

POST HOMES

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CONDOS

HOME WORK

Any reason I can't run my business in my condo? *PH4*

DECOR

JEFFREY FISHER

Paint options for Victorian trim, updated. *PH4*

FOR SALE

CHILL ON THE HILL

Postcard pretty, \$3.58 million in Grafton. *PH10*

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PROMISING THE MOON
A 24/7 amenity package lets you opt for a midnight swim By Lara Ceroni

Peter Freed, Johnson Chou and Todd Cowan chat atop the Thompson Hotel, whose popular rooftop is an inspiration for the one coming to 150 Redpath.

GALIT RODAN
FOR NATIONAL POST

Is Toronto's condominium craze a good thing? It sure can be if you happen to be the one who's looking. So many options are good for the buyer, but for the developer it means that much more competition. To capture the right purchasers, they have to add something unique to the conversation. How to define that is the tricky part, especially when the formula has so far been pretty ... formulaic. Free parking, increased storage space and postponed maintenance fees are fine and lovely perks, but they all fit in the camp of the obvious. What else, what else? Purchasers are increasingly particular about what they want.

No longer considered "boxes in the sky," condo complexes are becoming real commun-

ities — and people want everything that comes with that: the neighbourhood, the accessibility and the urban lifestyle. Oh, and on top of all that, it should be at their fingertips, there when they want it.

It's a heady order no doubt, but this is how people are living these days, and developers are listening. "The way people are living in Toronto these days is no longer that typical nine-to-five routine where the day starts and stops at the office," says Todd Cowan, managing partner of Capital Developments. "People are working all kinds of different hours, they're entertaining at home and want a space that speaks towards their interests, and so we're building properties that reflect this kind of lifestyle."

His latest project is 150 Redpath, the 38-storey second-phase tower to 155 Redpath, being co-built by Capital Developments and Freed. Location, not surprisingly, was integral to the overall plan. Situated midtown, not far from Yonge and Eglinton, the intent is to make this two-tower project a vibrant archipelago that boosts an already bustling — and growing — community. It's been said the area will double in occupancy over the next 10 years, meaning about 20,000 to 25,000 new residents will be moving in.

In a bid to capture some of those people as buyers, the property promises a new experience for residents, catering to all their needs with 24/7 amenities. Even the building's handle is "Always On."

There'll be a dedicated around-the-clock concierge. But more fun, the Redpath Diner will stay open all hours to serve up cheeseburgers and Champagne to a cabana on the sprawling rooftop (with massive infinity pool, no less), or, if the mood strikes, directly to your suite. The service will be so accessible, they claim, that the only challenging part will be deciding if you want fries with that.

"People are busy and active and we're paying attention to that," says Peter Freed, president of Freed Development. "No matter what time of day or night, there will be something for you to do. We want this to be a 360 approach to living."

See ALWAYS on Page PH3

MOVE IN THIS SUMMER

New York City has the Big Apple. Now Yorkville has the Perfect Pear. PEARS on the Avenue appeals to the most discerning buyers with exquisite amenities that many other condominium communities in the area surprisingly don't offer.

Presentation Gallery: 156 Avenue Rd. | 416.323.0100
Monday - Friday by appointment only
Saturday & Sunday 12 - 5pm

TWO BEDROOM RESIDENCES STARTING AT \$808,000

Prices and specifications are subject to change. E.&O.E. June 2015.

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KICK UP A KITCHEN

SEVEN WAYS TO
SHOW OFF YOUR
CHAMPAGNE TASTE
EVEN IF YOU'RE ON A
BABY DUCK BUDGET



Conjuring a luxury kitchen takes ingenuity when the finances just don't measure up. But spotlighting a few areas can really boost an uninspiring builder's kitchen. House Beautiful has these tips: ■ Start with layout. Making the work triangle as small as possible facilitates efficiency, and makes the rest easier ■ Choose cabinets that hit the ceiling, for extra storage and hence, tidiness ■ Splurge on the backsplash, as it takes up the most visual space after the cabinetry ■ Upgrade basic hardware. It won't cost a lot, relatively speaking, but it makes a huge difference ■ Choose a stunning light fixture. (No more boob lights on the ceiling, please.) ■ Floors should be 12-inch tile on the diagonal, or the same wood as the rest of the house ■ Get the best-quality sink you can afford, but buy a faucet according to price, finish and shape — in that order. *National Post*

DO YOU
WANT A
DIP WITH
THAT?

ALWAYS
Continued from Page PH1

Fortunately, Freed had all that intel into the mind of the buyer, gleaned from his earlier projects, such as the Thompson Hotel and condos in the Niagara/King West area. The team is keenly aware of how Torontonians want to live, thanks to the thousands of people who've told them during their condo searches. Aside from a certain square footage and maybe granite counters, it's immediacy and quick access that's important to them. Freed refers to this as the "fulsome experience." In other words, let them have their cake and eat it, too. "Imagine [having] a hot-stone massage after a hard workout in the gym, then heading to the rooftop to sunbathe, order a cocktail and wait for your friends to arrive for a barbecue," he says. "This is the new definition of accessible luxury, and it will really feel like a global, jet-set community."

Moving down from the top of the building, the two-storey lobby — designed by award-winning architect Peter Clewes of architectsAlliance — is encased in glass, peeking over



at the sister lobby at 155 Redpath. A landscaped courtyard boasts an outdoor waterfall and fire feature. The interior design aesthetic, envisioned by Johnson Chou, is minimal and soft-pedalled. Material palettes are warm, earthy and neutral, including marble, granite and porcelain tile all aimed at creating a sanctuary vibe. The ground level houses a state-of-the-art fitness studio with all the fixings. The Cave is the games room, with a golf simulator, games tables and a bar equipped with taps, which is designed to be a refuge from "the stress and cacophony of contemporary life," Chou says. On the sixth floor are the 80-foot-long infinity pool, an overflow hot tub, poolside cabanas and the private outdoor dining area complete with a gas grill, fire pit and its own lounge. And that's not all: the spa is a European-inspired facility with hot-stone therapy rooms, a eucalyptus steam room and tranquility mezzanine.

The 543-unit offering of suites, lofts, penthouses and townhomes at 150 Redpath (redpathcondos.com) range in price from \$199,900 to more than \$1 million for 331 square feet to 1,403 square feet. Floor-to-ceiling windows, nine-foot exposed concrete ceilings, Nest energy-saving thermostats (which can be controlled from your smartphone) and a front-loading stacked washer/dryer are all part of the mix. Kitchens have custom-designed cabinetry by Chou, electric cooktop and wall oven and stainless steel appliances. Bathrooms come with vessel sinks, glass shower stalls and porcelain wall tiles.

But more than that is having the amenity spaces — and hours — that nurture today's kind of social scene.

"It's not enough as a developer to do something you've always done," Cowan says. "We're adapting to the changing lifestyle needs of the people in the city to give them amazing convenience and hotel-inspired living. This is about building experiences and, really, memorable ones at that."

National Post



Forest Hill
REAL ESTATE INC. • BROKERAGE



EXCELLENT SERVICE - EXCEPTIONAL RESULTS!

THE MARKET IS MOVING!! GREAT TIME TO
BUY/SELL!! OPPORTUNITY IS NOW!!

FEATURED NEW LISTINGS



201 VESTA
DRIVE

Magnificent Newer 3 Storey Forest Hill Home! 4+1 Bedrooms. Open Concept Style On Main Floor. Large Principal Rooms, Gourmet Chef's Kitchen With Top Of The Line Appliances. Master Bedroom Retreat With Huge Walk-In Closet and Spectacular En-suite. High End Quality And Finishes Throughout This One Of A Kind Home On Most Sought After Street. Close To All Amenities and Best Schools, Forest Hill Public & Collegiate, BSS & UCC. \$3,829,000



37 MILLBANK AVENUE
PRESTIGIOUS EXECUTIVE RESIDENCE

Magnificent And Unique Residence In The Prestigious Forest Hill. Beautifully Situated In The Elite Millbank Avenue. This Is The One You Have Been Waiting For! Totally Private On A Resort Like Picturesque Ravine Setting And Park With Multiple Walk-Outs To The True Meaning Of Beauty And Nature. This Home Boasts 6+1 Bedrooms, Gracious Principal Rooms, Stunning Gourmet Kitchen, And Oversized Centre-Island With Extra-Large Eat-In Area. Walk-Out Balcony With Gas Line, Gleaming Hardwood Floors, Limestone Floors. One Of A Kind Fully Finished Basement With Recreation Room, Bar, Sauna Wine Cellar With Tasting Room. Beautifully Landscaped Oasis With Inground Pool and Jacuzzi. A Genuine Statement Of Luxury And Sophistication With Meticulous Attention to fine Architectural Details. Exudes Timeless Grace And Charm. This home has it all! \$4,968,000

NEWLY BUILT CUSTOM HOMES



81 DUNLOE ROAD

Now Under Construction! Another Spectacular Forest Hill Masterpiece By Danieli Development, Richard Wengle Architect. Meticulous Craftsmanship And Luxurious Finishes Thru-Out. This Home Includes Only The Finest Of What The Hardwood & Natural Stone, Plaster Trim, Lighting & Mechanical System Market Has To Offer. Gourmet Kit W/Brkfst Area W/Stunning Fam. Rm W/ Built-Ins, Gas F/Place & Breathtaking Design. Indoor Rec Rm, Home Theatre, Nanny's Rm. \$5,400,000



10 ELDERWOOD DRIVE

Spectacular New Home!!! This Masterpiece Is On Sought Out Street In Forest Hill. Stunning Bright Gourmet Kitchen With Huge Centre Island, Open Concept To Family Home Makes This Home Great For Family Living & Entertaining. Top Of The Line Of Finishes And Quality. Gleaming Hardwood Floors Throughout Main And 2nd Level. Speaker System, Home Theatre, Smart Home Automation, Wet Bar, Spa W/ Sauna, Led Pot Lights, Heated Basement Flr, Driveway And Porch. An Excellent Opportunity To Live In Forest Hill & Close To Best Schools, BSS, UCC, Forest Hill Public & Collegiate Schools. This Home Is Truly One Of A Kind. \$4,388,000



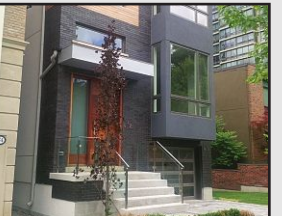
34 LARKFIELD DRIVE

Absolutely Spectacular Custom Built 4+1 Bdrm Home In Prestigious Location. Stunning Marble Foyer, Oak Staircase With Decorative Wrought Iron Pickets. Gourmet Kitchen W/Centre Island & Granite Counters, High End Thermador Appliances. Stunning master retreat w/spa-like ensuite. Fully finished rec. room w/bar, wine cellar and sauna. Pool-sized Backyard. Magnificent Craftsmanship & Luxurious Features & Finishes Thru-Out. Close to all amenities, schools, shops & Edward Gardens. Truly One Of A Kind!! \$3,595,000



391 CORTLEIGH BLVD

Exquisite Custom Built Home! 5+1 Bdrms. Boasting Only The Highest Of Quality & Finishes In One Of Toronto's Most Prestigious Neighbourhoods. Spectacular Flow Thru-out. Open Conc. Lr/Dr, Cstm Built Gourmet Kit W/Top Of The Line Appls On Main, Fam.Rm O'looking Beautifully Escaped Yard & Pool. Walking Distance To Shopping, Restaurants, Tlc, Private And Public Schools. \$3,449,000



76 ORIOLE ROAD

An Intimate And Luxurious Detached Modern Residence Situated In The Prestigious Deer Park Neighborhood. 3 Spacious Bedrooms. Elevator to all 3 levels. Open Concept Family/Kitchen With Walk-Out To Large Pool Sized Backyard. Open concept Living/Dining Rooms. 11' Ceilings On Main & Lower. Unsurpassed High Quality Finishes And Design. Resort Like Master Bedroom With Walk-In Closet And Lavish 5 Piece Ensuite. Lower Level Media Room/Recreation Room. Mud Room Access From Garage. Walking Distance Public Schools, BSS and UCC. \$3,329,000



24 DEWBOURNE AVENUE

Stunning Fully Renovated Forest Hill Home, 4 +1 bedrooms. Fabulous Sun-Filled Living/Dining Rms, Spacious Designer Open Concept Kitchen, W/ Large Island, Seating Area & Family Rm, Walk out to covered deck and fabulous oasis like backyard. Perfect Home for Entertaining & Family Living. Lavish Master Bdrm W/Spacious Sitting Area, Large Walk-In Closet and Built-In Org. and Spa-like Ensuite. Side Entrance To Mud Rm with Double Closet. 1 Car Garage W/3 Outdoor Parking Spaces. Fully Finished Lower Level W/Rec. Rm, Fifth Bdrm Nanny's Rm, and Laundry. Close Proximity to All Amenities, Transportation & the Best Schools, BSS, UCC, Forest Hill Public & Forest Hill Collegiate. \$2,549,000



16 GLENAYR RD

Ravine Opportunity! Spectacular Family Home In The Prestigious And Established Forest Hill Neighborhood. Totally Private On A Resort Like Ravine W/Multiple W/O To The True Meaning Of Beauty & Nature. This 3 Story Home Boasts 5+1 Bdrms, Spac.Princ.Rms. Stunning O'Sized Kit, Brkfst Area O'looking Fam.Rm & W/O To Wraparound Deck, Lavish Grdns & Ravine. Side Entr.To Mud Rm W/B-Ins. Fully Fin.Lwr Lev, Nanny's Rm/Storage Rm,Laundry & Rec.Rm. Move In And Enjoy! \$3,149,000



8 ASTLEY AVENUE

Location! Location! Rosedale Prestigious Newer Home On Much Sought After Street. Approx. 3700 Sq.Ft. Of Luxurious Living Space. High End Finishes And Quality. This Rosedale Home Boasts 4+1 Bedrooms, Gleaming Hardwood Floors, Soaring Ceilings Cascading Light Thru-Out. Master Bedroom With Spa Like 6 Piece Ensuite, Walk-In Closet And Walk-Out To Balcony. This Warm And Inviting Home Has All The Bells And Whistles. 10+++ Must See. \$2,149,000



5 ROBINWOOD AVENUE

Spectacular Family Home In Prestigious Forest Hill! Large Pool Sized Lot 60X110 Ft, Private Drive W/ Dble Car Garage On A Quiet And Child Friendly Street W/Very Little Traffic. Amazing Opportunity To Renovate Or Build Your Dream Home On This Rarely Available Lot. This Family Home Has Spacious Princ.Rms, Large Eat-In Kit & Fin. Lwr Lvl, Great For Entertaining. Stunning W/O To Deck & Grdns, Make This Home One Of A Kind. \$2,749,000

PLEASE JOIN US
THIS WEEKEND FOR MY

OPEN
HOUSES

WEEKEND 2:00 – 4:00 PM.

76 ORIOLE ROAD
201 VESTA DRIVE
37 MILLBANK AVENUE
10 ELDERWOOD DRIVE
34 LARKFIELD DRIVE

SUNDAY 2:00 – 4:00 PM.
24 DEWBOURNE AVENUE

Julie Gofman*

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of Distinction

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Recommended

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Magazine As CANADA'S TOP AGENT

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*Sales Representative

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