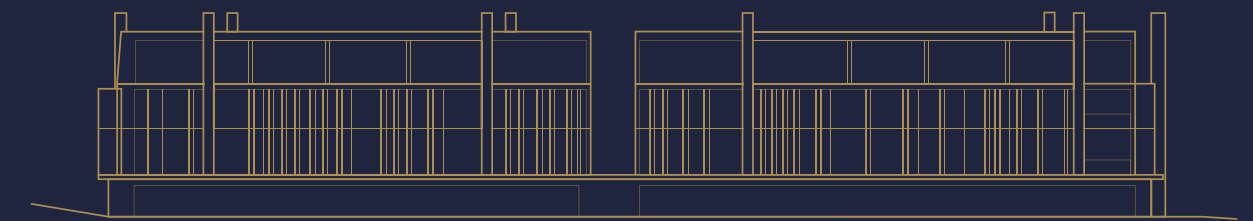


Nº7

R O S E D A L E



The Sublime Expression

No. 7 Dale Avenue, an address that is as sublime as its surroundings.

Twenty-six private ravine residences, nestled on a quiet tree-lined street, are the newest addition to one of Toronto's oldest and most exclusive neighbourhoods. This collection of elegant residences is a perfect match for Rosedale's richly storied past. Designed to highlight and preserve several magnificent 150-year-old trees on the property, this modern residence is the culmination of years of careful planning and research. A gem among treasures. And an incredible, once-in-a-lifetime opportunity to be part of an exquisite heritage community.



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





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



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



Lobby Lounge



Elevator Lobby



Suite Corridor



Wellness



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



Spa



Yoga



Contemporary Suite Living Room



Contemporary Suite Kitchen



Transitional Suite Kitchen



Transitional Suite Living Room



Twenty-Six Private Ravine Residences

Location	Building	Suites	Tentative Occupancy
7 Dale Avenue, Toronto	A Low-rise Building, 26 Suites	Range From Approx. 2,000 to Over 5,000 Sq. Ft.	Spring 2023



Building Amenities

- | | | | |
|----------------------|-------------------------|-----------------|----------------------------------|
| 24 Hour Concierge | Chef's Catering Kitchen | Spa | Fully Equipped Fitness Studio |
| Private Trainer Room | Lounge with Kitchenette | Bicycle Lockers | Tea House Overlooking the Ravine |





Photography by Jeff McNeil



Rejuvenation of the Rock Garden at the Royal Botanical Gardens
Designed by Janet Rosenberg & Studio.

Bespoke Suite Furnishing

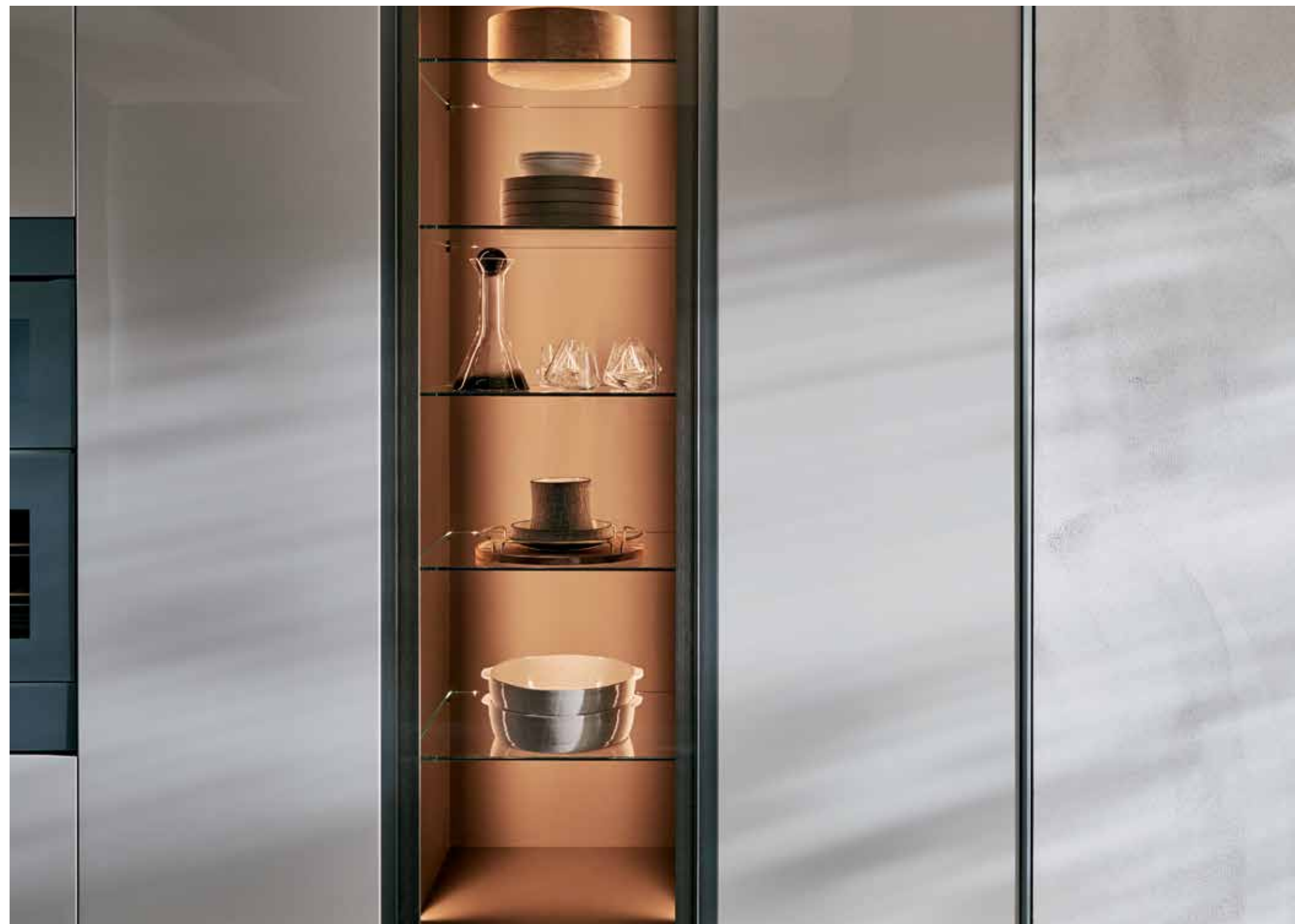
Ease into comfort in your own personal oasis and unwind in 7 Dale's enveloping embrace. As you step inside, you'll instantly be overcome with a feeling of appreciation for artful design. Inviting the outdoors into effortlessly beautiful living spaces, the soft colour palette highlights stone accents and generously high ceilings for an effect of boundless space. Based on a philosophy of wonder and discovery, Studio Munge has crafted dramatic interiors that are also warm and welcoming – each suite adorned with Dada's modern kitchen cabinetry, closets and millwork from renowned design firm Molteni & C.







Dada's Prime Kitchens are designed to express the full potential of a space devoted to the craft of cooking, coming in a range of different compositions designed to meet the most sophisticated aesthetic demands.



With the expertise of the talented and dedicated team from Molteni & C | Dada, your suite at 7 Dale will truly reflect your most cherished personal style and meet all your requirements. The bespoke work executed by Molteni & C | Dada epitomizes the marriage of unparalleled creativity and masterful craftsmanship, evincing the simplicity and elegance of Italian style.





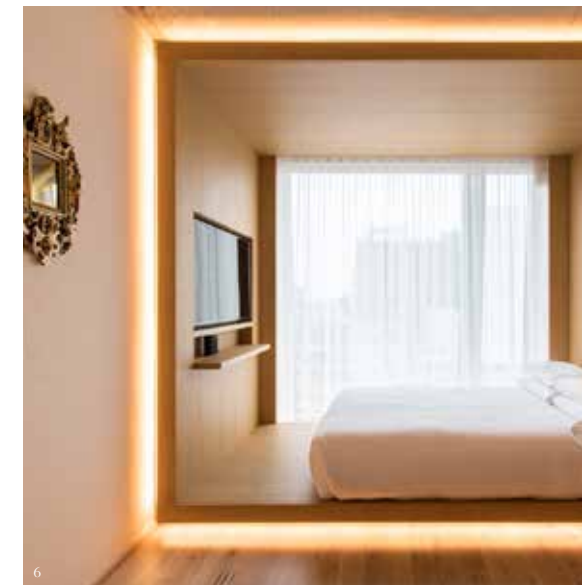
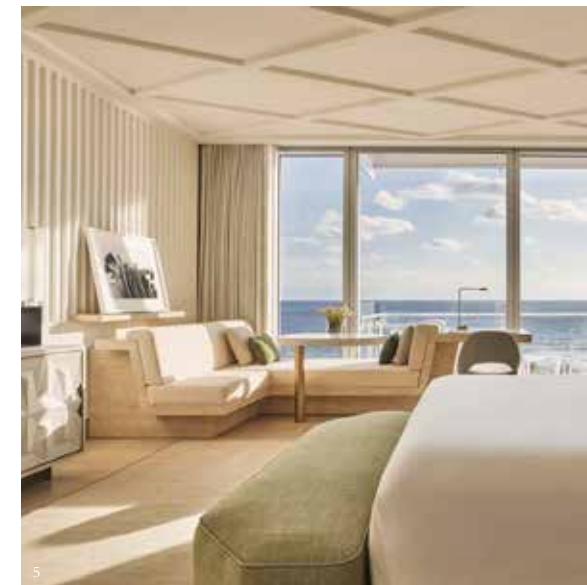
From large dressing rooms where your clothing and accessories are at your fingertips in superbly organized and exquisitely designed spaces, to high-tech kitchens furnished with the most innovative quality appliances and cabinetry, Molteni & C I Dada acts upon your every wish. If you are looking for an exclusive turnkey home experience, our team will source and place every piece to surpass your expectations.

Molteni & C | Dada

Molteni & C | Dada has 60 years of experience in creating exclusive environments around the world. Since the turn of the last century, they have carried out high-profile projects such as the Park Hyatt Hotel in Milan, Italy; the Cartier Mansion and The XI in New York City; and in Miami, the Oceana and the Saxony Faena House.

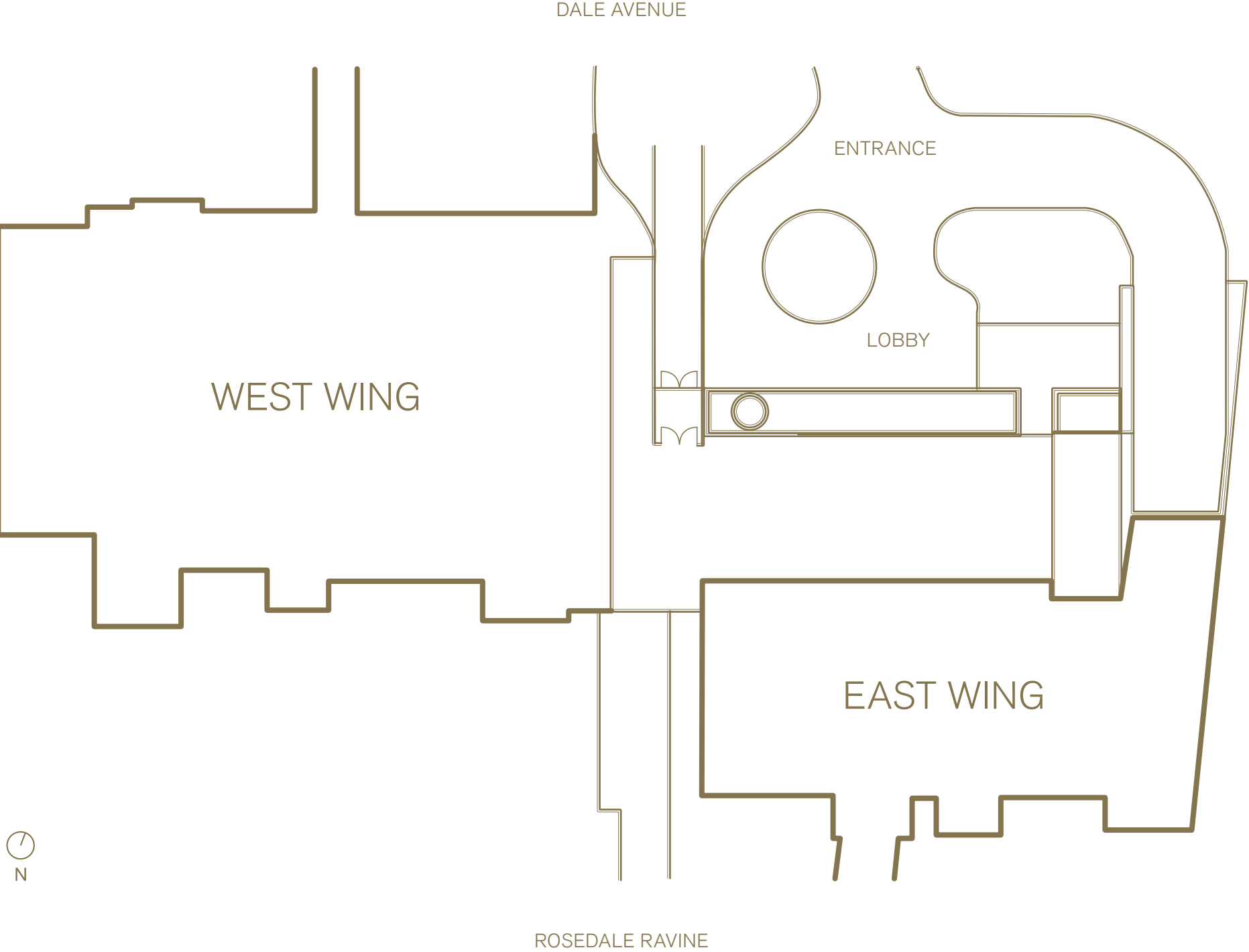
Molteni is the only internationally acknowledged Industrial Group with a tradition of combining collaboration with the most important designers, and a constant investment in research and technological development.

1. The XI, New York
2. One Steuart Lane, San Francisco
3. Armani/Casa Residences, Miami
4. 56 Leonard, New York
5. Four Seasons Surf Club, Miami
6. Public Hotel, New York



Siteplan

Poised on the edge of the Rosedale Ravine, 7 Dale offers a quiet setting. This residence on almost three acres is set back from the street, offering privacy and peace of mind.



West Wing 6

LEVEL 2-3 | SUITE 202/302 | 2 BEDROOM + 2.5 BATH
INTERIOR 2,768 SQ. FT. | EXTERIOR 201 SQ. FT. | TOTAL 2,969 SQ. FT.

Entering the elegantly designed hallway presents a sense of arrival and welcomes you to a Gallery Foyer suitable for any art connoisseur's collection. Subtle reveals in millwork and wall finishes create a refined sense of simplicity and add elegance to the suite. The open floor plan produces an airy atmosphere of serenity and calm, which is perfect for entertaining or relaxing with family. Large picture frame windows offer vistas of the street and the charming homes that give Rosedale its character. Extravagant details including oiled oak flooring, large glass fireplaces, sleek chrome fittings, panel integrated luxury appliances and a spacious walk-in closet elevate the apartment and make 7 Dale a special place to call home.

Powder Room
6'9" x 5'0"

Bedroom
12'9" x 12'4"

Ensuite
6'1" x 8'10"

Living/Dining Room
40'1" x 24'6"

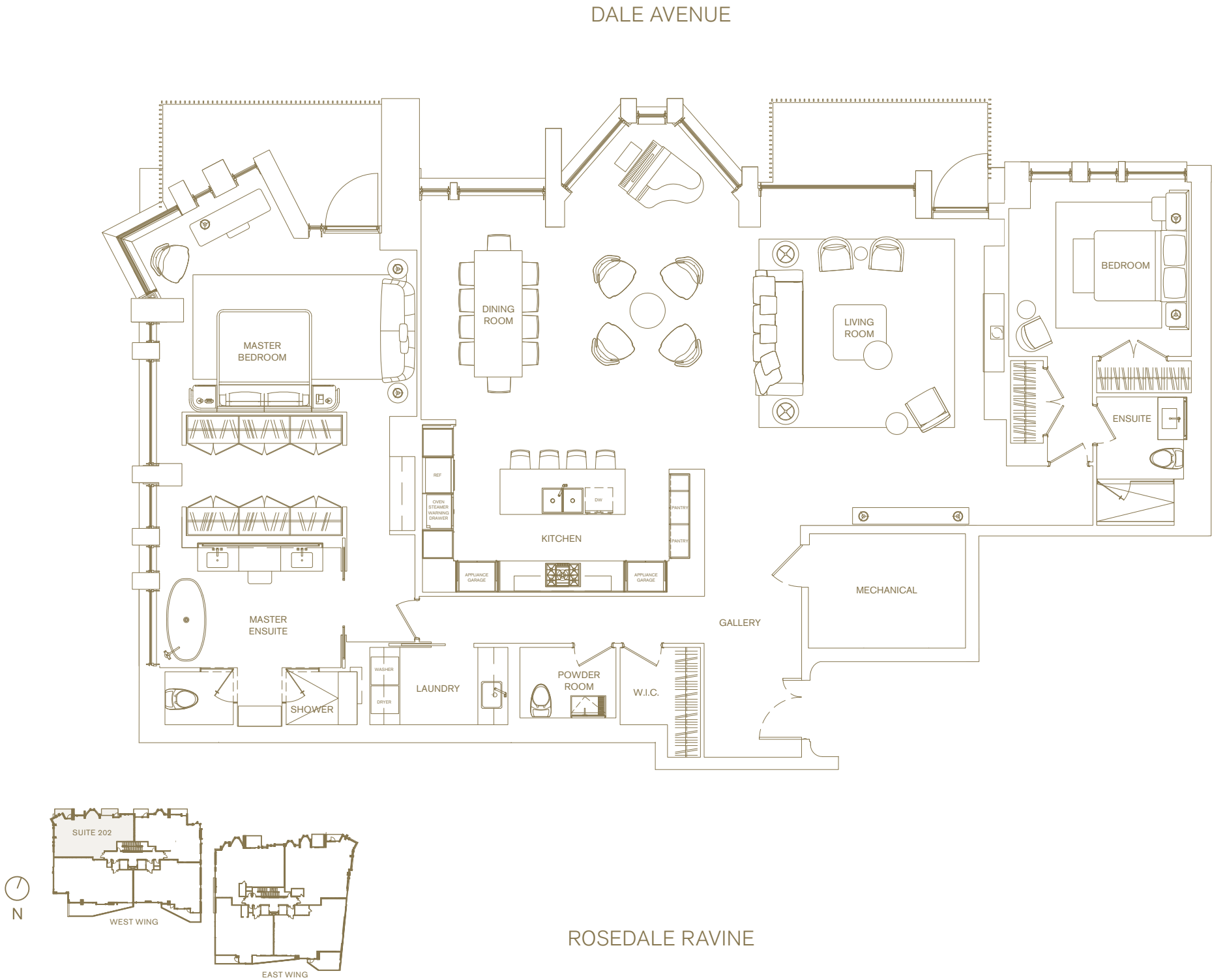
Kitchen
18'9" x 8'9"

Master Bedroom
18'4" x 17'5"

Master Ensuite
13'1" x 12'7"

Walk-In Closet
5'8" x 5'6"

Laundry
9'10" x 5'7"



Dimensions, sizes, specifications, layouts, and materials are approximate only and subject to change without notice. E&O.E

West Wing 8

LEVEL 2-3 | SUITE 204/304 | 2 BEDROOM + 2.5 BATH
INTERIOR 2,566 SQ. FT. | EXTERIOR 278 SQ. FT. | TOTAL 2,844 SQ. FT.

Entering the elegantly designed hallway presents a sense of arrival and welcomes you to a Gallery Foyer. Subtle reveals in millwork and wall finishes create a refined sense of simplicity and add elegance to the suite. The open floor plan produces an airy atmosphere of serenity and calm, which is perfect for entertaining or relaxing with family. Large picture frame windows offer nature views of century old trees in the Rosedale valley. Extravagant details including oiled oak flooring, large glass fireplaces, sleek chrome fittings, panel integrated luxury appliances and a spacious walk-in closet elevate the apartment and make 7 Dale a special place to call home.

Powder Room
7'0" x 7'2"

Bedroom
11'4" x 11'5"

Ensuite
8'4" x 5'0"

Living/Dining Room
39'2" x 20'2"

Kitchen
11'1" x 21'8"

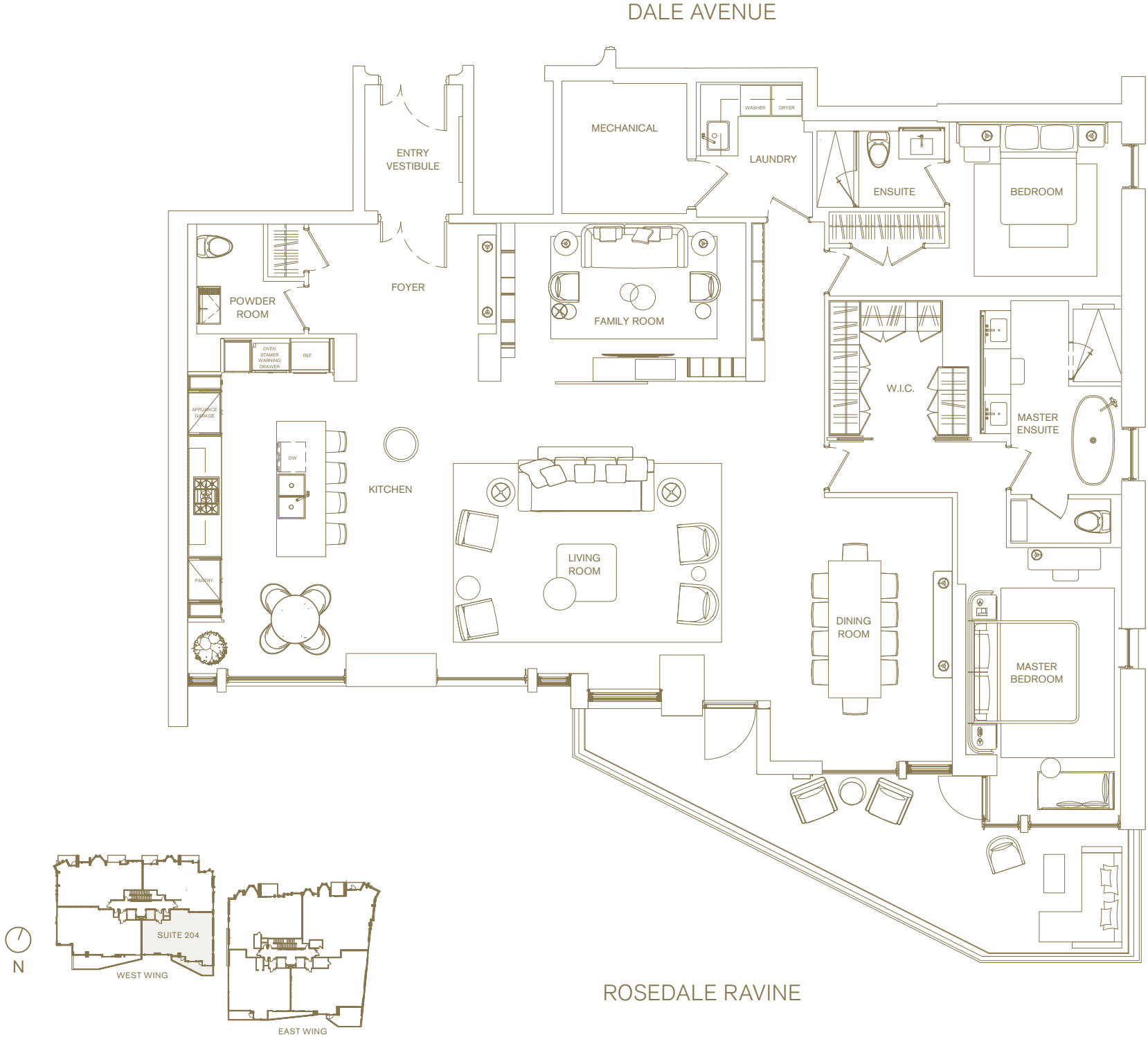
Family Room
16'1" x 8'11"

Master Bedroom
10'2" x 18'1"

Master Ensuite
7'5" x 15'11"

Walk-In Closet
9'2" x 8'10"

Laundry
7'8" x 8'9"



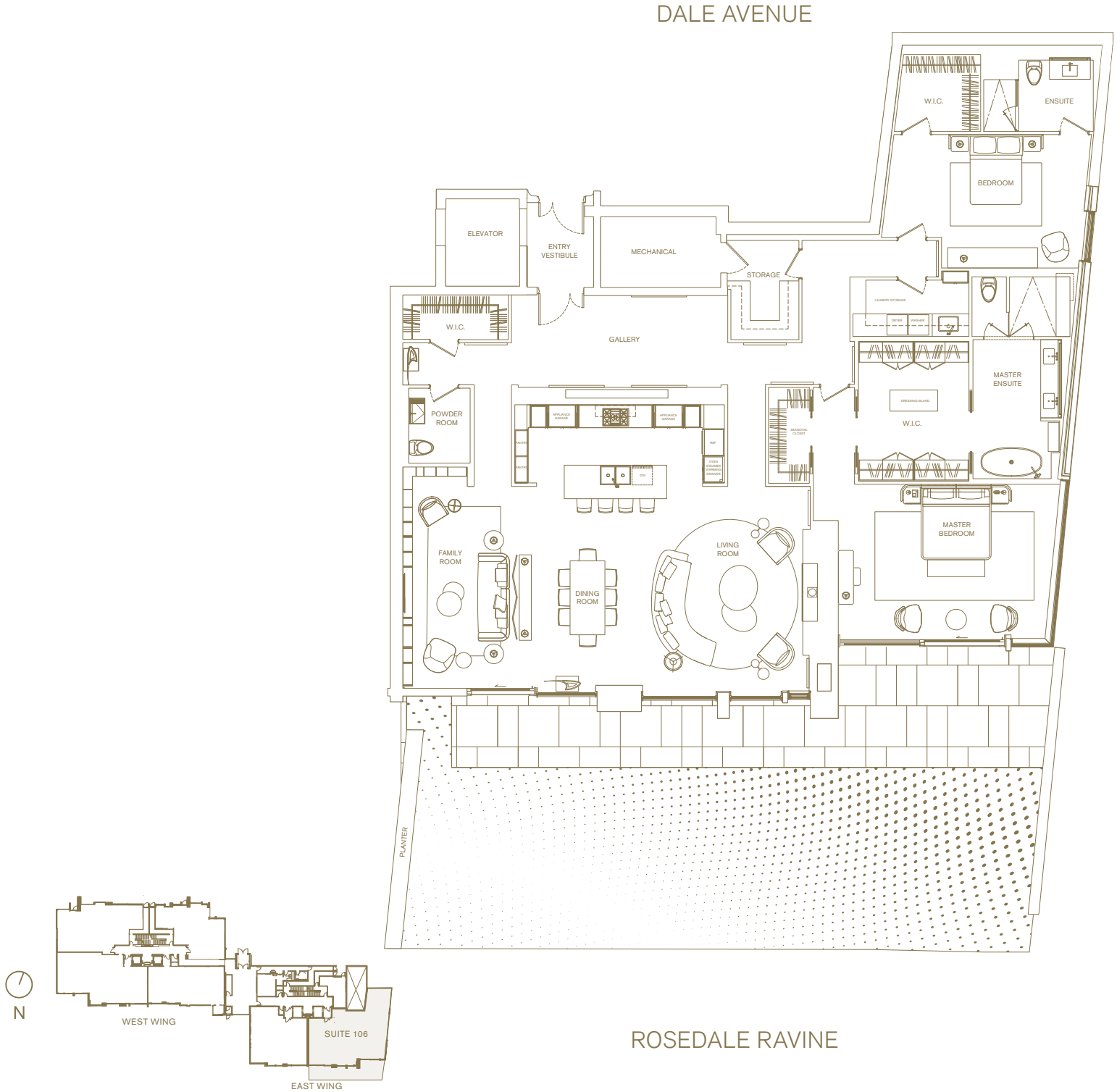
Dimensions, sizes, specifications, layouts, and materials are approximate only and subject to change without notice. E&O.E

East Wing 2

LEVEL 1 | SUITE 106 | 2 BEDROOM + 2.5 BATH
INTERIOR 3,306 SQ. FT. | EXTERIOR 2,122 SQ. FT. | TOTAL 5,428 SQ. FT.

Entering the elegantly designed hallway presents a sense of arrival and welcomes you to a Gallery Foyer. Subtle reveals in millwork and wall finishes create a refined sense of simplicity and add elegance to the suite. The open floor plan produces an airy atmosphere of serenity and calm, which is perfect for entertaining or relaxing with family. Large picture frame windows offer nature views of century old trees in the Rosedale valley. Extravagant details including oiled oak flooring, large glass fireplaces, sleek chrome fittings, panel integrated luxury appliances and a spacious walk-in closet elevate the apartment and make 7 Dale a special place to call home.

Gallery 20'10" x 8'11"	Kitchen 20'2" x 7'10"	Laundry 9'11" x 5'5"
Living/Dining/Family 38'6" x 19'4"	Master Bedroom 20'10" x 14'6"	Storage 6'6" x 9'6"
Powder Room 6'0" x 7'3"	Master Ensuite 8'6" x 19'5"	Seasonal Closet 3'11" x 9'3"
Walk-In Closet 10'2" x 4'4"	Walk-In Closet 10'7" x 13'5"	



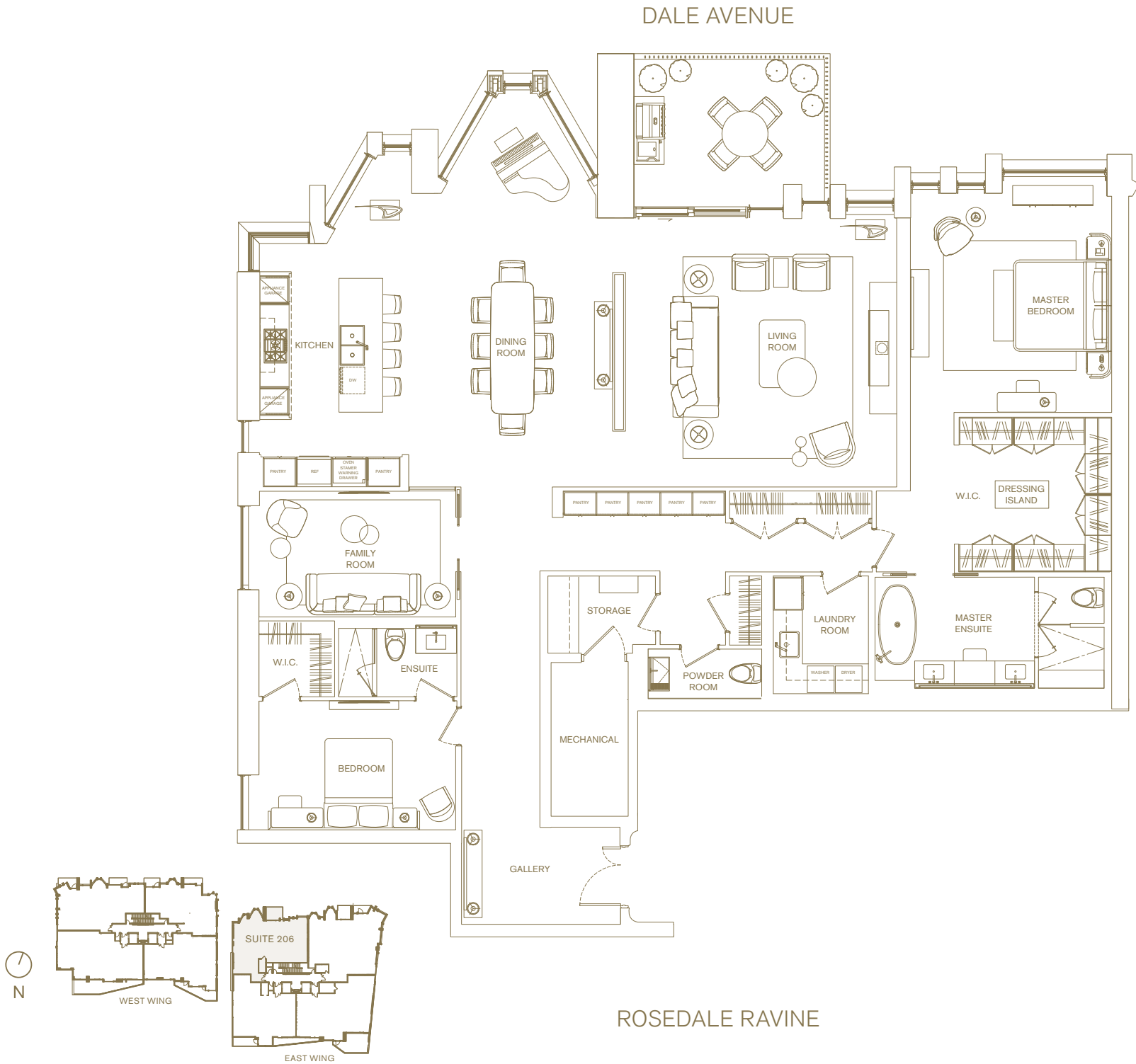
Dimensions, sizes, specifications, layouts, and materials are approximate only and subject to change without notice. E&O.E

East Wing 4

LEVEL 2-3 | SUITE 206/306 | 2 BEDROOM + 2.5 BATH
INTERIOR 2,974 SQ. FT. | EXTERIOR 152 SQ. FT. | TOTAL 3,126 SQ. FT.

Entering the elegantly designed hallway presents a sense of arrival and welcomes you to a Gallery Foyer suitable for any art connoisseur's collection. Subtle reveals in millwork and wall finishes create a refined sense of simplicity and add elegance to the suite. The open floor plan produces an airy atmosphere of serenity and calm, which is perfect for entertaining or relaxing with family. Large picture frame windows offer vistas of the street and the charming homes that give Rosedale its character. Extravagant details including oiled oak flooring, large glass fireplaces, sleek chrome fittings, panel integrated luxury appliances and a spacious walk-in closet elevate the apartment and make 7 Dale a special place to call home.

Bedroom 14'7" x 9'7"	Dining Room 15'0" x 21'7"	Master Ensuite 16'10" x 7'7"
Ensuite 8'8" x 5'0"	Piano Area 10'10" x 9'2"	Seasonal Closet 3'6" x 5'8"
Walk-in Closet 5'7" x 5'6"	Living Room 19'11" x 19'10"	Laundry Room 7'0" x 8'8"
Family Room 14'5" x 9'3"	Master Bedroom 15'0" x 17'1"	Powder Room 8'4" x 3'7"
Kitchen 11'0" x 17'11"	Walk-in Closet 11'7" x 11'5"	Storage 8'0" x 5'9"

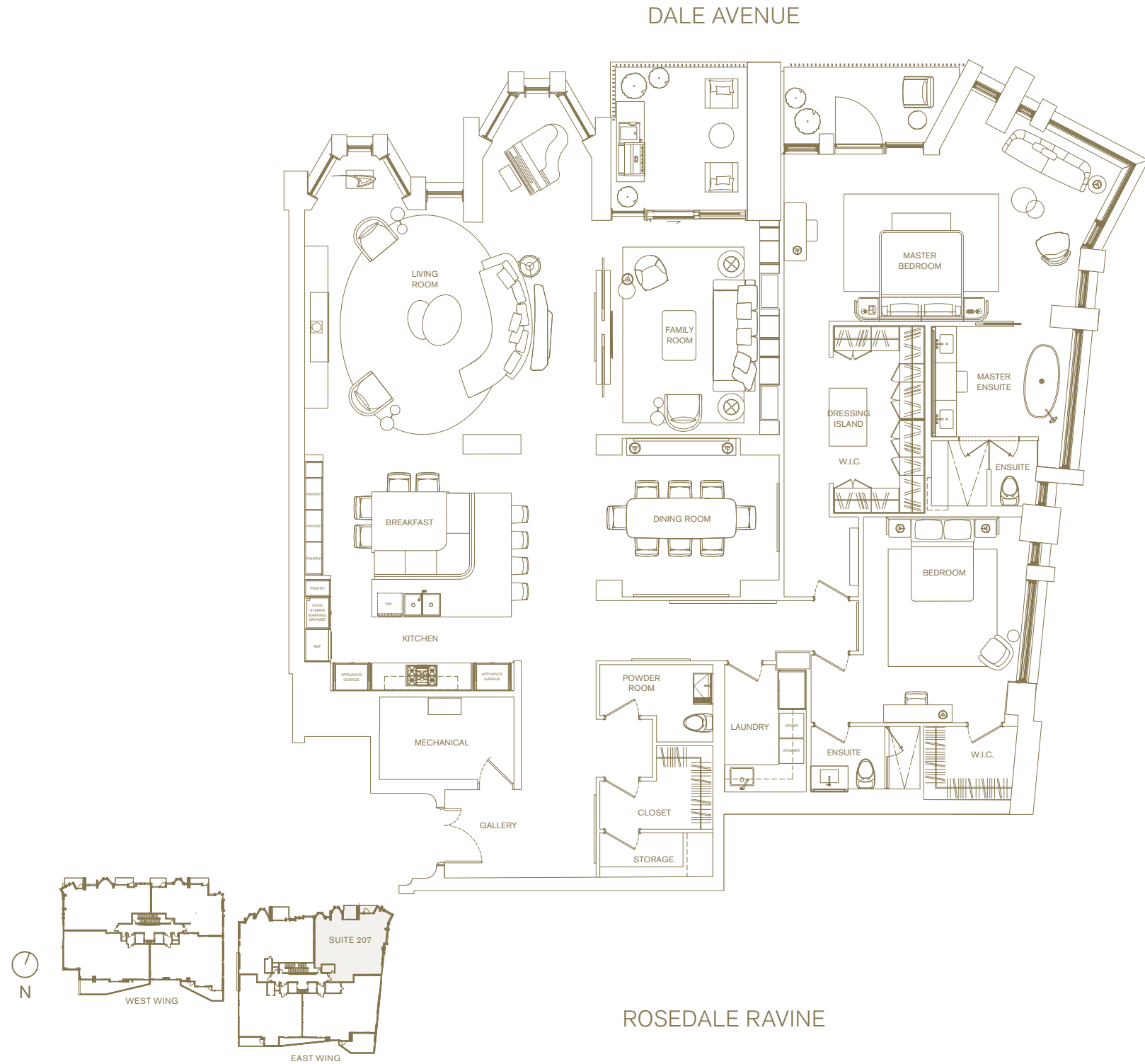


Dimensions, sizes, specifications, layouts, and materials are approximate only and subject to change without notice. E&O.E

LEVEL 2-3 | SUITE 207/307 | 2 BEDROOM + 2.5 BATH
INTERIOR 3,428 SQ. FT. | EXTERIOR 208 SQ. FT. | TOTAL 3,636 SQ. FT.

Extravagant details including tiled oak flooring, large glass fireplaces, sleek chrome fittings, panel integrated luxury appliances and a spacious walk-in closet elevate the apartment and make 7 Dale a special place to call home.

Closet 9'1" x 6'8"	Piano Area 8'10" x 10'3"	Master Ensuite 10'9" x 14'4"
Storage 9'1" x 3'8"	Family Room 11'11" x 17'2"	Walk-in Closet 7'8" x 15'0"
Powder Room 9'1" x 6'2"	Dining Room 14'6" x 12'8"	Bedroom 11'7" x 16'5"
Kitchen 23'7" x 18'11"	Laundry Room 6'6" x 10'2"	Ensuite 8'9" x 5'0"
Living Room 21'5" x 19'6"	Master Bedroom 27'1" x 18'7"	Walk-in Closet 7'3" x 5'10"



Dimensions, sizes, specifications, layouts, and materials are approximate only and subject to change without notice. E&O.E

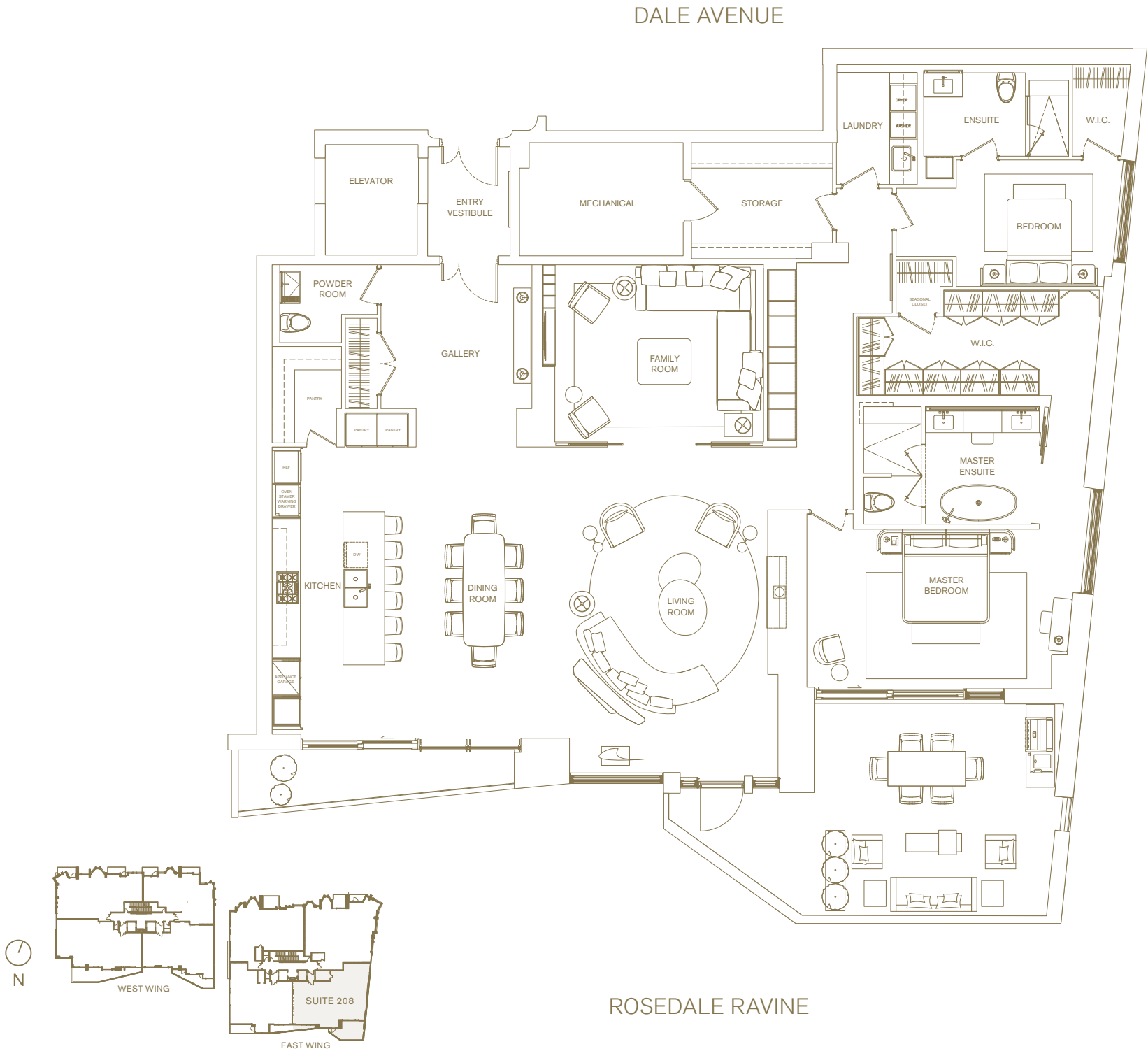
East Wing 6

LEVEL 2-3 | SUITE 208/308 | 2 BEDROOM + 2.5 BATH
INTERIOR 3,170 SQ. FT. | EXTERIOR 470 SQ. FT. | TOTAL 3,640 SQ. FT.

Entering the elegantly designed hallway presents a sense of arrival and welcomes you to a Gallery Foyer. Subtle reveals in millwork and wall finishes create a refined sense of simplicity and add elegance to the suite. The open floor plan produces an airy atmosphere of serenity and calm, which is perfect for entertaining or relaxing with family. Large picture frame windows offer nature views of century old trees in the Rosedale valley. Extravagant details including oiled oak flooring, large glass fireplaces, sleek chrome fittings, panel integrated luxury appliances and a spacious walk-in closet elevate the apartment and make 7 Dale a special place to call home.

Gallery 11'8" x 11'2"	Laundry Room 6'3" x 8'8"	Ensuite 11'2" x 6'5"
Powder Room 7'6" x 6'0"	Family Room 17'1" x 13'9"	Walk-in Closet 4'1" x 7'1"
Pantry 5'5" x 7'6"	Storage 10'11" x 9'0"	Master Bedroom 20'7" x 12'4"
Kitchen 11'2" x 22'7"	Laundry 6'3" x 8'7"	Master Ensuite 13'7" x 9'1"
Living/Dining Room 27'1" x 25'2"	Bedroom 16'10" x 9'9"	Walk-in Closet 18'7" x 8'2"

Dimensions, sizes, specifications, layouts, and materials are approximate only and subject to change without notice. E&O.E



East Wing 8

LEVEL 4 | SUITE 404 | 3 BEDROOMS + 3.5 BATH
INTERIOR 5,167 SQ. FT. | EXTERIOR 1,443 SQ. FT. | TOTAL 6,610 SQ. FT.

Entering the elegantly designed hallway presents a sense of arrival and welcomes you to a Gallery Foyer. Subtle reveals in millwork and wall finishes create a refined sense of simplicity and add elegance to the suite. The open floor plan produces an airy atmosphere of serenity and calm, which is perfect for entertaining or relaxing with family. Large picture frame windows offer nature views of century-old treetops in the Rosedale Valley that provide you with privacy and muffle the sounds of the city. Extravagant details including oiled oak flooring, large glass fireplaces, sleek chrome fittings, panel integrated luxury appliances and a spacious walk-in closet elevate the apartment and make 7 Dale a special place to call home.

Living Room
39'3" x 22'3"

Dining
19'9" x 15'4"

Kitchen
23'10" x 15'6"

Laundry
11'5" x 9'1"

Powder Room
8'2" x 5'7"

Master Bedroom
21'3" x 21'0"

Master Ensuite
11'5" x 23'5"

Walk-in Closet
14'4" x 14'5"

Bedroom 1
14'8" x 10'11"

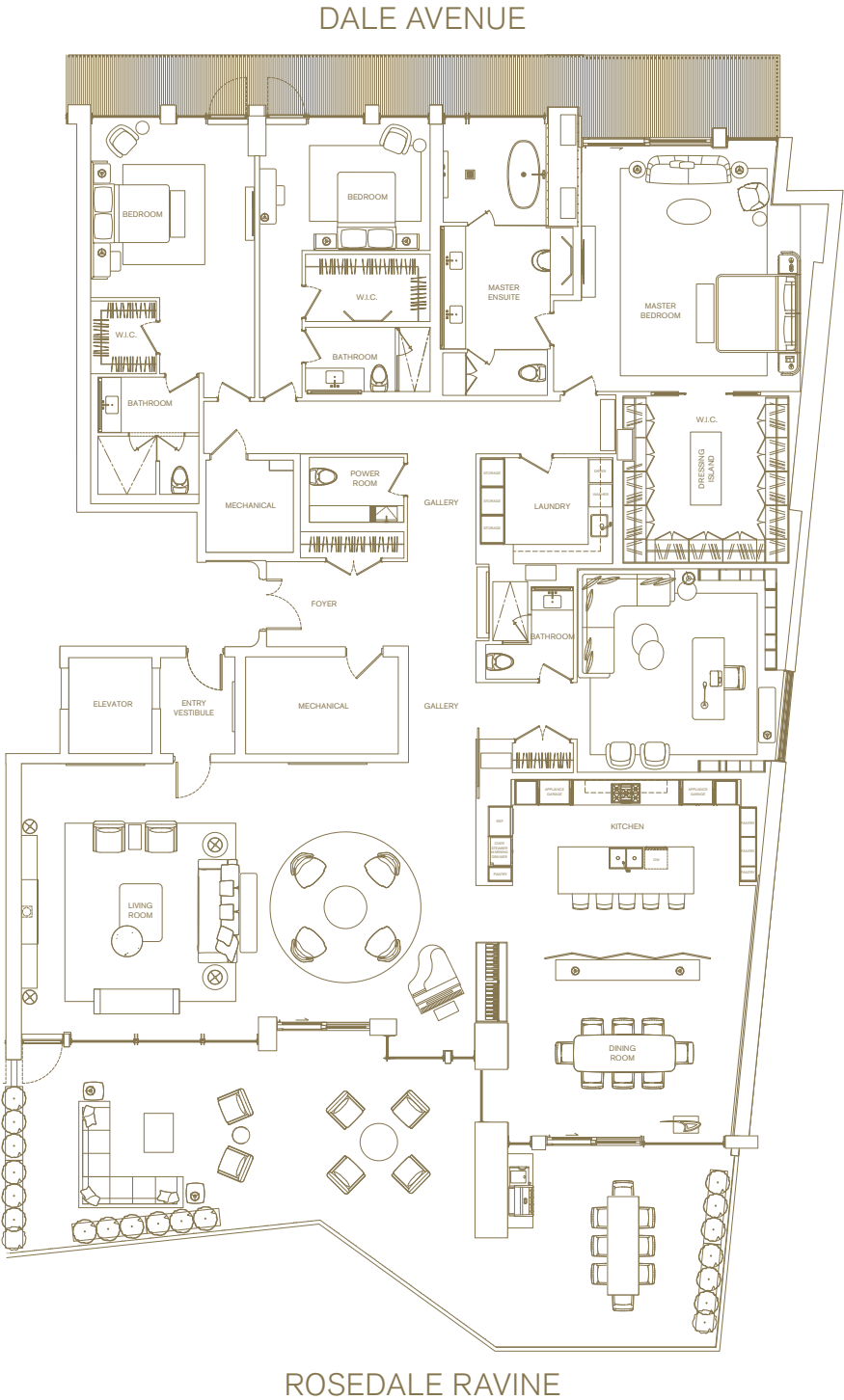
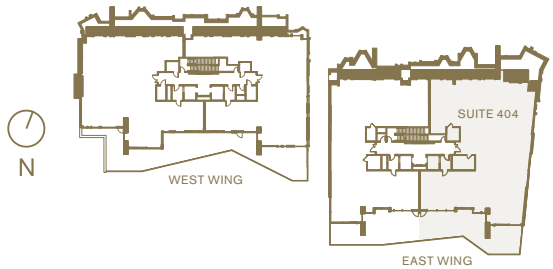
Walk-in Closet
10'9" x 5'10"

Bathroom
10'9" x 5'6"

Bedroom 2
14'2" x 23'7"

Walk-in Closet
5'8" x 6'3"

Bathroom
8'9" x 10'1"





Architecture

- Curtain Wall Window Frames in a Brushed Aluminum Bronze
- Petersen Tegl Solid Clay Red Brick from Denmark
- Slate Stone Roofing on Pitched Elements
- Algonquin Limestone Exterior Facade on Entry Floor Level
- Precast Panel with Sandblasted Algonquin Limestone Detailing on the Upper Floors
- Bronze Accent Detailing Throughout, Including Sills and Canopy
- Bronze Picket Balcony Railing on Dale Avenue
- Full Glass Balcony Railing Overlooking the Ravine Suites
- Stone Privacy Screens Between Neighbours

Landscape

- The Landscape Design Takes Advantage of its Surroundings and Dramatic Location Atop the Rosedale Valley, Juxtaposing Contemporary Elegance with the Rugged, Natural Beauty of the Ravine Lands
- Along Dale Avenue, Privacy is Maintained with Classic, Understated Stonework and Lush Formal Planting
- Gardens Include Geometric Hedging of Varying Heights Paired with the Organic Forms of Specimen Trees, Flowering Perennials, and Leafy Groundcover
- Guests will be Welcomed Through a Generous Courtyard and Walkway Notable for its High-Quality Materials and Contemporary Geometry
- An Existing Heritage-Quality Garden Designed by the Renowned Landscape Architects of Dunington-Grubb and Stensson will be Preserved and Integrated into a Shared Amenity Space in the Rear Yard
- Intimate Private Terraces are Embedded in a Lush, Manicured Landscape Shaded by the Large, Mature Canopy Trees of the Ravine
- Extreme Care has been Taken to Preserve Exceptional Existing Specimen Trees Within the Ravine Table Land
- Adjacent Ravine Lands will Benefit from Exemplary Ravine Stewardship, Including Restoration and Enhancement of the Rosedale Valley by Re-Naturalizing and Stabilizing of the Adjacent Wooded Slope

Suite Interiors	Choice of Two Suite Interior Styles	Master Bedroom Ensuite	Secondary Bathroom	Powder Room	Electrical
10’ Ceiling Height* - Smooth Ceilings Throughout with Cove Detailing as per Plan - Floor-to-Ceiling Windows - Designer Selected Wide Plank Engineered Hardwood Flooring - Gas Fireplace - Solid Core, Smooth Panel Interior Doors Throughout with Designer Selected Hardware - Recessed Baseboards with Shadow Reveal	- Contemporary Suite will Receive Shadow Reveal on Drywall and Baseboard - Transitional Suite will Receive Applied Moulding and 9”+h Baseboards & Selected Designer Casings - All South Facing Units and Penthouses have Direct Elevator Access to Suite with Private Vestibule Kitchen - Studio Munge X Dada Custom Crafted Italian Kitchen with Choice of Cabinetry Colour, Hardware, and 3/4” Quartzite or Granite Countertop* - Stone Slab Backsplash - Designer Selected Plumbing Fixtures by Watermark* - Designer Selected Appliances Including Freezer, Fridge, Gas Cooktop, Induction Cooktop, Dishwasher, Convection Oven, Steam Oven, Warming Drawer and Wine Fridge(s)** by Gaggenau	- In-floor Heating in Master Ensuite - Studio Munge Custom Designed Vanity - Marble Slab Countertop* - Lavish Freestanding Tub - Frameless Glass Shower with Waterproof Recessed Potlight - Frameless Glass Water Closet - Designer Selected Vanity Mirrors - Designer Selected Plumbing Fixtures - Watermark / Toto - Molteni & C Custom Closet with Organizers	- Infloor Heating - Selection of Luxurious Marble Tile Flooring* - Selection of Luxurious Marble Tile for Shower Floor and Walls and/or Tub Surround* ** - Custom Designed Vanity - Luxurious Marble Slab Countertop* - Frameless Glass Shower** - Vanity Mirror - Designer Selected Plumbing Fixtures - Watermark / Toto	- Custom Designed Pedestal Sink - Selection of Marble Tile Flooring* - Designer Selected Plumbing Fixtures - Watermark / Toto Laundry - Washer and Dryer** Electrolux - Upper and Lower Cabinetry* - Selection of 3/4” Corian Countertop* - Selection of Porcelain Tile Flooring*	- Rough-in for Future Installation of Motorized Window Coverings - Pre-Wired for Future Installation of In-Suite Sound System - State-of-the-Art Smart Home Security System - Programmable Lighting and Thermostats - Keyless Entry** - Terrace Units to be Provided with One Exterior Gas Line, One Hose Bib and Exterior Lighting as Provided by Vendor** - Terrace Finished in Designer Selected Paving Stones** - TV, Telephone, and USB Outlets** - One Parking Space Per Unit Equipped with an Individually Metered Hydro Connection for Electric Vehicle Charging

Common Area	Ground Floor Multi-Purpose Room	Gym	Lobby	Suite Hallway/ Elevator Lobby	Building Security
- Electric Vehicle Infrastructure - Bicycle Storage & Workshop - Includes Bicycle Maintenance Tools. On-Site Bike Wash. Easy Access for Alternative and Healthier Mode of Transportation. - Carbon Dioxide Control of Amenity Ventilation - Healthy Air Quality for High Occupancy Areas through Monitoring CO² Levels and Activating Ventilation System - Ionized Air Filtration System to Dramatically Reduce Airborne Pollutants such as VOCs, Odours, and Particulate Matter	- Dada Kitchenette with Sink, Fridge and Dishwasher for Multi-Purpose Room Use 6 Person Round Meeting Table with Proper AV Equipment - Designer Wood Double Door Entry - Private Washrooms	- Bright and Open Workout Area - Designer Selected Finishes and Equipment for Strength and Cardio - Desiger Free Weights and Kettlebells - Subscription Personal Training Equipment from Peloton and Tonal - Large Yoga Room with Privacy Glass - Luxury Marble Changerooms with Individual Spa Features - Marble Steam Shower Equipped with Body Sprays and Rain Shower from Agape - Infrared Sauna - Backlit Mirrors and Ceiling Cove Lighting for General Lighting	- Garden Views Framed by a Large Picture Window with Landscaping - Residential Lounge Area Uses Designer Furniture Pieces and a Grand Fireplace - Handleless Residential Access to Suites and Multipurpose Lobby Amenity - Fob Access Security and Privacy to GF Suites - Entry Reception with Concierge - Leathered Vintage Granite Bookmatched Flooring Throughout - Hidden and Secure Parcel Storage	- Dark Stained Walnut Wall Panels & Suite Entry Doors - Walnut Double Door Entry with Inegrated Frame Lighting, Illuminating Suite Entry - Designer Entry Lockset Hardware from Rocky Mountain Hardware - Procured Art by Joelle Somero - Leathered Antique Brown Granite in Elevator Lobby - Walnut Border Surrounding Designer Carpet Inlay and Walnut Border for Cove Ceiling	- State-of-the-Art Smart Home Security System - Owner License Plate Recognition at Garage Entry - Security Card Issued by Concierge for Visitors - Motion Detectors Along Ravine Fence

