



!NSP!RE

MODERN TOWNS

IN'SOHO

Get ready to be inspired

Discover a rare opportunity to own a home in a brand new community in the city. A chance like this is almost unheard of! Brand-new family-sized townhomes in an intimate enclave graced by mature trees. Steps from a scenic park. Don't miss this! Three, four and five-bedroom plans up to 2700 sf. Stargaze from your rooftop deck. Relax in your backyard. Each home offers striking modern architecture with airy, open interiors designed so that space flows. It's the best of modern design by Insoho Development's team of architects and designers. Walk or bike trails next door, take the kids to the playground. Up the street you'll find a library, schools, groceries, restaurants and shopping at Cedarbrae Mall. Commuting's a breeze—it's just minutes to the Eglinton East GO, the 401 and Kingston Road. Sandy white beaches and world-famous Scarborough Bluffs are close by.

Insoho has deep roots building exceptional new home communities in Scarborough and other GTA areas. Most recently, WE26 on Warden was nominated for BILD's best new built community, 2022.

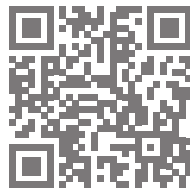
Get ready! Inspire Towns will take your breath away!

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Your vibrant neighbourhood



Google map

Shopping

- Cedarbrae Mall with No Frills, Canadian Tire, Winners
- Walmart Super Centre
- Rio Can Shopping Centre

Groceries

- No Frills in Cedarbrae Mall
- M&M Food Market
- Jian Hing Foodmart
- Afghan Supermarket
- Batala Supermarket
- Metro in Rio Can Shopping Centre
- LCBO
- Beer Store

Bakeries & desserts

- Premium Sweets
- Basir Azizi Bakery

Restaurants

- Prague Restaurant
- Tharavadu Home of Kerala Cuisine
- Tim Choi's Chinese Food
- North Kebab
- Desi Taste

Pharmacies

- Markham-Lawrence Pharmacy
- Shoppers Drug Mart

Healthcare

- Scarborough Health Network
- Cedarbrae Medical Centre
- Cedarbrae Medical Clinic

Cultural

- Cedarbrook Community Centre
- Scarborough Theatre
- Cedar Ridge Creative Centre

Education

- Cedarbrook PS, JK -8
- Cedarbrae Collegiate
- St. Nicholas, JK -8
- University of Toronto Scarborough
- Centennial College Progress Campus

Library

- Cedarbrae Branch

Fun

- Cedar Brook Park
- Scarboro Golf & Country Club
- Scarborough Bluffs & Beach
- Bluffer's Park Marina

Access

- Eglinton GO
- Access to 401
- Access to King's Road

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Lake Ontario



Shop top brands just up the street at Cedarbrae Mall.



Explore the local food scene, it's delicious!



Enjoy Scarborough Bluffs, just 10 minutes away.

where you live



INSPIRE
MODERN TOWNS

- | BIKE TRAILS | TRANSPORTATION |
|---------------------------------------|---------------------------|
| 1 Birkdale Trail - 5.8 km. | GO Train |
| 2 The Meadowway - 16 km | Eglinton LRT |
| 3 Highland Creek Trail - 8.4 km. | LRT/RT proposed extension |
| 4 Rouge Waterfront Park Trail - 9 km. | Subway |
| 5 McCowan District Park Trail - 4 km. | Subway extension |
| | Bike trails |

The city and beyond

Getting anywhere in the city or beyond is easy at Inspire. By car, you have access to major routes like the 401 and Kingston Road. By transit, you're close to Eglinton East GO, frequent buses to the subway and the proposed extensions to the LRT/RT. Or cycle your way along any of the scenic bike trails that crisscross Toronto. Start on the trail right next door

at Cedar Brook Park; it joins up with trails like the Meadowway. Cycle west downtown and all the way east to hiking and canoeing at breathtaking Rouge National Urban Park. Like all Insoho communities, Inspire is located in an area that gives you a lot of choices. Because we know that getting to and from home matters in so many ways.



Hop on the 855 km city bike network.



Travel by GO from nearby Eglinton East GO station.



The expanding LRT will take you across the city.



Downtown is about half an hour from home.

Specifications subject to change without notice. All illustrations, maps and photos are artist's concepts. E.&O.E. April 2024.

Getting around



A signature community

Insoho has planned an extraordinary community at the sought-after location of Markham Road south of Lawrence. A stroll through Inspire Towns will take you along sidewalks and streets lined with mature leafy trees. You'll delight in Inspire's strikingly modern streetscape. Insoho has added so many contemporary architectural details to Inspire's forty two townhomes including large bays that provide lots of natural light. Landscaping in front of the homes adds to street appeal. Outdoor spaces abound, from private rooftop decks on back-to-back models to backyards for traditional towns. There's even a public parkette. Homeowners enjoy garages or underground parking. Visitor parking is available as well. Of course, once you leave home, you're walking and biking distance from so many amenities, a large park, shopping, schools, transit and short driving distances from many more. It's time to be Inspired!



Inspired site plan

Lot sizes and specifications may vary and are subject to change without notice. Tree locations may vary. All illustrations are artist's concepts. E.&O.E. April 2024.

The Insoho advantage

We've always been at the forefront of the new home industry when it comes to attention to design and construction excellence. We assemble a topnotch team of architects and designers for every new community we build. And we don't stop there. When it comes to all the materials that go into your new home, we're determined to give you a better-than-industry standard selection. Compare our regular finishings with those offered by others. You'll see. We're proud of the Insoho advantage.



Luxury is our standard

- Large bay windows provide abundant natural light.
- Airy 9 ft. ceilings throughout the main floor.*
- Durable and water-resistant luxury vinyl plank throughout main floor, hallways & primary retreat.**
- Attractive natural-finished oak stairs and handrails.
- Quartz-topped kitchen countertops and undermount double stainless sink.
- Quartz-topped island with flush breakfast bar in traditional models.
- Designer-curated kitchen cabinetry with extended-height upper cabinets.
- Spacious, light-filled primary retreats with luxurious ensuites.
- Terraces off primary retreats.*
- Walk-in closet(s) in primary retreat offer(s) ample wardrobe storage.*
- Freestanding soaker tub in primary ensuite makes a statement.*
- Double-sink vanities in primary ensuite offer added convenience.*
- Oversized walk-in framed-glass shower with designer-selected wall tile in primary ensuite.

- Contemporary designer-curated porcelain floor tile in primary ensuite.
- Handy bedroom-floor laundry room or closet.*
- Stunning rooftop terraces with maintenance-free roofing panels & gas connection for BBQ on back-to-back models.*
- Rear yards with gas connection for BBQ in traditional models.*
- Dual-zone heating for extra energy and cost savings, as well as comfort on all levels of the home.

* As per plan. Feature may vary depending on model.
**Except tiled foyer, and powder room, as per plan.
Note: all finishings from builder's standard samples.

Note: Sizes provided are nominal and may vary slightly per builder's standard sample(s). We reserve the right to substitute materials of equal or better quality without notice subject to availability at time of construction. All measurements are calculated in accordance with industry standards. All specifications and materials are subject to change without notice. All illustrations are artist's concept. E.&O.E. April 2024.



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Luxury highlights



Designed for family living

- Choose from three, four and five-bedroom plans, each one designed to make living a little more fun.
- Spacious open-concept plans let you breathe. Take a look at the airy main floor plan. And the way space in the principal bedroom flows. Insoho's design team has made sure that you'll have extra space wherever you need it most.
- A lower-level recreation room is perfect for a family media/playroom or an extra bedroom with ensuite.
- Outdoor activities? Three-bedroom back-to-back models feature a spacious rooftop deck. Traditional towns offer a private backyard, perfect for relaxing with the children or hosting an outdoor get-together.

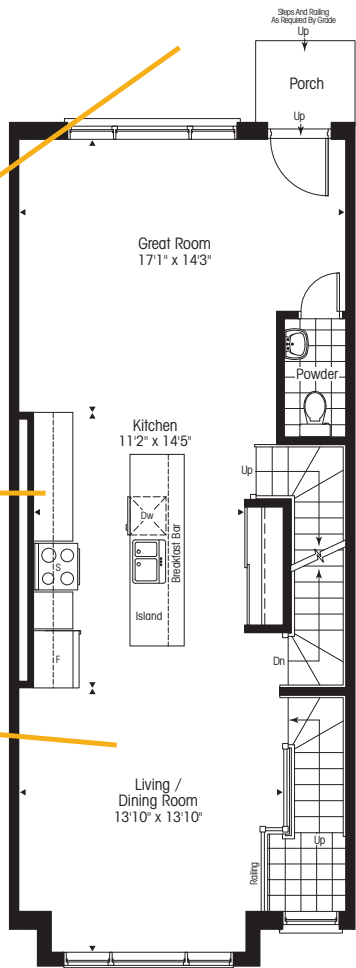


All measurements are calculated in accordance with industry standards. Room dimensions, window configuration, number of steps and overall floor specifications may vary with final construction documents and site conditions. Extra fee for optional layouts. All specification and materials are subject to change without notice. All illustrations are artists concept. E.&O.E. April 2024.

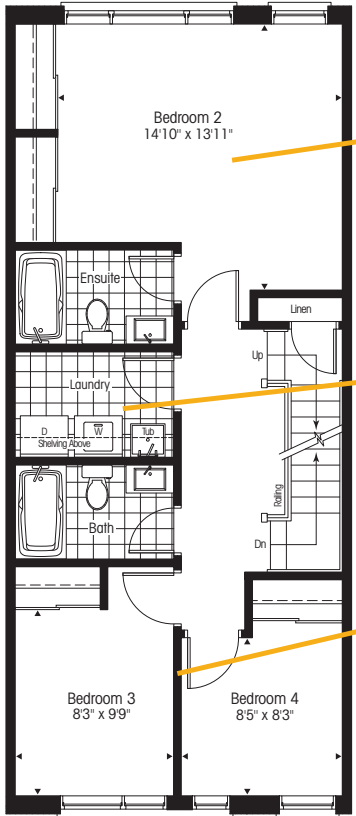
A **backyard of your own?**
Yes! Get the BBQ out, invite friends.

Make dinner while you **watch the kids** doing their homework. **Open concept living** is great.

Gather everyone for a festive holiday meal!



Ground Floor



Second Floor

An **oversized second bedroom retreat** with **closets** & its own **ensuite**. Ideal for in-laws or teens.

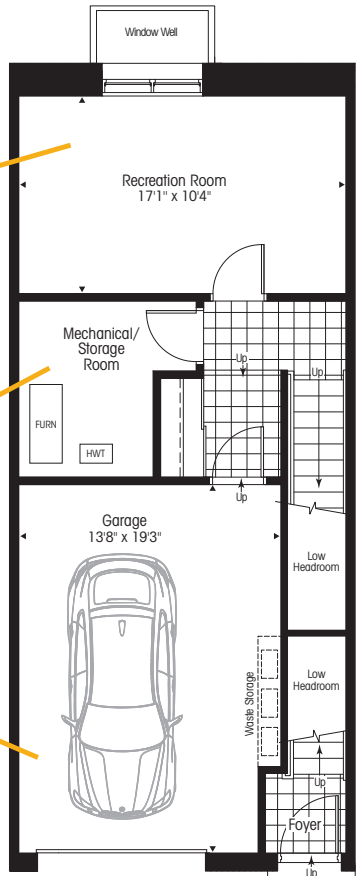
Laundry's a breeze when it's located on the floor with the most sheets!

Extra bedrooms for a growing family.

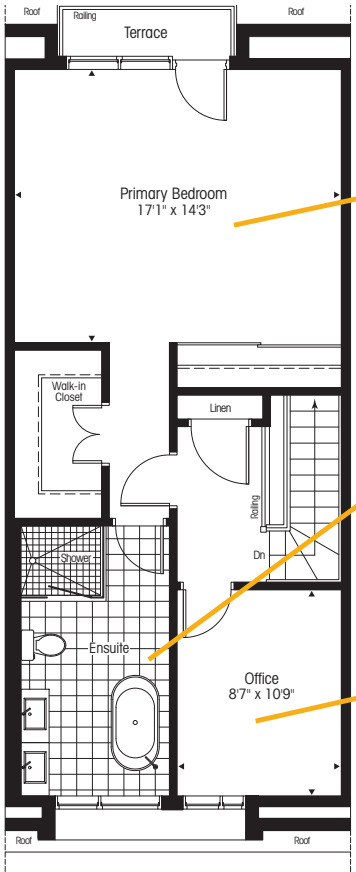
A **fifth bedroom?** Or a **rec room made for fun**, whether you're a kid or a grownup.

Additional **storage space?**
Fantastic!

An **extra-wide garage** for your car. And room to store the bikes.



Garage Floor
(Opt. Finished Rec. Room)



Third Floor

Consider this your **private haven**. Two closets, an **ensuite** and a **terrace**.

A **freestanding tub**, **double-sink** vanity & **oversized** shower. Indulge!

A **top-floor office?** Or a **nursery**. Just steps from your bedroom, perfect.

Family features



Three-bedroom perfection

Picture dinner under the stars on your rooftop deck. Insoho's design team has created back-to-back towns that offer the best of townhome living. Airy interiors that give you lots of space for your lifestyle. Three bedrooms including a full-floor primary bedroom retreat. A home office. A main floor with open kitchen that looks onto a great room and a living/dining area. And all the touches that you'll appreciate. Two bathrooms. A main floor powder room. Laundry on the bedroom floor. A bedroom balcony. Direct access from your home to your parking spot in a secure underground garage. And a level of quality that surpasses what you'll find elsewhere.



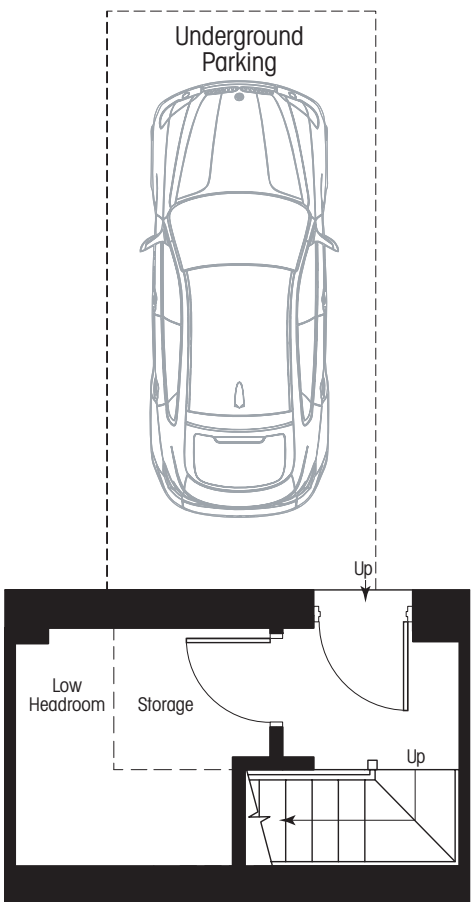
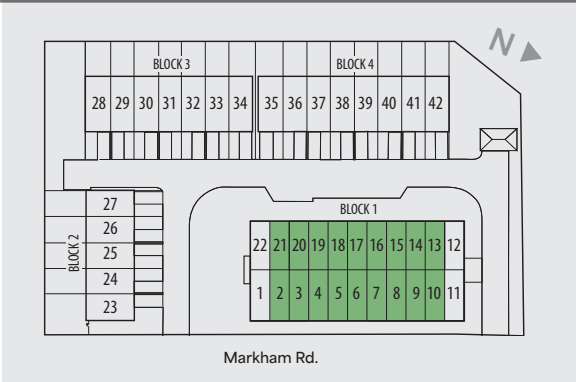
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Back-to-back towns

The Sunrise

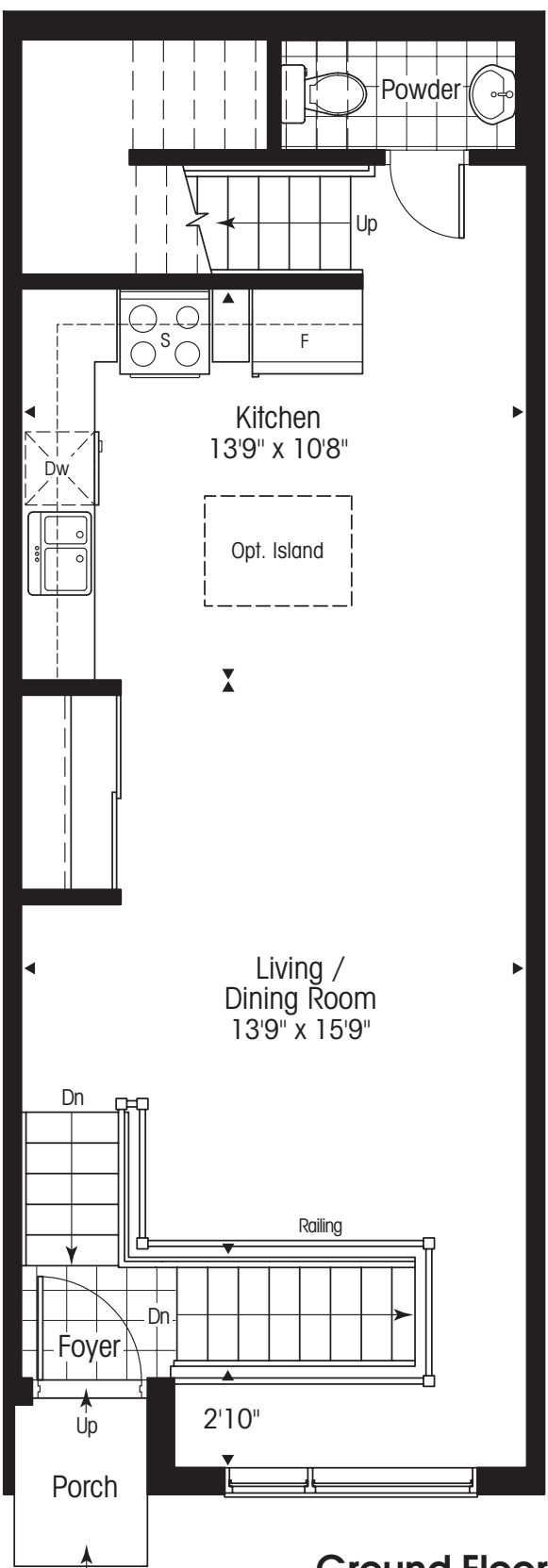
3 bedrooms + den

2000 SF
Plus 314 SF roof deck



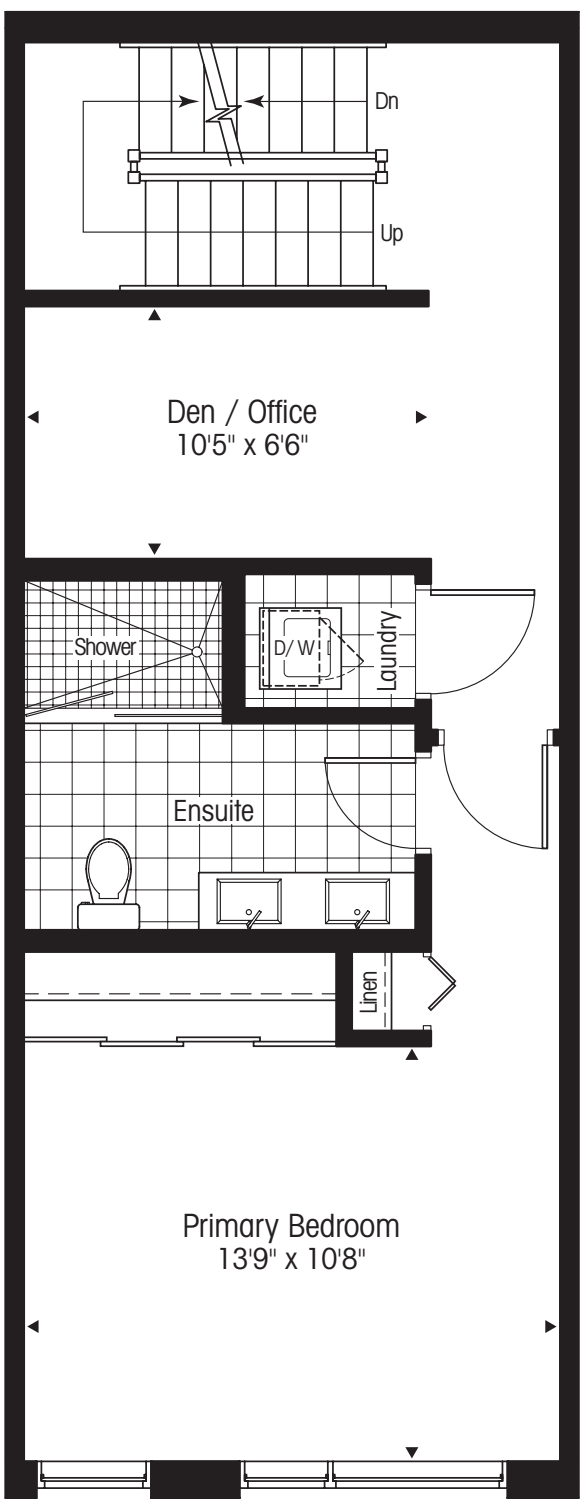
Underground Garage Floor

NOTES:
Parking and underground floor configurations vary as per plan.
Unit 14 & 18's parking spots are not located adjacent to their respective unit entrances.

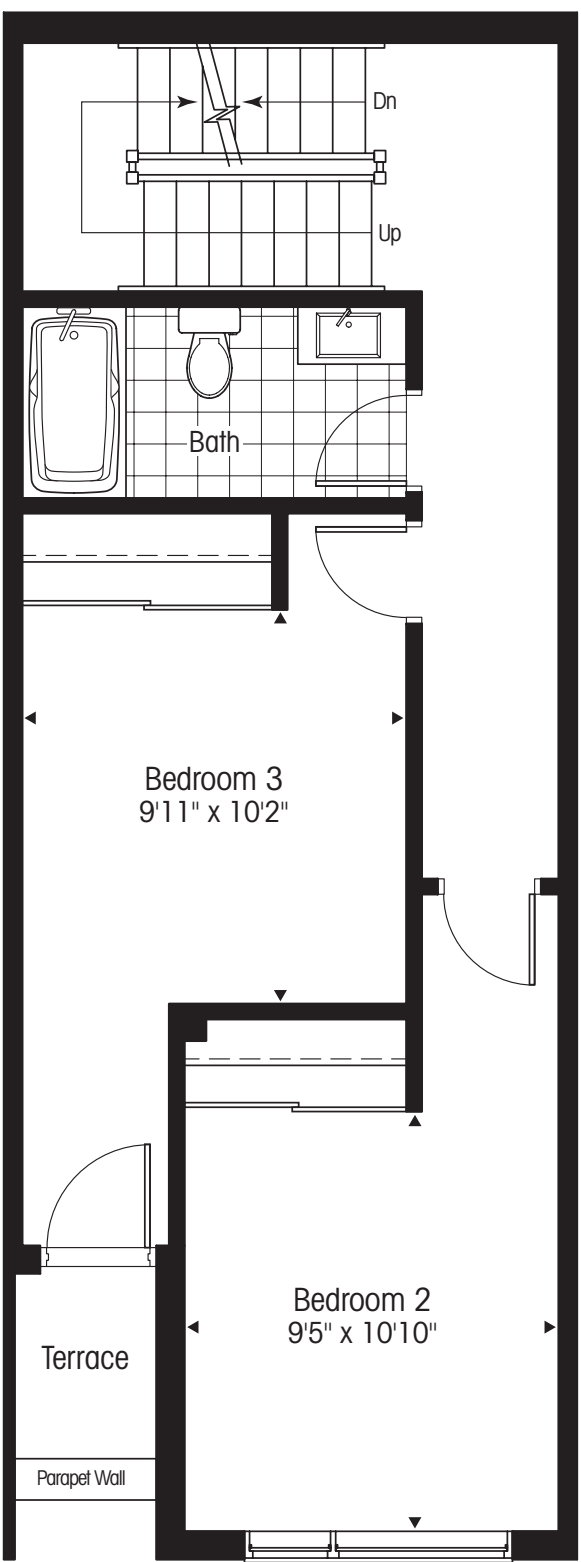


Ground Floor

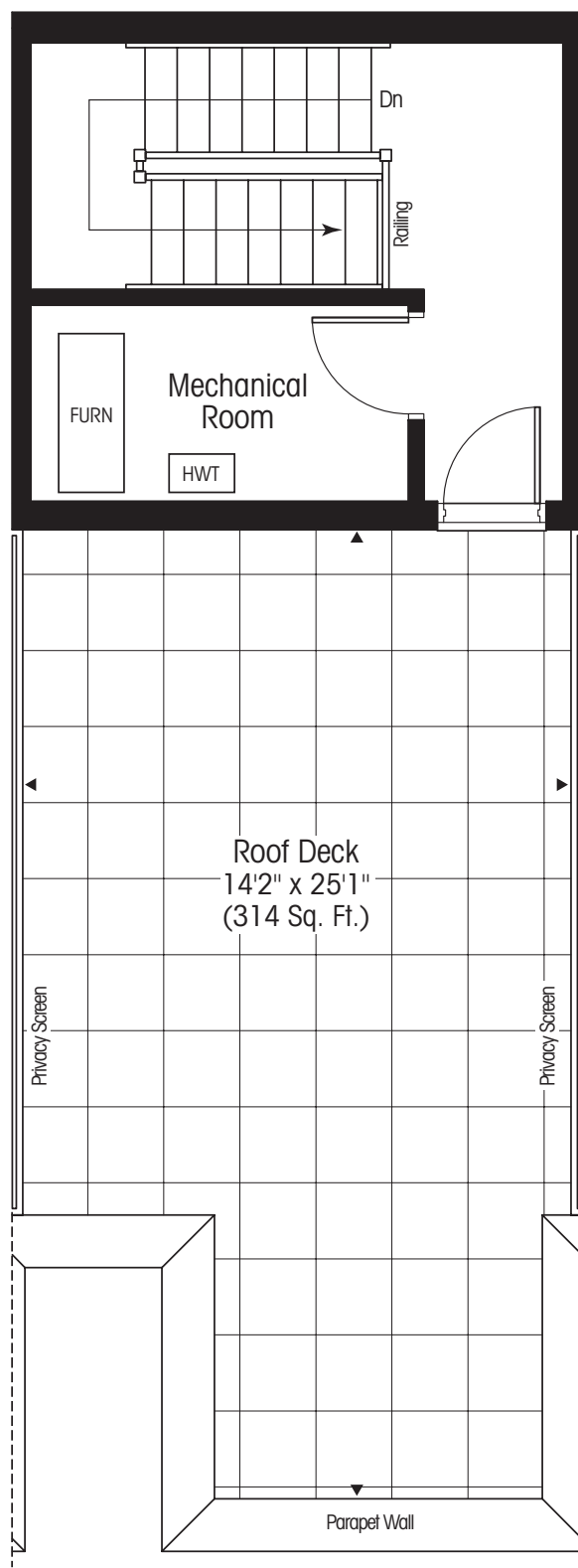
Interior stair encroachments vary as per plan.



Second Floor



Third Floor



Roof Deck



INSOHO

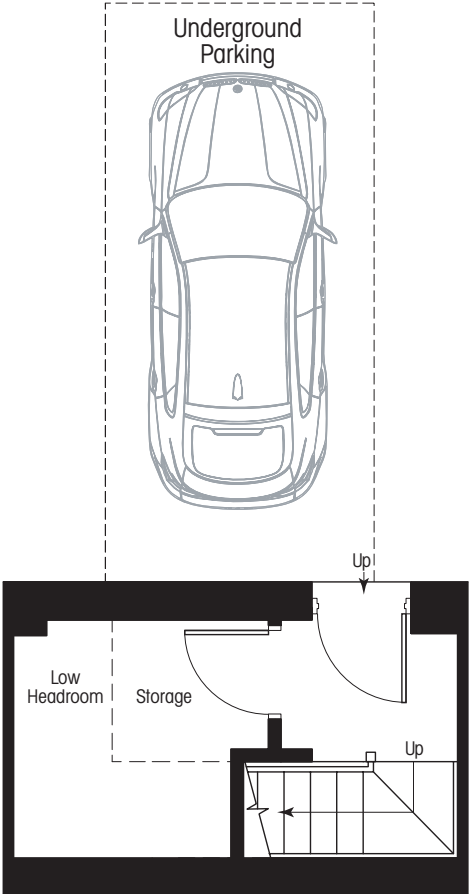
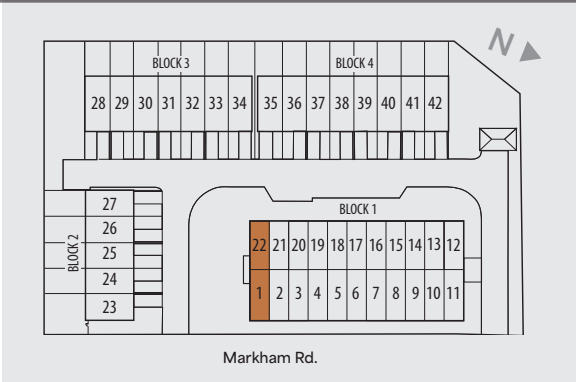
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Back-to-back towns

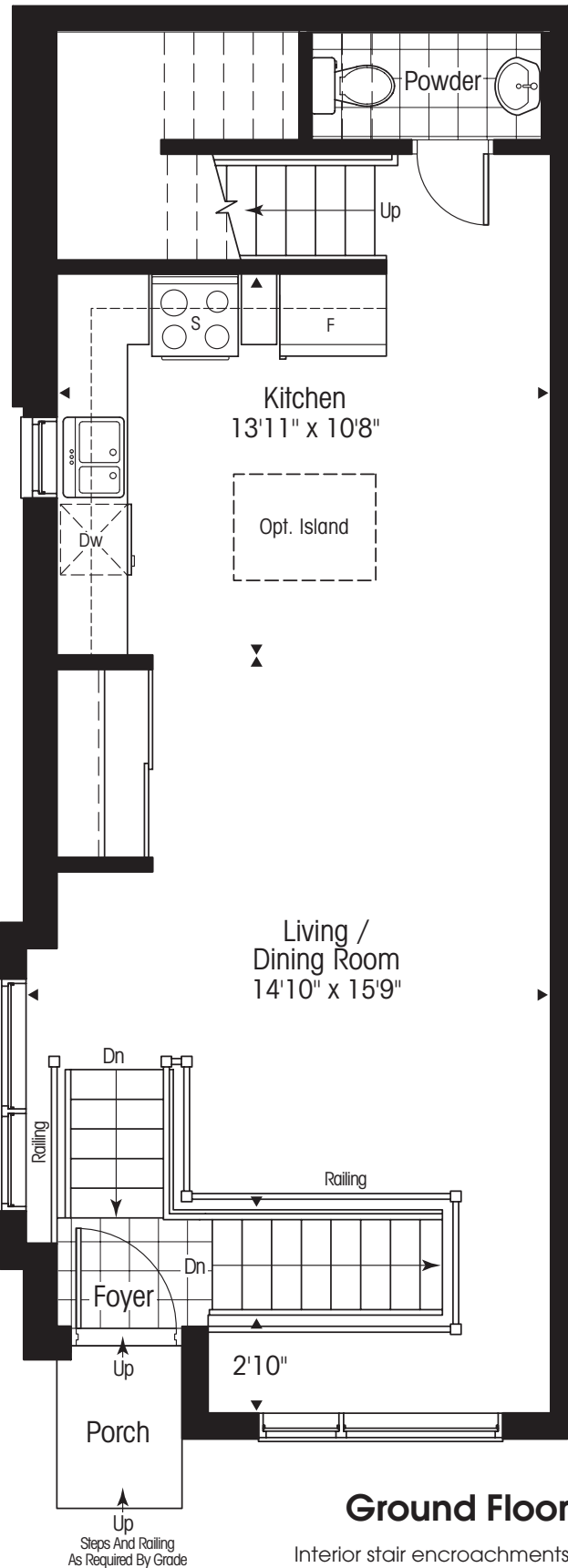
The Cedar

3 bedrooms + den

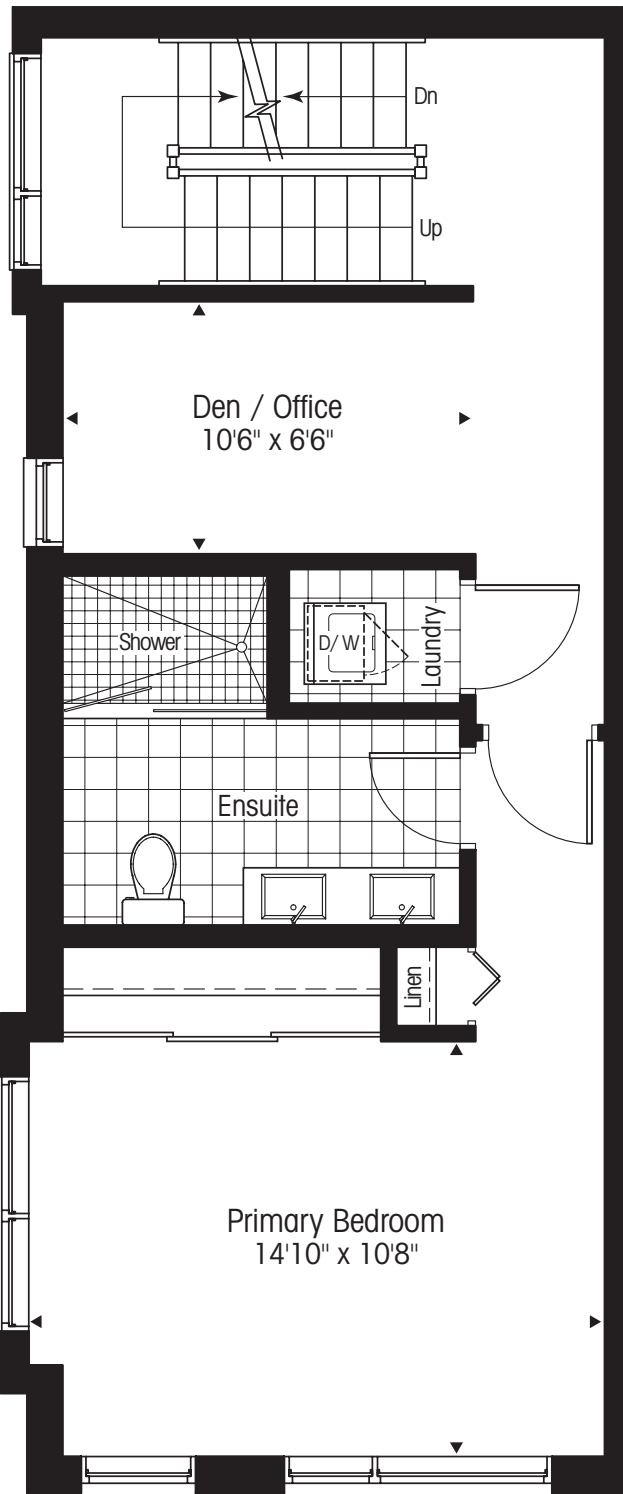
2094 SF
Plus 303 SF roof deck



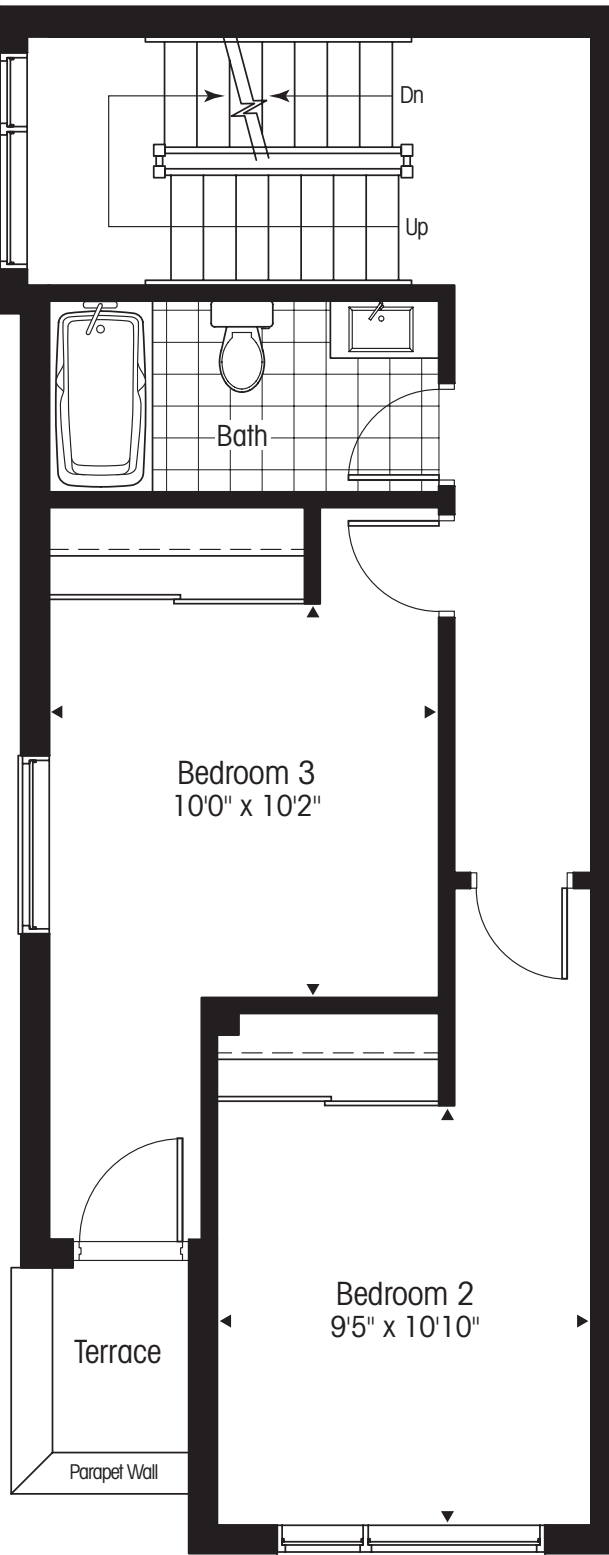
Underground Garage Floor
NOTE:
Parking and underground floor configurations vary as per plan.



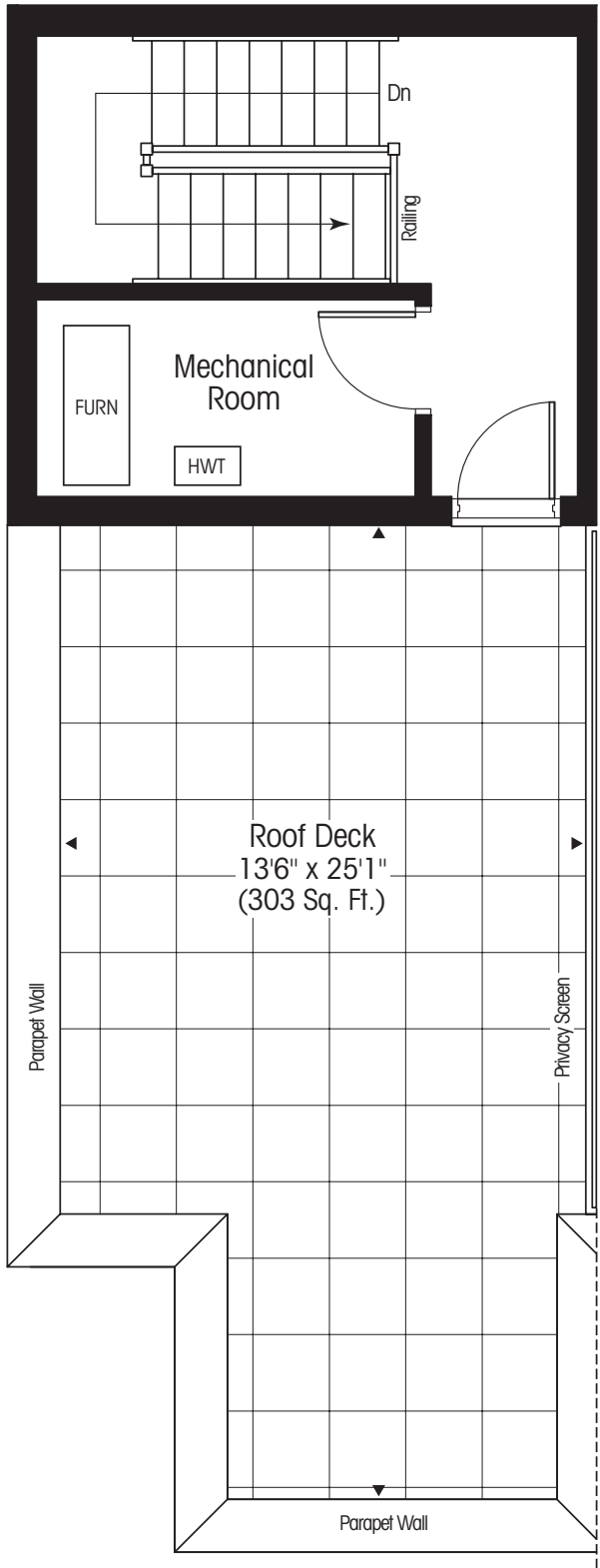
Ground Floor
Interior stair encroachments vary as per plan.



Second Floor



Third Floor



Roof Deck

INSPIRE
MODERN TOWNS

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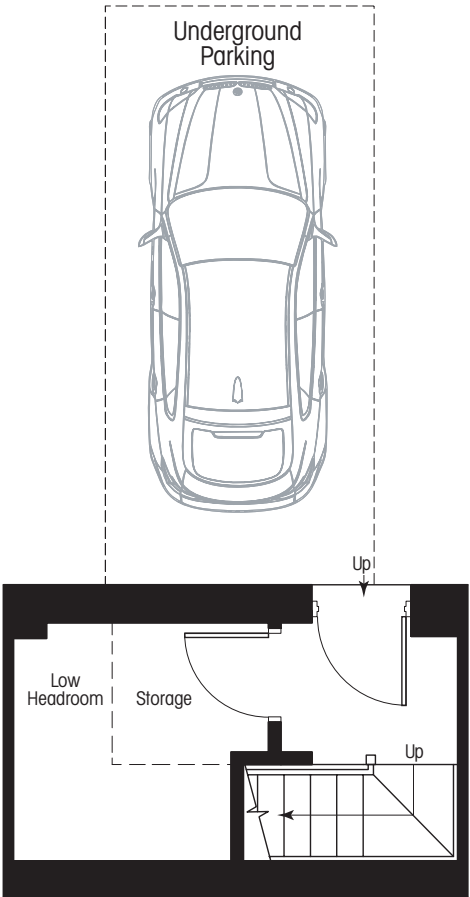
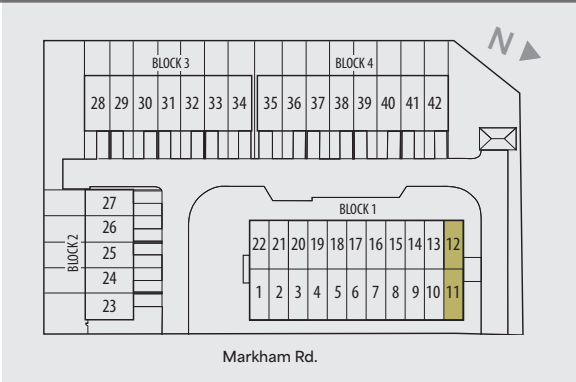
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Back-to-back towns

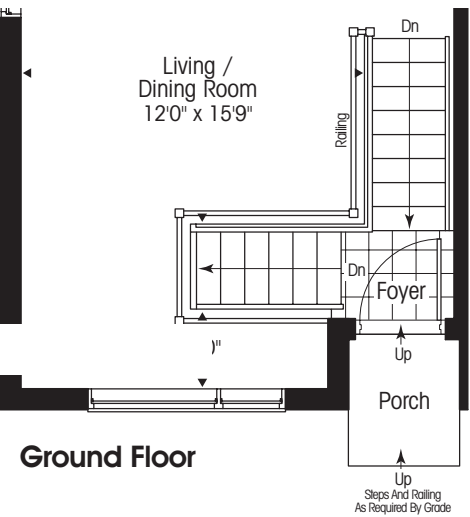
The Brook

3 bedrooms + den

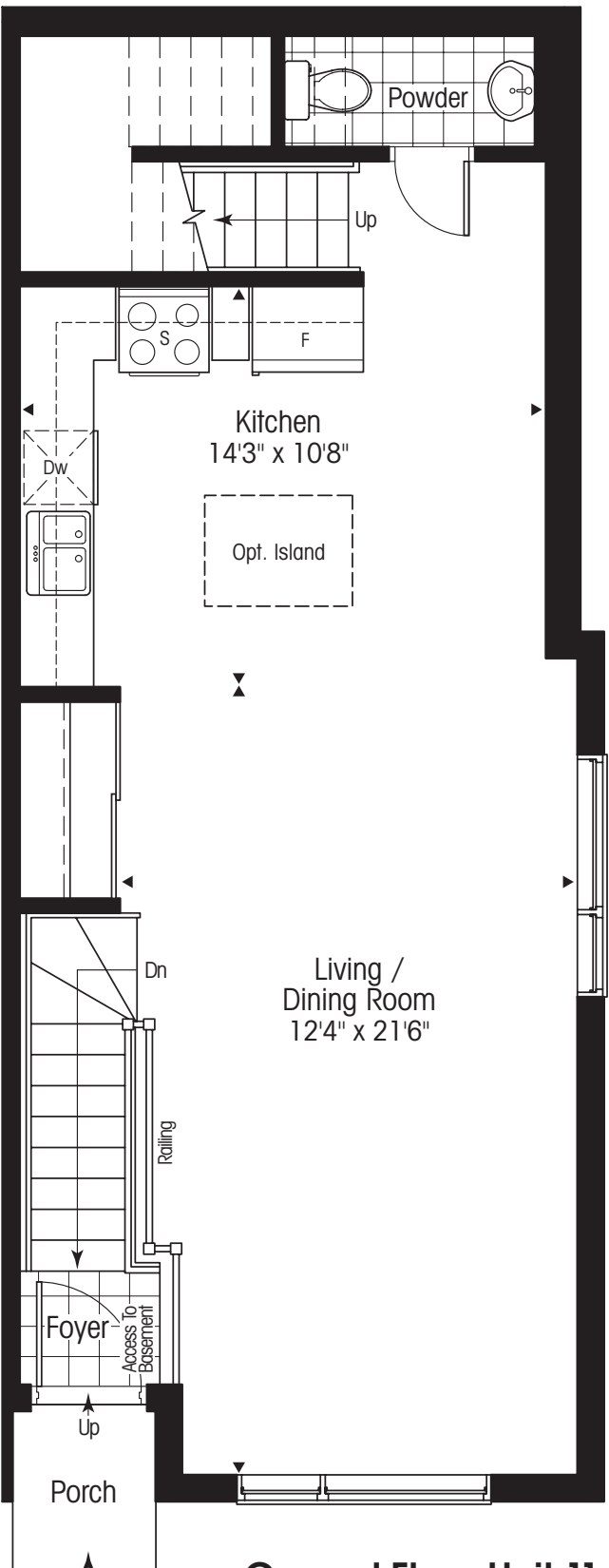
2151 SF
Plus 328 SF_{roof deck}



Underground Garage Floor
NOTE:
Parking and underground floor configurations vary as per plan.

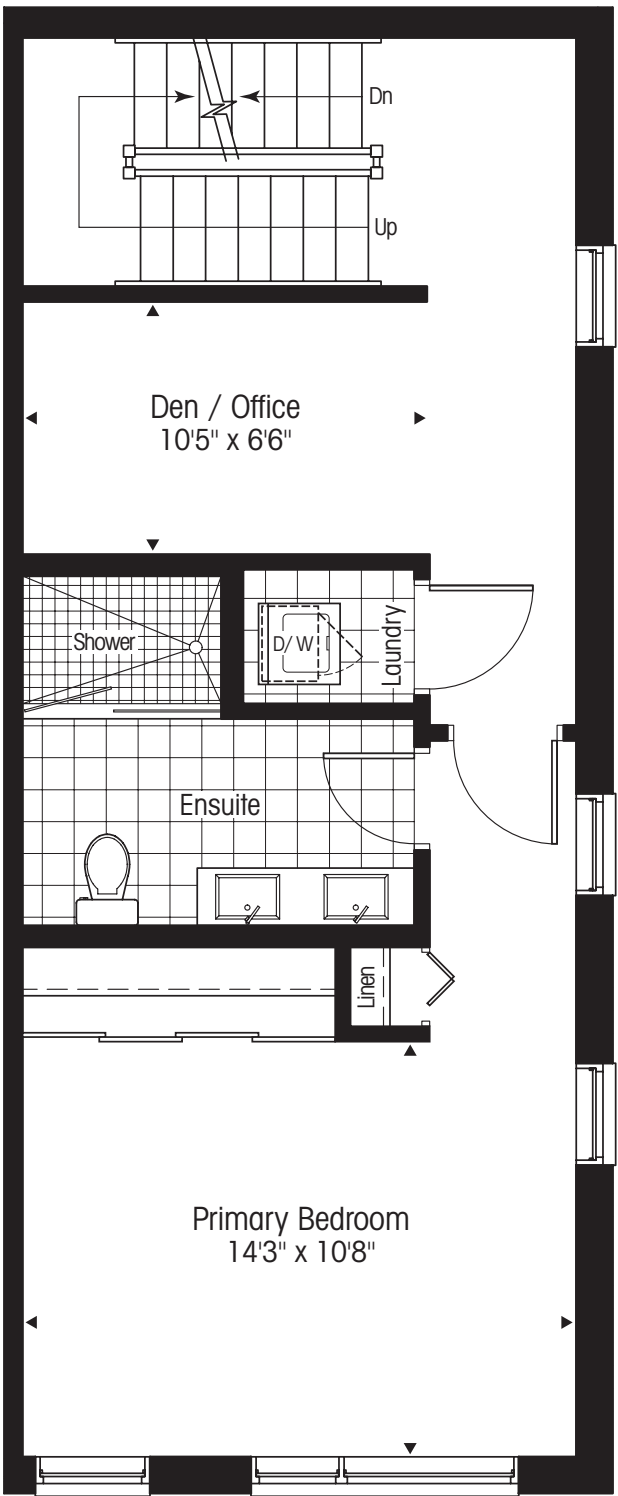


Ground Floor Unit 12

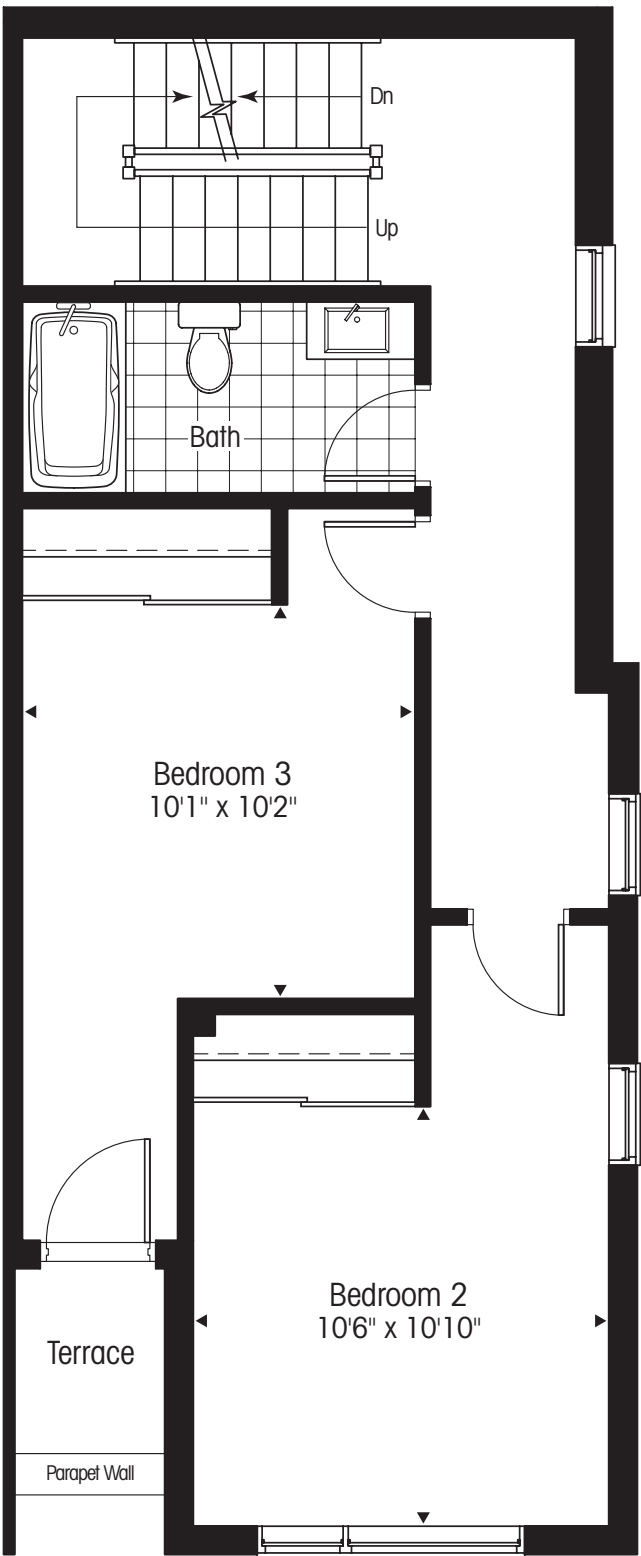


Ground Floor Unit 11

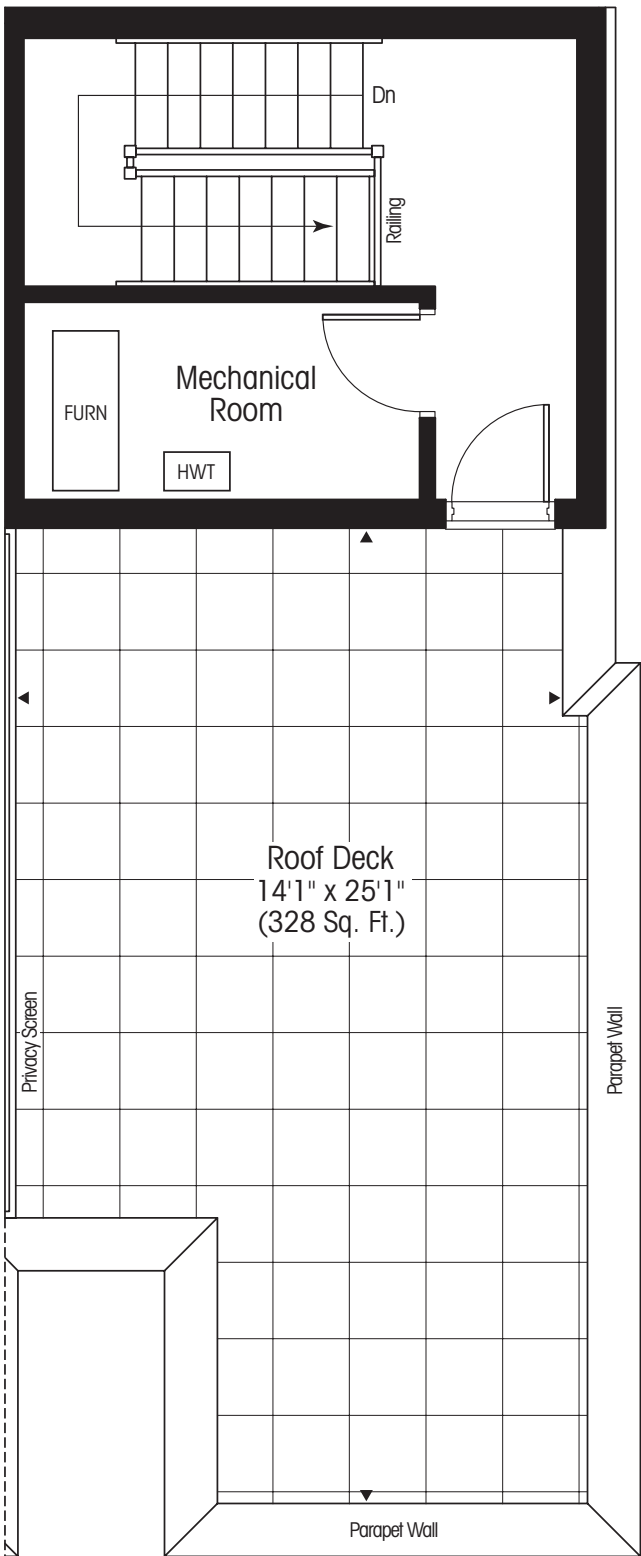
Interior stair encroachments vary as per plan.



Second Floor



Third Floor



Roof Deck

INSPIRE
MODERN TOWNS

INSOHO

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Back-to-back towns



Live large. Four & five bedrooms.

A home designed to celebrate family living, that's Insoho's inspiration for these stunning towns. Spacious four and five-bedroom plans with superb primary bedroom retreats plus backyards and garages give you everything you need for your growing family. And maybe your in-laws too. Insoho's created an oversized second bedroom retreat with ensuite. You'll enjoy the way space flows through the airy open main floor. Imagine the gatherings you'll host here. The fun starts with a striking open kitchen that takes centre stage, between your great room and living/dining room. Put the appetizers on the breakfast bar of your grand island. There's plenty of room for guests to circulate. And lots of room for your family to enjoy life every day. Expect a lot. It's waiting for you right here.

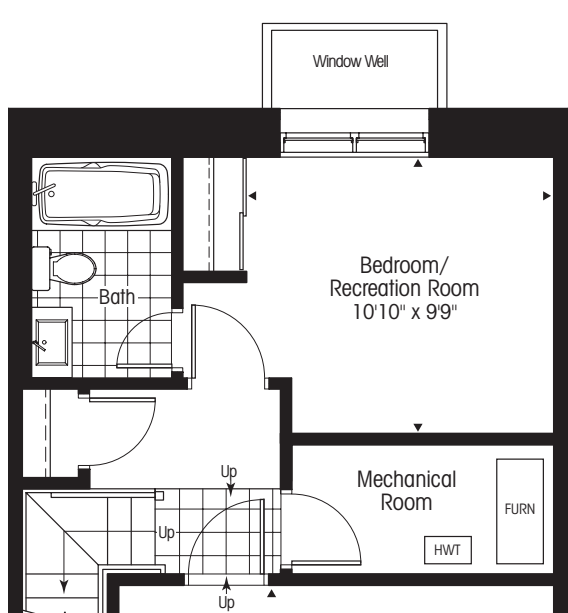
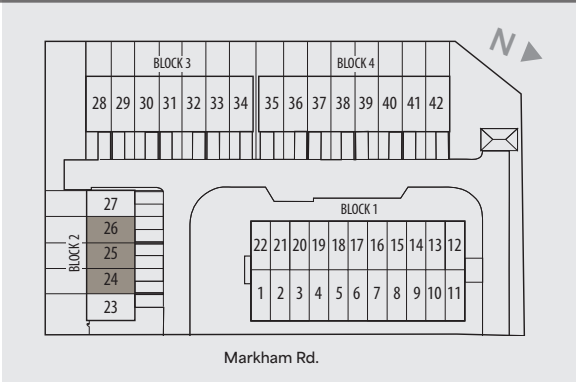


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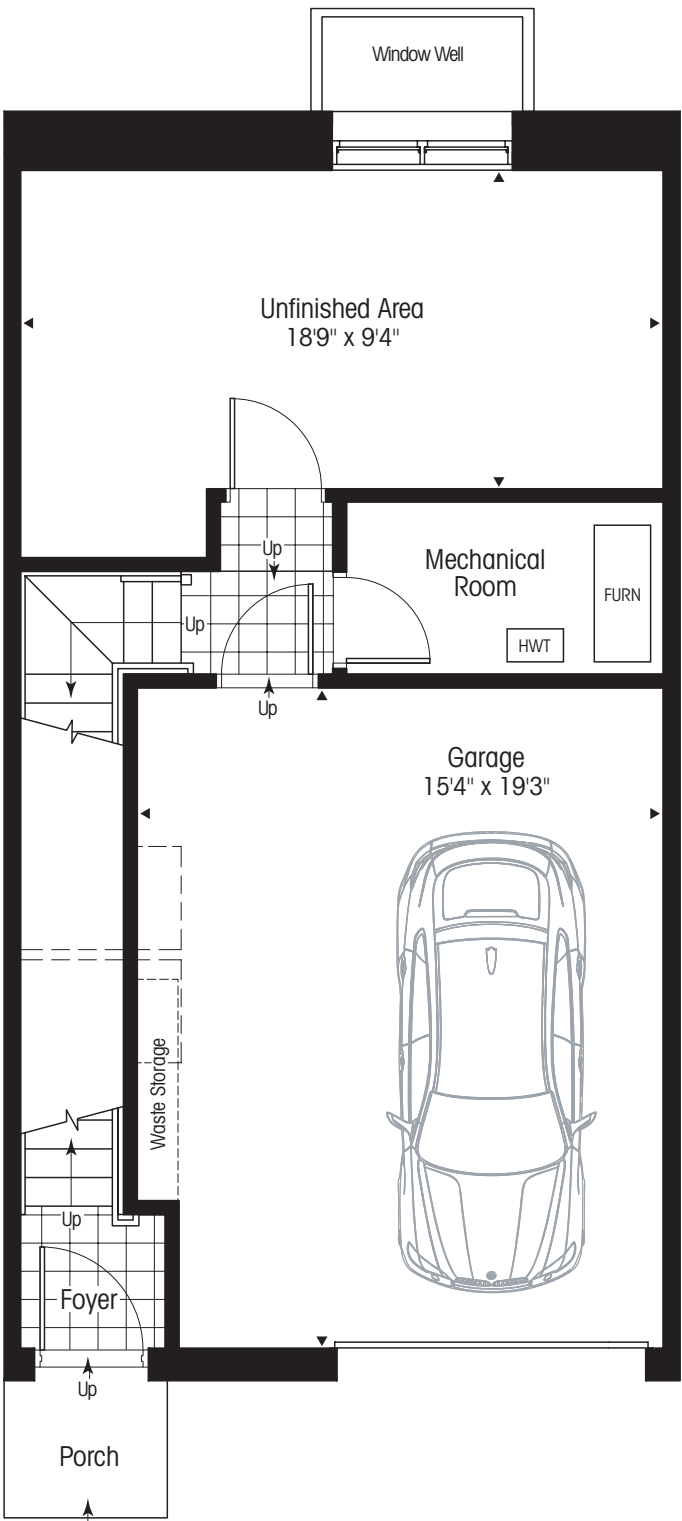
The Woodland

4 bedrooms + den

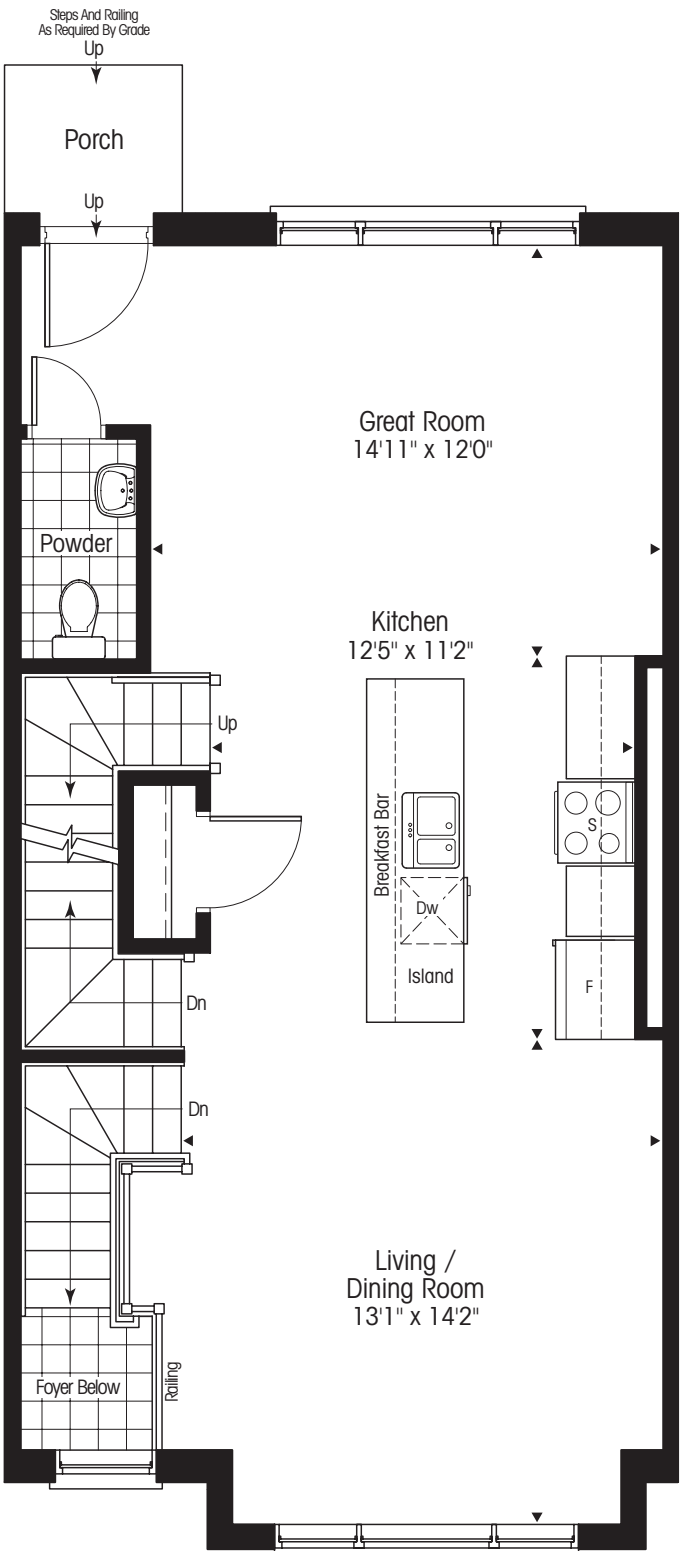
2161 SF
283 SF lower level**



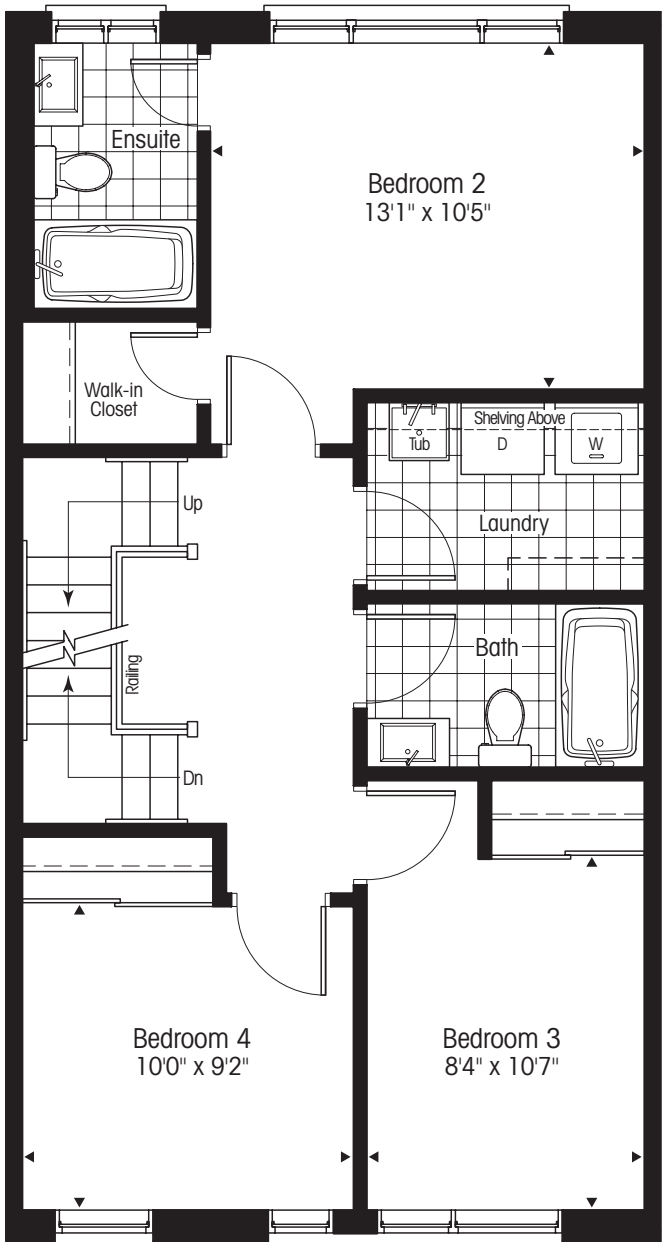
****OPTIONAL UPGRADED LAYOUT**
Lower Level Floor—283 SF



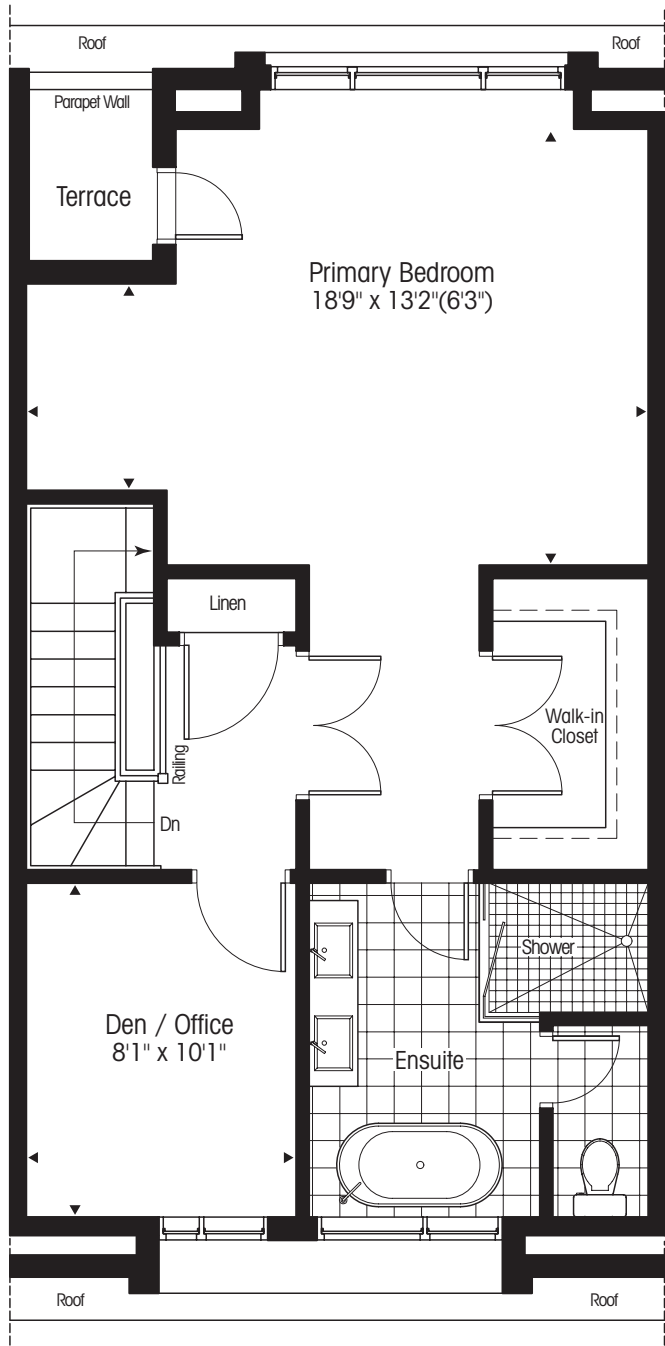
Lower Level Floor



Ground Floor



Second Floor



Third Floor



INSOHO

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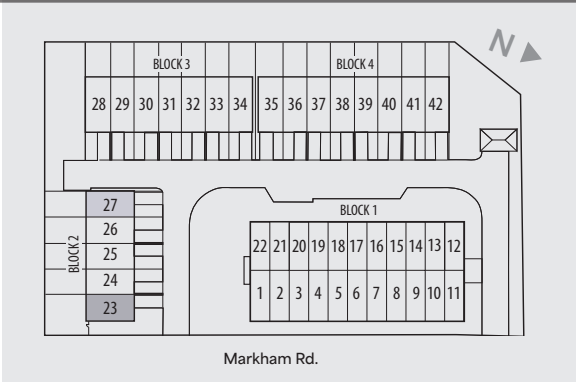
Traditional towns

The Trails

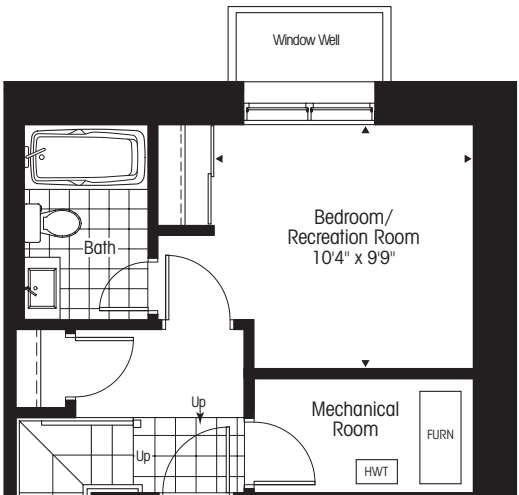
4 bedrooms + den

2234/2263 SF*

Up to 295 SF lower level**



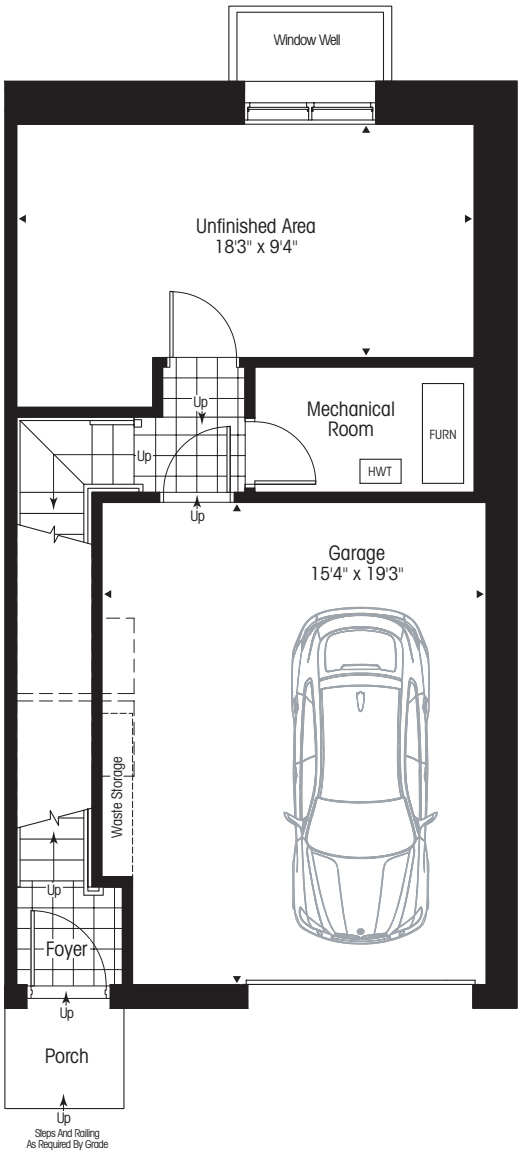
* 2234 SF
2263 SF



****OPTIONAL UPGRADED LAYOUT**

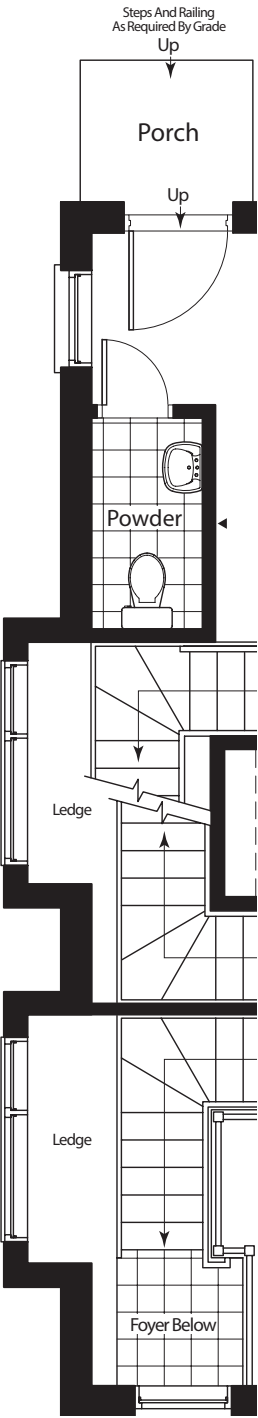
Lower Level Floor

291 SF
295 SF



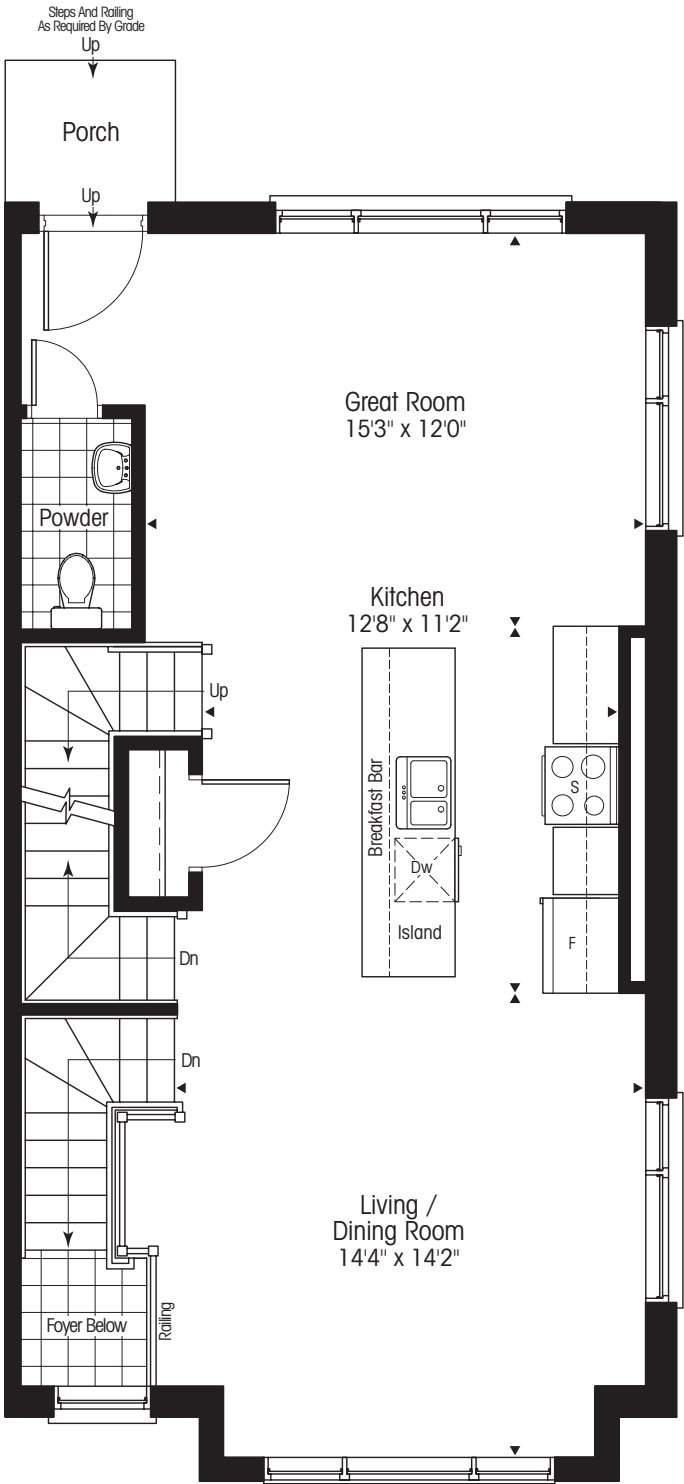
Lower Level Floor

Unit 23 garage is 14'10" wide

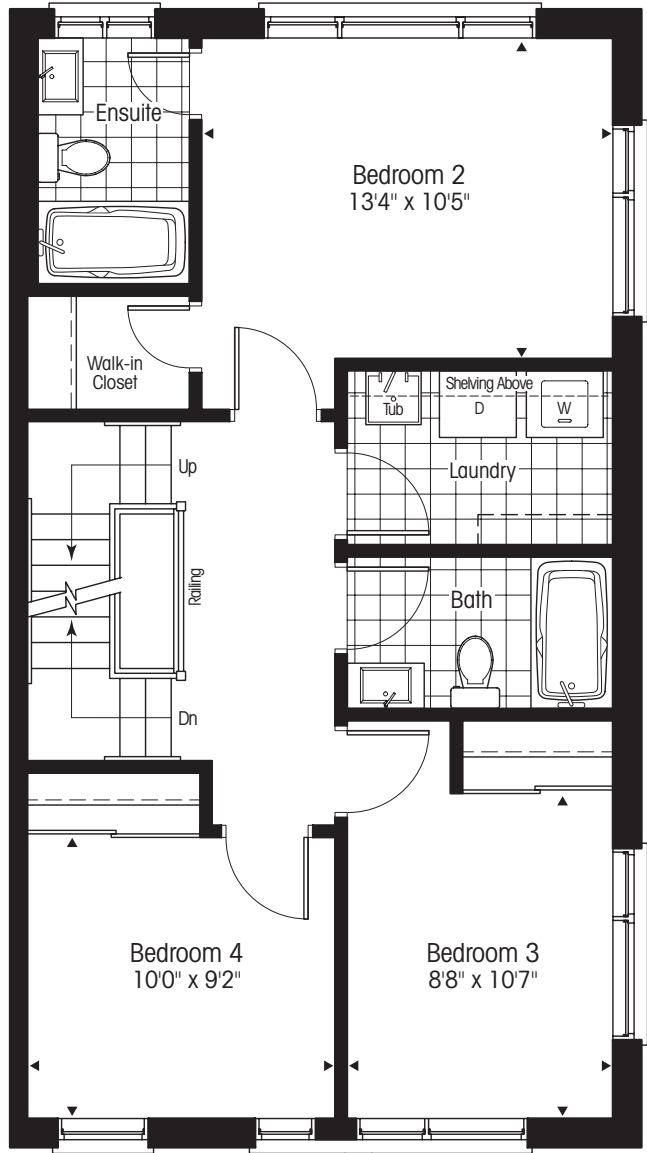


Ground Floor

Unit 23

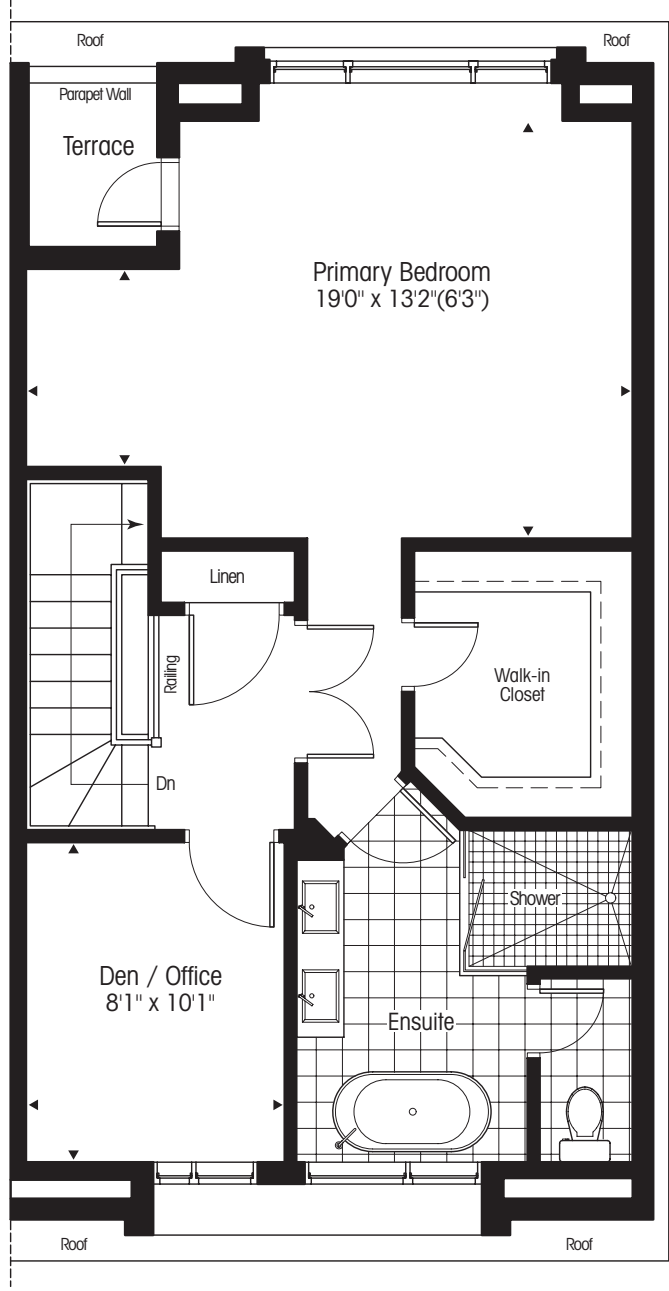


Ground Floor



Second Floor

NOTE: Unit 23 has no windows on west wall



Third Floor



INSOHO

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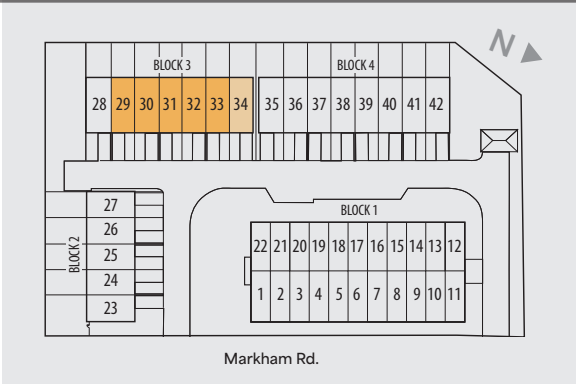
Traditional town

The Fairway

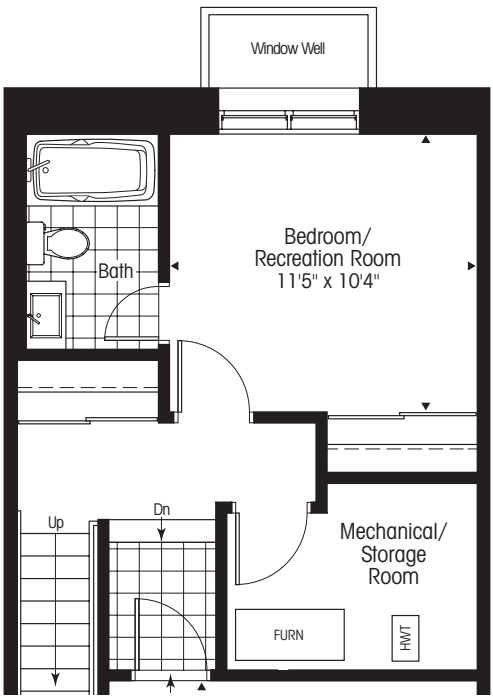
4 bedrooms + den

2218/2267 SF*

Up to 338 SF lower level**



* 2218 SF
2267 SF



**OPTIONAL UPGRADED LAYOUT

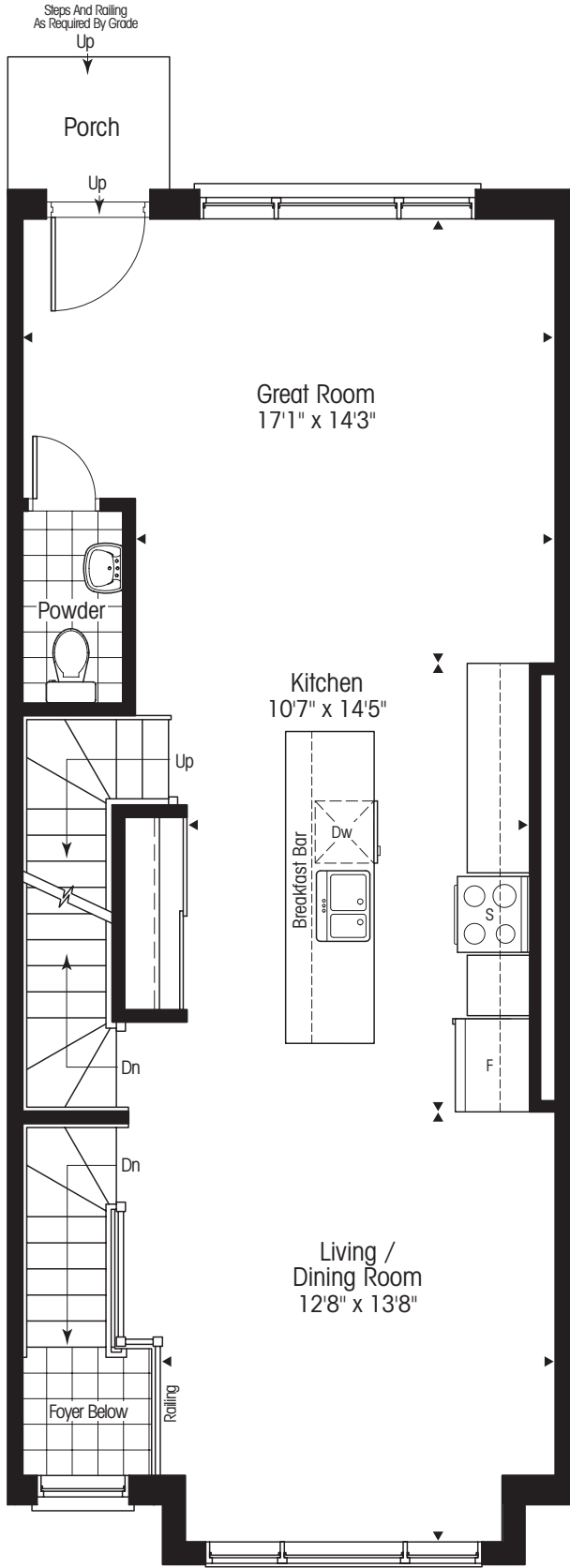
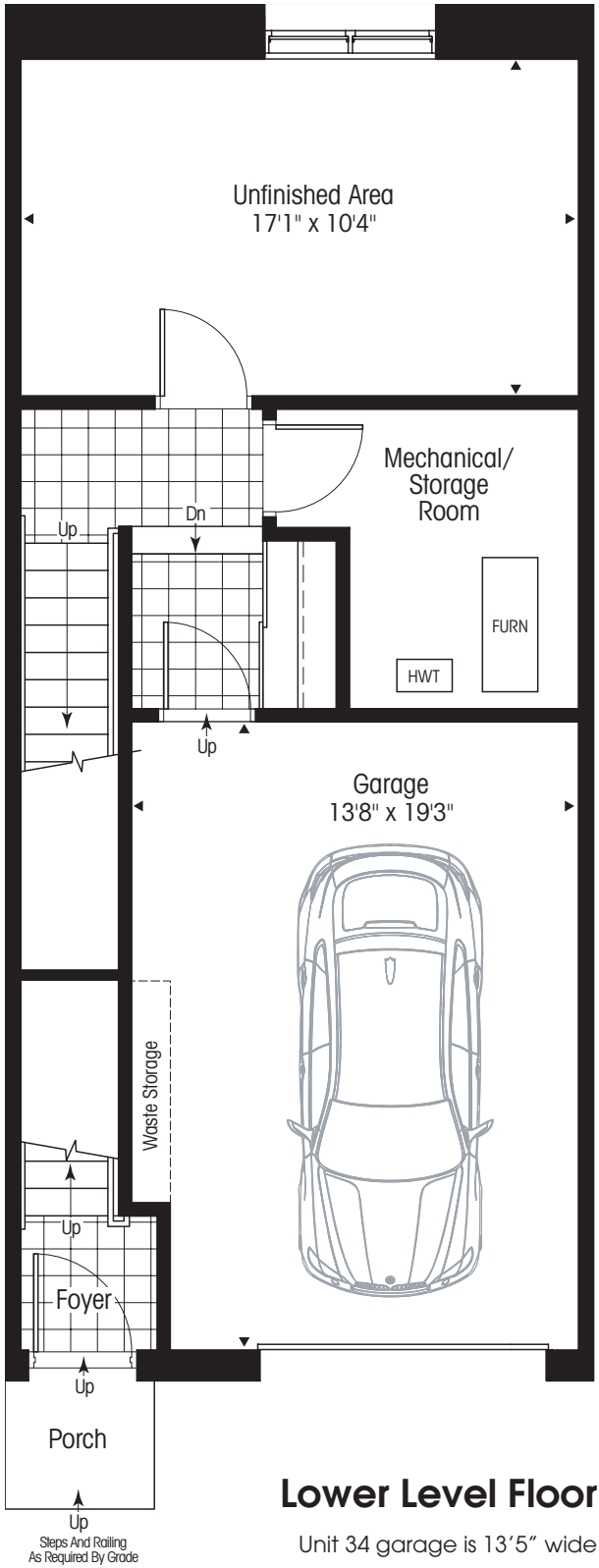
Lower Level Floor

331 SF
338 SF

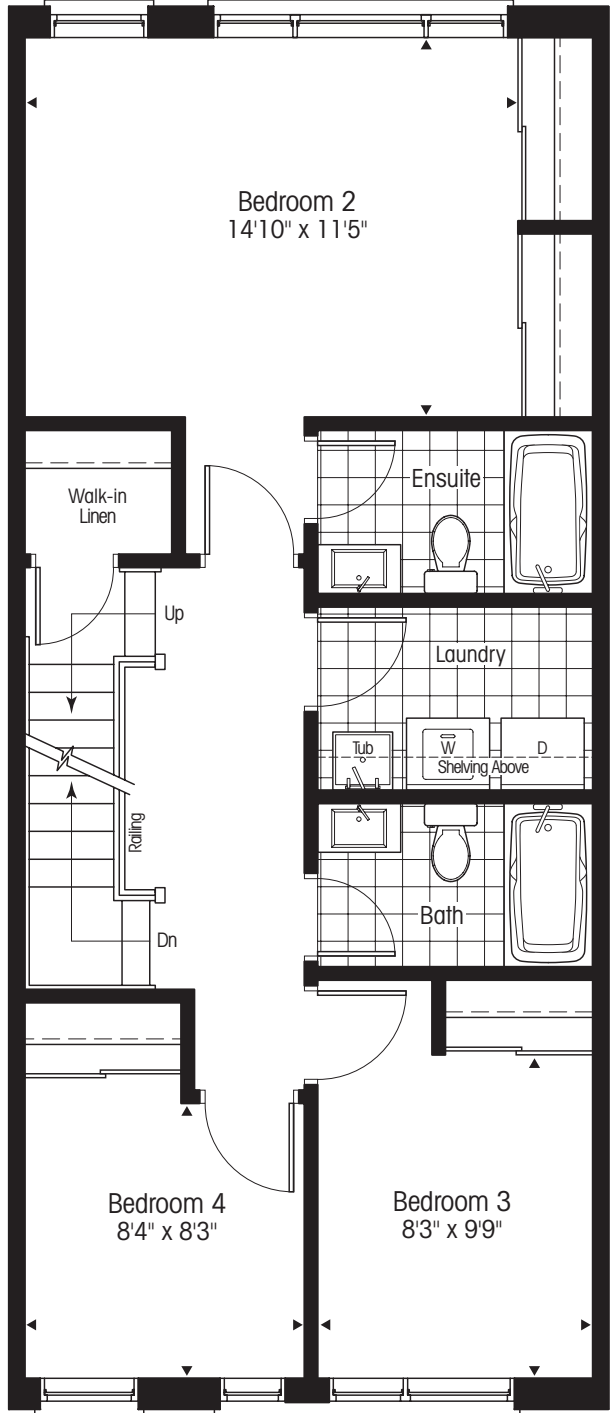


INSOHO

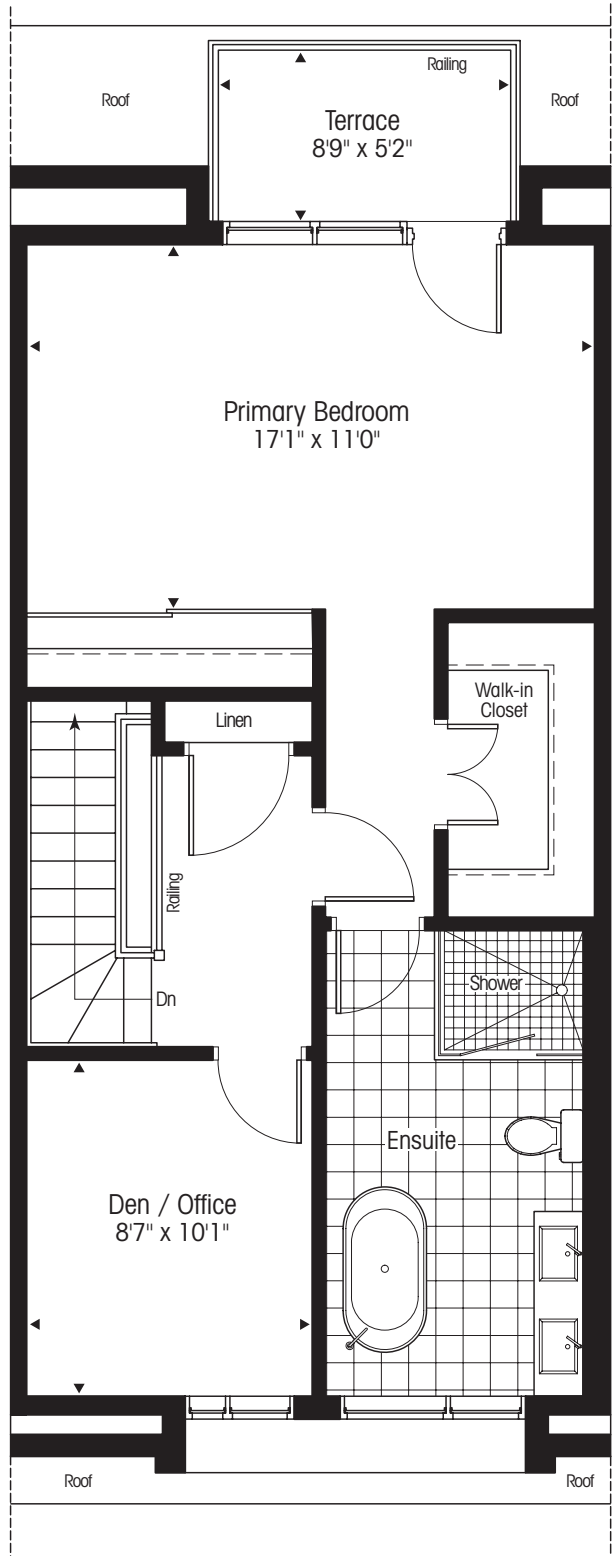
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Ground Floor



Second Floor



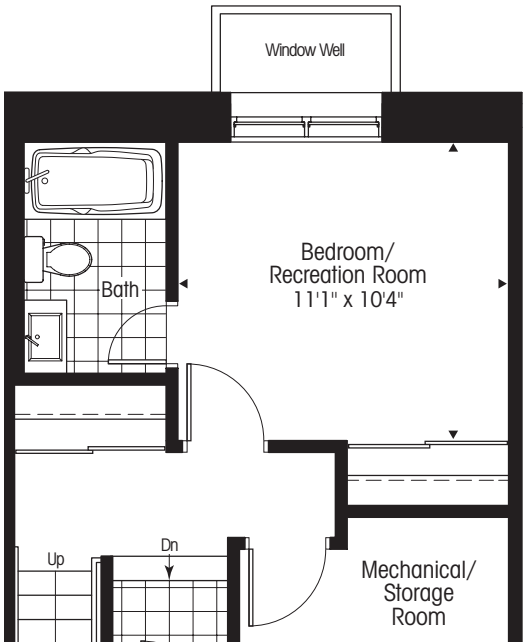
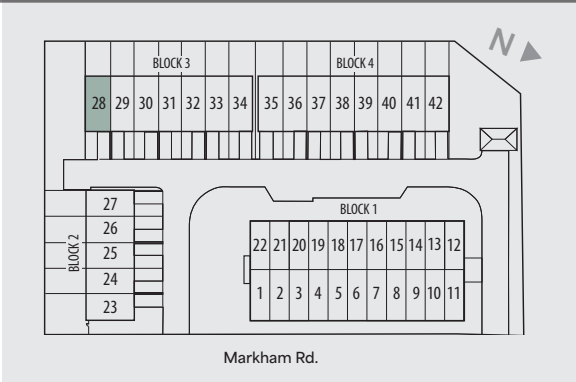
Third Floor

Traditional towns

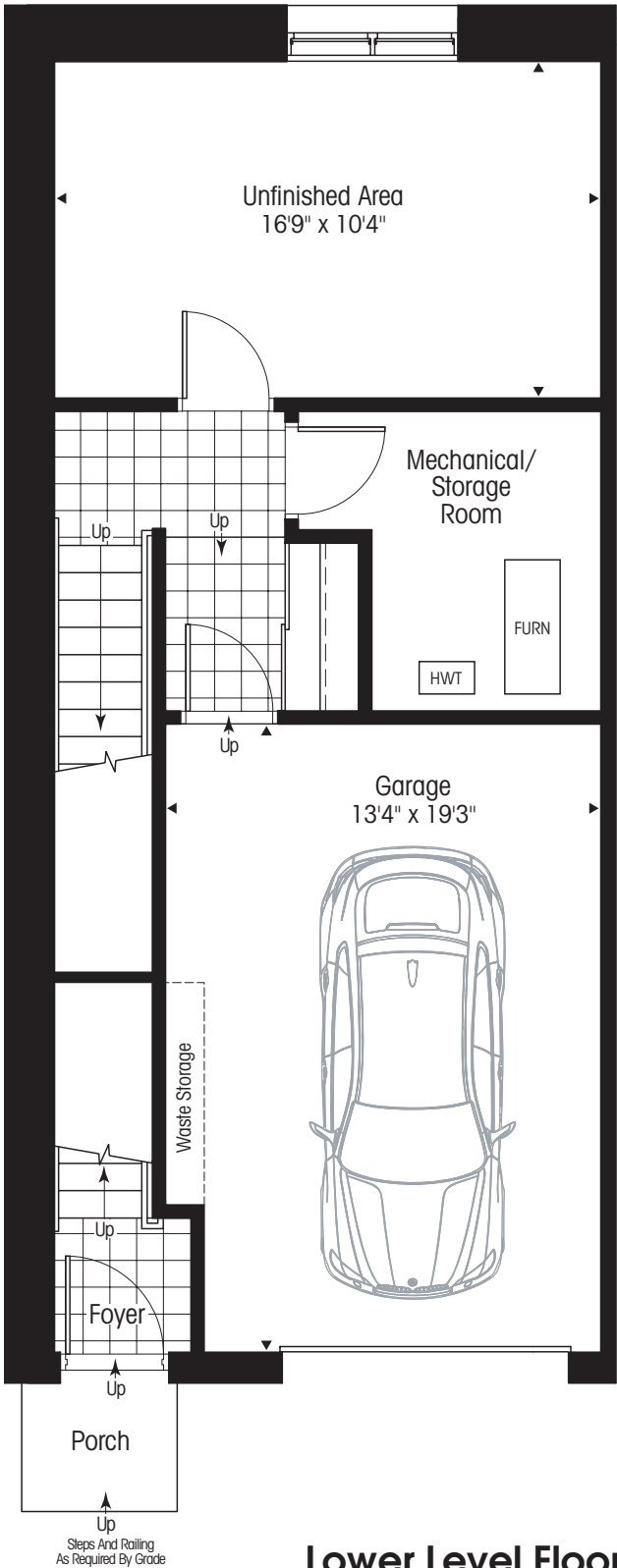
The Sands

4 bedrooms + den

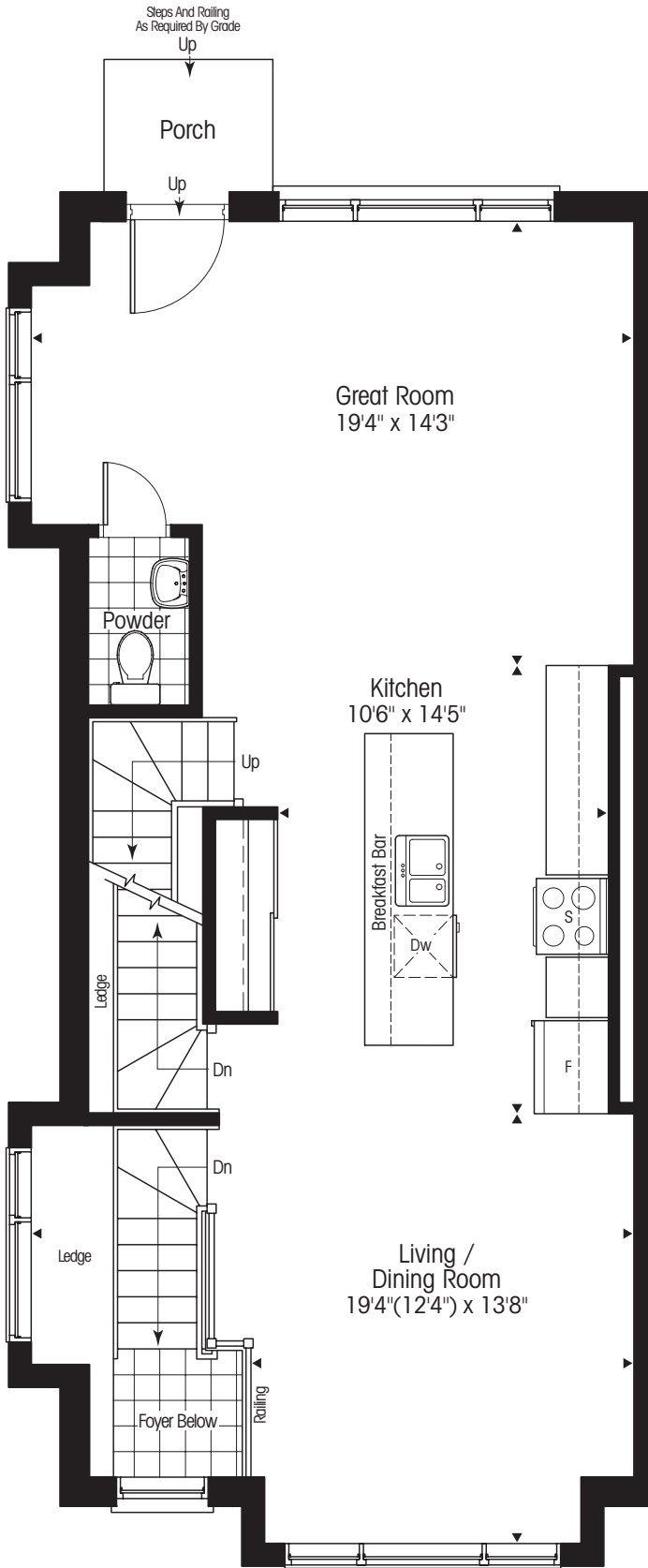
2346 SF
353 SF lower level**



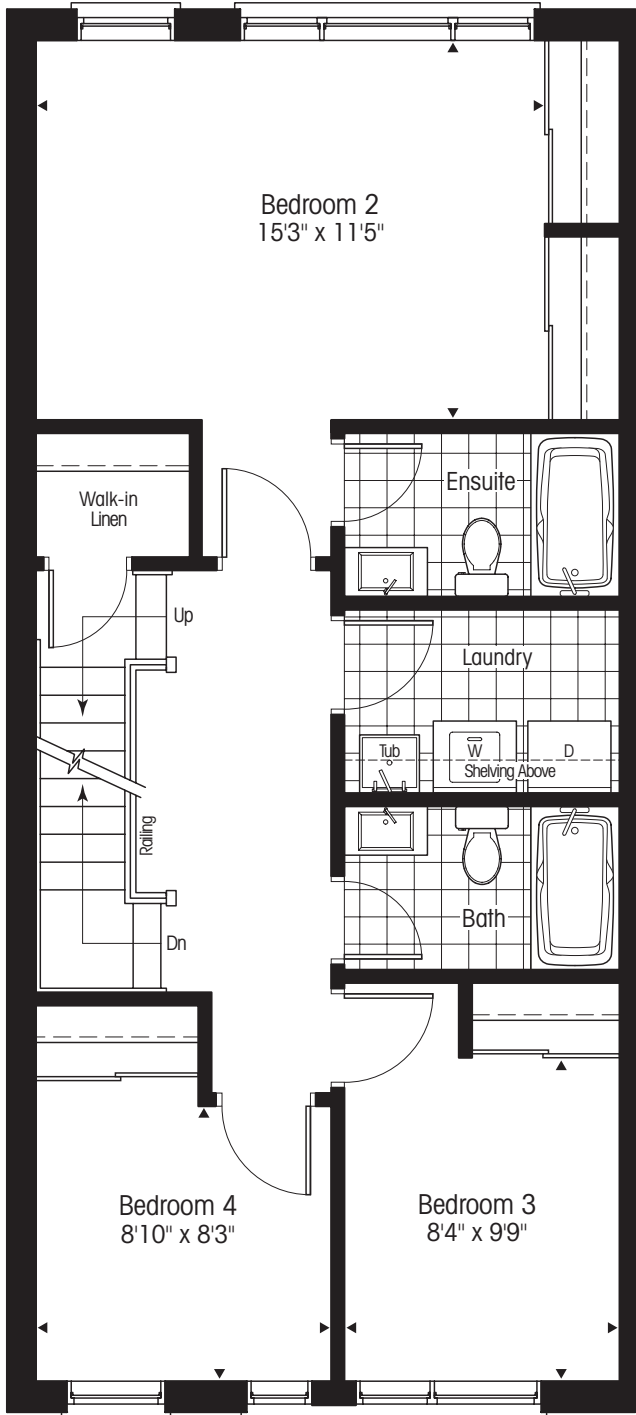
****OPTIONAL UPGRADED LAYOUT**
Lower Level Floor-353 SF



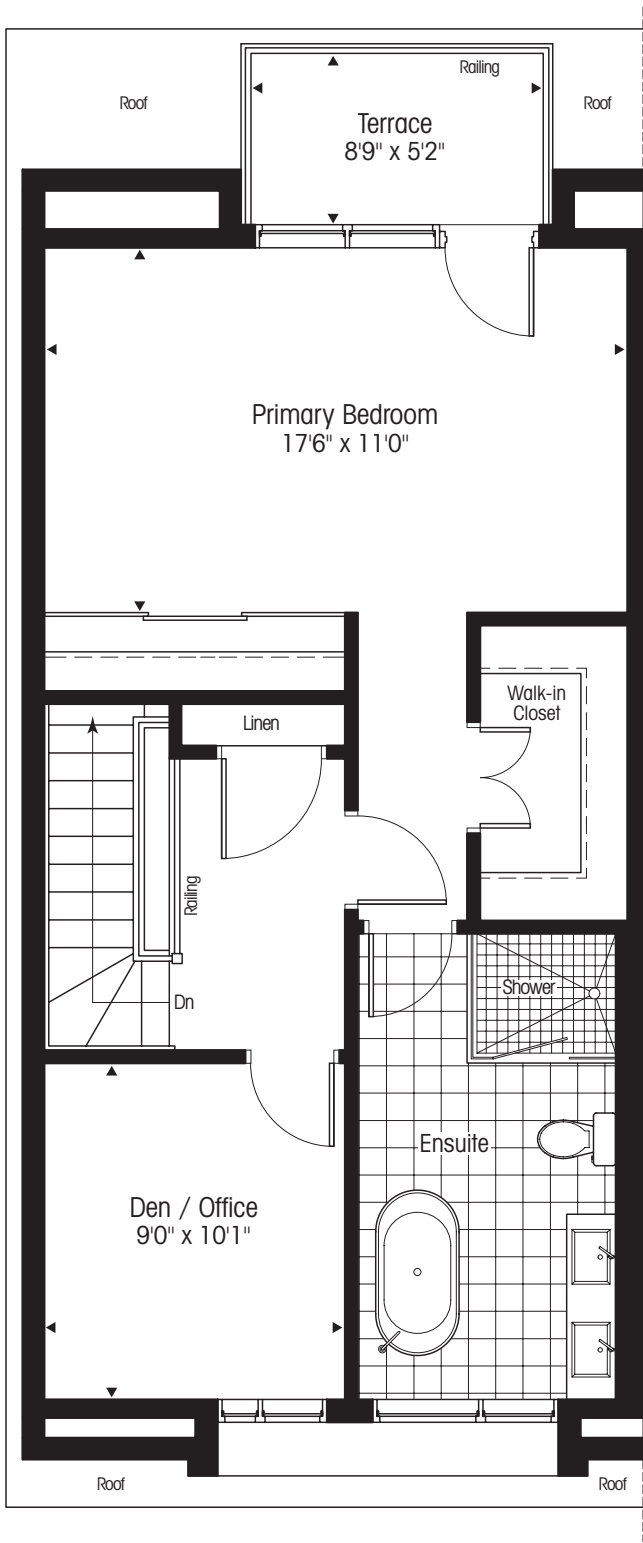
Lower Level Floor



Ground Floor



Second Floor



Third Floor



INSOHO

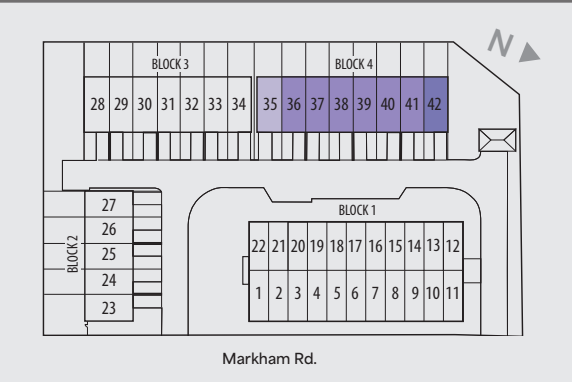
All measurements are calculated in accordance with industry standards. Room dimensions, window configuration, number of steps and overall floor specifications may vary with final construction documents and site conditions. The actual unit purchased may be a reversed layout to the plan shown. Extra fee for optional layouts. All specification and materials are subject to change without notice. All illustrations are artists concept. E.&O.E. April 2024.

Traditional towns

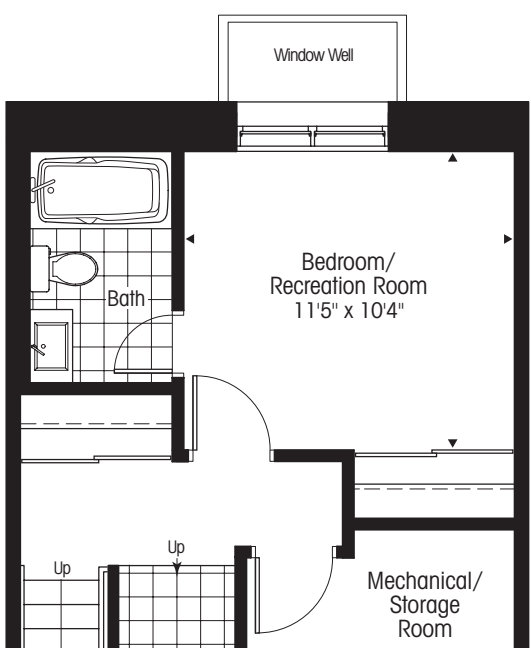
The Lake

4 bedrooms + den

2278/2327/2378 SF*
Up to 338 SF lower level**



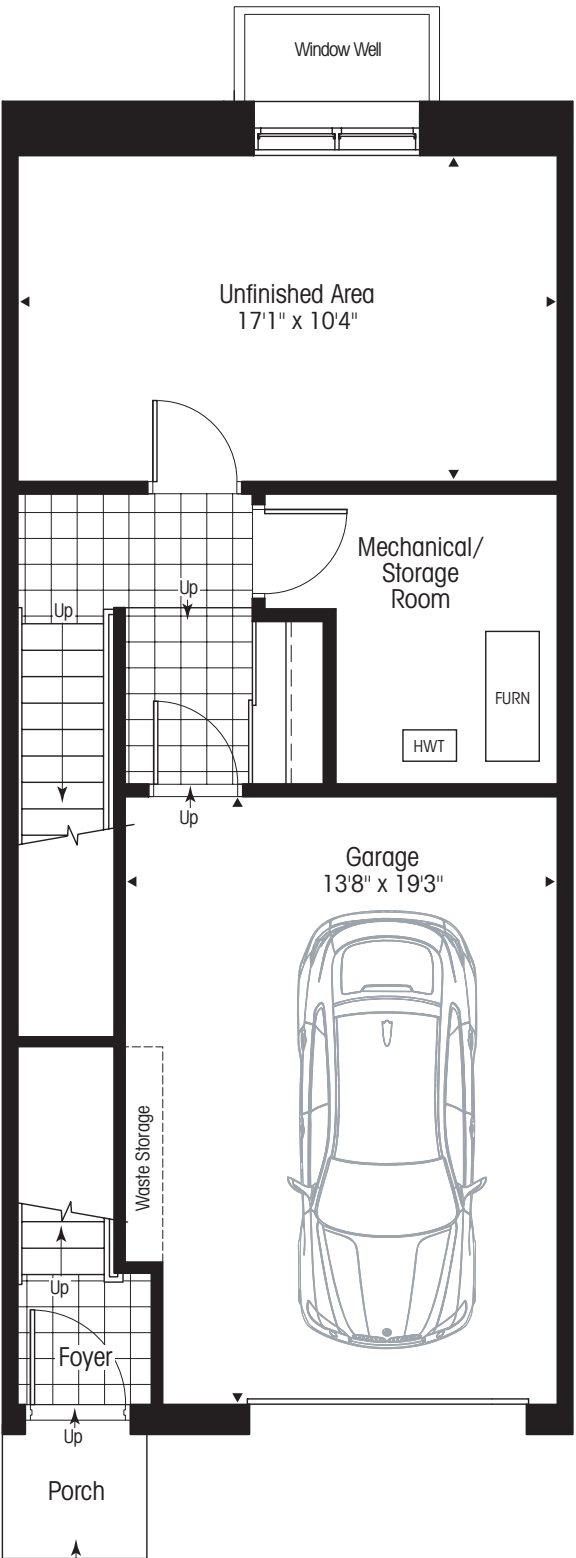
- * 2278 SF
- 2327 SF
- 2378 SF



**OPTIONAL UPGRADED LAYOUT

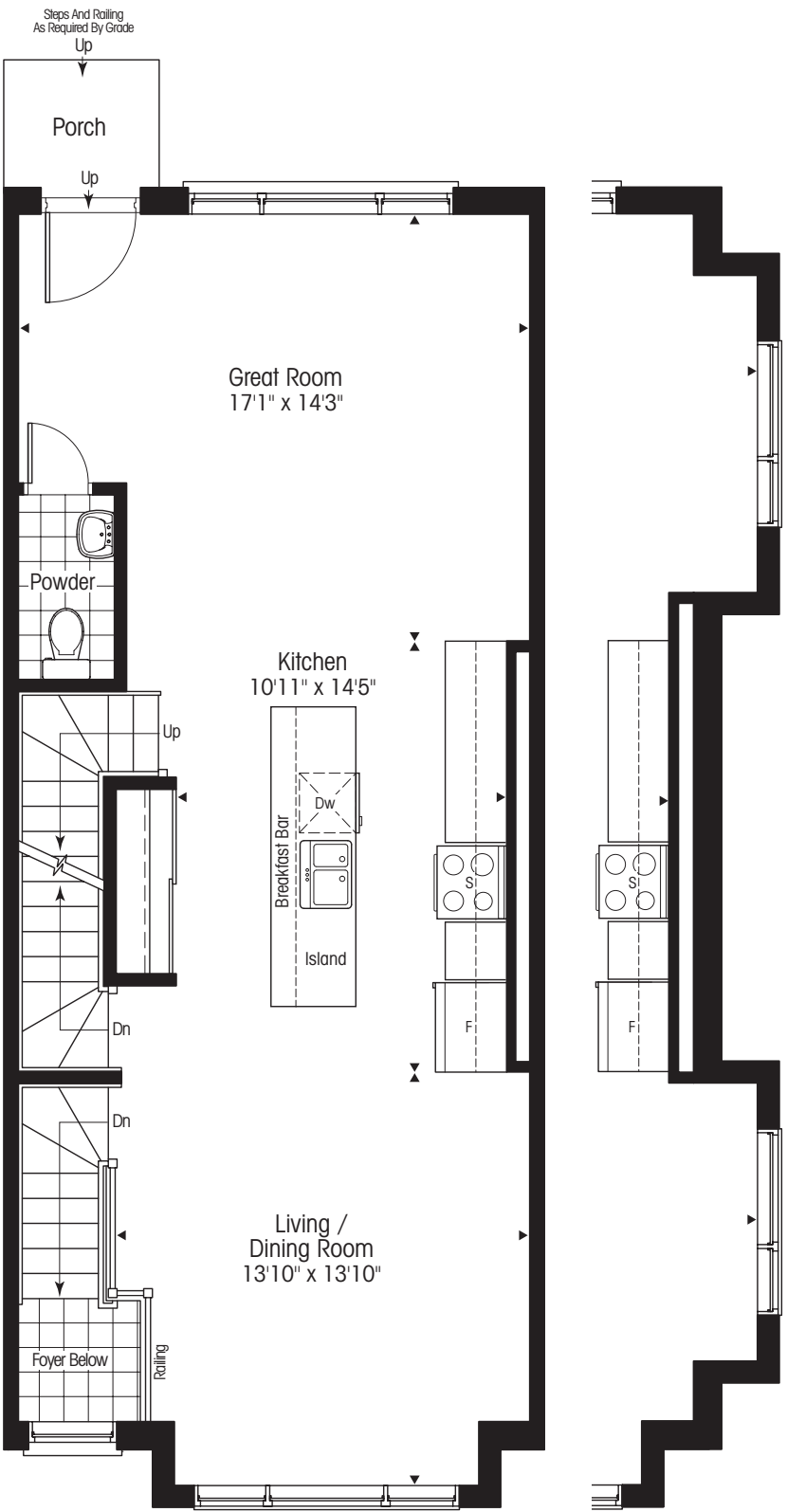
Lower Level Floor

- 330 SF
- 330 SF
- 338 SF

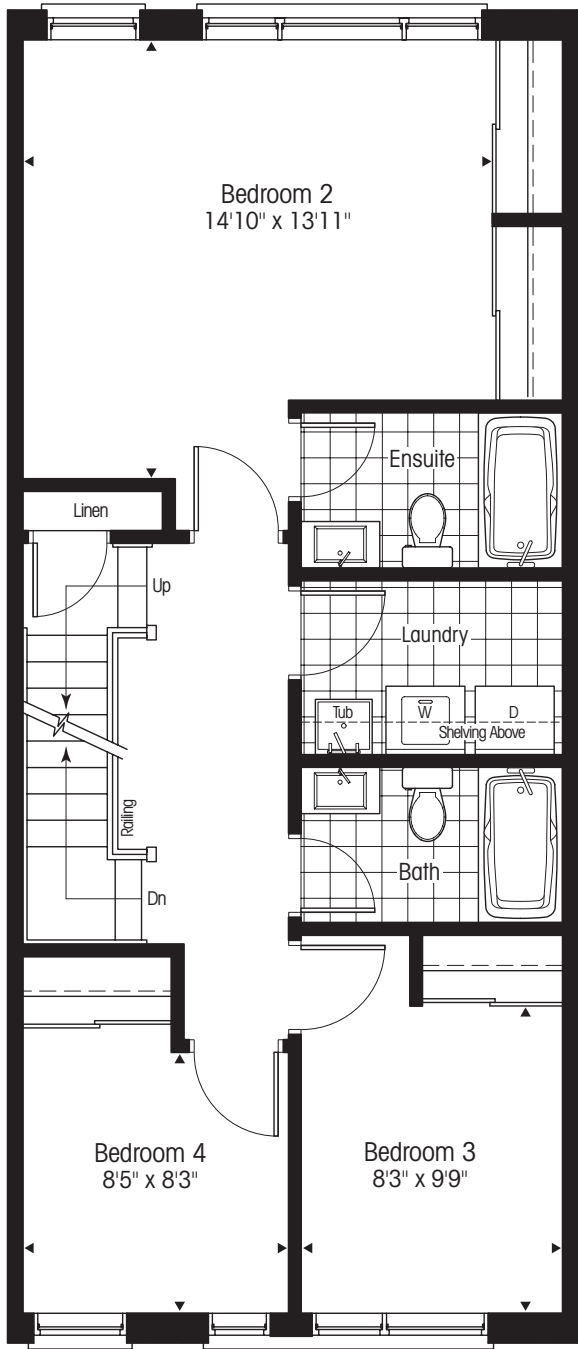


Lower Level Floor

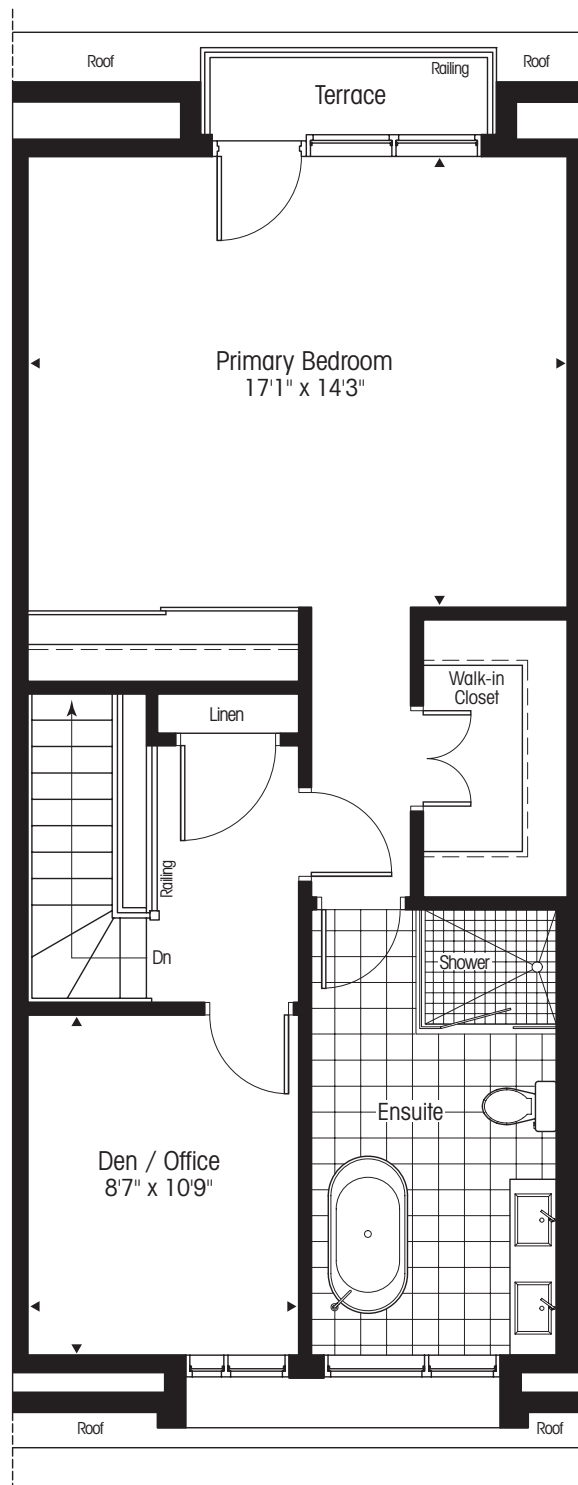
Units 35 & 42 garages are 13'5" wide



Ground Floor Ground Floor
Unit 42



Second Floor



Third Floor



INSOHO

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Traditional townns



Building the city's **most sought-after** new communities

One of Toronto's most respected in-fill builders, Insoho Developments is a premier creator of exciting new urban communities. Drawing on a rich 40-year legacy, we take pride at Insoho in creating communities that thrive in the context of their neighbourhoods. Each new site gives us an opportunity to use our deep knowledge of urban design, passion for architecture and construction to shape outstanding places for you to live.

In Scarborough, Insoho has won industry recognition most recently for WE26, named one of the GTA's best new built communities in 2022. A few of Insoho's latest

new communities are the homes of the distinctive Highland Creek Collection at Lawrence and Asterfield and stunning Imagine Condos, a landmark boutique condominium at Kennedy and St.Clair. Many more Insoho communities have enriched the fabric of the city.

Today, we are proud to introduce the remarkable new community of Inspire Modern Towns. Boldly modern architecture nestles among mature trees steps from parkland in the vibrant Markham Road & Lawrence neighbourhood. The vision is breathtaking; the community will be even more so. It's what we do.

Specifications subject to change without notice. All illustrations and photos are artist's concepts. E.&O.E. April 2024.

!NSP!RE

MODERN TOWNS



INSOHO

!NSP!RE

MODERN TOWNS

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