

340

ST CLEMENTS AVENUE

Sustainable, Net-Zero, Modern Luxury Townhomes

340STCLEMETS.CA



About the Project

Find yourself immersed in bliss.

Beautifully situated in Midtown Toronto near both lush green spaces and urban conveniences is 340 St. Clements. This intimate collection of luxury townhomes features stunning interior and exterior and uses low-carbon geothermal energy, making it a rare and prestigious place to call home.

340
ST CLEMENTS
AVENUE

Living Room





Get to Know the Neighbourhood

Some of the best and most sought-after amenities of Toronto are just steps away from your home, including boutique shops, beautiful architecture, plenty of schools, and restaurants of all kinds. 340 St. Clements is also conveniently located near lots of transit options, so you can get around the city with ease.

- PARKS AND RECREATION
- CAFES AND RESTAURANTS
- EDUCATION
- ENTERTAINMENT
- SHOPPING AND FINANCIAL

● UPPER CANADA COLLEGE
● THE BISHOP STRACHAN SCHOOL

Living Room





Features and Finishes

Find yourself immersed in luxurious and modern features and finishes at 340 St. Clements. Think floor-to-ceiling windows, custom glass railings, and luxurious tiled backsplash in the kitchen. Your unit is also heated using GeoEnergy heating, bettering your air quality while reducing costs and your carbon footprint.



Premium granite or quartz countertop, with a deep, undermount sink



Luxury, stainless steel appliances, including a fridge, slide-in range, dishwasher and integrated microwave with exhaust fan



High-efficiency, stackable washer and dryer



Pre-wiring for alarm system



Beautiful hardwood floors throughout



Geothermal Heating

Features and Finishes

FLOORING	Front Entry	Imported ceramic or porcelain tiles
	Living area, Bedroom/2nd Bed, Kitchen	Hardwood flooring throughout in choice of colours, 5" pre-finished**
	Bathroom	Porcelain tile in ensuite, powder room, and all other bathrooms
	Heated floor	*** <i>Electric floor heat upgrades available</i>
PAINT AND TRIM	Paint	All interior walls painted in choice of colors**
	Stairs	Solid oak stairs leading from the main to the 3rd floor with custom glass railing throughout
	Elevator	** <i>Can be designed and upgraded to incorporate an elevator</i>
	Interior doors	Solid core interior doors
	Baseboards & Trim	7" baseboards and 3" casings throughout finished areas. Painted white including passage doors
	Ceilings	Smooth ceilings throughout
	Entertainment	3 rough-ins for cable television outlets *** <i>Upgrade available for Built-in entertainment wall in Family Room</i>
	Cabinetry	Custom-designed cabinetry in a choice of styles and colours**
	Countertop	Luxury square-edge quartz or granite countertop
	Backsplash	Luxurious tiled backsplash
KITCHENS	Lighting	*** <i>Upgrade available for under cabinet lighting</i>
	Sink	Under-mount double stainless steel sink**
	Fixtures	Premium single-lever kitchen faucet**
	Appliances	Premium designer appliance package consisting of 36" refrigerator, 36" gas range, integrated dishwasher and microwave, and hood fan vented to exterior *** <i>Upgrade available for 36" MIELE Fridge, 36" MIELE STOVE and MIELE Dishwasher</i>

BATHROOMS	Tub	Stand-alone soaker tubs in master ensembles	
	Shower	Frameless glass shower with rain shower style showerhead in master ensuite. Frameless glass enclosures for all showers.	
	Fixtures	Premium single-lever taps on all sinks**	
	Countertop	Quartz	
ELECTRICAL, PLUMBING & HEATING	Sink	under-mount sinks	
	Heating/Cooling	Geothermal heating and cooling	
	Security	Front entryway door chime with built-in camera	
	Vacuum, Metering	200 amp electrical service in every home	
	Laundry	Stackable front-loaded washer and dryer. Ceramic or porcelain flooring in finished laundry room*	
	Audio & Digital	** <i>Upgrade available for Main floor audio system with speakers in kitchen, family room and dining room</i>	
	Other	60 LED pot lights Electric garage door opener with remote control and keypad	
	OUTDOOR SPACE	BBQ	Rough in only
		Landscaping	Architecturally designed landscaping and planting
		Parking	One car Garage
Other		On site Visitor Parking	

Kitchen





Green From the Ground Up

Net Zero Ready Homes are up to 80% more energy efficient when compared to the Ontario Building Code. This is achieved by using exceptional quality materials and construction methods that are far superior to conventional building standards. Having higher energy efficiency means lower utility bills year round and protection from future increases in energy prices. The performance and quality make Net Zero Ready Homes a great investment to sell later on – or to enjoy forever.

A Net Zero Ready home is recognized by the Canadian Home Builders Association based on attestation by qualified builders. These homes have been designed, modelled, and will be constructed to be capable of producing as much energy as they consume. With the addition of solar panels, these homes could be powered fully from their own on site renewable sources.

Net Zero Ready homes have superior heating, cooling and ventilation allowing for comfortable temperatures year round. These tightly built homes are well insulated, allowing for outdoor noise to be virtually silenced. Furthermore, our air tight homes are designed to keep outdoor air pollution and allergens out, which allows for exceptional indoor air quality and improved comfort. These homes offer greater comfort and healthier living.

Our Net Zero Ready Townhomes are a great investment; they offer superior living standards today and durability over the long term, all while helping protect the environment for future generations.

LESS ENERGY CONSUMPTION

Geothermal heat pumps for heating and cooling use up to 75% less energy than traditional heating and cooling systems.

REDUCED MAINTENANCE COSTS

Geothermal systems require less maintenance than traditional heating and cooling systems. With no combustion taking place, an annual tune-up is not required. Geothermal installations also last significantly longer, 50-100 for loop piping and 20+ for the mechanical equipment. Traditional units typically last between 10-20 years (10-15 year life expectancy for traditional HVAC equipment, 10-15 years for Air-Source Condensing units, and 15-20 years for fossil fuel fired furnaces).

INCREASED SAFETY

The risk of fires and carbon monoxide leaks is diminished with Geothermal systems since there is no requirement for combustion of gases or liquids. In addition, with Geothermal equipment being stored indoors, the risk from outdoor elements is removed. This increases the longevity of the equipment and also permits safe access for maintenance personnel.

IMPROVED INDOOR AIR QUALITY

Geothermal systems have improved indoor air quality compared to other systems. They can provide better dehumidification due to decreased overheating. The systems also offer easy matched energy recovery ventilation for efficient use of fresh outdoor air.

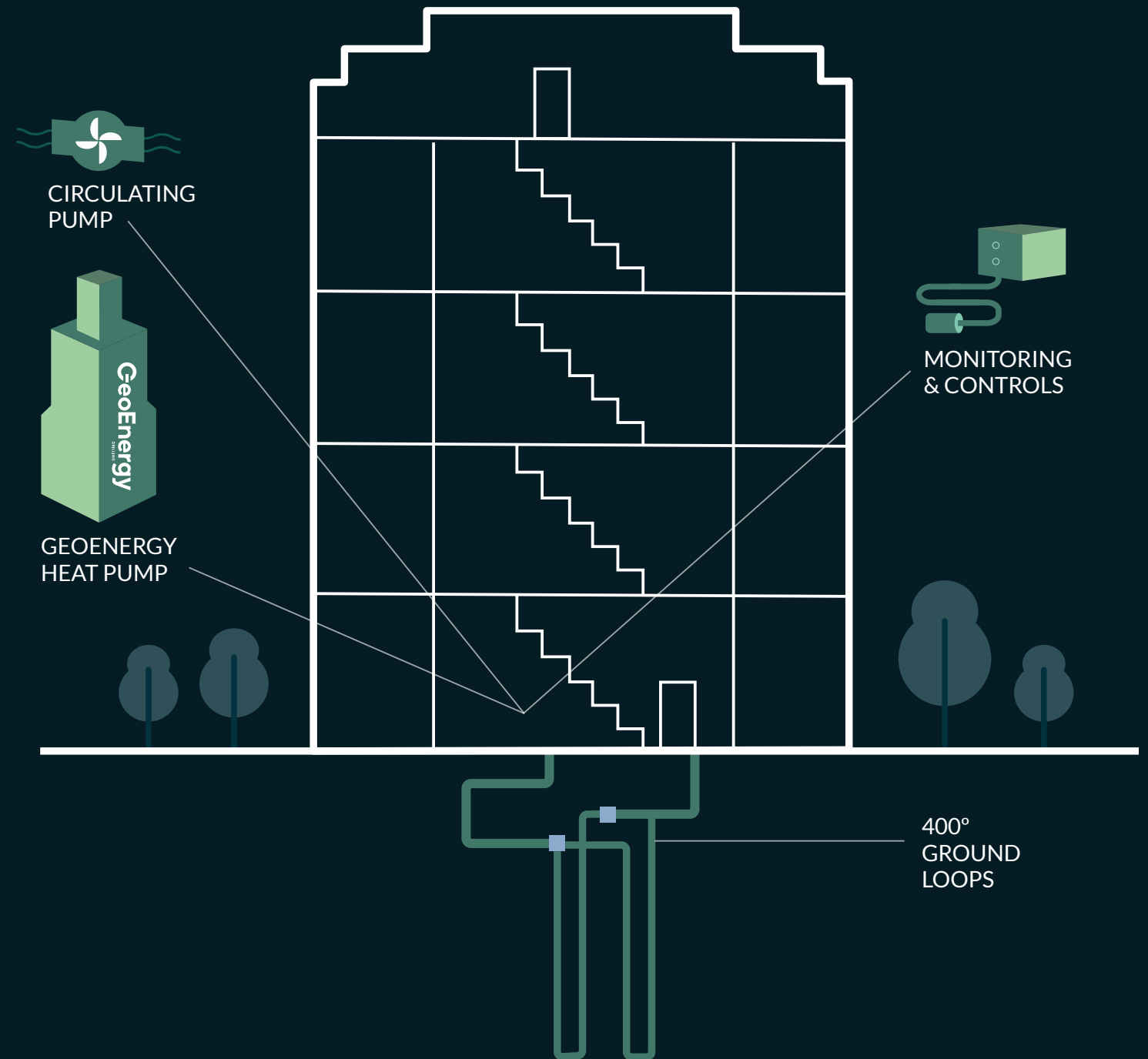
IMPROVED COMFORT

Geothermal systems can create a much more comfortable environment with fewer temperature swings. This is achieved from more accurate system sizing for the needs of the space and by providing heat at temperatures closer to the ambient space temperature.

Reduced overall GHG emissions including zero on-site emissions from Geothermal systems produce no GHG emissions onsite. Offsite they produce significantly less GHG emissions due to their high efficiency and reduced use of electricity.

References

1. Geothermal Exchange Organization. (2019) Geothermal Benefits.
2. U.S. Department of Energy (DOE), National Renewable Energy Laboratory (NREL) (2019) "Geothermal Energy Basics."



Kitchen



Main Bedroom





The Balder Corporation is committed to developing projects centred on community improvement, where the longevity of communal benefit forms a critical part of the definition of project success.

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ST CLEMENTS AVENUE

REGISTER NOW AT 340STCLEMENTS.CA

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