newhomes

Moving up in many ways

LISA VAN DE VEN
Steps Away

"Moving up to better living." That's how Natalie Chin explains the concept behind UPtowns in Brampton — whether purchasers are moving up to one of the townhouses on offer, or downsizing to a "more carefree, more worry-free" lifestyle. But for Brampton buyers it means something else as well — a location shift to North Brampton at Heart Lake Road and Bovaird Drive East. "It's a neighbourhood — the Heart Lake neighbourhood — that is a well-known area in Brampton," says Chin, director of sales for the site's developer, VANDYK group of companies. Situated off Highway 410, the project is close to schools, the Heart Lake Conservation Area and transit. It's also a 15-minute drive from Pearson International — yet another take on "up."

200 Steps Call it a golfer's delight, because Turnberry Golf Club is only a four-minute walk — even shorter by golf cart. Perfect for those homeowners looking to take in 18 holes before lunch or visit the driving range after work but, Chin points out, it's also a plus for non-golfers, and not just because of the burger bar at Restaurant NINE18. "Some of our units back onto the golf course," Chin says. "I don't think the majority are golfers, but there are a lot that understand the area is going to keep its value because of the golf course."

700 Steps "They've got restaurants, movies and a lot of stuff to do there," Chin says of Trinity Common Mall, an outdoor shopping centre close to UPtowns. Whether shopping at Home Depot, HomeSense or Winners, grabbing a bite at East Side Mario's, Montana's or Wild Wing, or taking in a flick at SilverCity Brampton, there's plenty there to choose from.

900 Steps There are plenty of places to get in touch with nature close to UPtowns' location, including Lakelands Village Park, Mosswood Park and the popular White Spruce Park, a 15-minute walk. The park features tennis courts, trails and a leash-free area for pet owners. For many locals, though, it's the picnic area that's the real draw. "I think that's what makes it so popular — the picnic areas," Chin says. "Families like to go there."

Townhouses at UPtowns range from 555 to 1,407 square feet and are priced from the mid $300,000s. The sales office is at 10194 Heart Lake Rd., Brampton, and open Monday to Thursday, noon to 7 and weekends and holidays from 11 a.m. to 5 p.m. Call 905-970-8899 or visit iloveuptowns.com.







Mixing it up

MODEL HOME IN BRESLAU BLENDS TRADITIONAL WITH SOME MODERN TWISTS LISA VAN DE VEN

This isn't "traditional" the way grandma used to do it. Rather, in the "New Traditional" model home at Empire Riverland in Breslau, interior designer Andrew Pike gives traditional a twist. "It's a blend of the old and the new," says Sue MacKay, Empire Communities' vice-president of marketing. "It celebrates the best of both worlds." Dark wood floors and accents punch up a light neutral base, all juxtaposed against more transitional and contemporary details. "It's very warm, welcoming, inviting," adds Pike, principal designer with Andrew Pike Interiors. "It's very elegant but it's not pretentious or untouchable." Homes at Riverland range from 1,345 to 3,238 square feet and start in the mid $400,000s. The sales office is located at 190 Woolwich St. S., Breslau, and open Monday to Thursday from 1 to 7 p.m. and weekends from 11 a.m. to 5 p.m. Call 519-213-1190 or visit empireriverland.com.

1 The house itself may lean towards traditional, but this sectional sofa from Structube would feel just as at home in a more contemporary living room. It features a streamlined design with chrome legs and wheat-toned upholstery. "Details like the tufting just tie it all in," Pike adds.

2 "It was the jumping off point for the room," Pike says of this area rug, which combines all of the colours in the space. The floral pattern and traditional weave root the room in the past, while the mirrored coffee table on top offers a contemporary counterpoint.

3 "I wanted something that felt elegant," Pike says of the kitchen cabinetry. The warm white cabinets feature simple frame detailing, for a transitional look that's broken up by a row of glass uppers and a marble mosaic tile backsplash that combines the home's warm neutral tones.

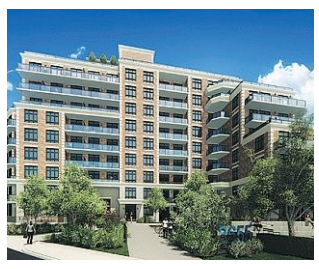
4 Dark accents help ground the otherwise light kitchen, including the pedestal breakfast table and this tobacco-stained island. "I thought it would be nice to have a hit of darkness," the designer says. He tied it all together with taupe-toned quartz countertops and contemporary ivory-upholstered chairs.

FOR SALE



Price range: Starting from the mid $300,000s
Location: Dundas Street East and Tubman Avenue, Toronto

DuEAST BOUTIQUE
DuEast Boutique's East Residence is close to the Regent Park Aquatic Centre and Community Centre.
Builder/developer Daniels
Type 11-storey condo
Suites One- to three-bedroom layouts
Size 466 to 1,218 square feet
Features Nine-foot ceilings, wood laminate flooring and quartz kitchen countertops
Amenities A co-working space, kids' zone, gym, terrace, potting shed
Sales office 500 Dundas St. E. Open Monday to Thursday, noon to 6 and weekends noon to 5. Call 416-955-0559 or visit danielsdueast.com.
L.V., National Post



Price range: Priced from the $300,000s
Location: Kingston Road and Eglinton Avenue East, Scarborough

NEAR THE BLUFFS
Guildwood Condominiums is close to parks and Lake Ontario, and is a short drive from the Scarborough Bluffs.
Builder/developer Hazelton
What's new The site is now under construction.
Type Nine-storey condo
Suites One-, two- and three-bedroom layouts
Size 519 to 1,422 square feet
Occupancy 2019
Features Nine- and 10-foot ceilings, laminate flooring, quartz kitchen countertops
Amenities Fitness centre, party room, games/sport room, dining room and rooftop patio with barbecue area
Sales office Appointment only. Call 416-716-8117 or visit guildwoodcondo.com.
L.V., National Post

MORTGAGE RATES 04.14.18

RATES ARE SUBJECT TO CHANGE. SELECTION OF FINANCIAL INSTITUTIONS MAY VARY WEEKLY. FIGURES SUPPLIED BY FISCAL AGENTS

	Variable rate	6months	1yr	2yr	3yr	4yr	5yr
BANK							
ATB Financial	3.00	4.50 - 4.50op	3.09 - 4.50op	3.19 - 4.50op	3.29	3.39	3.34
Alterna Bank	3.15	4.00 - 6.95op	3.29 - 6.30op	3.24 - n/aop	3.20	3.25	3.35
Bank of Montreal	3.60	n/a - 7.10op	3.29 - 7.10op	3.50 - n/aop	4.05	4.79	3.29
Bank of Nova Scotia	3.65	4.75 - 6.95op	3.69 - 6.70op	3.49 - n/aop	3.94	4.29	5.14
CIBC	3.45	n/a - 7.25op	3.29 - 6.35op	3.24 - n/aop	3.64	3.44	4.99
Equitable Bank		n/a	3.34	3.54	4.15	4.89	5.14
HSBC Bank Canada	2.49	3.69 - 6.75op	3.24 - 6.35op	2.99 - n/aop	3.49	2.99	3.19
ICICI Bank Canada	3.50	n/a - n/aop	3.19 - n/aop	3.19 - n/aop	3.94	4.29	5.14
Manulife Bank	3.45	4.45 - n/aop	3.34 - 3.95op	3.44 - n/aop	3.54	3.64	3.74
National Bank	n/a	4.40 - 6.95op	3.34 - 6.95op	3.59 - n/aop	4.15	3.44	3.49
Royal Bank	3.45	n/a - 7.25op	3.09 - 7.25op	3.19 - n/aop	3.34	3.44	3.54
Simplii Financial	3.45	n/a - n/aop	n/a - n/aop	3.24 - n/aop	3.59	3.39	4.64
TD Canada Trust	2.95	n/a - n/aop	3.04 - 4.50op	3.34 - n/aop	3.44	3.89	5.14
Tangerine	2.95	n/a - n/aop	3.29 - n/aop	3.24 - n/aop	3.29	3.39	3.49
TRUST LOAN							
Community Trust		6.50	3.34	3.59	4.15	4.89	5.14
Effort Trust	n/a	4.50 - 6.30op	4.00 - 6.30op	4.10 - n/aop	4.15	4.60	4.85
Home Trust	2.60	n/a - n/aop	3.89 - n/aop	3.24 - n/aop	3.59	3.64	3.49
Investors Group Trust	n/a	4.20 - 6.80op	3.35 - 7.10op	3.35 - n/aop	3.74	4.24	3.54
MTCC	3.65	4.75 - 6.95op	3.69 - 6.70op	3.49 - n/aop	3.94	4.29	5.14
OTHER							
Alterna Savings	3.20	4.00 - 6.95op	3.29 - 6.30op	3.24 - n/aop	3.20	3.39	3.49
Comtech Fire C.U.	3.20	6.20 - 6.40op	3.05 - 6.30op	3.10 - n/aop	3.15	3.20	3.29
DUCA Credit Union	2.89	n/a - n/aop	3.64 - 5.75op	3.64 - n/aop	3.74	3.84	3.59
First Calgary Financial	3.20	4.09 - 6.95op	3.24 - 7.00op	3.24 - n/aop	3.29	3.34	3.44
First National Fin. LP	n/a	4.09 - n/aop	4.09 - n/aop	3.79 - n/aop	3.64	3.64	3.69
Industrial Alliance/IAP		n/a	3.89	3.79	3.79	4.04	3.59
Luminus Financial	4.00	n/a - n/aop	4.10 - 6.25op	4.20 - n/aop	4.35	4.50	4.99
Meridian Credit Union	3.05	n/a - n/aop	3.04 - 6.30op	3.14 - n/aop	3.39	3.89	3.49
PACE Savings & C.U.	n/a	4.75 - n/aop	3.34 - n/aop	3.59 - n/aop	4.15	4.89	5.14
Parama Credit Union	3.40	n/a - n/aop	3.09 - 3.29op	3.19 - n/aop	3.29	3.49	3.69
Steinbach Credit Union	2.95	n/a - n/aop	3.09 - n/aop	3.19 - n/aop	3.29	3.39	3.49

**Also offer 7- to 10-year mortgages. op = open mortgage. n.a. = not available from company. ro=renewals only dashes (-) mean companies not quoting at present.*

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