



MEET THE CONDO

Reclining at The Roy



THE ROY ON BARRINGTON

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Project overview

The Roy is a luxury 22-storey condominium building designed for modern living with amazing views and a prime location in downtown Halifax. The suites are ergonomically efficient and the communal amenity spaces are created to give residents exceptional refined living.

Housing amenities

Designed by UNION31, a Toronto based, award-winning interior design firm, The Roy features nine-foot ceilings, European appliances with natural stone/quartz countertops in the kitchen and bathroom(s). There's a full-height glass shower enclosure and wide-plank engineered flooring.

Location and transit

Located between Barrington and Granville Streets at Sackville Street, The Roy is right in the heart of downtown. There is a bus stop at the door, and the ferry terminal is a five-minute walk away.

In the neighbourhood

The Roy is in the centre of everything. Shopping, dining, a walk along the waterfront — everything is close by. Neptune Theatre, the Art Gallery of Nova Scotia, Halifax Central Library, and the Public Gardens are all easily walkable or bikeable.

+ NEED TO KNOW

What: The Roy
Developer: Starfish Properties
Builder: Ellis Don
Location: 1650 Granville Street
Pricing: Starts in the low \$400,000's and goes to over \$1 million.
Suites: Suites range from

one bedroom and one bathroom, to three bedrooms and three-plus bathrooms.
Status: To be completed spring 2017
Sales centre: 1668 Barrington Street
Info: 902-431-1650, theroyalhalifax.com

4 THINGS TO KNOW ABOUT THE NEW MORTGAGE RULES

Homebuyers in Canada now face larger down payment requirements for properties over \$500,000. The changes that were implemented last month are intended to temper some of Canada's heated real estate markets. Here are four things to know about the new rules.

THE CANADIAN PRESS
 GRAPHICS ANDRES PLANA/FOR METRO

1 Cough up the cash

Homebuyers now have to put a down payment of at least 10 per cent on the portion of the price of a home over \$500,000. For anyone buying a home for \$700,000 — a common list price in Vancouver and Toronto — that means the minimum down payment will rise to \$45,000 from \$35,000. Any home under \$500,000 still requires only a down payment of five per cent.



2 Who's affected

Primarily those shopping for a home in Toronto and Vancouver. First-time buyers in those cities will feel the pinch since they'll be required to put down bigger down payments to get into the market. Those selling their homes in order to size up, especially in cities with hot housing markets, likely won't feel the pain since they've built up equity in those properties.



3 Impact

The influence the new rules will have over house prices is expected to be small, experts say, given their narrow reach. When he announced the changes in December, Finance Minister Bill Morneau said they are expected to affect one per cent or less of the real estate market.

4 Past measures

Four rounds of changes were made to tighten eligibility rules for new insurable loans between 2008 and 2012. Among them: the minimum down payment was increased to five per cent, the maximum amortization period was reduced to 25 years from 30 years and the maximum insurable house price was limited to below \$1 million.

Amortization
25yr MAX

Insurable house price
BELOW \$1 million