

Celebrating Our 25th Year

condo life

GREATER TORONTO'S COMPLETE CONDO GUIDE

OCTOBER 2009



BUY now and **SAVE** up to \$30,000

or a limited time, as the Fall date for the onset of construction draws near, Monarch Corporation and The Philmor Group are offering up to \$30,000 off the purchase price of a suite at Couture — their highly successful condominium. Situated at Bloor and Jarvis, this sleek, sophisticated building is in a prime downtown location close to great shopping, parks, recreational facilities and more. One of the hottest areas of Toronto, this locale appeals to urban sophisticates who appreciate its proximity to the prestigious shops in Yorkville and along Bloor. They can walk to the trendy Church Street neighbourhood with its popular clubs and restaurants, and the Bloor-Yonge and Sherbourne subway stops are also just a stroll away. The best opportunity to take advantage of pre-construction pricing is now, while there is still a great selection of suites available.

The developers enlisted an expert design team to create a building that is fashionable and unique. The sleek and modern exterior is by renowned Graziani & Corazza Architects Inc., and the interior spaces and sophisticated two-bedroom + den model suite are appointed by Mike Niven of Mike Niven Interior Design Inc.

The two-storey lobby offers a stunning entry into this stylish residence, which includes the ultimate in entertaining and recreational amenities in the Couture Club. Spectacular finishes create a festive atmosphere in the party room, which has a caterer's kitchen, bar and billiards table. The fitness room sports cardio, yoga and aerobics areas, as well as commercial-grade workout equipment. For relaxation, there are His and Hers saunas, plus a shared indoor pool in a greenhouse setting at Bloor Walk condominium.

Luxurious suite appointments include rich granite countertops and stainless steel appliances in the kitchen. Among the building's efficient, energy- and money-saving green features are individually controlled year-round heating and air conditioning heat pump system, ENERGY STAR®-rated appliances, low-emission laminate flooring, individual suite metering of hydro consumption, and an automated recycling collection system.

A tour of the must-see Mike Niven-designed, two-bedroom + den model suite at Couture offers a first-hand look at just how well designed these suites are. A touch of glam characterizes the surroundings, which include smart modern furnishings, hardwood flooring, and innovative floating kitchen island. Niven appointed the suite in greys to suggest photography — a contemporary look that is also chic. Dark laminated floors are complemented by custom millwork with a zebra wood wash. The

living/dining room is spacious enough for two sofas and a chair, plus a dining table. The effect of the decor is both striking and comfortable.

Available one-bedroom, one-bedroom plus den, two-bedroom and two-bedroom plus den suites range in size from 557 to 977 square feet and are priced from \$270,000. Ask about limited-time savings of up to \$30,000 off the purchase price.

Multi-award-winning Monarch Corporation is one of Canada's leading home builders and is now the Canadian division of the world's fifth-largest home-builder. In 2007, Monarch celebrated its 90th Anniversary, offering longevity that gives purchasers tremendous peace of mind. **CL**

FOR MORE INFORMATION

Visit the Sales Centre and model suite, located at 600 Jarvis Street (just south of Bloor). The Sales Centre is open from noon to 6 pm Monday to Thursday, and from noon to 5 pm weekends and holidays; closed Friday.

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