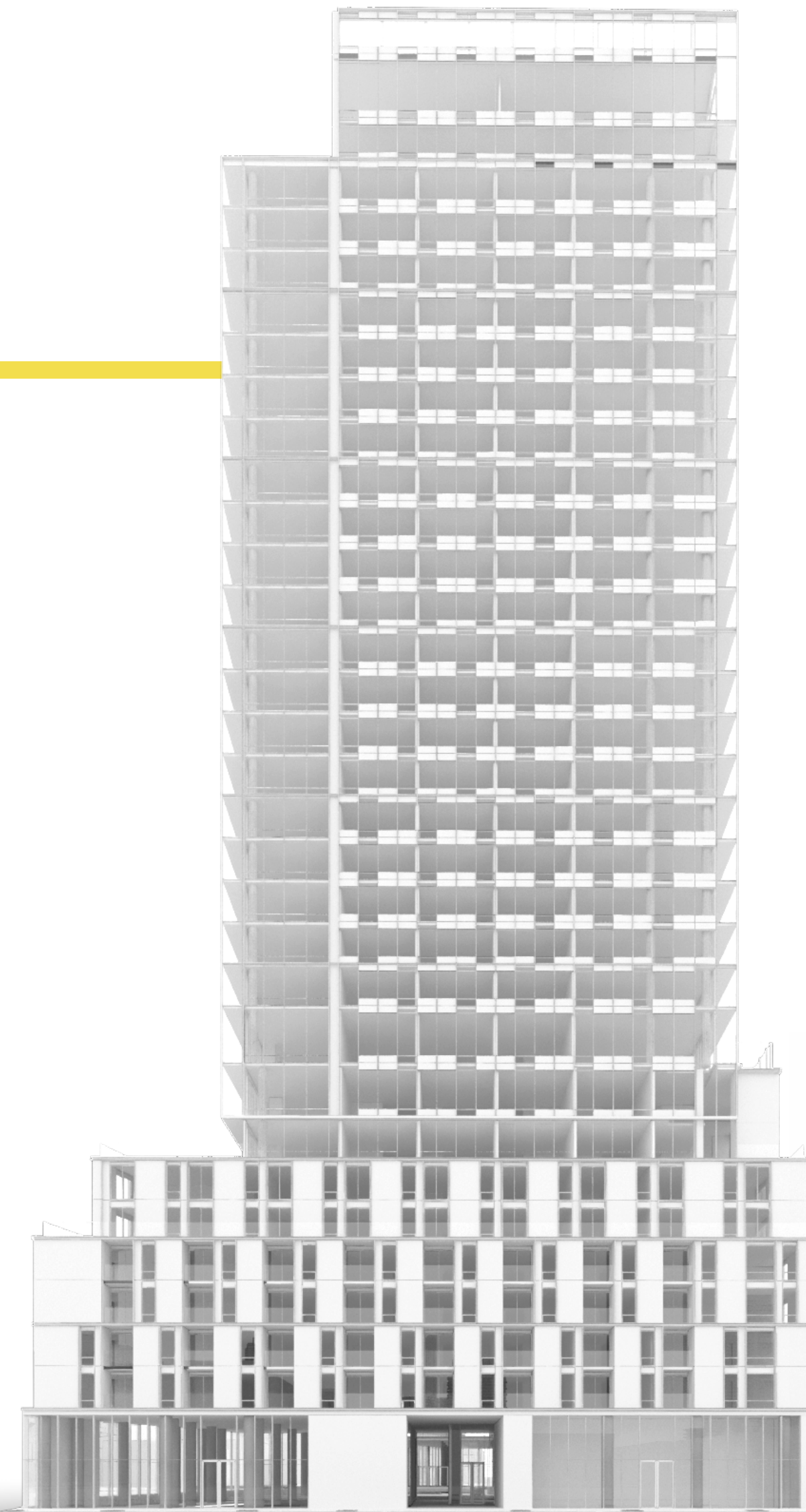


DISTILLERY DISTRICT HOT SPOTS



ABOUT THE GOODE

- 32 stories
- 540 suites
- Studio – 3B+Den
- Occupancy Spring 2025
- 20,000 sq ft of indoor and outdoor amenity space



SPECTACULAR VIEWS
ACROSS THE CITY
AND THE LAKE



Southwest view from 32nd floor

TORONTO HAS NEVER
LOOKED SO GOODE



Outdoor terrace with swimming pool



Aerial View - West

SUITE 0B

STUDIO

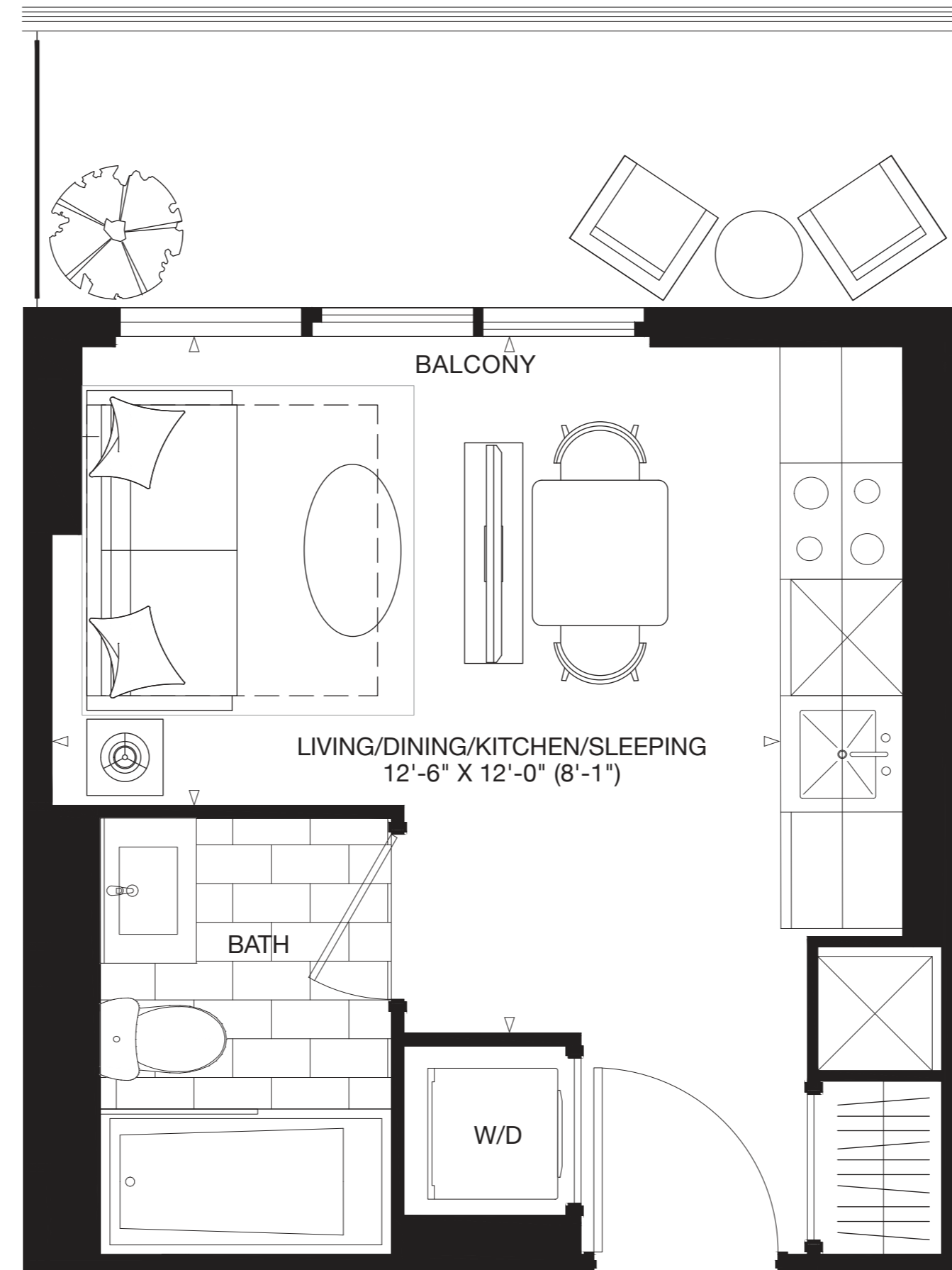
INTERIOR | 267 SQ. FT.

EXTERIOR | 78 SQ. FT.

TOTAL | 345 SQ. FT.

THE GOODE

CONDOS IN THE DISTILLERY DISTRICT



DRAFT

SUITE 1F

ONE BEDROOM

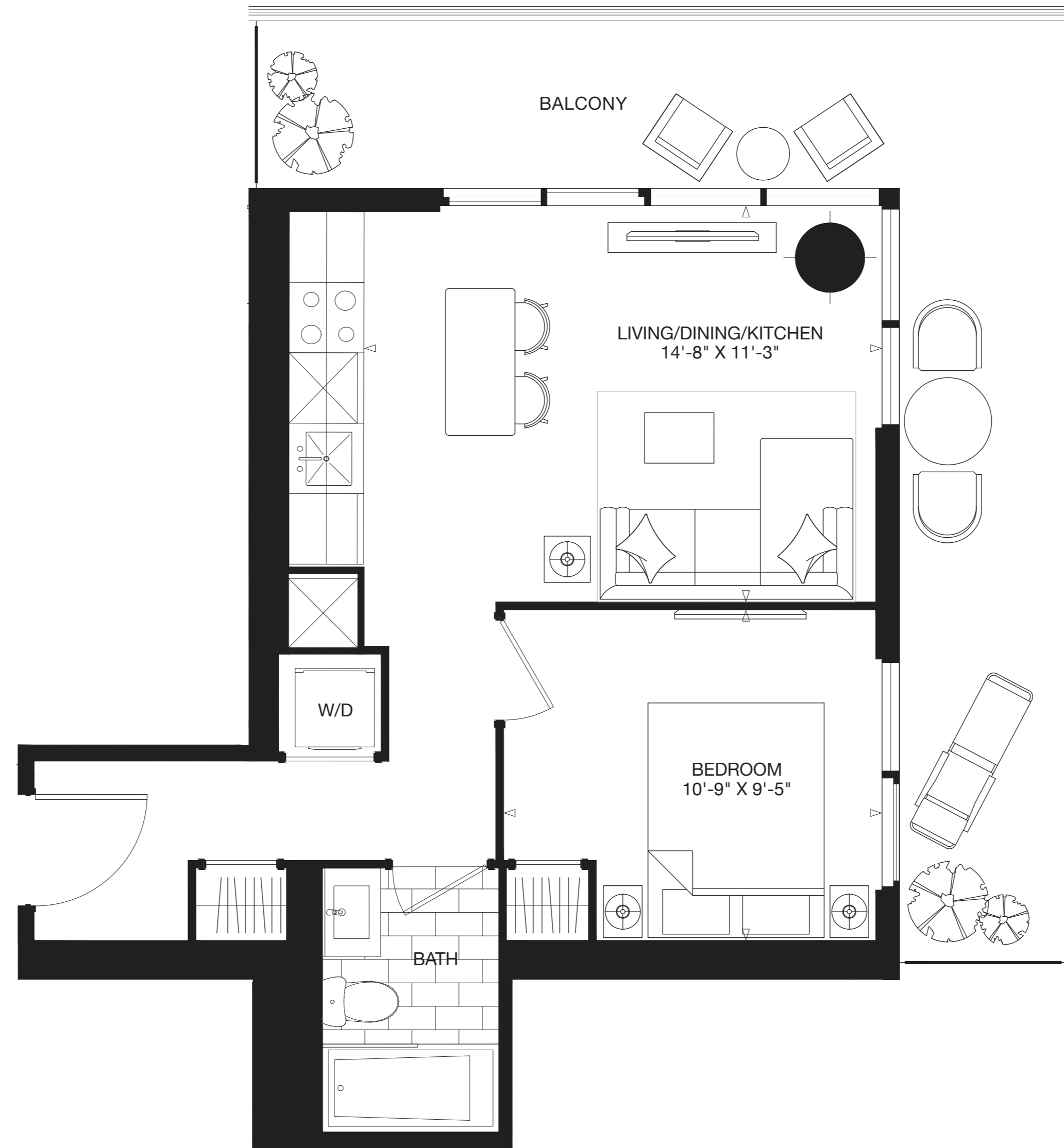
INTERIOR | 486 SQ. FT.

EXTERIOR | 222 SQ. FT.

TOTAL | 708 SQ. FT.

THE GOODE

CONDOS IN THE DISTILLERY DISTRICT



DRAFT

SUITE 1F+D

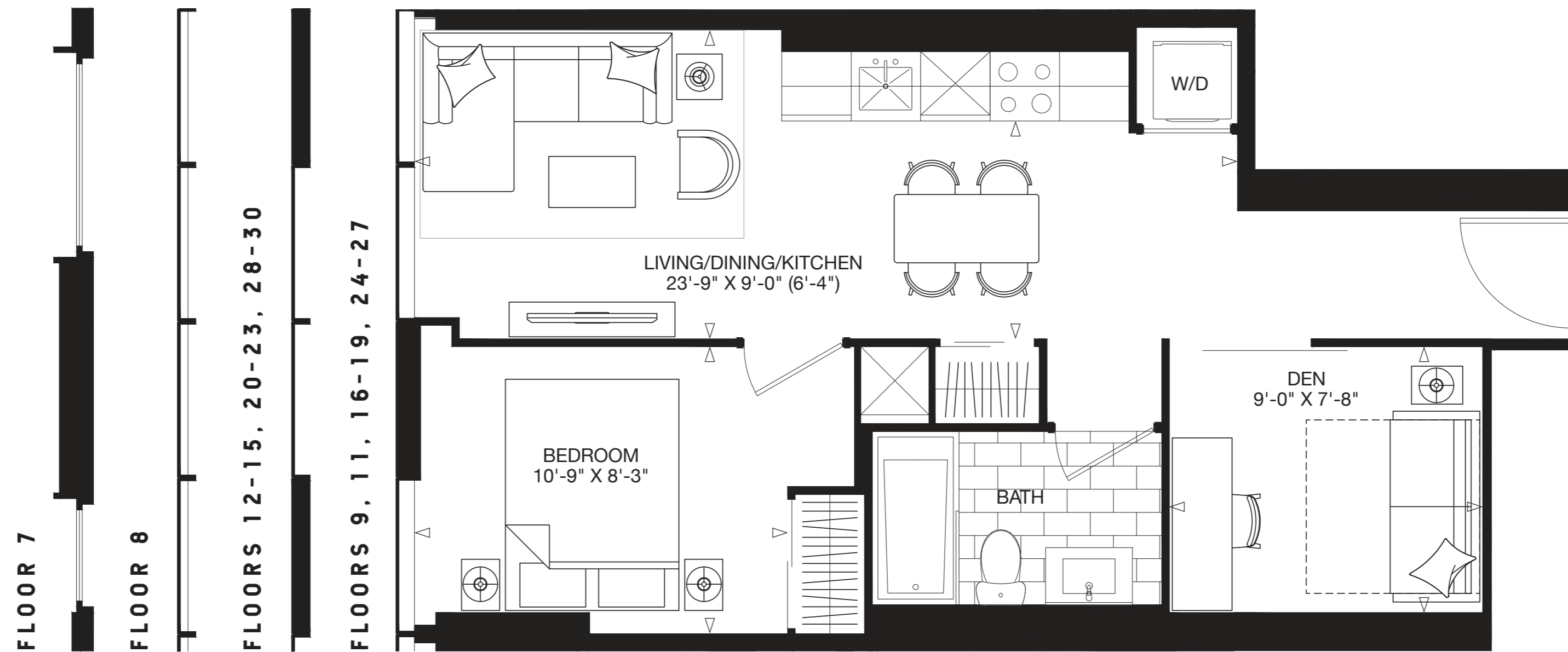
ONE BEDROOM + DEN

INTERIOR | 560 SQ. FT.

TOTAL | 560 SQ. FT.

THE GOODE

CONDOS IN THE DISTILLERY DISTRICT



DRAFT

SUITE 2D

TWO BEDROOM

INTERIOR | 621 SQ. FT.

EXTERIOR | 40 SQ. FT.

TOTAL | 661 SQ. FT.

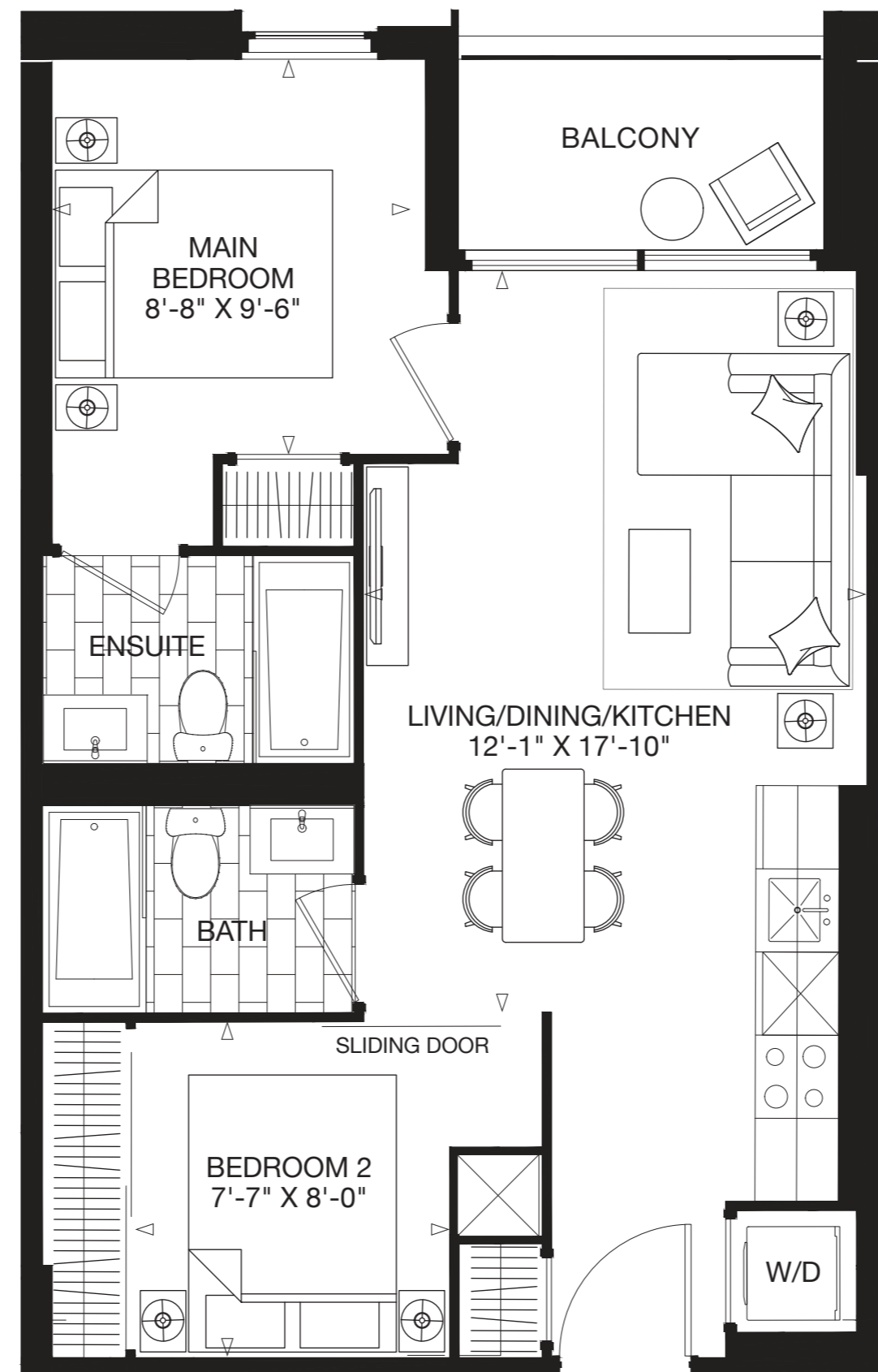
THE GOODE

CONDOS IN THE DISTILLERY DISTRICT

FLOOR 4-5



FLOOR 2-3 & 6-7



DRAFT

SUITE 3A

THREE BEDROOM

INTERIOR | 864 SQ. FT.

EXTERIOR | 114 SQ. FT.

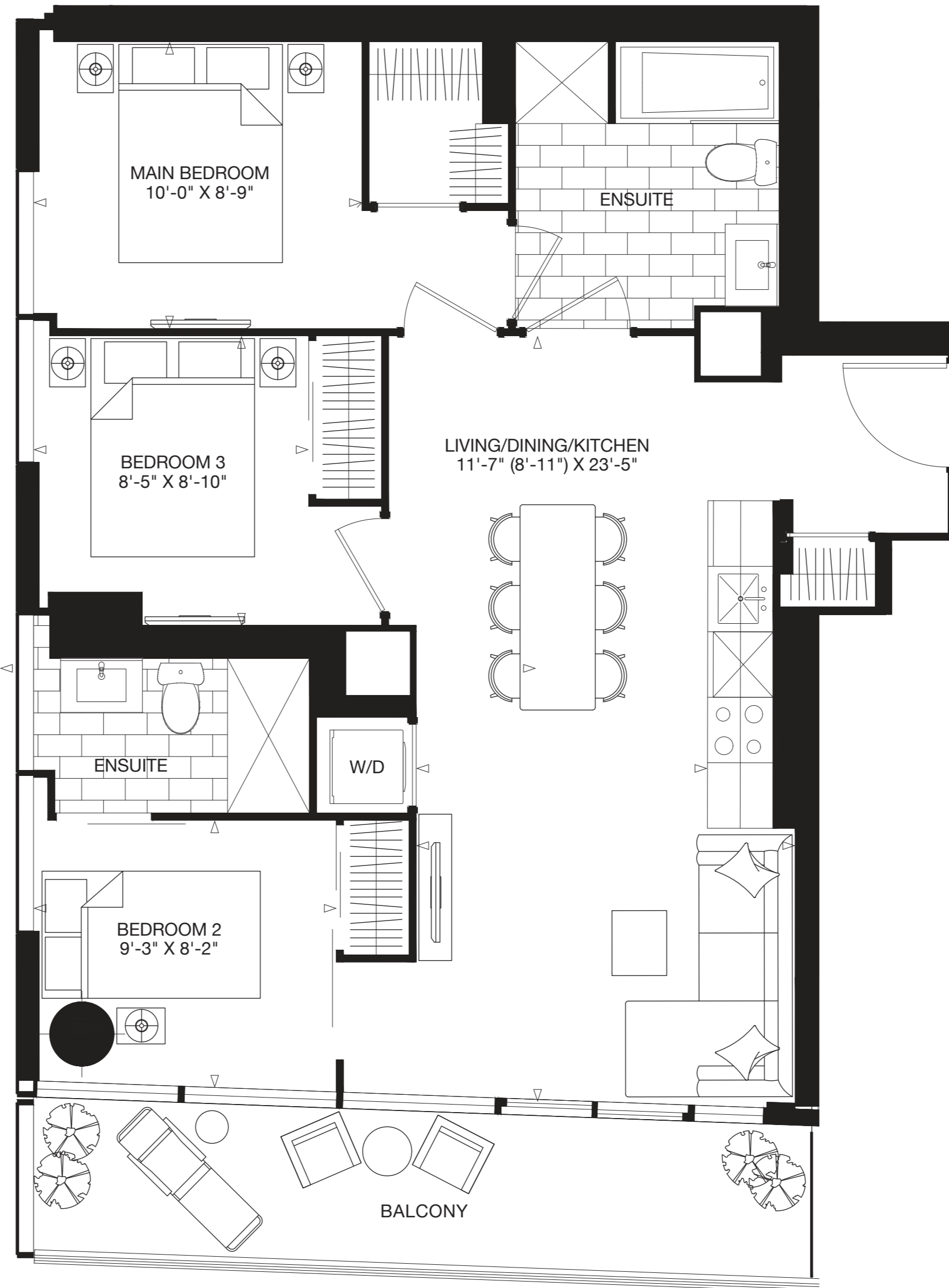
TOTAL | 978 SQ. FT.

THE GOODE

CONDOS IN THE DISTILLERY DISTRICT

FLOORS 12-15, 20-23, 28-30

FLOORS 11, 16-19, 24-27



DRAFT



THANK
YOU



All illustrations are artist's concept only, specifications, suite views and finishes are subject to change without notice. Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers protected. E. & O.E.

thegoode.condos