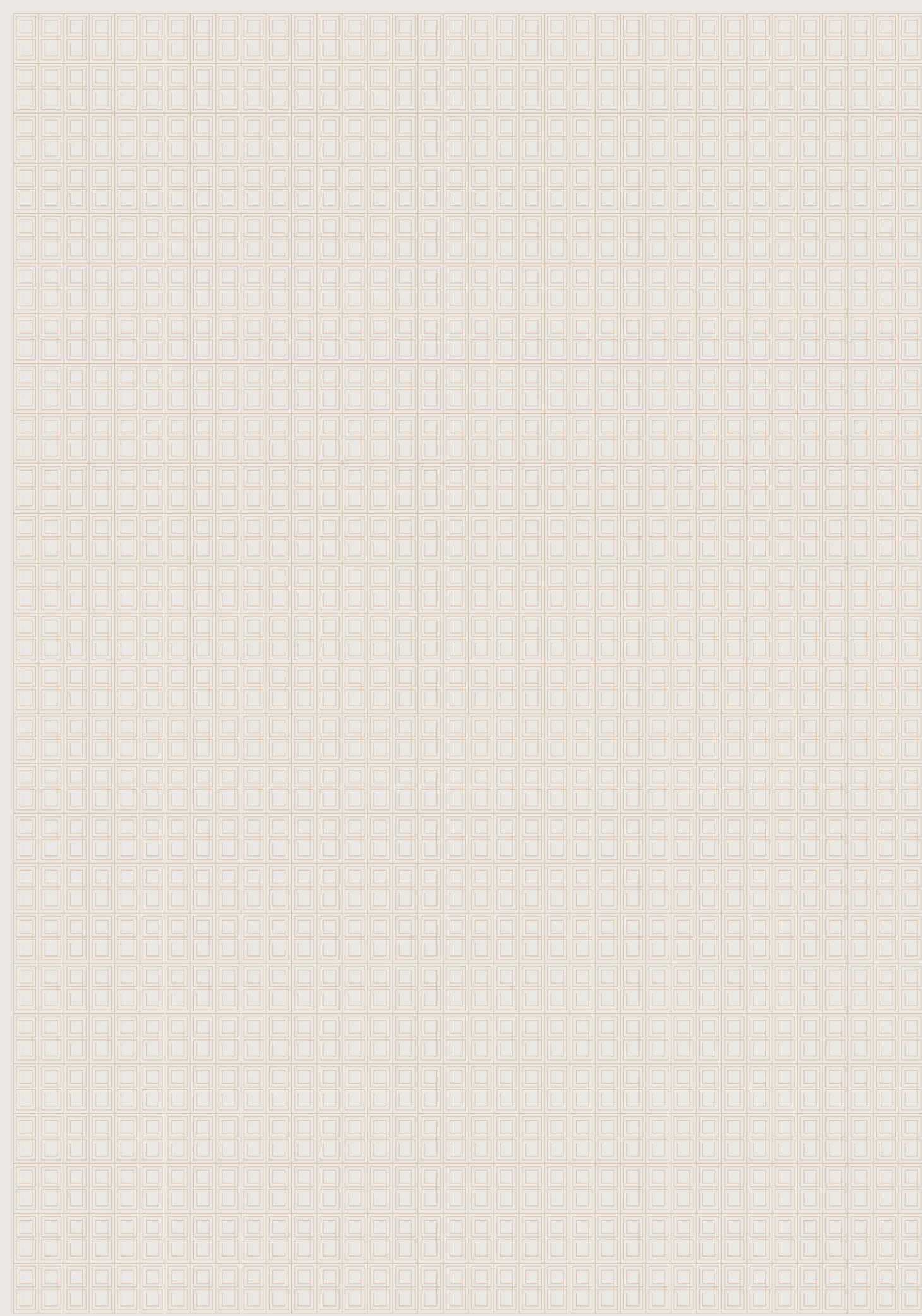
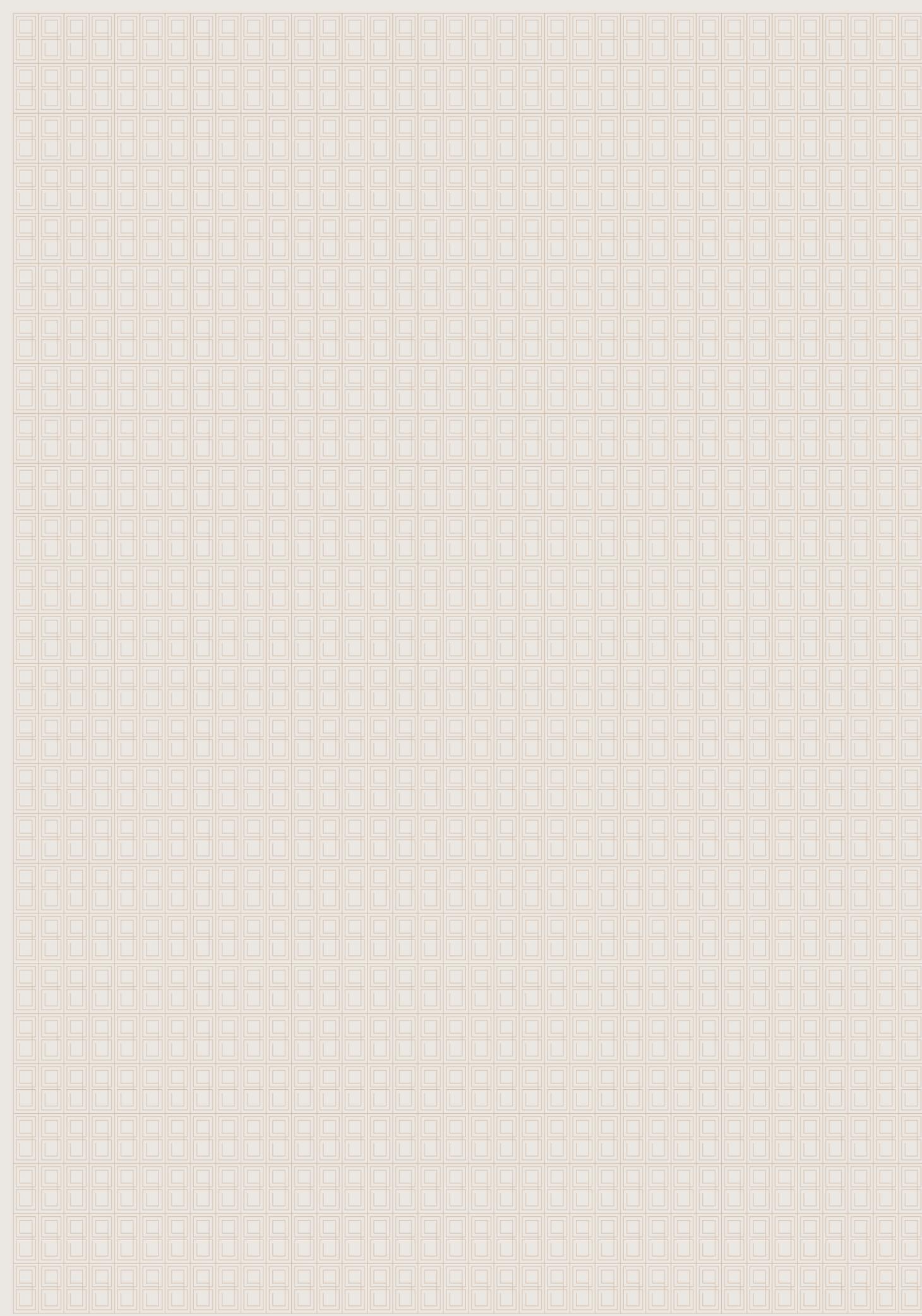


A decorative border composed of a grid of repeating square patterns. Each square contains a smaller square with a cross-like design inside, all rendered in a light brown color. The border frames a central white area.

89
AVENUE
— YORKVILLE —





ARMOUR HEIGHTS
DEVELOPMENTS

All the heart and history of Armour Heights is expressed in this bespoke building.

We look forward to custom crafting our suites to the individual preferences and desires of each of our residents. There is not, and never will be, another building like it. Each individual residence at 89 Avenue Yorkville will be a unique custom home in the sky.

Together with renowned architect Richard Wengle and designer Brian Gluckstein, we have envisioned a building where each floorplan, every detail, every finish, and every carefully chosen luxury brand will reflect the very best the world has to offer, personally tailored to your style.

I would like to assure you that it is my goal, and my company's mission, to create a place of unmatched individual expression, unlike any other address in the world.

Sincerely,

Frank Mazzotta
President

Armour Heights Developments



An aerial photograph of a city street at dusk. The street is lined with modern high-rise buildings, many of which have their windows illuminated. The sky is a mix of blue and grey, with some clouds. In the distance, the CN Tower is visible. The overall scene is a mix of urban architecture and nature, with trees visible in the foreground and middle ground.

*Tailored Elegance.
Timeless Address.*

Avenue Road, Yorkville (facing South)

*A boutique offering of
expertly-crafted bespoke
residences arriving on
Avenue Road in Yorkville.*

A new landmark emerges.



89 Avenue in Yorkville



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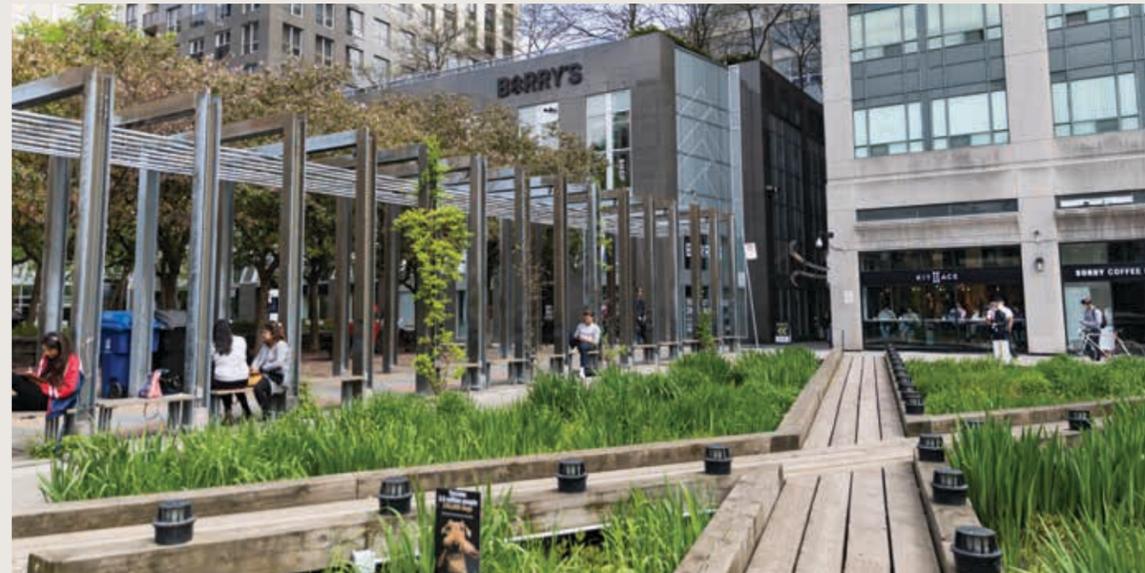


Introducing

A place of unmatched individual expression

A 20-storey landmark residence with a classic Manhattan limestone façade, 89 Avenue is Yorkville's most refined, custom-tailored address. Together, bespoke builder Armour Heights, famed architect Richard Wengle and international designer Brian Gluckstein bring you a place of unmatched individual expression, where the best of the world is personally tailored to your style.



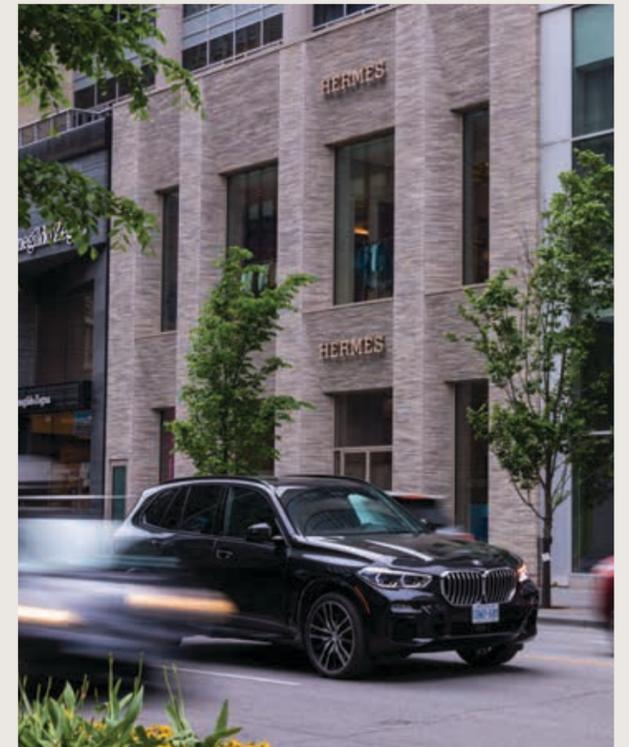
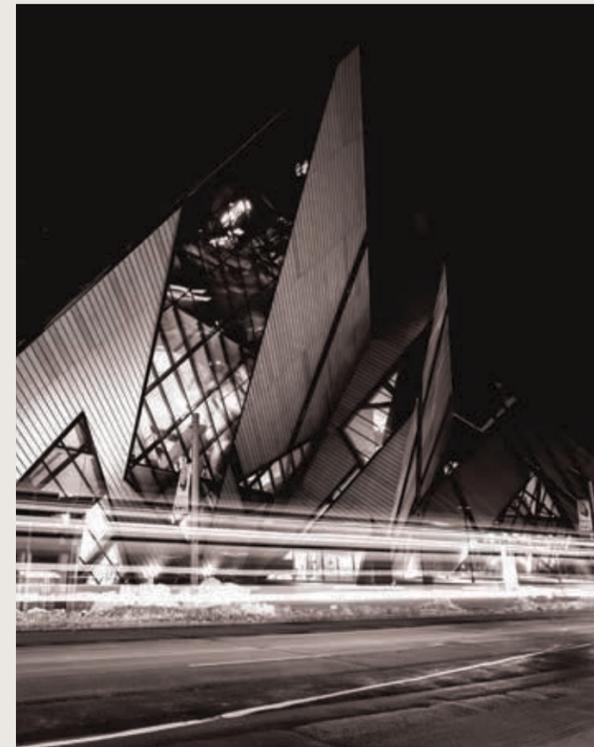


The Location

A timeless address

Like very few places on earth, Yorkville embodies intimate sophistication. With refined retail, superb restaurants, fashion boutiques, art galleries, and a Victorian-meets-modern streetscape, there is a heightened sense of experience woven into the rich tapestry of life in Yorkville. The beauty of simplicity. The memory of unforgettable moments. This is a place where life can be lived in its highest form.







*The Mink Mile.
From Avenue Road
to Yonge Street,
this is Canada's
premier shopping
destination.*





*“This grand façade
will strike people
immediately as they
walk by.”*

- Richard Wengle, Architect

The Avenue Road Entrance



The Porte Cochère

*Discreetly situated off Avenue Road,
our Porte Cochère with personal
Valet Service welcomes you home.*



This is where the world and 89 Avenue meet

In the intimate yet opulent Grand Lobby, every detail is a reflection of the excellence enjoyed within. Soaring 20' ceilings and the gleam of natural black marble floors. The refinement of Alabama limestone walls, custom-tailored furniture, handcrafted chandeliers and the subtle modernity of brass accents. Each graceful element complements the next to create an entrance with an unmatched sense of arrival.



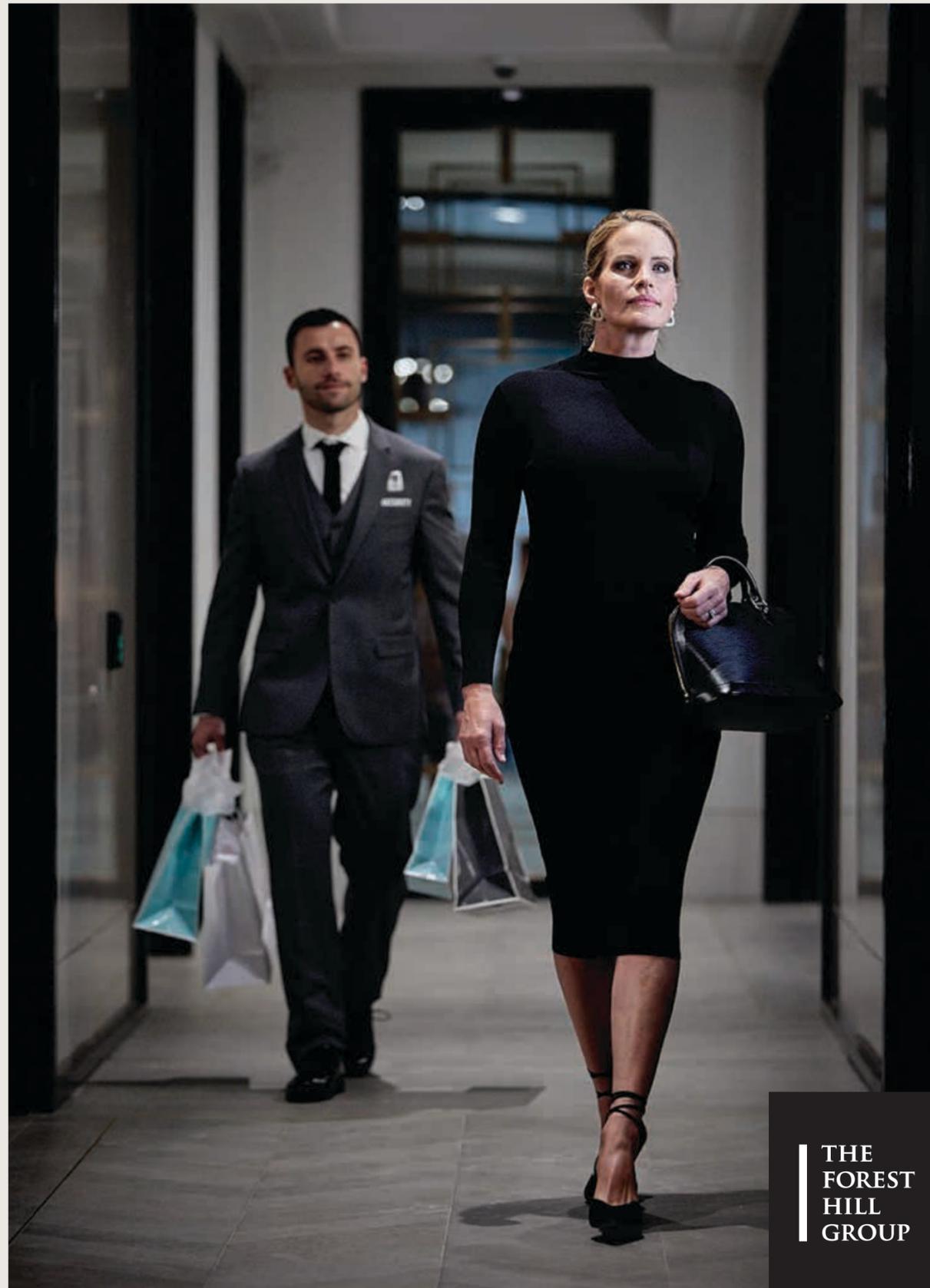
The Grand Lobby



The Elevator Lobby

Inspired by the world's best

For 89 Avenue Yorkville, we set out to discover the very best features, finishes and materials the world has to offer and travelled the globe in our search. From German engineering, to Japanese technology, to French and Italian design elements, 89 Avenue Yorkville offers you a higher level of experience, designed to rival the finest addresses in the world.



THE
FOREST
HILL
GROUP

Bespoke services from The Forest Hill Group

89 Avenue Yorkville was designed with comforts and refinement echoing the offerings of globally recognized five-star hotels. Bespoke services will be provided by The Forest Hill Group, whose long history of service includes assisting private clients, family offices, Fortune 500 corporations, and luxury condominium residences.

Knowing the needs and desires of all residents, a lifestyle concierge and security team will staff the Grand Lobby 24/7/365. In addition, residents will also enjoy valet and porter services around the clock.

Additional offerings available on request include an extensive à la carte menu of luxury services such as:

- *In-suite housekeeping*
- *Floral delivery*
- *Grocery delivery*
- *Personal shopper services*
- *Dining reservations*
- *Catering services*
- *Personal chef bookings*
- *Event planner bookings*
- *Home improvements and repairs*
- *On-call IT services*
- *Moving services*
- *Airline booking*
- *Luxury travel planning*
- *Luggage forwarding services*
- *Worldwide dedicated 24/7/365 concierge phone line access*
- *Automobile cleaning and detailing*
- *Car wash services*
- *On-call luxury car services*
- *North America-wide vehicle transport services*
- *On-call dog walker and pet care services*
- *Childcare and assistance bookings*
- *Private security services*
- *In-suite plant maintenance and hydration*
- *Front-of-the-line access to sporting events, restaurants and VIP engagements*
- *Exclusive offers for film, music, theatre and sporting events*
- *Personal trainer, health and wellness and nutrition consultant bookings*
- *Golf tee time reservations*
- *Spa and salon recommendations and reservations*
- *Art shipping, installation and/or storage*
- *Home décor and interior design*

Residents will also have access to a host of other options tailored to meet their specific needs. Combining world-class staff expertise with strategic partnerships developed with some of the world's leading luxury brands and retailers, no service request is out of reach.

Architectural & Design Features

Unprecedented thinking

Manhattan-Inspired Alabama Limestone Exterior

- The finest Alabama limestone, a light grey stone, brings a refined understated elegance that is noticeably superior to the yellow undertone found in other limestone cladding.

Automobile Elevator

- Advanced German technology has reinvented the underground garage. Your Valet parks your automobile in our state-of-the-art Wohn Multiparker. Keying in your code places your vehicle on a pallet in the first available space. That same code will retrieve your vehicle back to the main entry.

Japanese Rooftop Heating and Cooling Systems

- Japan is the world leader in space saving and energy efficient VRF (Variable Refrigerant Flow) systems using refrigerant to eliminate the need for a cooling tower or chillers. These roof mounted units serve 1-3 suites, with horizontal units in the ceilings, freeing up additional space in each suite and eliminating entire building shut-downs for service.

Green Roof with Irrigation System

- Our Live Roof System requires minimal landscaping with negligible need for watering. It reduces heating and cooling costs, minimizing summer heat absorption and insulating during winter.

State-of-the-Art Security

- Entrance will be by Facial Recognition sensor, and/or access through your phone, which will work through Bluetooth and NFC (Near Field Communication) Technology. Facial Recognition will also allow access into 89 Avenue's amenities including the gym, pool, elevators, etc.

Enterphone System

- Your Enterphone will work in conjunction with Destination Control software. It will allow guests to enter, but with access only to the designated floor.

Emergency Generator

- The emergency generator will power the elevators, the automated parking and most common element areas. As it will run off natural gas, the generator will run for an unlimited time, should the need arise.



The Fireplace Lobby

Unparalleled Amenities:

- A year-round indoor heated swimming pool with intimate cabanas bathed in sunlight from an expansive lightwell overhead.
- Two private changerooms with shower facilities and convenient day lockers.
- Private fitness studio complete with top-of-the line cardio and conditioning equipment.
- An open outdoor entertaining terrace complete with barbecue, dining area, and a lounge area centred around a gas firepit.
- A pet wash conveniently located on the main floor, ensuring every member of the family has been considered.
- An expansive private dining room offering the ideal venue for a family event or personal milestone celebration with its own catering kitchen ready for your caterer of choice.
- A remarkable resident lounge with custom-designed furnishings surrounding a stunning fireplace.
- Personal wine storage in the lounge allowing residents the opportunity to store some of their personal wine collection in unique individual storage compartments, each with lock and key.
- Two high speed destination elevators plus separate service/pet elevator.
- A customized 89 Avenue mobile app will allow you to connect with local restaurants, salons, spas, gyms and other boutiques and service providers. We have commissioned a custom-designed phone application that will allow residents access to online booking systems for reservations, with menus available within the app. The app will also connect residents directly to the Executive Concierge Team.
- Cold storage will be available off the lobby in a double door glass fridge/freezer to keep deliveries like food or flowers fresh when accepted and stored by the Concierge.



Elevated experiences

You won't have to leave the luxury of your home at 89 Avenue Yorkville to enjoy elevated experiences. An indoor heated swimming pool with private cabanas beckons on days both hot and cold. Adjacent to your stunning indoor oasis, experience private access to an outdoor terrace complete with dining area, firepit, and barbecue.

For day-to-day exercise, a private fitness studio equipped with top-of-the-line cardio and conditioning equipment is available for use, alongside two private changerooms with showers and vanities.

Following your fitness regimes and sunny days by the pool, host your next private event or personal gathering in the resident lounge and private dining room. Fitted with a catering kitchen suited to host your caterer of choice, the 89 Avenue lounge and dining room boasts a fireplace for warmth and ambiance at any time in the day or evening, and personal wine storage for all your hosting needs.



89 Avenue Lounge and Private Dining Area

Retreat into a stately lounge space when entertaining guests, a room that surrounds you with decadent detailing. Sink back into an inviting custom accent chair and admire the single Murano glass chandelier above. Enjoy the warmth emanating from the backlit fireplace clad in onyx, and the stunning wine wall display with private allotted storage alongside your grand dining room table.



Indoor Pool, Cabanas and Al Fresco Dining



*Full Floor Suite*

Refined and resplendent

Bring your personal style to this extraordinary expression of Brian Gluckstein's design sensibility. Included in your suite are a symphony of hand-selected details including rift cut white oak engineered wood flooring, marble-clad gas fireplace, 10', 11' or 12' high ceilings, sophisticated home automation and sound systems, and state-of-the-art noise mitigation.

If the best of the world is enough, then your residence needs no additional refinement. Or, if you would prefer to add your unique personality then we will happily assist to make your home all that you envision.

*“89 Avenue Yorkville exemplifies
the notion of tailored elegance.”*

- Brian Gluckstein, Interior Designer



The Kitchen

The gourmet kitchens at 89 Avenue Yorkville are designed by Brian Gluckstein to be an inspired reflection of the best of the culinary arts. Enjoy luxurious features and finishes including natural stone slab marble countertops and backsplashes, bespoke millwork, La Cornue ranges from France, Miele appliances and marble-clad range hoods.



The Master Retreat

Awash in natural light and made grand and spacious by deep moldings, lacquered archways and meticulous details, your master retreat creates a calm and refined aesthetic.



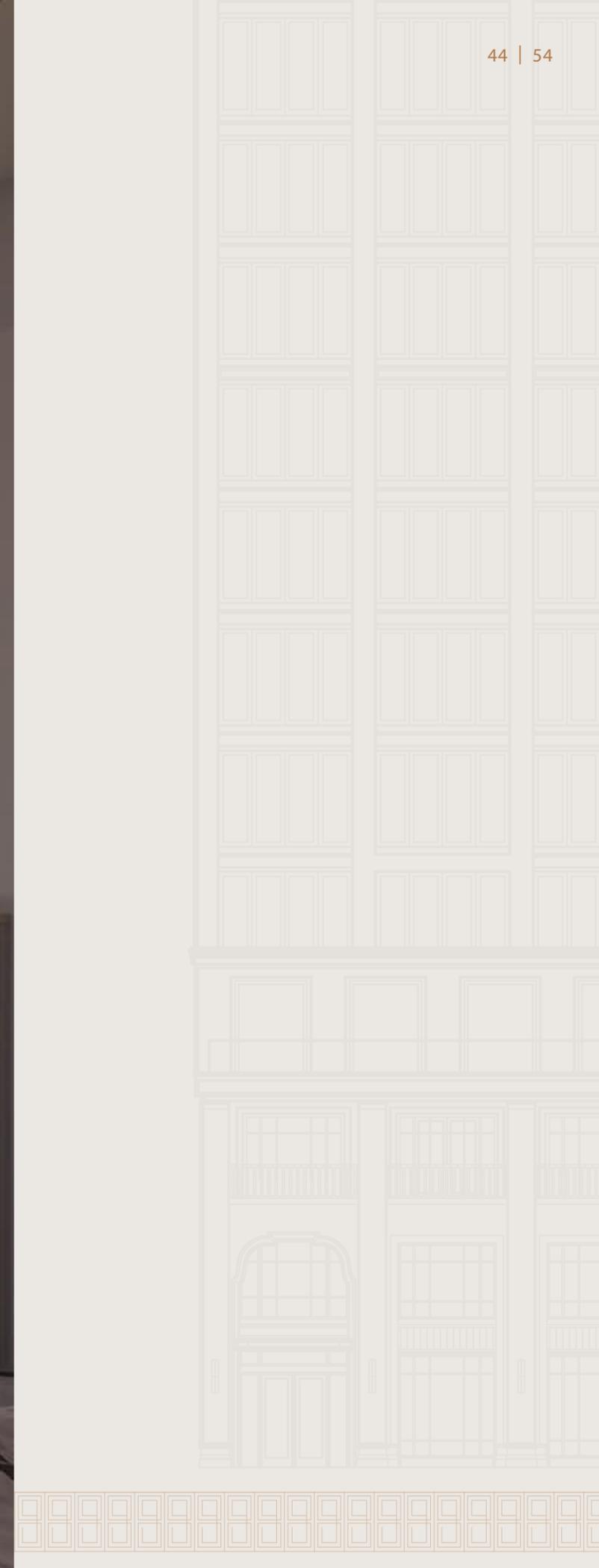
The Master Ensuite



A spa-inspired ensuite gleams with glass, striking marble floors and custom cabinetry. A free-standing bathtub is a welcoming escape from the world.



The Duplex



Residential Suite Features

- Ceiling heights up to 10', 11' or 12' measured from slab to slab depending on floor selected.
- Smooth finished coffered ceilings with architectural mouldings.*
- 8' tall solid core interior swing or pocket doors, with choice of designer-selected brushed bronze, matte black, chrome and polished nickel finish hardware.
- Designer-selected engineered wood flooring with acoustical underlay throughout with the exception of foyer, bathrooms and laundry rooms.
- Herringbone wood flooring in primary main-level living areas including the kitchen, living and dining areas.*
- Solid wood baseboards and trim (7 ¼" base and 4 ½" casing).
- Gas fireplace.*
- Sliding doors or swing doors to all terraces.*
- Gas line and water bib on terraces.*
- Individually controlled Heating and Cooling VRF System complete with built-in humidifier and air quality control filtration.
- Home automation and networking security including:
 - One (1) Apple iPad with docking station.
 - Crestron in-ceiling speakers for four (4) rooms, two (2) speakers per room.
 - Two (2) Crestron wall mounted thermostats and two (2) Crestron remote temperature and humidity sensors.
 - One (1) Crestron four (4) zone power audio amplifier.
 - Two (2) Sonos Connect audio servers.
 - One (1) Middle Atlantic 18 Space equipment rack.
 - One (1) Cisco hard wired router, one (1) Cisco 10 Port POE switch and two (2) Cisco wireless access points.
- Twelve (12) Crestron 5-button low voltage keypads to be used for lighting and shade control to a maximum of sixteen (16) loads.
- CAT6 wiring for cable TV location and CAT6 network cable for telephone locations.
- In-suite security system with one (1) year of monitoring included. Security system to include one (1) LCD keypad, smoke detector and carbon monoxide detector in the main hall, two (2) motion detectors and wired contacts on the opening doors and window and water detection for the mechanical room and laundry room. Security system to be connected to Crestron HOME control system for use from in-wall touch screen, or Crestron HOME iPhone or iPad app.
- One (1) automated door lock per suite.
- Extra care will be adhered to with regards to noise mitigation between suites in terms of walls, ceilings and floors.
 - Walls between suites will meet a minimum STC-57 Target (Sound Transmission Class).
 - Impact noise for floors and ceilings will meet a minimum IIC of 60 (Impact Insulation Class).
 - Windows will be designed with a minimum STC-30 performance (Sound Transmission Class).
 - Walls between rooms in individual suites will be designed with insulation in the cavity of the walls allowing for an approximate STC-47 Target (Sound Transmission Class).

Gourmet Kitchen

- Custom-designed kitchen cabinetry with choice of door finish, colour, hardware, soft closing doors and natural stone countertop, with option of butcher block inserts.*
- Designer-selected backsplash.
- Designer-selected single lever chrome faucet with large single or double undermount stainless steel sink.
- The Miele Experience Appliance Package One: (as per floorplan selected)
 - Miele 36" Paneled Refrigerator/Freezer
 - Miele 24" Dishwasher
 - Miele Speed Oven/Microwave
 - Miele Built-in Steam Oven
 - Miele 42" Built-in Hood Fan Insert
 - Miele 24" Full Size Wine Storage*
- The Miele Experience Appliance Package Two: (as per floorplan selected)
 - Miele 30" Panel Ready Refrigerator/Freezer
 - Miele 24" Dishwasher
 - Miele Built-in Hood Fan Insert
- La Cornue CornuFé 110 Range complete with natural gas hookup.* (as per floorplan selected)
- La Cornue CornuFé 90 Range complete with natural gas hookup.* (as per floorplan selected)

Master Ensuite

- Designer-selected cabinetry with choice of door finish, colour, hardware and soft closing doors and drawers.
- Designer-selected natural stone and premium Caesarstone countertop and backsplash with undermount sink.
- Designer-selected lavatory faucet available in brushed bronze, matte black, chrome and polished nickel finish.

- Designer-selected marble or premium porcelain flooring including shower enclosures and wall tiles.
- Programmable electric heated floor system.
- Framed glass enclosure in shower and water closet with large rain head and hand shower.*
- Steam spa in shower.*
- Designer-selected transitional floor mount tub with floor mount tub filler and hand shower available in brushed bronze, matte black, chrome and polished nickel finish.
- Designer-selected wall mount dual flush washlet.

Secondary Ensuite

- Designer-selected cabinetry with choice of door finish, colour, hardware and soft closing doors and drawers.
- Designer-selected natural stone and premium Caesarstone countertop and backsplash with undermount sink.
- Designer-selected shower head and lavatory faucet available in brushed bronze, matte black, chrome and polished nickel finish.
- Designer-selected marble or premium porcelain flooring including shower enclosures and wall tiles.
- Framed glass enclosure in shower and water closet.*
- Designer-selected wall mount dual flush toilet.

Laundry

- Miele White Washer and Dryer.
- Custom-designed upper and lower cabinetry with soft closing doors and drawers.*
- Premium Caesarstone countertop with undermount sink.*
- Premium porcelain tile flooring.

Note: The Developer has the right to upgrade or change models/equipment/brands as required. *Denotes as per applicable plan.



*The Designer***Brian Gluckstein**

Renowned interior designer, Brian Gluckstein, is known for creating highly detailed, bespoke interiors that elevate the home into a work of art. Recognized as one of the Top 35 Designers in the world by Andrew Martin's Interior Design Journal, Gluckstein has been the creative force behind the interiors of upscale residences in New York, Aspen, Miami, Palm Beach, and beyond. Throughout his esteemed career, Gluckstein has brought his timeless style to high-profile projects across North America and has garnered international praise in the process.

Now working in collaboration with Armour Heights Developments and architect Richard Wengle, Gluckstein has tailored his sophisticated aesthetic to the interiors of 89 Avenue Yorkville. To complement the project's unmatched vision and craftsmanship, Gluckstein's interiors exude the simplicity of refined luxury and elegance.

*The Architect***Richard Wengle**

Recognized as Toronto's premier residential architect, Richard Wengle is committed to excellence in architectural design and technology. Knowledgeable in a wide range of aesthetics and approaches, Wengle's trademark creativity and deep understanding of his craft have contributed to some of the most renowned and elegant architecture developed within Toronto's luxury market for nearly 30 years.

Wengle's vision for 89 Avenue Yorkville reflects the high value his firm puts on architectural concept design and ingenuity. Through careful planning, Wengle has created a meticulously designed elegant façade to complement this distinguished Yorkville address. With an architectural vision that continues to push the envelope on the city's luxury presence, Wengle's influence establishes 89 Avenue as a premier Yorkville residential landmark.





The Armour Heights Team

The Builder

Armour Heights Developments

For over thirty years, Armour Heights has created bespoke homes of inspired design with enduring beauty and value throughout Toronto and the GTA. Spanning three generations, Armour Heights has built a foundation by providing a boutique, custom-tailored approach across a diverse range of residential and commercial properties. Over the years, the company's process has ensured that each Armour Heights development is made with the same consistent attention to detail and quality.

Following their decades of experience building unique, exclusive residences, Armour Heights is excited to bring the same craftsmanship to 89 Avenue Yorkville. In a 20-storey building that encompasses custom homes in the sky made to fit the lifestyle of each of their residents, the team at Armour Heights will create a collection of residences unlike any other luxury property this city has seen.



The Hazelton Entrance



ARMOUR HEIGHTS
DEVELOPMENTS