

# newhomes



## Cross appeal

TRADITIONALISTS AND MODERNISTS ALIKE WILL BE CHARMED BY THE KENNEDYS LISA VAN DE VEN

Both the site's contemporary architecture and its iconic name proved inspiration for Melandro Quilatan when he set out to design the sales office and model vignettes for The Kennedys Condominiums. "Not that it has a direct correlation, but from our perspective the name evoked fashion and warmth — Jackie Kennedy and Chanel," says the president and co-founder of Tomas Pearce Interior Design Consulting. He opted for a black-and-white palette in the kitchen and bathroom vignettes, while the living room — which doubles as the sales office waiting area — features warm whites and greys. "I think it appeals to both traditionalists and modernists," he adds. Suites at the SAMM Developments site range from 478 to 951 square feet and \$207,990 to \$428,990. The sales office is at 2035 Kennedy Rd., Scarborough, and open Monday to Thursday from noon to 6 p.m. and weekends from noon to 5 p.m. Call 416-293-1414 or visit kennedycondos.com.

**1** White lacquer cabinets with a high-gloss finish help create a sleek, minimal esthetic in the kitchen. "Even the exhaust hood is integrated into the face of the cabinets. To use it, you pull it forward," says Quilatan. Well-placed lighting highlights the uppers, producing a floating effect.

**2** "Very graphic, yet very practical," is how Quilatan describes this slab-style backsplash, which carries through the same white quartz material as the countertops — but with no grout lines. Metallic accents pop against the white backdrop, including the island's sleek stainless steel stools.

**3** Two grey flannel sofas in the living room were chosen as much for practicality as for their contemporary design. "We knew a lot of people were going to use the space," says Quilatan, who paired them with glass, acrylic and chrome coffee tables for "a touch of glamour."

**4** A white back-painted glass surround, with chrome accents, makes this contemporary fireplace pop — all set against a more traditional chenille drapery backdrop. "The fireplace is backlit so it looks like it's floating," adds Quilatan, who placed contemporary high-backed chairs in front to balance the tall surface.

### MORTGAGE RATES 08.20.16

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	
<b>BANK</b>							Effort Trust	n/a	4.45 - 6.30op	3.35 - 6.30op	3.50 - n/aop	3.70	4.30	4.35	
ATB Financial	2.60	4.00 - 4.00op	2.94 - 4.00op	2.29 - 4.00op	2.44	2.49	2.59	Home Trust	2.30	3.95 - n/aop	2.69 - n/aop	2.14 - n/aop	2.34	2.59	2.49
Alterna Bank	2.45	4.00 - 6.30op	2.79 - 6.30op	2.34 - n/aop	2.40	2.69	2.48	Investors Group Trust	n/a	4.20 - 6.50op	3.14 - 6.30op	3.09 - n/aop	3.39	3.89	2.59
Bank of Montreal	2.90	n/a - 6.95op	3.09 - 6.95op	3.19 - n/aop	3.59	4.09	2.69	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	<b>OTHER</b>							
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	2.34 - n/aop	2.40	2.69	2.48
CIBC	2.70	n/a - 6.95op	2.84 - 6.35op	2.79 - n/aop	2.44	4.09	4.79	Comtech Fire C.U.	2.60	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	2.49
HSBC Bank Canada	2.79	4.45 - 6.20op	3.14 - 6.35op	2.70 - n/aop	3.39	4.09	2.70	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	2.54
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	3.04	3.29	2.59
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	3.14 - 6.75op	2.34 - n/aop	2.44	4.39	4.64	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	2.99 - 6.30op	2.84 - n/aop	3.39	2.39	2.59	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
<b>TRUST LOAN</b>															
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.

### FOR SALE

Price range: Starting from the \$190,000s  
Location: Waterdown Road and Plains Road East, Burlington



#### THE WEST

The West Condominiums is the newest phase at the Stationwest master-planned community in Burlington, with two mid-rise buildings and 168 units in total. The site — currently in registration — is located close to La Salle Park Marina, with Burlington's Royal Botanical Gardens a short drive away.  
**Builder/developer** Adi Development Group  
**Type** Six-storey condominium buildings  
**Suites** Studio to two-bedroom-plus-den layouts  
**Size** 340 to 865 square feet  
**Occupancy** February 2019

**Features** Units will have wide-plank laminate floors in the principal rooms, and quartz kitchen countertops and backsplashes.

**Amenities** The site will feature concierge service, a party room, a fitness centre and terraces.

**Standouts** The community will have a one-acre park and direct access to the Alder-shot GO Station.

**Sales office** To register, call 905-681-7743 or visit adidevelopments.com.  
*L.V., National Post*

Price range: From the low \$300,000s to \$632,000  
Location: Wellesley Street East and Sherbourne Street, Toronto



#### 159SW

Designed by EI Richmond Architects, with interiors by U31, 159SW will feature 360 units. The project is a short walk from the Wellesley and Sherbourne subway stations.  
**Builder/developer** Alterra  
**What's new** The sales office is now open.  
**Type** 36-storey condominium  
**Suites** One-bedroom to three-bedroom layouts  
**Size** 470 to 1,008 square feet  
**Occupancy** October 2019  
**Features** Smooth ceilings, wide-plank laminate flooring, quartz kitchen countertops and ceramic

**backsplashes**

**Amenities** A pet wash station, fitness studio, barbecue area, outdoor running track and fitness area, games room, saunas, two party rooms, conference and study rooms, and 24-hour concierge service

**Sales office** Located at 527 Parliament St., Toronto. 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.  
*L.V., National Post*

Price range: \$280,900 to the \$600,000s  
Location: Don Mills Road and Lawrence Avenue East, North York



#### RODEO DRIVE

Located within the Shops at Don Mills, Rodeo Drive Condominiums was designed by Hariri Pontarini Architects. The first two towers are now selling.

**Builder/developer** Lanterra and Cadillac Fairview  
**What's new** The sales office is now open.

**Type** 32- and 16-storey condominium

**Suites** One-bedroom to two-bedroom-plus-study layouts

**Size** 473 to 1,013 square feet

**Occupancy** July 2020

**Features** Nine-foot ceilings, laminate flooring and granite kitchen countertops

**Amenities** The north tower will have a pet spa, a fitness room, a party room, an outdoor pool, a games room, barbecue areas and 24-hour concierge. The south tower will have a party room, an indoor pool, a barbecue area and a fitness room.

**Sales office** Located on O'Neill Road, south of Clock Tower Road, North York. Open Monday to Thursday from noon to 6 p.m. and weekends from noon to 5 p.m. Call 416-603-9779 or visit rodeodrivecondos.com.  
*L.V., National Post*

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