

L'héritage
AT
GL + UCESTER



L'héritage
AT
GL + UCESTER

THE COVETED
STATUS OF A
BROWNSTONE.

THE ELUSIVE
QUALITY OF
LASTING LUXURY.

THE OPPORTUNITY
TO OWN
SOMETHING RARE.



YOU CAN HAVE IT ALL



A rich history, an exceptional location, and a design tailor-made for today's modern world—these are the elements that make up L'Héritage at Gloucester. This is a rare opportunity to own a one-of-a-kind live/work space in the heart of downtown. Discover a world of opportunity—for your home, for your business, and for your dreams. This is where you can have it all.

IN EXCELLENT COMPANY

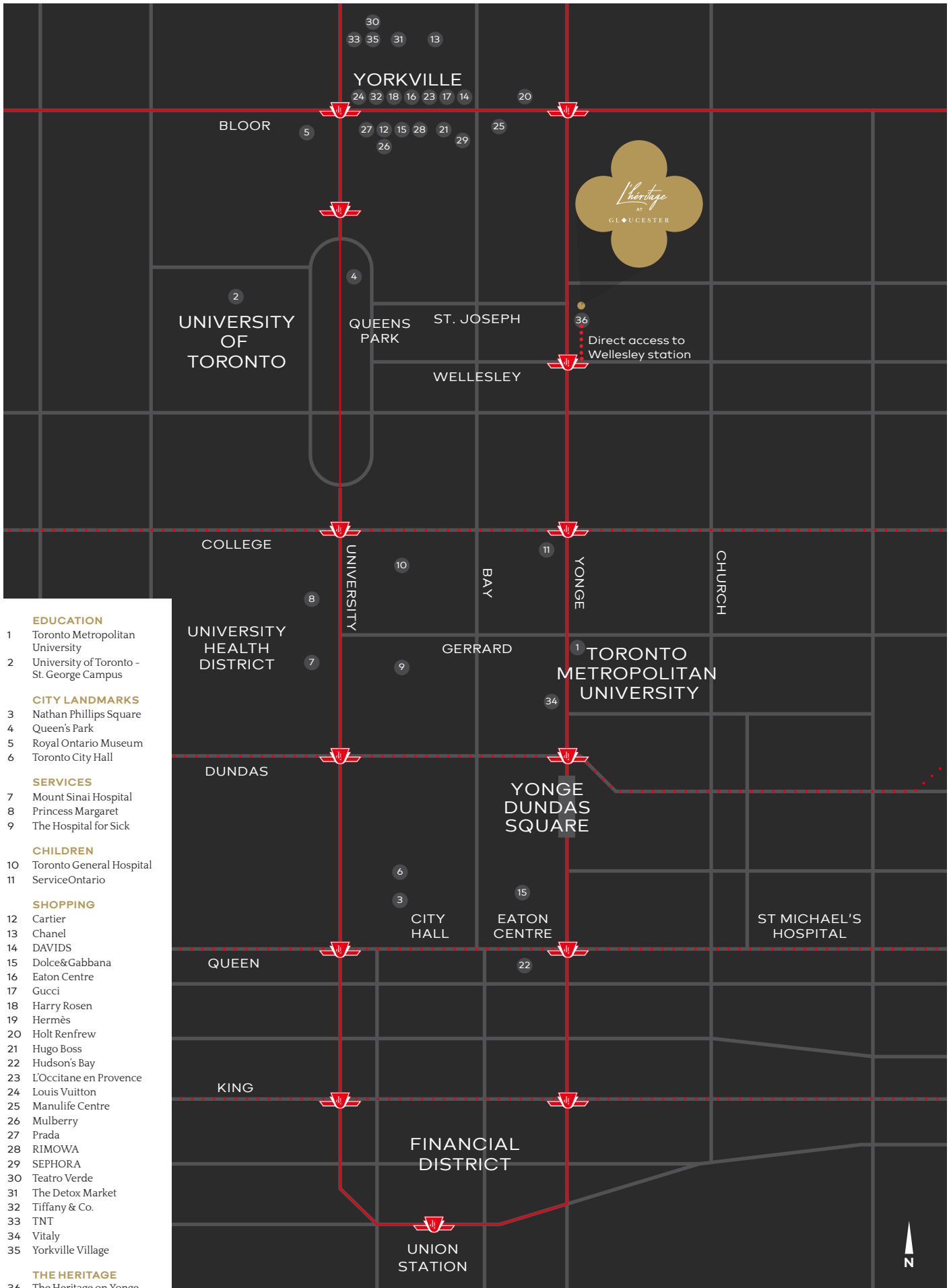


What better place to set up business than in a location where sophistication and desire reign supreme?



L'Héritage at Gloucester is located at the intersection of Yonge and Gloucester, placing you in the heart of a vibrant cultural scene, gourmet dining, upscale shopping, and world-class entertainment.

This prime location offers convenient TTC access, is just minutes from the beautiful Yorkville neighborhood, and provides a quick commute to Toronto's financial district. With impeccable design, lavish features, and an unmatched location, this luxury residence sets a new standard for sophisticated urban living.





SURROUND YOURSELF WITH OPULANCE



L'Héritage at Gloucester offers three exclusive, 3-storey townhomes ranging from 2,770 to 3,600 sq. ft. The exterior showcases elegant Renaissance Revival architecture, highlighted by red brick façades that have stood for over a century.

Inside, these homes are designed for a contemporary lifestyle, whether you're working in a beautifully appointed business space or relaxing in an open-concept residence finished with premium materials like stone, wood, and quartz.



THE PROFESSIONAL



L'Héritage at Gloucester: where elevated living meets effortless productivity. Experience the ultimate luxury live-in work townhome, a visionary concept blending opulent living with seamlessly integrated workspaces.

Situated steps from Toronto's iconic Yonge Street, this prestigious community offers an unparalleled opportunity to own a luxury live-in work townhome.

These innovative residences redefine the balance between life and work, providing thoughtfully designed spaces that harmoniously cater to your professional and personal aspirations.

Whether your business is high-end jewelry, designer fashion, stunning antiques, or modern art, these heritage townhomes create an impeccable setting to elevate your brand's presence.





THE DESIGNER



Introducing your next design haven—a space where inspiration awaits. These exquisite live-in workspaces are tailor-made for designers like you, offering a canvas ready to be transformed into a masterpiece. Embrace the seamless fusion of functionality and aesthetics in this thoughtfully planned environment.

Meticulously crafted with designers in mind, these luxury townhomes offer the perfect balance of convenience and prestige. Nestled in a vibrant community rich in culture, they are strategically located near bustling creative hubs, art galleries, and trendy

cafés, immersing you in an atmosphere that nurtures your artistic spirit.

Whether your focus is high-end jewelry, designer fashion, stunning antiques, or modern art, these heritage townhomes provide the ideal setting to elevate your brand's presence. Designed to support a designer's workflow, the spaces feature expansive windows that flood the interiors with natural light, creating an ambiance that inspires innovation. The open-concept layout offers a blank slate for you to mold your workspace into a true reflection of your artistic identity.





THE FAMILY



Designed with your family in mind, these spacious layouts offer ample room to meet the diverse needs of family life. With meticulously designed open-concept spaces throughout, your family will easily find the perfect setting to create lasting memories.

Conveniently located in a sought-after neighborhood, L'Héritage at Gloucester places you near esteemed schools, upscale shopping districts, fine dining establishments, and cultural attractions. This exceptional

location offers the ideal balance between serene suburban living and the convenience of urban amenities.

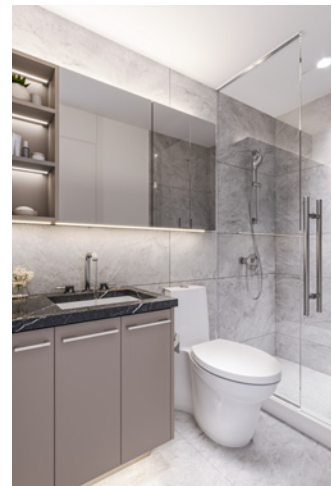
L'Héritage at Gloucester isn't just a home—it's an experience. Immerse yourself in an ambiance of sophistication, unwind in elegant surroundings, and build cherished memories in a space that seamlessly blends luxury and comfort. Elevate your family's lifestyle with this unparalleled opportunity.





This upscale townhome is a true testament to luxurious living. With meticulously selected finishes and unparalleled attention to detail, it offers a home where luxury and comfort seamlessly coexist. Embrace a lifestyle of refinement and indulge in the finest life has to offer—your dream of upscale living begins here.

These colour palette are available for 7 & 9 Gloucester.





The heart of the home—the gourmet kitchen—is a true culinary masterpiece. Featuring top-of-the-line Miele appliances, bespoke cabinetry, and luxurious marble countertops, it sets the stage for both intimate family gatherings and inspired gourmet creations.

These colour palette is available for 11 Gloucester only.



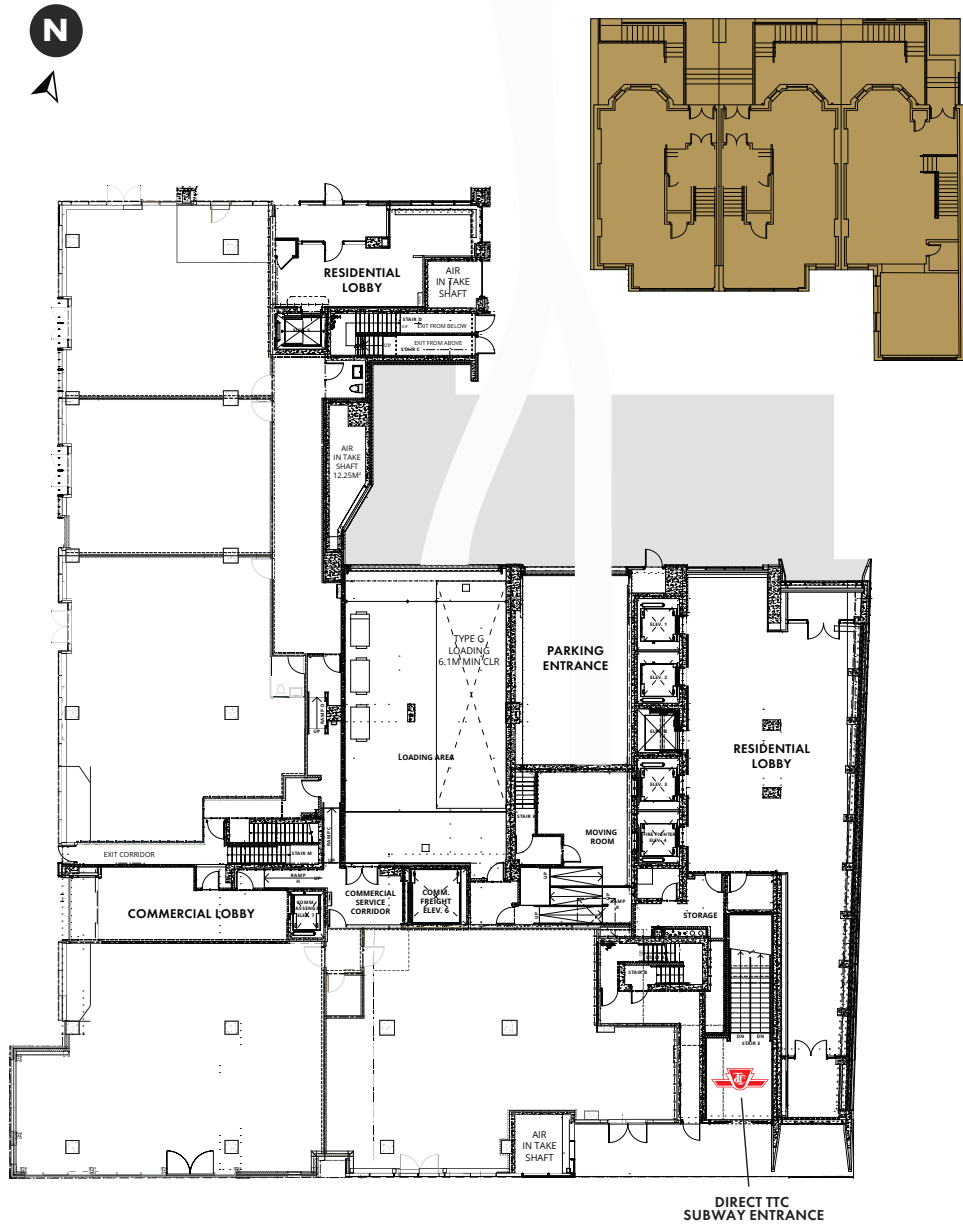


SITE PLAN

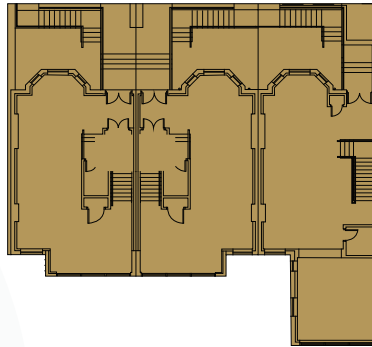


GLOUCESTER STREET

YONGE STREET



HERITAGE TOWNHOMES



JAMES CANNING GARDENS

DUNDONALD STREET

CONCORD

CANADA'S LARGEST COMMUNITY BUILDER


For three decades, Concord has set innovative standards for master-planned communities Canada-wide, from Concord Pacific Place in Vancouver and Concord CityPlace in Toronto, to North York's Concord Park Place and Calgary's coveted new building, The Concord. We have further expanded with numerous large-scale master-planned communities across Canada and are now developing in the UK and the USA

To learn more about Concord's international presence, visit ConcordAdex.com





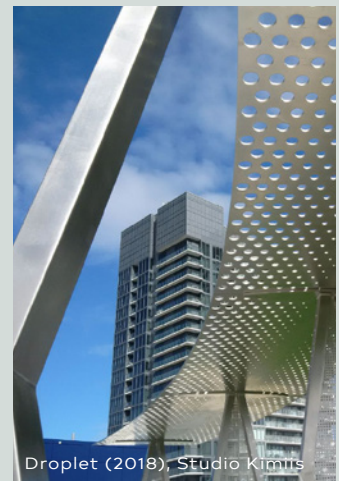
COMMITTED TO COMMUNITY.



Beyond building homes and contributing parks, recreation facilities, amenities, school sites, seawall walkways and daycares, Concord infuses over \$2 million dollars annually into the communities they develop in through family-oriented events and charities.

OUR CLAIM TO FAME.

- ✦ Concord has built over 40,000 homes globally.
- ✦ In the last 5 years, Concord has been building at a pace of over 3,000 units per year.
- ✦ Concord has developed almost 150 towers to date.
- ✦ Concord is the largest contributor of public parks in Canada. Concord has constructed 70 acres of park and public space and 30 more acres will be constructed in the near future.
- ✦ Concord has contributed \$20 million back to various events, housing, programs, and charities over the last decade.
- ✦ Concord has Canada's largest privately funded public art portfolio.



CREATING LIVABLE. GREEN COMMUNITIES.

Livability and green living is threaded throughout every level of a Concord community. Concord recognizes that transportation and temperature control are the largest energy draws in its communities. Their focus is to design green communities of scale and infrastructure that reduces energy usage while at the same time supporting the green energy grid.

- ✦ High-density master-planned communities connected to cities and mass transit greatly reduce transit congestion and carbon.
- ✦ Elevators and walkability replace thousands of single vehicle trips a day in Concord communities.
- ✦ High-rise building with hundreds of homes share walls managing heating and cooling far more efficiently than single-family homes.

Concord takes this philosophy further in its current and future communities by:

- ✦ Supplying smart building systems to make its buildings more energy efficient.
- ✦ Pioneering in residential EV parking infrastructure, setting new benchmarks in North America.
- ✦ Building and developing Concord Green Energy Power projects that offset the energy usage of our buildings many times over.



Concord created Concord Green Energy to explore and support a variety of zero carbon energy producing projects. Concord Green Energy has projects of scale in wind, solar and hydro at various stages of planning, development, and operation across Canada.

- ✦ Concord Green Energy generates more than twice the energy to power all of Concord's 40,000 homes.
- ✦ Concord is the first in North America to provide 100% high speed EV infrastructure.
- ✦ Amisk is the largest planned hydroelectric project in Alberta's history.
- ✦ Red Lily is the largest independent wind power project in Saskatchewan and will contribute significantly toward Canadian carbon reductions.





L'héritage
AT

GL ✦ UCESTER

Disclaimer: Concord Adex Inc. retains the right to modify, substitute, or revise ceiling heights or exterior window systems without prior notice. The actual square footage may differ from the indicated floorplan. The renderings provided are preliminary concepts created by a rendering artist, and the actual layout and features may significantly vary from what is shown in photographs and renderings. This disclaimer does not constitute an offer for sale or lease. Errors and omissions excepted (E. & O.E.).

CONCØRD