Note’s on Tea Garden Site & Surrounding Area

Affluent Neighbourhood with Great Demographics (Good neighbours)

- Average Detached Home Price
  - C14 $1,646,498 v.s. Toronto at $1,042,405
- The population at Willowdale/Bayview Village have significantly higher proportion of post-secondary education than Toronto.
  - Bayview Village 83% v.s. 69%
- Higher than Average Toronto After-Tax Household Income - (Average After-Tax Household Income is $78,373 v.s. City of Toronto's $70,945)

The People that make up those good demographics are drawn to this area because of Connectivity/Proximity/Local Area Amenities.

- 2 min. walk to Bayview Station subway entrance
- Across the street from Loblaws and Bayview Village Mall
- 7 min. drive & 11 min. transit to North York General Hospital. Full range of services including inpatient acute care services and a 24-hour full service emergency.
- 7 min. by subway to Yonge & Sheppard
- 31 min. by subway to Yonge & Bloor
- Described as Very Walkable by www.walkscore.com meaning most errands can be accomplished on foot. 84%
- Described as having Excellent Transit by www.walkscore.com meaning transit is convenient for most trips. 72%
- 6 min. drive to Bridal Path, Hoggs Hollow & Post Rd.

Toronto Real Estate Board Data
Index Year over Year Price Change
C14 +11.89% Year over Year change in Single-Family Detached
C15 +14.35% Year over Year change in Single-Family Detached
v.s. City of Toronto at 7.75%

- Willowdale is the #1 location to invest in according to Canada Real Estate Wealth magazine 2014.
- Tremendous potential for appreciating Property Values due to Our location in a City Of Toronto designated secondary plan development node; more specifically our exclusive, residential street court location on Tea Garden Court in relation to the Bayview Development Node.
- Small Boutique Building on Quiet Residential Court is rare, especially in a location so close to a 440,000 square foot shopping mall, subway connections & major highways
- Rare locations tend to be in higher demand and will therefore have better potential to appreciate.
- Low supply of units from this location due to boutique nature of building (only 111 units in project) also a positive influence on value.