



SITE STORY

New year vibe on Queen West

Start the new year with a new vibe by finding the perfect new condominium for you in downtown Toronto at Pemberton Group's hip community, Bohemian Embassy Flats and Lofts.

Well under construction, Bohemian Embassy vibrates with spectacular designs and incredible value in Toronto's happening Queen Street West neighbourhood. Here, you will find an exciting final release of two-storey loft designs with a spacious patio, fronting onto Queen. Plus, check out Pemberton's Suite-of-the-Month, the South Tower 700 sq. ft. one-bedroom-plus-den with balcony, priced from \$317,900, and you will receive \$10,000 in savings, plus \$5,000 in free upgrades. Please see a sales representative for full details.

The featured one-bedroom-plus-den with balcony design offers open-concept living at its finest. The large kitchen/living/dining space is unobstructed by walls, and the

linear kitchen and island make this area perfect for entertaining. Guests can spill into the den, which is just off the main living area, as well as onto the balcony in the nice weather.

Bohemian Embassy is located in an artistic and avant-garde part of the city. There is an array of bars and patios close by in this Queen West neighbourhood, as well as galleries, shops, bistros, hot fashion and other nightlife. Even the architecture in this industrial-chic community is up to the moment, which means Bohemian Embassy fits seamlessly into its surroundings. And with public transit easily accessible, the lifestyle is as convenient as it is funky and fun.

Pemberton Group's condominium includes a landscaped courtyard at the heart of the community. Concierge service will be provided from the stunning lobby. Residents will gravitate to the fabulous rooftop Sky Lounge that features a catering kitchen and opens onto a 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) a private balcony and/or terrace, engineered hardwood flooring and porcelain tiles. Contemporary kitchens have an upgraded stainless steel finish kitchen appliance package, designer quartz stone solid surface countertops, under-mount 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 modern, white, ceramic raised vessel sink, five-foot soaker tub and separate shower. Suites are pre-wired for cable TV and telephone, have Internet, fax and e-mail connection, stacked white full-size washer and dryer, and much more.

Available suites in the South Tower 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



A landscaped courtyard is at the heart of this Queen West community



Residents will gravitate to the fabulous rooftop Sky Lounge with expansive terrace

FAST FACTS

LOCATION: Queen St. West, Toronto

BUILDER: Pemberton Group

PRICES: Suites from \$260,900

FEATURES: Each suite has superb finishes (all as per plan) such as a private balcony and/or terrace, engineered hardwood flooring, porcelain tiles, and contemporary kitchens with an upgraded stainless steel finish kitchen appliance package, designer quartz stone solid surface countertops, under-mount stainless steel sink, and custom-designed European-style flat panel cabinetry. Buy now and take advantage of Pemberton's limited-time-only feature Suite-of-the-Month and save \$10,000 off the purchase price and receive \$5,000 in free upgrades.

TO SEE FOR YOURSELF: Visit the Sales Centre at 1093 Queen Street West, just west of Dovercourt. Open Mon.-Thurs. 12-7 p.m.; and Sat. and Sun. noon-6 p.m. For more information, call 416-516-1212 or visit www.pembertongroup.com.

\$260,900. You will also find beautiful suites available in the North Tower at 835 and 885 sq. ft. priced from \$365,900, and in Phase 2 from 690 to 1,190 sq. ft. priced from \$326,900. Hurry to take advantage of new years savings, and the feature Suite-of-the-Month. Occupancy is slated

to commence in fall 2010.

Start the new year off right by choosing Bohemian Embassy Flats and Lofts as your new home. Be sure to visit www.pemberton-group.com, where you can view construction progress on this phenomenal condominium.

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

— Supplied by Pemberton Group