

Tower has maximum of two units a floor

MuseumHouse

LOCATION: Bloor Street

DEVELOPER: Yorkville Corp.

BUILDER: Veisman Consulting Ltd.

SIZE: 1,942 to 5,618 square feet

PRICE: \$2-million to \$12-million

SALES CENTRE: Renaissance Court at 162 Cumberland St., east of Avenue Road. Open by appointment only.

CONTACT: (416) 920-3222 or www.museumhouseonbloor.com

Sol Wassermuhl, president of Page + Steele Architects, has designed many of the city's high-end hotels and residences, including the Ritz-Carlton, Hazelton and Windsor Arms.

But he was never "tempted" to take residency in one of his projects until he worked on the MuseumHouse across from the Royal Ontario Museum and Daniel Libeskind's Michael Lee-Chin Crystal.

"I felt in love with this building because it's so unique," says Mr. Wassermuhl, who will move into an upper unit with his wife once it is completed in 2010.

"We felt this project could not be replicated ... and we didn't want to pass that up."

Director of sales, Ben Rusonik, says many purchasers – like Mr. Wassermuhl – appreciate the exclusivity and intimacy of the 19-storey condominium on Bloor Street, just west of Avenue Road.

It will contain only 26 luxury suites with innovative designs and upscale finishes, and the building will offer many convenient services.

Instead of long, shared hallways, there will be direct elevator access to each unit, which will take up half or en-



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Sol Wassermuhl, president of Page + Steele Architects, who designed MuseumHouse and will live in the building with his wife

tire floors. The number of units on each floor is “certainly rare,” Mr. Rusonik adds.

“A lot of buyers are coming out of single-family homes, and this type of living is almost like living in a home, but it just happens to be within a building.”

Unlike low-rise homes, however, the height of the classic limestone, metal and glass tower will give residents clear sightlines over protected heritage properties – including the ROM, Royal Conservatory of Music, University of Toronto and Queen's Park – as well as uptown neighbourhoods such as Forest Hill.

“The views are incredible ... both north and south,” Mr.

Wassermuhl says.

Construction has begun on the site, which is steps from the Gardiner Museum, Bata Shoe Museum, Philosopher's Walk and the city's finest galleries, boutiques and restaurants in Yorkville.

“It's really at the hub of the city's cultural centre, which my wife and I appreciate,” Mr. Wassermuhl says.

Within the building, there will be a state-of-the-art gym; a meeting room with a kitchen, audio visual system and outdoor terrace; and a guest suite with a private terrace.

Valet and concierge services will be provided around the clock. And in case of a power outage, there is a backup generator.

“I like the fact that, for the first time ever, we've built a full-time backup generator to power every single light fixture in the building,” Mr. Wassermuhl says. “If there is a brownout or blackout, the building would be unaffected.”

To ease some buyers' concerns about the condominium lifestyle, model suites have been designed with the feel of traditional single-family homes.

Setting the tone will be 10- and 12-foot ceilings, gas fireplaces and wood or stone floors, in addition to built-in safes, master bathrooms with heated floors, and spacious terraces – two for full-floor suites – with stone finishes and stainless-steel planter boxes.

Suites will be equipped with Miele and Sub-Zero kitchen appliances, as well as individually controlled heat pumps, air cleaners, humidifiers and central vacuum systems.

“Although they invite customization to suit the individual tastes of the purchasers, I found it a challenge to upgrade the quality of the finishes,” Mr. Wassermuhl says.

Units will come with one to three parking spots, and the monthly maintenance fee will be 93 cents a square foot.

Special to The Globe and Mail