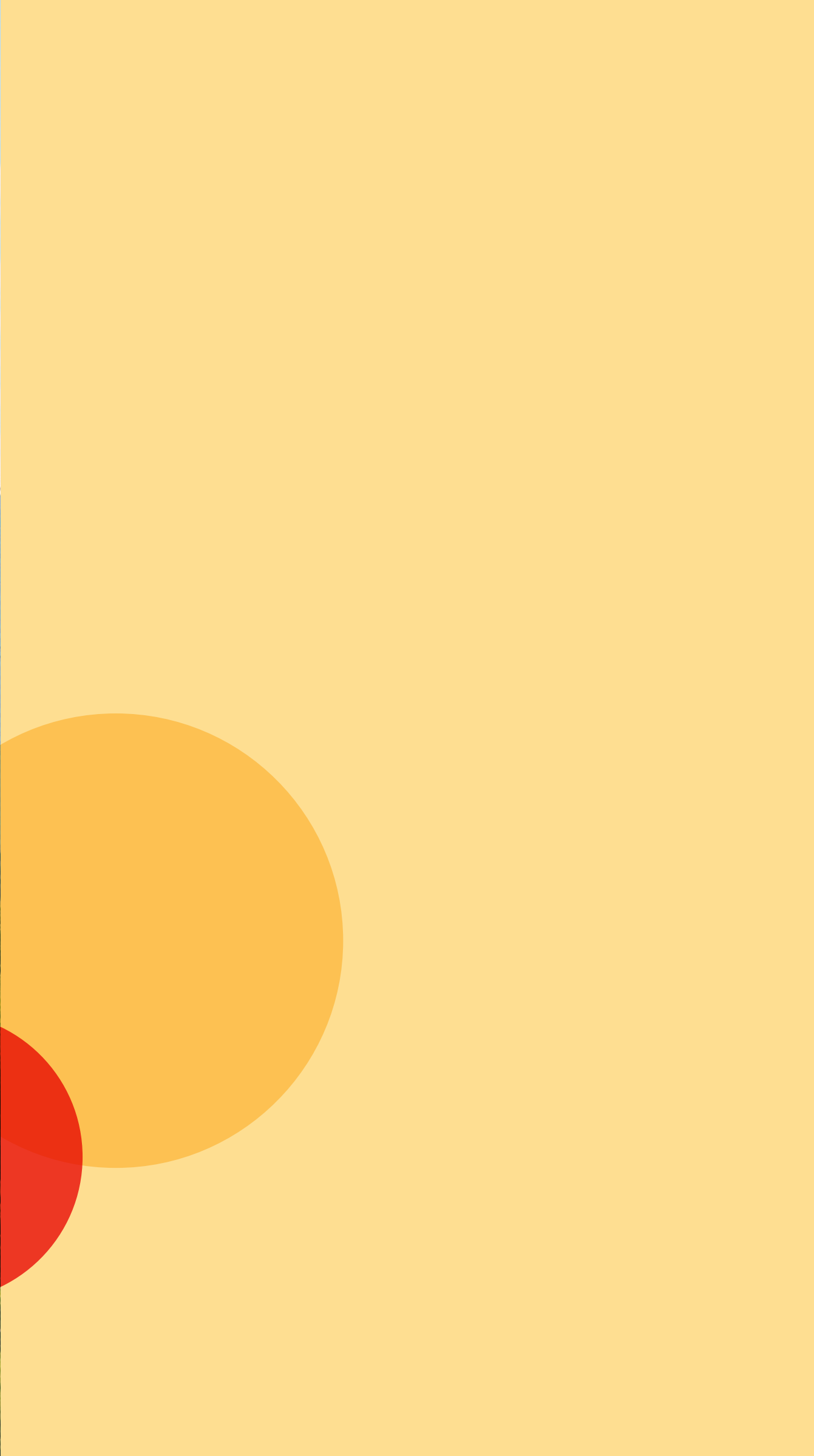


Kazmir

CONDOS

LIVE,
WORK
& PLAY





YOUR LIFE, YOUR WAY ON THE QUEENSWAY

MODERN CONDO LIVING

It's a new day on the Queensway. Grab a frothy latte and fresh-baked bagel from San Remo, then off to Mimico for the 8:10 to Union. An afternoon of shopping at Sherway Gardens. Bike the lakeshore trail, followed by a dinner date near leafy High Park. Top off with a nightcap on the condo terrace under a million stars. The glittering downtown skyline on the eastern horizon. The throbbing pulse of a dynamic city. The best of everything at your doorstep.

Welcome to Kazmir Condos.



WELCOME to KAZMIR CONDOS



Artist's Concept

Kazmir

CONDOS



Boutique design meets modern sophistication in South Etobicoke. Envisioned by RAW Design, Kazmir Condos is a resplendent jewel of glass, steel and precast elements. A series of cascading terraces in the back with private outdoor spaces overlook panoramic views of a bustling city. Large windows and balconies, bright airy interiors and sleek contemporary finishes. You've been waiting all along for this.

Step off the bustling street and into Kazmir's boutique hotel-style Lobby. Floor to ceiling glass, polished floor, modern light fixtures, artful wall accents. A bank of secure, password protected lockers to retrieve your online purchases. Rest awhile, take a breather, check your Facebook feed in the sunlit, WiFi enabled space. It's the kind of casual sophisticated welcome you'll always look forward to when coming home to Kazmir.



CHIC AND STYLISH



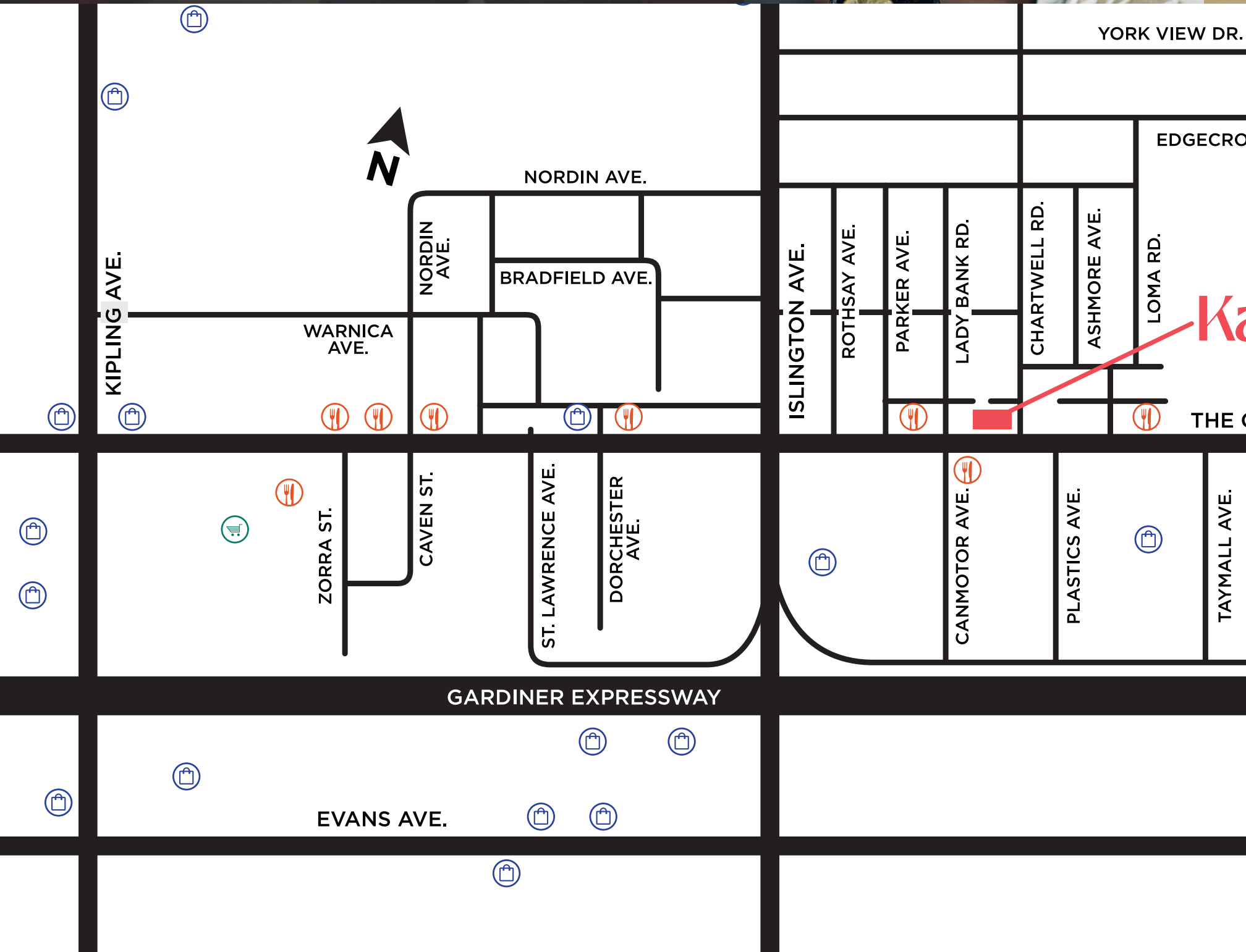
Artist's Concept

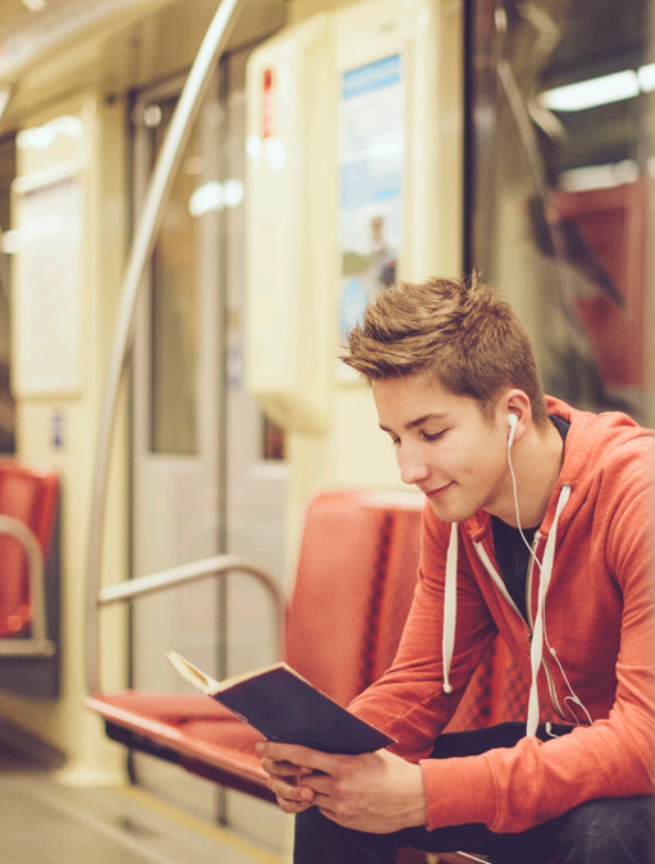


LOBBY

Ah, the Queensway. A neighbourhood rich with possibilities. Highways and GO station. Verdant parks and trails, gourmet restaurants, cafes and bakeries. Designer shopping at Sherway Gardens, golf at Toronto Golf Club, cherry blossoms at High Park, butterflies at Humber Bay. Schools, colleges, playgrounds, libraries and rec centres. Costco and Ikea close by. A dynamic urban core with booming local businesses and jobs.

This is where you want to live.





FT RD.

BENTLEY DR.

ROYAL YORK RD.

QUEENSWAY

DAYTON AVE.

MORGAN AVE.

PENHURST AVE.

WESLEY ST.

WINSLOW ST.

MILTON ST.

INVERLEIGH DR.

DALESFORD RD.

MENDOTA RD.

GARDINER EXPRESSWAY

78 WALK SCORE

THE CITY AT YOUR STEP

A SOPHISTICATED DESIGN PALETTE



Artist's Concept



Artist's Concept

Modern. Sophisticated. Casual chic is the theme of the interiors in Kazmir's wide selection of Studio, 1, 2 and 3 bedroom suites. Select suites will have large, private outdoor terraces, perfect for relaxing, gardening or entertaining. Natural light streams in through floor to ceiling, glass walls and spacious balconies. Noted interior designer Hudson+Kruse has curated a stunning palette of features and finishes that combine beauty with style and value.

TIMELESS INTERIORS

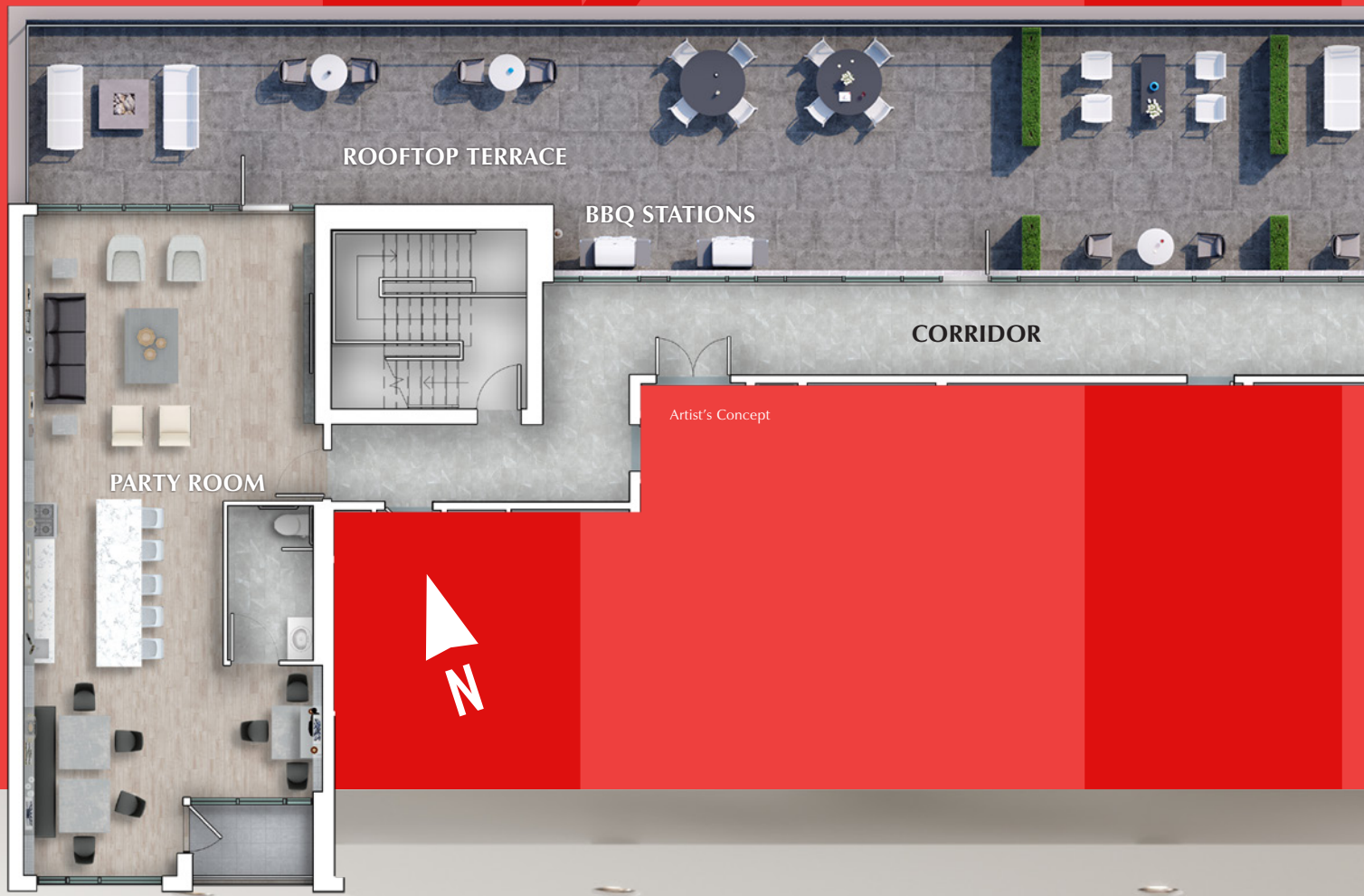


THE ROOFTOP LOUNGE





MEET ME ON THE ROOFTOP




ENJOY THE VIEWS, BOTH INSIDE AND OUT



Clear blue skies. Rich green foliage. Forever views. Lounge style seating. Clink of glasses. Conversation and laughter. Instagram-worthy memories. Welcome to Kazmir's Rooftop Lounge. A beautifully landscaped outdoor amenity for the use of residents and their guests. Welcome the onset of spring, celebrate long summer days, say farewell to fall in style.

This is your own vibrant backyard in the city.



A modern dining area featuring a white table with grey chairs. In the background, there is a kitchen counter with a sink and a faucet, and shelves with various decorative items. A large white circle with a yellow shadow is overlaid on the table, containing text.

Parties, functions,
anniversaries – bring it on in
Kazmir’s stunning Party Room.
Chic and elegant furnishings,
sleek stone counter bar,
attached catering kitchen
and a mood of celebration.
Make every occasion a memory
to cherish forever.

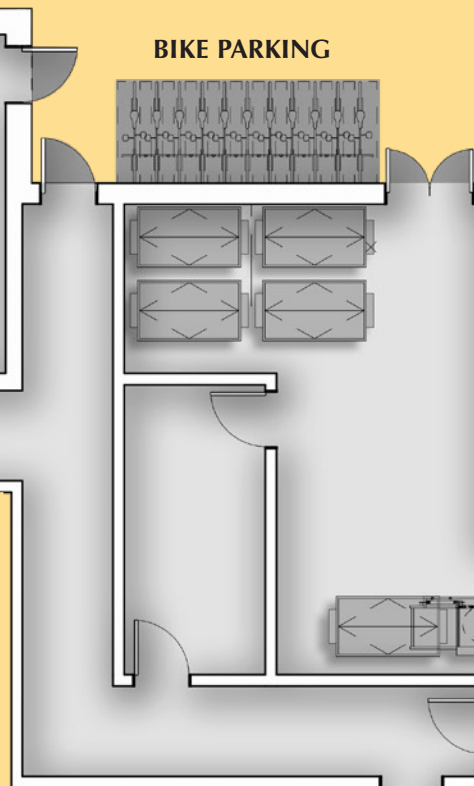
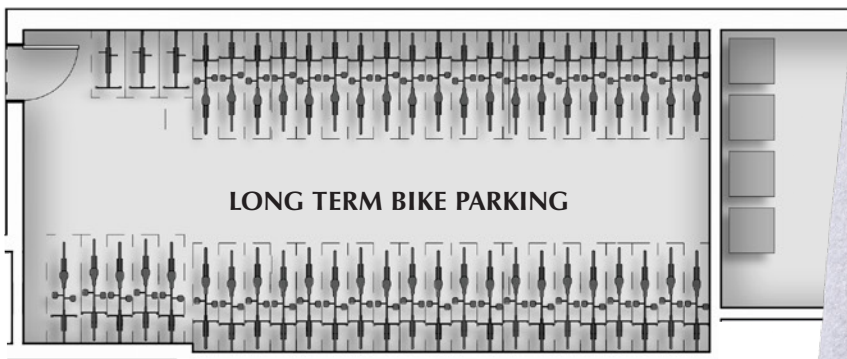
LIFE OF THE PARTY



LOCATION AND CONVENIENCE

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GROUND FLOOR AMENITIES





SITE PLAN



FOR BODY & SOUL

FITNESS ROOM





Artist's Concept

Take your fitness routine up a few notches. State-of-the-art cardio, ellipticals, weights, aerobics and more. Trim the muscle, tone the body, get your pulse racing. Centre body, mind and spirit in the sunny yoga studio. Kazmir's onsite Fitness Centre is ready and waiting for you.







Artist's Concept

Inspiration for little bodies and minds. Kazmir has a special Kids Playroom where your little ones can run free, play games, make friends and have fun. Bright, colourful and cheery, with loads of activities and board games to stimulate the imagination of Kazmir's youngest residents.

**KIDZ
ZONE**

Kazmir

CONDOS





THE FINEST IN URBAN LIVING

Ultimately, Kazmir is about city living, plain and simple. A prime location in one of the best neighbourhoods. Boutique modern design embellished with sophisticated interiors and vibrant outdoors. A vivacious setting close to your favourite barista, park, trail, school, college, barber salon and fashion place.

This is home. This is Kazmir.

1

FABULOUS LOCATION

With its charming ambience and proximity to the lake, Queensway in Etobicoke is rated one of the finest communities to live in Toronto.



2

TRUSTED DEVELOPER

Kazmir is a project by Lormel Homes, a leading developer with decades of experience and trust in the GTA home building industry.



TOP

REASONS TO OWN AT KAZMIR

3

SHOPPING GALORE

From Sherway Gardens to Costco to big box stores, boutiques, bakeries, cafes and restaurants, there's a wealth of amenities close by.



ECONOMIC GROWTH

With the coming of "new economy" tech firms, plus two large film studios planned, the area is seeing rapid growth in the economy and jobs.

10



FAST COMMUTES

Highways QEW and Gardiner, TTC bus routes with access to the subway and GO Train offer fast commutes to anywhere in the city.

4

5

PARKS & NATURE

With 400-acre High Park, 500-acre Centennial Park, and other parks, trails and open spaces, you can enjoy an active outdoor lifestyle.

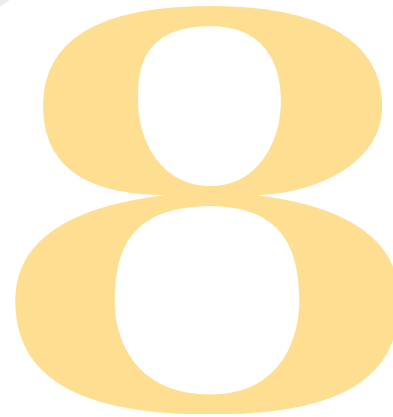


QUALITY EDUCATION

The area has several renowned schools as well as Humber College, which has a large enrollment of foreign students from all over the world.

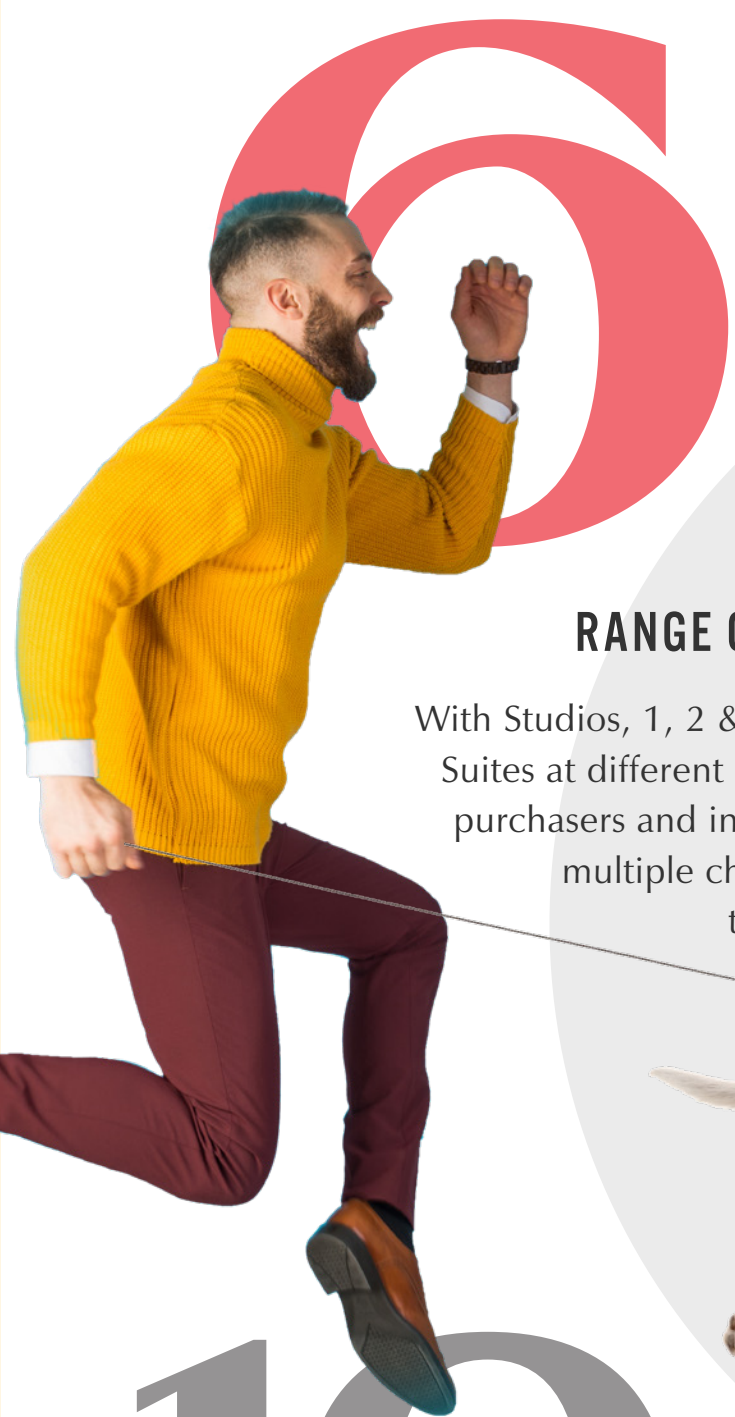
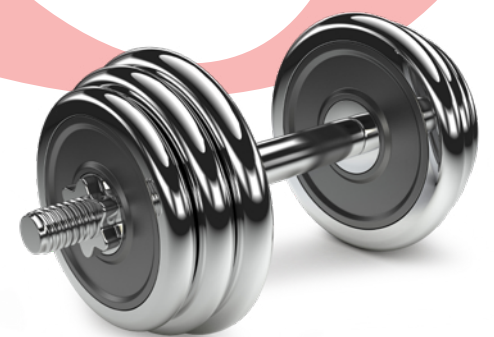
RANGE OF SUITES

With Studios, 1, 2 & 3 Bedroom Suites at different price points, purchasers and investors have multiple choices to suit their budget.



LIFESTYLE AMENITIES

The condo will offer a wealth of lifestyle amenities like a gym, terrace, party room and more to enrich the quality of life for residents.



RENTAL POTENTIAL

With continued immigration into Toronto, a large foreign student population and tons of young people moving in, rental potential is very high.



Artist's Concept



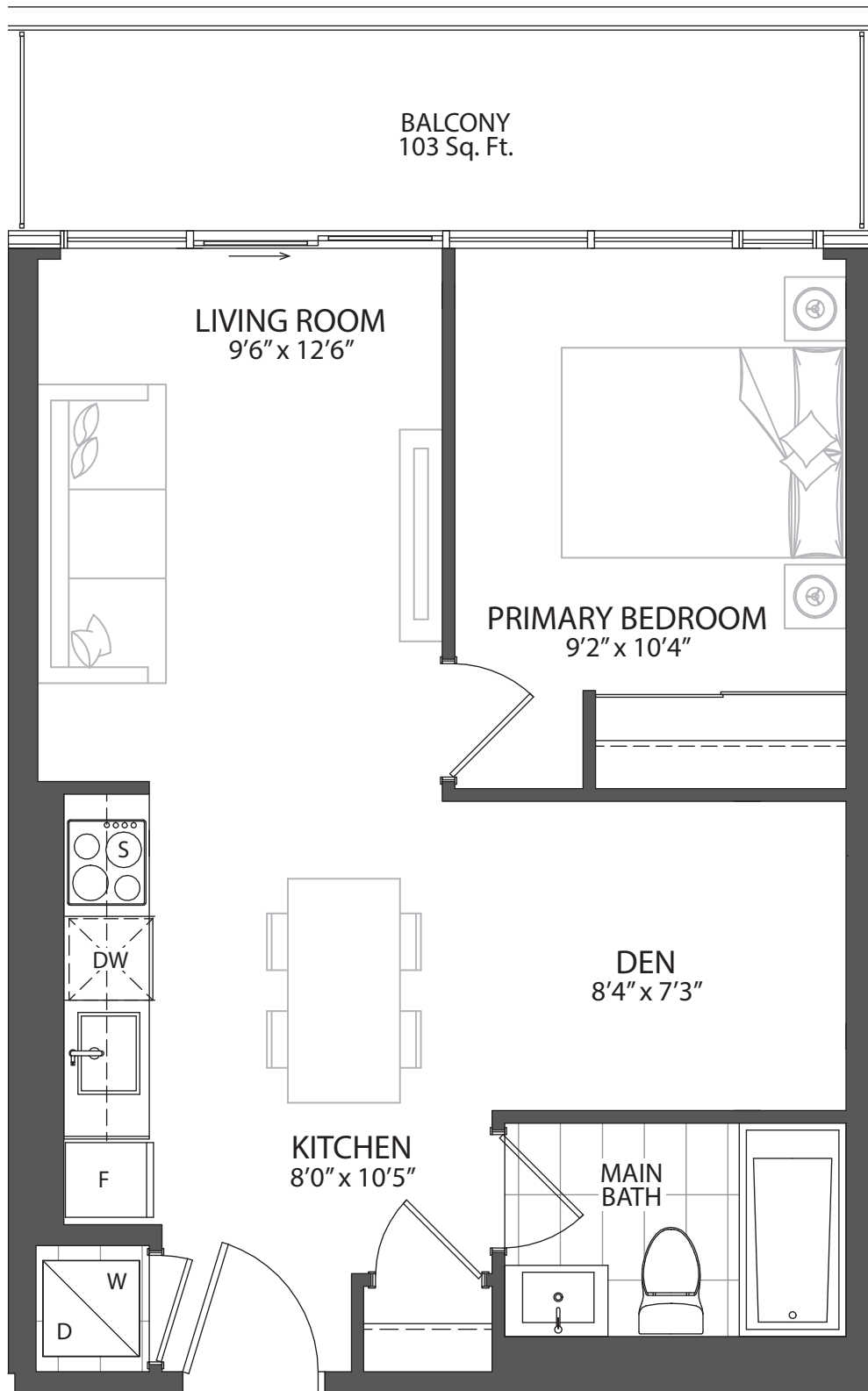
Kazmir
CONDOS



**ONE
BED ROOM**

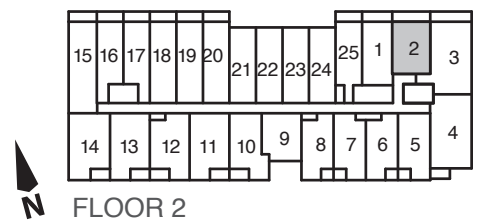
SUITES

535 SQ. FT. **KAZ-02**

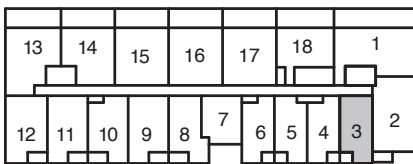
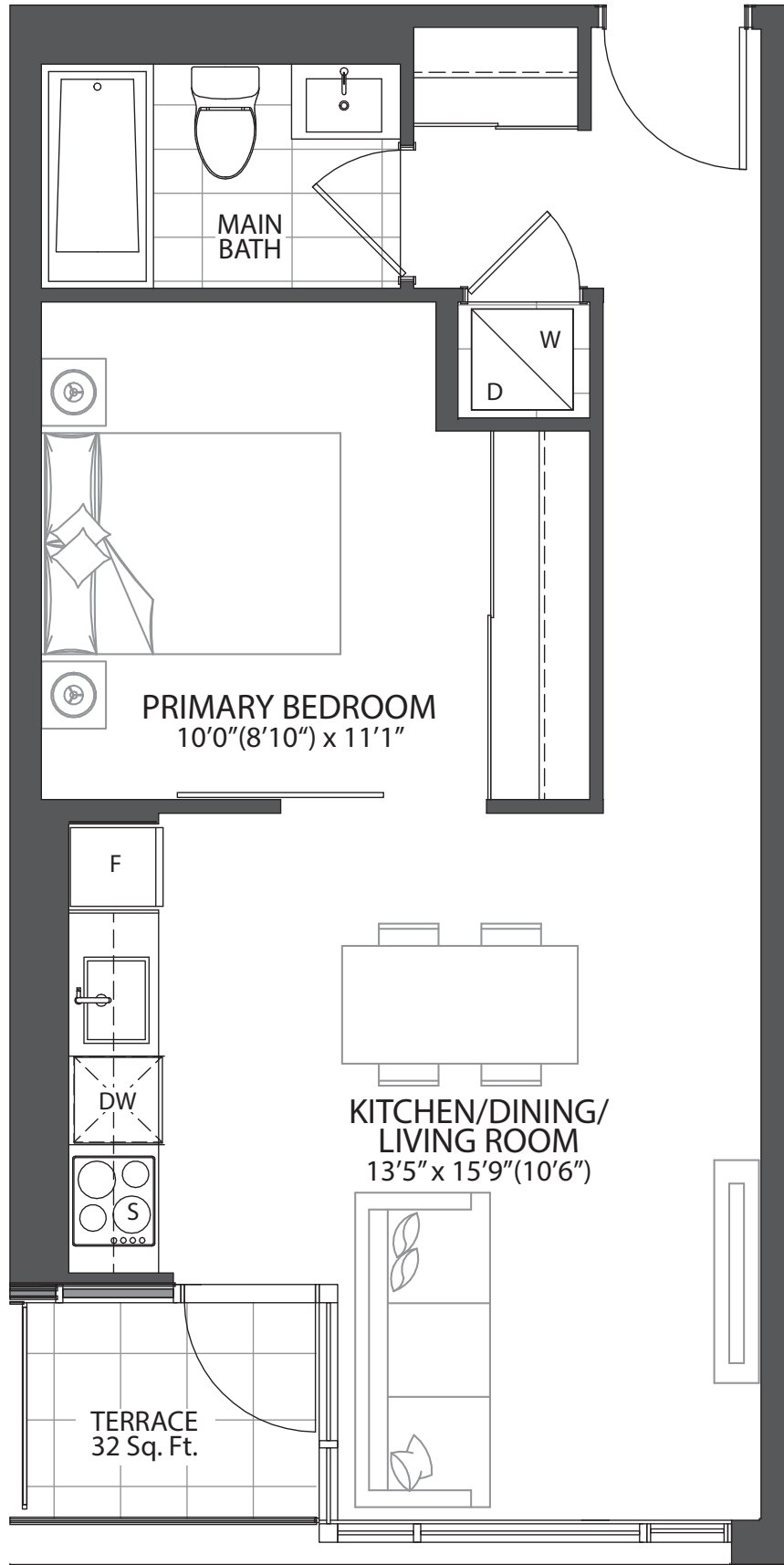


**ONE
BEDROOM
SUITES**

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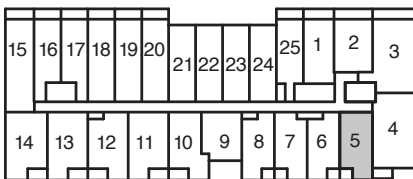
**ONE
BEDROOM
SUITES**



FLOOR 4



FLOOR 3



FLOOR 2



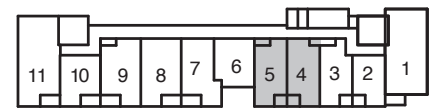
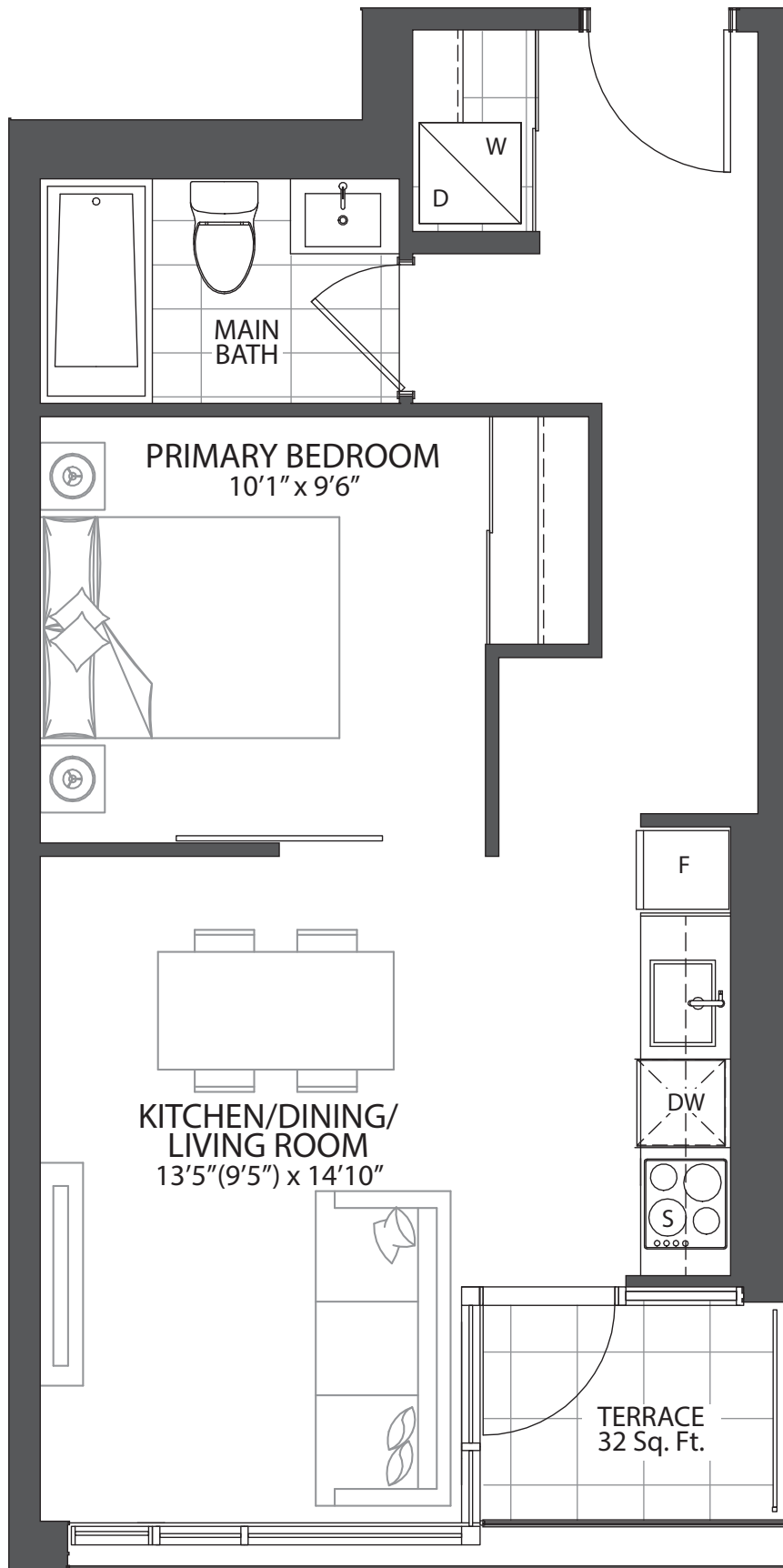
544 SQ. FT.

KAZ-05

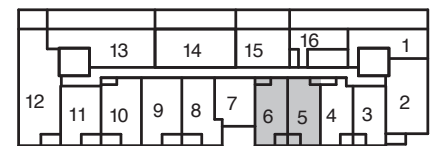
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KAZ-06

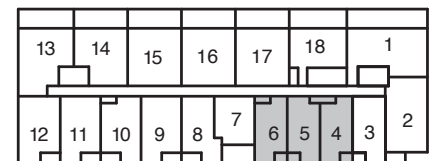
528 SQ. FT.



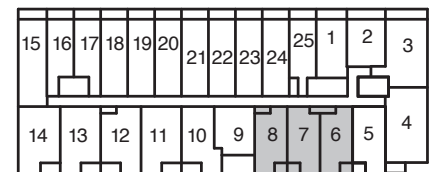
FLOOR 6



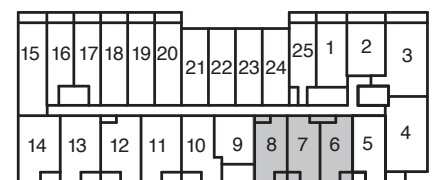
FLOOR 5



FLOOR 4



FLOOR 3



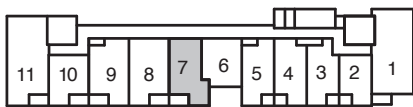
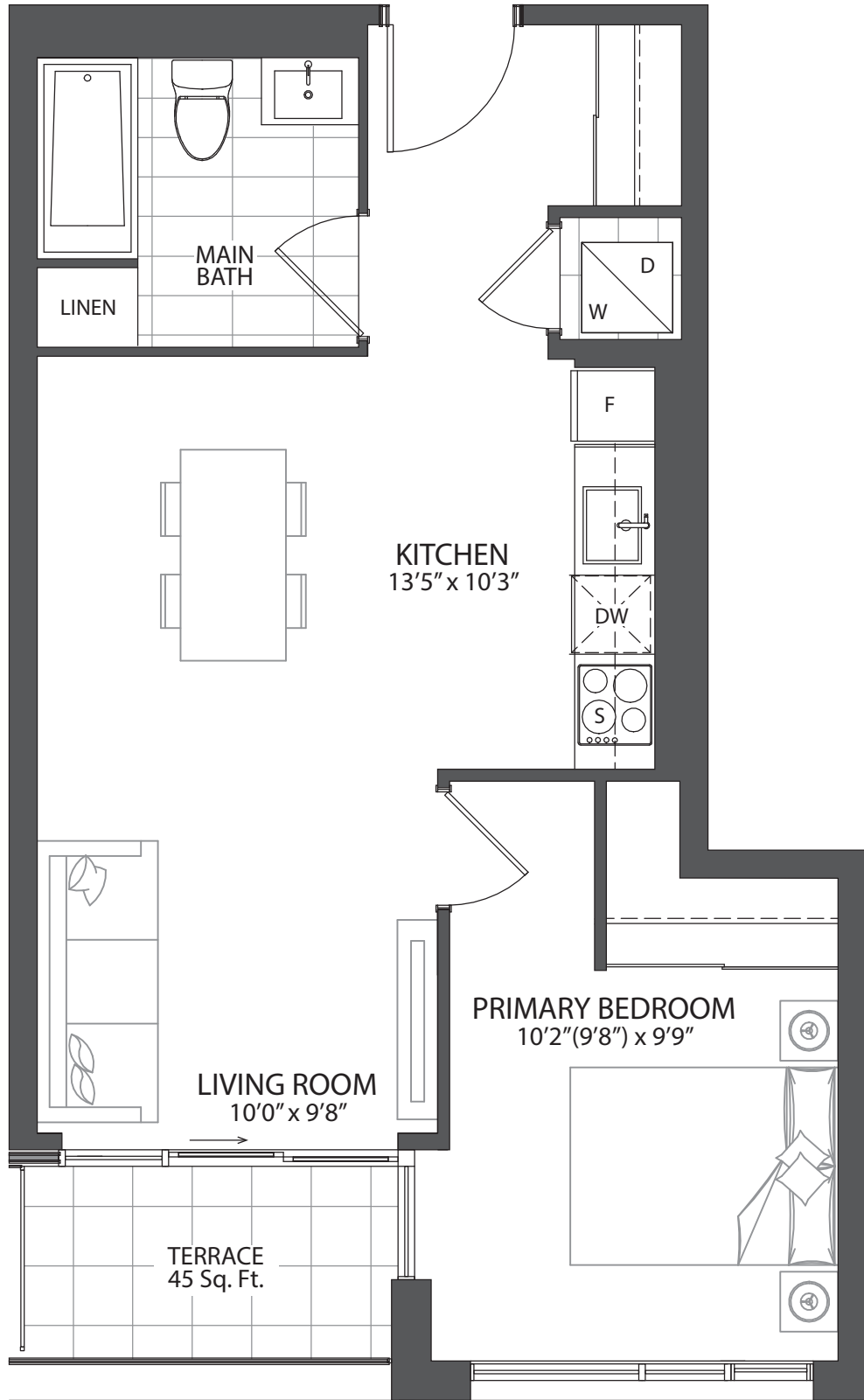
FLOOR 2

**ONE
BEDROOM
SUITES**

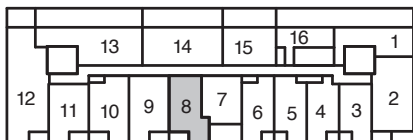
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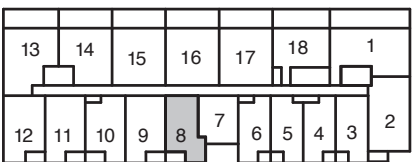
**ONE
BEDROOM
SUITES**



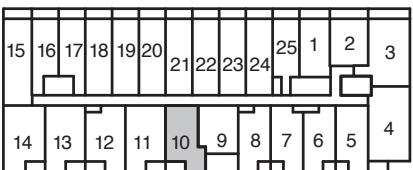
FLOOR 6



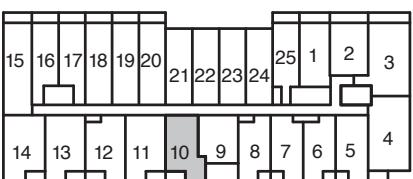
FLOOR 5



FLOOR 4



FLOOR 3



FLOOR 2

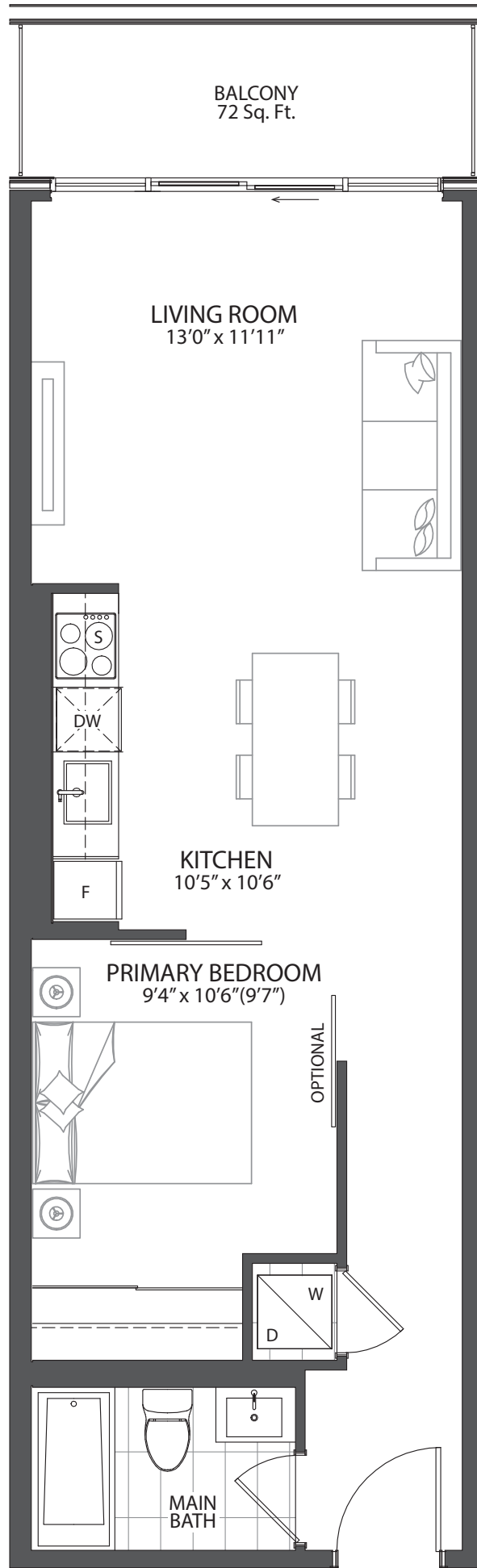


584 SQ. FT.

KAZ-08A

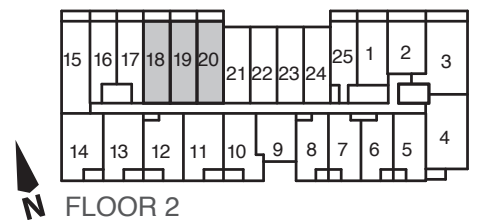
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583 SQ. FT. KAZ-16

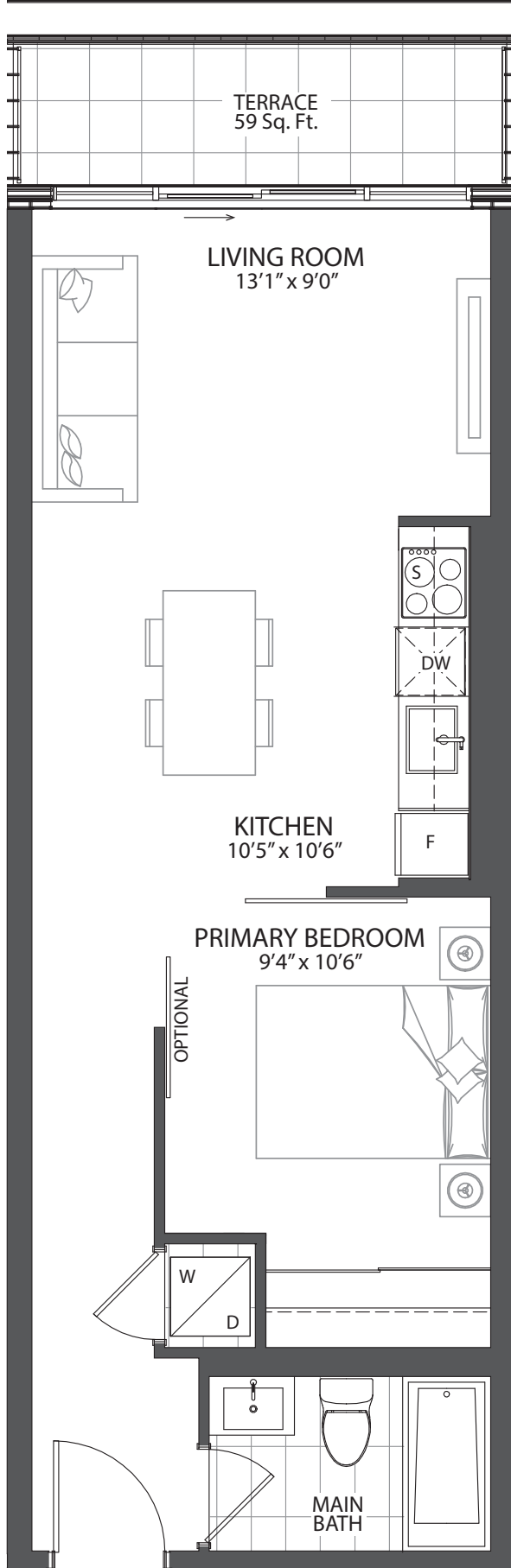


**ONE
BEDROOM
SUITES**

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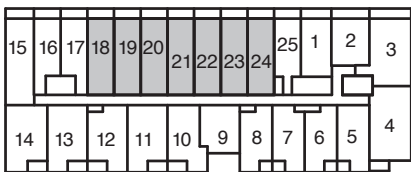


**ONE
BEDROOM
SUITES**



543 SQ. FT.

KAZ-17

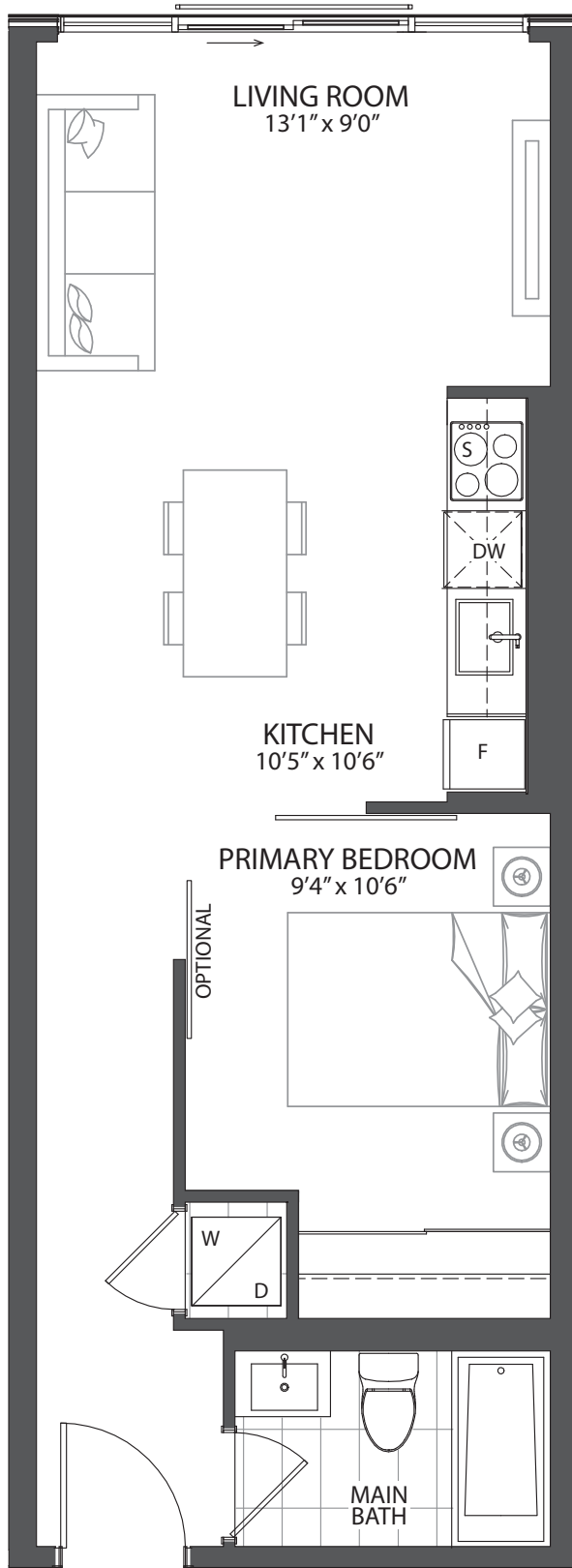


FLOOR 3

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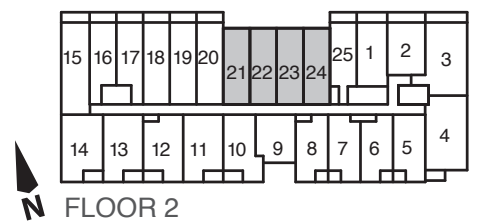
KAZ-17B

543 SQ. FT.



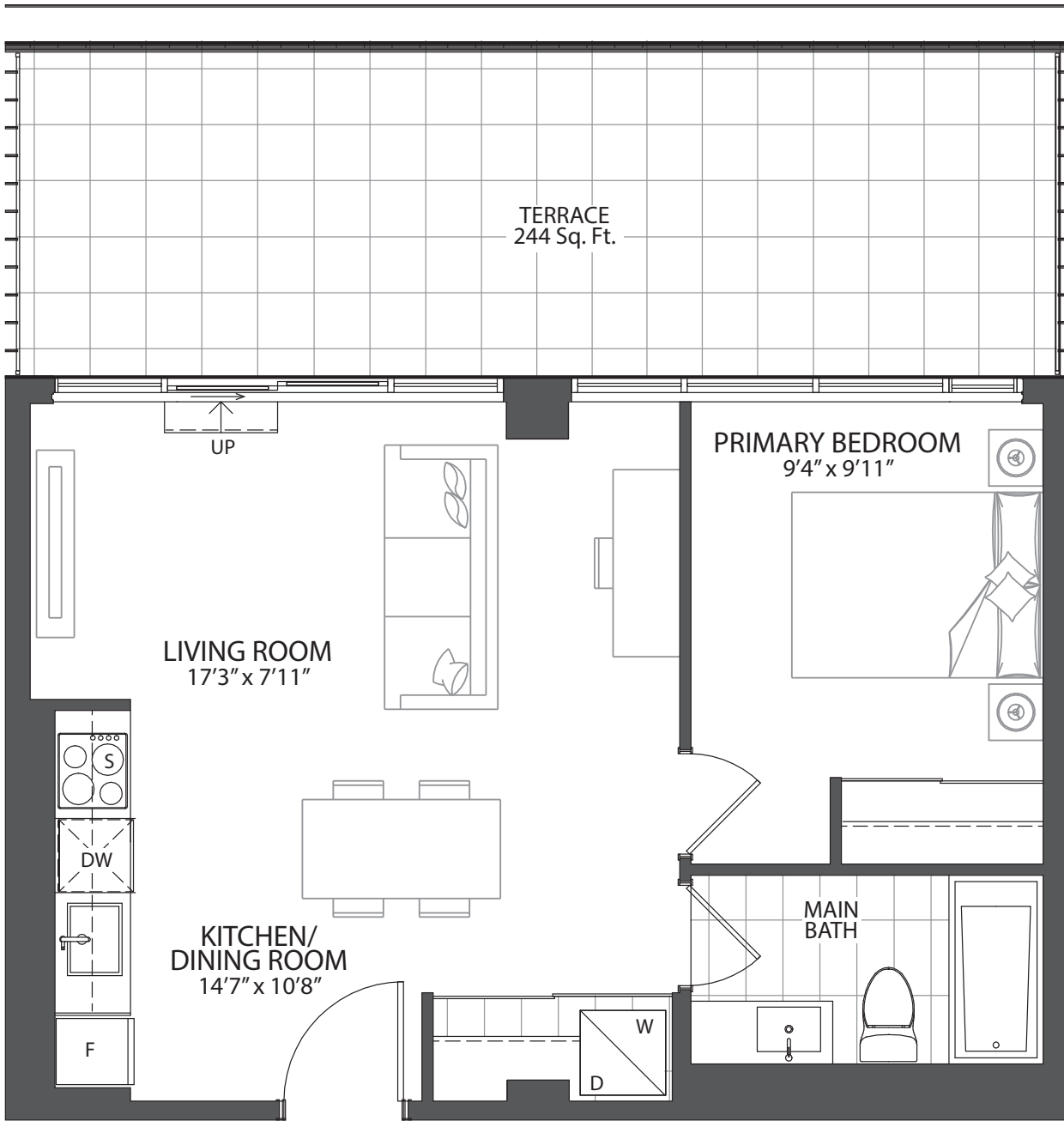
ONE
BEDROOM
SUITES

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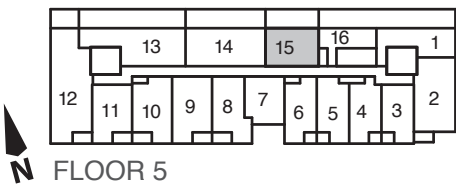
FLOOR 2

**ONE
BEDROOM
SUITES**



545 SQ. FT.

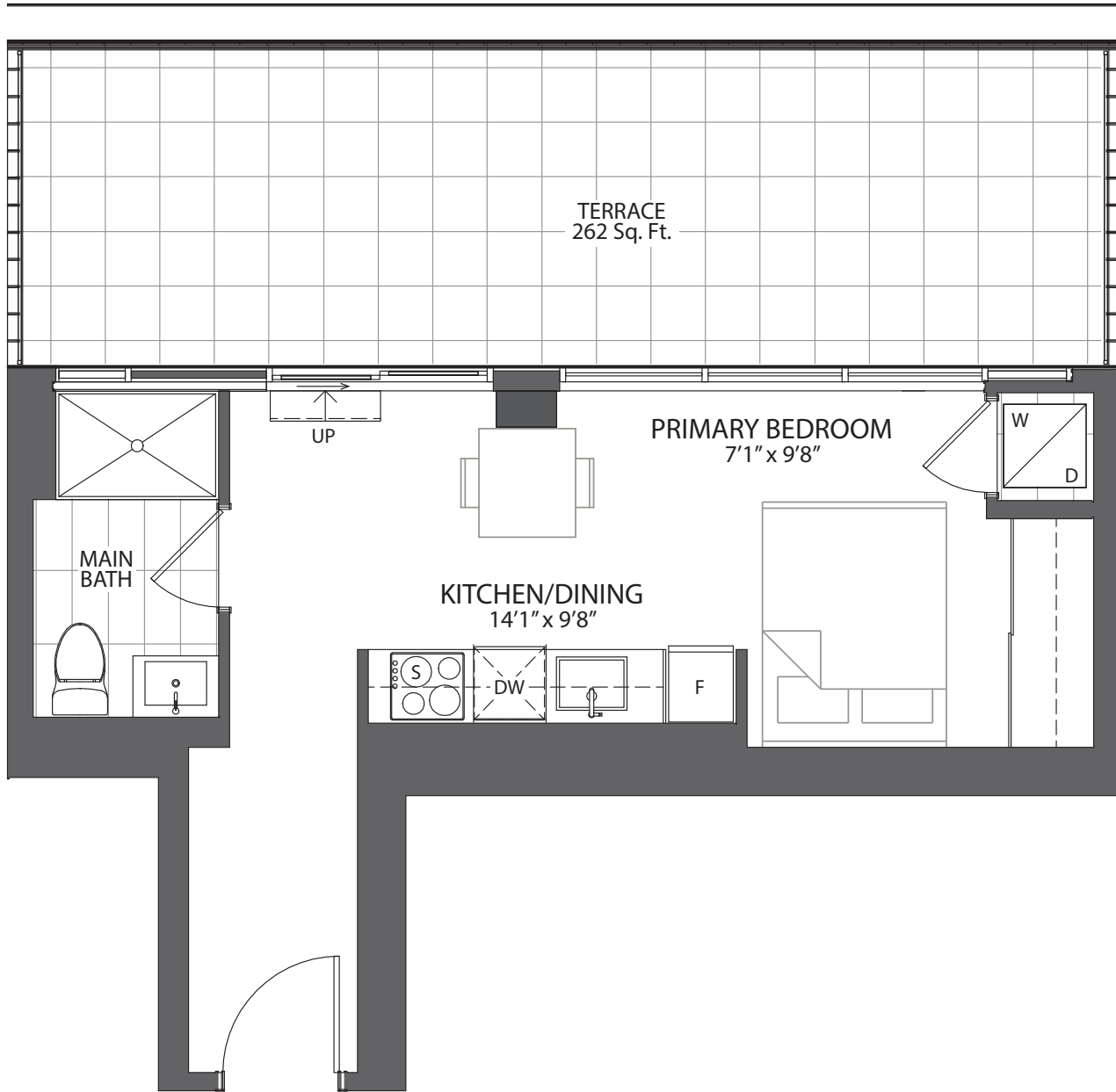
KAZ-39



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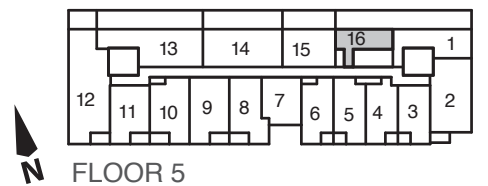
KAZ-40

400 SQ. FT.

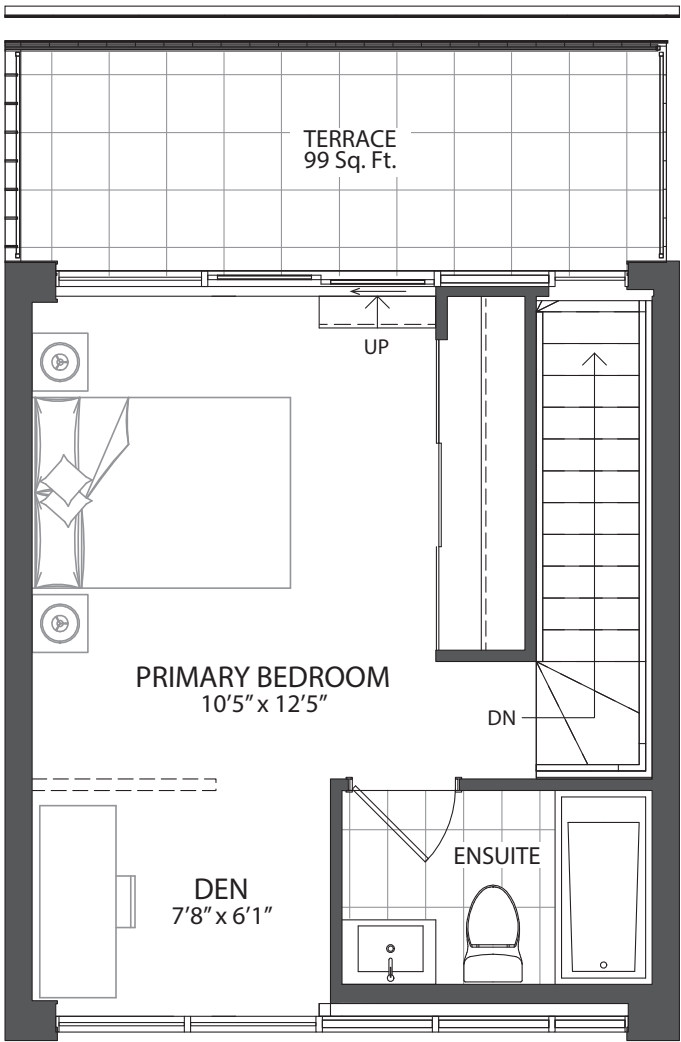


ONE
BEDROOM
SUITES

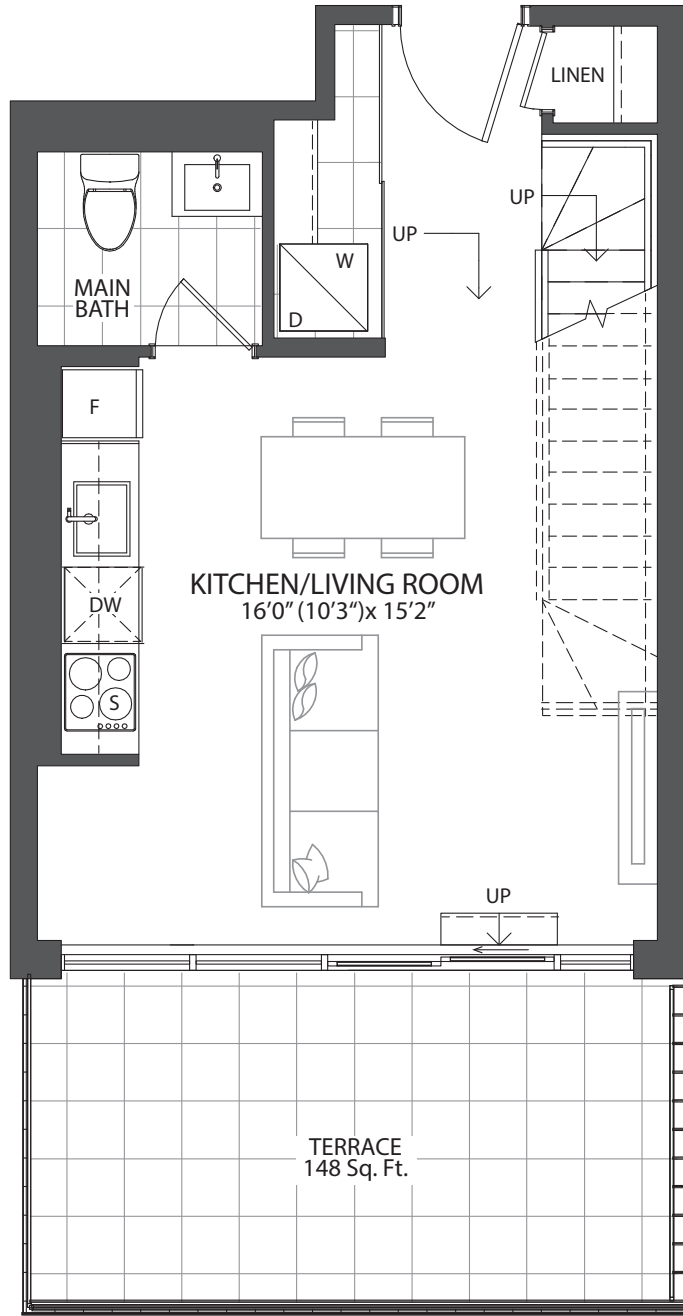
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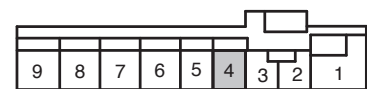
**ONE
BEDROOM
SUITES**



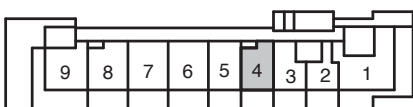
8TH FLOOR UPPER



7TH FLOOR LOWER



FLOOR 8



FLOOR 7

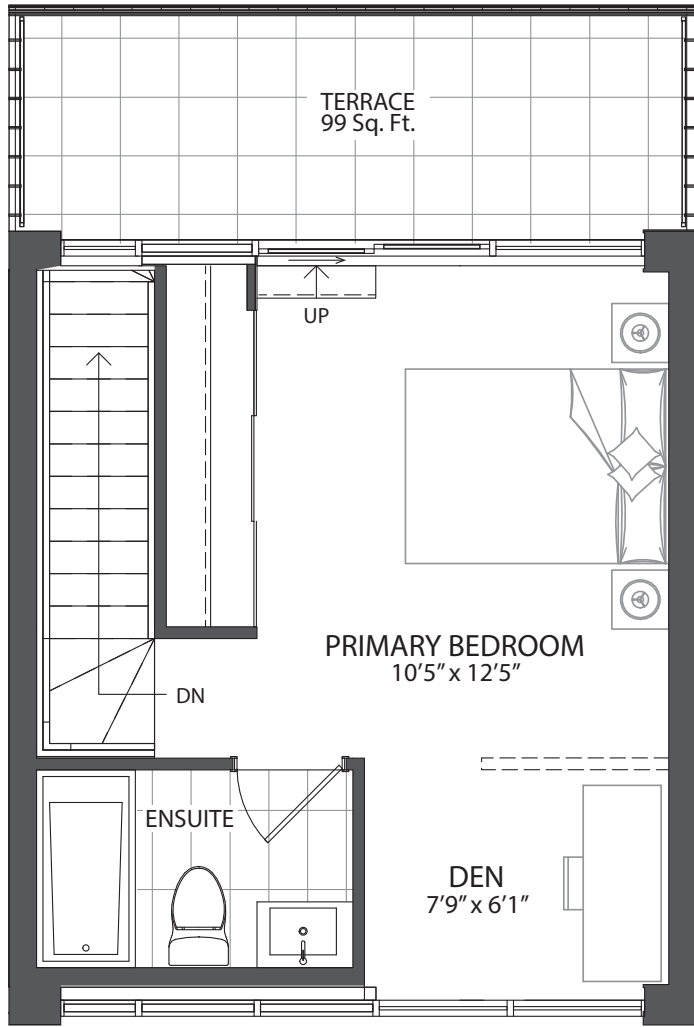


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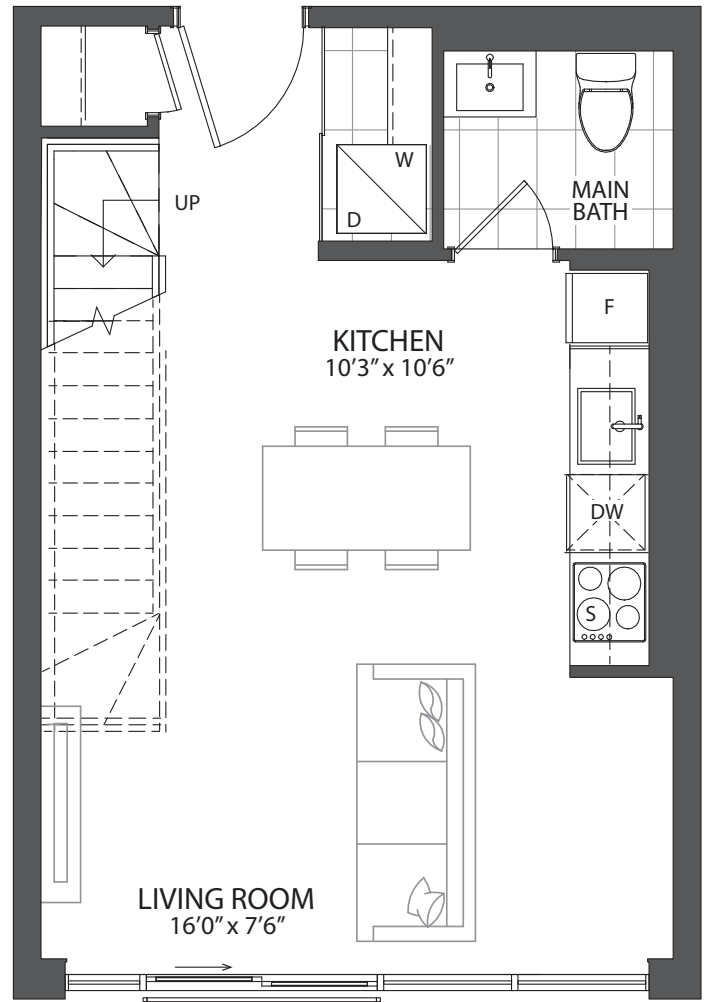
727 SQ. FT.

KAZ-PH4

746 SQ. FT. KAZ-PH5



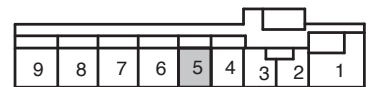
8TH FLOOR UPPER



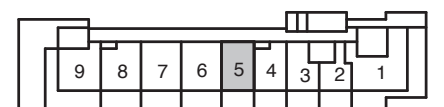
7TH FLOOR LOWER

**ONE
BEDROOM
SUITES**

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FLOOR 8



FLOOR 7

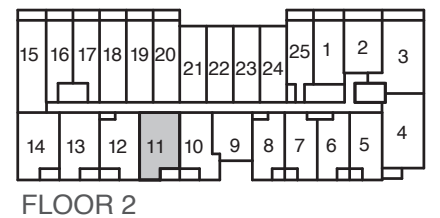
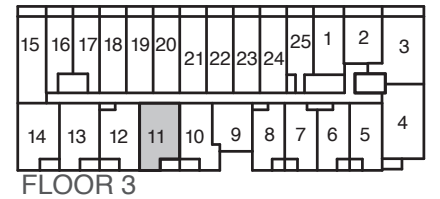
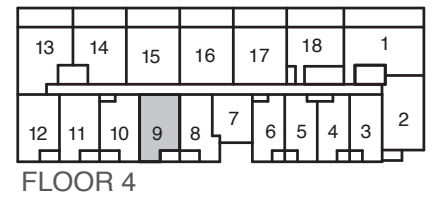
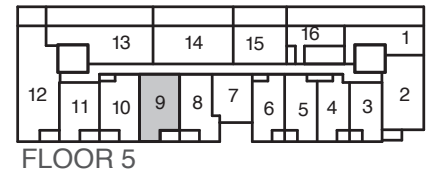
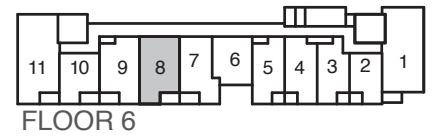
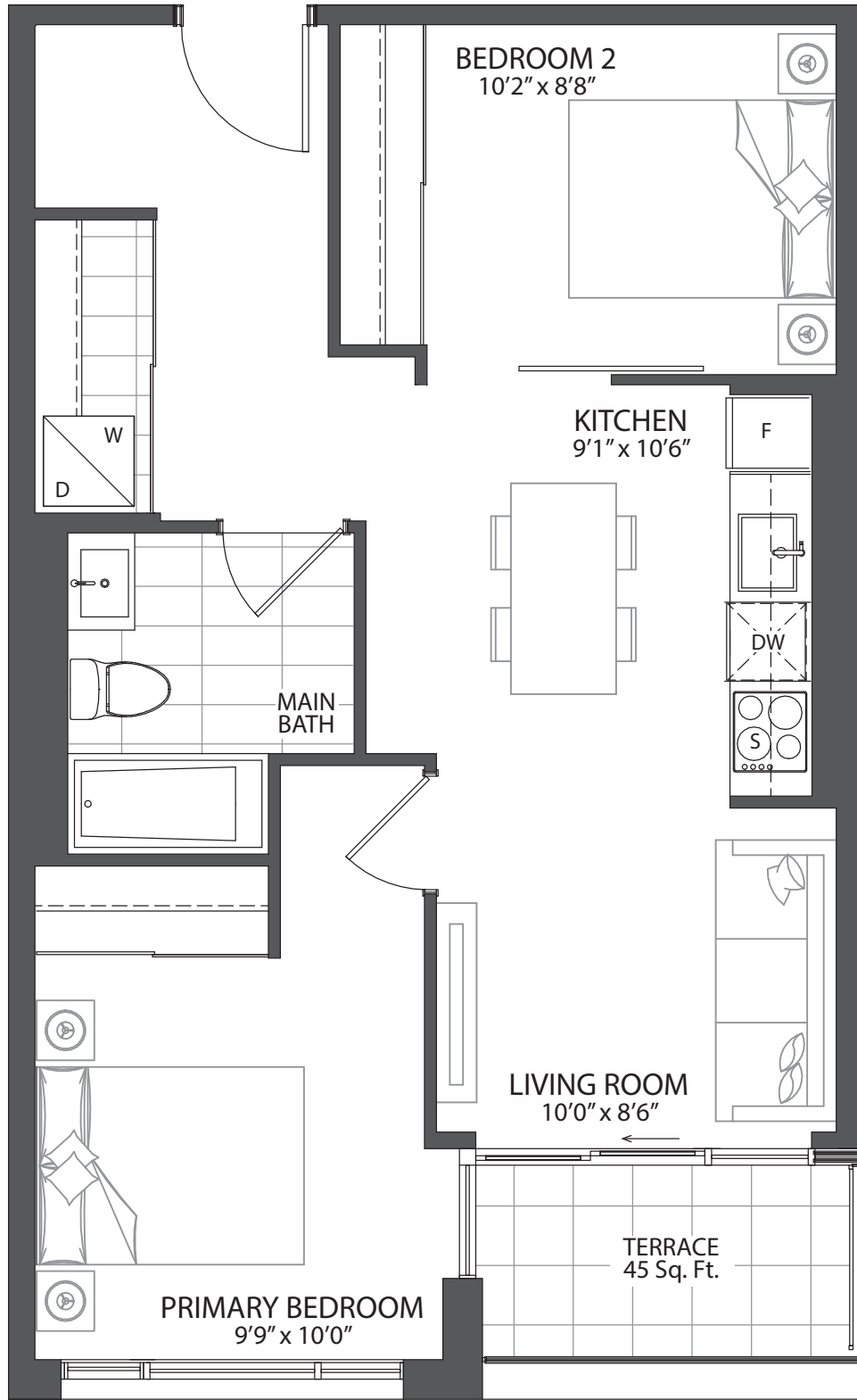
Kazmir
CONDOS

TWO
BEDROOM

SUITES



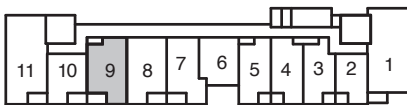
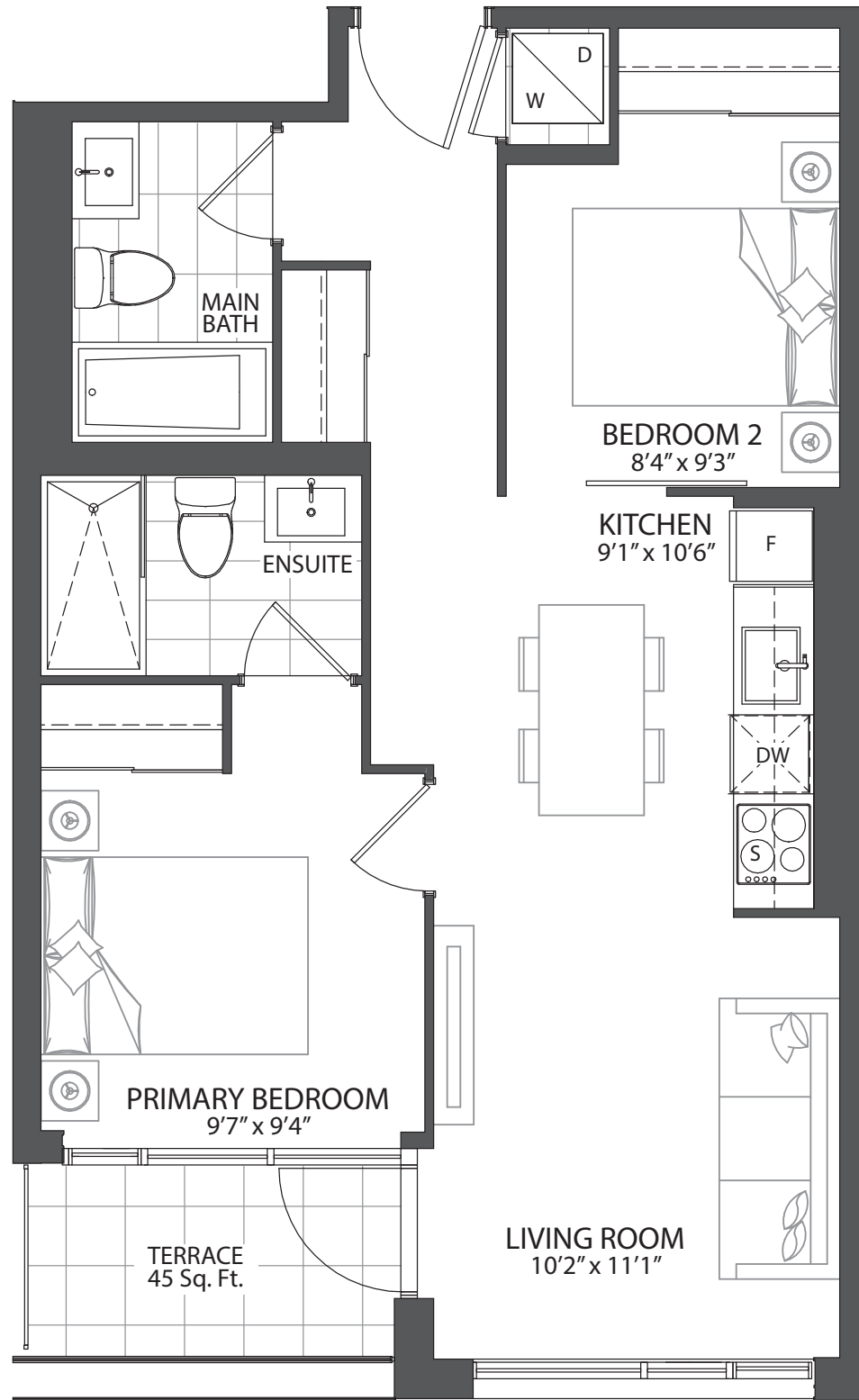
659 SQ. FT. KAZ-09A



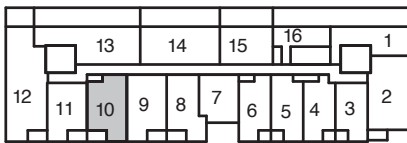
**TWO
BEDROOM
SUITES**

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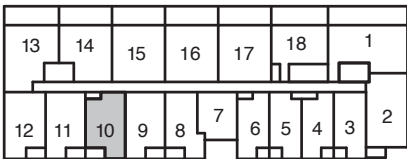
**TWO
BEDROOM
SUITES**



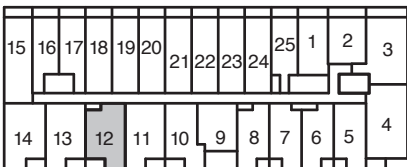
FLOOR 6



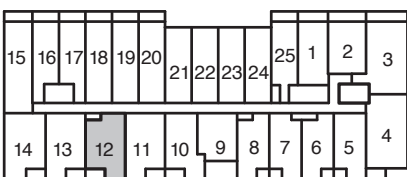
FLOOR 5



FLOOR 4



FLOOR 3



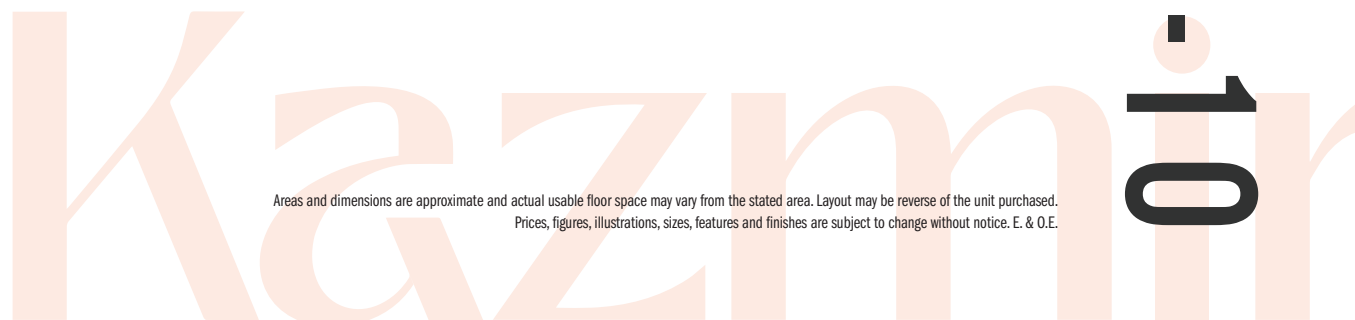
FLOOR 2



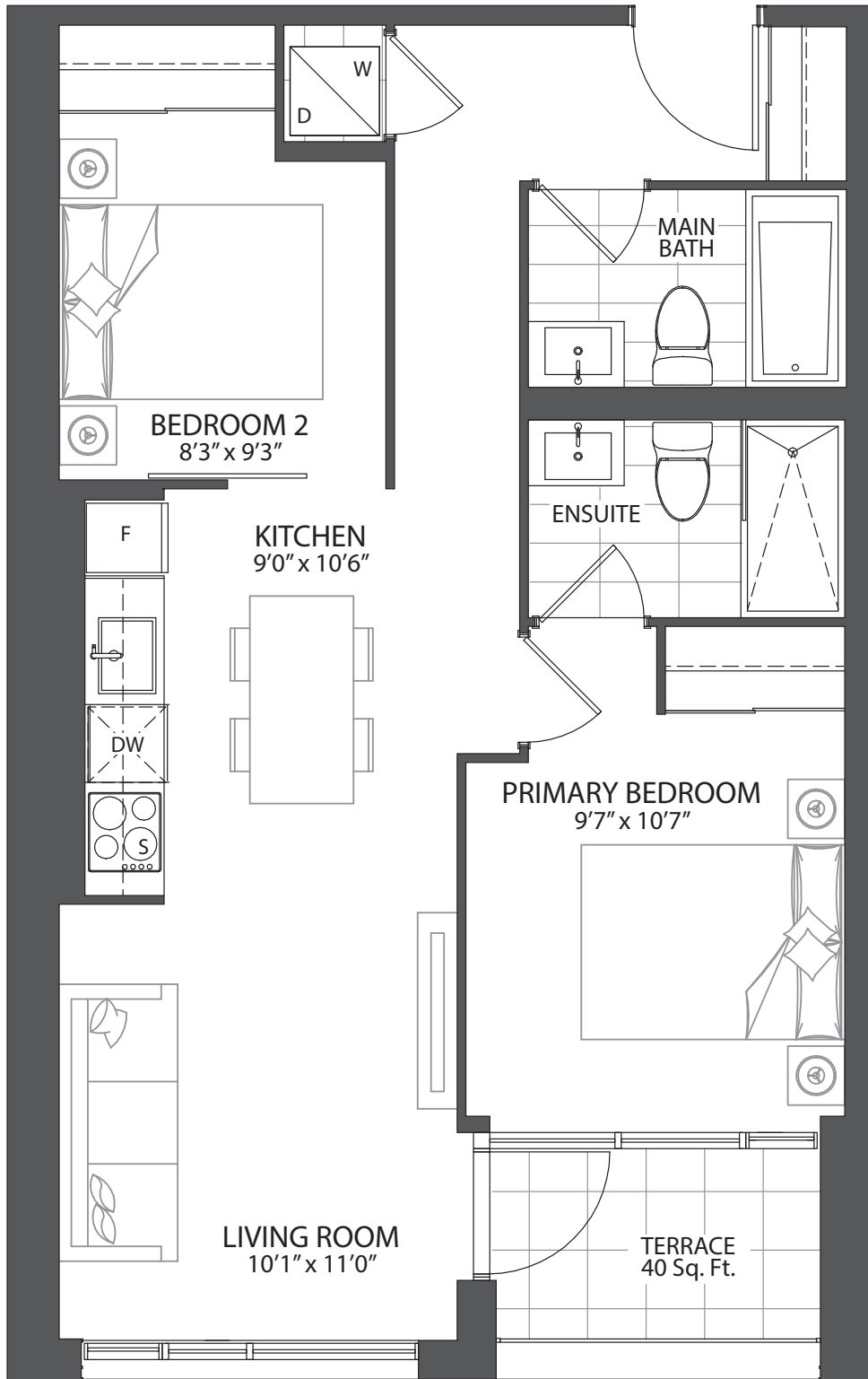
641 SQ. FT.

KAZ-10

Areas and dimensions are approximate and actual usable floor space may vary from the stated area. Layout may be reverse of the unit purchased. Prices, figures, illustrations, sizes, features and finishes are subject to change without notice. E. & O.E.

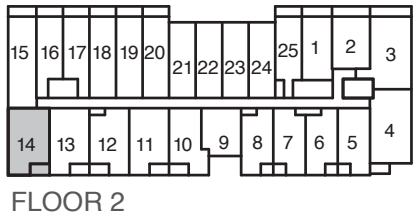
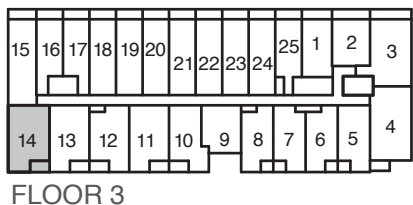
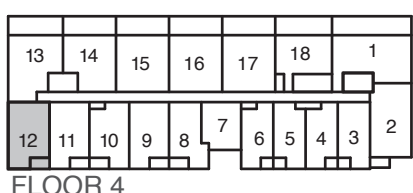


**TWO
BEDROOM
SUITES**

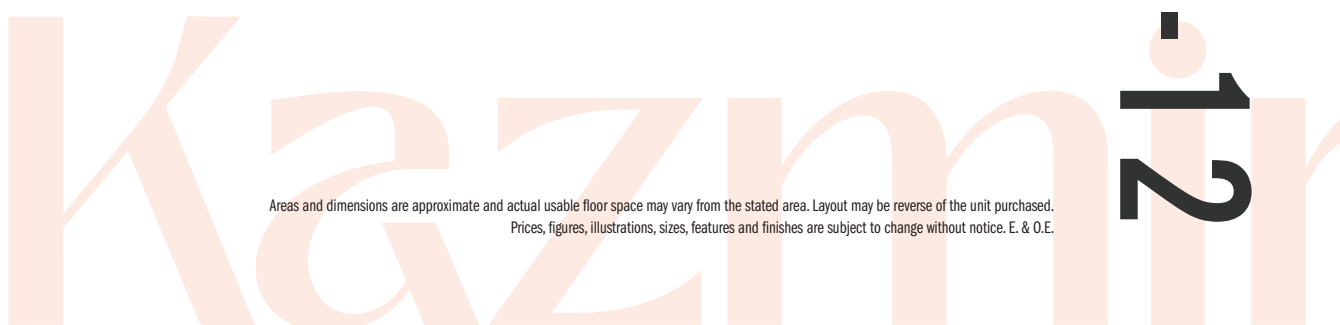


686 SQ. FT.

KAZ-12

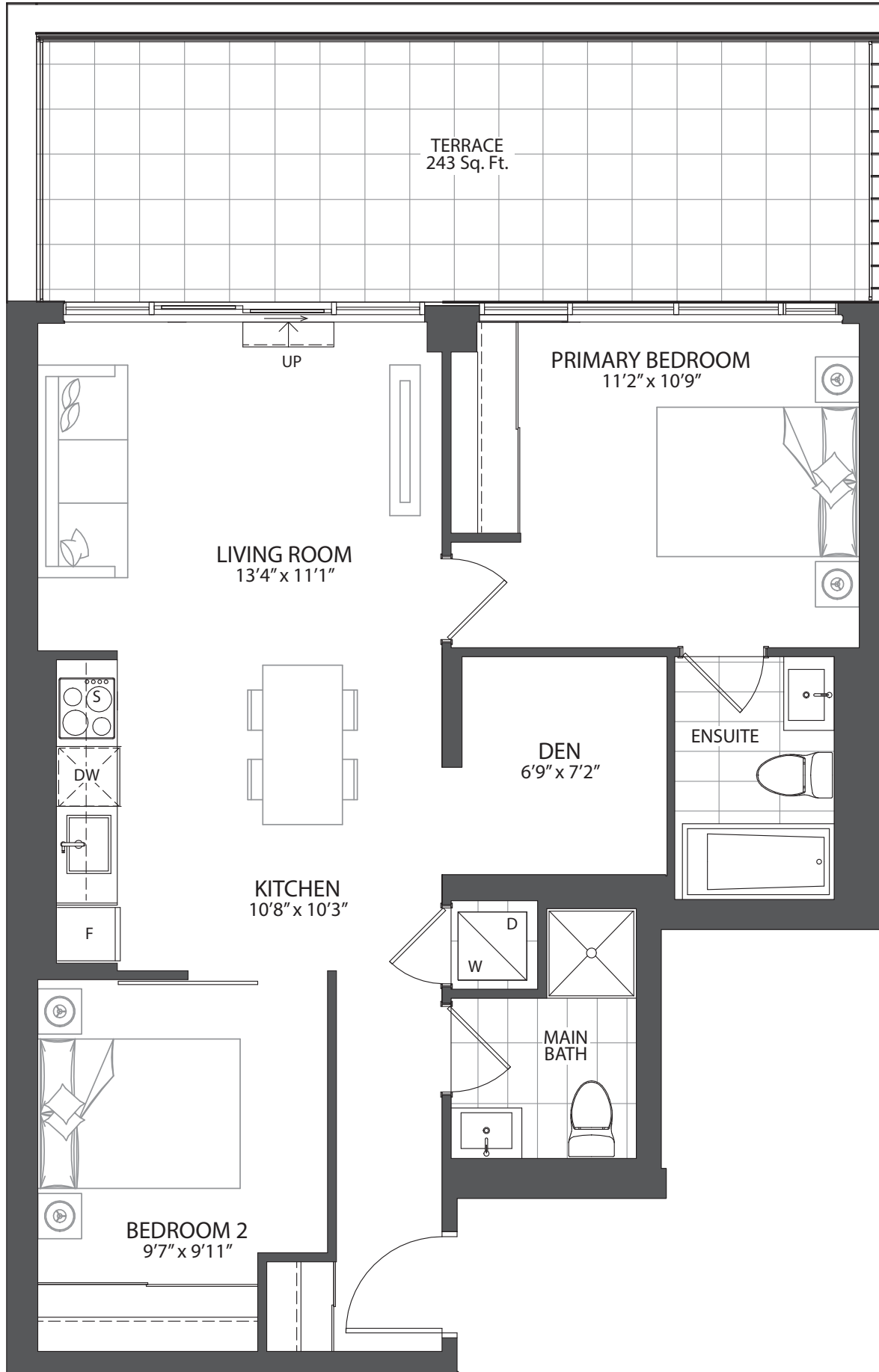


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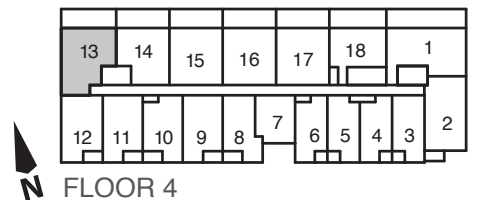
KAZ-27

859 SQ. FT.



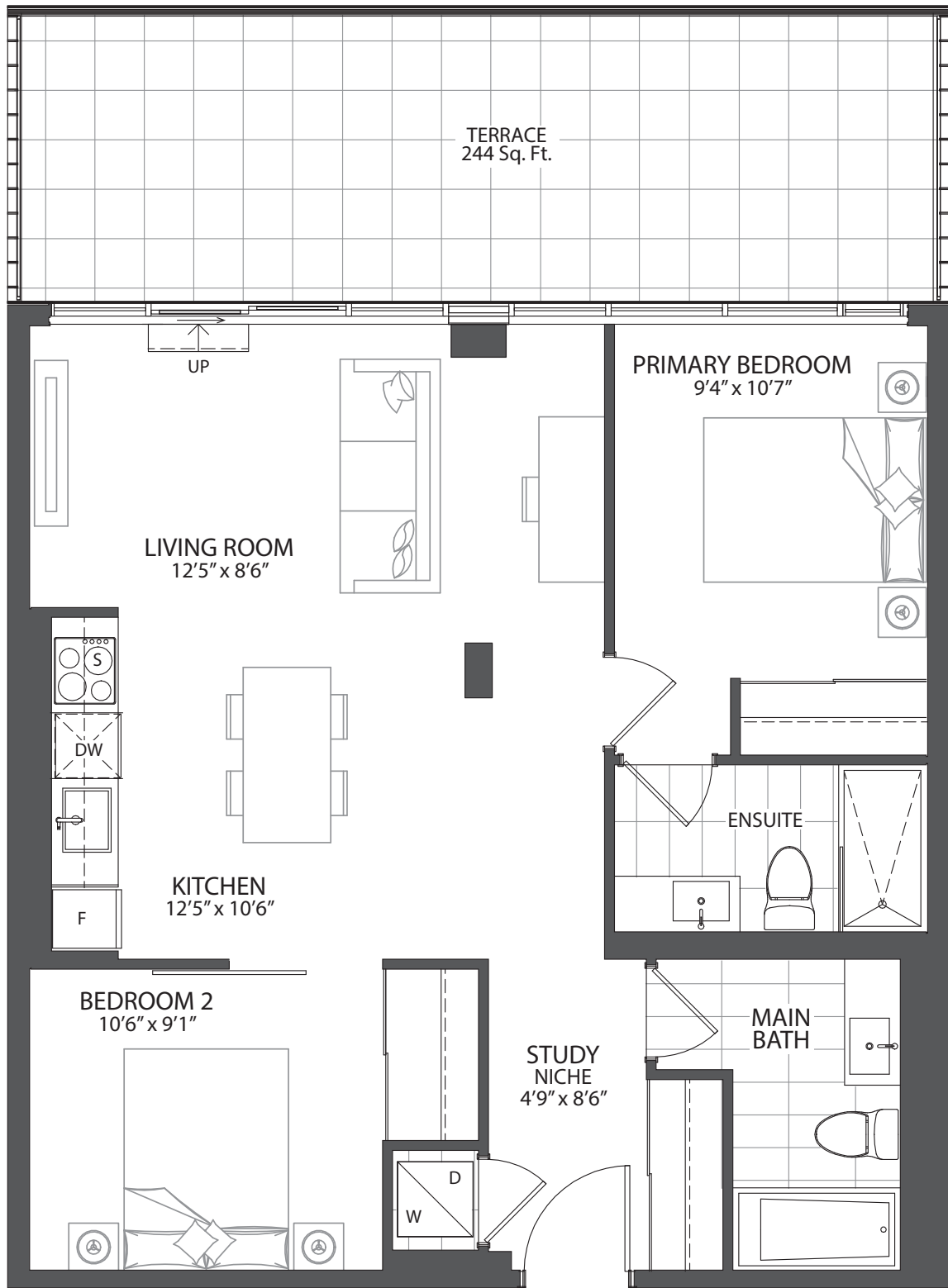
**TWO
BEDROOM
SUITES**

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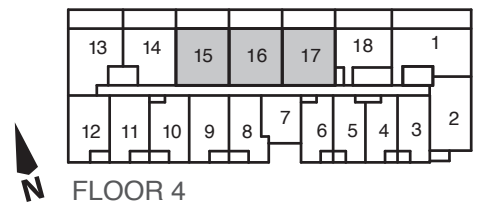
KAZ-29

814 SQ. FT.

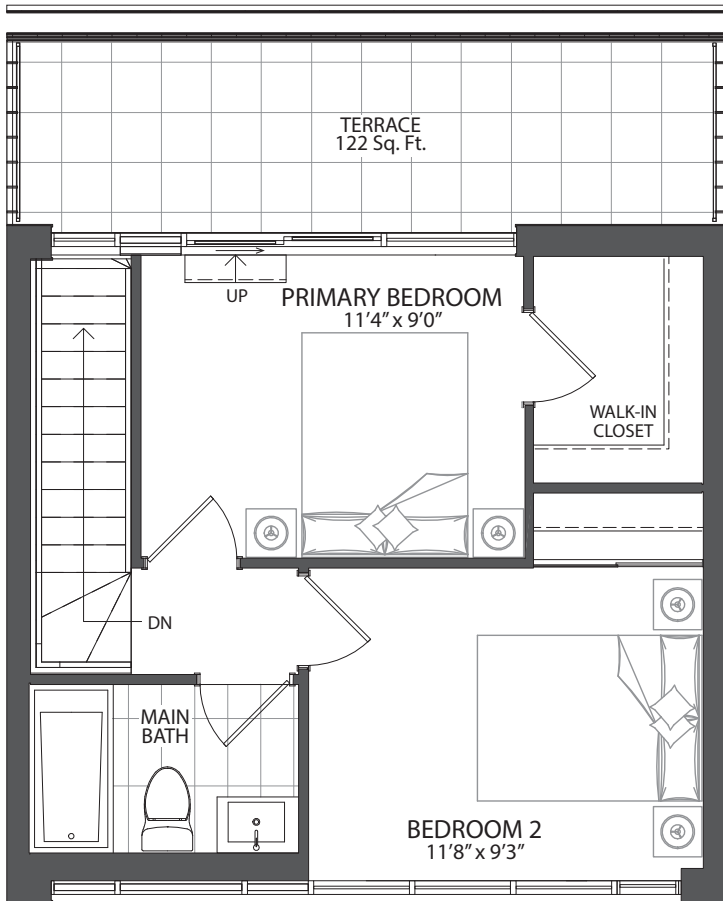


**TWO
BEDROOM
SUITES**

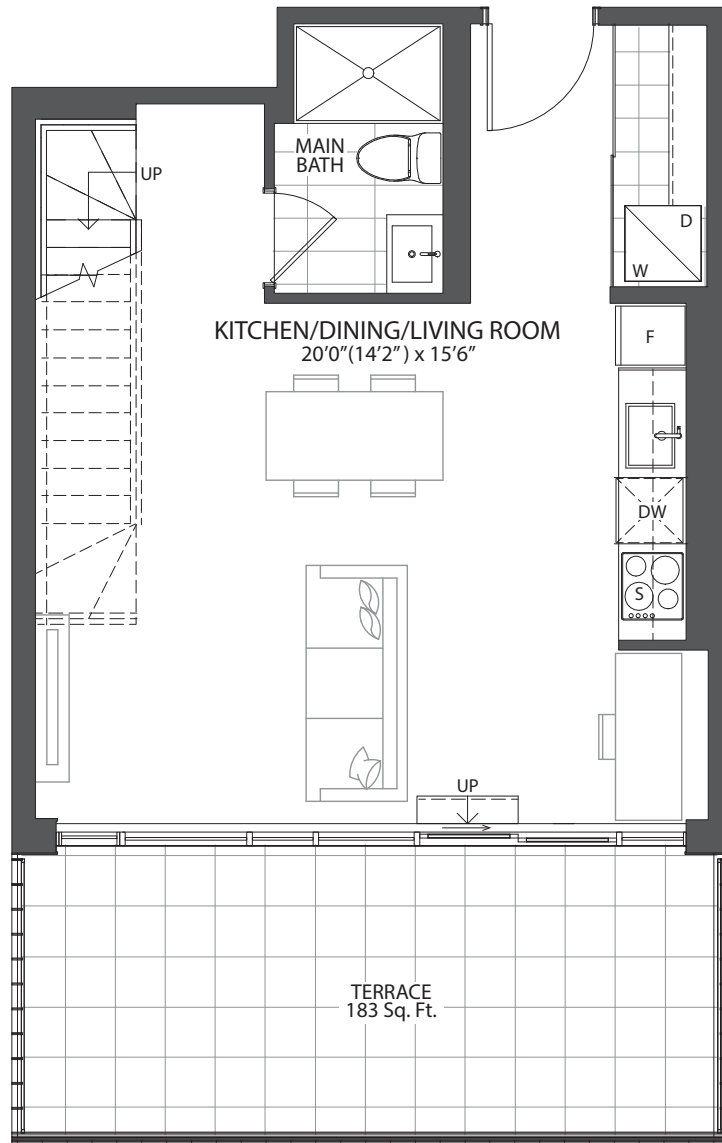
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**TWO
BEDROOM
SUITES**



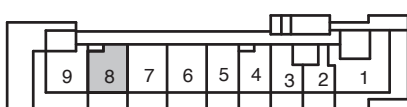
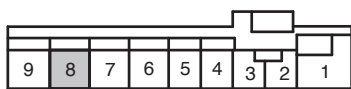
8TH FLOOR UPPER



7TH FLOOR LOWER

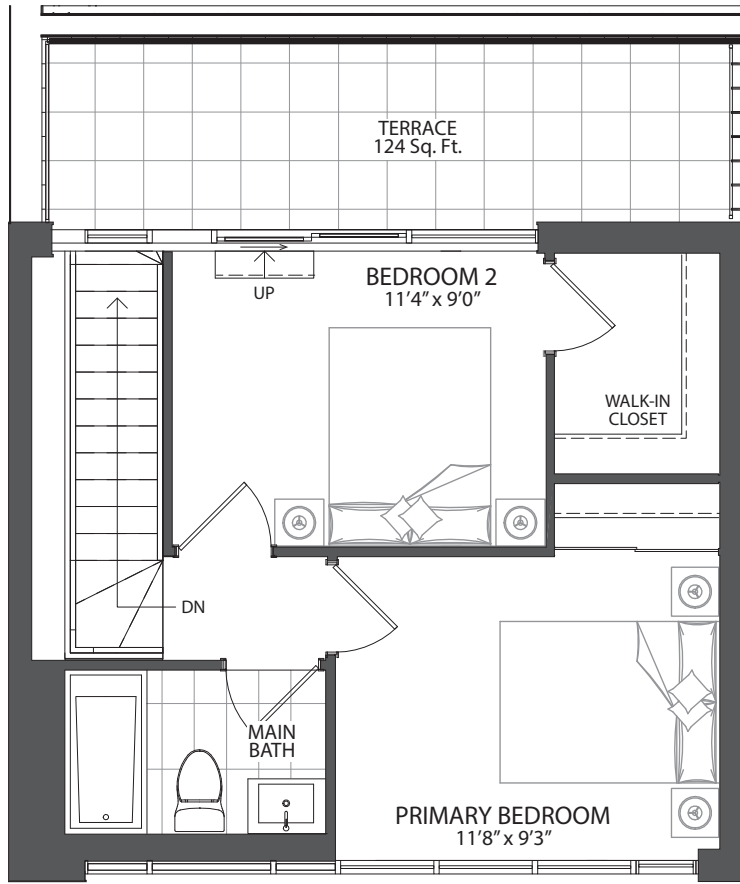
903 SQ. FT.

KAZ-PH8

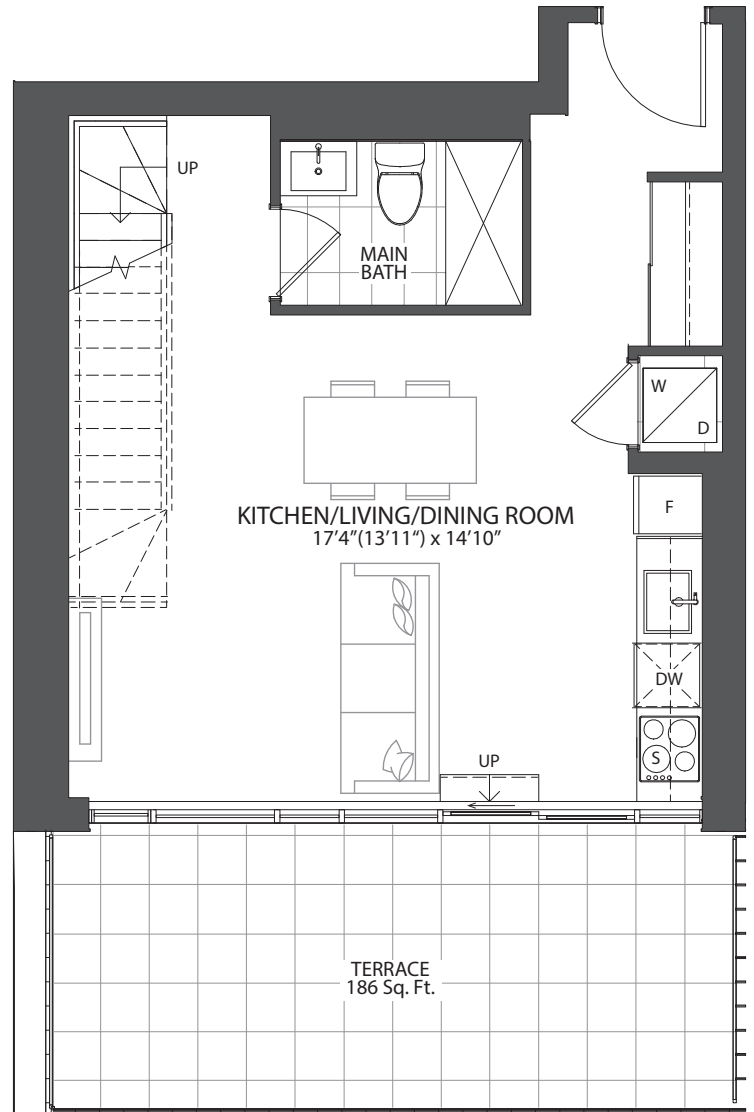


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943 SQ. FT. KAZ-PH9



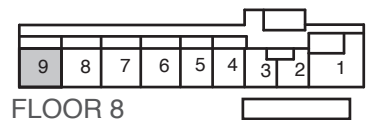
8TH FLOOR UPPER



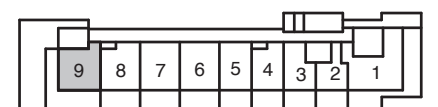
7TH FLOOR LOWER

**TWO
BEDROOM
SUITES**

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FLOOR 8



FLOOR 7





Artist's Concept

Kazmir
CONDOS

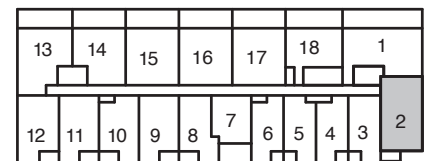
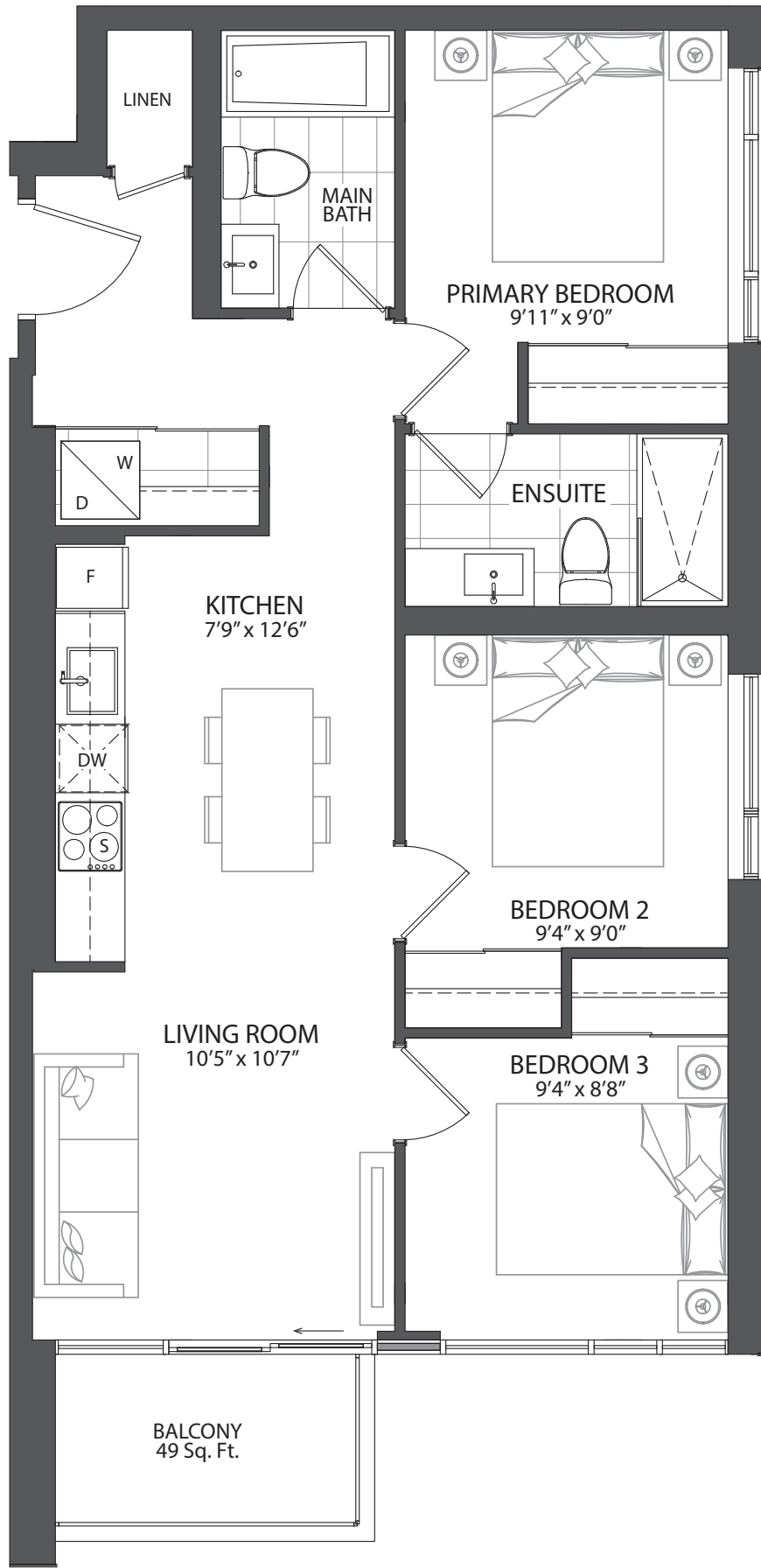
THREE
BEDROOM

SUITES



KAZ-04

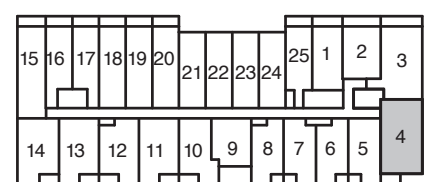
823 SQ. FT.



FLOOR 4



FLOOR 3



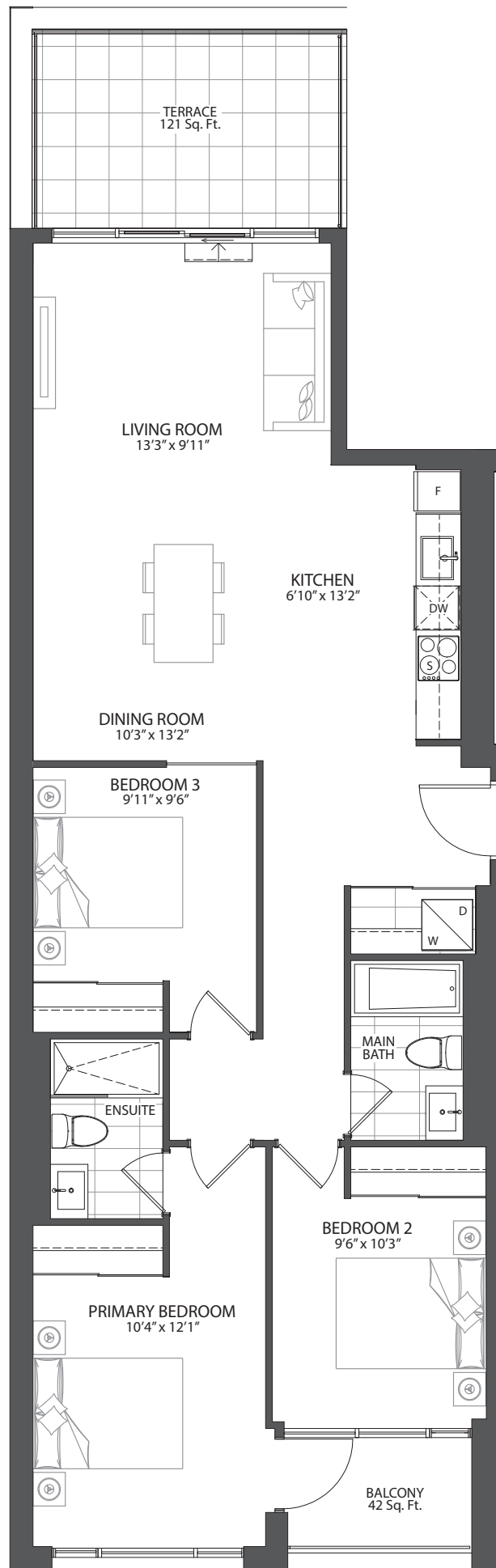
FLOOR 2

**THREE
BEDROOM
SUITES**

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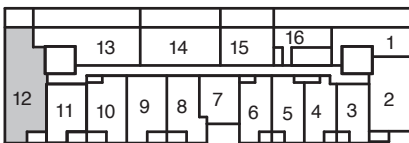


**THREE
BEDROOM
SUITES**



1158 SQ. FT.

KAZ-36



FLOOR 5

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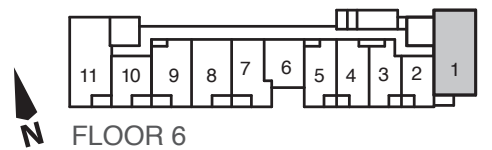
KAZ-41

917 SQ. FT.



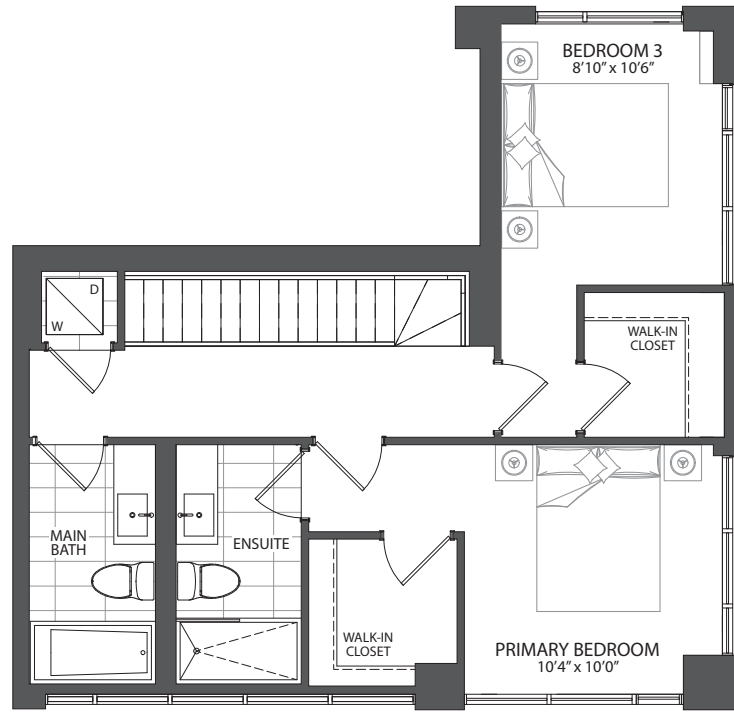
THREE
BEDROOM
SUITES

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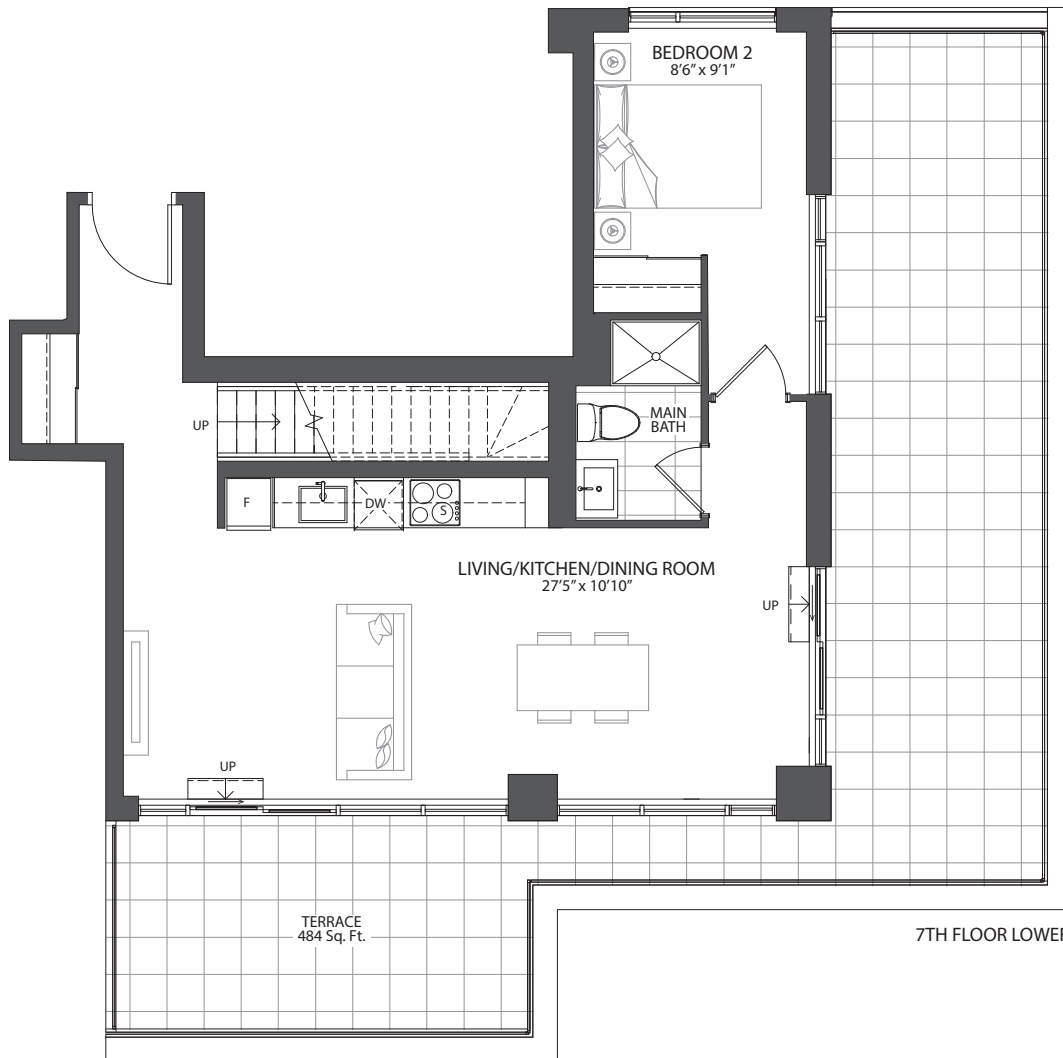


FLOOR 6

**THREE
BEDROOM
SUITES**



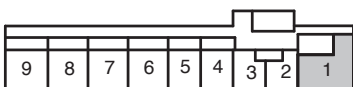
8TH FLOOR UPPER



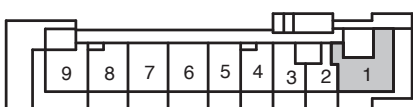
7TH FLOOR LOWER

1329 SQ. FT.

KAZ-PH1



FLOOR 8



FLOOR 7



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FEATURES AND FINISHES



Kazmir
CONDOS

KAZMIR COMMUNITY FEATURES

- Fabulous multipurpose Party Room/Lounge with fireplace, dining area and kitchen
- Well-equipped Fitness Studio and Yoga Room
- Children's play area
- Beautiful landscaped terrace with BBQ, fireplaces and conversation areas
- Underground parking spots available*
- Glass railings and poured concrete floor finish on all balconies, terraces will have pavers
- Landscaped green roof on select floors.
- Exclusive pricing for Rogers Ignite Internet Service Gigabit
- 1-Valet Concierge Entry System Management
- Key fob access throughout all common area and parking garage entry

INTERIOR FINISHES

- Ceiling heights (9') feet; except in areas where bulkheads or dropped ceilings are required**
- Choice of 3 standard designer selected interior finishing options
- Modern baseboards and casing for all windows and doors trims throughout. All baseboard & trim to be painted white including passage doors
- Smooth ceilings throughout
- Interior wall surfaces sanded, primed and finishes in high quality matte finish latex paint, 1 colour throughout
- Modern flat panel interior doors painted, with contemporary satin nickel straight lever hardware for all passage doors
- High performance vinyl flooring throughout (except for tiled areas in bathrooms), as per plan
- Unit entry closet with mirrored sliding doors, as per plan
- Interior closets with white hardboard sliders or interior door, as per plan
- Privacy locks on all bathroom doors
- Solid core suite entry door with guest viewer

KITCHENS

- Sleek modern and transitional designs with designer-selected cabinet finishes
- Designer-selected quartz (engineered) countertops
- Stainless steel single bowl undermount sink with single lever pull-out kitchen faucet
- Premium European size stainless-steel appliance package to include: refrigerator, cooktop with 24" built-in oven below, dishwasher and over the range hood fan/micro combo
- Ceramic tile backsplash

BATHROOMS

- Modern and transitional designs with designer-selected vanity cabinet
- Designer-selected quartz (engineered) countertops with undermount basin and single lever chrome faucet
- Vanity mirror with wall mounted vanity light above
- Contemporary accessories including towel bar and toilet paper holder, in chrome
- White plumbing fixtures throughout
- Waterproof light in shower enclosures, if applicable
- Acrylic bathtub with porcelain (12 x 24) wall tile surround to ceiling height (as per plan)
- Shower enclosures with fixed glass partition and shower door, porcelain (12 x 24) wall tile surround to ceiling height (as per plan), with standard 2" x 2" mosaic tile on shower floor from Lormel's standard packages
- Porcelain (12 x 24) floor tiles in all bathrooms and powder room
- White quartz shower jambs, where applicable
- High efficiency water-saving toilets throughout
- Temperature controlled shower valves and water-saving showerheads

ELECTRICAL AND HEATING

- White Decora style wall switches throughout
- Interior ceiling mounted light fixtures foyer, kitchen area, living/dining rooms, dens, bedrooms and walk-in closets (where applicable)
- Year round individually controlled heating and cooling systems with Energy Recovery Ventilation
- Submetering of heating, cooling, electricity and water consumption
- Weatherproof GFCI exterior electrical outlet at patio/balcony/terrace
- Electrical service panels with breakers
- Smoke detector and carbon monoxide detector

LAUNDRY

- In-suite stacked front loader washer and dryer with heat pump, in white

*Parking is not available for all suites, see sales representative for details. All specifications, dimensions and materials are subject to changes without notice. E. & O. E. May 2021



HOMEConnect

SMART HOME LIVING BY LORMEL

Powered by technology and driven by innovation, every suite at Kazmir Condos comes with Rogers Smart Community as standard. More than just high speed internet, Rogers Smart Community is an advanced platform that powers state-of-the-art applications such as Smart Door Lock, Smart Thermostat, Smart Building Entry, and more. All at the touch of a finger on a sophisticated app on your smartphone. How cool is that!

SMART SUITE CONTROL



Residents can remotely control their suite entry system, manage door locks and customize their temperature settings, all through their phone app.



SMART DOOR LOCK

State-of-the-art entry and exit technology provides safe, contactless entry for residents, while guest video calling lets them see who's at the door.



SMART PHONE APP

Convenience at your fingertips. Residents can use their mobile device to enter the building as well as their suites, control their thermostat and more.



SMART COMMUNICATION

Communicate smartly with the concierge and property management, book amenity spaces, receive building notices, all at the touch of a finger.



SMART INTERNET

Enjoy Canada's fastest speeds with 1GB Rogers Ignite Internet with unlimited usage. Stream movies, download videos, work faster and smarter.



SMART THERMOSTAT

Control the temperature in your suite from work, from the nearby park, or from halfway around the world. Enjoy the latest in climate control.



Rogers Smart Community is a new platform that consolidates building and management activities into one seamless experience with the goal to enrich the quality of life for residents and enhance efficiency for property management.

With innovative features such as keyless entry, smart thermostat, amenity booking, smart locker notification, integrated wall monitor and more, residents of Kazmir Condos will have access to a state-of-the-art, smartphone-centric living experience.

Experience complete peace of mind wherever you are, knowing that your suite security is monitored and protected 24/7 with the most advanced technologies.

Never ever come back to a cold home, adjust and control the temperature from anywhere, save on energy costs and always enjoy a warm welcome home.

PEACE OF MIND



A TOPNOTCH TEAM

At Lormel Homes, we are committed to building long-term value. Celebrating a glorious 25 years of building exceptional homes across the GTA, our dedication and craftsmanship ensure that you will enjoy a beautiful home that provides enduring value for generations. In addition to selling homes, we have developed and subdivided lots in many fine communities. Hundreds of satisfied homeowners are enjoying Lormel communities including Horizon in Bradford, Fletcher's Park, The Crossing in Brampton, Millwood in Burlington and Woodbridge Retreat in Woodbridge.

HIGHSTAR BUILDING MANAGEMENT INC.

For the past 10 years, Highstar Building has been constructing high rises with a team that has over 35 years of combined experience. Highstar's seasoned management team brings decades of knowledge, integrity and expertise in the construction of high rise and low rise condominiums, industrial, commercial and institutional properties. Having built and managed many large scale projects, we understand well the importance of timelines, budgets, contracts and – most importantly – maintaining a consistent high quality in everything we do.

RAW DESIGN

RAW is one of Toronto's most vibrant and respected architectural and design studios. Cited as the 2009 Ontario Best Emerging Practice, we possess an international design sensibility and wisdom combined with a wealth of recent local experience. We take an open-minded approach. This is not a hierarchical corporation. We are a medium-sized design studio delivering creative responses to design problems.

AAREAS INTERACTIVE INC.

Since 1991, Aareas has worked with builders, designers, sales and marketing agencies to build epic digital home buying experiences. We always understood the importance of delivering connected customer experiences in today's rapidly changing digital age. It is the foundation and an integral part of how we help our clients distinguish an experience that stands out against competitors, simplifies sales and maximizes ROI.

RYAN DESIGN INTERNATIONAL

Over the past three decades, Ryan Design International has emerged as a true leader and innovator in the field

of real estate marketing, advertising, graphic and environmental design as well as cutting-edge web marketing. Since its founding in 1977 the company has grown to be a full-service advertising agency, playing an instrumental role in the successful launching and on-going marketing of many international real estate projects.

TCS MARKETING SYSTEMS

TCS Marketing Systems is Canada's premier sales advisory group that works collaboratively with developers to build exceptional value for their pre-construction projects and the communities they are shaping. As a strategic partner with over 30 years of experience working with developers, our priority is to add value to a project, position it, market it and successfully sell it out beyond expectations.

HUDSON KRUSE

At Hudson Kruse + sons, we share the same goal as our clients: beautiful design solutions that respond to their needs and compliment their lifestyle. As a full service interior design firm, we believe that good design starts with good conversation. We get to know our clients personally in order to understand their unique needs, then formulate a design plan together to create a phenomenal outcome.

BOUSFIELDS PLANNING

Bousfields is one of the pre-eminent community planning firms in Ontario with special expertise in urban design, planning policy, community design, development approvals, community consultation and project management. Bousfields offers a full range of land use planning and urban design services to the development industry, municipalities and government agencies.



Kazmir

CONDOS

KazmirCondo.com

