

BLVD.Q

BLVD.Q | QUEENSWAY
LIVING

mattamyHOMES



A SMART INVESTMENT

YOUR
STORY
STARTS
HERE.





A Secure Investment

Mattamy Homes is the largest privately-owned homebuilder in North America and Canada’s largest new home construction and development firm with over 45 years of industry-leading experience.

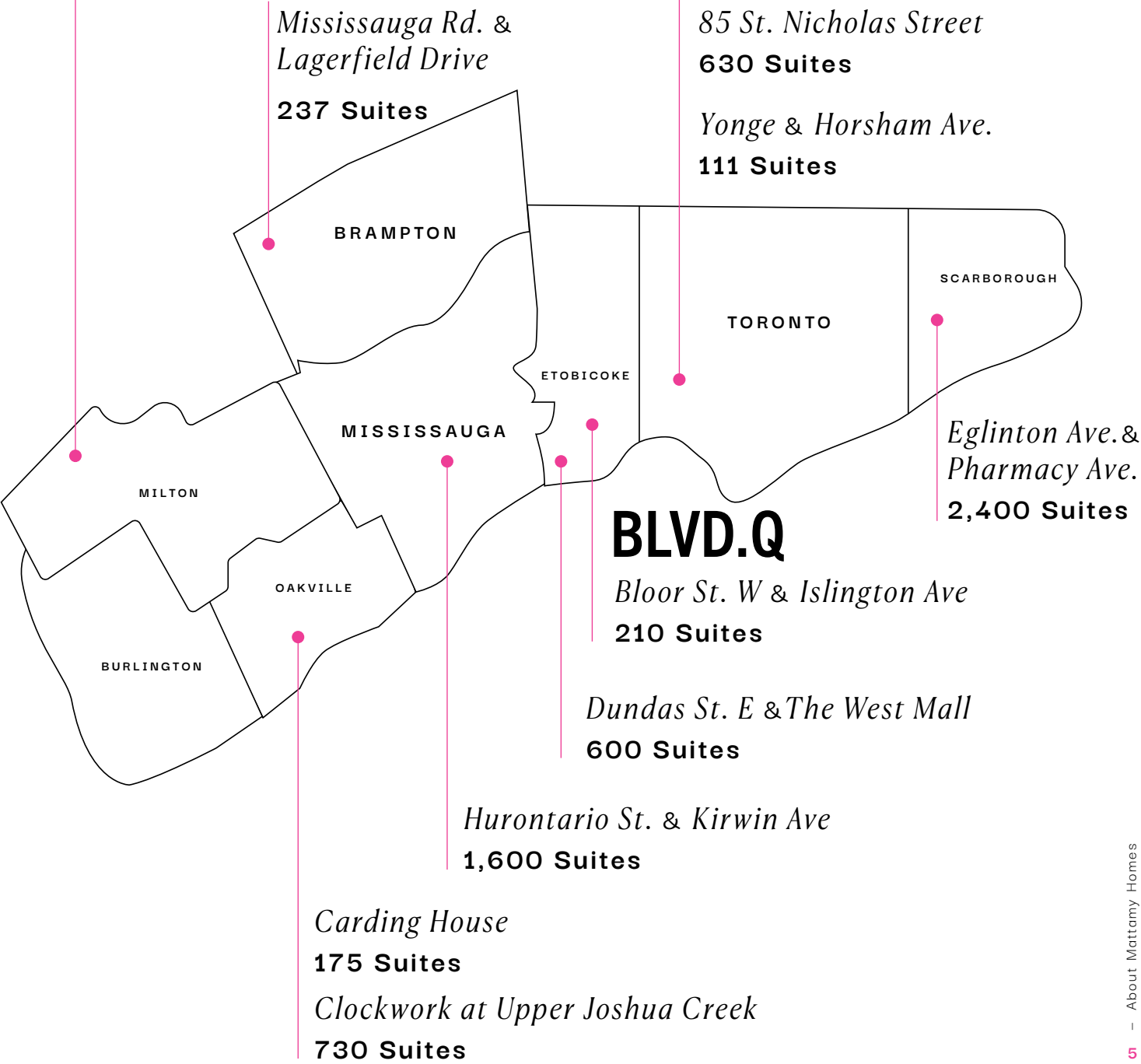
Mattamy Urban is rising to new heights. Within 5 years, Mattamy’s portfolio of multi-family homes will match the number of single-family homes.



Regional Rd 25 & Britannia Rd.
1,700 Suites

Mile & Creek (Milton)
780 Suites

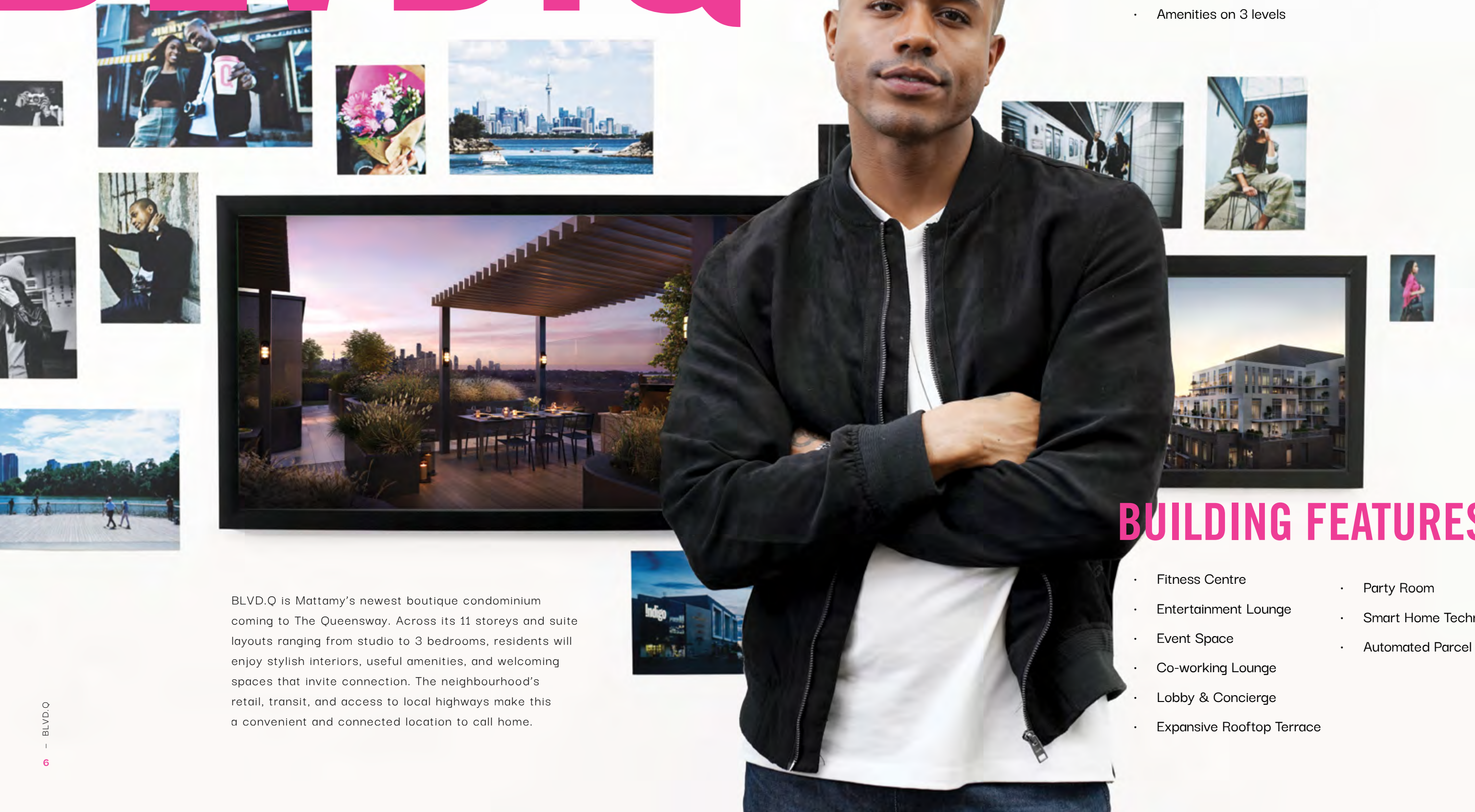
Ontario St. S & Britannia Rd.
5,000+ Suites



BLVD.Q

COMMUNITY DETAILS

- 210 suites
- Studios, 1b, 2b, 3b and townhomes
- 11 storeys
- Amenities on 3 levels



BLVD.Q is Mattamy's newest boutique condominium coming to The Queensway. Across its 11 storeys and suite layouts ranging from studio to 3 bedrooms, residents will enjoy stylish interiors, useful amenities, and welcoming spaces that invite connection. The neighbourhood's retail, transit, and access to local highways make this a convenient and connected location to call home.

BUILDING FEATURES

- Fitness Centre
- Entertainment Lounge
- Event Space
- Co-working Lounge
- Lobby & Concierge
- Expansive Rooftop Terrace
- Party Room
- Smart Home Technology
- Automated Parcel Storage

WHY INVEST IN



ETOBICOKE

01.

Etobicoke is located between two of the largest cities in Ontario (Toronto & Mississauga).

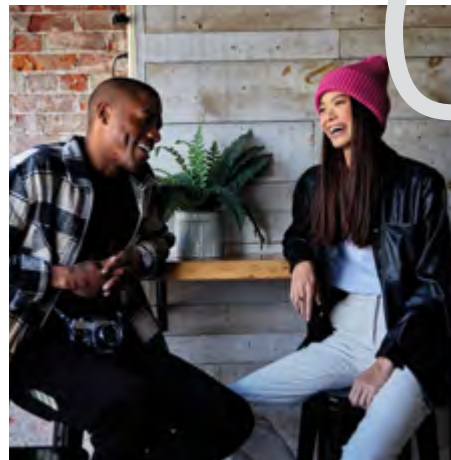
02.

Toronto is ranked #3 on North America's best places to live.*



03.

Etobicoke is within the 2nd largest employment zone in the country with more jobs than the CBDs of Montreal, Vancouver and Calgary.*



04.

Toronto is expected to grow in population by 30% by 2030 and have a population of 7.5 million by 2050.*



05.

Etobicoke is positioned for growth and revitalization, with over 60,000 condo units under construction and in development application.*



Poised for Growth

- Etobicoke is the fastest growing business centre in Toronto.*
- Enrolments exceeded over 100,000 across three main colleges and universities in the area (Humber College, U of T Mississauga, and Sheridan College).*
- Residents enjoy excellent proximity to downtown Toronto and access to the TTC, GO Transit, and major highways, including the Gardiner Expressway, QEW, and Highway 427.*

*Source: City of Toronto Employment Survey
economist.com
bot.comcuriocity.com
toronto.ca
sites.ontariotechu.ca
Urbanation

ETOBICOKE'S RENTAL SUPPLY IS **LOW**, BUT DEMAND IS

Even as more condo units are introduced to the Etobicoke market, average rents continue to keep pace with its large city neighbours (Mississauga and Toronto).

Toronto	Mississauga	Etobicoke
2,591 units for lease*	355 units for lease*	259 units for lease*

HIGH

*Source: MLS

FREEHOLD HOUSING CONTINUES TO G R O

11% GROWTH

W

OUT OF REACH

\$1,520,000

\$1,350,000

2022
Average
House Price

2023 Average
House Price



Etobicoke condo prices are expected to rise as there is a desperate need for more suites to fill the pricing void in its market, with the gap between average prices for condos and houses now at a record high \$800K.

Average House Price*

\$1,520,000

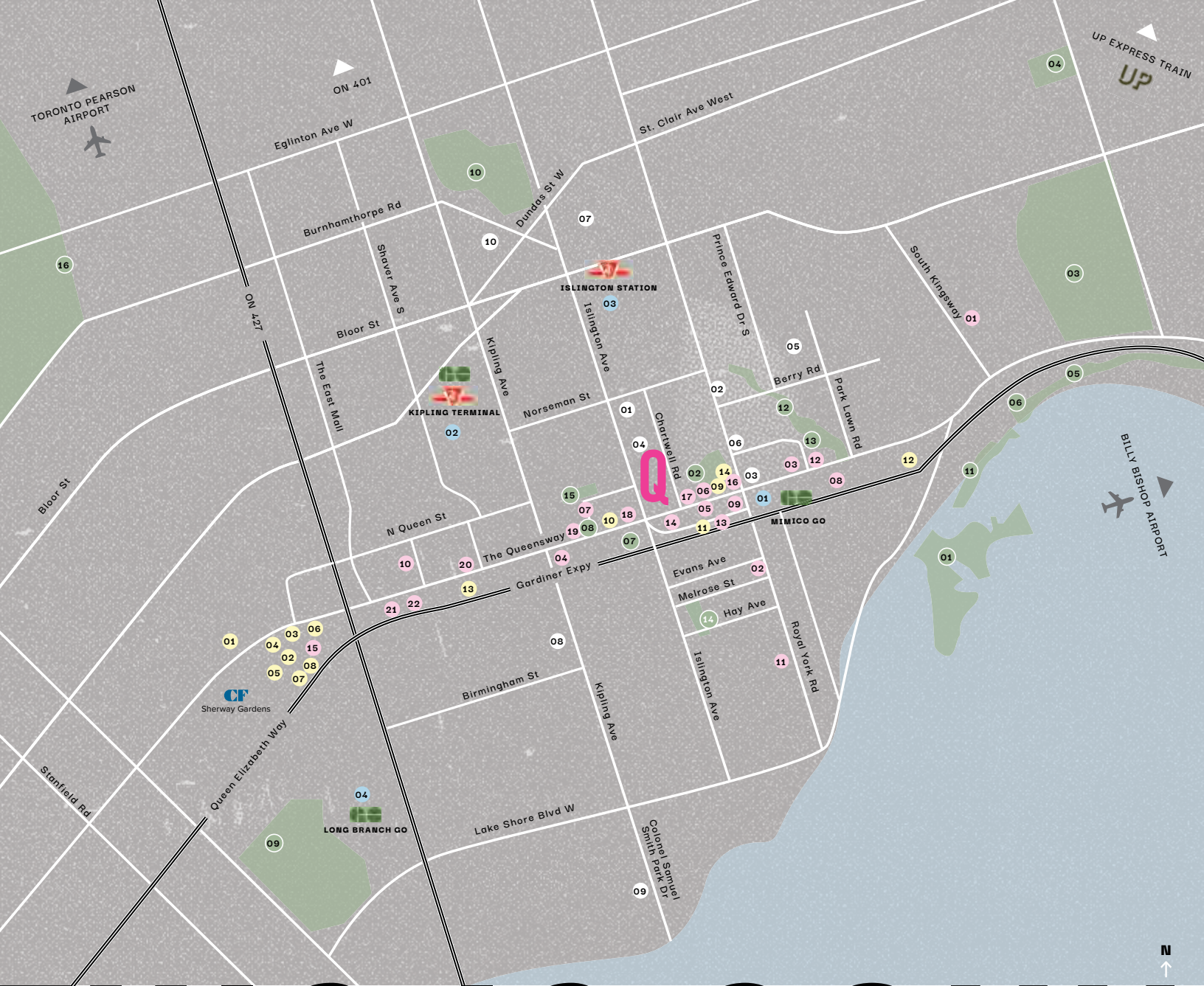
Average Condo Price*

\$727,000

*Source: Movesmartly.com, MLS

INTERIOR - EVENT SPACE





THIS IS CONNECTED LIVING

RETAIL

1. Saks OFF 5TH
2. CF Sherway Gardens
3. Indigo
4. H&M
5. Sport Chek
6. Hudson's Bay
7. Apple Sherway Gardens
8. Saks Fifth Avenue
9. Beer Store
10. LCBO
11. Costco Wholesale
12. Sobeys
13. IKEA Etobicoke
14. No Frills

SCHOOLS

1. Norseman Junior Middle School
2. Bishop Allen Academy
3. St. Louis Catholic Elementary School
4. Castlebar Junior School
5. Park Lawn Junior Middle School
6. Etobicoke School of the Arts
7. Etobicoke Collegiate Institute
8. Lakeshore Collegiate Institute
9. Father John Redmond Catholic Secondary School and Regional Arts Centre
10. Kingsway College School

TRANSIT

1. Mimico GO
2. Kipling Terminal
3. Islington Station
4. Long Branch GO

PARKS & RECREATION

1. Humber Bay Park West
2. Queensway Park
3. High Park
4. Lithuania Park
5. Sunnyside Park
6. Humber Bay Arch Bridge
7. Cineplex Cinemas Queensway & VIP
8. Modo Yoga Etobicoke
9. Toronto Golf Club
10. Islington Golf Club
11. Humber Bay Shores Park
12. Berry Road Park
13. Jeff Healey Park
14. Ourland Park
15. Queensland Park
16. Centennial Park

CAFÉS & RESTAURANTS

1. Cheese Boutique
2. The Bread Essentials
3. Tadka - Sizzling Indian Spices
4. Spoon & Fork
5. Starbucks
6. Sushi Kaji Restaurant
7. Buon Giorno Café
8. Bobacha Bubble Tea Etobicoke
9. Bua Thai Restaurant
10. Sunny Morning
11. Sanremo Bakery
12. Tom's Dairy Freeze
13. Great Lakes Brewery
14. The Pie Commission
15. Fresh Kitchen + Juice Bar
16. Dino's Wood Burning Pizza
17. Chaban
18. D Spot Dessert Cafe Etobicoke
19. K&B Sushi
20. RUDY
21. California Sandwiches
22. The Burger's Priest

UNMATCHED VALUE AT BLVD.Q



EXTERIOR - STREETSCAPE

TORONTO 1B

- Suite: 1 bedroom
- Size: 530 sq. ft.
- Price Per Sq. Ft (PSF): average \$1,548
- Purchase Price: \$820,000
- Deposit (20%): \$164,000
- Development Charges: \$17,000 average cap incentive
- Maintenance Fee: average \$0.75/sq. ft. = \$4,770/year
- **Overall Price PSF: \$1,548****

VS

BLVD.Q 1B

- Suite: 1 bedroom
- Size: 530 sq. ft.
- PSF: \$1,222
- Purchase Price: \$647,000
- Deposit (only 15%): \$97,000
- Development Charges: \$0
- Maintenance Fee Credit: \$0.65/sq. ft. = \$4,134/year
credited as one year free maintenance
- **Overall Price PSF: \$1,181****

**Overall price psf is reflective of price net incentives. Pricing subject to change. E&OE.

TORONTO 2B

- Suite: 2 bedroom
- Size: 693 sq. ft.
- Price Per Sq. Ft (PSF): average \$1,412
- Purchase Price: \$978,000
- Deposit (20%): \$195,000
- Development Charges: \$20,000 average cap incentive
- Maintenance Fee: average \$0.75/sq. ft. = \$6,237/year
- Overall Price PSF: \$1,412**

VS

BLVD.Q 2B

- Suite: 2 bedroom
- Size: 693 sq. ft.
- PSF: \$1,195
- Purchase Price: \$828,000
- Deposit (only 15%): \$124,200
- Development Charges: \$0
- Maintenance Fee Credit: \$0.65/sq. ft. = \$5,405/year
credited as one year free maintenance
- Overall Price PSF: \$1,158**

**Overall price psf is reflective of price net incentives. Pricing subject to change. E&OE.



WHERE DO YOU THINK THE BEST INVESTMENT OPPORTUNITY IS?



INTERIOR - BEDROOM

OWN AT

*Get in on the evolution
of South Etobicoke!*

BLVD.Q

01.

Enjoy the confidence of purchasing from a trusted developer in Mattamy Homes.

02.

Location. With one of the largest identified employment zones and revitalization plans, The Queensway is poised for growth.

03.

BLVD.Q offers better pricing and more space, while requiring fewer deposits than any of the other new neighbouring projects.

Picture perfect living awaits.



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

I N T E R I O R - L O B B Y

PRICING AND INCENTIVES:

*Promotion(s) applicable for a limited time only. Some restrictions may apply. Please speak to a Sales Representative for more details. All prices, incentives, and specifications are subject to change without notice. E. & O. E.

STATS AND SOURCES:

The information contained herein is general in nature and is a guide only. The data has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their own independent advisors prior to acting on any of the material contained in this report. It does not take into account your individual circumstances. The principals and its agent will not be liable for your failure to verify the information or seek appropriate advice.

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