

MODERN LUXURY AT DUPONT & SPADINA

freed



# Dramatically Minimalist

## BUILDING FEATURES

- Developed by Freed
- Located in the prestigious and historic Annex neighbourhood
- 13 storeys
- 105 beautifully appointed suites
- Steps to Dupont Subway Station (70 metres away)
- Multiple commercial buildings developed along with residential building
- Stunning retail with patio at grade
- Spectacular unobstructed views north or south from nearly every suite
- Bedrooms with direct window exposure in nearly all suites
- Two bedrooms suites feature two full baths





# North View





South View





# The Neighbourhood: Annex

- One of Toronto's most historic neighbourhoods
- Due to a development freeze imposed by the government in 1975, the Annex has managed to maintain its low rise community feel
- Development opportunities in this neighbourhood are extremely rare: over 500 buildings are protected by Toronto's Historical Board
- Streets are lined with fully matured trees planted 60-100 years ago





# The Neighbourhood: Annex

POPULATION  
30,526

AVG. HOUSEHOLD INCOME  
\$181,312

76.5% higher than Toronto's  
Average Household Income

AVG. RESIDENT AGE  
41 YEARS OLD

Professionals entering the peak of their  
career, stability, and income potential

POPULATION GROWTH  
5% PER YEAR

Average household is approximately 2 people per  
household, and has remained stable for the past 15 years

HIGHER EDUCATION  
70%

of community residents obtained  
a Bachelor's or a Master's degree,  
resulting in a highly educated  
workforce with top tier paying jobs

ORGANIC RENTAL MARKET STRENGTH  
62%

of Annex residents currently rent, making this  
neighbourhood one of the most highly demanded  
rental submarkets in Toronto, with rental prices  
constantly climbing









# Existing Inventory and Pricing Comparison: 100 vs 300 Metres around Subway Station Yonge and Bloor

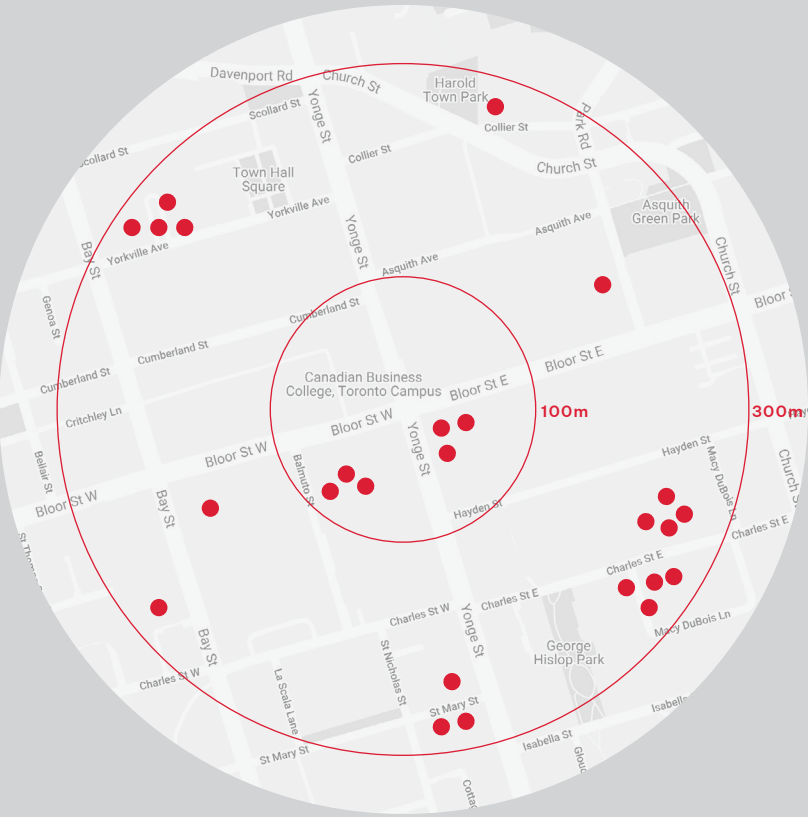
CURRENTLY AVAILABLE

1 BDR. /	100M RADIUS	1
	300M RADIUS	18
2 BDR. /	100M RADIUS	6
	300M RADIUS	25
3 BDR. /	100M RADIUS	0
	300M RADIUS	3

1 BEDROOM



2 BEDROOMS



3 BEDROOMS



Condos within 100 metres of Yonge & Bloor subway stations sell at an average of 15% premium compared to condos within 300 metres of subway station



# Existing Inventory and Pricing Comparison: 100 vs 300 Metres around Subway Station Yonge and Sheppard

CURRENTLY AVAILABLE		
1 BDR. /	100M RADIUS	0
	300M RADIUS	5
2 BDR. /	100M RADIUS	4
	300M RADIUS	9
3 BDR. /	100M RADIUS	0
	300M RADIUS	1

1 BEDROOM



2 BEDROOMS



3 BEDROOMS



Condos within 100 metres of Yonge & Sheppard subway stations sell at an average of 16% premium compared to condos within 300 metres of subway station



## Top 3 Highest Ridership Subway Stations

1. ST. GEORGE
2. UNION
3. YONGE & SHEPPARD

TOTAL AVAILABLE NUMBER OF UNITS CURRENTLY  
FOR SALE WITHIN 100 METRE RADIUS:

**4**






SUPPLY IMMEDIATELY AROUND SUBWAY  
STATIONS IS EXTREMELY LOW





# Transit



				
DESTINATION	MINS	# OF STATIONS	DESTINATION	MINS
UNIVERSITY OF TORONTO	1	1	SHOPPERS DRUG MART	1
ROYAL ONTARIO MUSEUM	4	3	CREEDS COFFEE	2
YORKVILLE	4	3	FAST PASHA	3
MOUNT SINAI HOSPITAL	6	4	GEORGE BROWN COLLEGE - CASA LOMA CAMPUS	6
ART GALLERY OF ONTARIO	8	5	WALDORF ACADEMY	6
FINANCIAL DISTRICT	9	7	PLAYA CABANA	8
EATON CENTRE	9	7	CASA LOMA	9
RYERSON UNIVERSITY	9	7	LOBLAWS	10
UNION STATION	10	8	UNIVERSITY OF TORONTO	15
YORKDALE MALL	15	6	YORKVILLE	19







LARGEST GEORGE  
BROWN CAMPUS



HIGHEST GRADUATION RATE  
OF ALL COLLEGES IN ONTARIO



NAMED ONE OF GREATER TORONTO'S  
TOP EMPLOYERS (2019)

#### MAIN PROGRAMS INCLUDE:

- Angelo Delzotto School of Construction Management
- School of Apprenticeship and Skilled Trades
- School of Architectural Studies
- School of Mechanical Engineering Technologies
- School of Computer Technology

George Brown College  
Casa Loma Campus





91,286

STUDENTS ENROLLED

21,788

FACULTY & STAFF

\$2.7 BILLION

OPERATIONAL BUDGET PER YEAR

★ RATED CANADA’S TOP UNIVERSITY  
RATED IN THE TOP 20 UNIVERSITIES GLOBALLY

71,930

Undergraduate students

\$15.7 BILLION (YEAR)

Economic contribution to the Canadian economy

19,356

Graduate (Master’s) students

157 COUNTRIES

of origin for international students

University of Toronto



# Neighbourhood Amenities

- Groceries

1.

Metro

2.

Pusateri's

3.

Loblaws

4.

The McEwan Group

5.

Whole Foods Market
- Parks

1.

Ramsden Park

2.

Queens Park

3.

Sir Winston Churchill Park

4.

Spadina Park

5.

Sergeant Ryan Russell Parkette
- Education

1.

De La Salle College Oaklands

2.

George Brown College

3.

The Bishop Strachan School

4.

U of T, St. George Campus
- Restaurants

1.

Alobar Yorkville

2.

Bar Reyna

3.

BlueBlood Steakhouse

4.

Buca Osteria & Bar

5.

Café Boulud at Four Seasons

6.

Chabrol

7.

Estia

8.

Fat Pasha

9.

Fet Zun

10.

Joso's

11.

Kasa Moto

12.

Morton's

13.

Piano Piano Restaurant

14.

Playa Cabana

15.

Rose and Sons Deli

16.

Sotto Sotto
- Galleries & Entertainment

1.

Galerie De Bellefeuille

2.

Struck Contemporary

3.

Peter Triantos Art Galleries

4.

LUMAS Gallery

5.

Barbara Edwards Contemporary

6.

Casa Loma

7.

Gardiner Museum

8.

Hot Docs Ted Rogers Cinema

9.

Royal Ontario Museum

10.

Spadina Museum

11.

The Royal Conservatory of Music
- Fashion

1.

Gucci

2.

Cartier

3.

Chanel Toronto

4.

Christian Louboutin

5.

Harry Rosen Menswear

6.

Holt Renfrew

7.

Hermès

8.

Louis Vuitton Toronto

9.

Tiffany & Co.
- Fitness

1.

Equinox Yorkville

2.

Rosedale Club

3.

SoulCycle YKVL Yorkville

4.

Barry's Bootcamp Yorkville
- Cafés

1.

Creeds Coffee Bar

2.

First & Last Coffee Shop

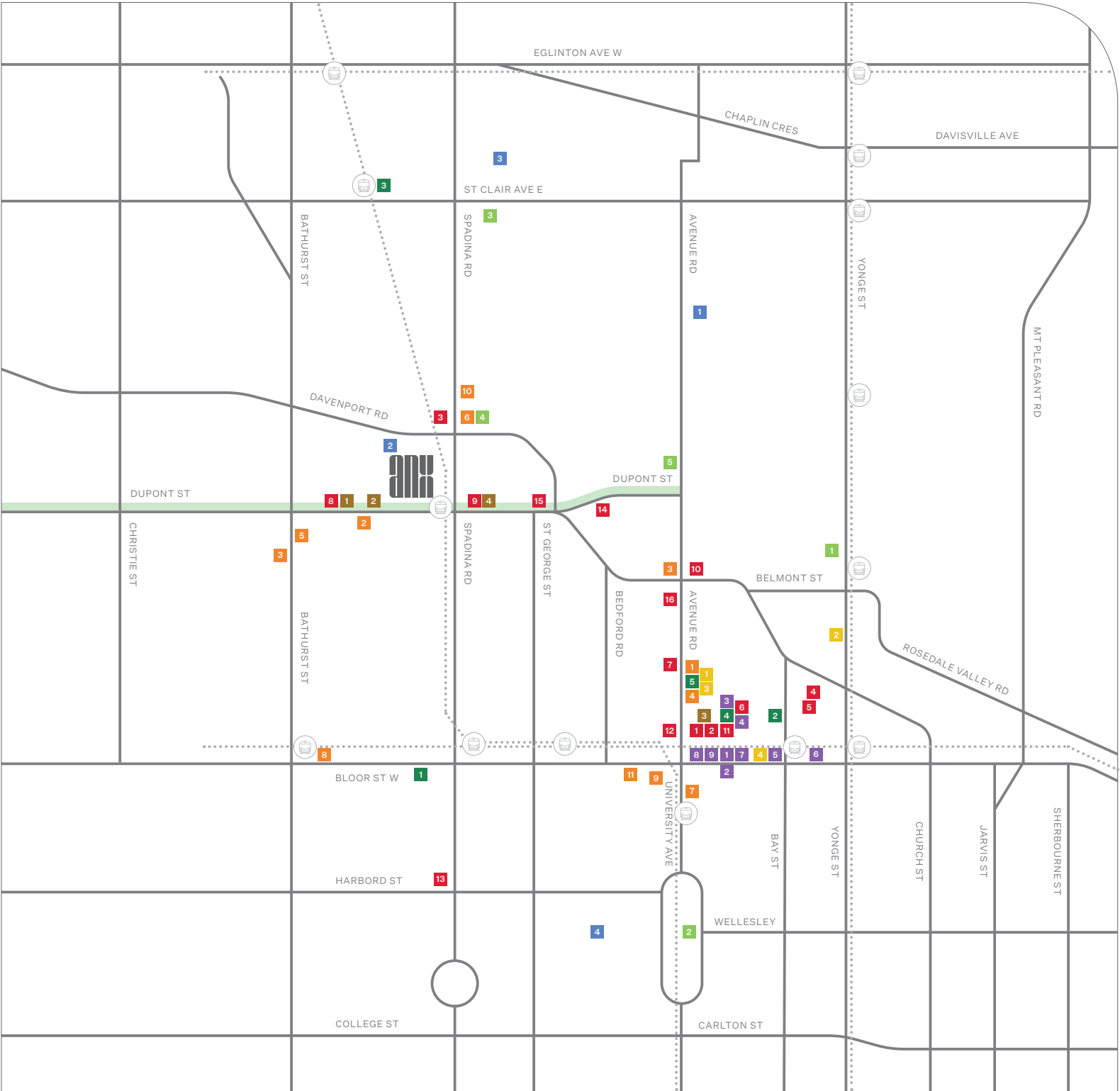
3.

Sorry Coffee Co.

4.

Ezra's Pound
- The Green Line

Toronto's newly proposed 5km linear park





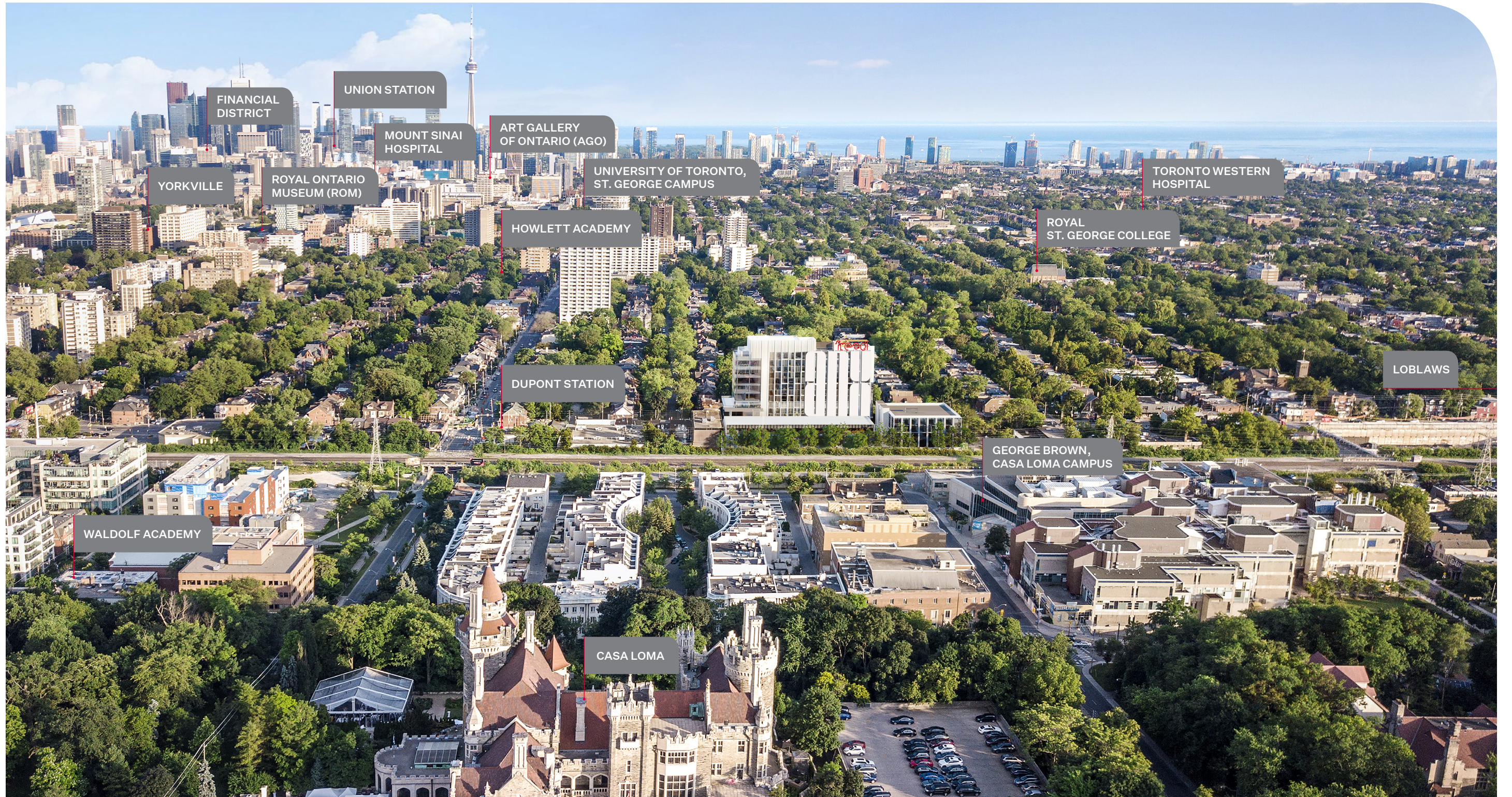
# Unit Mix Breakdown

TYPE	UNIT SIZE RANGE	QUANTITY (%)	PRICED FROM
1 Bedroom	485 - 555 SQ. FT.	15%	LOW \$600S
2 Bedrooms	640 - 750 SQ. FT.	55%	LOW \$800S
2 Bedrooms	830 - 975 SQ. FT.	10%	LOW \$1.1MM
2 Bedrooms + Den / 3 Bedrooms	1220 - 1460 SQ. FT.	15%	LOW \$1.7MM
3 Bedrooms - 4 Bedrooms	1530 - 1945SQ. FT.	5%	LOW \$2.2MM



Illustration is artist's concept only.









Lobby

Illustration is artist's concept only.





Living/Dining





Living/Dining





Penthouse Suite





Bathroom









Rooftop Pool



# Features & Finishes

ANX provides a complete list of features and benefits, designed to exceed the expectations of homebuyers in every way. For those who desire even more, we’ve created the Luxury and Penthouse Collections. Enjoy all the elegant features and finishes that are part of the Modern Collection, along with some stunning additional upgrades – like marble tile flooring in the ensuite bathrooms and chef-quality kitchen appliances.

## THE MODERN COLLECTION

### Overview

- Approximately 9’ smooth painted white ceilings
- Floor-to-ceiling windows
- Capped junction boxes for ceiling lighting in living, dining and master bedrooms
- Recessed lights in the foyer and hallways

### Flooring

- Wide plank engineered hardwood flooring

### Kitchen

- European-style cabinetry
- Quartz countertop with ceramic tile backsplash
- Stainless steel, under-mount sink with polished chrome, single lever faucet
- Integrated, energy efficient 24” European appliances

### Bathrooms

- European-style vanity
- Under-mount porcelain sink
- Custom quartz countertop and backsplash with integrated shelf
- Mirror above vanity with integrated lighting
- Polished chrome bathroom plumbing fixtures
- Frameless glass shower enclosure
- Full height porcelain wall tiles in tub and shower enclosures
- Recessed ceiling lights

## THE LUXURY COLLECTION

### Overview

- Full-sized, front loading, stacked washer/dryer

### Flooring

- Marble tile flooring in master ensuite bathroom

### Kitchen

- Quartz countertop and backsplash
- Island with quartz waterfall countertop
- Stainless steel, under-mount sink with a polished chrome, single lever kitchen faucet with pull out spray
- Integrated, energy efficient 30” European appliances

### Bathrooms

- Under-mount porcelain sink(s) with custom marble countertop and backsplash
- Soaker tub with wall mounted, polished chrome, single lever faucet and tub filler
- Master Ensuite – Full height marble wall tiles in tub and shower enclosures
- Master Ensuite – Thermally controlled mixing valve for tub and shower

## THE PENTHOUSE COLLECTION

### Overview

- Level 12 – Approximately 10’ smooth painted white ceilings in all principal rooms
- Level 13 – Approximately 11’ smooth painted white ceilings in all principal rooms
- Laundry sink
- Gas line connection at balcony

### Kitchens

- Chef quality integrated, energy efficient 30” appliances
- 30” induction cook top
- Under counter wine fridge
- Under cabinet LED lighting



# Freedhome Smart Living Lives Here

FreedANX believes in the benefits of residents living their greenest life. That’s why we’re committed to installing amenities such as electric charging stations for vehicles, secure indoor bicycle storage and individual suite metreing for hydro and water, all of which allow you to save energy and money.

## FUNCTION MEETS FORM

FreedHome is a state-of-the-art, yet easy to use, smart home technology package that delivers convenience, security and peace of mind.

- Never worry about keys again, as you and your family will have complete smart-tech access to the building, parking garage, common areas and your suite
- Quickly gain building access with smart-tech recognition technology
- Remote interaction ability with concierge in real-time
- Receive real-time package delivery notifications directly to your smartphone

## THE PROGRESSIVE

- Rely on the Community Board function to stay up-to-date on key building announcements
- Provide friends, extended family, babysitters, dog walkers and housekeepers with remote entry
- Never miss a moment when you’re connected to our unlimited high-speed internet





# Incentives

## PREFERRED EXTENDED DEPOSIT STRUCTURE

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5% in 2019, 10% in 2020, 5% in 2021  
\$5,000 on signing  
Balance of 5% in 30 days  
5% in ~~90~~ 120 days  
5% in ~~270~~ 400 days  
5% in ~~365~~ 720 days

## ADDITIONAL INCENTIVES

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**Capped Development Charges**  
1 Bedroom – \$16,000  
2 Bedrooms and larger – \$19,000  
  
**Parking Discount Incentive**  
~~\$85,000~~ \$75,000  
  
**Right to Lease During Occupancy\***  
  
**Free Assignment**

## GENERAL INFORMATION

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**Estimated Occupancy**  
Fall 2023  
  
**Maintenance**  
\$0.69/sq.ft.  
  
**Locker**  
\$6,500