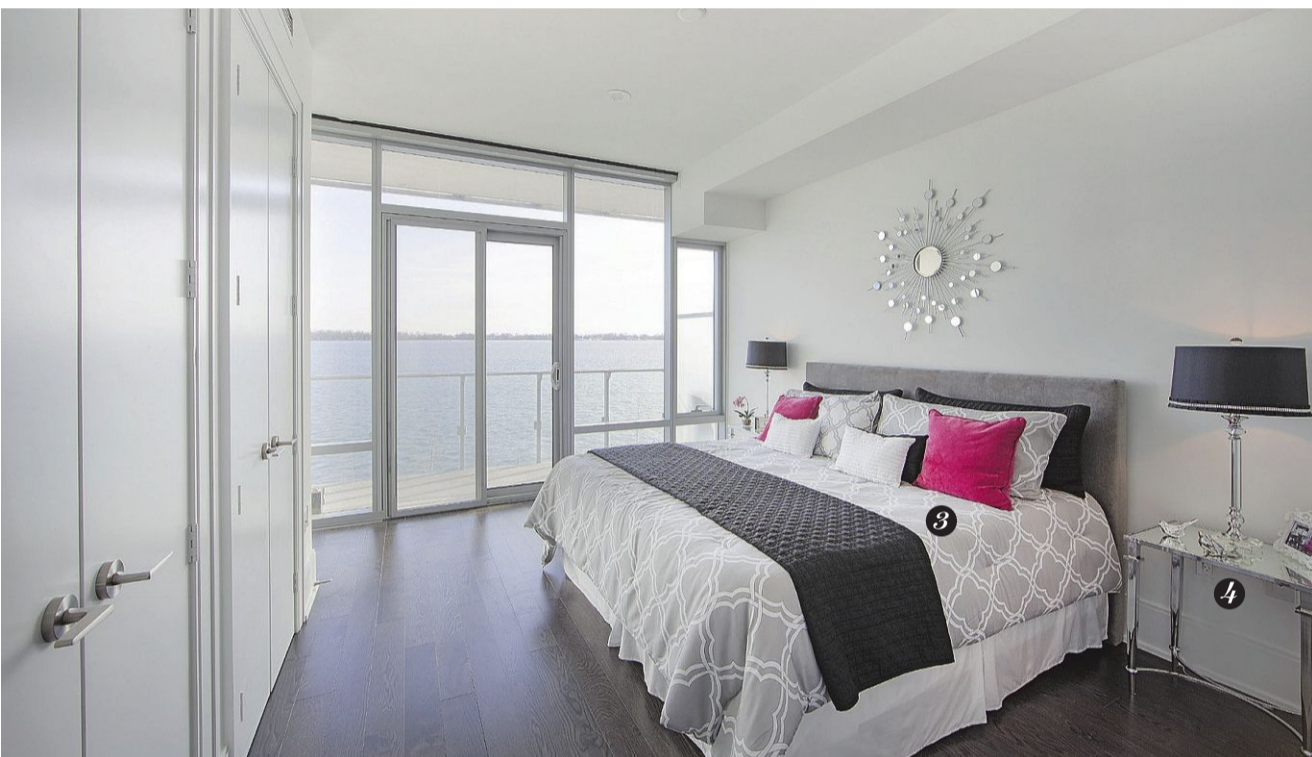


newhomes



FOR SALE

Price range: Starting from \$190,000
Location: Tippet Road and Wilson Avenue, North York

TAKE CONTROL

Featuring architecture by Page + Steele / IBI Group Architects, and interiors by figure3, Southside Residences at Gramercy Park is the second phase in the Gramercy Park community. The two-tower site will have approximately 500 units. **Builder/developer** Malibu Investments **Building** 15 and 17 storeys **Suites** One-bedroom, one-bedroom-plus-den and two-bedroom-plus-den layouts **Size** 462 to 1,048 square feet **Occupancy** Summer 2019 **Features** Suites will have ceiling heights of up to nine feet, laminate flooring, stone countertops, porcelain tile backsplashes, stainless steel



appliances and individually controlled metering for hydro and water. **Amenities** The site will feature a fitness centre, a rooftop swimming pool, party and study lounges, a dining room, a pet spa, an outdoor courtyard, a barbecue and picnic area, a guest suite and a kids' playroom. **Standouts** The site is close to the Wilson subway station. **Sales office** To register, visit southsidecondos.ca or call 416-703-2202. *L.V., National Post*

Price range: \$280,500 to \$565,000
Location: Queen Street West and Dovercourt Road, Toronto

HOT LOCATION

Part of the West Queen West neighbourhood, Ten93 Queen West is a mid-rise project, with retail planned for the ground level. The site will feature 134 units when completed. **Builder/developer** Pemberton Group **What's new** The site is under construction, with a new sales office now open. **Building** Nine storeys **Suites** One-bedroom, one-bedroom-plus-den, two-bedroom, two-bedroom-plus-den and three-bedroom layouts, including live/work units **Size** 470 to 1,015 square feet **Occupancy** Slated to begin January 2018 **Features** Nine-foot ceilings in the principal rooms,



smooth-finish ceilings, quartz kitchen countertops and engineered wood flooring **Amenities** A fitness room, a terrace garden, an outdoor lounge with barbecues, and concierge service **Standouts** The project is close to Trinity Bellwoods Park and the Drake Hotel. **Sales office** Located at 1164 Queen St. W., Toronto. Open Monday to Thursday from noon to 7 p.m. and weekends from noon to 6 p.m. Call 416-546-6355 or visit pembertongroup.com. *L.V., National Post*

Don't mind me ...

FURNITURE IS JUST THE FOIL AT PIER 27'S WATERFRONT MODEL LISA VAN DE VEN

Low-lying furniture keeps the sightlines open while a largely neutral colour palette doesn't draw too much focus. In Suite 314 at Pier 27, it's the views that will attract the attention. Teresa Robertson describes the space as "fresh and contemporary. Really inviting." The owner and principal stager for Design to Go designed the suite in black and white, with espresso wood and chrome accents — while subtle pops of colour complete the look. "With the colour minimal you can't help but look outside," she says. Suites at Pier 27 — by Cityzen Development Group and Fernbrook Homes — currently range from 805 to 4,474 square feet and from \$897,000 to \$5,268,000. The sales office is located at 25 Queens Quay E., Toronto and open Monday to Thursday from noon to 6 p.m., Friday by appointment and weekends from noon to 5 p.m. Call 416-367-3456 or visit pier27tower.com.

1 A glass top lets the dining room table look open and airy, even with a dark wood base. The glass keeps sightlines to the windows open while the wood "puts nature back into the project," Robertson says. Contrasting white leather chairs create continuity with the living room.

3 An upholstered charcoal chenille headboard is paired with a lighter grey patterned bedspread in the master bedroom, where vibrant raspberry-toned accent pillows add pop. A black throw across the bottom of the king-size bed, meanwhile, accentuates its size. "It draws your eye across," Robertson adds.

2 Black Barcelona chairs are low enough to sit in front of the windows without blocking the view. Robertson accented them with green patterned throw cushions, for "a little spark," she says. She added a pop of pattern to the sofa, too, this time with black-and-white pillows.

4 "That's the glamour, the jewelry of the space," Robertson says of the chrome accents she used throughout the suite, including these chrome-and-mirror nightstands. The mirrored tops reflect the chrome accessories she features on top, while a matching starburst wall hanging above the bed continues the look.

Price range: Starting from the \$300,000s
Location: Laird Drive and Millwood Road, East York

BRING THE PUP

The Upper House is a boutique condominium project designed by Kearns Mancini Architects, with just 66 units planned, including 12 townhouses. The site will feature interiors by Chase International Consultants in Design, with landscaping by Fleisher Ridout Partnership. **Builder/developer** Knightstone Capital Management **What's new** The site is now under construction. **Building** Seven storeys, with two-storey townhouses **Suites** Bachelor, one-bedroom-plus-den, one-bedroom-plus-study, two-bedroom, two-bedroom-plus-den, two-bedroom-plus-study, three-bedroom, three-bedroom-plus-den and townhouse layouts **Size** Units range from 435 to



1,509 square feet. **Occupancy** Scheduled for Spring 2017 **Features** Suites will have smooth-finished nine-foot ceilings, quartz kitchen and bathroom countertops, integrated and stainless steel appliances, and rain shower heads. **Amenities** The site will feature fitness facilities, a lounge, a rooftop terrace with a barbecue area, and a dog spa. **Standouts** The project is close to the Don Valley Parkway. **Sales office** Sales are by appointment only. Call 416-425-1800 or visit theupperhousecondos.com. *L.V., National Post*

MORTGAGE RATES 02.03.16

RATES ARE SUBJECT TO CHANGE. SELECTION OF FINANCIAL INSTITUTIONS MAY VARY WEEKLY. FIGURES SUPPLIED BY FISCAL AGENTS

	Variable rate	6months	1yr	2yr	3yr	4yr	5yr		Variable rate	6months	1yr	2yr	3yr	4yr	5yr
BANK								TRUST LOAN							
ATB Financial	2.60	4.00 - 4.00op	2.94 - 4.00op	2.64 - 4.00op	2.69	2.74	2.89	Community Trust	n/a	6.50	3.14	3.25	3.95	4.39	4.64
Alterna Svgs/Alterna Bk	2.70	4.00 - 6.30op	2.85 - 6.30op	2.79	2.59	2.74	2.88	Concentra Financial	n/a	5.00 - 6.70op	2.89 - 6.30op	2.59	3.39	3.89	4.64
Bank of Montreal	2.70	4.00 - 6.75op	2.89 - 6.75op	2.99	3.39	3.89	2.89	Effort Trust	n/a	4.45 - 6.30op	3.35 - 6.30op	3.50	3.70	4.30	4.35
Bank of Nova Scotia	2.90	4.55 - 6.45op	3.29 - 6.50op	3.09	3.39	3.89	4.49	Home Trust Company	2.35	3.95	2.69	2.24	2.39	2.59	2.74
Canadian Western Bank	-	4.00 - 6.45op	3.14 - 6.30op	3.04	3.65	4.20	4.74	Investors Group Trust	n/a	4.20 - 6.50op	3.14 - 6.30op	3.09	3.39	3.89	2.84
CFF Bank	-	-	2.69	2.24	2.39	2.59	2.74	MTCC	2.90	4.55 - 6.45op	3.29 - 6.50op	3.09	3.39	3.89	4.49
CIBC	2.70	6.95op	2.84 - 6.35op	2.79	2.59	4.09	4.79	OTHER							
Equitable Bank	-	-	3.14	3.04	3.65	4.39	4.64	Comtech Credit Union	2.45	6.20 - 6.40op	2.84 - 6.30op	2.89	2.95	2.99	2.89
ICICI Bank Canada	2.75	-	3.15	3.65	3.64	3.69	3.69	DUCA Credit Union	2.50	-	3.09 - 5.75op	3.00	2.99	3.09	2.54
Manulife Bank	2.40	4.45	3.00 - 3.20op	2.94	2.84	2.79	2.89	First National Fin. LP	-	3.10	2.29	2.24	2.49	2.64	2.69
National Bank	n/a	4.40 - 6.70op	3.14 - 6.70op	3.04	3.39	2.79	2.99	Industrial Alliance/IAP	-	-	3.19	2.89	3.04	3.29	2.74
President's Choice Finan	2.70	-	-	2.79	3.34	3.99	4.44	Luminus Financial	3.25	-	3.25 - 6.25op	3.20	3.65	4.00	4.50
Royal Bank	2.70	6.75op	3.14 - 6.75op	2.39	2.64	4.39	2.99	Meridian Credit Union	2.40	4.00	2.84 - 6.30op	2.79	3.39	3.89	2.59
TD Canada Trust	2.60	-	2.99 - 6.30op	2.84	2.49	3.89	2.84	PACE Savings & C.U.	-	5.00 - 6.70op	2.89 - 6.30op	2.59	3.39	3.89	4.64
Tangerine	2.70	-	3.19	3.24	3.49	3.69	3.79	Parama Credit Union	2.65	-	2.80 - 2.95op	2.85	2.95	3.05	3.15

*Also offer 7- to 10-year mortgages. op = open mortgage. n.a. = not available from company. ro=renewals only dashes (-) mean companies not quoting at present.