

ON SITE

FORT ERIE: Prices \$150,000 less than similar homes in GTA, builder says

SYDNIA YU
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For people looking outside Toronto for a more affordable home, RegalCraft Homes is building single-family residences priced from \$369,900 at its Niagara Estates project in Fort Erie.

The homes are about \$150,000 less than what you'd pay in the Greater Toronto Area, and in some cases, the difference exceeds that, according to Meena Sharma, director of sales and marketing for the builder.

"You're getting the exact same product for a fraction of the price."

The project will consist of two neighbourhoods with a total of 260 homes — townhouses as well as detached residences on 50- and 55-foot lots.



At the southern tip of the Niagara Peninsula, about 90 minutes by car from Toronto, the site is on a narrow stretch of land between the Queen Elizabeth Way and the Niagara River Parkway, which is a scenic route along the Niagara River.

Despite its small-town setting, the community will be close to shops, restaurants and entertainment. And it is a short drive to Niagara Falls, Casino Niagara and Buffalo, which has an international airport.

"What we are doing is building a pair of new neighbourhoods aimed at the needs of those who want to be close to everything that matters, but far from the hurly burly of big city life," Ms. Sharma says. "And the location is just beautiful; it's like cottage country."

The 90 detached homes in the first neighbourhood, called River Trail, have been put on the market and are scheduled for completion this fall. They are being built along five streets — including two cul-de-sacs — and some will back on to greenspace or a small pond.

The second neighbourhood — called Black Creek Meadow — will include 30 townhouses and 140 detached homes.

Purchasers can custom design a house or choose from 26 models. There are bungalows, raised bungalows and two-storey residences, whose exteriors can be finished in brick, a combination of brick and stone, or siding with either stone or brick.

Interiors will have hardwood and ceramic flooring, and high-end cabinetry. Both open-concept living spaces and traditional living and dining rooms are available. Kitchens will feature breakfast areas, and great rooms as large as 18 by 20 feet will be included in some models. Fireplaces, large casement windows and nine-foot ceilings in the principal rooms are all standard.

Depending on the plan, master bedrooms will have separate his and her walk-in closets and en suite bathrooms with makeup counters.

Heated bathroom floors and coffered ceilings are among the optional features.

Niagara Estates

- **LOCATION:** Fort Erie

- **BUILDER/DEVELOPER:** RegalCraft Homes
- **SIZE:** 1,480 to 3,611 square feet
- **PRICE:** \$369,900 to \$512,900
- **SALES CENTRE:** 2990 Baker Rd., east of Netherby Road.
- **HOURS:** Open Monday, Wednesday, Thursday and Friday, 1 to 6 p.m.; Tuesday by appointment; weekends, 1 to 5 p.m.
- **CONTACT:** (905) 382-7500 or www.regalcrafthomes.com

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