

181|EAST
CONDOMINIUMS

NORTH YORK'S *ONLY* BOUTIQUE ADDRESS

ABOUT

181

EAST

WILLOWDALE
& SHEPPARD

ELEGANCE REDEFINED

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.





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.





ABOUT
→
your

NEIGHBOURHOOD

181|EAST

THE HEART OF NORTH YORK IS AT YOUR DOORSTEP.

Art, fashion, sport, food, business and entertainment converge in this metropolitan neighbourhood where community, creativity and culture intersect.

Mel Lastman SQUARE



THE HUB OF FESTIVITIES



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.

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
29. 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



THE AREA IT'S ALL HERE

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

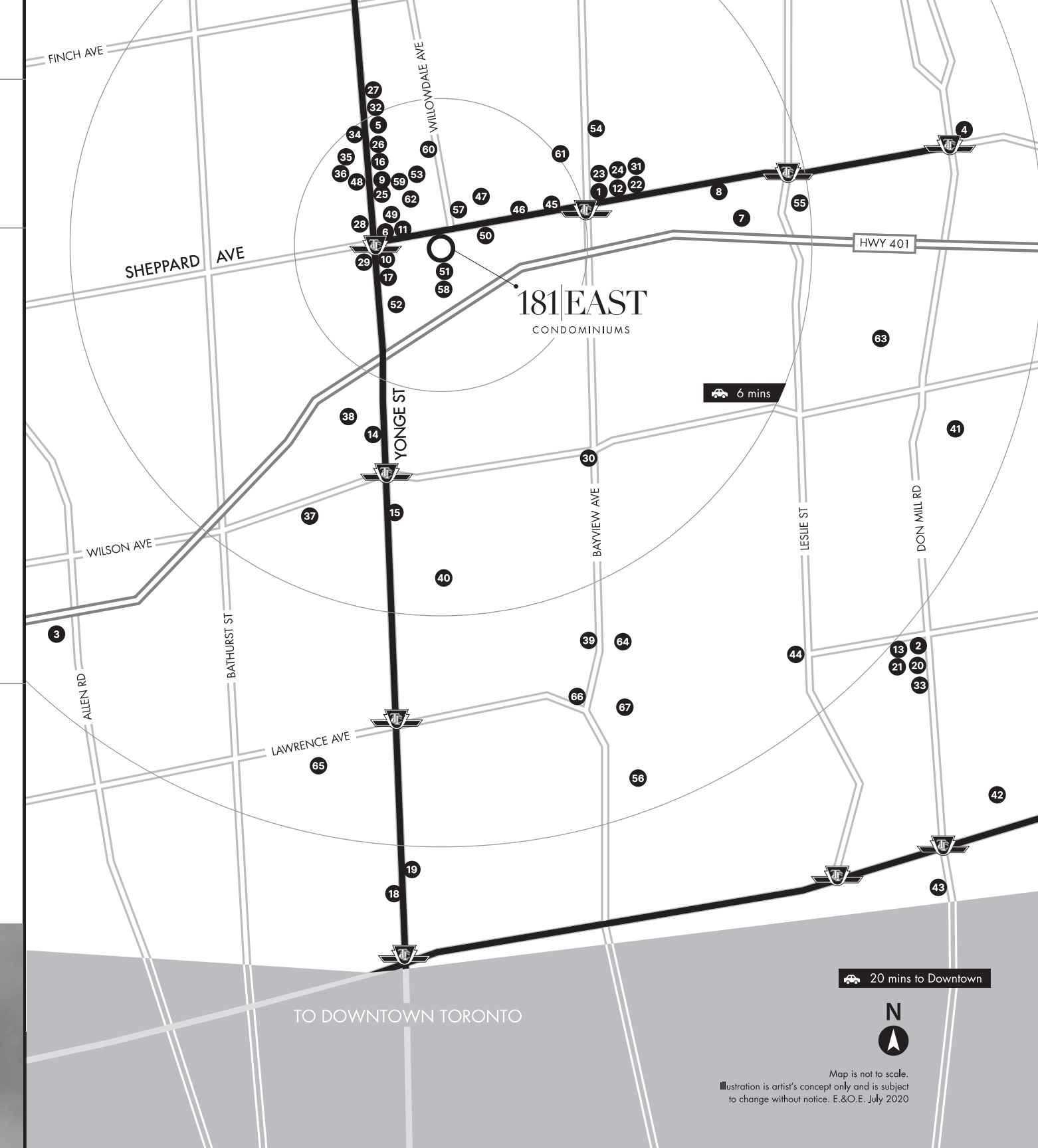
55. North York General Hospital
56. Sunnybrook Health Sciences Centre

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



Map is not to scale.
Illustration is artist's concept only and is subject
to change without notice. E.&O.E. July 2020

THE AREA



GUCCI

Redefining luxury fashion for the 21st century

CHANEL

Famed for little black dresses, Chanel is ranked the world's leading luxury brand

TIFFANY & CO

At the forefront of innovative jewelry design and expert craftsmanship

VERSACE

A universal symbol of all that is glamorous and decadent in fashion and life

LOUIS VUITTON

Committed to fine craftsmanship through iconic luxury leather goods

CONNECTED TO

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 Kahn Museum – dedicated exclusively to Islamic arts. Head west to explore the thriving, metropolitan strip at Yonge and Sheppard.

LUXURIOUS LIVING

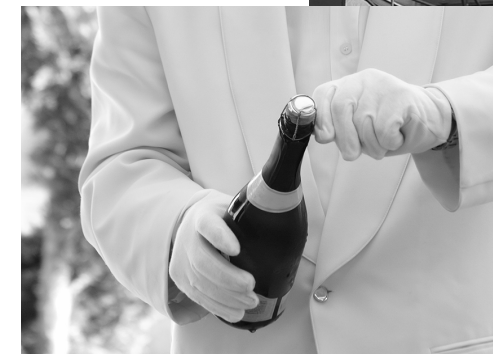
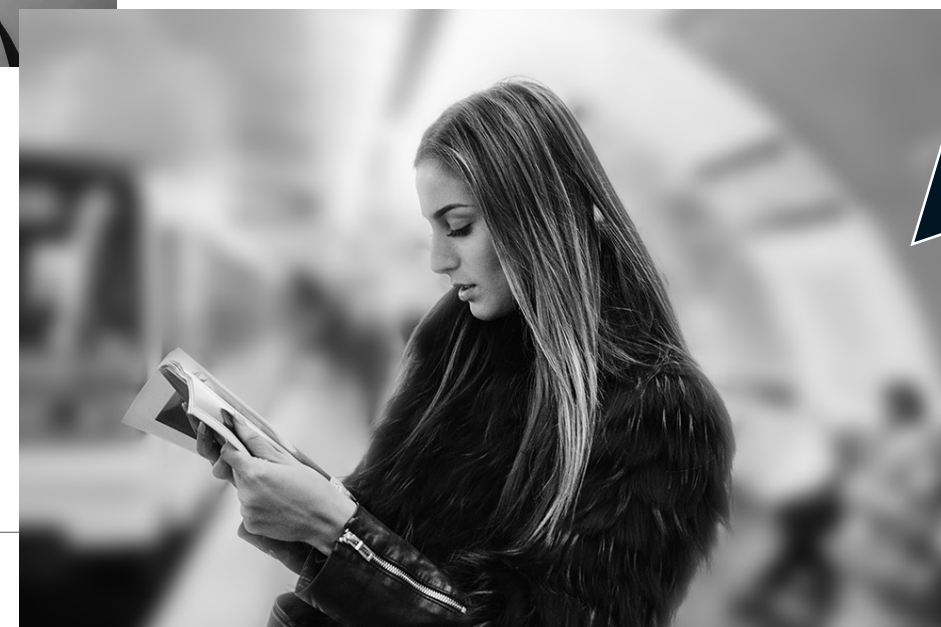


PRADA

Synonymous with cutting edge-style for those who dare to challenge conventions

SAINT LAURENT

Design built on an identity of absolute modernity and fashion authority



WILLOWDALE
& SHEPPARD



UNITED IN STYLE

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.



Bayview Village

WILLOWDALE
& SHEPPARD

GOURMET + COSY CORNERS



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.



Toranj Fine Foods
Laid-back eatery offering Persian fine foods such as savoury rice and salad dishes.



Nomé Izakaya
Japanese fusion fare and sake served in a modern wood and stone accented space. Also famous for their Oyster Bar.



Auberge du Pommier
Sophisticated French cuisine and extensive wine list by Chef de Cuisine, Tim Schulte, in an elegant setting.



Pusateri's Fine Foods at Bayview Village
A great selection of exceptional branded food, drink, and fine pastry.

Konjiki Ramen
Based on Tokyo's Michelin star restaurant, Konjiki is elevating the city's ramen scene.



Goa Indian Farm Kitchen
Glass chandeliers set a refined mood in this eatery serving dishes inspired by India's coast.



Oliver & Bonacini Café Grill
Refined Italian restaurant that serves pastas, wood-fired pizzas and international dishes.



Bread & Roses
Small and cozy bakery cafe, featuring delicious cakes.

WELCOME HOME

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



Artist's Concept



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



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

The field elm wood slats found throughout the common areas instill warmth and a sense of calm.



The elegant glass panel feature wall brings architectural building elements right into your lobby.



The concierge, stationed at a softly lit marble desk, welcomes residents and guests when they arrive.



A prominent backlit curved bookcase feature offers a quiet spot for reading or relaxation.

Artis's Concept



Individual office spaces behind the common area can be reserved for private meetings.

Multi-use space offers areas for private work, collaboration and open discussion at the coffee bar.

CO-WORKING



Take your workouts into the fresh air in the indoor/outdoor fitness space with attached terrace.



With a free weight room, yoga studio and cardio machines, you can work out your way.

FITNESS STUDIO



This flexible space includes a tasting kitchen for intimate gatherings and a party room for larger ones. You can also open up the entire area, to the adjacent terraces.



Here, the wood feature defines the room, creating definition between inside and outside space.

The 'Modern' colour scheme features a crisp white kitchen and light flooring.



Spacious living-dining on corner unit has windows on two sides and walkout terrace.

Wraparound terrace offers unobstructed views of the neighbourhood.

PANORAMIC VIEWS

This is open concept living at its finest, perfect for entertaining.

Units offer an array of views with beautiful green spaces and low rise residential neighbourhoods.

Artis's Concept



'Transitional' colour scheme adds visual appeal with darker lower cabinets and lighter uppers.

SPACIOUS DESIGN

A touch of traditional design elements and warm toned finishes create an elegant kitchen space with a luxury vibe.



Artist's Concept

Modern colour scheme creates a spa-like setting.



Artist's Concept

Sleek walk-in shower with premium rain showerhead and fixtures.

Artist's Concept



MEET THE TEAM BEHIND THIS
EXCEPTIONAL RESIDENCE

181|EAST

ABOUT

the TEAM

Stafford

BUILDER & DEVELOPER

**g Greybrook
Realty Partners**
Asset Management & Advisory Services

DEVELOPER

IBI IBI GROUP

ARCHITECT

JOHNSON CHOU

INTERIOR DESIGNER



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.

the DIFFERENCE

IS IN
THE DETAILS



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



Picasso (Toronto, ON)
Artist's Concept



530 St. Clair (Toronto, ON)
Artist's Concept



The Rushton (Toronto, ON)
Artist's Concept

g™ Greybrook Realty Partners

Asset Management & Advisory Services

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.



Max Condos (Toronto, ON)
Artist's Concept



140 Yorkville Ave (Toronto, ON)
Artist's Concept



Artistry (Toronto, ON)
Artist's Concept



Society Biscayne (Miami, FL)
Artist's Concept

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.



Artist's Concept



Artist's Concept

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.



TCS Group of Companies

A premier, investment, brokerage and developer sales and marketing firm based in downtown Toronto. TCS provides unrivalled knowledge, one-of-a-kind expertise, and white-glove service for a large group of investors, leading developers in the new construction industry. TCS conceives, implements and leads research, product & neighbourhood design, marketing & sales of pre-construction condominiums, townhomes and master-planned communities across Ontario.

TCS's highly specialized team of diverse, forward-thinking, energetic real estate leaders, led by Simon S. Mass, John Mehlenbacher and Mark Cohen have enhanced cityscapes and townships for over 30 years, and are responsible for bringing some of the most noteworthy residential addresses and the largest mixed-use developments in North America to life with over \$23Billion in transactions to date.

TCS collaborates with progressive money-managers, private equity firms, developers, world-renowned architects and award-winning interior designers to create the most coveted properties in the marketplace. It's leadership and project execution has resulted in hundreds of thousands of investors because its team subscribes to one guiding principle, integrity and win-win relationships.

TCS: Created more real estate millionaires in Toronto than we can count.

181|EAST

CONDOMINIUMS

All illustrations, buildings and building models, building renderings, landscape, suite vignettes, floor plans and site drawings, if any, are artist's concept, subject to change without notice and may not be representative of the final product and final building plans and specifications and therefore such items, as may be depicted, should not be relied upon as any representation or warranty, collateral agreement or condition, express or implied of the final plans and specifications for the project, as the final plans and specifications are subject to the final review and approval of the developer and its consultants and engineers and, if applicable, any governmental authority. E.&O.E. July 2020



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