

# newhomes

## Condos in the heart of the city

LISA VAN DE VEN  
Steps Away

Developer Shamez Virani went in feeling confident about the Church and Carlton streets location of his newest project, Axis Condos. After all, it wasn't his first time building in the area — the president of CentreCourt Developments knew what the location had to offer. "It's the midpoint of Toronto," he says. "If you dropped a pin at the centre of a map of Toronto, it would land at Yonge and College."

It's also a neighbourhood in demand, surrounded by the U of T and Ryerson campuses, with Queen's Park and Hospital Row within walking distance — meaning there are plenty of people who work in the area.

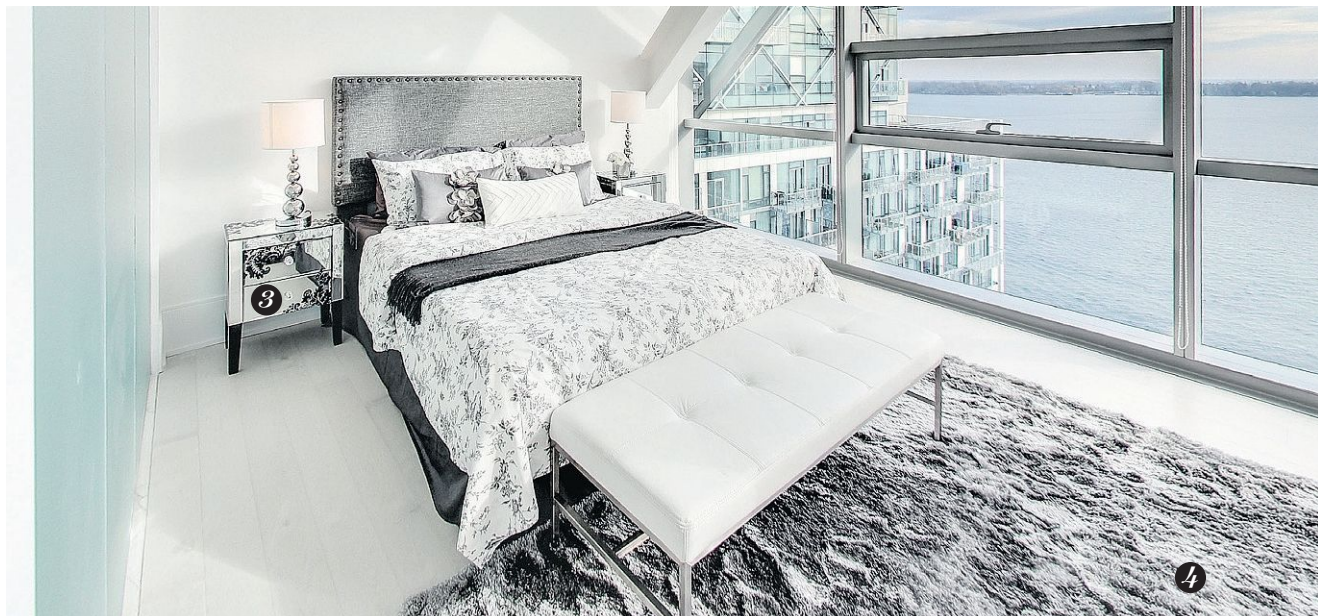
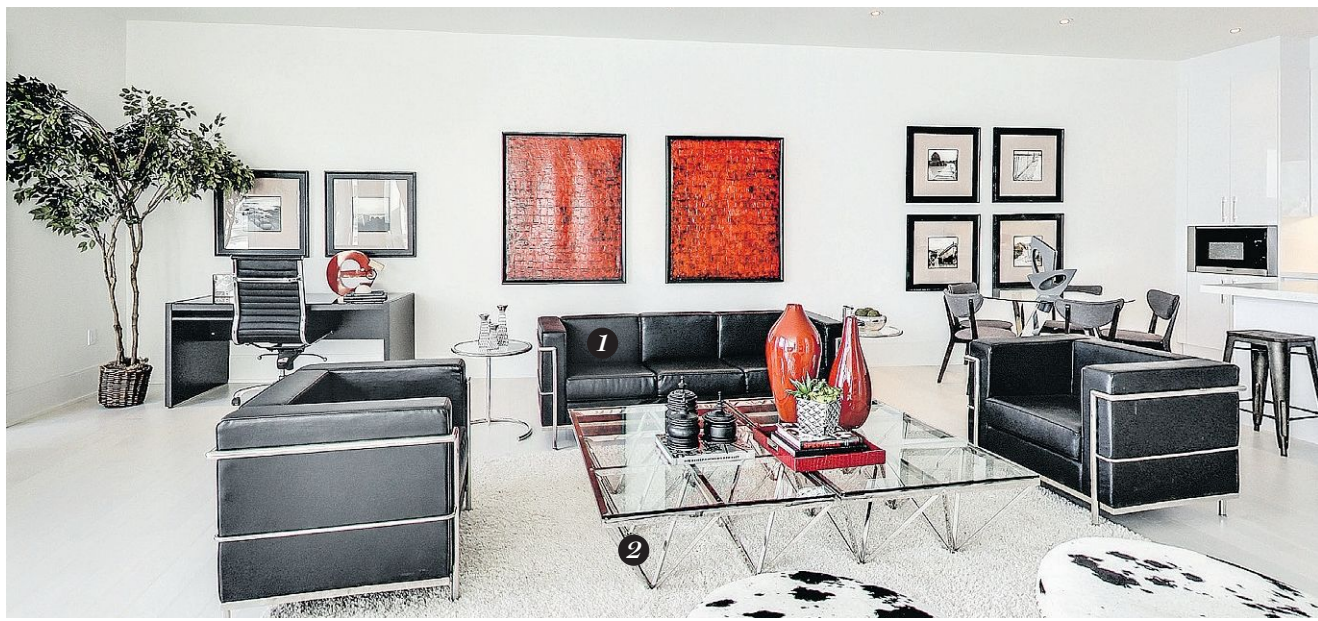
And being in the centre of the city — a quick walk or subway ride to Queen Street, Yorkville, or wherever you want to go — means Axis is well located for work and play. "You're in the heart of downtown. You're really plugged in and central."

**50 Steps** "For someone who walks a lot, it's great what's in walking distance," Virani says. And first on that list is the former Maple Leaf Gardens. While the roar of the crowd might have dulled, the Loblaw's there now is convenient for condo residents looking to pick up ingredients for dinner. Or, if it's really a game you're after, the Mattamy Athletic Centre is in the same location, where Ryerson hosts its hockey games as well as other sporting events. And for after the game, there's always the Hair of the Dog pub on Church Street.

**200 Steps** Access is key, Virani says, and while Axis may be within walking distance of work for many, the College subway station makes it convenient for people trekking further. The Yonge and College intersection offers conveniences of a different variety: have a date night at the Carlton Cinema, host an event at The Carlu, or visit the shops of College Park.

**300 Steps** For nighttime, Axis residents have options. "We're close to the Village, and there are a lot of bars and clubs in that neighbourhood," says Virani. Well-known LGBT hot spots like Woody's and Buddies in Bad Times Theatre are easy to get to, while Yonge is just around the corner.

**Sales** Suites range from 468 to 775 square feet and are priced from the low \$300,000s. The sales office is located at 19 Grenville St., and open by appointment. Call 416-386-0087 or visit [axiscondos.com](http://axiscondos.com).



## Thinking big

STAGER MAKES THE MOST OF A LARGE WATERFRONT CONDO LISA VAN DE VEN

With 2,378 square feet to work with, Ella Zetser had a unique challenge in model 1207 at P27 Lakefront Residences. While most condo buyers are trying to maximize small spaces, she wanted to get the best use out of a large one. "I was trying to show how people would live, how they could use each room," says the president of The Last Detail Home Staging. She separated the space through design, showcasing a more feminine living area and casual family room, complete with desk, dining space and separate breakfast nook. "It's very grand," the stager adds. Suites at the Cityzen Development Group and Fernbrook Homes site range from 1,179 to 4,475 square feet and start at \$979,000. The sales office is at 15 Queen's Quay E., Toronto, and 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](http://p27condos.com).

**1** "I needed something to contrast with the floor, because the floor is really light," Zetser says, which is why she opted for darker furniture pieces in the family room — including the chrome-and-leather sofa and chairs of the seating area. "I'm using the furniture to sculpt the room."

**2** If this coffee table looks exceptionally large, it's because it's actually two coffee tables pushed together. "It's a huge room, so I needed to ground it," Zetser says, but she didn't want to clutter it either — which is why she liked the tables' airy glass and chrome design.

**3** "I like to make the bedrooms feminine," the stager says, so she wasn't afraid to add some sparkle here in the guest bedroom. It comes in the form of these mirrored nightstands, which reflect the light from the large window. Chrome lamps on top continue the look.

**4** With one of the best views in the suite, Zetser didn't want to take away from the vistas of the guest bedroom. So she kept to a neutral palette, accentuating texture instead, with a grey linen headboard featuring bronze studs, and a grey silk shag area rug below.

## MORTGAGE RATES 01.04.17

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	2.50	4.10 - 4.10op	3.04 - 4.10op	2.39 - 4.10op	2.64	2.69	2.89	Home Trust	2.35	3.95 - n/aop	2.69 - n/aop	2.14 - n/aop	2.34	2.59	2.79
Alterna Bank	2.60	4.00 - 6.30op	2.79 - 6.30op	2.74 - n/aop	2.59	2.84	2.84	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	2.89	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	2.60	4.00 - 6.30op	2.79 - 6.30op	2.74 - n/aop	2.59	2.84	2.84
CIBC	2.70	n/a - 6.95op	2.84 - 6.35op	2.79 - n/aop	2.74	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	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	2.64	2.79	2.94
ICICI Bank Canada	2.75	n/a - n/aop	2.94 - n/aop	2.94 - n/aop	2.94	2.99	2.99	First National Fin. LP	n/a	3.10 - n/aop	2.64 - n/aop	2.64 - n/aop	2.64	2.84	2.94
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	2.89
National Bank	n/a	4.40 - 6.70op	3.14 - 6.70op	3.04 - n/aop	3.39	2.79	2.94	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	2.49 - n/aop	2.74	2.84	2.99	PACE Savings & C.U.	n/a	4.75 - n/aop	3.04 - n/aop	2.84 - n/aop	3.39	3.89	4.49
TD Canada Trust	2.60	n/a - n/aop	3.04 - 4.00op	2.84 - n/aop	3.44	2.69	2.94	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	2.49	2.59	2.69
<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 \$659,000  
Location: Adelaide St. West and Bathurst St., Toronto

### MUSEE

Construction is almost complete at Musee, close to the amenities of Queen and King.

**Builder/developer** Plaza  
**What's new** Occupancy begins this month

**Type** 21-storey condo

**Suites** Three-bedroom layouts remain

**Size** 1,076 square feet

**Features** Granite or quartz countertops; laminate, tile and carpet flooring; back-splashes

**Amenities** An outdoor pool, party room, terrace, gym, three guest suites and 24-hour concierge service

**Sales office** Located at 525 Adelaide St. W., Toronto.

Open Monday to Thursday from noon to 6 p.m. and weekends from 11 a.m. to 5 p.m. Call 416-862-0888 or visit [pureplaza.com](http://pureplaza.com).

L.V., National Post



Price range: Starting from the low \$800,000s

Location: Lake Shore Boulevard and Kipling Avenue, Etobicoke

**LAKE SHORE VILLAGE**  
The project is close to street-car access, as well as the QEW and Gardiner.

**Builder** Dunpar Homes

**Type** Townhouse units

**Suites** Two-bedroom-plus and three-bedroom

**Size** All units approximately 1,600 square feet

**Occupancy** End of 2018

**Features** Units will have undermount kitchen sinks, smooth ceilings, central air, heated floors in the foyers, and frameless glass showers.

**Amenities** The site is located close to Lakeshore Village Park and Lake Ontario.

**Sales office** To register, call 416-318-9912, or visit [dunparhomes.com](http://dunparhomes.com).

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