

**ON SITE** ) BY SIDNIA YU**GEORGE LESLIEVILLE**

# Built from outside in

Leslieville project puts emphasis on exterior living spaces

**BUILDER/DEVELOPER**  
Rockport**SIZE**  
Suites 527 to 1,497; towns from 1,980 to 2,065 square feet**PRICE**  
Suites \$319,900 to \$1.2-million;  
Towns from \$989,000 to \$1.02-million**SALES CENTRE**  
1256 Queen St. E., at Hastings Avenue. Open Monday, Tuesday and Thursday from noon to 6 p.m.; Wednesday from 2 p.m. to 8 p.m.; weekends from noon to 5 p.m.**CONTACT**  
Phone 416-223-0003 or visit [georgecondos.ca](http://georgecondos.ca)

Rockport's development in Leslieville will consist of 80 condominium units and eight townhouses.

To encourage homeowners to spend more time outdoors, Rockport says it is finishing the exterior living spaces at its latest infill project in Leslieville to the same calibre as the interiors.

Each unit in the eight-storey building will feature balconies, terraces or patios – trademarked the Urban Yard – with porcelain-tile floors, a gas barbecue and decorative custom privacy screens by Mike Niven Interior Design.

“One of the things a lot of developers really don’t put a lot of attention to is the outdoor space,” director of sales Susan Bennett says. “We’re extending living space from inside to outside, so we finish the flooring of the balconies and terraces so it’s not just concrete ... and we also have gas cooking.”

Outdoor enclosures will measure up to 10 feet deep and up to 30 feet wide in the condominium development, which will offer 80 units and eight townhouses at 1331 Queen St. E., at Laing Street.

“They go anywhere from almost 100 square feet outside to penthouses with 770 square feet outside, which are larger than some of my suites,” Ms. Bennett adds.

For a change of scenery, there will be a common rooftop terrace with a kitchen, bar, barbecue, fire pit and seating areas, as well as resistance training equipment and kid-friendly flooring and chalkboard wall.

“It has an outdoor gym and it’s parkour-style, so there will be several pieces of equipment with explanations on how to use them,” Ms. Bennett states.

“[Plus] we have a children’s play area, which you don’t see very often, because our demographic is right across the board. We have young singles in their 20s, young professionals in their 30s and 40s, and couples, not that many with small kids, but we do have a lot of empty nesters with grandchildren.”

Attractions for all ages, such as parks, trails, major supermarkets, independent restaurants and bakers, also surround the site, which was named after George Leslie, a horticulturalist and founder of the increasingly popular community.

“If you look at redevelopment in the area, compared to other neighbourhoods, there isn’t very much available in the Leslieville area,” Ms. Bennett states.

“Around 10 to 12 per cent of any condos come up for rent, so they’re taken up in less than 18 days ... so I’m getting some people who live in the neighbourhood that are thinking of investing now.”

As with the exterior spaces, interior plans will cater to a wide demographic with one- and two-bedroom suites to three-storey townhouses. The former offer dens in many cases and the latter generally provide three bedrooms, a den, private garage and entry off a courtyard.

“We’ve had fantastic response, we’re over 35 per cent sold in just 3½ weeks,” Ms. Bennett says. “It’s hard to find big condos, so we have twelve to fifteen hundred square-foot suites with three bedrooms and all the bedrooms have windows. Usually when you get as large as that you get interior bedrooms.”

Standard features will include nine-foot ceilings, quartz counters and backsplashes and full sized appliances. “Our finishing specs are typically higher than you’d find anywhere else,” Ms. Bennett notes.

When the building is completed fall 2018, monthly fees will be 57 cents per square foot for suites and \$495 for townhouses. Parking will be \$40,000.