

# Move up in Context

## IMMEDIATE OCCUPANCY

If you have a hankering to celebrate spring by making a move into a new, stunningly designed downtown condominium, take a look at a pair of projects by Context Developments Inc.

Context has won a name for itself among architectural critics and has picked up a handful of awards along the way for the design of its projects and the way in which they fit into and reflect the neighbourhood around them.

Mind you, what is left at the District Lofts at Spadina Avenue and Richmond Street West and IDEAL, at Markham and College streets does not come cheaply. In general, the suites ready for immediate occupancy are two-level penthouses, some with terraces that are bigger than many bachelor apartments. Purchasers will have to be willing to spend more than half a million dollars.

Penthouse suites are usually the last units released for sale by the builder because they are also often the last ones designed. For this reason, they can be the best designed of all the units in the project because the developer has learned through the building of the rest of the project.

There is one exception, however. District Lofts at 388 Richmond Street West does have a 990-square-foot, two-bedroom model for \$284,900.

District Lofts also has a 1,510-sq-ft penthouse suite for \$449,900.

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Context's District Lofts: A two-storey penthouse is still available.

## Lofts close to urban pulse

### *CONTEXT*

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It has its own terrace, but neither suites' prices do not include parking. That is an extra \$18,000. In total, the 148-suite project has just three units left unsold.

Amenities are limited to a fitness room and a multi-purpose room, says Howard Cohen, Context president. But considering the location, what else is needed? Within minutes, residents can walk to restaurants and boutiques that line Queen Street West, King Street's theatre district or the city's two sports palaces — SkyDome and the Air Canada Centre.

Mr. Cohen and his partner, Stephen Gross, so like District Lofts, they have each moved there.

If something farther north and west is what you had in mind,

take a look at IDEAL. It is a smaller building with just 68 suites on nine floors at the southeast corner of Markham and College streets — the gateway to Little Italy. Here, Context has two notable units left.

Both are penthouses with two bedrooms and a den. Wrapped around them are 30-foot-long terraces with panoramic views of the city. Both are two-level, loft-style designs. The 1,420-sq-ft model is \$529,900. The 1,324-sq-ft suite is \$537,900. If you want parking, it is \$17,000.

"Both projects have drawn a lot of attention lately because of their innovative designs," says Mr. Cohen. "They are projects we are very proud of and they offer the very best of what inner city life can be."

The remaining units at District Lofts and IDEAL are being sold from Context's Radio City sales office at 388 Jarvis Street. Call (416) 963-0220. Hours are from noon to 5 p.m. Monday through Thursday and from noon to 6 p.m. on weekends.

*Terrence Belford, National Post*