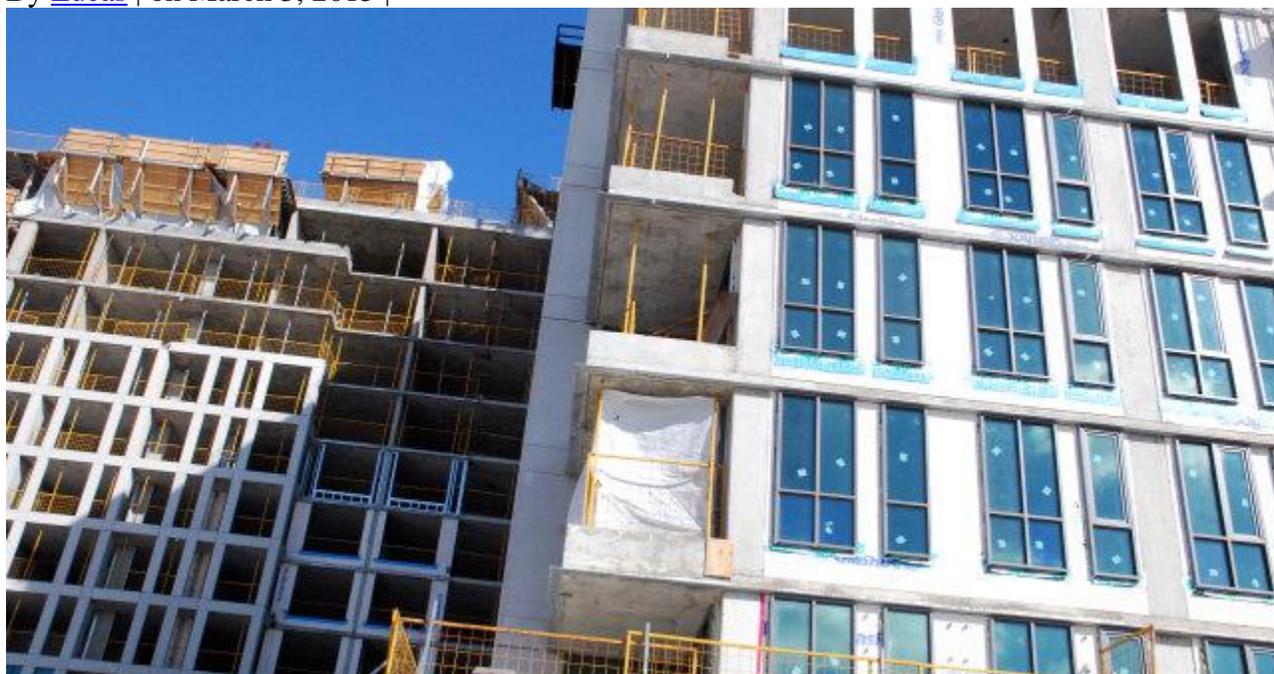


<http://blog.newinhomes.com/news/cloud9-etobicoke-nearing-completion/>



Cloud9 in Etobicoke Nearing Completion!

By [Lucas](#) | on March 3, 2015 |



Recently, the Newinhomes.com team had the opportunity to visit Cloud9 in [Etobicoke](#), a Lash Group of Companies development that has made a lot of construction progress over the last few months. We met up with Serge Mazzuca, Vice President Construction, who acted as our tour guide as we explored the Cloud9 site.



The last time we visited Cloud9 was for the [official groundbreaking ceremony](#), which was back in September 2013. Needless to say, where there was once a pile of dirt now stands a nearly topped off 12-storey condo (should be topped off in about a week). Even in the last few weeks of freezing weather, the construction crew has been hard at work. The windows are currently being installed, drywalling is underway, and the exterior brick is about to be laid.



On our way up to the top of Cloud9, we stopped in a unit on a lower level. The southern view of Esther Lorrie was actually quite nice with a few low-rise homes across the street. “The city planners, when we had this building approved, wanted a single-family home environment at street level, so it feels like the home is on the street – it’s fenced in, there’ll be little garden plots, it will look very nice and blend in well,” Mazzuca said.



When we got to the roof area, where the crew is pouring for the indoor pool and gym facility, we took shelter under a tarped area that was heated. Mazzuca explained that due to the cold and strong winds, the crew has lost about 50 working days, but as a developer who plans on working all year in Canada, they accounted for the harsh winter in the budget and building timeline. For example, it wasn't a surprise to Mazzuca when their January heating bill for the site was approximately \$14,000. "That's the cost of running 12 months in Canada," Mazzuca said with a shoulder shrug.



Cloud9 is still on schedule for occupancy to take place in October of this year. "We've scheduled all the finishing touches to start this spring, so the homeowners will feel like they're moving into a home, not a construction site," Mazzuca commented. 260 families will begin moving in this year!



One other interesting area we visited during our tour of Cloud9 was the party room that is being built for existing residents in the neighbouring apartments. Those apartments have no communal amenity space, so this party room in Cloud9 is a Section 37 benefit that will be accessible to only the residents of these apartments. This is the first time we've seen a developer include an amenity in a new condo that is exclusively for people already living in the neighbourhood. We think it's a great way to make Cloud9 an even stronger piece of the community. (Cloud9 residents will have their own party room on the amenity level)



Party room for residents of neighbouring apartments

With Cloud9 nearing completion in a few months, the condo is nearly 90% sold. The available Cloud9 units range from 530 to 923 square feet, and Lash Group's current promotion has all the one-bedrooms currently priced at \$229,990, and they're available with a flexible deposit structure. Other aspects of Lash's current promotion include a 5% deposit, \$5,000 cash back, \$5,000 in upgrades, and even a parking spot and locker. These affordable condo units are a great opportunity for first-time homebuyers, especially young couples, looking to fulfill their dream of homeownership.



Can you see the CN Tower?

A few of the high quality interior features and finishes at Cloud9 include porcelain tile, premium plank laminate flooring, contemporary European-style cabinetry, solid granite countertops, a deluxe appliance package, and beautiful contemporary vanities in the elegant bathrooms.



Visit Cloud9 today!

To learn more about Lash Group's remaining [Cloud9 units](#), visit the presentation centre at 60 Esther Lorrie Drive in Etobicoke Monday to Thursday from 12pm to 6pm, and weekends and holidays from 12pm to 5pm. And remember to ask a sales representative about the great incentives that Lash is offering!

[Click here for a live feed of the construction at Cloud9!](#)