

Spotlight on Toronto East, Durham sites

Today *Condos on the Market* looks at Toronto East, east of the Don Valley Parkway and west of Victoria Park, as well as East York, Scarborough, Pickering and Whitby (no sites in Ajax). Parking and locker storage are not included in purchase price unless indicated.

ALLISON HARNESSE
SPECIAL TO THE STAR

1. ABODE: 59 and 53 Colgate Ave., north of Queen St. E., between Logan Ave. and Carlaw Ave. Phase 1 will be a five-storey, 19-unit brick building. Phase 2 will be a four-storey, 14-unit brick building. Prices: from \$194,900 for 533 sq. ft. to \$569,900 for 1,125 sq. ft. Fees: 36 cents per sq. ft., plus heat and hydro. Amenities: Phase 1, rooftop terrace. Sales: Phase 1, 50 per cent sold; Phase 2, opening soon. Status: construction to start December 2007. Occupancy: November 2008. Sales centre: by appointment, 416-966-8989; myabodelofts.com.

2. THE BROADVIEW LOFTS: 68 Broadview Ave., on the northwest corner of Broadview and Eastern Ave. Builder: The Sorbara Group. A six-storey building (the first five will be a restored brick warehouse). A new five-storey extension will have a façade of steel and glass. Prices (parking and locker included): from \$296,190 for 786 sq. ft. to \$334,190 for 1,434 sq. ft. Fees: 30 cents per sq. ft., plus heat and hydro. Amenities: rooftop patio and party/media room. Sales: three left. Status: built. Occupancy: immediate. Sales centre: 560 Front St. W., 416-860-0060; broadviewlofts.com.

3. HODGE LANE RESIDENCES: 2261-2265 Gerrard St. E., east of Main, south side of Gerrard St. E. Builder: Hyde Park Homes. 18 three-storey townhouses with common element laneway. Prices (garage included): from \$449,900 for 1,775 sq. ft. Fees: \$59 to \$75 per month, plus heat/hydro. Sales: two left. Status: built. Occupancy: 30-60 days. Sales centre: by appointment, 416-368-5262; hydeparkhomes.ca.

4. 952 KINGSTON MODERN BEACH LOFTS: On Kingston Rd., west of Victoria Park. Builder: Streetcar Development. A five-storey, 26-unit conversion of art deco pool hall, plus addition. Price: \$379,900 for 995 sq. ft. Fees: 33 cents per sq. ft., plus hydro. Sales: one left. Status: built. Occupancy: immediate. Sales centre: appointment, ask for Grant, 416-368-5262; streetcar.ca.

5. MINTOSKY: On Broadview Ave., at Pottery Rd. Builder: Minto Urban Communities. A 26-storey, 198-unit mostly glass building. Prices: from \$198,800 for 522 sq. ft. to \$1.5 million for a penthouse with 2,779 sq. ft., and a large terrace. Fees: 46 cents per sq. ft., plus hydro. Amenities: outdoor putting green, screening room, catering kitchen, outdoor terrace, fitness facilities and concierge. LEED Canada candidate building. Sales: 87 per cent sold. Status: under construction. Occupancy: summer 2009. Sales centre: on site, 416-696-7599; mintosky.com

6. THE PRINTING FACTORY LOFTS: 201 Carlaw Ave., north of Queen St. Builder: Beaverbrook Homes. An eight-storey warehouse conversion, plus addition with 254-units and 44-



stacked condominium townhouses. Prices: from \$188,900 for 573 sq. ft. to \$490,900 for about 1,235 sq. ft. Fees: about 29 cents per sq. ft., plus heat and hydro. Amenities: concierge. Sales: 70 per cent sold. Status: construction to start this fall. Occupancy: February 2009. Sales centre: on site, 416-406-5638; theprintingfactorylofts.com.

7. RIVERTOWNE: 825 Dundas St. E., east of the Don Valley Parkway, just west of Broadview Ave. Builder: Intracorp. 187 stacked brick townhouse units. Prices (parking included): from \$220,000 for 648 sq. ft. to \$385,000 for 1,118 sq. ft. Fees: \$155.5 per month, plus heat and hydro. Sales: about 80 per cent sold. Status: under construction. Occupancy: spring 2008. Sales centre: on site, 416-406-1700; rivertowne.ca.

8. KILGOUR ESTATE: 50 Kilgour Rd., east of Bayview Ave., between Lawrence Ave. and Eglinton Ave. Builder: Daniels Corporation. Two L-shaped buildings — seven and eight storeys, one with 200 units, the other with 228 units, and 44 condominium townhouses. Prices (parking and locker included): units from \$477,900 for 1,026 sq. ft. to \$1.7 million for 2,532 sq. ft. (two parking spaces) Townhouse: \$1.609 million for 2,167 sq. ft. Fees: building,

Phase 1, 38 cents per sq. ft., plus hydro; Phase 2, 36 cents per sq. ft., plus hydro; townhouses, 29 cents per sq. ft., plus hydro. Amenities: pool, library, guest suite, hot tub, steam rooms, billiards room, clubroom, 24-hour concierge and patio. Sales: building, Phase 1, 97 per cent sold; Phase 2, 80 per cent sold; townhouses, one left. Status: Phase 1, built. Phase 2, under construction. Occupancy: Phase 1, immediate; Phase 2, May 2008; townhouses, summer 2008. Sales centre: on site, 416-489-7333; kilgourestate.com.

9. ALTITUDE: North side of Ellesmere Rd., one block east of McCowan Rd. Builder: Conservatory Group. A 26-storey glass and precast concrete building with 222 units. Prices (locker included, parking included with most units): from \$179,900 for 617 sq. ft. to \$339,900 for 1,027 sq. ft. Fees: 37.2 cents per sq. ft., plus hydro. Amenities: indoor pool, whirlpool, exercise room, saunas, 24-hour security, guest suite, party room, boardroom, billiards room and home theatre. Sales: just opened. Status: construction not started. Occupancy: November 2009. Sales centre: on site, 416-321-1659; conservatorygroup.com.

10. EQ1 AT EQUINOX: Just north of Town

Centre Court, south of the Civic Centre, east of Brimley Rd. and west of McCowan Rd. Builder: Monarch Construction. A 36-storey, 336-unit precast concrete and glass building. Prices: from \$159,490 for 502 sq. ft. to \$353,990 for a penthouse with 1,161 sq. ft. Fees: 45 cents per sq. ft. Amenities: 24-hour concierge, party room with catering kitchen, sports lounge with billiards and table tennis, home theatre, fitness room with aerobics, yoga and cardio areas and guest suites. Sales: 90 per cent sold. Status: under construction. Occupancy: August 2008. Sales centre: 60 Brian Harrison Way, 416-495-3582; monarchgroup.net.

11. EQ2 AT EQUINOX: Just north of Town Centre Court, south of the Civic Centre, east of Brimley Rd. and west of McCowan Rd. Builder: Monarch Construction. A 30-storey, 290-unit precast concrete and glass building. Prices: from \$189,740 for 618 sq. ft. to \$282,990 for a penthouse with 915 sq. ft. Fees: 49 cents per sq. ft. Amenities: 24-hour concierge, party room with catering kitchen, sports lounge with billiards, home theatre, fitness room with aerobics and guest suites. Sales: about 90 per cent sold. Status: under construction. Occupancy: December 2008. Sales centre: 60 Brian Harrison Way, 416-495-3582; monarchgroup.net.

12. LEGENDS AT TAM O'SHANTER: North west corner of Kennedy Rd. and Bonis Ave. Builder: Tridel Corp. A 24-storey, 247-unit precast concrete building. Prices (parking and locker included): from \$253,000 for 892 sq. ft. to \$369,000 for 1,286 sq. ft. Fees: 46 cents per sq. ft., plus hydro. Amenities: gatehouse, indoor pool, whirlpool, saunas and party room with outdoor terrace. Sales: about 80 per cent sold. Status: built. Occupancy: immediate. Sales centre: on site, unit 225, 416-291-2455; tridel.com/legends.

13. RED: Just north of Town Centre Court, south of the Civic Centre, east of Brimley Rd. and west of McCowan Rd. Builder: Monarch Construction. A 40-storey, 369-unit precast concrete and glass building. Prices: from \$154,490 for 515 sq. ft. to \$285,990 for 868 sq. ft. Fees: 46 cents per sq. ft. Amenities: 24-hour concierge, party room with catering kitchen, sports lounge with billiards and table tennis, home theatre, fitness room with aerobics, and guest suites. Sales: just opened. Status: construction not started. Occupancy: December 2010. Sales centre: 60 Brian Harrison Way, 416-495-3582; monarchgroup.net.

14. SKYSCAPE SCARBOROUGH: North side of Ellesmere Rd., one block east of McCowan Rd. Builder: Conservatory Group. A 19-storey glass and precast concrete building with 228 units. Prices (locker included, parking included with most units): from \$169,900 for 600 sq. ft. to \$279,900 for 956 sq. ft. Fees: 37.9 cents per sq. ft. Amenities: indoor pool, whirlpool, exercise room, guest suite, billiards room and home theatre. Sales: over 90 per cent sold. Status: under construction. Occupancy: January/March 2008. Sales centre: on site, 416-321-1659; conservatorygroup.com.

15. SUMMERSIDE: Northeast corner of War-

den Ave. and St. Clair Ave. Builder: Mattamy Homes. Two connected four-storey buildings with 217 units. Prices (parking included): \$201,990 for 611 sq. ft. to \$249,990 for 1,093 sq. ft. Fees: 29.5 cents per sq. ft., plus heat and hydro (parking maintenance not included). Amenities: activity room. Sales: Phase 1, 96 per cent sold; Phase 2, 72 per cent sold. Status: under construction. Occupancy: Phase 1, November 2008; Phase 2, April 2009. Sales centre: on site, 416-752-9224; mattamyhomes.com.

16. VILLAGE AT GUILDWOOD: 3650 Kingston Rd., just south of Eglinton Ave. Builder: Deltera Inc. A nine-storey building with 225 units. Prices (parking included): from \$244,900 for 1,180 sq. ft. (builder will loan purchaser a down payment of \$15,256). Fees: 36 cents per sq. ft. Sales: three left. Status: built. Occupancy: immediate. Sales centre: by appointment only. Call Options For Homes at 416-867-1501; optionsforhomes.ca.

Pickering

17. SAN FRANCISCO BY THE BAY: 1215 Bayly St., just west of Liverpool Rd. Builder: Chestnut Hill Homes. A 16-storey, 235-unit concrete and glass building. Prices (parking and locker included): from \$161,900 for 561 sq. ft. to \$284,900 for 927 sq. ft. Fees: 40 cents per sq. ft., plus hydro. Amenities: 24-hour concierge, indoor pool, fitness centre and outdoor terrace. Sales: over 50 per cent sold. Status: construction to start this fall. Occupancy: August/September 2009. Sales centre: on site, 905-831-3631; sanfranciscobythebay.com.

Oshawa

18. PARKWOOD RESIDENCES: 44 Bond St., west of Simcoe St. Builder: Atria Developments. A conversion of an L-shaped brick and stucco building with six and 10-storeys and 120 units. Prices (most units include parking): from \$149,900 for 600 sq. ft. to \$299,900 for 1,189 sq. ft. Fees: about 21 cents per sq. ft., plus heat and hydro. Amenities: hot tub, sauna, gym and rooftop terrace. Sales: 92 per cent sold. Status: built. Occupancy: 30 to 90 days. Sales centre: by appointment only, 905-404-1400; parkwoodresidences.com.

Whitby

19. THE ROWE CONDOMINIUMS: 1600 Charles St., southwest corner of Charles and Victoria St. Builder: Davies Smith Developments. An 11-storey, 131-unit, mostly glass building. Prices (parking included): from \$259,900 for 749 sq. ft. to \$517,900 for a penthouse with 1,576 sq. ft. Fees: about 40 cents per sq. ft., plus hydro. Amenities: indoor pool, guest suite, rooftop terrace with fireplace and barbecue area and concierge. Sales: 84 per cent sold. Status: under construction. Occupancy: June 2008. Sales centre: on site, 1-877-393-0331; therowcondos.com.

NEXT WEEK: Etobicoke.

Although we try to provide the most up-to-date information available, please contact the builder for the latest details. To update information, please email condosonthemarket@rogers.com.