

NEW DIGS

# NO SITE TOO SMALL FOR HYDE PARK

TERRACES@NIAGARA

BY LISA VAN DE VEN

While a four-townhouse project may not seem worth the effort to some builders, infill developer Hyde Park Homes doesn't agree. It is building The Terraces @ Niagara.

"You don't see a lot of people doing four-townhouse projects — you've got to be a small, very efficient builder to do them," says real estate broker Brad Lamb of Brad J. Lamb Realty Inc., sales associates on the development.

"What's great about these is there's no new houses being built in these old gentrified Toronto neighbourhoods, because there's no land, so four homes will be hotly contested just because there's no competition, there's no other townhouses going on in this area."

The site is at Niagara Street and Mitchell Avenue, close to Queen Street West and King Street West, a range of amenities close at hand. "It's sort of a hot spot for Toronto right now. Everybody that's buying condos and lofts and townhouses wants to be off King West," Mr. Lamb says.

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# 'Funky, more interesting area'

NIAGARA

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"There's a lot of interest in this neighbourhood because it's safe, it's green, there's a lot of neat stuff to do, nice restaurants. So there's a lot of young people, I would say between 30 and 50, that want to live in a funkier, more interesting neighbourhood. And this is it. This is the neatest neighbourhood in Toronto."

Many of the existing homes in the community are increasing in value, he says. The Terraces @ Niagara are expected to appeal to young couples looking for an alternative to highrise condominiums and older homes. "People that are looking for houses and can't find them in the neighbourhood, and they want new rather than sort of an old, leaky, wiggly sort of house," he says. "These are brand new, well-constructed, the best fin-

ishes. And they're very stylish looking."

The homes, which are under construction, are 1,800 square feet and cost \$489,900. They feature all-brick designs and four-storeys of space, including a basement that is six feet above grade. There is indoor parking and three separate decks. "The top level is a complete roof deck — that's about 500 square feet," Mr. Lamb says.

Other features include one-inch hardwood flooring in the living room, dining room and kitchen; stainless steel appliances, granite or marble kitchen counters, an extra-wide breakfast bar and an oversized double-head rainwater shower in the ensuite bathroom.

Occupancy is scheduled for early next year. Sales are by appointment only. Call Linda Velli of Brad J. Lamb Realty Inc. at 416-368-5262.

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