



An open-and-shut case: Well-designed cabinetry and built-in appliances keep condo kitchens trim and tidy. CONTRIBUTED



Sleek hideaway condo kitchens

Panelled. Compact kitchens tucked behind cabinetry free up precious condo space



CONDO TRENDS
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A local Mississauga manufacturer is cooking up radical kitchen designs and making a splash across North America with small-space products tailored just for condos.

David Marcus, president of AyA Kitchens and Baths tells Metro about the latest trends and what purchasers want in condo cabinetry and appliances. Marcus worked with

David Wex of Urban Capital, to drive the vision for the smart kitchen. The design was originally presented in Smart House Toronto, and most recently debuted in River City 3 condos.

"Our kitchen was designed while thinking about how we use space, ensuring that every inch of our condos is intelligently designed," says Wex.

"Working with AyA, we incorporated ideas from Europe and Japan to create a space that is smart and adds value to Canadian condos."

"Right now, one of the very common trends we see is essentially hiding the kitchen away. One good way of doing that is to fully integrate the panelled appliances so that they look like cabinetry," says Marcus.

Every AyA kitchen is designed and made to order in Mississauga. "Another thing that we're seeing is the move to some really high-end, particularly European and Italian, laminates which mimic wood but are more consistent and at a better price point," explains Marcus.

"Integrated lighting is something we're doing a lot, the LED lighting. That's very popular. Built right into the upper cabinets, they're great for work surface lighting, they're dimmable and very economical."

AyA's mass customization approach provides customers with the personalization and craftsmanship of a custom kitchen along with the value and quality that comes from a 150,000 sq. ft. production facility.

"What that means to a condo developer is that if they have certain funky details that they want to do, even though it's not part of our standard collection, we will engineer it specifically for them and give them a

Condo kitchen trends

- **Integrated fridge.** Fully embedded refrigerator within the space, such as the integrated 24" Liebherr.
- **Fan hood.** Tucked away so you don't even notice it, an integrated architectural fan hood.
- **Cooktop.** Save space with a two-burner cooktop.
- **Pull-out cutting board.** The retractable countertop-cutting board can be stashed away when you don't need it.
- **Dishwasher drawer.** A novel concept in North America, a space-efficient, easy-to-use, integrated dishwasher.
- **Garbage bins.** Built-in, source-separated wet and dry garbage bins.
- **Microwave-convection oven.** All-in-one combination microwave and convection oven.
- **Washing machine.** Spin and dash with this all-in-one washer and condenser dryer.

highly-customized product for their project," says Marcus.

AyA Kitchens and Baths offers 2,000 cabinetry variations, ranging from ultra-modern to traditional, in showroom locations across North America. Their in-house designers have collaborated with most of Toronto's

big-name interior design firms including II by IV Design, Cecconi Simone, Mike Niven Interior Design and Munge Leung.

The company has an impressive roster of GTA developments including the condos Harmony Village, The Nest, River City 3, Smart House and 383 Sorauren.

Legal Matters

Insurance needed

I am scheduled to close the purchase of my first house in a couple of days and my lawyer has communicated that she requires proof of insurance for the house. Why would she be interested in whether I have insurance?



LEGAL MATTERS
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Your lawyer works for you but is also retained by the financial institution putting the mortgage on your property. The bank requires proof that the home is properly insured so that if the building burns to the ground, there is adequate insurance to either rebuild or to pay the bank their funds that have been loaned to you. They are supposed to be noted as the loss payee on the policy and what is known as the insurance binder. This is a one-page document supplied by your insurance company verifying you are adequately insured.

A fairly new development is if you are purchasing a condo from a builder, they require proof of liability insurance so that if someone injures themselves in your condo they won't be sued.

Insurance is an integral and necessary part of the purchase of property and is one of the items you should have on your checklist.

Follow Jeff Cowan on Twitter @Cowan_Law or on the website cowanlaw.ca, or email him at jeff@cowanlaw.ca.



Cupboard love

"One of the very common trends we see is essentially hiding the kitchen away."

David Marcus, president of AyA Kitchens and Baths



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