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Harmony Village-Sheppard

Scarborough

Lisa Van de Ven, National Post

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Price range: \$170,000 to less than \$500,000 **Location:** Sheppard and Warden avenues

Opening for sale this weekend, Harmony Village-Sheppard is a new condominium project for seniors, being developed and built by City Core Developments and Invar Building Corp. The project will partner with St. Paul's L'Amoreaux Centre to offer a range of programming and services for residents, with features such as 24-hour emergency response sensors, grab bars and raised electrical outlets built into the suites. The site will also be built to LEED energy-efficient standards and will include geothermal heating and cooling.

BUILDER/DEVELOPER: City Core Developments and Invar Building Corp.

BUILDING Two 20-storey towers

SUITES One-bedroom, one-bedroom-plus-den, two-bedroom and two-bedroom-plus-den layouts

SIZE 570 to 1,500 square feet

OCCUPANCY 2011

TARGET MARKET Those 55-plus

FEATURES Suites include 24-hour emergency response sensors, grab bars in the tub area, raised

electrical outlets, granite countertops, nine-ft. ceilings, Energy Star appliances and pre-engineered hardwood flooring.

AMENITIES The site will feature a seniors' community centre, a restaurant, health club, in-house health and wellness staff, 24-hour emergency response and housekeeping services.

STANDOUTS St. Paul's L'Amoreaux Centre, a non-profit group, is partnering to provide services at the site. It will help sponsor the range of educational, recreational and health programs offered at the project.

GREEN STANDOUTS The building will be built to LEED energy-efficient standards and will include geothermal heating and cooling.

SALES OFFICE Opens today at 3260 Sheppard Ave. E. Hours are Tuesday to Friday from noon to 6 p. m., and weekends from noon to 5 p. m. Call 416-493-0123 or visit harmonyvillage.ca.

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