


NEW HOMES & CONDOS

ON THE MARKET

MARKET OVERVIEW

The low-rise new housing market in the GTA region and throughout Southern Ontario continues to show stable growth witnessing both sales and inventory increases in the last two months.

Canada Mortgage and Housing Corp.'s recent report shows that the pace of Canadian housing starts rose significantly in March compared to the previous month.

The Canadian Housing Starts in March jumped by 25.4% to 189,700 annualized units followed by a 17.1% drop in February.

Looking ahead at the trend levels in the second quarter, the low-rise new home market will continue to see growth supported by a steady labour market, low interest rates and numerous new openings and releases scheduled for the spring.

Examples of strong sales are Lindvest Homes in Aurora Glen, Aurora, Andrin Homes in Chelsea, Maple, Aspen Ridge Homes in Queensville, Countrywide Homes in Queensville and Lakeview Homes in Queensville.

NOTABLE SITES



Aurora

Aurora Glen

Linvest Homes

110 sales on opening weekends
2,058-2,862 sq. ft. detached homes on 34' lots from mid \$700,000;
2,437-3,429 sq. ft. detached homes on 38' lots from mid \$800,000;
2,947-3,850 sq. ft. detached homes on 44' lots from mid \$900,000;
Incentives: Please see sales pavilion www.linvest.com



Maple

Chelsea Towns

Andrin Homes

34 sales on opening month
1,837-2,113 sq. ft. Townhomes from \$654,800;
Incentives: 5 Appliances (S/S Fridge, Stove, Dishwasher & White front loading Washer/Dryer) and \$7,500 in Décor dollars. www.chelseatowns.com

Queensville

Queensville Aspen Ridge Homes

100 sales on opening weekends
1,413-1,999 sq. ft. Townhomes on 25' lots from \$443,990;



1,781-2,479 sq. ft. detached homes on 36' lots from \$599,990;
2,133-3,040 sq. ft. detached homes on 45' lots from \$700,990;
Incentives: \$3,000/\$6,000/\$8,000 in Décor dollars.

Please see sales pavilion
www.myqueensville.ca

Queensville

Queensville Countrywide Homes

32 sales on opening weekends
1,652-1,949 sq. ft. Townhomes on 25' lots from \$519,990;
1,926-2,450 sq. ft. detached homes on 36' lots from \$652,990;
2,498-3,214 sq. ft. detached homes on 45' lots from \$819,990;
Incentives: \$3,000/\$5,000 in Décor dollars and/or Free Appliance Package.

Please see sales pavilion
www.myqueensville.ca



Queensville

Queensville Lakeview Homes

80 sales on opening weekends
1,625-2,100 sq. ft. Link Semis and Singles on 24' lots from \$459,990;
2,125-2,780 sq. ft. detached homes on 36' lots from \$624,990;
1,820-3,325 sq. ft. detached homes on 45' lots from \$664,990;
Incentives: \$3,000/\$5,000 in Décor dollars and/or Free Appliance Package.

Please see sales pavilion
www.myqueensville.ca



Need more space in your home? Transform your basement



LISA EVANS

EIEIHOME.COM

Is your basement unfinished? The right basement renovation will not only enhance your home's market worth substantially, but also your family's quality of life!

eieihome.com spoke with Remon Hanoun, President and CEO of HomeReno Direct, a renovation company specializing in bathroom, kitchen and basement renovations, about what to consider when designing a basement suite.

Hanoun knows that finishing a basement can be a daunting task for homeowners, but turning a dark or dingy basement into a place for everyone to enjoy doesn't have to be.

With so many options, including building an extra bedroom, office, kitchen, party room or home theater, you can let your imagination run wild! Before you start, here's what you should consider:

Access. You need to account for egress windows and doors. Municipal bylaws require basement suites to have a separate entrance and windows

that are large enough to climb out of in the case of a fire. Larger windows also help to allow more natural light into the space, creating the feeling of being on the main floor rather than in a basement.

Space design. Hanoun recommends designing an open concept space, which allows more light to flow through. Painting the space in light, bright colours can also make it feel more spacious. Your space should be outfitted with a functional kitchen and a full bathroom. If you have room, an in-suite laundry is a plus, although Hanoun says homeowners looking to save money on their renovation may opt to have shared laundry facilities if the basement is a rental unit.

Reduce noise. To avoid noise transference, Hanoun recommends insulating the floors and ceiling with noise reduction insulation. Insulating the furnace room can also help to cut down on mechanical noise in the suite and make

the space more comfortable.

Create warmth. Basements are typically colder than any other part of the house. To ensure you stay warm and dry, Hanoun recommends installing free-floating laminate flooring on top of a subfloor.

"This way, it's suspended from the cold and the humidity," he says, ensuring your feet will stay warm and cozy. He also recommends relocating heating ducts.

"Most heating vents in basements are in the ceiling," says Hanoun. But because hot air rises, relocating heating vents closer to the floor will heat the space from the ground up, making it much more comfortable as a living space.

Whether your family plans on using the basement or the suite is meant to be rented, there is a lot to consider during the renovation.

Hiring a professional is the best way to transform your unfinished basement into a beautiful, functional living space or rental unit.

Visit homerenedirect.com for more information or call 1-844-819-RENO.

— Visit eieihome.com for more basement renovation stories, read contractor reviews and find local service professionals.



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For more information or to list a new site opening, contact Mark Jin, marketing research manager at mark@trimart.ca.



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