

Leaside
MANOR



SHANE  BAGHAI



Welcome Home

This is your chance of a lifetime to live in one of the most popular neighbourhoods in Toronto, built by one of GTA's most sought after builders.

Located on 3 Southvale Drive, Leaside Manor will be established in a cultivated and refined community that is home to luscious green space and parkland, the finest selection of schools, and one of Toronto's best shopping districts. Residents of Leaside Manor will live in a high profile neighbourhood in refined luxury.



Arrive in Style

The design and interiors of Leaside Manor will mirror the distinguished lifestyle of the esteemed City in which it will be located. Warm tones will welcome you home when you step into the Lobby and the exotic wood ceiling will reflect and highlight the beautiful accent wall, dignifying this space.

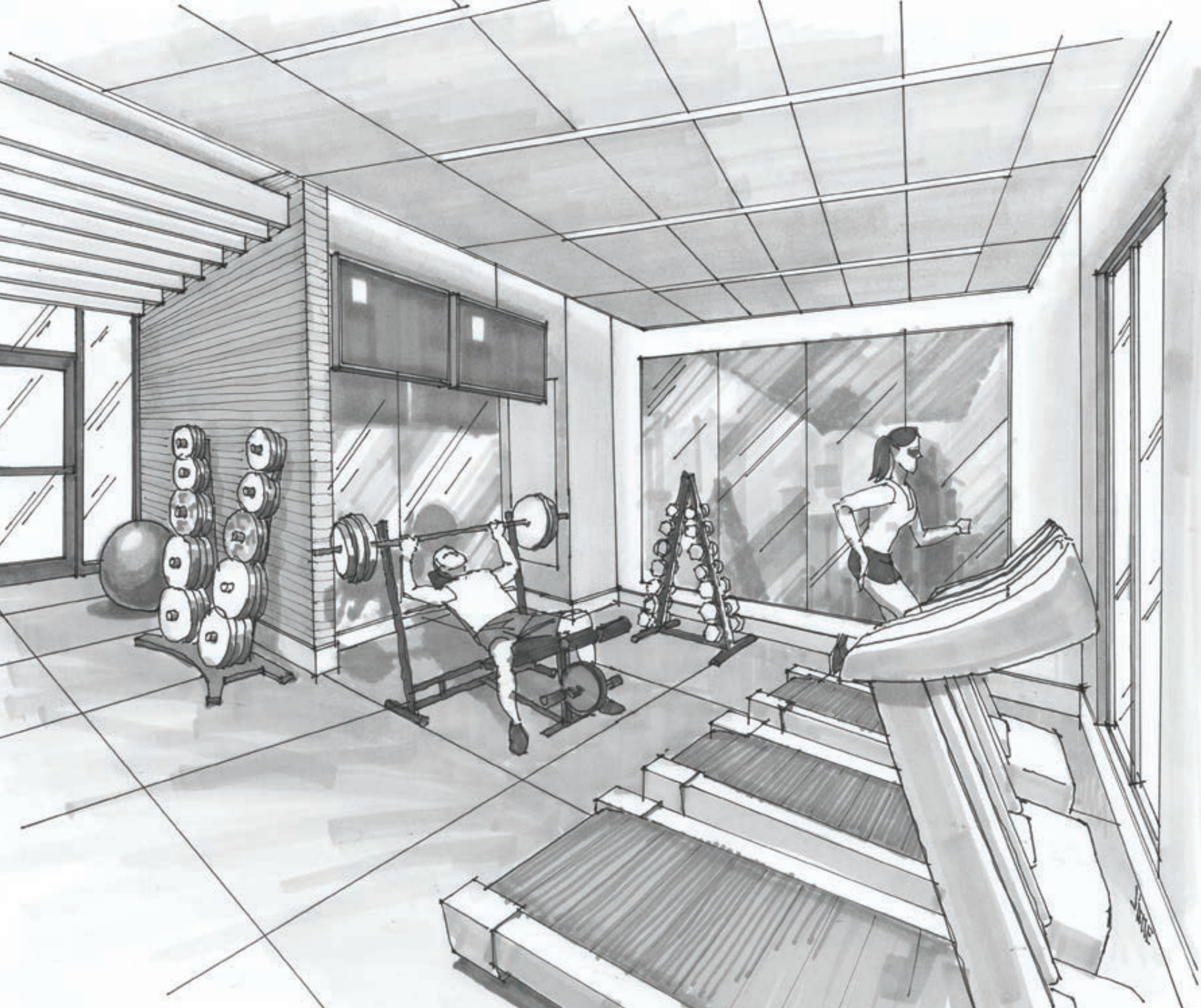




Luxurious Leisure

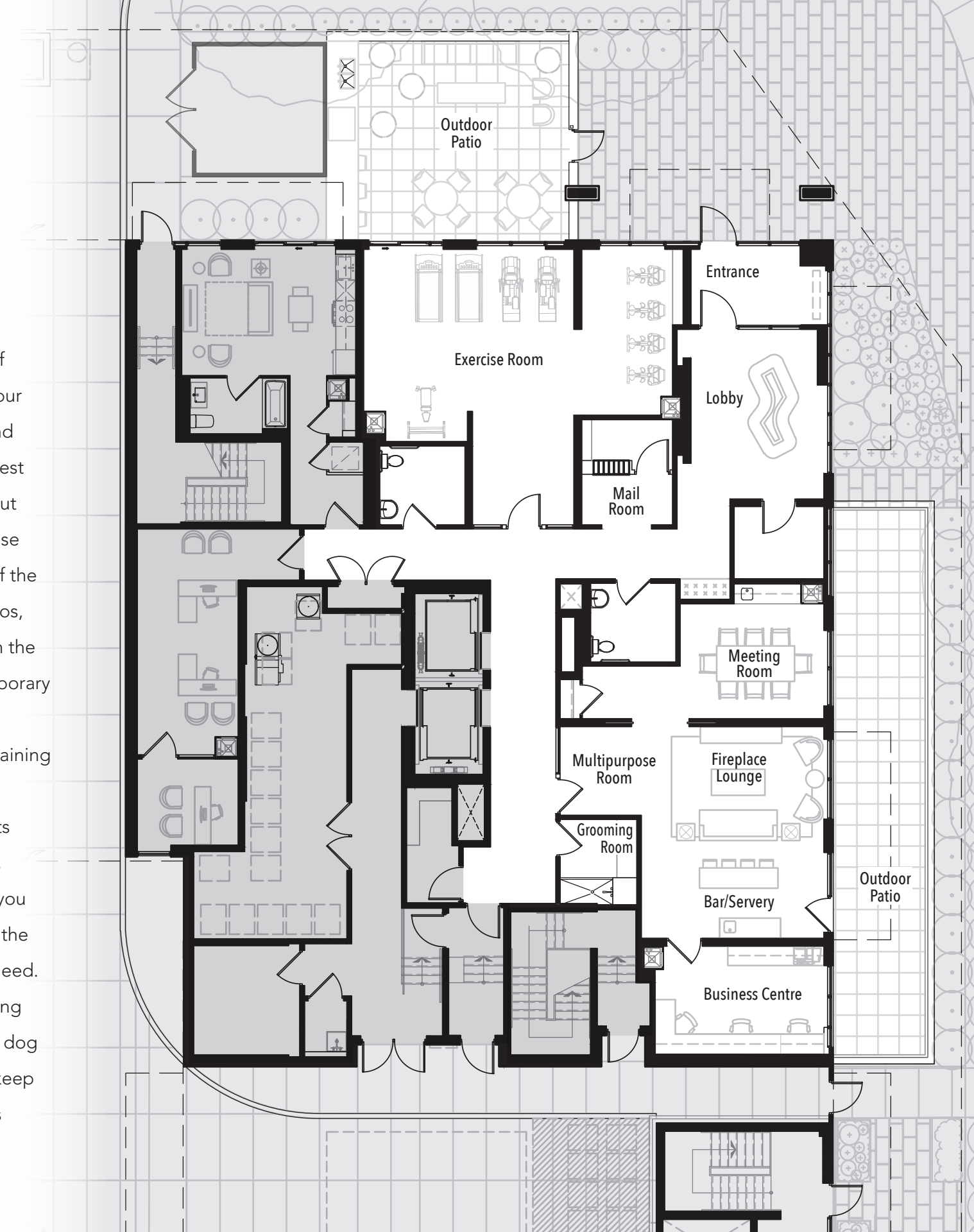
Get away from it all, unwind and relax in a stylish lounge with grand contemporary décor. Entertain your guests or delight in privacy in this beautiful lofty room.





Exclusive Amenities

Release the stresses of the day, re-energize your body, and let your mind be renewed on the latest equipment and workout machines in the exercise room. Relax on one of the beautiful outdoor patios, or curl up by the fire in the lounge of the contemporary multipurpose room. Whether you're entertaining friends at the bar, or meeting up with clients in the business centre, Leaside Manor offers you exclusive access to all the luxury amenities you need. There's even a grooming room complete with a dog wash station, to help keep your furry companions looking their best.



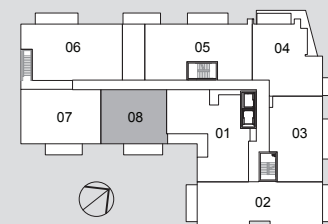
SHANE  BAGHAI

Leaside
MANOR

The Residences

Manor 2B-3 · 933 sq.ft.

2 BEDROOM

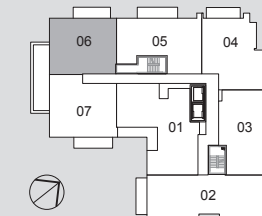


2ND FLOOR KEY PLAN

Dimensions and specifications are approximate and are subject to change without notice. All furniture and furnishings are artist's concept only. This furniture layout drawing is being provided solely for general illustration purposes. The drawing is not to scale. E. & O. E.

Manor 2B-6 · 995 sq.ft.

2 BEDROOM

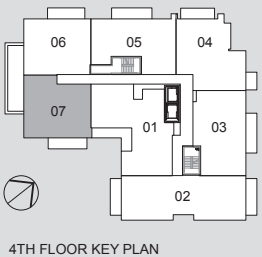
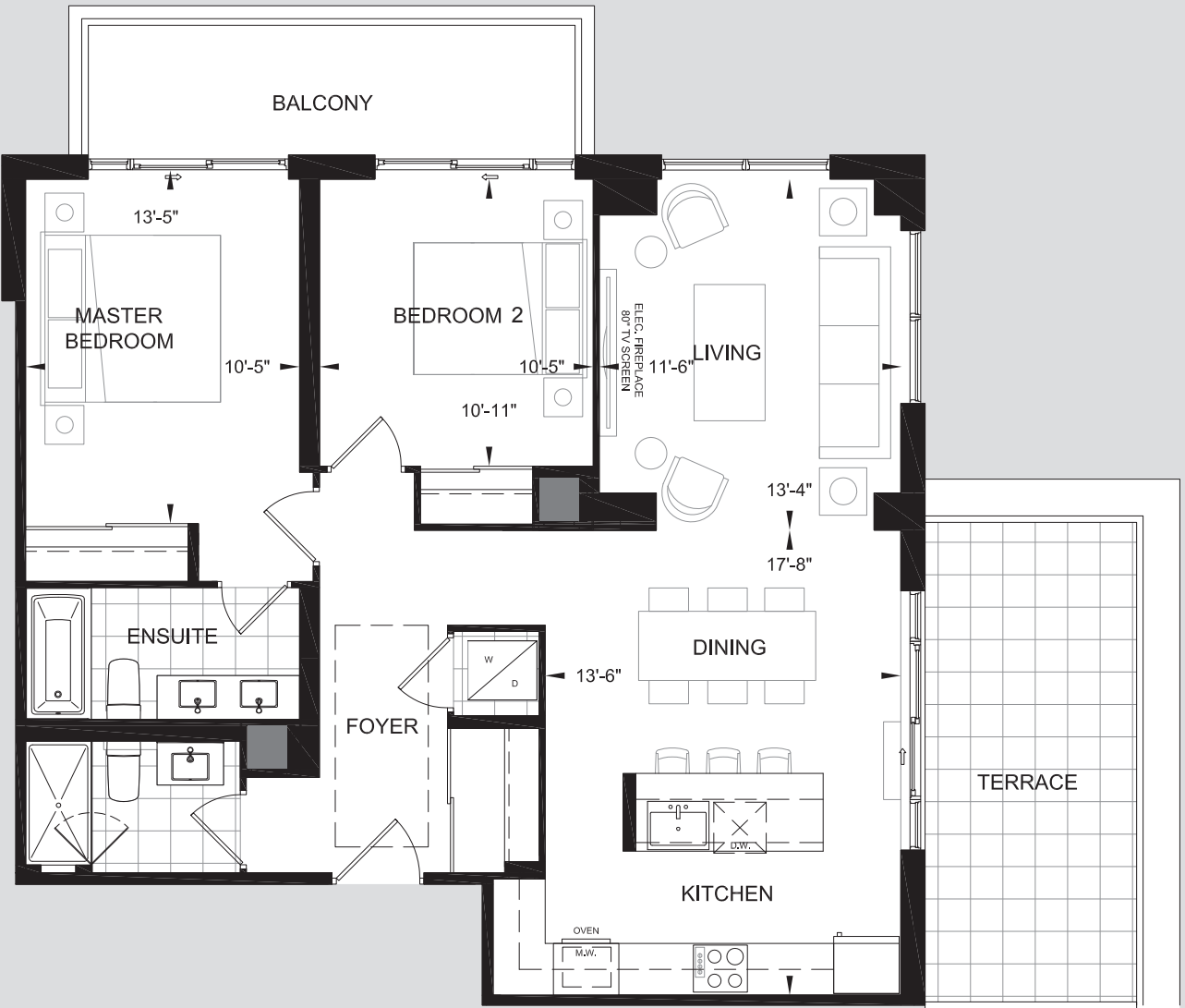


4TH FLOOR KEY PLAN

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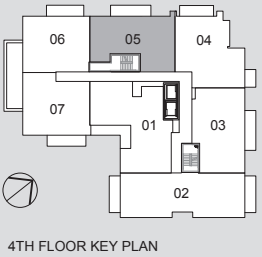
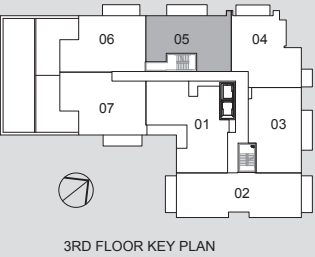
Manor 2B-7 · 1035 sq.ft.

2 BEDROOM



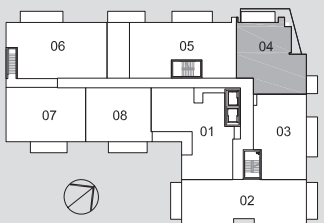
Manor 2B-4 · 1081 sq.ft.

2 BEDROOM



Manor 2B-5 · 1129 sq.ft.

2 BEDROOM

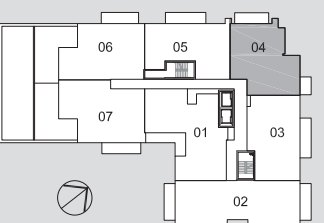


2ND FLOOR KEY PLAN

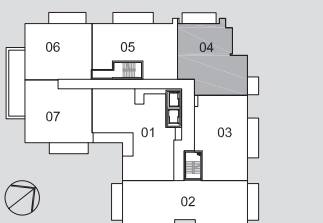
Dimensions and specifications are approximate and are subject to change without notice. All furniture and furnishings are artist's concept only. This furniture layout drawing is being provided solely for general illustration purposes. The drawing is not to scale. E. & O. E.

Manor 2B-5 · 1129 sq.ft.

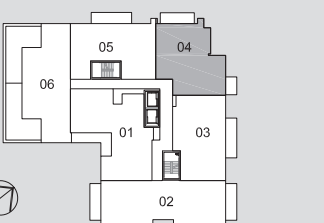
2 BEDROOM



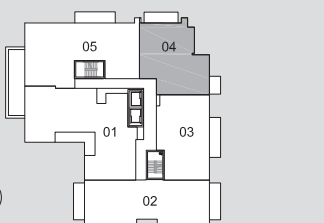
3RD FLOOR KEY PLAN



4TH FLOOR KEY PLAN



5TH FLOOR KEY PLAN

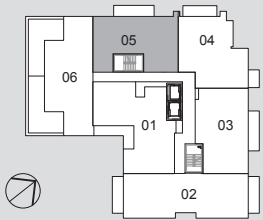


6TH FLOOR KEY PLAN

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Manor 2B-8 · 1131 sq.ft.

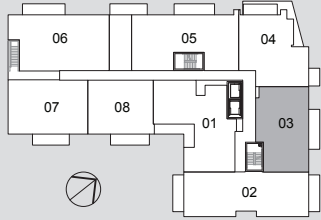
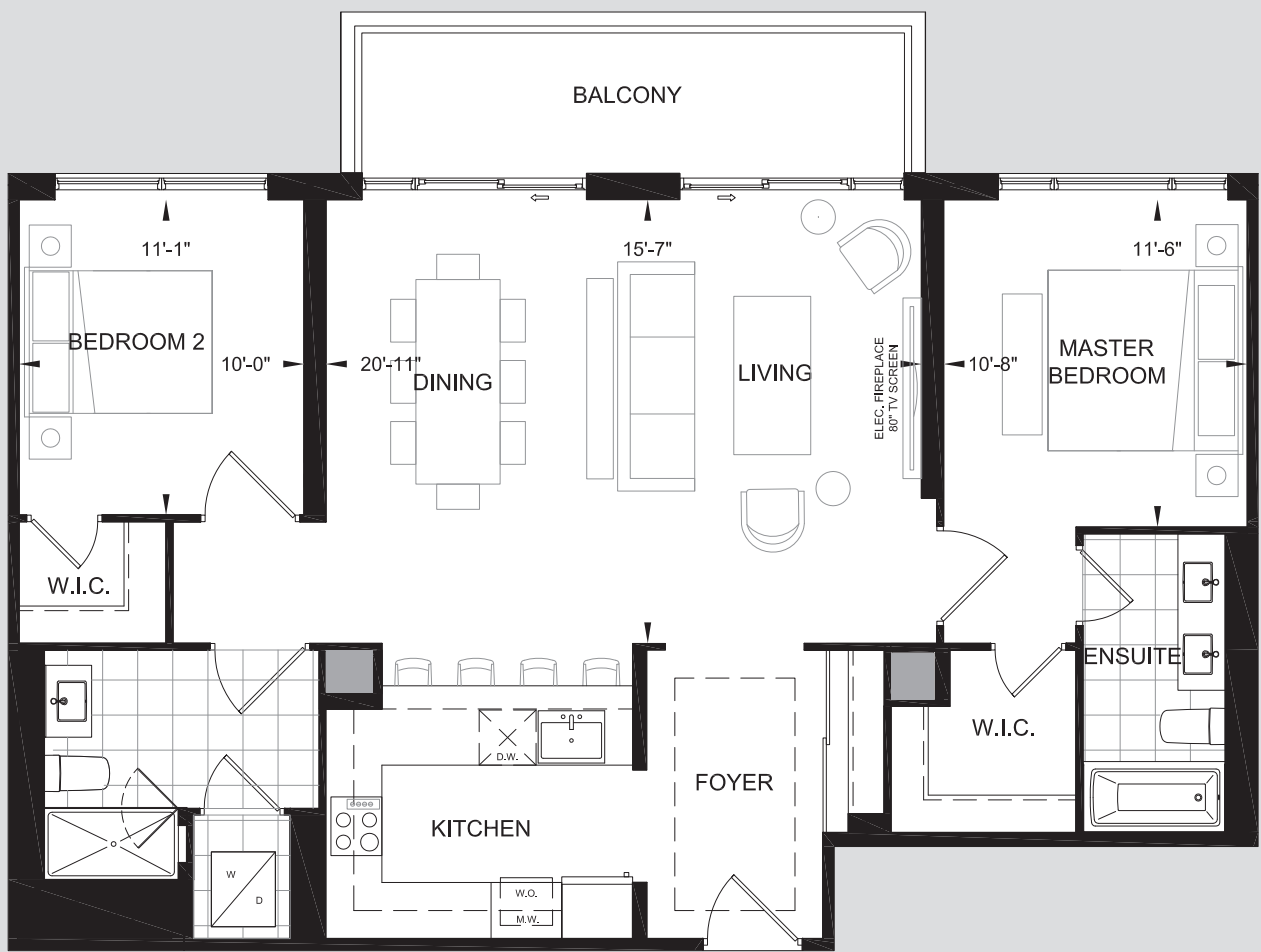
2 BEDROOM



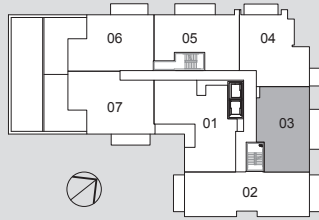
5TH FLOOR KEY PLAN

Manor 2B-1 · 1136 sq.ft.

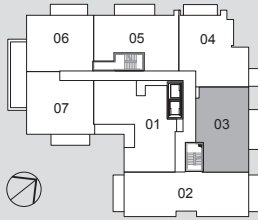
2 BEDROOM



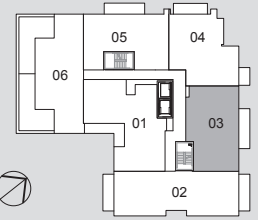
2ND FLOOR KEY PLAN



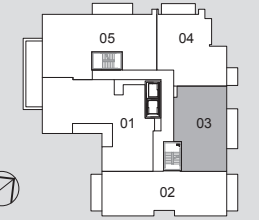
3RD FLOOR KEY PLAN



4TH FLOOR KEY PLAN



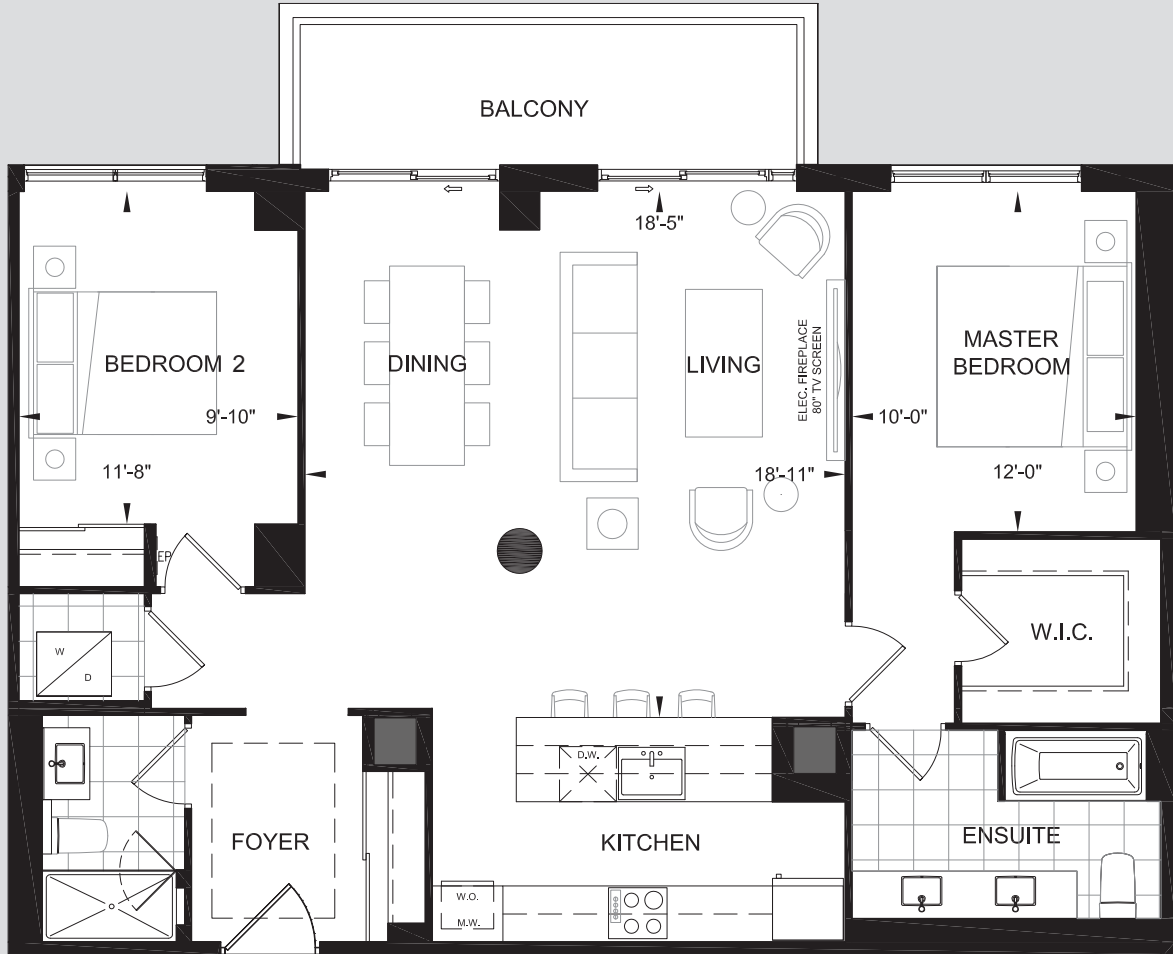
5TH FLOOR KEY PLAN



6TH FLOOR KEY PLAN

Manor 2B-2 · 1095 sq.ft.

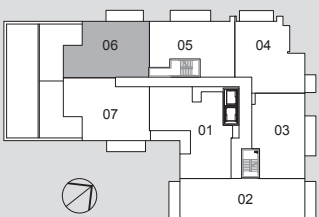
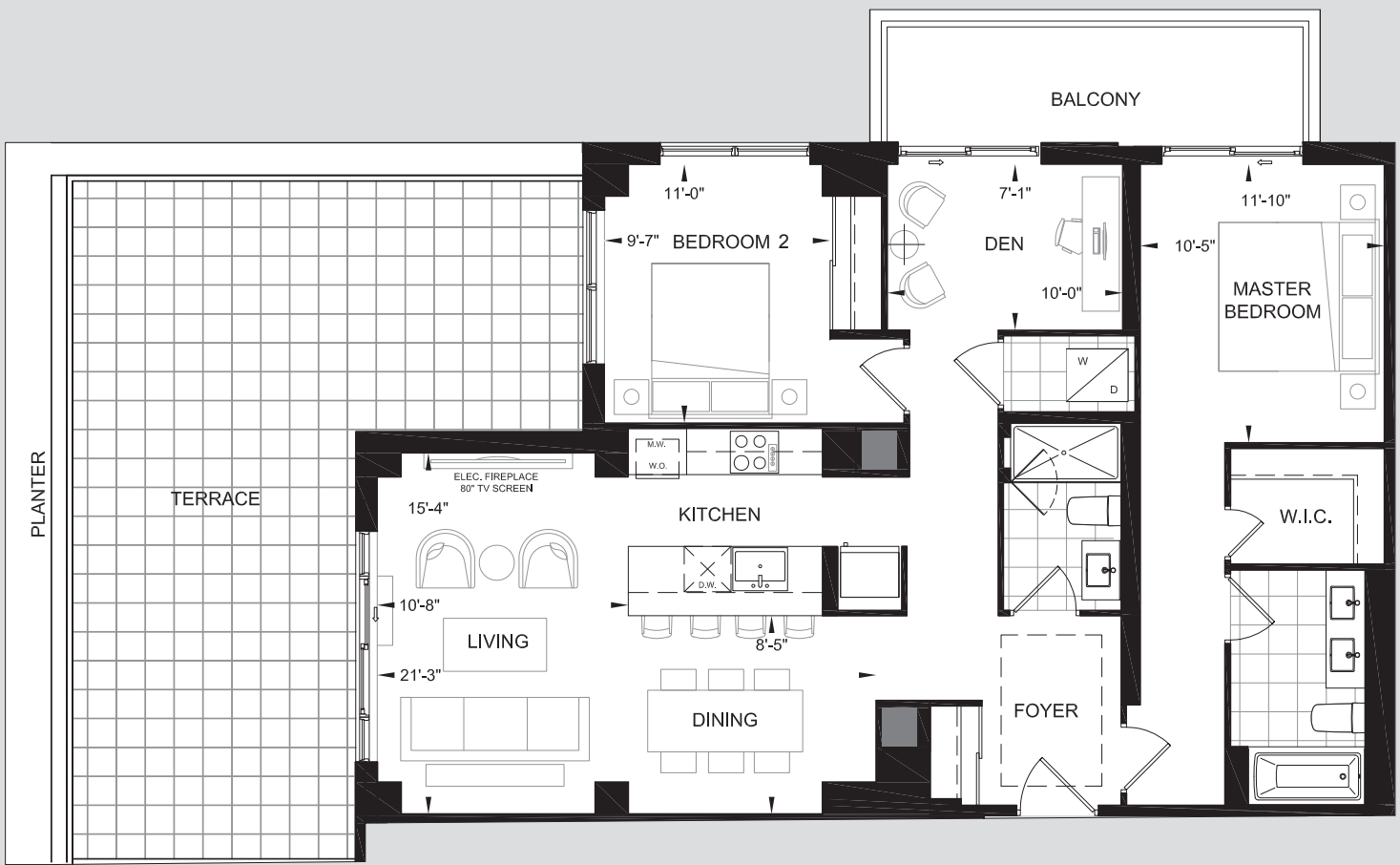
2 BEDROOM



2ND FLOOR KEY PLAN

Manor 2B+D3 · 1156 sq.ft.

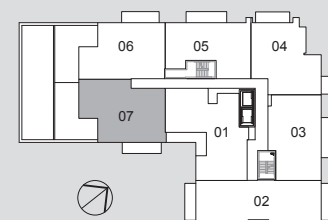
2 BEDROOM + DEN



3RD FLOOR KEY PLAN

Manor 2B-11 · 1230 sq.ft.

2 BEDROOM

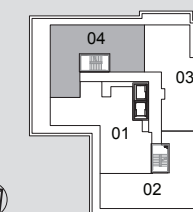


3RD FLOOR KEY PLAN

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Manor 2B-9 · 1242 sq.ft.

2 BEDROOM

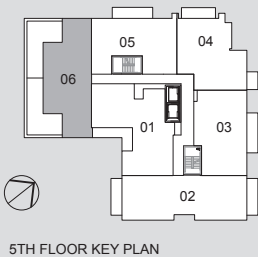
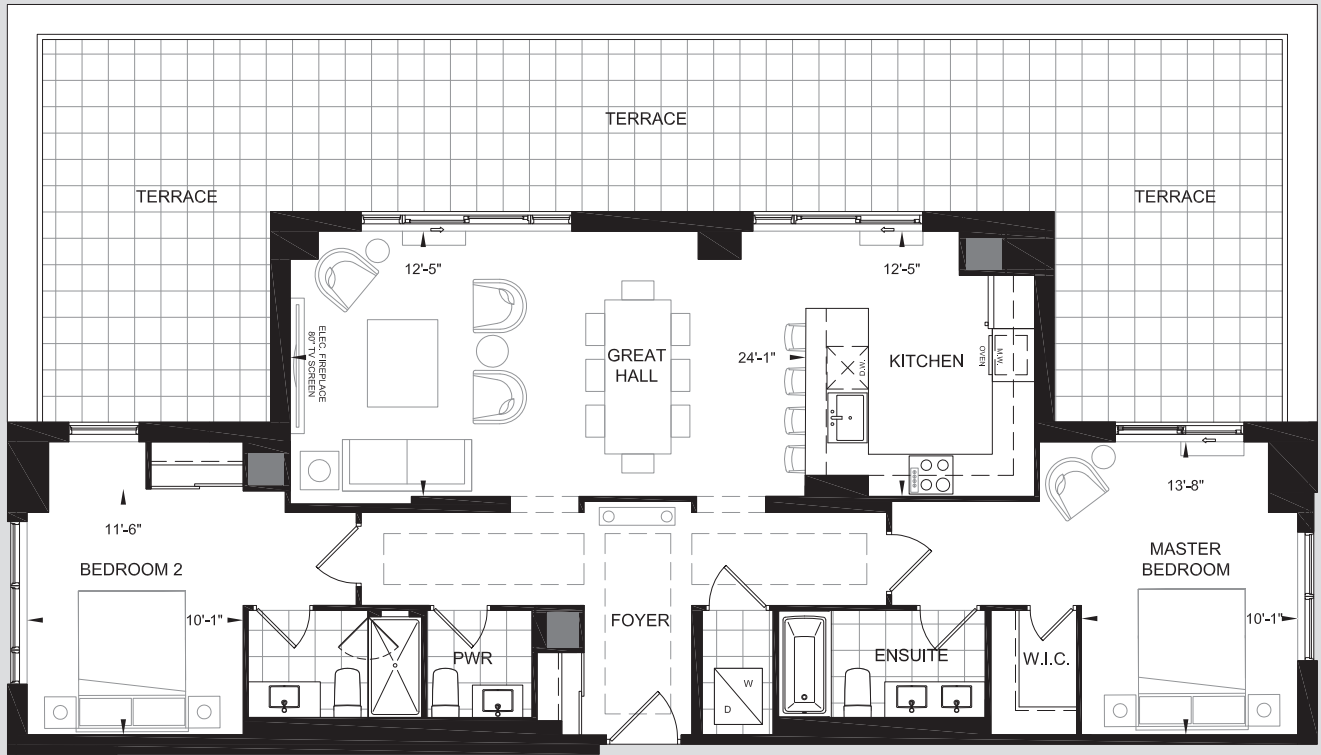


7TH FLOOR KEY PLAN

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Manor 2B-10 · 1282 sq.ft.

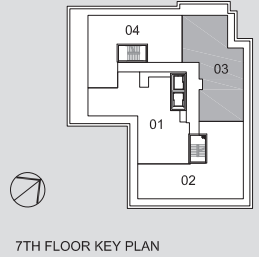
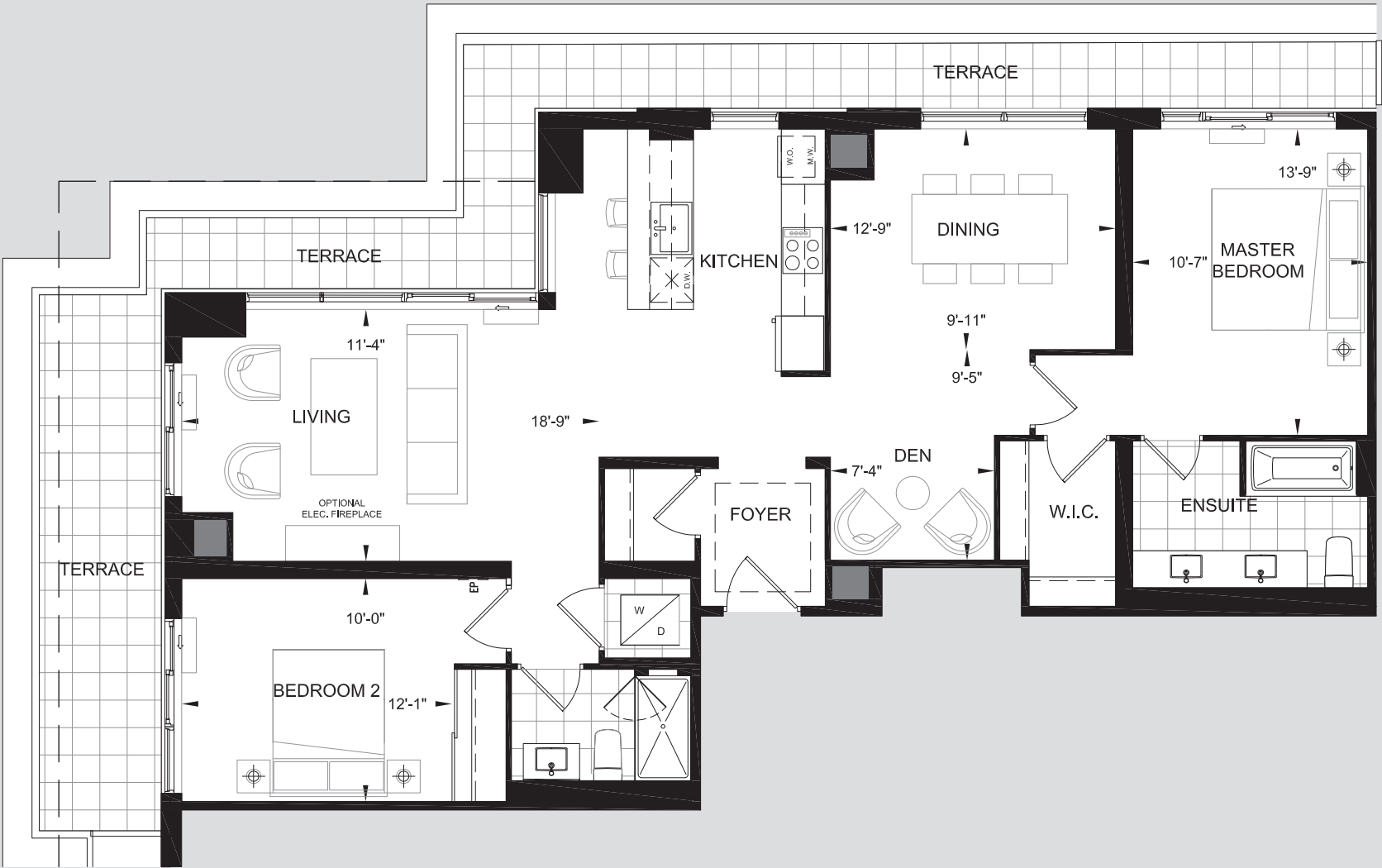
2 BEDROOM



5TH FLOOR KEY PLAN

Manor 2B-6 · 1304 sq.ft.

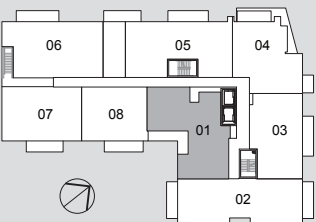
2 BEDROOM + DEN



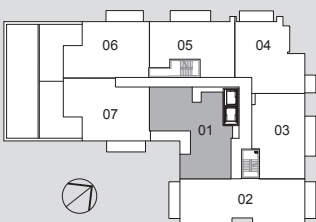
7TH FLOOR KEY PLAN

Manor 2B+D1 · 1377 sq.ft.

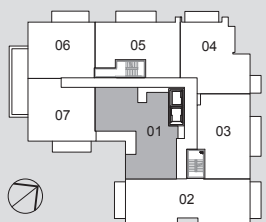
2 BEDROOM + DEN



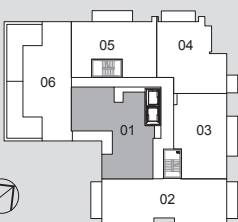
2ND FLOOR KEY PLAN



3RD FLOOR KEY PLAN



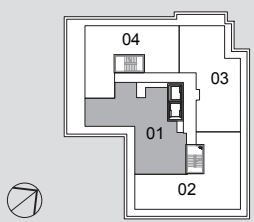
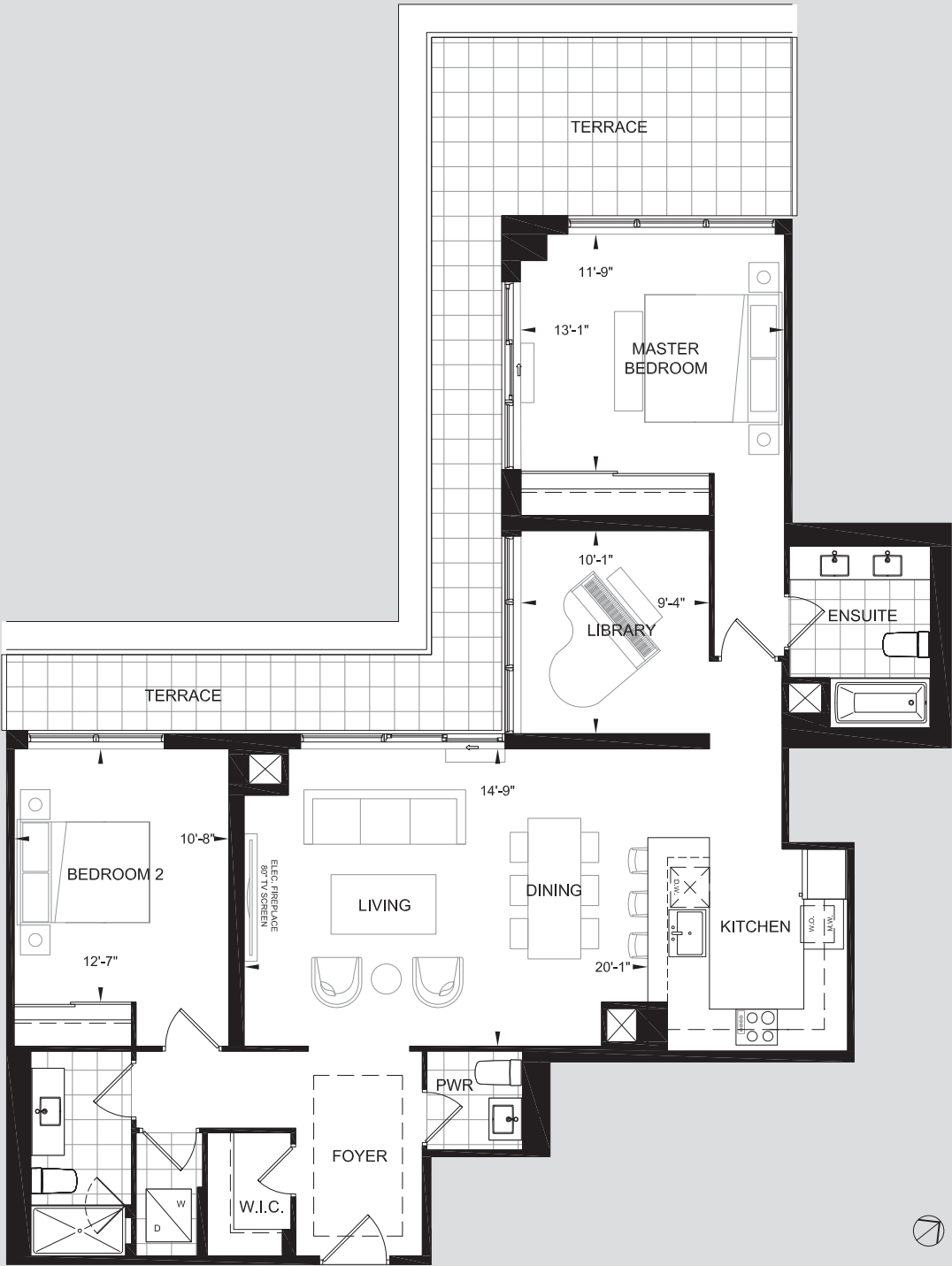
4TH FLOOR KEY PLAN



5TH FLOOR KEY PLAN

Manor 2B+D5 · 1413 sq.ft.

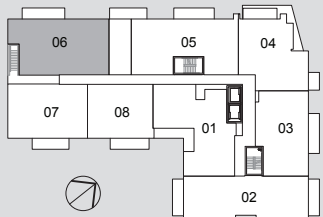
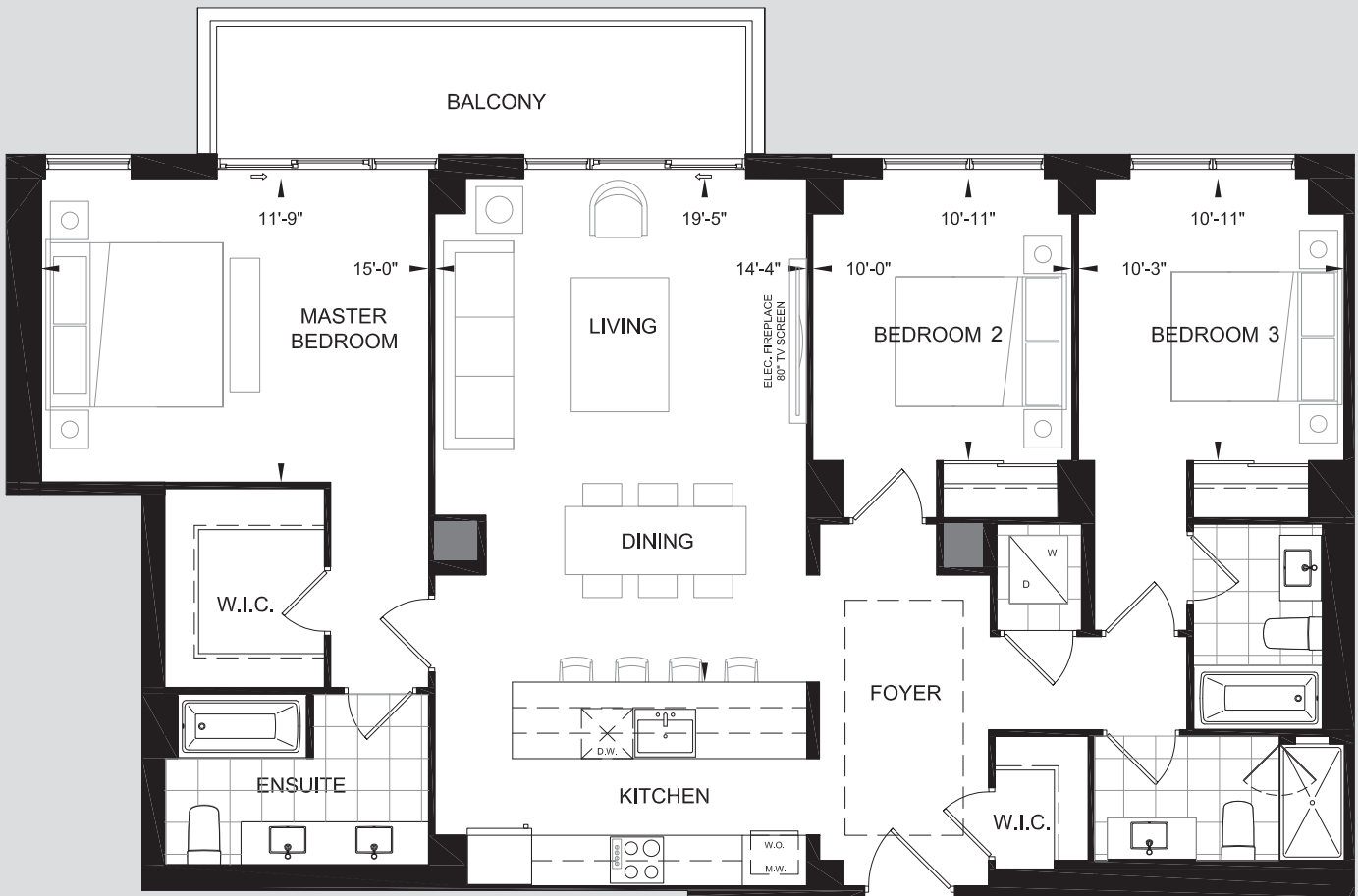
2 BEDROOM + DEN



7TH FLOOR KEY PLAN

Manor 3B-5 · 1417 sq.ft.

3 BEDROOM

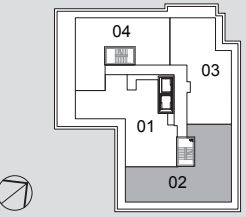


2ND FLOOR KEY PLAN

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Manor 3B-6 · 1424 sq.ft.

3 BEDROOM



7TH FLOOR KEY PLAN

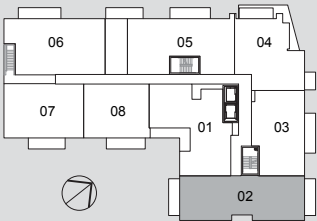
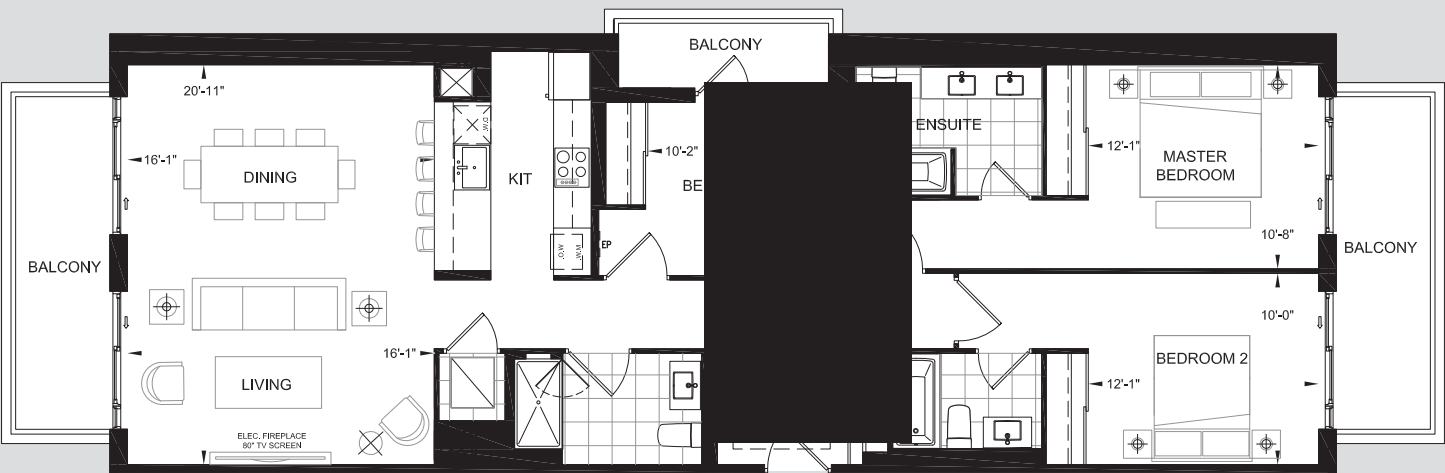
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Manor 3B-1 · 1431 sq.ft.

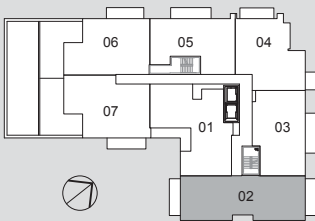
3 BEDROOM

Manor 2B+D2 · 1451 sq.ft.

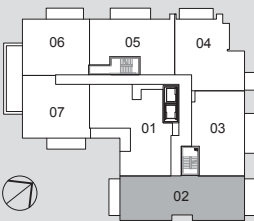
2 BEDROOM + DEN



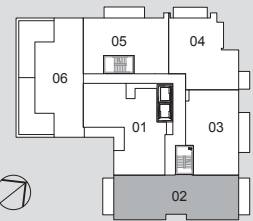
2ND FLOOR KEY PLAN



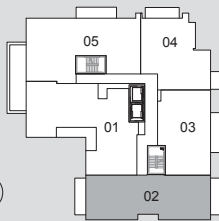
3RD FLOOR KEY PLAN



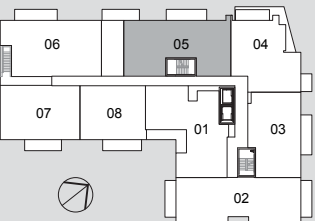
4TH FLOOR KEY PLAN



5TH FLOOR KEY PLAN



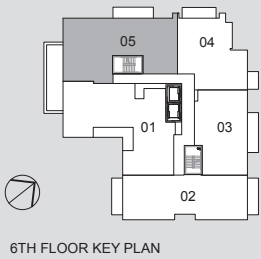
6TH FLOOR KEY PLAN



2ND FLOOR KEY PLAN

Manor 3B+D2 · 1670 sq.ft.

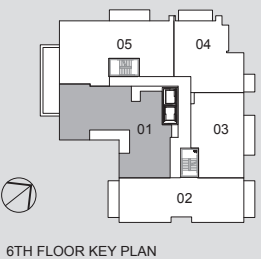
3 BEDROOM + DEN



6TH FLOOR KEY PLAN

Manor 3B+D1 · 1830 sq.ft.

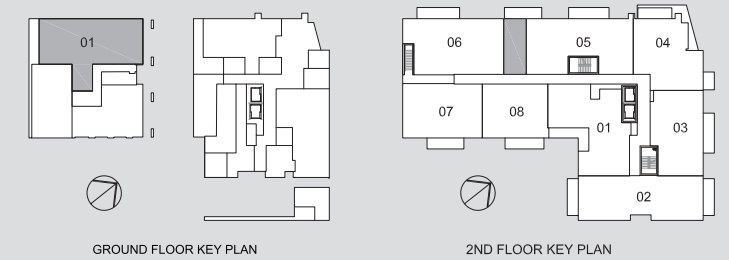
3 BEDROOM + DEN



6TH FLOOR KEY PLAN

The VILLA (3B-8) • 1721 sq.ft.

3 BEDROOM



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Impeccable Finishes

OUT OF THE ORDINARY - ALWAYS DIFFERENT

As always, Shane Baghai Group of Companies, provide & exceed customer expectation.

FLOORS:

- A selection of European porcelain tile, engineered wide plank hardwood
- Ultimate quality carpeting
- All handpicked by our expert designers at WZMH

DOORS & WOOD TRIM:

- All solid core wood doors with engineered hinges, handcrafted baseboards, casings, moldings, shelves and cabinetry by Shane Baghai Artisans, all designed, prepared and assembled at our workshop in Caledon, Ontario.
- Each Living Room will have a linear electric fireplace with exquisite wood trimming and spacious shelves.

KITCHEN & VANITIES:

- Specially designed and selected Italian made kitchen cabinets and vanities by Aran of Silvi Marina, Province of Teramo, Abruzzo, Italy (a long-term partner with Baghai built residences)
- Glass tiled backsplash in Kitchen
- Imported kitchen hardware

PLUMBING FIXTURES:

- All plumbing fixtures are selected by our interior design and mechanical engineering consultants for ultimate performance; water saving features, pressure and temperature balancing, soft-close toilet seats and covers, the latest combination toilet and bidet in all Master Ensuites.
- Frost-free hose bibs in all terraces.

UNIT & UNDERGROUND SECURITY SYSTEM:

- The electronic concierge system together with the smart home devices will be designed and installed by Baghai Digital. Full information and literature will become available to all our purchasers prior to finalized purchase.
- Briefly, the above includes remotely operated locks, cameras, voice activation, two-way voice & camera system, recording of all traffic and activities, sound system, a smart 80" TV in all 2 & 3 bedroom residences, and many more astounding features.

APPLIANCES:

- Appliances supplied by Miele of Germany, the latest 2018 / 2019 models: natural gas range, separate oven, microwave, dishwasher, refrigerator / freezer all in choice of either stainless steel finish or wood paneled appliances to match the kitchen cabinets.
- Washer and dryer in all residences.
- Natural Gas, stainless steel BBQ equipped with electronic ignition system for all units with balconies and terraces.

PAINT:

- A selection of premium quality paint both in terms of Chemistry and Colour pigments, from 3 different manufacturers.

HARDWARE & LOCKS:

- All our hardware door locks, hinges, door stops etc., are reviewed and approved by our mechanical engineers and technicians for durability, smooth operation and aesthetics. Models to be displayed at our presentation centre.

ELECTRICAL:

- The entire electrical system of the building is designed by Shane Baghai engineers and will include the latest energy saving long-running LED lighting throughout the residences and the entire building.

DON'T GET CAUGHT IN THE DARK:

- Like many of Shane Baghai's existing buildings, Leaside Manor would will be powered by a 250KW natural gas fired generator in case of a power outage. This generator is capable of running the entire building and its residences at full capacity.

AFTER SALE AND CUSTOMER SERVICE:

- Our previous customers for the past 40 years will be the best testament to our unprecedented service.

All features and specifications subject to change without notice.
E.&O.E. November 2017





SHANE BAGHAI



Baghai Development Limited was established in January 1976 to construct high caliber, custom homes, on choice lands owned by Shane Baghai. Within five years, Baghai Development Ltd. was noted all over Greater Toronto for their superior designed and built custom homes. Within two years of incorporation, the company had purchased land in North York and Markham. Many prestigious communities were built and, as the company's reputation grew, many families felt confident enough to purchase their new homes from blueprints alone.

Baghai Development Limited was one of the first companies to register with the Ontario New Home Warranty Program, and ever since then has enjoyed a rating of "Excellent" for 17 continuous years. Shane himself has served five years on the board of directors of the Toronto Home Builders' Association, and chaired several key committees. By setting new industry standards of building excellence, Shane Baghai has received numerous awards, including the ONHWP Builder of the Year for 1998 and Regional Builder for 1999; ONHWP President Award for each year from 1998 – 2000; GTHBA 2000 SAM Award for The Residence of Avondale. Shane Baghai has been nominated a record five times (and winner of four) in the Ontario New Home Warranty Program's Ernest Assaly Builder of the Year Awards, the most sought-after honour and ultimate referral guide for new home buyers. In recognition of his commitment and contribution to the new home industry, Shane Baghai was inducted into the GTHBA Hall of Fame on January 30, 2002.

In addition to serving the new home building industry, Shane Baghai has received many notable awards for his outstanding contribution to the public sector. The list of achievements include: North York Mayor's "Goodwill" Ambassador to Hong Kong (1991-1994), Recipient of the University of Toronto Arbor Award 1997-1998; Fellow of the Institution of British Engineers since 1973; and a sponsor of the Princess Margaret Hospital fund-raising campaign.

By the mid-80's, 40% of Shane Baghai's homes were sold on a referral basis. To meet home buyer demands, the company's range of designs expanded to include affordable townhomes, luxury condominiums, and single family residences up to 20,000 sq.ft. for discriminating buyers. The result? Shane Baghai is now the largest custom home builder in North America. Today, the firm is perfectly positioned to serve its home buyers, all of whom recognize the superior value of a Shane Baghai designed and crafted home. The success of the company is clearly evident by such distinguished projects as The Carriage Homes, The Mansions and The Residence of Avondale, Nine Jackes Avenue: an exclusive collection of condominium residences in Rosedale; and St. Gabriels' Land & Village, a landmark vision of building excellence at Yonge and Sheppard.

THE *Leaside* Team



For over 60 years, Adjeleian Allen Rubeli has been creating award-winning structures for our clients. From the National Arts Centre, through the Toronto Skydome, to today's Shaw Centre, Shangri-La Hotel, and Pan-Am Games Athletes Village, our buildings are the pride of communities across Canada and the World.

What We Do:

- Structural Analysis and Design of all types of structures, from residential wood buildings to the some of the tallest skyscrapers in the world.
- Structural Restoration of buildings, including multiple National Historic Sites in Canada.
- Evaluation and Retrofit of existing structures to provide lasting value to our clients and the public for years to come.

Evoking Our History:

- Founded in 1955 by John Adjeleian, the firm currently has offices in Ottawa and Toronto.
- Our iconic buildings include many National Historic Sites of Canada, including the Confederation Centre of the Arts in Charlottetown, PEI (1964), and the National Arts Centre in Ottawa (1967).
- Our many awards include two prestigious ISTRUCTE awards, for the Toronto Skydome (now Rogers Centre) and the Restoration of the Library of Parliament.

BRIDLEPATH PROGRESSIVE REAL ESTATE INC., BROKERAGE

In 1990, Manda Baghai, owner, and wife of Shane Baghai (Shane Baghai Group of Companies), brought her long-time vision of catering superior service in real estate to the public. Bridlepath Progressive Real Estate Inc. Brokerage has since grown to be one of Toronto's well-known and respectable real estate companies. This Brokerage is responsible for the successful sale of the vast majority of Shane Baghai properties, and proudly participates in countless resales, including, other major builders in Canada.



The Shane Baghai Group of Companies has unequivocally become a leader in the industry. Shane Baghai, the man, represents the ultra-exclusive, chic brand of luxury homes and condominiums through his professional demeanour and passion for architecture.

As a company, the Shane Baghai Group prides itself on being prepared for current issues and ability to anticipate those in the future. They continue to lead in the art of creating Communities, Luxury Condos and Homes by their readiness for change and ability to think outside the box.

Bridlepath Progressive Real Estate Inc. is proud to be the exclusive agent for Shane Baghai.

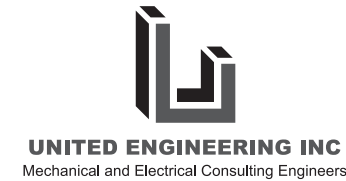
RAFAEL + BIGAUSKAS ARCHITECTS

Rafael + Bigauskas Architects Inc. is a Toronto based architectural practice. The principals bring to the firm a breadth of experience spanning twenty five years, and a portfolio which includes residential, mixed use, commercial and retail projects of varying scales and types.

The firm's residential portfolio is extensive and comprehensive. The total built residential volume exceeds 35,000 dwelling units, which comprises more than 150 buildings of various forms and applications. The building forms range from single family homes, townhouses, and subdivisions to mid-rise and high-rise residential. These dwelling units accommodated a variety of residential applications including rental, cooperative, government subsidized and condominium building types.

Over the years Rafael + Bigauskas has established a reliable and cogent consultant base. These affiliations have included landscape architects, structural, mechanical, electrical and civil engineers, as well as interior designers, urban planners, and marketing consultants.

Rafael + Biguaskas is proud to be involved with Shane Baghai in creating unique living environments for the residents within the context of the City.



United Engineering Inc. has more than 30 years of experience as Mechanical and Electrical consultants serving GTA and surrounding area. Two generations of principals and engineers have made great contributions.

The firm provides a full range of Mechanical and Electrical Engineering services for various sizes of residential, commercial, industrial, and institutional projects in both public and private sectors. The 20 to 30 high rise condominiums that the company has been involved with each year have formed a good portion of the beautiful Toronto skyline.



The engineer's responsibilities are to utilize the state of the art technology and provide reliable systems. As today's multi-use facilities grow larger in size and complexity, the need for expert analysis, and understanding of these advanced building systems require an engineering team that is experienced in these types of building systems and equipment. The team approach is drawing upon the combined design experience of the principals of the company, senior members, and our professional staff.

The good relationship with reputable developers is our great asset.



WZMH ARCHITECTS

WZMH Architects is an award-winning architectural partnership established in 1961 in Toronto, Ontario. Since its inception, WZMH has built a reputation on innovative design, technical expertise and dynamic leadership.

WZMH believes in a collaborative approach to all assignments, with all project participants working closely together in order to achieve a common goal: the delivery of the project to meet or exceed the expectations of the Client.

The firm's experience spans significant institutional and corporate projects, courthouse design, hotel and conference facilities, data centres, retail and office developments, resort and entertainment complexes, educational and residential buildings, as well as a number of major master plan studies. Project locations range from dense urban downtown sites to suburban, stand-alone facilities. All of these projects included diverse client and user groups with complex programming and technical requirements.

In recent years, the firm has successfully incorporated sustainable principles into the majority of its projects and has received numerous domestic and international LEED awards.

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