



Homes-Extra.ca

## SITE STORY



# Moving up to Zamani

Buying high-end means many extras and upgrades come as standard

**T**his weekend, Zamani Homes is unveiling a new model home at Lorraine Park in North York.

The semi-detached model is part of a collection of high-end townhomes in an exclusive neighbourhood of only 24 homes.

Visitors to the sales centre can tour the professionally decorated Pearl model - a gorgeous 2,421 sq. ft. three-bedroom home - as well as the floor plans of two executive townhomes.

Situated just west of Yonge St., south of Finch Ave. West, residents of this charming enclave neighbourhood enjoy the best of urban and country living at one convenient location. Lorraine Park is located directly across the street, with TTC services, including the Yonge subway station, all close by.

Residents are in the heart of North York with easy access to

great shopping, restaurants, theatre and recreational amenities. Excellent schools are in the area, as well as all of the cultural venues of the city centre.

At Lorraine Park, some townhomes come with double car garages and 30 ft. private backyards. Floor plans range from 1,705 sq. ft. to 2,421 sq. ft., with prices starting at \$599,990. As a high-end custom builder, Zamani Homes includes many extras and upgrades that are all offered as standard. Homes feature brick, stone and stucco exteriors, with boxed out windows, Juliette balconies and copper roofing. Interiors are equally impressive and include dramatic nine ft. main floor ceilings, gourmet kitchens with custom cabinetry, and master bedrooms with walk-in closets, dressing rooms and intimate terraces.

A generous bonus package gives

homebuyers several upgrades, valued at over \$38,000. Flooring includes upgraded ceramic tiles and hardwood throughout, excluding the bedrooms. Kitchens come with many extras, including upgraded countertops, a gas line for the stove, valance lighting and an upgraded stainless steel appliance package. Homes also come with a gas fireplace with marble surround, over 20 potlights throughout, solid oak stairs and hand rails to match flooring, upgraded trim and a skylight. Nineteen different upgrades are included in the purchase price, to give purchasers a custom finish to their homes.

The Pearl model home displays the innovative designs and quality craftsmanship of each Zamani home. Highlights of this design include a ground floor den and an open-concept main floor, with ample windows for plenty of natur-

al light. On the second floor, the master bedroom has a large walk-in closet and a private ensuite, with an oval soaker tub and separate shower stall. There are two other large bedrooms and a main, four-piece bathroom also on the second level.

Homes at Lorraine Park are already built, so purchasers enjoy quick 30 to 60 day closings. Homebuyers also miss paying the HST, which comes into effect July 1, 2010.

"This is a great opportunity for homebuyers to receive exceptional value in the vibrant Yonge and Finch area," says Lloyd Martin, a principal at Trimart Corporation. "Lorraine Park is surrounded by established neighbourhoods that have a wealth of amenities. People can move right in and they avoid the extra expense of paying HST."

### FAST FACTS

**LOCATION:** North York

**BUILDER:** Zamani Homes

**PRICES:** Starting at \$599,990.

**FEATURES:** Brick, stone and stucco townhomes have gourmet kitchens with granite countertops, hardwood flooring, gas fireplace and oak stairs.

**TO SEE FOR YOURSELF:** The sales centre and model home is located at 99 Finch Ave. West, just west of Yonge St. For a private appointment, call 905-660-7788. Visit [www.zamanihomes.com](http://www.zamanihomes.com).