

LUXURY LIVING

Waterfront luxury MEETS *serenity* AT 16 HARBOUR



The pool at night.

PHOTOS: THE PRINT MARKET



No matter where you are in this sprawling penthouse, gorgeous views are always on the menu.



The open-concept living area.

PAUL BARKER
Special to Postmedia Network

Luxury waterfront living is an easy sell, but with new restrictions in place that only a pandemic can create, the allure to live closer to a shoreline is being magnified even further.

According to Anthony Hitt, president and CEO of Engel & Völkers Americas — a company that operates in 30 countries and specializes in the brokerage of premium residential properties, commercial real estate, and even yachts and aircrafts — living next to the water has been important to people at all price points since the beginning of time.

He says there are several reasons, including the views, as well as the serenity and tranquility of being around water.

“There are so many studies that look at the effect that water has on our psyche and stress levels,” he says. “In the time that we are living in, where stress levels are so high because of the new normals that are coming out virtually every day, we are looking for that space that allows us to reconnect.”

Hitt adds that as a result of the lockdown, people’s tastes have changed when it comes to their living needs.

“There is a move to people saying, ‘I need to have a space that makes me feel a certain way and gives me the ability to work a certain way as well,’” he says. “Space wasn’t as important when you were traveling 50 per cent of the time, and in the office, and having dinners in restaurants. When suddenly everything is happening in your own space, you need that extra bedroom or that extra office or that nook that you can use.

“As we go through our lives and evolve as a society, the reality is that people are always going to want to be in beautiful places. Being next to the water is always going to be an attractive place for anyone, especially for those who have the ability to afford it.”

There is no shortage of premium waterfront condo units across the GTA, though only a sprinkling of actual homes. But none can compete with a two-storey marvel situated at 16 Harbour St., located on the 54th and 55th floor, now on the

market for \$7.25 million. It comes with a multitude of amenities, including perhaps its most stunning feature: the private indoor sky pool and spa.

“There is no other condo in the GTA with a pool inside,” says John Fortney, a sales representative with Harvey Kalles Real Estate Ltd., the brokerage firm holding this listing. “This one is larger than some of the public pools in condos. It’s huge.”

A fascinating gamut of people have already expressed an interest in buying it.

“It is the epitome of a bachelor pad — it’s incredible. It is also great for a family, especially if they want privacy and do not want to use the public pool. They have everything they want in the condo,” Fortney says. “I have had international buyers — people who have multiple homes around the world. And then there is the über-cool kind of bachelor who wants the ultimate party place, and even some young people who have some money, as well as families.”

These potential buyers have homes outside of the city, and this would be their downtown abode.

“One person asked if we could figure out how they could park their yacht out in the harbour because there were no bays in Toronto large enough for their boat,” Fortney adds. “Life’s big problems.”

And then there are the views: “Depending on the day, the view is completely different, whether it’s cloudy or sunny,” Fortney says. “It is like a train set. You can watch the trains coming and going from Union Station, you have the Gardiner and DVP, and you have the airplanes and the sailboats. There is so much to watch. It’s like you are on top of the world. It’s spectacular.”

As for the layout of the three-bedroom unit, according to a Harvey Kalles spec sheet, two walkouts access the “large South-West terrace offering spectacular views across the Lake and the Island. Separating the living from the den is a floor to ceiling black granite two-sided fireplace.”

All bedrooms include full ensuite bathrooms, and whoever ends up buying the unit will also inherit all the furnishings (should they want to keep them), an elevator between the two floors, their own private entrance with a separate concierge, and six parking spaces.

Sanctuaries in the sky

Top luxury condo trends

DIANNE DANIEL
Special to Postmedia Network

There’s a quietness that comes with the wealth on display in Toronto’s newest high-end luxury condominium residences. From the moment the direct elevator door slides smoothly to the side and you step into the grand marble foyer of a private suite, opulence is as much about how you feel as it is about every exquisite detail you see.

“Upon entry of your suite, you want to create that wow factor, but you also want to feel a sense of effortlessness and sanctuary,” says Kelly Cray, principal creative at U31 interior architecture and design studio, whose recent work includes Altree’s Forest Hill Private Residences and Alterra’s 321 Davenport.

Design trends at the top tier of Toronto’s condo market are merging to deliver an understated elegance, says Cray. Designers are combining gleaming, neutral marbles, natural stones, porcelain slabs, top-tier engineered hardwood in wider planks, and gorgeous matte metallic elements to create what he calls “harmonious compositions.” The end result is a distinctive,

livable space that exudes sophisticated, comfortable charm.

“There’s an art to being able to restrain design and focus on materials, focus on experience, and the journey through these spaces,” says Studio Munge principal and designer Alessandro Munge. He’s working with Lanterra Developments to bring Yorkville’s 50 Scollard to life. “It’s our responsibility as designers to create spaces that can be remembered 100 years from now.”

So how exactly will it look — and feel — to live in the lap of luxury in 2020 and beyond? Here are just a few trends topping the list in new developments.

SHARED SPACES THAT FEEL PRIVATE

The trick in designing posh amenities, says Munge, lies in allowing for intimate moments to occur in public places. His vision for the sleek indoor-outdoor pool and hot tub area at 50 Scollard is wrapped in limestone walls, low-lit walkways, gleaming fire pits and high-performance wood decking. The gym is outfitted with partitioned areas suitable for discreetly working with personal trainers and in addition to high-grade digital equipment, there’s a punch-

ing bag and treatment room. Large party rooms are out and private upscale dining rooms for 20-30 guests are in.

SPA-LIKE BATHROOMS DESIGNED FOR TWO

With in-floor radiant heating, glass-framed showers with heated benches, warming towel racks, double vanities and free-standing soaker tubs with a city view, luxury ensuite bathrooms are turning up the dial on pampering. “I love a vanity that looks like a hotel floating vanity, very luxe with towels folded underneath,” says Ali Budd, president and principal designer at Ali Budd Interiors, responsible for the interiors at The Rhodes by Blackdoor Development Co. “Lotions, potions and tonics” are hidden behind a lustrous touch panel medicine cabinet, she adds, because there’s “nothing more luxurious than having a special place for everything you need.”

FINE ROOMS FOR FINE WINES

From an integrated wine fridge in the kitchen, to a wine wall that divides living and dining space, and a temperature-controlled wine library in the amenity area that comes with sommelier service: love of fine wine is



The latest ensuite bathrooms are starting to make hotels jealous.

NORM LI

uncorking a new trend in luxury condo living. The idea is to replicate the wine cellar experience of a large private estate, says Munge.

OPULENT TERRACES

Relaxing outdoor spaces are non-negotiable in newer luxury condominiums, says Budd. Owners expect beautifully landscaped retreats outfitted with ambient fire pits, grills, pizza ovens and top-of-the-line weatherproof furniture. When space allows, they’re adding spas, outdoor gym equipment and showers.

STRIKING YET FUNCTIONAL STORAGE

Imagine personalized closets with room to hang bags, display shoes or lay out clothing in a way that’s so elegant, the doors can be glass; or stunning illuminated shelving floating between pillars of gold in front of a rich marble wall.



The wine cellar at 50 Scollard.

NORM LI

“At one time you wanted to hide everything, but now it’s about curating your space,” says Cray.

PUSHBUTTON CONVENIENCE

Smart technology is playing an increasingly crucial role. In addition to motorized blinds and window coverings, designers are using remote controlled consoles to conceal large screens or bar areas, reminiscent of a “speakeasy” vibe, says Cray.

Bespoke kitchens are now incorporating the latest in smart appliances, making it possible to preheat the oven or start the dishwasher remotely — or even ask Alexa to prepare a cup of coffee.

LAVISH LAUNDRY

Full-scale laundry rooms with two washers, two dryers, a full steam unit, sink, counters and foldout drying racks are trending, finished as lavishly as kitchens and baths.