Boutique Condominiums
At Bayview and Sheppard.

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HIGH TEA. high design.
Exceptional design, meticulous details, and sophisticated boutique living at its finest.

HIGH TEA. high leisure.
A desirable range of amenities designed for life beyond your suite.

HIGH TEA. high luxury.
Inspired suite designs to welcome you home in luxury, style and comfort.

HIGH TEA. high value.
Invest in one of the most places in the city to own real estate.

HIGH TEA. high performance.
Builder Phantom Developments is enhancing Toronto communities with style, elegance and value.
Welcome to sophisticated boutique living in the desirable Bayview Village neighbourhood.

Enjoy life ensconced in style and luxury. This is Tea Garden. This is home.
Nestled elegantly into its landscaped grounds, luminous like a polished jewel, Tea Garden is an intimately exquisite building that exemplifies sophisticated living at its finest.

Comprising only 111 suites – from 1 bedrooms to 2-storey town lofts – Tea Garden offers exceptional, modern living in a building that draws inspiration from the world of boutique hotels. From the carefully considered architecture to the refined interior design, every aspect of the building exudes a beautifully understated elegance.

From the exterior, Tea Garden is marked by its strong, modern lines, which frame and reinforce the building’s spacious balconies and expansive windows.

As you enter the lobby, soft tones and natural elements of wood and stone welcome you into the space, providing a soothing respite from the outside world. Draw further into the heart of the lobby, and a gentle burbling ripple calls your attention to the striking water feature that anchors this serene space.

Throughout the building, subtle details, natural light and a restrained design approach result in a sophisticated yet thoroughly relaxing environment – inviting, embracing, letting you know you’re home.

ELEGANT AND REFINED. SERENE AND SENSUAL. BATHED IN NATURAL LIGHT, TEA GARDEN EXUDES A SOPHISTICATED BEAUTY THAT SHINES THROUGH IN EVERY SPLENDID DETAIL.

HIGH TEA.
high design.
For those who enjoy the luxury life, Tea Garden puts you in the midst of an ensemble array of high-end shopping, destination dining, and everything you need for stylish, modern living.

Situated in the upscale Bayview and Sheppard neighbourhood, steps from one of Canada’s most prestigious shopping centres, Bayview Village, Tea Garden is right in the heart of exciting one-of-a-kind boutiques, luxury retailers, celebrity chef restaurants, and a host of services and day-to-day conveniences. From the exciting modern menu of Claudio Aprile’s Origin North restaurant to refined dim sum and Chinese cuisine at Pearl Bayview, the array of dining options at Bayview Village offers something to satisfy every taste. For a gourmet night in, Pusateri’s Fine Foods is a food lover’s paradise, offering aisles packed with a diverse selection of the finest produce, epicurean products and prepared meals to satisfy the most sophisticated palette.

FROM HOT DINING TO HAUTE FASHIONS, INTERNATIONAL LUXURY BRANDS TO ONE-OF-A-KIND LOCAL GEMS, LIFE AT TEA GARDEN PUTS YOU ON THE DOORSTEP OF EVERYTHING YOU DESIRE.
SIT BACK, DEEP BREATH, LOOK AROUND YOU AND EXPERIENCE THE SATISFYING PLEASURE OF LIVING LIFE BEAUTIFULLY - IN A NEIGHBOURHOOD THAT’S ONE OF A KIND, AND A RESIDENCE THAT’S SECOND TO NONE.
FROM RECREATION TO RETAIL THERAPY, TEA GARDEN PUTS YOU WITHIN EASY REACH OF IT ALL.

SHOPPING
- Bayview Village
- Loblaws
- Metro
- Tea Garden
- Shops at Don Mills
- Tim Hortons / Starbucks
- Shoppers Drug Mart

LIVING
- Bayview Village Tennis
- Bikram Yoga TNT
- Toronto Sheppard Ave. YMCA Centre
- SilverCity Fairview Mall Cinemas
- Blo Blow Dry Bar
- York Mills Arena
- The Village Spa
- Goodlife Fitness
- Bayview Arena

LEARNING
- York University
- Hollywood Public School
- Bayview Glen Private School
- Eltham Public School
- Seneca College Neenham Campus
- St. Gabriel Catholic School

SERVICES
- Bayview Subway Station
- Bessarion Subway Station
- Old Cummer GO Station Rail
- Leslie Subway Station
- Sheppard - Yonge Subway Station
- Finch Subway Station
- Don Mills Subway Station
- York Mills Subway Station
- Lawrence Subway Station
- Esso
- RBC Royal Bank
- TD Canada Trust

RECREATION
- Bayview Village Park
- Bayview Golf & Country Club
- Rosedale Golf Club
- Donalda Club
- Don Valley Golf Course
- East Don Parkland
- Earl Bales Park
- Sunnybrook Park
- Toronto Botanical Gardens
- Edwards Gardens
With spaces to relax, to play, to entertain and enjoy life, everything you need for ideal living has been taken into consideration. Designed by acclaimed Tomas Pearce Interior Design Consulting, Tea Garden’s range of outstanding amenities encapsulates the luxurious lifestyle that awaits its residents.

Adjoining the ground floor lobby, take respite in the serene Tea Room, a quiet and light-filled space comfortably appointed with lounging sofas, Internet connection and a refreshment bar. Also on the ground floor, an exercise room furnished with the latest equipment and awash in natural light offers an inspiring space to stay fit and active.

On the 12th floor Tea Garden Lounge rooftop, is a spacious outdoor hot tub that beckons you to soothe in its evening waters or simply soak in the panoramic views. While barbecues and a dining lounge area provide the perfect space for open-air entertaining. On the same level, you will find a multipurpose entertainment room – comprising chef’s lounge, dining area space and billiards table – which provides residents with the flexibility to host a wide variety of activities.

Tea Garden boasts an outstanding range of amenities rarely seen in such an intimately scaled boutique residence. This is living unparalleled. This is everything home should be.
FROM SOCIAL SPACES FOR ENTERTAINING TO RESTFUL RETREATS WHERE YOU CAN ESCAPE FROM THE OUTSIDE WORLD, TEA GARDEN’S ALLURING AMENITIES SPACES INVITE YOU TO ENJOY BEAUTIFUL BOUTIQUE LIVING TO THE FULLEST.
WITH EXACTING ATTENTION TO DETAIL, AND EXQUISITE FEATURES AND FINISHES THROUGHOUT, TEA GARDEN IS ABOUT LIVING LIFE IN UNCOMPROMISING STYLE AND COMFORT.

HIGH TEA.

high luxury.
Can you tell us about the overall design of the building?

It’s really a simple, elegant building. The overall design approach for the building is really encapsulated when you first step into the lobby. It’s a very calm, relaxing gallery-like space. It’s a very welcoming lobby, subtle in its detailing. There’s elegant stone and wood work used throughout the space. And at the end of the lobby, you have a beautiful focal point in the form of a very quiet water feature. So the whole space is a little bit like a sanctuary when you step in. It’s very welcoming, very embracing.

What about the interiors of the suites?

In terms of the interiors, we’ve done beautiful signature kitchens for Tea Garden. It’s a kitchen that’s composed of beautiful lacquer finishes, stainless steel Bosch appliances, some specialty cabinetry (where there’s a mirror finish on part of the cabinetry), high-end laminates on the door faces...there’s a very contemporary look and feel to it, with interesting touches. For example, there is an option to have the finishes of the kitchen complement the stainless steel face of the refrigerator, so the refrigerator tower all looks as one. It’s a very nicely considered kitchen, custom and unique to the building.

The bathrooms, too, are unique to the building. We have a signature bath that we’re putting in. Again, it’s very contemporary, very elegant. There is a lot of stone and mirror work. It’s a generously sized bathroom. And it’s all luxury materials – porcelains and stones, beautiful laminates, and polished chrome fixtures.

How would you sum up your approach to Tea Garden?

It’s very much a feeling of luxury. We approached the whole project from a hospitality point of view. The whole experience is like walking into a hotel. It’s going to be quite special.
With its affluent demographic, proximity to outstanding local amenities, and an ideal location relative to the area, Tea Garden offers one of the city’s best neighbourhoods and buildings in which to invest.

**FAST FACTS:**

**BAYVIEW VILLAGE NEIGHBOURHOOD**

1. **Higher than average detached home price**
   
   $1,646,498 VS $1,042,405 FOR THE REST OF TORONTO

2. **Higher than average after-tax household income**
   
   $78,373 VS $70,945 FOR THE REST OF TORONTO

3. **Higher post-secondary education**
   
   83% VS 69% FOR THE REST OF TORONTO


“THIS IS ONE OF THE BEST PLACES TO OWN REAL ESTATE IN THE CITY AND TEA GARDEN IS LOCATED AT A STRATEGICALLY SUPERIOR ADDRESS WITHIN THE AREA.”

— Hunter Milborne, Milborne Real Estate Inc.
Phantom Developments has extensive experience in developing quality, residential, commercial and industrial spaces that enhance the surrounding communities with style, elegance and value.

Phantom has played a key role in numerous prestigious projects in the Greater Toronto Area, helping to shape the city’s vital communities with an exceptional portfolio of building projects. Through its development partner Castle Point Realty Partners Ltd., Phantom is an investor in the iconic L-Tower Condominium adjoining the Sony Centre at Front and Yonge Streets. Another notable project, 1001 Bay Street, was one of the most successful selling condominiums of the 1990s.

Additional to residential, the Phantom team’s extensive portfolio also includes over 2 million square feet of prime industrial and commercial leasing space.

Phantom introduced its Jade Condominiums brand in 2010 with a magnificent boutique residence in the upscale Bayview and Sheppard neighbourhood. Following the success of the first Jade condominium project, the company launched its spectacular sequel, Jade Waterfront, in 2011, bringing a new cool edge to waterfront living.

On the heels of this success, Phantom is now poised to carry the momentum forward with Tea Garden Condominiums, offering sophisticated boutique living and a welcome addition to the highly coveted Bayview Village neighbourhood.

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METICULOUS BUILDING FEATURES
- Elegantly designed, calm and serene lobby with a relaxing waterfall garden
- Beautifully designed 12th-floor Tea Garden Lounge with rooftop patio with an oversized hot tub for all your social and entertaining needs
- An exquisitely appointed guest suite, available for overnight guests
- Executive Concierge for a welcoming experience, convenience and security
- Comfortably located Bicycle racks
- Outdoor BBQ stations for the best in alfresco dining
- Decorative screens around hot tub
- Lush landscaping, includes raised planters with colourful multi stem trees, shrubs, perennials and grasses
- Gourmet hosting kitchen with stone countertops and comfortable bar seating
- Large dining area for hosting parties and events, complete with a large dining table
- Beautifully furnished dining lounge for entertaining, complete with a large dining table
- State-of-the-art Fitness centre offering a comprehensive selection of fitness equipment
- Reduce your carbon footprint with energy-efficient heating and cooling system
- Mirrored closets (where applicable)
- Environmentally friendly water saving dual flush low flow toilet

LAUNDRY ROOM FEATURES
- Energy Star stacked white front loading washer dryer
- Ceramic floor tile as per builders samples

ELECTRICAL FEATURES
- Pre-wired for media in living room, bedroom(s), and den(s) (where applicable)
- Bottled water fountains and kitchen island
- Phone outlets in all rooms, including master bedroom
- Designer selected light fixture in foyer and kitchen
- Surveillance cameras in strategic locations
- Designer selected light fixture in foyer and kitchen

LUXURY PENTHouses & TOWN LOfts
- Floors level 1 & 11 have 10 ft. ceiling heights (with the exception of architectural bulkheads and ceiling drops)
- Standard smooth ceilings throughout penthouse suite
- Designer selected light fixture in foyer and kitchen
- Capped ceiling outlet in dining room, powder room, and kitchen
- Exposed ducts in dining room
- Pre-wired for media in living room, bedroom(s), and den(s) (where applicable)
- Designer selected light fixture in foyer and kitchen

METICULOUS TOWN LOfts
- Features a meticulous town lofts. Every suite along with 7 two-storey town lofts, every suite
- Features a meticulously considered floorplan designed to maximize living space.
EXPERIENCE LIFE ON THE LUXURIOUS SIDE IN SEDUCTIVE BLOOR-YORKVILLE. WELCOME TO EIGHT CUMBERLAND, A NEW CITY LANDMARK SET TO RISE IN TORONTO’S MOST PRESTIGIOUS NEIGHBOURHOOD.

Coming Soon!

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