



The 18 freehold townhouses of Hodge Lane Residences have heritage-style tumbled brick facades.

## ★ NORTH BEACH

# Exteriors distinguish site

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The facades and finishes of Hodge Lane Residences will distinguish the infill townhouse development from other new projects in the North Beach neighbourhood in Toronto.

The area is in transition with several new developments underway, including Hodge Lane by Hyde Park Homes, which will consist of 18 upscale freehold townhouses, each with three bedrooms and spacious 1,427- to 1,834-square-foot layouts.

The exteriors of the 18 townhouses will be finished with stone and heritage-style tumbled brick imported from the United States.

Details will include pre-cast concrete sills, keystones, soldier coursing and raised panel garage doors with window inserts.

"I wanted to differentiate our project from the typical infill townhouse development," says Hyde Park president Gary Freedman. "There is a market for an upgraded product. People are more educated about products and finishes. They read magazines and watch home

shows on television and if you provide a product they've heard about, they will appreciate and gravitate towards it."

Standard features in the townhouses include nine-foot ceilings, and a combination of rooftop terraces, balconies and rear yards.

Other finishes include solid hardwood floors, central air conditioning, five appliances, attached garages and finished lower levels.

Kitchens are equipped with granite countertops, upgraded cabinetry, subway tile backsplashes and 12-inch ceramic tile floors.

Master ensuite bathrooms have cultured marble countertops with integrated sinks, separate showers with frameless glass doors and interior lights and oval tubs.

Prices start in the low \$400,000s. The townhouses will be divided into four blocks of homes.

"You get beauty at not a high, high price, but you are close to some terrific amenities like the shops on Queen St., Kew Beach and the boardwalk," says Freed-

man. The site was previously occupied by three older detached homes and is on Hodge Lane, which runs south from Gerrard St. two blocks east of Main St. The Main St. subway station is a short walk away, and drivers can take Kingston Rd. and Queen St. to reach downtown.

The townhouses are already under construction, with closings as early as March. A model will open in late January.

"For a smaller infill builder, it's difficult to sell from plans, as buyers are hesitant unless they can actually see what they are buying," Freedman says about why Hyde Park chose to construct the units and not pre-sell.

"I anticipate the bulk of buyers will be first- or second-time purchasers, who may have owned a condo apartment previously and are ready to purchase a townhouse, or a first-time buyer getting help from their parents or with a dual income," Freedman says.

To register or to make an appointment to see the model home, call 416-306-2283 or click on [www.hodgelaneresidences.com](http://www.hodgelaneresidences.com)