

BROADVIEW AND QUEEN

'Holy Grail' of design
allows for maximum light

It's never had an image of glamour or been a beacon for the monied masses. But the lure of Leslieville and its down-to-earth, friendly, oft-eccentric and always-accepting flavour is unmistakable. So much so, in fact, that a new project to be built on Broadview Ave. just north of Queen St., is borrowing the name of the neighbourhood west of the Beach and ending about Logan Ave.

Leslieville Lofts will be a modern-looking nine-storey, geometric-shaped building to be built on Broadview Ave., north of Queen St. E., by developers Hyde Park Homes and Lamb Development Corp.

The project will feature a selection of 152 suites and include a combination of one-bedroom, one-bedroom plus den, two-bedroom, two-bedroom plus den and penthouse units, as well as two-storey townhomes at street level.

Prices and sizes of available units range from \$325,900 for a 756-sq.-ft., one-bedroom plus den unit with an outdoor patio to \$799,900 for a 1,550-sq.-ft. two-bedroom plus den unit with a terrace.

"The great thing about Leslieville Lofts is we have developed what we call the Holy Grail of suite design — the wide/shallow condominium," developer Brad Lamb says.

"This loosely translates into a home with more width of windows than depth of walls allowing for maximum light."

Suites will feature a 9-foot ceiling

height in principal rooms, floor-to-ceiling windows and sliding doors that open onto balconies or terraces. There will be exposed concrete ceilings in all areas except bathrooms and powder rooms, laundry and foyer areas and an exposed concrete feature wall as per plans.

All units will have individual controlled heating and air conditioning systems with a heat pump.

Kitchens will have European-style cabinetry with an island, and granite or quartz countertops and a glass mosaic tile backsplash and stainless steel refrigerator, self-cleaning gas range, built-in microwave and dishwasher.

Bathrooms will include a rain-style showerhead, deep-soaker bathtub and custom-designed European style bathroom cabinetry with ceramic wall tile to the bathtub and shower surround walls.

The building will include an electronic security system that will allow a resident to view guests in the main entry vestibule.

Parking costs \$27,500, storage lockers \$3,500, bicycle lockers \$2,500. First occupancies are expected in March, 2010. Maintenance fees: 45 cents a square foot.

The sales office is open Monday and Tuesday from noon to 6 p.m., Wednesday from 3 p.m. to 8 p.m., Thursday from noon to 6 p.m. and Saturday and Sunday from noon to 5 p.m. Call 416-203-6262; website: leslievillelofts.com.



The nine-storey building planned for Broadview Ave., just north of Queen St. E., is called Leslieville Lofts, even though it's not in Leslieville.