



1414

Bayview

1414 Bayview. A vision by Gairloch.

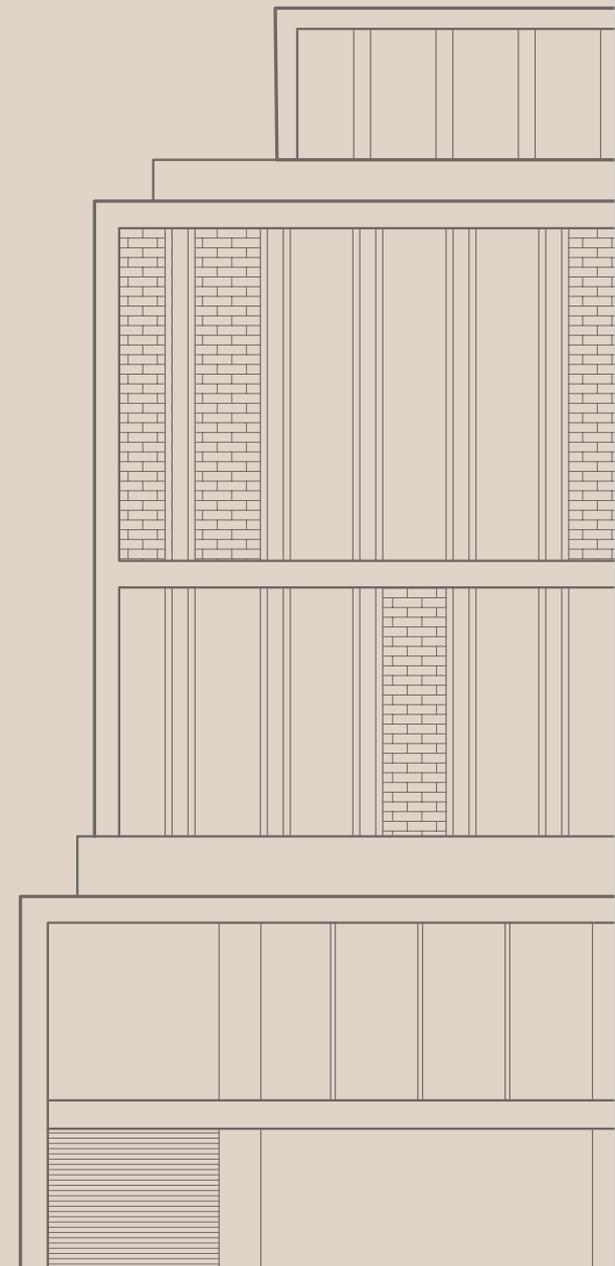
Welcome to a place that leads with design, and welcomes with refinement. 1414 Bayview is a residence that fits seamlessly within the Leaside neighbourhood, while offering its residents something unique, and something beautiful. Carefully considered, and meticulously planned, Gairloch is proud to unveil this boutique midrise building to both the surrounding neighbourhood, and those who will call it home.

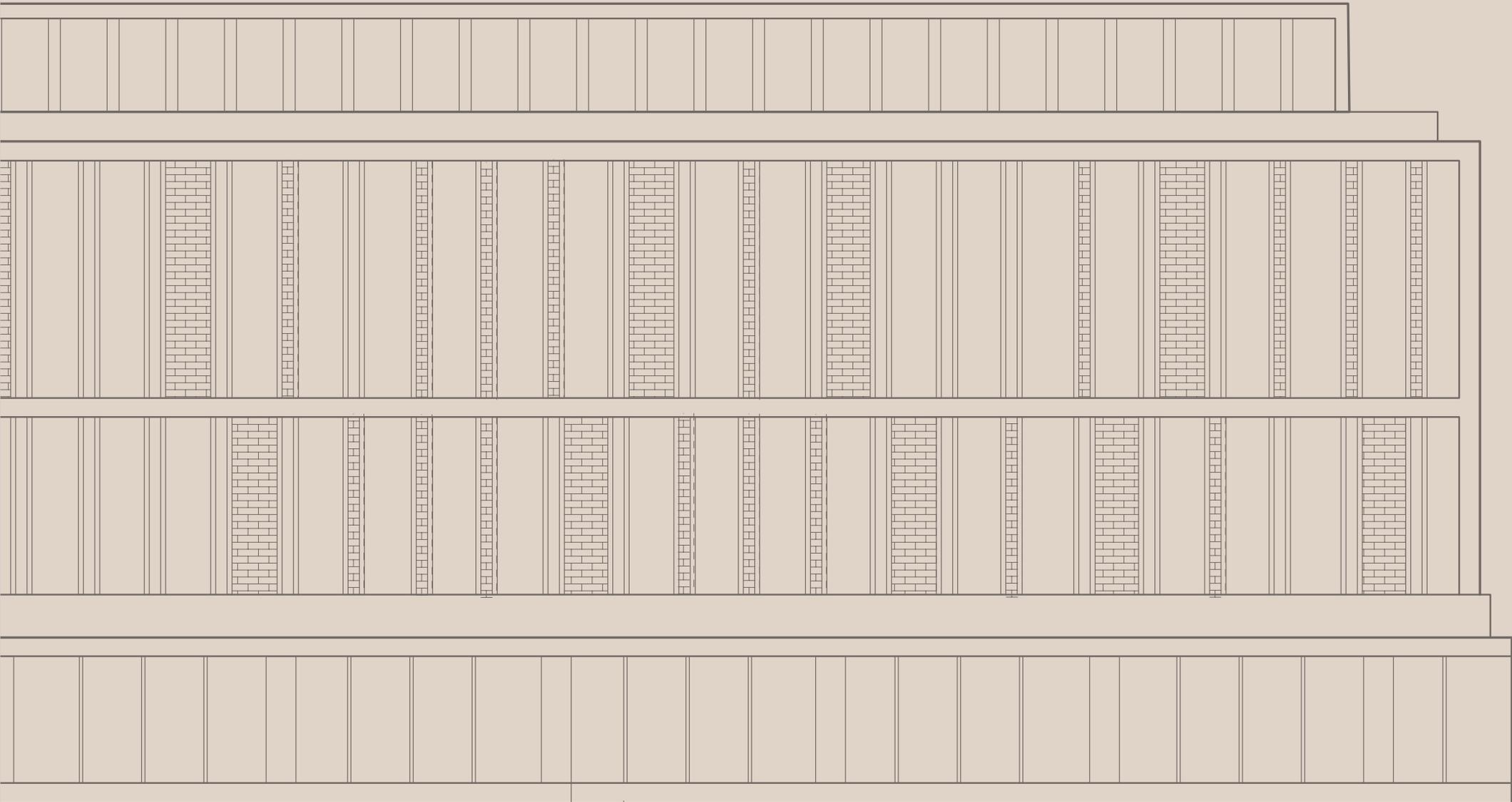


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A team curated with intent.

Our passion for design is shared by those we choose to collaborate with – partners who share our vision. At Gairloch, every project we undertake features a team of collaborators specifically chosen for the projects' location. The final product is a fully realized idea; one of careful consideration, refinement, thoughtful interior design decisions, clean architectural details, and years of teamwork.





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383 Sorauren, Toronto

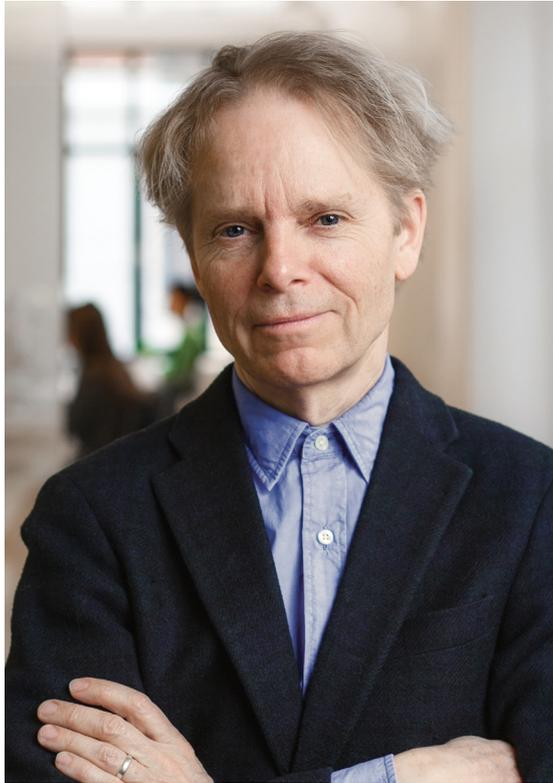


Gairloch Developments

At Gairloch, design is fundamental in the creation of our product. And those who appreciate this feel it when they encounter our spaces. Whether you're in the lobby or in your suite, you'll feel the connection. And this connection extends to our partners who demonstrate the same affinity for design found in all our work.

Design demands a mix of progression with timelessness, and this mentality is evident in everything we produce. This is part of what separates us from the rest, yet makes us such an integral part of the communities we call home.

Gairloch. Product of Design.



architectsAlliance

Led by principal Peter Clewes, architectsAlliance is responsible for award-winning buildings and public spaces that reflect an approach to architecture and urbanism that is, in equal measure, progressive and pragmatic; conscious of context and profoundly modern. The aA studio approach expresses a deep understanding of how architecture helps to shape the city, and a lasting engagement with the ways in which aA buildings are shaped, in turn, by the people who live and work in them.

aA's ability to think and work at a variety of scales – from individual buildings and public spaces to large-scale mixed use developments – has been demonstrated in cities across Canada, the US, Western Europe and the Near East, and has been recognized by the international design press and by its peers in Canada, the US and the UK.



Sixteen Degree Studio

Sixteen Degree Studio was started by Kelly Doyle and Stephanie Vermeulen to practice refreshing, thoughtful design. Stephanie and Kelly grew up in midtown Toronto, built their careers in the city and have worked side by side for more than a decade. With a focus on residential projects in Midtown Toronto, their design principles are clean, modern, sensible, timeless, refined and understated - a perfect match for 1414 Bayview.

The practice prides itself on being organized and personable. Together, with a carefully selected design team, Sixteen Degree Studio works with clients, consultants and contractors to shape and realize notable projects in the city and beyond, from concept sketch to move-in.



Heaps Estrin Real Estate

Founded in 1986, Heaps Estrin Real Estate team is a Toronto-based real estate firm with more than 150 years of combined experience, a strong international reach and a specialization in luxury property. As the top resale agent in Midtown Toronto, their vision to defy market standards and redefine the real estate sales process has continued to produce exceptional results for buyers and sellers alike.

This is accomplished through their detail-oriented team approach where 'traditional' high-end service is combined with innovative marketing strategies, dedicated listing managers and a strong leadership team to produce the best possible outcome and experience for each and every client.

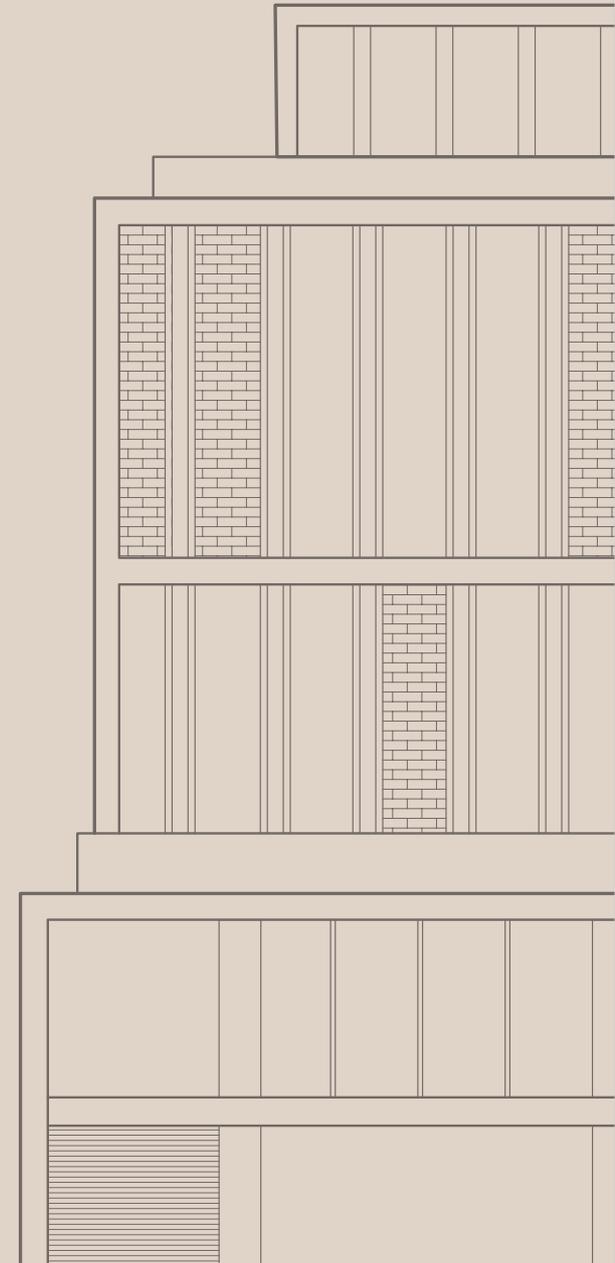


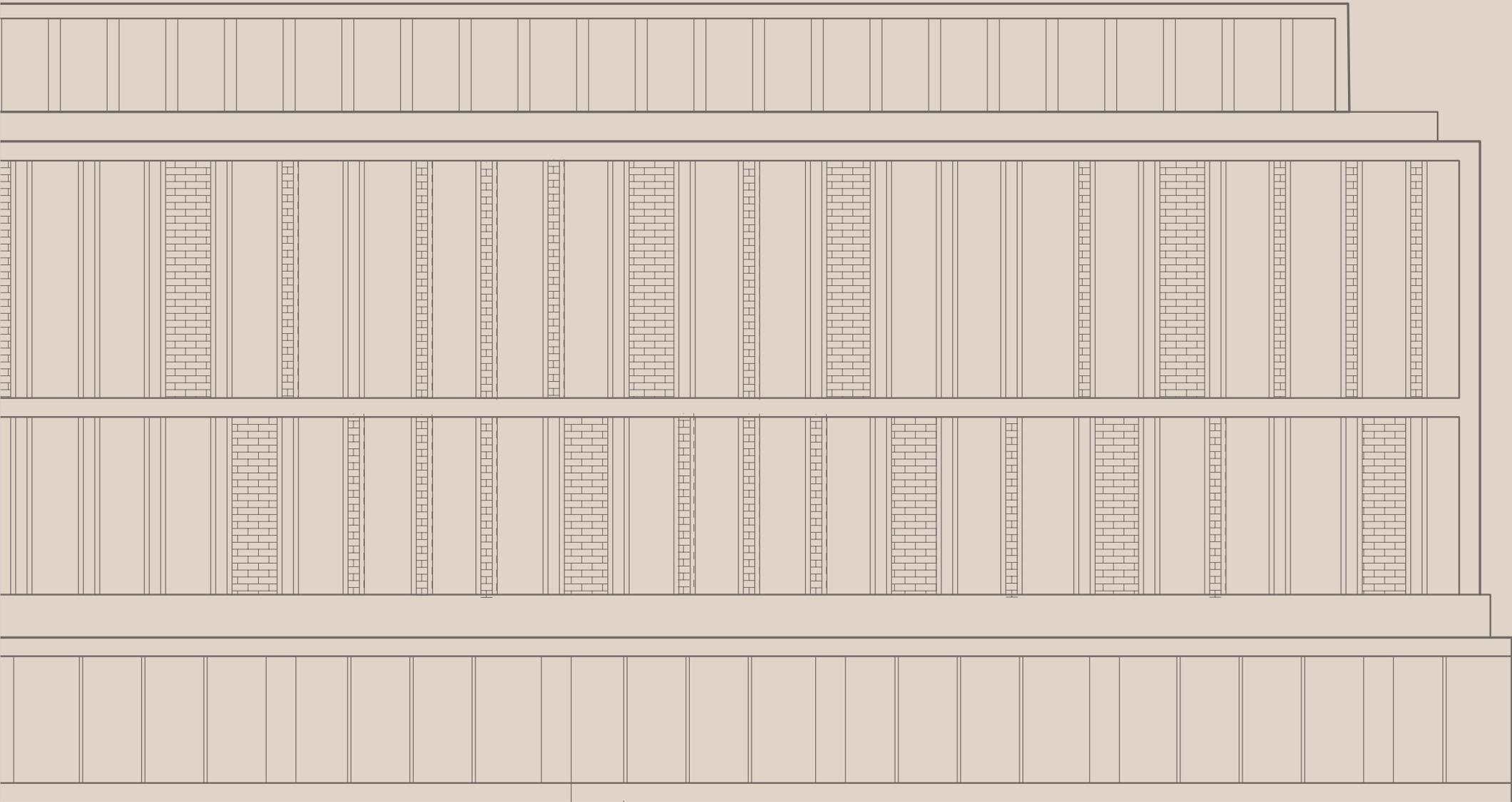
In partnership with PremCap

PremCap Developments is a division of PremCap Living, a diversified real estate investment company based in Toronto, Canada. PremCap Living is a family business specialized in many facets of residential real estate. They own, develop, manage and invest in a wide array of multi-family properties including apartment communities, senior living residences and condominium developments in Canada and the US. They pride themselves on ensuring that they provide end-user focused residences that are catered to the specific communities in which they are located. Combined, the principals bring 80+ years of real estate experience to each of their residential communities and ensure that they only partner with local, best-in-class experts who share their passion for providing residences that families are proud to call home.

Design principles.

Gairloch's design, architectural and overall conceptual principles are built on three foundational levels: the macro, the middle, and the micro. At each level is a series of stringent standards that allow consistent quality results.





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From macro to micro.

Macro: A product of vision

This phase encompasses the collective **vision** of the project, on a grand scale. How it fits within its surroundings, how it is first received by the human eye, and above all, how its presence makes us feel. It's where our execution begins.

Middle: A product of balance

The middle phase is where we master the **balance** between the indoor and the outdoor. It's about recognizing how the exterior architecture and interior design of the project relate to the feel of the neighbourhood, creating one harmonious, welcoming space.

Micro: A product of detail

Finally, when our attention turns to the micro, we become obsessed with every **detail** to curate the ideal personal experience at the human level. This includes space layout, features and finishes, and the most tactile parts of the living experience.



A product of vision



A product of balance



A product of detail

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A product of vision

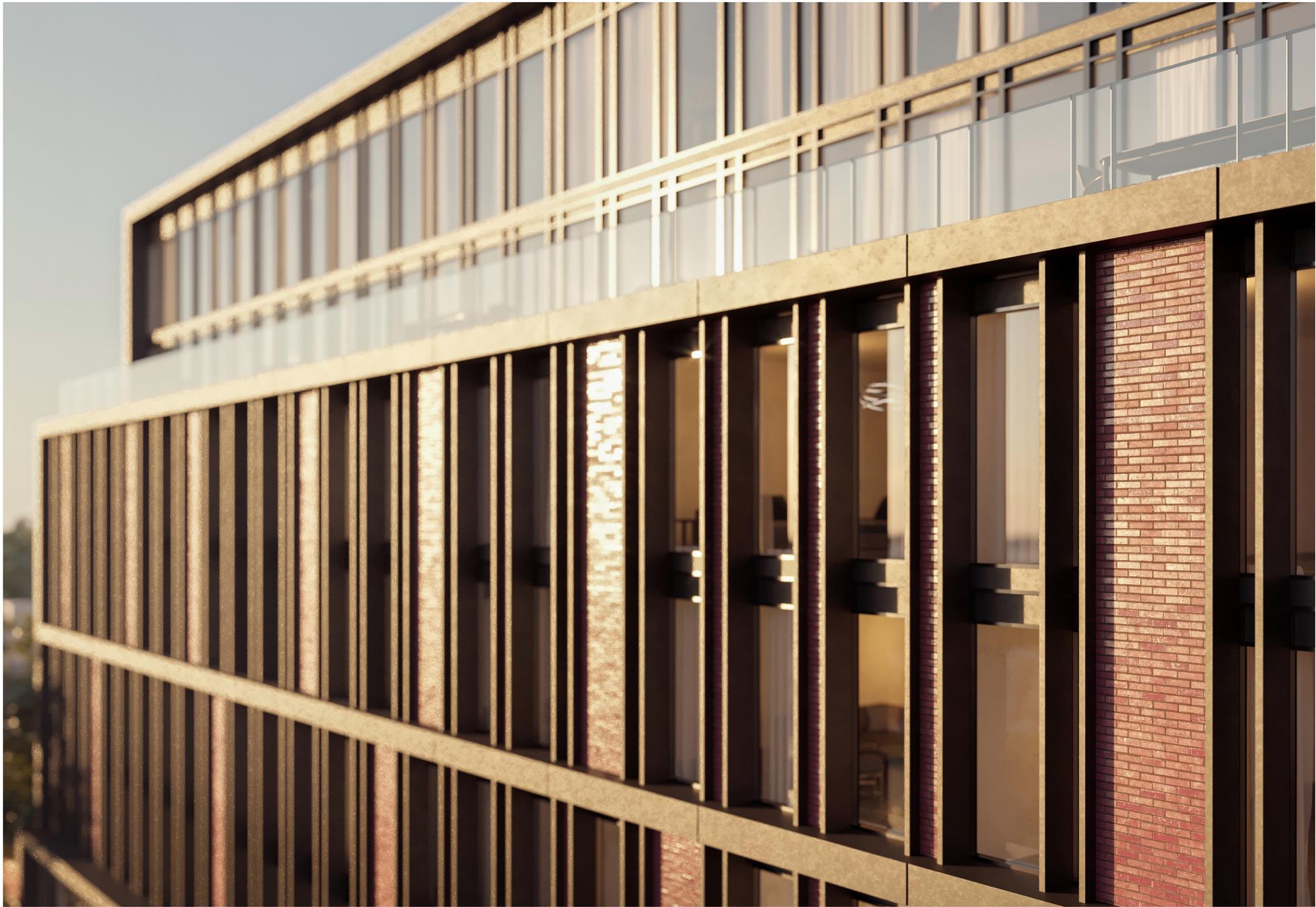
Design-led luxury residences in Leaside.

1414 Bayview is a striking example of forward-thinking spaces that aim to improve the daily lives of its residents. Large terraces with lush, green pre-cast concrete planters complement the surrounding neighbourhood tree canopies, while introducing a distinct architectural presence.

An intimate building in a classic and distinguished neighbourhood, 1414 Bayview features 44 meticulously designed residences, with a range of thoughtful one, two and three-bedroom suites spanning eight storeys, overlooking a tranquil pocket of Leaside.



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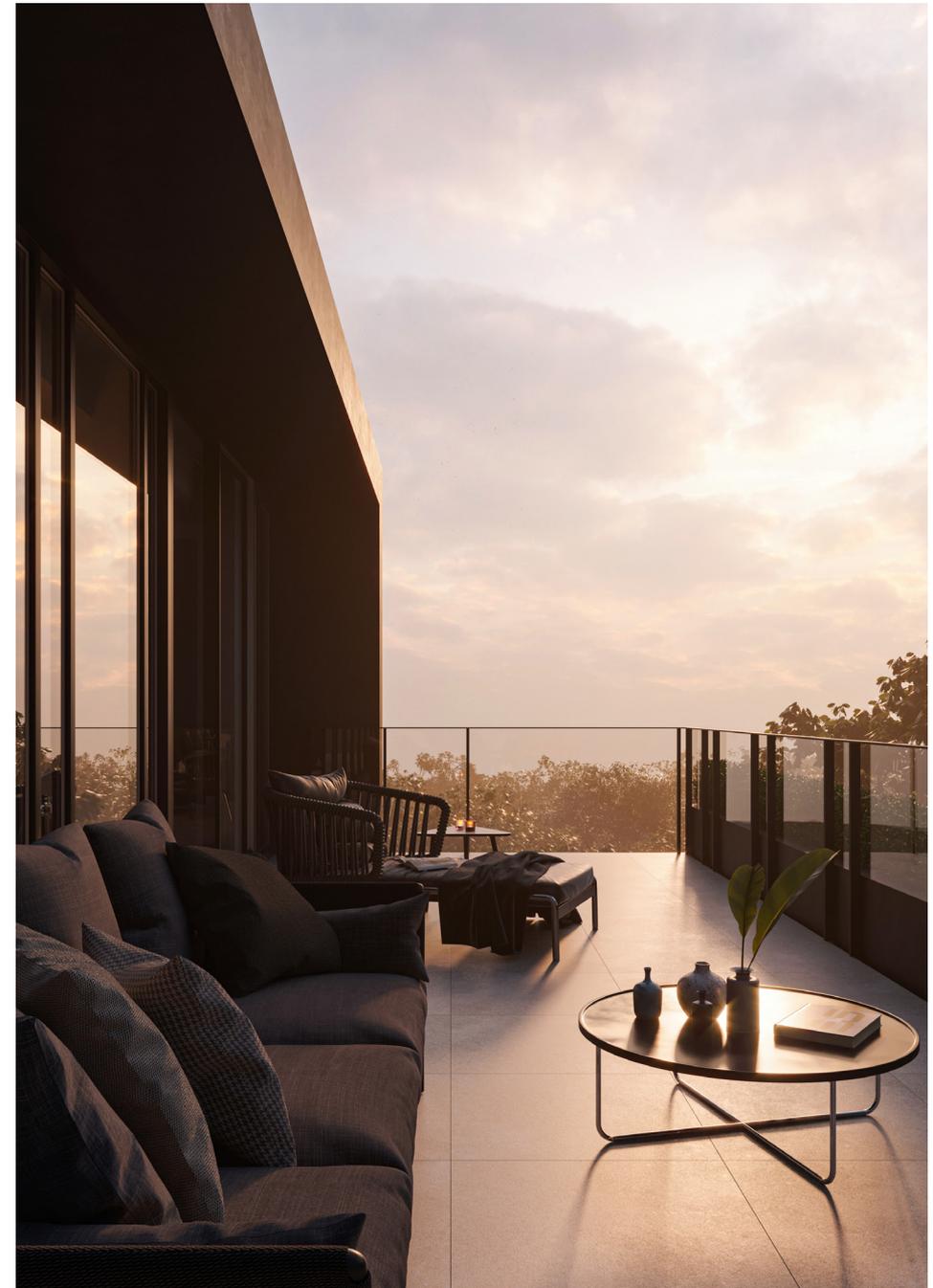
A product of balance

A modern expression in a classic location.

1414 Bayview is not simply a well-designed home; it's the architectural embodiment of our passion for craftsmanship, superior materials, and projects that stand the test of time. Its artful masonry expression is stemmed in Toronto's Victorian roots, while steel details reflect the modern and vibrant energy of the contemporary city.

Rest, and rejuvenate, assured that privacy and sunlight have been markedly considered from both an indoor and outdoor perspective, resulting in the building's innovative, unique form. Expansive terraces and lush greenery bring these components together in a soothing manner, allowing 1414 Bayview to feel like a microcosm of the City In A Park we all call home.

The result - a building that is simultaneously a neighbourhood landmark yet fits its surroundings seamlessly.





A product of detail

Design is in the details.

Lobby

Curated by Sixteen Degree Studio, every space at 1414 Bayview embodies design excellence, and it begins with the lobby. Featuring a residents' library lounge for morning coffee and reading, a coworking space designed for productivity, and a private courtyard to get some fresh air and rejuvenate, no detail was left unchecked.



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Penthouse Suite

Stunning from every angle.

Living room and kitchen

With high ceilings, premium hardwood flooring, custom-designed Italian kitchen millwork and Caesarstone countertops, the heart of your suite is filled with thoughtful details and elevated features.

Features and finishes

- Custom-designed Italian kitchen cabinetry, with soft-closing doors and drawers
- High-end Miele stainless steel, built-in electric oven and gas cooktop in 24" or 30"
- Premium Miele paneled 24" or 30" refrigerator
- Efficient Miele paneled 24" dishwasher
- Stylish Caesarstone engineered quartz countertop
- Refined natural stone island countertop
- Tasteful Caesarstone backsplash
- Modern Kohler stainless steel faucet
- Contemporary Kohler stainless steel single bowl, undermount sink
- Convenient under-cabinet LED lighting





Penthouse Ensuite

Carefully considered, meticulously crafted.

Ensuite bathroom

A luxurious, spa-inspired retreat, the ensuite bathroom welcomes you with a striking contemporary vanity, Caesarstone countertop and backplash, Kohler sink and stainless steel faucet.

Features and finishes

- Contemporary single or double bathroom vanity with soft-closing doors and drawers
- Stylish Caesarstone countertop and backplash
- Luxurious Kohler rain shower head with hand shower
- Modern Kohler undermount lavatory sink
- Custom mosaic tile wall
- High-end Kohler faucet
- Contemporary porcelain tile on bathroom floor and shower wall



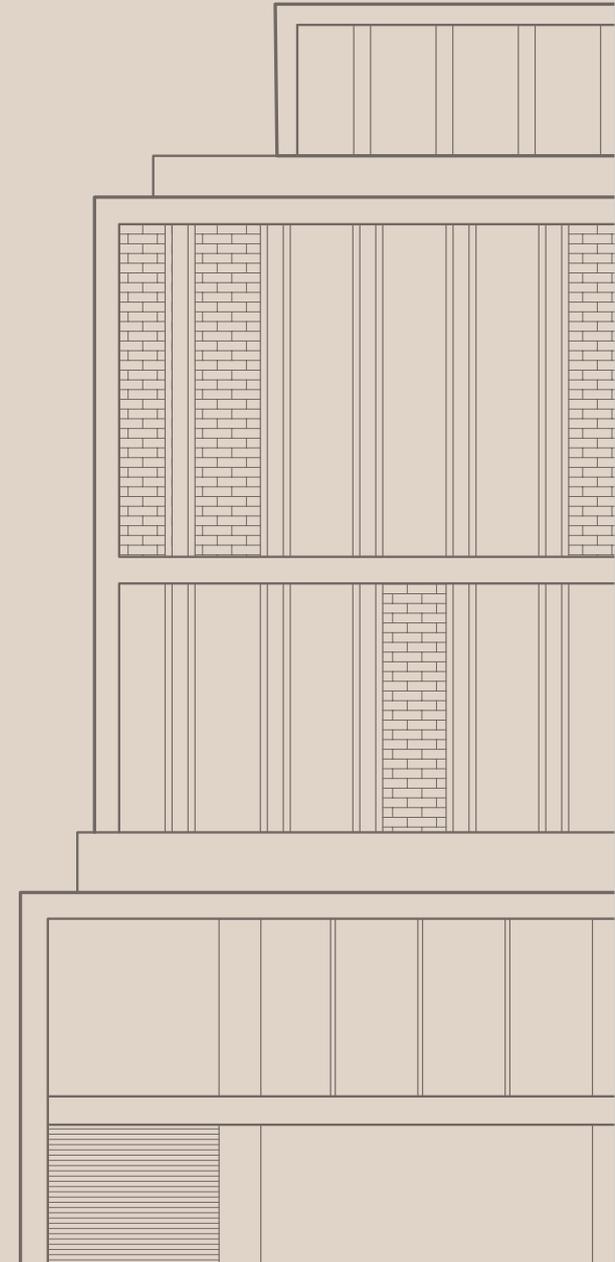
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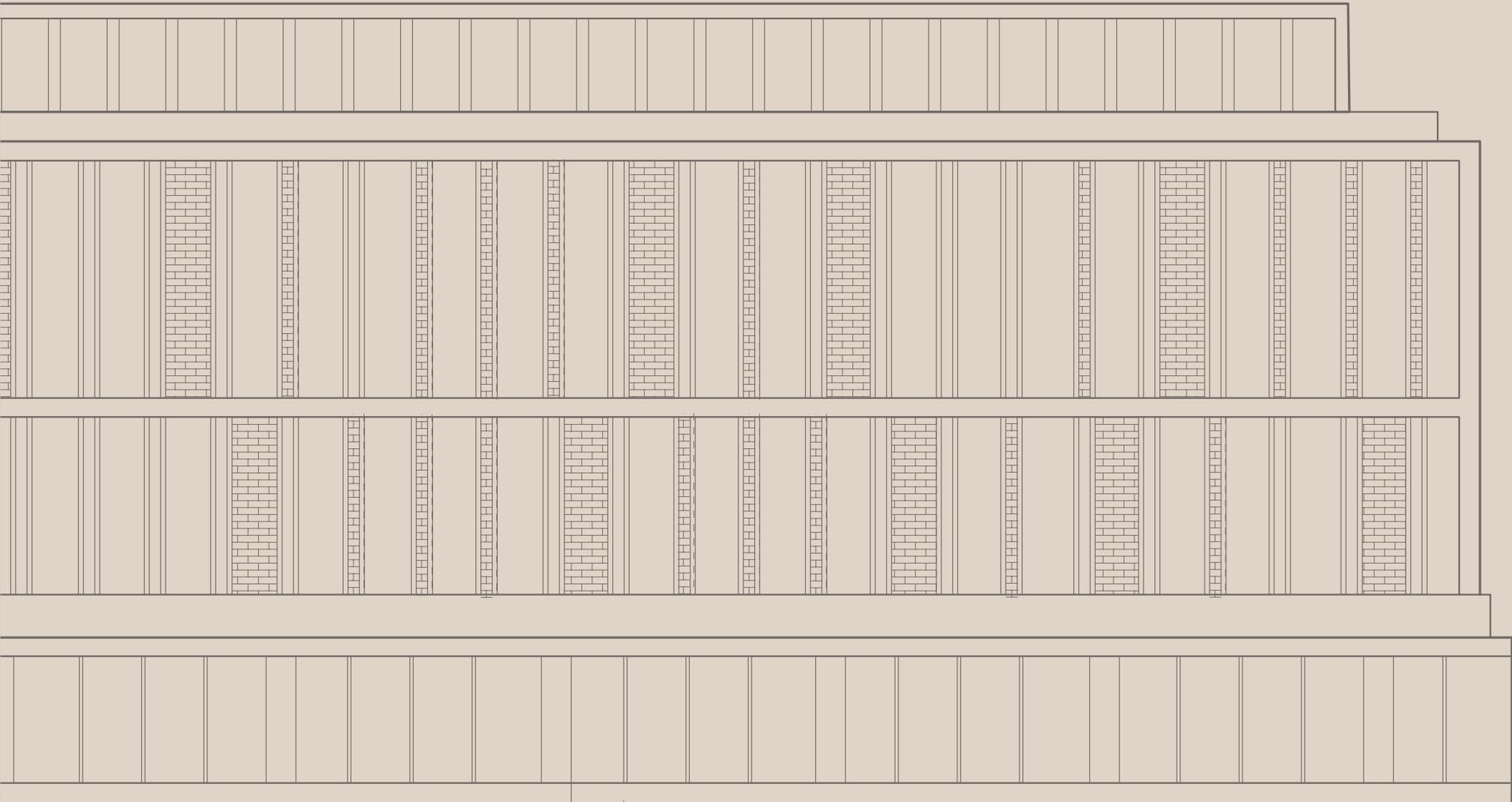
The neighbourhood

Leaside gets it.

At Gairloch, we choose locations based on where we think our projects belong. In the distinguished neighbourhood of Leaside, some are drawn to its history, some see a bright future, and others feel the connection of a community conveniently located in the city. Living at 1414 Bayview will be like nowhere else in Leaside. Yet, it will feel integral to the area. An elevated lifestyle that's distinctly Leaside. Designed for the people who live it. Built for the people who love it.

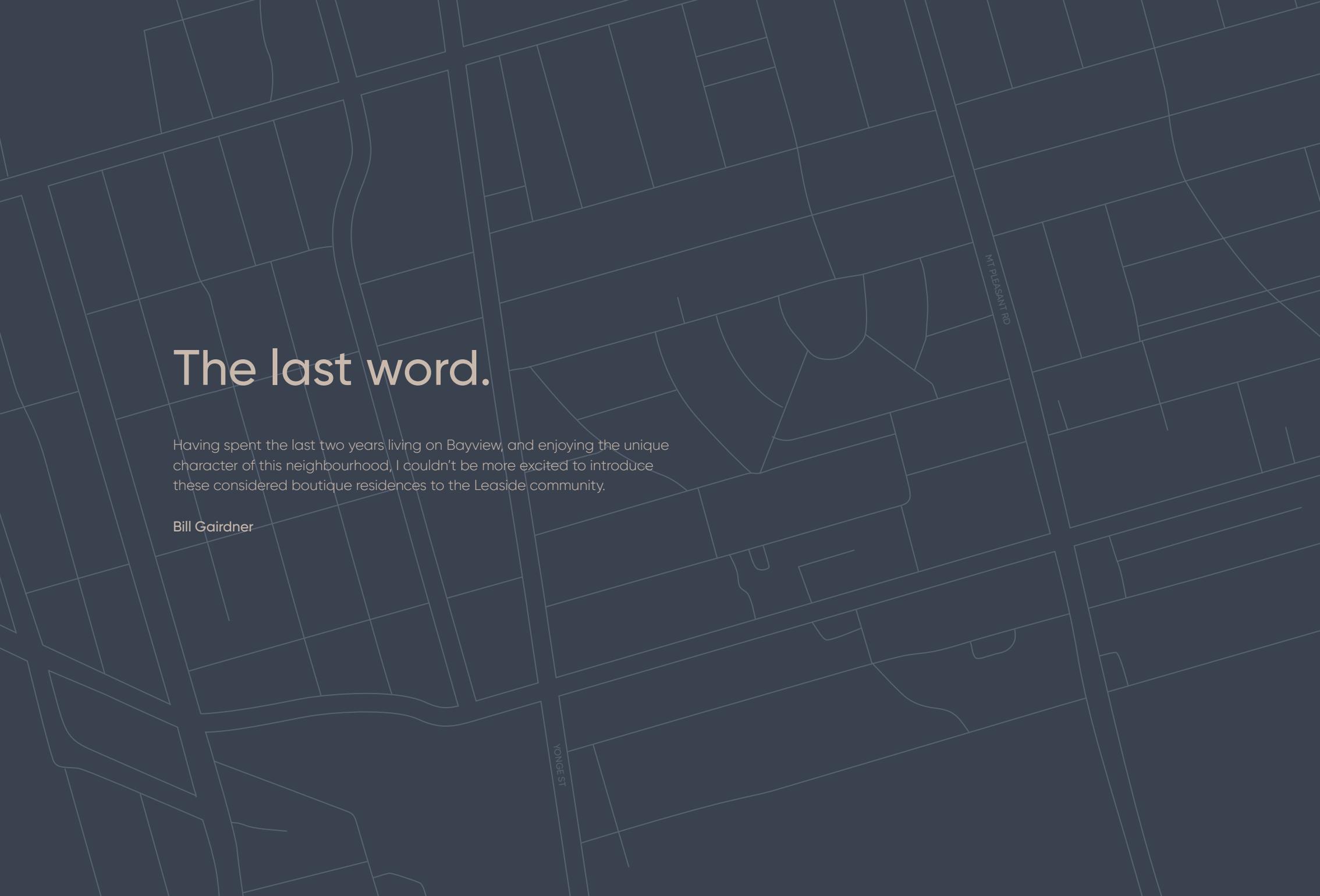
That's why we've ensured 1414 Bayview is situated in an enclave that allows residents to immerse themselves in everything the neighbourhood has to offer. Combining the best of Toronto's city living with a serene, elegant community, you can enjoy everything from world class restaurants and upscale grocery stores, to abundant green-spaces, walking trails, parks and more.





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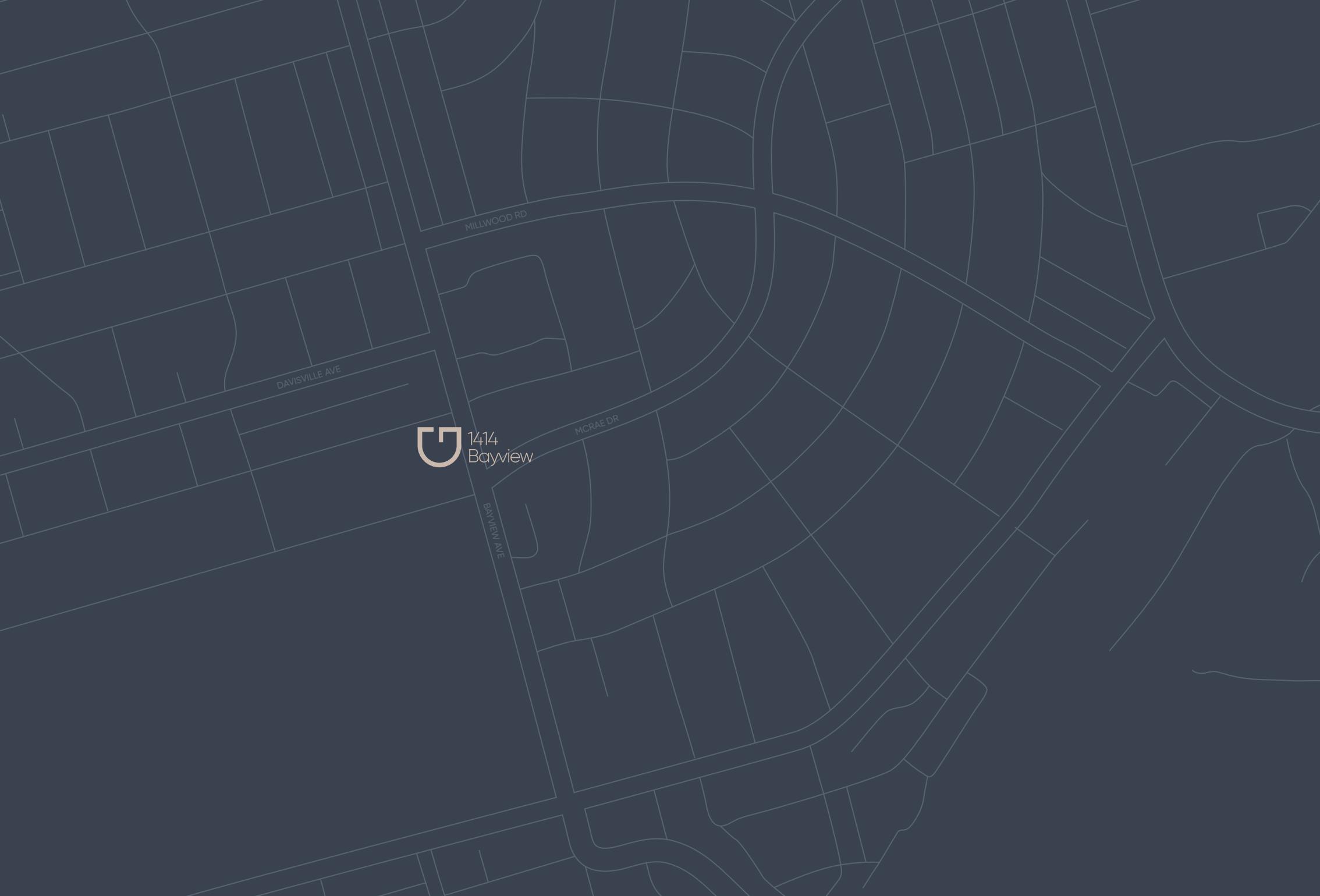




The last word.

Having spent the last two years living on Bayview, and enjoying the unique character of this neighbourhood, I couldn't be more excited to introduce these considered boutique residences to the Leaside community.

Bill Gairdner



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