

On Site

## North York condo tower is 20 minutes from downtown

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### **Parkside Tower**

**Location:** North York

**Builder/developer:** Liberty Development Corp.

**Size:** 594 to 1,080 square feet

**Price:** \$255,000 to \$401,000

**Sales centre:** 1100 Sheppard Ave. W., west of Allen Road. Open Monday to Thursday from noon to 7 p.m.; weekends and holidays from noon to 6 p.m.

**Contact:** Phone 416-630-5575 or visit [www.parksidetower.ca](http://www.parksidetower.ca)

Over the past three years, Liberty Development Corp. has recorded strong sales numbers in the first three phases of its Metro Place development by Downsview Park in North York.

True to form, buyers snapped up half the available suites in the fourth and final condominium since its launch six months ago.

"It's always been a strong site for us mainly because of the [proximity to] public transportation," says sales and marketing manager, Shawn Richardson. "Literally, right across the street is the Downsview subway station, so that's been a huge draw."

The builder sold all but 20 units between two nearly completed towers and 75 per cent of the third tower in the master-planned community at Sheppard Avenue West and Allen Road.

The fourth residence, called Parkside Tower, will add 229 units to the site, which is close to shops, restaurants and movie theatres at Yorkdale Shopping Centre, as well as schools, recreation facilities and Highway 401.

"It's a central location," says Mr. Richardson, who notes that the project has special appeal among professionals who work in the city, but socialize with friends and family throughout the GTA. "You're downtown in about 20 minutes."

Furthermore, residents will have easy access to hundreds of acres of open green space and trails at Downsview Park, as well as a future park on site with a gazebo, benches and interlocking paths.

"You have a one-acre green space, which is really the centre point of the four towers, and people will enjoy that," adds Mr. Richardson.

For entertainment indoors, the fourth building will contain street-level shops and private amenities, such as a party room, a media room and a guest suite.

A clubhouse with a large gym, pool, whirlpool tub and indoor golf simulator will be situated in an adjacent building, which can be reached via an underground path.

The bulk of the tower will be composed of individual suites ranging from one to three-bedroom plans, with or without dens, and open-concept principal rooms.

"There are not a lot of wasted space and hallways," says Mr. Richardson. "If we indicate a square footage, it's usable square footage."

For instance, there are more linear kitchens than the U-shaped cooking areas built in previous phases.

Many models will also feature large balconies as wide as the unit itself to maximize outdoor space. "Your typical one-bedroom and den unit is about 20-feet across," says Mr. Richardson. "So you may have a unit that's around 675-square-feet, but the balcony will be 90-square-feet."

Standard finishes will include laminate and ceramic tile floors and 50-ounce broadloom or sisal carpeting, plus granite kitchen counters, European-style cabinetry and stainless-steel appliances.

Stacked laundry machines and parking will complete the package.

Monthly fees will be 46 cents per square foot, plus separately metered hydro.

Move-in dates are slated for 2012.