



Alterra's latest condominium

exemplifies modern living and is rich with amenities

KNOWN FOR BUILDING thriving communities in both the heart of downtown and across the GTA, Alterra's intelligent, connected and beautifully designed developments redefine condo expectations. The developer's latest effort to up the ante and redesign condo living will be no exception. 159SW is a new residential statement at the vibrant corner of Sherbourne and Wellesley streets.

Designed by El Richmond Architects, the 36-storey tower will rise majestically from a retail podium, boasting panoramic views

Actual View



of the city and Lake Ontario to the south.

"159SW will change the way people experience life at the corner of Sherbourne and Wellesley," says Robert Cooper, president of The Alterra Group of Companies. "While the stylistically prominent tower may define the district amid the City's skyline, it's the residents who will define a distinct and vibrant community culture at 159SW."

The well-designed suites will be

available in one- and one-bedroom plus den, and two- and three-bedroom layouts, ranging in size from 470 sq. ft. to 872 sq. ft. Prices will begin from the low \$300s.

The modern and sophisticated interiors at 159SW are being designed by Toronto's celebrated U31. Suites will feature smooth ceilings, floor-to-ceiling windows and wide-plank laminate flooring in the main rooms. The kitchens are designed with custom European-style cabinetry, under-cabinet LED lighting, quartz countertops, soft-close door and drawer systems, integrated panel-ready fridge and dishwasher, and a stainless-steel panel glass top range stove.

Boasting amenities over three floors, 159SW will have everything residents want, and more. Fitness enthusiasts will be impressed by their options to exercise both indoors and outdoors without ever leaving home. In addition to the fully-appointed indoor fitness studio with a yoga room and zen-inspired sauna, 159SW will feature a wrap-around 360-degree outdoor running track above the podium, as well as an outdoor fitness equipment park.

Whether hosting guests or enjoying the impressive amenity spaces with their neighbours, residents will be sure to take advantage of the lounge-style Games Zone, complete with billiards, foosball and ping-pong areas, not to mention the outdoor barbecue space, dining and lounging

-  **Location**
Sherbourne & Wellesley streets
-  **Builder**
Alterra
-  **Development**
159SW
-  **Home Type**
one- and one-bedroom plus den, two- and three-bedroom suites
-  **Sales Centre**
527 Parliament St.
-  **Contact**
416.323.1500
159sw.com

areas, and two party rooms.

159SW will feature a business centre/study lounge complete with private meeting and study rooms, library and conference areas, and a plug-in WiFi lounge. The condominium will also include a 24-hr concierge, a pet washing station, a bicycle repair centre, and WiFi access throughout select amenity areas.

While the neighbourhood is extremely walkable, residents will be able to visit and explore other areas of the city quickly and conveniently by bicycle. The neighbourhood surrounding 159SW boasts a Bike Score of 100, and the site is integrated into the City's extensive cycling path network. Alterra has also made an effort to prioritize cycling as a means of transportation and has designed extensive bicycle parking for residents and their visitors.

For those who need to travel a little further, 159SW will also be located just a short walk from three TTC routes, including the Yonge subway line (at Wellesley station), the Bloor subway line (at Sherbourne station), and the streetcar route along Carlton/College (at Sherbourne and Carlton).

If residents prefer to drive, 159SW will also feature an on-site car share program, and will be just minutes away from the Don Valley Parkway, which offers direct access to Toronto's Gardiner Expressway and Highway 401.

"159SW will have everything residents are looking for and more; this is a residence designed specifically with our residents and their dynamic lifestyles in mind," says Cooper. "With a signature design, convenient access to transit, and an excellent neighbourhood rich with restaurants, shops and parks, your future home at 159SW awaits."

To receive more information about 159SW, Alterra's exciting new project, register at 159sw.com or visit the sales centre at 527 Parliament St. You can also call 416.323.1500 or email info@159sw.com to schedule an appointment.