



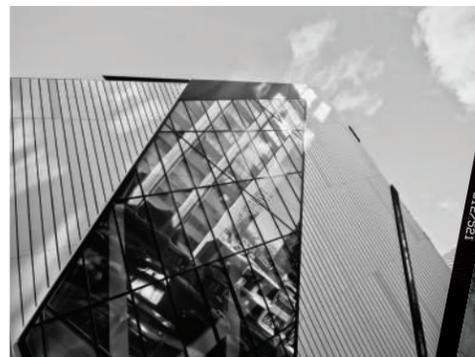
## OSCAR RESIDENCES HIGHLIGHTS:

**Project Builder:** Lifetime Developments  
**Project Architect:** Turner Fleischer Architect  
**Project Interior Design:** Mason Design Studio  
**Artist Influencer:** George Pimentel  
**Project Address:** 500 Dupont Street  
**Building Height:** 9 Storeys  
**Building Suites:** 155 Luxury Suites  
**Building Mix:** Studio, 1 Bed +, 2 Bed +, 3 Bed

**SIZE RANGE:**  
 340 SQFT - 1314 SQFT

### AMENITIES:

- Chef's Kitchen
- Salon Lounge
- Theatre Room
- Outdoor Dining Terrace
- Fitness Centre
- Pet Lounge
- Dog Wash
- Parcel Pending



### 1. Secure investment with one of the most reputable Builders in the city

- More than ever, buyers want certainty. Lifetime is a trusted builder who believes in the city and is internationally recognized.
- Lifetime is a Tarion-approved builder with over 30 years of experience creating thriving residential and commercial communities, 20+ projects and over 7,000 homes in Toronto alone.

### 2. Oscar Residences is a rare opportunity

- An intimate boutique building, like a treasure, to own a space that feels private, quiet, and secure like a home should be amongst the city's skyscrapers and large-scale communities. Socialize with your neighbours and feel good about knowing who is in your circle.
- Exclusive terraces and balconies extend from your personal residence to the sky and streetscape's open views - only available in a boutique building like Oscar.
- Oscar will make an entrance to the city as one of the first HEALTHY residential buildings. Clear Inc. provides a premium quality water system that exceeds the standards set by Ontario's Ministry of Environment and Health Canada. Expect an air filtration system for all common areas of the building, including the lobby, amenity space, elevators and residential hallway corridors. And, Oscar will boast over 9,000 square feet of smart green roof systems.
- Live your best life with attractive amenities featuring an Outdoor BBQ Terrace, Salon Lounge, Chef's Kitchen and Dining Room, Theatre Room, Outdoor Dining Terrace, Fitness Centre, Dog Wash and Pet Lounge.
- Includes an innovative partnership with Freemotion - a fitness company that changes the game of how we work out. Engaging training with interactive sessions which one personalizes to best suit their fitness goals in a non-intimidating, one-on-one setting.
- Best for attracting AAA, long-term tenants at a premium rent. The scarcity of mid-rise developments in the city makes Oscar a coveted building. With fewer units to compete with, there is a greater demand and premium pricing is more achievable. Expect more end-users and greater sustainability in a mid-rise development.

## FIVE REASONS TO BUY AT OSCAR

### 3. Affordable ownership in an upscale neighbourhood

- The Annex consists of magnificent, multi-million dollar homes that make Oscar the best option to get into the prestigious area. The new construction inventory in the area is well over the \$1M mark, and the average sold price for a single-family home is \$1.8M, which is a 5.8% increase year-over-year.
- Live close to a wealth of city-favourite destinations, boutique shops and markets such as Yorkville Village and Summerhill.

### 4. Convenient, central location

- Residents have effortless access to major thoroughfares and transit options; 5 TTC bus routes at your front door, a 7-minute ride to Bathurst Subway Station, and a less than 10-minute walk to Dupont Subway Station. From Dupont Station, arrive at Union Station in just 12 minutes.
- Oscar is an excellent choice for a residence near top education institutions like the University of Toronto, George Brown College (Casa Loma Campus), Upper Canada College and the Royal Conservatory.
- Rich in area amenities ideal for every lifestyle

### 5. Opportunity for growth at "The New Dupont."

- The Green Line will be a new, 5KM linear park system along the Dupont hydro-electric corridor that will connect adjacent neighbourhoods and expand the open space network in Midtown and West Toronto. Residents can expect improved existing parkland, vibrant, new public spaces and improved pedestrian access and trails.
- Dupont Street is undergoing a massive transformation, with over 4,500 units expected. The smartest time to buy is before intensification, so your investment has time to grow with the area.