

## Avonlee Condominiums in Perth

By Randy Ray

The Avonlee Condominiums in Perth will be ready for occupancy in the Spring of 2011, giving this community an hour west of Ottawa its first luxury adult condo homes.

“The Avonlee is in a superb location in the prettiest town in Ontario,” says developer Mark Lee, president of Homes by Design Inc. in Perth. “Buyers will have access to quality craftsmanship, the best materials available and a dynamic team determined to deliver their dream home.”

Two three-storey buildings are to be built at Rogers Road and Lansdowne Street on the town’s west side. The first building will house 26 units, with construction set to begin this month. Phase two will consist of 32 residences and will be ready for occupancy in late Spring 2011.

The Avonlee will be located in a residential area next to Conlin Recreational Park, about three blocks from downtown Perth and close to golf courses and shopping.

“People are looking for the good life and there is a big demand for this type of home in the town,” says Lee, a Perth native who has worked in real estate in the area for 20 years. “They are very demanding and informed about the local marketplace and they want a lifestyle conducive to condos. They have worked all of their life and they want secure, high-end homes with no maintenance.”

In early March half of the units in Phase One were sold, mostly to retirees and people who like the lifestyle only a condominium can provide. Low maintenance, low living costs, high freedom potential and quality construction make it the natural choice for most people in the 55- to 75-year-old age range, says Lee. Some are from Perth and others looking to move out of Ottawa, Kingston, Brockville, Eastern Ontario and even Toronto. Some move closer to cottages they own in the Perth area, which is in the centre of a large lake district all around the Rideau River-Lake system.

Suites range from 1,053-square-foot homes on the first and second floor, to 2,047-square-foot penthouses on the third level. Units start at \$289,000 and the average price is \$339,000.

Buyers can choose from 18 different open-concept floorplans in a variety of different sizes. All homes have two bedrooms and two bathrooms, including an ensuite, and six appliances, including stackable washers and dryers in a large ensuite closet.

Interior finishes include hardwood floors in the main rooms, ceramic tile in the bathrooms and warm berber carpeting in the bedrooms. The homes also feature custom glass showers and designer lighting fixtures. Well-appointed upcountry kitchens are equipped with efficient designer cabinetry, ceramic backsplashes and islands with breakfast counters.

Ensuites have floor-to-ceiling tile with glass surround showers and drop-in baths with tiled decks. All bathrooms have ceramic tile flooring and upscale fixtures and faucets.

Each home has a balcony. Elevators service both upper levels and the price of each suite includes a heated underground parking space and a 10-foot by 12-foot storage area in the parking area. All units are wired for satellite dishes, cable television, Internet and high-tech security systems with video capability.

A wide variety of upgrades are available, including granite counter tops and gas fireplaces.

“The units are very modern and with a warm feel provided by pendulum lights, beautiful countertops and stainless steel appliances,” says Lee.

All models have nine-foot ceilings and large windows that spill plenty of light into the rooms. Corner units have double walls of windows, attracting even more daytime light.

Nine different penthouse floorplans are available. All are similar to second-floor homes but the penthouses have spacious lofts in a variety of shapes and sizes, with large dormers that offer beautiful views of the Tay River and downtown Perth, and optional bathrooms and gas fireplaces. The lofts are ideal for a third bedroom, an office, den or studio, says Lee. Master bedrooms have cathedral ceilings.

Each unit will be equipped with a variety of “green” features, including high-efficiency gas furnaces with an integrated Heat Recovery Ventilator (HRV), energy efficient on-demand domestic hot water, thermal-pane, low-e coated, argon filled energy efficient windows, well insulated walls and ceilings and Energy Star-rated appliances. All units will have individual controls for heating and cooling.

Compact fluorescent fixtures and bulbs will be installed in public spaces where possible.

The building will be equipped with a secure lobby area with phone entry, high security dead bolt locks on all exterior doors, exterior lighting designed to create an attractive and safe environment around the building without providing glare into units and a parking garage door that closes behind vehicles that leave or enter the building.

The property will feature well-lit streets, pathways and entrances and up/down lighting on buildings in a park-like setting with Linden trees, walking paths, benches, flowering shrubs and shade trees. There will be a courtyard/BBQ area between the buildings with a pergola, water feature and more benches, trees and shrubs.

When owners return home, they will be greeted by a luxurious lobby with a waterfall feature and a design that combines oak paneling and marble, plus comfortable furniture and a fireplace. A common area known as The Lodge will service both buildings and will be accessible from inside. There will also be a theatre room, which will double as a party room. A fitness centre will be found on the second floor.

Both buildings are to be built by local and experienced condo builder Randy Porter, owner of RK Porter Construction, which recently built the Mill on the Park, a new luxury hotel in Perth. Local trades will be used.

*For more information or to schedule an appointment to visit the model, please call 1-888-864-2225 or send an email to: [marklee@ripnet.com](mailto:marklee@ripnet.com) or visit the Avonlee Web site: [www.avonlee.ca](http://www.avonlee.ca)*

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