

# FO

CONDOMINIUMS

TorontoHome.com

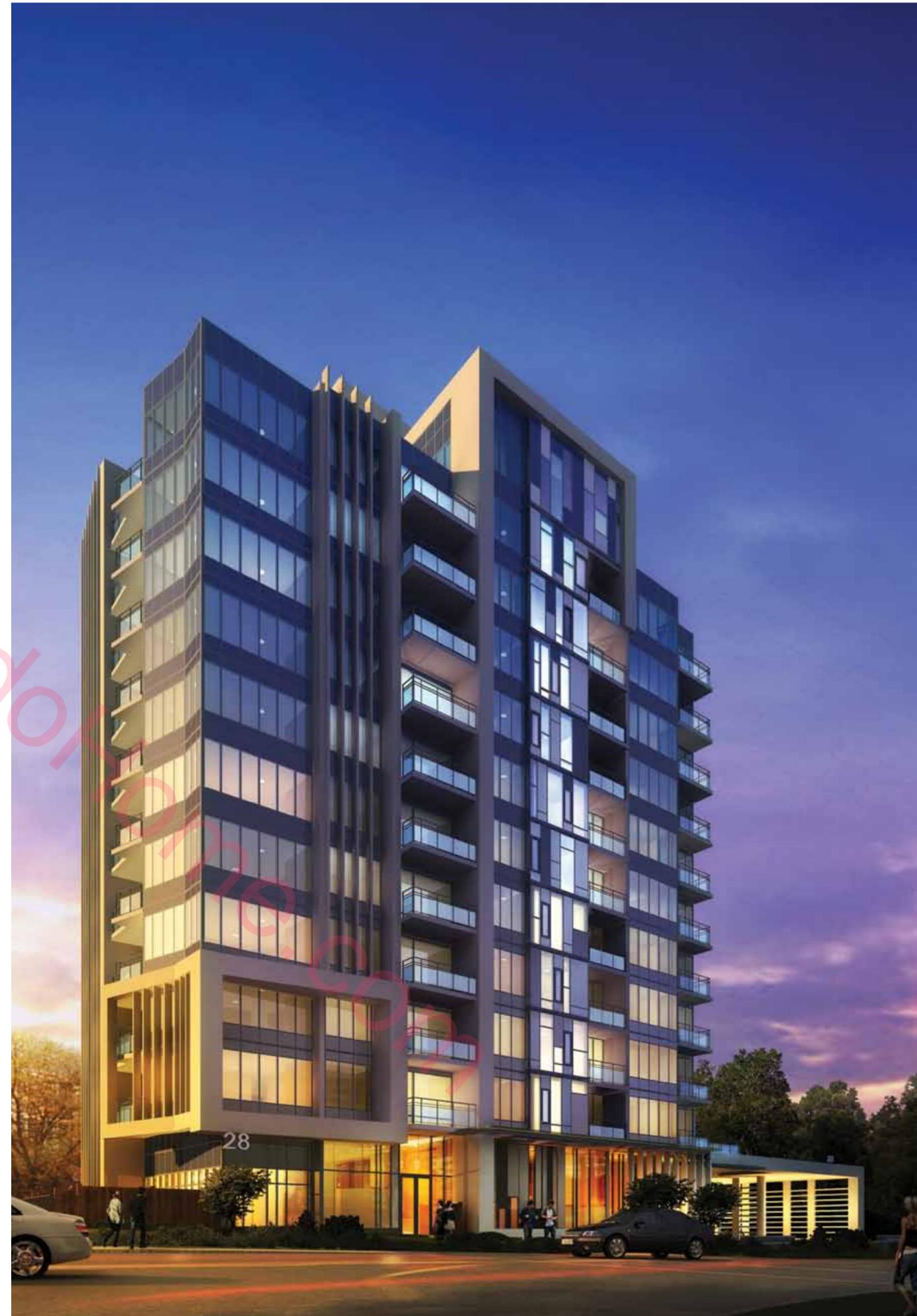
LOCATED AT YONGE AND AVONDALE IN THE POPULAR YONGE/SHEPPARD NEIGHBOURHOOD, MERE STEPS TO THE SUBWAY AND SURROUNDED BY ALL THE CONVENIENCES OF ITS UPTOWN ADDRESS, FLO IS AN INTIMATE NEW BOUTIQUE CONDOMINIUM.

From its dramatic drop off entrance to its Zen-like rooftop terrace, this is an exclusive residence that whispers understated elegance and sophistication. Here you'll discover a variety of smartly designed suites that offer spacious layouts, cutting edge finishes and treetop views through floor to ceiling windows.

# GO WITH THE FLO

## A FLOWING STATEMENT OF STYLE AND GRACE

With graceful precision, the slender lines of FLO invoke the contemporary ambience of an urban modern retreat. The polished finish of reflecting glass and geometrical balconies easily flow into each other, giving it a sensuous zen-like appeal. Inspired by Frank Lloyd Wright's Falling Water, the central mosaic of water droplets on the south façade captures the vertical and horizontal symmetries, making the building a flowing statement of style. As a boutique midrise, FLO animates the corner of Avondale and Bales Avenues with a dynamic street presence. You've arrived.





# FLO

INTO STYLE

## A WORLD OF GRACE

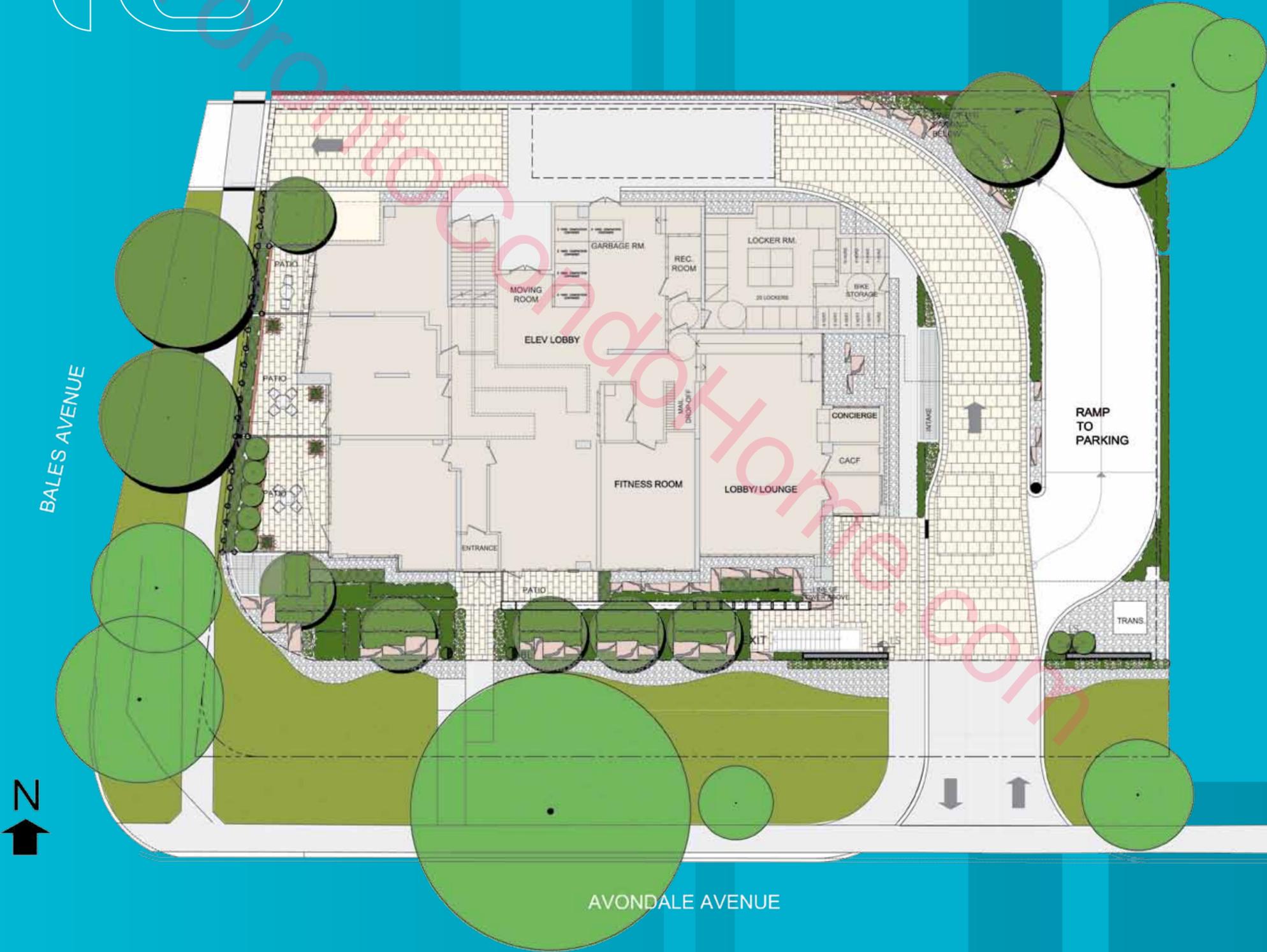
Enter FLO through an impressive entranceway that hints at the stylish ambiance beyond. Here the Executive Concierge is on hand to announce your guests, receive your packages and help with everyday tasks to make your life flow with ease. Nestled back from the hustle and bustle of Yonge & Sheppard the FLO lobby is the epitome of a modern urban retreat. Light and airy, with a touch of glamour, softly the sound of falling water welcomes residents and guests alike.

The lobby ceiling soars 15' above a sand colored floor, glowing with indirect light and features a fixture of cascading points of light. To define the room, contemporary Origami formed plaster and lacquer wall panels contrast and compliment with the crisp, clean lines of the architecture. Central to the space is the reception area, finished in slabs of natural limestone and a floating ottoman with euro-centric lines; a space that invites you to stop for a moment, relax and appreciate the water feature that captures the focus and essence of the space.

# GROUND FLOOR

# FLO

A NATURAL OASIS OF BEAUTY AND FRESHNESS  
FLO charms you with its gorgeously landscaped surroundings. Two stunning entrance porticos are enhanced with graceful planters and vivid foliage, offering a warm and inviting welcome. The lush landscaping gently caresses the building on all four sides, providing residents with a cool natural retreat in an urban setting. A limited collection of Garden Suites with private patio areas animates the street and organically connects FLO to the vibrant neighbourhood.





On the Rooftop Terrace, life flows to an exciting pulse of leisure and recreation. Enjoy alfresco dining and entertaining under the stars. Gather round the barbecue with friends and family and celebrate the good times. An ultra-modern catering kitchen and bar turn any occasion into a memorable experience.



## THE DEFINITION OF COOL URBAN SOPHISTICATION

When it comes time to unwind and relax, FLO's Rooftop Terrace has everything to inspire mind, body and soul. Host friends and family in style in the Party Room, a lavishly appointed social space with floor to ceiling glass, cozy fireplace, warm earthy tones and a chic urban ambience. If you choose to entertain under the stars, there are two cool zones to get your party into high gear. One has the energy of a Miami outdoor lounge with barbeques and cabana-style seating, while the other is zen-inspired, a sublime and soothing retreat perfect for tranquil enjoyment.

LET THE GOOD TIMES

# FLO





A FLOWING STATEMENT  
IN CONTEMPORARY CONVENIENCE

FLO is located in the highly sought after Yonge/Sheppard neighbourhood. It offers the essence of uptown choice – a vast selection of dining and night life, entertainment and shopping venues. Steps from Whole Foods, the shops at The Sheppard Centre and a swift ride away from Bayview Village Shopping Centre. Mere strides to the subway, where access to the Sheppard Line and the Yonge Line opens up destinations across the city! Enjoy quick access to Hwy. 401. Walk to the Toronto Centre for the Performing Arts, Douglas Snow Aquatic Centre and the farmer’s market at North York City Centre. Or enjoy a quiet moment in one of the many parks nearby. Whatever you choose, whatever you need – it’s all just moments from FLO.

YONGE / SHEPPARD’S

GOT FLO



WHOLE  
FOODS  
MARKET



# THE BUILDER - DEVELOPER TEAM

## QUALITY CRAFTSMANSHIP & URBAN DESIGN

FLO Condominiums is a signature accomplishment of the developer-builder team – Devron Developments and 59 Construction Management – two outstanding companies with a stellar track record in the real estate industry.

A persistent dedication to quality, design and service has enabled Devron Developments to distinguish itself as a premier luxury custom home builder, having built homes in Toronto's exclusive neighbourhoods such as Bridle Path and Hoggs Hollow. The company was started in 1997 by Ron Safapour, an eminent architect with over three decades of experience in designing and managing the development of both lowrise and highrise residential, commercial and institutional projects. A family-owned business with expertise in architecture, engineering, and interior design, nurtured by values and ethics, Devron Developments has earned a great reputation for its design expertise, quality construction, attention to detail and exceptional service.

59 Construction Management provides comprehensive construction management services to the real estate development industry. Backed by more than 30 years of experience, 59 Construction Management brings its depth of knowhow and expertise to the construction of diverse condominium projects such as The King Charlotte, The King East and The Flat Iron. From complex pre-construction planning through to occupancy, 59 Project Management has all the right people, processes and resources in place to ensure project success.

A powerful synergy of two leading names in real estate, FLO Condominiums will be a tribute to graceful elegance carried out with meticulous precision in a highly coveted neighbourhood.



# THE TEAM



## MILBORNE REAL ESTATE

**Hunter Milborne**, referred to as "The Dean of Condos" by Canadian Business Magazine, brings more than thirty four years of real estate experience and is well known for his entrepreneurial style, creative problem solving and innovative market penetration strategies.

As President and Founder of Milborne Real Estate Inc., Hunter's organization has marketed and sold more than 600 developments involving residential condominiums, commercial condominiums, resort projects and investment sales. Hunter holds a business degree from the University of Toronto and is a much sought after speaker on the topic of New Condominium Marketing and Sales.

Hunter has the experience of more than thirty four years of marketing and selling condominium projects for some of Canada's leading and most successful developers. During this time, he has accumulated a wealth of knowledge which he passes on to clients to create a comprehensive marketing and sales program that is "market driven".

Hunter is also Chairman of Sotheby's International Realty Canada and, as such, is involved in advising in marketing SIR projects worldwide.



## KIRKOR ARCHITECT + PLANNERS

As Senior Partners of the renowned **Kirkor Architects** and Planners since its inception in 1981, Steven Kirshenblatt (shown on right) and Clifford Korman (shown on left) have sought to set the standard for excellence in architecture and design at the highest level. They have built from their individual success to develop a firm of nearly sixty architects, interns and technologists who exercise the wisdom of many years in the profession of a team approach from concept to construction. Supported by this learned and experienced staff, Kirkor now competes internationally with master plan and architectural projects from the USA to China and South Africa as well as across Canada.

In Toronto, Kirkor is admired for the creativity they have brought to the NY Towers projects, the Arc, the Waterclub, the Ellipse, Metro Place, 10 York Mills, Hollywood Plaza and the World on Yonge.

Kirkor Architects & Planners' success attests to its legacy of design which is respectful of both the communities it serves together with its Client Partners while realizing a clear insight towards great floor plans, material use and architectural integrity throughout all their projects.



## UNION31 INC.

**UNION31** a collaboration of resources, creativity and diverse inspiration.

United by design, **UNION31** is a multi-disciplinary interior design firm based in Toronto, Canada that offers innovative, professional design services for discerning local and international markets. The firm has a range of experience in hospitality and residential developments throughout North America, the UK and the Caribbean. In all the markets it serves, **UNION31** is recognized for distinctive creative concepts and a sharp attention to detail that enhances lifestyle and adds value in the implementation of every project.

At **UNION31** we believe that good design should be thought provoking and that successful design is a *dialogue*; where clear communication is as much about listening as it is about speaking. There is an authenticity and passion to what we do that manifests itself in the details, omitting the irrelevant and leaving only the essential. Pure and Simple.



## MONTANA STEELE ADVERTISING

Over the last 20 years, dedication, energy and analysis have guided Montana Steele to create real estate brands that are truly magnetic. This award-winning, Toronto-based advertising agency is today one of the foremost names in the new home development business. With an impressive client list that includes some of North America's largest developers, Montana Steele is an agency that is committed to creating communication that is both original and effective.



## STRYBOS BARRON KING LTD

This exciting, new condominium project in Toronto has been designed by the creative team of Mathieu Strybos and Salvatore Viola of Strybos Barron King Ltd.

Founder, Mathieu Strybos brings a blend of traditional European designs and modern North American trends to his designs. Salvatore Viola's vision of the landscape is formed from his artistic approach and focus on detailed design.

Together they have worked on many high profile condominium apartment projects throughout Southern Ontario. The numerous awards the firm has garnered are evidence of the industry's recognition of their creativity and innovation.

# FEATURES & FINISHES

## IMPRESSIVE BUILDING FEATURES

- Exceptionally designed double height Lobby and contemporary furnishings offers an inviting welcome to residents and guests
- Comfortable Lobby Lounge space
- Convenient bicycle racks
- Executive concierge/security provides convenience and security
- Superb landscaping surrounds the building with lush plantings
- Low-E thermal windows

## ELEGANT GROUND FLOOR AMENITIES

- A robust Fitness Centre with the very latest in exercise equipment
- A comfortably furnished Lobby and Lounge

## FABULOUS ROOFTOP TERRACE

- Party Room with full-outfitted catering kitchen and bar
- A beautifully furnished Dining Lounge for hosting parties and events complete with a dining/conference table
- A stunning outdoor Patio with comfortable seating – a great place to enjoy the views
- A rooftop deck Lounge for sunbathing
- Outside Barbecue Station for alfresco dining
- Lush landscaping with raised planters
- Decorative trellis and shade structures

## MAGNIFICENT SUITE FEATURES

- Ceiling height in principal rooms is 9' or 10'
- Oversized windows\*
- Sliding doors open onto the balcony\* and terrace\*
- Ceilings are smooth drywall painted white
- Interior walls painted white
- 4" baseboard and 2 1/2" door casing

- Flat panel bathroom, closet and washer/dryer room doors with brushed chrome hardware
- Vinyl coated wire shelving in all closets and storage areas\*
- Stacked ENERGY STAR washer and dryer

## EXQUISITE GOURMET KITCHENS

- European style custom designed kitchen cabinetry in a selection of door finishes\*\*\*
- Stone or quartz surface counter top\*\*\*
- Glass mosaic tile backsplash\*\*\*
- Single bowl under-mount stainless steel sink
- Single lever deck mounted faucet set with pull-out spray
- Stainless steel appliances – cook top, electric built-in oven and built-in microwave oven
- Integrated ENERGY STAR frost free refrigerator and integrated ENERGY STAR dishwasher

## SPA INSPIRED BATHROOMS

- European style custom designed bathroom cabinetry in a selection of door finishes\*\*\*
- Cultured Marble counter top\*\*\*
- Rain style shower head
- Full vanity width mirror
- Porcelain wall tile\*\*\* on all wet wall surrounds (bathtub and shower\*)
- White bathroom fixtures
- Deep soaker bathtub with tile skirt
- Pressure balanced mixing valve in the bathtub and shower\*
- Exhaust fan vented to the exterior

## OUTSTANDING FLOOR COVERINGS

- Pre-finished engineered wood floors\*\*\* throughout with the exception of the bathroom(s) and washer/dryer room
- Porcelain floor tile\*\*\* in bathroom
- Ceramic floor tile in washer/dryer room

## SECURITY AND PEACE OF MIND

- Pre-wired for a personally encoded suite intrusion alarm system

- Electronic communication system located in the secure main entry vestibule.
- Surveillance cameras in the lobby and main entry vestibule
- Key fob controlled access system at all main building entry points
- Smoke, carbon monoxide and heat detectors provided in all suites

## CONTEMPORARY ELECTRICAL FIXTURES

- Individual electrical panel with circuit breakers
- White 'decora style' receptacles and switches throughout
- Ceiling mounted track lighting in kitchen
- Pot lights in bathroom(s) and powder room\*
- Capped ceiling light fixture outlet in kitchen, dining room\*, bedroom\* and den\*

- natural products (i.e. granite, wood and marble) are subject to natural variations in colour and grain. tile is subject to pattern, shade and colour variations
- if the unit is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and material choices from the Vendor's standard selections, then the Purchaser shall have until the Vendor's date designated by the Vendor (of which the Purchaser shall be given seven (7) days prior notice) to properly complete the Vendor's colour and material selection form. If the Purchaser fails to do so within such time period, the Vendor may irrevocably exercise the Purchaser's rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colours or materials so selected by the Vendor, except that the Vendor shall have the right to substitute other materials and items for those provided in this Schedule provided that such materials and items are of quality to or better than the materials and items set out herein
- the Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser' request;
- references to model types or model numbers refer to current manufacturers models. If these types or models change, the Vendor shall provide an equivalent model;
- all dimensions, if any, are approximate. Actual useable floor

- Switch-controlled split outlets in living room and bedroom(s)

## STATE-OF-THE-ART MULTI-MEDIA TECHNOLOGY

- Structured high speed wiring infrastructure with network centre to support the latest entertainment and high speed communications services
- Pre-wired telephone, cable television and communication outlets. Category 6 telephone wiring to all telephone outlets. rg-6 coaxial cable to all cable television outlets. each cable television and telephone outlet connects directly to the suite network centre

\* - denotes availability determined by suite design

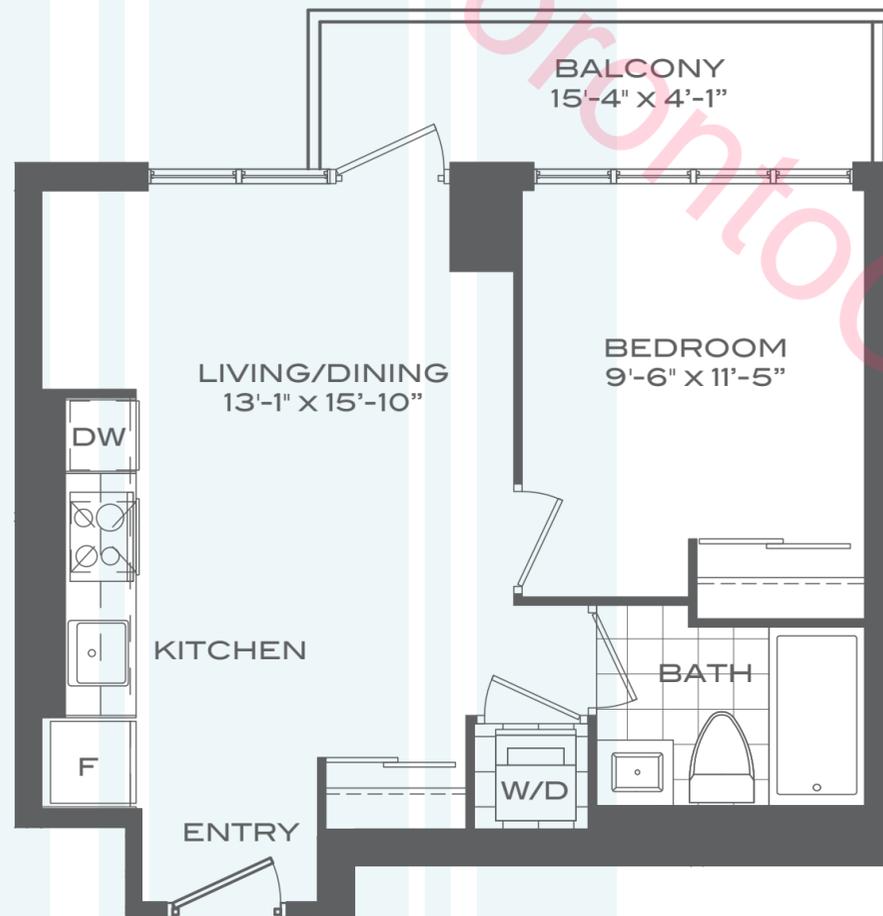
\*\*\* - denotes finishes to be selected from the vendor's samples

space may vary from the stated floor area, if so stated;

- all specifications and materials are subject to change without notice E. & O.E.;
- pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchaser order, the Purchaser may have requested the Vendor to construct an additional feature within the unit which is in the nature of an optional extra. If, as a result of building, construction or site conditions within the Unit or Building, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the vendor in respect of such extra, without interest and in all other respects this agreement shall continue in full force and effect;
- the Vendor shall have the right to substitute other products and materials for those listed in this Schedule, represented to the Purchaser or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to or better than the products and materials so listed or so provided. The determination of whether or not substituted materials and products are of equal or better quality shall be made by the Vendor's architect
- all suites protected by the Tarion New Home Warranty Program

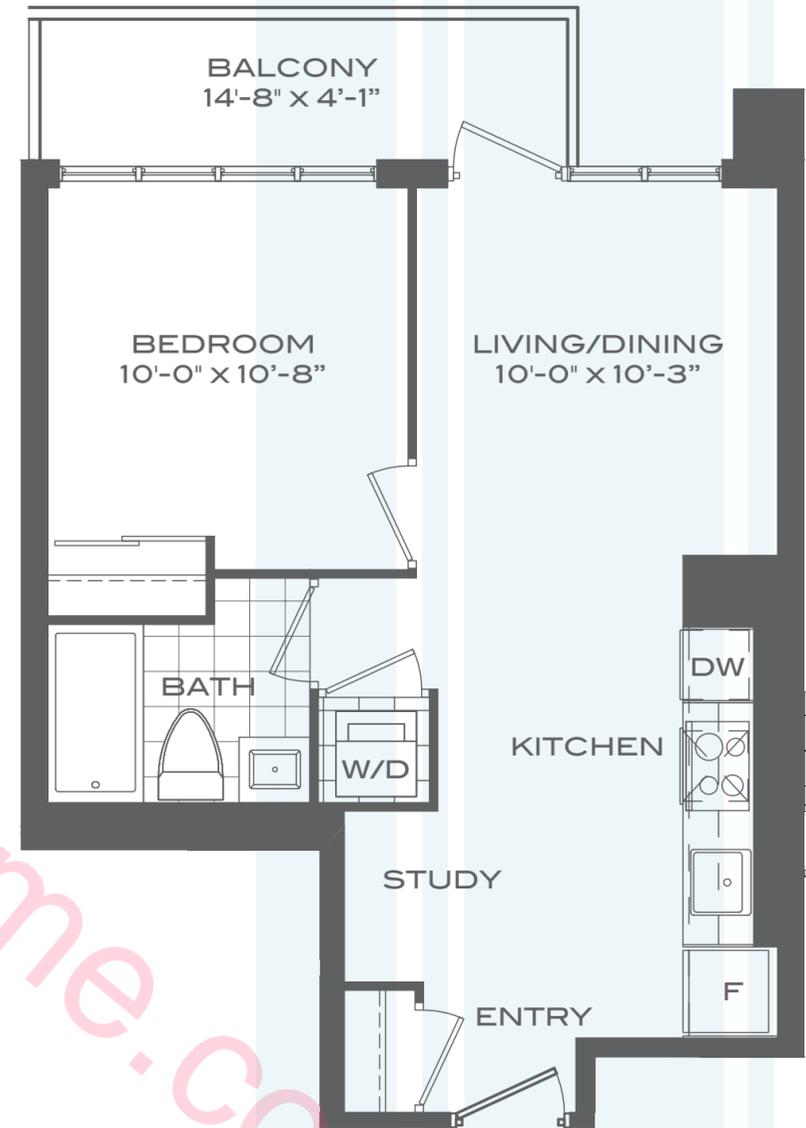
# ZEN 1 BEDROOM

Suite: 470 sq.ft. Balcony: 60 sq.ft. **Total: 530 sq.ft.**



# CALM 1 BEDROOM + STUDIO

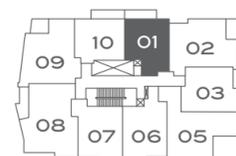
Suite: 500 sq.ft. Balcony: 58sq.ft. **Total: 558 sq.ft.**



2ND - 12TH FLOOR



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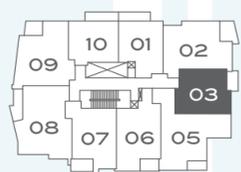
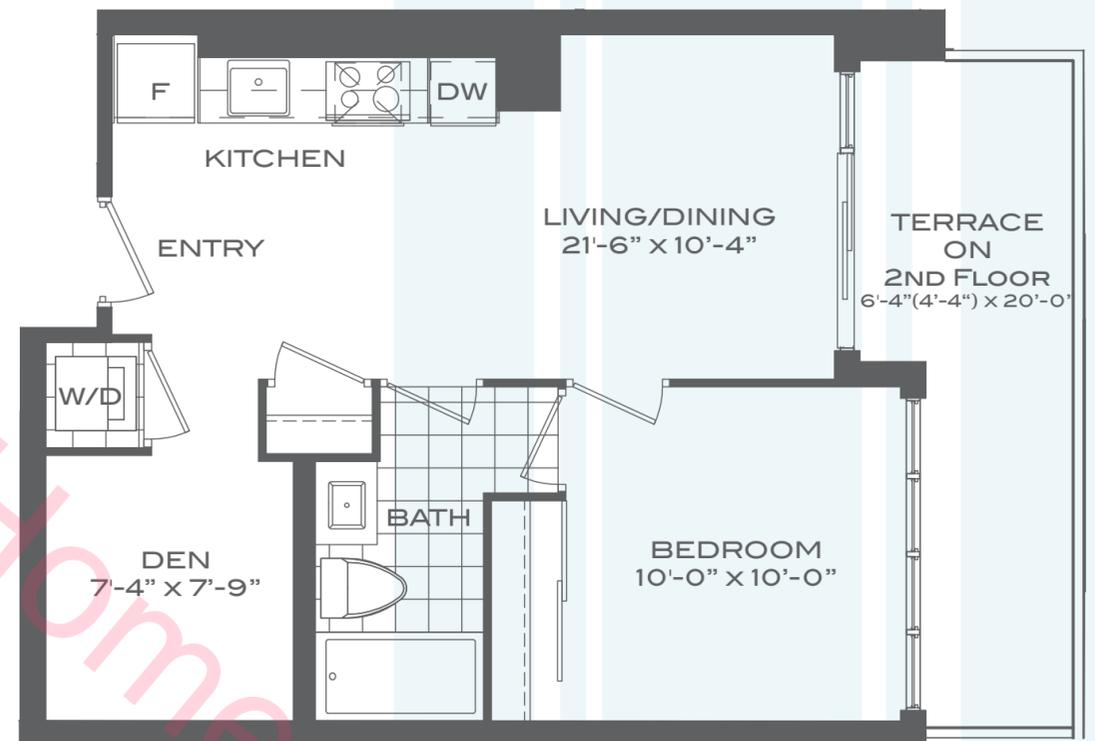
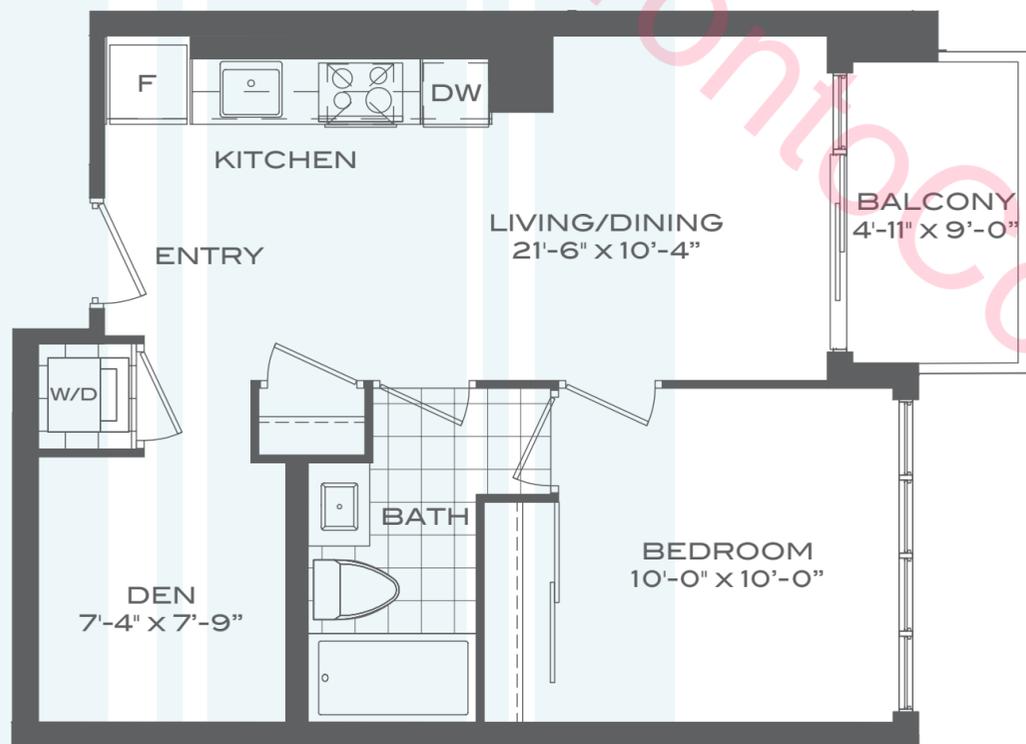
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# AURA 1 BEDROOM+ DEN

Suite: 529 sq.ft. Balcony: 45 sq.ft. Total: 574 sq.ft.

# BALANCE 1 BEDROOM+ DEN

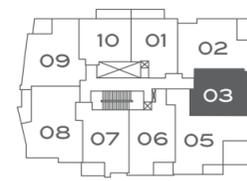
Suite: 529 sq.ft. Terrace: 77 sq.ft. Total: 606 sq.ft.



3RD - 12TH FLOOR



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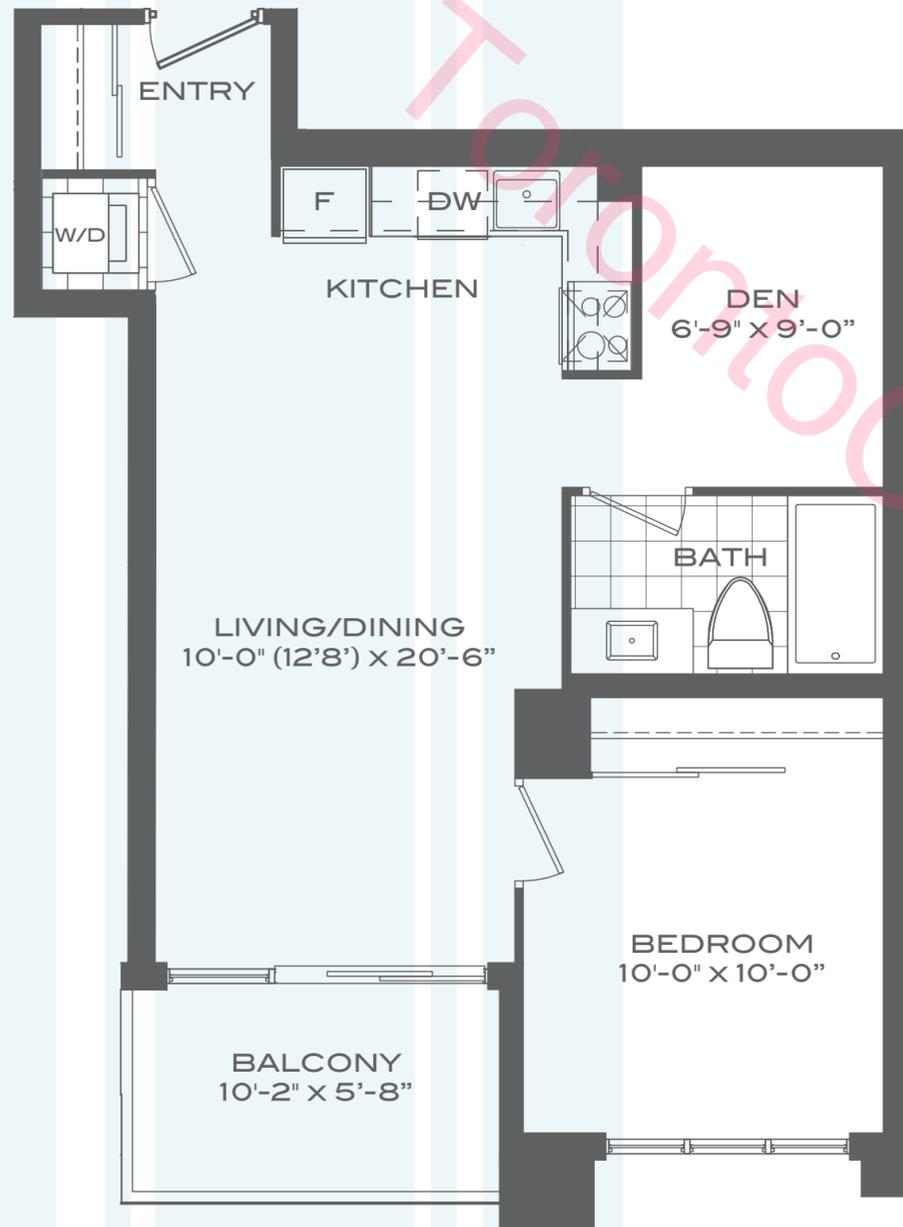
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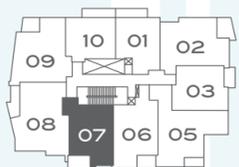
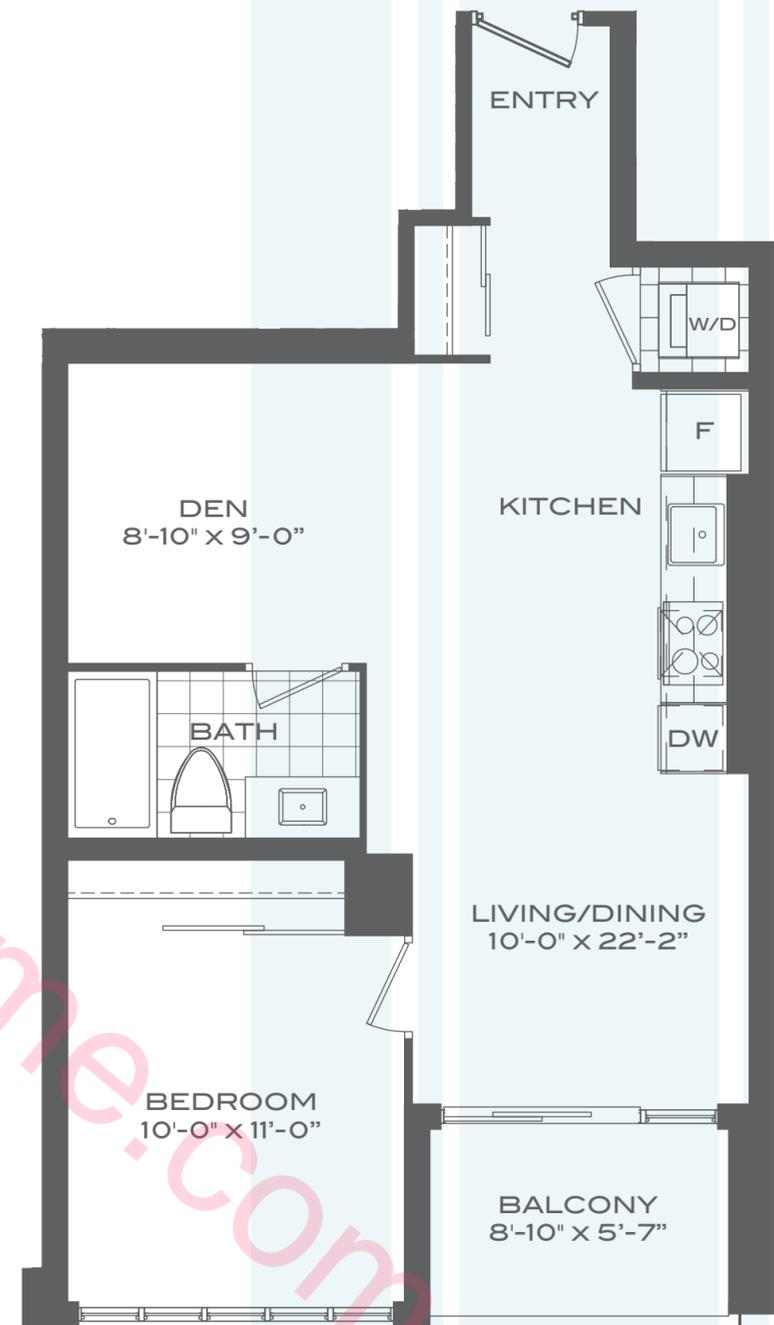
# CHI 1 BEDROOM + DEN

Suite: 605 sq.ft. Balcony: 58sq.ft. Total: 663 sq.ft.



# SERENE 1 BEDROOM + DEN

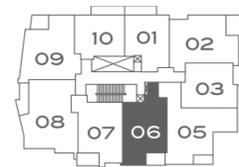
Suite: 633 sq.ft. Balcony: 50 sq.ft. Total: 683 sq.ft.



2ND - 12TH FLOOR



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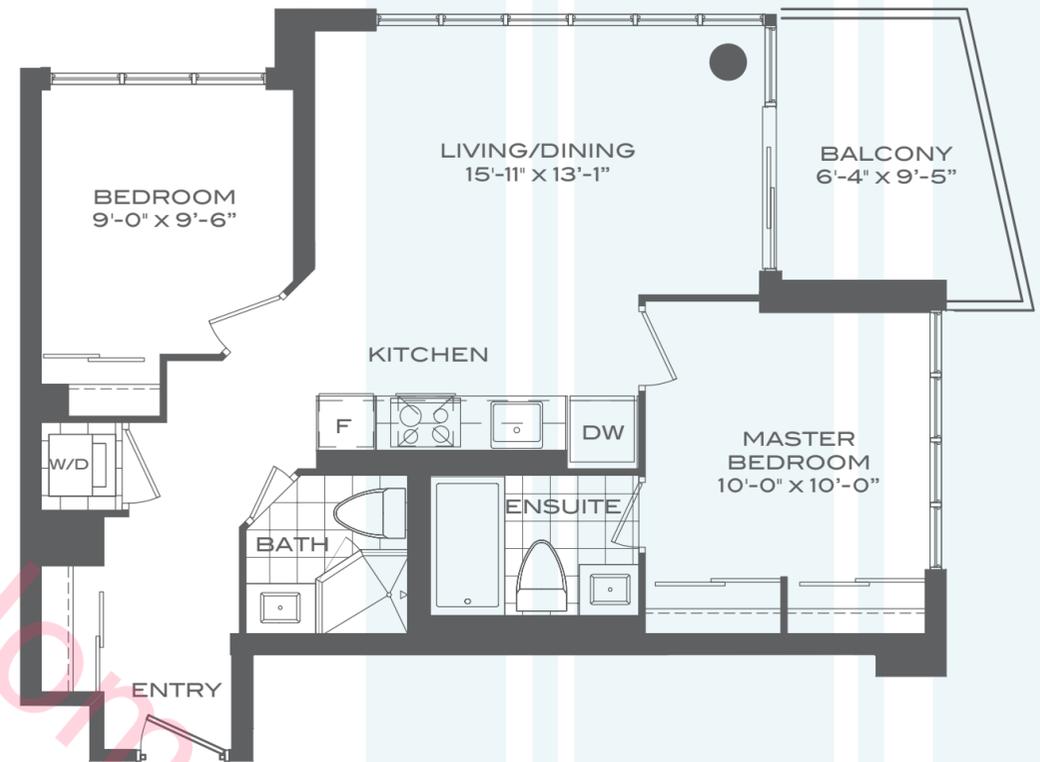
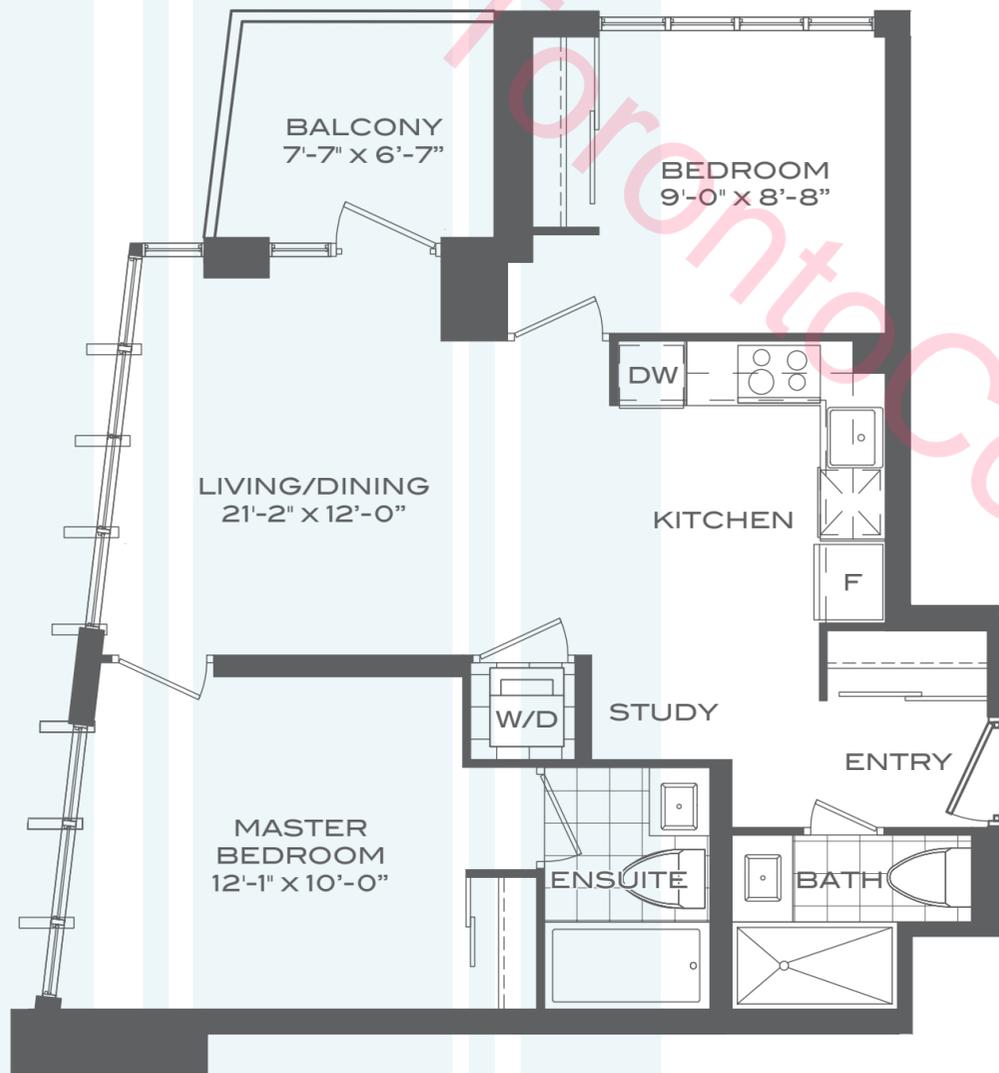
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# HARMONY 2 BEDROOM

Suite: 713 sq.ft. Balcony: 53 sq.ft. Total: 766 sq.ft.

# PURE 2 BEDROOM

Suite: 703 sq.ft. Balcony: 72sq.ft. Total: 775 sq.ft.



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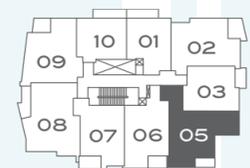
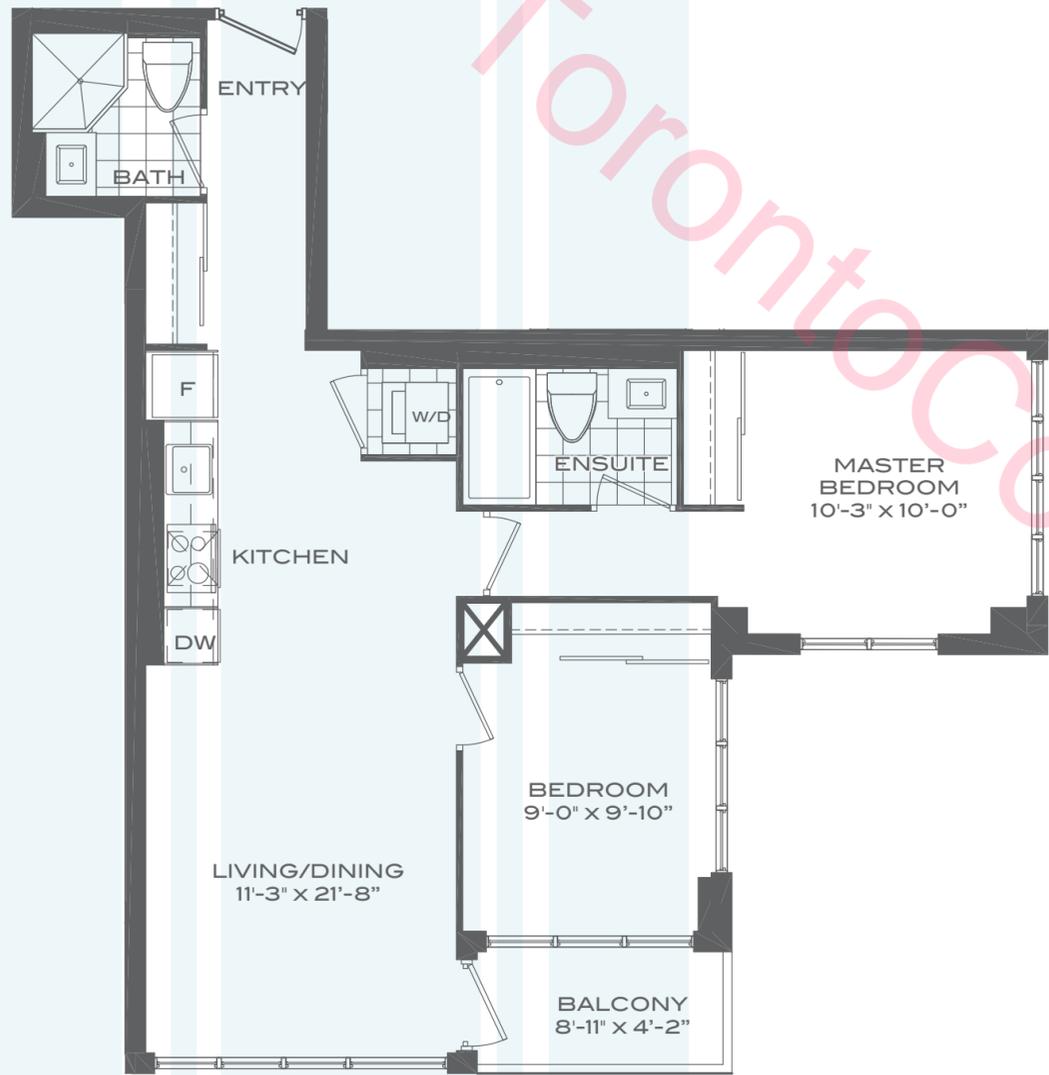
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# SUNRISE 2 BEDROOM

Suite: 788 sq.ft. Balcony: 37sq.ft. Total: 825 sq.ft.



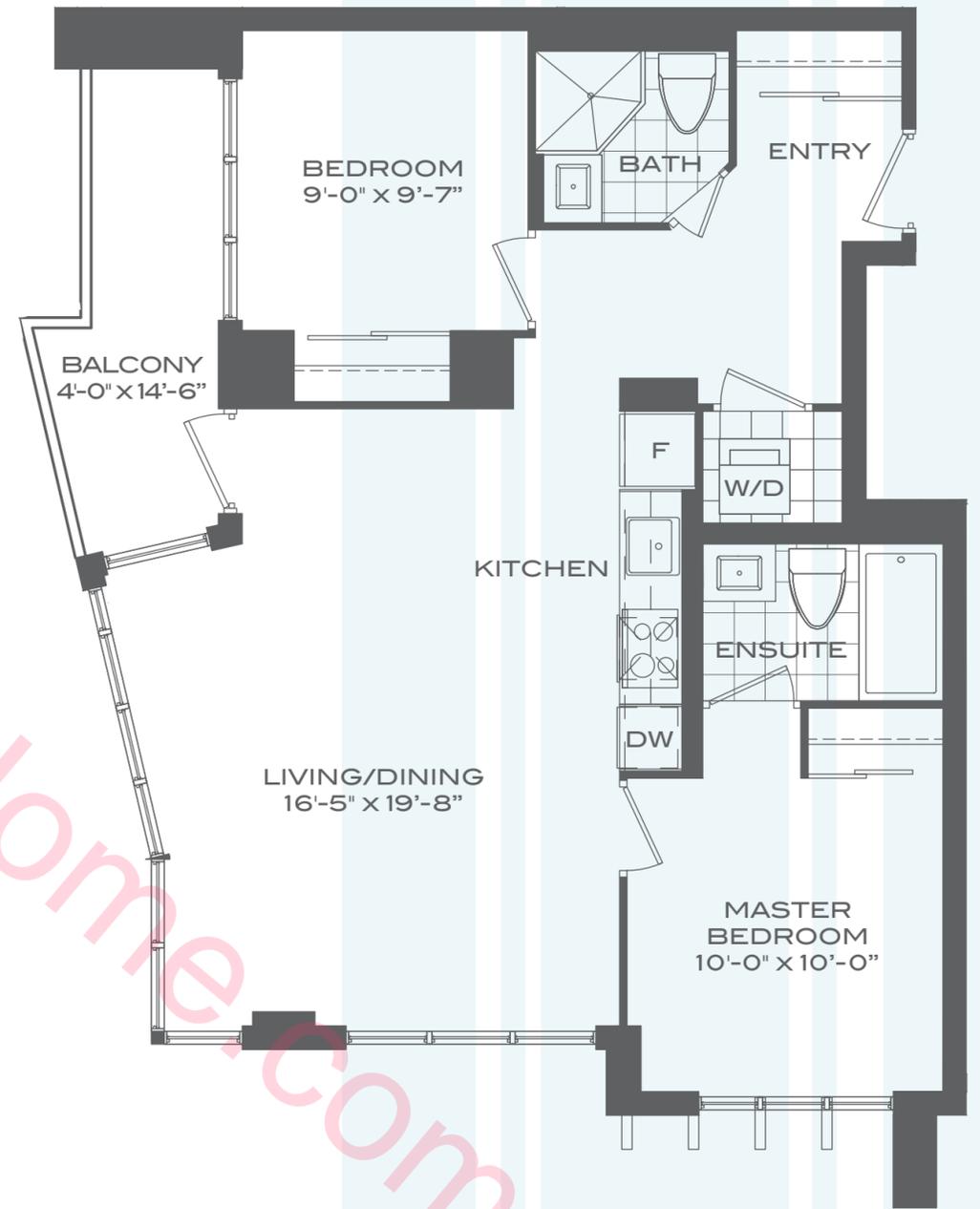
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# BLISS 2 BEDROOM

Suite: 803 sq.ft. Balcony: 67 sq.ft. Total: 870 sq.ft.



2ND - 12TH FLOOR

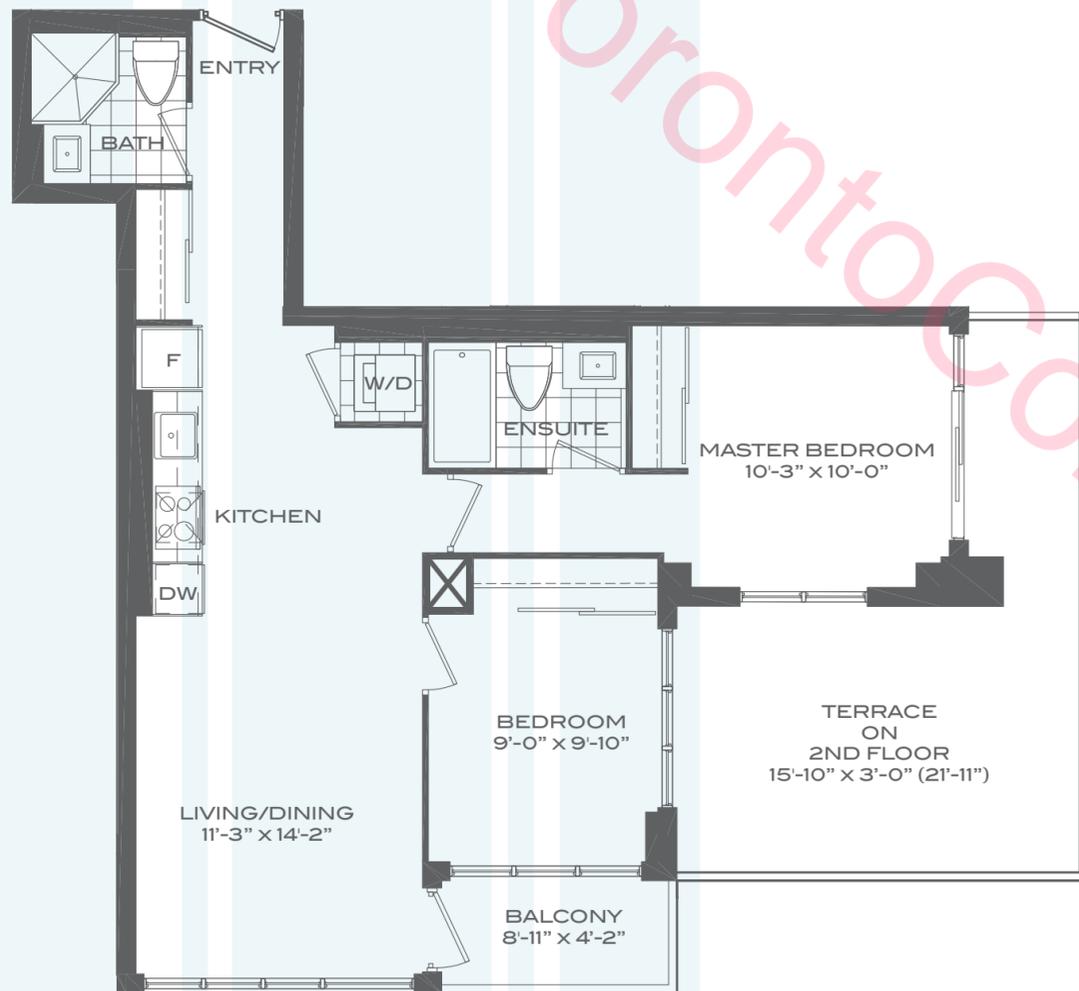


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# BLOSSOM 2 BEDROOM

Suite: 791 sq.ft. Balcony: 37 sq.ft. Terrace: 183 sq.ft. Total: 1011 sq.ft.

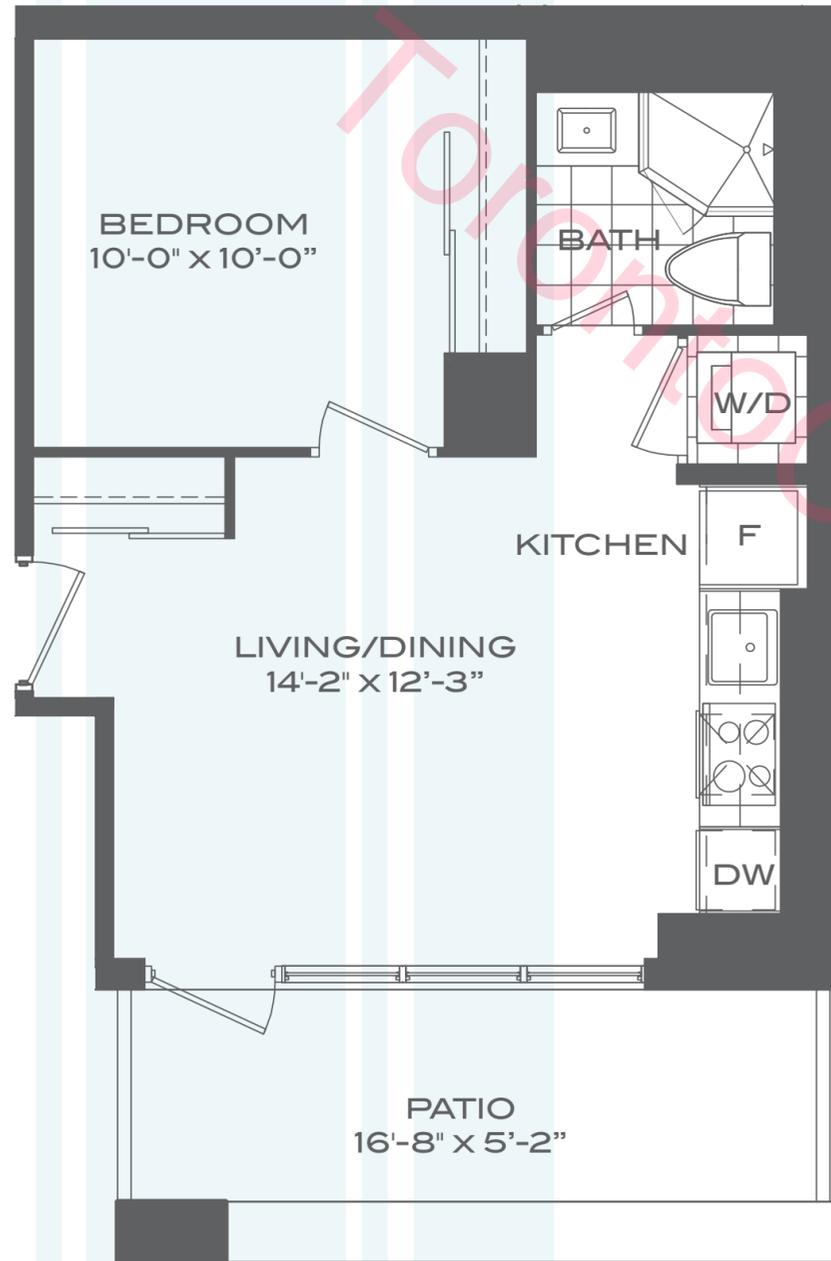
## GARDEN COLLECTION



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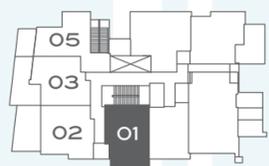
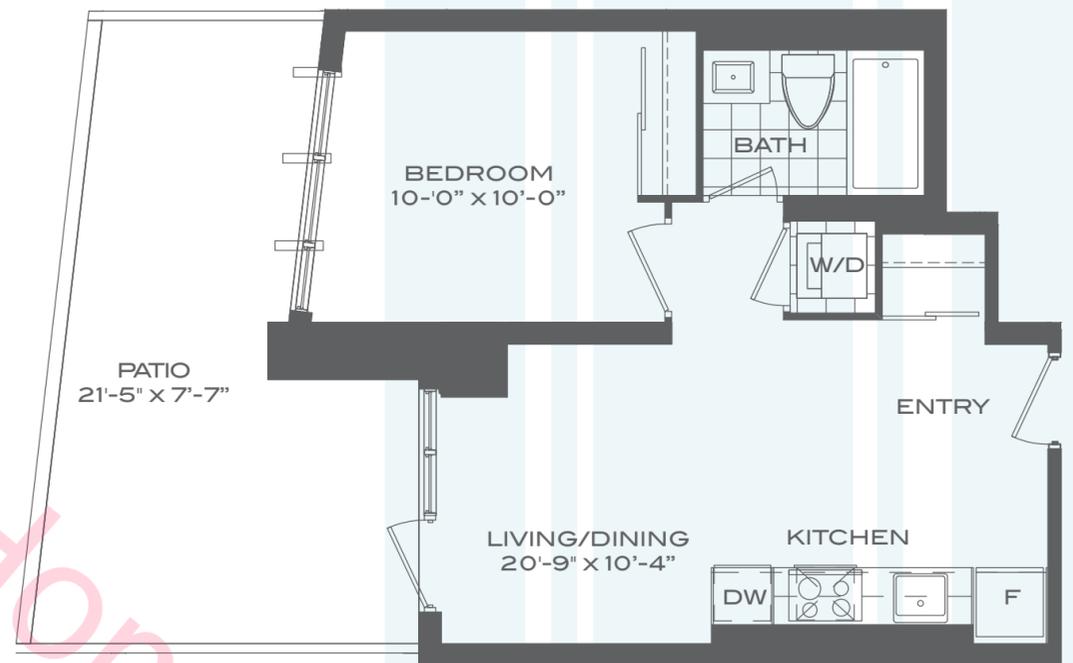
# LOTUS 1 BEDROOM

Suite: 460 sq.ft. Patio: 86 sq.ft. Total: 546 sq.ft.



# JASMINE 1 BEDROOM

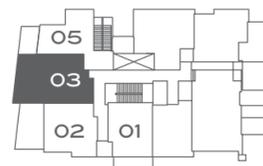
Suite: 492 sq.ft. Patio: 208 sq.ft. Total: 700 sq.ft.



1st FLOOR



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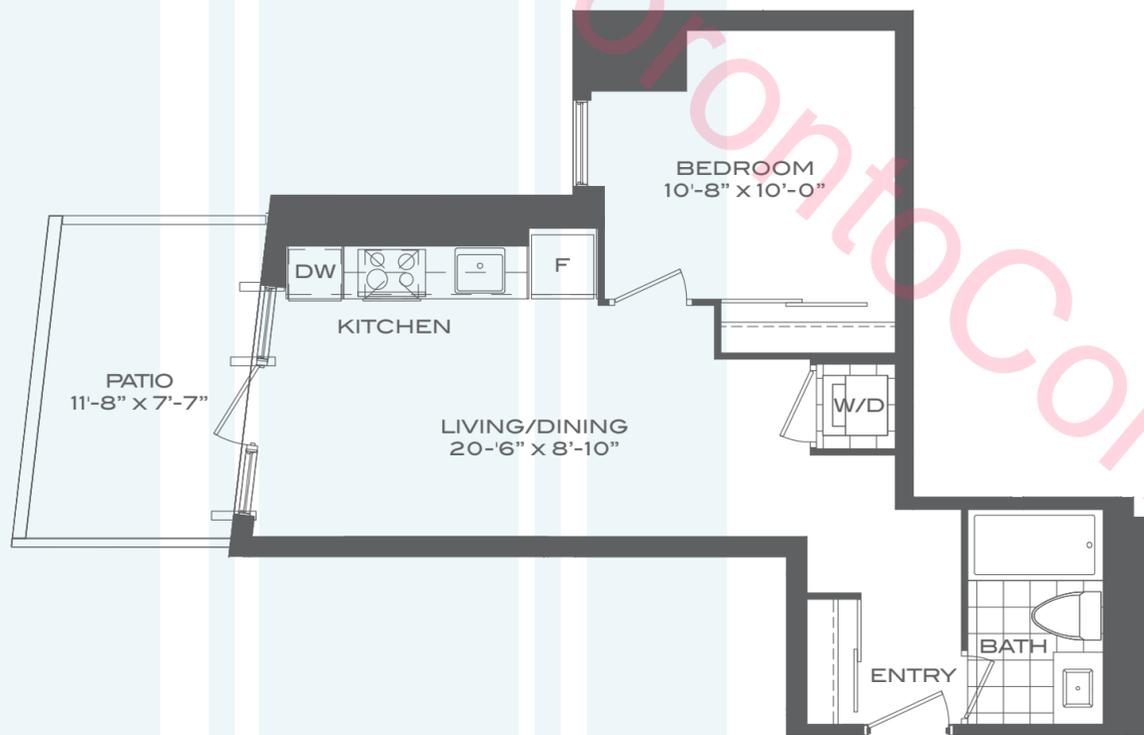
1st FLOOR



ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO NORMAL CONSTRUCTION VARIANCES. DIMENSIONS MAY EXCEED THE USEABLE FLOOR AREA. SIZES AND SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE. FURNITURE IS DISPLAYED FOR ILLUSTRATION PURPOSES ONLY AND DOES NOT NECESSARILY REFLECT THE ELECTRICAL PLAN FOR THE SUITE. SUITES ARE SOLD UNFURNISHED. E. & O. E.

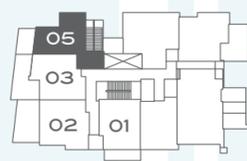
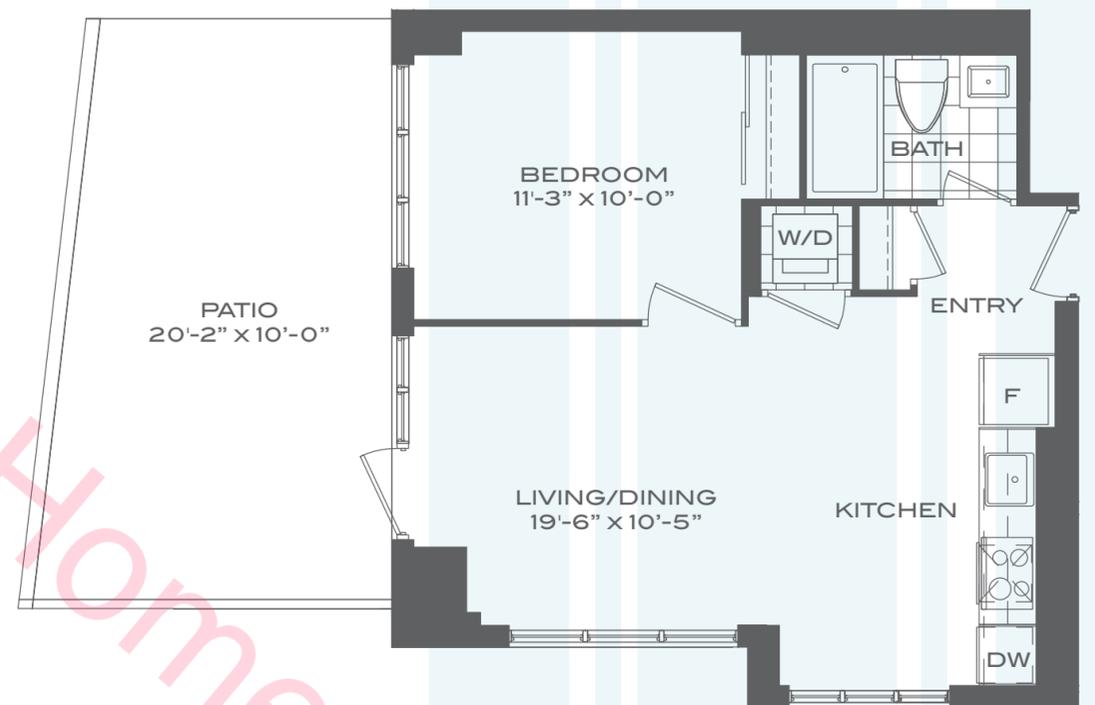
# PRIMROSE 1 BEDROOM

Suite: 512 sq.ft. Patio: 89 sq.ft. Total: 601 sq.ft.



# ORCHID 1 BEDROOM

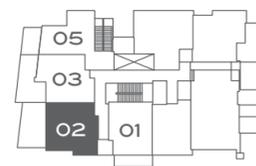
Suite: 525 sq.ft. Patio: 225 sq.ft. Total: 750 sq.ft.



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MATERIALS, SPECIFICATIONS AND FLOOR PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE. BALCONY SIZES MAY VARY FROM FLOOR TO FLOOR. SEE SALES REPRESENTATIVES FOR FULL DETAILS. ALL RENDERINGS ARE ARTIST'S CONCEPT AND MAY NOT BE TO SCALE. ALL FLOOR PLANS INCLUDE APPROXIMATE DIMENSIONS. ACTUAL USEABLE FLOOR SPACE MAY VARY FROM THE STATED FLOOR AREA. E. & O. E.



1st FLOOR



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Illustrations are artist's concept. E.&O.E.