

cover
story



James

stellar modern design built for urban living



Location

Richmond St. W. and
Spadina Ave



Builder

Lamb Development Corp.



Development

James



Home Type

Condo units



Sales Centre

452 Richmond St. W.



Contact

416.214.9900
Info@LambDevCorp.com

YOU KNOW YOU'VE GOT A WINNING

condo project when 50 per cent of the units sell a month after launching. That's what happened with James, Toronto's newest architectural icon from Lamb Development Corp.

"That's a good sign that people are loving the project," says Brad Lamb of Lamb Development Corp. "We have a good mix of people vying to move in to live, as well as investors to rent out. The project caters to a carless, urban market who doesn't require automobiles — a younger, hipper buyer. It's very much a downtown project."

And perhaps some celebrities wish to embrace James as well — the luxurious 18th floor, 2,700-sq.-ft. Sky Mansion, a magnificent suite featuring 11-ft. ceilings, two bedrooms with ensuites, a den and a powder room — sold on the opening weekend to an unnamed celebrity for the full asking price of \$2.4 million.

"James' cool interior design caters to an audience that is aware of interior design and architecture and appreciates modern design," explains Lamb. "All our projects are catered that way. This is another building from Lamb Development Corp. that delivers

“James’ cool interior design caters to an audience that is aware of interior design and architecture and appreciates modern design,”

— explains Lamb.

great architecture, clever modern interior design, and exceptional finishes. All of this is standard at every Lamb Development Corp. project. We guarantee that no other developer can or will deliver the same incredible standard.”

Some of these phenomenal Lamb Standards include: nine-ft. ceilings or higher; ‘loft’-style, exposed concrete features; European-style modern kitchen cabinetry; exotic pre-finished hardwood floors throughout; ‘double

thick’ stone kitchen and vanity counters; minimum six-ft.-deep balconies ideal for maximum outdoor enjoyment; spa quality bathroom finishes; natural gas cooktop and built-in oven; gas BBQ nozzles on all balconies and terraces; high design hallways, elevator lobbies, and entrance lobby.

Taking shape at Richmond Street and Spadina Avenue, James is in the heart of it all. Virtually everything is walkable. Residents will enjoy being

within reach of trendy clubs as well as street after street of great dining experiences plus spas, fashion, decor and recreation.

A soaring gallery at street level will be a preview to the walls of windows that form the Richmond Street façade. At 18 storeys, James will showcase 135 condos of junior, one- and two-bedroom suites, with many plans that also include a den. Suites will be accented with an exposed, concrete feature wall and columns, while sliding doors of frosted glass will be features of the bedrooms. Each suite will have personal control of its heating and air conditioning through a heat pump system.

James offers a great selection of plans from 400 to 1,185 sq. ft. Upper floors offer floating, glassed-in balconies with a gas barbecue connection along with a view of the city. Residents will share their own fitness studio, party room and guest suite. The lobby, entry vestibule and garage have security cameras, plus a concierge is on duty each day. Prices begin at \$281,900 with completion and occupancy expected in 2018.

The presentation centre and model suite showcases a 494-sq.-ft loft-style, one-bedroom in an efficient package of style and contemporary comfort designed by UNION31. European-style kitchen cabinets with an island will feature glass or stone tiled backsplash and stone counters. In the bathroom, porcelain or stone tile will form the surrounds of the deep soaker tub and showers.

For James, Lamb Development Corp. has teamed up with Architects Alliance, which prides itself on being innovative, adventurous, progressive, resourceful and creative in its projects, along with interior design by UNION31.

The presentation centre at 452 Richmond St. W. at Spadina and Richmond is open 12-6 p.m. Monday to Wednesday, 3-8 p.m. Thursday, and 12-5 p.m. weekends. Visit the website at www.jamestoronto.ca, call 416.214.9900 or email Info@LambDevCorp.com.

