

Builder offers early occupancies, a chance to customize

Hyde Park Homes is building several townhouses in the Upper Beaches that purchasers can move into as early as March, yet in most cases still be able to customize their residences.

The enclave of 18 freehold units, called Hodge Lane Residences, will be put on the market at the grand opening on March 3, when potential buyers will be able to tour the model home. Those interested must register beforehand.

Fifteen of the units will not be quite completed by the opening, and buyers will be able to modify them — everything from having walls moved to extra soundproofing installed — and take possession some time between March and

June. The remaining three units, all fronting on Gerrard Street East, will be ready for March occupancy, but buyers will not be able to modify two of them — the fully finished and decorated model home and another unit done completely with standard finishes. In the third one, purchasers will be able to make flooring and kitchen/vanity selections.

"People really like the fact that we're building the houses first and they're able to see them before they have to make a decision about purchasing," says Gary Freedman, president of Hyde Park Homes, which specializes in infill projects such as this one.

Located two blocks east of Main

Street off Gerrard, the site will consist of four blocks of three-storey townhouses along Hodge Lane. "From Gerrard [Street] south to Kingston Road, it's a very established, very nice, well-maintained neighbourhood," Mr. Kansun says. The area is filled with schools, recreational facilities and public transit, including the subway and GO Transit station nearby. Further south is the popular Kew Beach, the boardwalk, shops and restaurants.

"It's a very good opportunity for purchasers to get in a well-established neighbourhood at a very reasonable price point," Mr. Kansun says. The top of the Hodge Lane price range — the mid-\$400,000s — is nearly half what another builder

is charging at a similar development in the central Beaches area, he adds.

Homes go from 1,427 to 1,834 square feet, including the finished lower levels, which provide access to the garage. While plans vary, all units include three bedrooms — two on the second floor and the master suite on the third.

Façades will be constructed of tumbled brick and stone, and accented with keystones and soldier coursing. There also will be private backyards and several outdoor living spaces, including decks, balconies, and rooftop terraces for units facing Gerrard.

"Having a rear yard was typical for townhouses, but is becoming



HYDE PARK HOMES

Hodge Lane Residences

Location: Upper Beaches

Builder: Hyde Park Homes

Price: \$389,900 to mid-\$400,000s

Square footage: 1,427 and 1,834

Sales centre: by appointment only

Contact: (416) 306-2283 or

www.hodgelaneresidences.com

less so because it's harder to find land," Mr. Kansun says. "So it's an exceptional feature."

Inside, there will be smooth nine-foot ceilings on the first and third floors, central air conditioning and five appliances, including a stacked washer and dryer.

On the main floor, there will be an open-concept living and dining room with hardwood floors and optional fireplaces. The kitchens — galley-style or U-shaped — will have breakfast areas in most cases,

as well as granite countertops and imported ceramic tile floors and backsplashes.

The master suite will occupy the entire third floor and include a walk-in closet and en suite bathroom with cultured marble countertops, raised corner tub and glass shower stall. Many will also have French doors to a balcony.

A monthly fee of about \$60 will cover services.

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