

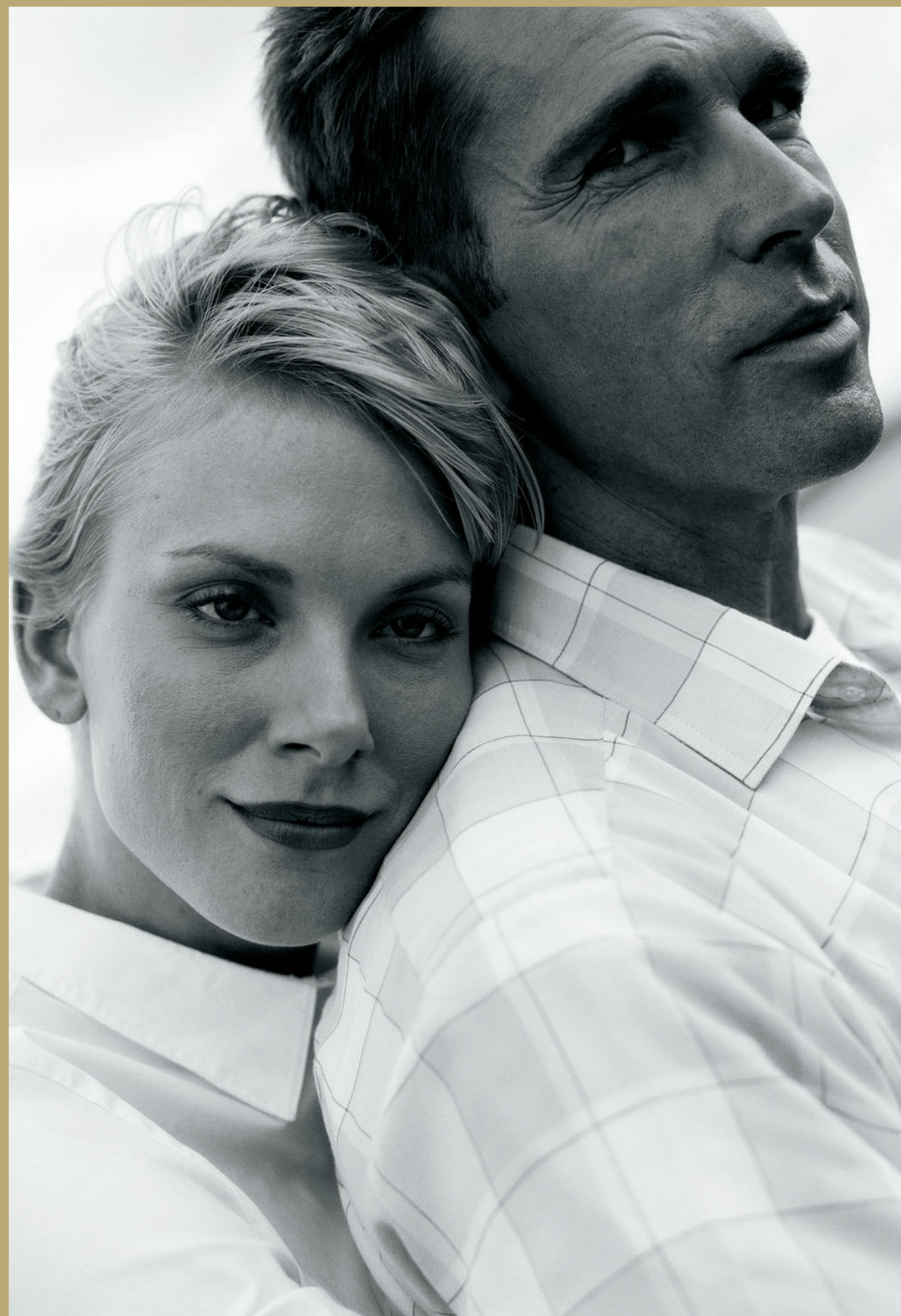
121 East

Five Classic Towns of Bronte Harbour

Bespoke luxury homes
in the perfect setting.

This is 121 East.



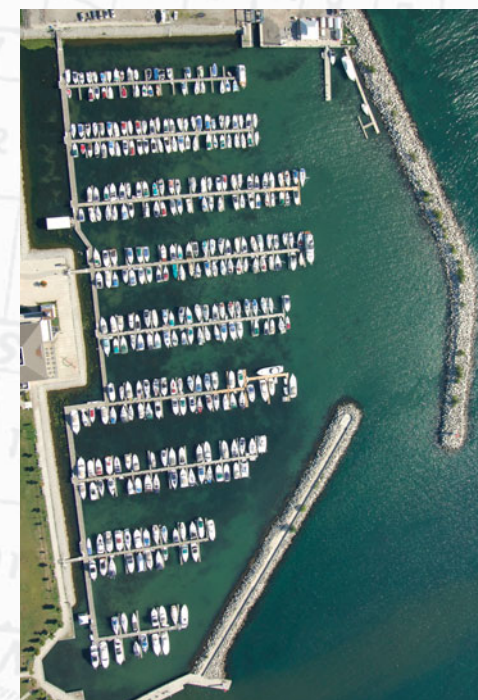


classic beauty, modern style

Five custom towns... one incredible opportunity to live in Bronte Village, one of Oakville's loveliest enclaves. 121 East is an exclusive development of custom townhomes, each designed with the perfect combination of opulent detailing and contemporary design.

The elegant multi-storey residences have plenty of space, inside and out. Each one has three or more large bedrooms - airy masters and beautifully appointed baths are the perfect places to start each day. Each home also features a private driveway with spacious single car garage or a tandem option.

And if it's outdoor space you want, there's definitely room to roam. The compact upper-storey balconies are the perfect nook for sipping your morning coffee. A stunning waterside location offers picturesque views of the lake. Homes open up onto a wonderfully private yard that backs onto a leafy cul-de-sac, creating the perfect oasis for sunbathing, playing, or entertaining.



stunning exterior styling.



Rendering is an artist's impression.

At 121 East, timeless European-inspired architecture gets a modern spin. Traditional flourishes like old-world wrought iron Juliet balconies and chateau-style meet clean lines with stone and brick facades.

fusion of opulence and sophistication.



Rendering is an artist's impression.

Come home to true luxury - revel in luxe, sophisticated details like rich marble, beautiful ceiling mouldings, and spacious, light-filled rooms you'll love.

european inspired kitchens



Rendering is an artist's impression.

Elegance and style abound in each luxuriously-appointed kitchen. Custom-designed cabinetry, granite countertops, gas cooktop and separate wall oven, built-in appliances and an island that's made for gatherings. Cooking has never been more elegant.

luxurious dining.



Rendering is an artist's impression.

Gleaming hardwood, massive windows, beautiful mouldings and ceiling details. With an airy, open-concept design that connects to the kitchen and living areas, this beautiful dining room is an entertainer's dream. *(Though it's cozy enough for more intimate dinners, too.)*



embrace the outdoors.



A roomy 139-156 sf balcony is your open-air retreat off the second level.

It looks out over your lovely, grassy backyard. At 613-1,045 sf, it has plenty of room for al fresco dining, entertaining and relaxing with friends.

Rendering is an artist's impression.

an urban retreat awaits.



Rendering is an artist's impression.

Compact, Euro-inspired second-floor balconies are the perfect place for a morning espresso or an intimate dinner for two under the stars. Spacious backyards give you room to roam, with space for a gas barbecue, dining table, lounge furniture and more.



the sought after community of bronte village

LOVE WHERE YOU LIVE

Bronte Village, located in southwest Oakville, is a gracious community beloved by residents and visitors alike. It's right on the lake, with charming shops, incredible dining, and a warm, genuine community spirit.

The picturesque stretch along Lakeshore feels like a small seaside town - with the premium restaurants and amenities that come with city living. 121 East is a one-minute walk away from this charming area - just step out your front door and enjoy.

LIFE BY THE LAKE

You'll love the beautiful Heritage Waterfront Park along the water's edge. There's no better place to spend a summer's day. Wander along the picturesque harbour and take in the lighthouse, boardwalk and pier, or enjoy beach, parks, walking trails and more, with plenty of special events to enjoy year-round.

If you like boating, you'll love Bronte. The area has two vibrant harbours and a private marina with everything from sailing lessons to socials for members.

GREEN AND GREENER

Living here is a walk in the park - literally. It's mere minutes on foot to the lake, to Bronte Creek, multiple parks, an outdoor swimming pool, and plenty more.

Nearby Bronte Harbour is the main access point to the Waterfront Trail system, where you can walk, run or bike along the water, down tree-lined streets with lovely homes, past beautiful gardens, through forests and along cool, shaded river trails.

EASY ACCESS

Getting around is easy - not only are you a short walk away from anything you need in Bronte Village, you're a 10-minute drive from downtown Oakville. And if you're heading into Toronto, it's a straight shot east on the QEW, or a quick (and very civilized) train ride to Toronto's Union Station from nearby Bronte GO.

the community of
bronte village



The map illustration is approximate.



1. SOUTH OAKVILLE CENTRE

Over 45 retail stores for all of your shopping needs.
1515 Rebecca St
Southoakvillecentre.com

LCBO

The LCBO is Ontario's award-winning retailer of wines, spirits, beers, ciders, and more. It offers nearly 24,000 products annually from more than 80 countries.
Lcbo.com

TAVOLO

This chic eatery offers modern Italian cuisine including fresh pizzas and pastas in an intimate, family-friendly atmosphere.
Tavolo.ca

GOODLIFE FITNESS

GoodLife Fitness is Canada's premier health club and gym offering exceptional fitness and wellness solutions to help you live a fit and healthy life.
Goodlifefitness.com

BEER STORE

This Canadian-owned retailer offers an excellent variety of beers and other malt beverages.

METRO

This grocery store offers fresh produce, fish and meats, baked goods, ready to eat meals, and more.

2. OAKVILLE CHRISTIAN SCHOOL

This Christian private school is dedicated to providing students from preschool to Grade 8 a well-rounded academic program designed to nurture excellence in a Christ-centered academic environment.
112 Third Line
Oakvillechristianschool.com

3. BRONTE TENNIS CLUB

A community tennis club with 7 club courts and 1 court for public use. The club also offers organized programs, leagues, ladders and socials for its members.
2310 Bridge Rd
Brontetennis.com

4. QUEEN ELIZABETH PARK COMMUNITY CENTRE

One of Canada's largest venues offering a variety of artistic, cultural, and active living programs for all ages and abilities. Visitors can enjoy an aquatics centre, fitness centre, rock climbing wall, dance studios, and much more.
2302 Bridge Rd

5. ST. DOMINIC CATHOLIC ELEMENTARY SCHOOL

Dedicated to providing a comprehensive academic program in a Catholic environment.
2405 Rebecca St
Elem.hcdsb.org/stdominic

6. EASTVIEW PUBLIC SCHOOL

Founded in 1955, Eastview Public School endeavours to achieve excellence in academics, arts, and athletics.
Tdsb.on.ca/Find-your/Schools/schno/4450

7. SHOPPERS DRUG MART

Your one stop shop for your health, food, home, and beauty needs.
2297 Lakeshore Rd W
Shoppersdrugamart.ca

8. ANORA'S EGYPTIAN DELICACIES

This laid-back, family-friendly eatery features homemade Eastern Mediterranean classics like souvlaki, falafel, shawarma, and more.
2309 Lakeshore Rd W
Anorasrestaurants.com

9. BRONTE FISH & CHIPS

This homey eatery is best known for its freshly fried, golden fish and chips made with fresh halibut, cod, and haddock. Don't leave without enjoying classic old-school favourites like the popular homemade cherry cheesecake.
2313 Lakeshore Rd W
Brontefishandchips.ca

10. ZARA'S BY THE LAKE

Home to fine Mediterranean cuisine cooked from scratch using the best ingredients. The traditionally Mediterranean menu is infused with flavours from Lebanon for a vibrant, flavourful experience.
2347 Lakeshore Rd W
Zarasbythelake.com

11. CUCCI

Modern Italian cuisine in a cozy and intimate setting. The menu blends classic Italian sensibilities with fresh Canadian ingredients for culinary experience that is simply delicious.
119 Jones St
Cucci.ca

12. AVANTIKA SPA

This intimate boutique spa offers an upscale spa experience the best in wellness and skincare.
2358 Lakeshore Rd W
Avantikaspa.ca

13. THE FIREHALL

This relaxed bar and grill serves up flame grilled burgers, pizza and wings in a cozy, firefighter-themed space.
2390 Lakeshore Rd W
Thefirehall.ca

14. DENNINGER'S

High quality, European-style sausages, as well as fresh and smoked meats, ready made gourmet meals, and more.
2400 Lakeshore Rd W
Denningers.com

15. EL SPERO

Serving the community since 1973, El Spero serves classic homestyle dishes in a family-friendly atmosphere.
2420 Lakeshore Rd W
Elspero.ca

16. WEST END SOCIAL

A fine selection of drinks and cocktails, with plates meant for sharing. West End Social is a lively gathering place for good times with friends and strangers alike.
2431 Lakeshore Rd W
Westendsocial.ca

17. THAI SENSES

Thai Senses brings the vibrant flavours of Thailand to the heart of Bronte Village. Flavourful curries, noodles, and aromatic stir-fries will entice your taste buds.
2450 Lakeshore Rd W
Thaisensesoakville.ca

18. SOBEYS

Sobeys is a proud Canadian grocer dedicated to offering the only the best in fresh produce, fine meats, seafood, and more.
2441 Lakeshore Rd W
Sobeys.com

19. HERO CERTIFIED BURGERS

Focusing on sustainability, Hero Certified Burgers serves real, wholesome food with sustainable 100% Canadian Angus beef, is used to make the delicious all-natural burgers Hero is known for.
2446 Lakeshore Rd W
Heroburgers.com



20. BRONTE HARBOUR NURSERY SCHOOL

This non-profit nursery school is dedicated to offering an exceptional level of care and attention to toddlers and children aged 18 months to 5 years. 2489 Lakeshore Rd W Bronteharbournurseryschool.ca

21. SWEET BAKERY & TEA HOUSE

This homey cupcake bakery specializes in gourmet cupcakes and custom buttercream cakes. Everything is freshly baked on site. 100 Bronte Rd #1 Sweetbakery.ca

22. MY GIRLFRIEND'S CLOSET

This trendy, chic boutique offers a carefully curated selection of gently worn designer and name brand women's clothing and accessories. 100 Bronte Rd, Unit 4 Mygirlfriendscloseurlington.ca

23. LA PARISIENNE CREPERIE

This cozy French bistro serves up a little slice of Paris in the heart of Bronte Harbour. La Parisienne Creperie specializes in sweet and savoury crepes and other classic French fare made using fresh, local ingredients. 93 Bronte Rd Laparisiennecreperie.com

24. THE FLAVOUR FOX

This friendly neighbourhood coffee shop is the perfect spot to enjoy a gelato, dessert, or coffee. Their infamous gelatos are freshly made in-house in a variety of innovative flavours. 103A-77 Bronte Rd Theflavourfox.com

25. PLANK RESTOBAR

Modern comfort foods, gourmet pizzas, and bourbon drinks in a rustic chic space. Inventive sharing plates are perfect for indulging in with friends and family. 67 Bronte Rd Plankrestobar.ca

26. YOLANDA'S

Housed in a heritage home in Bronte Harbour, Yolanda's combines local influences with the flavours of Central and Southern Italy with sustainable seafood, fresh pastas, classic Italian spuntino, and more. 49 Bronte Rd Yolandasspantinocasa.com

27. TRIAS GALLERY

A carefully curated selection of paintings, sculptures, and original prints by over 100 established and emerging artists. 11 Bronte Rd Unit 29 Triasgallery.com

28. HARBOUR BANQUET & CONFERENCE CENTRE

Housed inside a heritage lighthouse building, this is a stunning space ideal for weddings, parties, and other social events. 2340 Ontario St Harbourbanquet.ca

29. BRONTE MARINA BUILDING

The Bronte Marina Building is a significant heritage destination and has played an important part in the harbour's rich marine history. 2508 Lakeshore Rd W

30. BRONTE HARBOUR YACHT CLUB

From pleasure sailing, cruising, and racing, to paddling and power boating, the Bronte Harbour Yacht Club has it all. Enjoy a family-friendly atmosphere with social events all year round. 2514 Lakeshore Rd W

31. APPLEBY COLLEGE

Founded in 1911, Appleby College is an international independent day and boarding school for over 750 students from Grades 7 to 12, focusing on providing a curriculum based around the liberal arts, with a broad range of AP courses. 540 Lakeshore Rd W Appleby.on.ca

32. RIOCAN CENTRE BURLOAK

Home to a variety of brand name retailers, the Riocan Centre Burloak offers a great selection of fashion boutiques, entertainment, and casual dining. 3543 Wyecroft Rd

PARKS

APPLEWOOD PARK

This quiet neighbourhood park features a children's playground. 2450 Applewood Dr Oakville.ca

BRONTE ATHLETIC PARK

Features a large baseball diamond and football field. A children's playground located at the north end of the park features a pool and play area. 2197 Lakeshore Rd W Oakville.ca

BRONTE BEACH PARK

This serene beachside park features a walking trail. 35 West River St

BRONTE BLUFFS PARK

Overlooking Bronte Harbour and Lake Ontario, Bronte Bluffs Park offers scenic views of the water. It's the perfect place to sit and relax. 7 W River St Oakville.ca

BRONTE HARBOUR

Once a busy Lake Ontario port with a thriving fishing and stonhooking industry, Bronte Harbour is an excellent place to take in views of the water and enjoy the harbourfront. Located near Bronte Creek, by Lake Ontario

BRONTE HERITAGE WATERFRONT PARK

This lovely waterfront park offers scenic harbourfront views. Picturesque and scenic, it's perfect for enjoying a relaxing stroll on the boardwalk. 2340 Ontario St

BRONTE OUTER HARBOUR MARINA

A family friendly marina accommodating boats up to 70 feet in length. Plenty of restaurants and boutiques are just a block or two away on the main street. 2340 Ontario St Brontemarina.com

BRONTE POOL

This expansive outdoor pool offers special events, swimming lessons, and summer drop-in programs during the summer. 2184 Hixon St

CORONATION PARK

This scenic park features five large picnic areas, including a covered area. 1426 Lakeshore Rd W

GLEN ALLEN PARK

Glen Allen Park offers plenty of open space to enjoy the outdoors. 2503 Bridge Rd Oakville.ca

QUEEN ELIZABETH PARK

Located by the Queen Elizabeth Park Community and Culture Centre. Oakville.ca

RIVERVIEW PARK

This serene park has great hills for tobogganing in the winter. 3008 Riverview St Oakville.ca

SOVEREIGN PARK

Sovereign Park features two tennis courts available for public use. 141 East St Oakville.ca

THORNLEA PARK

This park features grassy fields and a ball diamond. 2062 Thornlea Dr Oakville.ca

TWELVE MILE LOOKOUT PARK

This small park overlooks Bronte Creek. Hixon St and Bronte Rd Oakville.ca

WATER'S EDGE PARK

This quaint waterfront park offers a relaxing place to enjoy a stroll by the water. 2902 Water's Edge Drive Oakville.ca



tfs capital group

TRUST. INTEGRITY. LOYALTY.

At TFS Capital, we know how important your home is to you. It's the place where you're safe and happy, where you feel most like yourself, where you build lasting memories with the people you love most. As builders of those homes, we take our responsibility very seriously, and are 100% committed to this promise: buyers can always count on incredible homes that are built with integrity - and built to last.

Customers trust us to provide quality. And we repay that trust with genuine value and uncompromising craftsmanship - and a commitment to the wellbeing of our local communities. We also repay that trust with unwavering loyalty. With each new home we build, the TFS family grows - our buyers become our family, and we treat them with the care and respect that family deserves.

Welcome home.

121 East siteplan



DISTINCTIVE FEATURES

EXTERIOR CONSTRUCTION

♦ Architecturally distinctive exteriors with bold clay brick and stucco, including superior mouldings, stone, arches, and other strikingly designed details and materials (*brick/stone colours architecturally controlled by builder*)

♦ Stunning home designs featuring convenient and elegant porticos, expansive picture windows, distinctive roof features and decorative rectangular columns

♦ Exterior railings on front elevations to be black aluminum (*as per elevation, and where grade permits*)

♦ Ornately designed accent railing†

♦ Poured concrete lower level floors.

♦ Engineered flat roofing system providing protection against extreme weather conditions

♦ Durable, low-maintenance, pre-finished aluminum soffits, fascia, eavestrough, downspouts and ceilings of front covered porches

♦ Lush and green fully sodded front and backyards

♦ Handsomely paved patio walkway*

♦ Premium maintenance free vinyl casement windows with low-E glass throughout, basement windows are sliding. Screens provided for operating windows. All windows and outside door frames to be caulked

♦ Convenient sliding patio doors leading to rear†

♦ High-security quality door hardware package including grip-set and deadbolt lock, with hinges and striker plates reinforced with extra-long screws, plus architectural pleasing exterior lights on front façade

♦ Garage walls completed with drywall and prime paint

♦ Double frame demising walls or acoustically treated stud party dividing wall between homes, *where applicable*

♦ Stunning rear wood decks† (*where grade permits*)

♦ Convenient rear gas bib connection for BBQ

♦ Durable sectional roll-up garage door(s), painted

♦ Paved driveway for convenience

♦ Painted exterior *where applicable*

♦ Municipal address plaques at front elevation, location to be determined by builder

♦ Concrete front door entry steps, *as per grade*

FRAMING

♦ 2" x 6" Exterior wall construction with R-22 insulation, R-60 in attic, R-20 continuous on lower level walls exceeding Ontario Building Code. Expanding foam insulation to be R-31 to all garage ceilings with finished areas above

♦ Continuous vapour barrier and draft-proof electrical boxes on all exterior walls for increased air tightness and energy conservation

♦ High-quality roof trusses

♦ To minimize noise and movement, all subfloors are 5/8" plywood tongue and groove. Glued, screwed, and sanded prior to finishing

♦ Structural steel beams and posts

♦ Sub-floors constructed using engineered floor joist system

INTERIOR

♦ Elegant archways and half walls are trimmed in wood with a painted finish

♦ All interior wood doors, trim and woodwork is primed and painted classic white

♦ Colonial 3" (*with backband*) casing, doors and archways in all finished areas. Primed and painted

♦ Colonial 5 1/4" baseboards throughout finished area. All to be primed and painted

♦ Elegant two-panel smooth finished doors throughout†. All to be painted

♦ Superior elite lever type hardware in a brushed nickel finish with matching hinges. Privacy locksets in all bathrooms for convenience

♦ Quality durable latex paint on interior walls (*choice of 3 colours*)*

♦ Choice of 3 walls to be wallpapered from builder's standard samples (*1 wall in master, dining and powder room*)

♦ Ground level ceiling height: 9ft. Door and arch openings: 7ft. Main level ceiling height 10ft, with 8ft door openings. Second level ceiling heights: 9ft with 7ft doors. Lower level ceilings: 8ft.

♦ Smooth ceilings on all levels

♦ Stunning applied moulding on dining room ceiling, and choice of 2 other rooms

♦ Elegant drop ceiling above kitchen island with decorative treatments

♦ Cold cellar complete with weather-stripped steel insulated door†

♦ Elegant oak staircase with oak veneer stringers and oak nosing from ground level to main level and main level to second level

♦ Elegant 1 1/4" oak pickets with 3" solid oak handrail on stairwells to finished areas†

♦ Laundry room to have complete base cabinet with laundry tub† (*where size permits*), with extended upper cabinets in white finish, marble countertop

♦ Private in-home 2-person elevator leading to all levels, optional

FLOORING

♦ Quality 12" x 24" porcelain floor tiles in the front and rear foyer, kitchen, laundry room, and all bathrooms*

♦ Exquisite pre-finished 5" x 3/4" oak hardwood flooring throughout family room, living room, dining room, main hall and upper hall*

♦ Choice of hardwood or berber carpet with underpad in all bedrooms*

KITCHEN

♦ Custom designed Italian kitchen cabinets with wide choice of styles and finishes*

♦ Extended-height upper cabinets†

♦ Premium granite countertops

♦ Double under mount stainless steel sinks with chrome single lever pullout spray†

♦ Rough-in electrical and plumbing for dishwasher

♦ Kitchen to include 1st upgrade backsplash above kitchen countertop*

♦ Integrated 6" exhaust fan vented to exterior

♦ Heavy-duty wiring and outlet for stove and electrical outlet for refrigerator†

BATHROOMS

♦ Luxurious upgraded Italian bathroom cabinetry with marble countertops*

♦ Porcelain wall tile on bathtub enclosures

♦ All showers to receive tiled walls including ceilings†

♦ Exhaust fans in all washrooms, vented to exterior†

♦ Recessed light in all shower stalls

♦ Premium plumbing fixtures in all bathrooms (*excluding laundry room*)

♦ 42" tall mirrors above all bathroom vanities† (*width will vary*)

♦ White sinks, toilets and tubs throughout

♦ Master ensuite tub with mounted faucets†

♦ Shut-off valves to all bathroom sinks and toilets

♦ Chrome single-lever, pressure-balanced, temperature-controlled shower faucets for comfort and safety

♦ Privacy locks on all bathroom doors

ELECTRICAL

♦ Interior light fixtures in all rooms, hallways and walk-in closets†

♦ Coach lights on front elevations including light at rear door(s) *as per elevation*

♦ All bathrooms have electrical receptacles with a ground fault interpreter (GFI)

♦ 100-amp circuit breaker panel to utility authority standards

♦ Convenient ceiling plug in garage for future garage door opener†

♦ Weather-proof electrical receptacle in the rear yard and front porch

♦ Inter-connected smoke detectors with strobe lighting on each level including basement

♦ Electric door chime

♦ Carbon Monoxide detector(s)

♦ The purchaser acknowledges that the hot water tank will be installed on a lease-to-lease basis by a supplier to be designated by the vendor

♦ Copper wiring throughout

♦ Heavy duty cable and outlets for range, vented to outside

♦ White decora switches and receptacles throughout

♦ 20 pot lights on ground and main levels

♦ One 120-volt receptacle for future gas stove in kitchen

♦ Rough-in pre-wiring for TV at 3 locations and internet at 2 locations

♦ Rough-in wiring for telephone at 2 locations

HEATING

♦ Direct vent gas-fired high-efficiency forced air furnace installed with EMC motor

♦ Heat Recovery Ventilation Unit (HRV) system

♦ Ducting sized for air conditioning

♦ 6" exhaust fans in kitchen, bathrooms and laundry room to be vented to exterior

♦ Quality digital thermostat

♦ Outside venting for dryer

♦ Natural gas fireplace with wooden mantle and marble surround†

PLUMBING

♦ Flexible water pipe solution using PEX pipe to minimize noise

♦ All sink basins and plumbing fixtures to include shut-off valves

♦ Exterior water taps have inside shut-off valves, located at the rear of house and in the garage

♦ Rough-in 3 piece in lower level for future bathroom (*location pre-determined and may vary*)

♦ Durable laundry tub in laundry

PEACE OF MIND: ROUGH-IN SECURITY AND CENTRAL VAC

♦ Rough-in central vac to all levels

♦ Rough-in security at front door, rear door, door to garage and first floor windows

♦ Rough-in security keypads at front door

♦ Rough-in for front-door surveillance camera

♦ Rough-in for motion sensors on main floor

WARRANTY

Backed by the "Tarion" Ontario New Home Warranty Program for a period of one year after closing.

Complete Customer Service Program for a period of one year after closing. "Tarion" Ontario New Home Coverage includes 7 years major structural defects; 2-years – plumbing, heating and electrical system and building envelope; 1 year- all other items.

DISCLAIMER

* All choices of colours and styles are to be made from vendors samples

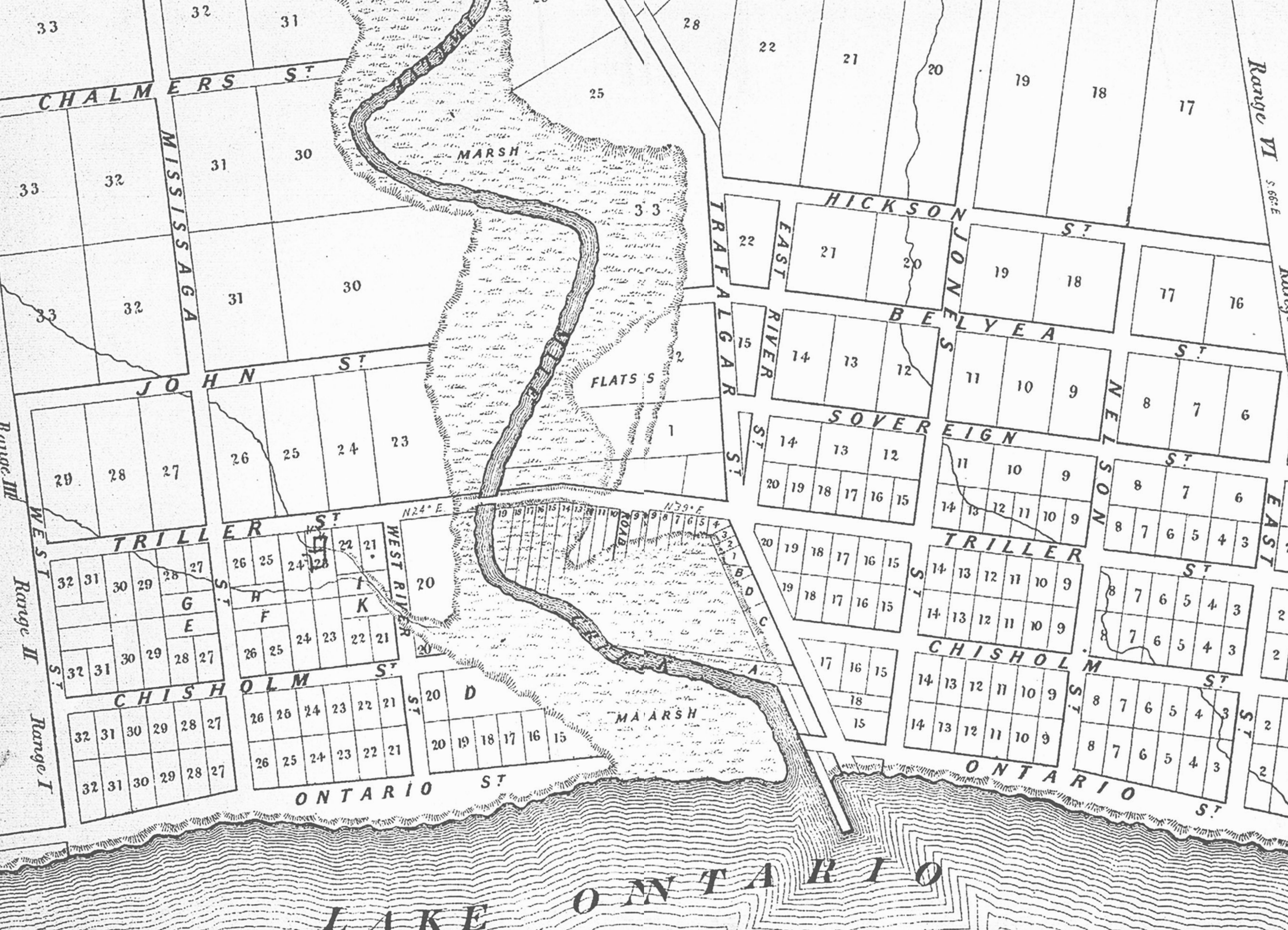
† As per plan. The purchaser acknowledges that the floor plan may be reversed

HOMES	PACKAGE	INTERIOR	EXTERIOR
<i>sovereign</i>			
TH01	EXECUTIVE	2,745 sf <i>(plus 529 sf unfinished lower level)</i>	613 sf Backyard 139 sf Balcony
	PRESIDENTIAL	3,274 sf	
<i>thornlea</i>			
TH02	EXECUTIVE	2,707 sf <i>(plus 531 sf unfinished lower level)</i>	550 sf Backyard 155 sf Balcony
	PRESIDENTIAL	3,238 sf	
TH03	EXECUTIVE	2,707 sf <i>(plus 531 sf unfinished lower level)</i>	649 sf Backyard 155 sf Balcony
	PRESIDENTIAL	3,238 sf	
TH04	EXECUTIVE	2,707 sf <i>(plus 531 sf unfinished lower level)</i>	749 sf Backyard 155 sf Balcony
	PRESIDENTIAL	3,238 sf	
<i>coronation</i>			
TH05	EXECUTIVE	2,745 sf <i>(plus 529 sf unfinished lower level)</i>	1,047 sf Backyard 156 sf Balcony
	PRESIDENTIAL	3,274 sf	

This is your abode.
This is 121 East.

Welcome home.







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121EastOakville.com



TFS CAPITAL

Sotheby's | Canada
INTERNATIONAL REALTY

ALEX IRISH
& Associates

Sotheby's International Real Estate, Brokerage | 905.845.0024