

A little Zen here

Another developer has enlisted the Eastern aesthetic to help sell his condo project.

Walter Harhay, who is both a developer and a contractor, recently launched Zen Lofts, a 35-unit building at 42 Camden St., just west of Spadina Avenue.

Designed by Core Architects, a firm specializing in urban infill projects, the nine-storey building will have a glass and steel façade.

"We wanted to do a modern Japanese-looking building," said real estate broker Brad Lamb, who is marketing the condo and has an interest in the project.

"It has interesting window mullions and sets back on the eighth floor."

The finishes for the project have also been chosen with the Zen theme in mind.

"The building is loaded," Lamb says. The bathroom will feature a six-foot Zen bathtub manufactured by Neptune International installed in a deck with a decorative tile apron.

Ceilings are 9½ feet high; floors are engineered hardwood from Floorworks on Dupont Street; counters in the bathroom and kitchen are stone; kitchen appliances are stainless steel; the custom bathroom vanities have vessel sinks and sleek, modern faucets; natural gas barbecue connections are provided for all units on the balconies or terraces; and kitchens will have gas stoves.

Gas fireplaces are available but they are upgrades, Lamb says.

Fifteen of the 35 units have been sold, he says, six

of them to investors.

When sales reach 19, Harhay will be able to get the financing to launch construction. Lamb says a building permit already has been issued.

The project will use a stacked parking system. That means the amount of excavation required will be reduced.

Completed condo projects by Harhay Construction Management include Abbey Lane Lofts on King Street East, Tecumseth Lofts at King Street West and Tecumseth, and 32 Stewart St.

Lamb says he bought the site of Zen Lofts some years ago with the idea of developing a chain of boutique hotels. That was when Lamb was still enthusiastic about the hospitality industry and was operating a trendy bar in a downtown alley.

"It was one of those hip bars. It did well for about a year, then it tanked," he says. "I lost piles of money. I watched my 40-foot cabin cruiser floating away."

But he had a backup plan for the site: a condo.

"I brought in Walter as a partner."

The suites at Zen Lofts range from 520 square feet, to 1,800 square feet. Prices, which are \$300 to \$340 a square foot, range from \$169,900 for the smallest unit to \$675,000.

The sales office is located at 766 King St. W. in Tecumseth Lofts. For information, visit www.torontocondos.com or call Lamb's company at 416-368-5262.

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The nine-storey Zen Lofts near Queen Street West and Spadina Avenue is being designed by Core Architects to be "modern Japanese-looking building."