

newhomes



Coastal glam

PAYING HOMAGE TO WATER WITHOUT COTTAGE
FEEL AT FRENCHMAN'S BAY LISA VAN DE VEN

"A modern twist on a coastal atmosphere." That's how Theresa Pereira describes the design esthetic she created in the bathroom and kitchen vignettes at the Pickering low-rise site, Frenchman's Bay. With a location close to Lake Ontario, Pereira wanted to pay homage to the water without evoking a cottage feel. To accomplish that, she used contemporary finishes with neutral whites and taupes, offset with pops of black, copper and navy. "It's a tailored, relaxed vibe," says the design consultant, from Create Design & Co. "You feel that you're somewhere modern, somewhere classy, but it's more coastal glam." Homes at the Madison Group project range from 1,910 to 2,200 square feet and start in the high \$800,000s. The sales office is at 1635 Bayly St., Pickering, and open Monday to Thursday from noon to 7 p.m. and weekends and holidays from 11 a.m. to 5 p.m. Call 905-839-0038 or visit madisongroup.ca.

1 Flat-front lacquer cabinets make for a contemporary kitchen, while the two-toned white and navy combination clearly showcases Pereira's nautical inspiration. "The navy brings something new, but they're still colours you could have in your kitchen for a long time, that you wouldn't get tired of," she adds.

2 A simple stacked tile backsplash in white offers minimal contrast from the cabinets, fading away to better reveal this contrasting inset backsplash above the stove. Installed in a random pattern and lined with metal trim, the handmade porcelain tiles pick up on the cabinetry's navy and white palette.

3 "It reminds me of the wharf," Pereira says of the copper accents she introduced in accessories throughout the kitchen. Copper pendant lights above the island add reflective sparkle to the space, bring attention to the island surface below and keep sightlines open to the rest of the vignette.

4 Walnut wood stools add a warm accent to the kitchen space. With a trumpet-shaped back, they also bring some extra curves to the otherwise clean-lined vignette. "The shape allows your eye to look past them a little bit to see more of the island," Pereira adds.

FOR SALE

Price range: Starting from the \$570,000s
Location: Front Street and Sherbourne Street, Toronto

FRONT STREET

With four condominium towers in total, Time and Space is located close to St. Lawrence Market and the King Street streetcar. Suites in the site's two South Towers are currently available, along with new Urban Town product.
Builder/developer Pember-ton Group
Type The South Towers are 19 storeys, the Urban Towns two storeys
Suites Two-bedroom to three-bedroom suite layouts; two-bedroom-plus-den to three-bedroom-plus-den townhouse layouts
Size 710 to 1,360 square feet



Occupancy Begins Fall 2020
Features Laminate flooring, nine-foot ceilings in the principal rooms, and stainless steel kitchen appliances
Amenities A party room, outdoor lounge with barbecues, and infinity pool
Sales office Located at 183 Front St. E, Toronto. Open Monday to Thursday from noon to 6 p.m. and weekends from noon to 5 p.m. Call 416-419-9553 or visit pember-tongroup.com.
L.V., National Post

Price range: Starting from \$499,900
Location: Highway 10 and Main Street East, Dundalk

DUNDALK

Edgewood Greens is a master-planned low-rise community in the Village of Dundalk — about an hour and a half north of Toronto. The site is located close to the Dundalk Arena and Community Centre, Dundalk Memorial Park and the Eugenia Falls Conservation Area.
Builder/developer FLATO Developments
What's new The site's third phase has been launched.
Type Two-storey detached homes with 36- and 38-foot frontages
Suites Three- and four-bedroom layouts



Size 1,807 to 3,006 square feet
Occupancy Within 12 to 16 months from purchase
Features Nine-foot main-floor ceilings, 35-ounce broadloom carpeting in the living areas, natural-finish oak staircases, and walk-in closets in the master ensuite.
Amenities Onsite park with walking trails.
Sales office To register for the third phase, visit edgewoodgreens.ca.
L.V., National Post

Price range: Starting from the \$300,000s
Location: Peter Street and Adelaide Street, Toronto

TORONTO

Designed by BBB Architects, with interiors by U31, Peter & Adelaide is a new Toronto condominium project. With frontages planned along both Peter and Adelaide Streets.
Builder/developer Graywood Developments
Type 47 storeys
Suites Studio, one-bedroom, two-bedroom and three-bedroom layouts
Size 380 to 1,100 square feet
Occupancy 2022
Features Units will have quartz countertops and backsplashes, integrated appliances, and custom



bathroom vanities designed by U31.
Amenities Rooftop pool and adjoining reflective pool, a gym area with a sauna and therapeutic treatment areas, a theatre, a workspace, a recreational area, lounge, demonstration kitchen, dining area, and outdoor barbecue
Sales office The site is currently in registration. Visit peterandadelaide.com.
L.V., National Post

MORTGAGE RATES 08.19.17

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	
BANK							Home Trust	2.60	n/a - n/aop	2.89 - n/aop	2.54 - n/aop	2.89	2.94	3.04
ATB Financial	2.50	4.10 - 4.10op	2.99 - 4.10op	2.64 - 4.10op	2.84	2.99	Investors Group Trust	n/a	4.20 - 6.50op	3.04 - 6.30op	2.89 - n/aop	2.54	2.69	2.79
Alterra Bank	2.70	4.00 - 6.30op	2.79 - 6.30op	2.74 - n/aop	2.84	2.65	MTCC	3.15	4.55 - 6.45op	3.29 - 6.50op	3.09 - n/aop	3.39	3.89	4.84
Bank of Montreal	2.85	n/a - 6.95op	3.09 - 6.95op	3.19 - n/aop	2.84	4.09	OTHER							
Bank of Nova Scotia	3.15	4.55 - 6.45op	3.29 - 6.50op	3.09 - n/aop	3.39	3.89	Alterra Savings	2.80	4.00 - 6.30op	2.79 - 6.30op	2.74 - n/aop	2.84	2.94	2.99
CIBC	2.95	n/a - 6.95op	2.84 - 6.35op	2.79 - n/aop	2.94	4.09	Comtech Fire C.U.	2.85	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	DUCA Credit Union	2.50	n/a - n/aop	3.29 - 5.75op	3.19 - n/aop	3.29	3.39	3.04
HSBC Bank Canada	2.14	4.45 - 6.20op	3.14 - 6.35op	2.59 - n/aop	3.39	4.09	First Calgary Financial	2.95	3.99 - 6.95op	2.49 - 7.00op	2.54 - n/aop	2.69	2.94	2.79
ICI Bank Canada	3.00	n/a - n/aop	2.64 - n/aop	2.64 - n/aop	2.64	3.19	First National Fin. LP	n/a	3.10 - n/aop	3.69 - n/aop	3.39 - n/aop	3.24	3.34	3.39
Manulife Bank	2.95	4.45 - n/aop	3.10 - 3.45op	3.14 - n/aop	3.24	3.34	Industrial Alliance/IAP		n/a	3.64	3.49	3.44	3.49	3.04
National Bank	n/a	4.40 - 6.70op	3.14 - 6.70op	3.04 - n/aop	3.39	3.04	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	2.95	n/a - n/aop	n/a - n/aop	2.79 - n/aop	3.34	3.99	Meridian Credit Union	2.55	n/a - n/aop	2.84 - 6.30op	2.79 - n/aop	3.39	3.89	2.84
Royal Bank	2.95	n/a - 7.00op	2.99 - 7.00op	2.84 - n/aop	3.04	3.14	PACE Savings & C.U.	n/a	4.75 - n/aop	3.14 - n/aop	3.04 - n/aop	3.65	4.39	4.64
TD Canada Trust	2.50	n/a - n/aop	3.04 - 4.00op	2.84 - n/aop	2.89	2.99	Parama Credit Union	2.90	n/a - n/aop	2.89 - 3.04op	2.94 - n/aop	3.04	3.19	3.29
Tangerine	2.55	n/a - n/aop	3.29 - n/aop	2.64 - n/aop	2.74	2.84	Steinbach Credit Union	2.50	n/a - n/aop	2.69 - n/aop	2.69 - n/aop	2.79	2.89	2.99
TRUST LOAN														
Community Trust		6.50	3.14	3.25	3.95	4.39								
Effort Trust	n/a	4.50 - 6.30op	4.00 - 6.30op	4.10 - n/aop	4.30	5.00								

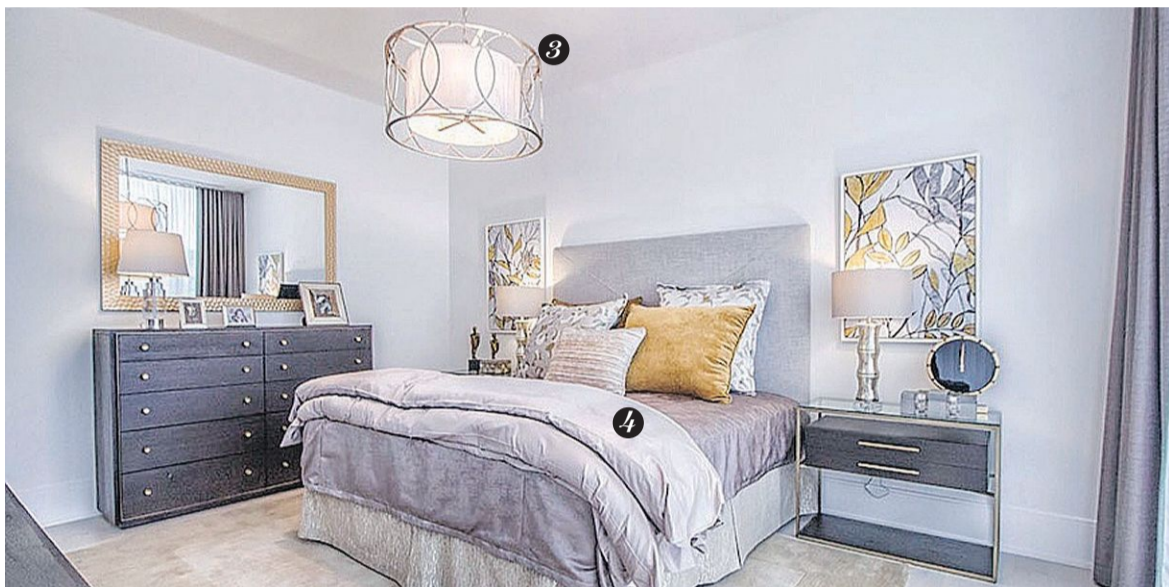
*Also offer 7- to 10-year mortgages. op = open mortgage. n.a. = not available from company. ro=renewals only dashes (-) mean companies not quoting at present.

think luxury? think Baker!

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Pleasing Pier 27

MODEL SUITE STAYS NEUTRAL WITH GREYS AND BROWNS FOR WIDE APPEAL LISA VAN DE VEN

“Warm” and “comforting” is how Kim Jones describes the design of model suite 1304 at Pier 27 Residences. “We wanted as many people as possible to feel comfortable with the look,” says the merchandiser with Kim Jones and Co. “It was about very specifically creating a neutral palette that would appeal to a wide audience.” To accomplish that, she introduced shades of grey and tan, alongside dark woods and gold accents — highlighting the livability of the space and bringing eyes to the waterfront vistas. “I think the biggest feature we wanted to accentuate was the view,” she adds. Units at the Cityzen Development Group and Fernbrook Homes site range from 2,450 to 4,474 square feet and start at \$1,819,000. The sales office is at 25 Queens Quay E., Toronto, and is open Monday to Thursday from noon to 6 p.m. and weekends from noon to 5 p.m. Call 416-367-3456 or visit pier27.ca.

1 “Grey is something that’s very popular right now, but we’re finding in the high-end market the brown undertones are coming back, too,” Jones says. She used shades of both colours throughout the suite, pulling them all together in these chairs, which feature tan, butterscotch, grey and cream tones.

2 “It’s very soft,” Jones says of this oversized silk area rug, which features a subtle pattern in greys and browns. On top, a low-lying coffee table keeps sightlines to the fireplace open. “We wanted it to be chunky so that it grounds all the pieces around it,” she adds.

3 A gold-toned light fixture in the master bedroom features an open, airy design that “doesn’t close the room down,” Jones says. She picks up on the metallic shade through the rest of the room, using soft gold lamps on the nightstands and gold-toned art and accessories throughout.

4 Introducing texture into the master bedroom, the king-sized bed features a grey wool headboard reminiscent of a men’s suiting material. The rest of the furniture — including the nightstands, dresser and media unit — is done in dark wood, creating continuity with the rest of the suite.

FOR SALE

Price range: From the low \$800,000s to \$1.5 million
Location: Liverpool Road and Commerce Street, Pickering



GREAT LOCATION Close to Lake Ontario and Highway 401, Frenchman’s Bay is a new low-rise community of 67 townhouses and single-detached homes.
Builder/developer Madison Group
Type Three-storey townhouses and two-storey single-detached homes
Suites Three- and four-bedroom layouts
Size 1,910 to 2,700 square feet
Occupancy May 2019
Features Homes will have gas fireplaces, granite or quartz kitchen countertops, and engineered wood flooring. The detached homes will

feature double-car garages and first-floor nine-foot ceilings; townhouses will have single-car garages and nine-foot second-floor ceilings.
Amenities The project is close to Beachfront Park, the Waterfront Trail and Frenchman’s Bay Marina.
Sales office 1635 Bayly St., Pickering. Open Monday to Thursday from noon to 7 p.m. Call 905-839-0038.
L.V., National Post

Price range: Starting from the mid-\$2 millions
Location: Davis Drive and Leslie Street, Newmarket



STATELY DIGS With lots of up to an acre available, the Estate Homes of Copper Hills is a new collection of 27 houses, featuring architecture by Jardin Design Group.
Builder/developer Preston Homes
Type Estate-style two-storey detached homes
Suites Five-bedroom layouts
Size 4,300 to 6,400 square feet
Occupancy Winter/Spring 2018
Features Homes will have nine- and 10-foot ceilings, crown mouldings in some rooms, oak staircases, en-

gineered hardwood flooring, extended upper kitchen cabinetry, Wolf and Sub-Zero appliances, and granite or quartz kitchen countertops.
Amenities The project is located close to Upper Canada Mall, schools, parks, recreational facilities and golf courses.
Sales 1035 Poppy Ln., Newmarket. Call 905-954-4050.
L.V., National Post

Price range: \$2.2 million to more than \$3 million
Location: Golf Links Drive and Yonge Street, Aurora



COSY CUL-DE-SAC With 159 detached homes planned — all on 52- and 61-foot lots — Allegro is a new Aurora master-planned community in registration. Located on a cul-de-sac within an established neighbourhood, the houses feature front porches, covered rear loggias, and two- or three-car garages, with 13 home designs to choose from.
Builder/developer Geranium
Type Detached two-storey and bungalow-with-loft
Suites Four- and five-bedroom layouts
Size 3,100 to 4,500 sq.-ft.
Features Nine- and 10-foot

ceilings, engineered hardwood flooring, oak staircases, granite countertops, and stainless steel appliances. Upgrades include elevators, dog washing areas, coffered and waffle ceilings, and wet bars.
Amenities Close to shopping, schools, restaurants and parks with Hwy. 404 nearby.
Sales office To register, visit allegroaurora.com.
L.V., National Post

MORTGAGE RATES 07.29.17

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Variable rate	6months	1yr	2yr	3yr	4yr	5yr		Variable rate	6months	1yr	2yr	3yr	4yr	5yr	
BANK							Home Trust	2.60	n/a - n/aop	2.89 - n/aop	2.54 - n/aop	2.89	2.94	3.04	
ATB Financial	2.20	4.10 - 4.10op	2.99 - 4.10op	2.39 - 4.10op	2.64	2.74	2.99	Investors Group Trust	n/a	4.20 - 6.50op	3.04 - 6.30op	2.89 - n/aop	2.54	2.69	2.79
Alterna Bank	2.70	4.00 - 6.30op	2.79 - 6.30op	2.74 - n/aop	2.84	2.65	2.70	MTCC	3.15	4.55 - 6.45op	3.29 - 6.50op	3.09 - n/aop	3.39	3.89	4.64
Bank of Montreal	2.85	n/a - 6.95op	3.09 - 6.95op	3.19 - n/aop	2.84	4.09	2.99	OTHER							
Bank of Nova Scotia	3.15	4.55 - 6.45op	3.29 - 6.50op	3.09 - n/aop	3.39	3.89	4.64	Alterna Savings	2.80	4.00 - 6.30op	2.79 - 6.30op	2.74 - n/aop	2.84	2.94	2.99
CIBC	2.95	n/a - 6.95op	2.84 - 6.35op	2.79 - n/aop	2.84	4.09	4.79	Comtech Fire C.U.	2.85	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	3.29 - 5.75op	3.19 - n/aop	3.29	3.39	3.04
HSBC Bank Canada	1.99	4.45 - 6.20op	3.14 - 6.35op	2.39 - n/aop	3.39	4.09	2.59	First Calgary Financial	2.95	3.99 - 6.95op	2.49 - 7.00op	2.54 - n/aop	2.69	2.94	2.79
ICI/CI Bank Canada	3.00	n/a - n/aop	2.64 - n/aop	2.64 - n/aop	2.64	3.19	3.29	First National Fin. LP	n/a	3.10 - n/aop	3.69 - n/aop	3.39 - n/aop	3.24	3.34	3.39
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National Bank	n/a	4.40 - 6.70op	3.14 - 6.70op	3.04 - n/aop	3.39	3.04	3.09	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	2.95	n/a - n/aop	n/a - n/aop	2.79 - n/aop	3.34	3.99	4.44	Meridian Credit Union	2.55	n/a - n/aop	2.84 - 6.30op	2.79 - n/aop	3.39	3.89	2.74
Royal Bank	2.95	n/a - 7.00op	2.99 - 7.00op	2.64 - n/aop	2.84	2.94	3.04	PACE Savings & C.U.	n/a	4.75 - n/aop	3.14 - n/aop	3.04 - n/aop	3.65	4.39	4.64
TD Canada Trust	2.50	n/a - n/aop	3.04 - 4.00op	2.84 - n/aop	2.84	2.99	4.84	Param Credit Union	2.90	n/a - n/aop	2.80 - 2.95op	2.85 - n/aop	2.95	3.05	3.15
Tangerine	2.55	n/a - n/aop	3.29 - n/aop	2.64 - n/aop	2.74	2.84	2.89	Steinbach Credit Union	2.50	n/a - n/aop	2.54 - n/aop	2.54 - n/aop	2.54	2.64	2.74
TRUST LOAN															
Community Trust		6.50	3.14	3.25	3.95	4.39	4.64								
Effort Trust	n/a	4.50 - 6.30op	4.00 - 6.30op	4.10 - n/aop	4.30	5.00	5.10								

*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.

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