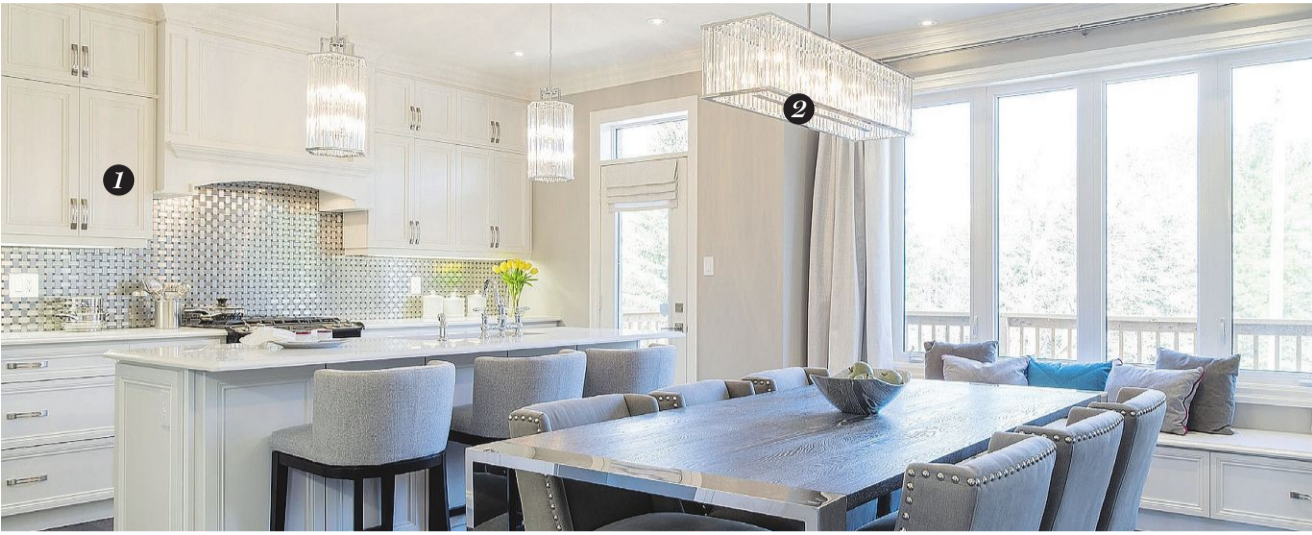


newhomes



Price range: Starting from \$209,990
Location: Masonry Court and Waterdown Road, Burlington

STACKED TOWNS IN ALDERSHOT

With Phase 1 now sold out, Phase 2 of Burlington's Stationwest master-planned community is in registration. The 13-acre site is being designed by ICON Architects, with interiors by U31. It's close to the Aldershot GO Station, and a short drive from Highway 403, LaSalle Park Marina and Burlington's Royal Botanical Gardens. The new phase will feature 140 stacked townhouses.
Builder/developer Adi Development Group



Type Stacked urban townhouses
Suites One-bedroom and two-bedroom layouts
Size 470 to 1,425 square feet
Occupancy November 2017
Features Wide-plank laminate flooring, quartz kitchen countertops and gloss tile backsplashes.
Amenities The site will feature community courtyards, car and bike share programs, a conservation area and a one-acre park.
Sales office To register, call 905-681-7743 or visit adidevelopments.com.
L.V., National Post

Price range: Starting from \$199,900
Location: Midland

LIVE ON THE LAKE IN MIDLAND

A 247-acre master-planned lakefront community, The Seasons on Little Lake will feature up to 1,706 homes, with 100 acres of natural green space.
Builder/developer Hanson Development
What's new The sales office is now open.
Type Bungalow and two-storey townhouses
Suites One-, two- and three-bedroom layouts
Size 724 to 1,340 square feet

Occupancy Spring 2018
Features Quartz kitchen countertops, ceramic tile backsplashes, porcelain tile bathroom floors, engineered plank and broadloom flooring, and nine-foot ceilings on the main floor
Amenities Indoor and outdoor swimming pools, fitness facilities, a tennis centre, meeting rooms and 13 kilometres of trails
Sales office Located at 16831 Hwy. 12, Midland. Open Monday, Thursday, Friday and Saturday from 10 a.m. to 5 p.m. and Sunday from 11 a.m. to 4 p.m. Call 705-526-2700 or visit seasonslittlelake.com.
L.V., National Post

Simple elegance

DESIGNER EMPLOYS TRADITIONAL THEMES IN CONTEMPORARY WAYS LISA VAN DE VEN

City meets country in the Newcastle model at Mill Street Village in Tottenham. Designer Flora Di Menna opted for a transitional design, integrating urban influences with a traditional twist. "The colours are crisper and the line work of the furniture is more contemporary, yet it has a sense of tradition," says Di Menna, of Flora Di Menna Designs. Indigo and chrome accents pop against a neutral palette, while small details — like the basket-weave leather of a bench or wire-brush textured finish of the engineered hardwood floors — throw back to a traditional style, but done in a contemporary way. Houses at the Ballymore Homes and Briarwood Homes site range from 1,547 to 3,554 square feet and from \$539,990 to \$834,990. The sales office is at 6490 4th Line, Tottenham, and open Monday to Thursday from 1 to 8 p.m. and weekends from 11 a.m. to 6 p.m. Call 905-406-1100 or visit millstreetvillagetottenham.com.

1 Shaker-style cabinetry in a cream tone creates a traditional backdrop to the kitchen — but Di Menna balanced it with CaesarStone countertops and a unique, contemporary backsplash. "It's stainless steel, but it's got a basket-weave look, with black metal dots that make it pop," she says.

2 "There's a little bit more elegance and formality to it, yet it's clean and simple," the designer says of the matching glass-and-chrome light fixtures above the table and breakfast bar. She repeats the same chrome accent on the grey-stained wood table, which features a contemporary chrome frame.

3 Velvet upholstered chairs in indigo add a slightly retro flavour to the family room, with black wood legs featuring chrome tips. Meanwhile, two round chrome-and-wood side tables "throw the design off a bit," Di Menna says, by providing a whimsical addition to the otherwise linear space.

4 "They come in large panels," the designer says of the fibreglass-and-plaster surround she used around the fireplace. The textured panel adds pattern to the room, while breaking up the grey walls. The wool area rug serves a similar role, popping against the darker floors.

Price range: Starting from the \$900,000s
Location: Queen Street and McCaul Street, Toronto

RIGHT IN THE THICK OF THINGS

Designed by architects Alliance, Form will feature 189 units. It's close to the Osgoode subway station and the Art Gallery of Ontario.
Builder/developer Tridel
What's new With the rest of the project sold out, the site's signature suites are available.
Type 14-storey condominium
Suites Three-bedroom suites and two-storey lofts
Size 1,205 to 1,436 square feet
Occupancy Fall 2019
Features Smooth ceilings of up to 10 feet, plank engineered hardwood flooring, granite or quartz kitchen countertops, and integrated and stainless steel appliances



Amenities A dining room, party room, terrace and fitness facilities
Sales office Located at The Tridel Store, at 4800 Dufferin St., North York. Open Monday to Thursday from 11 a.m. to 7 p.m. and weekends and holidays from noon to 6 p.m. Call 416-217-0300 or visit tridel.com.
L.V., National Post

MORTGAGE RATES 07.13.16

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		Variable rate	6months	1yr	2yr	3yr	4yr	5yr
BANK								TRUST LOAN							
ATB Financial	2.60	4.00 - 4.00op	2.94 - 4.00op	2.29 - 4.00op	2.44	2.49	2.59	Community Trust	n/a	6.50	3.14	3.25	3.95	4.39	4.64
Alterra Bank	2.45	4.00 - 6.30op	2.79 - 6.30op	2.34	2.40	2.69	2.48	Effort Trust	n/a	4.45 - 6.30op	3.35 - 6.30op	3.50	3.70	4.30	4.35
Bank of Montreal	2.70	4.00 - 6.75op	2.89 - 6.75op	2.99	3.39	3.89	2.49	Home Trust Company	2.35	3.95	2.69	2.14	2.34	2.59	2.59
Bank of Nova Scotia	2.90	4.55 - 6.45op	3.29 - 6.50op	3.09	3.39	3.89	4.49	Investors Group Trust	n/a	4.20 - 6.50op	3.14 - 6.30op	3.09	3.39	3.89	2.74
Canadian Western Bank	-	4.00 - 6.45op	3.14 - 6.30op	3.04	3.65	4.20	4.74	MTCC	2.90	4.55 - 6.45op	3.29 - 6.50op	3.09	3.39	3.89	4.49
CIBC	2.70	6.95op	2.84 - 6.35op	2.79	2.44	4.09	4.79	OTHER							
Equitable Bank	-	-	3.14	3.04	3.65	4.39	4.64	Alterra Savings	2.45	4.00 - 6.30op	2.79 - 6.30op	2.34	2.40	2.69	2.48
HSBC Bank Canada	2.79	4.45 - 6.20op	3.14 - 6.35op	2.70	3.39	4.09	2.70	Comtech Fire C.U.	2.60	6.20 - 6.40op	2.84 - 6.30op	2.89	2.95	2.99	2.89
ICI Bank Canada	2.75	-	2.84	2.84	2.84	2.89	2.89	DUCA Credit Union	2.50	-	2.89 - 5.75op	2.79	2.79	2.99	2.49
Manulife Bank	2.60	4.45	3.00 - 3.20op	2.94	2.84	2.79	2.89	First National Fin. LP	-	3.10	2.29	2.24	2.39	2.49	2.54
National Bank	n/a	4.40 - 6.70op	3.14 - 6.70op	3.04	3.39	2.64	2.74	Industrial Alliance/IAP	-	-	3.44	3.19	3.04	3.29	2.59
President's Choice Finan	2.70	-	-	2.79	3.34	3.99	4.44	Luminus Financial	3.25	-	3.25 - 6.25op	3.20	3.65	4.00	4.50
Royal Bank	2.60	6.75op	3.14 - 6.75op	2.39	2.44	4.39	4.64	Meridian Credit Union	2.40	4.00	2.84 - 6.30op	2.79	2.64	3.89	2.44
TD Canada Trust	2.60	-	2.99 - 6.30op	2.84	3.39	2.34	2.59	PACE Savings & C.U.	-	5.00 - 6.70op	2.99 - 6.30op	2.69	3.49	3.99	4.54
Tangerine	2.70	-	3.19	3.24	3.49	3.69	3.79	Parama Credit Union	2.65	-	2.80 - 2.95op	2.85	2.95	3.05	3.15

*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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