

newhomes

MODEL HOME OF THE WEEK



You want artsy? This pad has sliding Japanese doors, a bedroom in a nook and a kitchen island on wheels made of steel.

Art & soul

3rd Uncle put a lot of creativity into this special Queen West suite where the square footage may be limited but the style sure isn't

BY LISA VAN DE VEN

Sometimes, it's easiest to wow buyers with a large model suite in which to make a big impression. But at ART Condos — Triangle West Developments' Queen West and Dovercourt project — the designers did the opposite. Opting for one of the smallest suites, they made it their mission to dazzle visitors with a combination of functionality and flourish. Purchasers can imagine what's achievable, even if they don't go for the largest unit in the building.

"The space really illustrates a smart and effective layout," says Arriz Hassam, a principal designer with 3rd Uncle Design, the team behind the model as well as the project's interiors, "but the palette goes beyond that."

The 533-square-foot suite features sliding panels inspired from the shoji screens of Japanese tea houses, along with oak engineered floors and metal accents. The materials add visual texture while the proportions keep the unit functional.

The bedroom is a highlight, hidden behind the shoji-style panels, which slide open to expose it to the living spaces, creating a loft-like effect when wanted. Combining translucent wood veneer, the panels (when closed) become a form of art as

well. In the bedroom, the 3rd Uncle team designed a platform bed to custom fit the space, with a dark brown leather headboard and an oak base. The nightstands are incorporated into the bed, with built-in lighting and flip-down tabletops.

"You can flip them back up so you don't have to have a lot of loose furniture in there, but if you're reading a book or have a glass of water, you can still keep them by the bedside," Mr. Hassam says.

The bed fits snugly in the room, with storage drawers underneath and a closet in the corner. And next to the bedroom, the kitchen is just as thought out. It's designed in a compact and contemporary European fashion, so that it's both stylish and functional but doesn't dominate the small space. The upper cabinetry is white, while below the cabinets are dark brown, a tone that extends up one side, panelling the front of the fridge.

A custom-designed island — framed in steel — can be moved around at whim, though the designers have placed it underneath a Tom Dixon-designed pendant light fixture of spun brass; it's black matte on the outside and has a hammered finish within. "It has a really nice light quality, and we like the object quality of it in the space," Mr. Hassam says. "It's

very sculptural in its shape."

The design team uses functional items with sculptural appeal throughout the suite, adding to the artistic quality of the unit without cluttering it. In the living area, a wood stool combines an interesting shape with dual function: extra seating when needed, but doubling as an end table as well. The built-in media unit also acts as artwork, incorporating blackened-steel sliding panel doors that are beautiful in their own right but also serve to hide the television when it's not in use.

The living room sofa was inspired by a vintage mid-century Danish design and has been upholstered in natural linen-hued fabrics in two tones. It's juxtaposed against a custom coffee table made out of raw planks of wood, which were oiled and then framed in steel.

"We wanted to oscillate between things that are really refined and things that are still raw," Mr. Hassam says.

Suites at ART Condos range in size from 460 to 1,290 sq. ft. and in price from \$227,990 to \$631,990. The sales office is located at 44 Dovercourt Rd., Toronto, and is open Monday to Thursday from noon to 6 p.m. and weekends and holidays from noon to 5 p.m. Call 416-535-0572 or visit artcondos.ca.

National Post

FOR SALE



Price range: \$139,900

to the \$350,000s

Location: Erin Centre
Boulevard and Winston
Churchill Boulevard,
Mississauga

FIRSTHOME

DESTINATION DRIVE

This weekend, The Daniels Corp. is celebrating the grand opening of its latest FirstHome project, its popular series of communities designed for first-time buyers. FirstHome Destination Drive is located in Mississauga's Erin Mills neighbourhood and features a four-storey condominium building as well as one- to three-bedroom condominium townhouses. With the project already built, buyers will be able to see the units before they buy, and move in within 30 to 90 days of purchase.

Builder/developer The Daniels Corp.

Building A four-storey condominium building, as well as one-, two- and three-storey

condominium townhouses
Suites One-, two- and three-bedroom townhome layouts, and studio to three-bedroom-plus-den condominium suites
Size Still to be announced
Occupancy Within 30, 60 or 90 days of purchase

Target market Largely first-time buyers

Features Units include air conditioning and window coverings, while some homes feature laminate flooring and mirrored backsplashes. Some also have walkout lower levels and fully fenced backyards.

Amenities Two parks and a play area.

Standouts Near Erin Mills Town Centre, restaurants, parks, schools and Highways 401, 403 and 407.

Sales office 3025 Destination Dr., Lot 80, Mississauga. Open as of Saturday. Hours are Monday to Thursday from noon to 6 p.m. and weekends from noon to 5 p.m. Call 905-814-0123 or visit danielsfirsthome.ca.

L.V., National Post



Price range: \$219,900

to \$2-million

Location: King Street West and
Bathurst Street, Toronto

THOMPSON RESIDENCES

Freed Developments has become well known for its condominiums on King Street West and in its surrounding neighbourhood. Now, it's adding another site to the area. Designed by Saucier + Perrotte Architects, Thompson Residences features two buildings of 12 storeys each. Design firm BurdiFilek will style the interiors, where studio to two-bedroom units are available, as well as penthouses and lofts. Sharing a building with the new Thompson Hotel, residents will be able to enjoy a range of pay-per-use hotel services, including housekeeping, grocery delivery and catered events.

Builder/developer Freed Developments Corp

Building Two buildings of 12 storeys each

Suites Studio, one-bedroom, one-bedroom-plus-den and

two-bedroom layouts, as well as loft units and penthouses.
Size 350 to 2,600 square feet
Occupancy Tentatively scheduled for winter 2013 to spring 2014

Target market Largely young professionals

Features Nine- or 10-foot ceilings, floor-to-ceiling windows, natural stone countertops and stainless steel appliances.

Amenities The site features 24-hour concierge service, a rooftop pool, and pay-per-use optional hotel services that include housekeeping, laundry and dry cleaning, grocery delivery, catered dining/events, valet parking, personal trainers and pet services.

Standouts Close to the shops and restaurants of King and Queen streets west, with TTC streetcar access along King.

Sales office 621 King St. W. Open Monday to Wednesday from noon to 6 p.m., Thursday from noon to 7 p.m., and weekends from noon to 5 p.m. Call 416-360-0600 or visit thompsonresidences.com.

L.V., National Post

Price range: \$273,900 to more than \$1-million

Location: Bay Street and Bloor Street, Toronto

NICHOLAS RESIDENCES

Urban Capital Property Group and Alit Developments open the doors this weekend to the sales office for their newest project, Nicholas Residences. Located close to both the Bloor and Yonge subway lines, the site will feature a single 29-storey building designed by Core Architects, with interiors by Cecconi Simone Inc. The project will feature studio to two-bedroom units, with occupancy scheduled for 2013.

Builder/developer Urban Capital Property Group and Alit Developments

What's new The sales office is opening this weekend.

Building 29 storeys

Suites Studio, one-bedroom, and two-bedroom layouts

Size 395 to 778 square feet

Occupancy May 2013

Target market Largely young professionals

Features Suites include nine-foot ceilings in the principal rooms (with 10-foot ceilings in the lower and upper penthouses); stone or



Corian kitchen and bathroom countertops; pre-finished or German engineered wood flooring or engineered wide-plank laminate flooring; European-style appliances in black, white or stainless steel; and low-flow toilets.

Amenities The site features a gym, a screening room, a multi-purpose room with billiards, and a party room.

Standouts The project is located close to the subway, shopping, restaurants and services.

Sales office Located at 67 St. Nicholas St., Toronto. Open Monday to Thursday from noon to 6 p.m. and weekends from noon to 5 p.m. Call 416-233-7772 or visit nicholasresidences.com.

L.V., National Post