

# AZURA

CONDOMINIUMS

AT FINCH STATION



Located at Yonge and Finch, Azura is nestled within North Yonge, one of Toronto's most flourishing neighbourhoods. Only steps to Finch Station, everything you need is close to home.

WALK SCORE - 95

TRANSIT SCORE - 100

TRANSIT

- 1 TTC Finch Station
- 2 Finch Bus Terminal
- 3 Pearson International Airport
- 4 TTC Bloor/Yonge Station
- 5 Yorkdale Bus Station

CULTURE

- 6 Ontario Science Centre
- 7 Royal Ontario Museum
- 8 Toronto Public Library
- 9 North York Civic Centre
- 10 Toronto Reference Library
- 11 University of Toronto

DINING

- 12 Auberge du Pommier
- 13 Project:Fish
- 14 Nomé Izakaya
- 15 Wildfire Steakhouse
- 16 Bobbette & Belle
- 17 Kinton Ramen

RETAIL

- 18 Bayview Village Shopping Centre
- 19 Cineplex Entertainment
- 20 Yorkdale Shopping Centre
- 21 Yorkville Village
- 22 Centrepoint Mall

TRANSIT WITHIN REACH





In the heart of it all is Azura. Boasting a highly connected address, it's conveniently situated steps from Finch Station, servicing VIVA, YRT, GO Transit, and TTC. Azura promises a life within reach.



BAYVIEW VILLAGE SHOPPING CENTRE – 20 MINUTES 🚆  
PROJECT:FISH – 7 MINUTES 🚆

NORDSTROM AT YORKDALE SHOPPING CENTRE – 15 MINUTES 🚆

Exceptional location.  
Exquisite design.  
Exclusive amenities.  
Azura builds on the  
best of North Yonge  
to create a residence  
of elevated luxury,  
steps from Finch  
Station. It's all clear  
skies from here.

LUXURY WITHIN REACH



RENDERING IS ARTIST'S CONCEPT ONLY. © 2016



AZURA

15 HIGH RISE



## 15 Holmes Avenue— an address of distinction.

INSPIRED BY ORGANIC FORMS OF CLOUDS, THE ARCHITECTURE BY THE ACCLAIMED IBI GROUP IS BOTH SCULPTURAL AND SERENE, WITH A STEPPED AND CURVED DESIGN TO MAXIMIZE SOUTHERN VIEWS. ENTERING THE LOBBY, THE WORLD OUTSIDE FALLS AWAY AND THE CALMING ATMOSPHERE OF TRANQUIL LIVING AT AZURA TAKES SHAPE.



Living at Azura means enjoying a world of wellness at home. With a yoga studio, gym, golf simulator, kids imagination space, party room, chef's kitchen, and outdoor lounge, you'll discover every day is full of life.



GROUND FLOOR

- | GROUND FLOOR                   | FOURTH FLOOR             |
|--------------------------------|--------------------------|
| 1 Lobby with 24-hour Concierge | 8 Outdoor Lounge         |
| 2 Yoga Studio                  | 9 Barbeque Stations      |
| 3 Golf Simulator               | 10 Outdoor Bar           |
| 4 Fitness Centre               | 11 Outdoor Fire Pit      |
| 5 Kids Imagination Space       | 12 Outdoor Dining Area   |
| 6 Party Room                   | 13 Indoor Chef's Kitchen |
| 7 Dog Wash Station             |                          |



FOURTH FLOOR

# A Party Room— made to entertain.

THE PARTY ROOM PROVIDES AN IDEAL  
SETTING FOR COCKTAILS, DINNER  
PARTIES, MILESTONE EVENTS, AND MORE,  
WITH LOUNGE SEATING, TABLES, AND AN  
ENTERTAINING BAR. GOOD FOOD AND GOOD  
COMPANY ARE GUARANTEED.







Whether working up a sweat in the gym, perfecting your swing in the golf simulator, or finding peace in the yoga studio, Azura provides residents with the space to find a life of balance.

WELLNESS WITHIN REACH



# Kids Imagination Space— a place for play.

EVEN THE YOUNGEST OF AZURA RESIDENTS AND THEIR FRIENDS HAVE A SPACE TO UNWIND IN STYLE WITH AN INDOOR PLAY AREA TO GET THE HEART RACING, AND A LITTLE LIBRARY FOR SOME QUIET TIME. FOR YOUR CONVENIENCE, WATCH YOUR LITTLE ONES PLAY AS YOU WORK OUT OR ENTERTAIN.





## The Landscape— your own personal park.

AZURA IS ALL ABOUT ENJOYING A CONNECTION WITH THE OUTDOORS. FROM THE FOCUS ON THE RESIDENCES' SWEEPING SOUTHERN VIEWS TO GENEROUS BALCONIES AND THE INCLUSION OF A NEW LANDSCAPED PUBLIC PARK, LIVING HERE OFFERS FRESH AIR, AND A PLACE TO GET BACK TO NATURE.

NATURE WITHIN REACH



AZURA  
15 HOLMES AVENUE



*Azura promises the best that life has to offer. Cook like a pro in the chef's kitchen, or simply enjoy time outdoors on the expansive terrace with a fireplace, lounge seating, tables, and an outdoor cooking area.*

ENTERTAINING WITHIN REACH





A New Horizon—  
every day.

WALK OUT FROM THE CHEF'S KITCHEN TO  
THE OUTDOOR LOUNGE AS THE SUN SETS. ENJOY  
THE AMBIANCE OF LIFE OUTSIDE WITH LOVED  
ONES AS ONE DAY ENDS, AND A NEW DAY BEGINS.





The Interiors—  
an air of refinement.

DESIGNED WITH THE FINEST MATERIALS AND FINISHES  
IN MIND, THE INTERIOR SUITES FEATURE CUSTOM DESIGNED  
CONTEMPORARY KITCHEN CABINETS BY IBI GROUP,  
PREMIUM COUNTERTOPS, INTEGRATED APPLIANCES, AND  
CONTEMPORARY HERRINGBONE TILE BACKSPLASH.



# Private Sanctuary— a space to yourself.

RELAX IN THE FINEST OF SETTINGS.  
WITH CUSTOM DESIGNED CONTEMPORARY  
VANITIES DESIGNED BY IBI GROUP,  
PORCELAIN TILING, INTEGRATED BACKLIT  
VANITY MIRRORS, AND GLASS SHOWERS,  
THE DESIGNER BATHROOMS OFFER  
A HAVEN OF ESCAPE WITHIN YOUR HOME.



# Capital Developments is an industry leading Canadian real estate company, with international roots.

WE BELIEVE IN FINDING PARTNERS THAT GET IT. WORKING WITH THOSE THAT TAKE CARE AS MUCH AS WE DO, AND DEVELOPING AMAZING PROJECTS WITH MEANINGFUL CONNECTIONS. WITH YEARS OF EXPERIENCE, WE'VE LEARNED THAT ARCHITECTURE, LOCATION, INTERIOR DESIGN, GLASS, METAL, AND CONCRETE ALL MATTER. BUT WE'VE ALSO LEARNED THAT PERSONAL CONNECTIONS, TRUST, AND RELATIONSHIPS ARE THE THINGS WE REALLY BUILD.

PROJECT PORTFOLIO: E2 CONDOS, CRU-11 YORKVILLE CONDOS, BLOOR & DUFFERIN, 150 & 155 REDPATH, MA CONDOS, ART SHOPPE LOFTS & CONDOS.

RELATIONSHIPS MATTER



ARCHITECTURE & INTERIOR DESIGN

FROM HIGH-RISE TO INDUSTRIAL BUILDINGS, SCHOOLS TO STATE-OF-THE-ART HOSPITALS, TRANSIT STATIONS TO HIGHWAYS, AIRPORTS TO TOLL SYSTEMS, BIKE LANES TO PARKS, WE DESIGN EVERY ASPECT OF TRULY INTEGRATED CITIES.



SALES & MARKETING

BAKER REAL ESTATE IS ONE OF CANADA'S MOST SUCCESSFUL REAL ESTATE COMPANIES. FOR OVER TWO DECADES BAKER HAS SPECIALIZED IN THE PROJECT MARKETING AND SALES OF NEW HOME MASTER PLANNED COMMUNITIES, INCLUDING CONDOMINIUMS, TOWNHOMES, AND SINGLE-FAMILY HOMES, AS WELL AS HOTEL CONDOMINIUMS, AND RESORT PROPERTIES. BAKER HAS OFFICES IN TORONTO, MONTREAL, SINGAPORE, HONG KONG, AND SHANGHAI.

# The Cyan

## ONE BEDROOM SUITE

Floors 5-7, 22-30, 31

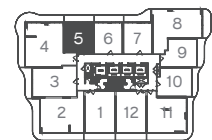
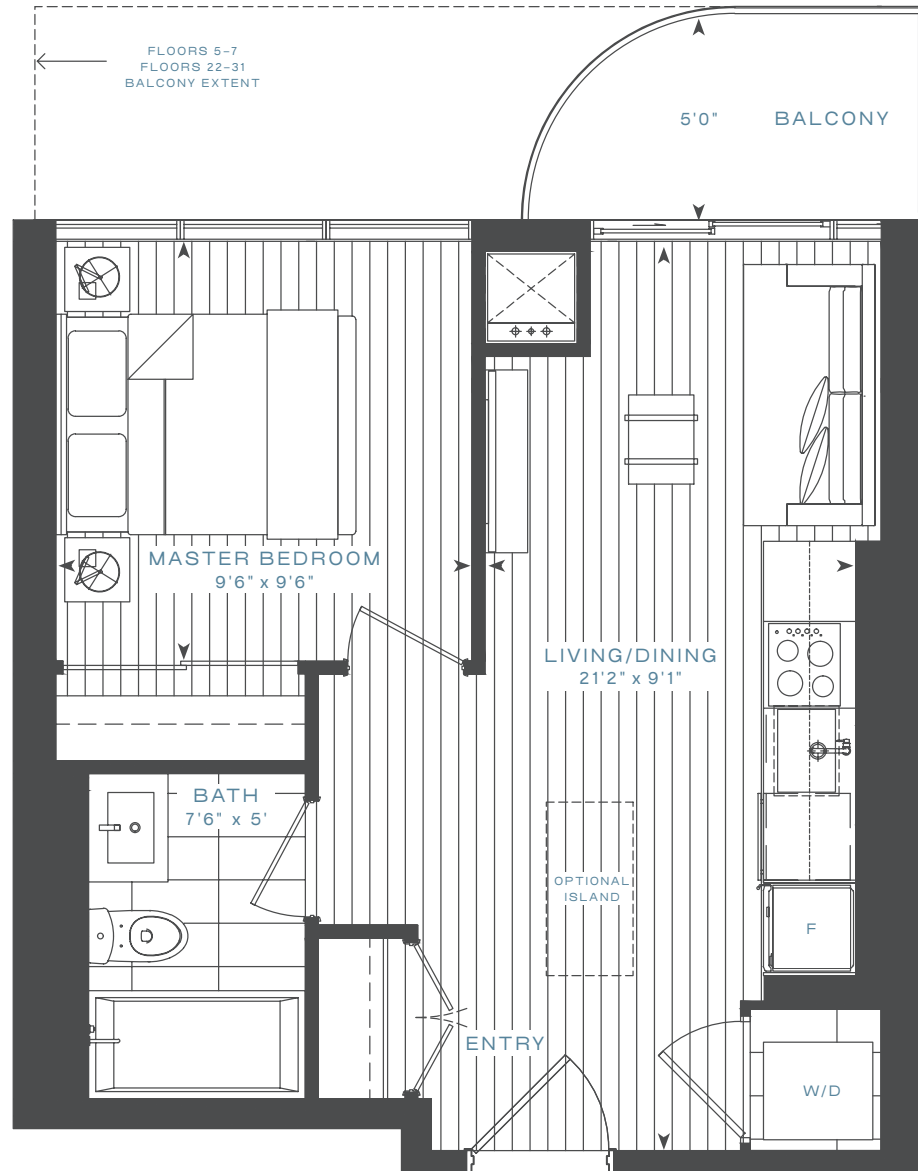
Living 430 SF  
Balcony 101 SF  
Total 531 SF

Floors 8-21

Living 430 SF  
Balcony 41 SF  
Total 471 SF

### FEATURES

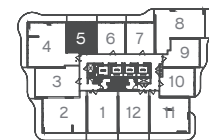
North View  
Unobstructed Views  
Balcony (Full Length:  
5-7, 22-31)



Floors 5-7, 29-30



Floors 8-21



Floors 22-28



Floor 31



# The Iris

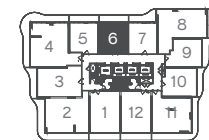
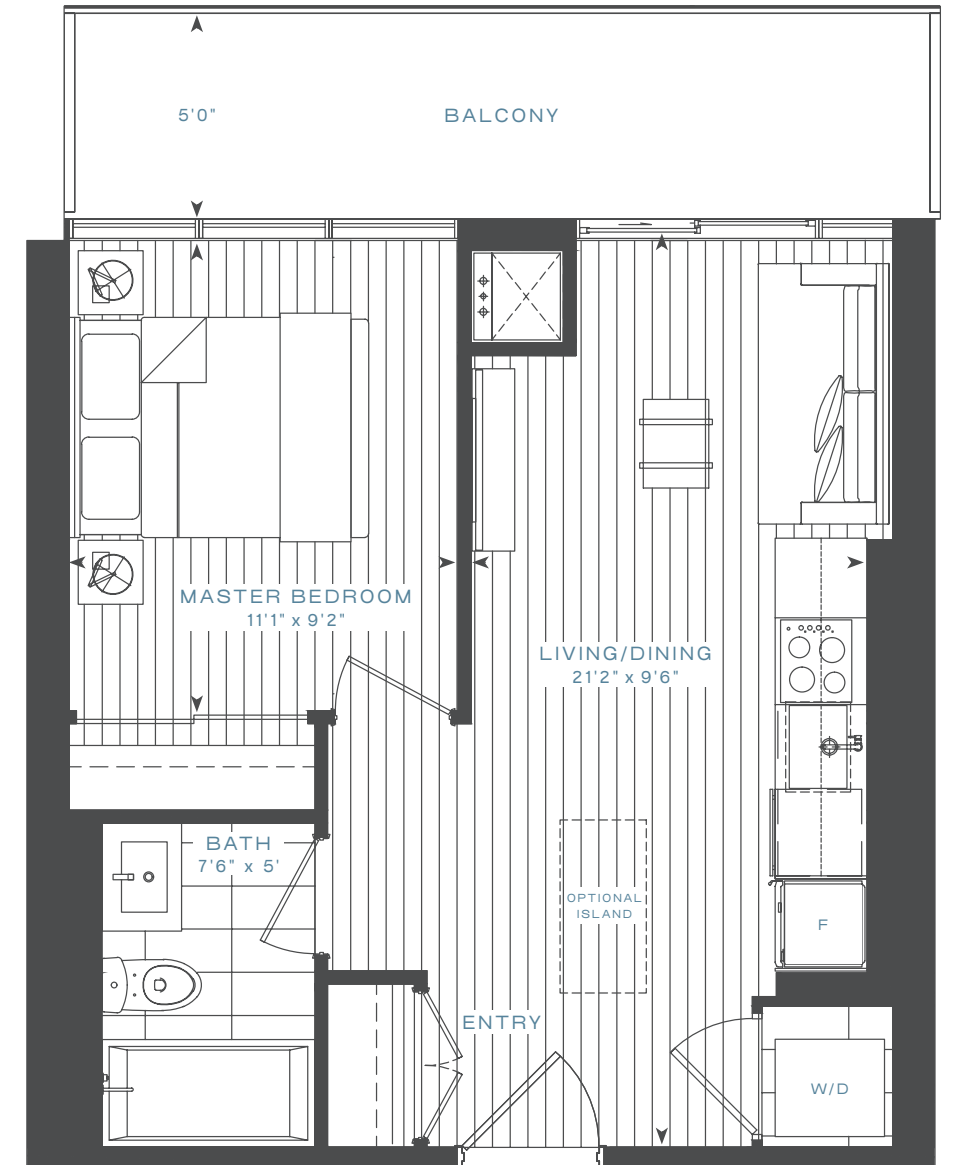
## ONE BEDROOM SUITE

Floors 5-31

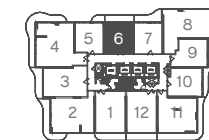
Living 441 SF  
Balcony 99 SF  
Total 540 SF

### FEATURES

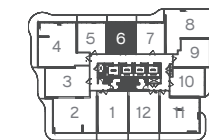
North View  
Unobstructed Views  
Full Length Balcony



Floors 5-7, 29-30



Floors 8-21



Floors 22-28



Floor 31





# The Sea

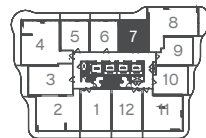
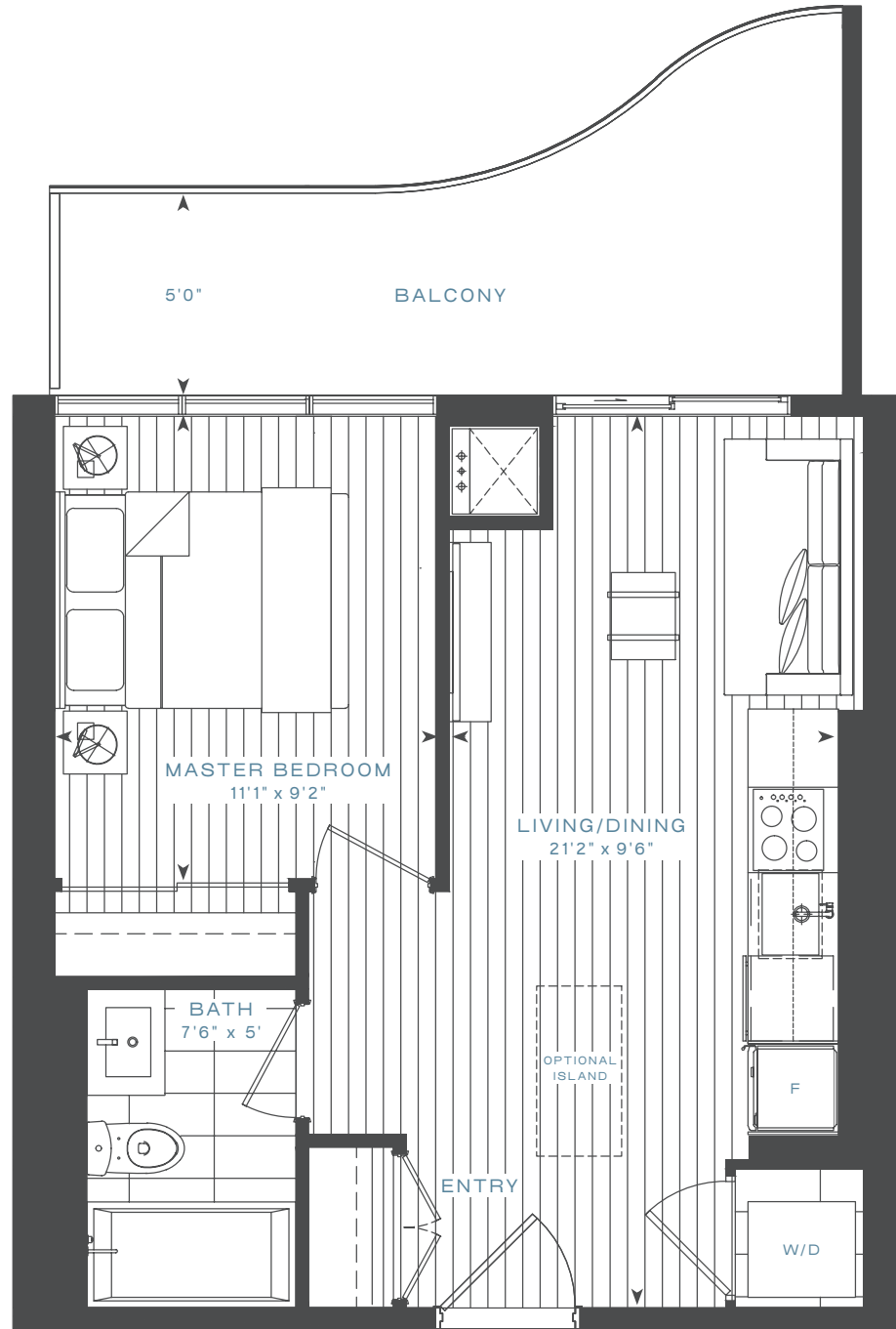
## ONE BEDROOM SUITE

Floors 5-31

Living 446 SF  
 Balcony 113 SF  
 Total 559 SF

### FEATURES

- North View
- Unobstructed Views
- Full Length Balcony
- Oversized Balcony



Floors 5-7, 29-30



Floors 8-21



Floors 22-28



Floor 31



# The Cobalt

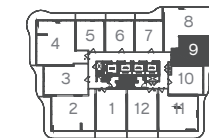
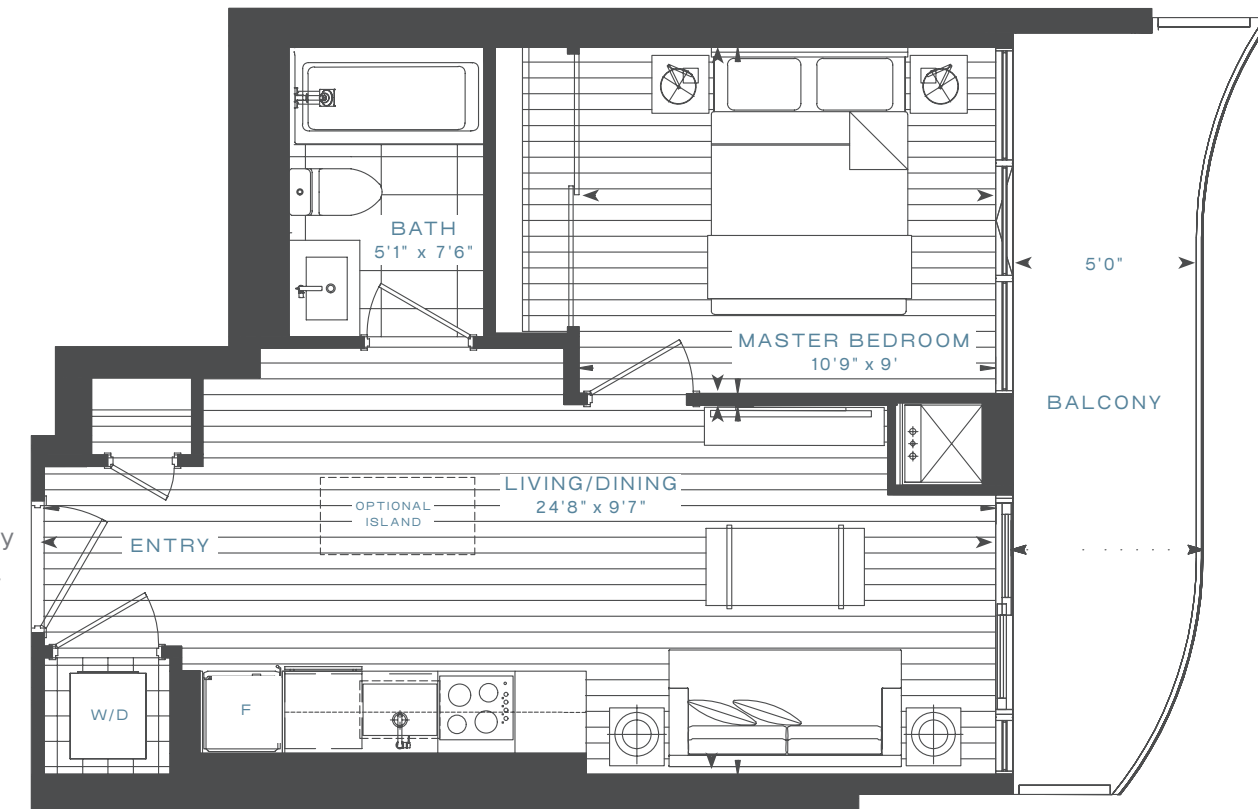
## ONE BEDROOM SUITE

Floors 5-30

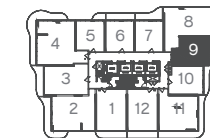
Living 455 SF  
 Balcony 97 SF  
 Total 552 SF

### FEATURES

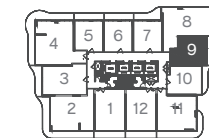
- East View
- South View from Balcony
- Full Length Balcony
- Oversized Balcony



Floors 5-7, 29-30



Floors 8-21



Floors 22-28



# The Bondi

## ONE BEDROOM SUITE

Floors 5-21, 29-30

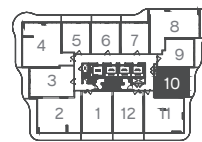
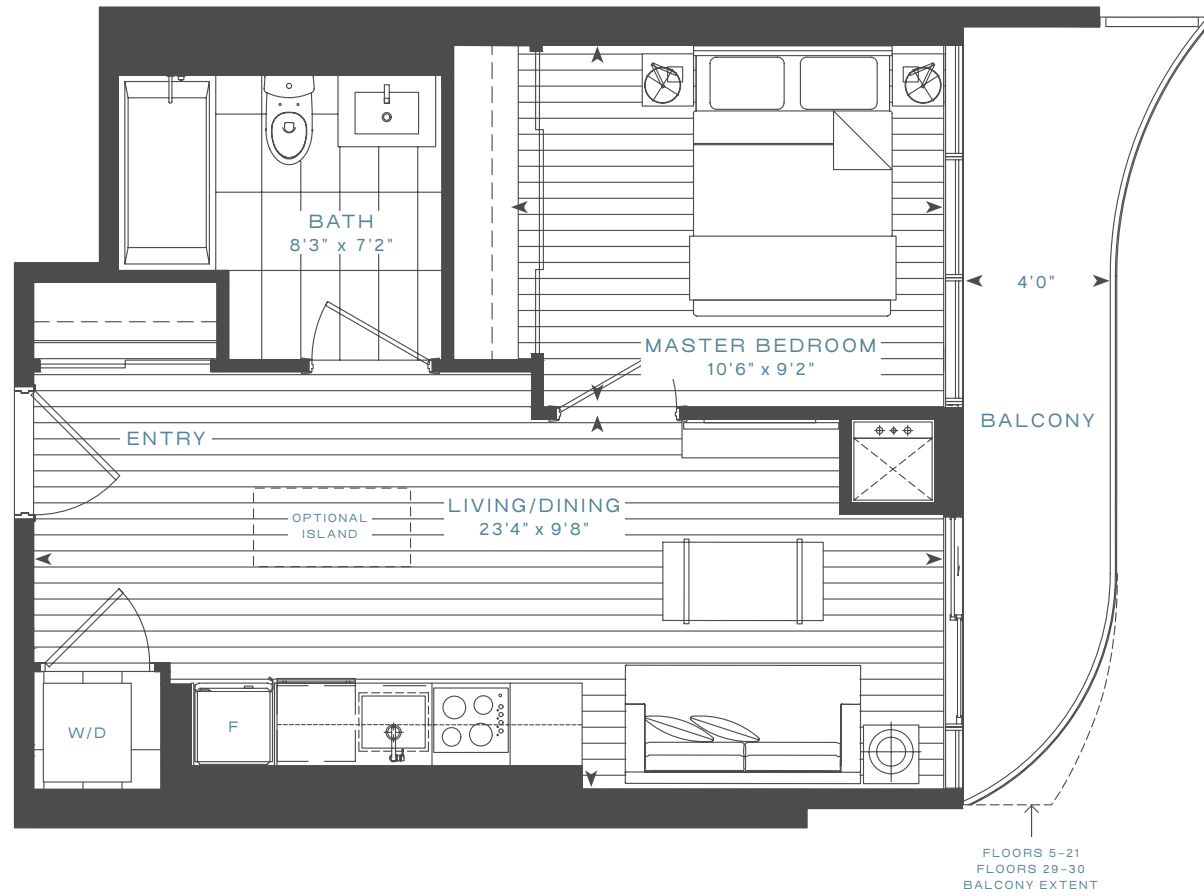
Living	475 SF
Balcony	81 SF
Total	556 SF

Floors 22-28

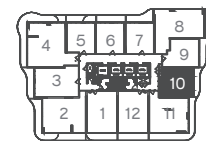
Living	475 SF
Balcony	78 SF
Total	553 SF

### FEATURES

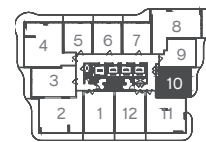
- East View
- South View from Balcony
- Full Length Balcony
- Oversized Bathroom



Floors 5-7, 29-30



Floors 8-21



Floors 22-28



# The Capri

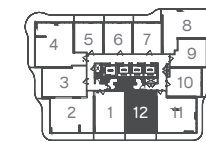
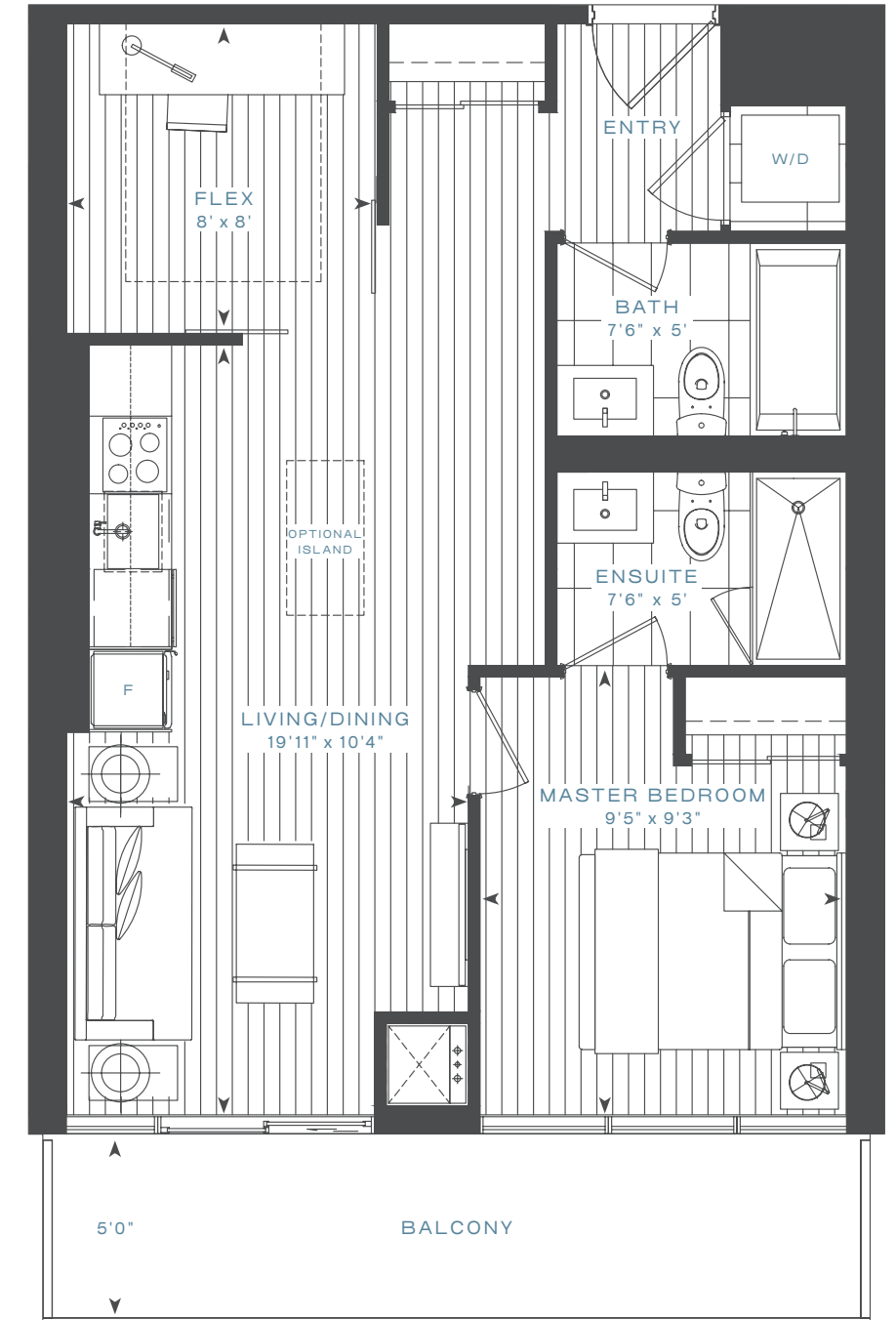
## ONE BEDROOM + FLEX SUITE

Floors 5-30

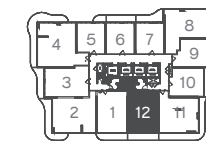
Living	625 SF
Balcony	106 SF
Total	731 SF

### FEATURES

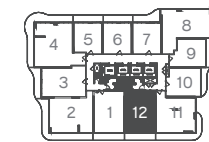
- South View
- Full Length Balcony
- Two Bathrooms
- Flex Space
- Ensuite



Floors 5-7, 29-30



Floors 8-21



Floors 22-28



# The Breeze

## ONE BEDROOM + FLEX SUITE

Floors 5-7, 22-30

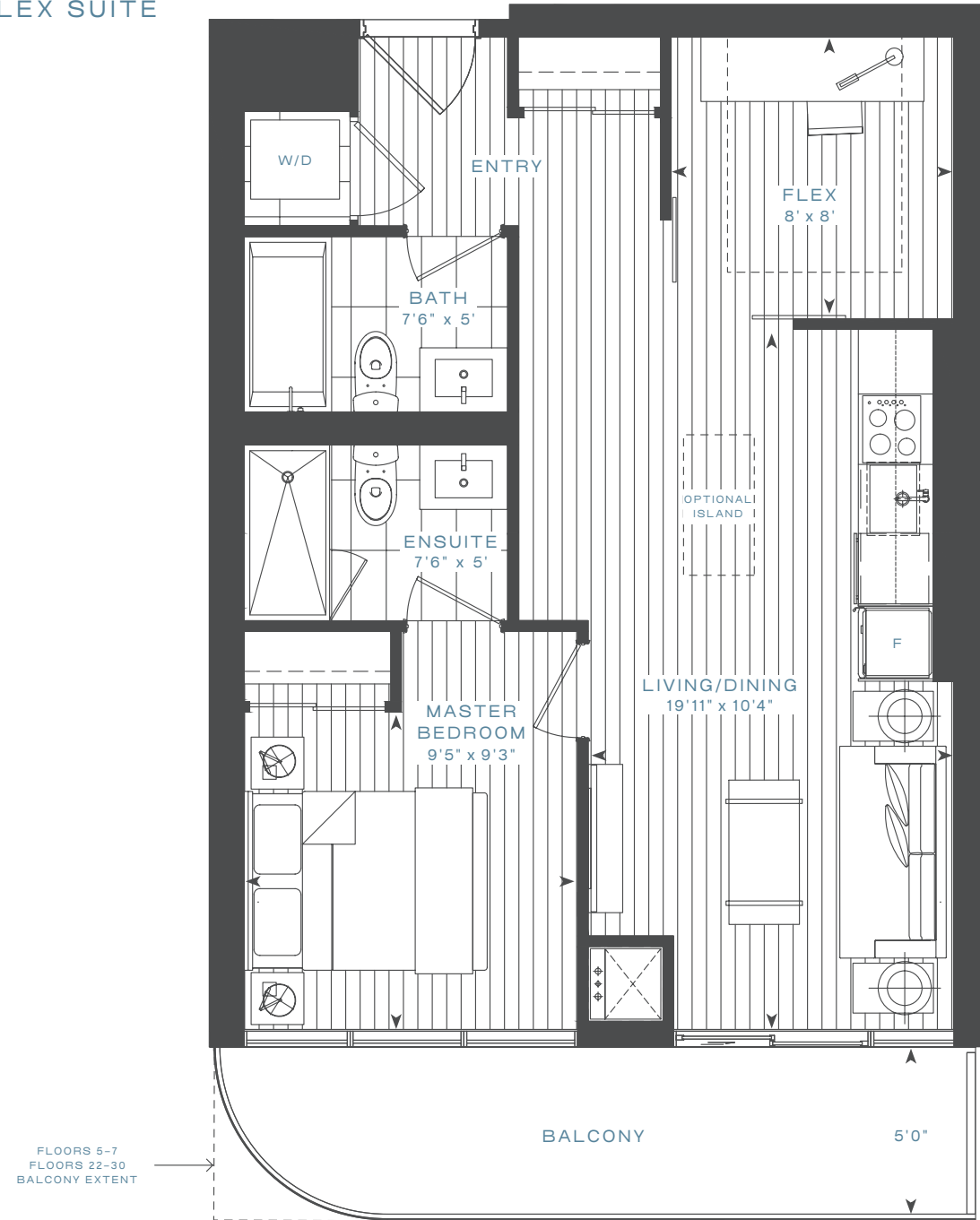
Living 625 SF  
Balcony 106 SF  
Total 731 SF

Floors 8-21

Living 625 SF  
Balcony 101 SF  
Total 726 SF

### FEATURES

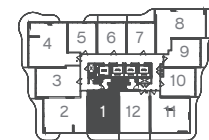
- South View
- Full Length Balcony
- Two Bathrooms
- Flex Space
- Ensuite



FLOORS 5-7  
FLOORS 22-30  
BALCONY EXTENT



Floors 5-7, 29-30



Floors 8-21



Floors 22-28



# The Sky

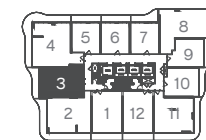
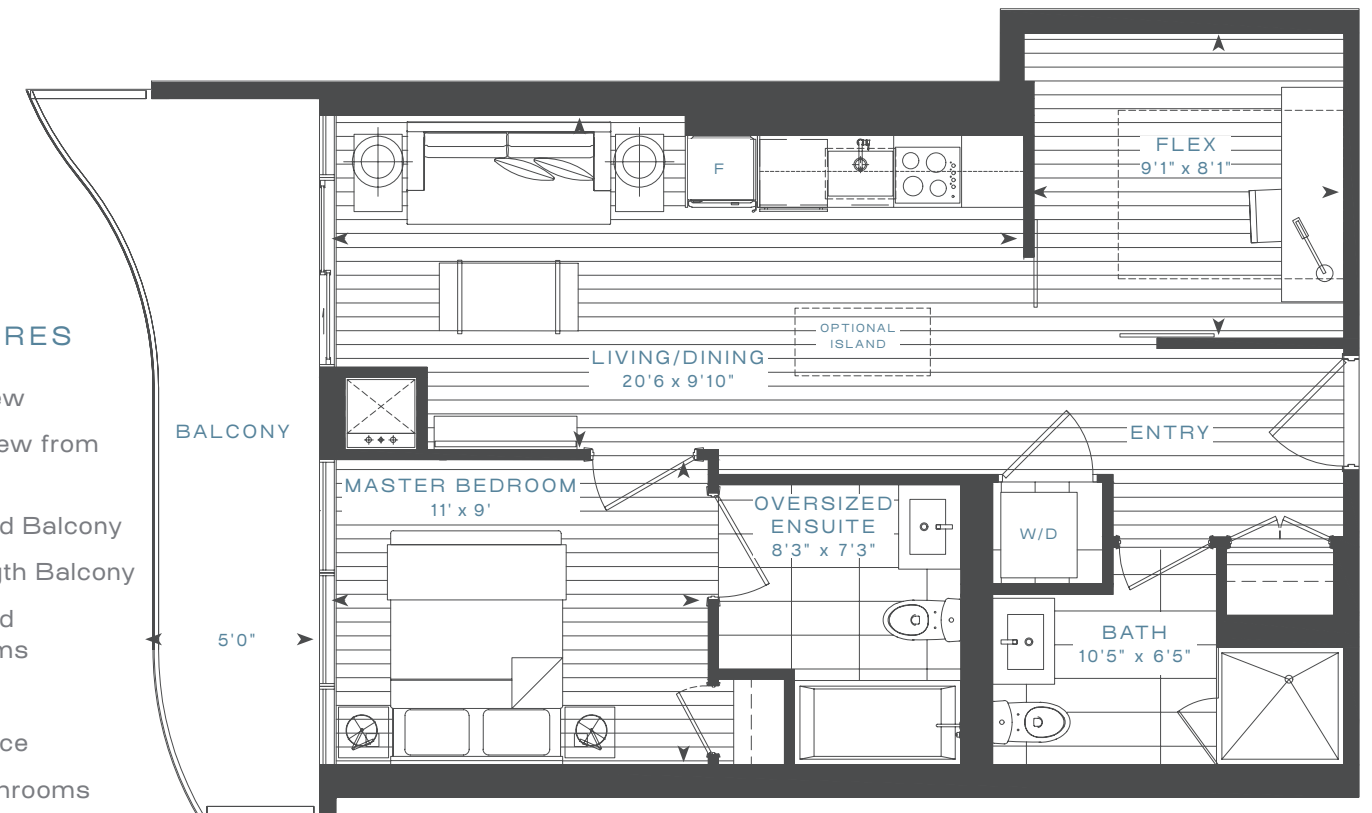
## ONE BEDROOM + FLEX SUITE

Floors 5-31

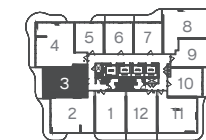
Living 638 SF  
Balcony 114 SF  
Total 752 SF

### FEATURES

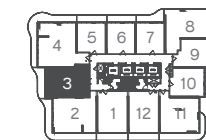
- West View
- South View from Balcony
- Oversized Balcony
- Full Length Balcony
- Oversized Bathrooms
- Ensuite
- Flex Space
- Two Bathrooms



Floors 5-7, 29-30



Floors 8-21



Floors 22-28



Floor 31



# The Tiffany

## TWO BEDROOM SUITE

Floors 5-21, 29-30

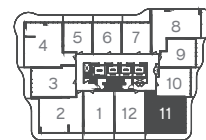
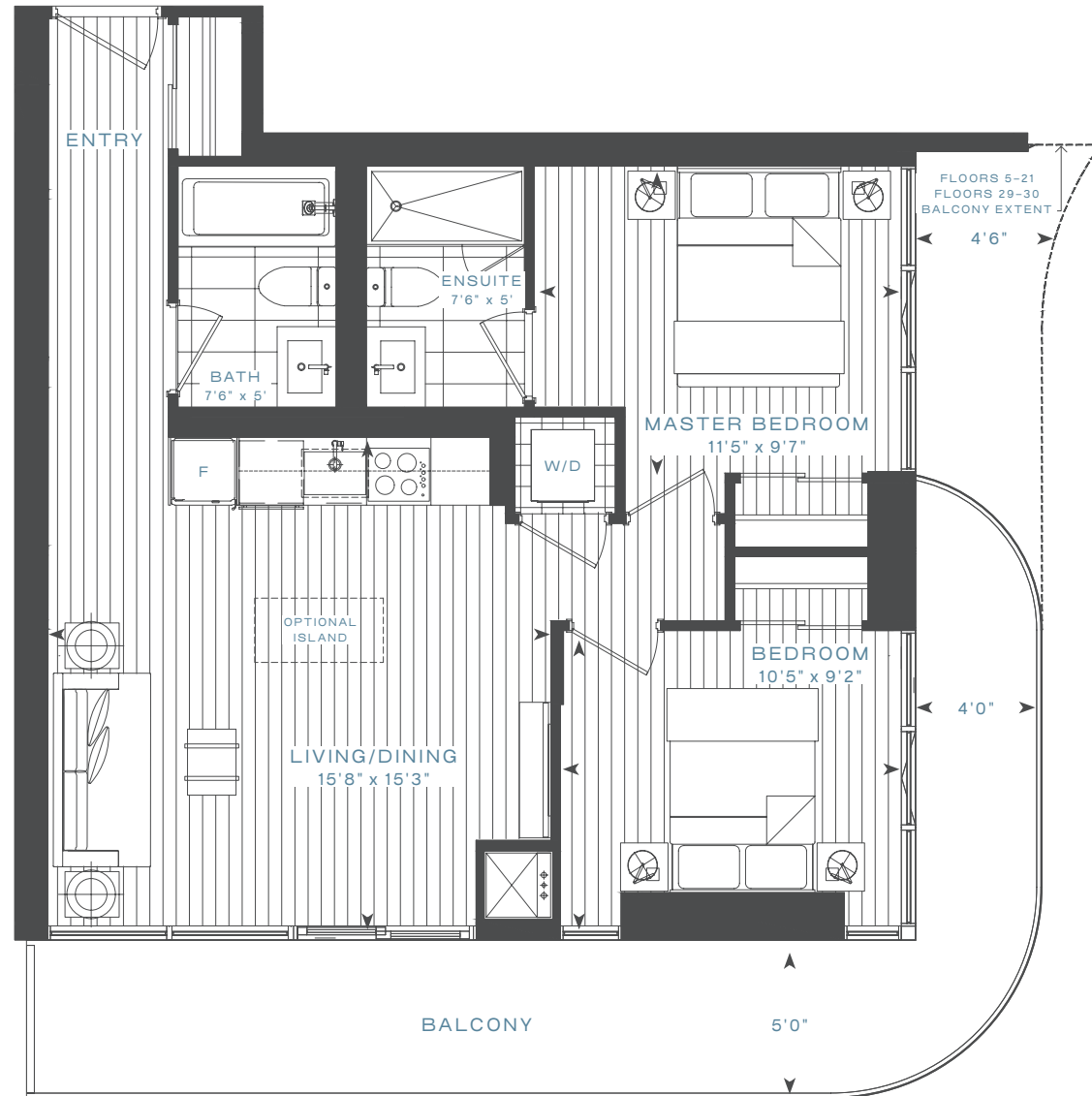
Living 710 SF  
Balcony 246 SF  
Total 956 SF

Floors 22-28

Living 710 SF  
Balcony 198 SF  
Total 908 SF

### FEATURES

- South-East View
- Oversized Wraparound Balcony
- Ensuite
- Corner Suite
- Two Bathrooms



Floors 5-7, 29-30



Floors 8-21



Floors 22-28



# The Cloud

## TWO BEDROOM SUITE

Floors 5-7, 22-30, 31

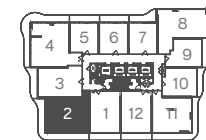
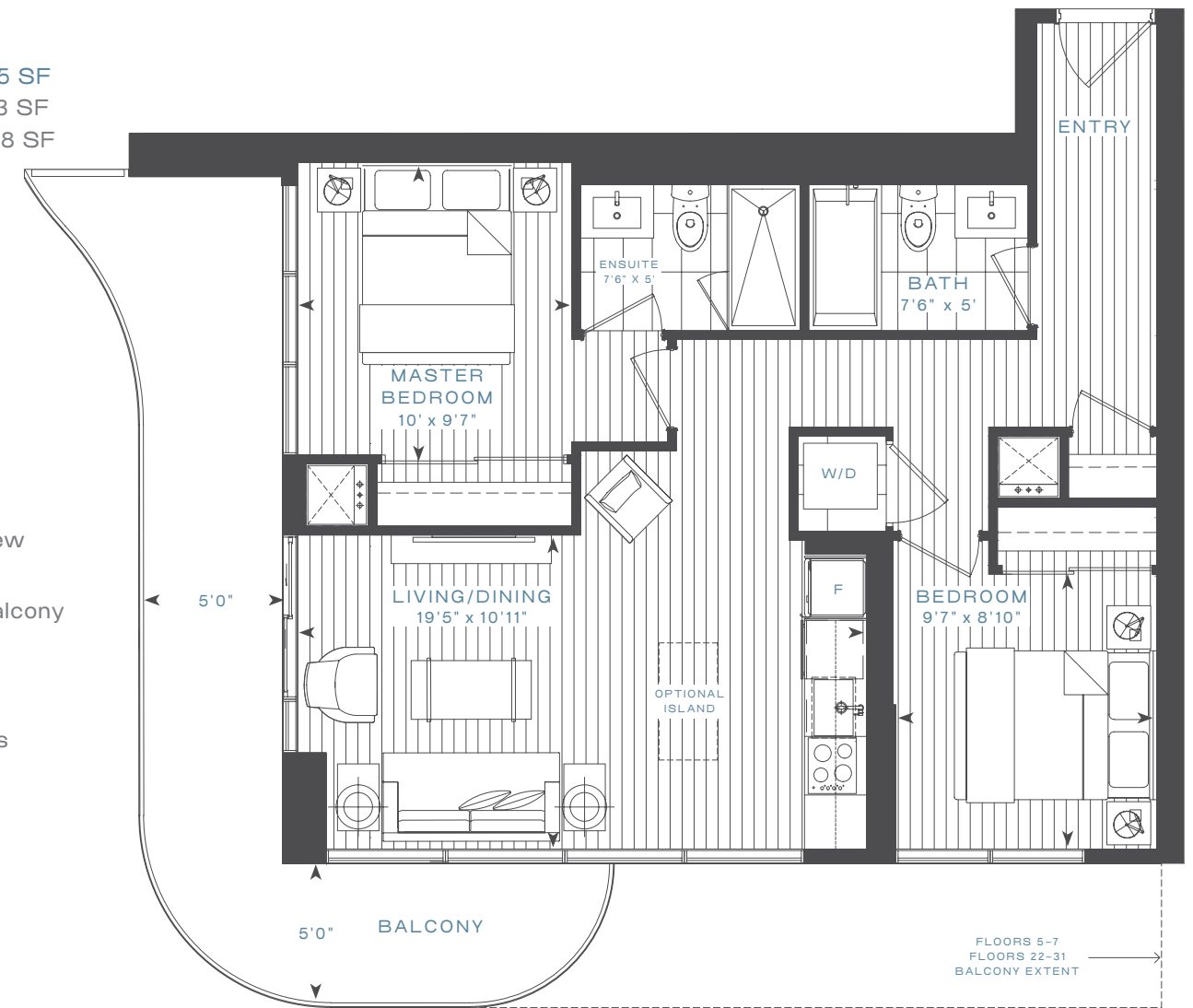
Living 775 SF  
Balcony 290 SF  
Total 1,065 SF

Floors 8-21

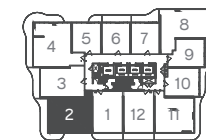
Living 775 SF  
Balcony 193 SF  
Total 968 SF

### FEATURES

- South-West View
- Oversized Wraparound Balcony
- Ensuite
- Corner Suite
- Two Bathrooms



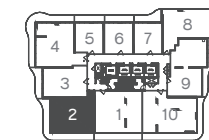
Floors 5-7, 29-30



Floors 8-21



Floors 22-28



Floor 31



# The Cirrus

## TWO BEDROOM SUITE

Floors 5-30

Living	805 SF
Balcony	108 SF
Total	913 SF

### FEATURES

- North-East View
- South View from Balcony
- Oversized Balcony
- Two Bathrooms
- Corner Suite
- Ensuite



Floors 5-7, 29-30



Floors 8-21



Floors 22-28



# The Indigo

## THREE BEDROOM SUITE

Floors 5-7, 22-30

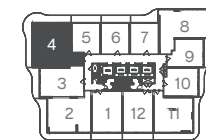
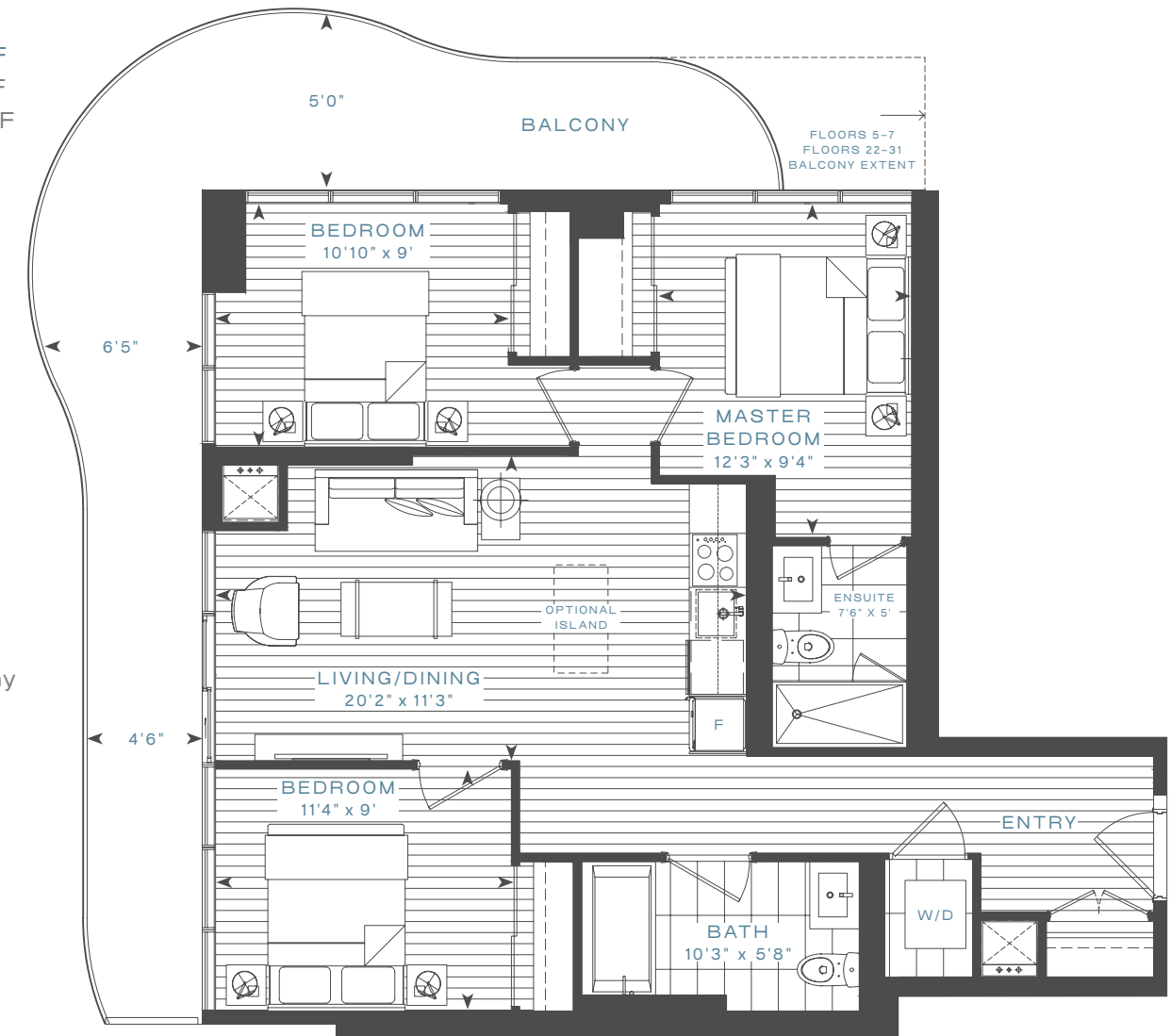
Living	908 SF
Balcony	319 SF
Total	1,227 SF

Floors 8-21

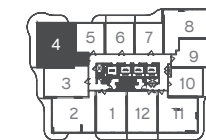
Living	908 SF
Balcony	288 SF
Total	1,196 SF

### FEATURES

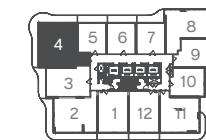
- North-West View
- South View from Balcony
- Oversized Wraparound Balcony
- Two Bathrooms
- Corner Suite
- Ensuite



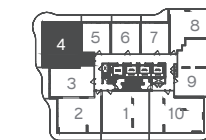
Floors 5-7, 29-30



Floors 8-21



Floors 22-28



Floor 31



# Features and Finishes

## BUILDING FEATURES

- Architectural and interior design by award-winning architect and designers IBI Group
- 24-hour Concierge
- Soaring two-storey lobby and ground floor amenity spaces
- Security access fob for all residents
- Underground parking with security monitoring from concierge desk
- Sustainable rainwater harvesting system used for irrigation

## AMENITIES

- Soaring two-storey ground floor amenity spaces
- Fitness Centre with cardio, free-weight, and TRX areas
- Yoga Studio
- Golf Simulator Room
- Kids Imagination Space with visibility through the Fitness Centre and Party Room
- Party Room equipped with bar, lounges, and patios
- 4th Floor Chef's Kitchen
- 4th Floor Outdoor Amenity Terrace with BBQ's, Dining Areas, Fire Pit and Lounge Spaces
- Public Wi-Fi in select common areas

## SUITES

- Approximately 9' smooth finish ceilings in principal rooms excluding bulkheads, unless otherwise noted, as per plan
- Approximately 10' smooth finish ceilings in principal rooms excluding bulkheads on level 4, 8, 16, and 24, as per plan
- Approximately 12' smooth finish ceilings in principal rooms excluding bulkheads on level 32, as per plan
- High-performance glazing/window system
- Choice of engineered laminate flooring with acoustic underlay throughout main living areas and bedrooms, as per plan, from builder's samples
- Custom designed solid core entry door with security view-hole
- Lever door hardware for interior doors in stainless steel finish
- TV/telephone outlets in principal rooms
- Front loading stacked washer/dryer with exterior venting, as per plan
- Choice of porcelain floor tiles in laundry, as per plan, from builder's samples
- Built-in smoke detectors and in-suite water sprinkler system

- Year-round in-suite heating/cooling, and energy recovery ventilation system
- Outdoor electrical outlet on balcony
- Individual suite water and electricity metering

## KITCHENS

- Custom designed contemporary kitchen cabinetry by IBI Group, in a variety of colors and finishes, from builder's samples
- Panel ready, 24" integrated refrigerator, electric cook top and wall oven, 24" integrated panel ready dishwasher, concealed microwave, and built-in stainless steel insert exhaust fan
- Quartz countertops, as per builder's samples
- Contemporary herringbone tile backsplash, as per builder's samples
- Stainless steel under-mount single bowl sink with polished chrome single lever faucet
- Ceiling-mounted light fixture

## BATHROOMS

- Custom designed contemporary bathroom vanity designed by IBI Group, in a variety of colours and materials, from builder's samples
- Glass shower stall with chrome fixtures, as per plan
- Integrated sink and backlit vanity mirror with built in shelf
- Polished chrome single lever bathroom faucet
- Choice of full height porcelain wall tiles in tub and shower enclosures, from builder's samples
- Choice of porcelain tile flooring from builder's samples
- Pressure-balanced mixing valve for tub and shower
- Ceiling light above bathtub or shower

## TECHNOLOGY AND SECURITY

- Enterphone and security monitoring system at the lobby
- Underground parking equipped with security monitoring system
- Personal remote transmitter for parking garage door access provided with each parking space
- Controlled door access throughout public/common areas
- Long-life service panel with circuit breakers in each suite
- Pre-wired multi-media technology with RG6 for cable and television
- Pre-wired telephone and high speed communication category 5 wiring in every suite



## NOTES

All suites protected under TARION Warranty Corporation. All interior floors, wall finishes and materials for which the Purchaser is entitled to make a selection are to be chosen from Builder's standard samples, and as per Builder's specifications.

1. Natural products (i.e. granite, wood and marble) are subject to natural variations in colour and grain. Tile is subject to pattern, shade and colour variations.

2. Drop ceilings and bulkheads may occur to accommodate HVAC, electrical and mechanical requirements which will reduce ceiling height.

3. Purchasers must make all finishing selections from the Vendor's available selections. If the Unit is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and material choices from the Vendor's standard selections, then the Purchaser shall have until the date designated by the Vendor (of which the Purchaser shall be given fourteen (14) days prior notice) to properly complete the Vendor's colour and material selection form. If the Purchaser fails to do so within such time period, the Vendor may irrevocably exercise all of the Purchaser's rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colours or materials so selected by the Vendor, except that the Vendor shall have the right to substitute other materials and items for those provided in this Schedule provided that such materials and items are of quality equal to or better than the materials and items set out herein.

4. The Purchaser acknowledges that there shall be no reduction in the price or credit given for any standard feature listed herein which is omitted at the Purchaser's request.

5. References to model types or model numbers refer to current manufacturer's models. If these types or models change, the Vendor shall provide an equivalent model.

6. All dimensions, if any, are approximate. Actual useable floor space may vary from the stated floor area, if so stated.

7. All specifications and materials are subject to change without notice.

8. Pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchase order, the Purchaser may have requested the Vendor to construct an additional feature within the Unit which is in the nature of an optional extra (such as, by way of example only, a kitchen island). If, as a result of building, construction or site conditions within the Unit or building, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the vendor in respect of such extra, without interest and in all other respects this Agreement shall continue in full force and effect.

9. Floor and specific features will depend on the Vendor's package as selected.

10. The Vendor shall have the right to substitute other products and materials for those listed in this Schedule, represented to the Purchaser or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to or better than the products and materials so listed or so provided. The determination of whether or not substituted materials and products are of equal or better quality shall be made by the Vendor's architect or designer, whose determination shall be final and binding.

11. Colour, grain, texture and appearance, etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes. Sizes and specifications subject to change without notice.

E. & O.E

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