

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 and transparent glass with 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



Price range: \$135,000 to the \$350,000s
Location: Erin Court Boulevard and Woodhurst Churchill Boulevard, Mississauga

FIRSTHOME DESTINATION

This weekend, The Home Depot Corp. is celebrating the opening of its latest project, its popular communities design first-time buyers. Destination Drive in Mississauga's Forest Hill neighbourhood a four-storey condominium building as well as three-bedroom cottages. With already built, buyers able to see the unit, buy, and move in 90 days of purchase. Builder/developer: The Home Depot Real Estate Corp.

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



Price range: \$215,000 to \$2-million
Location: King Street and Bathurst Street, Toronto

THOMPSON RESIDENCES

Freed Developments become well known condominiums in West and in its surrounding neighbourhood, adding another area. Designed by Perrotte Architecture, Thompson Residences consists of 12 storey buildings of 12 storeys. Design firm Burdette Girdwood style the interior studio to two-bedroom units are available, as are houses and lofts. Building with the Thompson Hotel, residents able to enjoy a rare per-use hotel setting, housekeeping, delivery and catering. Builder/developer: Freed Developments Corp.

Building Two buildings each with two bedrooms each. Suites Studio, one-bedroom-plus

Price range: \$275,000 to \$1-million
Location: Bay Street and Spadina Avenue, Toronto

NICHOLAS RESIDENCES

Urban Capital Properties and Alit Developments the doors this weekend, sales office for the project, Nicholas Residences. Located close to the Yonge subway station, the site will feature a three-storey building. Core Architects, by Cecconi Simo project will feature two-bedroom units, occupancy scheduled for late 2011. Builder/developer: Capital Property Group.

What's new The opening this weekend. Building 29 storey.

Suites Studio, one and two bedrooms. Size 39 to 778 sq. ft.

Occupancy May 2011.

Target: market professionals. Features Suites nine-foot ceiling, principal rooms, ceilings in the lower penthouses.