

Site Seeing



Townhouses in FirstHome Erin Mills are Energy Star rated.

* **MISSISSAUGA**

First-time project is energy efficient

The Daniels Corp. is launching the second phase of its FirstHome Energy Star community in Mississauga on May 26 at 8 a.m.

For first-time buyers, this means the chance to purchase an energy efficient home at a starter price.

"There is not a lot of affordable housing with the Energy Star rating in the first home marketplace," says Don Pugh, vice-president of low-rise housing for Daniels. "There will be a whole demographic of first-time buyers starting out with environmentally friendly homes."

The Energy Star rating, which reflects an approximately 40 per cent better efficiency compared to homes built to the Ontario Building Code, Pugh says.

"The things that use power are more energy efficient," he explains. "There is also more insulation, higher-rated windows and more energy-efficient appliances."

"We wanted to make the system as passive as possible so that people don't have to deal with things they're not used to. If we don't go out of our way to make it as simple as possible, people won't use it. During the pre-delivery inspection, we go over how

to use the various things and provide handouts."

In addition to the savings through reduced energy consumption, the purchasing costs are lower, with a 35-year amortization rate, which can save up to \$150 a month in after-tax dollars. Buyers can take advantage of the Canada Mortgage and Housing Corp.'s Energy Efficient Mortgage Loan Insurance Program. This is a 10 per cent mortgage insurance premium rebate for purchasing an energy-efficient home.

Since Daniels has built before selling, interested purchasers can walk through all eight townhome layouts and move in within 30 days.

There will be 153 one- and two-storey condo townhomes available, with one, two or three bedrooms. Ranging in size from 459 to 1,366 square feet, prices start at \$148,900.

Maintenance fees will depend on the size of the home and run from \$97 to \$127 a month.

Phase 2 is at the southwest corner of Winston Churchill Blvd. and Eglinton Ave.

Registrations for the preview event are being taken at 905-608-8140 or by visiting www.danielshomes.ca.