



133 HAZELTON RESIDENCES

I N S T I N C T I V E L Y H O M E

*T*he buzz has started. People are discovering what we're about. Sure, this is a presentation centre. But it's unlike any you've seen before in Toronto. It shows how we think and the way we build. It changes everything. Alters expectations. Redefines standards. The centre reveals the philosophy of Mizrahi Khalili, a new partnership that focuses on thoughtful precision, an intelligence of design you can feel, a level of detail that's in what you see and what you don't, an architecture of comfort and grace. You know without thinking that this is home.

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With

the arrival of 133 Hazelton, a vision unfolds. And when you walk into the Mizrahi Khalili Presentation Centre at Hazelton Avenue and Davenport Road, in the residential quarter of Toronto's coveted Yorkville neighbourhood, you immediately see what that is.

You feel it. Which is why close to half the residences were sold less than two weeks after opening.

You feel something different, a level of precision and detail that most builders don't achieve. It's in the heaviness of solid-wood doors, the cocooning sound protection in the glass of tall French windows, the curvilinear walls, the coffered ceilings that make you feel like you're standing in a classic home that was built in a time when craftsmanship ruled.

This could be Manhattan at one of those addresses that feels like a stately home even though it's five stories up in a building at the heart of busy urban life. This could be Paris, where generous, elegant proportions let sunlight fill a space like happiness and laughter; where tall French doors open to an exterior balcony or exquisite, private terrace, your aerie among the trees. This could be London.

Now this is Toronto. With the introduction of 133 Hazelton, a collection of 35 neo-classic residences and 3 townhomes, Mizrahi Khalili redefines expectations for luxury urban living by outperforming standards and delivering the service of a European boutique hotel.

It's not just about quality. It's a philosophy of quality that involves a respect for the scale and nature of the local environment, building a structure so it feels that it's always been there. It's about perfecting the design not just of the surface details, the way the seams in marble perfectly match those in an adjacent slab, but the hidden ones, too. In addition to providing the Tarion warranty, and being Energy Star and Green House certified, which make our homes significantly more efficient than other new homes, we are Canada's only recipient of the ISO 9001 accreditation, a rigorous, internationally-recognized set of standards that includes procedures for ensuring a superlative building process.

It's an understanding that the best design of a sanctuary is in the creation not just of a beautiful interior but also in old-world service, the kind that anticipates your needs before you even know them. A highly-trained, uniformed staff, including a 24/7 concierge, is part of the serenity and calm offered inside 133 Hazelton. There's a suite for overnight guests; a state-of-the-art fitness studio, flooded with sunshine; an entertainment room with a full catering kitchen for large dinner parties and gatherings; and a cozy screening room.

Come to our Presentation Centre to find out who Mizrahi Khalili Developments are and how we're changing expectations.

Register for your private appointment on www.133Hazelton.com or call 416 926 9900.



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Promises are the fancy finishes in the building business. They're everywhere – on the surface, ushering you in the door of a presentation centre and down a corridor into a beautiful vision about the way a completed building will look, and the way you'll live.

But many times, they're nothing more than a flashy, marketing veneer.

Consider for a moment: what if promises were guaranteed? What if a builder worked to an international code of construction procedures for quality, process, and completion dates that were so rigorous, so carefully monitored, he would be penalized if he didn't meet them?

What if the materials to be used were written into the builder's construction permit? Not out of obligation to city authorities but out of respect for the customer who is putting money down on a dream built on the word of others.

That would change everything, wouldn't it?

Well, that's what Mizrahi Khalili thought, too. And that's what they do. Step into the presentation centre at 133 Hazelton to see how they think and build. 133 Hazelton, a collection of 35 residences and three townhomes, is Mizrahi Khalili's signature building for a vision about how they are changing expectations and re-defining how you can live in the heart of a busy city. Situated in the private, residential quarter of Toronto's lively Yorkville neighbourhood, their presentation centre is not a temporary gallery of promises. It's an example of what they guarantee and believe.

This is what dreams are built on. Not promises. But facts, figures, contracts, stipulations.

It's no wonder that less than two weeks after opening, almost half of the residences have been sold.

NO OTHER BUILDING COMPANY IN CANADA HOLDS THEMSELVES TO ACCOUNT LIKE MIZRAHI KHALILI DOES

It doesn't make sense to enter a business sector if you don't think you can offer something the competition can't. And not just think it, but know it. Part of the secret of Mizrahi Khalili's confidence is called ISO 9001, and it's like having a medical degree in the building business. To be certified, a builder must adhere to a rigorous set of technical standards that are developed and monitored by an international body of experts, headquartered in Geneva, Switzerland. Customers of builders with ISO 9001 certification fill out questionnaires through the construction process to rate their satisfaction. Think of it as their bedside construction manner, which gets marked. The process of building is monitored at certain stages to ensure a series of standards that have been





developed by experts from industrial, technical, business and academic sectors. The ISO certification is all about ensuring customer satisfaction.

There's no room for compromise or shortcuts. A builder has to deliver, or else.

Mizrahi Khalili is the only builder in Canada with ISO 9001 certification. In North America, they are one of three builders who have it. One of three – that's how rare the qualification is. Why don't others vie for it? Because it requires commitment and rigorous principles to achieve.

Not only that, Mizrahi Khalili adheres to strict standards of environmental responsibility as dictated by their certifications from Energy Star and GreenHouse. That means they keep an eye on minimizing the environmental footprint during the build and ensure that the systems they put in place create homes that offer significantly more efficiency than other new homes.

FROM A FOUNDATION OF STRICT CODES EMERGES A BEAUTY OF SENSIBILITIES

It's a joy to build when you adhere to high standards. Rigour brings freedom. Rules beget creativity. For over 20 years, Mizrahi Build has applied its superlative certifications to building luxury homes in some of Toronto's most popular and coveted neighbourhoods.

Now, with the Mizrahi Khalili partnership, that level of quality comes to living in a building with perfect proportion and a stateliness of presence. This is the architecture of comfort and grace that makes you feel you could be in Manhattan, London or Paris, in one of those classic residences, built at a time when the world was slower, details mattered, and craftsmanship ruled. Mizrahi Khalili can custom-build anything when they have the world's best tool-box.

SERVICE IS SOMETHING YOU BUILD, TOO The best building standards in the world mean nothing if you don't make them meaningful on an individual, human level. A building should fit into its environment like a tree in a forest. And once inside, it should be calm and serene as your favourite places of retreat. The rest of the world just slips away. Here, you just feel good, cosseted by beauty.

A professionally trained and uniformed staff, including 24-7 concierge service, is part of that oasis. At 133 Hazelton, there's a guest suite to accommodate friends and family. Entertaining large groups is easy with

a suite as comfortable and tasteful as your own living room, and there's an elegant dining room with full catering kitchen. There is also a private screening room, where guests can sit back to watch a film or play family games. A fitness studio with all the latest equipment is situated on the main floor.

Find out today what everyone is talking about. When you know you offer more than the competition can, even if they wanted to, you don't have to promise anything. You just have to show them.

Come to the presentation centre. Register for your private appointment online at 133Hazelton.com or call 416.926.9900. 133 Hazelton. Instinctively home.

