

MAVEN

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It's All on Avenue

Renowned for its lush, tree-lined streets and warm neighbourhood feel, Avenue Road & Lawrence has long been coveted as a neighbourhood of particular intimacy, where community pride is strong and residents feel like they belong. Favoured by those who have called it home for most of their lives, this desirable Toronto community balances the needs and demands of urban dwellers with those of an equally sophisticated yet comfortable local community. It is unsurpassed in character and convenience, with so many options for shopping, dining and services. No matter what speaks to you most about living here, one thing is for certain: your next chapter begins on Avenue Road.

Welcome to Empire Maven.





Experience a World of Flavours

From casual wings and beer on pub night with friends to a more intimate setting over a bowl of fresh Italian pasta, the options for dining in the area are endless. And if dining in is more your pace, the grab-and-go selections for gourmet, gluten-free, farm-raised and organic fare are just as numerous.



Indulge your palate no
matter what you crave.



A Community Without Compromise

For the true Avenue Road & Lawrence resident, home is more than the comfort of four walls. It's the familiarity of their favourite shops and restaurants and the relationships they have built with their neighbours and community.



A sense of discovery is what makes Avenue Road & Lawrence such an alluring area.





Rooftop Terrace

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Life with a Different View

Rising seven stories tall on one of Toronto's most coveted streets is Empire Maven, a boutique residence with a classic façade that proudly honours and elevates the local streetscape. Designed to enrich the lifestyles of the discerning Avenue Road & Lawrence resident, the Maven name offers an enviable choice for modern living with luxurious details.



A highly personal urban sanctuary with striking design and thoughtfully-curated comforts.



Space to Indulge

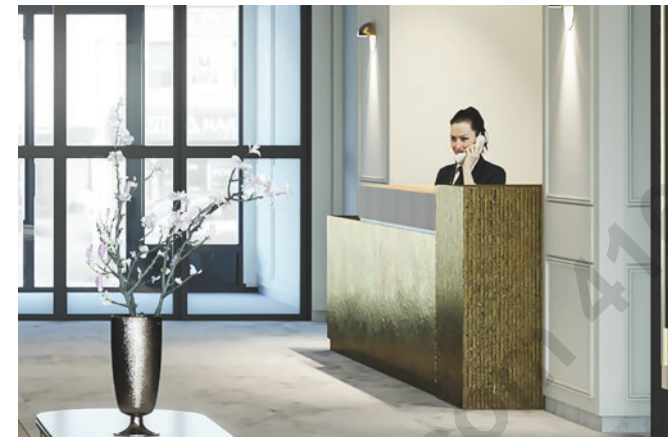
Whether entertaining family and friends around the party room's generous kitchen island or hosting al fresco on the rooftop lounge, receiving visitors overnight in the guest suite or staying in peak physical performance in the fully-equipped fitness centre, Empire Maven residents are much like their building's namesake: masters of their craft.



An upscale living experience that knows no compromise.



A rooftop terrace that is as breathtaking as the views.



Luxury and distinction from the moment you walk through the door.





Effortlessly Elegant

At home in the refined relaxation of our suites, Torontonians will experience the unique character of their residences — a soothing and stimulating balance between exclusivity and community, grand indoors and green outdoors, street and sky. Designed to meet vibrant and diverse lifestyles, Empire Maven's residences are crafted in an unmistakable style, offering owners the ultimate in city luxury: large, uninterrupted interior spaces with generous open plans, and unprecedented indoor and outdoor square footage. Our project will redefine urban luxury, with more space and more potential for a considered and curated personal expression. For every buyer and owner, it's a smart move that requires no compromise.



Each suite at Empire Maven is spacious, bright and unique.



Thoughtfully crafted with designer features and finishes, including Sub-Zero and Wolf Appliances.



Stunning Suite Finishes

- Choose from three designer-selected colour schemes to personalize your home.
- EverWood flooring throughout. Excludes bathroom(s) and laundry, as per plan.
- Smooth painted ceilings throughout.
- Ceiling heights are approximately 9'. Excludes areas with drop ceilings and/or bulkheads.
- 7" painted, traditional-style baseboards in all suites with 3" door casing.
- 7" solid interior traditional-style doors with metal hardware.
- All interior walls are primed and painted with off-white, latex paint. Kitchen, and bathroom(s) painted a satin off-white, and all woodwork and trim painted with white semi-gloss paint. All paints have low levels of volatile organic compounds (VOC).
- Designer-selected ceiling light fixtures in foyer, hallways, living/dining area, bedroom(s), den and walk-in closet, as per plan.
- All bedrooms to receive insulated walls.
- Thermally insulated aluminum window frames with low-E coated, argon gas filled double pane glass, sealed glazed units with operable awning window.
- All closets to include wood shelving with closet rod.
- Phone, cable and data wired to all suites.
- Rough-in low voltage electrical wiring for future blinds, as per plan.
- White decora series receptacles and switches.
- Individual climate controlled heating and cooling for year-round temperature control.
- Individual metering of hydro and water.
- All suites with balconies to receive one (1) natural gas barbecue connection on one (1) balcony, and one (1) exterior electrical receptacle on each balcony.
- All suites with terraces to receive paving stones, one (1) natural gas barbecue connection on one (1) terrace, one (1) water hose bib on each terrace, one (1) exterior electrical receptacle and designer selected outdoor light fixture on each terrace, as per plan.

Elegant Bathrooms

- Designer-selected 12" x 24" porcelain tile flooring in all bathrooms, including tile base.
- Designer-selected 12" x 24" wall tile for showers and tub and shower combo.
- Designer-selected 12" x 24" ceiling tiles for showers.
- Designer-selected cabinets with vanity mirror and wall mounted light fixture(s).
- Composite stone countertops with under mount sink and single-lever faucet.
- One (1) LED pot light in all showers and bathtubs ceilings, as per plan.
- White soaker tub, with wall mounted tub/shower controls and rain showerhead, as per plan.
- Enclosed frameless glass shower with a mosaic floor, wall mounted shower controls and rain showerhead, as per plan.
- Pressure balance valves for tub(s) and shower(s), as per plan.
- Low flush one-piece toilet in all bathrooms.

Skillfully Planned Laundry Rooms

- Side by side or stacked front loading white washer and dryer, as per plan.
- White lower laundry cabinets, including a single basin sink with a designer-selected single lever faucet and solid surface countertop, as per plan.
- Designer selected white 12" x 24" porcelain tile, including tile base.
- Above-counter electrical receptacle.

Spacious Amenities

- Ground floor lobby with 24-hour Concierge, and parcel storage room.
- Outdoor terrace with group seating, barbecue, dining area and stylish pergola for additional shade.
- Professionally-equipped fitness centre, with cardio and weights.
- Party room with kitchen, dining room, and access to the private outdoor terrace.
- Lounge with group seating, wet bar and direct access to 8th floor outdoor terrace.
- Guest suite for family and friends.

Unwavering Safety & Security

- 24-hour Concierge.
- Entrance, exits, elevators and selected exterior areas, monitored by closed-circuit security system.
- Secure key-fob proximity reader.
- Enterphone security entry system conveniently located at main entry points in the building for visitor access.
- Personally encoded alarm system, suite door contact and keypad in all suites.
- Well-lit underground parking with video surveillance and entry/exit overhead door.
- Secure bicycle storage rooms and lockers.
- Fire sprinkler system, smoke and CO2 detector(s) in all suites and common areas.
- Solid core entry door with deadbolt and viewer.

Gorgeous Kitchens

- Irpinia Kitchens custom-designed cabinets include extended uppers with under cabinet lighting and soft close mechanism on all drawers and cabinet doors.
- 36" Sub-Zero refrigerator with bottom mount freezer and panelled doors to match kitchen cabinets.
- 36" Wolf gas range.
- 33" built-in hood fan.
- 24" built-in Wolf microwave oven.
- 24" Asko dishwasher with panelled door to match kitchen cabinets.
- Composite stone countertops and backsplash complemented with an under mount stainless steel sink and single lever kitchen faucet, complete with retractable handheld spray.
- Kitchen island will feature a cantilevered top for additional seating, as per plan.



Empire Communities is a residential builder/developer involved in all sectors of the new home building industry, including both low-rise and high-rise built forms. Empire has an established tradition of creating prestigious award-winning new homes, communities and amenities, and has earned a reputation for outstanding attention to detail and customer service. Since its inception in 1993, Empire has built over 12,000 new homes and condos. Today, Empire is one of the largest homebuilders in Canada with current communities in Toronto, Southwestern Ontario and the Southern United States.

See where you belong at empirecommunities.com



TFN Realty

Founded in 2004, Toronto's premier boutique brokerage TFN Realty's hands-on approach to real estate is what sets them apart from the rest. Specializing in all facets of today's fast-paced real estate industry, the TFN team's wealth of experience, dedication and strong relationships make them a leader in the new condominium sales realm.



U31 Inc.

U31 is an award-winning interior design firm that collaborates with clients to ensure that truly creative and innovative ideas are realized. U31 has collaborated with leading residential, commercial and condominium architects, developers and hospitality brands to transform and create intangible ideas into fully realized design visions. They proudly produce modern and forward-thinking livable environments for any size and space.



Rafael + Bigauskas Architects Inc.

Rafael + Bigauskas Architects Inc. specializes in residential, mixed use, commercial and retail projects, with a comprehensive portfolio that includes over 35,000 residential dwelling units. Their mandate has always been to provide thorough, efficient and pertinent services.

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