

newhomes



‘Flair and fun’

AVANI 2’s MODEL VIGNETTE WEDS PRACTICAL WITH HIP BY LISA VAN DE VEN

“It’s urban, it’s intelligent, yet it’s warm and familiar,” says Stella Salvador of the model vignette at Avani 2 at Metrogate. A neutral base of contrasting dark, textured laminate floors and light heather-grey walls is punched up with bright accents in primary shades of red, blue, green and yellow. The end result is “sophisticated, tailored and fun,” while being attractive to a range of buyer types, says the principal interior designer with developer Tridel Corp. “I’m finding buyers want a cleaner, simpler lifestyle,” she adds, “but one with more flair and fun.” Suites at Avani 2 range from 469 to 827 square feet and are priced from the low \$200,000s. The sales office is located at 52 Village Green Sq., Scarborough, and open Monday to Thursday from 11 a.m. to 7 p.m. and weekends and holidays from noon to 6 p.m. Call 416-293-5535 or visit tridel.com.

1 “It’s a flexible space,” Salvador says of the open den, where a black quartz countertop contrasts with the painted white base of a built-in desk, water-falling over one edge. The desk could also be used as a credenza if residents opted to use the room for dining instead.

2 Composition is key when choosing accessories, Salvador says. “It’s important when you’re decorating shelving areas that you play around with heights,” the designer adds. “Use groupings of accessories.” In the office area, she also used the accessories to add colour and visual texture, and to create personality.

3 A tufted sectional sofa has mid-century modern inspiration, while the chrome legs add a contemporary feel. Behind it, the designer has created a subtle accent wall, with striated wallpaper adding texture and the bright colours of the art providing inspiration for the sofa’s multi-hued accent pillows.

4 Mid-century modern classic furniture pieces create a small but impactful dining space, with a white marble Saarinen Tulip Table by Knoll surrounded by white moulded plastic Eiffel chairs. “They take their cue from the Eiffel Tower,” Salvador says of the chairs, which feature wood and black metal detailing.

FOR SALE

Price range: \$398,990 to \$1.8 million
Location: Richmond Street and Duncan Street, Toronto



STUDIO 2

Quadrangle Architects’ Studio 2 is a downtown Toronto condominium project, located close to Queen West shopping and the Entertainment District. It’s currently nearing completion.
Builder/developer Aspen Ridge Homes
What’s new The site is now 85-per-cent sold, with construction well underway.
Building Type 41-storey condominium
Suites One-bedroom, one-bedroom-plus-den, two-bedroom, two-bedroom-plus-den, three-bedroom and townhouse layouts
Size 601 to 1,793 square feet
Occupancy Currently underway
Features Units have Miele appliances, five-inch

baseboards, engineered hardwood flooring, granite or Caesarstone kitchen countertops, ceramic kitchen backsplashes and deep soaker tubs.
Amenities The site features a bar, a party room and dining room, a media room, a billiards room, a lounge, a terrace with barbecuing, and exercise facilities.
Standouts The project is close to both the Osgoode and St. Andrew stations.
Sales office Located at 25 Nelson St., Toronto. Open Saturday to Thursday noon to 6 p.m. Call 647-352-7736.
L.V., National Post

Price range: From the mid \$200,000s to the \$600,000s
Location: Highway 7 and Jane Street, Vaughan



COSMOS CONDOS

A new addition to the Vaughan Metropolitan Centre, Cosmos Condos was designed by Kirkor Architects, and will feature interiors by Tanner Hill Associates. The first phase will have 396 units and is currently in registration.
Builder/developer Liberty Development Corp.
Type The first-phase building is 35 storeys.
Suites One-bedroom to three-bedroom layouts
Size 500 to 1,298 square feet
Occupancy September 2019
Features Suites will have smooth nine-foot ceilings, laminate flooring in the principal rooms, granite or quartz kitchen counter-

tops, stainless steel appliances and quartz bathroom countertops.
Amenities The site will feature a cyber lounge, exercise room, golf simulator, party room, dining room, terrace, barbecue area, indoor swimming pool, hot tub, dog wash area and two guest suites.
Standouts The project will be located close to the new Vaughan Metropolitan Centre subway station.
Sales office To register, call 647-537-3366.
L.V., National Post

Price range: Starting from the upper \$700,000s
Location: Box Grove Bypass and Copper Creek, Markham



BOXGROVE VILLAGE

Close to Highway 407, Boxgrove Village is the final phase of Arista’s Boxgrove community. Currently in registration, the townhouse site will feature contemporary designs of clay brick, with stone and stucco detailing. There will be 195 homes, including live/work units.
Builder/developer Arista Homes
Type Two- and three-storey townhouses, including live/work units
Suites Two- to four-bedroom layouts
Size 1,682 to 4,000 square feet
Features Homes will have nine-foot ceilings on the main and second floors,

engineered oak hardwood and ceramic tile flooring, extended upper kitchen cabinetry, and low-flow shower heads and faucets.
Amenities Close to Rouge Park, the Rouge River trail system, shopping and schools.
Standouts The traditional towns will feature front-facing garages, while the live/work units will have rear double-car garages.
Sales office To register, visit boxgrovetowns.com.
L.V., National Post

MORTGAGE RATES 11.05.16

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

	Variable rate	6 months	1yr	2yr	3yr	4yr	5yr		Variable rate	6 months	1yr	2yr	3yr	4yr	5yr
BANK								TRUST LOAN							
ATB Financial	2.60	4.00 – 4.00op	2.94 – 4.00op	2.64 – 4.00op	2.49	2.64	2.74	Community Trust	n/a	6.50	3.14	3.25	3.95	4.39	4.64
Alterra Bank	2.35	4.00 – 6.30op	2.85 – 6.30op	2.09	2.59	2.74	2.58	Effort Trust	n/a	4.45 – 6.30op	3.35 – 6.30op	3.50	3.70	4.30	4.35
Bank of Montreal	2.70	4.00 – 6.75op	2.89 – 6.75op	2.99	3.39	3.89	2.59	Home Trust Company	2.35	3.95	2.69	2.14	2.34	2.59	2.64
Bank of Nova Scotia	2.90	4.55 – 6.45op	3.29 – 6.50op	3.09	3.39	3.89	4.49	Investors Group Trust	n/a	4.20 – 6.50op	3.14 – 6.30op	3.09	3.39	3.89	2.74
Canadian Western Bank	–	4.00 – 6.45op	3.14 – 6.30op	3.04	3.65	4.20	4.74	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	2.44	4.09	4.79	OTHER							
Equitable Bank	–	–	3.14	3.04	3.65	4.39	4.64	Alterra Savings	2.35	4.00 – 6.30op	2.85 – 6.30op	2.09	2.59	2.74	2.58
ICICI Bank Canada	2.75	–	2.84	2.84	2.84	2.89	2.89	Comtech Credit Union	2.45	6.20 – 6.40op	2.84 – 6.30op	2.89	2.95	2.99	2.89
Manulife Bank	2.60	4.45	3.00 – 3.20op	2.94	2.84	2.79	2.89	DUCA Credit Union	2.50	–	3.09 – 5.75op	3.00	2.99	3.09	2.54
National Bank	n/a	4.40 – 6.70op	3.14 – 6.70op	3.04	3.39	2.74	2.84	First National Fin. LP	–	3.10	2.29	2.24	2.49	2.59	2.69
President’s Choice Finan	2.70	–	–	2.79	3.34	3.99	4.44	Industrial Alliance/IAP	–	–	3.39	3.09	3.04	3.29	2.69
Royal Bank	2.60	6.75op	3.14 – 6.75op	2.39	2.44	4.39	4.64	Luminous Financial	3.25	–	3.25 – 6.25op	3.20	3.65	4.00	4.50
TD Canada Trust	2.60	–	2.99 – 6.30op	2.84	2.29	3.89	2.69	Meridian Credit Union	2.40	4.00	2.84 – 6.30op	2.79	2.64	3.89	2.49
Tangerine	2.70	–	3.19	3.24	3.49	3.69	3.79	PACE Savings & C.U.	–	5.00 – 6.70op	2.99 – 6.30op	2.69	3.49	3.99	4.64
								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.