



HOUSE
of **ASSEMBLY**

At Sterling Junction

Live at the Intersection of Culture and Craft

A well-designed life is coming together at House of Assembly – your first opportunity to live in Toronto's most coveted master-planned community. Just a stone's throw from The Museum of Contemporary Art (MOCA) and with all of Sterling Junction's eclectic offerings at its doorstep, House of Assembly delivers inspired design, spacious suites, remarkable city views, and beautifully refined finishes – all perfectly assembled for contemporary living.

Museum Of Contemporary Art



100/100 Transit Score

House of Assembly is at the heart of a network of unrivalled transit options. With its can't-be-beat 100/100 transit score, you can get from A to B and far beyond by train, subway, streetcar, and with the UP to Pearson just a 5-minute walk away, even by plane!



UP Express to Pearson
Located just north of Bloor, this is your fast track to Pearson Airport.
5-minute walk to platform.
15-minute train ride to Pearson.

UP Express to Downtown
Located just north of Bloor, this is your fast track to Union Station.
5-minute walk to platform.
15-minute train ride to Union Station.



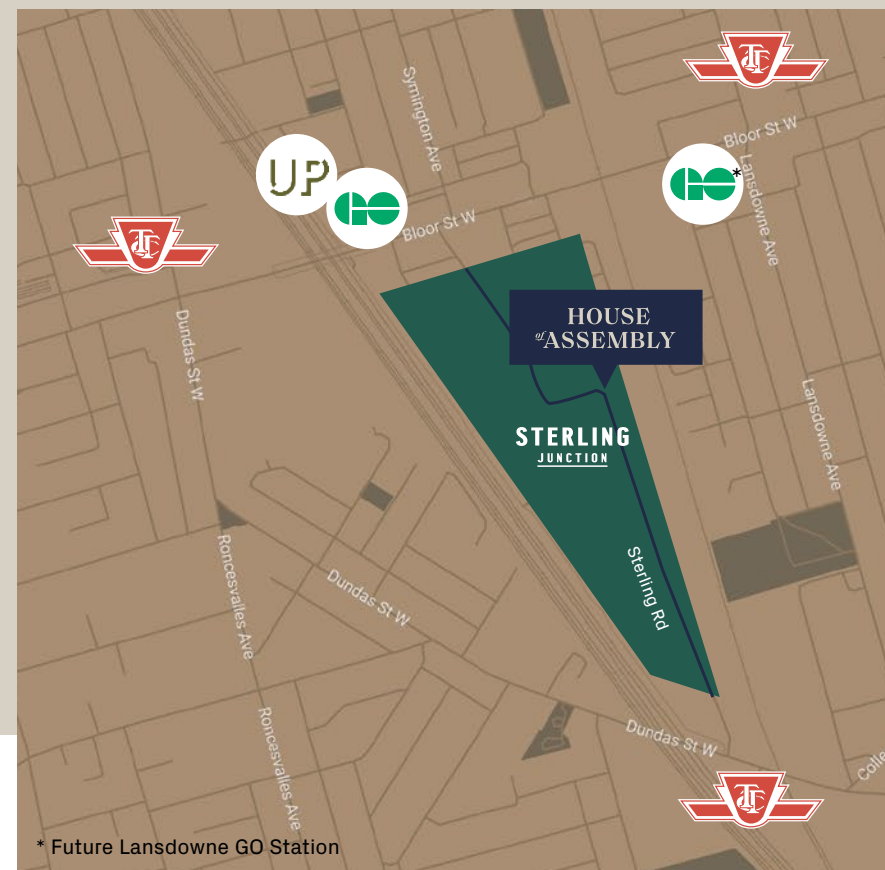
Streetcars
Home or downtown bound there are numerous connections to choose from; 506 Carlton (College Street), 505 Dundas (Dundas Street West), 504 King (Roncesvalles).
5-Minute Walk

GO Train
The Bloor GO Station at Dundas and Bloor links you to the westbound Kitchener Go Train. The Future station at Bloor and Lansdowne will serve northbound connections through to Barrie.
5-Minute Walk



House of Assembly

Subways
Conveniently located within walking distance, the Bloor Line 2 subway stations at Dundas West Station and Lansdowne Station offer a quick connection to downtown.
8-Minute Walk



* Future Lansdowne GO Station

At Sterling Junction

Culinary Cravings

From a cold beer to a perfectly crafted cocktail or an awesome bowl of greens, to a gourmet cup of Joe, House of Assembly is surrounded by unique choices – all just a few steps away.



The Drake Commissary

128A STERLING RD

Part of the esteemed Drake brand, the Commissary is just down the street from House of Assembly and offers an eclectic menu of hand crafted edibles from local sources.



Henderson Brewery

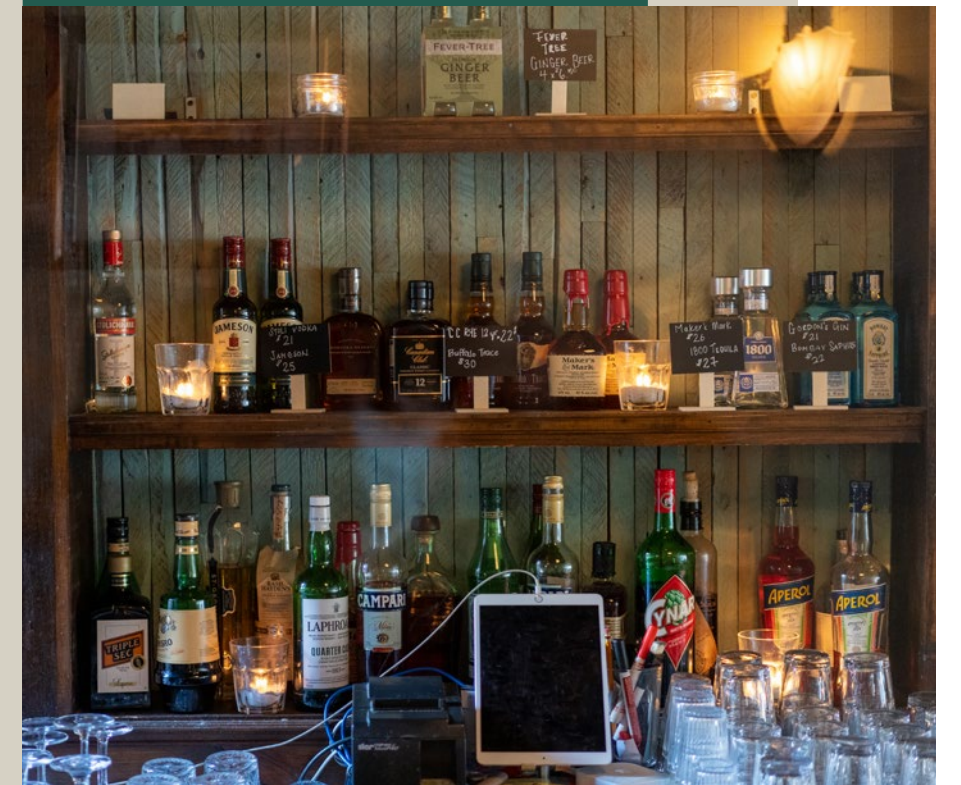
128A STERLING RD

Henderson Brewery has achieved popularity through its creation of brews that are redefining the craft beer experience. You can even observe the beer making process from its open layout.

The Gaslight Bar

1426 BLOOR ST W

Craft beer, cocktails, great spirits and great food combines with a warm atmosphere and an inviting patio – the perfect place to chill when you live at House of Assembly!



Ethica Roasters and Coffee Shop

213 STERLING RD

Where coffee is an art form and where drinking it is an experience destined to elevate the senses. Discover a truly honest cup of coffee that honours the delicate process of coffee making just steps away from House of Assembly.



Barque Smokehouse

299 RONCESVALLES AVE

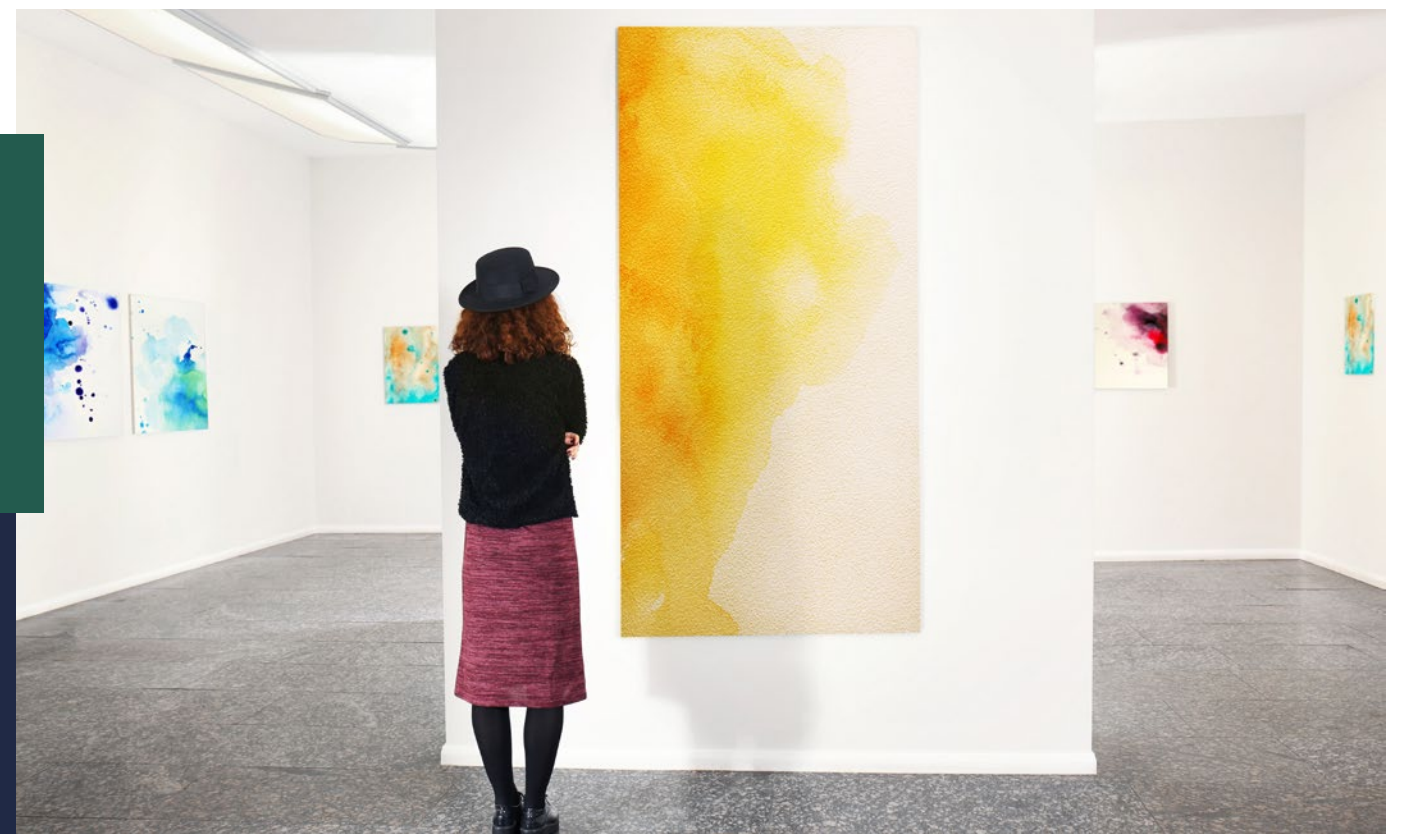
Serving refined BBQ, a family-style and fun atmosphere, and adherence to scratch cooking, Barque is worth every messy bite!

The Art of Living

Art is not just part of Sterling Junction, it's bred in the bone. It's in the attitude, the ambiance and the atmosphere of pure artistry that permeates every nuance and corner of the neighbourhood.



MOCA
158 STERLING RD
When the Museum of Contemporary Art moved from Queen West to Sterling Road, it heralded the shift of the city's contemporary art scene. Showcasing over 1,100 artists, MOCA is the undisputed headquarters of modern art in Toronto.



Clint Roenisch Gallery
190 ST. HELENS AVE
Clint Roenisch Gallery is small but mighty. The gallery has a history of exhibiting some of the most avant-garde work to hit Toronto, and actually pre-dates its neighbour, the Museum of Contemporary Art.



Daniel Faria Gallery
188 ST. HELENS AVE
This bright contemporary art space in a warehouse that was an auto body shop in its last life, has an eclectic roster of contemporary Canadian artists.

Christopher Cutts Gallery
21 MORROW AVE
As one of the city's most established galleries, the Cutts Gallery represents over 50 traditional Canadian painters. Cutts has been a neighbourhood fixture for years, an integral force in Toronto West's art scene.



House of Assembly



At Sterling Junction

Fresh Living!

Surrounded by parks and greenspace, House of Assembly provides the perfect balance between urban living and the pleasures of nature.



High Park
As Toronto's largest public park, High Park features many hiking trails, sports facilities, a beautiful lakefront, a dog park, zoo and children's playgrounds as well as a couple of eateries, greenhouses, picnic areas and a multitude of events throughout the year. One of its biggest appeals is its cherry trees that bloom in the spring and provide a kaleidoscope of white and pink blossoms that delight thousands of visitors each year.



Sorauren Avenue Park

Sorauren Avenue Park in Roncesvalles was created in 1995 from a reclaimed brown field site. The park is beloved in the neighbourhood and has several sporting fields, as well as a Fieldhouse for community gatherings. The bustling Sorauren Farmers' Market runs every Monday from 3-7pm. During the winter the Market moves indoors to the Fieldhouse. From mid-May to October it's an outdoor affair.



Toronto Rail Path

Inspired by Manhattan's High Line and Paris' Promenade Plantée, this lively community amenity was built on an abandoned rail line back in 2009. Since then, it has become a backdrop for art and community events, connecting neighbours with an eclectic outdoor fitness/community experience. The Rail Path is a 2.1 km multi-modal human-powered trail that runs north to south through the Junction Triangle and it's just steps from House of Assembly.



The Future Starts Here



Sterling Junction is a neighbourhood that is evolving into one of the city's most exciting new urban communities. With the development of Marlin Spring's three condominium buildings and Hines' T3 development gracing the landscape with three sustainably designed commercial buildings, together with the plethora of existing galleries, stores, bars and cafes, new shops, restaurants and parks will add even more excitement to a neighbourhood that is already one of Toronto's most desirable communities.



Neighbourhood Amenities

Transit

1. Dundas West Subway Station
2. Bloor GO and UP Express
3. Lansdowne Subway Station
4. Dundas Street Car (506, 505, 504)
5. Bike Share
6. Toronto Rail Path
7. Future Bloor-Lansdowne GO Station

Schools

1. Howard Junior Public School
2. Saint-Frère-André Catholic Secondary School
3. Brock Public School
4. St Helen Catholic school
5. Shirley St Junior Public school
6. Bishop Marrocco/Thomas Merton Catholic Secondary School

Recreation and leisure

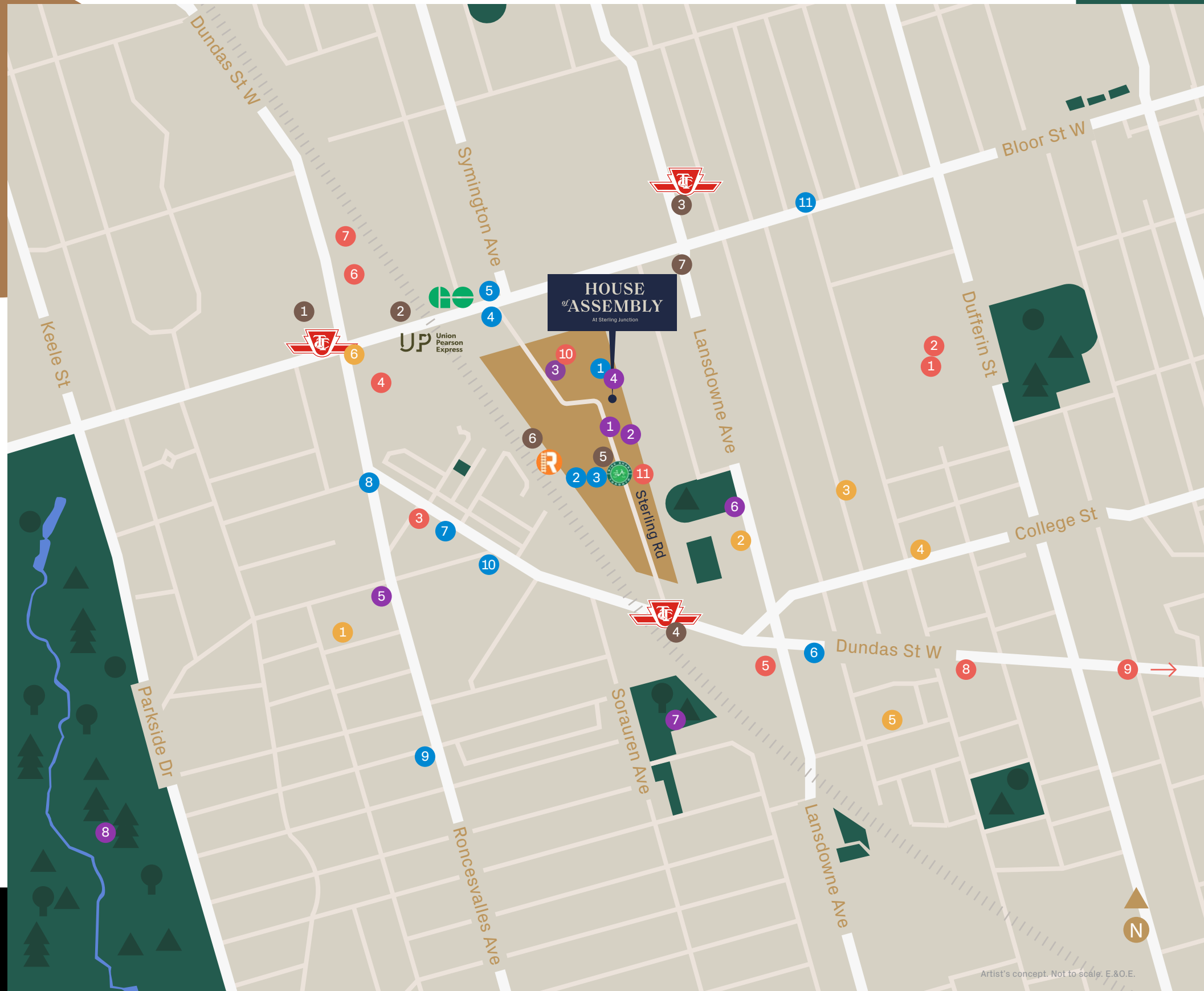
1. Museum of Contemporary Art (MOCA)
2. The Maker Den Sewing Studio
3. Mosaic Yoga
4. Auxiliary CrossFit
5. Revue Cinema
6. MacGregor Playground
7. Sorauen Avenue Park
8. High Park

Shopping

1. Dufferin Mall
2. Walmart Supercentre
3. Beer Store
4. Loblaws/LCBO
5. Mike's No Frills
6. Freshco
7. Shoppers
8. Good Rebal
9. Unboxed Market
10. The Fitzroy
11. Blush & Bloom Flower Studio

Restaurants

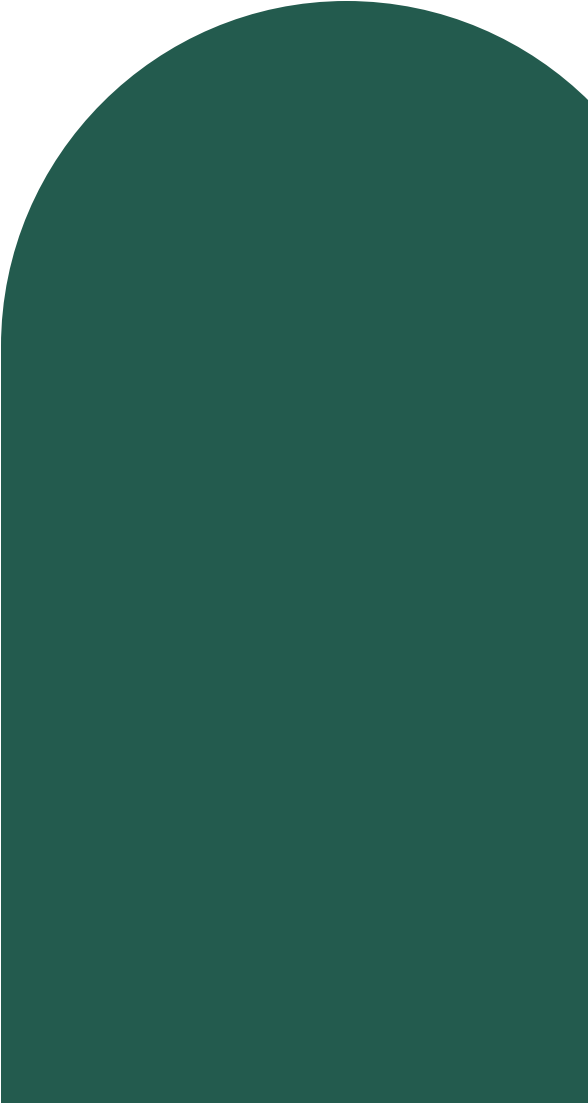
1. Ethica Roasters and Coffee Shop
2. The Drake Commissary
3. Henderson Brewery & Bottle Shop
4. Noble Coffee
5. The Gaslight Bar
6. Viaggio Restaurant
7. Bandit Brewery
8. Starbucks
9. Barque Smokehouse
10. The Commoner Roncy
11. Bar Neon



Artist's concept. Not to scale. E.&O.E.

The West End is Exploding with Growth!

With over 8,500 units being introduced to the market in the coming years, this is your opportunity to get in on the ground floor and be the first to join the evolution of one of the city's most in-demand neighbourhoods.
House of Assembly is where it all begins.



Artist's concept. Not to scale. E.&O.E.

Welcome Home

From a charming community parkette located at its entrance, to an intimate rooftop terrace with breathtaking views of the city, House of Assembly is an address that defines industrial-meets-modern architecture with thoughtfully designed finishing details to create an address of energy and artistry.



Rendering is artist's concept. E.&O.E.

Greet friends in style in the Lobby Lounge or head to the north entry to pamper your pooch in the Pet Spa.

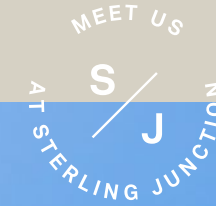


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20

Above it All!

A Rooftop made for entertaining with dining, BBQ and intimate seating areas to enjoy the sunset, makes this the perfect place to unwind. Bring the dog or kids to enjoy some fresh air play time at any hour!



Rendering is artist's concept. E.&O.E.

A Wellness Centre that will motivate you to take your workouts to new heights. Whether it's getting your heart rate up with the cutting-edge cardio and weight training equipment or stretching and toning in the adjacent Yoga Studio, this Wellness Centre offers a holistic approach to fitness.



Rendering is artist's concept. E.&O.E.

Work by day, party by night in a decadent space designed to perfectly transition from meeting to martini.



Rendering is artist's concept. E.&O.E.

Comfortable, open-concept design, highlighted with floor-to-ceiling windows that bathe your home in natural light and stunning views, paired with exceptional finishes and inspired design, make House of Assembly the ideal address for urbanites seeking the perfect balance between sophistication and cozy living.



Rendering is artist's concept. E.&O.E.

Livable bedrooms invite you to unwind and soak in spectacular city sunrises or glittering westward sunset views.



MARLIN SPRING

Marlin Spring is a fully integrated real estate company that strategically acquires, develops, constructs and repositions assets throughout North America with a mission to deliver exceptional Real Estate value to all its stakeholders with an uncompromising adherence to its core values. The award-winning company brings a fresh, innovative and vibrant energy to the rapidly changing world of residential real estate. With a team of over 100 Real Estate Professionals, they produce truly inspiring, forward-thinking and imaginative communities.

Marlin Spring has a diversified development portfolio of low, mid, high-rise and mixed-use projects in prime locations throughout the GTA.

From boutique condominiums to townhome developments in various locations across the city, they have products to suit everyone's needs. Their current portfolio includes sought after communities located in Danforth Village/ Upper Beaches, The Beach, Stockyards, The Junction, Vaughan, Oshawa, and Markham.



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 80 projects that represent over 39 million square feet of residential and commercial density in aggregate, with an estimated completion value of \$17 billion.



MARLIN
SPRING

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Realty Partners

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