



The Schoolhouse



Renderings are artist's concept

Empire's condominium project is "top in its class"

When the opportunity arose for Empire Communities to create a residential condominium project on the site of the historic Loretto College, in the prestigious Annex neighbourhood there were no doubts what a rare chance this was. With a portfolio that ranges from downtown high-rises, to residential communities, Empire regarded this as the chance to showcase its talents, and its respect for one of Toronto's pre-eminent locations.

First and foremost, the building would be a conversion that would pay due respect to the location. Secondly it would put something unique on the market: a luxury-class, but still affordable, mid-rise that reflected all the heritage sensibilities of its Annex neighbourhood. Built on legendary Brunswick Avenue and set in its own grounds, this property offered Empire the opportunity to create something that was badly needed in the Annex — a residential development that would seamlessly blend into the surrounding community, while providing all the low-maintenance advantages of a condominium.

All this, thanks to a dedicated team, has been achieved. Now nearing completion with occupancies starting early 2010, Schoolhouse stands as a testament to the vision, commitment, and superb sense of style of the entire design team — a who's who of Toronto's best — from Bryon Patton and Associates' astute interior design, to the contributions of Toronto's 3rd Uncle design team and, of course, the luxurious quality-oriented finesse of NEFF Kitchens.

Schoolhouse can be appreciated singularly. Or you can take it in the context of the neighbourhood, and see how A+ it really is. With its Victorian mansions, the Annex is one of Toronto's most welcoming residential enclaves — and some would say its best. With Bloor, Dupont, and Spadina as its borders, it is a neighbourhood that speaks to many

aspects of Toronto's history — not to mention all the writers, poets, and thinkers who have chosen to live there. While the residential streets are quiet and family-oriented, on the commercial avenues, liveliness is the order of the day. With coffee shops, bookstores, art galleries, theatres, boutiques, pubs and restaurants; from ethnic markets to supermarkets, not to mention the famous Future Bakery, this is the Toronto everyone wants to be a part of.

Surrounded by all this, Schoolhouse offers itself up as the perfect residence. Beautifully proportioned and warmly clad in brick, the building — including its landscaped courtyard — offers a sense of intimacy. With only five storeys and 19 suites, Schoolhouse offers Annex devotees something that reminds them of home. Suites are spacious — from 1,032 to 2,092 square feet with a choice of one-bedroom plus den to two-bedroom plus den layouts.

Prices range from \$629,900 to over \$1.6 million. Sumptuous suite finishes include NEFF custom-designed kitchen cabinetry; Viking Professional appliances; granite, marble or ceasar stone kitchen countertops with under mount sink; engineered/pre-finished hardwood flooring; Kohler bathroom fixtures and frameless glass showers as per plan.

The entire Schoolhouse experience is a study in good taste. From the modern yet classic interiors to the exterior stonework that was so consciously preserved, this is a residence that blends everything — past and future together — beautifully. With a select few spectacular residences in this one-of-a-kind condominium, call and book your private showing today with one of Empire's award-winning Real Estate Advisors.

Rated top in its class, The Schoolhouse builds on Empire Communities' corporate commitment to continually set higher standards in workmanship, quality and customer care. **CL**

FOR MORE INFORMATION

Call for a private showing.

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