

BAYVIEW
ON THE
PARK

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THE PERFECT RESIDENCE IN A COLLECTION OF JUST SEVEN

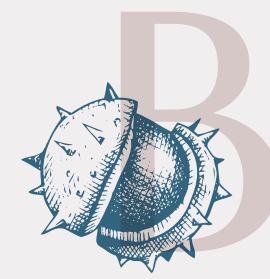


Meticulous detailing and exquisite proportions represent the finest work of architect Richard Wengle. Here, off prestigious Bayview Avenue at York Mills, just seven truly magnificent Wengle designed townhomes will grace the landscape with an inspired and regal presence.



Rendering is artist's concept.

REFINED DESIGN FOR ELEGANT FAMILY LIVING



Designed for today's contemporary family, the homes at Bayview on the Park offer grand living spaces that accommodate both function and prestige. The homes are singularly beautiful, punctuated with stunning natural light and finished to glorious perfection.



DESIGN THAT MINIMIZES THE BARRIERS BETWEEN INDOORS AND OUT

Floor-to-ceiling sliding glass doors and windows with virtually invisible frames and pristine panes of glass usher in light and fragrant breezes, elegantly diminishing boundaries between the interior and exterior spaces.



CONNOISSEUR KITCHENS TO INSPIRE YOUR INNER GOURMAND

Warm, sensuous materials and a soothing palette of natural woods and stones set the tone for a culinary gallery featuring world-class appliances created to outperform and impress at every turn.



Rendering is artist's concept.

A MASTER SUITE THAT SURPASSES ALL EXPECTATIONS OF GRANDEUR



This private enclave is designed to pamper and soothe. A rich and tranquil ambiance is conveyed through sleek, opulent textures and subtle hues to craft a welcome retreat from the stresses of the day.



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A COUTURE ENSUITE WITH GRAND APPOINTMENTS

A relaxing soak in a deep freestanding tub.
An energizing shower where a hundred pulsating streams
of water invigorate tight muscles. A floor warmed by
radiant heating. A stunning skylight that allows fresh,
natural light to illuminate the space. And a built-in
make-up area to offer the ultimate in convenience.



EVEN THE PLAY
AREA OF THE HOME
COMMUNICATES A
LAVISH AESTHETIC



Ultimately flexible, this beautiful space will adapt to a multitude of uses: from a playroom to a home theatre, to a gym, to a recreation centre – the common language is one of uncompromised luxury and functional elegance.



Rendering is artist's concept.

ELEGANT BACKYARD GARDENS THAT REDEFINE ALFRESCO LIVING

Visually and experientially, the residences and gardens at Bayview on the Park are one with each other, forging a uniquely intimate connection between architecture and the natural world.

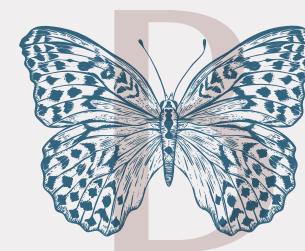


JUST SEVEN EXQUISITE HOMES WILL BE BUILT AT BAYVIEW ON THE PARK

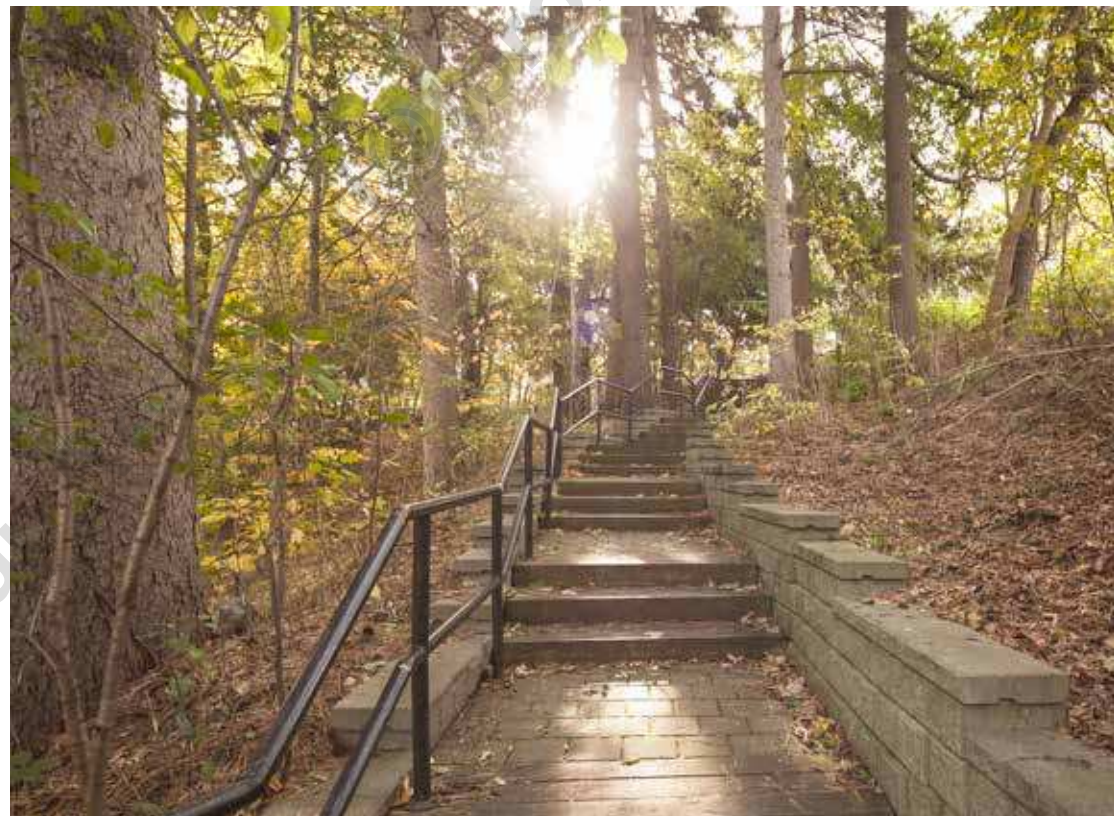
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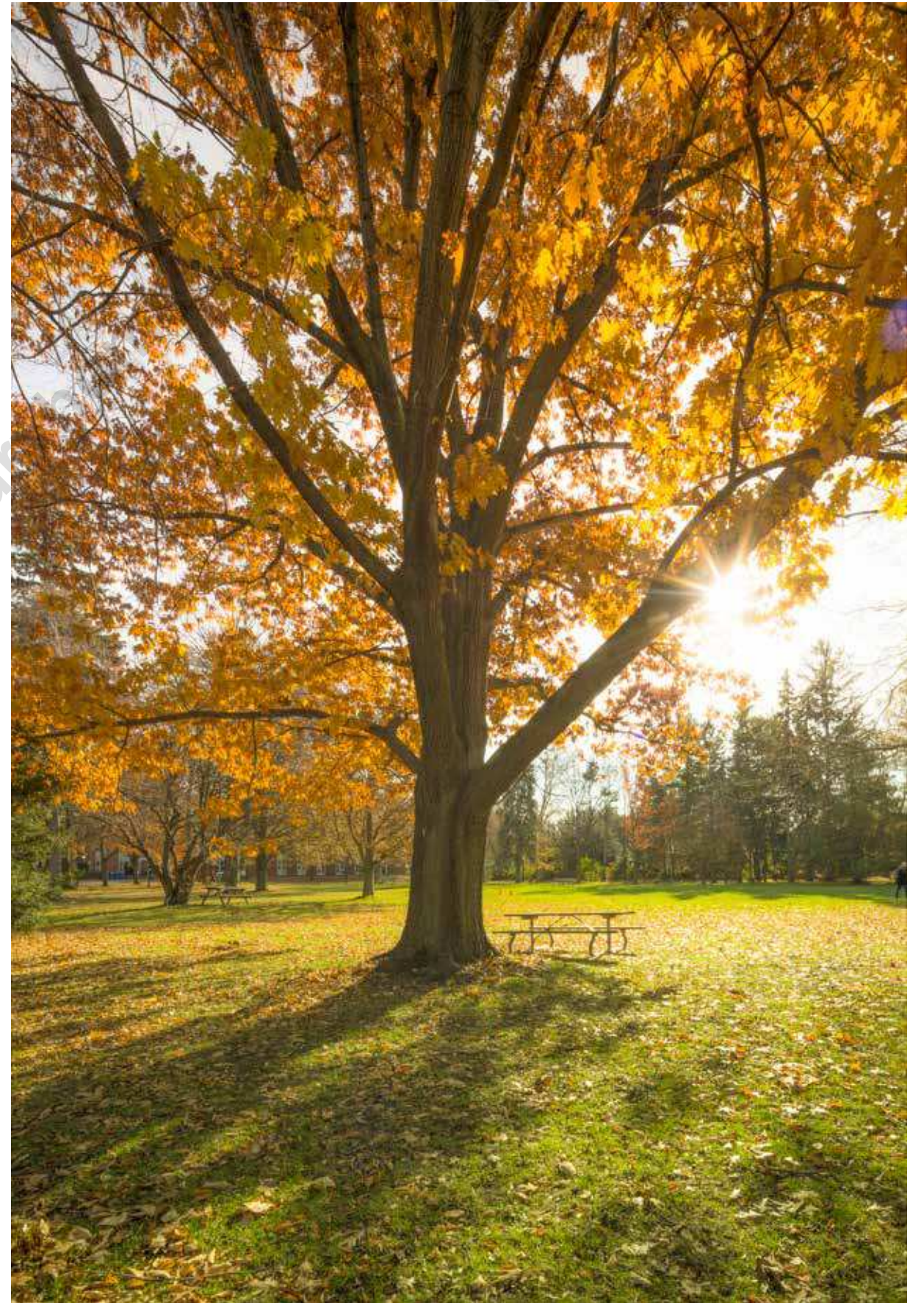


THE NEIGHBOURHOOD



Kissed by Hoggs Hollow and skirting the popular Windfields Park with its lovely trails and bike paths, the community surrounding Bayview on the Park is one of the city's most affluent. Its proximity to top tier schools, fine dining, world-class shopping and easy highway connections make it more than just a beautiful and tranquil neighbourhood.





RIGHT AT HOME IN THE NEIGHBOURHOOD

There simply isn't a better location for so many reasons. Surrounded by the luxurious homes of the Bayview and York Mills neighbourhood, with charming streets, upscale shops, world-class schools, and magnificent parks, your home at Bayview on the Park offers one of Toronto's most coveted addresses.

SCHOOLS

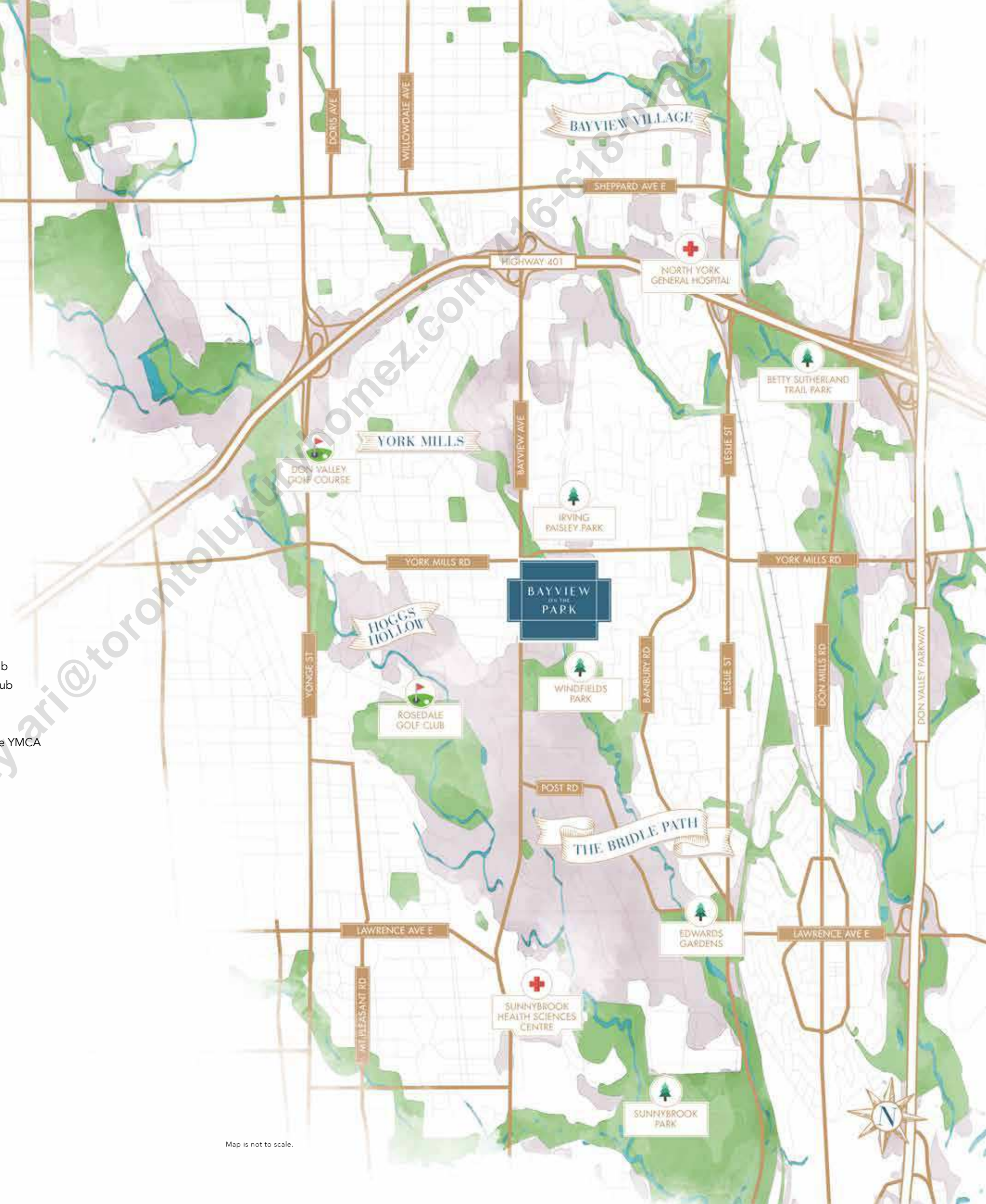
Bayview Glen School
The Canadian Film Centre
Crescent School
Harrison Public School
Owen Public School
TFS – Canada's International School
York Mills Collegiate Institute
York University Glendon Campus

SHOPPING

Bayview Village Shopping Centre
CF Shops at Don Mills
St. Andrew's Square
York Mills Centre
York Mills Gardens
York Mills Shopping Centre

RECREATION

Banbury Tennis Club
Glendon Athletic Club
Granite Club
Onsis Judo Club
Toronto Sheppard Avenue YMCA
York Mills Arena



Map is not to scale.

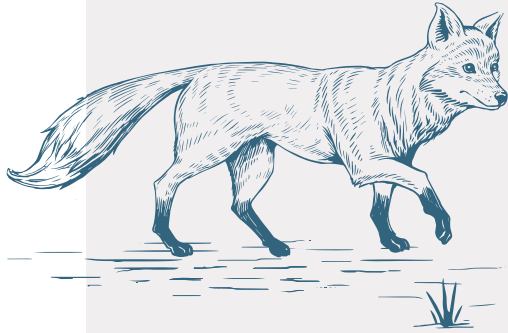




A POWERHOUSE TEAM



A formidable team of experts in their respective fields have come together to create Bayview on the Park. Each brings many years of experience in the design and building of ultra-luxury homes. Your assurance of ultimate quality is underscored by the integrity of this illustrious group.

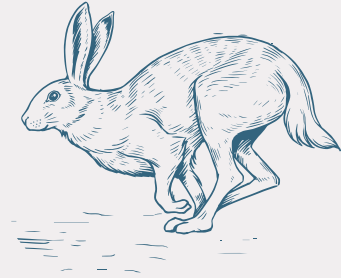


HANS GROUP

Hans Group is a multinational, real estate investment and development group concentrating on the research, acquisition, administration, planning and development of strategically located land in the Greater Toronto Area.

Hans Group specializes in residential and commercial properties, taking a long-term approach to land planning and development. Their expertise in real estate investment, land planning and development uniquely positions them to responsibly transition land into sustainable communities where people live, work and play.

With over 20 years of overseas development and building experience, Hans Group provides a uniformly high level of quality in every community. Building quality to create better value today and lasting value tomorrow is a strategy of every Hans Group Community.



FRAM BUILDING GROUP

FRAM is known for building premier residential and mixed-use communities across Canada and the United States. Together with its group of highly motivated management and construction professionals, FRAM has successfully built over 11,000 residences from custom homes to exceptional single family, multi-family, condominium and rental homes, in addition to mixed-use developments and commercial properties. FRAM has received numerous awards for its leadership in master planning, architecture and interior design.



RICHARD WENGLE ARCHITECT INC.

Established in March 1992, the firm of Richard Wengle Architect Inc. is strongly committed to excellence in architectural design and technology and highly values client satisfaction from concept design to occupancy and use.

The trademarks of the practice are the creativity, practicality and efficiency with which each project is developed and detailed.

In collaboration with the construction team, this results in elegant architecture that is well built, within budget and on schedule.

PATTON DESIGN STUDIO

For more than 30 years, The PATTON DESIGN STUDIO has provided diversity and creativity to interiors that include prestigious new high and low rise developments as well as private residences throughout Toronto and beyond.

The PATTON DESIGN STUDIO combines the old and the new, foreign and familiar creating a contemporary aesthetic that is distinctive and memorable. Never tied to a single style, the team brings unique and custom expression to every undertaking, working collaboratively with clients and other consultants to create interior spaces that reflect their clients' aspirations.

Driven by creativity, knowledge, talent and energy, this illustrious group is bringing their very best to Bayview on the Park; creating interiors of rare stature and grace through pivotal finishing selections that put these magnificent homes in a class all their own.

CORNERSTONE MARKETING REALTY

Cornerstone Marketing Realty Inc. was founded by Johnson Cheng and Shab Rajabzadeh who have over two decades of invaluable real estate market experience. The team has built an enviable reputation with in-depth knowledge and thorough understanding of the Toronto market as well as the markets in global metropolitan centres. The two experts are known for their attention to detail when marketing high-rise developments with a key focus on master planned communities.

As real estate professionals, the partners have successfully sold many of the city's most recognized projects including: Chaz Yorkville, 365 Church, Peter Street Condominiums, Harbour Plaza Residences, The Eglinton, 87 Peter, Soul Condos, Grid Condos, Connect Condos, Southside Condos, Axis and Vivo Condos and Transit City to name a few.



THE ARCHITECT'S PERSPECTIVE

WITH RICHARD WENGLE

WHAT INSPIRED YOU TO CREATE THIS DESIGN?

Our inspiration for Bayview on the Park came from some of the Georgian townhome influences of Knightsbridge in London; however, we wanted to make this distinctly Toronto in its feel and put our own unique blend of style and flavour to this project.

HOW WOULD YOU "LABEL" YOUR DESIGN...DOES IT RELATE TO ANY PARTICULAR ARCHITECTURAL THEME?

The design draws on aspects of traditional architecture but with a contemporary edge. It will read overall as a larger residence but is defined by individual components that highlight each individual residence.

The overall style is transitional. Its roots have basic Georgian tendencies but with elements and details that are very contemporary. We drew on a neutral palette – natural stone colours, lighter brick tones and dark windows to give some edge to the design without being too "of the moment" – something that will have an enduring quality.

WHAT WOULD YOU SAY WAS YOUR BIGGEST CHALLENGE WITH REGARDS TO THE ARCHITECTURAL DESIGN?

Our challenge was to achieve all of the components of a detached home with the advantages of a luxury townhome. Grade related access, garages and a backyard are very desirable and often not associated with townhomes. This project has it all.

WHO DID YOU DESIGN THESE HOMES FOR?

We have definitely targeted families for this project. It will be perfect for families with young children and will also permit more mature couples with grown children to be able to have guests and family stay for extended visits.

We believe people will respond exceptionally well to Bayview on the Park. This project has all the desirables – location and convenience, great parking, lots of space, exciting and functional floor plans as well as amazing interior design.





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What could your home sell for
in Today's Market?

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RISING THE BAR

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