

Take flight and land at **THE NEST,** the newest residence at Hillcrest Village

There's a new migration in Toronto – to The Nest in Hillcrest Village, a nine-storey midrise that offers unobstructed bird's-eye views all around especially to the city skyline from its perch surrounded by quiet, residential neighbourhoods.

The Nest sits proudly on the southwest corner of St. Clair Ave. West at Hendrick Ave., the newest component of the ever-changing, ever-evolving Hillcrest Village. Lush tree-lined streets, older homes and a close-knit community make this established neighbourhood feel like a small and vibrant village. It's where residents can escape the bustle and

the stress of the city – without having to leave town. Friendly people, wonderful restaurants, excellent shopping, big green spaces and a hopping (but not intrusive) nightlife make this the neighbourhood Torontonians are re-discovering in flocks.

The Nest is big on style thanks to the collaborative efforts of the award-winning design and development team of The Rockport Group, RAW Design architects, interior design firm II BY IV Design, and landscape architects Janet Rosenberg & Studio. The Rockport Group is in its 57th year as a developer with a long list of successful residential communities as it leads the way in the development of innovative infill urban communities.





HILLCREST PARK AND WYCHWOOD BARN PARK PROVIDE GREEN SPACE WITHIN A STROLL OF THE NEST

“We pride ourselves on achieving a human scale in our projects,” explains Jack Winberg, Rockport’s president and CEO. “We’ve got third- and fourth-time purchasers buying from us. That’s because we contribute to the community when we build. We’re part of it all – shopping, parks, residences. With The Nest, we’re kick starting a resurgence to bring in new people who want to move here, to be a part of it all.”

Hillcrest Village is definitely part of it all as home to trendy shops, boutiques, popular restaurants and cafés like The Rushton, The Stockyards and Chocoalatte. Wychwood Barns is the heart of this regenerated neighbourhood – a unique and treasured complex offering artist live/work space, conference and event space, public growing areas as well as a covered street for markets and shows. Hillcrest Village is nestled among Toronto’s most noteworthy

neighbourhoods – the Annex and Forest Hill with its venerable institutions, Upper Canada College and Bishop Strachan School, and growing areas like Oakwood, Humewood, with Corso Italia running along St. Clair Avenue West. Hillcrest Park and Wychwood Barns Park provide green space within a stroll of The Nest. The St. Clair streetcar is at your doorstep offering ease and convenience to reach the downtown core.

The Nest invites residents to spread their wings and live large in an open-concept space that’s sleek, stylish and intimate. Many suites offer oversized terraces and balconies with enviable city views. You can also enjoy the expansive rooftop terrace with friends and family.

In addition to suites that vary in size from 444 to 1,250 sq. ft., there are fabulous, one- and two-storey penthouses with a handful having private rooftop terraces. All suites feature European-inspired kitchens with granite or quartz counters and integrated appliances, along with hardwood throughout. Penthouses will have ceiling heights of 10 ft. with nine-ft. ceilings in the balance of the suites.

Building amenities include a stunning lobby, main-level lounge/flex space that includes a library and fireplace, and a spectacular rooftop terrace showcasing unobstructed panoramic city views, destined to be a gathering spot for residents living within this intimate building of only 122 suites. There will also be the convenience of retail shops at street level, a pet mud room and gym.

On its exterior, the contemporary, tiered styling of The Nest features a façade of clay brick, Fibre C and floor-to-ceiling windows. The south elevation of The Nest reveals expansive outdoor spaces by virtue of its stepped design. It will include a green roof with water conservation features along with geothermal heating and cooling on site providing long-term benefits to residents and the environment. Construction is expected to begin in fall of 2014 with occupancy in early 2016. Suites are priced from the mid-\$200’s.

The site will open in the fall at 784 St. Clair Ave. West. Sign up for The Nest’s early-bird registration at thenestcondos.com or call 416.223.0003.