



THE MANDERLEY

CONDOMINIUMS

square ■ yards

TEL: +1-844-622-8488

SITE: squareyards.ca



dream it / live it



Actual view from the 11th floor

square

TEL: +1-844-622-8488

Yards
SITE: squareyards.ca

Pulse of the city. Tranquility of the lake.

Love the buzz of the city, but crave the splendour of nature? The Manderley Condominium delivers both, in unstoppable style.

Nestled in East Toronto's sought-after Birch Cliff neighbourhood where Manderley Drive meets Kingston Road, this boutique condominium gives you front row access to it all. Explore the indulgent amenities right in your building, discover the savoury flavours and everyday necessities surrounding you, reach meandering parks and the lakefront in just minutes. It all becomes possible here.

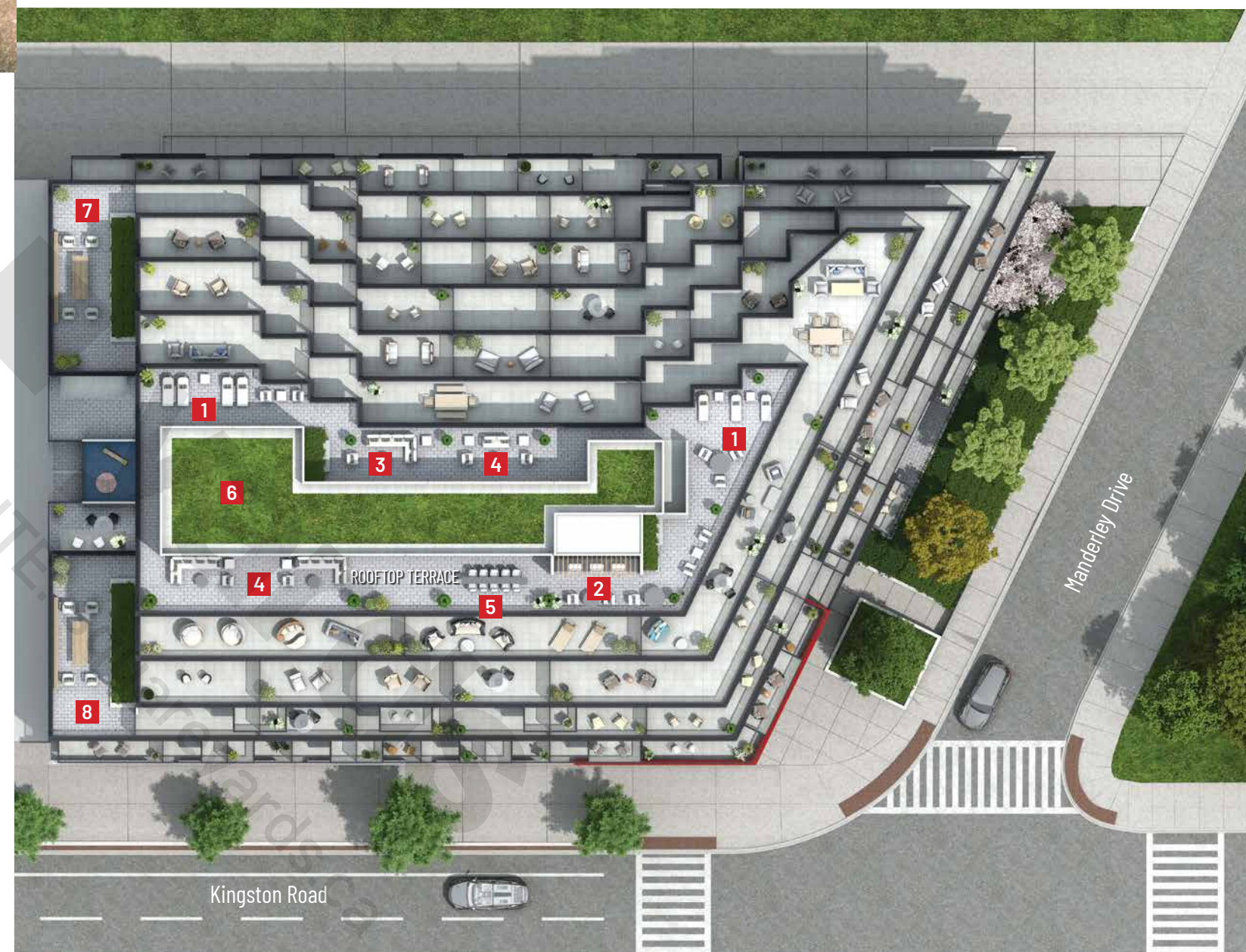




Well located and artfully designed

When you have places to go and things to do, an address that gives you easy access to it all is paramount. That's why The Manderley is strategically designed with a choice of two resident entrances. Rising 12 storeys above street level, the articulated design creates a modern statement in this quiet, established neighbourhood. Lush landscaping frontage provides privacy along The Manderley, helping the address transition seamlessly onto the streetscape.

- 1** Sundek Lounge
- 2** Barbeque Area
- 3** Fireplace Lounge
- 4** Lounge Area
- 5** Outdoor Dining Terrace
- 6** Green Roof
- 7** 8th Floor City View Meditation Patio
- 8** 8th Floor Lake View Meditation Patio



Site Plan





The sophisticated terraced design figures prominently on the north façade.



Views of the downtown skyline remind that the city centre is just minutes away.



A modern opening statement

First impressions matter, and The Manderley does not disappoint. Enter the urban-inspired lobby to find a uniformed Concierge poised to greet guests and residents alike. Note how natural stone mingles with bleached wood and polished steel in hushed hues, setting the tone for the exceptional modernity that awaits beyond.

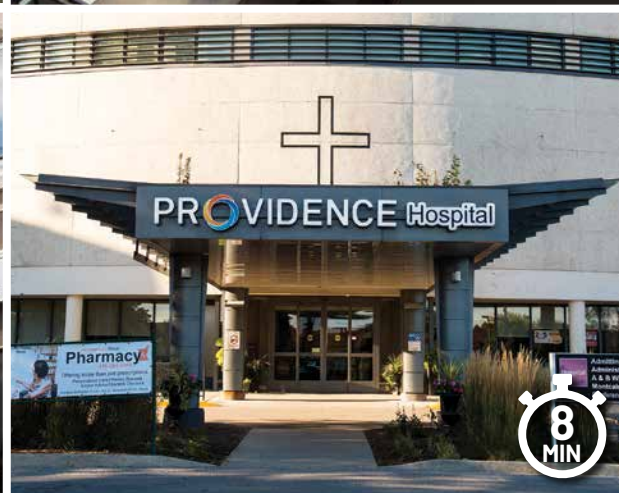




Minutes from everywhere you want to be

Got a few minutes? Then you can get anywhere. From meandering parks and trails in The Beach and The Bluffs, to the shores of Lake Ontario, to everyday neighbourhood necessities, everything is just minutes away. Reach downtown Toronto, Scarborough Town Centre or the 401 in under 20. Want to venture further? The Victoria Park subway stop is just 5 minutes away.





THE MANDERLEY

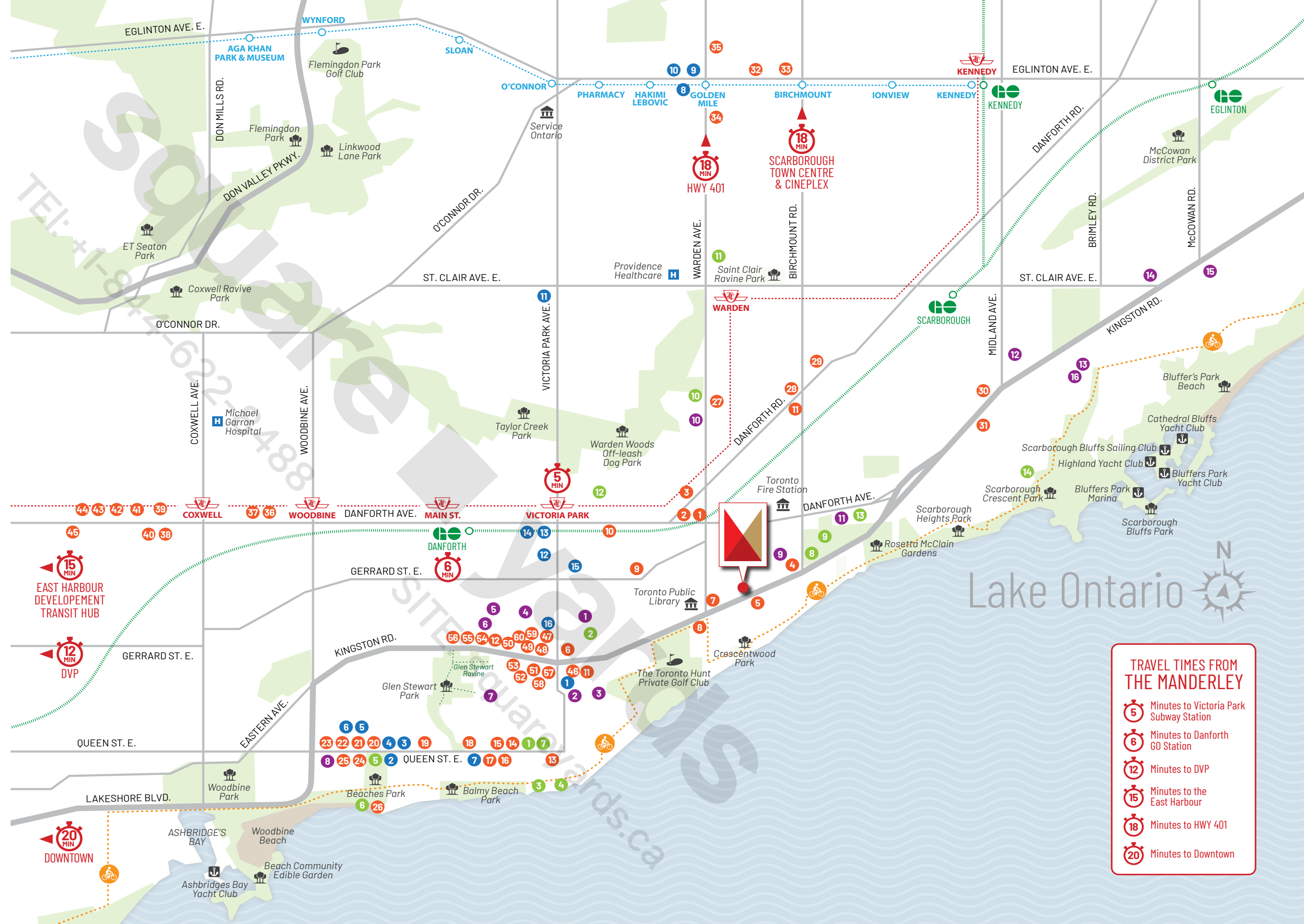
CONDOMINIUMS

- SHOPPING**
 - 1 The Beer Store
 - 2 Coles
 - 3 PetSmart
 - 4 Foodland
 - 5 Shoppers Drug Mart
 - 6 LCBO
 - 7 Home Hardware
 - 8 **Eglinton Town Centre**
 - Canadian Tire
 - Healthy Planet
 - Old Navy
 - Roots
 - The Shoe Company
 - Lowe's
 - Michaels
 - Marshalls
 - Rona
 - 9 **Eglinton Corners**
 - The Brick
 - Adonis
 - Sport Chek
 - International Clothiers
 - 10 **Scarborough SmartCentres**
 - Winners
 - Gap
 - Reitmans
 - Mark's
 - Moore's Clothing for Men
 - Hakim Optical
 - M&M Food Market
- DINING**
 - 1 Lotus Garden
 - 2 Swiss Chalet
 - 3 Premium Sweets
 - 4 Ume Fashion Sushi
 - 5 Buster's by the Bluffs
 - 6 Big Boy's Burrito
 - 7 Jatujak
 - 8 The Kingston Social House
 - 9 The Quarry Café
 - 10 Reginos Pizza
 - 11 Tim Hortons
 - 12 The Feathers Pub
 - 13 Vivetha Bistro
 - 14 Ed's Real Scoop
 - 15 Delhi Bistrot
 - 16 Life Is Sweet
 - 17 Veloute Bistro & Catering
 - 18 The Beacher Café
 - 19 Castro's Lounge
 - 20 Green Eggplant
 - 21 Nando's
 - 22 The Stone Lion
 - 23 Breakwall BBQ & Smokehouse
 - 24 COBS Bread Bakery
 - 25 Hogtown Smoke
 - 26 Beaches & Cream
 - 27 Traditional Fine Foods
 - 28 Zam Zam Tikka & Kabab
 - 29 Mama's Boys Burgers
 - 30 Papa John's Pizza
 - 31 Tara Inn Pub
 - 32 Kelseys Original Roadhouse
 - 33 Mandarin
 - 34 Hakka Legend Asian Cuisine
 - 35 The Corner Bank Sports Bar & Grill
 - 36 Local 1794
 - 37 Lucy Etheopia
 - 38 Kabasa Mandi
 - 39 The Wren
 - 40 Borrel
 - 41 Lalibela Cuisine
 - 42 Rails & Ales
 - 43 The Only Café
 - 44 Efes Kebab House
 - 45 Square Boy
 - 46 Pappa John's Pizza
 - 47 Bowl of Karma
 - 48 The Green Dragon Pub
 - 49 The Real Jerk Restaurant
 - 50 The Porch Light Bistro
 - 51 Tropical Thai Cuisine
 - 52 Lighthouse 971
 - 53 Sandy's Cuisine & Café
 - 54 The Beech Tree
 - 55 King's Diner
 - 56 Fearless Meat
 - 57 No Bull Burgers
 - 58 Jennifer's Original Bakery
 - 59 Starbucks
 - 60 Gabby's

- RECREATION & ENTERTAINMENT**
 - 1 Fox Theatre
 - 2 Blantyre Outdoor Pool
 - 3 iPaddle Adventures
 - 4 Nursewood Dog Park
 - 5 Kew Gardens
 - 6 Kew Gardens Tennis Club
 - 7 Thrive Fit
 - 8 Scarborough Gardens Arena
 - 9 Birchmount Stadium
 - 10 Warden Woods Community Centre
 - 11 Warden Hilltop Community Centre
 - 12 Oakridge Community Recreation Centre
 - 13 Variety Village
 - 14 Scarborough Bluffs Tennis Club

- EDUCATION**
 - 1 Blantyre Public School
 - 2 Neil McNeil High School
 - 3 Courcette Public School
 - 4 Adam Beck Jr. Public School
 - 5 Malvern Collegiate
 - 6 Notre Dame High School
 - 7 Balm Beach Community School
 - 8 Kew Beach Jr. Public School
 - 9 Birch Cliff Public School
 - 10 Taylor Creek Public School
 - 11 Birchmount Park Collegiate Institute
 - 12 John A. Leslie
 - 13 St. John Henry Newman Catholic High School
 - 14 RH King Academy
 - 15 St. Agatha Catholic School
 - 16 St. Augustine's Seminary of Toronto

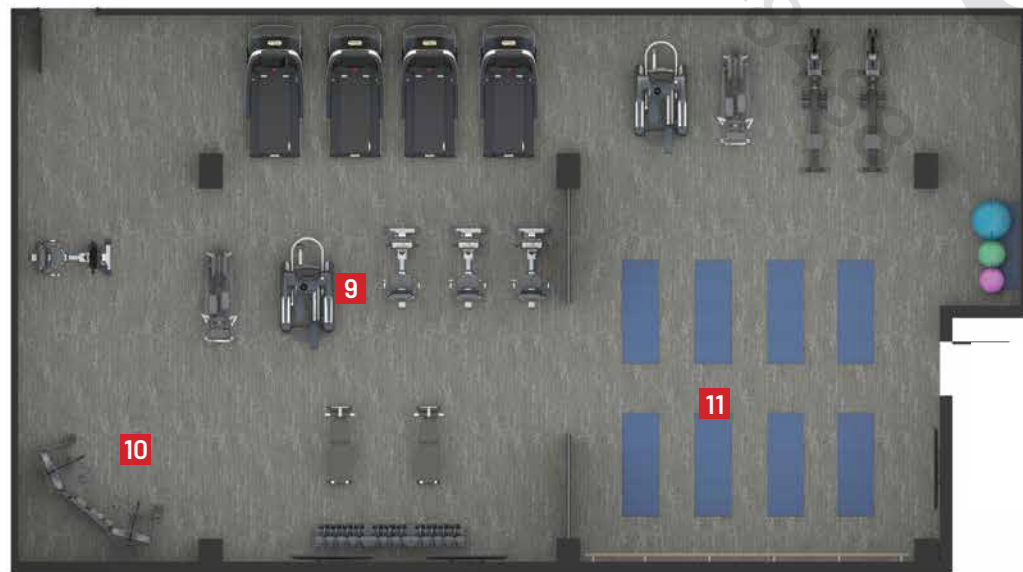
- WATERFRONT TRAIL**
- GO TRAIN LINE**
- DANFORTH SUBWAY LINE**
- CROSSTOWN**





where indoors / flow outdoors

Thoughtfully designed
common spaces



Second Floor

- 9 Cardio Area
- 10 Strength Area
- 11 Yoga/Recovery Area
- 12 Washroom

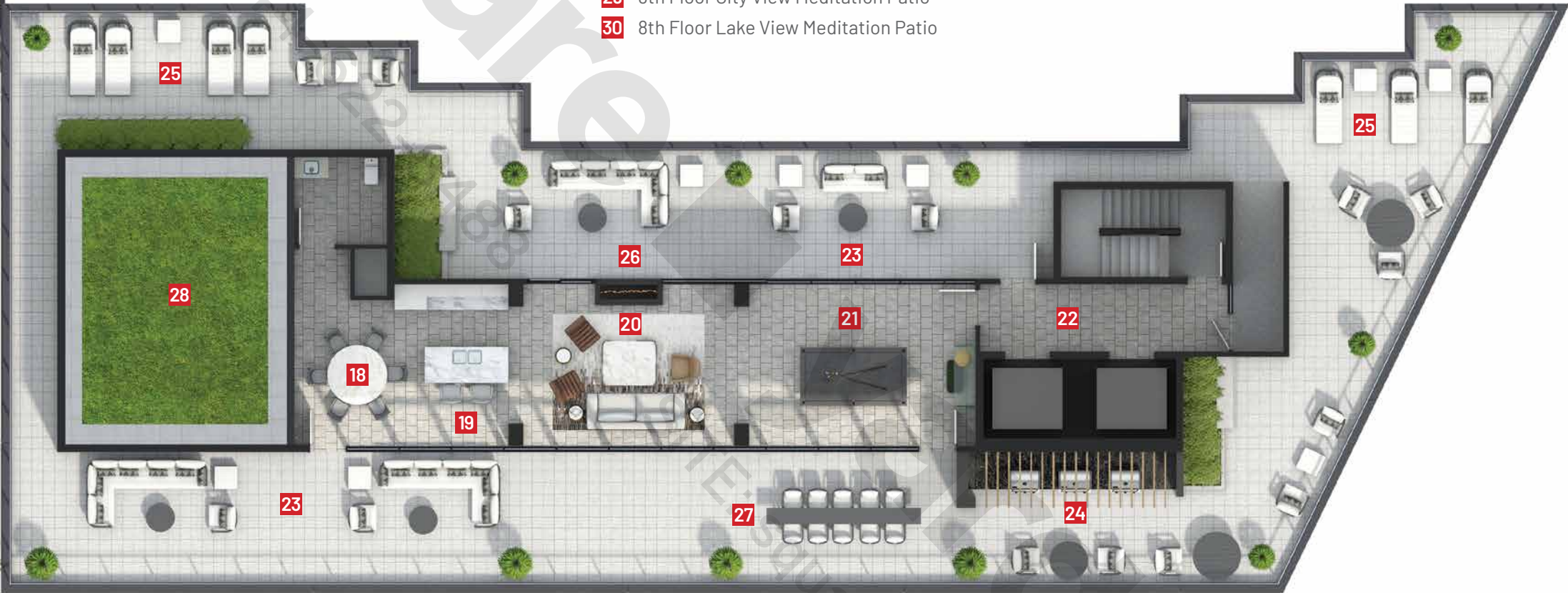


Third Floor

- 1 Lobby Entrance
- 2 Lobby Lounge
- 3 Concierge
- 4 Elevator Lobby
- 5 Pet Wash Station
- 6 Management Office
- 7 Mail Room
- 8 Parcel Storage



Ground Floor



8th & 12th Floor Indoor & Outdoor Amenities

- 18 Dining Area
- 19 Kitchen
- 20 Party Room
- 21 Billiards Lounge
- 22 Elevator Lobby
- 23 Lounge Area
- 24 Barbeque Area
- 25 Sundeck Lounge
- 26 Fireplace Lounge
- 27 Outdoor Dining Area
- 28 Green Roof
- 29 8th Floor City View Meditation Patio
- 30 8th Floor Lake View Meditation Patio

Gather beneath the stars

Let the good times flow ... right out onto the sumptuous 12th floor Rooftop Terrace. All the makings for a memorable gathering are here: Fireplace Lounge, Outdoor Dining, Barbecue Area and of course, spectacular views in all directions. Prefer some solitude? There are two Meditation Patios on the 8th floor too.





Want somewhere to watch the big game, rack up the billiards, or toast friends before heading out on the town? The 12th floor Rooftop Lounge space has it all ... a stylish Catering Kitchen, Party Room with large screen TV and seating, and yes, even a regulation size billiards table.





Whether downtime means working out or getting down on the floor with your little one, The Manderley has the space you need.

Flow through yoga poses or amp up your cardio in the Fitness Centre, or fill the afternoon with giggles in the Kids' Playroom.

There's even a Pet Wash Station to hose Rover down before he enters your suite.





good times / great friends

Sleek spaces that echo your sense of style



Bright open concept suites let spaces flow into each other effortlessly. Oversized windows maximize light while revealing dramatic vistas from the living room. Smart details like extended height cabinetry and stainless steel appliances reign in the streamlined chef-inspired kitchen. This is function, maximized in stunning form.





Your home is an outward expression of you. That's why we offer plenty of ways to make your master ensuite your own. Make your statement in sleek ceramic, glass or porcelain tiles in a multitude of hues. Select a flooring colour that feels straight out of a decorator magazine. And pick from stunning Quartz countertops spanning from posh stone grey to classic blizzard white. Completing the look: polished chrome accents and a modern glass shower.



The Team



Developer //

Nova Ridge Development Partners Inc.

Nova Ridge is an experienced developer of condominiums in the Greater Toronto Area, bringing quality product to end users of real estate. The team is committed to ensuring a high standard of professionalism and customer care throughout the development process.

Nova Ridge is a design-oriented developer, focused on delivering sustainable quality product with unique architecture at affordable prices. Project teams are assembled with a focus on experience and innovation. High standards are set to make each development a landmark of its community.

Our experienced management team is familiar with all aspects of condominium projects. Every member of the team has an equal commitment to ensure that each project delivers the highest levels of quality to purchasers and end users.

Architect //

IBI Group

IBI Group is a global firm of architects, engineers, designers and technology professionals who create vibrant, livable and sustainable urban environments. IBI Group Architects are recognized leaders in residential, hospitality, retail and mixed-use design. Under the leadership of Design Principal and Global Director of Buildings, Mansoor Kazerouni, the firm has recently completed award winning projects as the Delta flagship hotel in downtown Toronto and L'Avenue, a 50 storey mixed use project in Montreal, and 411 Church in Toronto, all recognized as landmark buildings. IBI has designed many of Toronto's exclusive high-end developments such as the Hazelton Hotel and Residences, Museum House and numerous other condominium developments across the GTA. The firm is currently working in major cities across Canada, the United States, the UK, Middle East and India.

Project Manager //

Wilkinson Construction

Founded in 1977 in Edmonton Alberta, Wilkinson Construction Services has been a trusted builder of residential, commercial, industrial and institutional projects in Central and Western Canada for over 40 years, working in Central Canada, Western Canada and the Canadian Arctic. Our vision is to serve our clients in a professional manner, applying our development and construction knowledge and skills to the building program so that projects are planned and constructed efficiently, performance of work is orderly, and quality of workmanship is uncompromised.

Legal //

Harris Sheaffer LLP

Recognized as one of Canada's top 5 boutique commercial real estate firms by Canadian Lawyer Magazine, Harris Sheaffer LLP specializes in structuring and completing complex real estate and land development transactions on behalf of many of Canada's leading condominium developers.

Planning //

Bousfields Inc

Civil Engineering //

Lithos Group

Environmental //

Fisher Environmental

Geothermal //

Subterra Renewable

Mechanical & Electrical // Engineering

Trace Engineering

Shoring Engineering //

Tarra Engineering

Interior Design //

Michael London Design

Landscape Design //

Sandra Neal Associates

Sales //

Milborne Real Estate Inc.

Marketing //

Drive Agency Inc.

Building for a sustainable future

The Manderley offers sustainable living designed for a modern lifestyle. Our heating and cooling systems distribute

energy efficiently, for consistent temperature year-round and fresh-air control. Our green roof helps deflect

excessive heat to help control our interior temperatures. We even feature electric vehicle charging stations

and bicycle parking to encourage planet-friendly living at every turn.

OUR GREEN FEATURES INCLUDE:

- › Renewable energy for heating and cooling using a Geothermal Mechanical System
- › Energy efficient distribution using VRF Mechanical system with ERV (energy recovery ventilation)
- › Green roof to reduce the urban-heat island effect
- › Grey water system incorporated into landscape design
- › Water efficient fixtures



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