

Site Seeing

* MARKHAM

Pre-built towns save on energy

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SPECIAL TO THE STAR

Purchasers looking for affordable townhomes, with occupancy in 30 days, plus savings on monthly energy costs, may be interested in Daniels FirstHome Markham.

Featuring 96 already-built stacked townhomes, FirstHome Markham offers homes priced from \$149,900 built to the new Energy Star standard. They are 40 per cent more energy efficient than homes built to the Ontario Building Code.

Qualified purchasers can also use the Canada Mortgage and Housing Corporation's (CMHC) Energy Efficient Mortgage Loan Insurance Program's 10 per cent rebate for purchasing energy-efficient homes. When combined with the savings in energy costs, purchasers will be able to reduce their annual expenses by approximately \$2,000.

FirstHome Markham allows people with up to 24 per cent down to take advantage of CMHC's 35-year mortgage. This means there are no additional surcharges on premiums that you would otherwise pay with a traditional mortgage. This translates to savings of about \$150 a month in after-tax dollars.

Because the homes are pre-built, prospective purchasers can walk the spaces during the preview, and see the finishes in place, instead of having to visualize sizes from plans. The biggest benefit of having the homes already built, is that there is no uncertainty about move-in

dates. Don Pugh, vice president, low-rise housing at The Daniels Corporation, says people can be living in the homes in 30 days. As stacked townhomes, there will essentially be one home built on top of the other. The smallest units have one bedroom and are 458 square feet. Two-bedroom homes range from 703 to 888 square feet and three-bedroom homes are 1,366 square feet.

Interior finishes include laminate flooring, broadloom, upgraded kitchen cabinets, ceramic tile, and oak pickets and railings.

Prices start at \$149,900 and go up to the \$240,000s. The project is condominium and fees will be between \$90 and \$130 a month.

Registrations are now being taken for the preview event, which starts Thursday, Oct. 12.

Appointments need to be booked for Thursday, and in the evening mortgage specialists, people from the CMHC and sales people will be on hand. Pugh strongly advises people to have mortgage approval before they come.

An open house will be held Friday, Oct. 13 and the homes will go on sale at 8 a.m. Saturday. In the past, there have been overnight lineups and Pugh expects this will be the case here. FirstHome Erin Mills sold out in seven and a half hours.

For more information or to register, call 905-294-9752 or visit www.danielshomes.ca. The sales centre is at 2285 Burr Oak Ave., near Chancery Rd.
