

SCARBOROUGH CONDOMINIUMS

St. Clair Pointe suites selling at 1996 prices

BY BRENDA BURKE

With building options in east end Toronto creeping up to \$300 a square foot, first-time buyers and young families would do well to check out St.

At a glance

Site: St. Clair Pointe

Location: Warden and St. Clair avenues, Scarborough

Developer: Pointe of View

Square footage: from 610

Price: \$118,400 to \$224,400

Sales: call for an appointment

Contact: 416-368-5262;
www.pointeofview.com

Clair Pointe at Warden and St. Clair avenues.

Built by Pointe of View, Calgary's largest condo developer, the suites are being offered at what are literally 1996 prices. Of the 130 condo units, 85 per cent of them are below \$170,000. A two-bedroom suite with parking, a large deck and five appliances will cost as little as \$147,400.

"Our goal is to provide quality product at very affordable prices so many mid-income families can enter the housing market," says Brad Lamb, sales agent for St. Clair Pointe, which is Pointe of View's first Toronto development.

"We have 610-square-foot, one-bedroom suites with parking for \$118,400. These homes carry for



\$799 per month," Mr. Lamb explains. There are many two-bedroom-plus-den suites in the \$150,000 range.

"The building is an attractive four-storey stucco structure," Mr. Lamb adds. "I'm really pleased with the way the floor plans worked out."

Every unit has parking, and many have en suite storage lockers. Other features include spacious kitchens, and extensive walkout balconies or patios. The highest-priced unit, with 1,145

square feet, goes for \$224,400.

With plans to go international, Pointe of View develops 1,500 units a year in Alberta and British Columbia, and is now involved with large-scale residential projects in California and Arizona.

Built on a green belt with access to parks, the subway and plenty of shopping, St. Clair Pointe's units will be open on the last weekend in May.

"At this kind of pricing," Mr. Lamb says, "the project will sell out in a heartbeat."