

newhomes



Urban rustic

A CITY-MEETS-COUNTRY VIBE
AT BESPOKE TOWNS BY LISA VAN DE VEN

Looking to create a rural esthetic with “a modern twist,” designer Meg Ryley used such traditional touches as wide-plank hardwood and Shaker-style cabinetry, alongside a more modern grey palette and contemporary accents. “I wanted to add more of a modern flair to the country feel, to create a city rustic look,” adds Ryley, of MCR Interiors, who partnered with Audax Architecture on the design. “We wanted to take this traditional space and put in some other elements that make it more transitional.” Stacked townhouses at the Buena Vista Development site range from 1,195 to 1,593 square feet and are priced from \$669,900 to \$899,900. The sales office is at Dundas Street East and Coxwell Avenue, Toronto, and is open Thursday from 3 to 8 p.m., weekends from noon to 5 p.m., and by appointment. Call 416-239-8181 or visit bespoketowns.com.

1 In the kitchen, a blue mini-subway-tile backsplash picks up on the blue undertones in the light grey cabinetry. For another accent, Ryley opted to use a blue paisley blind on the window. “I thought it fell into the country theme,” the designer says.

2 “No two are the same,” Ryley says of the hand-blown grey glass pendant lights from Elite that hang over the kitchen counter, adding a modern touch. Below, low-backed kitchen stools from HomeSense pick up on the white linen and dark metal of the living room chairs.

3 While the living-room chairs and side tables may feature metal frames, Ryley turned to wood for the coffee tables. From Elite, the chunky wood tables feature modern X-shaped bases, with a blue Weavers Art area rug below introducing subtle but contemporary pattern to the space.

4 Marble-topped West Elm side tables add a traditional touch, but the concrete-based lamps on them create contrast with more industrial flair. Brass accents on the lamps “add another pop,” the designer adds, while the paisley accent pillows on the sofa repeat the country-themed fabric from the kitchen.

FOR SALE

Price range: Starting at \$1 million
Location: Avenue Road and Lawrence Avenue, North York



BOUTIQUE MID-RISE

With just 62 units, Brookdale is a boutique mid-rise condominium project. It's located close to such amenities as Bruno's Fine Foods, Pusateri's Fine Foods and Ledbury Park, as well as restaurants, boutique shops and Highway 401.
Builder/developer Cityzen Development and Fortress Real Properties
Building Seven storeys
Suites Two-bedroom, two-bedroom-plus-den and three-bedroom layouts remain for sale
Size 1,100 to 2,225 square feet
Features Suites will have stone countertops and co-ordinating backsplashes, Miele appliances, pre-finished engineered hardwood floor-

ing in the living and dining rooms, nine-foot ceilings, and granite or quartz bathroom vanities.
Amenities The site will feature a private dining room, a lounge, a Movement Haus fitness centre, and a terrace.
Standouts Every unit will have a balcony or terrace.
Sales office Located at 1717 Avenue Rd., North York. Open Monday to Thursday from noon to 6 p.m. and weekends from noon to 5 p.m. Call 416-785-9009 or visit brookdaleonavenue.com.
L.V., National Post

Price range: \$3,100,000 to \$11,900,000
Location: St. Clair Avenue and Spadina Road, Toronto



CUSTOMIZE IT

A luxury building in the Forest Hill community, 200 Russell Hill was designed by Rafael + Bigauskas Architects. The site will feature just 22 units, with interiors by The House of LMD.
Builder/developer Hirsh Development Group
Building Five storeys
Suites One-bedroom to three-bedroom-plus-den layouts
Size 1,859 to 4,960 square feet
Occupancy Fall 2018
Features Suites include, depending on the plan, 10-foot ceilings, engineered hardwood flooring, gas fireplaces, Miele appliances (including a coffee system and wine fridge), and marble or Caesarstone countertops.

Amenities A spa and steam room, games room, theatre room, pet-wash room, multi-purpose room, wine cellar and wine lounge, valet and attaché service, and fitness facilities.
Standouts Suite customizations are available, in consultation with the site's designer.
Sales office 200 Russell Hill Rd., Toronto. Open Monday to Friday, 11 a.m. to 5 p.m. Weekends, noon to 6 p.m. Visit 200russellhill.com.
L.V., National Post

Price range: Starting from the low \$200,000s
Location: Eglinton Avenue and Don Mills Road, North York



PARK INCLUDED

Designed by Page + Steele/IBI Group Architects, Sonic Condominiums will feature two towers, with interiors by U31. The site is close to the Shops at Don Mills, the Ontario Science Centre and the future Eglinton Crosstown LRT.
Builder/developer Lindvest
Building The first-phase building will be 28 storeys.
Suites Studio, one-bedroom, one-bedroom-plus-den, two-bedroom and three-bedroom layouts
Size 339 to 941 square feet
Occupancy January 2019
Features Suites will have smooth-finished ceilings, plank laminate flooring and custom-designed kitchen

cabinetry by U31.
Amenities The project will feature a screening room; dining and party rooms; a fitness centre; and a terrace with cabanas, al-fresco lounges, a fire pit and barbecues.
Standouts The site will include a public park designed by NAK Design Group, with walking paths, a children's playground and exercise equipment.
Sales office To register, call 416-532-6636 or visit lindvest.com.
L.V., National Post

MORTGAGE RATES 13.04.16

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	2.59
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	2.59	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
ICI/CI Bank Canada	2.75	-	3.15	3.65	3.64	3.69	3.69	Comtech Credit Union	2.45	6.20 - 6.40op	2.84 - 6.30op	2.89	2.95	2.99	2.89
Manulife Bank	2.40	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	2.64	2.69
President's Choice Finan	2.70	-	-	2.79	3.34	3.99	4.44	Industrial Alliance/IAP	-	-	3.29	2.89	3.04	3.29	2.69
Royal Bank	2.60	6.75op	3.14 - 6.75op	2.39	2.54	4.39	4.64	Luminus 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	2.39	3.89	2.69	Meridian Credit Union	2.40	4.00	2.84 - 6.30op	2.79	3.39	3.89	2.59
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.