



allegro  
DOWNTOWN AURORA



NESTLED IN A MAGICAL DOWNTOWN SETTING,

MATURE STREETS AND PARKS ARE THE BACKDROP

TO A COLLECTION OF HOMES THAT EXUDE

*luxury and elegance.*

AT EVERY TURN, ALLEGRO IS THE HEIGHT OF

ARCHITECTURAL AND DESIGN EXCELLENCE

IN DOWNTOWN AURORA'S MOST PRESTIGIOUS

NEW HOME LOCALE.



SOMETIMES *luxury* CAN BE MEASURED IN FOOTSTEPS.



In the context of modern living, luxury is about more than innovation, quality, craftsmanship and design. Luxury is also about taking the time to enjoy life and its many simple pleasures. A lazy weekend binge-watching Netflix with the kids. Exploring the neighbourhood on an afternoon walk. Hopping on the GO train to downtown Toronto to catch the Jays, the ballet, or a live concert. Or enjoying a triple, venti, soy, extra foam latte, instead of your normal black with one sugar at the coffee shop just down the street.

In a town rich with many new and inviting neighbourhoods, it's a wonderfully established in-town location that differentiates Allegro. It's here, within Aurora's heart, that you'll discover an inviting mix of shopping, dining, educational and lifestyle opportunities. Everything a family could want is close by, just waiting to be experienced and enjoyed.

Allegro redefines luxury with a collection of executive residences that inspire, in a neighbourhood that embraces and welcomes you home.



*luxury* AND LOCATION IN PERFECT HARMONY.

Envisioned with special regard for existing neighbouring homes and the surrounding community, strict architectural controls ensure that Allegro is perfect in every detail. An extensive portfolio of exterior designs is highlighted featuring a rich choice of Ontario Country, English Manor, and Beaux Arts styled exteriors showcasing timeless combinations of masonry, stone and stucco, together with design accents including brick arches, keystones, metal roof lines and finials.

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*Sophisticated design detailing  
delivers timeless architectural appeal.*

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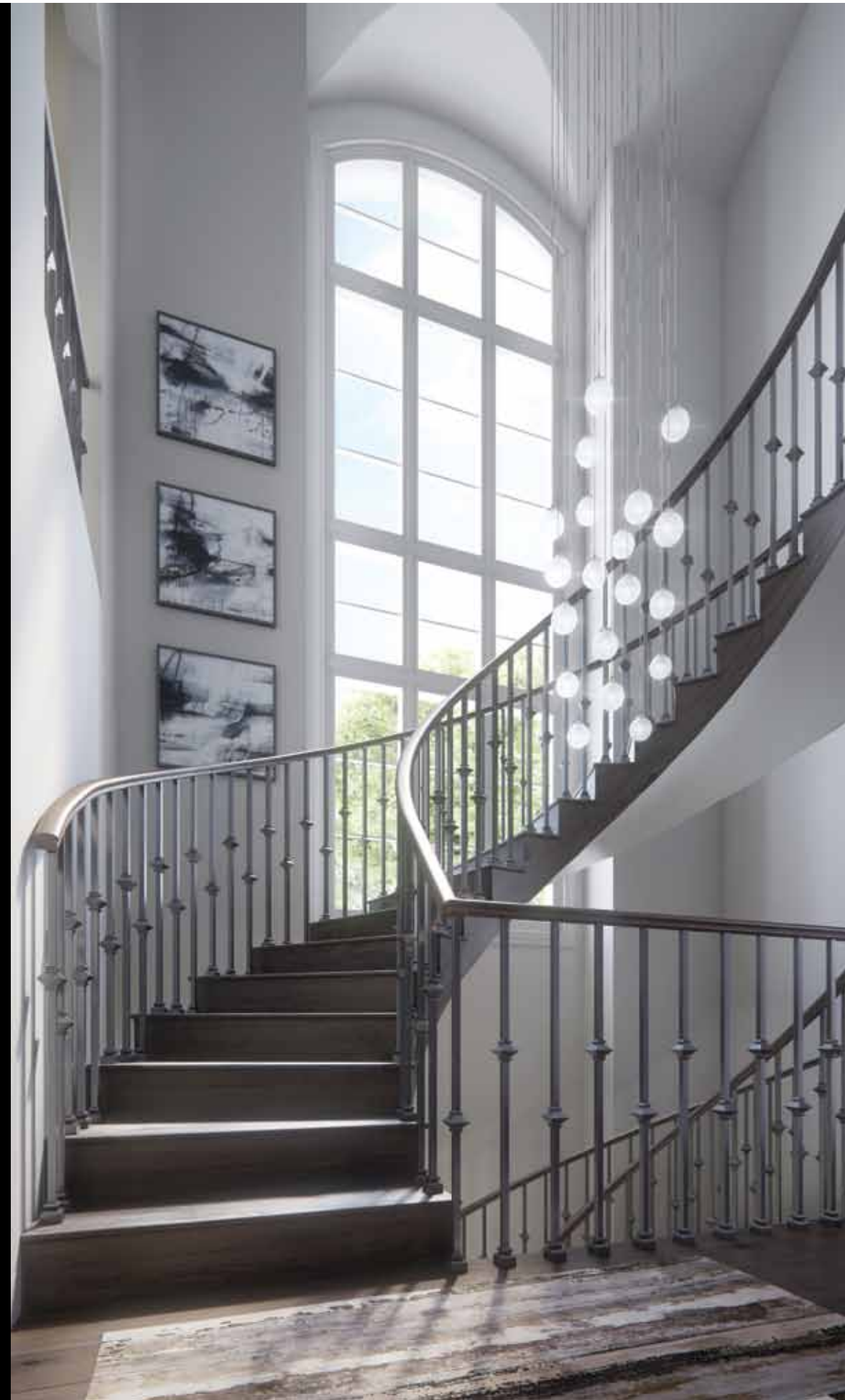
EXCEPTIONAL **design** INVITES YOU HOME.

**LEAD ARCHITECT, JOHN CAO  
SHARES THE VISION FOR ALLEGRO.**

At Allegro, we're bringing to life an exceptional collection of bungalow-loft and two-storey executive residences designed around the wants and needs of today's modern family. Meticulous planning allows us to provide flexible yet elegant spaces that showcase many of today's most innovative and desirable features and finishes.



JOHN CAO, PRINCIPAL,  
HUNT DESIGN ASSOCIATES



Indulge in areas that are wonderfully private, as well as open-concept family spaces that are perfect for everyday living and entertaining. Kitchens, breakfast areas and great rooms are bright and airy. And with large amounts of glass and oversized patio sliding doors — some up to 16 feet wide — access to rear yards and private covered loggias is seamless. The beauty of Allegro is in the details. Drop your bags and flip off your shoes in spacious and functional mudrooms. For entertaining, convenient serveries leading from gourmet kitchens to elegant dining rooms, are a dream. Throughout, added design details including oversized garages with added storage, as well as optional private elevators and dog spas, will add a custom feel.





**elegance** IS IN THE DETAILS.

**LEAD DESIGNER, BRYON PATTON  
ON THE PLEASURES OF ALLEGRO.**

At Allegro, luxury is apparent throughout each residence, with voluminous ceiling heights, beautiful architectural details such as niches, coffered ceilings, circular coffers and an abundance of custom details. Whether it's hosting a gourmet dinner party with family and friends, or enjoying a little me time as you soak away challenges of a busy day, modern living comes to life at Allegro.



**BRYON PATTON,  
BRYON PATTON & ASSOCIATES LTD.**



Each residence is enhanced by soaring 10 foot main floor ceilings, handsome gas fireplaces, the warmth of natural hardwoods and magnificent imported ceramics. Kitchens are especially lavish with custom cabinetry, stone countertops, expansive islands and professional Sub-Zero and Wolf appliances. Ensuites beckon with freestanding rectangular soaker tubs, separate glass showers, oversized or his and her vanities, and a host of spa-inspired features and finishes. At Allegro, life is good.



QUALITY **craftsmanship** AND METICULOUS ATTENTION TO DETAIL.

Each home at Allegro is a residential showcase, mixing traditional glamour with modern day comfort. But it's what goes behind the walls that will set each individual residence apart. Foundation and wall systems reduce water and air penetration. Engineered raised heel trusses allow for more insulation, larger windows and more attractive exteriors. There's even a grey water system rough-in ready to help reduce water waste. By incorporating the latest, most innovative materials and techniques, and adhering to strict energy efficient guidelines, these exceptional residences will be built better-than-code and offer a more comfortable living environment no matter what the season.





SOMETIMES *luxury* IS BEING HOME IN TIME TO CATCH YOUR FAVOURITE SHOW.



## LOCATION IS EVERYTHING

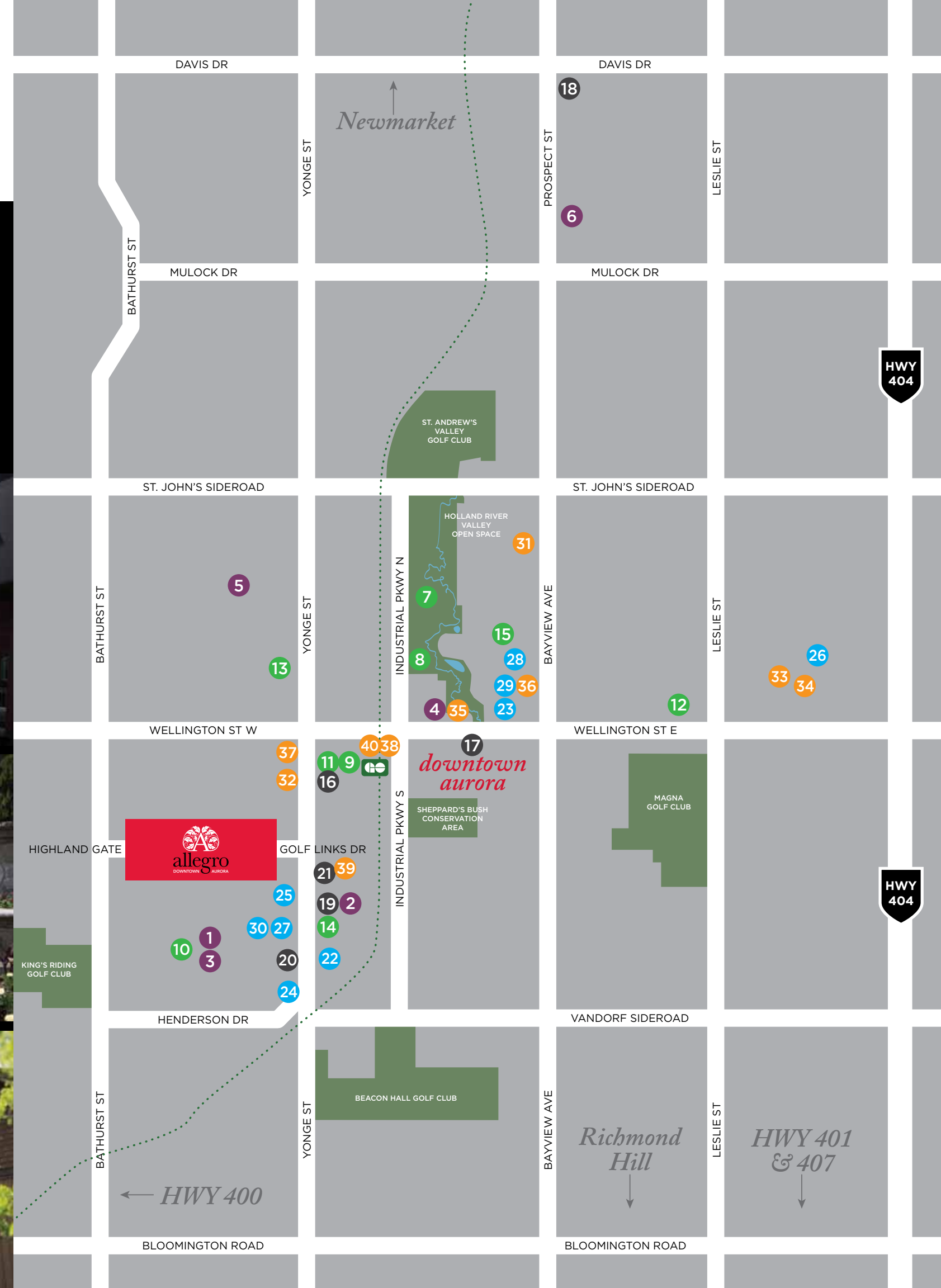
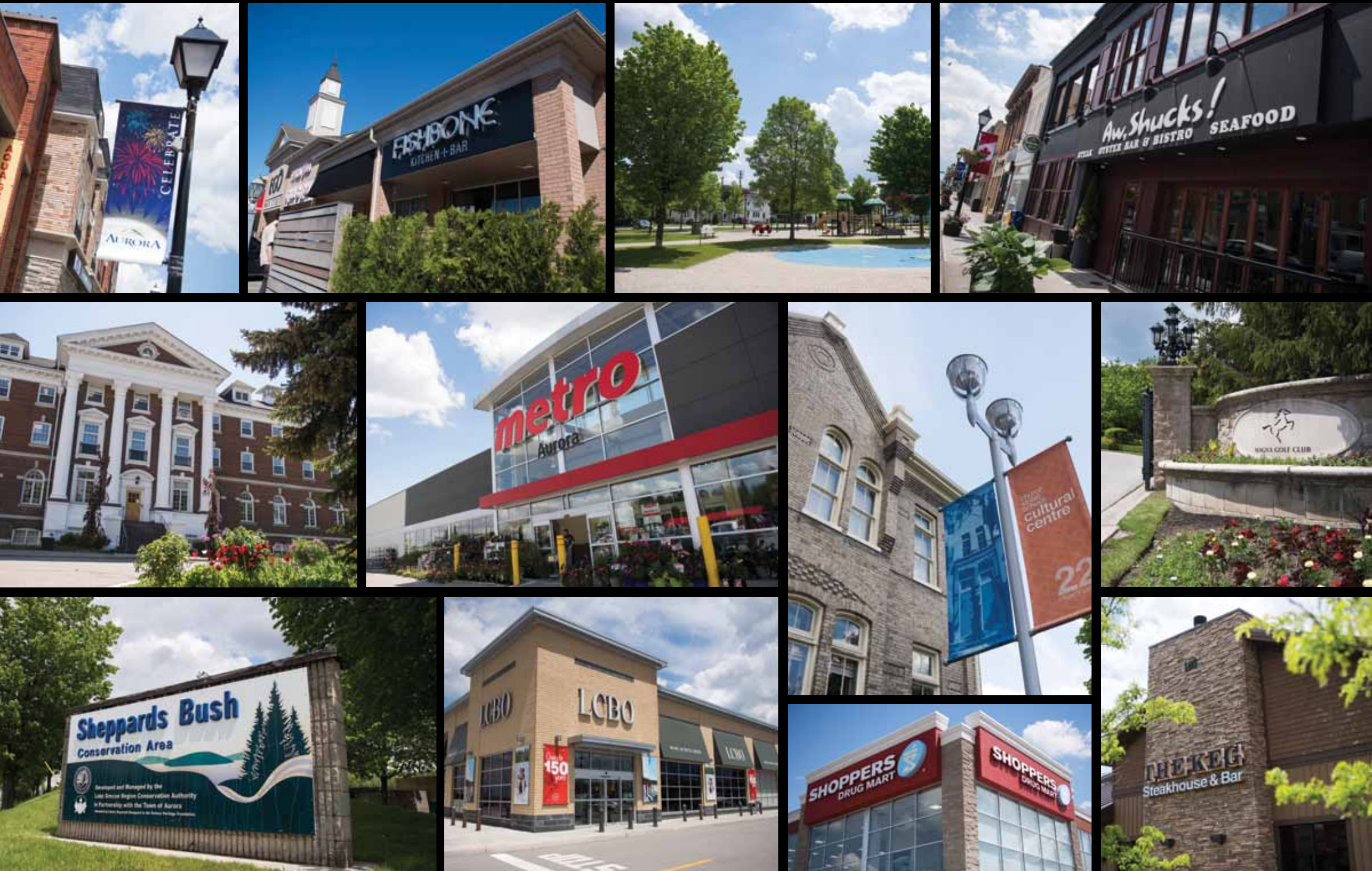
Tucked away and spanning Yonge to Bathurst Street, a stone's throw south of Wellington Street and Aurora's popular downtown, Allegro is extremely well located. For commuting convenience, Highways 400, 404 and 407 are close, as is the Aurora GO train station which will have you to the top of Toronto in just minutes, and to downtown Toronto's Union Station in under an hour.





# DISCOVER THE VIBRANT WORLD OF **downtown** AURORA.

Enjoy all that your neighbourhood has to offer as you discover Aurora's one-of-a-kind boutiques, restaurants, and cafés. Go for a stroll or bike ride in Sheppard's Bush. Satisfy your craving at some of downtown Aurora's most popular restaurants. Explore your artistic passion at the Aurora Cultural Centre. Or visit Aurora Town Park for a concert or to shop for seasonal veggies at the weekly Farmers' Market. Aurora is whatever families need it to be.



## SCHOOLS

1. Regency Acres Public School
2. Dr. G.W. Williams Secondary School
3. St. Joseph Catholic Elementary School
4. St. Maximilian Kolbe Catholic High School
5. St. Andrew's College
6. Pickering College

## PARKS AND LEISURE

7. Aurora Community Arboretum
8. Aurora Family Leisure Complex
9. Aurora Town Park
10. Confederation Park
11. Aurora Cultural Centre
12. Stronach Aurora Recreation Complex
13. Aurora Community Centre
14. Fitness Clubs of Canada
15. Cineplex Odeon

## SERVICES

16. Aurora Public Library
17. Service Ontario
18. Southlake Regional Health Centre
19. TD Canada Trust
20. Scotiabank
21. Esso

## SHOPPING

22. Shoppers Drug Mart
23. Longo's
24. Metro
25. LCBO
26. Walmart Supercentre
27. The Beer Store
28. Canadian Tire
29. The Home Depot
30. No Frills

## DINING

31. Scorpion Mediterranean Bar and Grill
32. Aqua Grill
33. The Keg
34. Boston Pizza
35. Fishbone Kitchen + Bar
36. East Side Mario's
37. Aw Shucks Seafood Bar & Bistro
38. Mercury Diner
39. Mei Ling
40. Sushi Den

Map not to scale





## BUILDING HOMES FOR GENERATIONS

Since 1977, Geranium has been guided by the vision to create communities and neighbourhoods that are meticulously planned, expertly executed and designed with respect for the environment and the families who will call them home.

Our integrated approach to each new development is always inspired by a fresh perspective; designing neighbourhoods best suited to the features of the land with the intent to contribute to the quality of life for home buyers, while adding value to the local community.

For 40 years, we've adhered to a belief that the concept of community goes beyond the bricks and mortar of building homes. That it is about building a future for the families who will call them home.









