

# FABRIK CONDOS

## New Menkes condo set to be this spring's hottest opening

Toronto's Fashion District is about to get a whole lot more chic as Fabrik Condos, one of the city's top selling projects, gets accessorized and nears completion.

Located on Richmond just west of Spadina, Fabrik is woven into the heart of the Fashion District and within walking distance of an array of top Toronto restaurants, nightlife and shopping destinations, whether it's King West, Queen West, Kensington Market or Chinatown.

"It's exciting to be nearing completion of a building that's poised to be a Fashion District landmark," says Mimi Ng, vice president of Sales and Marketing for Menkes Developments. "And there's no better time than now for purchasers who are looking to live in the centre of Toronto's most vibrant and eclectic neighbourhood."

Although nearly sold out, a handful of prime suites still remain available, including well-designed layouts ranging from 453-square-foot one-bedroom units to 791-square-foot two-bedroom suites, starting from \$329,990 with only 10 per cent down.

Designed by Giannone Petricone Associates Inc. Architects in association with Giovanni A. Tassone Architects, the 17-storey structure features a distinctive exterior of stacked glass cubes, atop ground floor retail space.

Inside, Fabrik's suites all feature nine-foot ceilings, laminate flooring, and ensuite Energy Star-rated washer and dryer. Units include full-height, thermally insulated energy-efficient windows, and individually controlled centralized heating and cooling systems.

Kitchens come with Giannone Petricone Associates custom-designed cabinetry; quartz countertops; and ceramic or glass tile backsplash, plus European-style appliances including a built-in Energy Star fridge and dishwasher clad with cabinet paneling. Bathrooms have custom-designed vanities with cultured marble

With occupancy for Menkes Developments' eye-catching tower slated for this spring, luckily there is still time to own a home at an address that's among the city's best.

Located on Richmond just west of Spadina, Fabrik is woven

countertop, integrated sink basin and full-width mirror.

Fabrik boasts a top-flight amenity program catering to residents who want to tap into the energy that infuses this hip new condo community and establish connections with building neighbours. Amenities include a fully equipped gym with cardio and weight areas; games room; Hollywood-style screening room; and pet spa — an essential for today's condo dweller. There's also a hotel-style guest suite, and convenient on-site bicycle storage.

The building's party room offers the perfect spot for entertaining guests, equipped with a catering kitchen, bar, lounge seating, double-sided gas fireplace and outdoor terrace. And residents and their guests can soak up spectacular city views from Fabrik's 12th-floor private outdoor terrace, with lounge seating, gas fireplace, barbecue facilities and a sundeck.

Fabrik is a stone's throw from some of Toronto's hippest spots, including Queen Street and its world renowned mix of retail and eateries, and King Street, a sophisticated dining, theatre and nightclub hub. Chinatown and Kensington Market are only a short walk away, and the prestigious University of Toronto is nearby as well. And for those needing to travel around the city, the King, Queen and Spadina streetcars offer speedy transfer to the Yonge-University subway line.

"Boasting an excellent location, contemporary design and an enviable amenity package, Fabrik has been one of our most talked about projects since its launch," says Ng. "With occupancy about to begin, words are turning into action and we are about to deliver on our promise to add a well designed, stylish building that adds even more life to an already bustling area." **CL**

Visit the Menkes Condo Centre, located at 770 Bay Street. The Condo Centre is open from noon to 6 p.m. Monday to Thursday, and from noon to 5 p.m. weekends and holidays; closed Friday.

416.591.7700

Menkes.com • Fabrik@menkes.com

