

leading
by design.

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1181 QUEEN WEST

1/.

QUEEN WEST

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QUEEN WEST AREA MAP

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SKALE DEVELOPMENTS

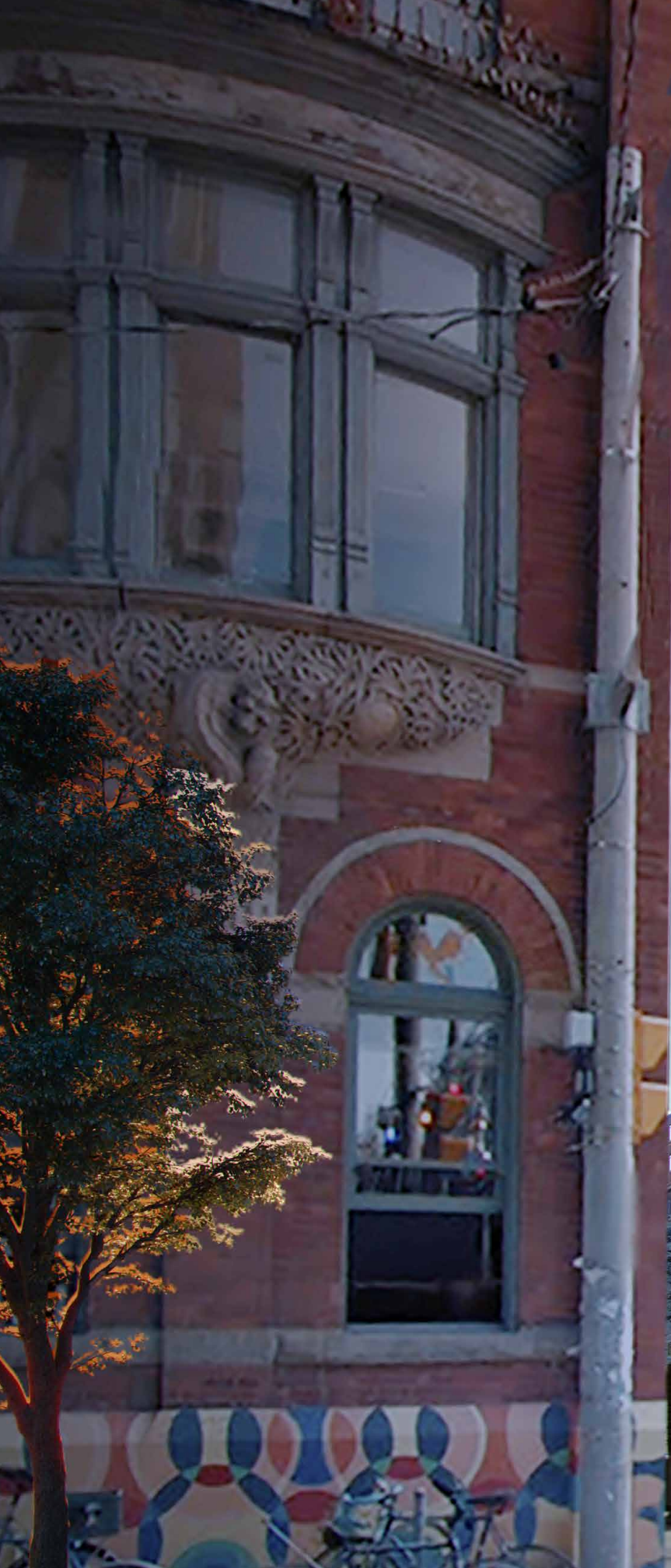
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PARTNERS



1181



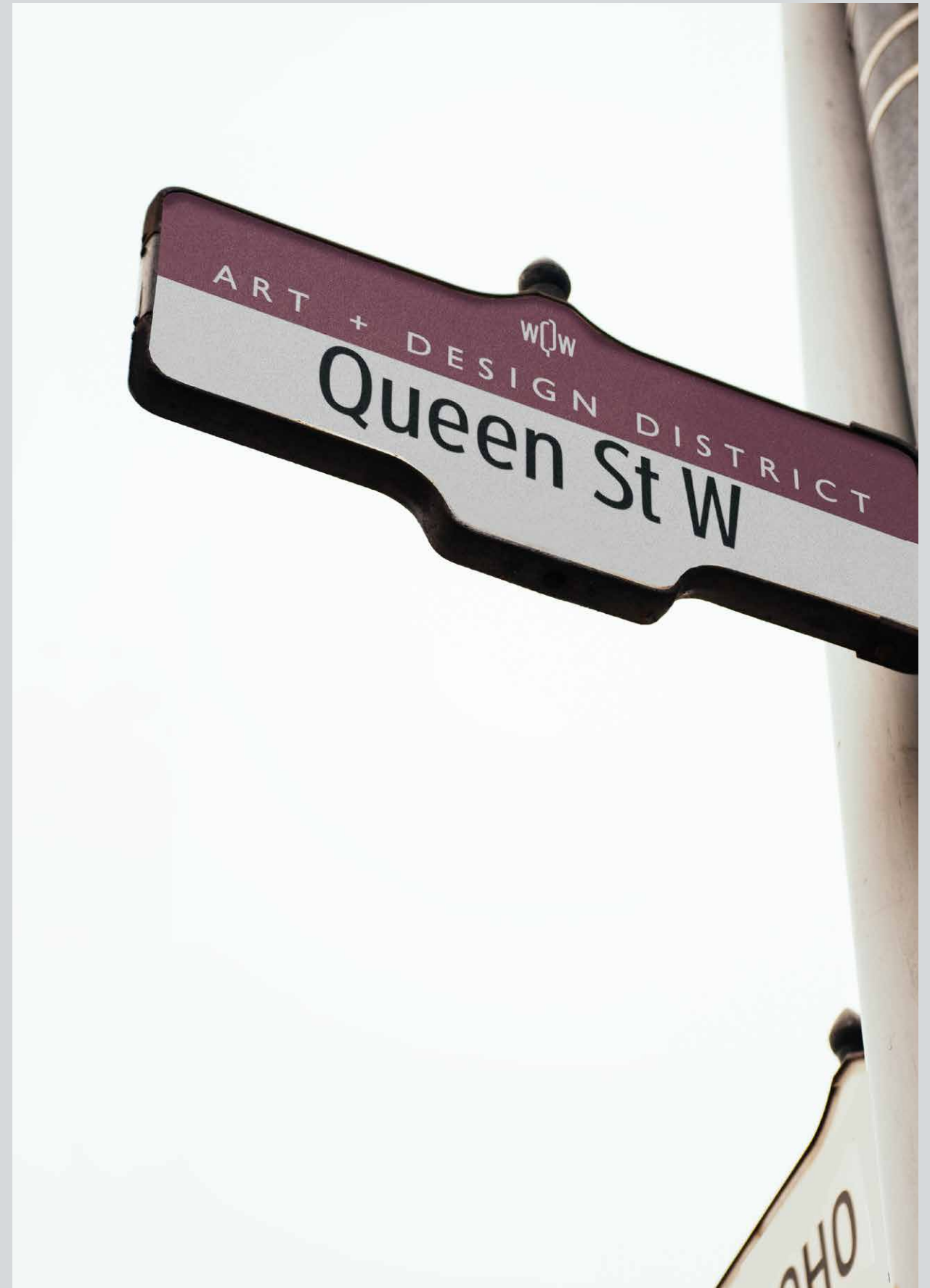






1181 Queen West stands boldly as the gateway to a neighbourhood that defines itself by defying convention. Its intricate design challenges perception of depth and stance. Discover gleaming glass elegantly framed by cool, silver-grey stone. Here, each level assumes its own form, commanding its own space: set-back, thrust outward, and eventually angled into dramatic leading edges on the upper levels.

Vogue magazine twice named Queen West as one of the coolest streets in the world. The City of Toronto itself stamped its iconic identity on every street sign: The Art & Design District. A hotbed of galleries, artist's studios, and boutiques, there's a palpable energy on the street and an opportunity for surprise at every turn. This is a community of engagement. Where attention is paid to authenticity. Where details are given their due. Where Toronto gets its esteemed reputation.







Today, the guest has turned her attention away from the glitter and the glitz at the front of house. Those are mere distractions. To the delight of all, the spotlight has returned to the plate itself; here, the meal's the thing. And what things Queen West brings. Whatever the influence, from Caribbean to Continental, the focus is on superior ingredients. The purveyors have come, bursting with locally sourced offerings from which the chefs zealously stake their claims. In this cauldron of excellence, where even the experts watch and appreciate one another, it is always your pleasure that matters most. In almost any flavour you can desire, appetizers are arranged just so, courses conceived to purely compel your favour.

Queen West is a neighbourhood that attracts the sort of people who are themselves attracted to the exceptional. Who decide for themselves what quality means. Bespoke. Custom. We hear these words so much now. That's because, more and more, people seek what is genuinely special. We seize upon things and places that are original. Because original is becoming more and more rare. We're delighted when we see something that someone has interpreted in their own unique and, most importantly, skillful way.

LET'S MAKE
THIS THE
YEAR WE ALL
DO BETTER.

JEREMY - WATCHES

STEFAN - WATCHES

KELVIN - WATCHES

DO BETTER
YEAR WE ALL
THIS THE
LET'S MAKE

A TRUE MANUFACTURING
COMPANY IS BUILT NOT BY
THE THINGS IT MAKES.
IT'S BUILT BY THE PEOPLE
WHO MAKE THEM.

WHO MAKE THEM'
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A TRUE MANUFACTURING

LEGEND

- ◊◊◊◊◊◊◊◊◊ RAIL PATH
- ═══ BIKE LANES
- CYCLE PATH
- ☎ TTC STREETCAR
- 🚇 PROPOSED TTC SUBWAY



- 1 Elaine Fleck Gallery
- 2 Gallery 1313
- 3 Designer Fabrics
- 4 Cadillac Lounge
- 5 Crown Flora Studio
- 6 Gladstone Hotel
- 7 Dandy Lion
- 8 Inabstracto
- 9 The Drake
- 10 The Drake General Store
- 11 Multherin
- 12 Quasi Modo Modern Furniture
- 13 Entice Lounge
- 14 Planet of Sound
- 15 gravitypop
- 16 Hermann & Audrey
- 17 Tiger of Sweden
- 18 Union
- 19 Mamakas
- 20 Style Garage
- 21 Omaw
- 22 La Cubana
- 23 Town Moto
- 24 Bellwoods Brewery
- 25 Reposado Bar & Lounge
- 26 Pizzeria Libretto
- 27 La Banane
- 28 Foxley
- 29 Golden Turtle
- 30 Bang Bang Ice Cream
- 31 Böehmer
- 32 Gift Shop
- 33 Boralia
- 34 Jonathan+Olivia
- 35 Reigning Champ
- 36 Shinola
- 37 BYOB Cocktail Emporium
- 38 Aesop
- 39 Oyster Boy
- 40 Park & Province
- 41 White Squirrel
- 42 Nadège Patisserie
- 43 DECIEM The Abnormal Beauty Company
- 44 Lightform
- 45 illesteva
- 46 Terroni
- 47 Cumbrae's
- 48 Sud Forno
- 49 Sydney's
- 50 Jules Bistro



Inspired by chiaroscuro – the art of combining light and shadow – strong tonal contrasts are used to create dynamic and mature interiors. These bold contrasts in tone combine with elegant materials like brushed brass, marble, wood, and black metal to impart luxurious interiors. One space seamlessly blends into the next creating an open environment, and the pairing of light and dark, natural and modern make for breathtaking sophistication wherever you turn.

AMENITIES. BY DESIGN.



LOBBY LEVEL



LOUNGE LEVEL



GYM LEVEL



Lobby



Work Studio / Screening Room





Fitness Studio



Combining bright whites, rich blacks, beautiful wood flooring, and luxurious accents in brass and marble, each suite is its own customizable work of art. Bold contrast and monochrome palettes take centre stage, and nearly every surface and finish may be upgraded to reflect the pinnacle of modern luxury.

SUITES. BY DESIGN.







**MARVEL AT THE 15 STOREY,
CASCADING DESIGN WITH
MASONRY CRAFTSMANSHIP.
SOLID-CORE SUITE ENTRY DOORS
GIVE WAY TO SOARING CEILINGS,
BRUSHED NICKEL HARDWARE
AND CONTEMPORARY FIXTURES.
CERAMIC AND PORCELAIN TILES
AND ENGINEERED FLOORING AWAIT
UNDERFOOT, AS GLEAMING QUARTZ
COUNTERTOPS ACCENTUATE
MODERN, OPEN CONCEPT
KITCHENS. STATE-OF-THE-ART
WIRING, ELECTRONIC ACCESS
AND SURVEILLANCE PROVIDE A
PLEASINGLY COMFORTABLE SENSE
OF SANCTUARY. WITH A 24-HOUR
CONCIERGE AND 5 STAR AMENITIES.**

**BUILDING
FACTS**

FEATURES AND FINISHES

KITCHEN FEATURES

- Quartz countertops *
- Modern, open concept kitchens *
- Stainless steel undermount sink with single-lever faucet and vegetable spray *
- Quartz backsplash *
- Integrated appliance package *

BATHROOM FEATURES

- Quartz countertop with undermount sink †
- Custom mirror over vanity
- Ceramic tile on floors, tub surround wall and shower floor (where applicable) *
- Pressure balanced valves in tub and shower
- White modern acrylic tub

FLOORING

- 5" engineered flooring throughout (except bathrooms and laundry rooms) *
- Ceramic and porcelain tile in bathroom(s) and laundry area *

CONTEMPORARY SUITE

- Solid core entry door
- Contemporary interior doors with brushed nickel lever hardware
- Sliding closet doors in foyer and bedroom(s), where applicable
- Contemporary baseboards and trim casing
- White smooth ceilings throughout
- Space efficient stacking electric washer/dryer (white) †
- 9' ceilings on residential levels 2-13
- 10' ceilings on residential levels 14-15

SECURITY

- Surveillance cameras in select areas of building and underground garage
- Electronic access control system for recreational amenities, parking garage, and other common areas
- In-suite smoke detectors

STATE-OF-THE-ART WIRING

- Prewired for telephone, cable and high-speed internet

MECHANICAL AND ELECTRICAL SYSTEMS

- Heat pump for individual unit heating and cooling year round
- Energy recovery ventilators (ERV) will be provided in each suite to reduce energy demands and enhance indoor air quality
- Central domestic hot water system
- White Decora-style receptacles and light switches throughout suites
- Light fixtures provided in kitchen, bathroom(s), hallway(s) and walk-in closet(s) (as applicable) †
- Capped ceiling outlets in bedroom(s), living/dining area, kitchen island and den (as applicable) †
- Individual remote hydro metering for hydro consumption
- Individual remote water metering for water consumption

NOTES

* Indicates as per Vendor's standard sample(s).

† Indicates as per Vendor's plans.

Purchaser(s) shall select the colour and material from Vendor's standard samples only (one laminate floor colour and one paint colour per suite).

Purchaser(s) may select upgraded materials from Vendor's samples and shall pay the upgrade costs at the time of colour and finishes selection.

Vendor reserves the right to make reasonable changes in the opinion of Vendor in the plans and specifications if required and to substitute other material or finishes or that provided for herein with material or finishes of equal or better quality than that provided for herein. The determination of whether or not a substitute material or finish is of equal or better quality shall be made by Vendor, in its sole, absolute and unfettered discretion, which determination shall be final and binding. Purchaser acknowledges that colour, texture, appearance, grains, veining, natural variations in appearance, etc. of features and finishes installed in the unit may vary from Vendor samples as a result of normal manufacturing and installation processes and/or as a result of any such finishes being of natural products (i.e., due to the inherent nature of the material itself) and Purchaser agrees that Vendor is not responsible for same. Vendor shall not be responsible for shade differences occurring in the manufacture of items such as, but not limited to, finishing materials or products such as carpet, tiles, granite, marble, porcelain, laminate flooring, engineered flooring, bath tubs, sinks and other such products where the product manufacturer establishes the standard for such finishes. Nor shall Vendor be responsible for shade differences in colour of components manufactured from different materials, but which components are designed to be assembled into either one product or installed in conjunction with another product and in these circumstances the product as manufactured shall be accepted by Purchaser. Purchaser acknowledges and agrees that carpeting may be seamed in certain circumstances and said seams may be visible. Purchaser acknowledges and agrees that pre-finished wood flooring (if any) or any engineered wood flooring (if any) may react to normal fluctuating humidity levels inducing gapping and cupping. Purchaser acknowledges that marble and similar stones (if any) are very soft stones, which will require a substantial amount of maintenance by Purchaser and are very easily scratched and damaged. Plan and specifications are subject to change without notice.

Where bulkheads are installed and where dropped ceilings are required, the ceiling height will be less than stated, as per Vendor's plans.

All plans, elevations, sizes and specifications are subject to change from time to time by Vendor without notice. E. & O. E.

Unit owners are covered by TARION Warranty Program (formally known as ONHWP). Vendor is proud to be registered with TARION Warranty Program.



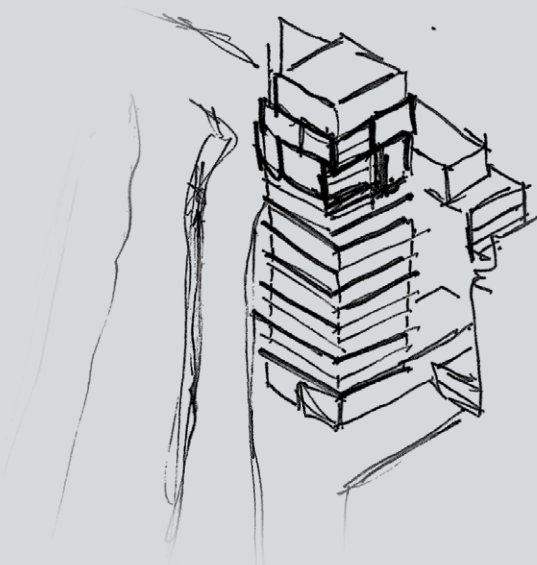
Skale is a boutique building company formed by a collective of those who live and breathe design. Together, they passionately dedicate themselves to beauty that serves a purpose.

With a combined 50 years of experience, and countless more spent drawing inspiration from all over the world, skale innately understands the importance of expertly blending form and function to create something extraordinary.

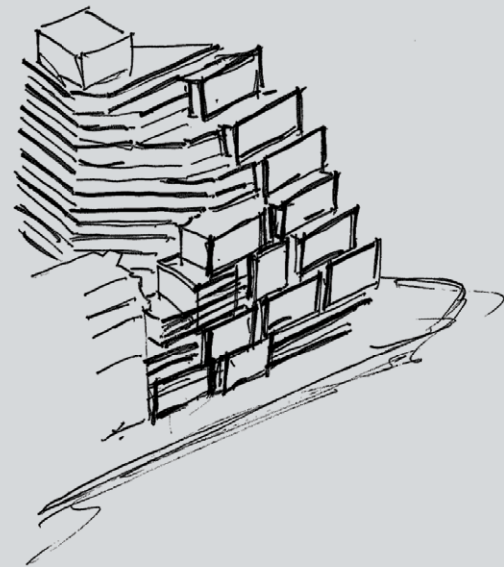
At skale, we don't believe in just maximizing space. We believe in perfecting it.

**Energy in sculpted form,
1181 Queen Street West stakes
its claim in a provocative,
innovative symphony of metals,
glass, and brick. In dramatic
escalating torque, the structure
rises to broaden its sway,
overseeing one of the world's
vital communities.**

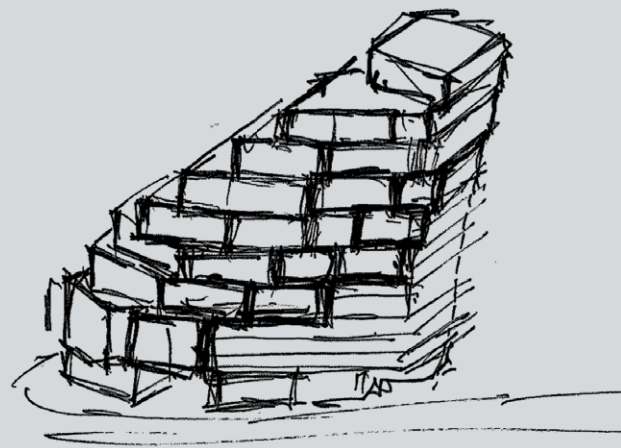




Asymmetric, unexpected forms combine to create this instant icon – a feat of abstraction and geometry.



Staggered storeys set each floor apart, jutting out or set back. Each its own private escape.



Twisting levels, cascading terraces, and a structure that grows more interesting the longer you look.



PARTNERS

Quadrangle

Quadrangle can be summed up in two words: inspiration realized. Their creative vision as architects and designers is always grounded in practical realities. Since founding our firm in 1986, they have consciously built a diverse and wide-ranging portfolio. They are never focused exclusively on a particular sector. Instead, they focus on a particular kind of client: visionary and idea-driven, yet anchored by pragmatism. Every project undertaken is guided by a set of beliefs that reflects their core values.

Founded in 1998 by partners and long-time friends Allen Chan, Matt Davis and Anwar Mekhayech, the studio unites interior design, architectural concept, strategic branding, and visual communication in a unique and innovative way.

PSR is Toronto's premier full-service brokerage, specializing in every facet of real estate service with extensive experience in New Condominium Sales. With the purpose and vision of setting a new standard in real estate, PSR delivers results that exceed expectations and help build long-term, loyal relationships.

PSR

BROKERAGE

 Agency





LEADING BY DESIGN.

