

TRIDEL®
BUILT FOR LIFE

 BEAUX
PROPERTIES

101

ERSKINE

A M I D T O W N M O D E R N I S T S E N S I B I L I T Y

A MIDTOWN MODERNIST SENSIBILITY

101 Erskine's penchant for sleek is echoed in its clean linear exterior design and refined interiors. The notable charcoal grey, white and clear glass tower with copper clad front entry gives way to a stunning lobby and sublime entertainment spaces with private courtyard, alfresco dining area and premium fitness amenities on the first floor. The sixth floor Rooftop Terrace is highlighted by an Infinity Pool and Fireplace Lounge.

A thoughtfully designed linear park walkway leads past the signature townhomes, creating a graceful tree-lined connection between Erskine and Broadway Avenues.

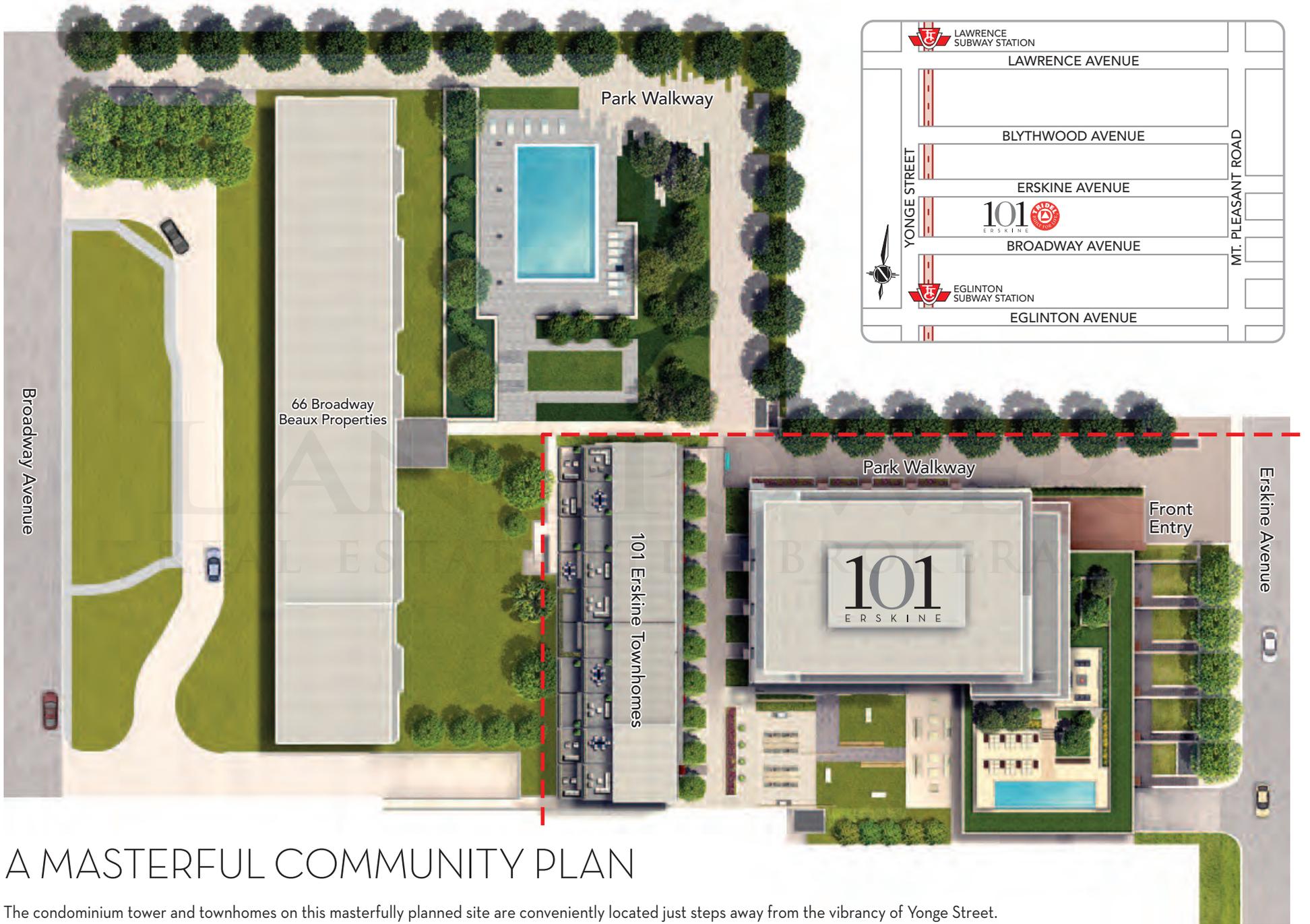


STELLAR VIEWS IN ALL DIRECTIONS





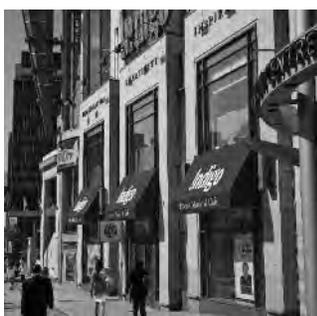
101 Erskine's statement-making profile and signature townhomes.



A MASTERFUL COMMUNITY PLAN

The condominium tower and townhomes on this masterfully planned site are conveniently located just steps away from the vibrancy of Yonge Street. Lush tree-lined perimeters offer privacy from neighbouring residences, while a landscaped path links 101 Erskine to the residences at The Republic on Broadway Avenue -- Tridel's other prestigious midtown address.





Map of the area around 101 Erskine Avenue, showing streets and various businesses.

Streets: LAWRENCE AVE. W., LAWRENCE AVE. E., LYTTON BLVD., BLYTHWOOD RD., BRIAR HILL AVE., SHERWOOD AVE., ROSELAWN AVE., ERSKINE AVE., MONTGOMERY AVE., BROADWAY AVE., EGLINTON AVE. E., EGLINTON AVE. W., MANOR RD. W., MANOR RD. E., ST. CLAIR AVE. W., ST. CLAIR AVE. E.

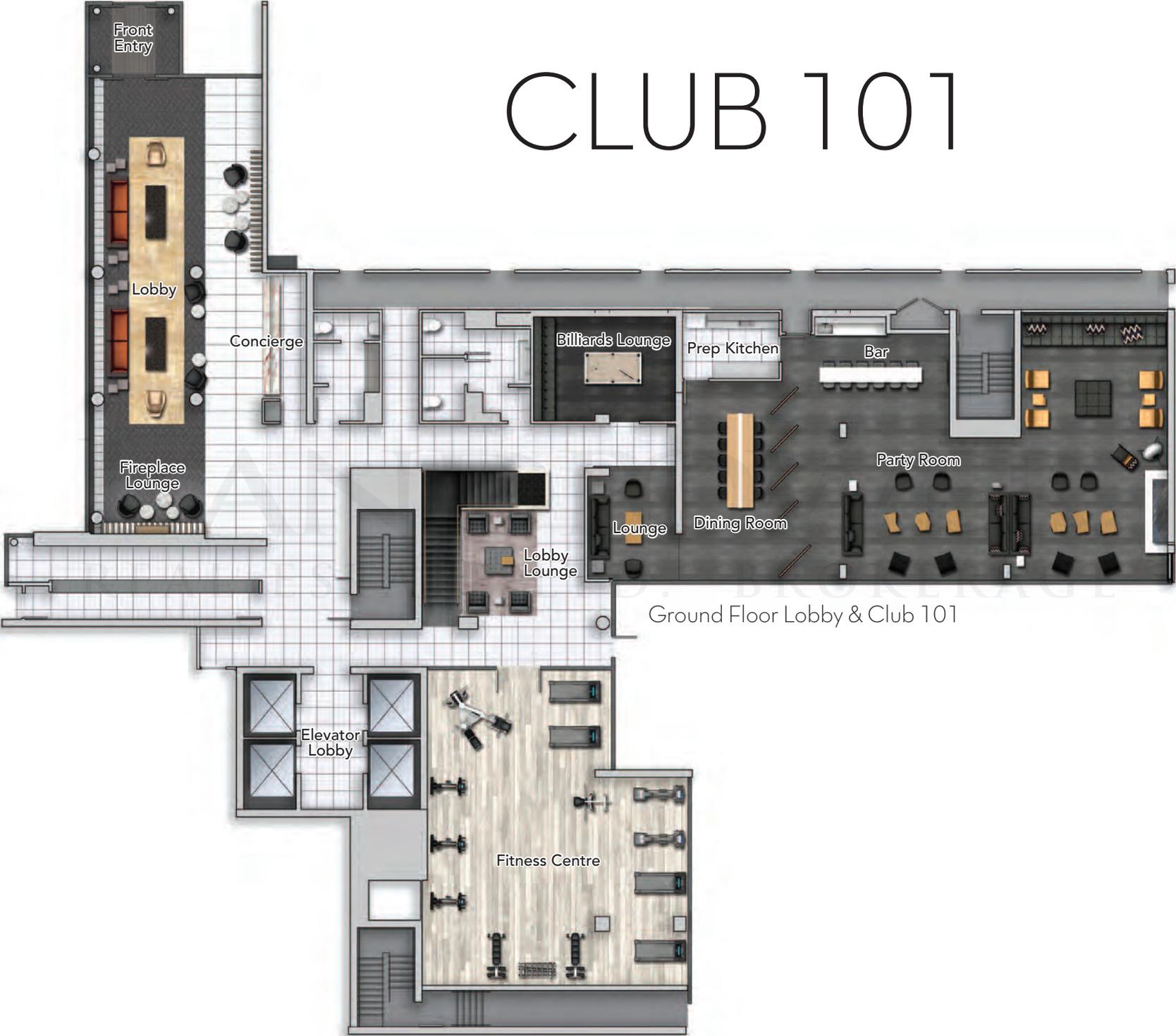
Other Streets: AVENUE RD., YONGE ST., MT PLEASANT RD., BAYVIEW AVE.

Businesses and Landmarks:

- Wildfire Steakhouse & Wine Bar
- Pusateri's Fine Foods
- Menchie's Yogurt
- CHATHSWORTH RAVINE
- The Sign of The Skier
- Yonge St. Animal Hospital
- ALEXANDER MUIR PARK
- Sheridan Nurseries
- Testa Uomo
- C'est Bon Authentic Chinese Cuisine
- Roots
- Dufflets
- Starbucks
- Roberto's Ristorante
- Civello
- Club Monaco
- BIO
- Degree's Kitchen Store
- Canopy Blue
- Pet Value
- 101 Erskine Presentation Centre
- L' Occitane
- Gold Yen Japanese & Asian Dining
- RBC Financial Group
- Classico Louie's Pizza
- Higher Ground
- North 44 Restaurant
- The Body Shoppe
- Merry Go Round
- Secrets From Your Sister
- La Bohème Café Patisserie
- TD Canada Trust
- Starbucks
- Wine Rack
- The Cupcake Shoppe
- Spacco/Alleycatz Jazz Bar
- Green Papaya
- Noah's Healthfood
- Pascal's Fine Foods
- David's Teas
- South St. Burger Co.
- Homewood Restaurant
- The Anne Johnston Health Station
- MONTGOMERY AVE.
- Canada Post
- Mai Thai Restaurant
- Chimichanga Mexican Grill
- Urban Outfitters
- Indigo
- Silver City
- Metro
- Rexal Pharmacy Plus
- HSBC Bank
- The Republic
- Grazie Ristorante
- Shoppers Drug Mart
- Duke of Kent Pub
- Kitchen Stuff Plus
- Police Station
- CANADA SQUARE
- Famous Players Theatre
- Zucca Trattoria
- CIBC
- The Keg
- Starbucks
- Art Shoppe
- LCBO
- Coquine Restaurant
- 123 Eglinton
- The Cheese Emporium
- Granite Brewery & Restaurant
- The Flaky Tart
- Culinarium
- Zee Grill Seafood & Oyster Bar
- Positano
- Celestin
- Lola Japanese & Korean Restaurant
- St. Louis Bar & Grill
- Trek Bicycle Store
- Au Lit Fine Linens
- Grano
- Lucca
- Indoors & Out
- The Butcher's Son
- Ethan Allen Home Interiors
- Cava
- Didier Restaurant & Catering
- Simple Bistro
- Penrose Fish & Chips

Map Features: A red dashed line runs vertically through the center, labeled 'YONGE ST.'. A north arrow is located on the right side of the map.

CLUB 101



Ground Floor Lobby & Club 101



Second Floor Club 101

All that is needed to relax, regroup and rejuvenate has been meticulously planned for. 101 Erskine's amenities mirror those in the world's prestigious hotels, but residents don't have to leave home to indulge in them.



Sixth Floor Outdoor Terrace



THE LOBBY

First impressions matter. Which is why the hushed, light-infused lobby features several seating lounges, sculptural details and an inviting fireplace. A cordial Concierge ensures that every detail unfolds flawlessly.

PARTY ROOM

The various amenities of Club 101 promise evenings filled with a multitude of entertaining possibilities. There's a bar area with LCD TV, various seating alcoves and a private Dining Room with movable privacy walls that can be opened or closed at whim. Perhaps most entrancing of all is the adjoining terrace, offering the option of outdoor gatherings and dining al fresco.





ROOFTOP TERRACE

Six floors skyward, The Terrace On 6 awaits with glistening Infinity Pool and sun lounge for enjoyment from spring through to autumn.

FIREPLACE LOUNGE

The chic outdoor Fireplace Lounge provides a dramatic setting for gatherings with cocktails against a perfect Toronto sunset.





FITNESS CENTRE

Located just off the lobby, the light-filled Fitness Centre boasts top-of-the-line fitness equipment that rivals those of any premium gym.

PRICE LIST

| Suite | Approx. Suite Sq. Ft.* | Approx. Balcony Sq. Ft.* | Approx. Total Sq. Ft. (With Balcony)* | Design Type | View | Lowest Available Floor | Starting Prices* (From lowest floor available) | Estimated Property Tax Per Month** |
|-------------------------|------------------------|--------------------------|---------------------------------------|---|------|------------------------|--|------------------------------------|
| Studio | | | | | | | | |
| S1 | 435 | 61 | 496 | Studio | E | 5 th | \$254,000 | \$163 |
| S2 | 485 | 61 | 546 | Studio | W | 4 th | \$283,000 | \$182 |
| 1 Bedroom | | | | | | | | |
| 1A | 459 | 110 | 569 | 1 Bedroom | S | 5 th | \$289,000 | \$186 |
| 1B | 514 | 118 | 632 | 1 Bedroom | N | 25 th | \$345,000 | \$222 |
| 1 Bedroom + Den | | | | | | | | |
| 1C+D | 540 | 105 | 645 | 1 Bedroom + Den | N | 7 th | \$331,000 | \$213 |
| 1D+D *** | 591 | 87 | 678 | 1 Bedroom + Den | E | 5 th | \$344,000 | \$221 |
| | 591 | 87 | 678 | 1 Bedroom + Den | W | 4 th | \$348,000 | \$224 |
| 1E+D *** | 624 | 87 | 711 | 1 Bedroom + Den | W | 4 th | \$368,000 | \$237 |
| 1F+D | 667 | 60 | 727 | 1 Bedroom + Den | W | 4 th | \$402,000 | \$258 |
| 1G+D | 686 | 43 | 729 | 1 Bedroom + Den + 2 Full Bathrooms | E | 7 th | \$413,000 | \$265 |
| 2 Bedrooms | | | | | | | | |
| 2A | 788 | 161 | 949 | 2 Bedrooms | SE | 5 th | \$477,000 | \$307 |
| 2B | 790 | 258 | 1048 | 2 Bedrooms | SW | 5 th | \$487,000 | \$313 |
| 2 Bedrooms + Den | | | | | | | | |
| 2C+M *** | 798 | 253 | 1051 | 2 Bedrooms + Media | NW | 25 th | \$514,500 | \$331 |
| 2D+D | 831 | 125 | 956 | 2 Bedrooms + Den | NE | 7 th | \$503,000 | \$323 |
| 2E+M *** | 833 | 122 | 955 | 2 Bedrooms + Media | SE | 25 th | \$532,500 | \$342 |
| 2F+D | 839 | 94 | 933 | 2 Bedrooms + Den | NW | 7 th | \$508,000 | \$326 |
| 2G+M *** | 879 | 196 | 1075 | 2 Bedrooms + Media | NE | 25 th | \$562,500 | \$362 |
| 2H+D *** | 975 | 122 | 1097 | 2 Bedrooms + Den | SW | 25 th | \$624,500 | \$401 |
| 2J+M *** | 992 | 57 | 1049 | 2 Bedrooms + Media + 2.5 Bathrooms | SE | 27 th | \$643,500 | \$414 |
| 2K+F *** | 1044 | 55 | 1099 | 2 Bedrooms + Family Room + 2.5 Bathrooms | SW | 27 th | \$678,500 | \$436 |
| Townhomes | | | | | | | | |
| Townhomes | 2282 | --- | 2282 | Three Bedrooms + Family Room + 3 Full Bathrooms + 2 Powder Rooms + Roof Terrace | --- | --- | \$1,295,000 (1 Parking Included) | \$832 |

- 9' Ceilings
- \$1,000 Floor Increment up to 23rd Floor
- \$10,000 Floor Increment from 23rd Floor - 24th Floor
- \$2,000 Floor Increment from 25th - 30th Floor (***)

PARKING

\$ 45,000

Available for sale to suites \$365,000 and above

DEPOSIT STRUCTURE

- 5% due on signing
- 5% due 90 days after signing
- 5% due 180 days after signing
- 5% due 270 days after signing

TENTATIVE OCCUPANCY DATE: Summer 2015

** Based on 2012 Property Tax Rates by the City of Toronto

PRESENTATION CENTRE

4800 Dufferin St.
Toronto, Ontario M3H 5S9
Tel: 416.480.0700
Fax: 416.480.0100
Email: 101erskine@tridel.com
Website: www.tridel.com/101erskine/

GRAND OPENING HOURS

Monday to Friday: 11a.m. – 7p.m.
Saturday, Sunday & Holidays: 12 Noon – 6p.m.

SALES TEAM

Marisa DiCecca
Email: mdicecca@tridel.com

Naima Cothran
Email: ncothran@tridel.com

Michelle Kim
Email: mkim@tridel.com

Celebrate the richness of life at our distinctive new condominium & townhome community.

updated August 16, 2012

Studio

| SUITE TYPE | PRICED FROM* | SUITE SQ.FT. (APPROX*) | BALCONY SQ.FT. (APPROX***) | MAINTENANCE (MONTHLY ESTIMATED**) | PROPERTY TAX (MONTHLY ESTIMATED**) |
|------------|--------------|---------------------------|-------------------------------|--------------------------------------|---------------------------------------|
| S1 | \$254,000 | 435 | 61 | \$233 | \$163 |
| S2 | \$283,000 | 485 | 61 | \$233 | \$182 |

Tentative Occupancy Summer 2015

1 Bedroom & 1 Bedroom + Den

| SUITE TYPE | PRICED FROM* | SUITE SQ.FT. (APPROX*) | BALCONY SQ.FT. (APPROX***) | MAINTENANCE (MONTHLY ESTIMATED**) | PROPERTY TAX (MONTHLY ESTIMATED**) |
|-------------|--------------|---------------------------|-------------------------------|--------------------------------------|---------------------------------------|
| 1D+D | \$344,000 | 591 | 87 | \$233 | \$221 |
| 1E+D | \$368,000 | 624 | 87 | \$287 | \$237 |
| 1F+D | \$403,000 | 667 | 60 | \$287 | \$258 |
| 1G+D | \$413,000 | 686 | 43 | \$287 | \$265 |

Tentative Occupancy Summer 2015

2 Bedroom & 2 Bedroom + Den

| SUITE TYPE | PRICED FROM* | SUITE SQ.FT. (APPROX*) | BALCONY SQ.FT. (APPROX***) | MAINTENANCE (MONTHLY ESTIMATED**) | PROPERTY TAX (MONTHLY ESTIMATED**) |
|-------------|-----------------|---------------------------|-------------------------------|--------------------------------------|---------------------------------------|
| 2A | \$477,000 | 788 | 161 | \$359 | \$307 |
| 2B | \$487,000 | 790 | 258 | \$359 | \$313 |
| 2C+M | \$514,500 | 798 | 253 | \$359 | \$331 |
| 2D+D | \$503,000 | 831 | 125 | \$359 | \$323 |
| 2E+M | SOLD OUT | - | - | - | - |
| 2F+D | \$508,000 | 839 | 94 | \$359 | \$326 |
| 2G+M | \$562,500 | 879 | 196 | \$359 | \$361 |
| 2H+D | \$624,500 | 975 | 122 | \$359 | \$401 |
| 2J+M | \$643,500 | 992 | 57 | \$359 | \$414 |
| 2K+F | \$678,500 | 1044 | 55 | \$518 | \$436 |

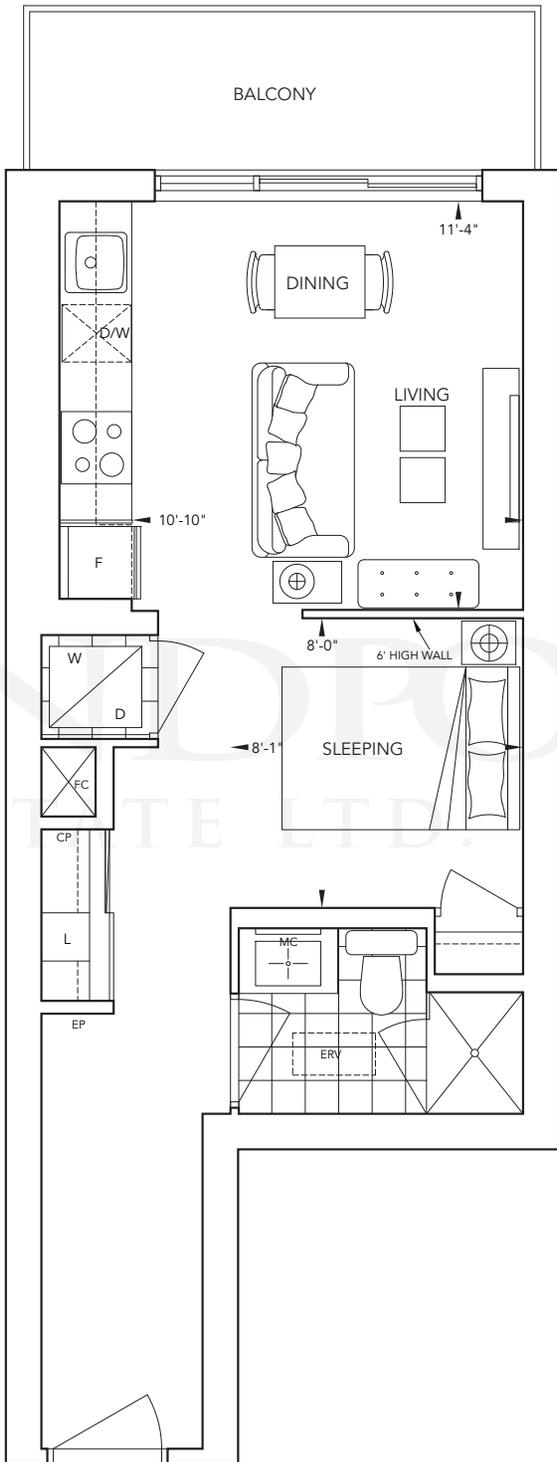
Tentative Occupancy Summer 2015

Townhomes

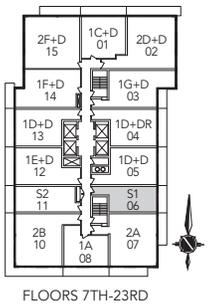
Townhomes collection

| SUITE TYPE | PRICED FROM* | SUITE SQ.FT. (APPROX*) | BALCONY SQ.FT. (APPROX***) | MAINTENANCE (MONTHLY ESTIMATED**) | PROPERTY TAX (MONTHLY ESTIMATED**) |
|------------------|--------------|---------------------------|-------------------------------|--------------------------------------|---------------------------------------|
| Townhomes | \$1,295,000 | 2282 | - | \$932 | \$832 |

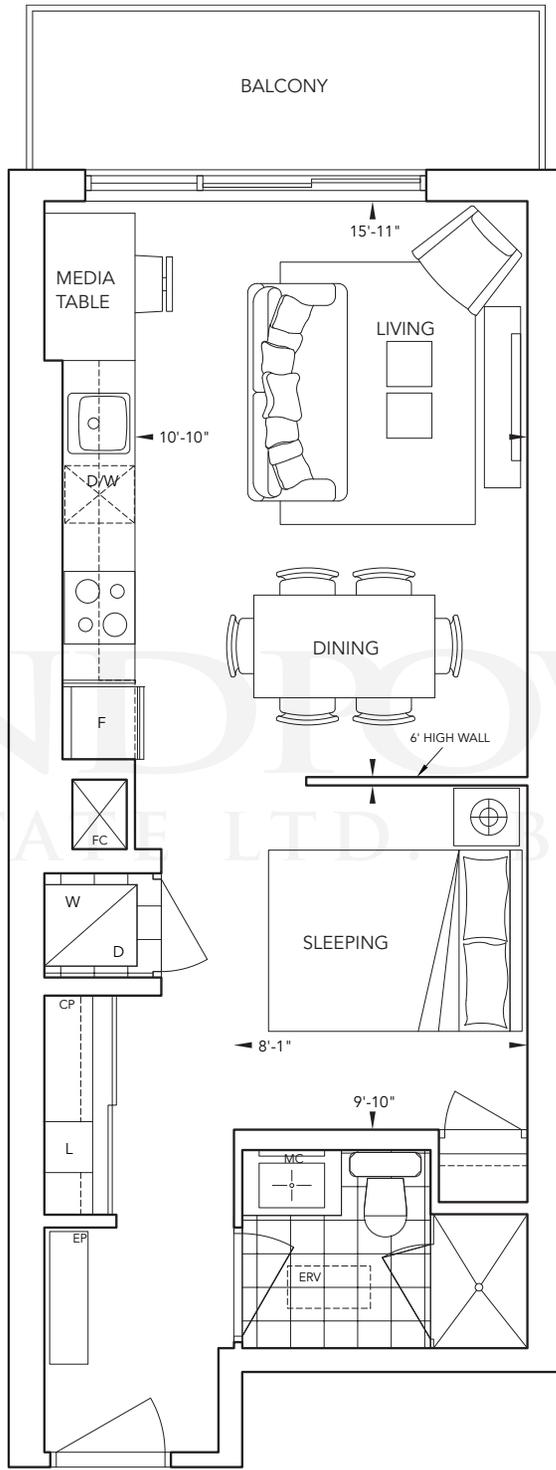
Tentative Occupancy Summer 2015



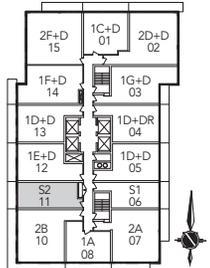
LANDPOWER
REAL ESTATE LTD. BROKERAGE



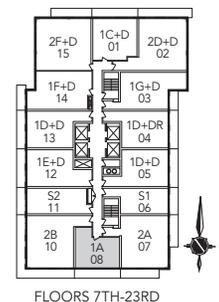
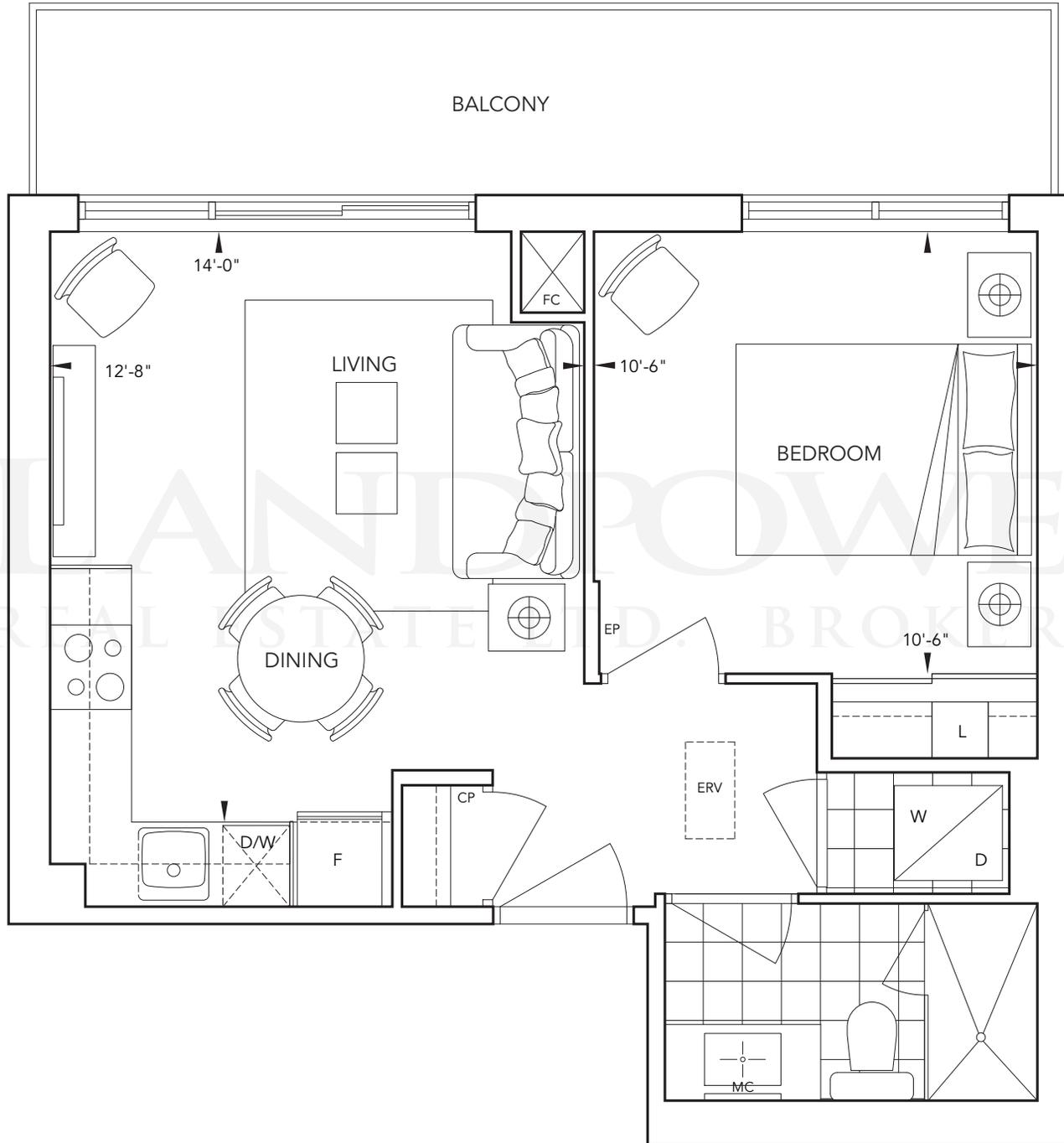
FLOORS 7TH-23RD

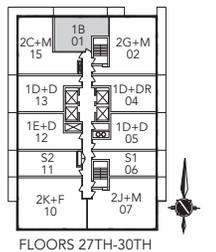
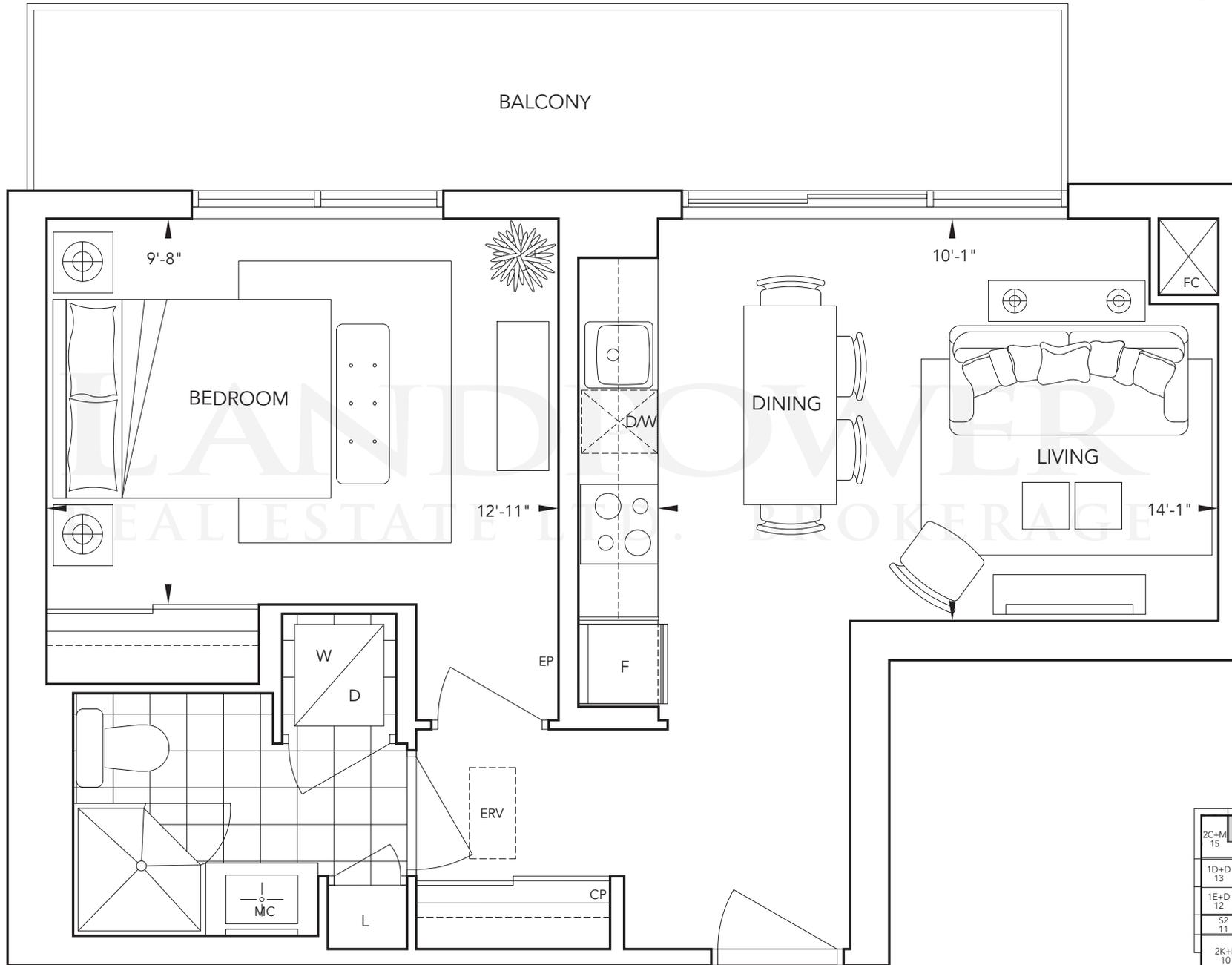


LANDFLOWER
REAL ESTATE LTD. BROKERAGE

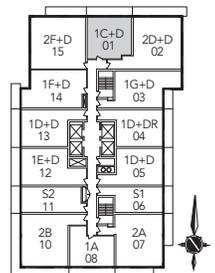
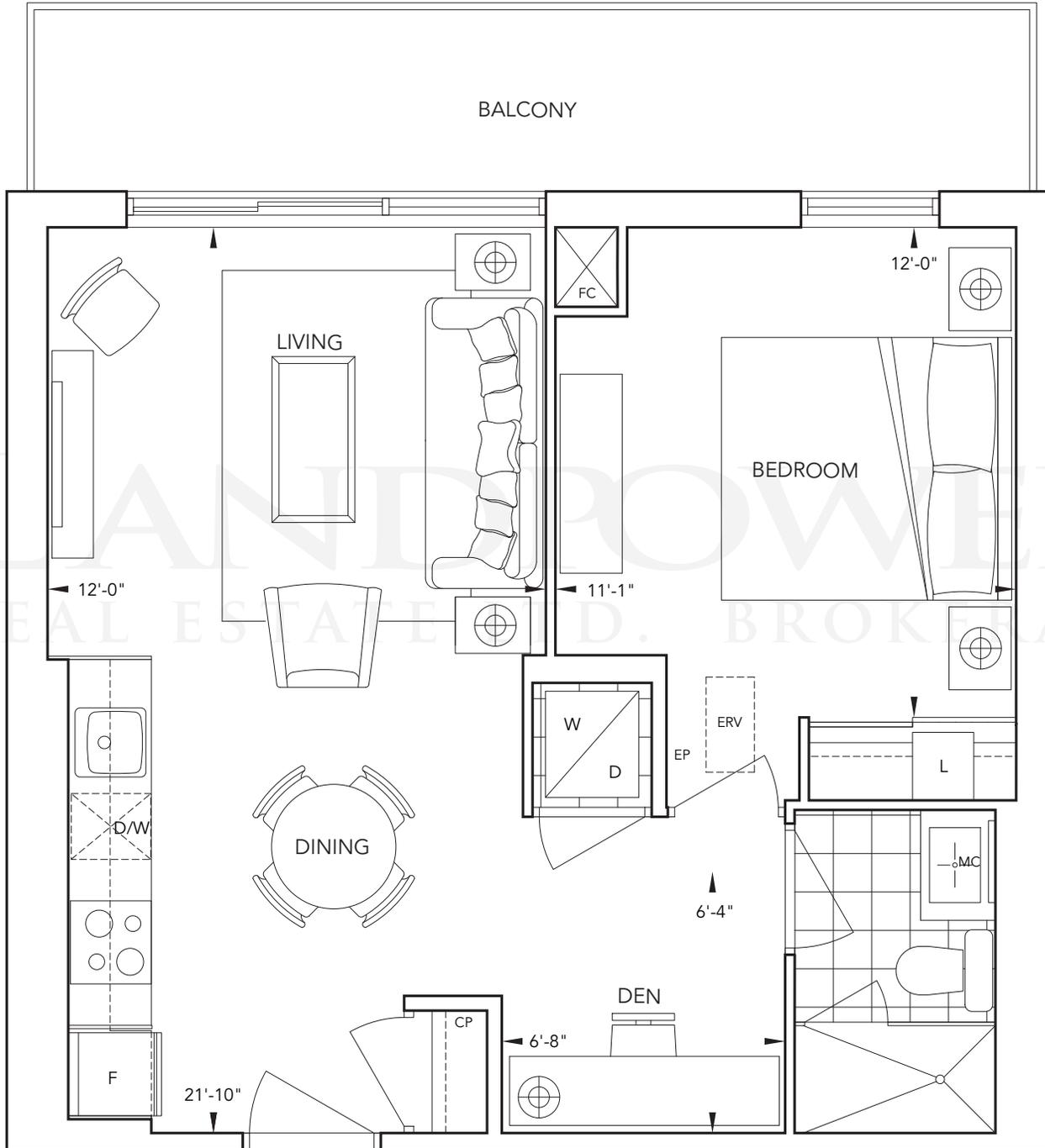


FLOORS 7TH-23RD



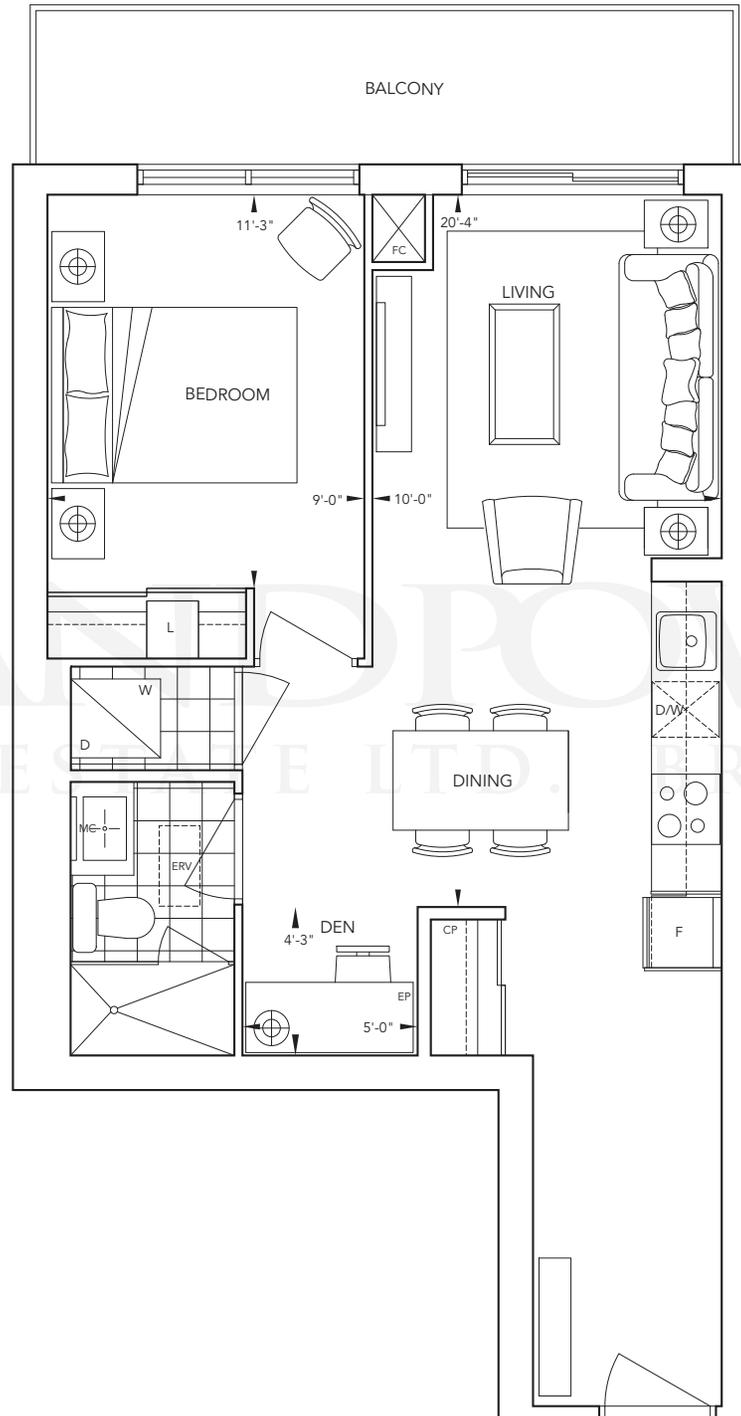


FLOORS 27TH-30TH

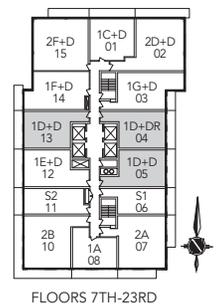


FLOORS 7TH-23RD

1 bedroom plus den 1 D+D (04,05,13)



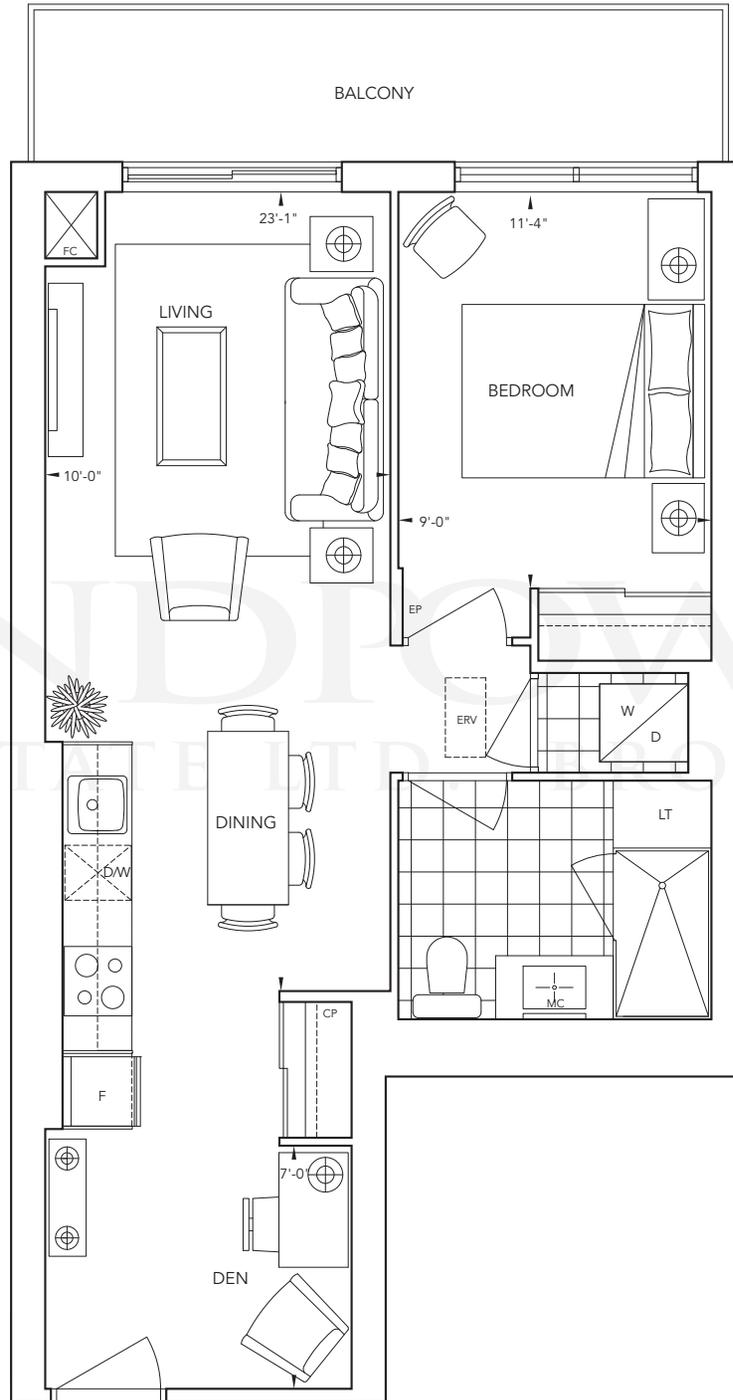
LANDPOWER
REAL ESTATE LTD. BROKERAGE



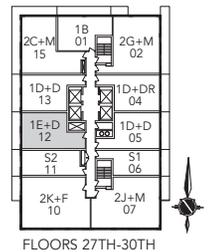
FLOORS 7TH-23RD

1 bedroom plus den 1E+D (12)

101
ERSKINE

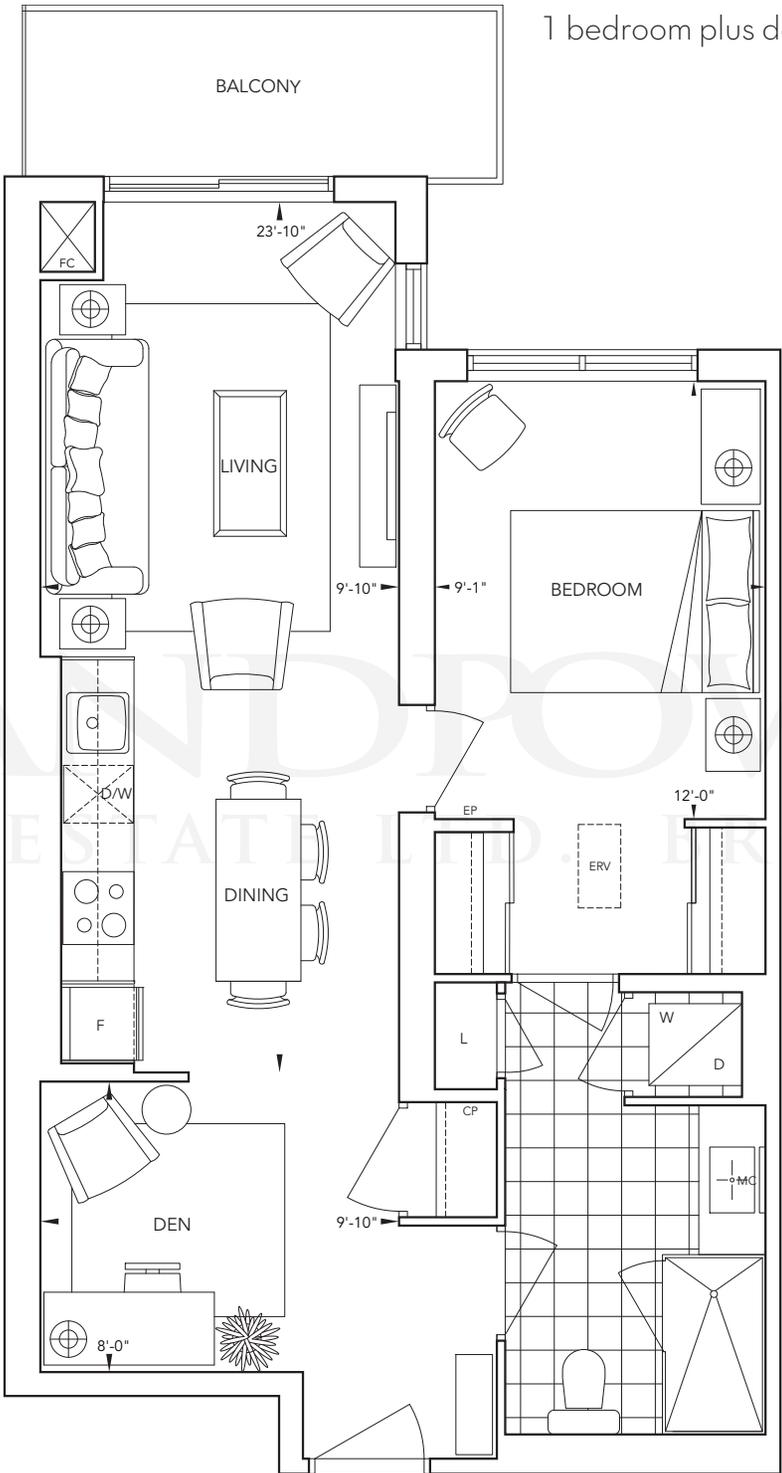


LANDING OVER
REAL ESTATE BROKERAGE

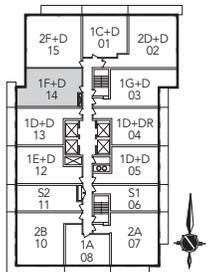


1 bedroom plus den 1F+D (14)

101
ERSKINE



LANDPOWER
REAL ESTATE LTD. BROKERAGE

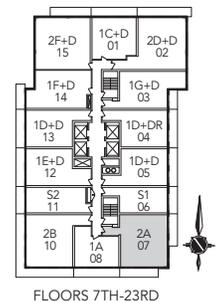
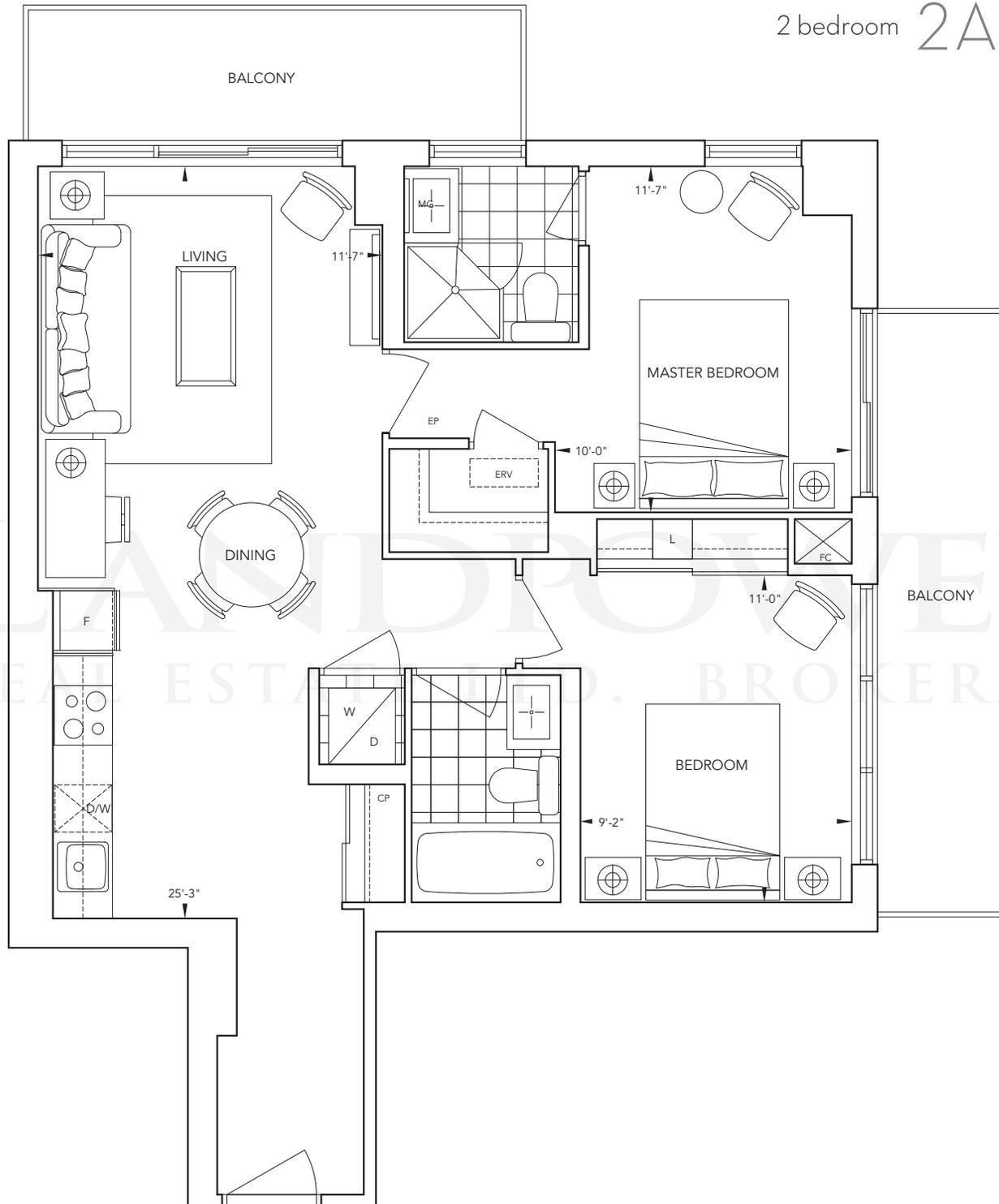


FLOORS 7TH-23RD

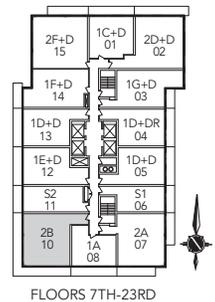
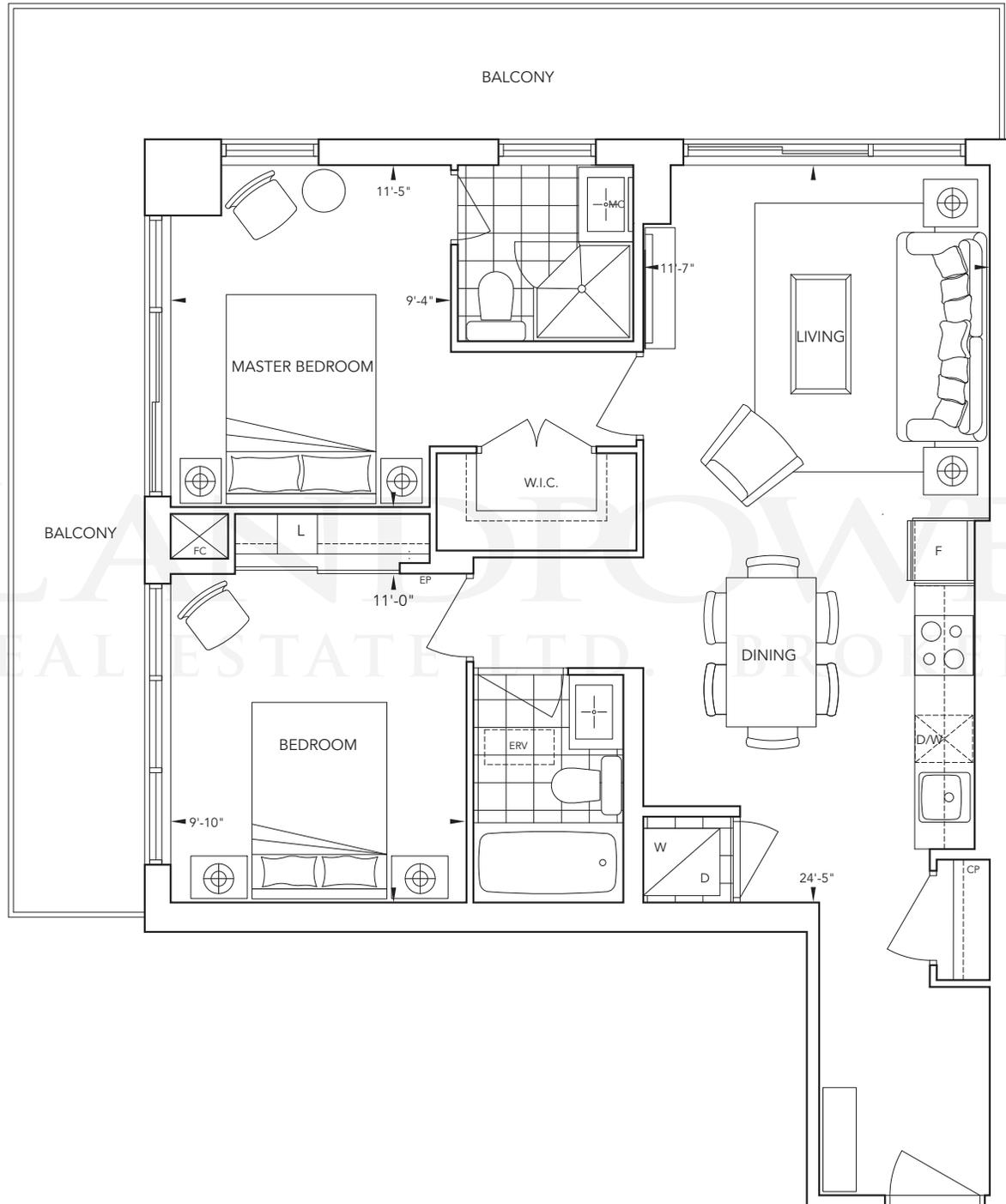
All dimensions are approximate and subject to normal construction variances. Dimensions may exceed the useable floor area. Sizes and specifications subject to change without notice. Furniture is displayed for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. E.&O.E. June 2012

2 bedroom 2A (07)

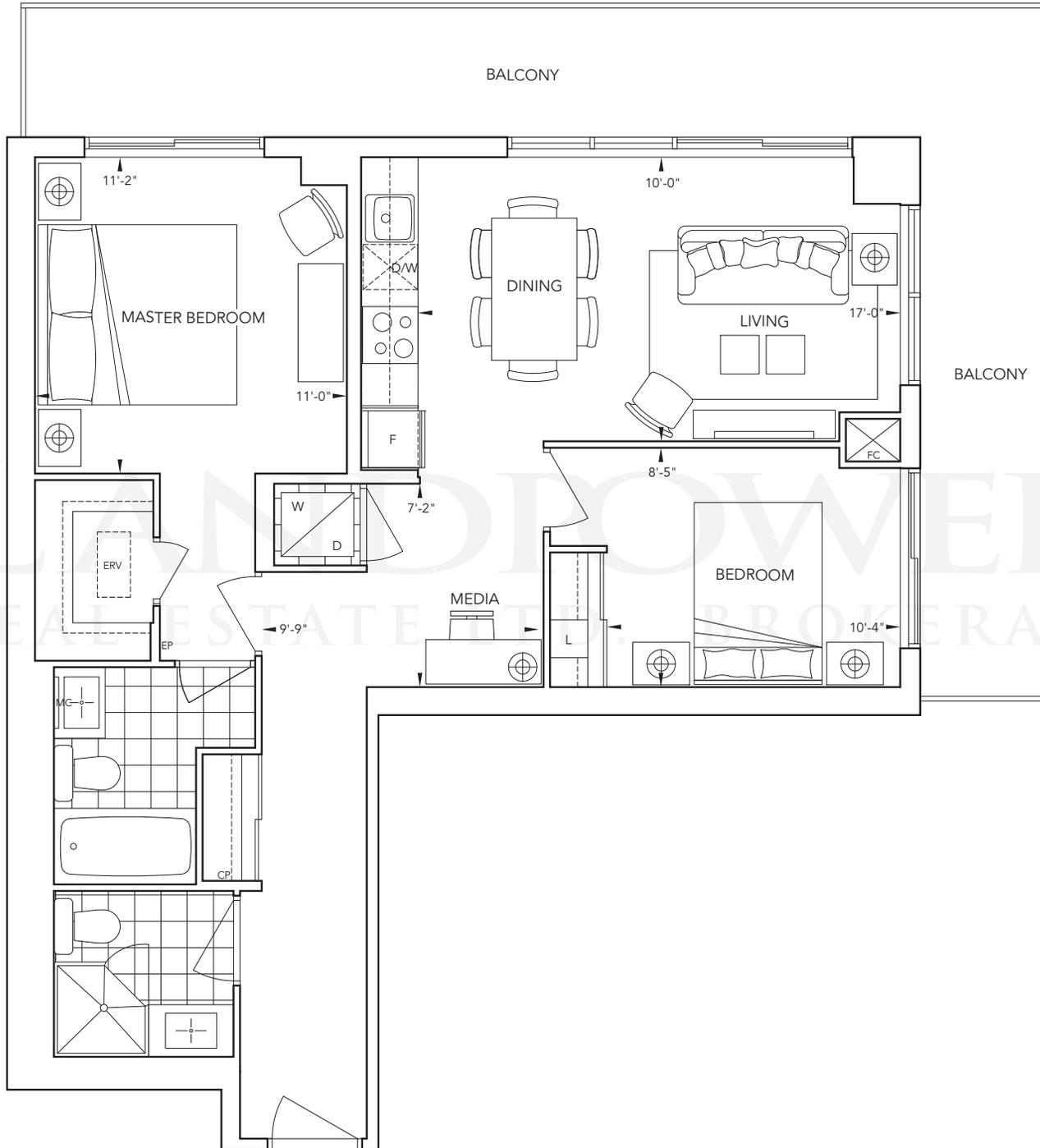
101
ERSKINE



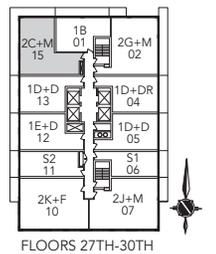
FLOORS 7TH-23RD



2 bedroom plus media 2C+M (15)

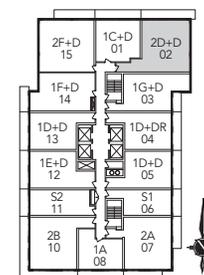
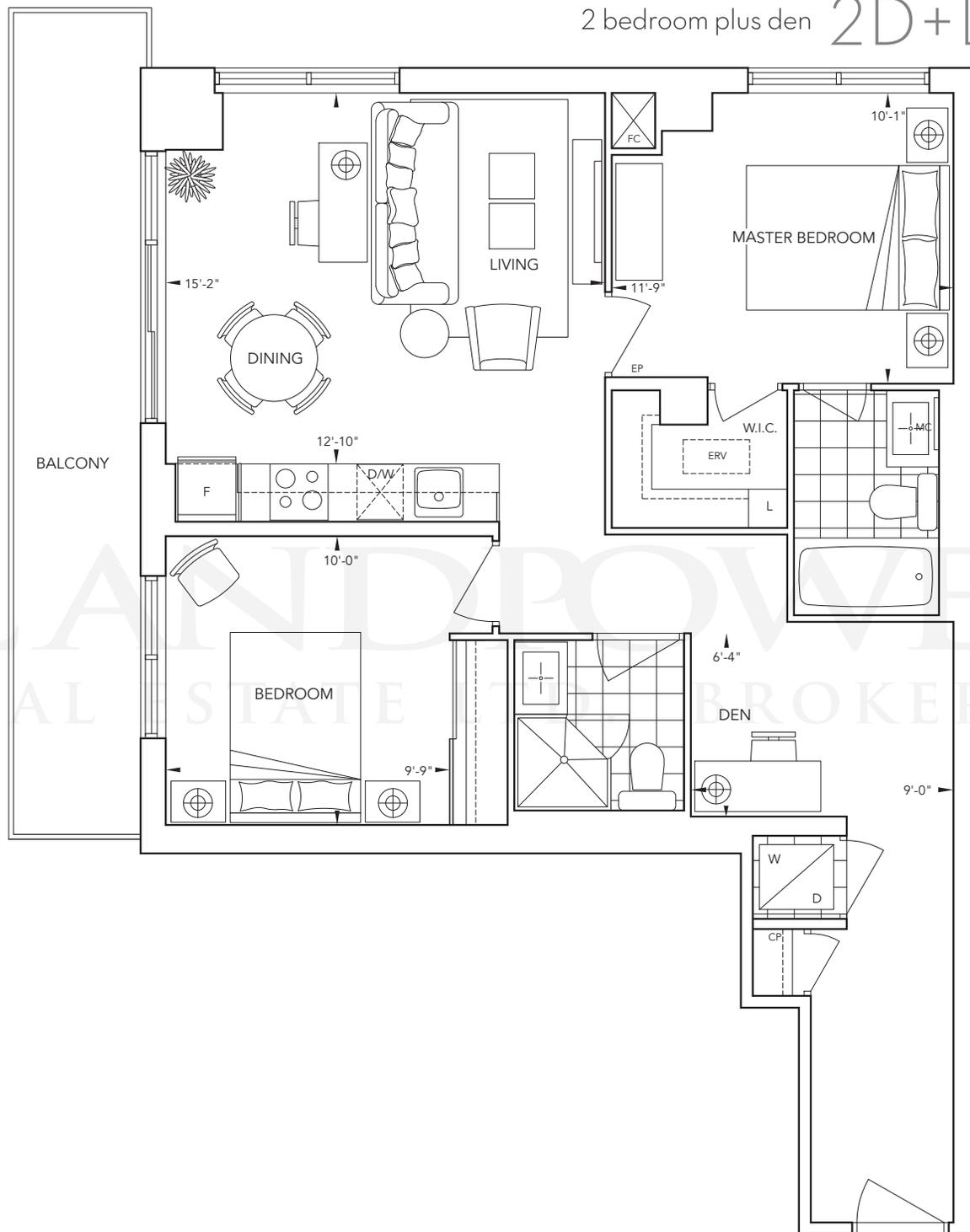


LANDROVER
REAL ESTATE LTD. BROKERAGE



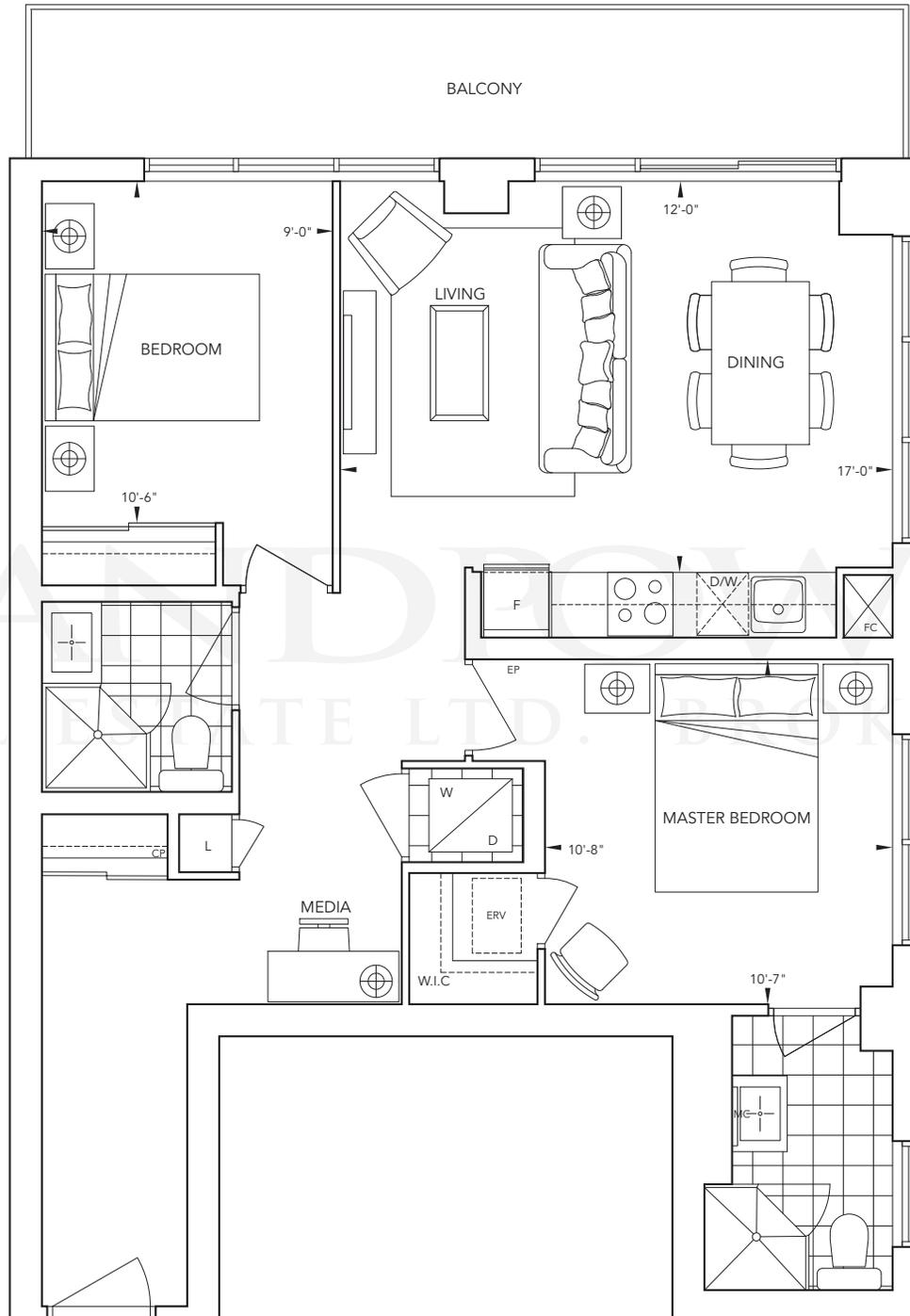
FLOORS 27TH-30TH

2 bedroom plus den 2D+D (02)

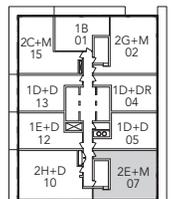


FLOORS 7TH-23RD

2 bedroom plus media 2E+M (07)

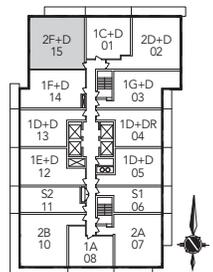
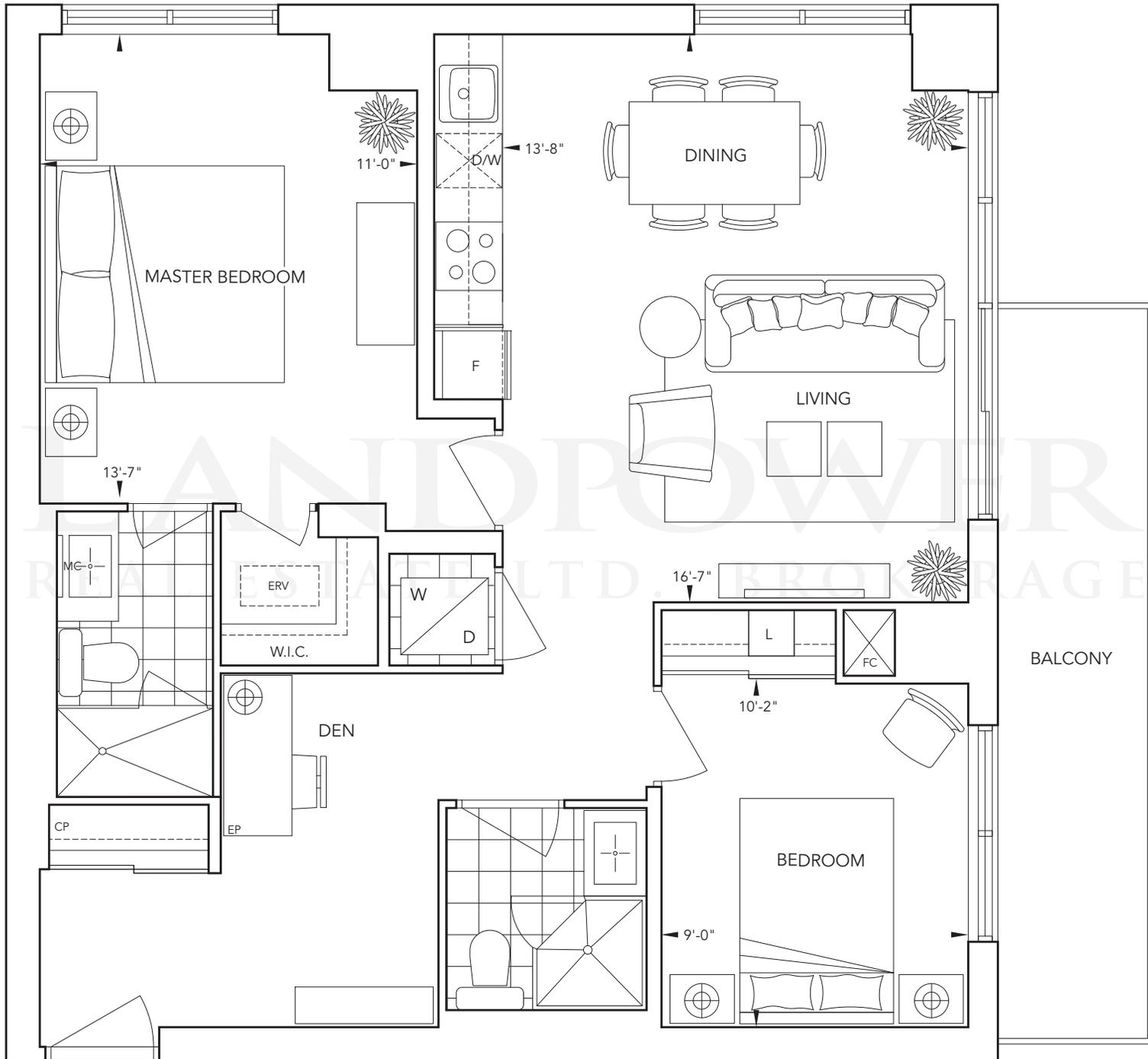


LANDROVER
REAL ESTATE LTD. BROKERAGE



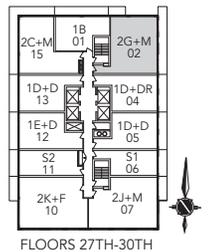
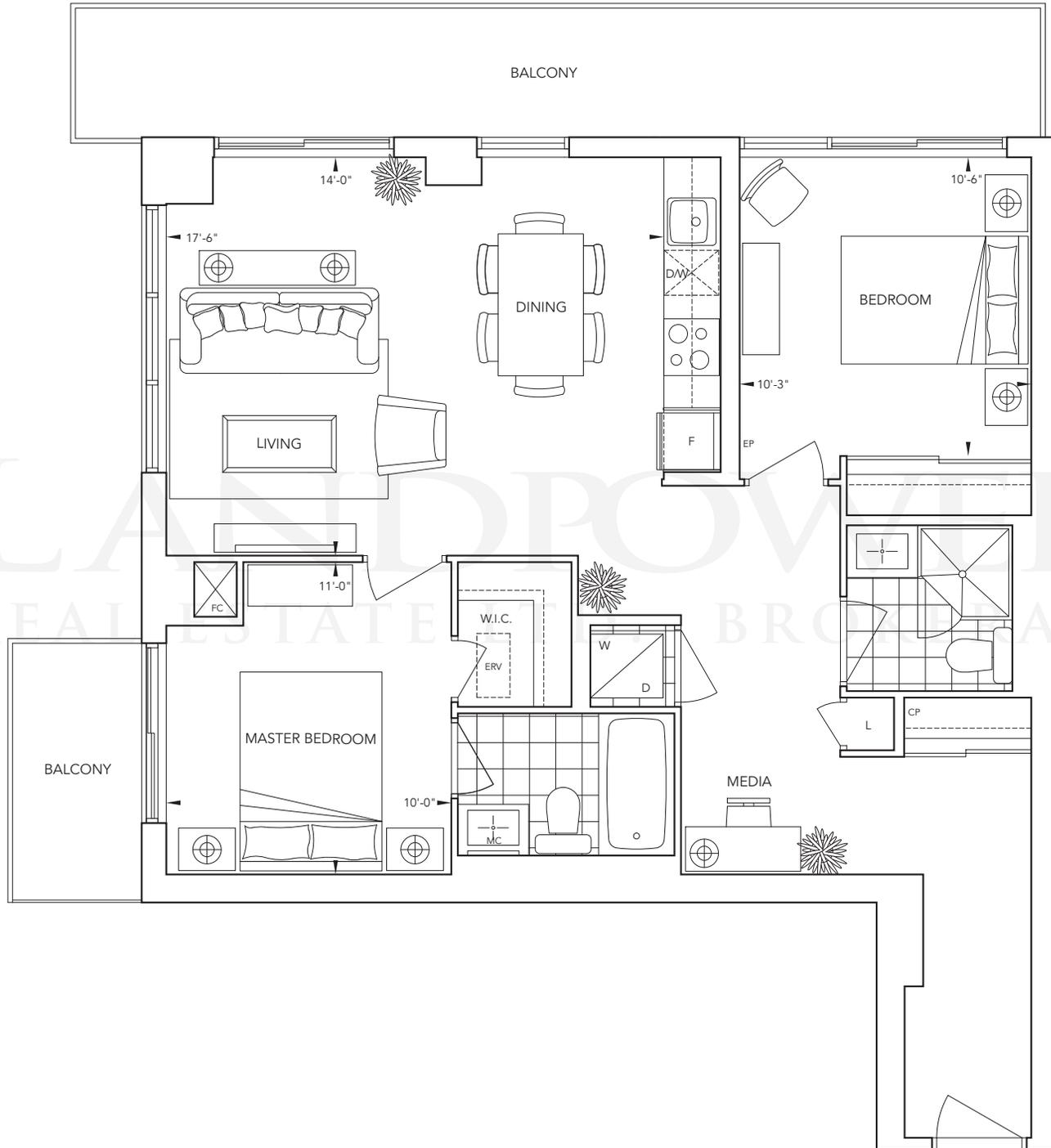
FLOOR 25TH & 26TH

2 bedroom plus den 2F+D (15)



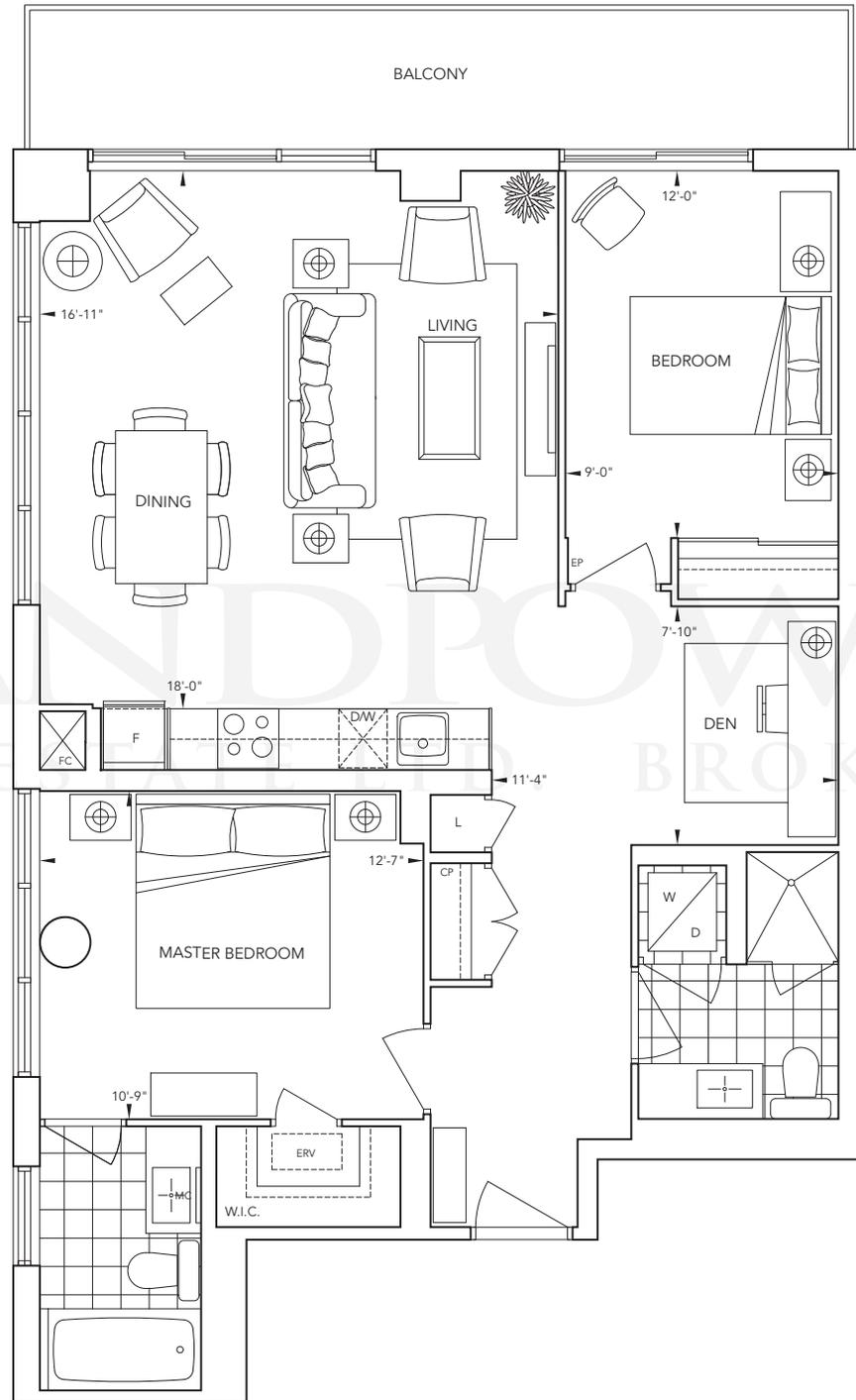
FLOORS 7TH-23RD

2 bedroom plus media 2G+M (02)

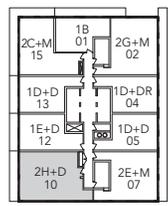


FLOORS 27TH-30TH

2 bedroom plus den 2H+D (10)

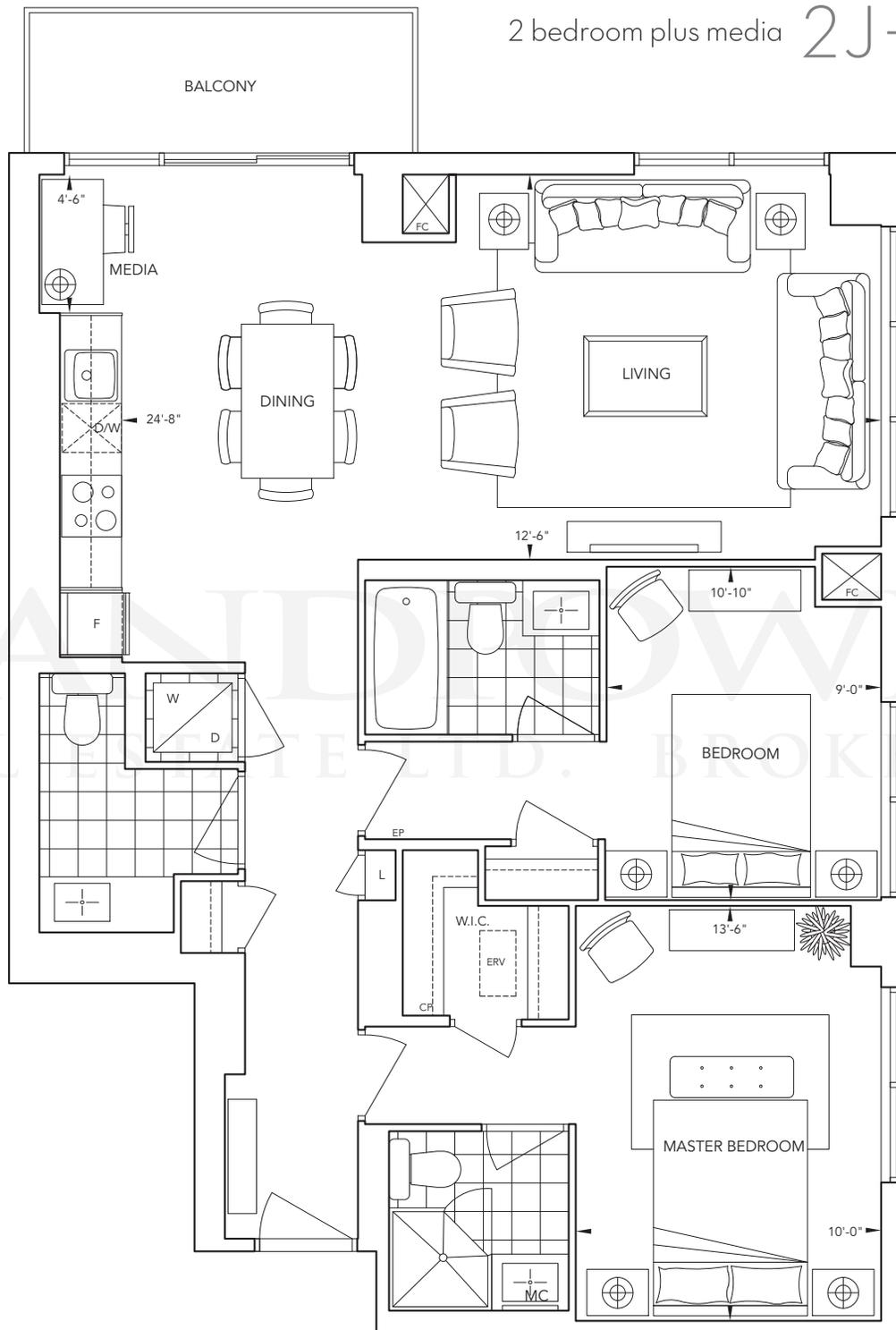


LANDPROVER
REAL ESTATE BROKERAGE

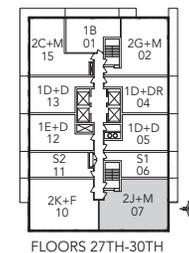


FLOOR 25TH & 26TH

2 bedroom plus media 2J+M (07)

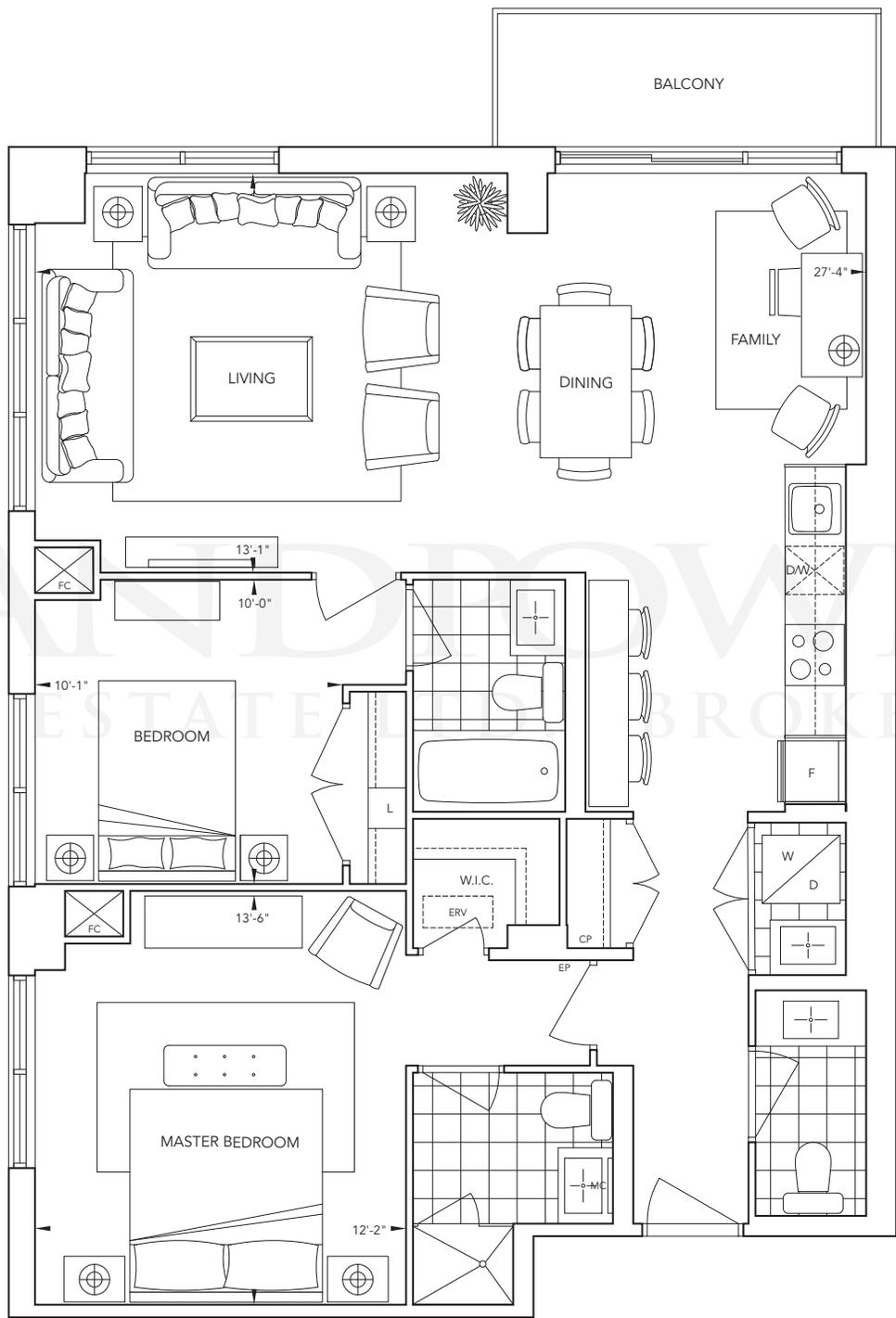


LAND OVER
REAL ESTATE LTD. BROKERAGE

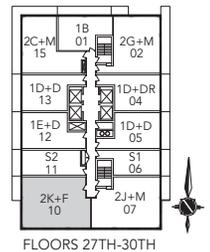


FLOORS 27TH-30TH

2 bedroom plus family 2K+F (10)



LANDFLOWER
REAL ESTATE LTD. BROKERAGE



FLOORS 27TH-30TH



LIVE FOR THE DETAILS

Each suite delivers design forward features and finishes in Tridel's signature style

- › Plank laminate floating flooring in kitchen, living room, dining room, den*, hallways*, foyer and bedroom(s)
- › Designer kitchen cabinetry** with contemporary full height flat panel doors, complete with built-in appliances
- › Granite or quartz kitchen countertop** with matching backsplash with polished square edge and under-mount stainless steel sink
- › Liebherr counter depth ENERGY STAR® high efficiency refrigerator with bottom mount freezer
- › AEG space saving ENERGY STAR® high efficiency panel ready dishwasher
- › AEG built-in integrated under-counter stainless steel microwave
- › AEG built-in cook top with ceran top
- › AEG built-in oven with stainless steel finish
- › AEG built-in integrated hood fan vented to exterior
- › Frameless glass master ensuite shower
- › Stacked front loading dryer and ENERGY STAR® high efficiency front loading washer
- › Central building water filtration system
- › Individual energy recovery ventilator (EVR) providing fresh air and heat recovery

LIVE FOR THE DETAILS

TRIDEL[®]
BUILT FOR LIFE

BEAUX
PROPERTIES



Each townhome delivers design forward features and finishes in Tridel's signature style:

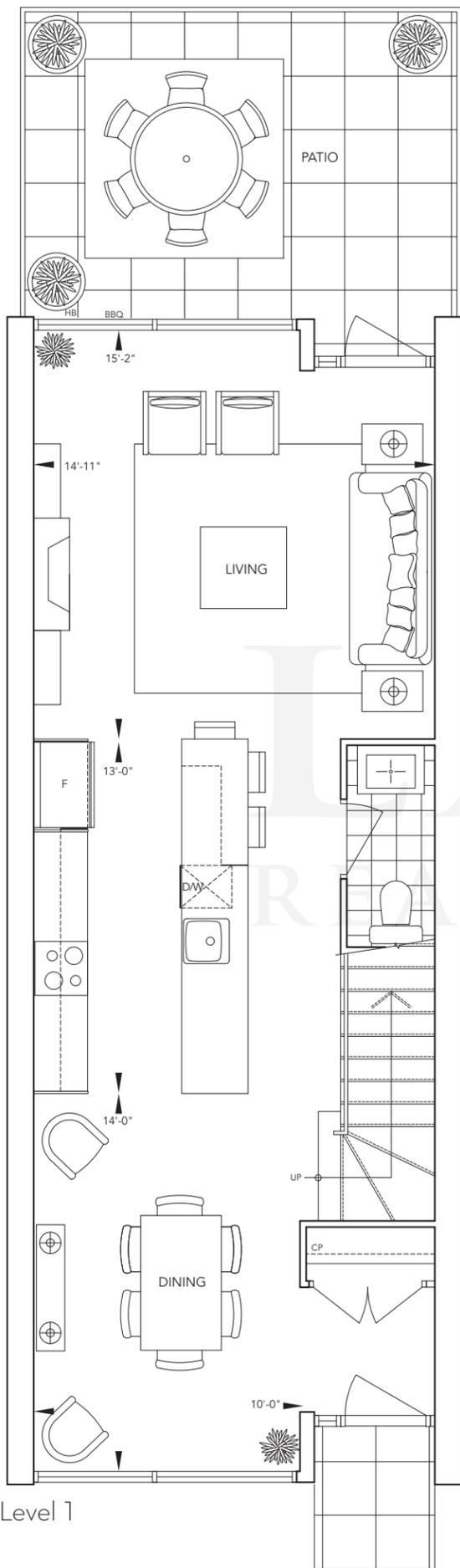
- › Front yard lock stone walkways accented by green garden space, flowering shrubs, clipped hedges, ornamental trees and automatic irrigation system for planted areas.**
- › 12' ceiling heights on ground level, 9' ceiling heights on second to fourth floors, smooth ceilings grace all levels
- › Stairs feature metal handrail and posts with glass banister, treads and risers are oak, stained to coordinate with floor*
- › Designer selected 5" wide engineered wood flooring
- › Central vacuum with canister and hose kit included
- › Designer selected detailed kitchen cabinetry** with extended height upper cabinets and one bank of drawers and pantry
- › Granite or quartz kitchen countertop** and backsplash** with double polished square edge** and under-mount stainless steel sink
- › Distinctive multi-task island* complete with granite or quartz top**
- › Liebherr fully integrated ENERGY STAR[®] qualified high efficiency, counter depth, panel ready refrigerator.
- › AEG fully integrated ENERGY STAR[®] high efficiency, panel ready dishwasher
- › AEG 5 burner gas cooktop
- › AEG built-in multi-function oven
- › Faber fully integrated high capacity hood fan, vented to the exterior
- › Designer selected master ensuite bathroom with classic or contemporary cabinetry, marble or quartz countertop and porcelain sink
- › Frameless glass ensuite shower with rain shower head and luxurious 6' free-standing soaker tub
- › Stacked full size white, front loading washer and dryer
- › High velocity air distribution system with temperature control for better indoor air quality
- Natural gas BBQ hook-up on terrace and back yard

*Denotes availability determined by suite type. ** Denotes finishes to be selected from the vendor's samples. All features and finishes subject to change without notice. E. & O. E. June 2012

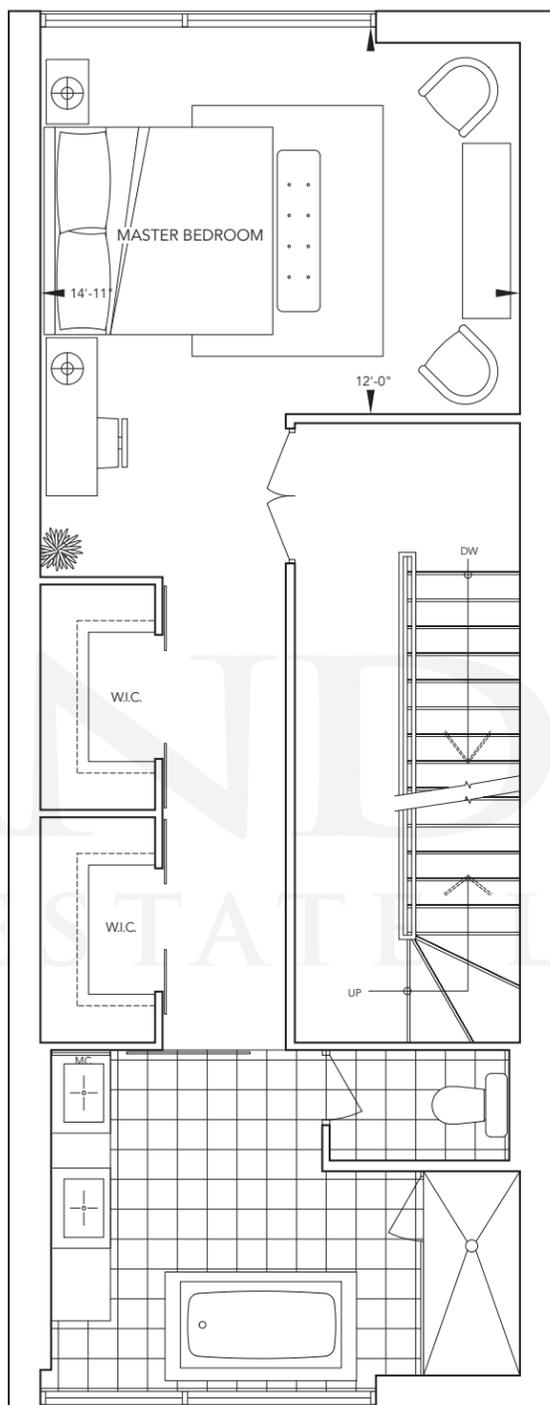
THE SIGNATURE TOWNHOMES

101
E R S K I N E

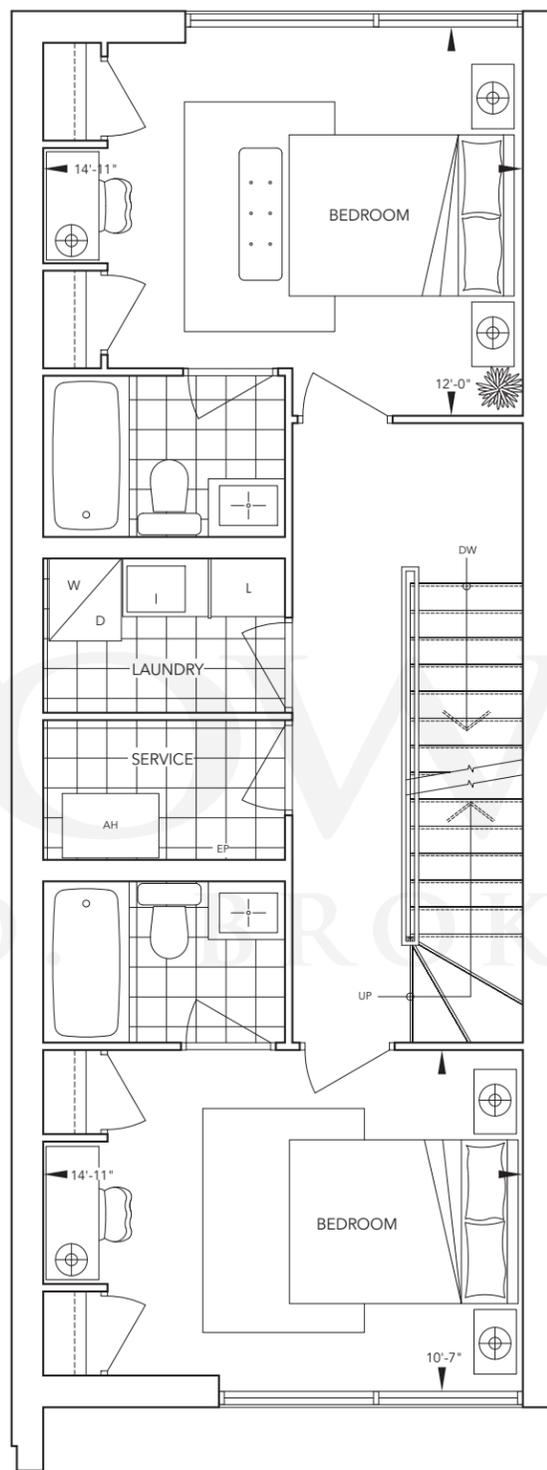
Illustrations are artist's concept. All dimensions are approximate and subject to normal construction variances. Dimensions may exceed the useable floor area. Sizes and specifications subject to change without notice. Furniture is displayed for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. Materials and specifications are subject to change without notice. Tridel[®], Tridel Built For Life[®], and Tridel Built Green. Built For Life[®] are registered trademarks of Tridel and used under license agreement. ©Tridel 2012. All Rights Reserved. E. & O.E. June 2012.



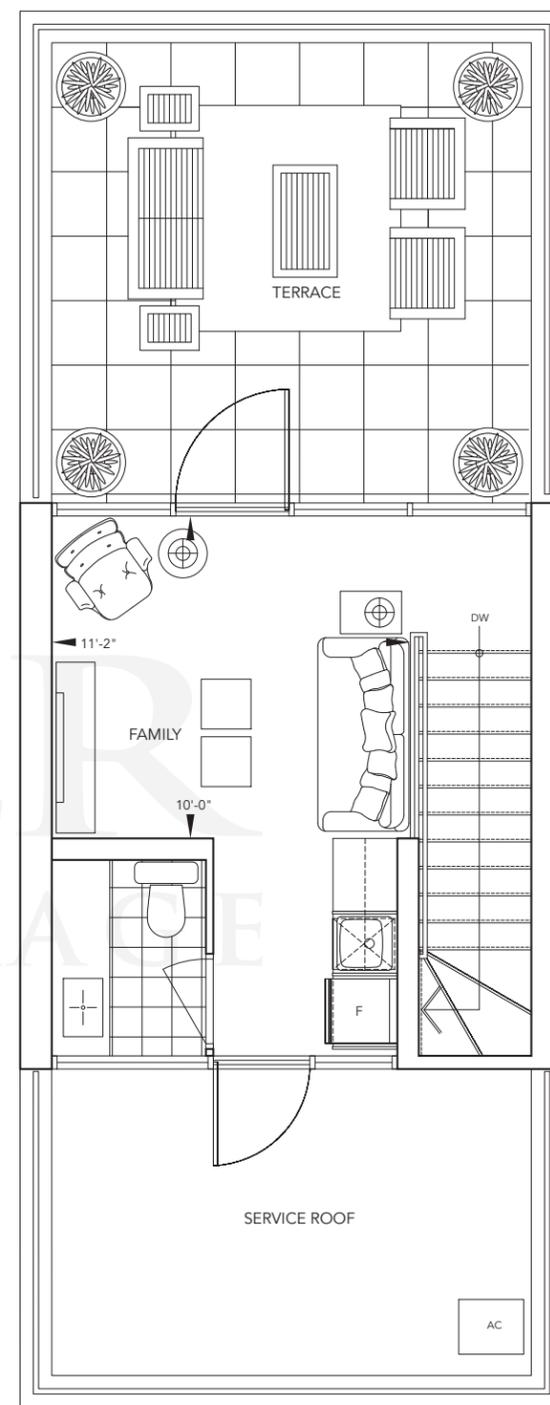
Level 1



Level 2

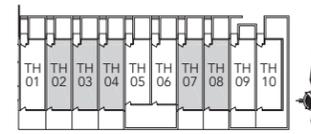


Level 3



Terrace Level

3RD LEVEL PARTIAL PLAN FOR TH 03 / 07 ADD 14 SQ. FT.



TOWNHOME KEYPLAN

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