



LIVE IN PERFECT BALANCE | CONDOS ON AVENUE ROAD



Modern living on the Avenue.

A striking design in a desired location.

Long regarded as one of the City's most prestigious streets, Avenue Road will welcome the addition of **609 Avenue Road** and its modern architecture, with a look reflecting the fresh design thinking of its development team. The distinguished selection of suites have been thoughtfully designed for the most discerning of purchasers.

Developed by State Building Group and Madison Homes to exceed customer expectations, **609 Avenue Road** is an elegant collection of sophisticated condominium residences offering affordable luxury just steps from the stately mansions and tree-lined streetscapes of one of the City's most exclusive neighbourhoods – Forest Hill.



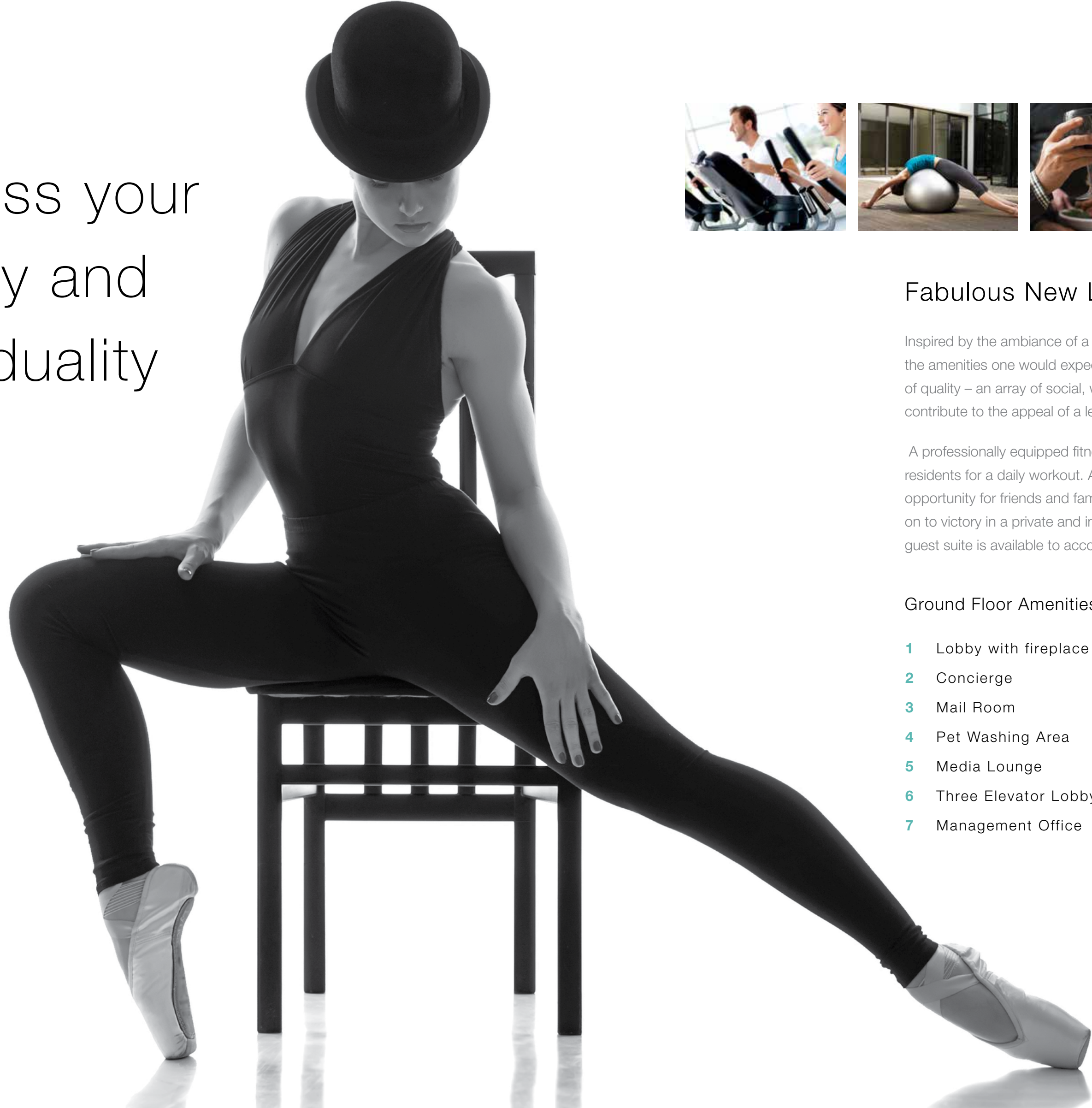


Just beyond the intricate pattern of the brick driveway and the lush landscaped entrance, residents and guests will enter **609 Avenue Road** under a gracious glass canopy. With classic granite walls flanking either side of the stately entry, a world of luxury and refinement awaits within.

Upon entering **609 Avenue Road**, you and your guests will be greeted by a 24/7 Concierge in a lobby that captures the exquisite design aesthetic of the residences. The focal point is the marble-clad fireplace and elegantly furnished seating area, offering a truly impressive sense of comfort and arrival.



Express your
artistry and
individuality



Fabulous New Lifestyle Amenities

Inspired by the ambiance of a grand hotel, **609 Avenue Road** provides all the amenities one would expect in a residence with this extraordinary level of quality – an array of social, wellness and recreational facilities which contribute to the appeal of a leisurely lifestyle.

A professionally equipped fitness centre with an aerobics area welcomes residents for a daily workout. A fully furnished media lounge offers an opportunity for friends and family to come together and cheer your team on to victory in a private and inviting place. As well, an elegantly furnished guest suite is available to accommodate overnight guests.

Ground Floor Amenities

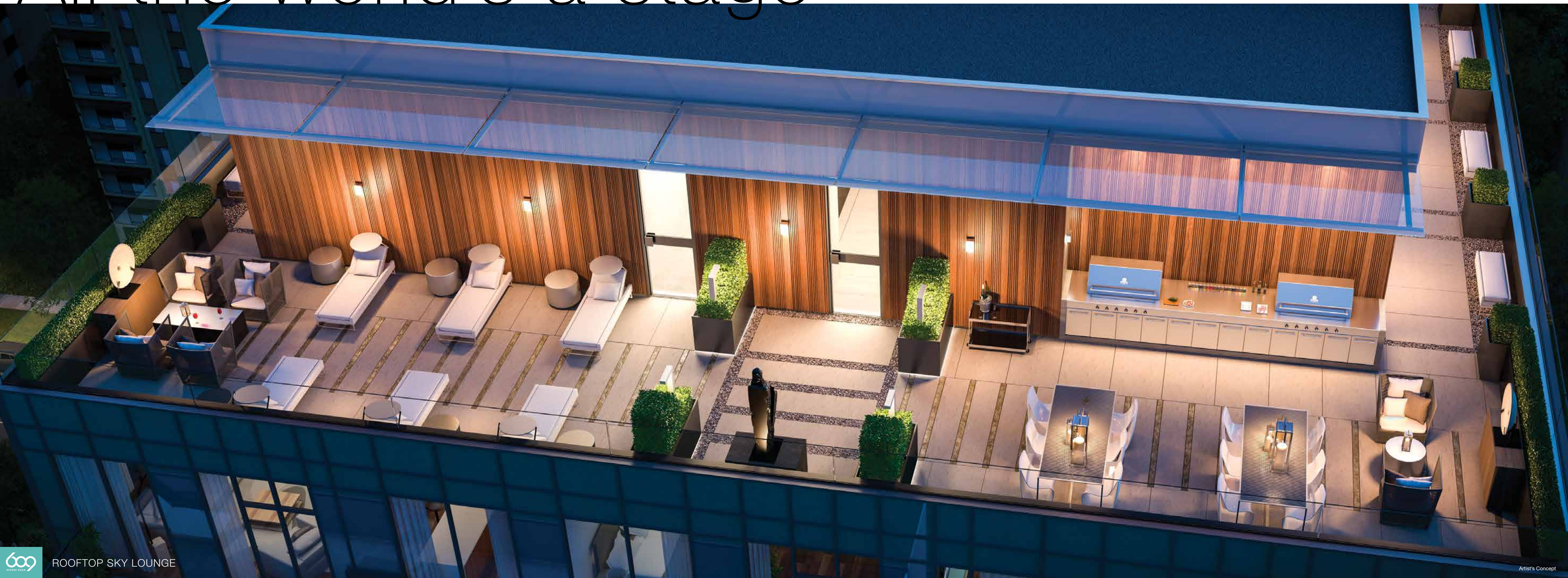
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|---|----------------------|----|-------------------|
| 1 | Lobby with fireplace | 8 | Fitness Centre |
| 2 | Concierge | 9 | Amenity Washrooms |
| 3 | Mail Room | 10 | Guest Suite |
| 4 | Pet Washing Area | 11 | Dining Room |
| 5 | Media Lounge | 12 | Caterer's Kitchen |
| 6 | Three Elevator Lobby | 13 | Party Room/Lounge |
| 7 | Management Office | 14 | Outdoor Terrace |



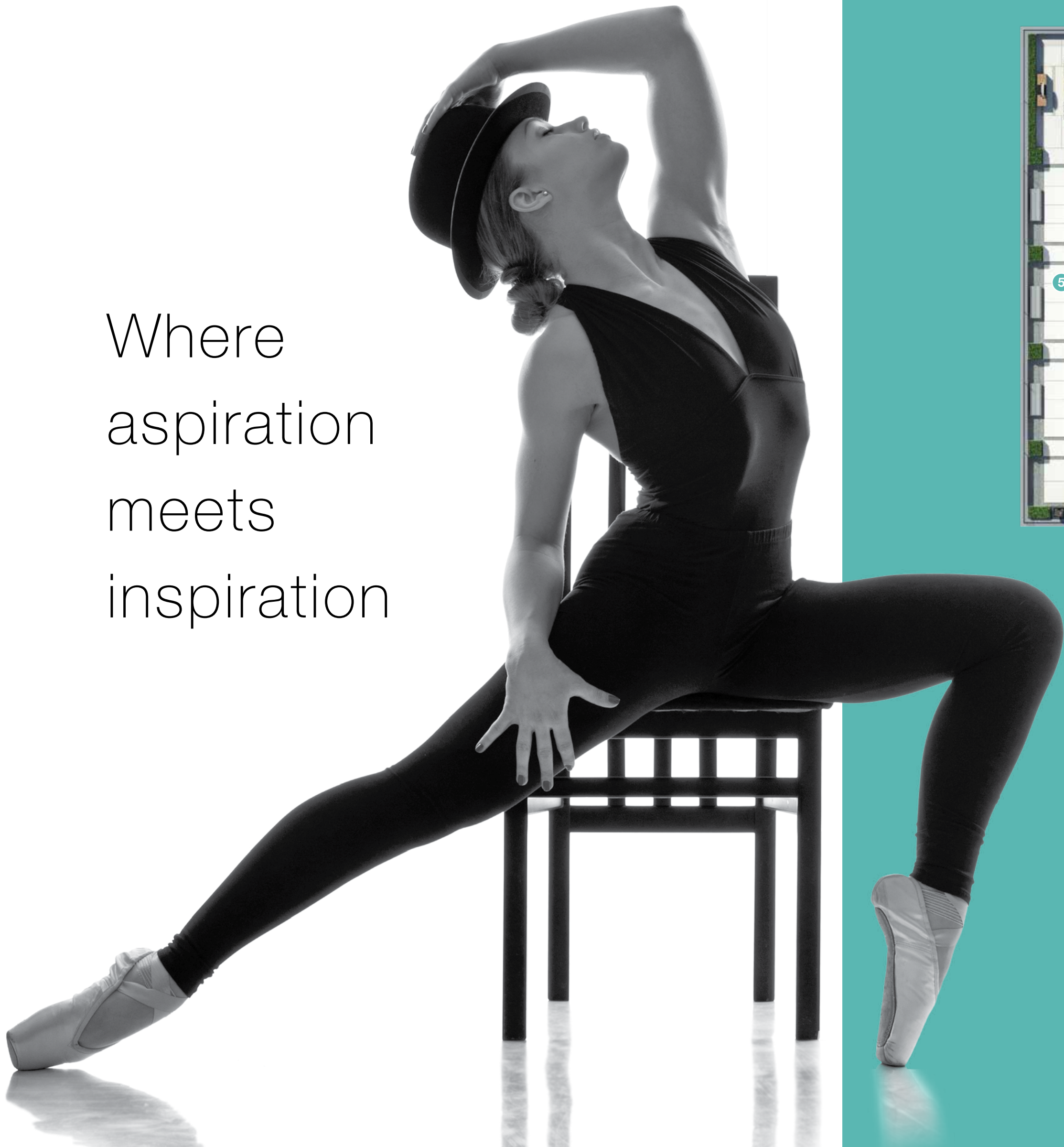


The private facilities offered include generous spaces for entertaining. The party room/lounge area features an equipped caterer's kitchen and adjoining private dining room, perfect for hosting anything from a small family get together to large gatherings. Convenient walkout access leads to a beautifully landscaped terrace where outdoor alfresco dining offers an ideal opportunity to gather with friends and family.

All the world's a stage



Where
aspiration
meets
inspiration



AVENUE ROAD

Rooftop Sky Lounge

- 1 Elevator Lobby
- 2 Outdoor Dining Area
- 3 Barbeque Area
- 4 Lounge Seating
- 5 Open Sitting Area
- 6 Rooftop Terrace Washrooms



Inspired outdoor
living overlooking
the city

The rooftop sky lounge is an expansive outdoor terrace providing an intimate setting for family and friends. This beautifully landscaped retreat provides a comforting space to relax in a chaise lounge, entertain guests or simply enjoy the spectacular city views and watch the sunset on a summer evening.



Artist's Concept

ROOFTOP SKY LOUNGE



Where location meets inspiration

Ideally situated at the gateway to Forest Hill, 609 Avenue Road is a short walk to the charming shops and cafés of Forest Hill “Village”. If a jog or afternoon stroll is on your list of things to do, the Belt Line – a spectacular nature and fitness trail – is also just moments away.

609 Avenue Road is conveniently located just south of Lonsdale Road in the heart of an established quiet residential neighbourhood yet minutes to the exceptional variety of shops, food stores and restaurants of Eglinton West Village, Yonge and St. Clair, and the exclusive boutiques of Bloor-Yorkville.



Queen's Park



Emmanuel College



U of T Faculty of Law



Gardiner Museum



Royal Ontario Museum



Koerner Hall



Park Hyatt



Yorkville



Hazelton Lanes



De La Salle College



609 AVENUE ROAD



Upper Canada College



Havergal College



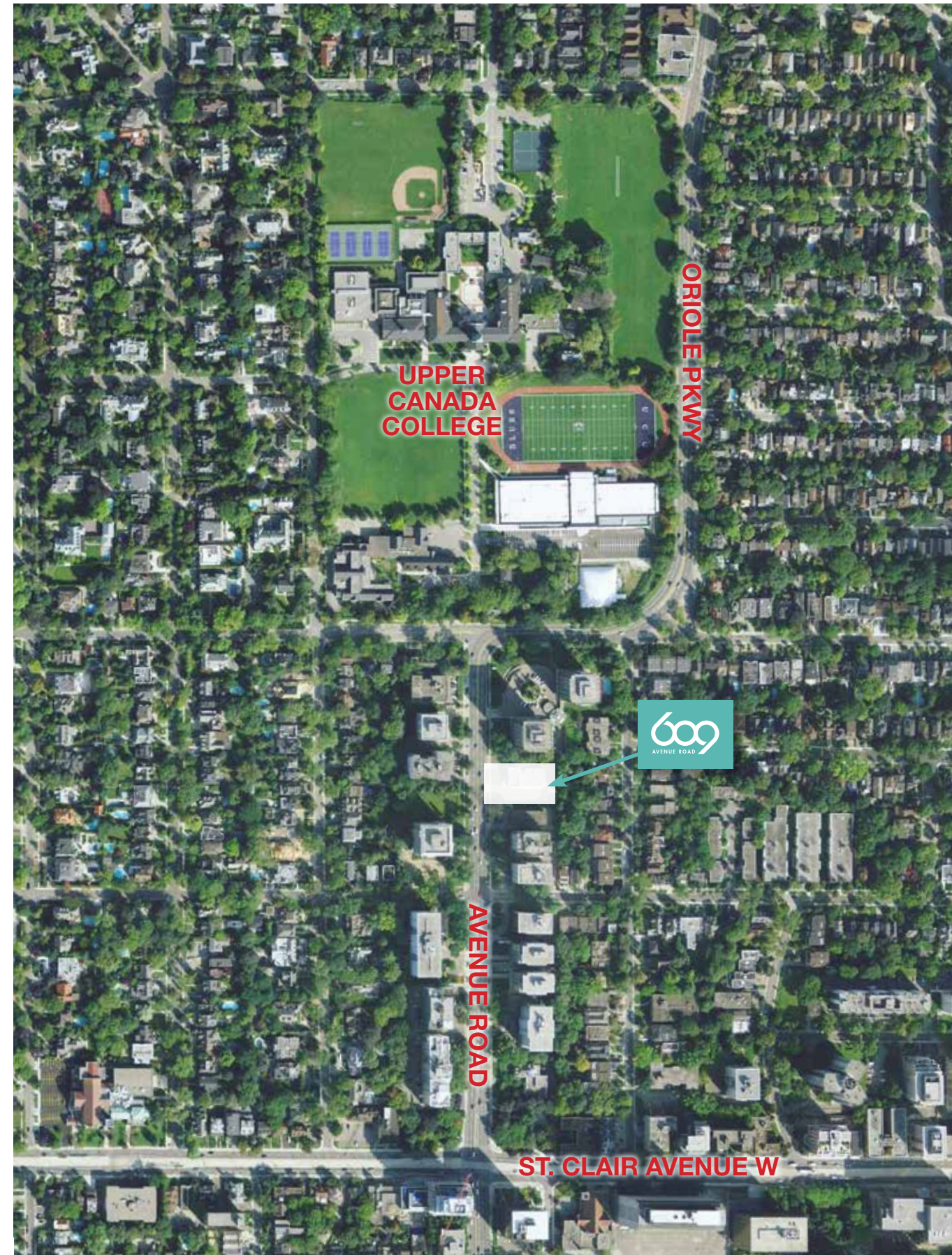
As Avenue Road stretches north, it approaches one of Toronto's most prestigious and desirable neighbourhoods. This is where a stunning new condominium residence is set to rise – a new landmark address which offers truly exceptional value amidst the affluence which surrounds it.

Avenue Road

An address for landmarks, both exclusive and extraordinary

A view to higher living

Looking North
(from Rooftop Sky Lounge)



Looking West

All views shown from the Rooftop Sky Lounge



Looking East



Looking South





The Suites

Spacious and elegant in design, *609 Avenue Road's* well-appointed suites include expansive windows offering panoramic exposures and an abundance of natural light. Clean, fresh, functional and thoughtfully designed, liveable floorplans offers something for everyone.

Make *609 Avenue Road* your new home.

Furniture, appliances, features and finishes displayed are shown for illustration purposes only and represent upgrades in the unit. Suite layout and kitchen layout shown do not represent the typical unit.



A PARTNERSHIP DEDICATED TO EXCELLENCE

State Building Group and Madison Homes proudly present **609 Avenue Road**, one of the finest, most desirable residential addresses in Toronto. Owners at **609 Avenue Road** will benefit from the combined expertise and uncompromising dedication this team will contribute in all aspects of development; from planning and design, through every phase of construction, to finishing details and responsive after-sales service. Together, this development team is dedicated to Quality and committed to Excellence.

STATE BUILDING GROUP

State Building Group has a history of outstanding real estate developments throughout the Greater Toronto Area. With a history spanning over 50 years, its success and growth can be attributed to anticipating trends, identifying premium locations, incorporating excellent designs and having the foresight and ability to pursue major real estate opportunities. As a widely diversified real estate company based in Toronto, State Building Group has developed a full range of outstanding luxury condominiums including the coveted Promenade Park and Residences of Townsgate in Thornhill, Hillside at York Mills in Toronto's exclusive Hogg's Hollow neighbourhood, as well as prestigious single family master planned communities in prime locations within the Greater Toronto Area and throughout Southwestern Ontario. The company also builds and manages a portfolio of premium commercial and industrial buildings, shopping centres and high-rise residential properties. Recent achievements include the Heritage Toronto Award of Excellence for the restoration of the historic John Street Roundhouse.

State Building Group's principals have earned a sterling reputation as forward thinking developers committed to addressing the present and future needs of homebuyers.

MADISON HOMES

For decades, Madison Homes has been setting the standard for value, design and customer satisfaction with award winning residential projects across the Greater Toronto Area. Current condominium projects in Toronto include Madison's eponymous condominium at Yonge & Eglinton, recognized for Most Outstanding High or Mid-Rise Condo Suite and High-Rise Condo Suite Kitchen by the Ontario Home Builders Association and the boutique, mid-rise Zigg Condo in Forest Hill.

The Madison Group is a multi-faceted real estate development company and expert builders of master-planned residential communities, in addition to managing its substantial portfolio of commercial and industrial properties. Built on a foundation of integrity and innovation, Madison Homes focuses on creating quality homes in highly desirable areas firmly rooted in a sense of community. Madison's reputation is defined by the talent, dedication and passion of their team and regard their customers' satisfaction as their foremost priority.



The Suites



STATE | **MADISON**
BUILDING GROUP | HOMES

SALES OFFICE LOCATED AT 609 AVENUE ROAD, 416-489-5194
609AVENUE.COM