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NEW IN HOMES & CONDOS

SATURDAY, MARCH 14, 2015 SECTION H

CE ON2

A first home that fits the groove

Family amenities and affordability draw buyers to Metrogate community and new condo phase, Avani 2

NEIL SHARMA
SPECIAL TO THE STAR

A first home that's affordable, well-built, large enough and suited for a family, as well as being located in a convenient and safe city neighbourhood.

Not an easy home to find, let alone buy, in the GTA.

Yet Dean and Rachael Netto found what they set out for with their two-bedroom, two-bath suite at Ventus 1, in Tridel's master-planned Scarborough community Metrogate, near Kennedy Rd. and Hwy. 401.

Tridel is now launching Avani 2, a 35-storey condominium tower, at the development.

Dean, 30, and Rachael, 29, both teachers, purchased their 805-square-foot unit, highlighted by a private layout with bedrooms at either end, in one of Metrogate's previous phases, Ventus 1. They bought this past June and moved in after getting married in August.

"As soon as we saw the unit, it just had that 'Wow!' factor," said Dean, 30, of the open-concept design. "We definitely like the layout of our condo."

"Our second bedroom has two, big sliding doors, so if we open both of them we can almost make that a part of the living room, an extra space for when we entertain," he said.

"I have all my DJ equipment in that second room. If people are hanging out and we want to play some tunes, I can be in our second bedroom but still in our living room," said Dean who in his spare time styles a blend of hip hop, R&B, reggae and house tunes.

Avani 2 is the latest of seven phases at Metrogate, a condo community built with an emphasis on family living, that first broke ground in 2008. Built on 17 acres and certified at the silver level of Leadership in Energy and Environmental Design (LEED) requirements, the project's plans call for a final and future phase to follow Avani 2.

"Condos are not the ideal housing for



VINCE TALOTTA/TORONTO STAR

The music speaks to Dean Netto and, in the new condo he and wife Rachael bought at Ventus 1 in Scarborough, he brings his DJ chops to the party by opening the attached bedroom to "make that a part of the living room, an extra space for when we entertain."

"As soon as we saw the unit, it just had that 'Wow!' factor."

DEAN NETTO

everybody, but for a small family it works quite well," says Jim Ritchie, senior vice-president of Tridel Ritchie, adding that suite layouts were designed to offer a house-like feel. "Single-family houses are not affordable, that's absolutely clear."

"The success point here is pricing," says Ritchie of suites in Avani 2 that will range from \$220,000 to \$435,000.

As well as its location near to both Dean and Rachael Netto's families, who also live in Scarborough, the couple liked the

area for its quieter atmosphere and neighbourhood park.

But, ultimately, it was the affordability factor that made them buy at Metrogate.

"Cost is No. 1," says Netto. "We're first-time home buyers and cost was a big part. One of things we found difficult with a lot of the places we checked was affordability and maintenance fees."

For Sanmugam Loganathan and his wife, a condo at Ventus 1 also fit into their budget. Their purchase, though, is for

their son who's been commuting to the University of Toronto's downtown campus from their family home in Stouffville.

But Loganathan adds the 838-square-foot, two-bedroom-plus-den unit also has potential for him and his wife as a downsize home when their son eventually outgrows the condo.

"I got a good deal on this one, so that's why I bought it," said Loganathan.

AVANI 2 continued on H8

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'Rosedale of the countryside' Whitchurch-Stouffville, **H4**



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