

# AVANTI BOUTIQUE CONDOMINIUMS AT YONGE & BLOOR

## BUILDING AMENITIES

Landmark Location! Yonge & Bloor, Steps from Subway, Restaurants & Shops. A Stunning 16 Story Stone/Glass Tower Featuring Studios, 1 Bedroom and 2 Bedroom residences with Curved Private Balconies or French Balconies, and 15 Exclusive Townhomes, 24 Hour Concierge, Daytime Doorman and Access to the Amenities of The Dorchester Club.

## TOWNHOME FINISHES & FEATURES

Ceramic, Slate, Marble and Hardwood Floors, 40 oz. Trevira, 32 oz. Sisal;  
Granite Kitchen Countertops and Islands

7 Appliance Package (4 Stainless Steel Kitchen Appls.): Refrigerator, Cook Top, Built-in Oven, Dishwasher, Microwave/Range Hood, Washer, Dryer, Gas Fireplace, European-Style Cabinetry  
Stained Birch Veneer Passage Doors, Stable Doors and Interior Transom Glazing

## THE EXCLUSIVITY OF ONLY 15 GROUND FLOOR TOWNHOMES

1 Bedroom 1 Bath - 2 Bedroom 2.5 Bath

574 sq. ft. to 1700 sq. ft.

\$189,990 to \$499,990.

Private Terraces, Private Entrances, Soaring Ceilings, Open Concept.

## DEPOSIT STRUCTURE:\*

- . \$1,000 with Offer
- . Balance to 5% within 30 Days
- . 5% in 60 Days
- . 5% in 90 Days

\*FOR QUALIFIED BUYERS ONLY

Maintenance fees:	\$0.35 per square ft. per month for the residential unit (Heat & Hydro Included)
Taxes:	Estimated taxes at 1.25% of purchase price per year
Parking:	\$18,000 per space
Bicycle/Storage	\$2,990 per unit

## SALE OFFICE HOURS

Monday to Thursday from Noon to 6:00 p.m.

Saturday & Sunday from Noon to 5:00 p.m.

Telephone

416-961-3835

Ask About Your Opportunity to Win a Porsche Boxster for a Year! \*

\*See our website for contest details (avantiadvantage.com). Some restrictions apply  
Prices and specifications are subject to change without notice E. & O.E.

Occupancy  
Fall  
2002

BOUTIQUE

# ZX-21

1 BED+SOLARIUM/1 BATH F/P

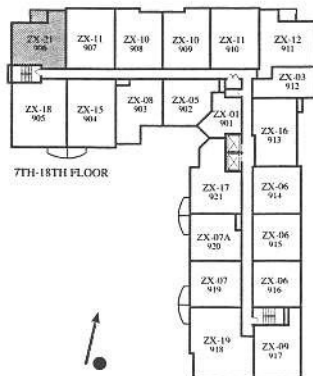
651 SQ. FT.

LPH 6

\$188,990

Maint - 227.85  
includes heat, hydro  
24 hr concierge, d/t  
lockup -  
\$196.+-  
downen

N/W corner



Parking - \$18,000  
Locker - \$2990

BOUTIQUE CONDOMINIUMS

AVANTO

BOUTIQUE

656 SQ. FT.

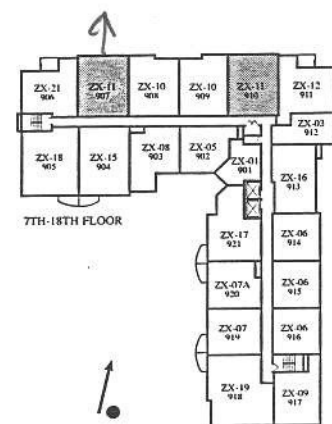
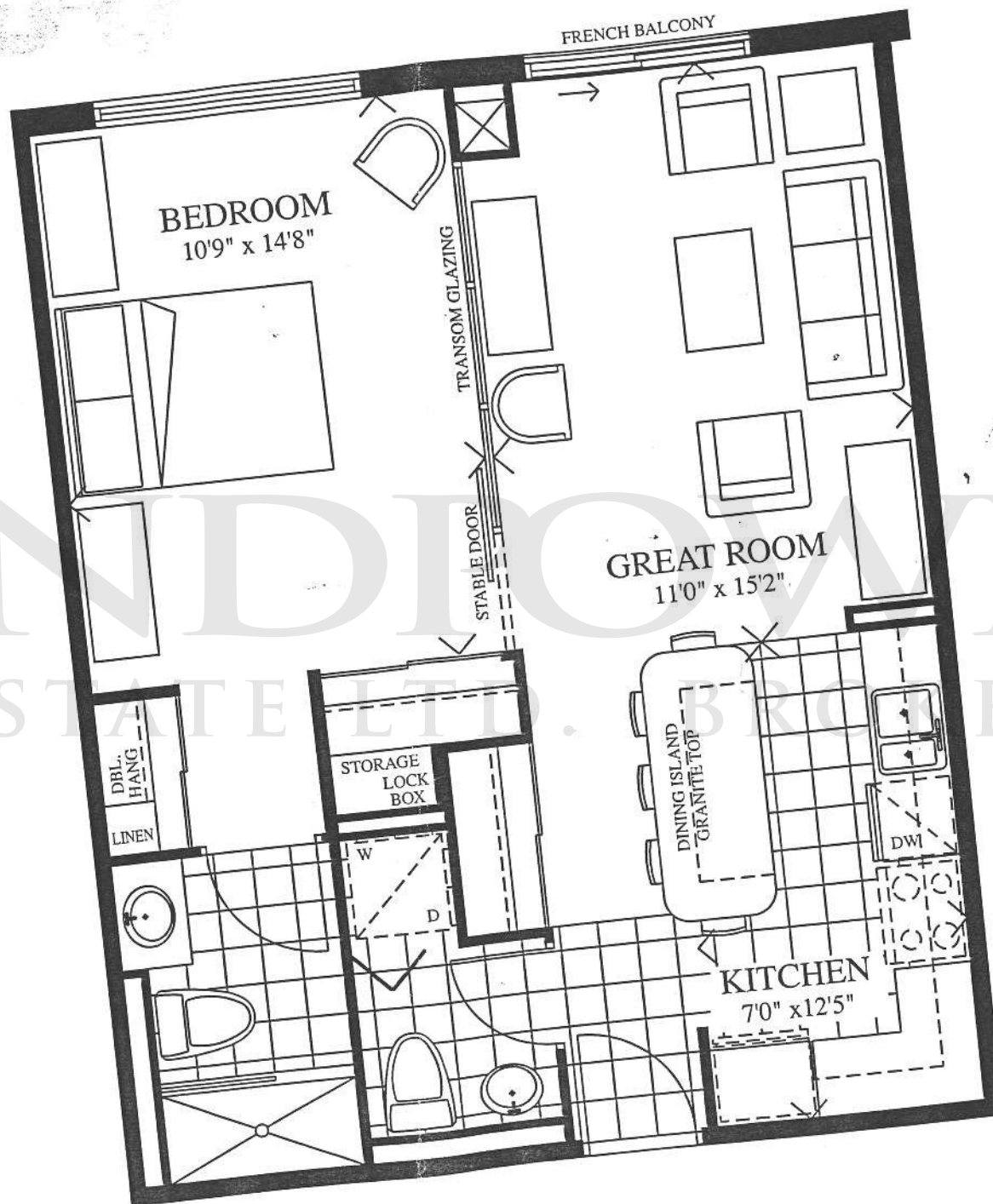
# ZX-11

1 BED/1.5 BATH (FRENCH BALCONY)

LPH-07

#189,990

MODEL SUITE



BOUTIQUE CONDOMINIUMS

AVANTI

Plans and specifications are subject to change without notice.  
Actual usable floor space may vary from the stated area. E. & O. E. (16-ZX11)

BOUTIQUE

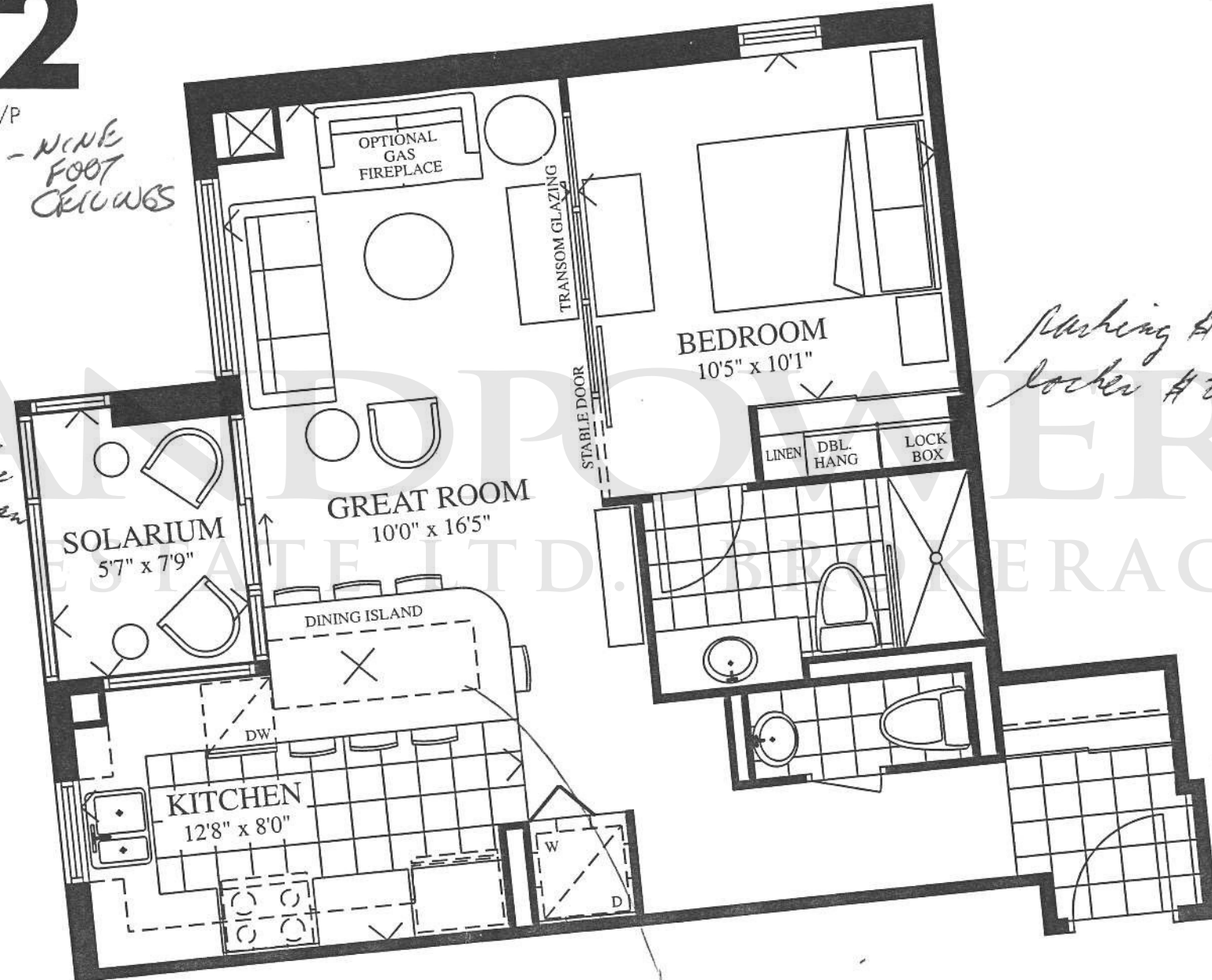
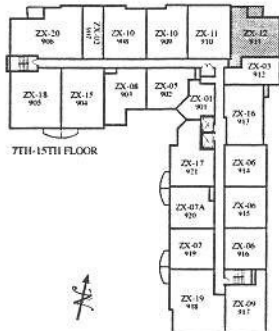
# ZX-12

1 BED+SOLARIUM/1.5 BATH F/P

700 SQ. FT.

UPH-205,990 - NINE  
LPH 11 FOOT  
198,990 CRUWS

Maint - \$245 incl.  
heat, hydro, concierge  
Locker - dit downman  
approx \$1206.



Parking \$18,000.  
Locker \$2990.

BOUTIQUE CONDOMINIUMS

AVANTO

BOUTIQUE

780 SQ. FT.

# ZX-24

1 BED/1.5 BATH

#201

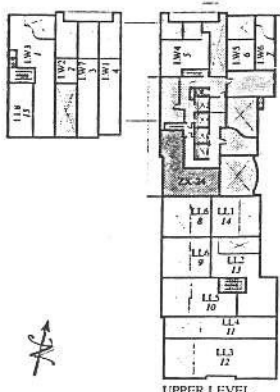
#215,990.

maint - \$273.  
includes heat, hydro,  
24 hr concierge, d/t + doorman  
faxer - \$225+ - mthly.

parking - \$18,000.  
locker - \$2990.



West exp.



UPPER LEVEL

Plans and specifications are subject to change without notice.  
Actual usable floor space may vary from the stated area. E. & O. E. (ZX-24)

BOUTIQUE CONDOMINIUMS





# The Avanti Advantage CHECKLIST

Look around downtown, uptown, or out in the suburbs. Compare what other Toronto condominiums have to offer and you'll discover the best shopping is right here at Yonge and Bloor at Avanti.

## Location

Yonge and Bloor . . . . . *We're right around the corner!*  
Two-minute stroll to subway . . *Leave the car behind.*

## Architecture

Larger-than-life-windows . . . . *Let the sun shine in!*  
Sweeping curved balconies . . . *We got 'em*  
Traditional French balconies . . *These too*  
Striking glass canopy entrance . *Cool*  
Private sculpture garden . . . . *Way cool*  
Internal carriageway . . . . . *Classy*

## Lifestyle

Yonge and Bloor . . . . . *The heart of it all*  
24-hour concierge . . . . . *At your service*  
Daytime doorman . . . . . *Top of the morning to you!*  
Dorchester Club membership . . *For your dining and entertainment*  
Boutique hotel services . . . . . *Go ahead & pamper yourself*  
Vern, your Virtual Valet . . . . . *Your on-line access to it all*

## The Dorchester Club

Pay for services with your . . . . *Only at Avanti!*  
Dorchester Club card  
Two restaurants . . . . . *The choice is yours*  
Private dining room . . . . . *Just for you and your friends*  
Licensed piano lounge . . . . . *For a quick nightcap*  
Masseuse . . . . . *No kidding!*  
Room service . . . . . *Meals and drinks to your door*  
Maid and housekeeping . . . . . *You'll never have to dust again*  
Holiday home and pet care . . . *Get away for a week without worrying*  
Private screening room . . . . . *Just like a Hollywood Director*  
And a lot, lot more

## Security & Safety

24-hour concierge . . . . . *With a state-of-the art security system*  
Daytime doorman . . . . . *Where else but Avanti?*  
Video enterphone system . . . . *See who's visiting*  
In-suite lock boxes . . . . . *Another nice touch!*

## Suite Features

Begin with finishes as good . . . *A great place to start or better than the rest of them*  
Birch veneer stain grade doors . *Beautiful!*  
Stable doors with interior . . . . *You gotta see 'em!*  
transom glazing  
Granite-topped dining islands . . *Some models only, so hurry*  
Marble/slate/hardwood/ . . . . *The selection will floor you!*  
industrial carpet/sisal  
Powder rooms . . . . . *Elegance pure and simple*  
Limited edition floors for . . . . *First class all the way the truly discriminating*

## Avanti Technology

Vern, your Virtual Valet . . . . . *On-line and on call 24/7*  
Digital and analogue TV . . . . . *Flexible channel packages*  
High speed internet access . . . . *Download faster than a speeding bullet!*  
Broadband fibre-optics . . . . . *To handle whatever the future has in store*  
Home Office Packages . . . . . *Productivity plus!*  
Web Sites & E-Mail Addresses  
Long distance & local phone . . *You rang?*



### AVANTI SALES OFFICE

1290 Bay Street, Toronto ON M5R 2C3  
Tel: 416-961-3835 Fax: 416-961-3836  
[avantiadvantage.com](http://avantiadvantage.com)

# FEATURES

## THE ART IN THE ARCHITECTURE

- An elegantly simple 16-storey glass tower rising from a sculpted stone podium
- Sweeping, curved private balconies and traditional French balconies overlooking the Yonge and Bloor neighbourhood
- Striking glass canopy entrance leading to a New York style lobby with both concierge and doorman
- Private internal carriageway
- Larger-than-life windows that drink in the sunlight by day and the city lights at night

## COORDINATED, CONTEMPORARY FLOOR COVERINGS

- Choice of high quality 40 oz. broadloom, 36 oz. industrial look or 32 oz. sisal carpet in principal rooms
- A rich and colourful choice of stylish ceramics, marble, slate or hardwood floors in entry, baths and kitchen
- Tasteful vinyl in laundry and storage rooms unless adjacent to above areas (in which case the selected hard finish will apply)

## KITCHENS WITH THE GOURMET TOUCH

- Avanti adds some sizzle to your surroundings, especially your kitchen
- European-style cabinetry with a selection of exotic laminate countertops
- Some suites have granite-top dining islands with quartz halogen track lighting above
- Stainless steel kitchen sink with single-lever faucet and integrated vegetable spray
- Mirrored backsplash to reflect and complement your kitchen decor
- 6 appliance package - fridge, range and rangehood, microwave, dishwasher, washer and dryer
- Ask our sales staff about Avanti's stainless steel kitchen appliance package
- Lazy Susan in some plans

## DESIGNER BATHROOMS THAT DAZZLE AND SHINE

- Exotic laminate countertops set the tone
- An eclectic choice of elegant ceramic tile or marble surround in bathtub and shower
- A perfect backdrop - all white bathroom plumbing fixtures
- Luxurious soaker tubs in master baths and separate showers with innovative glass shower screen, per plan
- Heat lamp, light bar and medicine cabinet in master bath
- Cable system shower rods in master bathroom
- Pressure-balanced, water-saver massage shower heads
- Elegant pedestal sink with polished chrome accessories in powder room, per plan
- Quality exhaust fans vented to exterior

## FINELY FINISHED TO ENRICH YOUR LIFESTYLE

- All ceilings feature stipple white finish, except kitchen, laundry area and bathroom ceilings, which are carefully smooth finished with a classic white semi-gloss paint. Open kitchen ceilings are stippled
- All walls primed and painted in two colour choices from Builder's wide selection
- Rich, hand stained birch veneer passage doors
- Distinctive contemporary style paint grade wood casing and baseboard add a touch of classic elegance
- Contemporary brushed chrome lever style door hardware
- High quality mirrored frameless sliding closet doors throughout
- Deadbolt lock and a convenient viewer on all exterior doors for added peace of mind
- Stable doors and interior transom glazing, per plan
- Even the small touches are special, such as durable melamine shelving in all closets

## LAUNDRY

- Full-size stacked washer and dryer, vented to exterior, available as part of Avanti's Special Appliance Package -ask the sales staff for details

## STATE-OF-THE-ART SAFETY AND SECURITY

- Closed circuit security cameras, monitored by 24-hour Concierge
- Daytime doorman
- Proximity card access system
- Well-located panic buttons in parking garage, providing instant voice communication with the concierge
- In-suite smoke, and carbon monoxide detectors
- Advanced video enterphone system located in the lobby vestibule permits visitors to communicate with suite from building entrance and permits you to visually screen them on your television
- In-suite lock boxes

## PERSONALIZED COMFORT SYSTEM

- For your personal comfort year round, your suite features an individually controlled central heating and air-conditioning system

## ELECTRICAL & MECHANICAL SYSTEMS

- Tasteful, white decorative receptacles and switches throughout
- Distinctive ceiling light fixtures in foyer, kitchen and hallways, as per plan
- Capped ceiling outlet in dining room area, with dimmer
- Programmable thermostat for round-the-clock comfort
- All-copper wiring
- 100-amp service with in-suite circuit breaker panel
- Distinctive valance lighting under cabinets in kitchen

## HIGH TECH HEAVEN

- Entire building equipped with high capacity fibre-optics and Category 5 cabling
- Building network and intranet transmits data at rates up to 100 Mbps and not less than 1 Mbps
- Multiport outlets for telephones, TVs and computers in all principal rooms
- Digital and analog television service with flexible choice of channels
- High-speed, 24-hour internet access
- Flexible Home Office technology packages including web sites and e-mail addresses
- A host of intranet services and information available through Vern, your Virtual Valet

## LIMITED EDITION FEATURES

Townhome Collection is offered with additional Avanti Limited Edition Features and upgrades, including:

- Hardwood in lieu of carpet in living and dining rooms
- Gas fireplaces
- Dimmer switches in bedrooms
- Pendant lighting over dining island, per plan
- Whirlpool included as per plan
- Granite countertops on kitchen cabinets
- Stainless steel kitchen appliances - total of 7 appliances included

Specifications and materials are subject to availability.

Modifications and equal substitution at discretion of Builder. E & O. E.





LANDPO  
REAL ESTATE LTD.



## The DORCHESTER

### The Dorchester Club Amenities Legend

- |  |                                |
|--|--------------------------------|
| 1 The Wedgewood Restaurant                 | 16 Craft room                  |
| 2 The Murano Private Dining Room           | 17 Hair Studio                 |
| 3 Informal Dining                          | 18 Boutique                    |
| 4 The Ellington -<br>Licensed Piano Lounge | 19 Laundry & Dry Cleaning Drop |
| 5 Smokers Lounge                           | 20 Activity Director           |
| 6 Women's Washroom                         | 21 Office                      |
| 7 Men's Washroom                           | 22 Meeting Room                |
| 8 Library Lounge                           | 23 Masseuse & Visiting Doctor  |
| 9 Guest Suite                              | 24 Screening Room              |
| 10 Card & Games Room                       | 25 Chapel                      |
| 11 Billiards                               | 26 Mechanical Room             |
| 12 Group Exercise Room                     | 27 Avanti Elevators            |
| 13 Exercise Equipment Room                 | 28 Dorchester Elevators        |
| 14 Terrace                                 | 29 Servery                     |
| 15 Greenhouse                              | 30 The Waterford Restaurant    |

