

Treetop living

High Park's Home residence is an architectural wonder

There's no place like home, especially when it's at Home, a one-of-a-kind condominium address overlooking the leafy canopy of High Park in Bloor West Village.

With its cascading, terraced design, Home is a shimmering waterfall of glass – a stunning architectural achievement that is both a modern tribute to Frank Lloyd Wright and the latest page in the portfolio of Context Development.

This is a limited edition residential offering has only 43 suites in total, about 20 are left. Since there are 38 different floor plans, most suites truly are one of a kind.

Built into the hillside, Home rises 10 storeys on its south side facing the park, and only four storeys on the north side, which overlooks Bloor Street.

The residence's obvious appeal has translated into rapid sales. Over 60 per cent of its suites have sold in the two weeks following its preview opening.

"Home is truly a flagship project for us," says Howard Cohen, co-founder of Context Development, "not just because of its location but because of the strength of the project's design and how it has successfully addressed all the complex planning issues presented by the site.

"We went to extraordinary lengths to make the project fit the site, unique as it is – a fact which was recognized and acknowledged in its recent approval by OMB. It resulted in a residence whose design attributes have contributed significantly to its success, from its 'through-suite' layouts, with both northern and southern exposures to the elevators that open directly into the foyer of most suites.

"All in all, it's an architectural and esthetic solution that does justice to its park-side location in every way."

Home is steps from the subway, and from the shops, restaurants and cafes of Bloor West Village, where all the staples of daily living await at your convenience.

First to welcome you Home is the residence's lobby – one that is modern, stylish and decidedly sophisticated. The walls are a warm toned hardwood panelling, with alcoves to accommodate fine art.

A set of four "whisper-quiet" elevators waits to whisk you to your floor, with approximately three-quarters of the residences offering direct, private elevator access with no corridors to traverse.

Each of the 43 residences is spacious – many as large or larger than a private detached home – and each incorporates a long retinue of luxury

features and finishes which are offered in abundant choice from the builder's décor samples.

The stone tile in your foyer; the granite countertop and spandrel glass backsplash in your kitchen; the hardwood or 100 per cent wool carpet in your living room – all are available in a wide selection of colours and textures from which to choose.

The kitchens are a showplace, equipped with high quality custom cabinetry, again in a superb choice of finishes. A stainless steel appliance package is built right in, including integral cook top, wall oven, microwave and refrigerator.

The granite countertop has an under-mounted stainless steel double-bowl sink with vegetable spray, while valance lighting casts a gentle light throughout the kitchen, that blends with the natural light of the adjacent breakfast area.

Master retreats pamper both him and her with large walk-in closets and ensuites featuring stone tiled soaker tubs and oversized shower stalls with benches. Again, wall-to-wall windows predominate, here in the master and in the second and third bedrooms as well.

Powder rooms offer a selection of imported ceramic floor tile and pedestal sinks with polished chrome faucets and lever handles, above which is set a clear silver mirror with polished edges.

Some of the larger suites at Home feature libraries and wrap-around terraces, while all offer at the minimum a garden-sized balcony offering an astounding view.

The High Park setting is unmatched in Toronto, with easy resident access to a pedestrian walkway leading down into the heart of the park. Home provides a bicycle storage room for those owners who enjoy cycling through the park and along the lake.

In the past decade, Context Development has earned an envi-

able reputation for building condominiums interesting and innovative in their architecture, with the company motto reflecting their mandate to be "different by design."

Company founders Stephen Gross and Howard Cohen are both seasoned developers whose expertise is matched by the financial backing of Waterloo Capital, a private company controlled by Gerry Schwartz and Stephen Gross. (Gerry Schwartz is president and controlling shareholder of Onex with assets exceeding \$5-billion.)

The company's projects have included Twenty Niagara Street, Upper Eastside Riverdale, Kensington Market Lofts, Ideal Condominiums, District Lofts and the Modern Living Zone – also known as Mozo – and the recently launched Radio City, a twin-tower development on the site of the CBC's original Toronto studios.

With Home, Context commissioned Architects Alliance and Mike Niven Interiors to work on exterior and interior design in what they acknowledge is inspired by both the setting and the classic homes designed by Frank Lloyd Wright.

It's a refined, understated approach to architecture... a design philosophy where "less is more" and where a condominium residence can be simply called "Home."

Pat Baker of Baker Real Estate Corporation, the exclusive broker for the project, has a final word and a caution to prospective purchasers: "When I first saw the plans and designs for Home, I knew it would generate a phenomenal response. And now, with less than 20 residences remaining, it's obviously an opportunity that will be gone long before summer's gone."

Suites at Home are priced from the high \$500,000s to over \$1 million. The sales centre is open Monday to Thursday noon to 6 p.m. and weekends noon to 5 p.m. or by appointment. The office is located at 2142 Bloor St. W., just west of Parkside Drive. Call 416-767-5656 or visit www.context.ca/home.htm.



PHOTO: CONTEXT

The Baker Real Estate team is representing Context Development's Home project at Bloor Street West and High Park Avenue. From left to right: June Burrowes, Pat Baker, Barbara Lawlor and Stanley Feldman – all of Baker Real Estate.