

newhomes



FOR SALE

Price range: \$1.5 million to \$5.2 million
Location: Queens Quay East and Yonge Street, Toronto

MOVE IN NOW

With construction completed, Pier 27 has been rebranded as P27 Lakefront Residences to sell off the final units. The project was designed by architects Alliance. **Builder/developer** Cityzen Development Group and Fernbrook Homes
What's new The site's sales office has moved.
Type 14- and 12-storey condominium buildings
Suites Two-bedroom to four-bedroom condominium suites, and two-bedroom-plus-den and three-bedroom-plus-den townhouses
Size 1,702 to 4,474 sq. ft.
Occupancy Immediate



Features 10-foot ceilings in principal rooms; granite, quartz composite or marble kitchen counters; gas stoves
Amenities A games room, theatre, party room, indoor and outdoor pools, barbecue areas, fitness facilities
Sales office 15 Queens Quay E., Toronto. Open Monday to Thursday from noon to 6 p.m. and weekends from noon to 5 p.m. Call 416-367-3456 or visit p27condos.com.
L.V., National Post

Price range: \$249,900 to over \$700,000
Location: Matchedash Street and Mississaga Street East, Orillia

ORILLIA LOFTS

Just a couple of blocks from Lake Couchiching, Matchedash Lofts is an Orillia mixed-use project, with 75 loft-style units planned, as well as commercial and retail space. The site is close to shopping, restaurants and walking/biking trails. **Builder/developer** Oakleigh
Type Five-storey condominium
Suites One-bedroom to two-bedroom-plus-den layouts, with some live-work units
Size 632 to over 1,700 sq. ft.
Occupancy October 2018
Features Units will have



nine-and-a-half foot ceilings, laminate flooring in the principal rooms and quartz kitchen countertops.
Amenities The site will have a rooftop amenity space.
Standouts Many units will have water views.
Sales office 21 Matchedash St. S., Orillia. Open Thursday and Friday from 4 to 8 p.m., weekends from 11 a.m. to 4 p.m., or by appointment. Call 647-642-4955 or visit matchedashlofts.ca.
L.V., National Post

Design device

NEUTRAL TONES RECEDE IN KINGSWAY BY THE RIVER MODEL BY LISA VAN DE VEN

"New elegance" is the moniker interior designer Bryon Patton gives to the esthetic he created in the model suite at Kingsway By the River. "The suite is an eclectic mix of interesting furniture styles, combining both clean-lined modern and well-detailed traditional pieces," says Patton, who designed the unit with Sean Swayze and Ruth Lynch, all of Bryon Patton and Associates. The result is "warm, welcoming and up-to-date," adds the designer, who incorporated interesting textures and a neutral palette of greys and taupe, accented by sapphire blue. "When a palette is neutral, it serves as a backdrop for accents in art, accessories and flowers," he adds. Suites at the Urban Capital Property Group project range from 550 to over 1,100 square feet and from \$350,900 to over \$800,000. The site is currently in registration. Call 416-546-1721 or visit kingswaybytheriver.ca.

1 "It's all about the view," Patton says, and with the project featuring "expansive" views overlooking the Humber River, the designer wanted to make the windows a focal point. "We kept the living-dining windows undraped, but there are textured linen semi-sheer side panels framing the views," he adds.

2 Louis XVI Bergère-style chairs hint at a buyer coming from a traditional home. They're reimaged, though, with contemporary dark-stained frames and silver-grey upholstery. That eclectic style emerges through the accessories, too. "We always add touches of humour," Patton says, and a ceramic dog sculpture creates that whimsy here.

3 Trompe-l'oeil bookshelf wall coverings in the den — custom designed by Patton's team and manufactured from textured vinyl — create the look of an old-school library. "This wall covering certainly adds drama and depth to the space," says Patton, who added a slim-framed mirror to visually expand the room.

4 The den's banquette seating was custom designed for the space, stretching from one wall to the other. Upholstered in soft steel-grey pinwale corduroy, it adds texture to the room and creates "maximum comfortable seating, like a theatre," Patton says — making it perfect for movie nights at home.

MORTGAGE RATES 11.16.16

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	2.54	2.59	2.59	Home Trust	2.35	3.95 - n/aop	2.69 - n/aop	2.14 - n/aop	2.34	2.59	2.59
Alterna Bank	2.45	4.00 - 6.30op	2.79 - 6.30op	2.74 - n/aop	2.59	2.74	2.59	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	2.59	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	Alterna Savings	2.45	4.00 - 6.30op	2.79 - 6.30op	2.74 - n/aop	2.59	2.74	2.59
CIBC	2.70	n/a - 6.95op	2.84 - 6.35op	2.79 - n/aop	2.44	4.09	4.74	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	2.89 - 5.75op	2.79 - n/aop	2.79	2.99	2.44
HSBC Bank Canada	2.65	4.45 - 6.20op	3.14 - 6.35op	2.45 - n/aop	3.39	4.09	2.65	First Calgary Financial	2.70	4.00 - 6.30op	2.89 - 6.30op	2.89 - n/aop	2.44	2.79	2.54
ICI Bank Canada	2.75	n/a - n/aop	2.84 - n/aop	2.84 - n/aop	2.84	2.89	2.89	First National Fin. LP	n/a	3.10 - n/aop	2.29 - n/aop	2.24 - n/aop	2.39	2.49	2.69
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	2.54
National Bank	n/a	4.40 - 6.70op	3.14 - 6.70op	3.04 - n/aop	3.39	2.64	2.74	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	4.00 - n/aop	2.84 - 6.30op	2.79 - n/aop	2.64	3.89	2.44
Royal Bank	2.60	n/a - 6.75op	2.99 - 6.75op	2.34 - n/aop	2.44	2.49	2.64	PACE Savings & C.U.	n/a	5.00 - 6.70op	2.99 - 6.30op	2.69 - n/aop	3.49	3.99	4.54
TD Canada Trust	2.60	n/a - n/aop	3.04 - 4.00op	2.84 - n/aop	3.44	2.44	2.69	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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