



STATION No. 3



A NEW OPPORTUNITY TO LIVE AT THE FOUR CORNERS



Welcome to Station No. 3, a boutique urban condominium featuring modern suites, packed with amenities and convenient retail in Downtown Whitby's bustling Four Corners District. Here, at the epicentre of exciting restaurants and shops, Station No. 3 offers suites curated with premium features and finishes, providing homes of lasting beauty and convenience. Station No. 3 is your opportunity to experience suburban living, redefined.



URBAN LIVING MEETS SMALL TOWN CHARM



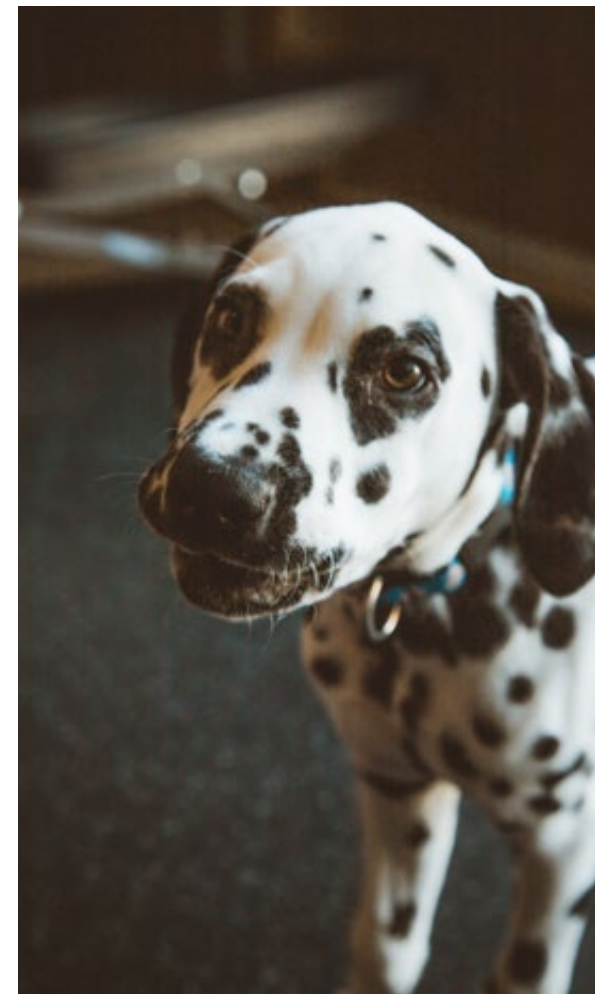
Local lover?
Cool commuter?
Whatever your station in life, we've got you covered. This spectacular new community of condos in Whitby offers residents a location with easy access to the 401, 412 and the Whitby GO Station, not to mention all the local shops, cafés, and restaurants just steps away. Spend less time doing chores and more time enjoying onsite amenities, a strong sense of community and a worry-free, low maintenance lifestyle at Station No. 3.



A STORIED PAST A GLORIOUS FUTURE

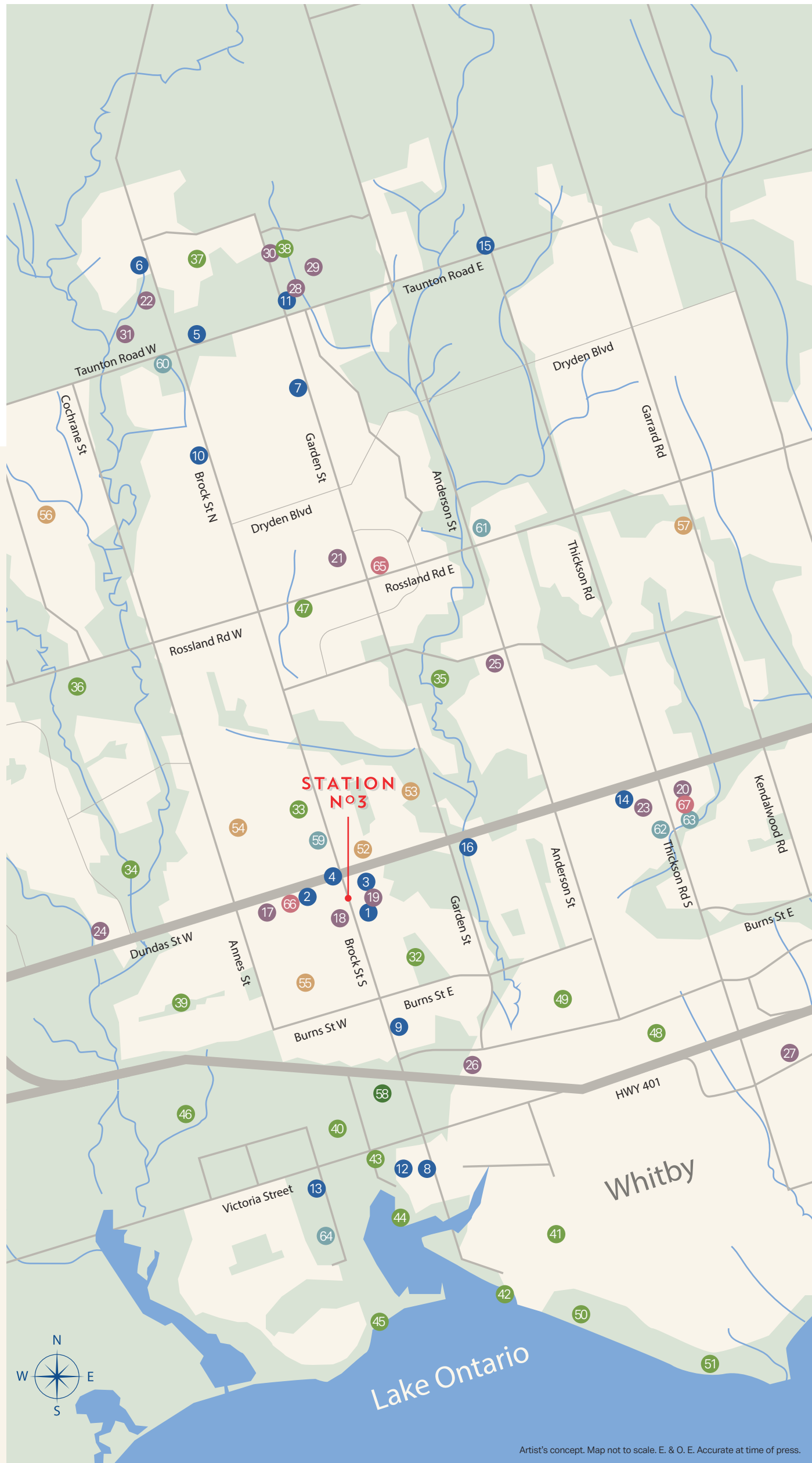


For 40 years, Station No. 3 was an active fire hall serving Whitby. Back in the day, it gave the people of Whitby professional fire services provided by local pros dedicated to keeping its citizens safe. When it closed in 2004, it became the site of Whitby's Farmer's Market, where, for over a decade, locals would convene every Saturday morning over farm-fresh produce, local foods, and familiar friends. Nearly ten years later, the vision for Station No. 3 has been reimagined once again. Here, in a contemporary condominium community, people will be brought together to share beautiful spaces and a sense of community in the heart of the city.



Station No. 3 has a rich and storied past, with three buildings that originally formed Downtown Whitby's vibrant commercial centre.

Today, it will be the centrepiece of Downtown Whitby's regeneration, as it becomes a vibrant and beautiful master-planned community of condominiums and retail shops at street level, paying tribute to its roots as the heart of the downtown core.



Artist's concept. Map not to scale. E. & O. E. Accurate at time of press.

WHITBY ROCKS

WHITBY IS THE
PERFECT PLACE
FOR ACTIVE FAMILIES

With more than 125 parks, 950 acres of parkland, 1,000 acres of open spaces and beaches and 60 kilometers of trails, this is where families can really get moving outside. Numerous sports facilities offer organized recreation as well as basketball, tennis, skating, and more. Plus, Whitby has over 200 restaurants and bars to enjoy, for whatever your mood.



Restaurants

1. Pizza Cuisine
2. Caldense Bakery
3. Hops House Bar & Grill
4. The Food And Art Cafe
5. Boston Pizza
6. East Side Mario's
7. A Tavola Bistro
8. The Lake Grill
9. Greek Tycoon Restaurant
10. Bella Notte Ristorante
11. Panera Bread
12. Town Brewery
13. The Royal Oak - Whitby Shores
14. Coffee Culture Cafe & Eatery
15. Starbucks
16. Crave Doughnuts

Shopping

17. Giant Tiger
18. FreshCo
19. LCBO
20. Whitby Mall
21. Shoppers Drug Mart
22. Walmart Supercentre
23. Metro
24. No Frills
25. Foodland
26. Canadian Tire
27. Thickson Ridge Power Centre
28. Taunton Gardens
29. HomeSense
30. Farm Boy
31. Real Canadian Superstore

Parks & Recreation

32. Peel Park
33. Kinsmen Park
34. D'Hillier Park
35. Pringle Creek Park
36. Whitby Dome
37. McKinney Centre
38. LA Fitness
39. Central Park
40. Iroquois Park Sports Centre
41. Sky Zone Trampoline Park
42. Rotary Sunrise Lake Park
43. Victoria Fields
44. Port Whitby Marina
45. Iroquois Beach
46. Off-Leash Dog Park
47. Whitby Civic Recreation Complex
48. Whitby Entertainment Centrum
49. Consumers Soccer Field
50. Kiwanis Heydenshore Park
51. Ronald C. Deeth Park
52. Learning Tree - Montessori
53. Julie Payette Public School
54. E.A. Fairman Public School
55. Henry Street High School
56. Saint Luke the Evangelist Catholic School
57. Saint Paul Catholic School

Transportation

58. Whitby GO

Healthcare

59. Whitby Clinic
60. Whitby Medical Walk-In Clinic
61. CAREforYOU Medical Centre
62. MCI The Doctor's Office
63. Whitby Urgent Care
64. Lakeridge Health Whitby

Services

65. RBC Royal Bank
66. Scotiabank
67. BMO Bank of Montreal

EAT, DRINK, AND BE MERRY

With many restaurants in Whitby's Downtown core, there's no shortage of choices for urban foodies. From pizza and pubs to deli and fine dining, every cuisine is represented in a variety of restaurants, cafés, and bars that are sure to please every palate.



SHOP LOCAL



Whitby offers the perfect balance between local shops and big-box stores. In Downtown Whitby alone, there are over 450 businesses, including charming boutiques within an easy walk of Station No. 3.



HIKE, BIKE, RUN, PLAY, OR SAIL

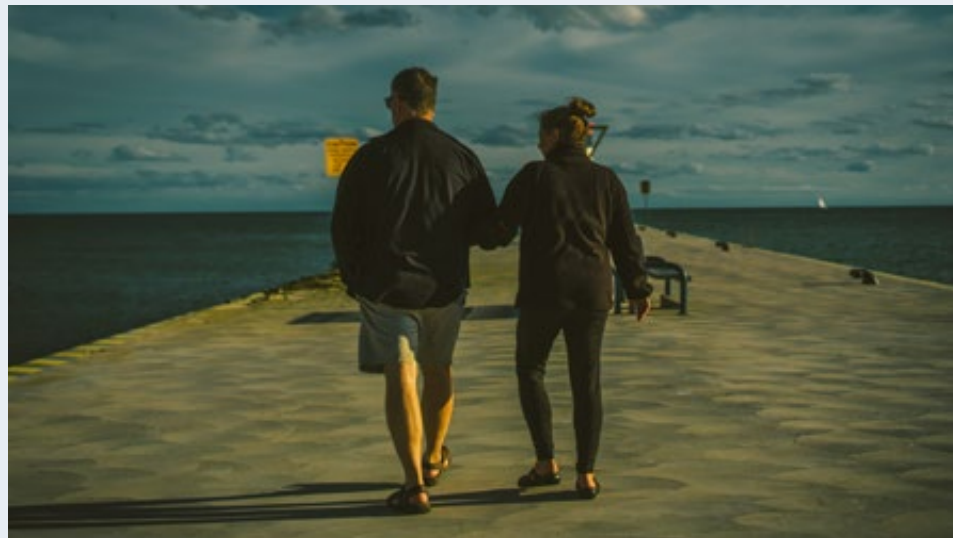
WHATEVER
YOUR PLEASURE,
WHITBY HAS A
PLACE FOR IT



The Town of Whitby has over 125 beautiful parks for you to explore with a variety of features, including sports fields, tennis courts, skateboard parks, trails, playgrounds, splash pads, beaches, picnic areas, off-leash dog parks, and more.



THE WATERFRONT



WALK TO THE WATER

From Station No. 3, you can walk, bike, or drive to Whitby's beautiful waterfront. With the waterfront so close, you can enjoy the boardwalk, marina, the Rotary Sunrise Lake Park, the Kiwanis Heydenshore Park or the Ronald C. Deeth Park where you can swim, have a picnic, play and enjoy the magnificent lakefront.



ARCHITECTURALLY CONNECTED TO THE NEIGHBOURHOOD

STATION No 3 CONDOS
DOWNTOWN WHITBY



Rendering is artist's concept. Materials and specifications are subject to change without notice. See Community Ambassador for details. E & O. E.

Anchored by convenient ground-level retail, Station No. 3 is designed to maximize space and light: oversized windows, punched out balconies and stepped back suites on upper floors ensure a strong relationship between indoors and out. The liberal use of glass contrasts with the brick and precast to create a lovely, artistic tension between traditional and contemporary.

THE BUILDING AMENITIES



What could be more convenient than having a slew of lifestyle amenities right at your front door? Street-level retail and services combined with a roster of building amenities designed to promote social connection, fitness, and fun. The party room comes equipped with a kitchen and bar, making it ideal for hosting events. In the nice weather, the adjoining terrace provides extra room and more possibilities for great entertaining. The courtyard offers a lovely zen-like area to relax, enjoy a coffee or connect with friends. The state-of-the-art gym and yoga studio allow you to get in that quick sweat session without leaving home. And for your best furry friend, a convenient pet spa gives you the chance to wash them off before coming home.



Lobby – A tastefully appointed, welcoming space will greet you and your guests in beautiful style.

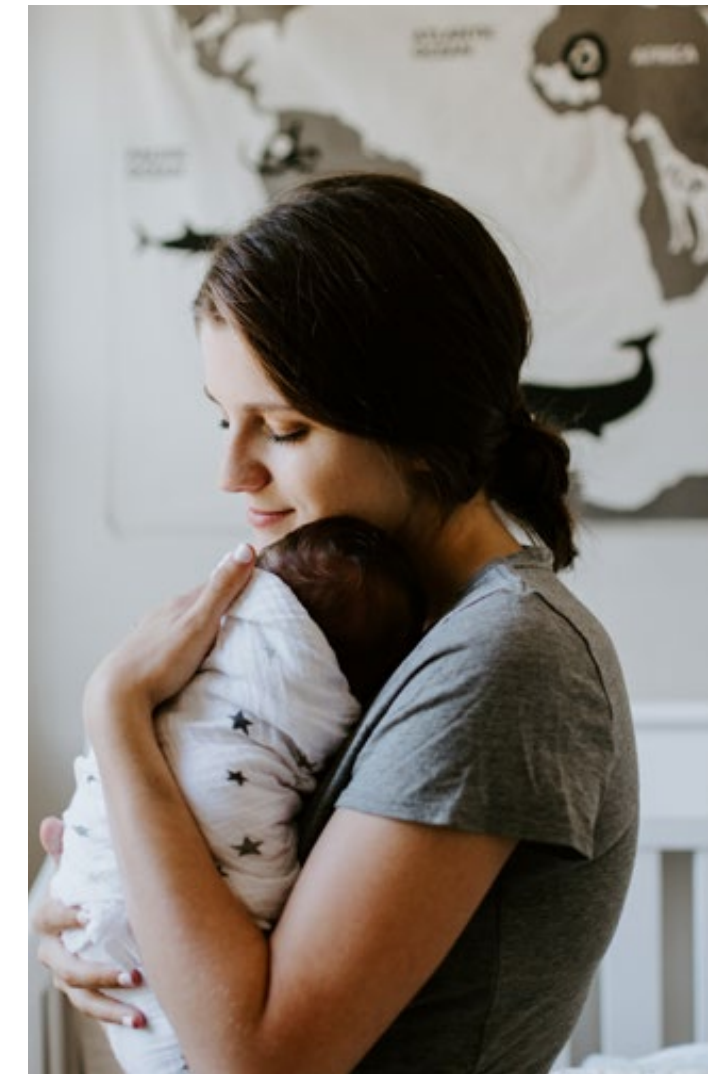


Gym & Yoga Studio – From heart-pumping workouts to Yoga stretches to weight training, your fitness centre facilitates getting and staying in shape with state-of-the-art equipment and a delightful surrounding.



Terrace – Enjoy the views from the terrace; the perfect place to entertain or simply unwind with friends.

EVERY DETAIL OF THE SUITES AT STATION NO. 3 IS THOUGHTFULLY AND CAREFULLY DESIGNED TO PROVIDE LUXURY AND CONVENIENCE.



Thoughtfully designed to maximize space and light, the suites at Station No. 3 provide exceptional flow to create an ideal space for living. Suites are beautifully finished with the very latest features, ensuring high quality and longevity for years to come.

THE SUITES





Primary Bedroom – A bastion of privacy, the Primary Bedroom heralds spacious design with convenient layouts for furnishings.



Chef Style Kitchen – The perfect place to create gourmet fare. This well-proportioned space features the ultimate in style and appointments.



Living – Open-concept, bright and inspiring, the living spaces at Station No. 3 are designed to maximize space and light.

Rendering is artist's concept and illustrates both included and upgraded finishes. Features are subject to change without notice, as per applicable plan. Some features not representative of inclusions. See Quality Appointments for included details. E. & O. E.

SMART TECHNOLOGY AT YOUR FINGERTIPS



STATION No. 3 CONDOS
DOWNTOWN WHIRBY



BROOKFIELD RESIDENTIAL'S MYCOMMAND IS A PACKAGE OF SMART INNOVATIONS THAT INFUSES TECHNOLOGY INTO YOUR HOME AT STATION NO. 3, ADDING JOY, CONVENIENCE, AND ENERGY EFFICIENCY.

Manage your home's functions with your Suite Wall Pad or your mobile app. From temperature control to building and home access, myCommand brings the latest technology for you to enjoy your home when you're there and know that everything is safe when you're away.

SUITE WALL PAD

Master control for all your Smart Home features for easy-to-use convenience.

LOBBY PHONE

Easily communicate directly with guests and concierge.

MOBILE APP

Access all security and Smart Home functions from your smartphone for the ultimate convenience.

INTEGRATED BUILDING SECURITY

State-of-the-art security features through the building to keep you safe and secure.

TEMPERATURE CONTROLS

Control your thermostat from anywhere in the world from your mobile app.

KEYLESS DOOR ENTRY

Allow temporary access for anyone you want to gain entry, making keys a thing of the past.

myCommand Smart Home products are offered in partnership with SmartONE Solutions Inc. Some features subject to availability and compatibility of other service providers. Additional products and features may be added or removed, subject to additional fees. See Schedule B1 for list of full home inclusions. Terms and conditions apply. Please see a Community Ambassador for more details. E. & O. E.

DISCOVER THE BEST PLACES TO CALL HOME

COMMITTED TO
AWARD-WINNING
CUSTOMER CARE
SINCE 1956

Brookfield Residential

From the development of award-winning, master-planned communities for over 65 years to the design and construction of quality homes, Brookfield Residential is committed to cultivating exceptional life experiences for every homeowner.

Brookfield Residential is proud to continue this tradition at Station No. 3, creating lasting communities that are thoughtfully designed and provide comfort with a sense of place for years to come.



J.D. POWER
AND ASSOCIATES



CANADIAN HOME BUILDERS'
ASSOCIATION EXCELLENCE AWARD



GTA LOW-RISE BUILDER
OF THE YEAR



DURHAM BUILDER
OF THE YEAR



ONTARIO BUILDER
OF THE YEAR



TARION BUILDER
OF THE YEAR



Brookfield
Residential

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