



It's not the East End...

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NEW IN HOMES & CONDOS

SATURDAY, SEPTEMBER 10, 2016 SECTION H

ON ON2

Into the heart of the big city

Family-friendly living comes to condos at 346 Davenport

ELAINE SMITH
SPECIAL TO THE STAR

Costas Kivelos and his wife, Jimmi Kazantzi didn't hesitate when they had the opportunity to purchase a 1,500-square-foot condominium at a new development, 346 Davenport.

"I've believed in this project since I first found out about it two years ago," said Kivelos, 41, a realtor with Right At Home Realty and father of 2-year-old twin sons. "There was a buzz at the opening launch party and it's still happening."

In fact, although 346 Davenport is still in the pre-construction phase, about half the units are already sold.

"When the site became available, it seemed like an obvious location for families who want to be downtown," said Peter Freed, president of Freed Developments, the developer and builder. "It's more of an upper-end location in the city. It's a small, boutique building. We're not catering to investors; we're focusing more on users."

The nine-storey, 70,000-square-foot building features 35 two- and three-bedroom condominium units ranging in size between 1,000 and 4,400 square feet and priced between \$800,000 and about \$4 million.

The units are open plan in design, with large outdoor terraces, and are attractive to both couples and families.

"You're seeing a renewed interest in larger units," said Roland Rom Colthoff, director at RAW, the building's architect. "There are very few detached houses available downtown and people increasingly are buying condos. With all the services available, it makes for a great lifestyle."

It is these buyers RAW had in mind in designing 346 Davenport.

"We wanted to replicate a home as much as possible," Colthoff said.

"They are tall units and most have no bulkheads, so you get a clear, flat feeling. There is also a large outdoor space, the same as a single-family home, and most units have parking for two cars."

The suites themselves are appointed with high-end amenities. The kitchens have Miele appliances and contemporary European-style cabinetry.

There are freestanding soaker bathtubs, frameless shower enclosures and natural stone countertops in the bathrooms. The rooms have floor-to-ceiling windows throughout and the wide plank, engineered hardwood flooring has an acoustic underlay.

About half the units have direct elevator access, providing additional privacy.

"The other residents could be on the moon, for all



NAKITA KRUCKER/TORONTO STAR

Costas Kivelos, his wife Jimmi Kazantzi and their sons will move from a 3,000 square-foot house to a condo at 346 Davenport.



FREED DEVELOPMENTS

Kitchens at 346 Davenport will have Miele appliances and contemporary European-style cabinetry.



FREED DEVELOPMENTS

Open-concept design will maximize floor space in the 35 condominiums at 346 Davenport.

you'll know," Colthoff joked.

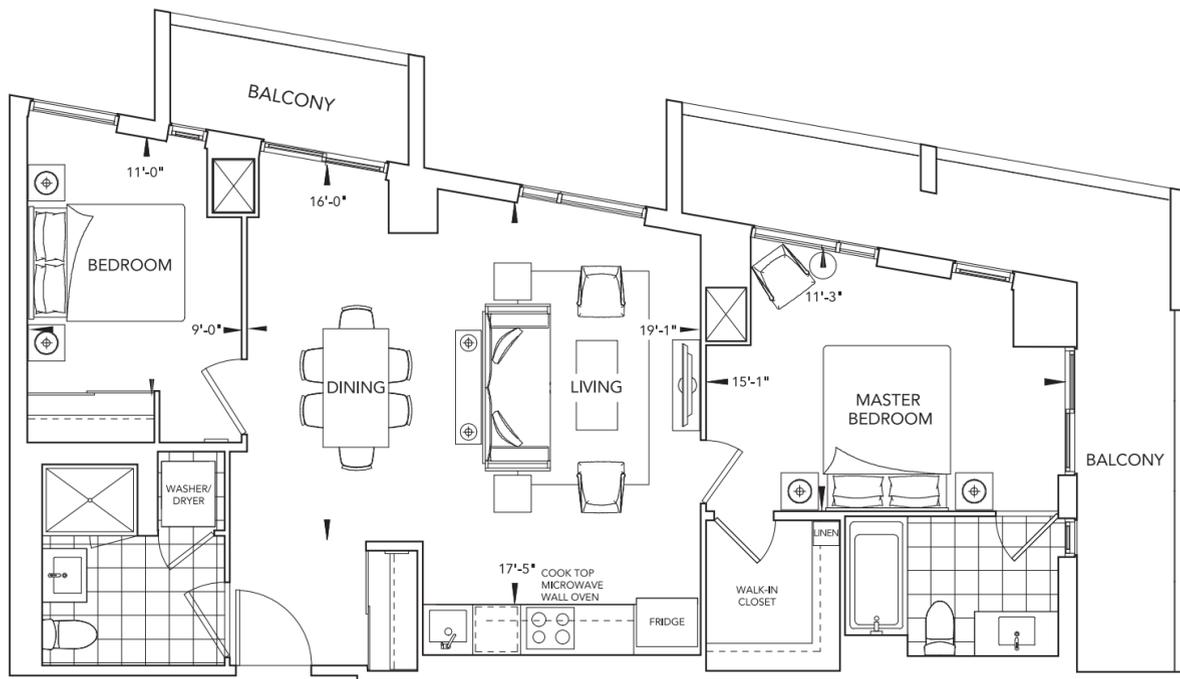
Although the building has a common lobby area, it doesn't have other shared amenities. "There are so many amenities in the neighbourhood and it's a small building, so we opted to keep maintenance fees lower," Freed said. "We just love the location,

too; it's between Yorkville, Forest Hill and the Annex. The University of Toronto is nearby and there's transit and great restaurants. I feel lucky to have purchased the property."

CONDOS continued on H4

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NAKITA KRUCKER/TORONTO STAR

Costas Kivelos chose 346 Davenport for its downtown location, his respect for the developers and the allure of a small “community.”

New condo offers European lifestyle

CONDOS from H1

Colthoff said designing condominiums downtown always offers architects a good challenge, because the sites are small and the goal is to provide each unit with a good view and access to natural light.

The design of the façade, however, is also very important.

“You want something with a sculptural quality that is visually intriguing, contributes to the streetscape and will stand up over time,” Colthoff said.

“The façade for 346 Davenport uses high-end marble and quartz and has a curtain wall system at the front of the building.

It’s an engaging form when viewed from the street and provides an interesting and warmer profile.”

At 346 Davenport, the façade will

also include plant material in a nod to the natural environment: A vine that should thrive between the stone panels.

Kivelos is more concerned with the interior spaces and terraces than the façade.

He, Kazantzi and sons Stavros and Panos will be downsizing from a custom-built 3,000-square-foot home elsewhere in the city.

“We only use 1,500 square feet of our house and the rest is storage,” Kivelos said.

“The basement is filled with unopened toys. The transition won’t be that difficult. Besides, we’ll have a 680-square-foot terrace.

“It’s a North American phenomenon to think that people need 3,000-5,000 square feet,” added Kivelos.

Kivelos chose 346 Davenport because of its downtown location, his

respect for Freed Developments and the allure of a small “community” where he’ll know his neighbours.

“When I heard about 346 Davenport, I started to do research,” he said.

“The price was fair, the quality of the product was good and there was the ability to sit down with the designers and fine-tune the design for the kitchen. It’s more like buying a custom home, we have a say.”

Kivelos, who spends part of each summer in Greece, likes the ability to “lock and leave.”

He is also eager for the opportunity to live a more European lifestyle, with the ability to walk everywhere.

“We can go shopping daily for what we need,” he said.

“We’re right between four of the nicest neighbourhoods in the city, and everything is within walking dis-



FREED DEVELOPMENTS

The building, a midrise at nine storeys, incorporates balcony privacy into its esthetic.

ance. That’s great, because Toronto is essentially becoming an island because of traffic congestion.”

Q&A > ROLAND ROM COLTHOFF

LARGE BALCONIES OFFER BREATH OF FRESH AIR

ELAINE SMITH
SPECIAL TO THE STAR

Outdoor space is among the highlights at new condo project 346 Davenport, where each of the 35 suites has its own access to outside. Roland Rom Colthoff, architect and director of RAW, answers a few questions about the balconies and terraces.

Are all balconies created equal at 346?

The balconies and terraces offer different and unique views of the city and vary in terms of exposure. While the balconies and terraces do differ in size, all balconies are spacious and at least eight feet deep to allow comfortable outdoor dining and could accommodate extensive planters for privacy.

What are the balcony must-haves today?

Each unit will have an electrical plug



FREED DEVELOPMENTS

The balconies offer unique views of the city and vary in terms of exposure.

and a gas connection on the terrace or balcony. Balconies will have full-height privacy screens between units, and the terraces will be finished with a decorative paving stone base and come with planters for privacy between neighbouring units. The penthouse terrace will also feature an additional outdoor prep kitchen area.

The biggest “must-have” is that the

balcony be a functional space people can actually use and enjoy. Whether it is to go outside for some fresh air, to take in the city views, enjoy a morning coffee or a book, or even tend to a small garden, today’s condo buyers want an outdoor extension of their living space.

Is privacy a key factor in design?

Yes, we have tried to design the

balconies in such a way that they are staggered and face alternating directions — which contributes to a more interesting architectural design as well, and we have arranged the balconies to be discreet, relative to each other.

How do balconies affect the value of each unit?

A: Balconies are a must-have amenity for today’s buyers. Being able to conveniently barbecue without sharing the grill or reserving it, grabbing home-grown herbs from your personal garden, or using the extension of square footage to entertain guests both indoors and outdoors would raise the inherent value of the unit.

In a family-friendly building like 346, are there special design considerations for balcony safety?

All balconies are subject to regulations and safety considerations — regardless of user.

> OPEN HOUSE

See what’s available — and for how much — with a selection of open houses in the GTA and surrounding area.



OAKVILLE

Location: 462 Hidden Trail Circle, Dundas St. W. and Neyagawa Blvd.
Type: two-storey custom-built detached; 4 plus 1 bedroom; 5 bathrooms
Asking price: \$1,629,000
Open house: Saturday, 2-4 p.m.
Listing agent: Agata Iwicki, sales representative, Sutton Group Realty Systems, Inc., Brokerage, 905-896-3333; Agatalwicki.com



HIGHLAND CREEK

Location: 6157 Kingston Rd., Unit 30, Kingston Rd. and Meadowvale Rd.
Type: two-storey condo townhouse; 3 bedrooms, 3 bathrooms
Asking price: \$438,800
Open house: Sunday, 2-4 p.m.
Listing agents: Jill Fewster-Yan and Michelle Saitta, Royal LePage Signature Realty, Brokerage, 416-443-0300; jillsteam.ca



WEST ROUGE

Location: 199 Rouge Hills Dr., Lawrence Ave. E. and Port Union Rd.,
Type: five-level detached backsplit; 4 plus 1 bedrooms; 3 bathrooms
Asking price: \$1,298,800
Open house: Saturday 2-4 p.m.
Listing agent: Sophia Tan, Prudential Achievers Realty, Brokerage, 416-417-4488; sophiatan.com



OSHAWA

Location: 956 Red Deer Ave., Coldstream Dr. and Clearbrook Dr.
Type: detached bungalow; 4 bedrooms; 5 bathrooms
Asking price: \$789,900
Open house: Saturday and Sunday, 2-4 p.m.
Listing agent: Sandra Buchan, Coldwell Banker R.M.R. Real Estate, Brokerage, 905-728-9414; sandrabuchan.ca



GRAFTON

Location: 161 McDonald Rd., County Rd. 22 and County Rd. 45
Type: detached bungalow; 4 bedrooms; 3 bathrooms
Asking price: \$480,000
Open house: Sunday, 2-4 p.m.
Listing agent: Sam Miron, Coldwell Banker R.M.R. Real Estate, Brokerage, 905-372-9323; cbrmr.com



BRIAR HILL

Location: 550 Hopewell Ave., Unit 302, Dufferin St. and Eglinton Ave. W.
Type: loft condo unit in a midrise building; 2 bedrooms; 2 bathrooms
Asking price: \$479,000
Open house: Saturday and Sunday, 2-4 p.m.
Listing agents: Adele McGovern and Phil Cunliffe, sales representatives, Re/Max West Realty Inc., Brokerage, 416-875-4575; AdeleAndPhil.com
Compiled from publicly available information. Please contact listing agent to confirm before attending any open house. Send upcoming open house listings to soldhome@rogers.com

> ASK JOE

Five tips to keep first-time buyers on track



Joe Richer

We’re first-time buyers and are worried about making the wrong decision during our house hunt. Any tips to help keep us on track?

Buying a home, especially your first home, can be an emotional roller-coaster ride: One moment you’re filled with excitement when you find the home of your dreams, the next moment you’re filled with anxiety trying to decide how much to offer. Later on, you might second-guess if you made the right decision. But it’s essential to not let those emotions take over as you make one of the biggest financial decisions of your life.

Knowing the right questions to ask and steps to take before starting your hunt for a house is one way to

help keep those emotions in check. Many common home-buying missteps can be avoided by following these five tips:

1. Leave your emotions at the door: Decide where you want to live and which features are important to you. Determine your maximum budget by speaking with a mortgage broker or financial institution and then stay firm, even if a bidding war arises. By making a plan and sticking with it, you will have an easier time walking away from a deal if it’s outside your comfort zone.

2. Read and understand everything before you sign: Agreements you sign in the process of looking for and buying real estate — such as a representation agreement with the brokerage that is acting on your behalf and the agreement to buy or sell a property — are legally binding contracts. If you don’t understand something, ask your real estate rep to explain it to you.

3. Be sure you and your representative are on the same page: When working with a real estate agent, it’s important that both of you have a mutual understanding of what services he or she will be providing to help you buy or sell a home. Have a thorough conversation about the details and then make sure they are documented in any agreement you sign.

4. Know your tolerance for risk: In a hot market, you may be tempted to submit an unconditional offer to get a leg up on the competition. But consider whether you’re comfortable with that risk. Can you afford to fix a major issue with the home that an inspection may have detected? Or face legal action if your lender denies your financing and you can’t complete the deal? If not, then waiving conditions may not be the way to go. If you do end up waiving conditions, be sure you have a contingency plan in place to manage

any financial risks should they arise.

5. Be flexible and have a backup plan in place: Real estate transactions can happen at lightning speed and plans might have to be adjusted. What if your moving dates don’t line up? Think ahead and have a contingency plan in place.

An educated consumer is an empowered consumer. That’s why RECO will be visiting 13 Ontario communities this fall and into 2017 to encourage home buyers and sellers to “Be Home Smart.” Drop by our booth at Canada’s Bridal Show this weekend or visit reco.on.ca to find a full list of events we’ll be attending.

Joseph Richer is registrar of the Real Estate Council of Ontario (RECO). He oversees and enforces all rules governing real estate professionals in Ontario. Email questions to askjoe@reco.on.ca. Find more tips at reco.on.ca, follow on Twitter @RECOhelps or on YouTube at youtube.com/RECOhelps.