

First Home site offers affordable ownership

July 09, 2010

Diane Tierney

Special to the Star

Daniels Corp. is launching its eighth First Home community of townhomes in

Brampton with prices starting at about \$159,900. Homes go on sale on a first-come, first-served basis Saturday .

The 150 one- and two-storey townhomes are expected to sell out quickly because Daniels provides an affordable down payment program. Buyers need only put down \$2,500 with the offer, another \$2,500 within 10 days and \$1,000 every month until five per cent of the purchase price is reached.

The community is located off Bramalea Road, north of Sandalwood Parkway and is nearly complete. Buyers can move into the homes in about 30 to 90 days.

Daniels' vice president Don Pugh says, "By building these homes before they go on sale, purchasers can tour a model of every home design and see which layout best suits their lifestyle." The homes range from 530 to 1,375 square feet. There are one, two and three-bedroom designs and seven floor plans available.

"It's a traditional First Home community with stacked townhomes and back-to-back townhomes. Some units face a new school and so have an almost park-like setting. A few units feel quite private which is unique for a community where density is an attribute," says Pugh. "There is lots of landscaped space. The community feels, even though it's a high density, very open. It's quite similar to our Eglinton West community built about 14 month ago. But with this Brampton community, we have extra parking for some of the stacked townhomes."

Since it's located off Sandalwood Parkway, it has easy access from Highway 410. "There will be a large retail environment within walking distance. When we look for First Home sites we look for locations that have the benefits of transit as well as pedestrian-friendly shopping," says Pugh.



SUPPLIED PHOTO

First Home in Brampton includes 150 townhomes with seven different floor plans ranging from 530 to 1,375 square feet.

As well as the easy deposit structure, Daniels' Live Free program waives the interim occupancy fee until the condominium is registered. This means that purchasers can move into their new home and pay only the deposit payments each month until they reach five per cent down. Exclusive mortgage rates are capped for up to 120 days after they purchase.

Through the federal home buyers' plan, first-time buyers can withdraw up to \$25,000 from their RRSPs toward a down payment, and can take advantage of the first-time buyer's tax credit of up to \$750 toward closing costs.

"In keeping with First Home philosophy, we've minimized closing costs and make sure there are no surprises. Since many of our buyers are inexperienced, we inform them of the mandatory closing costs such as the land transfer tax. We don't want them to have any hidden fees on closing," says Pugh. Condo fees have yet to be determined but generally are about half the average cost.

"We know how hard it is to get that first deposit and so anything we can do to help that is beneficial. Extras such as window blinds, air conditioning and Rogers bundles for TV, Internet and telephone are included to make moving in as turnkey as possible. However, there will be couple of new incentives that will be announced only at the opening," says Pugh.

"We had about 500 people show up for the home buying seminar we held about five weeks ago. The energy level was really good and very positive, so we're exciting about building in Brampton and plan to do more," he says.

The sales office is located at Sandalwood Parkway and Bramalea Road in Brampton. Register online or call to receive an invitation for the Wednesday, July 7 to Thursday, July 8 preview event. The homes go on sale on Saturday, July 10 at 8 a.m. Call 905-792-7926 or visit www.danielsfirsthome.ca.