



Giraffe will soon show its spots in trendy Bloor West-Dundas neighbourhood

Giraffe



Build it and they will come could be the mantra for TAS DesignBuild. The company has an eye for placing just the right condominium in just the right spot in Toronto. This fall, the company's newest condominium development, "Giraffe," will make its appearance at Bloor West and Dundas Street West, near High Park and Roncesvalles. This contemporary residence will overlook this eclectic neighbourhood, as recognizable on the city scene as the giraffe is on the savannah.

Giraffe will sit just one block from Bloor GO Transit, next door to the Dundas West subway station. "This neighbourhood has community centres, shopping malls, grocery stores, parks, schools — everything homeowners need to make their everyday lives complete," says TAS DesignBuild principal Mazyar Mortazavi. "We expect a range of purchasers, from urban professionals who appreciate living just 10 minutes from downtown via existing public transportation, to young families with children. It's a place for people who need people, who want surroundings that celebrate diversity and nature in the midst of the excitement of the city."

Designed by multi-award-winning Teeple Architects, with interior design created in house by TAS Design Inc., Giraffe's exterior will frame LEED® Canada Silver certification features. Among these will be a Car Share program. Each suite will feature an Energy Recovery Ventilator (ERV) to reduce energy demands; low-VOC paints, flooring, sealants and adhesives; water-conserving faucets; brand name energy-rated appliances; and individually controlled heating and air conditioning. The building will have a rooftop rainwater retrieval system, water-efficient landscaping, and waste recycling sorter. TAS DesignBuild is also diverting most construction waste from landfill.

TAS DesignBuild is partnering with Bullfrog Power to provide 100 per cent green electricity for all residents in Giraffe and the company's MSV Condominiums at King and Spadina. Acting on behalf of purchasers in this way is a first in Canada. It fits with TAS DesignBuild's Four Pillars of Sustainability™ — a holistic philosophy that works to enhance social, cultural and economic activities in the greater community, and will reduce Giraffe's environmental footprint.

In Giraffe's approximately 200+ sleek, modern suites, 9-foot ceilings, Italian-designed cabinetry, stone countertops and laminate flooring are among the appointments that will make these living areas special. Suite owners will also enjoy 24-hour

Concierge service, a party room with a warming kitchen, lounge, fitness room, and outdoor barbecue area and sun deck — all awaiting final design specs while TAS DesignBuild elicits feedback from purchasers on what they want in amenities.

Choices at Giraffe will include a wide variety of layouts encompassing studios, one-bedroom, one-bedroom plus den, two-bedroom and two-bedroom plus den designs. Sizes will range from 482 to 1,149 square feet and prices will start from \$209,000.

With 25 years of experience in providing visionary design and uncompromising quality, TAS DesignBuild is recognized as an industry leader and a true innovator in today's condominium market. *CL*

FOR MORE INFORMATION

Watch for the Giraffe Presentation Centre to open with a fabulous model suite and unique touch-screen technology to view 3D floor plan renderings and suite walkthroughs. Visit the website for more information or to register.
giraffeliving.com