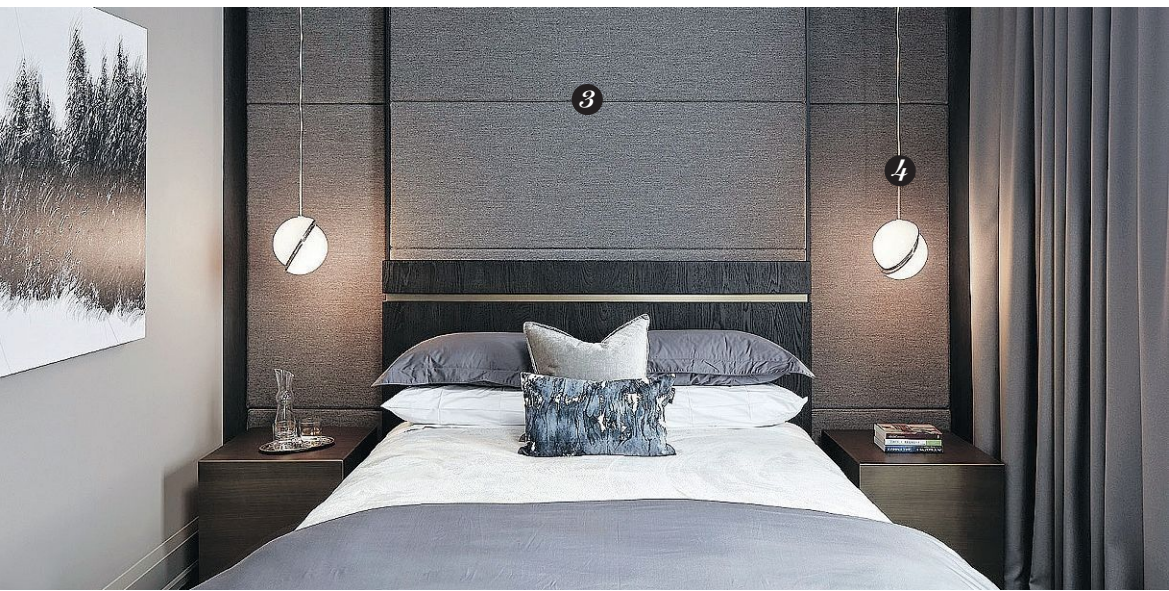


newhomes



'Personality'

WATERFRONT VIEWS PROVIDE BACKDROP TO 'UNDERSTATED ELEGANCE' BY LISA VAN DE VEN

Interior designer Anna Simone wasn't interested in showcasing a blank canvas in the model suite at Harbour Plaza Residences. Instead she layered tone and texture to sway a sophisticated buyer. "It's about creating a personality and a story about how you live and how the space responds to that," says the principal with Ceconi Simone. Taking her cue from the waterfront views on full display outside the windows, she used natural hues and high contrast to build out an esthetic she calls "understated elegance." "It seduces you to want to be part of it," she adds. Suites at the Menkes Developments site range from 1,529 to 2,045 square feet and start at \$2.3 million. The sales centre is located at 770 Bay St., Toronto, and 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.

1 Wanting to make a statement with the furniture, Simone chose these tufted occasional chairs, in a rich blue tone. While they "accentuate the softness of the space," she says, they're paired with a much simpler grey sofa — because too many statement pieces can make a room feel busy.

2 A dark slatted accent wood wall creates warmth in the living room, while metallic and white marble accents add contrast and an extra dash of luxury. "It's very elegant and timeless," the designer says. "This isn't just about the moment, it's about longevity."

3 For a sense of presence in the master bedroom, Simone installed an upholstered wall behind the bed. It adds texture, while also building on the sense of privacy by keeping sounds at bay. "It's all about sound and acoustics, and how sound reverberates within a space," Simone says.

4 Pendant light fixtures add a simple but geometric accent to the master bedroom, with a touch of bronze picking up on the bronze nightstands below. Tailored grey and white bedding complete the look. "It's the layering of colours, the layering of textures, the layering of materials," Simone says.

MORTGAGE RATES 06.23.18

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	n/a	n/a - n/aop	3.49 - n/aop	3.74 - n/aop	4.30	5.04	5.34
ATB Financial	2.55	4.50 - 4.50op	3.09 - 4.50op	3.34 - 4.50op	3.44	3.49	3.54	Investors Group Trust	n/a	4.20 - 6.95op	2.99 - 7.10op	3.59 - n/aop	3.19	4.89	3.39
Alterna Bank	2.45	4.40 - 7.15op	3.55 - 6.50op	3.64 - n/aop	4.05	3.25	3.45	MTCC	3.65	4.75 - 6.95op	3.69 - 6.70op	3.59 - n/aop	4.04	4.49	5.34
Bank of Montreal	3.60	n/a - 7.25op	3.44 - 7.25op	3.60 - n/aop	4.15	4.89	3.29	OTHER							
Bank of Nova Scotia	3.65	4.75 - 6.95op	3.69 - 6.70op	3.59 - n/aop	4.04	4.49	5.34	Alterna Savings	2.45	4.40 - 7.35op	3.59 - 6.70op	3.64 - n/aop	3.49	4.49	3.59
CIBC	3.45	n/a - 7.25op	3.39 - 6.35op	3.34 - n/aop	3.64	3.59	5.14	Comtech Fire C.U.	3.45	6.20 - 6.40op	3.05 - 6.30op	3.10 - n/aop	3.15	3.20	3.45
Equitable Bank		n/a	3.49	3.69	4.30	5.04	5.34	DUCA Credit Union	2.85	n/a - n/aop	3.74 - 5.75op	3.74 - n/aop	3.84	3.94	3.69
HSBC Bank Canada	2.39	3.69 - 6.75op	3.24 - 6.35op	3.09 - n/aop	3.49	4.29	3.34	First Calgary Financial	3.20	4.09 - 6.95op	3.24 - 7.00op	3.24 - n/aop	3.29	3.34	3.44
ICI Bank Canada	3.50	n/a - n/aop	3.19 - n/aop	3.19 - n/aop	3.94	4.29	5.14	First National Fin. LP	n/a	4.09 - n/aop	4.09 - n/aop	3.64 - n/aop	3.64	3.69	3.79
Manulife Bank	3.45	4.45 - n/aop	3.34 - 3.95op	3.44 - n/aop	3.54	3.64	3.84	Industrial Alliance/IAP		n/a	3.99	3.89	3.79	4.04	3.64
National Bank	n/a	4.40 - 7.05op	3.49 - 7.05op	3.74 - n/aop	4.30	3.59	3.64	Luminus Financial	4.00	n/a - n/aop	4.10 - 6.95op	4.20 - n/aop	4.35	4.80	5.34
Royal Bank	2.65	n/a - 7.45op	3.24 - 7.45op	3.34 - n/aop	3.49	3.59	3.74	Meridian Credit Union	2.45	n/a - n/aop	3.04 - 6.30op	3.29 - n/aop	3.54	3.89	3.49
Simplii Financial	3.45	n/a - n/aop	n/a - n/aop	3.34 - n/aop	3.59	3.54	4.79	PACE Savings & C.U.	n/a	4.75 - n/aop	3.89 - n/aop	3.99 - n/aop	4.15	4.89	5.14
TD Canada Trust	2.55	n/a - n/aop	3.04 - 4.50op	3.44 - n/aop	3.49	3.89	5.59	Parama Credit Union	3.40	n/a - n/aop	3.39 - 3.59op	3.49 - n/aop	3.59	3.79	3.89
Tangerine	2.95	n/a - n/aop	3.29 - n/aop	3.34 - n/aop	3.39	3.49	3.59	Steinbach Credit Union	2.95	n/a - n/aop	3.09 - n/aop	3.19 - n/aop	3.29	3.39	3.49
TRUST LOAN															
Community Trust		6.50	3.34	3.59	4.15	4.89	5.14								
Effort Trust	n/a	4.50 - 6.30op	4.00 - 6.30op	4.10 - n/aop	4.15	4.60	4.85								

*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.

FOR SALE

Price range: Starting from just over \$1 million
Location: Carroville Road and Avenue Road, Richmond Hill



RICHMOND HILL

The Avenue is a community of 18 townhouses, located close to Hillcrest Mall, Richvale Athletic Park and Community Centre, schools, golf, big box shopping and Highway 407. The homes will feature modern exteriors of stone, brick, stucco and concrete, with four separate layouts to choose from.
Builder/developer Elm Developments
Type Three-storey townhouses
Suites All of the homes feature three-bedroom layouts.
Size 2,080 to 2,185 square feet

Occupancy Slated for Fall 2019
Features Units will have 10-foot main-floor ceilings, walk-through serveries in the kitchens, quartz kitchen islands, and walk-in closets in the master bedrooms. Floor plans include media rooms and studies.
Amenities The project will feature an on-site private parkette.
Sales office Sales are by appointment only. Call 647-724-8222 or visit theavenuetowns.com.
L.V., National Post

Price range: \$466,000 to \$1,598,000
Location: Main Street and MacDonald Street, Wellington



PRINCE EDWARD CO.

With 30 condo suites and six townhouses, Twelve Trees Condominium is a boutique mid-rise project on Lake Ontario in Prince Edward County, near restaurants, galleries and local wine area.
Builder/developer Royalcliff Homes
Type Three-storey condo, with six townhouses
Suites One-bedroom to three-bedroom layouts
Size 950 to over 3,000 sq. ft.
Occupancy 2020
Features Granite kitchen countertops, Energy Star stainless steel appliances

and smooth ceilings, with 9½-foot suite ceilings and nine-foot main-floor townhouse ceilings
Amenities A lounge, fitness room, rooftop terrace, and outdoor communal areas with barbecues, lounge chairs and a boat launch
Sales office 411 Main St., Wellington. Friday to Tuesday, 11 a.m. to 4 p.m. or by appointment. Call 613-969-2044 or 1-800-303-1044, or visit twelvetreeswellington.ca.
L.V., National Post

Price range: Starting from under \$600,000
Location: Eglinton Avenue and Laird Drive, Toronto



UPPER EAST VILLAGE

Residences of Upper East Village is a four-acre master-planned community designed by Page + Steele/IBI Group Architects. When completed, it will feature a new public park and landscape architecture by Janet Rosenberg & Studio.
Builder/developer Camroast Felcorp
Type 21-storey condo
Suites One-bedroom, one-bedroom-plus-den, two-bedroom, two-bedroom-plus-den and three-bedroom
Size 500 to over 2,000 sq. ft.
Occupancy Mid 2021
Features Quartz countertops,

wide-plank laminate wood flooring and porcelain tile bathroom floors.
Amenities The site will feature an indoor swimming pool, whirlpool spa, steam room, children's game room, outdoor garden, boardroom, roof garden with barbecues, party room, pet wash area and fitness facilities.
Sales office To register for the site, visit uppereastvillage.com.
L.V., National Post

think condominium specialists?
think Baker!



register at baker-re.com
to connect with
real estate experts