

newhomes



Deeper palette

MODERN ESTHETIC AND FUNCTIONALITY
MELD AT 159SW LISA VAN DE VEN

“We were going for a deeper, darker, sophisticated palette,” interior designer Kelly Cray says of the model vignettes he designed at 159SW. While the bathroom has a lighter look, the kitchen and living room are sleek and sexy, picking up on elements of the building’s architecture. Cray introduced high contrast in the two-toned kitchen, with white ash and glossy grey finishes. He carried the same tones into the living room, where functionality combines with a contemporary aesthetic. “It was about bringing in these darker elements and playing them against lighter tones,” says the principal with U31. Units at the Alterra site range from 470 to 1,008 square feet and from the mid \$300,000s to \$632,000. The sales office is at 527 Parliament St., Toronto, and open Monday to Thursday from noon to 6 p.m. and weekends and holidays from noon to 5 p.m. Call 416-323-1500 or visit 159sw.com.

1 “The idea was to maximize the seating in the area,” Cray says, and this white sectional sofa, custom-made by Belfiore, does exactly that. It also adds contrast against the dark wall and black glass coffee table — a white wall-hung Flos light fixture carries through the colour.

2 A matte-finished grey laminate is accented with wood-finish European laminate in the living room’s built-in shelving unit — mimicking the contrasting colour palette used for the kitchen cabinetry. “It’s very geometric,” Cray says of the asymmetrical shelving unit, which also plays up the contrasting textures.

3 Designed for younger buyers, the living space features a carefully curated collection of accessories, including yellow and metallic accents. The grey-and-white area rug introduces a contemporary triangular pattern, picking up some of the faceted shapes throughout the space. “It’s about tying in the details,” Cray says.

4 “It’s almost like a full living wall,” Cray says, referring to the Murphy bed, which pulls out from the shelving wall to add a sleeping space ideal for studio living or guest accommodations. “You might need additional space,” Cray says. “Having built-in furniture as an option is great.”



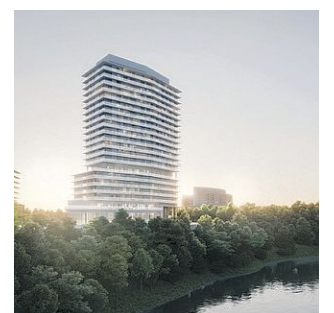
Price range: Starting from the low \$300,000s
Location: Rymal Road East and Upper Red Hill Valley Parkway, Hamilton

CENTRAL PARK
An East Hamilton master-planned community, Central Park is next to the Eramosa Karst conservation lands and will feature detached homes as well as townhouses. The Madison Towns, the second neighbourhood at the site, is in registration.
Builder/developer: Losani Homes
Type: Two- and three-storey townhouses

Suites: Two- and three-bedroom layouts
Size: 1,225 to 1,950 sq. ft.
Occupancy: Slated to begin in 2019
Features: Interior finishes are being finalized, but homes will have brick exteriors, with glass doors and wood-grained panelling.
Amenities: The site will have 15 acres of natural space, with a five-acre central park and a trail that joins up with the East Mountain Trail Loop, connecting it to the Bruce Trail.
Sales office: To register, visit mycentralpark.ca.
L.V., National Post

Price range: \$350,900 to over \$800,000
Location: Dundas Street West and Royal York Road, Etobicoke

KINGSWAY BY THE RIVER
Situated next to the Humber River, Kingsway by the River will feature two buildings, stacked townhouses and retail components. The first-phase building, in pre-registration, will have 201 condos as well as 80 townhouse units.
Builder/developer: Urban Capital Property Group
Type: 21-storey building
Suites: One-bedroom, one-bedroom-plus-den, two-bedroom and two-bedroom-plus-den suites, as well as three-bedroom townhouses.
Size: 550 to over 1,100 sq. ft.



Occupancy: Summer 2020
Features: Nine-foot ceilings in principal rooms, smooth ceilings, wide-plank laminate flooring and stone kitchen countertops
Amenities: Executive concierge, a lounge, fitness facilities and a terrace
Sales office: To register, call 416-546-1721 or visit kingswaybytheriver.ca.
L.V., National Post

Price range: \$969,000 to \$1,028,800 (new units only)
Location: Highway 7 and Jane Street, Vaughan

COSMOS TOWER B
Tower B is the second building in the first phase of Cosmos Condos, a multi-phase project close to the planned Vaughan Metropolitan Centre subway station.
Builder/developer: Liberty Development Corp.
What’s new: A new collection of penthouses
Type: 36-storey condo
Suites: Three-bedroom penthouse layouts
Size: 1,820 to 1,904 sq. ft.
Occupancy: January 2020
Features: Smooth nine-foot ceilings, laminate flooring in the principal rooms and granite or quartz kitchen



countertops
Amenities: An indoor pool, observatory lounge, exercise room, golf simulator, party room, terrace, steam rooms, guest suites, concierge
Sales office: 1 Steelcase Rd. W., Unit 8, Markham. Monday to Wednesday from noon to 6 p.m., weekends and holidays noon to 6 p.m. Call 647-642-6636 or visit cosmoscondos.ca.
L.V., National Post

MORTGAGE RATES 12.07.16

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								Effort Trust	n/a	4.45 - 6.30op	3.35 - 6.30op	3.50 - n/aop	3.70	4.30	4.35
ATB Financial	2.50	4.10 - 4.10op	3.04 - 4.10op	2.39 - 4.10op	2.59	2.69	2.79	Home Trust	2.35	3.95 - n/aop	2.69 - n/aop	2.14 - n/aop	2.34	2.59	2.69
Alterra Bank	2.45	4.00 - 6.30op	2.79 - 6.30op	2.74 - n/aop	2.59	2.84	2.74	Investors Group Trust	n/a	4.20 - 6.50op	3.14 - 6.30op	3.09 - n/aop	3.39	3.89	2.45
Bank of Montreal	2.60	n/a - 6.95op	3.09 - 6.95op	3.19 - n/aop	3.59	4.09	2.79	MTCC	2.90	4.55 - 6.45op	3.29 - 6.50op	3.09 - n/aop	3.39	3.89	4.49
Bank of Nova Scotia	2.90	4.55 - 6.45op	3.29 - 6.50op	3.09 - n/aop	3.39	3.89	4.49	OTHER							
Canadian Western Bank	n/a	4.00 - 6.45op	3.14 - 6.30op	3.04 - n/aop	3.65	4.20	4.74	Alterra Savings	2.45	4.00 - 6.30op	2.79 - 6.30op	2.74 - n/aop	2.59	2.84	2.74
CIBC	2.70	n/a - 6.95op	2.84 - 6.35op	2.79 - n/aop	2.54	4.09	4.79	Comtech Fire C.U.	2.45	6.20 - 6.40op	2.84 - 6.30op	2.89 - n/aop	2.95	2.99	2.89
Equitable Bank		n/a	3.14	3.04	3.65	4.39	4.64	DUCA Credit Union	2.50	n/a - n/aop	3.04 - 5.75op	2.94 - n/aop	2.94	3.14	2.59
HSBC Bank Canada	2.35	4.45 - 6.20op	3.14 - 6.35op	2.15 - n/aop	3.39	4.09	2.35	First Calgary Financial	2.70	4.00 - 6.30op	2.89 - 6.30op	2.89 - n/aop	2.54	2.79	2.74
ICICI Bank Canada	2.75	n/a - n/aop	2.94 - n/aop	2.94 - n/aop	2.94	2.99	2.89	First National Fin. LP	n/a	3.10 - n/aop	2.29 - n/aop	2.49 - n/aop	2.59	2.69	2.84
Manulife Bank	2.60	4.45 - n/aop	3.00 - 3.20op	2.94 - n/aop	2.84	2.79	2.89	Industrial Alliance/IAP		n/a	3.54	3.29	3.19	3.39	2.64
National Bank	n/a	4.40 - 6.70op	3.14 - 6.70op	3.04 - n/aop	3.39	2.74	2.89	Luminus Financial	3.25	n/a - n/aop	3.25 - 6.25op	3.20 - n/aop	3.65	4.00	4.50
President’s Choice Finan	2.70	n/a - n/aop	n/a - n/aop	2.79 - n/aop	3.34	3.99	4.44	Meridian Credit Union	2.40	n/a - n/aop	2.84 - 6.30op	2.79 - n/aop	2.64	3.89	2.54
Royal Bank	2.70	n/a - 7.00op	2.99 - 7.00op	2.54 - n/aop	2.64	2.74	2.89	PACE Savings & C.U.	n/a	5.00 - 6.70op	3.14 - 6.30op	3.04 - n/aop	3.65	4.39	4.64
TD Canada Trust	2.60	n/a - n/aop	3.04 - 4.00op	2.84 - n/aop	3.44	2.54	2.84	Parama Credit Union	2.65	n/a - n/aop	2.80 - 2.95op	2.85 - n/aop	2.95	3.05	3.15
Tangerine	2.70	n/a - n/aop	3.19 - n/aop	3.24 - n/aop	3.49	3.69	3.79	Steinbach Credit Union	2.25	n/a - n/aop	2.39 - n/aop	2.39 - n/aop	2.39	2.49	2.49
TRUST LOAN															
Community Trust		6.50	3.14	3.25	3.95	4.39	4.64								

*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.

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