



SOUTHPORT

IN SWANSEA



CONTENTS

2 EXTERIOR
ARCHITECTURE

8 **GROUND FLOOR**
BUILDING AMENITIES

18 **SECOND FLOOR**
BUILDING AMENITIES

22 **FIFTH FLOOR**
CLUB SOUTHPORT

28 SOUTHPORT
SUITES

32 EXPERIENCE THE
3 SIDES OF THE
SOUTHPORT STORY

34 **LAKE ONTARIO**
TORONTO'S MOST PRIZED
NATURAL AMENITY

40 **HIGH PARK**
NATURE'S SPLENDOR,
RIGHT NEXT DOOR

46 **BLOOR WEST VILLAGE**
A WORLD OF
WONDERMENT AWAITS

52 NEIGHBOURHOOD
OVERVIEW

56 CONVENIENT
& CONNECTED

58 BUILDER
STORY

How Will Your SOUTHPORT Story Unfold?

The Southport story is truly unique. It's a tale wrapped in history, and all the best Toronto has to offer. Bounded by Bloor West Village, High Park and Lake Ontario - in the heart of the Swansea - Southport's distinct address has been steeped in Toronto lore for decades. And now, a new chapter is about to unfold.

Where will it take you? Will you stroll through High Park's heritage trees that predate the city itself? Will the designer brands and boutique shops of Bloor West Village entice some retail therapy? Or will a sunset stroll on the Humber Bay Arch Bridge over Lake Ontario be the perfect end to your day?

Wherever your journey takes you, it all starts at **SOUTHPORT IN SWANSEA.**





ARTIST'S CONCEPT



ARTIST'S CONCEPT

DOWNTOWN CHIC, SWANSEA CHARM

SOUTHPORT's elegant architecture is only surpassed by its attention to detail and innovation. Exquisite lines and a sleek design culminate in a comprehensive aesthetic that is redefining Toronto's Swansea neighbourhood.

This is the next chapter in the story.

This is SOUTHPORT.

A HOMECOMING
LIKE NO OTHER



THE SEAMLESS
MARRIAGE OF
SOPHISTICATION
AND STYLE

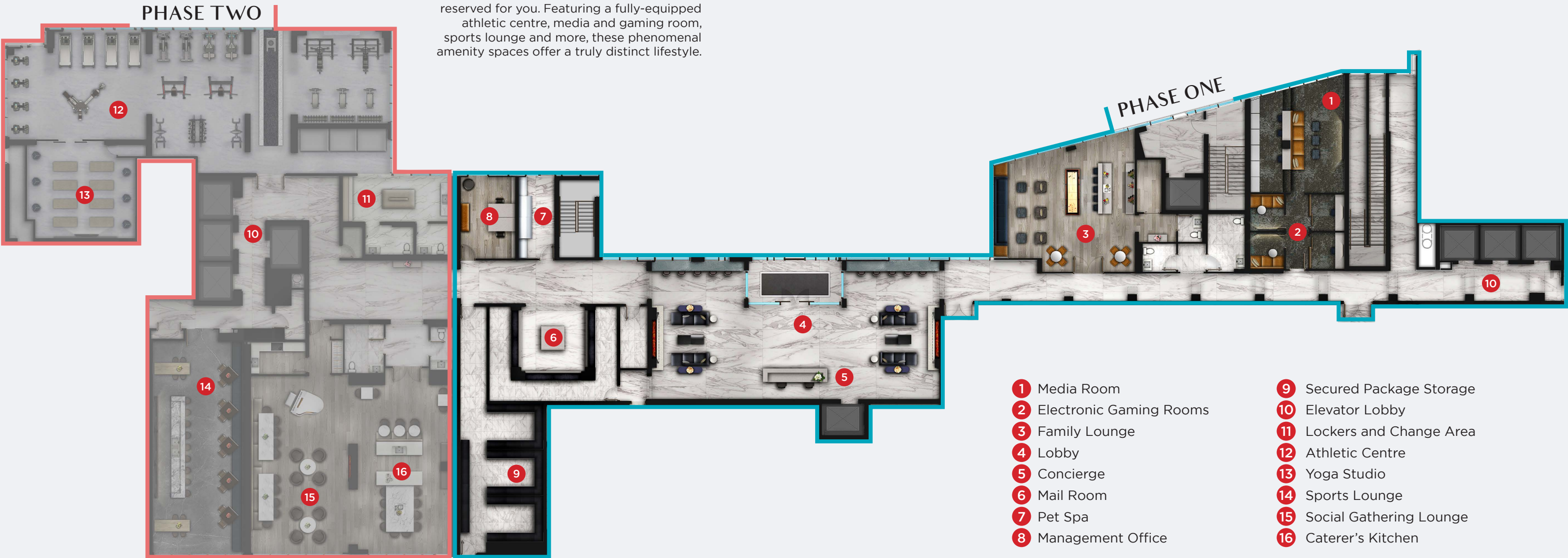
ARTIST'S CONCEPT

Let SOUTHPORT's sophisticated elegance welcome you home. Through thoughtful design, unrivaled craftsmanship, and an array of modern innovations, Toronto's newest condominium community stands above all others. Soaring ceilings, a breathtaking lobby and upscale amenity spaces are but a few facets that will make you proud to call these spectacular residences your own.

GROUND FLOOR

WORLD-CLASS AMENITIES AWAIT

Step through SOUTHPORT's stunning lobby entrance into a world of amenity spaces reserved for you. Featuring a fully-equipped athletic centre, media and gaming room, sports lounge and more, these phenomenal amenity spaces offer a truly distinct lifestyle.



- 1 Media Room
- 2 Electronic Gaming Rooms
- 3 Family Lounge
- 4 Lobby
- 5 Concierge
- 6 Mail Room
- 7 Pet Spa
- 8 Management Office
- 9 Secured Package Storage
- 10 Elevator Lobby
- 11 Lockers and Change Area
- 12 Athletic Centre
- 13 Yoga Studio
- 14 Sports Lounge
- 15 Social Gathering Lounge
- 16 Caterer's Kitchen



ATHLETIC CENTRE*

MAKE WELLNESS YOUR LIFESTYLE

SOUTHPORT's innovative athletic centre has been designed to promote a healthy and active lifestyle, while going above & beyond to accommodate even the most rigorous routines. With dedicated areas for strength, cardio, and stretching, as well as an integrated weight sled, this incredible facility is at your disposal day or night.

ARTIST'S CONCEPT

SPORTS LOUNGE*

BOX SEATS, RIGHT AT HOME

As stunning as it is functional, SOUTHPORT boasts an exquisite Sports Lounge that exudes refinement. Tasteful interior architecture, expertly stylized design, ample seating, and a sizeable bar make it the place to be in Toronto's most anticipated address.

SOCIAL GATHERING LOUNGE / CATERER'S KITCHEN*

FIT FOR ANY OCCASION

Shatter expectations with SOUTHPORT's elegant yet flexible venue, ideal for any event. Boasting ample seating for dining and lounging, keen design, and premium finishes, including a piano, conversation areas, and more, this impeccable space is guaranteed to impress.



ARTIST'S CONCEPT

SECOND FLOOR

EVERYTHING YOU COULD ASK FOR

Find an expanse of leisure spaces that perfectly compliment the status and stature of Toronto's most contemporary offering throughout the entirety of SOUTHPORT's second floor. With so many spectacular facilities culminating to create the most comprehensive lifestyle experience, these outstanding spaces will satisfy your every need.



- 1 Outdoor Grilling Station | Outdoor Dining
- 2 Indoor Dining Lounge
- 3 Outdoor Lounge
- 4 Fireside Lounge
- 5 Private Meeting Rooms
- 6 Green Screen Studio
- 7 Co-Working Space
- 8 Kid's Learning Centre
- 9 Outdoor Kid's Play Area

GREEN SCREEN STUDIO

LIGHTS. CAMERA. ACTION!

Enjoy a professional studio experience with SOUTHPORT's dedicated Green Screen Studio. Designed for those aspiring cinematographers, Internet personalities, vloggers, and everyone in between, this versatile virtual space accomplishes its task to perfection. In addition, residents can take advantage of modern workspaces and private meeting rooms ideal for personal projects or group collaborations.

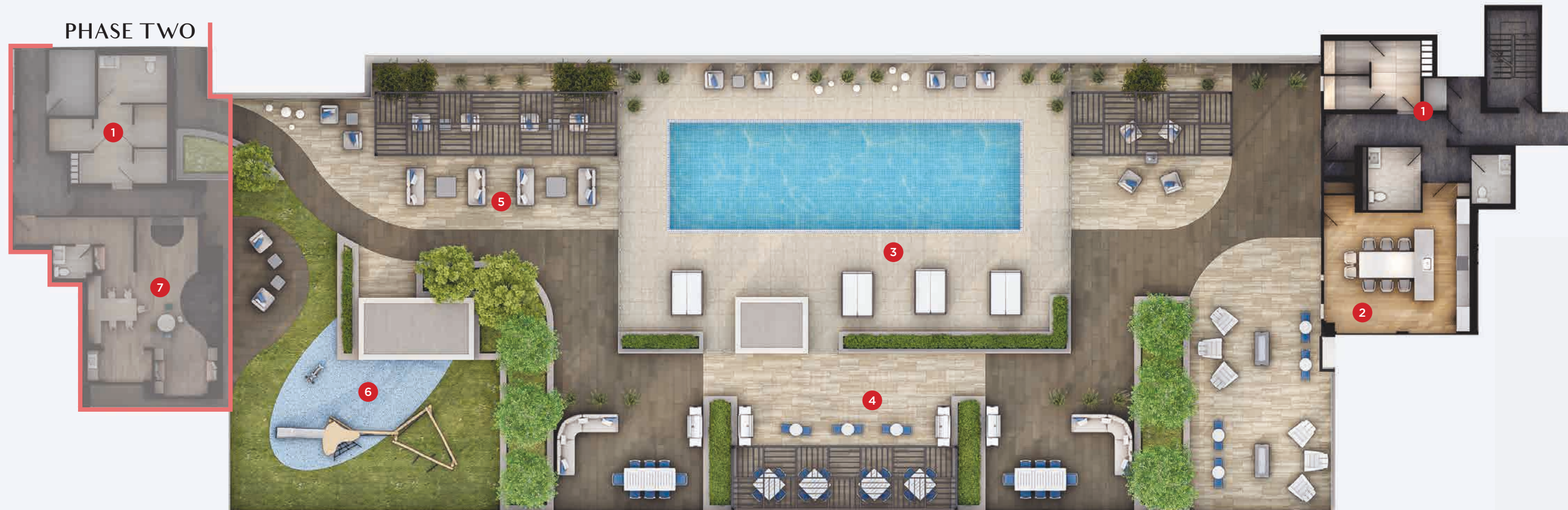


FIFTH FLOOR

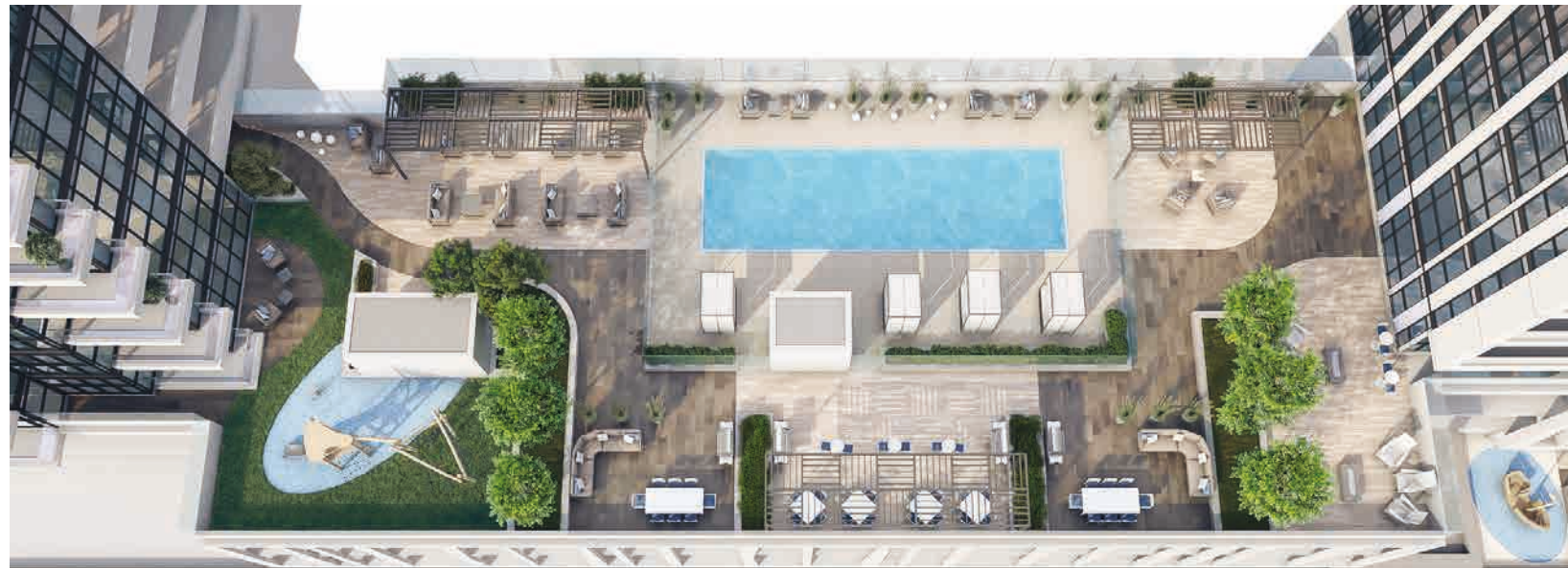
WELCOME TO CLUB SOUTHPORT

On the fifth floor, find a sprawling professionally landscaped outdoor amenity space designed to put your mind at ease. Lounge by the pool, play, BBQ, wine and dine, all while taking in the amazing views at Club Southport - an expansive rooftop oasis.

PHASE TWO



- 1 Lockers and Change Rooms
- 2 Chef's Table
- 3 Rooftop Pool Deck
- 4 Rooftop Grilling Stations
- 5 Outdoor Dining Area / Lounge
- 6 Kids Playground
- 7 Kids Room



TERRACE AERIAL VIEW

CLUB SOUTHPORT

"DIVINE" IS THE APPROPRIATE WORD

Experience everything you'd expect from a world-class lounge and pool at SOUTHPORT. Get your laps in or simply enjoy the sunshine with a refined space on the 5th floor rooftop. Relax in the privacy of elegant cabanas, savour an evening meal with barbeques and dining tables, or indulge in the art of conversation with an array of sitting areas and lounge spaces.

This is truly upscale living at its finest.



ARTIST'S CONCEPT

KIDS PLAYROOM*

A WORLD OF WONDERMENT AWAITS

The comprehensive Kids Playroom at SOUTHPORT is equipped with everything children need to explore their imagination, express their creativity, and expel their energy. The Kids Learning Centre in Phase 1 offers a vast array of stories and tales to engage, inspire, and capture the imagination for hours. Children will also revel in the Kids Playroom, a dedicated activity space for athletics, games, and artistry coming with Phase 2. Featuring an indoor soccer net, mini-putt, boardgames, puzzles, arts & crafts tables and more, it's sure to be their favourite spot around.



ARTIST'S CONCEPT



ARTIST'S CONCEPT

STEP INTO THE FINEST SUITES

Clean, fresh, functional, and thoughtfully designed, SOUTHPORT's liveable floorplans offer something for everyone. Expansive windows let in the beautiful natural light and frame the cinematic vistas of the Humber River, Grenadier Pond, High Park, Lake Ontario, and the glittering Downtown Toronto cityscape. Suites at Southport are designed with style and comfort in mind. Designer selected quality finishes throughout makes SOUTHPORT IN SWANSEA a place you and your family will be proud to call home.



ARTIST'S CONCEPT



ARTIST'S CONCEPT

THE DIFFERENCE IS IN THE DETAILS

CAREFULLY CONSIDERED TO SATISFY THE MOST DISCERNING HOMEBUYERS

From corner to corner, you will notice that quality and aesthetics go hand-in-hand to offer you a home that is stylish, modern, and always a pleasure to return to. The suites are carefully crafted with designer selected finishes as well as modern kitchens featuring quartz countertops with undermount lighting, and integrated European appliances. Ensuites include elegant features such as full-height tiles, glass shower enclosures, and luxurious quartz vanity-tops elevating the bathrooms to new heights.

EXPERIENCE THE THREE SIDES OF THE

SOUTHPORT STORY

LAKE ONTARIO



HIGH PARK



BLOOR WEST VILLAGE



TORONTO'S MOST PRIZED NATURAL AMENITY

LAKE ONTARIO



- 1 Humber Bay Butterfly Habitat
- 2 Humber Shores Park
- 3 Humber Bay Arch Bridge
- 4 Sir Casimir Gzowski Park
- 5 Sunnyside Bike Park
- 6 Sunnyside Beach
- 7 The Boulevard Club
- 8 Lakeshore Boulevard Parklands
- 9 Argonaut Rowing Club
- + So much more!



Humber Bay Bridge

To the south, **LAKE ONTARIO** patiently waits for you to take in its ever-expanding vistas and unmistakable indigo hue. You breathe deep and take in the natural beauty. This is quiet reflection. This is home.

LOVE LIVING LAKESIDE

RELAX

Within walking distance to the endless shoreline of Lake Ontario, SOUTHPORT's coveted lifestyle lets you enjoy everything Toronto's waterfront has to offer.



SUNNYSIDE BEACH

From soaking up the sun on the soft sand, getting a bite to eat at the Sunnyside Cafe, or taking a stroll along the boardwalk, Sunnyside Beach is one of Toronto's most historic summer hangout spots, located just 5 minutes from SOUTHPORT!



EXPLORE

Whether you walk, ride, or roll, SOUTHPORT's access to pathways, bridges, boardwalks, and trails offers residents convenient connectivity to Toronto's best outdoor amenities.



HUMBER BAY ARCH BRIDGE

This iconic multi-use pathway isn't just a great spot for a photo op, it's a local favourite for pedestrians and cyclists alike. As a vital link, the Humber Bay Arch Bridge carries the Martin Goodman Waterfront Trail — a beautiful walkway spanning 22km along Toronto's lakefront.

ENJOY

Recreation and fun are abundant when you call SOUTHPORT home. Take in a range of activities as a member at The Boulevard Club, try your hand at recreational rowing at the Argonaut Rowing Club, or take the family to cheer on The Reds and Argos at BMO field, all within 10 minutes of this new landmark address.



SUNNYSIDE BIKE PARK

Since 2012, You can find kids of all ages taking on the twists and turns through terrain designed for beginners and advanced riders alike. Strap on a helmet and bring the family to enjoy a skills trail, pumptracks, a wide variety of jump lines, and even a wall ride!





Toronto's Iconic Skyline



Sunnyside Beach



Harbourfront Centre



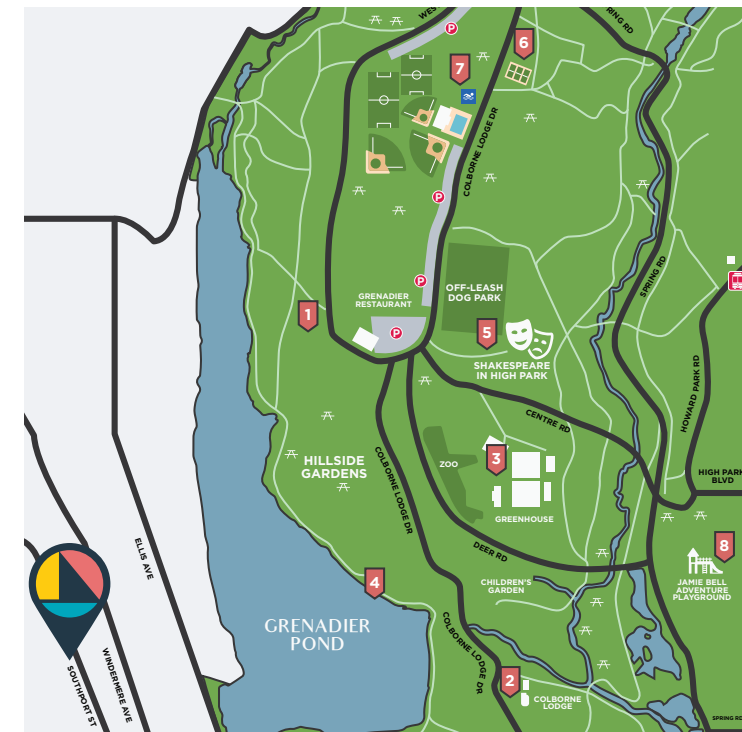
Sir Casimir Gzowski Park



Lakeshore Boardwalk

NATURE'S SPLENDOR, RIGHT NEXT DOOR

HIGH PARK



- 1 Annual Cherry Blossom Groves Since 1959
- 2 Colborne Lodge Historical Museum
- 3 High Park Greenhouse
- 4 Grenadier Pond
- 5 Shakespeare in High Park Theatre
- 6 Tennis Club
- 7 Outdoor Pool & Splash Pad
- 8 Multiple Adventure Playgrounds
- + So much more!



Sunlight reflects off the still waters of Grenadier Pond, and under the Cherry Blossoms, morning revelers gather for another serene day at **HIGH PARK**. This is therapeutic. This is home.

EXPLORE AN ENCHANTED GREENSPACE

CONNECT

Located just minutes from SOUTHPORT, High Park allows you to reconnect with our city's natural splendor. Explore winding trails, serene creeks, and enjoy an active lifestyle at this storied Toronto locale.



CHERRY BLOSSOMS

One of High Park's most recognizable features is the annual blossom of the Sakura Cherry Blossom trees. This week-long event attracts visitors from across the province making it an experience that truly cannot be missed.



DISCOVER

There isn't a better place to rediscover the beauty of nature than High Park. With a varied abundance of trees, flowers, and wildlife calling this area home, you're sure to find some new flora & fauna every time you visit.



GRENADIER POND

Bordering the West side of High Park, Grenadier Pond provides a peaceful respite for Southport residents to take in the calm waters alongside ducks and swans. You can even bring a rod and fish along the South side of the pond!

VENTURE

High Park truly has something for everyone. Sports fields, courts, and swimming pools cater to your active side, while the picnic areas, splash pads, and off-leash dog park are all family favourites.



HIGH PARK ZOO

Open all year round, the High Park Zoo is home to a number of furry creatures like bison, llamas, peacocks, and more. Admission is free and there are a number of engaging activities for kids of all ages.





High Park Tennis Club



High Park Zoo



Grenadier Pond



High Park Splash Pad



Gardens in High Park

A WORLD OF WONDERMENT AWAITS

BLOOR WEST VILLAGE



- Over 25 **restaurants**
- 10+ **bakeries**
- 10+ **boutique shops**
- Year-round **festivals and outdoor events**
- Kilometers of **walking and cycling trails**
- Countless **charming streets** to explore
- Regular **adult and kids activities** at Swansea Town Hall
- + So much more



With a variety of eclectic shops and services throughout **BLOOR WEST VILLAGE**, you'll find yourself overwhelmed with delight. Here, exclusive brands and bespoke rarities create one of Toronto's most beloved shopping districts. This is retail therapy. This is home.

LIVE THE BLOOR WEST LIFESTYLE

EAT

With over 30 restaurants featuring fare spanning the globe, from Asian to Italian, and everything in between, you're sure to find your new favourite dinner spot mere minutes from SOUTHPORT.



BLOOR MEAT MARKET

Since 1929, this family owned butcher has provided premium quality fresh meat products with a friendly staff who are eager to share recipe suggestions, and even cater to custom orders.



SHOP

Supporting local businesses is a breeze when you don't have to leave the neighbourhood to find everything you need. Shop artisan homewares, boutique fashion, homegrown produce, and much more in the kilometer long shopping district.



HOT OVEN BAKERY

Good luck not stopping in when the smell of freshly baked bread fills the air. Better yet, guilty pleasures abound with cookies, tarts, pies and cakes all made fresh daily.

RENEW

Bloor West Village places a number of personal services at your fingertips, so you can find your zen and get a little TLC from some of the city's best spas, salons, estheticians, and professionals.



RUNNYMEDE LIBRARY

It's not everyday you can live next door to a local icon. At Southport, residents can quench their thirst for knowledge at this national heritage site, which includes work stations, a digital innovation hub, and of course, all the paperback pages one could desire!





Coffee Al Fresco



Bloor St. W.



Baka Gallery Cafe



Shakey's Pub



Bloor Village Flowers

NEIGHBOURHOOD OVERVIEW

RECREATION

- 01 Humber Bay Butterfly Habitat
- 02 Humber Bay Shores Park
- 03 Humber Bay Arch Bridge
- 04 Sir Casimir Gzowski Park
- 05 Rennie Park
- 06 South Humber Park
- 07 Sunnyside Beach
- 08 The Boulevard Club
- 09 Lakeshore Boulevard Parklands
- 10 Argonaut Rowing Club
- 11 High Park Cherry Blossoms
- 12 High Park Zoo
- 13 Colborne Lodge
- 14 High Park Greenhouse
- 15 Jamie Bell Adventure Playground
- 16 High Park Wading Pool, Splashpad and Playground
- 17 Howard Park Tennis Club
- 18 Grenadier Pond
- 19 Canadian Stage (High Park Amphitheatre)
- 20 Swansea Community Recreation Centre
- 21 Martin Goodman Trail
- 22 Sunnyside Boardwalk
- 23 Humber River Recreational Trail

SHOPPING & DINING

- 24 Cheese Boutique
- 25 Cheese Boutique Bottega
- 26 Hooked Inc.
- 27 Bloor Meat Market Ltd
- 28 Max's Market
- 29 Snappers Fish Market - Toronto Seafood Market
- 30 Sobeys Queensway
- 31 Palmer Coffee

SCHOOLS & SERVICES

- 32 Swansea Town Hall
- 33 St. Joseph's Health Centre, Toronto
- 34 Toronto Public Library - Runnymede Branch
- 35 Swansea Junior and Senior Public School

TRANSIT

- 36 Bus Stop
- 37 501 Street Car
- 38 High Park Station
- 39 Keele Station



SAVOUR SWANSEA

BELOVED

Located in the famed Swansea neighbourhood, SOUTHPORT offers an idyllic lifestyle connected to three of Toronto's best locales, while surrounding you with greenspace, nature and a close-knit community setting.



CHEESE BOUTIQUE

SOUTHPORT IN SWANSEA's proximity to the Cheese Boutique is sure to be enjoyed by foodies. This family-owned emporium has established itself as a local legend. Boasting exclusive products, rare vintages, and even a famed cheese vault that slowly ages the fromage of Hollywood's A-list, Cheese Boutique is a must-visit spot for SOUTHPORT residents.



NATURAL

The signature rolling hills of Swansea complement the landscape, creating a unique sense of comfort and charming calm as Southport nestles amongst the only Toronto neighbourhood to have a lake, river, and pond as its natural boundaries.



RENNIE PARK

Not your typical playground and bench seating, Rennie Park is A 9.7 hectare green space that features tennis courts, shuffleboard, an artificial ice rink, a gazebo, two picnic areas, a wading pool, and of course, a children's playground.

ALIVE

Incorporated as a village in 1926, Swansea is as unique as it is alive. As the only downtown neighbourhood to have its own community-run town hall, as well as providing convenient access to shopping and transit, it's easily one of Toronto's most desirable places to live.



HUMBER RIVER

Winding along the west border of Swansea, the Humber River was officially designated as a Heritage River in 1999 for its recreational opportunities and impact on the local community, the only one of its kind in the GTA.



CONVENIENT & CONNECTED

SOUTHPORT IN SWANSEA's close proximity to the Gardiner Expressway, The Queensway, Lakeshore Boulevard and The Kingsway make it an ideal location for those commuting. With Bloor Street just a few minutes North and the downtown core only 15 minutes away, SOUTHPORT seamlessly connects residents to the best aspects of Toronto.

- 15 MINS TO UP EXPRESS TO PEARSON AIRPORT
- 1 MIN TO BUS STOP
- 5 MIN TO 501 STREETCAR
- 5 MINS TO GARDINER
- 3 MINS TO THE QUEENSWAY
- 8 MINS TO HWY 427
- 15 MINS TO UNION STATION

- 3 MINS TO RENNIE PARK
- 7 MINS TO HUMBER BAY ARCH BRIDGE
- 10 MINS TO LAKESHORE BIKE PATH
- 5 MINS TO SUNNYSIDE BEACH
- 5 MINS TO BLOOR WEST VILLAGE
- 3 MINS TO HIGH PARK
- 12 MINS TO BILLY BISHOP AIRPORT
- 10 MINS TO BUDWEISER STAGE

Better still, live in a neighbourhood designed for total walkability. With dedicated walking and cycling paths winding their way throughout Swansea, you can explore your neighbourhood in the most natural way possible.

DISTINCTIVE COMMUNITY BUILDERS

State Building Group is a multi-faceted company that owns, develops, and manages a large portfolio of residential and commercial properties. With a history of over 60 years of industry leadership and three generations of hard work, passion, and dedication, State Building Group is committed to addressing the needs of homebuyers.

The Group's portfolio includes luxury high-rise projects, low-rise master planned communities, as well as premium industrial, life sciences, office, retail, and residential rental properties throughout Greater Toronto, New York, Salt Lake City and Los Angeles.

Through continued commitment to creating unique and distinguished developments, State Building Group is excited to offer homebuyers amazing new living and investment opportunities in several planned downtown Toronto condominiums and prime GTA low-rise communities.

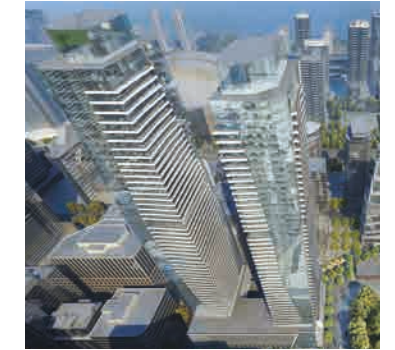
State Building Group is dedicated to creating a product that's built for living and a home that you and your family are proud to own.



Front St. & Spadina Ave.



Bloor St. & Spadina Ave.



Front St. & Spadina Ave.



609 Avenue Rd.

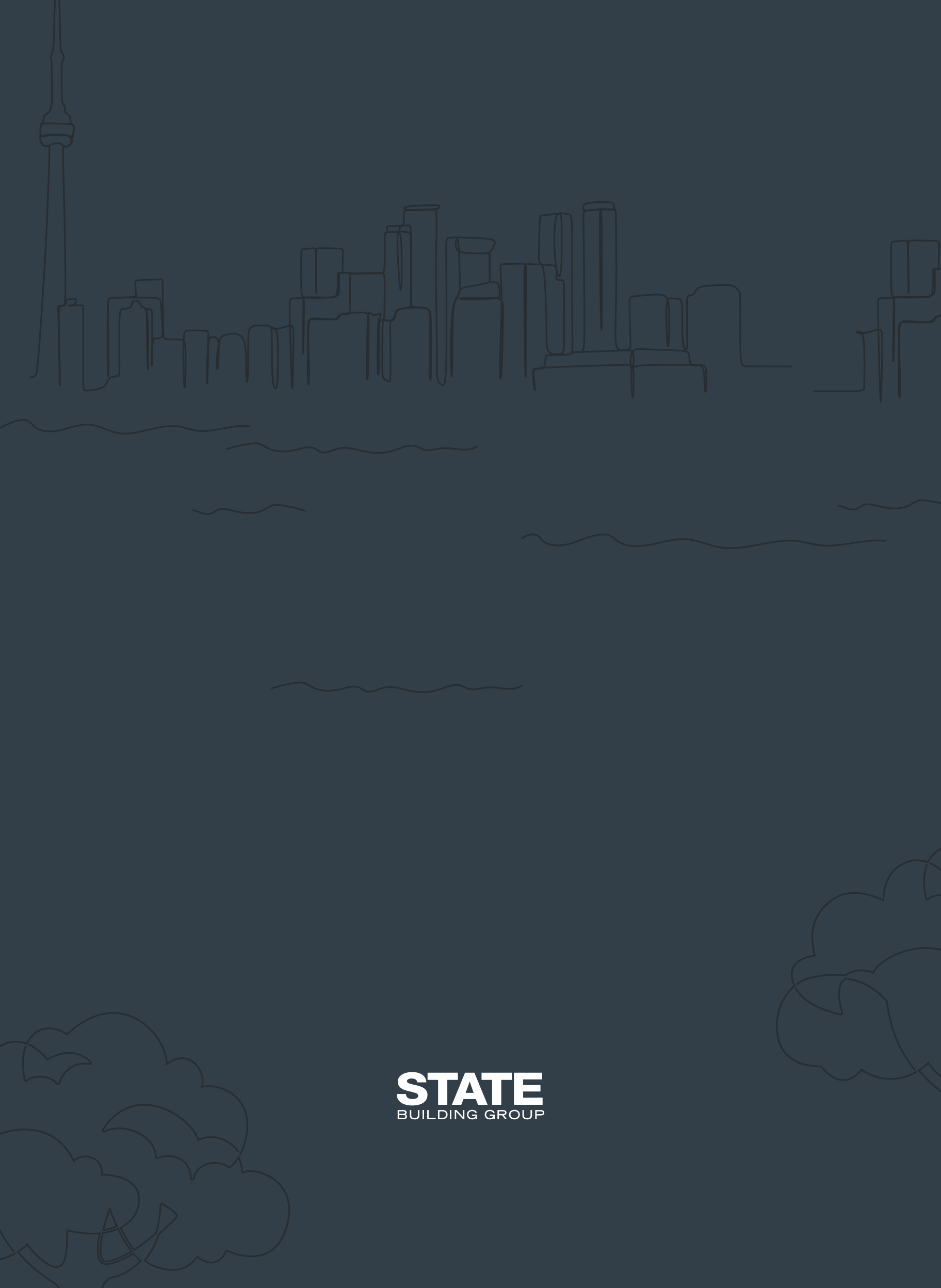


Cornell Rouge - Markham

Wherever Your
Journey Takes You,
it All Starts at
SOUTHPORT IN SWANSEA



ARTIST'S CONCEPT



STATE
BUILDING GROUP