



CHAZ on Charles

*Unique new
condominium
coming to
Yonge and Bloor*

Toronto's exceptional **Yonge and Bloor** neighbourhood will soon become even more exciting, when CHAZ on Charles hits the scene. Fashion-forward design and magnificent views through massive windows will characterize this new luxury condo coming soon to 45 Charles Street East, near Bloor Street. CHAZ is the creation of Lexus Land Co. and Edenshaw Homes Ltd.

"There's a huge demand for new condominiums in the dynamic Bloor-Yonge hub," says Jason Fane, founder of Lexus Land Co. "Purchasers know how desirable this location is and that a condo here is an excellent investment. CHAZ is in a quiet established residential neighbourhood and only one block from the entrance of the Yonge and Bloor subway station."

"CHAZ is also adjacent to prestigious Yorkville," says Edenshaw principal David McComb. "Our vision is to create a condominium development that is a vibrant community within a vibrant community. This location is so special that it deserves an extraordinary design from Sol Wassermuhl of Page + Steele/IBI Architects for the sleek, modern exterior, and Elaine Cecconi of Cecconi Simone Inc. for the chic interiors."

Rising to 39 storeys including a five-storey podium, CHAZ will have an innovative design with eight corner suites on each floor. The floor-to-ceiling windows and 9-foot ceiling heights combine to allow for great natural light and views in the well-appointed suites. The amenity package in this condominium will be among the most coveted in the city, starting with the spectacular two-storey CHAZ CLUB located high in the sky on the 36th and 37th floors — certain to become the talk of the town.

The CHAZ CLUB has the fabulous, breathtaking, panoramic south-facing view of the city that Torontonians value most highly. Located on the upper level of the CHAZ CLUB, the VIP room includes a demonstration-style cooking area, and is where you can entertain and dine with over 20 of your guests. From the balcony of the VIP room, you can overlook the two-storey Grand room with its soaring glass windows and adjacent outdoor terrace. CHAZ CLUB will be a home-away-from-home where suite owners can

bring their own drinks and socialize in a lavish setting.

Residents will be able to work out in the well-equipped fitness room, spinning area and yoga/pilates room, then rejuvenate in his and hers saunas, and a relax room with Hydrospa and relaxation chairs. A Gamers Room is perfect for hosting LAN parties with access to multi screens and the latest and greatest games. Film fans will have a 3D screening room, while the sports fans will have their own exclusive sports theatre. There will be two hotel-style guest suites available for booking, one a two-bedroom suite perfect for families, and a private pet spa.

The lobby of CHAZ will feature the "living room" where guests and residents can lounge in comfort while waiting for friends or neighbours. This inviting area features a walkout to an outdoor living space with semi-private and secluded lounge areas, a two-sided fireplace, spectacular garden, indoor/outdoor dining area with a barbecue, and more. The exquisite exterior landscaping will showcase a large waterfall with a sculpture of frolicking dolphins.

Investing in Toronto for over 30 years, Fane's visionary acumen for selecting excellent locations that increase in value as they mature is the result of extensive involvement in rental, residential and commercial real estate. For nearly 10 years, Edenshaw's founder oversaw everything from the planning to final execution of Toronto's largest urban high rise master-planned residential community, Concord Cityplace, and brings to the table 30 years of industry knowledge and experience. At CHAZ, the blending of these talented firms is creating a whole that is greater than the sum of its parts.

The 420 residential homes consist of studios, one-bedroom, one-bedroom plus den, two-bedroom, three-bedroom and penthouse suites, and are priced from the mid-\$200,000s to over \$1,500,000. **CL**

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