



The Daniels Corporation offers condominium and townhome residences on the historic property of Joseph Kilgour

**I**t was once one of the most distinguished addresses in the city. Now, it will be again. The Daniels Corporation's newest community, Kilgour Estate, takes its cue from the property's original owner, Joseph Kilgour, president of the Canada Paper Company. Kilgour's country estate, at Bayview and Lawrence Avenue, was a one-of-a-kind residence with a property to match. Kilgour Estate, which will take up 12 acres of the original land, will be no different.

"This is a master planned community like no other," says Niall Haggart, vice president of Daniels. "At Daniels, we work to make every community unique, so that it both complements its surroundings and stands out as well. Here, we knew we had to do something that would do this property justice. After all, it represents an important part of Toronto's past. We wanted it to represent the same for Toronto's future."

Launched to great acclaim, the initial phase of Kilgour Estate includes an upscale mid-rise condominium – eight storeys high with 180 suites – along with 22 Georgian-style townhomes ranging in size from 2,167 to 3,211 square feet. All are lavishly appointed and appropriately priced from the \$300,000s to more than \$1.5 million.

Kilgour Estate is a pedestrian-oriented enclave located next to the neighbourhoods of Lawrence Park, the subway/TTC, and the great shops along Bayview Avenue. It also borders the spectacular Burke Brook ravine, a tributary that winds to the Don Valley amidst beautiful century old Carolinian trees.

The neighbourhood will be lushly landscaped, with decorative stone pathways, park-like grounds, and decorative fencing woven between the buildings. A special belvedere lookout anchors the northernmost point of the community's entrance, providing residents with both a tranquil oasis and easy access to the trails of Sunnybrook Park.

And it is only now, nearly a century after Kilgour's land purchase, that the area's residential heritage has been revived and reborn, providing those who live in the area – who grew up here and/or have come to call it home – with an opportunity to remain here. It also appeals to those who prefer the greenspaces of the suburbs but enjoy the full amenities of urban living.

The neighbourhood's entrance off Kilgour Road will feature a stately stone entrance gate and a tree-lined boulevard that runs north to the ravine. Daniels is renewing the art of old-world craftsmanship in the design and construction of



Kilgour Estate. Exteriors feature smaller than typical bricks and precast elements that will form bands that line the edges of terraces, creating graceful arches over balconies and adorn corners with authentic quoining.

The first condominium building will incorporate a grand two-storey lobby with inlaid marble flooring, intricate wall detailing, and textured stone finishes – all capped with a soaring vaulted dome ceiling.

"This will be a one-of-a-kind residence, a place that purchasers will be proud to call their home," says Haggart. "To help us make it that, we teamed up with internationally acclaimed interior designer Brian Gluckstein, who has captured the sense of timelessness through a harmony of fine details in the lobby, common areas, and suite designs."

One-bedroom suites start from 671 square feet and range up to two-bedroom plus den models measuring a spacious 2,532 square feet.

Standard suite and townhome features include nine foot ceilings with ten foot high crown moulded coffered ceilings; luxury flooring with a choice of hardwood, marble, slate, and limestone; designer-selected bathroom vanities; and Gluckstein-appointed kitchens featuring premium stainless steel or furniture-finished appliances, extra high wall cabinets, solid granite countertops, and separate breakfast

areas. The elegant living area of each suite is extended outdoors with private balconies and oversized terraces overlooking the ravine and surrounding area.

Townhomes also offer two-car garages, French door front entries, Juliet balconies, private rooftop terraces with fabulous views, and perennial gardens.

All residents will have exclusive access to the Kilgour Club, an outstanding fitness, social, and recreational centre with amenities that include an aquatic centre, a library with a barrel-vaulted ceiling picture window overlooking the gardens, a billiards room and media centre, and a formal club room for special celebrations.

One of the province's foremost residential developers for the past 20 years, The Daniels Corporation has been responsible for such landmark communities as NY Towers at Bayview and Sheppard Avenues and The Capital Condominiums at Mississauga's City Centre.

Go to the Kilgour Estate sales centre and Brian Gluckstein designed model home at 50 Kilgour Road, east of Bayview, south of Lawrence. The sales office is open Monday to Thursday, noon to 6 p.m.; weekends and holidays from noon to 5 p.m., closed Fridays. Visit [www.kilgourestate.com](http://www.kilgourestate.com) or call 416-489-7333 or for more information.