

THE NEST HILLCREST VILLAGE

Low-rise Nest banks on an urban community with broad appeal

BUILDER/DEVELOPER

Rockport Group

SIZE

444 to 1,182 square feet

PRICE

\$238,900 to \$765,900

SALES CENTRE

784 St. Clair Ave. W., west of Bathurst Street. Open Monday to Wednesday from noon to 6 p.m.; weekends from noon to 5 p.m.

CONTACT

To register, phone 416-223-0003 or visit thenestcondos.com

Rockport Group is offering up a low-rise condo project in Hillcrest Village designed by Raw Design and targeted at buyers eager to live in the mid-town neighbourhood nearby the popular Wychwood Barns.

The infill project, called Nest, will provide shelter for over 120 one- and two-storey suites in a nine-storey structure at St. Clair and Hendrick avenues, just west of Bathurst Street.

"We've produced a range of units to suit a range of needs; we have lots of units for young professionals, small families and couples getting together," says Jack Winberg, chief executive officer



The Nest's nine-storey building will have 120 one- and two-storey suites.

for the Rockport Group. "We think for people who want to stay in the area – or are attracted to the area – will find a condo that suits them at the Nest."

The established low-rise neighbourhood is popular for its treed streets, parks and recreational facilities, as well as easy access to independent shops, cafés, supermarkets and streetcars along St. Clair Avenue.

"Hillcrest Village is a very special place. It's a great community and is very diverse in terms of cultures, ethnicities and tons of restaurants," says Mr. Winberg.

"A lot of people walk to where they're going to. Like Wychwood Barns around the corner has been a very successful addition to

community."

Retail space will ground the mid-rise, which will be much shorter than many condominiums projects nearby. "It fits into the community. It's not a large project with hundreds and hundreds of units," Mr. Winberg says.

"We like projects where we can create a community where people can feel at home."

To strengthen residents' connection to their surroundings, the building's modern exterior – designed by Raw Design like an organic assembly of boxes – will result in private outdoor spaces up to nearly 570 square feet.

"We have 48 different unit types amongst 123 suites, so we have a lot of interesting units, some with



big terraces and some looking north, some looking south with views over the city," Mr. Winberg adds.

Floor-to-ceiling windows will maximize sightlines and sunlight inside, where there will be open principal rooms and bedrooms with sliding glass or barn doors in some cases.

"We think our designs are very neat and efficient, and will really accommodate what we believe to be the lifestyle that people looking for condominium living today would really enjoy," Mr. Winberg adds.

"Most of our two-bedroom units ... and many of our one-bedroom and dens have two washrooms, so it adds a lot of flexibility to the

way the condo is used."

Should residents need more room to stretch, there will be a gym, pet spa and fireside party room with a library, kitchen and terrace, plus indoor and outdoor lounge areas on the roof with cooking and dining facilities.

Local design firm, II by IV Design, will fashion the the common areas and suites, which will feature nine-foot ceilings, engineered hardwood floors, custom bathroom vanities with quartz counters, European-inspired kitchen cabinetry and glass back-splashes.

One and two-storey penthouses will benefit from an extra foot of headroom and rooftop terraces in some plans.

Another project highlight will be eco-friendly components, from Energy Star appliances and low-flow faucets to a green roof, bicycle parking and geothermal energy system.

"One of the biggest increases in cost of living over the next 50 years will be the cost of energy, so we're thinking about long-term benefits and cost savings to our purchasers," Mr. Winberg adds.

Monthly fees will be 53 cents per square feet. Parking will be \$35,000 and a locker \$3,500.

Occupancy is slated for spring 2016.