



RAGLAN HOUSE

CONDOMINIUMS

.....

VIP AGENT PRESENTATION

.....

— ◆ —

CAMROST
FELCORP.
EST 1976



Bathurst & St. Clair, 2023



Camrost
28 Storeys

Parallax / Westdale
19 / 18 Storeys

Canderel / KingSett
35 / 33 / 32 Storeys

Camrost
26 Storeys

Hazelview
29 Storeys

Madison
28 Storeys

Goldman / Stafford
24 Storeys

DiamondCorp
35 Storeys

NJS
15 Storeys

Block
15 Storeys

Streetcar & Bus Routes
33 / 90a / 126 / 512



\$4 Billion Coming to this
Master-Planned Neighbourhood

EXCLUSIVE LISTING BROKERAGE TO BARBERRY TOP INC. PIVOT REAL ESTATE GROUP, BROKERS PROTECTED. ILLUSTRATIONS ARE ARTIST'S CONCEPT. PRICES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. C.A.D.E. STATISTICAL INFORMATION CONTAINED IN THIS DOCUMENT HAS BEEN SUPPLIED BY A THIRD-PARTY Y.E.D.O. INCLUDING BUT NOT LIMITED TO, T.R.B.F., O.R.E.A., M.L.S., TORONTO GLOBAL, CITY OF TORONTO, ETC. ALTHOUGH REASONABLE EFFORTS HAVE BEEN MADE TO PRESENT CURRENT AND ACCURATE DATA FOR PUBLIC USE, RAGLAN HOUSE AND ITS AFFILIATES DO NOT GUARANTEE THE ACCURACY OF THE CONTENT OF INFORMATION CONTAINED HEREIN, AND SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY KIND FOR RELIANCE THEREON.

AT HOME IN A REVITALIZED, MASTER-PLANNED COMMUNITY



85

82

85

Transit Score

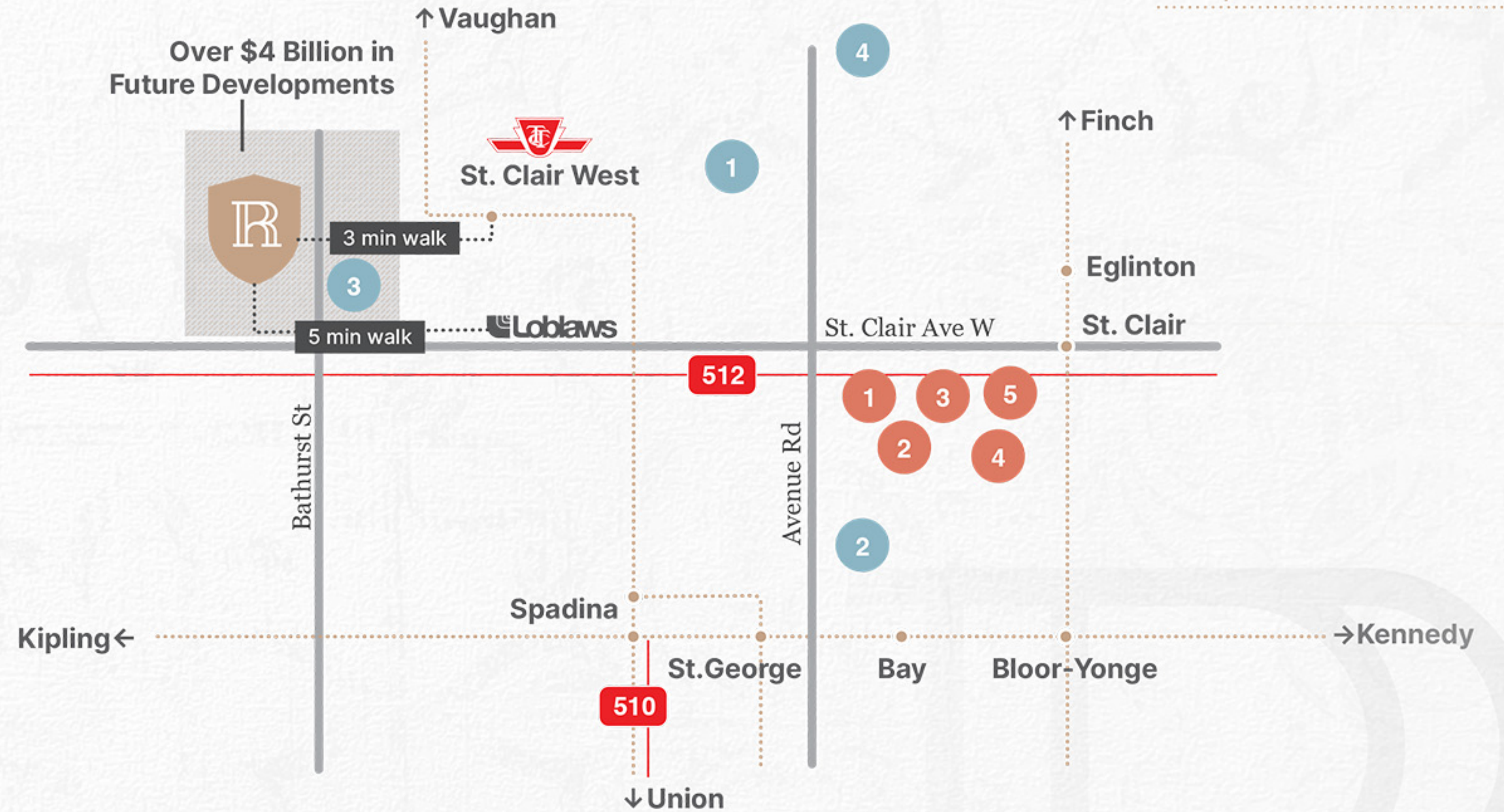
Walk Score

Bike Score

Walk to :



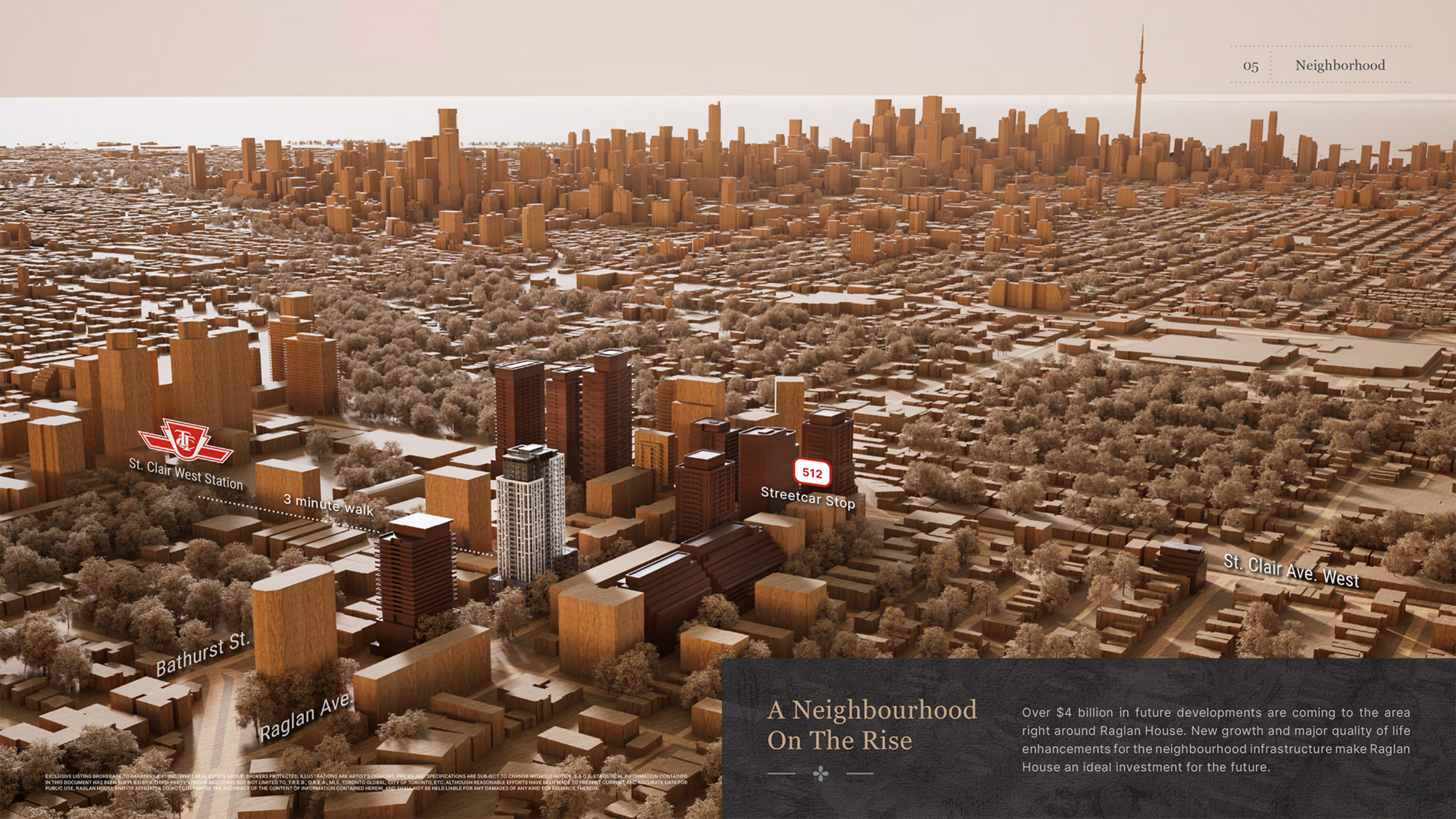
- 5 minutes - Loblaws
- 3 minutes - St. Clair West Station
- 1 minute - Shopper's Drug Mart



- 512 Street Car
- 510 Street Car
- TTC Station
- Street

- COMPLETED PROJECTS - CAMROST**
- 99 Foxbar
 - 101 Townhomes & 99 Foxbar Townhomes
 - Imperial Plaza
 - One O One Luxury Rentals
 - Raglan House Presentation Gallery

- SCHOOLS**
- Bishop Strachan School
 - De La Salle College
 - St. Michael's College
 - Upper Canada College




St. Clair West Station

3 minute walk

512

Streetcar Stop

St. Clair Ave. West

Bathurst St.

Raglan Ave.

A Neighbourhood On The Rise

Over \$4 billion in future developments are coming to the area right around Raglan House. New growth and major quality of life enhancements for the neighbourhood infrastructure make Raglan House an ideal investment for the future.

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SUITES DESIGNED FOR LIVABILITY

Raglan House was designed from the inside out to give its residents a refined, comfortable sense of home, and that's evident in the selection of beautiful one and two bedroom suites available. From the efficient floorplans to the elegant colour packages and modern European appliances, no detail has been overlooked to create attractive living spaces.

- Liveable Units
- Beautiful Design
- Generous Proportions
- Miele Appliances
- Purposeful Landscaping

YOUR HOMEBASE TO IT ALL

- . **3 minute walk**
to St. Clair West Subway Station.
- . **2 levels** of outdoor amenity space,
a new parkette and thoughtful streetscaping.
- . **Timeless brick and limestone**
exterior up to 9th floor.
- . **Elegant porte-cochère**
- . **Soaring double-height lobby**
with 24/7 Concierge Station.
- . **Billiards room**
- . **Co-working space**
with private work-from-home pods.
- . **Lounge**
& social gathering room.
- . **Private dining room**
with show kitchen and bar.
- . **Covered outdoor space**
with associated seating and garden.
- . **Roof garden patio**
with gas BBQs and associated seating.
- . **Fitness auditorium**
with circuit training, cardio equipment and yoga
room.
- . **Rooftop pet relief area**
& pet run.



WHY CHOOSE RAGLAN?



Location

Bathurst & St. Clair West, already thriving, is poised to become a new central hub for the city, with developments like Raglan House and 15 other new buildings leading the area's revitalization.



08 Why Choose Raglan?



Transit Access

The new cutout pedestrian parkette with a direct path to the St. Clair West transit hub gives Raglan House residents the best access to transit in the city.



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ST. CLAIR STREET CAR

The Neighbourhood

.....

This affluent midtown neighbourhood has all the perks in place—shopping, dining, transit, access to natural spaces—and it's only getting better.



RAGLAN HOUSE EXTERIOR - PUBLIC PARK

The Future

.....

\$4 billion in master-planned growth and enhancement for the immediate area is already under way.



RAGLAN HOUSE - HERO EXTERIOR



Experienced Developer

.....

Celebrating over 45 years of building excellence.

THE CAMROST DIFFERENCE

Since 1976, Camrost has been creating landmark condominium properties across the GTA, with many of the area's most distinctive and memorable residential communities and commercial properties in their growing portfolio.

With a proven record of innovation, quality and integrity, residents of their properties will feel the difference Camrost makes.

It's about attention to detail, about creating vibrant communities, about caring how a building enhances the lives of its residents...

It's about making a home. That's the Camrost difference.

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FELCORP.
EST 1976

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CAMROST TRUSTED EXPERTISE

Camrost Felcorp has established its place as one of the foremost names in the development industry since 1976 by consistently leading the way in creating landmark condominiums, and is behind many of the Greater Toronto Area's most distinctive and memorable residential communities and commercial properties. Unique in design, each is built on a similar foundation of superior craftsmanship, a pre-eminent address, and a timeless style that is ahead of the industry.

100 Buildings
\$5.2B under development
2M sq.ft. office & commercial

CURRENT PROJECTS

THE SOUTH LANDS 2028

RAGLAN
 101 Raglan Avenue 2028
 65 Raglan Avenue 2027

THE FREDERICK
 100 Vanderhoof Ave 2027

THE EXCHANGE DISTRICT
 EX3, 135 City Centre Drive 2026
 EX2, 151 City Centre Drive 2024
 EX1, 4015 The Exchange 2023
 EX5, 4023 The Exchange 2023

UPPER EAST VILLAGE
 939 Eglinton Avenue East 2022

RESIDENTIAL PROJECTS

Greater Toronto Area

BLUE DIAMOND
 99 Foxbar Road 2021

THE FOXBAR COLLECTION
 99 Foxbar Road 2021

THE FOXBAR TOWNHOMES
 68-81 Foxbar Road 2021

YORKVILLE PRIVATE ESTATES
 200 Cumberland Street 2021

CUMBERLAND TOWER
 188 Cumberland Street 2020

101 ST. CLAIR WEST
 101 St. Clair Avenue 2019

IMPERIAL PLAZA
 111 St. Clair Avenue West 2016

YORKVILLE PLAZA
 155 Yorkville Avenue 2016

CALIFORNIA CONDOS
 165 Legion Road North 2013

THE AVENUE
 155 St. Clair Avenue West 2011

ILOFTS
 155 Legion Road North 2011

RED HOT CONDOMINIUMS PHASES I, II
 120 Dallimore Circle, Phase II 2012
 120 Dallimore Circle, Phase I 2009

9T6 CONDOMINIUMS
 96 St. Patrick Street 2008

THE TIDES
 185 Legion Road North 2006

MANOR GATES OF SAWMILL VALLEY
 1915 Broad Hollow Gate 2006

THE SAVOY AT CAMELOT
 16 Dallimore Circle 2005

KINGS COURT
 230 King Street East 2005

ONE GLEN PARK
 1 Glen Park Avenue 2003

THE TOWNS OF CAMELOT
 Towns on Dallimore Circle 2003

THE PALACE
 1900 The Collegeway 2002

SKYLOFTS PHASES I, II
 200 Manitoba Street, Phase II 2002
 250 Manitoba Street, Phase I 1999

RESIDENCES OF NEW TIMES SQUARE PHASES I, II
 109 Front Street East, Phase II 2001
 109 Front Street East, Phase I 1999

TOWN MANORS OF SAWMILL VALLEY PHASES I, II, III
 2000 The Collegeway, Phase III 1999
 1905 Broad Hollow Gate, Phase II 1995
 1735 The Collegeway, Phase I 1994

THE LEGENDS
 190 Manitoba Street 1998

WAREHOUSE LOFTS
 300 Manitoba Street 1998

EDGEVIEW CO-OPERATIVE
 112 George Street South 1997
MARKETVIEW CO-OPERATIVE
 110 George Street South 1997

TOWNHOMES AT MYSTIC POINTE
 180,210,220 Manitoba Street 1997

CANYON SPRINGS
 1700 The Collegeway 1994

TRIBECA ON THE UPPER EAST SIDE
 797 Don Mills Road 1994

HOLLYWOOD PLAZA TOWERS PHASES I, II
 2 Elmwood Avenue, Phase II 1994
 18 Hollywood Avenue, Phase I 1991

RESIDENCES OF THE WORLD TRADE CENTRE EAST
 10 Yonge Street 1991

RESIDENCES OF THE WORLD TRADE CENTRE WEST
 10 Queens Quay 1991

LEONARDO COURT
 72 Clinton Street 1991

GRANITE GATES
 1800 The Collegeway 1991

MARINA DEL REY TOWERS PHASES I, II, III
 2267 Lakeshore Blvd West, Phase III 1991
 2261 Lakeshore Blvd West, Phase II 1990
 2269 Lakeshore Blvd West, Phase I 1989

HARBOUR CHANNEL HOUSING CO-OPERATIVE
 633 Lakeshore Blvd West 1989

RESIDENCES OF THE MADISON CENTRE
 100 Upper Madison Avenue 1987

VILLAGE GATE – CONDOMINIUMS/TOWNHOMES
 18 Lower Village Gate 1986
 19 Lower Village Gate 1986

176 ELM STREET CO-OPERATIVE
 176 Elm Street 1983

MONTGOMERY PLACE
 130 Eglinton Avenue East 1983

MANHATTAN PLACE
 131 Beecroft Road 1982

ONE PARK LANE TOWERS PHASES I, II, III
 211 St. Patrick Street 1981
 195 St. Patrick Street 1981
 280 Simcoe Street 1981

GRANGE TOWERS
 20 St. Patrick Street 1980

OUTLOOK MANOR
 55 Outlook Avenue 1979

ST.PAULS L'AMOREAUX WINGS A,B,C & CHURCH
 3333 Finch Avenue East 1979

MORNINGSIDE ESTATES
 90 Ling Road 1979

COMMERCIAL PROJECTS

135 YORKVILLE
 135 Yorkville Avenue 2018

CHIN RADIO BUILDING
 622 College Street 1991

THE ROYAL BANK TOWER NORTH YORK
 5001 Yonge Street 1991

MARINA DEL REY TOWER
 2275 Lakeshore Blvd West 1990

MADISON CENTRE
 4960 Yonge Street 1986

250 DUNDAS STREET WEST
 250 Dundas Street West 1982