

# THE TWELVE HUNDRED

## OSSINGTON/DUNDAS

1200

FRATELLO SOLE

LITTLE PORTUGAL

An address made  
to impress.  
A modern home  
that says it all.

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**BOUTIQUE RESIDENCE DESIGNED FOR LIFE  
AT OSSINGTON AND DUNDAS**

It's a residence that is defined by this time and this place. A building with a distinct presence, yet one that is seamlessly integrated into the neighbourhood. A contemporary statement of now that builds upon a rich history. A home that complements the past, contemplates the moment and sets the stage for what's to come.

1200 Dundas Street West  
Square Yards  
Real Estate Inc.,  
Brokerage

1200 Dundas  
Street West

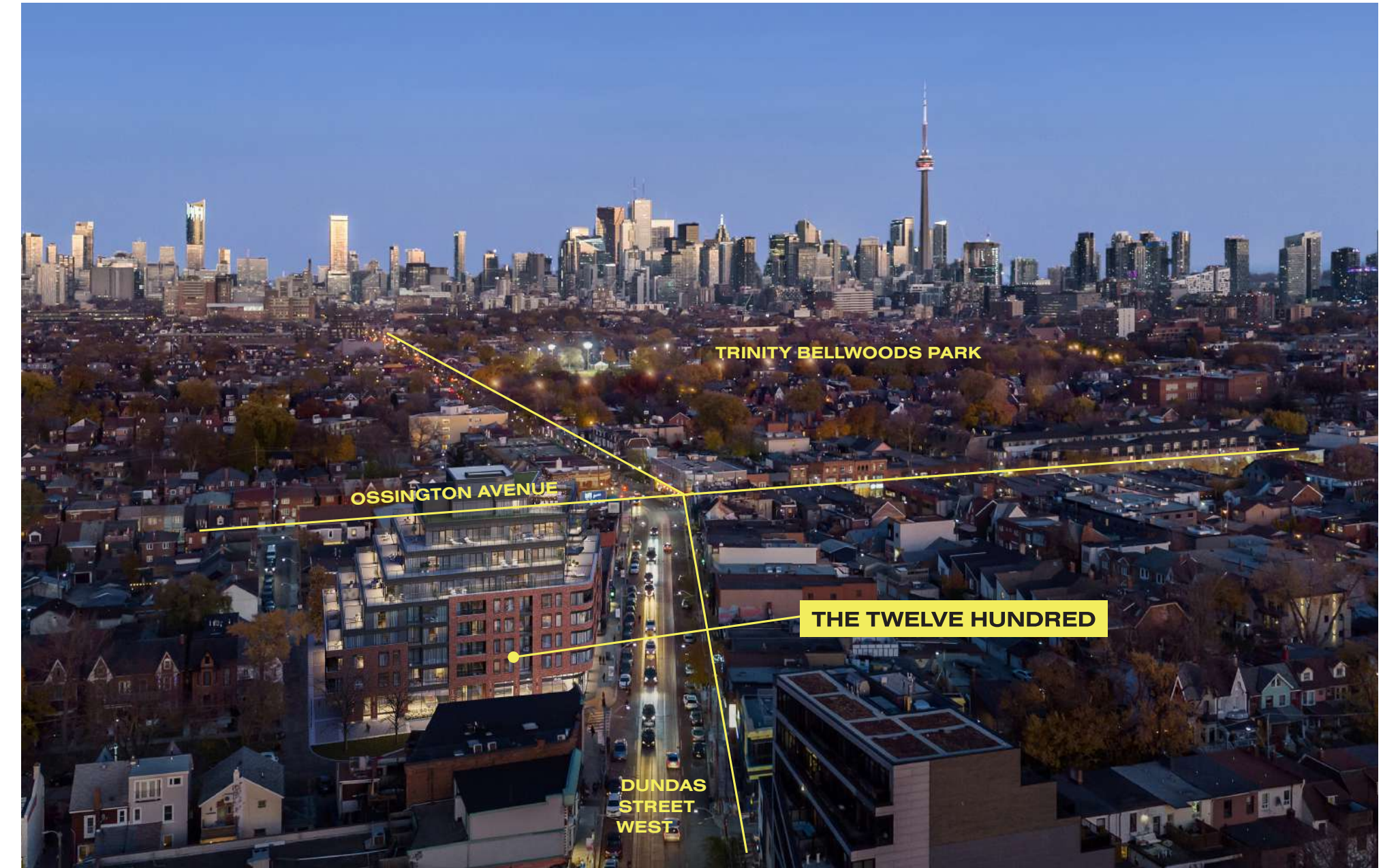


The greatest things in life don't require any bragging. They attract with a simple confidence, and an understated elegance. They pull us in with subtle but brilliant details, that always excite but never overwhelm. So when we built a residence designed for life at Ossington and Dundas, we imagined a home that speaks for itself. One situated in a neighbourhood that requires no embellishment. One with thoughtful amenities that need no introduction. And one that makes an ordinary day feel extraordinary.

**THIS IS THE TWELVE HUNDRED.**

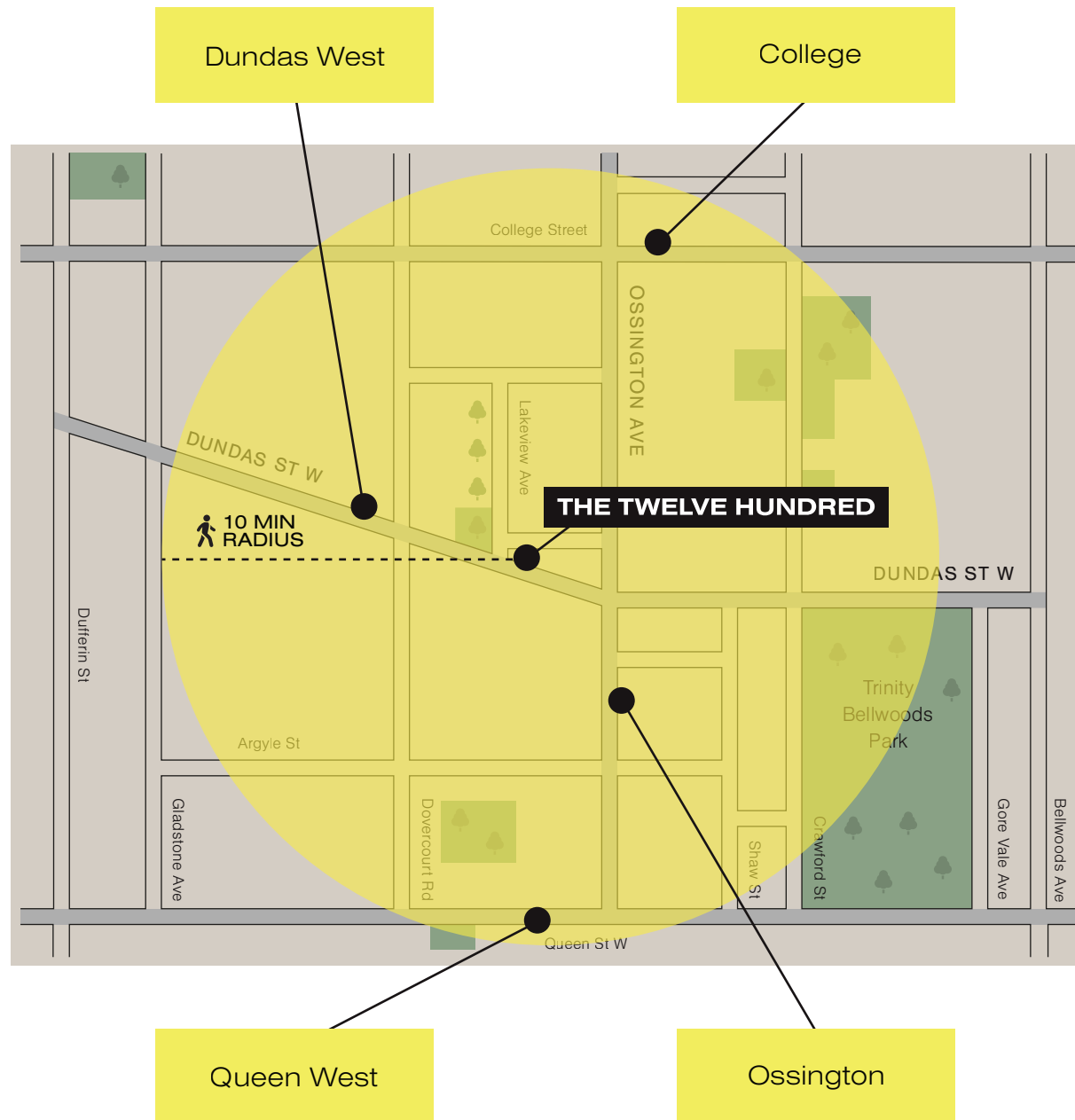
# Ossington & Dundas

Yardsquare  
Real Estate Inc.,  
Brokerage



**SURROUNDED BY THE CITY'S COOLEST STREETS**

Located just steps from Toronto's trendiest bars, restaurants and shops, The Twelve Hundred is a residence designed for life.

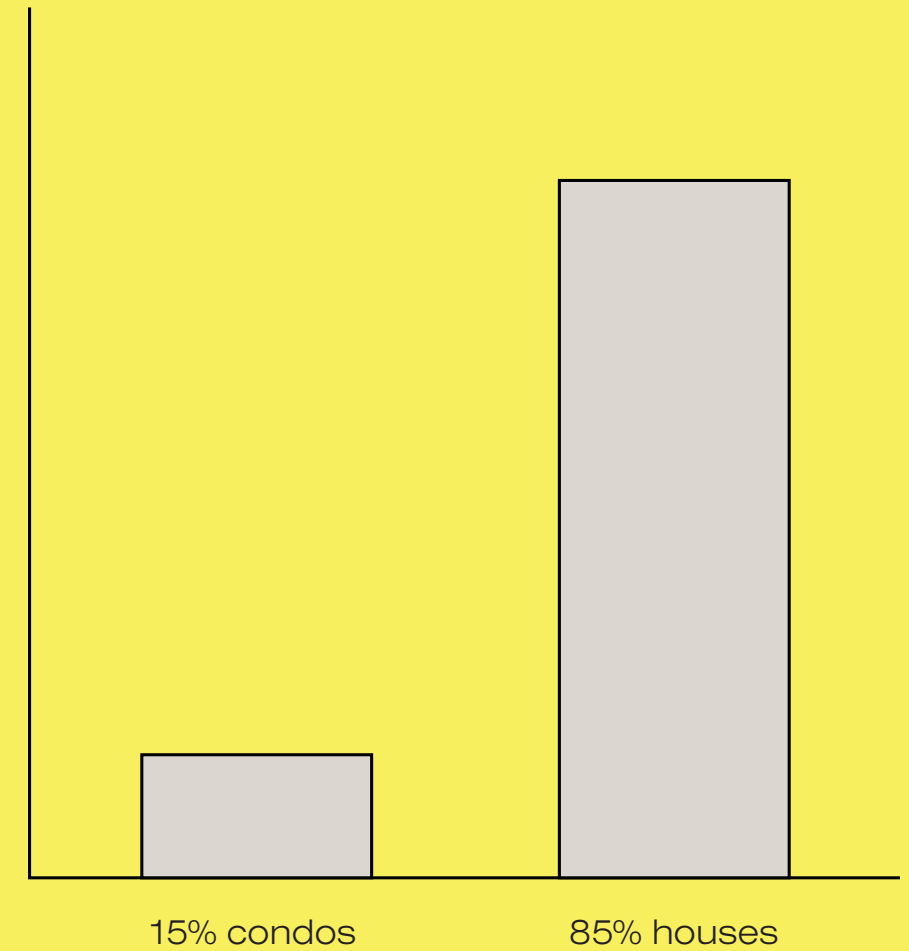


Yasquare  
 Broker/Real Estate Inc.

**A RARE OPPORTUNITY**

- 20 times less supply than Liberty Village and Queen West
- 34 times less supply than CityPlace and King West
- 50 times less supply than the downtown core

**NEIGHBOURHOOD MARKET SHARE**





**FIRST CONDO LAUNCH IN A DECADE**

No mid or high-rise developments within a 1km radius in the past 7 years, and none in the coming 5.



**UNBEATABLE PRICING**

Own a piece of this incredible neighbourhood at entry-level prices.

**AVERAGE SELLING PRICE AT OSSINGTON AND DUNDAS**

CITY LIVING IN THE PERFECT SETTING

Close to the action and steps away from some of the most celebrated restaurants in the city, The Twelve Hundred is the place to be. It's a neighbourhood with an evolving history and vibrant character. A mix of bustling urban activity centred on Dundas Street and tree-lined serenity along Lakeview Avenue, it offers the best of both worlds in the world's best city.

Perfectly positioned in the centre of Toronto's most notable streets, you're around the corner from Ossington's trendy boutiques and restaurants, down the street from a thriving nightlife scene in Dundas West and just a short walk to fashionable West Queen West or the diverse culinary attractions of College West and Little Italy. Along with the proximity to Trinity Bellwoods Park and its famous cherry blossoms, farmers' market, tennis courts and more, it's a location that truly has it all.

Neighbourhood

St. Claire Real Estate Inc., Brokerage



Steps to Trinity Bellwoods - ranked among Toronto's top 10 best neighbourhoods

Clockwise from left

Stephen Bulger Gallery  
Street Art  
Trinity Bellwoods Park  
VSP Consignment



### WITHIN A 10 MIN WALK

#### RESTAURANTS & BARS

1. La Banane
2. Paris Paris
3. Imanishi Japanese Kitchen
4. Superpoint
5. Côte De Boeuf
6. Soos
7. Mamakas Taverna
8. Foxley
9. Communist's Daughter
10. Bar Fancy
11. Cocktail Bar
12. Mahjong Bar
13. Bellwoods Brewery
14. Get Well
15. The Dakota Tavern
16. Sweaty Betty's
17. Gift Shop
18. Bar Poet
19. The Caledonian
20. Folly Brewpub
21. Starving Artist
22. Bar Isabel
23. Giulietta

#### CAFES & BAKERIES

24. Pilot Coffee Roasters
25. Sam James Coffee Bar OZ

26. Tucana Coffee
27. The Good Neighbour Espresso Bar
28. Bang Bang Ice Cream & Bakery
29. Forno Cultura
30. Jimmy's Coffee
31. The Night Baker

#### GROCERY STORES

32. Fresh City Farms
33. Unboxed Market

#### SERVICES

34. TD Canada Trust Branch and ATM
35. BMO Bank of Montreal
36. CIBC Branch with ATM
37. RBC Royal Bank ATM
38. Parlour Salon Ossington
39. Barber & Co
40. Lust For Lashes
41. Bellwoods Tattoo
42. Scoot Ink
43. Krav Maga Toronto Fight & Fitness
44. Yogaspace
45. Academy of Lions
46. Ride Cycle Club
47. Unleashed in the City
48. F45 Training Ossington

#### SHOPPING

49. The Dog Bowl
50. LCBO
51. VSP Consignment
52. Easy Tiger Goods
53. BYOB Cocktail Emporium
54. I Miss You Vintage Inc.
55. Peace Collective
56. The Latest Scoop Ossington
57. Reigning Champ
58. Penny Arcade Vintage
59. Stylegarage
60. Saudade
61. Rotate This

#### ARTS & ENTERTAINMENT

62. Stephen Bulger Gallery
63. Lower Ossington Theatre
64. MKG127

#### PARKS

65. Trinity Bellwoods Park

#### TRANSIT

- 505 Bus
- 63A/63B Bus
- 63 Bus
- 306/506 Streetcar
- 301/501 Streetcar

### Neighbourhood

### WITHIN THE SURROUNDING AREA

#### RESTAURANTS & BARS

- Terroni (17 min walk)

#### GROCERY STORES

- Good Rebel (13 min walk)
- FreshCo (14 min walk)

#### SERVICES

- Naked Beauty Bar (12 min walk)
- Queen West Animal Hospital (14 min walk)

#### SHOPPING

- OVO Toronto Flagship (11 min walk)
- Province Apothecary (13 min walk)
- Aesop Queen Street West (13 min walk)
- Type Books (14 min walk)
- Timmie Doggie Outfitters (15 min walk)
- DECIEM The Abnormal Beauty Company (15 min walk)
- Anthropologie (18 min walk)
- Frank And Oak (20 min walk)
- CF Toronto Eaton Centre (22 min bus ride)

#### CAFES & BAKERIES

- Nadège Patisserie (14 min walk)

#### ARTS & ENTERTAINMENT

- Lula Lounge (13 min walk)
- The Drake Hotel (13 min walk)
- Gladstone Hotel (16 min walk)
- Art Gallery of Ontario (14 min bus ride)
- Museum of Contemporary Art Toronto Canada (18 min bus ride)
- Cineplex Cinemas (22 min bus ride)





A French traditional style butcher shop during the day transforms into a wine bar at night.

Clockwise from left

Museum of Contemporary Art  
Cote De Boeuf  
Type Books



The Drake Hotel is known for its live bands, vintage stereos, rotating art collection and vivid murals.



Clockwise from left

The Drake Hotel  
Province Apothecary  
Tucana Coffee



Enjoy 5 out of 15 best new restaurants is within a 10 min walk.



Clockwise from left

- Bellwoods Brewery Patio
- Paris Paris
- Superpoint
- Bellwoods Brewery Taproom



10 minutes to Queen West, one of Toronto's Top 5 neighbourhoods to check out

From left

- Lula Lounge
- Rotate This
- Easy Tiger

**A RESIDENCE THAT SPEAKS FOR ITSELF.  
AMENITIES THAT SPEAK VOLUMES.**

An intimate community begins with an elegant lobby. Opening to a residents' lounge and co-working space, it's an inspiring setting to meet your neighbours, wait for your ride, grab a coffee and cross some items off your to-do list. Expecting a package? You can pick it up in the dedicated parcel room. Looking to pick up the pace? You'll find a state-of-the-art fitness studio on the ground floor. Catch your breath and enjoy scenic views of the city and lush, tree-lined parks on the outdoor rooftop, featuring an indoor and outdoor event space. Grill up something great on the barbecue and dine al fresco with plenty of room to sit and savour the moment. Or take in the view as you take care of business in one of the private rooftop conference rooms.

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1 Virtual Concierge

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2 Lounge and Co-working Space

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2 Parcel Locker Room

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4 Fitness Studio

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5 Rooftop Party Room & Dining

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6 Private rooftop Zoom Rooms

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# Building Amenities



**MODERN HOMES GROUNDED IN HISTORY**

With a diverse mix of Old World and new, the interiors at The Twelve Hundred infuse the history of the neighbourhood into a modern aesthetic that is both bold and sophisticated. Focusing on creating spaces that feel authentic and crafted, Figure3 drew inspiration from eclectic design and the handmade quality imbued in vintage pieces. The result is a modern home that is grounded in history, and a residence that impresses at every turn.

Suite  
Design



# Fieldgate Urban

Developer

**FIGUR3**

Interior Designer



Architect



Sales

# The Team





# **THE TWELVE HUNDRED**

OSSINGTON/DUNDAS

Real Estate Inc.,  
Brokerage