

# newhomes



## Sparkle & shine

METALLIC ACCENTS LIFT NEUTRAL DECOR AT GEORGETOWN SITE BY LISA VAN DE VEN

"It's very simple elegance," Gordana Car says of her design at the model home at Enclaves of Upper Canada in Georgetown. The designer fashioned an aspirational home for a young family, combining a neutral palette with an eclectic furniture mix and a combination of traditional and contemporary elements. Cooler tones of grey and off-white are paired with warmer woods, including dark engineered hardwood flooring and complementary kitchen cabinets. Chrome accents create a contemporary touch. "It's very urban, very crisp," says Car, of Gordana Car Design. Homes at the Menkes Developments site range from 2,496 to 3,525 square feet and start in the mid \$700,000s. The sales office is at 3 Upper Canada Ct., Georgetown, and open Monday to Thursday from 1 to 8 p.m., Saturday from 11 a.m. to 6 p.m. and Sunday and holidays from noon to 6 p.m. Call 289-891-9103 or visit menkes.com.

**1** Different tones of grey add subtle contrast to the family room – from the soft grey sofa layered with accent pillows, to the leather chair in the corner, featuring chrome stud detailing. A pair of blue-grey chairs completes the seating arrangement, with dark wood arms to complement the flooring.

**3** Chrome accents are found throughout the living areas, including the kitchen, where breakfast bar stools combine traditional design with the more contemporary material. The stainless steel appliances, metallic hardware and chrome accessories continue the contemporary touch. "The accessories make the space feel more lived in," Car adds.

**2** "It's a traditional pattern but a very transitional modern colour scheme," Car says of this grey-and-off-white area rug, which adds pattern to the space. The same colour scheme continues on the fireplace, where a painted wood mantle is paired with a Bianco Carrara marble surround.

**4** Dark cabinets pick up the tone of the hardwood used throughout the main floor. In the kitchen, though, they're paired with something different: a light porcelain tile floor, along with granite countertops and a sleek grey glass tile backsplash. "It's a very urban looking kitchen," Car says.

### FOR SALE

**Price range:** From the low \$300,000s to the mid \$400,000s  
**Location:** Erin Mills Parkway and Eglinton Avenue West, Mississauga

#### ERIN MILLS, AGAIN

Now in pre-registration, the second tower at Downtown Erin Mills will feature 179 suites. It will have close access to such local amenities as the Erin Mills Town Centre, municipal transit, the Streetsville GO Station, and highways 403, 407 and 401. **Builder/developer** Pemberton Group  
**Building** 18 storeys  
**Suites** One-bedroom-plus-den, two-bedroom, two-bedroom-plus-den and three-bedroom layouts  
**Size** 650 to 955 square feet  
**Occupancy** Fall 2018  
**Features** Suites will have laminate flooring, nine-foot smooth-finish ceilings in the principal rooms, Caesar-



stone or granite kitchen and bathroom countertops, glass mosaic backsplashes and stainless steel appliances. **Amenities** The site will feature a 17,000-square-foot recreation centre with an indoor pool, saunas, steam rooms, a fitness studio, two party rooms, a dining room and a barbecue terrace. **Standouts** A parking spot and a locker are included with each unit. **Sales office** To register, call 905-603-6300 or visit pembertongroup.com.  
*L.V., National Post*

**Price range:** Starting from the low \$300,000s  
**Location:** Sheppard Avenue and Highway 404, North York

#### WITH TOPPINGS

The newest building in the Atria community, Parfait was designed by Turner Fleischer Architects and will feature interiors by Hefele Makowka Design Associates. The site, currently in registration, is close to Fairview Mall, North York General Hospital and the Don Mills subway station. **Builder/developer** Tridel and Dorsay Development  
**Building** 19 storeys  
**Suites** One-bedroom, one-bedroom-plus-den, two-bedroom, two-bedroom-plus-den, and three bedroom-layouts  
**Size** 580 to 1,574 square feet  
**Occupancy** Spring 2019  
**Features** Units will have nine- and 10-foot ceilings, plank laminate flooring,



granite or quartz kitchen countertops, ceramic tile backsplashes and stainless steel appliances. **Amenities** The site will feature concierge service, a fireplace lounge, a party room, a billiards lounge, a theatre room, a fitness centre, an exercise pool, a boardroom and a rooftop terrace. **Standouts** The project is being built to environmentally friendly standards of design. **Sales office** To register, call 416-645-8866 or visit tridel.com.  
*L.V., National Post*

**Price range:** \$199,900 to \$511,900  
**Location:** Kingston Road and Morningside Avenue, Scarborough

#### SMART LOCATION

A mid-rise condominium community of 164 units, including 18 townhouses, SweetLife Condos was designed by Romanov Romanov Architects, with siding, stone and brick exteriors. Scarborough Town Centre and Rouge Park are nearby. **Builder/developer** Your Home Developments  
**Building** Six storeys, with three-storey townhouses  
**Suites** One-bedroom, one-bedroom-plus-den, two-bedroom, two-bedroom-plus-den and three-bedroom layouts  
**Size** 474 to 1,422 square feet  
**Occupancy** June 2018  
**Features** Condo suites will have 35-ounce or Berber carpeting, ceramic tile floor-



ing in bathrooms and individually controlled HVAC. Townhouses will have nine-foot main-floor ceilings. **Amenities** A fitness room and a party room  
**Standouts** The project is near the University of Toronto's Scarborough campus and Centennial College's Morningside Campus. **Sales office** 4470 Kingston Rd., Scarborough. Open Monday to Thursday from noon to 6 p.m. and weekends from noon to 5 p.m. Call 647-351-5440 or visit sweetlifecondos.ca.  
*L.V., National Post*

### MORTGAGE RATES 10.02.16

RATES ARE SUBJECT TO CHANGE. SELECTION OF FINANCIAL INSTITUTIONS MAY VARY WEEKLY. FIGURES SUPPLIED BY FISCAL AGENTS

	Variable rate	6 months	1yr	2yr	3yr	4yr	5yr		Variable rate	6 months	1yr	2yr	3yr	4yr	5yr
<b>BANK</b>								<b>TRUST LOAN</b>							
ATB Financial	2.60	4.00 - 4.00op	2.94 - 4.00op	2.64 - 4.00op	2.69	2.74	2.99	Community Trust	n/a	6.50	3.14	3.25	3.95	4.39	4.64
Alterna Svgs/Alterna Bk	2.70	4.00 - 6.30op	2.85 - 6.30op	2.79	2.59	2.84	2.88	Concentra Financial	n/a	5.00 - 6.70op	2.89 - 6.30op	2.59	3.39	3.89	4.64
Bank of Montreal	2.70	4.00 - 6.75op	2.89 - 6.75op	2.99	3.39	3.89	2.89	Effort Trust	n/a	4.45 - 6.30op	3.35 - 6.30op	3.50	3.70	4.30	4.35
Bank of Nova Scotia	2.70	4.55 - 6.45op	3.29 - 6.50op	3.09	3.39	3.89	4.49	Home Trust Company	2.35	3.95	2.69	2.24	2.39	2.59	2.74
Canadian Western Bank	-	4.00 - 6.45op	3.14 - 6.30op	3.04	3.65	4.20	4.74	Investors Group Trust	n/a	4.20 - 6.50op	3.14 - 6.30op	3.09	3.39	3.89	2.84
CFF Bank	-	-	2.69	2.24	2.39	2.59	2.74	MTCC	2.70	4.55 - 6.45op	3.29 - 6.50op	3.09	3.39	3.89	4.49
CIBC	2.70	6.95op	2.84 - 6.35op	2.79	2.59	2.79	4.79	<b>OTHER</b>							
Equitable Bank	-	-	3.14	3.04	3.65	4.39	4.64	Comtech Credit Union	2.45	6.20 - 6.40op	2.84 - 6.30op	2.89	2.95	2.99	2.89
ICICI Bank Canada	2.75	-	3.15	3.65	3.64	3.69	3.69	DUCA Credit Union	2.50	-	3.09 - 5.75op	3.00	2.99	3.09	2.79
Manulife Bank	2.40	4.45	3.00 - 3.20op	2.94	2.84	2.79	2.89	First National Fin. LP	-	3.10	2.29	2.24	2.49	2.64	2.79
National Bank	n/a	4.40 - 6.70op	3.14 - 6.70op	3.04	3.39	2.79	2.99	Industrial Alliance/IAP	-	-	3.19	2.89	3.04	3.29	2.74
President's Choice Finan	2.70	-	-	2.79	3.34	3.99	4.44	Luminus Financial	3.25	-	3.25 - 6.25op	3.20	3.65	4.00	4.50
Royal Bank	2.60	6.75op	3.14 - 6.75op	2.39	2.64	2.79	2.99	Meridian Credit Union	2.40	4.00	1.69 - 6.30op	3.09	3.55	4.19	2.59
TD Canada Trust	2.60	-	2.99 - 6.30op	2.29	3.39	2.74	2.94	PACE Savings & C.U.	-	5.00 - 6.70op	2.89 - 6.30op	2.59	3.39	3.89	4.64
Tangerine	2.70	-	3.19	3.24	3.49	3.69	3.79	Parama Credit Union	2.65	-	2.80 - 2.95op	2.85	2.95	3.05	3.15

\*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.