

# new condo guide

GTA EDITION

## Purchaser Profile

# Local purchases her first new home at Fuse Modern Condominiums + Authentic Lofts

**KARTHIKA BALENDRAN** grew up in Toronto's Davenport Village and is looking forward to moving into her very first home in the neighbourhood. Neudorfer Corporation's Fuse condominium community is proving highly successful with a range of purchasers, including first-time buyers such as Karthika. "I wasn't actively searching for a condo," she says, "but I saw the signs go up at Lansdowne Avenue and Dupont Street, and thought it was worth a look. This whole area is up and coming, and I was thrilled there would be a new residential building."

Karthika is a digital communications planner in Toronto, and her commute is only 20 minutes from the community. "I really want to stay in this neighbourhood," she says. "It's convenient for me, and the commercial stores at the base of the condominium will add value if I ever decide to rent or move out." A Metro and Shoppers Drug Mart are among the retail venues on the ground floor that will be shared by the residents of the Fuse and Fuse 2 towers. She says she is delighted with how the surroundings have developed over the past decade, with new restaurants and retail establishments opening up and families moving in. "The local grocery store even has a gluten-free and organic section, which I appreciate." Fuse is adjacent to the trendy Junction Triangle, which is becoming a sought-after residential destination in the city as well. Corso Italia, Bloordale, Bloorcourt, High Park, Christie Pitts Park and EarlsCourt Park are all situated within blocks.

From first glance, Karthika liked what she saw when she entered the



Presentation Centre. "The exterior will be beautiful and will actually include some of the brick façade of the historic warehouse in the towers," she says. "The design marries the metropolis type of architecture with the old-school style warehouse. I love the juxtaposition of bringing in both design elements." As for the more than 5,500 sq. ft. of amenities that will be available to residents, she is thrilled, especially with the Wellness Gym and Yoga Studio. "Being able to exercise right in the building is handy," she says, "especially for days when the weather is bad." She also looks forward to hosting occasional get-togethers in the Activity Room and Event Room that open onto an outdoor terrace. A Lounge/Library space and Theatre round out the

condominium's common areas.

Karthika's 502-sq.-ft., one-bedroom suite is perfect for her needs. "I was drawn to this floorplan because it's so open, with no wasted space. I'm excited to decorate my own place." She adds that the Neudorfer Corporation sales representatives were incredibly helpful. "This was my first home purchase, and they were patient with me. They walked me through the contract and everything that's expected of me. I feel comfortable with my decision, and I'm very happy."

Construction is underway on the modern 27-storey and 23-storey point towers. Among the standard suite appointments are laminate flooring, rich ceramics and a granite kitchen countertop. Available choices range from one- and two-bedroom Lofts from 595 to 698 sq. ft., and one-, one plus den, two- and two-plus den suites from 483 to 872 sq. ft. Prices begin from the mid-\$240s.

Neudorfer Corporation has been one of Toronto's leading real estate developers for more than 40 years. This family-owned company is known for delivering quality homes at affordable prices, and has completed numerous highly successful single- and multiple-family residences.

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*The Fuse Condos sales centre is located at 1401 Dupont St. (access off Lansdowne Ave., south of Dupont). Hours are Monday to Wednesday 1 to 6 p.m.; Saturday and Sunday 12 to 5 p.m.; Thursday and Friday closed. For more information, call 416-534-4444 or visit FuseCondos.com.*