

A Moment in Time
on the Lakeshore.

exhale



exhale

RESIDENCES ON LAKESHORE



Exhale on Lakeshore Road is
where the stresses of your
day transition to a lifestyle
that you deserve.

A Moment in Time on the Lakeshore

A Community That's Connected, Inclusive and Active

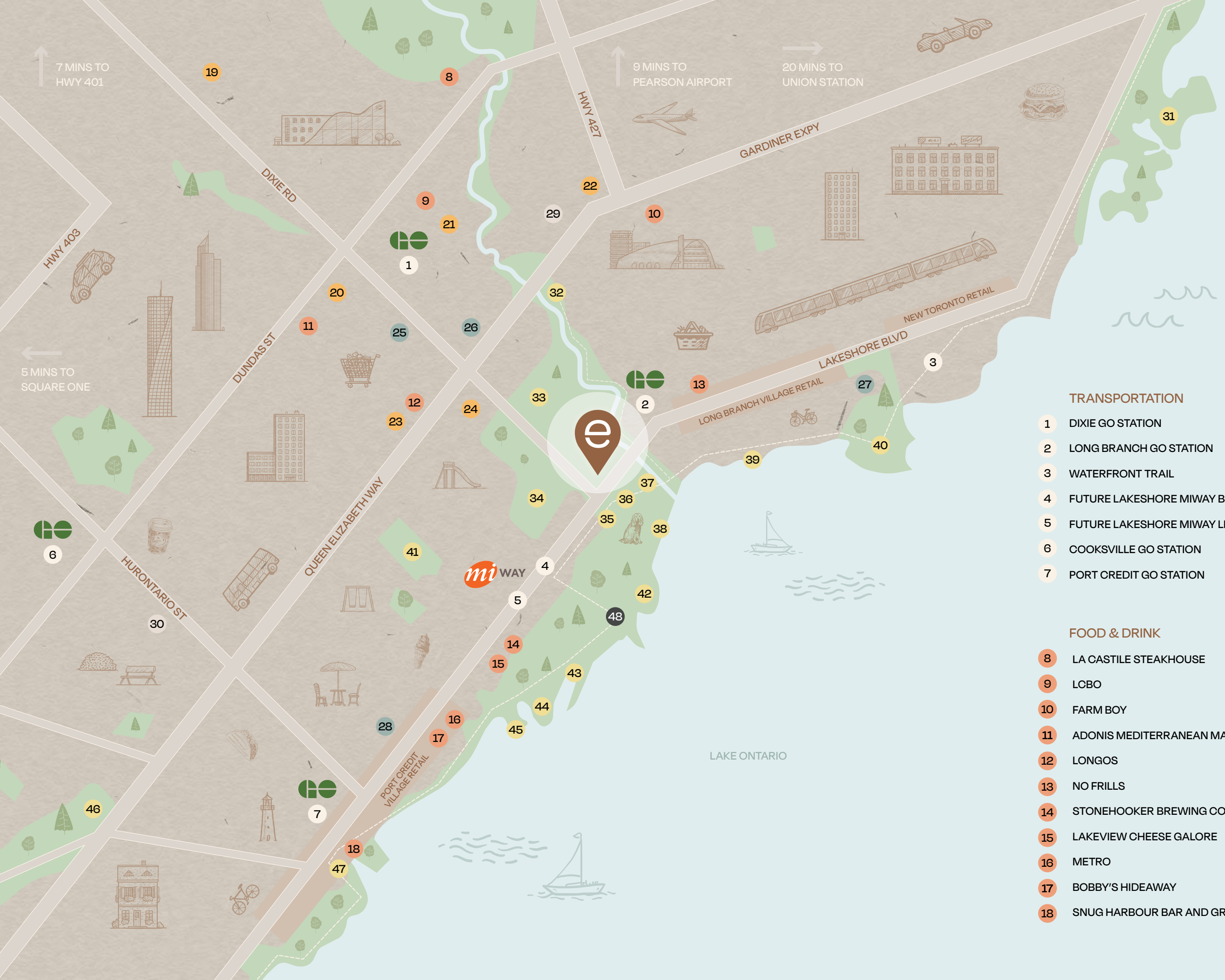
Exhale is where life takes on new meaning. It's where a convenient location and the ideal compendium of building amenities combine to create a lifestyle that inspires and motivates. Here, at Lakeshore Road East and Dixie in Mississauga, across from the lake and magnificent green space, you'll find the perfect place to exhale.





A New Level of Luxury on the Lakeshore

Directly across the street from Lakeshore Park and just a few minutes walk to Marie Curtis Park, you'll discover the perfect escape from the stresses of your daily life. Walk your dog, run the trail, stroll to the water's edge. And it's all just moments from your door at Exhale.



Area Amenities

TRANSPORTATION

- 1 DIXIE GO STATION
- 2 LONG BRANCH GO STATION
- 3 WATERFRONT TRAIL
- 4 FUTURE LAKESHORE MIWAY BRT
- 5 FUTURE LAKESHORE MIWAY LRT
- 6 COOKSVILLE GO STATION
- 7 PORT CREDIT GO STATION

FOOD & DRINK

- 8 LA CASTILE STEAKHOUSE
- 9 LOBO
- 10 FARM BOY
- 11 ADONIS MEDITERRANEAN MARKET
- 12 LONGOS
- 13 NO FRILLS
- 14 STONEHOOKER BREWING COMPANY
- 15 LAKEVIEW CHEESE GALORE
- 16 METRO
- 17 BOBBY'S HIDEAWAY
- 18 SNUG HARBOUR BAR AND GRILL

SHOPPING

- 19 ROCKWOOD MALL
- 20 CANADIAN TIRE
- 21 COSTCO
- 22 SHERWAY GARDENS
- 23 APPLEWOOD VILLAGE PLAZA
- 24 DIXIE OUTLET MALL

SCHOOLS

- 25 ST. EDMUND SCHOOL
- 26 ISNA ELEMENTARY
- 27 HUMBER COLLEGE
- 28 MENTOR COLLEGE

HEALTHCARE

- 29 TRILLIUM HEALTH PARTNERS - QUEENSWAY
- 30 TRILLIUM HEALTH PARTNERS - MISSISSAUGA

PARKS & RECREATION

- 31 HUMBER BAY PARK
- 32 ETOBICOKE CREEK TRAIL
- 32 TORONTO GOLF CLUB
- 34 LAKEVIEW GOLF COURSE
- 35 SMALL ARMS INSPECTION BUILDING
- 36 LAKESHORE PARK
- 37 MARIE CURTIS DOG PARK
- 38 MARIE CURTIS PARK
- 39 LONG BRANCH PARK
- 40 COLONEL SAMUEL SMITH PARK
- 41 CAWTHRA PARK
- 42 JIM TOVEY LAKEVIEW CONSERVATION
- 43 PORT CREDIT YACHT CLUB
- 44 LAKEFRONT PROMENADE PARK
- 45 RK MCMILLAN PARK AND TRAILS
- 46 MISSISSAUGUA GOLF CLUB
- 47 PORT CREDIT LIGHTHOUSE

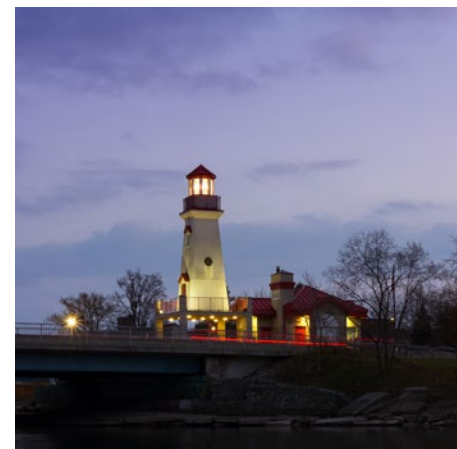
DEVELOPMENT

- 48 LAKEVIEW VILLAGE

Vibrant Port Credit is Just Down the Street!

Exhale is just 8 minutes from downtown Port Credit, where you'll experience the charm and entertainment of a lakeside community that has become a haven for restaurants and lakeside enjoyment. Whether you walk, bike, drive, or transit to the main street, you'll discover the ultimate destination for shopping, dining, culture, and entertainment—considered to be the GTA's hidden gem!

Indulge at a number of restaurants and cafes, discover unique shops and services, all while enjoying breathtaking views of Lake Ontario. The picturesque surroundings of the village is a refreshing escape from your busy work day—and it's just moments away from Exhale!





AREA AMENITIES

Marie Curtis Park

Living at Exhale puts you front and centre of Mississauga's east Lakeshore, brimming with parks, waterfront, and convenient amenities. It is here, a short stroll from your door, that you can access Marie Curtis Park.

Marie Curtis Park features the Etobicoke Creek Trail, the Waterfront Trail and one of Toronto's nicest beaches. The park has a full playground and a splashpad, volleyball courts, an off leash dog park, and is surrounded by beautiful green space and shady trees. There are plenty of picnic tables available, with some great spots for fishing.

- 1. Biking the Waterfront Trail
- 2. Rowing Etobicoke Creek
- 3. A beach at Marie Curtis Park



AREA AMENITIES

Get into the Swing of it!

With two gorgeous golf courses just a 3-iron away, you can be on the green in minutes when you live at Exhale. There are also a number of great golf courses close to Exhale in Etobicoke—such as Lampton and St. Georges—making Exhale a golfer's paradise.



TORONTO GOLF CLUB
 The Toronto Golf Club was established in 1876 and is the third oldest golf club in North America. It has hosted the Canadian Open five times and the Canadian Amateur Championship nine times, more than any other club. Best of all, it's only a 2-minute drive from Exhale!



LAKEVIEW GOLF COURSE
 One of the most mature and picturesque golf courses in the GTA, Lakeview is located south of the QEW, just minutes from Exhale. Keeping with tradition, Lakeview remains true to the beautiful Herbert Strong-designed parkland-style course layout, featuring large sloping greens with subtle breaks that offer incredible challenges and fun. Described as one of southern Ontario's "hidden gems", Lakeview Golf Course is a two-time host to the Canadian Open and designated as an Ontario Heritage site.



Delicious Dining!

Enjoy one of the many indie restaurants that line Lakeshore Road.

VIA CIBO
3785 Lake Shore Blvd. W.
Elegant Italian dining is just a kilometer away!

850 DEGREES PIZZERIA
3785 Lake Shore Blvd. W.
You'll love this hot spot for wood-fired pizza.



THE EMPANADA COMPANY
122 Fortieth Street
Delightful Latin American cuisine – with the best empanadas for takeout in Toronto!

THAI BARN NA'
256 Brown's Line
Just 5 minutes away enjoy authentic Thai cuisine that's rated 5-stars!





AREA AMENITIES

Convenient Shopping!

Shopping is easy! It's all about convenience when you live at Exhale. Here are some of the local spots that will make your shopping life a breeze!

OF SHERWAY GARDENS

25 The West Mall, Etobicoke

An extraordinary fashion mall that has all the name brands and designer super stores you could want! Located just 6 minutes by car from Exhale, this is a shopping experience you will love!

SQUARE ONE

100 City Centre Dr., Mississauga

Square One is the largest shopping centre in Ontario and the second largest shopping centre in Canada, after the West Edmonton Mall. It has over 2,200,000 square feet (200,000 m2) of retail space, with more than 360 stores and services.

PORT CREDIT VILLAGE

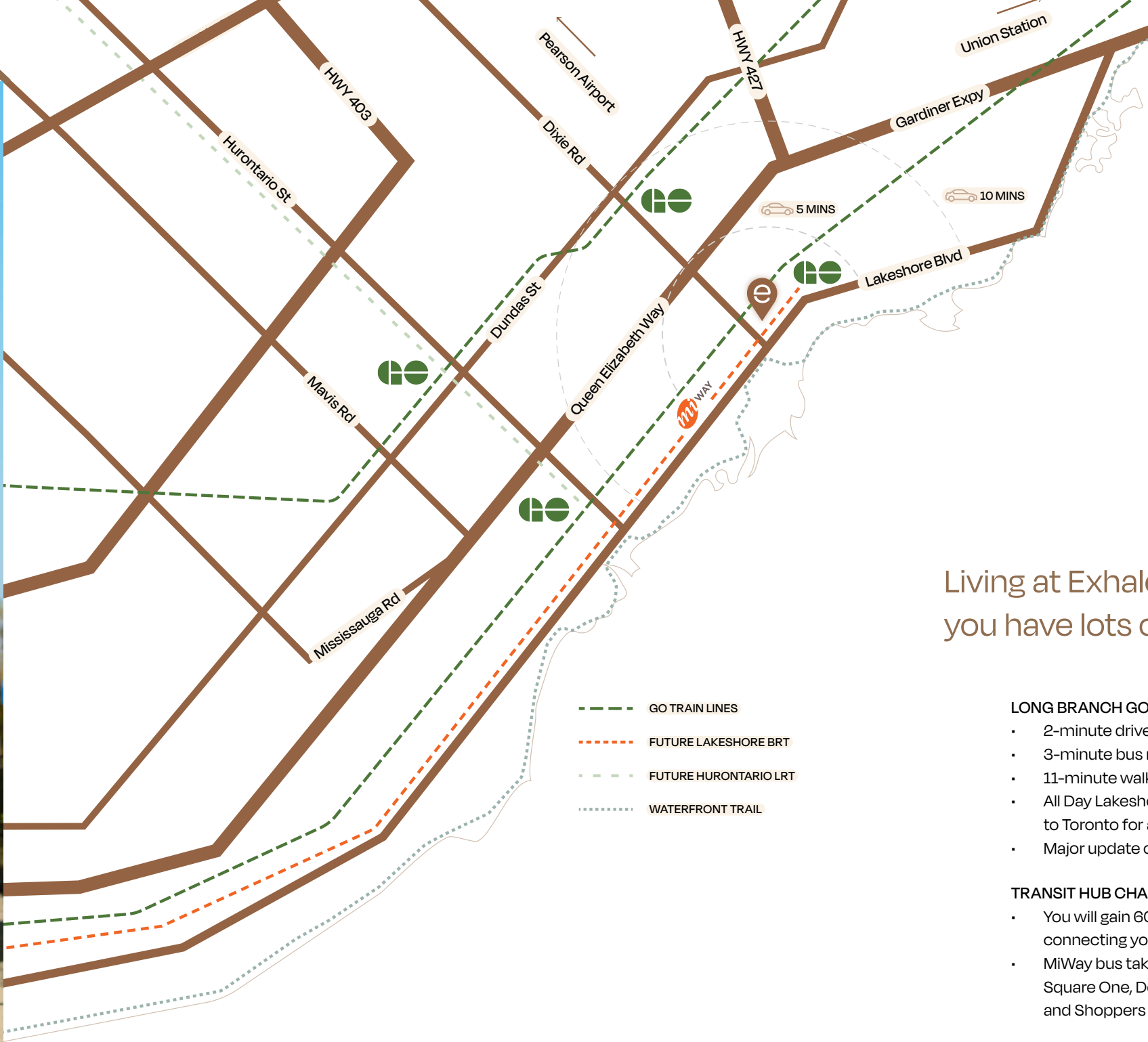
Located on the edge of Mississauga's waterfront, Port Credit Village is the ultimate destination for people seeking a charming and chic place to unwind. Discover a wonderful array of over 400 retail shops, boutiques, and services, exceptional dining and entertainment venues nestled along the lake.

DIXIE OUTLET MALL

1250 S. Service Rd., Mississauga

Just 3 minutes away by car, this is a truly fun shopping experience. Enjoy discounted name brand labels and all kinds of bargains in one of Canada's largest enclosed indoor outlet malls.





Living at Exhale means
you have lots of options.

LONG BRANCH GO STATION BENEFITS

- 2-minute drive from Exhale
- 3-minute bus ride from Exhale
- 11-minute walk from Exhale
- All Day Lakeshore Road East Line links to Toronto for a faster commute
- Major update over the next 10 years

TRANSIT HUB CHANNELS

- You will gain 60% more travel time, connecting you to Toronto faster
- MiWay bus takes you to Port Credit, Square One, Downtown Mississauga and Shoppers World

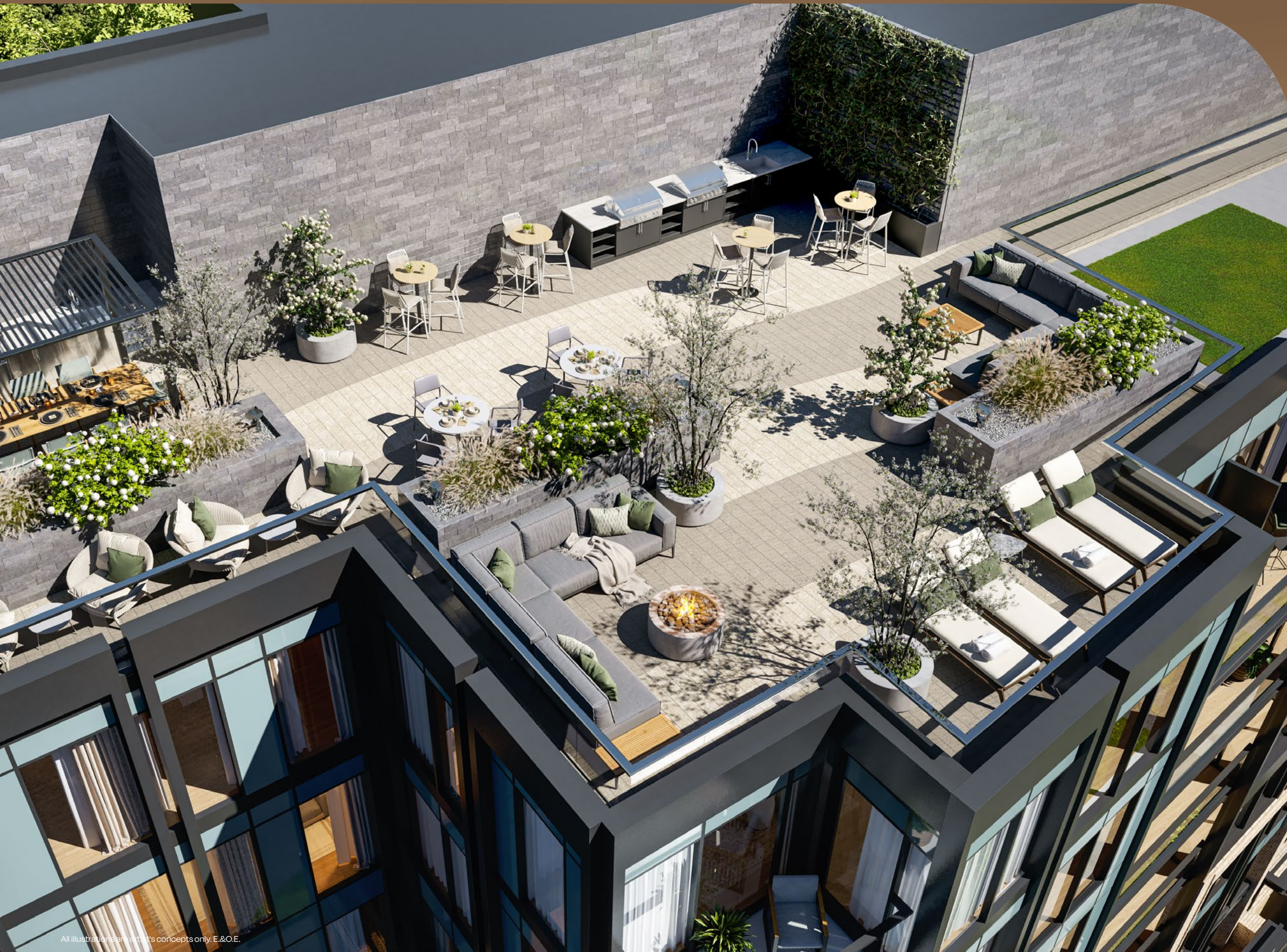
HIGHWAYS

- 5-minute drive to the QEW
- 6-minute drive to HWY 427
- 10-minute drive to HWY 401
- 17-minute drive to HWY 403
- 22-minute drive to HWY 407

BIKE IT

- Connect to a series of trails and dedicated bike paths along the waterfront all the way to Etobicoke in the west and Toronto's beaches in the east.

Your Commute Just Got Easier



Exhale is a handsome, eleven-storey building, rising majestically from a double height ground floor featuring an elegant lobby and street level retail. A four-storey podium supports oversize terraces on the fourth level while contemporary pre-cast and glass, the predominant building language, creates the overall impression of modern, cutting-edge design.

Just Live. Just Breathe. Just Be.

The amenities at Exhale have been designed to create a life experience imbued with relaxation, social connection, and fitness.



- 1. Meditate on the rooftop terrace
- 2. Kid around in the playroom
- 3. Entertain in the party room





Ground Floor Amenities



LOBBY

From the moment you and your guests enter Exhale's lobby, you will be surrounded by life-affirming design that welcomes you like a warm hug. Luxuriously appointed furnishings provide the ideal atmosphere to lounge and relax within a setting that is pure luxe all the way.

PARTY ROOM

The ideal place to entertain friends and family with beautiful lake views and the convenience of a working kitchen with all the trimmings!





GYM

Exhale's meticulously designed Fitness Centre offers the very latest in cardio and weight-training equipment. You'll be inspired and motivated by the fresh surroundings, the natural light, and the opportunity to work out in a setting that stresses mindfulness and individual accomplishment.



PLAYROOM

This bright, kid-friendly space is a great place for the children to climb, play, imagine and enjoy the company of neighbours and friends.



All illustrations are artist's concepts only. E.&O.E.

EXTERIOR GROUND LEVEL GREEN SPACE

An ideal place to begin your outdoor experience, Exhale provides a lushly landscaped greenspace at ground level. Ideal for a coffee outside, walking the dog and tossing a ball around. This is space that is there for residents of Exhale to enjoy.



ROOFTOP TERRACE

Revel in the magnificent views from the rooftop terrace; a stunning outdoor space outfitted with comfortable seating, BBQs and the opportunity to meet with friends and neighbours.



Suites That Have It All!

The suites at Exhale reflect careful planning and design to ensure the ultimate in flow and convenience. Every suite is a testament to superior design; where the Zen of living is embraced in suites that maximize light and space.

KITCHEN &
LIVING ROOM

Beautiful open-concept design provides excellent flexibility for everyday living and for entertaining. The gourmet-inspired kitchen makes it easy to turn on your inner chef.

ENSUITE BATHROOM

An oasis of luxury within a stunning environment that features the ultimate in fixtures and cabinetry, the ensuite bathroom is a testament to contemporary design and comfort.



Features & Finishes

Suite Finishes

- 9' smooth ceilings throughout
- Interior doors, trim and walls painted neutral white throughout
- Laminate flooring from Vendor's standard available packages
- Tile provided in laundry closet
- Contemporary style baseboards and casing
- Private balcony, patio, terrace and/or Juliette balcony, as per applicable plan
- Smoke detectors, carbon monoxide detectors and sprinkler systems as per the Ontario Building Code
- Solid wood core suite entrance door
- Contemporary slab interior doors and hardware, as per Vendor's standard available packages
- White sliding closet doors, as per plan
- Vinyl-coated wire shelving with hanging rail to all closets
- Sliding Patio/Balcony/Terrace Door with insect screen, as per applicable plan

Appliances

- Appliance package including refrigerator, cooktop electric range, built-in wall oven, microwave rangehood with built-in hood fan and dishwasher
- Laundry closet complete with white stacked washer and dryer
- All appliances supplied and installed

Bathrooms

- Designer bathroom vanity cabinets from Vendor's standard available packages
- Stylish quartz countertops from Vendor's standard available packages
- Undermount basin complete with faucet
- Premium floor and wall tile from Vendor's standard available packages, as per applicable plan
- White ceramic toilet
- White bathtub complete with designer selected fixture package
- Shower complete with designer selected fixtures and framed glass enclosure, if applicable as per plan

Kitchen

- Contemporary designer kitchen cabinets with one bank of drawers and full depth upper over fridge
- Designer selected kitchen cabinetry finishes from Vendor's standard available packages
- Soft-close hinges and contemporary designer selected hardware
- Quartz countertops from Vendor's standard available packages
- Designer selected tile backsplash from Vendor's standard available packages
- Undermount stainless steel sink complete with single lever chrome faucet

Electrical/Mechanical

- Two-pipe heating and cooling system with individually controlled thermostat in each suite
- Individual electrical panel with 100 Amp service circuit breakers in every suite
- Individually metered electrical service to each suite
- Individually metered hot and cold water service to each suite
- Designer selected lighting fixture package complete with LED bulbs in select locations, as determined by Vendor
- White "decora style" switches and receptacles throughout
- Pre-wiring for cable TV outlet(s), location determined by Vendor
- Pre-wiring for telephone/data outlet(s), location determined by Vendor

Warranty

- New home warranty protection backed by Tarion Warranty Corporation

The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality than that provided for herein. The determination shall be final and binding. Colour, texture, appearance, etc. of features and finishes installed in the suite may vary from Vendor's samples as a result of normal manufacturing and installation processes. Ceiling heights are approximate and may vary on plans due to location of mechanicals. E. & O.E.



The Team

It takes a strong team to create a masterpiece like Exhale. Meet the people behind this extraordinary condominium.

THE DEVELOPER AND BUILDER

BRIXEN

Brixen was founded on the principles of quality, desire to build whole communities, and the underlying belief that people come first.

Brixen is determined to integrate these values into each project. Brixen's communities are delivered to exceed your expectations and within promised schedules, without sacrificing it's core values.

In just a few short years, Brixen has achieved many goals and in 2022 was nominated as a finalist for BILD's prestigious Home Builder of the Year, Mid/High-Rise award in the company of giants of the industry; a ringing endorsement of the company's meteoric accomplishments.

SALES & MARKETING

IN2ITION REALTY BROKERAGE

In2ition Realty is an innovative real estate brokerage. They work with Builders to understand the specific needs of all buyers to help design and sell projects across the GTA, GGH, Western Canada and the US. In2ition is an award-winning company with a highly experienced and devoted team of astute professionals.

DEVELOPMENT PARTNER

QUEENSGATE

As partners with Brixen on Exhale Residences, Queensgate brings over thirty years of development experience to the project. Queensgate's pursuit of excellence has been evident in a steady stream of successful residential and commercial developments throughout the GTA.

ARCHITECT

architectureunfolded

Architecture Unfolded creates residential spaces that reflect their commitment to innovative and functional design. With over 30 years of experience, this is a team you can count on to deliver excellence at every turn. Their plans for Exhale are a shining example of the very best architectural practices combined with responsible building.

LANDSCAPE ARCHITECT

LANDARTDESIGN landscape architects inc.

The LandArt team is comprised of craftsmen — artists — who are all passionate about the quality of their craft and dedicated to building beautiful custom landscapes. Their work for Exhale is nothing short of breathtaking.

INTERIOR DESIGN

esqape design

Escape Design offers creative solutions that make contemporary spaces thoughtfully relevant.

MARKETING

52 Pick-up Inc.

52 Pick-up is spearheaded by two creative leaders who bring innovation, energy, and intelligence to every project we undertake. Our staff is comprised of top talents in their fields, providing our clients with the very best minds and skills in the industry.



SCAN TO DOWNLOAD
FLOOR PLANS



BRIXEN