

EUROPEAN INSPIRED LIVING



V6

VERTICAL SIX

LESLIEVILLE



## LOCATION

Otherwise known as Toronto's Williamsburg, Leslieville is one of the city's hippest areas filled with cafes, pubs and eclectic retail stores along Queen Street East. For those looking to live amongst the trendy and cool, Leslieville is for you.

## CONCEPT

The V6 design and location is an adaptation of multi-storey freehold townhouses inspired by European living and has been designed to fit within a main street setting. It's original configuration, from Berlin, has been adapted for the Canadian market and has been carefully crafted to meet local building and zoning codes.

As a result, V6 can offer an approximately 6500 square foot precision built freehold townhome product. The configuration is flexible and can be set up as a single townhome, three two storey units, a two-storey owner's suite with four rental units, or five rental units including a commercial or retail live work unit at grade - all without change to the heating or cooling, electrical or fire safety systems.

## LESLIEVILLE V6 UNIT MIX

Retail/Commercial	0 Bedrooms	1 unit	1360 sq ft
Residential 2nd floor	2 Bedroom + den	1 unit	1200 sq ft
Residential 3rd floor	2 Bedroom + den	1 unit	1200 sq ft
Residential 4th floor	2 Bedroom + den	1 unit	1200 sq ft
Residential 5th & 6th	2 Bedroom	1 unit	1650 sq ft
<b>Total</b>		<b>5 units</b>	<b>6,610 sq ft</b>

## ENVIRONMENTAL SUSTAINABILITY

V6 has been carefully designed to take advantage of its main green feature, wood frame building. Wood, as a naturally renewable resource, is the greenest form of construction and its carbon footprint is superior to concrete or steel structures. Additional green features include:

- Underfloor radiant heating and cooling system
- Low flow water wise fixtures & waste water recycling systems
- Energy Star appliances and LowEnergy led lighting
- Groundwater recharge & Infiltration system
- Window specs & design to help control temperature
- Electric car charger station & bicycle storage built in
- No forced air systems; enhanced wellness and cleaner air
- Enhanced insulation standards resulting in a thermal performance which is 15% better than building code

## LIFESTYLE

V6 design centres around individual wellness principles for a healthy lifestyle.

- Internet operating systems remotely manage access, life safety and security features
- Virtual Concierge for community and service connectivity
- Every unit has front and rear openable windows to allow more light and natural cross ventilation
- Front and rear terraces in each unit provide outdoor amenities
- Wood stairs to encourage walking and not force over reliance on elevator use
- Private elevator services each unit
- Located in a walkable, urban, transit-friendly neighbourhood

## FEATURES

- Flexible configuration: work, live, rentals (single or multi-family dwellings)
- Four exclusive residential apartments with private balconies or terraces
- One commercial/retail unit on ground floor
- Private elevator
- Virtual Concierge for community and service connectivity
- Top-of-the-range Energy Star appliances
- Low LED lighting
- Hardwood flooring throughout
- Triple glazed windows on southern exposure
- Functional apartment layouts
- In-residence laundry and storage
- Private terraces and balconies
- Urban parking for two cars



Developer

*Oldstone*

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