



— THE —  
**RHODES**

BY BLACKDOOR DEVELOPMENT COMPANY

LIMITED SUITES  
REMAINING

“

At BlackDoor we believe  
that homes are individual  
and unique,  
homes must  
be functional  
and reliable, homes ought  
to be beautiful and inspiring  
places to be.

BlackDoor

*Introducing*

THE  
RHODES



The Rhodes by BlackDoor Development Company is a New York inspired boutique, 8-storey condominium with 25 spacious residences located at Bathurst St. & Eglinton Ave W.

**MOVE IN READY**

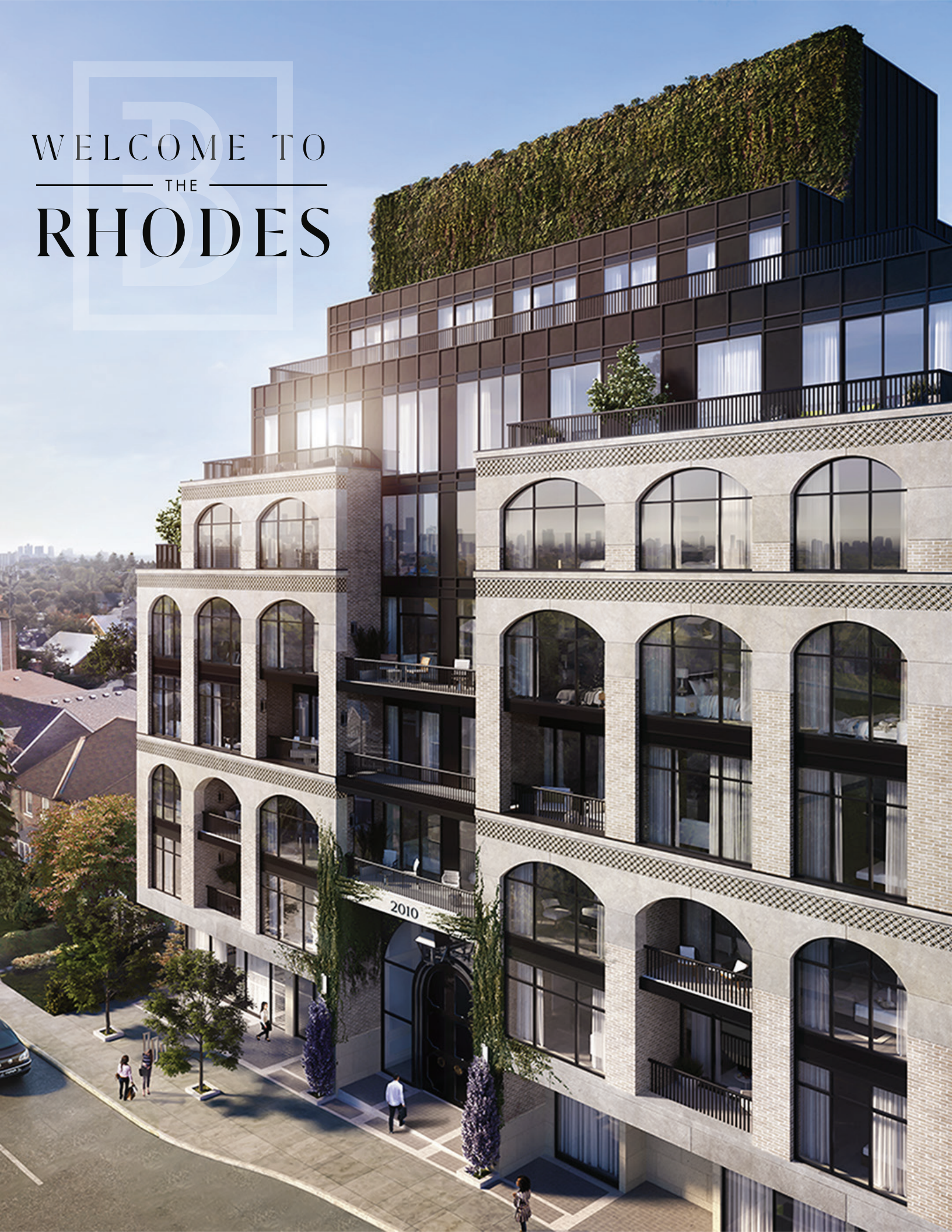
**90 Days Following Finish Selection**

Subject to customer finish selection availability

Quality of space is just as important as quality of finish. Both scale and dimension are critical. The Rhodes offers condominium living with the dimensions of a full-sized home.



WELCOME TO  
— THE —  
RHODES



# THE RESIDENCES

Condo life with a home environment  
in each of our 25 unique, hand-crafted  
residences at The Rhodes.

Suite sizes from 1,000sq.ft. to 3,000 sq. ft.  
Priced from \$1,400 psf to \$1,900psf

Direct elevator-to-suite access  
To 18 of our 25 exclusive residences

High ceilings  
~9 ft. ceilings (floors 2-3), ~10 ft. ceilings (floors 4-8)

Flat ceilings  
Floor to ceiling windows

Spacious skyview terraces  
Providing ample outdoor space for entertaining

Original & functional layouts  
Designed to enhance liveability and lifestyle

Interior rotundas  
Elevating the entrance to your home

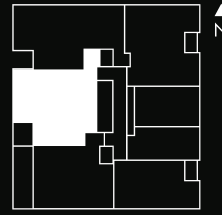


THE  
**RHODES**

BY BLACKDOOR DEVELOPMENT COMPANY

**SUITE 2B**

2<sup>ND</sup> FLOOR



1 BEDROOM +  
DEN + 2 BATHROOM

INTERIOR: 1,409 FT<sup>2</sup>  
EXTERIOR: 111 FT<sup>2</sup>  
TOTAL: 1,520 FT<sup>2</sup>



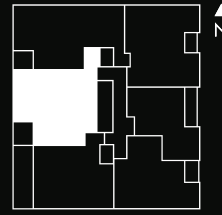
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THE  
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**SUITE 3B**

3<sup>RD</sup> FLOOR



1 BEDROOM +  
DEN + 2 BATHROOM

INTERIOR: 1,416 FT<sup>2</sup>  
EXTERIOR: 111 FT<sup>2</sup>  
TOTAL: 1,527 FT<sup>2</sup>



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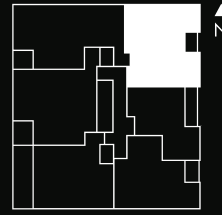


THE  
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BY BLACKDOOR DEVELOPMENT COMPANY

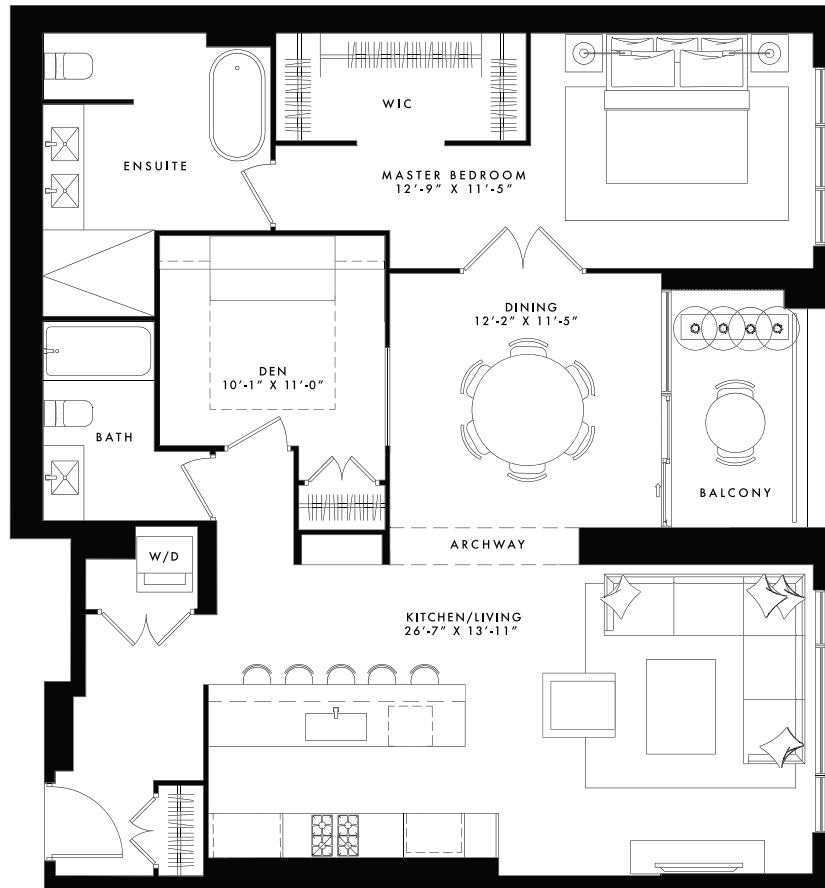
**SUITE 3D**

3<sup>RD</sup> FLOOR



1 BEDROOM +  
DEN + 2 BATHROOM

INTERIOR: 1,349 FT<sup>2</sup>  
EXTERIOR: 61 FT<sup>2</sup>  
TOTAL: 1,950 FT<sup>2</sup>



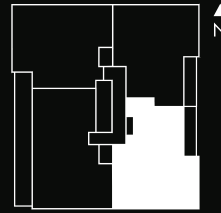
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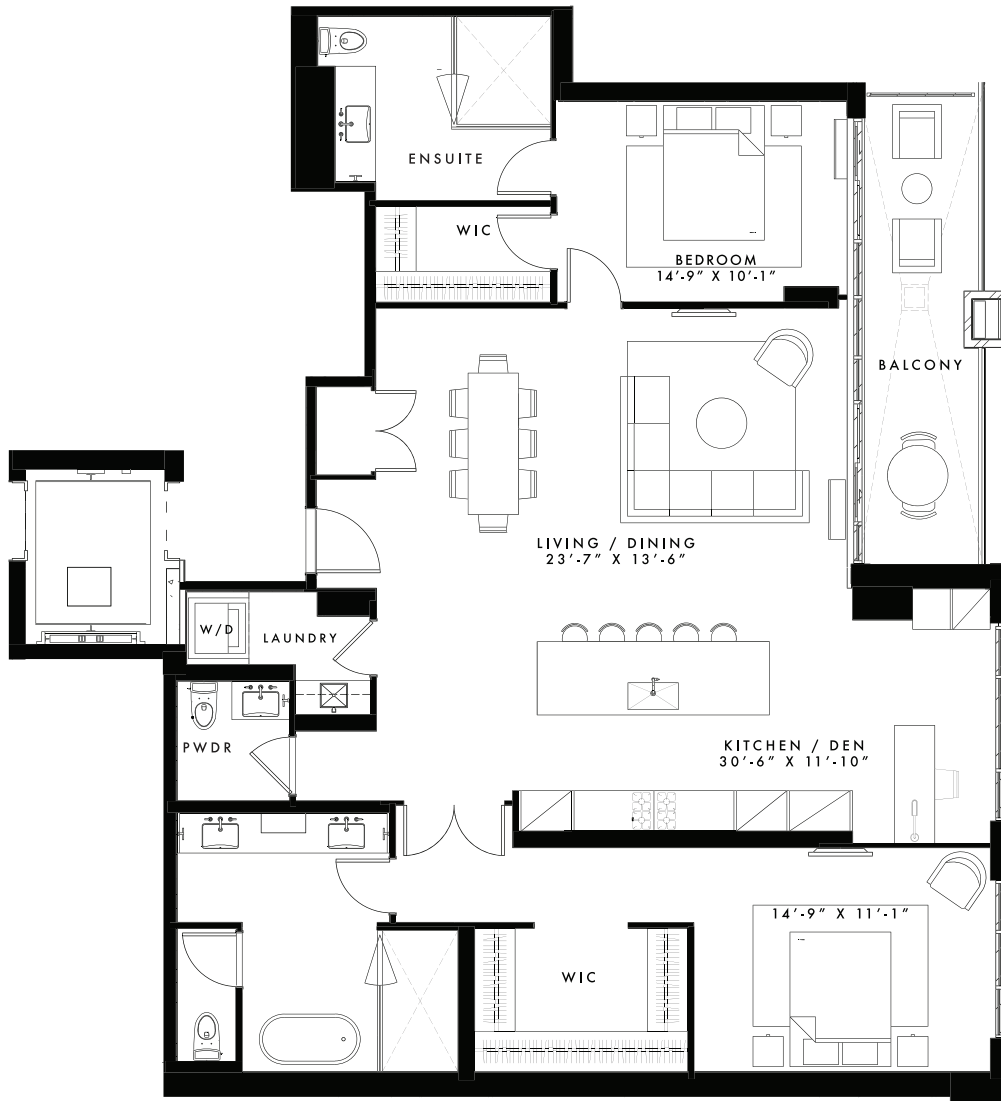
**SUITE 4D**

4<sup>TH</sup> FLOOR



1 BEDROOM +  
 DEN + 2 BATHROOM

INTERIOR: 1,416 FT<sup>2</sup>  
 EXTERIOR: 111 FT<sup>2</sup>  
 TOTAL: 1,527 FT<sup>2</sup>



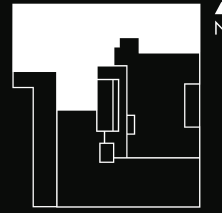
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**SUITE 5B**

5<sup>TH</sup> FLOOR



3 BEDROOM  
 4 BATHROOM

INTERIOR: 2,782 FT<sup>2</sup>  
 EXTERIOR: 218 FT<sup>2</sup>  
 TOTAL: 3,000 FT<sup>2</sup>



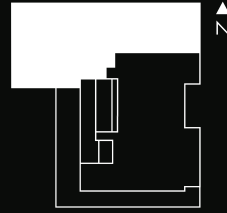
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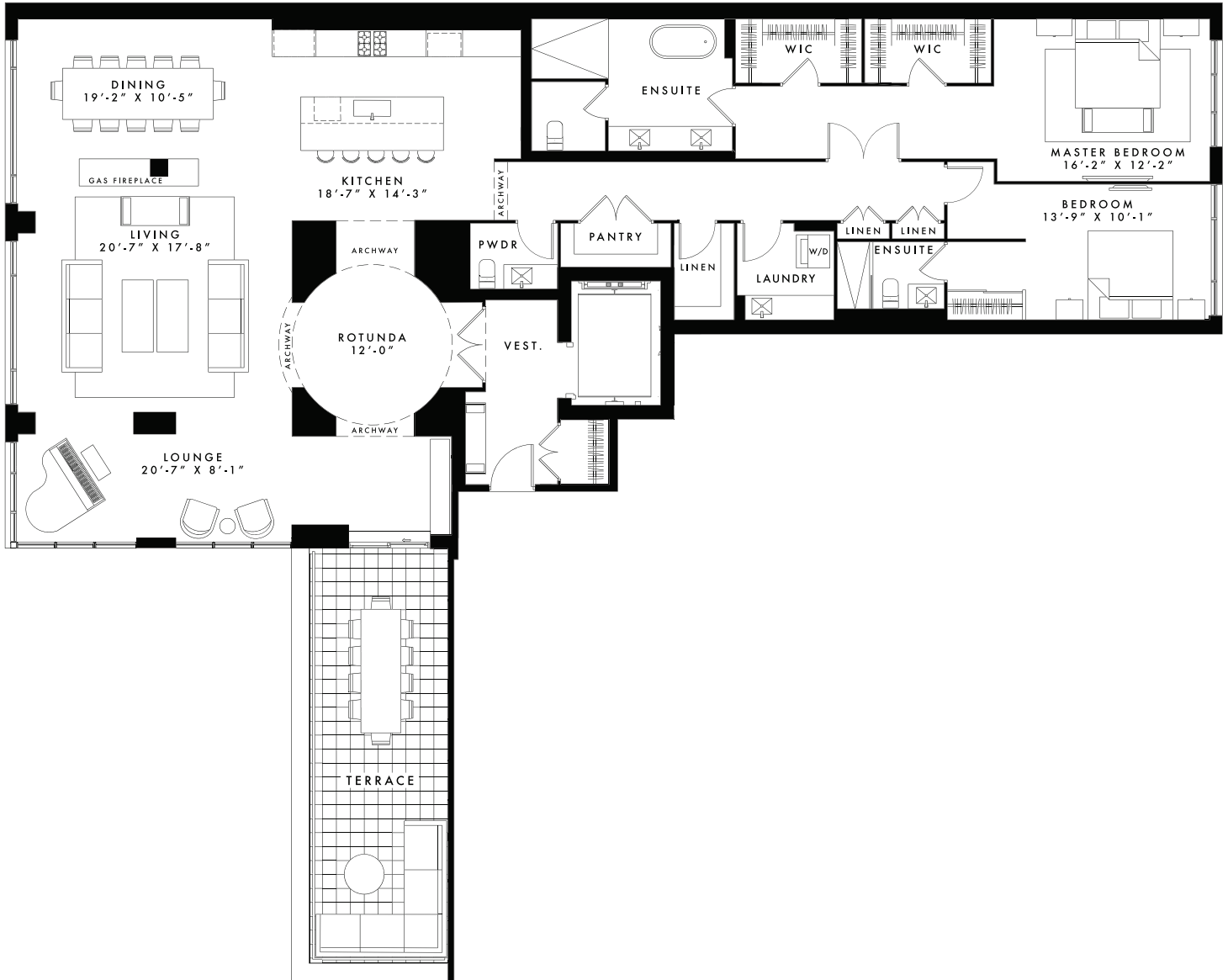
**SUITE 6A**

6<sup>TH</sup> FLOOR



2 BEDROOM +  
 DEN + 3 BATHROOM

INTERIOR: 2,873 FT<sup>2</sup>  
 EXTERIOR: 300 FT<sup>2</sup>  
 TOTAL: 3,173 FT<sup>2</sup>



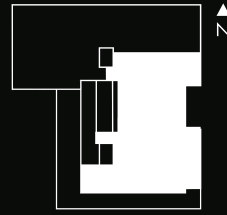
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**SUITE 6B**

6<sup>TH</sup> FLOOR

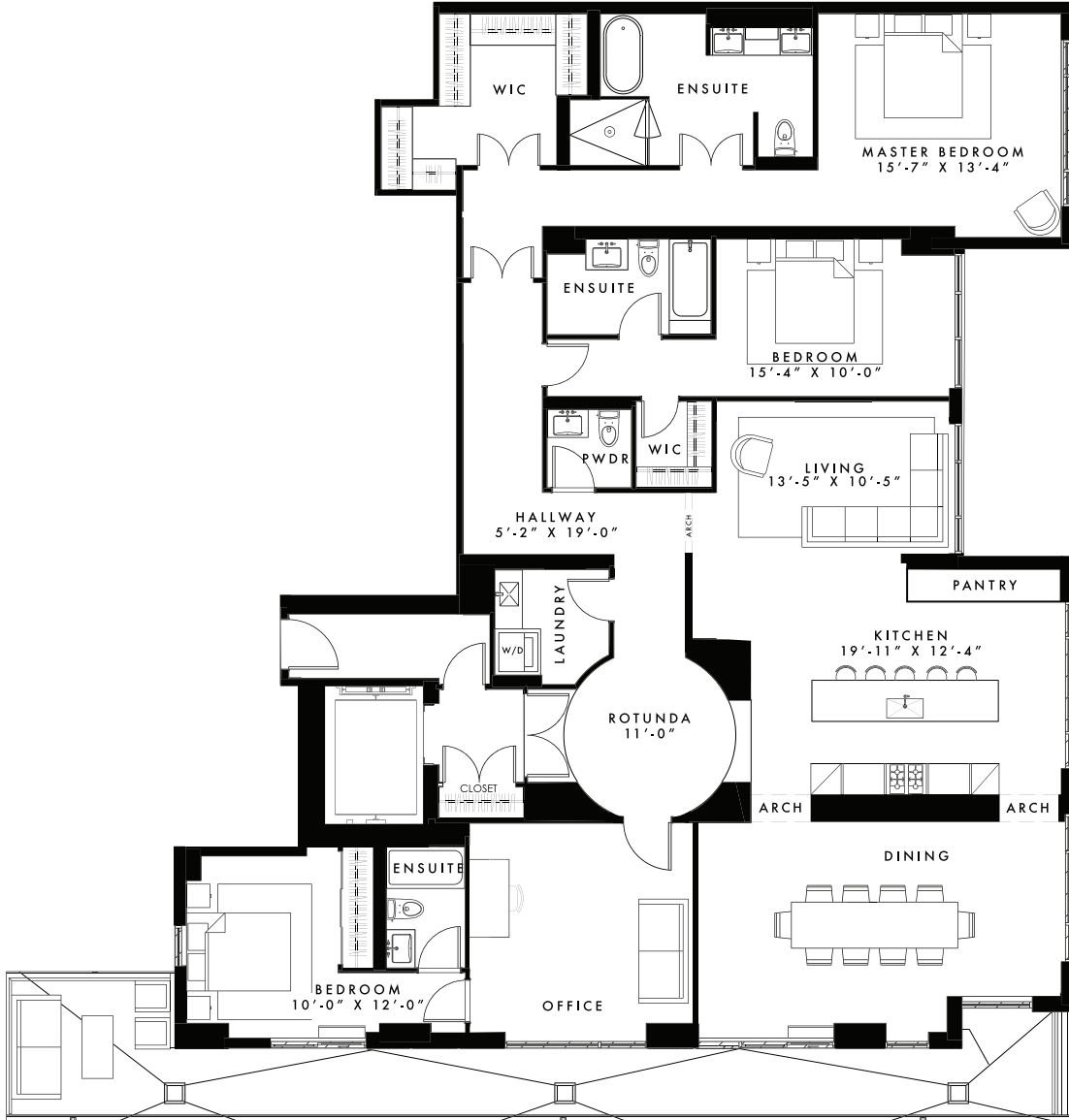


1 BEDROOM +  
 DEN + 2 BATHROOM

INTERIOR: 2,865 FT<sup>2</sup>

EXTERIOR: 372 FT<sup>2</sup>

TOTAL: 3,237 FT<sup>2</sup>



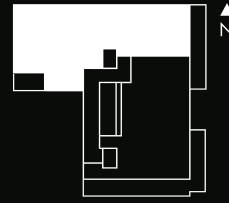
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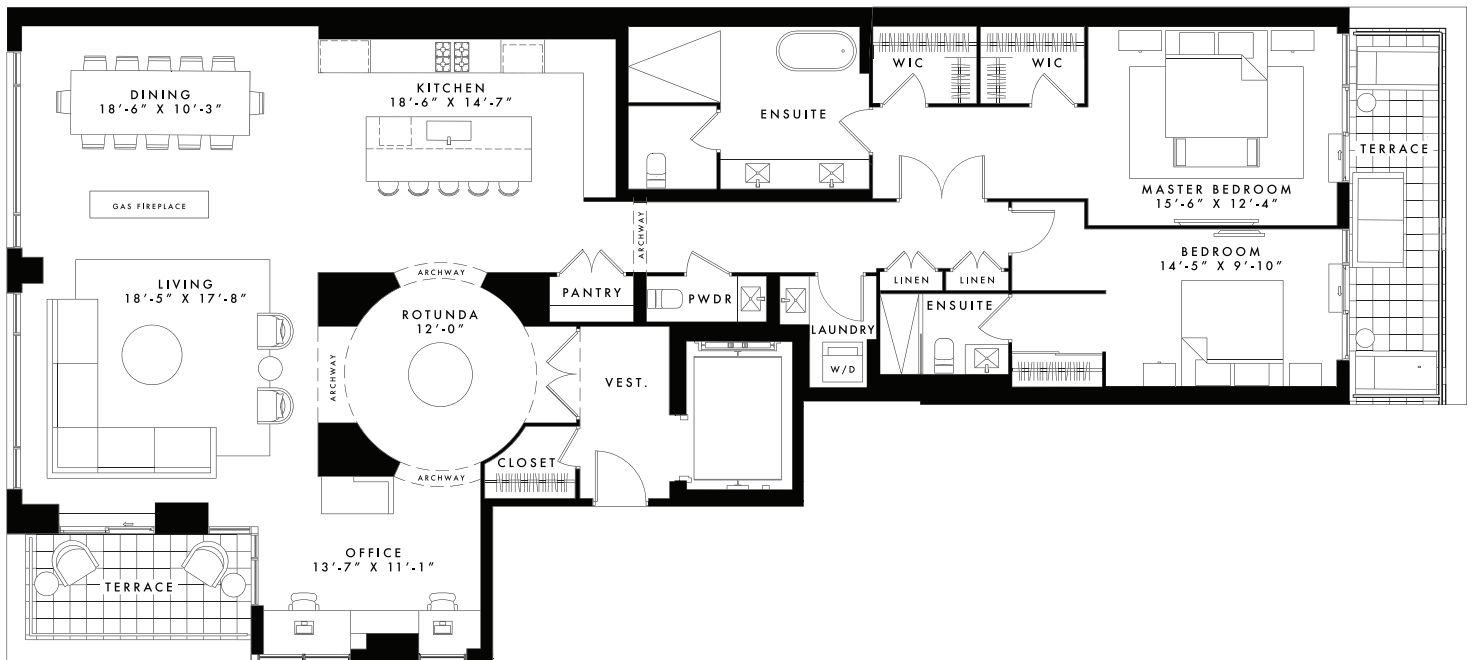
**SUITE 7A**

7<sup>TH</sup> FLOOR



2 BEDROOM +  
 OFFICE + 3 BATHROOM

INTERIOR: 2,467 FT<sup>2</sup>  
 EXTERIOR: 215 FT<sup>2</sup>  
 TOTAL: 2,682 FT<sup>2</sup>



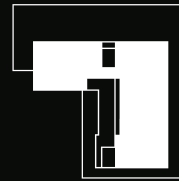
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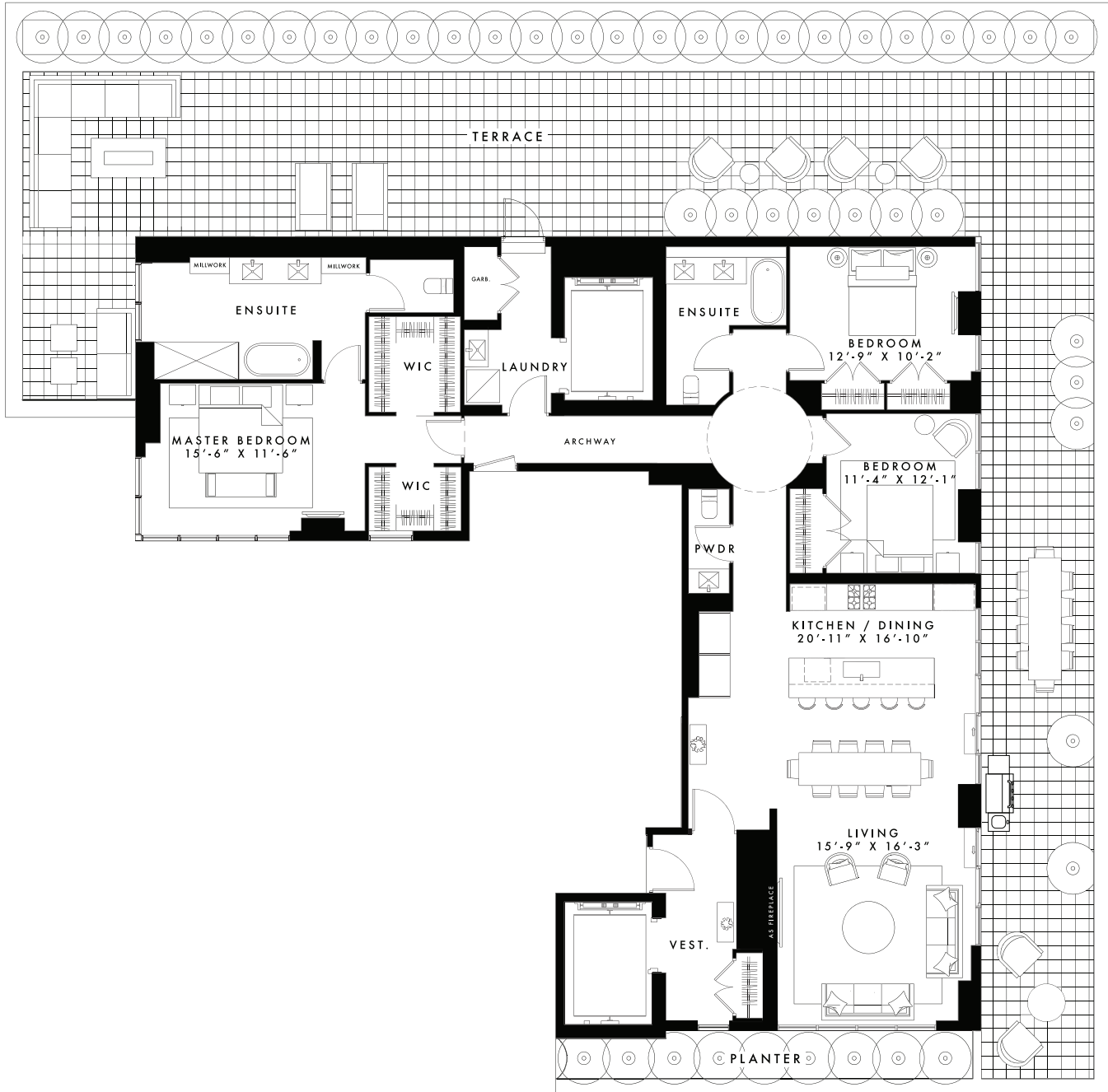
**SUITE 8A**

8<sup>TH</sup> FLOOR



3 BEDROOM +  
 3 BATHROOM

INTERIOR: 2,173 FT<sup>2</sup>  
 EXTERIOR: 1,654 FT<sup>2</sup>  
 TOTAL: 3,827 FT<sup>2</sup>



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# INTERIORS

Designed in collaboration with local and internationally renowned interior designer, Ali Budd.



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*I always approach design holistically, from the initial space planning stages to the final styling, it's important to make sure everything within your home feels cohesive. Feeling cohesive is not about matching, it's about complementing. For example, I love mixing metals, fabrics, and layering in different textures and finishes within our designs. Our firm's philosophy of "beautifully functional, functionally beautiful" allows us to create exquisite interiors that are both luxurious and livable. My biggest advice would be to try and push yourself out of your comfort zone, especially in spaces you don't spend a lot of time in. Also, never start without a plan!*

ALI BUDD,  
FOUNDER, ALI BUDD INTERIORS





# FINISHES

Curated by Ali Budd Interiors

The design ethos of the Rhodes is a true timeless classic, with a modern edge and convenience. Each residence has a range of finish offerings that allow homeowners to create spaces that are curated, beautiful and specific to their home and taste. The experience of each Rhodes residence is designed to feel luxurious and grand, while remaining private and bespoke.

## LIGHT



Tile Selection

Quartz Selection

Flooring

Custom Millwork

## TRADITIONAL



Tile Selection

Quartz Selection

Flooring

Custom Millwork

## DARK



Quartz Selection

Tile Selection

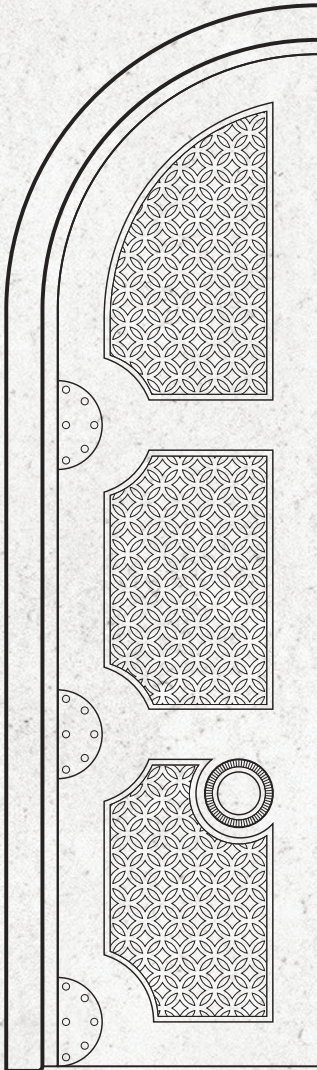
Flooring

Custom Millwork

“

*The Rhodes earns its name through a subtle deviation from the conventional: From the elegant arches that greet Bathurst Street to the delicate panelling that accentuates the interior rotundas. The Rhodes is a modern take on the classical.*

ROLAND ROM COLTHOFF,  
PRINCIPAL, RAW DESIGN ARCHITECTS



Lobby designed by Ali Budd Interiors

# RESIDENCE FEATURES

“If you invest in beauty it will remain  
with you all the days of your life”

-Frank Lloyd Wright

Direct elevator to suite access for 18 of the 25 residences

Custom designed millwork by Ali Budd Interiors

Gaggenau panel-ready appliances

Custom designed millwork by Ali Budd Interiors

Rubinet faucets and fixtures throughout

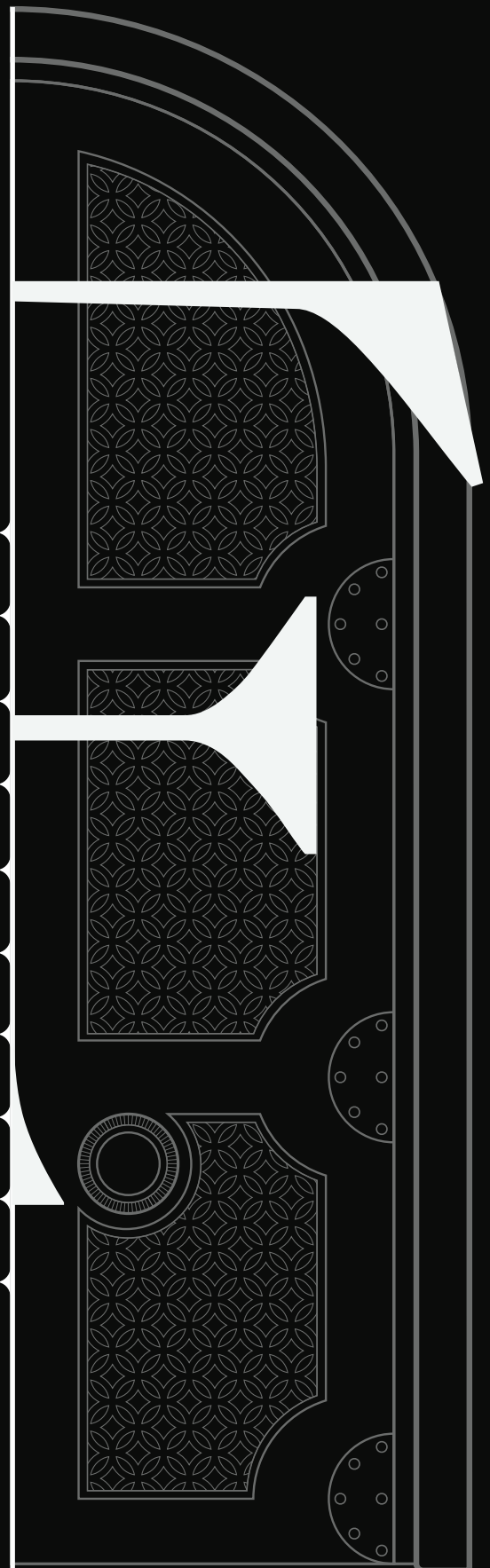
Curbless, walk-in showers throughout

Extended height, 8' solid core doors throughout

Top grade quartz countertops

6.5" Wide format, engineered hardwood flooring

7" Baseboards throughout



Actual entrance door shop drawing

# A HIGHER STANDARD

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## Gaggenau Appliances

Your contemporary, customized kitchen at The Rhodes includes the highest quality mix of Gaggenau appliances. Made to accommodate your every need as you move from cooking to food storage, our selection of appliances has been designed to work together seamlessly: from panel-ready fridges to stainless steel gas cooktops, we've incorporated it all to create a luxury kitchen that truly works for your lifestyle.

- 30" Gaggenau wall oven
- 30" Gaggenau wall speed oven
- 30"-36" Gaggenau panel-ready
- 30" Gaggenau gas cooktop
- Panel-ready Gaggenau dishwasher

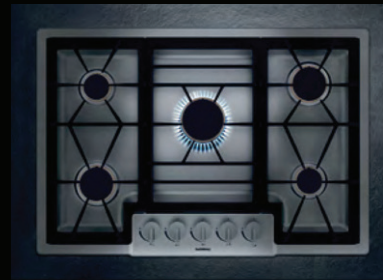
## Rubinet Fixtures

Based in the GTA, Rubinet is a family owned and operated brand known for its European-inspired luxury bath fixtures and products and has been raising the bar for quality, design, and functionality since 1982.

The company offers a wide range of premium bathroom and kitchen fixtures that place an equal emphasis on innovative engineering and aesthetics. Classic yet distinctive, Rubinet products are designed with thoughtful consideration for the details and your unique design vision - available in a range of finishes to complement any decor or boost the luxe level in a given space.

Rubinet appeals to the design-savvy, interior decorators and designers - the ones who appreciate innovation put to use in everyday items, without ever sacrificing design or quality. The organic development of a niche audience has allowed Rubinet to refine their products to meet the ever-evolving needs of their loyal customers and master their brand aesthetic and craft.

## GAGGENAU



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## Rubinet



- Made in Canada
- Thermostatic showers
- Highly customizable style & colour



# CONDO LIVING

WITH FULL SIZED  
DIMENSIONS



QUALITY  
OUTDOOR  
SPACES



# THE BUILDING

8 storeys, 25 residences, 40 parking spots

Direct elevator-to-suite access for most units

~9 ft. ceilings (floors 2-3), ~10 ft. ceilings (floors 4-8)

Flat ceilings, floor to ceiling windows

14' tall x 8' wide handcrafted main entrance door

State of the art cameras and security equipment

Ground floor fitness & mobility centre

Ground floor pet spa

Condo boardroom facing Bathurst Street

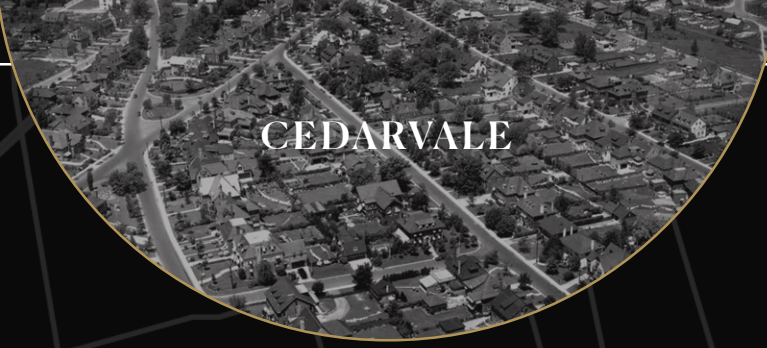
Fob access required at all access points,  
including elevators

Separate vestibule entrance with deadbolt lock and key  
for residences with direct elevator-to-suite access

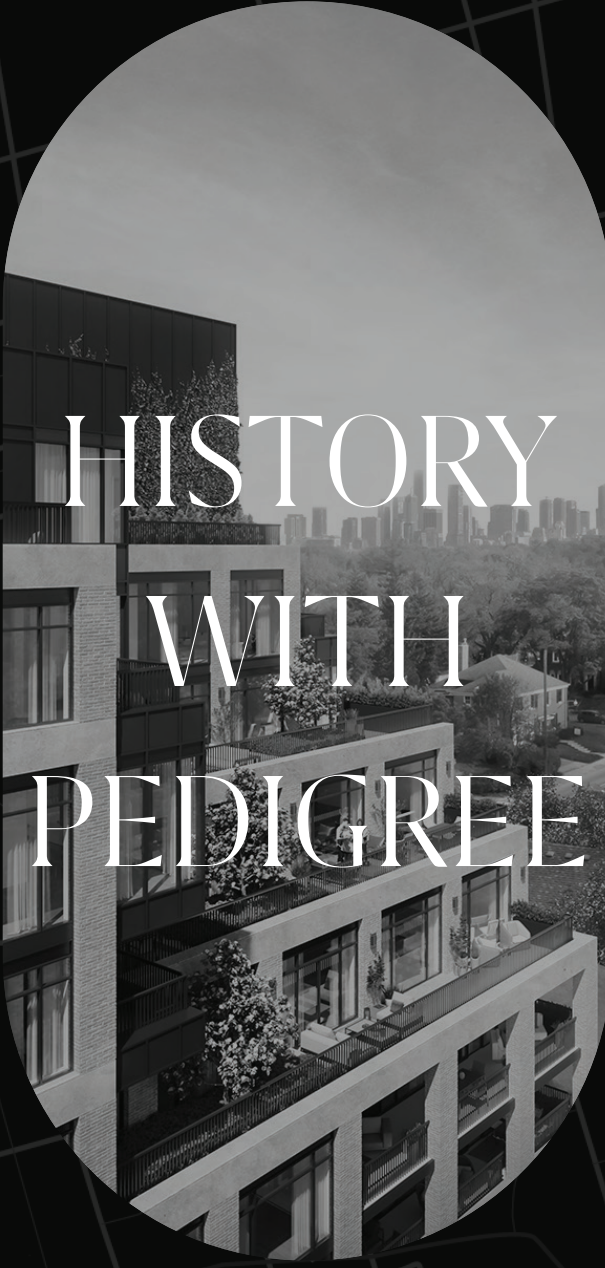
Rooftop outdoor lounge featuring Toronto skyline views

Designed in collaboration with internationally  
renowned interior designer, Ali Budd





CEDARVALE



HISTORY  
WITH  
PEDIGREE

Standing at the crossroads between the city and suburbs.

A new landmark in Toronto's most coveted neighbourhoods.



FOREST HILL



# The Neighbourhood

## ● Restaurant / Bars

1. House of Chan
2. Cafe Landwer
3. Ferraro
4. Jerusalem
5. Marron Bistro
6. Bistro Grande
7. Tokyo Sushi
8. What a Bagel
9. St. Urbain Bagel Bakery
10. Bar Buca
11. SIP Wine Bar & Pizza
12. Terroni
13. Cibo
14. Five Doors North
15. Good Fortune Bar
16. Sake Bar Kushi
17. Dutch Dreams

## ● Parks / Recreation

1. Cedarvale Park
2. Oriole Park
3. Lytton Park
4. Eglinton Park
5. Viewmount Park
6. Phil White Arena
7. Larry Grossman Arena
8. Wychwood Barns Park

## ● Coffee Shops

1. Starbucks
2. Phipps Bakery Cafe
3. The Mad Bean Coffee House
4. The Social Blend
5. Boxcar Social

## ● Health & Services

1. RBC Royal Bank
2. BMO
3. TD Bank
4. Scotiabank
5. Forest Hill Village Dentistry
6. Kidcrew Medical
7. Smile Squad Kids Dental
8. Forest Hill Family Health Centre
9. Holy Blossom Temple

## ○ Arts, Culture, History & Entertainment

1. Royal Ontario Museum
2. Casa Loma
3. Cineplex Cinema Young/Eglinton

## ○ Schools

1. Forrest Hill Collegiate Institute
2. Cedarvale Community School
3. Bialik Hebrew Day School
4. Alive Montessori & Private School
5. Robbins Hebrew Academy
6. Forest Hill School
7. West Preparatory Junior Public School
8. Upper Canada College School
9. The Bishop Strachan School
10. Smartiepants Inc.

## ○ Fitness & Wellness

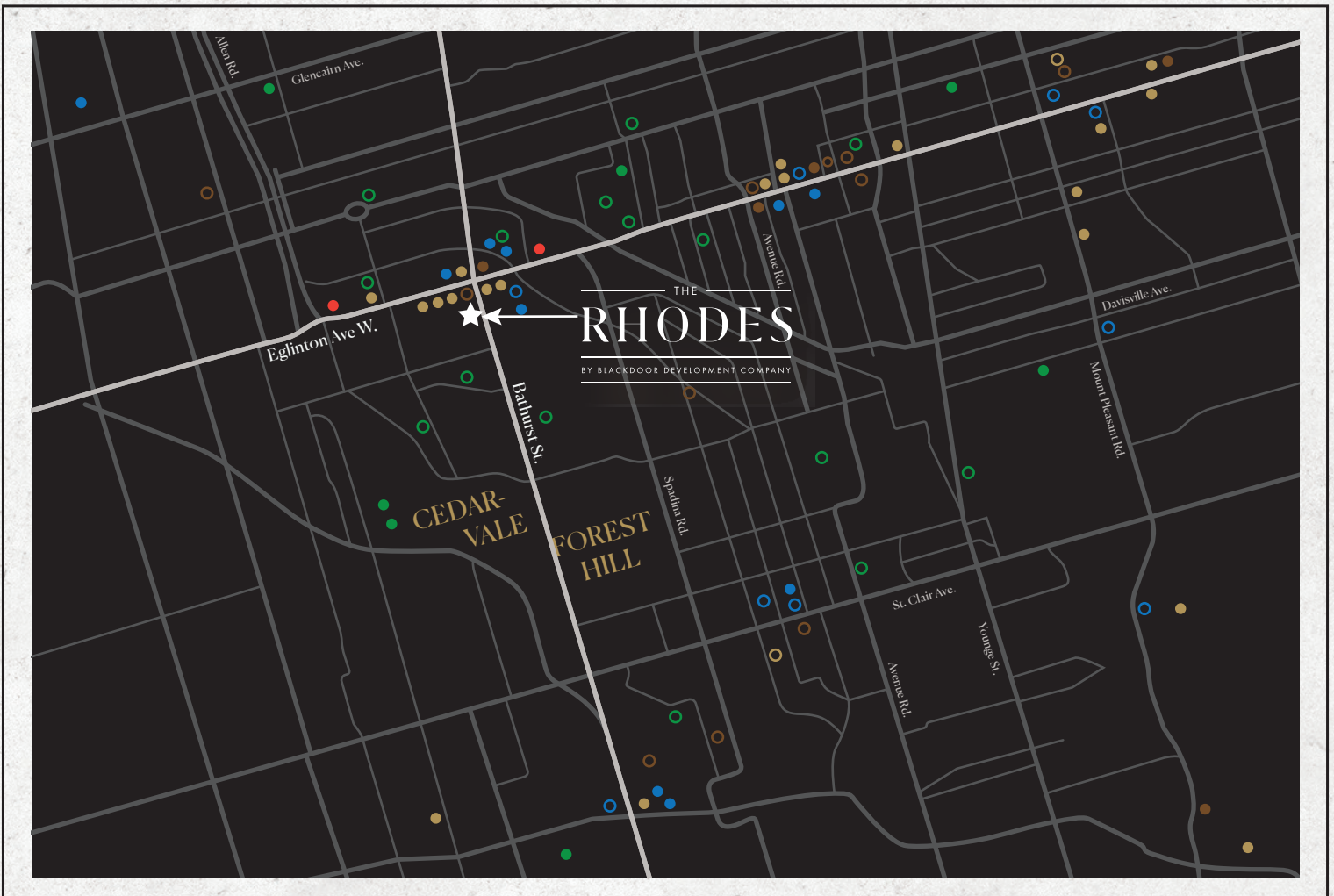
1. Harmony Fitness
2. Crossfit Eglinton
3. eMbody Fitness
4. Ferris 360
5. Philosophy Fitness
6. Studio Lagree
7. CORE
8. F45 Young & Eglinton
9. Goodlife Fitness
10. Modo Yoga

## ● Transit

1. Eglinton West Subway Station
2. Forrest Hill Station

## ○ Shopping / Grocery

1. LCBO
2. Shoppers Drug Mart
3. Loblaws
4. Sobey's Urban Fresh
5. Dave Young Fruit Market
6. Fresh Harvest
7. The Kitchen Table
8. Young Eglinton Centre



# BUILDING SCIENCES

## RAINWATER CONTROL & HARVESTING

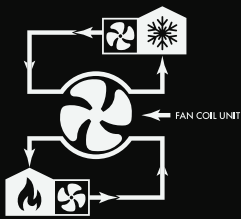


Our system of rainwater control and harvesting increases water conservation, reduces pollutant transfer to the water supply, reduces stress on the city's existing infrastructure and overall energy consumption. The water that is retained by the system goes directly towards irrigation for on-site landscaping and the building's green roofs.

The Rhodes' green roofs reduce the amount of hard surfaces, creating another layer of insulation which not only helps reduce both energy consumption and heat gain in the environment but also aids in water absorption. This takes stress off of the rainwater control system that drains directly to an on-site "storm water tank" for storage. In the case of heavy storms, system will control the rate of flow into the municipal system to prevent itself from being overwhelmed and flooding.

## FOUR PIPE FAN COIL UNIT SYSTEM

*With our Four-Pipe HVAC system you can choose your ideal temperature every day of the year.*

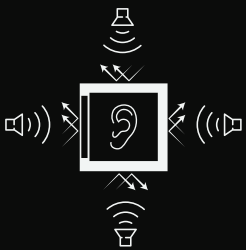


Each suite comes equipped with at least one full fan coil unit. Each FCU is connected to the common boilers and chillers by four pipes; a hot water supply pipe and its return pipe, as well as a cold water supply pipe and its return. This creates two independent loops allowing the suite to have both heating and cooling as required at any time in the year.

Having this system allows for each suite's climate to be controlled independently and according to the occupant's desires. It also means that in units with multiple FCUs, each unit can be controlled independently creating different climates in different locations around the unit. The FCU consists of both a heating and cooling coil, fan, filter and various control valves tied to a thermostat in each suite. These units are top-of-the-line and are extremely quiet.

## MULTIFACETED ACOUSTIC ENGINEERING

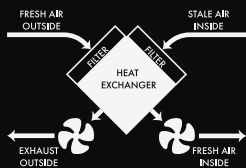
*With our three-tiered approach you will get the feeling of detached home living in a condo.*



The demising walls between each unit have been upgraded to include four layers of drywall, which far exceeds the code requirements resulting in the highest acoustic performance on the market. The second tier in our acoustic insulation is achieved by creating "dropped ceilings." By hanging drywall below the concrete slab, we created a buffer or void, which not only allows space for plumbing and ductwork, but greatly reduces and isolates any noise or vibration from the floor above, enhancing each unit's acoustic separation.

The final aspect of our system assists in minimizing exterior noise. By holding ourselves to a higher standard, we decided to use an advanced glazing system that includes an enlarged space between each pane of glass along with high-quality sealing around the perimeter. This results in a noticeable difference in the ambient noise levels within the suites.

## ENERGY RECOVERY VENTILATOR (ERV)

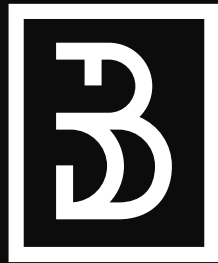


The benefit of using this type of air-to-air heat exchanger is that it pre-conditions both the temperature and moisture content of fresh air coming into your unit by using the exhaust air to temper it. All of this allows for energy savings.

This means that in winter, the dry, cold air from outside is warmed and humidified when passing through the ERV and conversely in summer, the hot, humid air is both cooled and dehumidified. The ERV is never pulling air from the corridor, meaning you will always get fresh air pulled directly from outdoors and through its filters, resulting in better indoor air quality.

# RESIDENCES AT THE RHODES





# MOVE IN READY

90 DAYS FOLLOWING FINISH SELECTION\*

CONTACT OUR LISTING AGENTS TO BOOK A PRIVATE CONSULTATION:

*Forest Hill*

REAL ESTATE INC. BROKERAGE



**REESA SUD**  
SALES REPRESENTATIVE

PHONE:  
**416.402.7270**  
EMAIL:  
**REESASUD@GMAIL.COM**



**CATHERINE HIMELFARB**  
SALES REPRESENTATIVE

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\*Subject to purchaser finish selection availability.