

# newcondos



## COOL JEWEL

Flecks of green appear throughout Jade, where an edgy interior is for a younger buyer *By Lisa Van de Ven*

Since the name of the building is Jade Condominiums, is it surprising that the colour palette for the site's sales office and model spaces includes only a smidge of green? Instead of decking out the kitchen and bathroom vignettes like a leprechaun, the *creatifs* at Thomas Pearce Interior Design Consulting chose green accents against a modern and neutral backdrop of greys, metallics and whites. The target market is young, says Thomas Pearce principal Melandro Quilatan, with a special emphasis on female buyers. "It's tailored," he says. "There are simple, clean lines that give it a fashion-forward edge." In the bathroom, the green is found mostly in the granite countertop. In the kitchen, meanwhile, Calla Lilies add actual greenery, set against two-toned cabinetry: the uppers in a tobacco-hued wood-grain veneer and the lowers in silvery metallic laminate. Open shelving breaks up the space. "We wanted to give purchasers an idea of what they can do in their own suites," says Mr. Quilatan. Suites at Jade — a project by Phantom Developments — range in size from 560 to 952 square feet and are priced from the low \$300,000s. The sales office is located at 403 Spring Gardens Ave., North York, and is open Monday to Thursday from noon to 6 p.m., Friday by appointment and weekends from noon to 5 p.m. Call 416-762-8818 or visit jadecondos.ca.

**1** If the light fixture can be floral-like jewellery, the art can be fruity photography. This vibrant piece — a photograph of a kiwi by local shutterbug Tony Koukos — "gives a signature look to the project," Mr. Quilatan says. It's mounted on plexiglass and cut into two pieces, the lower portion placed between the aluminum floating shelves.

**4** The green accents are subtler in the bathroom than they are in the kitchen, but if you look closely at the Statuario marble tub surround, you'll see olive tones amidst the creamy whites and cool greys. Even if you don't notice the tie-in, you'll agree the marble adds a luxe backdrop to the room.

**2** Mr. Quilatan compares this light fixture from Kiosk — with its layers of acrylic petals — to a stylized acorn or an upside-down tulip. But if you ask the designer what function the fixture plays in the room, it's not plant life that comes to mind. "We treat our light fixtures like they're jewellery on an outfit," he says. "It needs to tie everything in."

**5** Mirror, mirror on the wall ... this mirror might be enough to make even Snow White swoon. It relates subtly — both in shape and pattern — to the wallpaper, while mimicking the glitz and sparkle of the kitchen light fixture. "It adds a feminine, diamond element to the bathroom, but doesn't over-feminize the space," says Tiffany Love, project lead with Thomas Pearce.

**3** With some small suites on offer, versatility was key when designing the units. That's why the Thomas Pearce team showcases this breakfast bar, which features cabinetry on only one side and is open underneath, offering an alternative to a separate dining table. The white-velvet-and-polished-chrome stools are from Cocoon Furnishings.

**6** Pattern adds texture to a space, and sometimes that's just what a bathroom needs. That was the thinking behind this white-and-silver ring-patterned wallpaper (from Crown Wallpaper). "It really dolls up the room," Mr. Quilatan says. "And it's pretty, which worked because we wanted to incorporate elements that would attract the female buyer."

### FOR SALE



**Price range:** \$223,900 to \$517,900 (for the new suite release)  
**Location:** Don Mills Road and Lawrence Avenue, North York

**LIVLOFTS**  
Still in registration, with a new collection of suites now available, LivLofts is the newest condo tower to be released at Shops at Don Mills in North York. The conversion project is close to the Don Valley Parkway and surrounded by shopping, with 175 units planned in total.  
**Builder/developer** Cadillac Fairview Corp. and FRAM Building Group  
**What's new** The developers have released a new collection of suites at the site.  
**Building** 14 storeys  
**Suites** The release includes studio, one-bedroom and one-bedroom-plus-den tower units and studio, one-bedroom, one-bedroom-plus-den and two-bedroom Garden and Terrace Park suites, located on the first and second floors

of the building's podium.  
**Size** New suites range from 410 to 835 square feet  
**Occupancy** April 2013  
**Target market** Largely young professionals and empty nesters  
**Features** Suites will have 10-foot ceilings, exposed ductwork, wide-plank laminate flooring, stainless steel appliances, multi-coloured glass tile backsplashes, quartz kitchen countertops and quartz bathroom countertops.  
**Amenities** The building will have a rooftop lounge, a hot tub, fitness facilities, a party room, a dining room, a billiards and games room, and a Wi-Fi lounge with a coffee bar.  
**Standouts** The site is amidst shopping, services and restaurants, including McEwan Fine Foods, Metro, Fabbri, Jack Astor's, the LCBO and Anthropologie.  
**Sales office** The site is in registration. Visit livlofts.com or call 416-445-5638.  
*L.V., National Post*

**Price range:** From the low \$200,000s to the mid \$400,000s  
**Location:** Highway 427 and Burnhamthorpe Road, Etobicoke

**THUNDERBIRD**  
Sales open to the public this weekend at Thunderbird, the second phase at One Valhalla Towns & Condos. It will be the central building in the three-tower community, located in Etobicoke's City Centre and surrounded by residential neighbourhoods, as well as the Sherway Gardens shopping centre and the Kipling subway station. The building was designed by Page + Steele/IBI Architects.  
**Builder/developer** Edilcan Development Corp.  
**What's new** The developer is celebrating the site's grand opening this weekend.  
**Building** 35 storeys  
**Suites** One-bedroom, one-bedroom-plus-den and two-bedroom layouts, as well as some three-storey townhouses at the base of the building.  
**Size** Suites range from 562 to 954 square feet. The townhouses are 1,250 to 1,450 sq. ft.  
**Occupancy** Fall 2012  
**Target market** First-time buyers, professionals, empty nesters, young families and investors.



**Features** Suites will have 40-ounce broadloom carpeting in the bedrooms, plank laminate flooring in the principal rooms, granite kitchen countertops, ceramic tile backsplashes and stainless steel Energy Star appliances.  
**Amenities** The buildings will share an indoor pool, a hot tub, a Residents' Club bar and lounge, a movie theatre, fitness facilities, business/study centres with Wi-Fi, a media/library lounge, a children's activity room, and a one-acre landscaped rooftop terrace with barbecue areas.  
**Standouts** The site's three buildings will surround a courtyard with a playground.  
**Sales office** Located at 1 Valhalla Inn Rd., Etobicoke. Open Monday to Thursday from noon to 6 p.m. and weekends and holidays from noon to 5 p.m. Call 416-233-5554 or visit onevalhalla.com.  
*L.V., National Post*

**Price range:** New suites range from the low \$240,000s to \$279,400  
**Location:** Superior Avenue and Lake Shore Boulevard West, Etobicoke

**ELEVEN SUPERIOR**  
Located in the Etobicoke neighbourhood of Mimico-by-the-Lake, Eleven Superior is the residential community's first condo development. The area has lakeside trails, shopping, restaurants and cafés, while the building itself will feature a masonry frame base of brown brick and stone. It's been designed by the architects at RAWdesign, with interiors by full scale + partners.  
**Builder/developer** Davies Smith Developments  
**Building** Nine storeys  
**Suites** The new release features one-bedroom and one-bedroom-plus-den layouts.  
**Size** New suites range from 542 to 668 square feet.  
**Occupancy** Spring 2013  
**Target market** People who like the neighbourhood and want to live close to the water, as well as downsizers from the area.



**Features** Units come with engineered hardwood flooring; granite kitchen countertops; and porcelain or ceramic floors in the bathrooms, foyers and laundry areas.  
**Amenities** The site will feature a fitness centre, a social lounge with a private dining area, a TV room and a billiards room.  
**Standouts** The developer is offering \$10,000 off "The Whimsical" — one of the newly released suites — until March 15.  
**Sales office** Located at 2398 Lake Shore Blvd. W., Etobicoke. Open Monday to Thursday from noon to 7 p.m. and weekends from 11 a.m. to 5 p.m. Call 416-259-8882 or visit elevensuperior.com.  
*L.V., National Post*