

On Site

BY SYDNIA YU

ERIN MILLS 8 TOWNHOUSES



Daniels to unveil new phase at FirstHome site

FirstHome Erin Mills

LOCATION: Mississauga

BUILDER/DEVELOPER: Daniels Corp.

SIZE: 459 to 1,366 square feet

PRICE: From \$148,900

CONTACT: Must register to attend the preview on Wednesday, May 23, followed by the official opening Saturday, May 26, at 8 a.m. Phone (905) 608-8140 or visit www.danielshomes.ca

FirstHome Erin Mills is one of several projects by Daniels Corp. where entry-level residences have been built prior to being put on the market to give prospective buyers the chance to view the finished product and move in relatively quickly.

The practice has proved attractive: All of the 159 stacked condominium townhouses released in phase one were sold on the opening day last summer.

Now, the builder is gearing up for the May 26 launch of the second phase of the project, located at Winston Churchill Boulevard and Eglinton Avenue.

This phase will include 153 units priced from \$148,900, and ready for occupancy in 30,

60 or 90 days.

"We've had thousands of people register again, so we know there is still a strong demand for affordable homes," says Don Pugh, vice-president of low-rise housing for Daniels.

"Townhomes ... priced within the reach of first-time buyers are hard to find" in Erin Mills, he adds.

"You can see how your particular home is going to work and you can see how it's going to interact with the balance of the community," Mr. Pugh says of the build-first practice.

What's more, the development is one of the first – and one of the largest – in Canada to offer entry-level homes built to Energy Star standards. (This is often done as an up-

grade in single-family homes.) Purchasers can take advantage of Canada Mortgage and Housing Corp.'s 35-year mortgage amortization, saving up to \$150 a month in after-tax dollars, and receive a 10-percent mortgage insurance premium rebate through CMHC's energy-efficient mortgage-insurance program.

Homes will be about 40 percent more energy-efficient than conventional ones, thus lowering utility bills and improving indoor air quality, according to Daniels.

"Green" features include increased insulation in the ceilings and around windows, and more energy-efficient heating, ventilation and air-conditioning systems.

There are eight floor plans

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Don Pugh, vice-president of low-rise housing for Daniels Corp.

available, with one to three bedrooms. Units will have one or two levels, street-level access, and parking at grade or in a private garage.

Interior features include carpeting, hardwood flooring and ceramic finishes. Some units have balconies or cedar terraces.

To keep monthly fees low – between \$97 and \$127, depending on the size of the home – there are only a few amenities on site, including visitor parking and landscaped grounds.

The community is close to parks, sports facilities and hundreds of shops at Erin Mills Town Centre. Highways 403 and 407 are only minutes away.

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