

newhomes

MODEL HOME OF THE WEEK



It's amazing what you can do with three colours: The Nicholas Residences' white, walnut and black kitchen and loo.

Dark & handsome

The Bay/Bloor address is as hot as the Cecconi Simone interiors, a brooding space that references the '60s à la *Mad Men*

BY LISA VAN DE VEN

When Cecconi Simone set out to design the interiors for Nicholas Residences, they turned to the 1960s for inspiration. (Think *Mad Men* with a contemporary twist.) But the idea wasn't to recreate a wholly '60s interior at the site by Urban Capital Property Group and Alit Developments at Bay and Bloor. Instead, they wanted to modernize and re-envision the cool condo for a current audience. "It's really about the materials we used," says interior designer Elaine Cecconi. "We wanted it to be more of a suggestion than a literal translation."

To showcase that approach in the kitchen and bathroom vignettes — located at the Nicholas sales office — Ms. Cecconi and her team chose laminate wood in a walnut finish for the cabinetry. Walnut was popular in the 1960s, and is making a comeback, says the designer. In the kitchen, she extended the laminate to the backsplash, pairing it with white flat-front and black smoky-glass cabinets. The white, walnut and black are repeated throughout the space,

with white CaesarStone countertops and black appliances. "We limited ourselves to those three colours," Ms. Cecconi says.

Since space was an issue, the designer chose a narrow European-style fridge for the room, so as not to take up too much precious square footage. The breakfast bar also doubles as the dining room table, with four bar-height stools upholstered in white vinyl with chrome bases — they were chosen for their resemblance to the bucket chairs popular in the 1960s. Laminate wood flooring is in an extra-wide plank. "What's interesting about that is the pattern of the wood grain actually matches the embossing on the surface of the material," says Ms. Cecconi. "An average person wouldn't be able to tell it's not real wood."

The oak laminate also looks like real wood to a layperson, giving a rich appearance to the bathroom, where it's not only used for the cabinetry, but covers the entire wall behind the toilet. The toilet is wall-hung, a unique feature for a condominium. "It really improves the

appearance of the bathroom and makes it feel much larger. You're not dealing with the tank behind the toilet, it's all tucked away behind the wall," the designer says. "It really makes a small space seem spacious."

Charcoal tile, featuring tone-on-tone striping, on the floor and the shower wall, also looks bold. While the vanity design allows for open storage underneath the sink, with the traditional cabinetry below.

"You might want to keep some towels or a tray there, with some nice toiletries on it," the designer says. "When you have everything closed up it feels a little sterile, so we like to keep some place where people can express their personality and put their own signatures on their living environment."

Suites at Nicholas Residences range in size from 395 to 778 sq. ft. and in price from \$273,900 to more than \$1-million. The sales office is located at 67 St. Nicholas St., Toronto, and 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.

National Post

FOR SALE

Price range: \$285,990 to \$1.25-million
Location: Queen Street West and Beverley Street, Toronto

12 DEGREES

Named for its dramatic design, which twists in several spots for an angular appearance, 12 Degrees is a new downtown building by BSÄR Group of Companies. The architecture is care of Core Architects, while interiors will be styled by Munge Leung. Featuring 91 units, the boutique building is surrounded by the amenities of Queen Street West. The Art Gallery of Ontario, Queen's Park and the University of Toronto are close by. The site is in preview.

Builder/developer BSÄR Group of Companies

Building 10 storeys

Suites Studio, one-bedroom, one-bedroom-plus-den, two-bedroom and penthouse suites, as well as two-storey townhouse units with one and two bedrooms, located on the ground level of the building.

Size 462 to 1,560 square feet



Occupancy Slated for mid-2012

Target market Largely urban professionals, purchasers who work close by and buyers looking for a pied-à-terre.

Features The suites will have nine-foot ceilings, hardwood floors and stainless steel appliances.

Amenities The site will feature a party room, and a rooftop terrace with a swimming pool and lounge area.

Standouts The building's design lends itself to large terraces — up to 800 square feet — in some of the units.

Sales office The building is in preview. Call 416-408-1200 or visit 12degrees.ca.

L.V., National Post

Price range: From the low \$200,000s to over \$600,000
Location: Highway 27 and Burnhamthorpe Road, Etobicoke

ONE VALHALLA TOWNS & CONDOS

Located on the former property of the Valhalla Inn in Etobicoke, One Valhalla Towns and Condos — a new project by Edilcan Development Corp. — will incorporate some of the inn's original artifacts as well as interior designs inspired in part by its original 1960s time-frame, modernized to today's styles. When completed, the site will include three towers, with a two- to three-acre landscaped podium and 68 three-storey townhouses. The site was designed by Page + Steele/IBI Group Architects, with interiors by Munge Leung. The first-phase building is in pre-registration.

Builder/developer Edilcan Development Corp.

Building The first building is 22 storeys.

Suites One-bedroom, one-bedroom-plus-den, two-bedroom-plus-den and two-bedroom-plus-study layouts. There will also be three-bedroom-plus-den townhouses.

Size Suites range from 580 to 1,439 square feet. Townhouses are 1,250 to 1,450 square feet.

Occupancy Fall 2012

Target market First-time



buyers, professionals, empty nesters from the area, young families and investors.

Features Suites will include ceilings of up to nine feet, floor-to-ceiling windows and walk-in closets in most units.

Amenities The site will have a bar and lounge with a walkout to a terrace, fitness facilities, a business/study area with Wi-Fi access, a media/library lounge, a children's activity room, and a landscaped rooftop terrace with barbecue areas. There will also be a shuttle bus to transport residents to the nearby Kipling subway station, grocery shopping and shopping malls.

Standouts The project is close to Sherway Gardens, Cloverdale Mall and a Loblaws. It's also close to Pearson International Airport.

Sales office The site is currently in pre-registration. Visit onevalhalla.com.

L.V., National Post



Price range: \$313,900 to \$500,000

Location: Sandalwood Parkway and Highway 410, Brampton

ROSEDALE VILLAGE

Rosedale Village is a gated community catering to an adult-lifestyle market. The developer, Rosedale Village Group of Companies, has recently released a collection of bungalow designs at the site, ranging from townhouses to detached homes. While this new release of homes is scheduled for 2011 move-ins, the community is already partially built, with a nine-hole golf course on site, as well as a clubhouse and the first of several parkettes, which features shuffleboard and an open-air pavilion.

Builder/developer Rosedale Village Group of Companies

What's new The developer has released a new collection of bungalows.

Lots 34-, 40-, 47-, 55-, and 60-foot lots.

Suites Two-bedroom detached, semi-detached and townhouse bungalow designs (some with lofts or libraries).

Size 1,115 to 1,986 square feet

Occupancy Tentatively scheduled for spring 2011

Target market Adult buyers from 40 to 65 years old.

Features Homes will include laminate kitchen countertops, porcelain or ceramic kitchen floors and security systems. The detached homes will also have central air conditioning, central vacuum systems, gas fireplaces and basement cold cellars.

Amenities The project features a nine-hole golf course for the exclusive use of residents and their guests, as well as parkettes and a clubhouse with an indoor pool, a fireside lounge, billiards, shuffleboard, an exercise room and an auditorium.

Standouts The site is located close to shopping, medical facilities, biking trails, parks, GO transit, and Highways 410, 407 and 401.

Sales office Located on Sandalwood Parkway east of Highway 410 in Brampton. Open Saturday to Thursday from 11 a.m. to 6 p.m. Call 905-799-5000 or visit rosedalevillage.com.

L.V., National Post