



Sam Beninato demonstrates fixtures at the RenoWOW store on Queen Street West. DUNCAN MCALLISTER/FOR METRO



A shower column installation by RenoWOW in a Toronto condominium. SAM BENINATO

King Blue condos

And in other news, King Blue condominiums held their gala VIP opening on Tuesday night. In the lavish presentation center located at the old Westinghouse building on King Street W., a large crowd of potential buyers, real estate professionals and media were wined and dined and entertained

by acrobats and a fashion show. Steve Gupta, president and CEO of Easton's Group, currently owns 15 hotels, and King Blue is his latest foray in the King West village. Barbara Lawler was on hand with her Baker Real Estate team of young sales and specialty renovations working the room.



Two new towers on display at the King Blue condos gala VIP opening event on King Street West. DUNCAN MCALLISTER/FOR METRO

Renovating your condo? Get help from the pros

Condo trends. RenoWOW coordinator talks about what's in vogue in today's condos

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So you're ready to make the big move and renovate your condo. The smart thing to do is hire a professional to coordinate your makeover. Sam Beninato is the "wow coordinator" at RenoWOW, a Toronto-based end-to-end design and specialty renovations company. Beninato is a licensed renovation contractor with many years in the construction trades. "We're totally integrated. I've got my own workforce and I manage the whole process. I provide a pallet of high-design, high-

styled upscale looks that are affordably priced," he says. At their brand new retail store on Queen Street West, condo dwellers may browse a wide gamut of tubs, showers, faucets, tiles and vanities. "The finishes that I'm seeing now: Glossy, easy-to-clean, large-format tiles. It's high-glaze porcelain; it's a high lustre so it always sparkles and it looks like a mirror," says Beninato. And what about colours? "Subdued: your earth tones. So the bold colours, that was like a few years ago. Now we're seeing a lot of the subdued. But they're very, very nice and they're appealing. I like to say holistic." Beninato says that spa-like shower systems are in vogue. "They're called shower columns. They're integrated so you have body sprays, you've got an overhead rain plate, you've got a handheld

Condos of the past

Four passé things you won't see in a condo today:

- **Broadloom.** Every condo had it, but not anymore.
- **Stucco ceilings.** Very 80s. Not something you should do to your condo.
- **Wallpaper borders.** Wallpaper is still very popular. Just not the borders.
- **Whirlpool baths.** Take too long to fill and use a lot of water. Shower columns are in vogue.

mechanism. And that's the big thing that we're seeing right now because it works very well in condo environments because of the water pressure, and it's easy to fix if there's a problem, and it's reasonable, inexpensive. It replaces what people used to buy: whirlpools."

Mystery cottage lot

We have found a cottage that we are interested in purchasing but there is some question with respect to a back lot that is owned collectively and runs behind the 23 properties that front on the water. Basically each cottage has shorefront, there is a road that runs behind the properties (which is owned by the Township) and then on the other side of the road is a wooded lot that is owned 1/23 by the owners of each cottage. Are there issues that we need to be aware of as we have no control over the back lot?



Often times, cottage owners will purchase the land behind their lakefront lots in order to control development on the other side of the road. These collective land purchases often are governed by cottage associations with Trustees, set up to transfer the land when the front cottages change ownership from time to time. You should make sure that the association is properly constituted and that the taxes are spread across all of the owners (if there is applicable property tax). This is something that your lawyer can assist you with but you should be aware that there may be additional legal costs to make sure the property transfer includes the collective land parcel.