



Bohemian Embassy flats and lofts

Pemberton introduces new South Tower designs,
Suite-of-the-Month and special fall savings

OPPOSITE At Bohemian Embassy, a landscaped courtyard forms the heart of the community

RIGHT Concierge service will be provided from the spectacular lobby

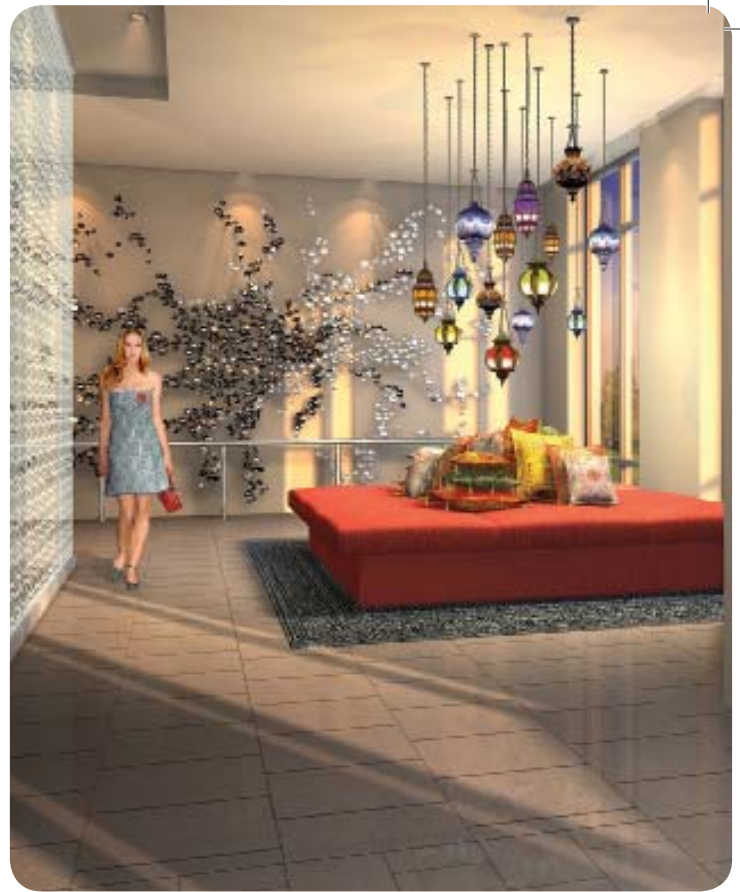
NOW IS THE PERFECT TIME TO CHOOSE BOHEMIAN EMBASSY FLATS AND LOFTS as your new home. The newest member of Pemberton Group's portfolio of fine condominiums, this community is well under construction in Toronto's hip Queen Street West neighbourhood. Here you'll find a brand new release of South Tower designs, as well as a limited-time-only fall bonus – buy now and save up to \$12,000. Plus, purchase Bohemian Embassy's feature Suite-of-the-Month, the 540-sq.-ft. one-bedroom-plus-balcony design located in the South Tower priced from just \$250,900, and you will receive \$5,000 in free upgrades. Please see a sales representative for full details.

The spacious Tower 540 + Balcony is just one of the new open-concept designs. This suite has a sleek linear kitchen, plus a large living/dining room that is bathed in natural light from a wall of windows and offers access to the balcony. The well-proportioned bedroom features expansive windows and a generous closet. An unusual find in today's condominium marketplace, there is also an in-suite storage closet. The other two new one-bedroom designs are the Tower 540 + Patio priced from \$260,900 and the Tower 745 + Den + Balcony priced from \$335,900.

Rising to take its place in the local urban landscape, Bohemian Embassy boasts one of the most exciting locations in Toronto today. The community is just steps from the Drake Hotel, a popular cultural, entertainment and hospitality landmark. This reinvented venue is a hub for visual and performance art, plus fine dining and accommodations. In addition, the Queen West neighbourhood has an array of fabulous bars and patios, galleries, shops, bistros and other nightlife, plus hot fashion and an avant-garde arts scene.

Coveted amenities continue at home where a landscaped courtyard forms the heart of the community. Concierge service will be provided from the spectacular lobby. Residents will enjoy the rooftop Sky Lounge that features a catering kitchen and opens onto a breathtaking landscaped terrace with barbecue areas. There is a multi-media lounge, a professionally decorated guest suite, and an equipped fitness centre with steam room and change rooms.

Superb suite finishes include (all as per plan) private balconies and/or terraces, engineered hardwood flooring and porcelain tiles. Contemporary kitchens



have an upgraded GE stainless steel finish kitchen appliance package, designer quartz stone solid-surface countertops, undermount stainless steel sink with single-lever pull-out chrome-finished faucet, custom-designed European-style "flat panel" cabinetry and valance task lighting. Luxurious ensuites have a designer white ceramic raised vessel sink, five-ft. soaker tub and separate shower. Suites are pre-wired for cable TV and telephone, have Internet, fax and e-mail connection, GE stacked white full-sized washer and dryer and much more.

Available suites include one-bedroom, one-bedroom-plus-den, two-bedroom, two-bedroom-plus-den and a three-bedroom penthouse in sizes from 540 to 1,640 sq. ft., priced from \$250,900 to \$909,900. Hurry to take advantage of fall savings of up to \$12,000 and the feature Suite-of-the-Month. Occupancy is slated for fall 2010.

With over 40 years of experience in creating successful residential and commercial developments, Pemberton Group has earned a reputation for building outstanding condominium communities.

The Bohemian Embassy sales centre is located at 1093 Queen St. W., just west of Dovercourt. Hours are Monday to Wednesday from noon to 7 p.m.; Saturday and Sunday from noon to 6 p.m.; closed Thursday and Friday. For more information, call 416.516.1212 or visit www.pembertongroup.com.