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STEPS AWAY

The Vince
is nestled
into a quiet
neighbourhood
PH2
neighbourhood
PH2

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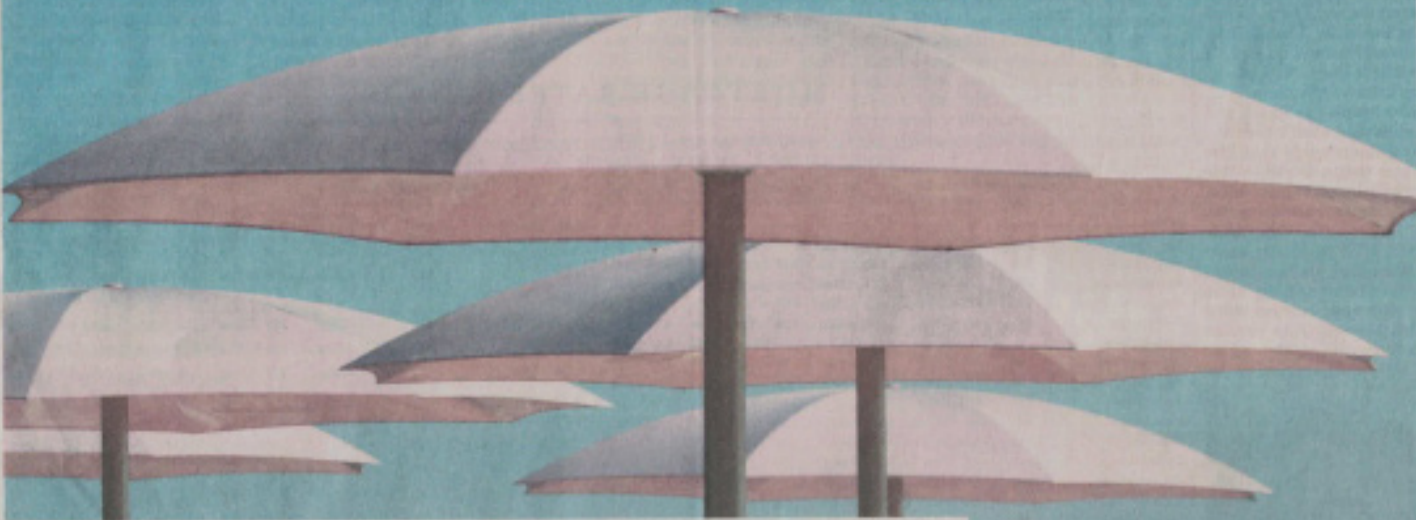
'A magical piece of property'

COTTAGE CLASSIC ON STONEY LAKE *PH5*



MITCHELL HUBBLE PHOTOGRAPHS

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Sugar Wharf will reimagine waterfront living. Located on Toronto's coveted downtown waterfront, this spectacular mixed-use development offers all the conveniences of big city life. If you're looking to live, buy or invest, this is a once in a lifetime opportunity.

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newhomes

Nestled near the lake in east end

LISA VAN DE VEN
Steps Away

The Beach is to the east, Leslieville to the west. In between is The Vince, a project of just 10 semi-detached homes. Currently under construction at Vince and Edgewood Avenues, just north of Dundas Street East, you could say it offers the best of both locations — plus a little something more. "It's an infill site that's in a residential neighbourhood," says Paul Johnston, exclusive broker for the Skale Developments property. "Whereas a lot of new projects are on main streets or more arterial streets, this is nestled in an existing neighbourhood, so it's quite quiet." Despite the quiet surroundings, though, there's still plenty nearby. Woodbine Park and Woodbine Beach are 15 minutes away by foot, while Lake Shore Boulevard East and the Don Valley Parkway are an easy drive. "It's for people who want to be very close to conveniences but don't want to be in a hyper-urban setting," says Johnston. "They want to be in a more established, quiet neighbourhood, but in close proximity to a number of quite different areas too."

200 Steps "This is a pretty green neighbourhood overall — it's dotted with all sorts of little green spaces, which is pretty rare," Johnston says. So while Woodbine Park may be the biggest draw, there are other parks to choose from too — including Orchard Park, on Dundas St. East. Just a few minutes from The Vince, it's a neighbourhood destination, with a playground and picnic site.

400 Steps Stop for a pint, stay for the nachos. Murphy's Law Pub and Kitchen is just seven minutes from the project. "It's a Toronto institution, practically," Johnston says, and it's not the only dining destination around either. The Tulip Steakhouse, Burger Priest and Queen Margherita Pizza are all located on Queen Street East. There's also The Beach Cinemas and a selection of shops along the same strip, including Book City, Fresh Collective and Mastermind Toys. Or catch the Queen Street streetcar to travel downtown.

800 Steps The Beach and Leslieville aren't the only neighbourhoods that The Vince residents will be able to walk to. Little India is less than 15 minutes from the site.

Homes at The Vince range from 1,737 to almost 3,900 square feet and are priced from \$1.399 million. Sales are by appointment only. Call 416-800-7738 or visit thevince.ca.

National Post



New-style loft

MODERN WITH INDUSTRIAL-INSPIRED ACCENTS
LISA VAN DE VEN

While The Harlowe's exterior may be inspired by the warehouse architecture of the surrounding neighbourhood, inside model suite 302 the design is bright and contemporary, with industrial-inspired accents. "We didn't really carry many of the old-style loft elements into the units, because people want modern, clean design," says Brad Lamb, CEO of Lamb Development Corp. "That's what all our buildings are about." The design team blended a palette of grey, white and black with concrete wall and ceiling details, layering in texture through accessories. "The texturing really turns it into something that looks livable and comfortable, so when someone walks in they think 'I could live here, it feels like home,'" adds Ryan Spencer, designer with Lamb's in-house staging company, Urban Inside. Suites at The Harlowe range from 866 to 1,336 square feet and are priced from \$995,900. Sales are by appointment only. Call 416-368-5262 or visit theharlowe.com.

1 "When we do upgrades and sell our finishes, 80 to 85 per cent of people pick a white kitchen," Lamb says, so it made sense to design this model kitchen in white as well. High-gloss white lacquer cabinets with contemporary flat-front doors are paired with white quartz countertops.

2 Cerused oak hardwood floors in a mid-tone grey-brown shade are used throughout the suite. "You really see the grain," Lamb says. "They're very modern but they have an old-world feel to them." For added warmth, the team opted for a similar grey-beige tone on the walls.

3 "I want people to picture laying there on the couch after a long day of work," Spencer says of this sectional sofa from Gus. With chrome legs and tufted grey upholstery, it's both modern and tailored. Accent pillows and a faux fur throw add texture too.

4 A black area rug from EQ3 brings contrast to the living room, while creating another layer of texture in the space. On top, a round glass coffee table carries through the chrome accents found throughout the room. "It makes the space feel more open," Spencer adds.

MORTGAGE RATES 05.19.18

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	
BANK															
ATB Financial	3.00	4.50-4.50op	3.09-4.50op	3.34-4.90op	3.44	3.40	3.54	Home Trust	n/a	n/a-n/aop	3.49-n/aop	3.78-n/aop	4.30	5.04	5.34
Alterra Bank	3.25	4.20-7.15op	3.25-6.50op	3.34-n/aop	3.33	3.25	3.45	Investors Group Trust	n/a	4.20-6.95op	3.49-7.15op	3.68-n/aop	4.34	4.89	5.29
Bank of Montreal	2.45	n/a-7.25op	3.44-7.25op	3.60-n/aop	4.25	4.88	3.29	MTCC	1.65	4.75-6.95op	3.69-6.70op	3.58-n/aop	4.04	4.49	5.34
Bank of Nova Scotia	3.85	4.75-6.95op	3.89-6.70op	3.58-n/aop	4.04	4.49	5.34	OTHER							
CIBC	3.45	n/a-7.25op	3.39-6.35op	3.34-n/aop	3.64	3.99	5.14	Alterra Savings	1.20	4.20-7.15op	3.28-6.90op	3.34-n/aop	3.49	3.79	3.99
Equitable Bank		n/a	1.40	3.89	4.30	5.04	5.34	CanWest Fire C.U.	3.45	6.20-6.40op	3.05-6.30op	3.30-n/aop	3.15	3.20	3.45
RBC Bank Canada	2.49	3.69-6.75op	3.24-6.35op	2.99-n/aop	3.49	4.29	3.19	DJCA Credit Union	2.89	n/a-n/aop	3.74-5.75op	3.38-n/aop	3.84	3.94	3.89
ICBC Bank Canada	1.50	n/a-n/aop	3.18-n/aop	3.19-n/aop	3.94	4.29	5.14	First Calgary Financial	1.20	4.09-6.95op	3.24-100op	3.24-n/aop	3.29	3.34	3.44
Manulife Bank	3.45	4.45-n/aop	3.34-3.95op	3.44-n/aop	3.54	3.64	3.84	First National Fin. LP	n/a	4.09-n/aop	4.09-n/aop	3.79-n/aop	3.69	3.69	3.79
National Bank	n/a	4.40-6.95op	3.49-6.95op	3.38-n/aop	4.30	3.49	3.54	Industrial Alliance/WP		n/a	3.94	3.84	3.84	4.01	3.64
Royal Bank	3.45	n/a-7.40op	3.24-7.40op	3.24-n/aop	3.42	3.50	3.74	Lambus Financial	4.00	n/a-n/aop	4.10-6.25op	4.20-n/aop	4.35	4.50	4.90
Simpli Financial	3.45	n/a-n/aop	n/a-n/aop	3.34-n/aop	3.59	3.54	4.79	Member Credit Union	1.05	n/a-n/aop	3.04-6.30op	3.14-n/aop	3.29	3.80	3.29
TD Canada Trust	2.45	n/a-n/aop	3.08-4.50op	3.44-n/aop	3.49	3.89	5.99	PACE Savings & C.U.	n/a	4.75-n/aop	3.34-n/aop	3.58-n/aop	4.15	4.89	5.14
Tangerine	3.05	n/a-n/aop	3.29-n/aop	3.34-n/aop	3.39	3.49	3.99	Parsons Credit Union	3.40	n/a-n/aop	3.29-3.49op	3.39-n/aop	3.49	3.49	3.49
TRUST LOAN								Steinbach Credit Union	2.95	n/a-n/aop	3.09-n/aop	3.19-n/aop	3.29	3.39	3.49
Community Trust		6.50	3.40	3.50	4.25	4.89	5.34								
Urbor Trust	n/a	4.50-6.30op	4.00-6.30op	4.10-n/aop	4.75	4.90	4.85								

*Also offer 7- to 10-year mortgages. op = open mortgage. N.A. = not available from company. re = renewal only. dashes (-) mean companies not quoting or present.

FOR SALE



Price range: \$1,284,900 to \$1,554,900
Location: Woodview Ave. and Thyn Rivers Dr., Pickering, close to Hwy 401 and 407

PICKERING

The homes will feature three-car garages, rear decks and covered front porches.
Developer Geranium
Type Three-storey detached four-bedroom layouts
Size 3,238 to 3,990 sq. feet
Occupancy Fall 2019
Features Walk-in closets; nine-foot main-floor ceilings; ceramic, broadloom or engineered hardwood flooring; gas fireplaces.
Amenities The site is located close to Rouge Park and Prenchman's Bay Marina.
Sales office To register, call 647-594-5677 or visit edgewoodpickering.com. L.V., National Post



Price range: Starting from the \$400,000s
Location: Shuter St. and Church St., Toronto

SHUTER STREET

Designed by architects Alliance, Fleur Condos will feature 320 units.
Builder Menkes
Type 29-storey condo
Suites Studio, one-bedroom, one-bedroom-plus-den, two-bedroom, two-bedroom-plus-den and three-bedroom
Size 450 to 1,100 square feet
Occupancy April 2020
Features Laminated flooring, quartz kitchen countertops
Amenities Car-sharing, kids' room, lounge area, terrace, gym, guest suite
Sales office 770 Bay St., Mon. to Thur., noon to 6 p.m., weekends noon to 5 p.m. Call 416-591-7700 or visit menkes.com. L.V., National Post

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