

Special

Luxury real estate

Pictured at the Residences at the Ritz-Carlton, real estate broker Barbara Lawlor says the arrival of five-star hotel brands is a sure sign that Toronto is coming of age as a world-class city. PHOTO: MICHELLE SIU



Moving up?

You're in good company. Toronto's luxury real estate market is booming. For those with the means, there's plenty in store.

The momentum just keeps building in Toronto's ultra-luxury condominium market. After a decade of ongoing development, Canada's largest city continues to transform into a sophisticated metropolis where those with a taste for the best in luxury living can enjoy more choices than ever.

The range of options broadened even further last year with the launch of six new luxury developments, namely the AvenDale by Minto, Yorkville Plaza, Exhibit, 36Hazelton and 133 Hazelton. The Residences at the Ritz-Carlton also opened for occupancy last year – the city's first condominium residence anchored by a five-star hotel.

“Overall, the condo market in Toronto was very strong in 2010,” says Ben Myers, editor and executive vice president at Urbanation, a Toronto research firm that focuses on the condominium market. “As a result, we saw builders bringing in these new luxury developments in 2011.”

A number of other much-awaited projects are also expected to be ready for move in this year, including the Four Seasons Private Residences, Pears on the Avenue and Shangri-La Toronto, another five-star hotel and condo project. The condominiums at Trump International Hotel & Tower Toronto, which opened its hotel operations last month, are also scheduled to welcome its residents later this year.

For luxury condo buyers, these and other developments add up to not only more, but also much better, choices.

“It's an interesting time in the Toronto luxury market because all these major hotel brands and high-end condo projects are under development at the same

“As the luxury market continues to develop, buyers will have more options not only when it comes to brands, but also when it comes to location.”

Mimi Ng,
Vice President of Marketing,
Menkes Developments Ltd.

time,” says Mimi Ng, vice president of marketing at Menkes Developments Ltd., whose high-end portfolio includes Four Seasons Private Residences and Pears on the Avenue. “And within a short span of 12 to 18 months, you're having all these brands deliver at around the same time.”

Another notable feature of Toronto's expanding luxury condo market, says Ms. Ng, is the geographic distribution of the projects. While a few are concentrated in the Yorkville area, the rest are scattered throughout Toronto, in highly prized neighbourhoods such as the Annex, Forest Hill and Lawrence Park.

“As the luxury market continues to develop, buyers will have more options not only when it comes to brands, but also when it comes to location,” says Ms. Ng.

Barbara Lawlor, president and broker of record at Baker Real Estate Incorporated – the exclusive listing broker for the Residences at the Ritz-Carlton – says the arrival of five-star hotel brands has had a tremendous impact on Toronto's real estate market. For builders, it has raised the bar for what it means to develop a true luxury project. For buyers, it is a sure sign that Toronto is, finally, coming of age as a world-class city.

There's certainly no shortage of buyers in this rarefied market. Ms. Lawlor says she continues to see great interest in luxury condos among business people, young professionals and baby boomers. The latter group, in particular, is driving the demand for high-end homes right in the city.

“Traditionally, we have seen luxury products accounting

for about eight per cent of the condominium market,” she says. “I am optimistic that will grow to double-digits as more boomers inherit their parents' wealth.”

Ms. Lawlor also notes a growing interest from buyers abroad.

“There is a great deal of international interest in Toronto, and not just from people who are looking for a second, third or fourth home, or an investment property,” she says. “International buyers are being drawn by the prestigious hotel brands and by Toronto's global reputation as an economically conservative city, where the banks have done so well in taking us through the recession that has hit the world so hard.”

With a number of the city's large-scale projects now close to completion, and several more – such as One Bloor and Bisha Hotel & Residences – set to finish within the next two years, the market is now shifting towards smaller boutique buildings, says Mr. Myers.

As examples of this shift, he cites Burnac Group's 277 Davenport with only 10 units and Mizrahi Khalili's 133 Hazelton with 36 units.

“We're going to see more of these boutique projects where the smaller footprint makes it feel more like you're living in a house,” he says. “The market's always changing, and this is just another step forward in its evolution.”

INSIDE

A taste for fine living. Beyond offering beautiful spaces, generous amenities and prime neighbourhoods, select ultra-luxury condominiums also promise condo owners extraordinary dining experiences – right where they live. [Page E2](#)

Upscale urban digs, family style. With families increasingly flocking to Toronto, drawn by its wealth of good schools and its reputation as a safe place to raise kids, developers are responding with upscale condos designed with flexibility in mind. [Page E4](#)

Design wise projects. A far cry from yesteryear's boring boxes, Toronto's new breed of ultra-luxury condominiums is transforming the city skyline with strong architectural statements. [Page E4](#)

EXTRA: SUN DESTINATIONS

Thinking of investing in a luxury home down south? Look here. [Pages E9-10](#)



LUXURY REAL ESTATE



Chef Todd Clarmo, formerly of the acclaimed Canoe Restaurant & Bar and Auberge du Pommier, now heads the kitchen at STOCK, the premier restaurant at the Trump International Hotel & Tower Toronto. PHOTO: MICHELLE SIU

GOURMET DINING

New residences cater to a taste for fine living

At the Ritz-Carlton Toronto's TOCA by tom brodi restaurant, it's not unusual for regulars to come in several times a week. In fact, it's not surprising, given that some of these regulars literally live just above the restaurant, in the Residences at the Ritz-Carlton – the recently opened condominium project anchored by the prestigious hotel.

For city dwellers with a taste for fine living, ultra-luxury condominiums such as the Residences at the Ritz-Carlton satisfy more than an appetite for beautiful spaces, generous amenities and prime neighbourhoods; they also promise condo owners extraordinary dining experiences – right where they live.

“It's one of the conveniences of living in the same building as a five-star hotel: you have world-class dining right at your doorstep,” says Tim Terceira, general manager of the Ritz-Carlton Toronto. “We have residential owners who probably dine two to three times a week in the restaurant. We get to know them by name, and we're familiar with their preferences.”

For condo owners, living right above a culinary destination also means being able to enjoy fine dining right in their own homes, says Mr. Terceira.

“They can call down and order from the in residence dining menu,” he says. “We can also provide a private dining experience right in their suites, where we prepare the dishes in the restaurant and provide full service in the client's dining room, just as if they were in the restaurant.”

The promise of extraordinary dining begins with a chef of fine pedigree. TOCA's chef de cuisine is Tom Brodi of Canoe fame. At Trump International Hotel & Tower Toronto, the kitchen at STOCK is helmed by another Canoe Restaurant & Bar alumnus, Todd Clarmo, also acclaimed for his tenure as resident executive chef at Auberge du Pommier.

“It's a bonus for residents to have a fine dining establishment right at their doorstep,” says Mr. Clarmo, executive chef at STOCK. “From a party for two to 22, it's so easy for them to come to the restaurant. We can also cook in for residents and do a show, or we can just cater in a meal.”

“They can call down and order from the in residence dining menu. We can also provide a private dining experience right in their suites, where we prepare the dishes in the restaurant and provide full service in the client's dining room, just as if they were in the restaurant.”

Tim Terceira,
General Manager,
Ritz-Carlton Toronto

At Four Seasons Private Residences Toronto, which is set to open this summer, condo owners will be just steps away from Café Boulud, by the award-winning New York chef and restaurateur Daniel Boulud.

Four Seasons will also feature a Daniel Boulud signature bar called d Bar – a brand the French-born chef is creating specifically for Toronto.

Another hotel-condo project expected to open this year, the Shangri-La Toronto, stirred up excitement among foodies recently when it announced it will open a Momofuku restaurant, led by New York chef David Chang.

It's not only five-star projects that are enticing residents with fine dining options. Camrost Felcorp Inc.'s Imperial Plaza has 10,000 square feet on ground level allocated for a restaurant, says director of marketing Richard Mariani. Camrost Felcorp also has plans for a restaurant at Yorkville Plaza, which will transform the former Four Seasons building on Avenue Road into a 32-storey private residence with 511 suites.

CONDO MENU

Market selections
Three residences to whet your appetite:

Residences at the Ritz-Carlton

Named in part after its chef de cuisine, TOCA by tom brodi serves up classic Canadian fare made with locally sourced ingredients and infused with Mr. Brodi's distinct but approachable style of cooking. A cheese cave takes pride of place at TOCA, as does the chef's table located right in the kitchen.



PHOTO: CHRISTOPHER CYPERT

Trump International Hotel & Tower

STOCK Restaurant Bar & Lounge delivers not only impeccably prepared cosmopolitan dishes – such as fresh poached lobster salad and cabernet-braised beef short ribs – but also a breathtaking view of the city, thanks to its location on the 31st floor. Wondering about the wine list? Just take a look at the 1,000 bottles displayed floor-to-ceiling in STOCK's wine wall.

Four Seasons Private Residences

It's a brand venerated among foodies, with locations in New York and Palm Beach. Now Café Boulud – created by French-born chef Daniel Boulud – is making its way to the Four Seasons this summer. Watch for a menu inspired by Chef Boulud's four muses: classic French cuisine, seasonal delicacies, the vegetable garden and international cuisine.

HOT PROPERTIES

Generous amenities among unique points of difference

133 Hazelton

Buyers coming home to this gracefully curved building will find a comprehensive menu of amenities. A guest suite lets residents welcome visitors in exclusive accommodations. A spacious event room features full-scale living room, dining room and catering kitchen, while a screening room comes equipped with giant screen, leather recliners and tech toys such as Wii, PlayStation and Xbox. Topping it all off is a fitness centre with weights, equipment and studio for private training, yoga or Pilates.



Four Seasons Private Residences

Luxury living in a prestigious hotel-condo property means nothing less than five-star amenities. At the Four Seasons Private Residences, the long list includes 24-hour concierge, doorman and valet parking services as well as housekeeping, in residence dining and business services provided on an à la carte basis. Residents will also be steps away from world-class dining at Café Boulud, and the city's largest luxury spa and fitness centre, covering 30,000 square feet.



Imperial Plaza

At 20,000 square feet – encompassing the entire footprint of the Imperial Plaza building – the Imperial Club is an amenities centre designed to impress. From the pool complex with its swimming pool, hot tub and his-and-hers steam room, to the fitness facility equipped with leading-edge cardio and circuit training equipment, the Imperial Club is certain to be the place to hang out in this revitalized landmark building. The Imperial Club also has two screening rooms, a media lounge, squash courts, a golf simulator, and even a sound studio for musicians who wish to jam out of their neighbours' earshot.



Residences at the Ritz-Carlton

The first of the five-star hotel-condo projects to open in the city, the Residences at the Ritz-Carlton is living up to its promise of ultra-luxurious space, style and services. Classic Canadian cuisine – composed from fresh, locally sourced ingredients – is just an elevator ride away at TOCA by tom brodi. A 23,000-square-foot spa and fitness centre offers a full menu of services, delivered in 16 treatment rooms and 10 stations for manicure, pedicure, hair and makeup. The centre also houses state-of-the-art fitness equipment, pools, saunas and relaxation lounges. And of course, since this is the Ritz-Carlton, residents can expect world-class services such as concierge, housekeeping, in-residence dining and valet parking.



Blythwood at Huntington

One might argue that its surrounding ravine system, with its lush trees and picturesque walking trails, is the best amenity at the Blythwood at Huntington. But Tridel, Blythwood's developer, has also ensured that residents will enjoy a wealth of recreational facilities both indoors and out. A spacious party room and outdoor terrace make it easy to take social gatherings beyond the residential suites, while guest suites help owners accommodate overnight guests. Blythwood also includes a well-appointed fitness centre, complete with equipment and weight room, yoga studio, swimming pool and steam room.



SERVICES

Time out: luxe residences highlight new spas

Now, condo hunters looking for more reasons to buy luxury can relax and breathe a sigh of relief, with pleasure. Several of Toronto's hottest high-end properties feature full-service spas accessible to residents just steps from their homes.

From five-star projects such as the Four Seasons Private Residences and Residences at the Ritz-Carlton to resort-style properties such as Bluwater Condominiums in Oakville, luxury living is delivered, in part, through indulgent massages, facials and other spa services.

State-of-the-art fitness facilities complement these indulgences. “Imagine being able to just come down the elevator, without having to put your coat on, and

get a great massage or have your nails done,” says Todd Hewitt, senior spa director at Four Seasons, which is set to open this summer with the city's largest luxury spa, at 30,000 square feet. “Imagine having access to a state-of-the-art fitness centre 24 hours a day – you just put your key card in the door and work out any time you want.”

In addition to an extensive spa menu and advanced cardio equipment all equipped with interactive simulation programs, Four Seasons' spa – designed by renowned interior designer Yabu Pushelberg – will also feature skincare lines exclusive to the hotel in Toronto, says Mr. Hewitt.

Tim Terceira, general manager at the Ritz-Carlton Toronto, which opened last year, says many own-

ers at the Residences at the Ritz-Carlton are regulars at the hotel's 20,000-square-foot spa, pool and fitness centre.

“Our residents definitely take advantage of the spa,” he says. “Many of our owners work and are very successful, and typically that means busy lives. With a spa right where they live, they can literally come in any time during the week.”

Residents often become familiar with spa staff. It's not unusual for them to text spa personnel asking if they could come in for a service, says Mr. Terceira.

“Living here, they develop these professional relationships with our staff,” he says. “They love being able to just text us to let us know what they need.”



At the Ritz-Carlton Toronto, owners have ready access to a palatial 20,000-square-foot spa, pool and fitness centre. PHOTO: CHRISTOPHER CYPERT

DO YOU WANT
A RESTAURANT,
OR WOULD YOU
PREFER A
DANIEL BOULUD
FOUR SEASONS
RESTAURANT?



Daniel Boulud,
Chef / Restaurateur



There's a huge difference and, as a home owner at Four Seasons Private Residences Toronto, it's a difference you'll experience whenever you step downstairs for dinner. Chef Daniel Boulud is one of the world's preeminent chefs and restaurateurs. His dining establishments in New York, and throughout the world, have consistently earned rave reviews, critical acclaim and numerous awards. And now he's here, in Toronto, at Four Seasons Hotel. What can we say except, "Bon Appetit". For further information contact our Presentation Gallery for your private appointment.

COMPLETION SUMMER 2012.

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FOUR SEASONS
PRIVATE RESIDENCES
Toronto

A Bay-Yorkville Developments Ltd. Project

LUXURY REAL ESTATE

FLEXIBLE DIGS

Upscale urban abodes, family style

Ask developers and realtors about the typical high-end condo dweller in Toronto and, chances are, they'll talk about downsizing boomers and busy professionals – people who want the comforts of a well-appointed home and the conveniences of a downtown address,

FLEX-FRIENDLY CONDOS

Customization reaches new height
Want to have it your way? Consider these condos' built-in options:

77 Charles West

With penthouse suites covering about 2,700 to more than 3,700 square feet, 77 Charles West provides plenty of room for customization. The suites are designed to accommodate two bedrooms plus a den, but the den can easily be converted to a third bedroom or left open as part of the main living space. "One thing we're doing is allowing buyers to customize their own suites," says Christene DeGasperi, marketing director at Aspen Ridge Homes. "In the luxury market, buyers tend to be so specific about what they want."

Imperial Plaza

To offer its buyers the ultimate in flexible design, Camrost Felcorp Inc. recently signed up Joe Brennan, of J.F. Brennan Design/Build Inc., to customize the penthouse suites at Imperial Plaza. Buyers will not only be able to dictate room configurations, they can also incorporate extras such as a squash court, or even a private indoor/outdoor swimming pool. Originally intended to house three-storey suites, the penthouse tower atop the Imperial Plaza has been redesigned with one suite occupying the entire top floor and two-storey suites in the remaining two levels.



but without all the hassles associated with maintaining a house.

But another type of buyer is also increasingly moving towards luxury living in the city: the family.

"In places like New York city, it's the norm to see families living in high-rises because there are plenty of buildings with both the space and the rooms to accommodate a family with children," says Barbara Lawlor, president and broker of record at Baker Real Estate Incorporated. "I think this is the future for Toronto. We're starting to see a fledgling family movement, as more young professionals decide they want to start having children, but want to remain in the city."

It's not just local families who are interested in Toronto's luxury condo scene, notes Ms. Lawlor; international buyers with children are also drawn by the city's wealth of good schools and its reputation as a safe place to raise a family.

Finding a luxury residence in the city is becoming easier. Low- and mid-range condo

projects generally top out at two bedrooms, with perhaps a den or sunroom thrown in. In the luxury range, however, units can be as spacious as a house, with enough rooms to accommodate a child or two.

"Historically, families with children have not been representative of most purchasers of luxury products," says Jim Ritchie, vice president of sales and marketing at Tridel, the developer behind Blythwood at Huntington. "But a luxury project such as the Blythwood at Huntington can certainly offer families a large home in the city, with room configurations that can be customized according to what they need."

A number of other developers are building with the needs of families in mind. At the Aven-Dale by Minto, for instance, a number of the larger suites – ranging in size from close to 3,300 square feet to about 4,300 square feet – feature three bedrooms and three-and-a-half baths. At 133 Hazelton, three-bedroom suites and three family-friendly townhomes have been

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Barbara Lawlor,
President and broker of record, Baker Real Estate Incorporated

incorporated into the project.

"The units are flexible – we come from a custom home building background and understand the importance of listening to what our customers want and need," says Sam Mizrahi of Mizrahi Khalili Developments, which is building 133 Hazelton. "I have a family with two young children, and when we were designing the project, we took into consideration the needs of a family with growing kids."

This was one of the reasons why Mizrahi Khalili chose to build in a residential neighbourhood close to parks and schools, says Mr. Mizrahi. The firm also took into account the needs of families and children when it was designing the building's amenities.

"For example, in our media screening room we're putting in a popcorn maker, and in our games room we'll have high-tech toys like Wii, PlayStation and Xbox," says Mr. Mizrahi. "You can easily see someone having a family-oriented birthday party in these rooms."



Of Mizrahi Khalili's 133 Hazelton property, developer Sam Mizrahi says, "When we were designing the project, we took into consideration the needs of a family with growing kids. The units are flexible – we ... understand the importance of listening to what our customers want and need." PHOTO: MICHELLE SIU

GREEN SPACE

For select developments, proximity to nature part of the appeal

Luxury condominium living may be synonymous with big city life, but it doesn't necessarily mean losing touch with nature. After all, Toronto boasts about 7,400 hectares of green space and close to 1,500 parks.

A number of luxury developers are taking advantage of these natural endowments by choosing to build in urban neighbourhoods surrounded by plenty of green space.

Tridel's Blythwood at Huntington, for instance, is right on the edge of the Sherwood Park ravine system.

"It's located in an urban environment, but as you drive into this community, you will immediately notice all the lush trees in the area," says Jim Ritchie, Tridel's vice president of sales and marketing. "So you'll be close to everything the city has to offer, but at the same time you won't be far from the natural environment."

Residents of the Blythwood at Huntington, where suites range in size from about 1,417 square feet to almost 2,500 square feet,

will have easy access to a large network of walking trails, says Mr. Ritchie.

"Also, the suites will have terraces and patios," he says. "Having this setting will make people feel like they're not giving up their gardens."

Keeping residents connected to nature was also an important consideration for Camrost Felcorp Inc. as it was designing its Imperial Plaza project at Yonge and St. Clair. The 23-storey landmark building, where suites range from 565 square feet priced at about \$360,000 to 6,000 square feet at about \$8.4 million, is bound on all sides by parks.

Imperial Plaza will also have a 20,000-square-foot courtyard with a vast landscape garden and waterfall feature.

"There'll be so much green space, both right on the property and also in the surrounding community," says Richard Mariani, director of marketing at Camrost Felcorp. "Buyers will enjoy the best of both worlds: life in the city, with nature right outside your door."



Thanks to its surrounding parks the Imperial Plaza project will position its residents in the heart of the city and on nature's doorstep. PHOTO: GUSSARINO



After the Four Seasons vacates, the Avenue Road building will be transformed into a new condominium project called Yorkville Plaza. PHOTO: SUPPLIED

ARCHITECTURE

Design wise, projects take on new dimensions

They're bold, beautiful and nothing like Toronto has seen before. The city's

new breed of ultra-luxury condominiums is transforming the Toronto skyline with strong architectural statements – a far cry from the boring boxes that were once typical of condo projects.

"Luxury buyers today are looking for something out of the ordinary," says Christene DeGasperi, marketing director at Aspen Ridge Homes. "When it comes to architecture, they want a building that makes a strong design statement."

Aspen Ridge Homes' latest luxury project, 77 Charles West, certainly plays up to this desire. Designed by Yann Weymouth, the chief design architect for the Grand Louvre project in Paris – which includes the museum's distinctive glass pyramid entrance – 77 Charles West is a 17-storey crystalline sculpture of

glass, metal and stone anchored to a base of limestone and granite.

"Yann calls it a jewel box amidst all these older, established buildings in the neighbourhood," says Ms. DeGasperi.

77 Charles West isn't the only condo project in Toronto taking a more adventurous approach to architecture. Exhibit at Bloor and Avenue turned heads when its developer, Bazis Inc., first unveiled its unique design: a playful geometry of what looks like four enormous cubes stacked and turned at different angles. Another Bazis project, Emerald Park at Yonge and Sheppard features two green glass towers that curve as they reach the sky.

Peter Clewes of architectsAlliance, the designer behind the new Four Seasons Hotel Toronto, says that for many years, luxury builders believed they needed to stay within the limits of tradi-

tional architecture if they wanted their project to succeed.

"But it struck me that purchase decisions related to items such as a luxury car tend to be influenced by modernist and forward thinking tastes," he says. "The Four Seasons project responds to this by being forward-thinking in its architectural language."

The towering structure at Yorkville and Bay is designed to be an impressive yet visually quiet building. The glass used for the building envelope was carefully chosen for its ability to blend into the sky and reflect the mood of the day, says Mr. Clewes.

Another architectural trend in luxury condominiums sees builders breathing new life into iconic buildings. For instance, the Avenue Road building that currently houses the Four Seasons hotel is being transformed into a new condominium project called Yorkville Plaza. Camrost Felcorp Inc., the company behind this development, is gaining growing recognition as a builder with a talent for taking older buildings and, while preserving their bones, bringing them into the 21st century.

"The building's podium level will be re-clad in glass for an exciting new look," says Richard Mariani, director of marketing for Camrost Felcorp. "It will be a complete rejuvenation of Avenue Road at Yorkville."

Camrost Felcorp is also revitalizing the old Imperial Oil building at Yonge and St. Clair, which was the highest building in the city when it was originally built. The new Imperial Plaza condominium project will retain much of the building's 1950s international style, including original material such as marble and granite. A celebrated diptych mural by York Wilson, entitled The Story of Oil, will also be preserved in the lobby.

"It's an amazing piece of work, which Group of Seven painter A. Y. Jackson had described as the greatest thing of its kind ever done in Canada," says Mr. Mariani. "We're privileged to have it in the building."

Lawrence Park’s newest coveted enclave

BLYTHWOOD AT HUNTINGTON



Above: Blythwood at Huntington exterior



Above: Blythwood at Huntington swimming pool

Construction is underway on Bayview Avenue for Blythwood at Huntington



Above: Blythwood at Huntington under construction shot February 8th, 2012

A highly anticipated new residence on Bayview Avenue called Blythwood at Huntington is now under construction. Presented in partnership by Tridel and Concert, this impressive property overlooking the Sherwood Park Ravine offers unparalleled luxury for gracious living. Designed to exceed even the most discerning expectations, Blythwood at Huntington promises meticulously landscaped grounds and formal gardens, designed by Janet Rosenberg and Associates. Over 70 per cent sold, construction has begun on Blythwood at Huntington with occupancy expected for Spring 2015. Just south of Lawrence Park, The Bridle Path and Post Road, Blythwood at Huntington artfully blends inspiration from the world’s leading classic architectural styles into a contemporary and elegant community. Comprised of 118 condominium suites, each luxurious residence offers expansive living and entertaining spaces designed to suit an uncompromising lifestyle. A selection of spacious

residences range from \$1 million to \$1.925 million, including Penthouses and Terrace options with a few suites left that are priced from \$635,000. The suites will feature designer-inspired standards including hardwood flooring throughout the living and dining areas, open concept layouts, and soaring 9’ and 10’ ceiling heights. Each suite comes complete with a custom Irpinia kitchen with a choice of granite or quartz countertops, premium appliances and custom-designed cabinetry. Master ensuites will boast spa-like soaker tubs, a custom-designed, free standing vanity, separate walk-in showers, and contemporary fixtures. Suffice to say, the suites are built with a host of amenities designed to offer carefree living at its very finest. The formal, two-storey lobby offers guests and residents a warm and inviting entrance, complete with attentive Concierge and elegant seating lounge. Beyond the lobby, the party room and outdoor terrace overlooking the ravine await, while the private dining room and service kitchen provide the perfect spot for an elegant

soirée or informal dinner party. A fully equipped fitness studio complete with swimming pool, whirlpool and steam rooms are at your convenience, and residents hosting out-of-town visitors will enjoy access to the private guest suites. Environmentally responsible features abound throughout Blythwood at Huntington, offering residents a healthier, more comfortable living environment. As a result, Huntington is a LEED® candidate registered with the Canada Green Building Council to pursue certification by the LEED® Green Building Rating System, the most recognized certification system for high performance “green” buildings in North America. Blythwood at Huntington’s exquisite Presentation Gallery features stunning kitchen and bathroom vignettes created by the award-winning Chapman Design Group.

To view the vignettes, visit the Sales Centre at 1900 Bayview Avenue, Monday to Thursday from 11 a.m. to 7 p.m. and on Saturday, Sunday and Holidays from 12 p.m. to 6 p.m. Call 416-485-1900 or visit www.tridel.com for more details.

ABOUT

Tridel® and Concert® have joined together to create the nature-inspired luxury residences of Blythwood at Huntington. Both award-winning companies share a passion and commitment to sustainable building design, unparalleled amenities and respect for the natural environment.

With more than 70 years of development experience and 70,000 homes in their impressive portfolio, Tridel is Canada’s leading developer and builder of condominium residences. As pioneers of visionary, enduring design and exemplary customer care, Tridel continues to set some of the highest standards in the industry.

Operating in British Columbia, Alberta and Ontario, Concert is an Award winning diversified real estate enterprise with assets in excess of 1.4 billion. Since its inception in 1989, Concert has built more than 8,500 rental and condominium homes and developed and acquired more than 8.1 million square feet of income producing properties. Recognized two times by the Canadian Home Builders’ Association with the industry’s highest honour – the Grand SAM Award – Concert® is truly a ‘developer with a difference’.

Tridel® and Concert® together share the vision of making Blythwood at Huntington a reality.



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MIZRAHI KHALILI BRING BACK OLD-WORLD CRAFTSMANSHIP AND SERVICE



Sam Mizrahi works to superior international certifications and processes no other builder in Canada has.

Who would have thought that a romantic night out in Paris would have turned into the inspiration for a way of living in Toronto? But that’s exactly what happened when Sam Mizrahi was sitting with his wife in a restaurant he knew in Paris. Right in the heart of the city, it had a serene interior that allowed for the private moments of life to unfold.

Some buildings have it, and others don’t: a sense of place that expresses a complexity of human emotions – the desire for protection, the need for intimacy and an escape from the outside world, the urge to dream. It’s why Mizrahi Khalili believe that some buildings, even new ones, have an old soul. And it’s what they brought to their vision for 133 Hazelton, their landmark mid-rise building in the heart of Toronto’s Yorkville neighbourhood.

In collaboration with Page + Steele architects and Brian Gluckstein, an internationally recognized designer, Mizrahi Khalili are bringing back old-world grace and craftsmanship. “We seek out the best in their field and work with them to create a building that exemplifies old-world attention to detail and thoughtfulness,” says Mizrahi. “The creation of a classic building, one that will be as beautiful today as it will be in generations to come, is a real challenge. That’s why you don’t see many of them.”

Mizrahi Khalili understand the power and significance of home. “The whole spirit of existence and lifestyle can be represented by a building. You get it in a blink,” he explains, seated in the Presentation Gallery for 133 Hazelton, which offers 35 luxury residences and three exclusive townhomes. “It’s an instinctive,

gut feeling, and that’s what we always aim to create. We want home-owners to feel that this is a place that represents their family, what they’ve worked for, and the places in the world that they have traveled to and love.”

Attention to detail is something Mizrahi admires. Dressed in a tailored suit, the father of two young children is a combination of infectious enthusiasm and professional discipline. From an early age, growing up in Toronto, he has been an entrepreneur who knows the importance of understanding customers, anticipating their needs even before they express them, and delivering a product that exceeds their expectations. He understands that it’s not just about what you build, but how you treat people. And he doesn’t just make promises. He initiated a management system that holds his company to an international standard of excellence, dictated by a group of professionals based in Switzerland, a country known for its love of precision.

One of the first things Mizrahi Khalili did was become an ISO 9001 registered builder, the equivalent of being part of an old-world guild of craftsmen and builders who believe in the same level of precision and accountability, who adhere to the idea that the built environment is both a science and an art. The ISO 9001 certification involves a rigorous monitoring process that no other builder in Canada has. And it’s no wonder. Few would want the scrutiny. It necessitates regular auditing of management and accounting processes by an outside authority as well as customer satisfaction questionnaires at every step of the project. If you don’t measure up, your registration is revoked.

“Sam Mizrahi is one of those rare people. We have worked with him for twelve years, and without a doubt, he is a visionary, someone who clearly sees the future and how he wants to do things differently,” says Robin Conway, president of ISODOC. “His attention to detail is immaculate, and he evolves everything he does around customer satisfaction.”

In addition, Mizrahi Khalili qualified for GreenHouse certification, which means they build according to painstaking environmental practices. Their Energy Star certification requires them to build homes with maximum energy efficiency in its cooling and heating systems. They also offer the Tarion guarantee, a protection for owners of newly-built homes that safeguards them against problems in materials or construction.

“I believe that part of that instinctual feeling people can get in a building is not just because of what they see, but also because of what they don’t see,” Mizrahi explains.

It’s about excellence inside out.

But the technical qualifications would mean little if they weren’t paired with a devotion to the best architectural nuances and the most captivating design influences. “I figure I must have hundreds of pictures of doors on my smart phone,” he says, laughing at his own obsession for finding just the right design features for his buildings. At 133 Hazelton, the vision was to create a streetscape that gave the impression the building had always been there and was part of the heritage of the mid-town neighbourhood.

In addition to paying attention to architectural detail, Mizrahi Khalili put an emphasis on service: how a good concierge behaves with discretion and why it’s important that part of the experience of living at 133 Hazelton involves a highly-trained, uniformed staff who know you and your family. A concierge service on duty 24/7 is situated in the two-level atrium foyer with marble floors, and there are amenities perfectly suited to the needs of home-owners: a private theatre, a fitness retreat, an entertainment suite, both intimate and grand, including a dining room with catering kitchen and guest accommodations.

In the restaurant in Paris, Mizrahi’s eye for detail also noticed the colour of the walls: a soft, bluish grey. “I found out the exact hue and sourced it here in Toronto,” he adds. “Notice the serenity it creates?” He points to the colour of the walls in the Presentation Gallery for 133 Hazelton, where the coffered ceilings, tall, sound-proof windows and curvilinear walls hold the visitor in a cocoon of comfort.

“One thing Mizrahi Khalili understands well is that people rarely remember what you say. But they remember how you made them feel,” he says in conclusion. “And we want our buildings to immediately make people feel good.”

Inspiration for the interiors of 133 Hazelton comes from a lifetime of travel and appreciation for some of the world’s most beautiful architecture and design.





133 HAZELTON

RESIDENCES

THE BEST THINGS MAY LAST FOREVER.
BUT THEY GO FAST.



It's no surprise to those who understand how Mizrahi Khalili build. From the moment 133 Hazelton came on the market in the fall of 2011, people began talking. Here was a building that immediately made you feel good. You could see the level of detail in the Presentation Gallery: doors so heavy, they require four hinges; coffered ceilings and thick mouldings that speak to a time when craftsmanship was everything; sound-proof windows that keep the world at bay, curvilinear walls that create intimacy, the feeling of being inside a precise, elegant Fabergé egg.

Just 30 days after the Presentation Gallery opened, over half of the 38 residences were sold. And now, only a few remain. Construction will begin in the early spring.

At 133 Hazelton, tucked into a residential quarter of Yorkville, Toronto's most coveted mid-town neighbourhood, what makes the difference is Mizrahi Khalili's belief that there was an opportunity to build luxury condominiums with an old-world grace. In 133 Hazelton, no matter what floor your residence is on, you feel as though you're in a single dwelling, with high ceilings, thick walls and tall, French doors.

A new building doesn't have to look new. It can contain all the latest technologies and energy efficiencies, but feel as though it has always been there. It doesn't have to be an intrusion in the neighbourhood, but an enhancement of it.

Inspired by travels around the world and built with certifications no other builder in Canada has, 133 Hazelton has brought to Toronto a way of life that most people have only seen in Paris or in Manhattan. There's a service staff, including a 24/7 concierge, a fitness retreat, private theatre, entertainment suite with great room, dining room and catering kitchen, and tasteful overnight accommodations for guests.

It's not too late to live in a place that is the guardian of all that you believe, have worked for and enjoy – unparalleled excellence; attention to detail in both service and architecture, optimum environmental standards; and beauty, serenity and calm. This is where the best years of your life can unfold.

Visit our Presentation Gallery at Hazelton Avenue and Davenport Road to find out why this is a chance you don't want to miss.



Davenport Road



Library

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The 133 Hazelton Presentation Gallery at the corner of Hazelton Avenue and Davenport Road
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Register for your private appointment on www.133Hazelton.com or call 416 926 9900

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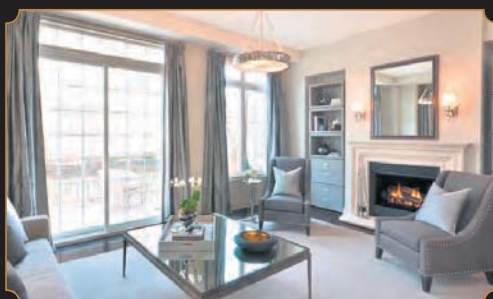


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SUN DESTINATION PROPERTIES

Despite a mild winter up north, interest in warmer climates remains hot

Find yourself dreaming of owning a home down south? International real estate marketers say a number of factors favour Canadians now considering buying a primary, vacation or rental home far away from Ontario's cold winter temperatures.

"It's really a perfect storm for Canadians," says John Sposato, owner and team leader of the RE/MAX Arizona Home Group in Scottsdale. "That's the way it has been for the last three years. Your dollar is at par or better. Your economy and banking system are strong. Prices here are still down 40 per cent from their peak. This is a once-in-a-lifetime opportunity for Canadians right now."

So where are the hot spots to snap up a home in a sunny destination? Arizona, Nevada, southern Florida, southern California, and Puerto Vallarta, Mexico, are a few of the top choices.

"In these markets, you can get quite a lot of house for very little money compared to historical norms ... the fundamental buying characteristics for Canadians in the U.S. have never been better from an exchange standpoint and from a pricing standpoint. It's quite an affordable buying opportunity," says Steve Laver, chief operating officer at Sotheby's International Realty Canada.

"Las Vegas is one of the most attractive markets right now for real estate purchases by Canadians It's a market where people can own properties and they can support themselves with a rental income," says Mr. Laver.

Mr. Sposato says, "People are seeing incredible value in primary homes, winter homes and investments." He sees many Canadians buying homes with a plan to rent them out until it's time to retire. "The rental market is really strong right now," he says, noting that foreclosures transformed many Arizona residents from being homeowners to renters. "They moved out, but they've got to go somewhere. You have an upper blue collar or white

"The fundamental buying characteristics for Canadians in the U.S. have never been better from an exchange standpoint and from a pricing standpoint. It's quite an affordable buying opportunity."

Steve Laver,
Chief Operating Officer,
Sotheby's International Realty
Canada



Attractive prices, a strong dollar and the inherent allure of spending winters in a warmer climate has many Canadians shopping for real estate down south. PHOTO: ISTOCKPHOTO.COM

collar home with a family of five, and they're not going to go from their 2,000-square-foot house to a three-bedroom apartment. They're just going to make a lateral move across the street and rent something for less than what they were paying on their overpriced mortgage," says Mr. Sposato.

Compared to some investments, real estate can pay. "Real estate is a great hedge against inflation. People are seeing a six to nine per cent return on their money for investment properties. It's hard to find an eight per cent return out there in the stock market. Most people realize, having been at the bottom, there's probably no place to go but up," says Mr. Sposato.

For many buyers, however, generating a potential financial return on a sun destination investment is secondary. Regardless, before rushing into a deal, it's important to consider certain bottom-line factors.

"The fundamental thing for the foreign buyer in any jurisdiction is to understand the tax impact of your purchase and the local, state and federal characteristics from a purchaser's standpoint, says Mr. Laver.

"One of the advantages of being in Arizona is there's no purchase tax, there's no sales tax, there's no tiered property tax rate for foreigners vs. Americans. You would pay the same tax on the same property as I

would," says Mr. Sposato, who also suggests purchasing a home in a reputable neighbourhood in a good school district, even if you're not using the school system."

Wherever Canadian snowbirds choose to land – whether it's in the sundrenched desert or on a tropic beach paradise – there is inherent value in working with internationally recognized and trusted real estate organizations and brands that back quality properties.

Doing that – and other diligence – are the best ways to ensure that when you find yourself soaking up the winter sun on your veranda, you'll truly revel in that peaceful, easy feeling.



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LUXURY REAL ESTATE

THE RITZ-CARLTON RESIDENCES, SINGER ISLAND, PALM BEACH

A red-carpet lifestyle with no hotel – or strings – attached

There is no shortage of sun destination real estate developments that promise residents an elegant lifestyle, unparalleled amenities and personal service. The question is, which ones deliver the goods?

Among today's better options – one that is just a short flight from Toronto – The Ritz-Carlton Residences, Singer Island, Palm Beach is tough to beat.

Arguably, few luxury brands in the world match the Ritz-Carlton. And this particular slice of paradise is currently one of only six stand-alone Ritz-Carlton residential properties in the world and the only one in the sunshine state.

The backdrop itself is sublime. A pristine, serene, hidden gem, Singer Island is named after Palm Beach developer Paris Singer – one of the sons of Isaac Singer, the famous Singer sewing machine magnet. Getting to Singer Island is simple – most Canadians can fly direct to Palm Beach International Airport and then drive 15 minutes to this gorgeous residential retreat, set against a picture-perfect stretch of Atlantic beachfront.

“It’s really an oasis. You just drive up and it’s very private. But you’re close enough to get to the city. It’s just a few minutes away. You can leave or come back to your oasis,” says Carolyn Block-Ellert, co-owner of Premier Sales Group, the exclusive sales and marketing agent for The Ritz-Carlton Residences, Singer Island, Palm Beach.

“We have two oceanside towers with 27 floors each. They have very gracious floor plans. Every bedroom within the entire building has its own terrace, which is a very unique feature. Everything is built from the finest materials,” says developer Ophir Sternberg, Lionheart Capital, LLC.

While there’s no hotel attached, you still get the red-carpet treatment from the moment you arrive at The Ritz-Carlton Residences. Step in the lobby and you’re surrounded by opulence and the scent of fresh flowers mixed with the ocean breeze. There are 242 residences ranging from 1,750 square feet to 7,445 square feet – almost all have spectacular oceanfront views. Inside, it’s not your typical condo – its refined elegance. The finishes are exquisite with the finest appointments available. High ceilings, state-of-



Housed in two 27-floor towers the lavish Ritz-Carlton Residences, Singer Island, Palm Beach, boast elegant appointments throughout as well as access to uncompromising services and nearly nine acres of beachfront property for owners to enjoy. PHOTOS: SUPPLIED

the-art kitchens with stainless steel appliances, granite countertops and Italian custom cabinetry raise the bar even higher.

In addition, you get access to amenities such as valet parking, 24-hour concierge services, social rooms, state-of-the-art fitness centres, cinema-style private screening rooms, libraries, a heated oceanfront lagoon pool, two whirlpool spas, and a private poolside restaurant. Oceanfront cabanas and enclosed private garages are also available.

During the day, just step outside and feel the warm white sand beneath your feet – there’s nearly 9 acres of beachfront to enjoy. At night, take a quick drive to posh Palm Beach and explore the fashion, art, and culture nearby – it’s

just minutes away.

“Everything is nearby. We’re perfectly situated minutes from PGA, which is world-famous golfing. We’re close to Wellington, which is the Equestrian Capital of the World, and of course high-end shopping at the Palm Beach Gardens Mall and Worth Avenue, which is known throughout the world for the finest couture shopping and dining,” says Ms. Block-Ellert.

Besides the peace and tranquility of this paradise retreat, the convenience and ease of owning is another benefit according to Ms. Block-Ellert. “First of all, there’s nothing to worry about. Everything is completely taken care of. It’s easy. You close the door and you go. As an owner of a



“We have two oceanside towers with 27 floors each. They have very gracious floor plans. Every bedroom within the entire building has its own terrace, which is a very unique feature. Everything is built from the finest materials.”

Ophir Sternberg,
Lionheart Capital, LLC.

Ritz-Carlton Residence, you will also receive benefits at Ritz-Carltons throughout the world. It’s a wonderful carefree lifestyle.”

At least 25 per cent of owners are Canadians, but others come from as far away as Russia and China to stake a claim in this globally recognized lavish brand. “It’s a magnificent community. We have owners who live year-round. It’s a perfect second home retreat. We have a diverse age range – we have younger families as well as older and retired couples who use it as their winter residence,” says Ms. Block-Ellert.

Prices range from \$700,000 to more than \$10 million. But if you want one, you’ll have to act fast. Nearly 60 per cent of the residences are already sold.

PUNTA MITA, MEXICO

Private residences at the heart of posh Riviera Nayarit community

It’s not a sun destination that is on everyone’s radar screen. And that’s just part of its appeal.

But the lush Punta Mita peninsula is certainly among Mexico’s most exclusive resort-residential destinations – a stunning, safe beach community nestled along the shores of the Riviera Nayarit, less than a one-hour drive north from Puerto Vallarta.

Punta Mita has earned favour among business elite and Hollywood celebrities for good reason. This vibrant, gated community features two Jack Nicklaus signature golf courses and two legendary resorts – the impressive St. Regis Punta Mita Resort and the

award-winning Four Seasons Resort Punta Mita.

For sun worshippers who have a taste for the good life and can afford a lifestyle that includes living amid sandy beaches, the aquamarine Pacific Ocean and flourishing tropical flora – not to mention all of the services expected of a Four Seasons property – ownership in the Residence Club or an ultra-luxury Private Villa is available.

Inside and out, Four Seasons’ four- and five-bedroom villas – available in floor plans ranging from 6,500 to 8,000 square feet – are exquisite. Architectural design cues include hand-carved antique Mexican wooden doors,

quaint covered terraces and cozy courtyards. Exquisite details such as marble floors, floor-to-ceiling glass, artwork from local artisans, and your own private infinity edge plunge pool perfectly emulate the surrounding beauty and serenity of this extraordinary part of Mexico.

If the \$2.3 million US entry level price of a villa is a barrier, Four Seasons offers 1/12 fractional ownership of its beautifully appointed Residence Club condominiums starting at \$215,000 US for a two-bedroom unit and \$260,000 for a 3-bedroom unit, allowing owners four weeks’ stay per year. Driven by strong interest among buyers, many of them Canadians, whole ownership of Residence Club units at Punta Mita recently sold out.

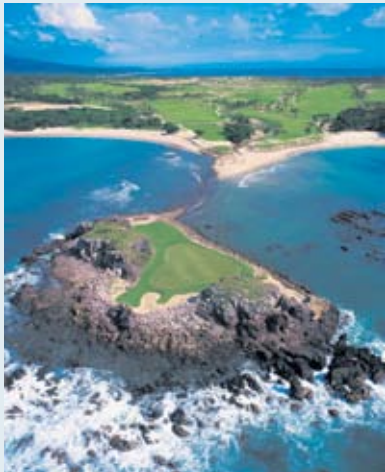
“Canadians have been a very strong part of our community and increasingly so. In early years they were about five per cent of the community, and now they’re about 20 per cent of the community,” says Punta Mita director of marketing Lynne Bairstow.

She says beyond Punta Mita’s natural beauty and top-flight accommodations, golf is a key centrepiece. “Our Canadian residents really love the golf. We’ve got two stunning Jack Nicklaus signature courses including the original Pacifico course,” says Ms. Bairstow, noting, “It has the world’s only natural island hole [“Tail of the Whale,” an optional 19th hole]. During low tide, you drive over to the island. When the tide is high, you can’t get over. It’s visually stunning.”

Villa and Residence Club owners and their guests have a host of other amenities at their doorsteps too, including 10 tennis courts, a fitness centre, several pools, restaurants, bars, beach clubs and spa services – some of which are offered outdoors on the beach.

For those who would like to experience Punta Mita before they consider buying, a stay at the resort is always an option. As well, Four Seasons director of marketing Thomas Citterio says some villas are also available to rent. “If someone wants to experience a Private Villa before buying, we are happy to arrange it.”

PUNTA MITA GOURMET & GOLF CLASSIC II



For gourmands and golfers, an invitation to treat

What: “Punta Mita Gourmet & Golf Classic II” – a must-attend event coupling culinary feasts from world-renowned chefs with golf on two award-winning Jack Nicklaus signature courses; A perfect chance to discover Punta Mita’s stunning resorts and real estate opportunities.

Who: Sylvain Desbois, executive chef of The St. Regis Punta Mita Resort and its AAA Five Diamond Carolina restaurant, and Four Seasons Resort Punta Mita executive chef Philippe Piel team up with guest chefs from around the globe including Canadian chef Bernard Casavant, executive chef at The Manteo Resort, Kelowna, B.C.

Where: Punta Mita, Mexico’s exclusive beach community along the shores of the Riviera Nayarit.

When: April 12-15, 2012.

Why: Three reasons to go:

1. Enjoy golf on two Jack Nicklaus signature courses and savour gourmet meals orchestrated by talented chefs, winemakers and tequila masters.

“There is a gourmet side to the golf,” says Carl Emberson, general manager, The St. Regis Punta Mita Resort. “We have live cooking stations every three to four holes so people can have snacks while they’re playing golf, or they can have champagne or tequila and others can just take golf seriously.”
2. Explore residential opportunities on Punta Mita including The Four Seasons Private Villas while soaking up the stunning surroundings.
3. Value-packed price. Rates start at \$1,390 US per person, per package, which includes three nights accommodations, daily breakfast, roundtrip airport transfers, guest chef lunches and dinners, wine and tequila tastings, cooking classes and golf tournament (two green fees/person or two 90-minute massages/person). A portion of the proceeds go to Punta Mita Foundation and Make a Wish Mexico.



At top, a poolside view of a Four Seasons Punta Mita oceanfront Villa. Below, a Residence Club condo with a private plunge pool.

PHOTOS: TOP, WITH PERMISSION; BOTTOM, PETER VITALE

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