



LIFE STOREYS

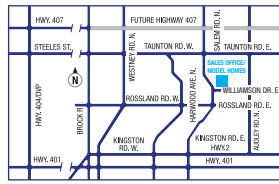
MODEL HOMES
NOW OPEN IN AJAX

INSIDE:

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TRAFFIC TO A HALT ON A SATURDAY AFTERNOON?
CONSTRUCTION UPDATES
AJAX MODEL HOMES
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BUYING SMART IN NORTH YORK



Somerset-Ajax
 Sales Office & Model Homes:
 Salem Rd. N. & Williamson Dr. E.
 Starting from \$244,990
 (905) 428-0500



NOW OPEN

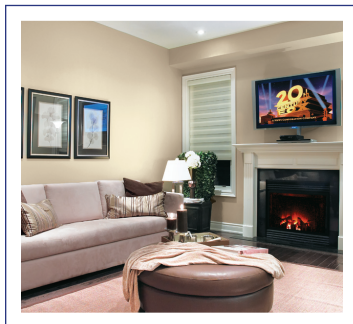
However, there are definite consistencies between the two homes, originating from good overall design sense. It's been proven time and again that when it comes to selecting builder's finishes, the best strategy is to go neutral. Finishes are costly to change and, not that a new home buyer is immediately thinking of resale, but it's a fact that neutral finishes will have broader appeal. Instead of introducing personal tastes to your finishes, reflect your lifestyle and hobbies through your choice of furniture, art and accessories – flexible elements that will make you feel at home but that can be changed whenever the need or want arises.

VISIT OUR TWO FULLY FURNISHED MODEL HOMES

Walk into each of the two fully furnished model homes at Menkes' Somerset community and it will feel like you're entering the world of two completely different lifestyles. Why? Because this dynamic is representative of the diversity of those buying into this prestigious Ajax community. Families will find themselves preferring the warm and friendly family-styled home, featuring traditional appointments and accents, and an up-to-date look with very clean lines. Meanwhile, first-time buyers and young couples will likely prefer the interior of our other model home, with its modern/contemporary style and downtown Toronto vibe.

For many families, the kitchen is the heart and soul. For this reason, it is important to design a kitchen that is simultaneously beautiful and functional. As kitchen renovation can be quite expensive, you want to design a kitchen for the long-term with finishes that will stand the test of time in durability and style. The kitchen is also traditionally at the top of the list of rooms new buyers value most when shopping for resale homes.

Of course, before even building a list of desired finishes, decide on a budget and spend your money wisely. Dedicate your highest spend on the kitchen and, if possible, save something for hardwood floors. Select neutral tiles without any significant print or detail to ensure they will stand the test of time and changing styles. And have fun – as you will see, we sure did when designing our two model homes in Somerset.



INVENTORY SAVINGS AT WALKER FARM ESTATES

York Region's first ENERGY STAR® qualified community

Now is your last chance to call Walker Farm Estates in Newmarket your home. This eco-friendly, executive community in the heart of the distinguished Stonehaven neighbourhood is now complete, but there are inventory homes available for sale. As the first ENERGY STAR® qualified development in York Region, Menkes established a new standard in green building with Walker Farm Estates and this exclusive enclave of 126 detached homes has become sought after by home buyers from across the GTA.

Purchasers have their choice of bungalow and two-storey designs on 40' and 50' full and extra-depth lots set within an elite community surrounded by acres of open green space and walking trails. Stroll through the two designer-decorated model homes and you'll find a unique combination of energy conservation features and luxurious details, including 9' and 10' ceilings, and an excellent bonus package with prefinished natural oak hardwood floors on the main floor, oak staircases, gourmet kitchens with granite countertops, and plaster cornice moulding in the living room and dining room.

A variety of designs with quick closings are available, so visit Walker Farm Estates today to take advantage of special inventory savings and view the great selection of homes that await you and your family.



Walker Farm Estates-Newmarket
 Sales Office and Model Homes:
 Mulock Dr. and Leslie St.
 Starting from \$399,990
 (905) 836-0882



BUYING SMART



MICHAEL MARGIOTTA

THE NORTH YORK CONNECTION

SAVVY BUYER APPRECIATES LOCATION, AMENITIES AND LIFESTYLE AT MENKES' SAVVY CONDOMINIUMS

The timing was perfect. Just as young urban professional Michael Margiotta decided he was tired of his Woodbridge-to-downtown work commute, Menkes introduced Savvy Condominiums. He checked out the choices and purchased a suite right away. "I have a lot of friends who live downtown," he says, "and Yonge and Sheppard will allow me to hop on the subway easily. The location is perfect, and I'm glad I jumped on the opportunity when I did. The suites there are going quickly."

"IF I DECIDE TO MOVE UP SOMEDAY, THIS IS A GREAT INVESTMENT ALL AROUND"

Michael bought a 720 sq. ft. one-bedroom-plus-den suite that he feels fits his lifestyle exactly. "The den is a great extra room I can use for different purposes. I'll set up my desk and files, and maybe a futon so it can double as a guest bedroom." Michael also appreciates the open-concept nature of the main living area. "The spacious living/dining/kitchen area is open and airy, and will get plenty of natural light. It will be great for entertaining!"

"Another reason I chose Savvy is that Menkes' standard finishes are upgrades in many other condos," Michael smiles. "I don't need to upgrade to granite; it's standard. With this level of appointments, it's easier on the wallet. And if I decide to move up someday, this is a great investment all around."

Savvy's striking pre-cast, glass and concrete exterior is designed by Rafael Bigauskas Architects, and will be set off with an eco-friendly landscaping



plan by Strybos Barron King Landscape Architects. Residents will enjoy The Savvy Club, with its high-style party room, private dining room, games room, theatre room, indoor swimming pool and state-of-the-art fitness centre. Suite appointments include plank laminate flooring throughout, granite kitchen countertops, mosaic tile backsplash, designer cabinetry and stainless steel appliances.

This "Menkes Green" condominium also features environmentally friendly conservation initiatives for a healthier, more energy-efficient environment, such as individually controlled heating and cooling system, individual hydro meters for separate billing, water-saving features such as dual-flush toilets and low-flow showerheads and faucets, "all off" light switches, double-glazed Low-E windows and low volatile compound paints.

Choices at Savvy include one- and one-bedroom-plus-den, two- and two-bedroom-plus-den layouts in sizes from 545 sq. ft. to 1,030 sq. ft., starting from \$262,990.

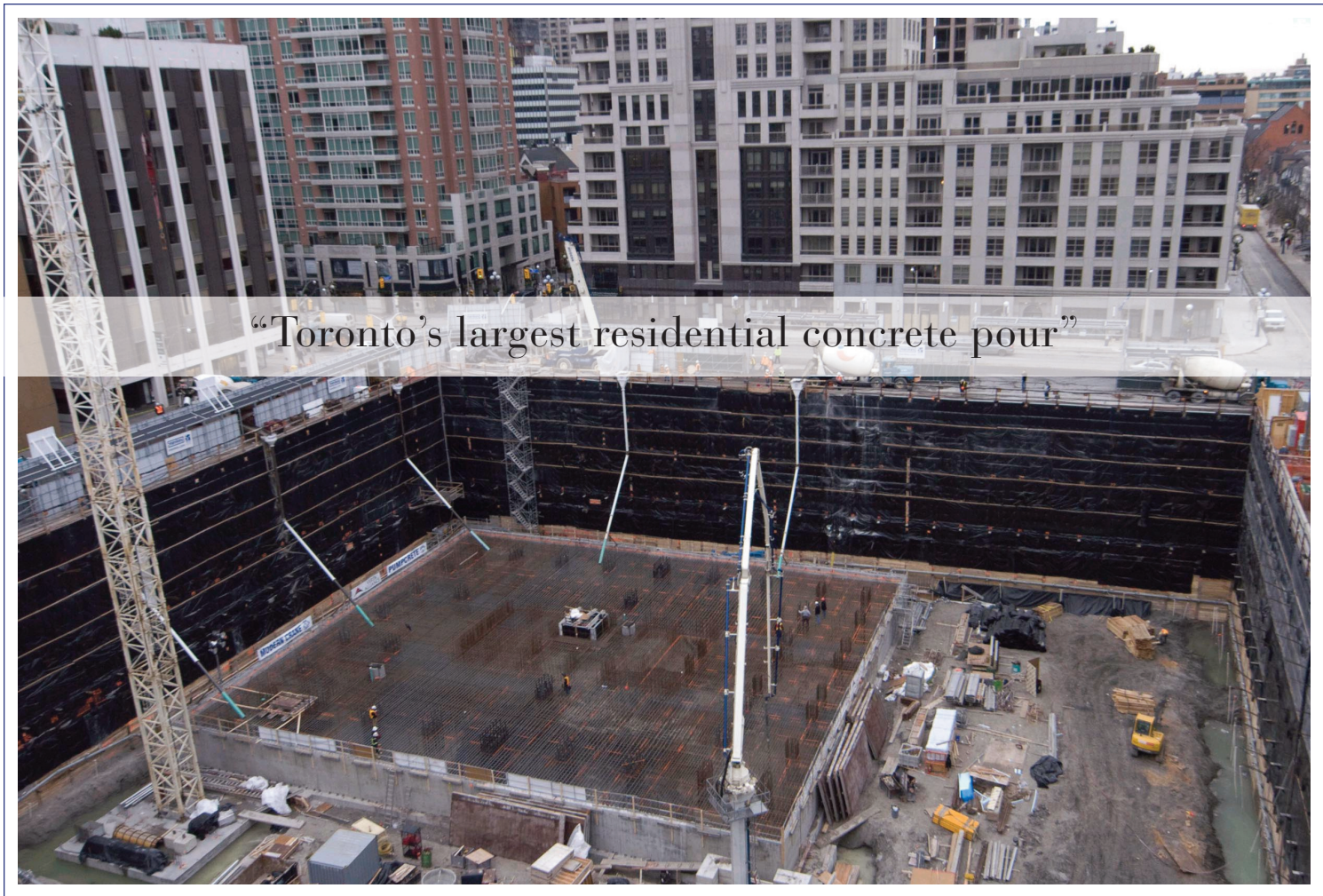
Visitors to the Sales Centre can envision the cool lifestyle potential in the designer-appointed model living room and kitchen/dining area in the presentation environment. The Sales Centre is at 34 Glendora Avenue, east of Yonge Street and south of Sheppard Avenue. Hours are Monday to Thursday, 12 noon – 6 pm; Friday to Sunday and Holidays, 12 noon to 5 pm. For more information, visit www.menkes.com or call 416-730-1600.



Savvy Condominiums at Cosmo

34 Glendora Ave., Yonge St. and Sheppard Ave., North York
Starting From \$262,990
(416) 730-1600





“Toronto’s largest residential concrete pour”

WHAT BROUGHT YORKVILLE TRAFFIC TO A HALT ON A SATURDAY AFTERNOON?

Toronto’s Yorkville neighbourhood was abuzz during the busy holiday shopping season when 120 cement trucks convened at six different pouring locations at the site of the new Four Seasons Hotel & Residences at Bay and Yorkville.

Coordination was crucial for Toronto’s largest residential concrete pour. It took five months to plan the pouring process, which required 10,000 tons of concrete for the foundation of the West Residence, a construction crew of approximately 180, 7 Toronto Police Officers, and 120 concrete trucks running simultaneously for 12 hours.

Traffic had to be stopped on Yorkville Avenue between Yonge Street & Bay Street, and Bay Street was closed south from Scollard Street to Bloor Street. When the entire Four Seasons Hotel & Residences Toronto is completed in 2011, approximately 420 million lb. of concrete will have been used on the 1,250,000 sq. ft. project.

Designed by Peter Clewes of architectsAlliance of Toronto, Four Seasons Hotel & Residences will be a mixed-use development featuring two majestic towers. The West Residence will be a 55-storey building comprised of a 253-room Four Seasons Hotel on the first 20 floors, followed by 101 Private Residences above.



MENKES CONSTRUCTION TEAM L-R: James Schiefer, Senior Project Manager
Paul McMurray, Senior Development & Cons. Manager
Joseph Francavilla, Vice-President Development & Construction

The 26-storey East Residence will contain 103 Private Residences and be connected to its sister building by an elevated pedestrian bridge. The two buildings will share a courtyard designed by internationally-renowned landscape architect Claude Cormier.



Four Seasons Private Residences Toronto
Bay St. & Yorkville Ave., Toronto
50 Scollard St.,
Starting from \$1.9 million
yorkvilleresidences.com
[416] 775-7500



NEWSLETTER VOL. 2 ISSUE. 1

menkes.com

CONSTRUCTION UPDATES

Construction on Luxe Condominiums at Yonge and Finch is well underway. As of early April, the ground floor amenity area and central podium levels have been completed and interior framing is now in progress. The roof has been topped off on Tower 1 and installation of architectural panels and windows has begun along with interior finishing of the suites, while in Tower 2 pouring of the concrete slab has reached the twelfth floor.

When completed, Luxe Condominiums will be comprised of 390 suites in 22- and 24-storey buildings. Future homeowners will be able to enjoy all the amenities of living on Yonge Street in North York City Centre, with the convenience of the Finch Subway Station at their doorstep. At home, they will have exclusive access to the facilities of the Luxe Club, including a chic party room, games lounge, theatre room, indoor swimming pool and state-of-the-art fitness centre, plus 24-hour concierge security.

Occupancy at Luxe Condominiums will begin in Fall 2009 and there is still a good selection of suites available.

For more information, visit menkes.com or call 416-730-9722.



LUXE - NORTH YORK

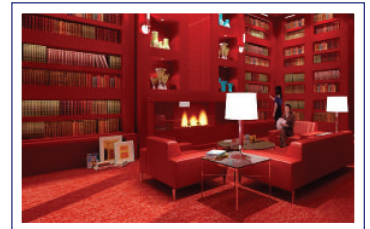


Under Construction - Luxe

During construction, sales inquiries for Luxe should be directed to the Savvy Sales Centre at 34 Glendora Avenue



CONSTRUCTION SITE



RED READING ROOM



LUMIERE - TORONTO



LOBBY

Downtown at Bay and College, the Lumiere Condominiums site has been abuzz with activity. The Menkes Construction Team has completed the challenging task of excavating 15 metres below grade for the five-level parking garage and finished pouring the parking structure. By the end of April, visitors to the site will be able to see the building structure at grade as work begins on the ground floor.

Featuring 355 suites in a 32-storey tower, Lumiere Condominiums will be situated in the heart of Downtown Toronto across the street from College Park, giving purchasers convenient access to a 24-hour Metro grocery store and the College Subway Station. Future residents will also be within easy walking distance of the Financial District, the University Avenue Hospital Corridor, the University of Toronto and Ryerson University.

With its sleek, contemporary interiors, Lumiere Condominiums is an ideal choice for buyers seeking design-forward living spaces. Suites here will feature 9' ceilings, floor-to-ceiling windows, engineered wood flooring, granite kitchen countertops, and custom-designed cabinetry for the kitchen and bathroom by award-winning interior design firm munge // leung; design associates.

Occupancy at Lumiere Condominiums will begin in Summer 2010. There is a limited selection of two-bedroom and two-bedroom-plus-den suites available for purchase.



CONSTRUCTION SITE



Under Construction - Lumiere

The sales office for Lumiere Condominiums is closed during construction. For more information on the project, please visit menkes.com or call 416-591-7700.












CHOOSE
HOW YOUR
LIFE
STOREY
WILL PLAY
OUT.






Life Storeys

menkes.com

HIGH-RISE STOREYS

City	Community Name	Home Style	Location
North York	 GIBSON SQUARE	Coming Soon to North York City Centre North York City Centre's most desirable condos with direct subway access. Give-in to Temptation. Register now. menkes.com [416] 642-8955	Condominium Yonge St. & Park Home Ave.
North York	 SAVVY CONDOMINIUMS AT COSMO	Pre Construction It's How You Live. Just steps from the subway at Yonge and Sheppard. menkes.com [416] 730-1600	Condominium Yonge St. and Sheppard Ave.
Etobicoke	 ONESHERWAY	Pre Construction Life In All Directions. Across from Sherway Gardens. onesherway.com [416] 695-3535	Condominium Evans Ave. & the QEW
North York	 LUXE	Now Under Construction Live The Life. High above the Yonge and Finch Subway is a neo-modern design spectacle embracing the elements of true luxury. menkes.com [416] 730-9722	Condominium Yonge St. & Finch Ave.
North York	 Aria	Now Under Construction An uncompromising cosmopolitan lifestyle in North York's most artistic natural setting. anaresidences.com [416] 493-8801	Condominium Sheppard Ave. & Leslie St.
Toronto	 Lumiere CONDOMINIUMS ON BAY	Now Under Construction A shining beacon of urban lifestyle in the nucleus of the city's business heart. lumierecondos.com [416] 591-7700	Condominium Bay St. & College St.
Toronto	 FOUR SEASONS PRIVATE RESIDENCES Toronto	Now Under Construction Exclusive residences defined by Four Seasons' personalized services. yorkvilleresidences.com [416] 775-7500	Condominium Bay St. & Yorkville Ave.

LOW-RISE STOREYS

City	Community Name	Home Style	Location
Newmarket	 WALKER FARM ESTATES STONEHAVEN	Now Under Construction A new landmark executive community at the heart of the prestigious Stonehaven neighbourhood in Newmarket. [905]-836-0882	40' 2 storey & 50' Bungalow & 2 Storey Mulock Dr. & Leslie St.
Ajax	 SUMERSET	Now Under Construction A serene and convenient location where a beautiful spectrum of homes accommodates every family. [905]-428-0500	Townhome & Semi-Linked 34', 37' & 42' Singles Salem Rd. N & Williamson Dr. E
Oakville	 MILLSTONE	Now Under Construction Live in prestigious Oakville with shopping, parks and walking trails at your doorstep. [905]-825-3619	31' & 44' Singles Bronte Rd. and Dundas St.

