

GREAT GULF

There's a great home waiting for you in Oakville, Milton, Brampton, Bradford or Toronto at www.greatgulf.com

TORONTO STAR

SATURDAY, OCTOBER 27, 2018 SECTION H

ON ON3

NEW IN HOMES & CONDOS

> HOW WE LIVE



HANNAH YOUNG TORONTO STAR

Andrew Kelly, second from left, discusses the condo with Armaan Salek and Jamie Phelan, right.

A new profile on Queen West

Creative design made for hip, niche market

TRACY HANES
SPECIAL TO THE STAR

Andrew Kelly has travelled the world, but his heart — and home — belong to Toronto's Queen Street West.

Kelly, 33, is co-founder of Secret Walls a global "Fight Club" of the art scene as the world's largest

black-and-white live-illustration event, and works with emerging street artists in 42 cities, including Toronto.

"I love the Queen West-Ossington area so much. I'm helping on the mural front and have helped curate street art and to guide artists," Kelly says. "Art is important to me — and what we can do in the community to elevate it."

Four years ago, after exploring various city neighbourhoods, he moved to a condo on Queen West.

SKALE continued on H8



EVERMORE™

AT WEST VILLAGE

Evermore gives you everything you need and more. It's where premium lifestyle and design come together for a unique offering. Evermore offers more space, more value and more room to grow. Experience spacious suites and incredible on-site amenities in a vibrant, well-established community.

EIGHT DECADES OF HOME BUILDING. OVER 80,000 HOMES BUILT.

TRIDEL COMMUNITIES ARE BUILT GREEN BUILT FOR LIFE®

©Tridel 2018. ®Tridel, "D" design, Tridel Built for Life, Tridel Built for Life Design, and Built Green Built for Life are registered Trademarks of Tridel Corporation.

Project names and logos are Trademarks of their respective owners. All rights reserved. Building and view not to scale. Illustrations are artist's concept only.

*Prices and specifications subject to change without notice. E. & O.E. October 2018.



GRAND OPENING

VISIT THE PRESENTATION CENTRE

3326 Bloor Street West | 416.620.1887

tridel.com

>HOMES & CONDOS

> WHAT THEY GOT:
CONDOS**WEST QUEEN WEST**

Location: 68 Abell St., Unit 916, Queen St. W. and Dovercourt Rd.
Asking price: \$499,000
Selling price: \$488,000
Previous selling price: N/A
Size: over 500 sq. ft.
Parking: one owned underground space, no locker
Maintenance fees: \$415.34 per month
Taxes: \$1,653 (2017)

Bedrooms: 2
Bathrooms: 2
Sold: Aug. 08. **Closed:** Aug. 29. Selling for 98 per cent of the listing price in about a month on the market, this two-bedroom condo suite is situated in a building steps from Queen St. W.

"This unit has a sun-filled living room/dining room area, as well as spacious bedrooms. It features a large terrace and a parking space," listing agent Isaac Quan says.

The building is a short walk to TTC streetcar routes, trendy stores, restaurants, businesses and places of entertainment. Amenities in the building are a concierge, guest suites, a gym, a party/meeting room and a rooftop deck/garden. Unit has: living room with laminate floor and walkout to balcony; dining room with laminate floor; kitchen with laminate floor, built-in dishwasher and walkout to terrace; master bedroom with laminate floor; second bedroom with laminate floor; two four-piece bathrooms.

Listing agent: Isaac Quan, Living Realty Inc. Brokerage, 647-298-7826; Isaacquan.livingrealty.com

**RICHMOND HILL**

Location: 9471 Yonge St., PH13, Yonge St. and 16th Ave.
Asking price: \$538,000
Selling price: \$528,000
Previous selling price: N/A
Size: about 700 sq. ft.
Parking: one owned underground space, one owned locker
Maintenance fees: \$454.99 per month
Taxes: \$2,568 (2017)

Bedrooms: 2
Bathrooms: 2
Sold: Aug. 01. **Closed:** Aug. 24. In 23 days on the market, this Richmond Hill penthouse condo unit sold for 98 per cent of what was asked.

"This is an upgraded designer suite with great views of the city. Upgrades include a kitchen with granite counters and backsplash and a stainless steel farmhouse sink," listing agent Andrew Ipekian says.

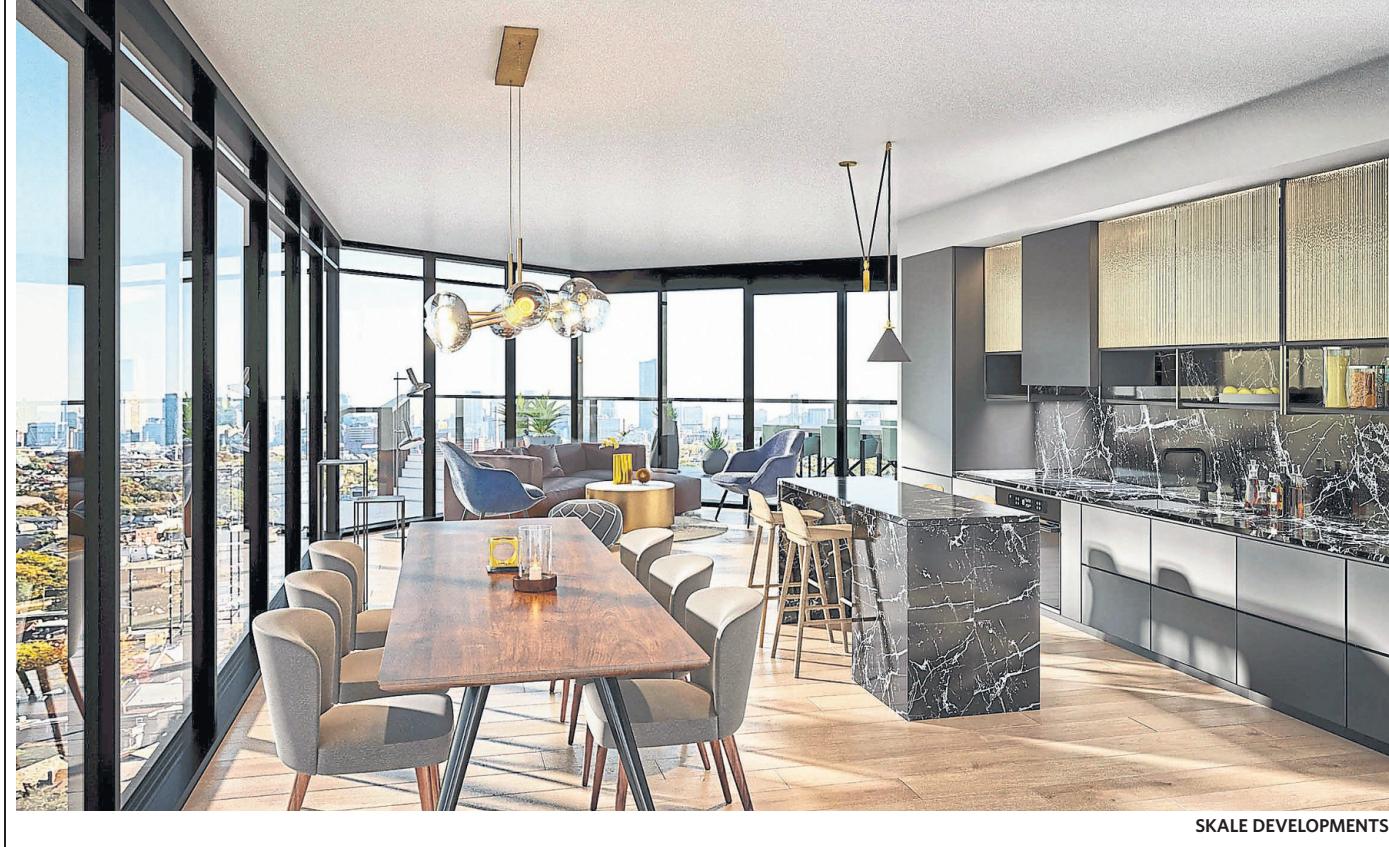
The building is a short walk to a mall, big box stores, a grocery store, businesses and restaurants.

Building amenities are a concierge, guest suites, an indoor pool, a gym, a theatre room, and an outdoor patio.

Unit has: living room with wood floor and walkout to balcony; dining room with wood floor; kitchen with stainless steel appliances and wood floor; master bedroom with walk-in closet, wood floor and four-piece ensuite; second bedroom with wood floor, closet and walkout to balcony; three-piece bathroom.

Listing agent: Andrew Ipekian, Keller Williams Referred Urban Realty, Brokerage, 416-572-1016; ipekian.ca.

What They Got: Condos is compiled by freelance contributor Allison Harness, a Toronto-based real estate writer, from information that is publicly available. Send recent homes sales to soldhome@rogers.com. Not all submissions can be used.



SKALE DEVELOPMENTS

Interiors will feature high-contrast decor warmed with natural elements, as seen in this artist's rendering, and offer cityscape views.

Dramatic development speaks for itself

SKALE from H1

"There's a creative buzz that's happening and I'm part of the fabric of that." He plans to move again — this time to a new, two-bedroom condo across the street from his current residence. Kelly has bought a unit at 1181 Queen West, an architecturally unique building designed by Quadrangle Architects for Skale Developments at the corner of Queen and Sudbury Sts. The development is tentatively slated for occupancy in 2021.

"I really loved the design aesthetic and the ethos of what they are striving to build. It's not a loud, brashy condo. Every single unit is stand-alone, no two units are alike," Kelly says.

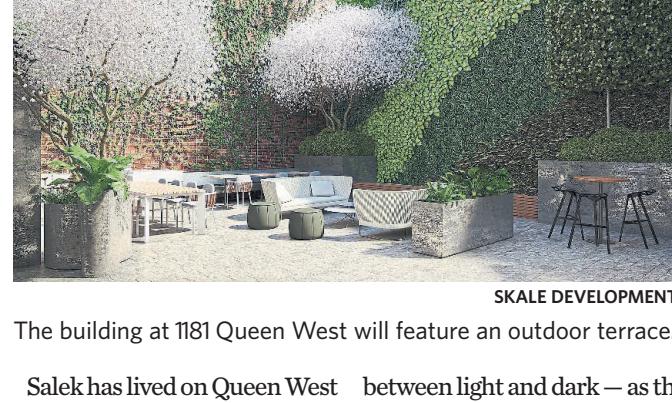
The pie-shaped, 15-storey building of glass, brick and stone on a triangular lot will have multiple levels, setbacks and dramatic angles.

"We probably went through half a dozen schemes to come up with the design," says Armaan Salek, president at Skale Developments. "As the building goes up, it steps back, pushes forward, steps back, pushes west, then comes back east. It's like a boomerang effect. Once it's built, you will see two different masses, like a sculpture pulling away from another sculpture. It twists and pulls back in."

Salek says while his team wanted to respect the nature and context of the neighbourhood by incorporating brick into the façade, "we didn't want to just blend in with all the other red brick buildings, so we are using white brick."



The 15-storey building will be built at Queen and Sudbury.



SKALE DEVELOPMENTS

The building at 1181 Queen West will feature an outdoor terrace.

Salek has lived on Queen West and rather than an entry- to mid-level project, wanted to offer a higher standard of design. "We figured there was a niche market here for creatives and professionals that are well-to-do financially, who want to live in a condo and be in this area, so we were confident taking that route."

Anwar Mekhayech, of the project's interior design firm The DesignAgency, used chiaroscuro — an artistic technique employing high levels of contrast

between light and dark — as the decor inspiration. The result is minimalist, with highlights of warm materials and classic patterning.

"There is great attention to detail," Mekhayech says. "It's pristine, detailed, elevated design. We design a lot of hotels and wanted the lobby to feel like a hotel."

Amenity space on the third floor includes a yoga studio, gym, screening room, co-working space, party room and a professional chef's kitchen. The in-

terplay of light and shadow will extend to the triangular outdoor amenity area, with black brick and white stone, teak decking, concrete details and wood paneling.

Inside the suites, Mekhayech says residents can expect to see the chiaroscuro theme continued, with natural stone and porcelain, white cabinetry and brass details and classic oak floors in light or dark tones. The kitchen will feature a dark, army green accent colour, but "there are no pops of colour. It's a blank canvas in a very elevated way for people to make their own," Mekhayech says. "The layout of units is interesting and not typical. There are some boxes but some unique corner units have interesting shapes and layouts, and the private terraces get bigger and bigger as the building steps back."

As well, 1181 Queen West will be built to Toronto Green Standards Tier 2 — beyond the mandatory Tier 1 requirements. The building will have stations for electric vehicle charging, bicycle parking for each unit, enhanced energy efficiency, water-saving fixtures and features. It will also have a green roof on the ninth floor, rather than on the top floor, so residents living above will be able to enjoy the view.

"I think this will turn into an iconic building and development on Queen West and that's why I want to own a unit there," Kelly says.

"Queen West is a melting pot of really interesting individuals. This street speaks for itself and this development will speak for itself."

> ASK JOE

When home damage occurs after the offer



Joe Richer

OPINION

What happens if damage occurs to a house after you've made your offer to buy it?

Should you find the home is not in the same condition as when you made your offer, tell your salesperson, who can deal directly with the seller's rep. Also, talk to a lawyer who is insured to practise real estate law.

In Ontario, a standard Agreement of Purchase and Sale includes a clause that makes the seller liable for damages that occur between signing the deal and closing it. The clause is commonly referred to as a risk allocation clause.

You would be well advised to get an estimate for the repair costs and the time it will take to fix everything, and ask your salesperson to co-ordinate with the seller's agent. Your lawyer will want information

about the seller's insurance policy and to review the APS.

You might be wondering if the damage means you can back out of purchasing the home. That depends upon the extent of the damage. If it is substantial — for instance, there was a fire, and the house burns to the ground — the buyer has a choice to make. They may elect to cancel the transaction and get their deposit returned, or they could choose to go forward with the deal and receive money from the seller's insurance policy, though these options would have to be considered and discussed by all the parties and the insurer.

If the damage isn't all that substantial (bearing in mind the distinction between substantial and not-so substantial isn't always clear-cut), the seller or their insurance provider are still on the hook for repairs, and it may not be reasonable for the buyer to back out of the transaction.

Your real estate lawyer will be



DREAMTIME

Get a price and time estimate for any repair needed if the home you've made an offer to buy is damaged.

able to advise you on how to proceed.

Remember: the seller's insurance policy on the home terminates the day you take possession, so if you discover any problems after you move in, you'll have to discuss next steps with your lawyer.

There's an old saying that an ounce of prevention is worth a pound of cure. Whenever you buy a home, I strongly recommend bringing your real estate salesperson with you for a personal inspection of the property shortly before it changes ownership, and never treating it as a casual walk-through. A pre-closing visit is

the buyer's last opportunity to ensure the home is in the same condition as when they made their offer, and the seller has fulfilled any conditions mentioned in the APS.

Pre-closing visits are negotiable, so if you feel that additional visits might be necessary, you could ask your salesperson to insert a clause into your offer.

If you have a question for Joe about the home buying or selling process, please email askjoe@reco.on.ca.

Joe Richer is registrar of the Real Estate Council of Ontario (RECO) and contributor for the Star. Follow him on Twitter: @RECOhelps