

# newcondos



## Add heat

Bright orange accents turn up the interest in Madison Homes' Silkwood model *By Lisa Van de Ven*

"A study in contrast," is how Paula Gauci describes the Silkwood model she designed for Madison Homes at the low-rise project Cornell Rouge. Not only did she combine light with dark, but mixed contemporary and transitional, to create a relaxed, youthful space. "We looked at traditional elements that were fresh and new and mixed them with contemporary pieces, layering in textures as well as some bold accents to help make the space pop," says the associate with Turner Fleischer Architects. The 2,521-square-foot home combines shades of grey with bright orange accents. "That really helped bring the space alive and give it more of a youthful feel," the designer says. Madison's townhouses and detached homes at Cornell Rouge range from 1,881 to 3,237 square feet and are priced from the low \$600,000s. The sales office is at 655 Cornell Centre Blvd., Markham, and is open Monday to Thursday from 1 p.m. to 8 p.m., Friday by appointment, and weekends and holidays from 11 a.m. to 6 p.m. Call 905-472-7667 or visit madisongroup.ca.

**1** Juxtaposing an organic, natural finish with a more contemporary one, the table features a reclaimed wood tabletop and black iron legs — and is contrasted with contemporary acrylic white chairs. "Those feature really clean, crisp lines done in a modern way, compared to the texturized table," Ms. Gauci says.

**4** "They have a bit of a patina — they look like they've been worn," the designer says of these dark grey leather chairs. Contemporary in shape, they feature tufting and nail head accents. "They have that traditional detailing, but done in a very contemporary, clean way," she adds.

**2** An entire wall of charcoal-stained flat-front cabinetry creates a backdrop to the home's open-concept living space. "It gives a nice clean, crisp look along that wall," Ms. Gauci says. "It doesn't look like your standard kitchen." The cabinets are paired with a white quartz countertop and backsplash.

**5** Organic chunks of natural wood are used together as the family room coffee table, adding a rough, natural texture to the space. "They bounce off the other textures there," the designer says. Orange accent pillows and an orange-bordered sisal rug add texture as well.

**3** "It becomes the focal point of the kitchen," Ms. Gauci says of the island — and she wanted to make it a space where family could gather. The light fixture above features a black metal edge and silver leaf detailing, while contemporary orange metal stools really make it pop.

**6** The family room sees flecks of a metallic accent in the wallpaper, which is picked up again in the chrome edging of the built-in it surrounds. The built-in encases the fireplace and TV, providing a customized effect and creating a focal point for the family room.

### FOR SALE

Price range: Starting from \$635,900  
Location: Highway 7 and Warden Avenue, Markham



#### A SHORT WAIT

Fontana Square is a collection of condominium townhouses at Fontana Markham, a four-tower condominium community. Located at the base of the buildings, the townhouses feature direct access to the towers, with a second exit to the outdoors. The site features 42 townhouses, with construction already underway. **Builder/developer** H&W Development **Building** Two-storey condo townhouses **Suites** Three- and four-bedroom layouts **Size** 1,387 to 1,578 square feet **Occupancy** The first phase is scheduled for Summer 2015, with the second phase slated for Summer 2016. **Features** The townhouses will have 11-foot ceilings on the ground floor, 10-foot ceilings on the second floor, private

patios, laminate floors, granite countertops, smooth ceilings, cultured marble bathroom countertops and ceramic tile bathroom floors. **Amenities** The project will feature 24-hour concierge service, an indoor lap pool, a fitness centre, a half-court basketball court, a party room and a terrace. **Standouts** The site will have a two-acre park. **Sales office** Located at 10 Cedarland Dr., Markham. Open Monday to Thursday from noon to 7 p.m. and weekends from noon to 5 p.m. Call 905-604-7886 or visit fontanasquare.com. *L.V., National Post*

Price range: Starting from over \$1 million  
Location: Creditview Road and Steeles Avenue West, Brampton



#### ELEVATOR OPTION

Currently in pre-registration, King's Manor Estates is scheduled to launch for sale at the end of May. The Brampton low-rise community is located close to schools, shopping and other local amenities, with Highway 407 and the Meadowvale Conservation Area close by. The site will feature homes of stone, brick and stucco, some with metal accent roofs. **Builder/developer** Bremont Homes **Building** The site will feature detached two-storey homes. **Suites** Four- and five-bedroom layouts will be available. **Size** Homes range from 3,666 to 4,764 square feet. **Features** Homes will have coffered or decorative ceilings,

mud rooms, circular staircases, walk-in closets, double-sided fireplaces and covered porticos. Some plans will feature a separate entrance to the basement, and some will have kitchen serveries with pantries. **Amenities** The site is located close to the Lionhead Golf & Country Club, Eldorado Park and the Credit River. **Standouts** Private elevators will be available as an optional upgrade. **Sales office** To register, call 647-966-2805 or visit mybremont.ca. *L.V., National Post*

Price range: Starting from the mid \$200,000s  
Location: York Mills Road and Don Valley Parkway, North York



#### YORK MILLS COMPLEX

A new North York master-planned community, The Ravine will feature seven condominium towers when completed, with two public parks and two acres of conserved ravine land. The North York site was designed by Rafael + Bigauskas Architects, with interiors by Ceconi Simone. **Builder/developer** Urban Capital and ALIT Development **What's new** The site's sales office will have its grand opening on May 2. **Building** The first-phase building will be 29 storeys. **Suites** One-bedroom to three-bedroom-plus-den layouts **Size** 455 to 1,509 square feet **Occupancy** November 2018 **Features** Suites will have nine-foot ceilings, floor-to-ceiling windows, and large terraces. **Amenities** The site will include 24-hour concierge service, a

party room, a dining room, a fitness centre, a golf simulator, a dog washing bay, and a rooftop terrace with barbecuing. **Standouts** The site is located close to the Don Valley Parkway and Highway 401, as well as hiking trails and parkland. **Sales office** Located at 1213 York Mills Rd., North York. Open from Monday to Thursday from noon to 7 p.m. and weekends from noon to 6 p.m. Call 416-850-2489 or visit theravine.ca. *L.V., National Post*

## MORTGAGE RATES 08.04.15

Rates are subject to change. Selection of financial institutions may vary weekly. Figures supplied by Fiscal

	Variable rate	6 months	1yr	2yr	3yr	4yr	5yr		Variable rate	6 months	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	4.74
ATB Financial	2.35	4.00 - 4.00op	2.94 - 4.00op	2.64 - 4.00op	2.54	2.68	2.74	Effort Trust	n/a	4.45 - 6.30op	3.35 - 6.30op	3.50	3.70	4.30	4.35
Alterna Svgs/Alterna Bk	2.45	4.00 - 6.30op	2.98 - 6.30op	2.98	2.98	2.94	2.78	Home Trust Company	2.35	3.95	2.89	2.44	2.54	2.64	2.64
Bank of Montreal	2.85	4.00 - 6.30op	2.89 - 6.30op	2.84	3.39	3.89	2.79	Investors Group Trust	n/a	4.20 - 6.50op	3.14 - 6.30op	3.09	3.75	4.39	3.29
Bank of Nova Scotia	2.85	4.55 - 6.45op	3.29 - 6.50op	3.09	3.39	3.89	4.49	MTCC	2.85	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	-	-	2.99	2.79	2.25	2.89	2.69	Airline Financial C.U.	4.00	-	3.01 - 6.25op	3.10	3.33	3.65	3.13
CIBC	2.85	6.70op	2.89 - 6.35op	2.29	3.55	2.69	4.79	Comtech Credit Union	2.45	6.20 - 6.40op	2.89 - 6.30op	2.89	2.95	2.99	2.79
Equitable Bank	-	-	3.14	3.04	3.65	4.39	4.64	DUCA Credit Union	2.65	-	3.09 - 5.75op	3.00	2.99	3.09	2.69
Manulife Bank	2.55	4.45	3.00 - 3.35op	2.94	2.84	2.79	2.79	First National Fin. LP	-	3.10	2.84	2.49	2.59	2.69	2.69
National Bank	n/a	4.40 - 6.70op	2.89 - 6.70op	2.84	3.39	2.79	2.89	FirstOntario C.U.	2.85	6.34op	2.99 - 6.34op	3.04	3.19	2.99	2.69
President's Choice Finan	2.50	-	-	2.29	3.49	2.73	4.44	Industrial Alliance/IAP	-	-	3.19	2.79	2.89	2.99	2.69
Royal Bank	2.85	6.30op	3.14 - 6.30op	3.04	3.65	4.39	4.64	Luminus Financial	2.45	-	2.85 - 6.25op	2.25	3.35	2.70	3.05
TD Canada Trust	2.85	-	2.89 - 6.30op	2.24	3.39	3.89	2.74	MCAP	2.35	-	3.60	3.95	4.35	4.84	5.14
Tangerine	2.85	-	3.19	3.24	3.49	3.69	3.79	Meridian Credit Union	2.65	4.00	3.09 - 6.30op	3.09	3.55	3.29	2.75
<b>TRUST LOAN</b>								PACE Savings & C.U.	-	5.00 - 6.70op	2.89 - 6.30op	2.59	3.39	3.89	4.74
Community Trust	n/a	6.50	3.14	3.25	3.95	4.74	4.99	Parama Credit Union	2.65	-	2.80 - 2.95op	2.85	2.95	3.05	3.15

\*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.