

cover
story



Fabrik prepares for occupancy

Menkes to sell remaining suites
with just 10 per cent down

THEY SAY THAT IN FASHION, it's the accessories that make the outfit.

The same is true when it comes to Toronto's most fashionable new condominium, Fabrik, from Menkes Developments. With construction nearly complete, and occupancies scheduled for this summer, the development team is focused on putting the finishing touches on this haute couture condo.

"Our design team at Giannone Petricone Associates is overseeing the final construction work and finishing details

at Fabrik as we approach initial occupancies," says Mimi Ng, vice president of sales and marketing for Menkes Developments. "With the building nearly complete, and move-ins just months away, we still have a small handful of prime suites available for those still looking to live in Toronto's most fashionable neighbourhood."

Located on Richmond Street, just west of Spadina Avenue, Fabrik is a 17-storey structure featuring a distinctive exterior of stacked glass cubes, atop ground floor retail space. Woven artfully into the heart of the Fashion District, select suites at Fabrik remain available in a variety of layouts and prices (from an efficient 453-sq.-ft. one-bedroom layout to a spacious 791-sq.-ft. two-bedroom plan).

Prices at Fabrik start at an affordable \$329,990 and Menkes is currently accepting offers with just 10 per cent down.

Inside, Fabrik's suites all feature spacious 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 — ideal for balmy Toronto summers.

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

**Location**

Richmond St. & Spadina Ave.

**Builder**

Menkes Developments

**Development**

Fabrik Condos

**Home Type**

One - to two-bedroom
condo units

**Sales Centre**

770 Bay St.

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dishwasher clad with cabinet paneling. Bathrooms have custom-designed vanities with cultured marble countertop, integrated sink basin and full-width mirror.

Fabrik offers a top-flight amenity program enabling residents to tap into the energy that infuses this hip new condo community and establish connections with their 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 for those who prefer to take advantage of the city on two wheels.

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. Residents and their guests can soak up the sun

this summer — as well as the spectacular city views — from Fabrik's 12th floor private outdoor terrace, which features lounge seating, a gas fireplace, BBQ facilities and a sundeck.

"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 develop a stylish, well-designed building that adds even more life to an already bustling area."

For more information on Fabrik, visit the Menkes condo centre at 770 Bay St., Toronto. Open from 12 p.m. to 6 p.m. Monday to Thursday, closed Friday and open on Saturday, Sunday, and holidays from 12 p.m. to 5 p.m.; call 416-591-7700 or email fabrik@menkes.com.