

# Globe Real Estate

ON SITE | BY SYDNIA YU

FUSE DAVENPORT VILLAGE

## Condos rise from former GE warehouse site

**BUILDER/DEVELOPER**  
Neudorfer Corp.

**SIZE**  
483 to 740 square feet

**PRICE**  
From \$239,900 to \$350,000

**SALES CENTRE**  
1401 Dupont St., west of Lansdowne Avenue. Open Monday to Wednesday 1 p.m. to 6 p.m.; weekends from noon to 5 p.m.

**CONTACT**  
Phone 416-534-4444 or visit fusecondos.com

Since 2000, Neudorfer Corp. has been redeveloping a 27½-acre brownfield site, turning derelict land into west-end homes – from lofts to brownstone-style townhouses – for about 4,000 families.

The company's latest installment will add over 570 suites, nearly 70 per cent of which will be priced below \$300,000.

"There's a real transformation going on in the neighbourhood from basically abandoned industrial sites that backed onto railway tracks and usually had environmental legacy issues," spokesman Ross McKerron says.

"The developer has been looking at the affordable end to deliver a quality product, so we target your first-time homeowners new to the community or leaving the nest."

Buyers have responded by purchasing more than 80 per cent of the two-tower, mixed-use project, dubbed Fuse, which is under construction at the northwest corner of Lansdowne Avenue and Dupont Street.

Anchoring the 23- and 27-storey towers is a century-old brick warehouse – previously owned by General Electric – to be restored for new shops, such as a Metro and Shoppers Drug Mart,



Neudorfer Corp.'s Fuse development in Davenport Village includes 23- and 27-storey towers and a century-old brick warehouse that will house stores such as Metro and Shoppers Drug Mart.

and two-storey lofts above with eight- to 12-foot ceilings and rooftop terraces.

"What I'm really looking forward to is the connectivity between the residential and retail, which isn't unusual in the city, but is more unusual in this part of town," Mr. McKerron says.

"And having the old building contrasting with the new buildings will look really good at street level."

Elsewhere, about 11,500 square feet will be allocated for recreational amenities, including a gym, yoga studio, theatre, lounge, library and activity and events space, plus 32,000 square feet outside.

"Having this really large green space that connects the two towers – and sits on top of the commercial [outlets] – is quite different," Mr. McKerron explains.

"[Plus] you're going to be removed from the cars and the parking on this large rooftop."

The rest of the complex will be composed of one- and two-bedroom plans with or without dens, and finished with wide-plank laminate floors in the principal rooms and ceramic floors in the laundry and bathrooms, as well as granite counters, subway tile backsplashes and top-of-the-line appliances in the kitchens.

When the first residents move in next spring, they will have easy access to established parks, playgrounds and schools, in addition to independent boutiques, pubs and galleries in the Junction, Corso Italia, Bloorcourt and Bloordale.

Commuting will also be convenient with TTC, GO Transit and Union Pearson Express services nearby.

Monthly fees will be 44 cents per square foot, and a parking spot for \$25,000 and locker for \$3,000 upfront.