

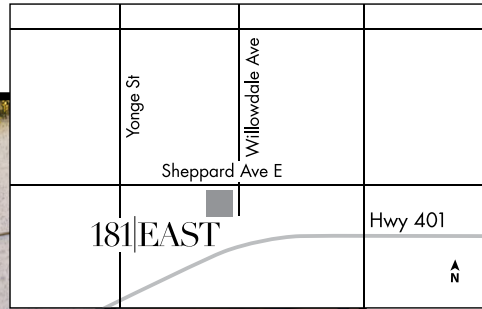
181 | EAST
CONDOMINIUMS



A CURATED LIFESTYLE

181 East is a boutique development at the corner of Sheppard Ave E. and Willowdale Ave., designed to elevate the neighbourhood to new heights. With tiered terraces flanked with greenery, modern windows and pops of bold colour, it strikes a luxurious balance between uptown sophistication and innovative urban design.





181|EAST

CONDOMINIUMS

Location

181 East Sheppard Avenue

Developer

Stafford Homes
Greybrook Realty partners

Architect

IBI Group

Interior Designer

Johnson Chou Inc.

Sales

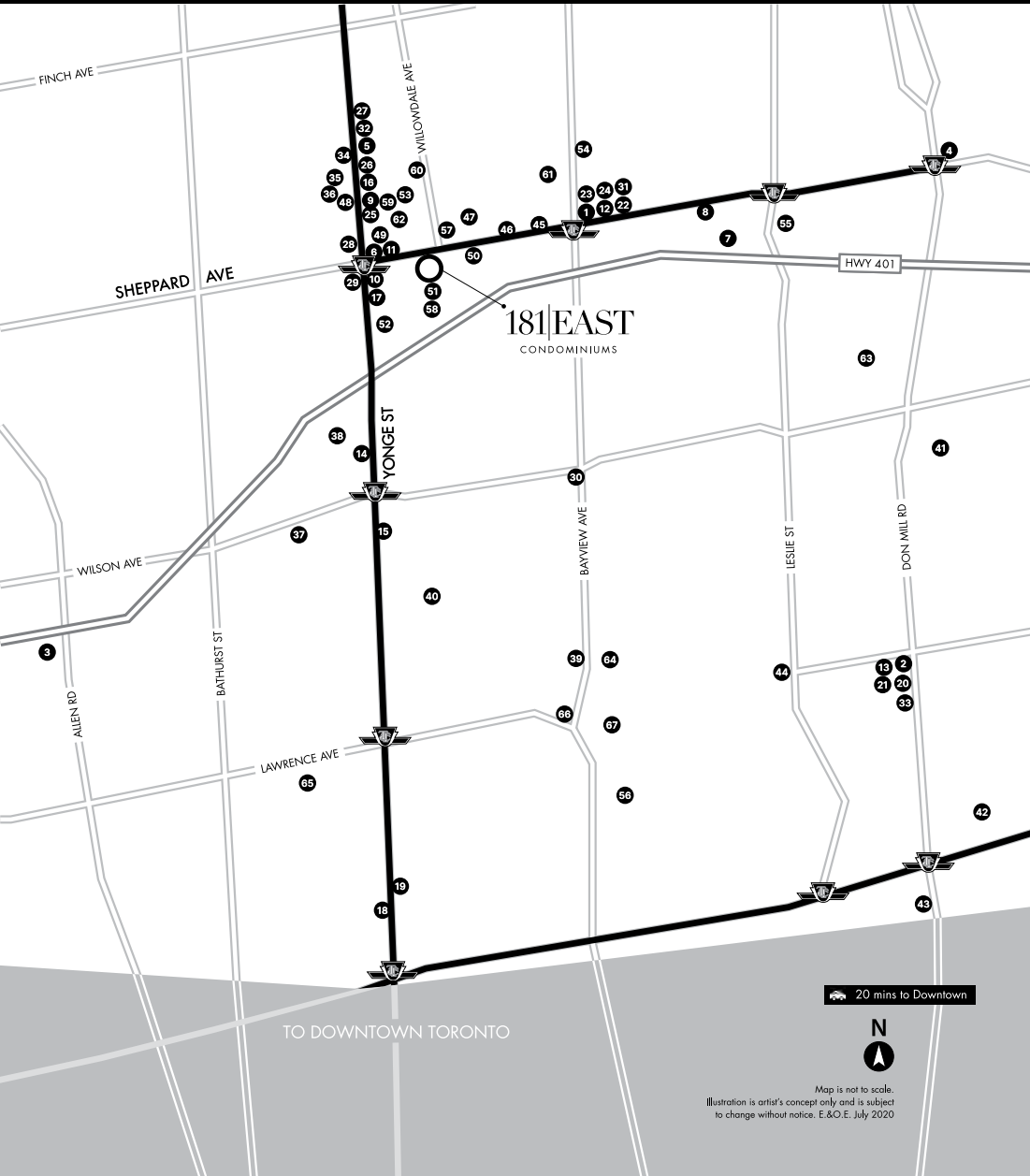
Baker Real Estate Inc.

Marketing

Terra Media Design Ltd.

Product

Phase 2 - Haute Collection
Bespoke Collection
Condos



THE AREA IT'S ALL HERE

FASHION & SHOPPING

1. Bayview Village Shopping Centre
2. Shops at Don Mills
3. Yorkdale Shopping Centre
4. Fairview Mall
5. Empress Walk
6. Yonge Sheppard Centre
7. IKEA North York
8. Canadian Tire

GROCERY STORES

9. Loblaws
10. Whole Foods
11. Longo's
12. LCBO
13. McEwan

DINING & RESTAURANTS

14. Auberge du Pommier
15. Miller Tavern
16. The Keg Steakhouse & Bar
17. Kinka Izakaya
18. Cibo Wine Bar
19. Byblos
20. Fabbrica
21. Joey
22. Oliver & Bonacini

23. Tabule
24. Pusateri's
25. Tsujiri
26. Konjiki Ramen
27. Kinton Ramen
28. Nolbu
39. Starbucks
30. Babel
31. Beauty Barbecue & Smokehouse

ENTERTAINMENT & RECREATION

32. Cineplex Cinemas Empress Walk
33. Cineplex VIP
34. Mel Lastman Square
35. North York Civic Centre
36. Meridian Arts Centre
37. Cricket Club
38. Don Valley Golf Club
39. Granite Club
40. Rosedale Golf Club
41. Donalda Club
42. Aga Khan Museum
43. Ontario Science Centre
44. Edwards Garden

SERVICES

45. Rain Spa + Salon
46. Core Performance Therapy + Wellness
47. Jaya Yoga Centre
48. Goodlife Fitness
49. LA Fitness

PARKS

50. Sheppard East Park
51. Glendora Park
52. Avondale Park
53. Willowdale Park
54. Bayview Village Park

HOSPITALS

55. North York General Hospital
56. Sunnybrook Health Sciences Centre

SCHOOLS

57. Central Montessori Schools, Sheppard Campus
58. Avondale Public School
59. Claude Watson School for the Performing Arts
60. Earl Haig Secondary School
61. Hollywood Public School
62. Cardinal Carter Academy for the Arts
63. Bayview Glen Independent School
64. Crescent School
65. Havergal College
66. TFS - Canada's International School
67. York University Glendon Campus

TRANSIT

- Bayview Station
- Sheppard / Yonge Station
- HWY 401

NORTH YORK'S ONLY BOUTIQUE ADDRESS

IT'S ALL HERE



A Curated Lifestyle

Your home, to your personal style. This new release at 181 East offers an unprecedented ability to craft your suite.



The Best Amenities

From the boutique feel and exceptional on-site amenities to the wonderful shops and restaurants - 181 East was designed just for you.



Just Turn the Key

Embrace the opportunity to select the finishes you've only dreamed about to create your home.



YOUR NEIGHBOURHOOD

THE HEART OF NORTH YORK
IS AT YOUR DOOSTEP

In this metropolitan neighbourhood community, creativity and culture converge with art, fashion, sport, food and entertainment.





THE HUB OF FESTIVITIES WHEN EVERYDAY IS SPECIAL

Art, theatre, music and festivals make Mel Lastman Square the cultural centre of the area. Take in everything from the local farmer's market to yoga in the park to Big Band Sunday Serenades to firework displays at this open-air gathering space, all year long.



CONNECTED TO LUXURIOUS LIVING

THE AREA

Exclusive shops, trendy restaurants and highly-sought after services are steps from your front door. Venture east and discover the high-end retailers of Bayview Village Shopping Centre or The Shops of Don Mills. Travel south to the Aga Khan Museum – dedicated exclusively to Islamic arts. Head west to explore the thriving, metropolitan strip at Yonge and Sheppard.



UNITED IN STYLE HAUTE COUTURE

Shop curated collections and haute couture, at Toronto's most fashionable destinations, all within a 15-minute drive. Luxury brands and designer labels can be found at Bayview Village Shopping Centre and renowned Yorkdale Shopping Centre.





GOURMET + COZY CORNERS

BON APPÉTIT

One taste of this neighbourhood and you'll be hooked. Fine dining, innovative, original menus and foodie favourites abound, including renowned chefs and a Michelin inspired eatery. Staying in? Gourmet grocers offer exceptional prepared meals and unique pantry staples.



Oliver & Bonacini Café Grill



Bread & Roses



Auberge du Pommier



WELCOME HOME

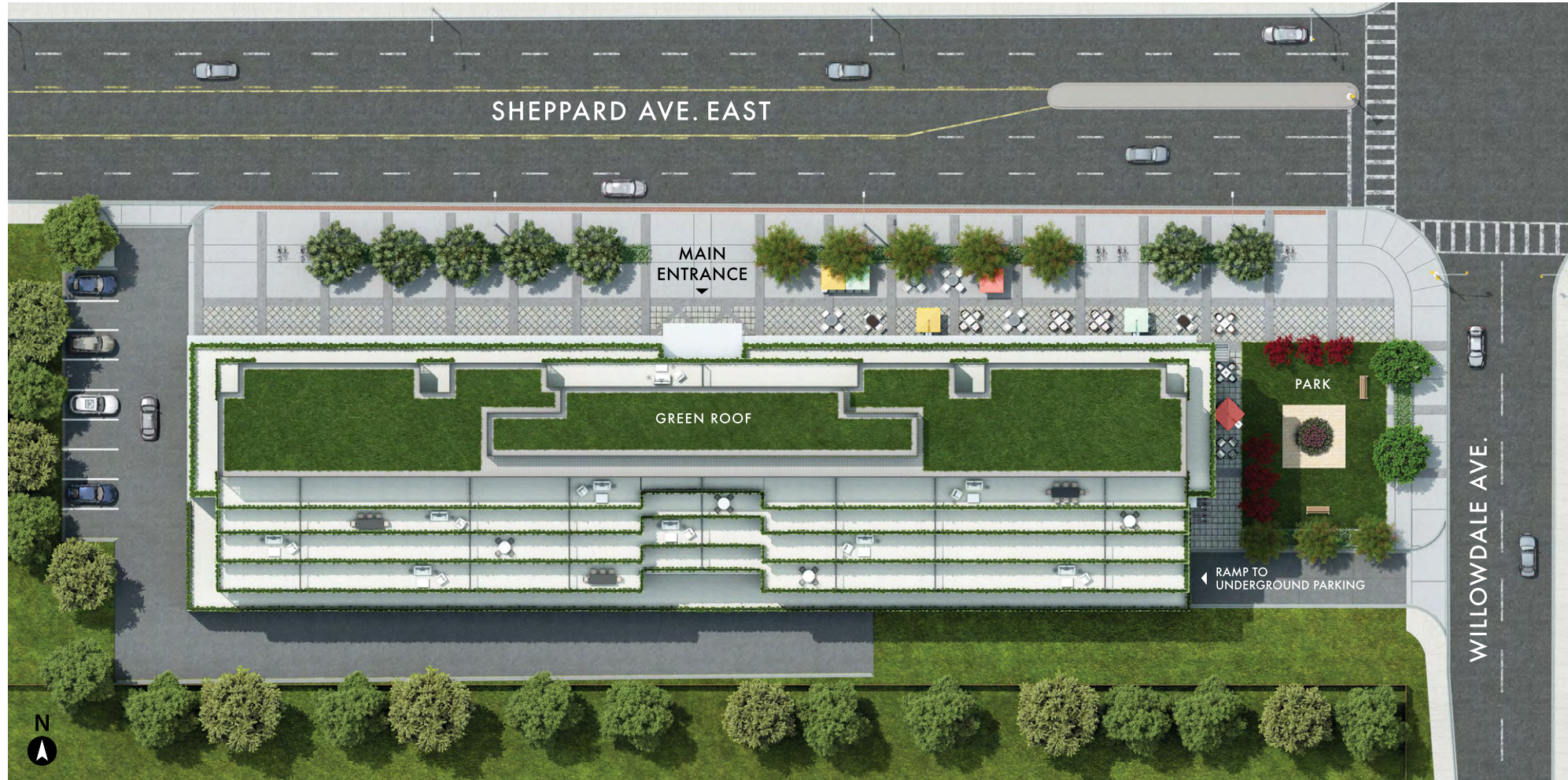
When you leave the city behind and step into the calming lobby of 181 East, the understated luxury speaks volumes.



OUTDOOR LIVING

The unique step design of the building provides the opportunity for the luxury of more private terraces with unobstructed views of the city.

THE SITE



AMENITIES

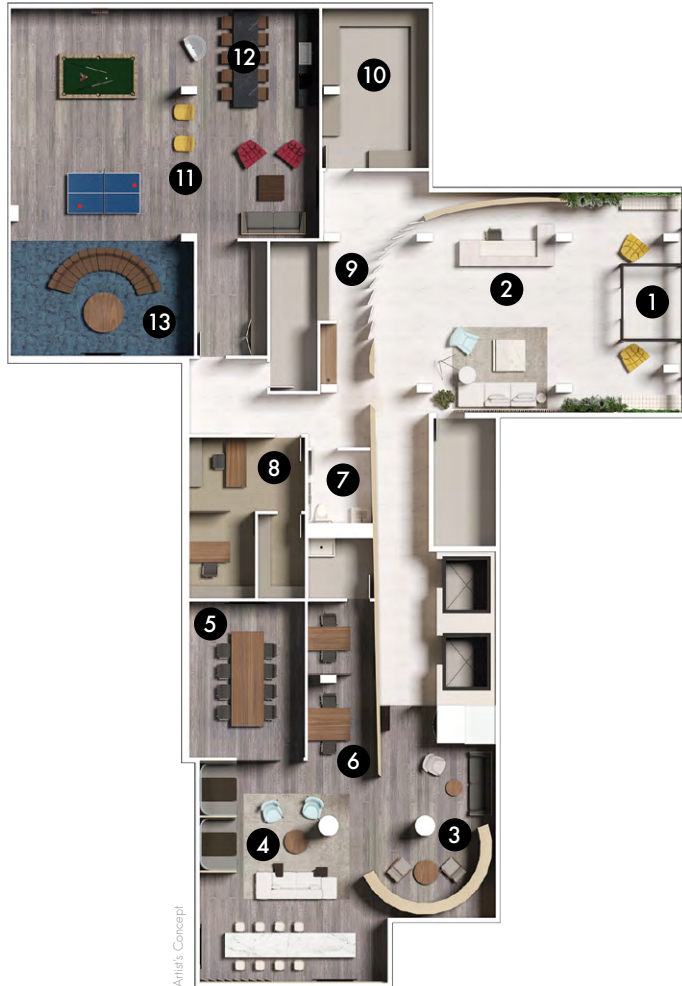
GROUND FLOOR

For work or play, you'll find the well-appointed first floor was planned with attention to every last detail.

- 1 Vestibule
- 2 Lobby
- 3 Library
- 4 Co-working Space
- 5 Meeting Room
- 6 Private Work Rooms
- 7 Universal Washroom
- 8 Property Management
- 9 Mail
- 10 Package Storage
- 11 Entertainment Lounge
- 12 Kitchenette/Bar
- 13 Movie Nook

Parking Level 1 (not shown)

- Pet Spa
- Bicycle Wash



Artist's Concept

SECOND FLOOR

From the tasting kitchen to yoga al fresco, the second-floor amenities offer residents a distinguished lifestyle that raises expectations.

- 1 Fitness Studio
- 2 Free Weights
- 3 Yoga Nook
- 4 Outdoor Fitness
- 5 Event Lounge
- 6 Private Dining/Lounge
- 7 Outdoor Dining/Lounge
- 8 Washrooms



Artist's Concept

LOBBY



FITNESS STUDIO



EVENT LOUNGE



PANORAMIC VIEWS



SPACIOUS DESIGN



LUXURY KITCHEN



ENSUITE BATHROOM



INTRODUCING PHASE 2

An unprecedented opportunity to craft your suite to fit your lifestyle in two collections.



BESPOKE COLLECTION

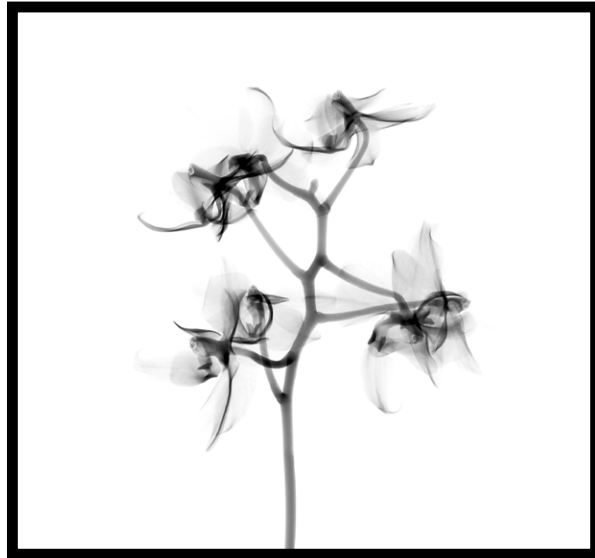
- 1 Bedroom
- 1 Bedroom + Den
- 2 Bedroom



HAUTE COLLECTION

- 2 Bedroom + Den
- 3 Bedroom

FLOORPLAN SPOTLIGHT

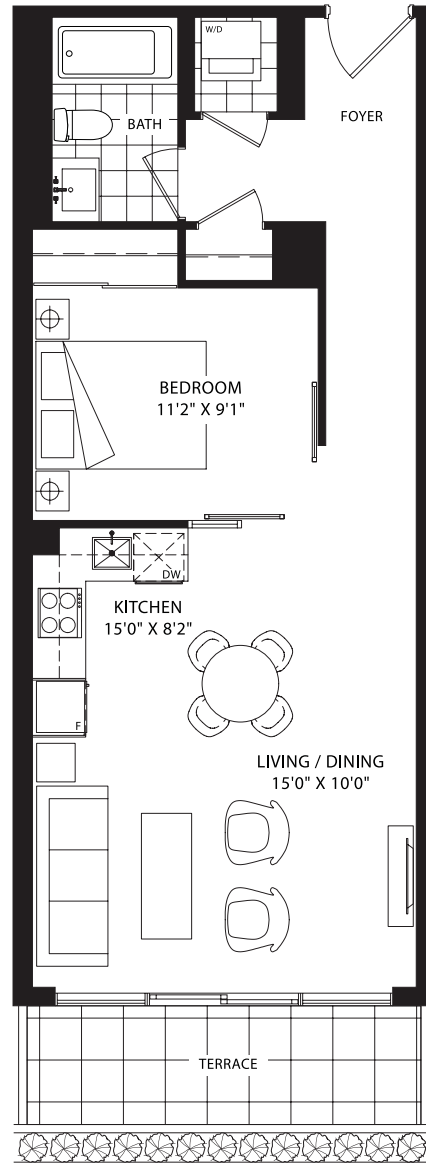


BESPOKE
COLLECTION

THE CLAYWOOD

One Bedroom 616 Sq.Ft.

Terrace 73 Sq.Ft.

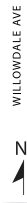
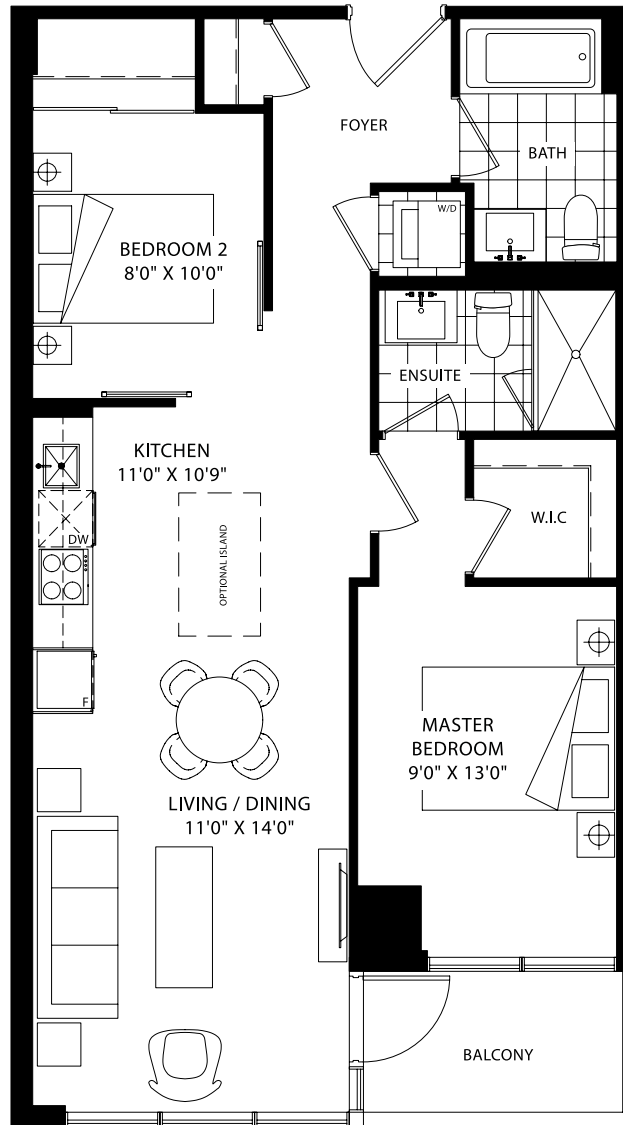


2nd floor

THE HOWARD

Two Bedroom 772 Sq.Ft.

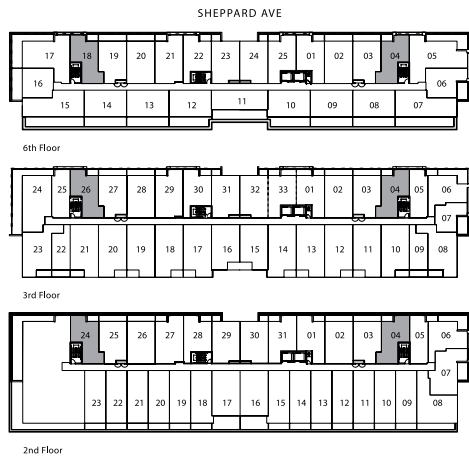
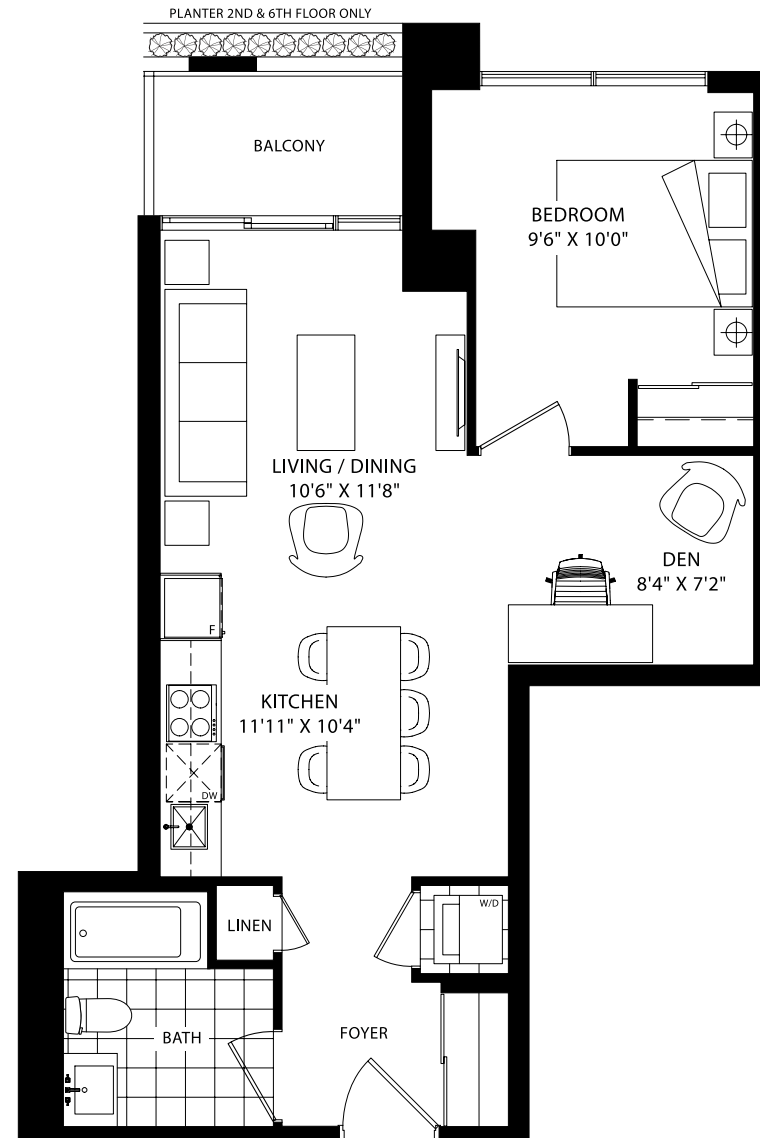
Balcony 45 Sq.Ft.



THE EMPRESS

One Bedroom + Den 634 Sq.Ft.

Balcony 42 Sq.Ft.



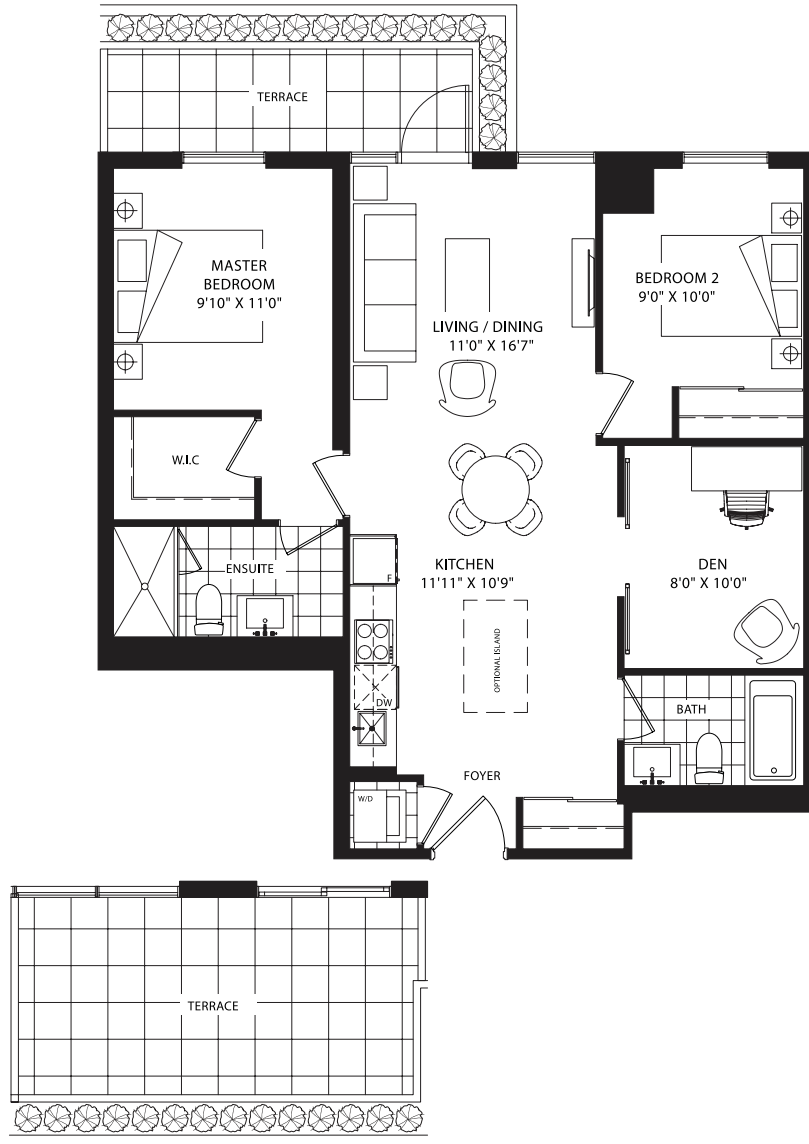
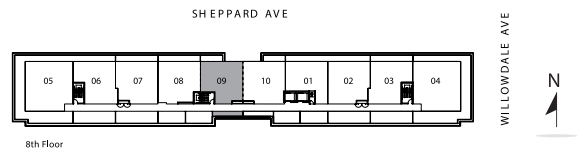


HAUTE
COLLECTION

THE PARKVIEW

Two Bedroom + Den 890 Sq.Ft.

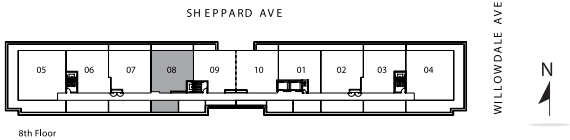
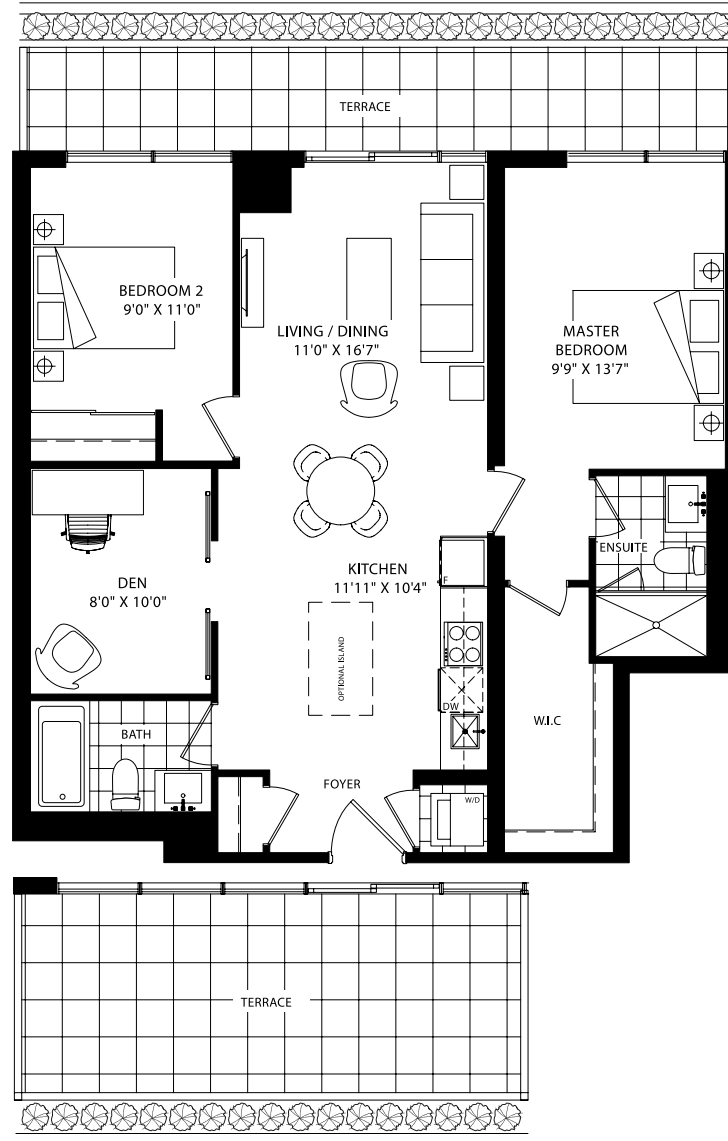
Terrace 233 Sq.Ft.



THE PRINCESS

Two Bedroom + Den 947 Sq.Ft.

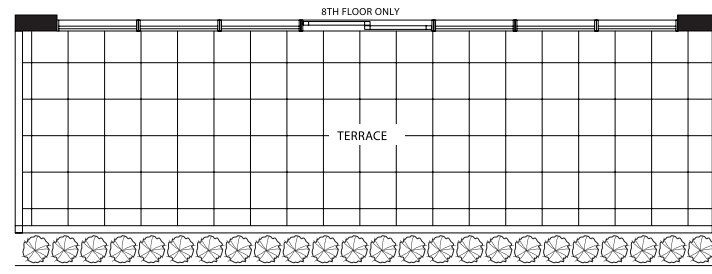
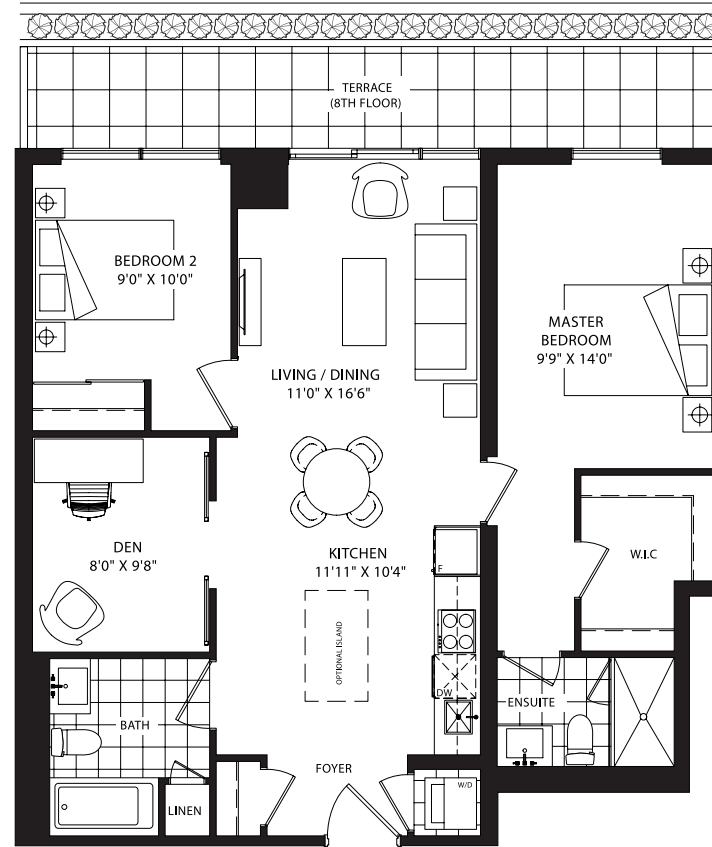
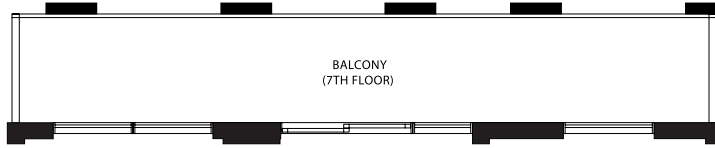
Terrace 341 Sq.Ft.



THE SANTA BARBARA

Two Bedroom + Den 951 Sq.Ft.

Balcony 155 Sq.Ft.



WILLOWDALE AVE

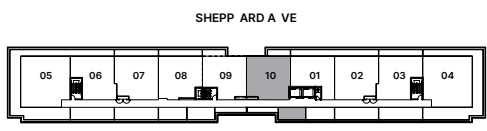
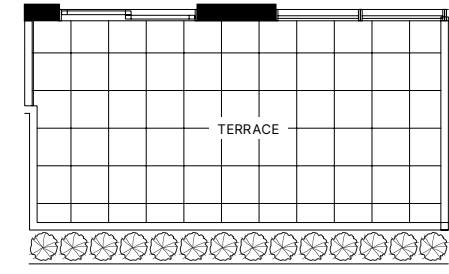
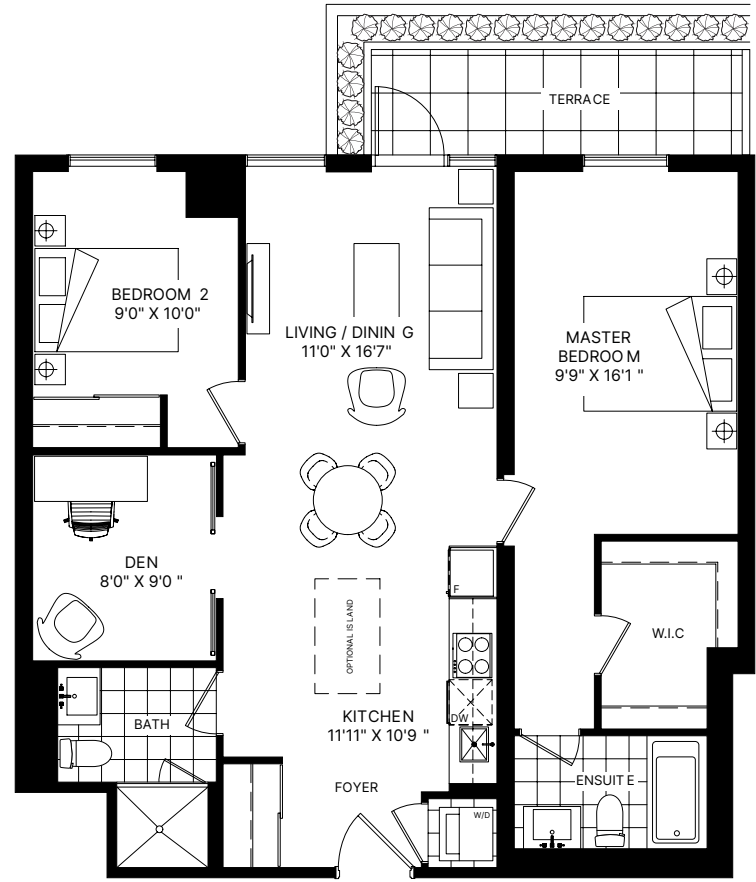


7th Floor

THE SPRING GARDEN

Two Bedroom + Den 970 Sq.Ft.

Balcony 233 Sq.Ft.



WILL OWDALE AVE



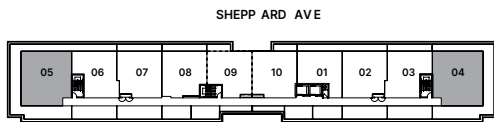
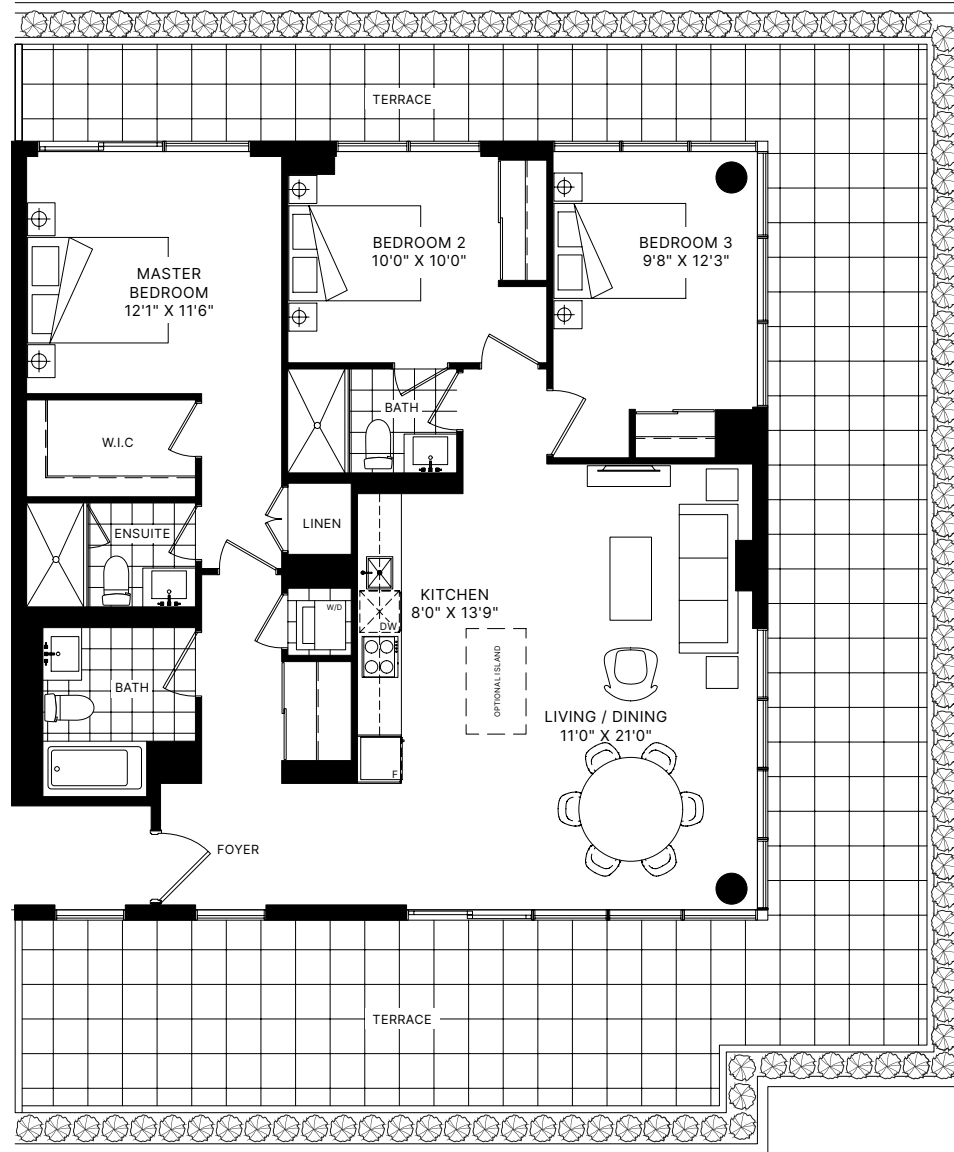
8th Floor

SHEPPARD AVE

THE YONGE

Three Bedroom 1,282 Sq.Ft.

Terrace 826 Sq.Ft.



8th Floor

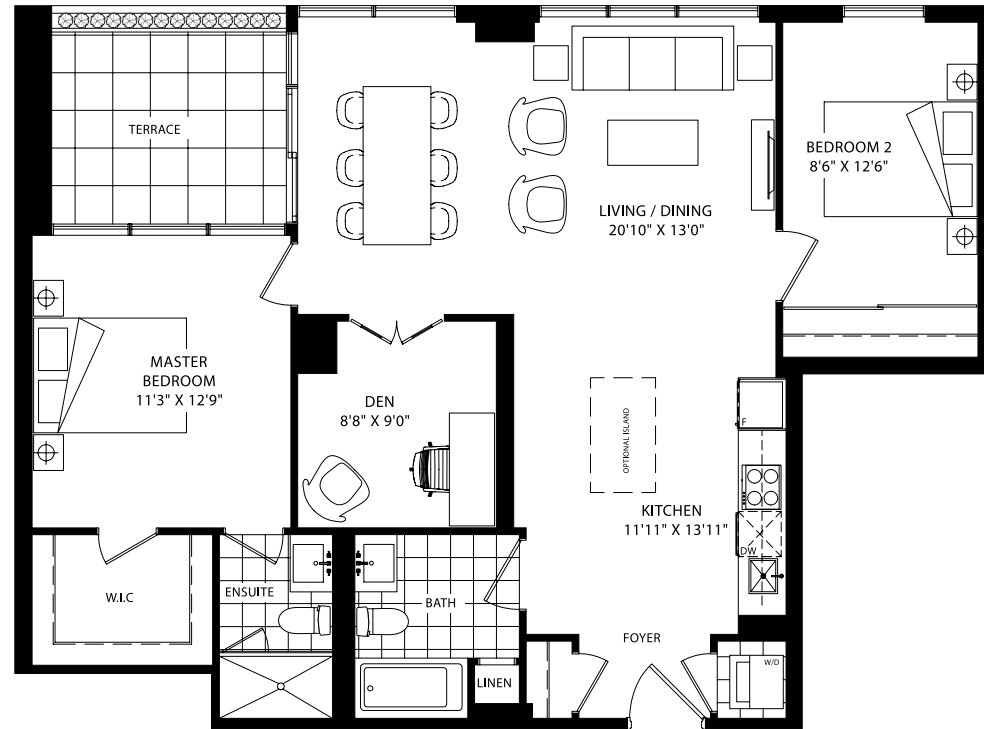
WILLOWDALE AVE



THE TRUMAN

Two Bedroom + Den 1,070 Sq.Ft.

Terrace 87 Sq.Ft.



9th Floor

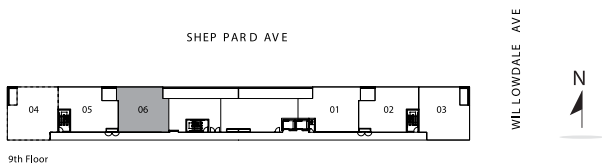
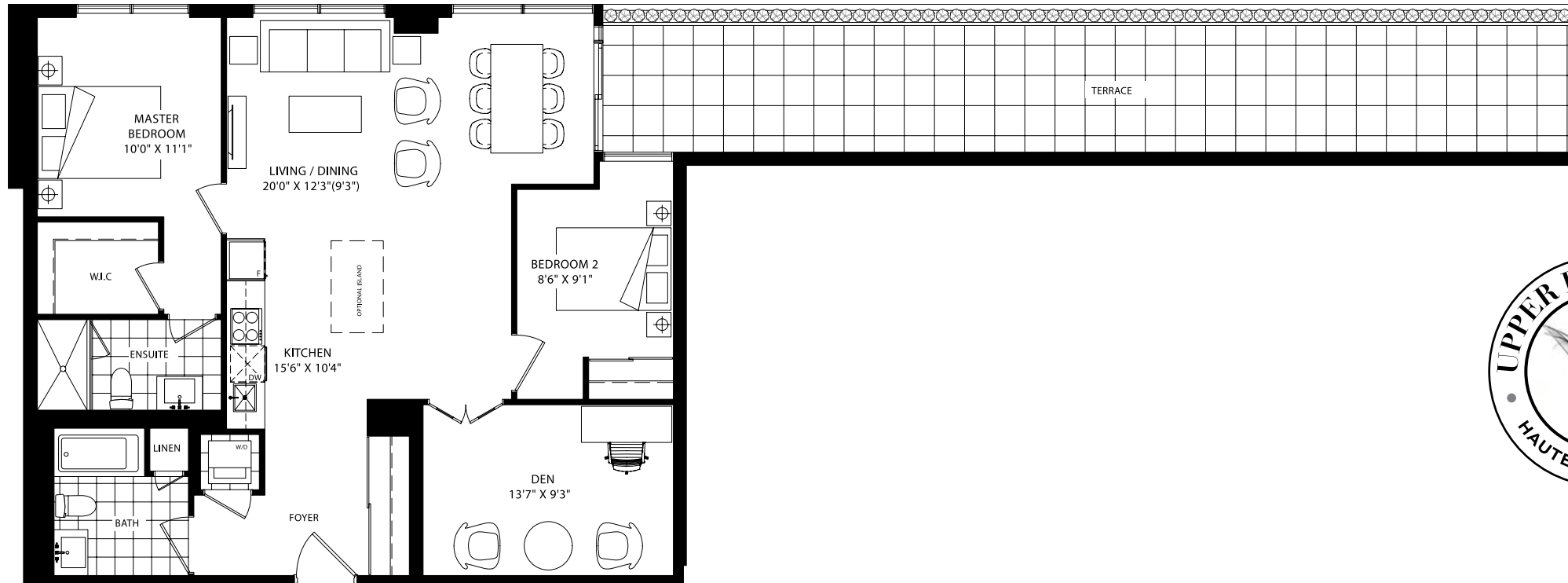
WILLOWDALE AVE



THE VONDA

Two Bedroom + Den 1,100 Sq.Ft.

Terrace 373 Sq.Ft.

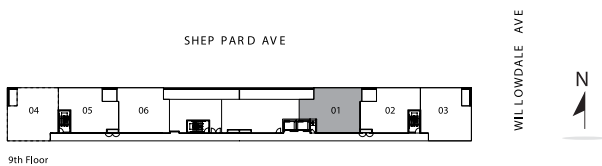
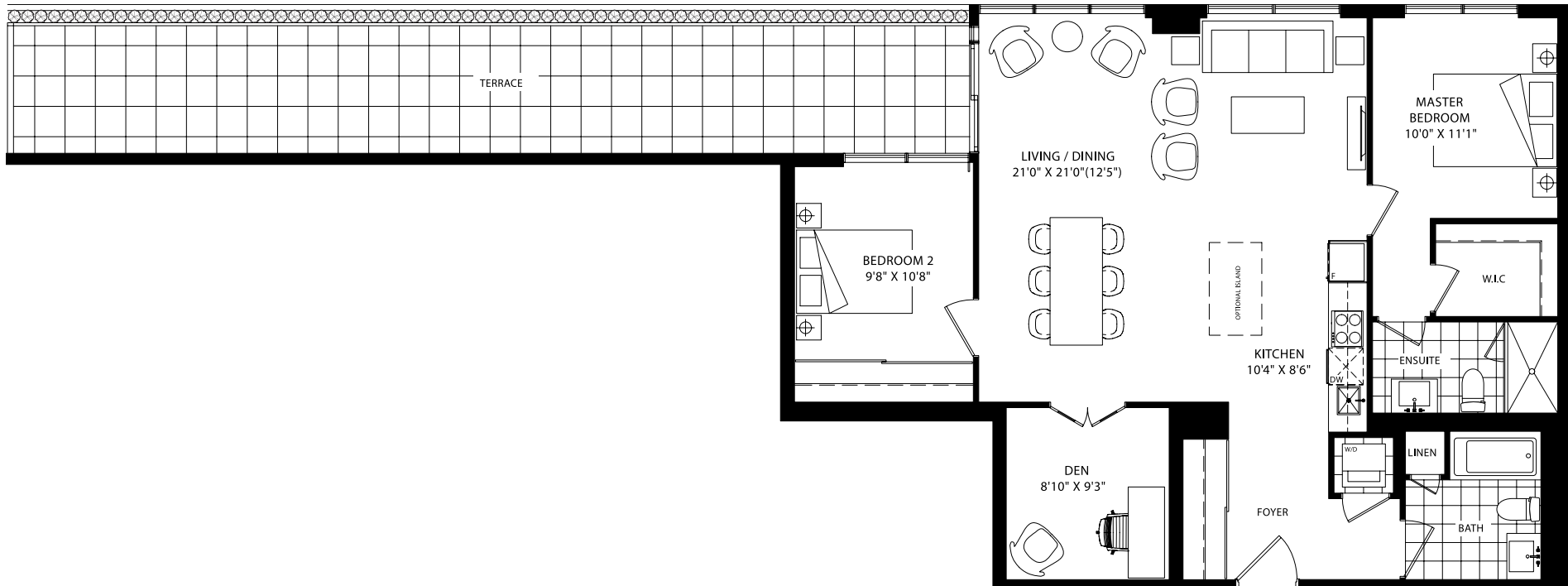


9th Floor

THE WILFRED

Two Bedroom + Den 1,162 Sq.Ft.

Terrace 366 Sq.Ft.

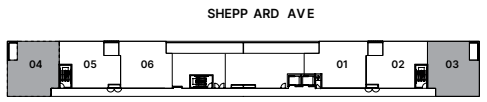
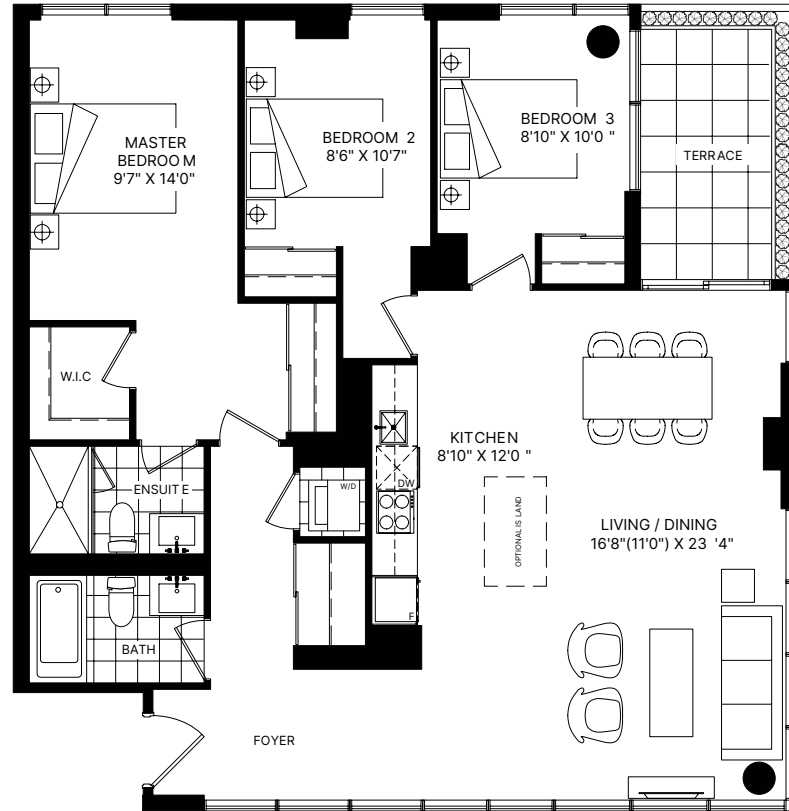


9th Floor

THE WILLOWDALE

Three Bedroom 1,200 Sq.Ft.

Terrace 65 Sq.Ft.



WILLOWDALE AVE



9th Floor



530 St. Clair (Toronto, ON)



The Rushton (Toronto, ON)



Avenue & Park (Toronto, ON) Artist's Concept

Stafford®

BUILDER & DEVELOPER

At Stafford, we're committed to building homes that raise your expectations.

As one of Toronto's most experienced and innovative real estate development companies, Stafford has earned a reputation for construction quality, beautiful designs, and efficient living spaces while consistently developing award-winning projects on time and by the industry's highest standards.

We take pride in every single community we build, but what is most important to us, is you.



Artistry (Toronto, ON)
Artist's Concept



Society Biscayne (Miami, FL)
Artist's Concept



DEVELOPER

Greybrook Realty Partners is a Toronto-based private equity firm that invests in large-scale real estate development and value-add assets. Over the years, Greybrook has built a strong reputation for its ability to create value for its investors, partners and communities.

Ranging from single-family homes, condominiums and purpose-built rental, to ultra-luxury condominium residences and retail, Greybrook's diversified real estate portfolio includes investments in more than 70 projects that represent over 35 million square feet of residential and commercial density in aggregate, with an estimated completion value of \$15 billion.



ARCHITECT



IBI Group is a global firm of architects, engineers, designers and technology professionals who create vibrant, liveable and sustainable urban environments. IBI Group Architects are recognized leaders in residential, hospitality, retail and mixed-use design.

The company's reputation for residential design has been recognized in numerous award winning projects. 181 Sheppard is the creation of Henry Burstyn and Sol Wassermuhl.



INTERIOR DESIGNER

J O H N S O N C H O U

Since 1999, Johnson Chou Inc. has developed into an interdisciplinary design practice encompassing architectural and industrial design, furniture and interiors, graphic identity and corporate communications – a body of work characterized by conceptual explorations of narrative, transformation and multiplicity.

Aside from the firm's numerous condominium development projects, the firm's award-winning projects include offices for Grip Limited and Zulu Alpha Kilo, Head Offices for Red Bull Canada, and private residences in 10 Bellair and the Candy Factory condominiums.

BUILDING FEATURES – SAFETY

1. All suites are design with their own fresh air intakes, with Intergrated Energy Recovery Ventilators (ERV) that will provide continuous clean air flow to your suite, which avoids any shared air with your fellow neighbours.
2. All suite entry doors are sealed airtight which avoids contamination from air travelling from common corridors into your suite.
3. MERV 15 filters will be installed in all central ventilation systems which will provide for clean air circulation.
4. Equipment will be added to our ventilation system that will circulate an antibacterial substance for all common and suite areas.
5. All common area spaces with plumbing are touchless including entry and exiting bathrooms, faucets (bathroom, kitchen and work areas), toilets and paper towel dispensing.
6. All suites have their own private outdoor space.
7. The low building height makes the use of stairs a more viable option than using the elevator.

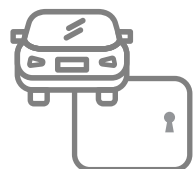
VIP
BROKER INCENTIVES

PRICING

Pricing Starting in
the \$700s

FOR YOUR CLIENTS

Parking and Locker Combo = \$55,000



- Limited quantity available
- Only on select units
- Promo combo on a limited number of suites

FREE Assignment - Legal Fees apply \$1500 + HST

Right to Lease During Occupancy

DC Capping

Studio, 1 Bed, 1+Den = \$12,000

2 Bed, 2+ Den, 3 Bed = \$15,000

Extended Deposit Structure

- \$5,000 with offer
- Balance to 5% in 30 days
- 2.5% in 90 days
- 2.5% in 150 days
- 2.5% in 420 days
- 2.5% in 540 days
- 5% on occupancy

FEATURES & FINISHES

Bespoke & Haute Collection

- 9' Ceilings in Principal Rooms*
- Contemporary 4" Baseboards & 2" Casings
- Smooth Ceilings Throughout
- Laminate Flooring*
- Custom Designed Contemporary Kitchen Cabinetry
- Quartz Kitchen Countertop
- Contemporary Tile Backsplash
- 5-Piece European-Style Kitchen Appliances (Including, Panel Ready Fridge, Panel Ready Dishwasher, Built-In Electric Cooktop, Wall Oven, and Microwave Hood Fan Combo)
- Under Valance Lighting
- Contemporary Track Light Fixture
- Frameless Glass Shower
- Medicine Cabinet with LED Framed Mirror in Ensuite
- Stacked Washer & Dryer
- Blinds Throughout
- Up to 10 Potlights**
- Dimmer Switches (Kitchen, Bedroom, Dining)

*As per plan. **Dependant on Floorplan and Layout. ***Standard Locker Size Included.

Pricing and incentives are subject to change without notice. See sales representative and features sheet for details. E. & O. E. April 1, 2021

FEATURES & FINISHES

Lower & Upper Penthouse Series

- 1 Parking & Locker Included***
- 9' Ceilings in Principal Rooms*
- Contemporary 4" Baseboards & 2" Casings
- Smooth Ceilings Throughout
- Laminate Flooring*
- Custom Designed Contemporary Kitchen Cabinetry
- Quartz Kitchen Countertop
- Stone Island with Waterfall*
- Pendant Lighting Above Island
- Contemporary Tile Backsplash
- Under Valance Lighting
- Contemporary Track Light Fixture
- 5-Piece Upgraded Kitchen Appliances (Including, 30" Stainless Steel Fridge; Dishwasher; Built-In Electric Cooktop; Wall Oven; and Microwave Hood Fan Combo)
- Frameless Glass Shower
- Medicine Cabinet with LED Framed Mirror in Ensuite
- Stacked Washer & Dryer
- Blinds Throughout
- Mirrored Sliding Closet Doors Throughout
- Up to 10 Potlights**
- Dimmer Switches (Kitchen, Bedroom, Dining)
- Gas & Water Bibs on Terrace(s)
- Premium Hallway Design & Aesthetic for Penthouse Floors

*As per plan. **Dependant on Floorplan and Layout. ***Standard Locker Size Included.

Pricing and incentives are subject to change without notice. See sales representative and features sheet for details. E. & O. E. April 1, 2021

PROCEDURE TO BUY

In Person Appointment

1. A worksheet should be completed for your Purchaser. Your Purchaser's photo ID must also be included with your worksheet (both sides of the Driver's License). Please email to **info@181east.ca**

YOU WILL BE CONTACTED BY ONE OF OUR SALES REPRESENTATIVES TO CONFIRM YOUR UNIT AND DETAILS OF YOUR DOCUSIGN DEAL.

2. DocuSign will be released to your client for signatures once we have confirmation of the following:

- Completed worksheet
- Government issued photo ID
- Copy/scan, or a photo of the initial deposit (\$5,000 BANK DRAFT or CERTIFIED CHEQUE)

3. Once DocuSign is released to your client, our sales representative or administrator will provide further instructions on the procedure.

Please Note: The Vendor will not be executing your deal until we have confirmation of the initial deposit.

Thank you for your support and cooperation!

Notes:

- In order to comply with FINTRAC requirements, Photo ID and Employment information must be provided for all individuals named on the cheque(s) at the time of signing. If cheque(s) are being issued by someone other than the Purchaser(s), Photo identification and Employment information must be provided for the cheque holder and anyone else named on the cheques they are providing. If an address appears on the cheque, it must match that on the Cheque Issuer's Photo ID.
- The Broker Referral will be issued subject to fulfilling the following items:
 - Mortgage Pre-Approval
 - All post-dated cheques
 - Fintrac information per purchaser(s)



CONTACT US

info@181east.ca

181east.ca

or contact

Nikki Rad

Sales Agent

416-414-7944

Sales Office:

1910 Avenue Road, Toronto, ON

By Appointment Only