


NEW CONDO GUIDE

CONDO SENSE 

The height of luxury in an intimate setting

BY MORRIS KANSUN



The phenomenal success of new condominiums in the GTA over the past few years certainly speaks to the popularity of this lifestyle. We've even seen condo sales exceed lowrise sales, which was unheard of in years past. Purchasers of all ages are choosing condos for the security, convenience and freedom they offer. Condo buyers love the maintenance-free aspect of having things like snow removal and lawn care left to someone else so they have more time to enjoy life.

In a condominium, that includes time to make use of the amenities, and of course, the assortment of amenities differs from building to building, according to its location and size. By sharing the expense of maintaining and repairing amenities through their maintenance fees, condo residents enjoy the best of all worlds. Even the landscaping is an example. By having a professional firm look after lawn care, weeding and planting on a regular basis, the building will look beautiful for years to come. This protects the owners' investment as well as quality of life. Many buyers coming from freehold lowrise homes consider maintenance fees the equivalent of paying to have yard work and repairs done for those residences.

In addition, condos are usually located near amenities so that residents can walk to do errands, whether it's in Toronto's core or in one of the 905 areas. Some even feature retail venues on the ground floor for the ultimate in convenience. People usually associate the term "condominium" with urban highrises in downtown Toronto, when in fact there are a lot of midrise buildings in the suburbs that provide the same convenience in a small-town setting.

Purchasers tell us time and again that they want a condominium lifestyle in a smaller building where they can get to know their neighbours. Developers are also taking a lot of care to design buildings with architecture that fits in well with their surroundings. Sierra Building Group's 68 Main Street Condominiums is an example. We situated this building in the middle of Markham Village, which is undergoing a revitalization. To maintain the charm of the village and keep the building intimate in scale, we added traditional elements of brick and stone to the modern architecture, which steps back at the fourth storey before it rises another two levels. The ground floor features 13,000 sq. ft. of new retail space with a piazza-style courtyard, cobblestone walkway, pergola and café with outdoor patio. This combines convenience with a street-level presence that is appropriate for this quaint section of Markham Rd. Residents will also be able to stroll out the front door and access the shops, boutiques, restaurants and services that serve

the area. Even the GO station is only a five-minute walk away, so when residents want the big city, they can be in downtown Toronto in half an hour.

For many people, this is the ideal situation – living in a building with a variety of amenities all under one roof, close to shopping and services, and having the advantage of the condominium component. They can lock the door and leave for trips knowing that the building will be kept up while they're away, and that the concierge will handle accepting deliveries and other needs that arise.

There really is a condominium out there for just about everyone. Whatever the size of the building and location, rest assured that style, convenience and carefree living are among the key features that make for a wonderful quality of life. It's easy to understand why condominiums continue to increase in popularity!



Morris Kansun is president of Sierra Building Group, which is known for choosing properties with picturesque settings where luxury meets convenience, and designs homes that harmonize with their beautiful surroundings. sierra.ca