

newcondos



Dark drama

In the The Oakley model, deep colours and warm neutrals create a space suitable for grown-ups *By Lisa Van de Ven*

A place for the adults to come out and play. That's what Jane Lockhart wanted to create in The Oakley model at Parkside East: a space where kids may be welcome, but that the adults could truly enjoy. "We used the Montreal bistro as our inspiration, with deeper colours and darker finishes, and a lot of details on the walls," says the designer, of Jane Lockhart Interior Design. Browns, taupes and grey/beige blends create a neutral backdrop for the 3,518-square-foot home, but Ms. Lockhart didn't shy away from colour either, blending in apricot, pumpkin and antique gold. "I always like neutrals mixed in with new colours; it makes people much more accepting," she says. Homes at the Kylemore Communities site range from 2,200 to 4,088 square feet and from \$989,990 to \$1,389,990. The sales office is at 285 Angus Glen Blvd., Markham, and is open Monday to Thursday from 1 to 7 p.m. and weekends and holidays from 11 a.m. to 6 p.m. Call 905-887-9950 or visit kylemorecommunities.com.

1 "Many men don't like sofas," Ms. Lockhart suggests. In order to make the living room comfortable for everyone, then, she opted against two sofas and used four chairs instead. The matching set is from her Jane by Jane Lockhart collection, upholstered in grey-taupe velvet.

4 Modern grey-beige wing chairs with nailhead details flank each end of the dining room table, paired with more traditional yellow Parsons chairs on either side. "The set-up is a nod to tradition, when Mr. and Mrs. would sit at the ends," the designer adds.

2 The designer embraced darker tones throughout the home, using a brown-taupe hue on the living room walls to contrast with the white wainscoting below. A bonus: "The light wainscoting allows you to have darker furniture, because now that furniture is all against a light background," she adds.

5 "It's big. It sits a lot of people," Ms. Lockhart says of the maple table she chose for the dining room. While it may be large, though, it's not overly formal: the casual, clean-lined design is perfect for when family comes into town.

3 Looking for something substantial to take a central position in the living room, Ms. Lockhart chose this coffee table from Union Lighting and Furnishings. It features a central inlay design and mother-of-pearl details. "It's classic," she says. "It's got a Ralph Lauren quality to it."

6 Two black iron light fixtures from Union Lighting hang above the dining room table, their open design leaving views to the art on the walls no matter where you sit. "Putting in two adds drama and gives enough light in the bigger space," Ms. Lockhart adds.

FOR SALE

Price range: Starting from \$364,900
Location: Bath, Ont.

LOYALIST COUNTRY CLUB COMMUNITY PHASE VII

Located in Bath — part of Loyalist Township, outside of Kingston — the Loyalist Country Club Community borders the 18-hole golf course of the Loyalist Country Club. The seventh phase is now on sale.
Builder/developer Kaitlin Group
Building Detached bungalow, bungalow-with-loft and bungalow townhouse designs
Suites Two- or three-bedroom layouts
Size 1,415 to 2,922 square feet
Occupancy Detached homes are available immediately, with townhouses available within six weeks.
Features The homes will have large rear-facing windows, front and rear covered porches, 35-ounce broadloom



flooring, and staircases with oak pickets and stringers.
Amenities The initial membership fee for the Loyalist Country Club is included with purchase, offering access to fitness facilities, a billiards room, a library, a members' lounge, an outdoor swimming pool, a hot tub and tennis courts.
Standouts Some of the homes back onto the golf course. Homeowners also receive a discount on golf.
Sales office Located in the Loyalist Country Club, at One Loyalist Blvd., Bath. Open daily from 11 a.m. to 5 p.m. Call 1-800-353-2066 or 613-352-5151, or visit kaitlingroup.com.
L.V., National Post

Price range: \$277,900 to \$370,900
Location: Marsh and Toronto roads, Port Hope

THE VERANDAS IN PORT HOPE PHASE II

Featuring 117 homes in total, Phase 2 is now on offer at The Verandas in Port Hope. The site is located a short drive from VIA Rail, Highway 401 and the Northumberland Hills Hospital. Homes in the new phase feature front porches and double car garages, with 10 different floor plans available.
Builder/developer Geranium Homes
Building Detached bungalow, bungalow-with-optional-loft and raised bungalow designs on 42- and 48-foot lots
Suites Two- and three-bedroom layouts
Size 1,118 to 2,397 square feet
Occupancy Spring/Summer 2014
Features Homes will have



ceramic tile flooring, berber or 35-ounce broadloom carpeting, and natural finish oak pickets and railings on the staircases. Finished basements are available as an upgrade.
Amenities The site will have a park, walking paths, a gazebo and a pond.
Standouts The homes are being built to Energy Star for New Homes standards, for energy efficiency.
Sales office Located on Marsh Road, west of Toronto Road, in Port Hope. Open Saturday to Thursday from 11 a.m. to 5 p.m. Call 1-877-540-0555 or visit geraniumhomes.com.
L.V., National Post



Price range: Starting from the \$200,000s
Location: Keele Street and Major Mackenzie Drive, Vaughan

VILLAGIO

Located in Maple — part of the city of Vaughan — Villagio is a new mid-rise condominium project, with just 56 units in total, including five townhouses. The site is located close to the Maple GO Station, the Maple Community Centre, parks, shopping and other amenities. There will also be retail located at street level, as part of the project. Villagio is currently in pre-registration.
Builder/developer Empire Communities and Pace Developments
Building The building will be three storeys. The townhouses

will also be three storeys.
Suites One-bedroom to three-bedroom layouts are available
Size Units will range from 475 to 2,009 square feet
Occupancy Scheduled for November 2014
Features Units will have nine-foot smooth ceilings, engineered laminate flooring in the principal rooms, stainless steel appliances, granite kitchen countertops, ceramic backsplashes and textured loop or 40-ounce broadloom carpeting in the bedrooms.
Amenities The site will feature underground parking and a virtual concierge.
Standouts The townhouses will come with fully fenced backyards.
Sales office To register, visit empirepace.com.
L.V., National Post

MORTGAGE RATES 10.07.13

Rates are subject to change. Selection of financial institutions may vary weekly. Figures supplied by Fiscal

| | Variable rate | 6months | 1yr | 2yr | 3yr | 4yr | 5yr | | Variable rate | 6months | 1yr | 2yr | 3yr | 4yr | 5yr |
|--------------------------|---------------|---------------|---------------|---------------|------|------|------|-------------------------|---------------|---------------|---------------|------|------|------|------|
| BANKS | | | | | | | | TRUST LOAN | | | | | | | |
| ATB Financial | 2.50 | 4.00 - 6.30op | 3.10 - 6.30op | 3.14 - 6.50op | 3.55 | 4.39 | 3.54 | AGF Trust | n/a | - | 3.33 | 3.15 | 3.60 | 3.64 | 3.59 |
| Alterna Svgs/Alterna Bk | 2.85 | 4.00 - 6.30op | 3.05 - 6.30op | 3.09 | 3.09 | 3.24 | 3.31 | Effort Trust | n/a | 4.45 - 6.30op | 3.25 - 6.30op | 3.60 | 3.90 | 4.50 | 4.95 |
| Bank of Montreal | 3.10 | 4.00 - 6.30op | 3.14 - 6.30op | 3.14 | 3.75 | 4.54 | 3.59 | Home Trust Company | 3.20 | 3.95 | 2.79 | 2.89 | 2.94 | 3.09 | 3.54 |
| Bank of Nova Scotia | 3.00 | 4.55 - 6.45op | 3.75 - 6.50op | 2.89 | 3.99 | 3.29 | 4.99 | Investors Group Trust | n/a | 4.20 - 6.50op | 3.14 - 6.30op | 3.14 | 3.75 | 4.54 | 5.14 |
| Canadian Western Bank | - | 4.00 - 6.45op | 3.14 - 6.30op | 3.14 | 3.75 | 4.54 | 5.14 | MTCC | 3.00 | 4.55 - 6.45op | 3.75 - 6.50op | 2.89 | 3.99 | 3.29 | 4.99 |
| CIBC | 3.00 | 6.70op | 3.09 - 6.35op | 3.14 | 3.75 | 3.29 | 5.14 | OTHER | | | | | | | |
| Equitable Bank | - | - | 3.14 | 3.14 | 3.75 | 4.54 | 5.14 | Airline Financial C.U. | 4.00 | - | 3.01 - 6.25op | 3.10 | 3.33 | 3.65 | 3.99 |
| HSBC Bank Canada | 3.00 | 4.45 - 6.20op | 2.70 - 6.35op | 3.95 | 2.98 | 4.99 | 3.49 | Comtech Credit Union | 2.79 | 6.60 - 8.40op | 2.99 - 9.00op | 3.25 | 3.29 | 3.19 | 2.99 |
| ICI/CI Bank Canada | 3.05 | - | 3.15 | 3.65 | 3.64 | 3.69 | 3.99 | DUCA Credit Union | 3.00 | 4.50 | 3.10 - 5.75op | 3.15 | 2.97 | 3.15 | 3.19 |
| ING Direct | 2.75 | - | 3.00 | 3.00 | 2.99 | 3.09 | 3.39 | First National Fin. LP | - | 3.95 | 2.99 | 2.89 | 3.09 | 3.24 | 3.54 |
| Laurentian Bank | n/a | 4.40 - 6.70op | 3.14 - 6.30op | 3.19 | 3.75 | 4.54 | 5.14 | FirstOntario C.U. | 2.70 | 6.34op | 3.09 - 6.34op | 3.14 | 3.34 | 3.19 | 3.39 |
| Manulife Bank | 3.00 | 4.45 | 3.00 - 4.00op | 3.15 | 3.20 | 3.25 | 3.29 | Industrial Alliance/IAP | - | - | 3.00 | 3.14 | 3.55 | 4.39 | 5.04 |
| MonCana Bank | - | - | 3.29 | 3.35 | 3.39 | 3.39 | 3.54 | Luminus Financial | 2.95 | - | 2.95 - 3.95 | 2.95 | 2.75 | 2.95 | 3.15 |
| National Bank | n/a | 4.40 - 6.70op | 3.14 - 6.30op | 3.14 | 3.75 | 4.54 | 3.69 | MCAP | 2.70 | - | 3.60 - 7.00op | 3.95 | 4.35 | 4.89 | 5.14 |
| President's Choice Finan | 3.00 | - | - | 3.15 | 3.29 | 3.49 | 3.69 | Meridian Credit Union | 2.85 | 4.45 | 3.10 - 6.30op | 3.14 | 3.55 | 2.98 | 3.19 |
| Royal Bank | 3.00 | 4.00 - 6.30op | 3.14 - 6.30op | 3.14 | 3.75 | 3.39 | 3.69 | PACE Savings & C.U. | - | 4.00 - 6.70op | 3.14 - 6.30op | 3.14 | 3.65 | 4.54 | 5.14 |
| TD Canada Trust | 3.00 | - | 3.09 - 6.30op | 3.14 | 3.65 | 3.29 | 3.69 | Parama Credit Union | 2.90 | - | 3.00 | 3.00 | 3.15 | 3.25 | 3.25 |
| | | | | | | | | Teachers Credit Union | 4.00 | 4.45 - 6.30op | 3.10 - 6.50op | 3.09 | 2.79 | 2.99 | 3.04 |

*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.