

# newhomes



## Rough & ready

A black-and-white palette gets added depth with pops of colour and some unusual texture *By Lisa Van de Ven*

Authentic loft living gets a fresh and airy twist in the L-10+D model suite at Art Shoppe Lofts + Condos. A colour palette of whites and creams keeps the space light, while dark neutrals, alongside occasional pops of colour, create contrast in the 607-square-foot space. “It feels uplifting,” says interior designer Elaine Ceconi, of Ceconi Simone. “Even though it’s all white, there’s a lot of interesting materials and textures that come together that give depth and layering to the space.” Accentuating the loft lifestyle, 10-foot ceilings are highlighted with extended cabinetry, and a textured wall creates a rough-hewn look. “I think it feels really welcoming,” Ceconi says. Suites at Art Shoppe — by Freed Developments and Capital Developments — range from 315 to 1,985 square feet and from the \$200,000s to \$2 million. The sales office is at 2131 Yonge St., Toronto and open Monday to Wednesday from noon to 6 p.m., Thursday from noon to 7 p.m. and weekends from noon to 5 p.m. Call 416-487-7373 or visit artshoppecondos.com.

**1** Accent walls feature texture, not colour, with the application of a plaster tile designed to look like wood, then painted contemporary white. Earlier, “they used wood as formwork, and you would see the relief in the concrete,” Ceconi says. “This is a nod to that.”

**2** Open high-gloss shelving in warm grey lets the textured wall behind shine, providing both storage space and contemporary contrast. “It’s that chic contemporary offset with a more rustic textural palette,” the designer says. “We liked the idea of the two coming together and offsetting each other.”

**3** Whether you have a guest staying over or just want to lounge, this white canvas day bed proves multi-functional, turning the den into a second bedroom or a reading space. Patterned accent pillows piled on top continue the grey tone found in the shelving.

**4** A white frame against the white wall ensures the photo — by Jordan Nahmias — becomes the focal point. It’s just one example of the mismatched art used throughout the suite, together creating a collected feel. “This is more the way people actually live,” Ceconi says.

**5** Black fabric pendant lights hung on one side of the master bedroom add asymmetry to the space, “creating an interesting imbalance that’s unexpected,” Ceconi says. The upholstered bed features crisp black and white bedding, with a pop of colour found in the vivid patterned accent pillows.

**6** “The wide plank gives it a more contemporary look,” Ceconi says of the floors, a pre-engineered oak that’s so light it’s almost as white as the walls around it. “We didn’t want any visual breaks from floors to walls. We wanted it to feel like a continuous space.”

### FOR SALE

Price range: From \$239,000 to the \$400,000s

Location: Kipling Avenue and Dundas Street West, Etobicoke

#### FIRST OF FIVE

The Kip District: One is the first phase in what will be a five-tower master-planned Etobicoke community. The site will feature architecture by Page + Steele/IBI Group Architects, and green elements in keeping with LEED Gold standards.

**Builder/developer** Concert Properties

**What’s new** The developer is currently offering a buying incentive, with two years waived condo fees and a complementary two-year TTC Metropass.

**Building** 28 storeys

**Suites** One-bedroom, one-bedroom-plus-den, two-bedroom and two-bedroom-plus-den layouts

**Size** 500 to 952 square feet

**Occupancy** March 2018

**Features** Units will have stainless steel appliances, wide plank laminate flooring,



quartz countertops and custom blinds.

**Amenities** The community will feature fitness facilities, concierge service, a screening room, a terrace with barbecues, a rooftop club with a kitchen, a dining room, a guest suite and a pet wash area.

**Standouts** The first phase will include a parkette off of Dundas Street West.

**Sales office** Located at 5143 Dundas St. W., Etobicoke.

Open Monday to Thursday from noon to 7 p.m. and weekends from 11 a.m. to 5 p.m. Call 416-207-1919 or visit thekipdistrict.com.

*L.V., National Post*

Price range: Penthouses start from the mid \$700,000s

Location: Peter and King streets, Toronto

#### SPA FEATURES

With 630 units planned in total, 87 Peter is a downtown condominium project designed by Core Architects, with interiors by Mike Niven Interior Design. The project is located close to TIFF Bell Lightbox, the Rogers Centre, and Queen Street West shopping.

**Builder/developer** Menkes

**What’s new** The developer is getting ready to release the site’s penthouses.

**Building** 49 storeys

**Suites** The penthouses will feature two- and three-bedroom layouts.

**Size** Penthouses range from 890 to 996 square feet.

**Occupancy** December 2017

**Features** Penthouses will have nine- or 10-foot ceilings in the principal rooms; engineered oak wood flooring; quartz kitchen countertops;



and mosaic, porcelain or glass tile backsplashes.

**Amenities** The site will feature 24-hour concierge service, a gym, a water spa, a theatre lounge, a billiards/games lounge, a party room, a treatment room and a manicure/pedicure room.

**Standouts** The project is a short walk from the St. Andrew subway station.

**Sales office** Located at 770 Bay St., Toronto. Open Monday to Thursday from noon to 6 p.m. and weekends from noon to 5 p.m. Call 416-591-7700 or visit menkes.com.

*L.V., National Post*

Price range: \$297,900 to \$559,900

Location: Dufferin Street and Lawrence Avenue West, North York

#### NEW SALES CENTRE

Designed by Page + Steele/IBI Group Architects, Treviso Condominiums II will feature 586 units when completed. Interiors are being designed by Munge Leung, with landscaping by NAK Design.

**Builder/developer** Lanterra Developments

**What’s new** The developer is opening a new sales centre for the site on Sept. 21.

**Building** 29 storeys

**Suites** One-bedroom-plus-study to three-bedroom-plus-den designs

**Size** 575 to 1,084 square feet

**Occupancy** July 2016

**Features** Suites will have laminate flooring in the principal rooms, granite kitchen countertops, and porcelain or ceramic bathroom flooring.

**Amenities** The site will have 24-hour concierge service, a



boardroom, meeting room, billiards/games room, home theatre, indoor pool, fitness room, dining room, multi-purpose room, saunas, rooftop hot tub, outdoor fireplace, barbecue area and two guest suites.

**Standouts** The Lawrence West subway station is close by, as is Yorkdale Shopping Centre.

**Sales office** The new sales office will be located at 800 Lawrence Ave. W., North York, and starting Sept. 21, will be open Monday to Thursday from noon to 6 p.m. and weekends from noon to 5 p.m. Call 416-787-8882 or visit trevisocondos.com.

*L.V., National Post*

## MORTGAGE RATES 02.09.15

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>BANKS</b>								Concentra Financial	n/a	5.00 - 6.70op	2.89 - 6.30op	2.59	3.39	3.89	4.64
ATB Financial	2.20	4.00 - 4.00op	2.94 - 4.00op	2.64 - 4.00op	2.59	2.69	2.79	Effort Trust	n/a	4.45 - 6.30op	3.35 - 6.30op	3.50	3.70	4.30	4.35
Alterna Svgs/Alterna Bk	2.55	4.00 - 6.30op	2.85 - 5.30op	2.85	2.59	2.94	2.68	Home Trust Company	2.05	3.95	2.69	2.35	2.39	2.59	2.59
Bank of Montreal	2.70	4.00 - 6.30op	2.89 - 6.30op	2.84	3.39	3.89	2.69	Investors Group Trust	n/a	4.20 - 6.50op	3.14 - 6.30op	3.09	3.39	3.89	2.99
Bank of Nova Scotia	2.70	4.55 - 6.45op	3.29 - 6.50op	3.09	3.39	3.89	4.49	MTCC	2.70	4.55 - 6.45op	3.29 - 6.50op	3.09	3.39	3.89	4.49
Canadian Western Bank	-	4.00 - 6.45op	3.14 - 6.30op	3.04	3.65	4.20	4.74	<b>OTHER</b>							
CFF Bank	-	-	2.29	2.29	2.35	2.54	2.79	Comtech Credit Union	2.45	6.20 - 6.40op	2.89 - 6.30op	2.89	2.95	2.99	2.69
CIBC	2.70	6.70op	2.84 - 6.35op	2.09	3.40	2.64	4.79	DUCA Credit Union	2.50	-	3.09 - 5.75op	3.00	2.99	3.09	2.79
Equitable Bank	-	-	3.14	3.04	3.65	4.39	4.64	First National Fin. LP	-	3.10	2.29	2.19	2.34	2.54	2.64
ICICI Bank Canada	2.75	-	3.15	3.65	3.64	3.69	3.69	FirstOntario C.U.	2.70	6.34op	2.69 - 6.34op	2.35	2.39	2.54	2.59
Manulife Bank	2.40	4.45	3.00 - 3.20op	2.94	2.84	2.79	2.69	Industrial Alliance/IAP	-	-	3.19	2.79	2.89	2.99	2.74
National Bank	n/a	4.40 - 6.70op	2.89 - 6.70op	2.84	3.39	2.69	2.79	Luminus Financial	2.80	-	2.95 - 6.25op	2.90	3.40	3.90	4.45
President's Choice Finan	2.70	-	-	2.79	3.34	3.99	4.44	Meridian Credit Union	2.50	4.00	3.09 - 6.30op	3.09	3.55	2.49	2.54
Royal Bank	2.70	6.30op	3.14 - 6.30op	3.04	3.65	4.39	4.64	PACE Savings & C.U.	-	5.00 - 6.70op	2.89 - 6.30op	2.85	3.39	3.89	4.64
TD Canada Trust	2.70	-	2.89 - 6.30op	2.09	3.39	3.89	2.69	Parama Credit Union	2.65	-	2.80 - 2.95op	2.85	2.95	3.05	3.15
Tangerine	2.70	-	3.19	3.24	3.49	3.69	3.79								
<b>TRUST LOAN</b>															
Community Trust	n/a	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.