

On Site

BY SYDNIA YU

KING WEST » CONDOMINIUMS



Green project lets buyers customize

At M5V, developer TAS DesignBuild will create six-foot-deep balconies in 98 per cent of the units to give residents valuable outdoor living space in the downtown core.

However, a handful of exclusive two-storey penthouses will have the luxury of multiple balconies of that depth, private rooftop terraces and unique interior courtyards.

"In the summertime, you have this incredible outdoor space, and in the wintertime, you have the serenity of having snow falling in the middle of your house," TAS principal Mazyar Mortazavi says.

"There are a lot of condos downtown, so what we wanted to do is offer a proposition unlike anything else."

The penthouses will also encompass many features of a low-rise home, such as interiors ranging from 1,500 to 4,015 square feet, separate living and dining areas, libraries and eat-in kitchens with pantries.

There will be master suites with private bathrooms, walk-in closets and sitting areas, while, in some models, secondary bedrooms will have en-



suite bathrooms.

Wine cellars, two- or three-sided fireplaces and private elevator access are optional.

The penthouses offer a sample of the modern design concepts used in the 34-storey condominium, which is named after the postal code for its address in the King Street West and Spadina Avenue area.

"It's a building that has broken a lot of barriers," Mr. Mortazavi says, adding that the building, slated for completion in November of 2010, will be LEED (Leadership in Energy and Environmental Design) certified. The presentation centre has already been LEED certified.

The building's green features will include heat-recovery ven-

M5V

LOCATION: King West

BUILDER/DEVELOPER: TAS DesignBuild

SIZE: 411 to 4,015 square feet

PRICE: \$263,900 to \$4.49-million

SALES CENTRE: 363 King St. West at Blue Jays Way. Open Monday to Wednesday, noon to 6 p.m.; Thursday and Friday, noon to 7 p.m.; weekends, noon to 5 p.m.

CONTACT: (416) 446-1666 or www.m5vlife.com

distance. Frequent streetcar service and a subway station are nearby.

Within the building, there will be 10,000 square feet of amenities, including a gym, games and party rooms, lounges and a terrace with a hot tub and outdoor cooking facilities, among other things.

Residents will also have access to services, from housekeeping to pet walking.

More than 80 per cent of the 275 units are sold, but buyers can still choose from studios and one- to three-bedroom plans with studies. Units can be combined.

"Mostly the upper-floor units are available with some of the best views in the city," Mr. Mortazavi says.

Suites will have open, Scavolini kitchens with gas hookups and appliances, including wall-mounted ovens.

Unlike most conventional condominiums, M5V offers buyers the option of designing a unit from scratch or further customize an area of their home.

The monthly fee will be 44 cents a square foot.

» *Special to The Globe and Mail*

MIDLAND » COMDOMINIUMS

Cape Cod-inspired development close to bay

Remington Homes is set to open sales later this month at its new Cape Cod-inspired, master-planned community in Midland. The site, which is about a 90-minute drive north of Toronto, is only a short walk from Georgian Bay.

The first component of the project is a four-storey condominium building with 47 suites. Prices start at \$154,990.

"Nature isn't making any more waterfront, so to be able to buy a unit in such close proximity to the water is unbelievable at these prices," says Alda Neves of InterCity Realty, which is the executive broker for the development, called Captain's Cove. "The condos ... are a stone's throw away."

While the building will likely attract older buyers who are looking for a maintenance-

Captain's Cove

LOCATION: Midland

BUILDER/DEVELOPER: Remington Homes

SIZE: 638 to 1,423 square feet

PRICE: \$154,990 to \$349,990

SALES CENTRE: 759 Aberdeen Blvd., off Pillsbury Drive in Midland. Open weekdays, noon to 5 p.m.; weekends and holidays, 11 a.m. to 5 p.m.

CONTACT: (800) 640-2309 or www.captainscovecondos.ca



free, recreational lifestyle, 61 freehold homes on 50-foot lots will also be part of the project.

Residents will be steps from the boardwalk, white sandy beaches and marinas.

Other activities offered in the area include golfing, lawn bowling, curling, tennis, as well as hiking and cross-country skiing on the TransCanada Trail surrounding the site.

About a 25-minute drive from the site are Horseshoe Resort, where there is downhill skiing,

and Casino Rama.

Downtown Midland is thriving with restaurants, cafés, a quaint shopping area, galleries and cinema. The building itself, which will be completed next summer, will contain a gym and a lounge/party room.

Forty-seven units are available in 10 different designs, including one-, two- and three-bedroom plans.

Many "have an open-concept feel," Ms. Neves notes, especially the two-storey units with

loft levels that open to the floor below.

Each unit will have large windows, and balcony walkouts framed with large sidelights and transom windows. Gas lines will be hooked up for barbecuing.

A fully furnished model suite will showcase the features and finishes included, such as nine-foot ceilings, and flooring in imported ceramic tile, 35-ounce carpeting and laminate.

Kitchens will have granite countertops, three stainless-steel appliances and breakfast bars. Depending on the plan, master bedrooms will contain walk-in closets and en suite bathrooms.

Laundry machines, parking and lockers come with the units. The monthly fee will be 33 cents a square foot.

» *Special to The Globe and Mail*

UXBRIDGE » FREEHOLD TOWNHOUSES

Buyers in last phase can move in by mid-winter

Buyers at Butternut Village in Uxbridge will be able to move into the last 11 freehold townhouses by mid-winter. They represent the last phase in Alliance Homes' community about 40 kilometres northeast of Toronto.

The development will include 80 homes in total, situated on Brock Street, just east of Sixth Concession Road.

For those looking to move in sooner, some inventory homes from previous phases - including a 1,489-square-foot bungalow with a loft on a 50-foot lot - are at the drywall stage and can be ready within six to eight weeks.

According to the builder, the setting and location of the project have been strong selling points with buyers, including



locals and people from other parts of the Greater Toronto Area. The site is situated amid green spaces, and includes a park and pond. As well, it's near amenities such as a shopping plaza, schools, community centre and golf courses.

"Uxbridge is a beautiful community," says Kathryn MacFarlane, director of sales and marketing for Alliance. "There's greenspace that comes up the back of our sub-

Butternut Village

LOCATION: Uxbridge

BUILDER/DEVELOPER: Alliance Homes

SIZE: townhouses, 1,170 to 2,023 square feet; detached, 1,489 square feet

PRICE: townhouses, \$263,900 to \$340,900; detached, \$340,900

SALES CENTRE: Brock Street, east of Sixth Concession Road in Uxbridge. Open Monday to Wednesday, 1 to 7 p.m.; weekends, noon to 5 p.m.

CONTACT: (905) 852-5254 or www.alliancehomes.ca

division where a walking trail hooks up with downtown."

Models range from a 1,170-square-foot plan with two bedrooms and two bathrooms to a 2,023-square-foot design with three bedrooms and three bathrooms.

Every plan has the master bedroom on the main floor. The Blackberry showcases many of the features that can be found in other plans. The 1,178-square-foot, two-bedroom model can have either a standard or alternate layout.

In both versions, the garage can be reached directly from the house via a laundry room, and the rear master bedroom has an en suite and walk-in closet.

The standard layout comes with an eat-in kitchen and

combined living and dining area. The alternate contains a second bedroom/den near the front door, and a kitchen with breakfast bar that adjoins a great room in the rear.

Interior details include solid oak handrails and balusters on the main staircase, 40-ounce broadband in the living room and bedrooms, and imported ceramic tile flooring elsewhere.

For a limited time, buyers will get upgraded features such as granite countertops and maple cabinetry in the kitchen, pot lights in the living room, and hardwood flooring in the principal room.

Brick facades will feature precast stone, vinyl or wood accents, as well as gables.

» *Special to The Globe and Mail*

INNISFIL » DETACHED AND TOWNHOUSES

Project 'not just a summer spot'

On a site in Innisfil once occupied by a golf course, a new development by Country Homes is just two kilometres west of Lake Simcoe but also close to skiing spots.

The builder is poised to launch the grand opening of the master-planned community called Alcona by the Lake.

Featuring upscale townhouses and single-family homes on 35-, 40- and 50-foot lots, the development eventually will contain a total of 600 residences. The site is on Innisfil Beach Road, a short drive south of Barrie and less than an hour north of Toronto.

The grounds will include tree-shaded sidewalks, a pond and walking paths along a meandering creek running through the site.

"It's not just a summer spot because of the lake; you're also close to skiing," president Ernie Rinomato says.

The town offers parks, golf courses and horse farms, as well as a multiuse facility being redeveloped and expanded. In addition to arenas, a gym and a pool, the centre will have baseball diamonds, soccer fields and trails.

The sales office will eventually make way for commercial space, which will add to existing businesses, restaurants and shops. Also nearby are schools, churches and Highway 400.

The architecture of the homes will be a blend of arts and crafts style and subtle elements such as half-circle windows and scalloped siding, Mr. Rinomato says.

"All the names of our models are picked after bays on Lake Simcoe because we're two minutes [away]," he notes.

In addition, there will be high-pitched gables, all brick or stone facades, and single or double garages, "which is huge for that area," Mr. Rinomato says.

Models include bungalows, bungalows with loft levels, two-storey townhouses and detached homes.

"They've been designed with families in mind," Mr. Rinomato says. "We have a lot of second-floor laundry rooms, spacious kitchens and tons of ceramic - not vinyl - flooring."

Some models have traditional kitchens, others feature more open, eat-in kitchens that connect with great rooms and separate dining areas.

Depending on the model, larger detached homes will include dens, traditional living rooms, decorative columns and curved staircases on the main floor.

The upper levels will contain three bathrooms, and master suites with private bathrooms and his and hers closets.

Residences in the first phase will be completed by next summer.

» *Special to The Globe and Mail*



Alcona by the Lake

LOCATION: Innisfil

BUILDER/DEVELOPER: Country Homes

SIZE: townhouses, 1,270 to 1,825 square feet; detached, 1,590 to 3,500 square feet

PRICE: townhouses, \$219,000 to \$255,900; detached, \$279,900 to \$415,900

SALES CENTRE: 1341 Innisfil Beach Rd., east of Yonge Street. Open Monday to Thursday, 1 to 8 p.m.; weekends, 11 a.m. to 6 p.m.

CONTACT: (866) 531-3424 or www.countryhomes.ca