

Gallery Condos + Lofts ground-breaking marks start of construction project in downtown Burlington



Carriage Gate officially broke ground on construction of the Gallery Condos + Lofts condo project in downtown Burlington. Nick Carnicelli, President of Carriage Gate and President of Hamilton-Halton Home Builders' Association, was joined by Parm Gill, Parliamentary Assistant to the Minister of Municipal Affairs and Housing, MPP Jane McKenna, Michael Collins-Williams Director of Policy of Ontario Home Builders Association, as well as invited guests and excited Gallery Condos + Lofts purchasers.

Carriage Gate is pleased to kick off construction, with completion scheduled for spring 2022. The innovative mixed-use project in downtown Burlington features a new concept in living with modern residential units, loft style suites, and commercial units on the ground floor, providing owners with access to a range of essential services.

The Gallery Condos +Lofts ideal location directly across from City Hall with easy access to Burlington's exceptional living environment and easy access to

dining and entertainment. The 156-unit project has been very well received. The building will feature a four-storey podium with a unique cutaway corner and wide streetscape for the public to enjoy. It will have a rooftop amenity with barbecues and fireplace for residents to enjoy the outdoors and admire the views. Other amenities include full fitness facilities, including a yoga studio, indoor pool, multi-purpose room with bar and dining room. Residents will enjoy spectacular views from every direction.

Gallery Condos + Lofts will put condo owners in the midst of the downtown pulse, where everything from food to drink to boutique shops are within walking distance.

Location is everything, and Burlington's hybrid location defines its winning appeal. As an urban centre with an authentic community feel, its connection to both the GTA and Hamilton-Niagara region invite a coveted lifestyle surrounded by nature and abundant opportunity. Downtown Burlington defines destina-

tion living and Gallery Condos + Lofts landmark location is in the centre of it all at the corner of Brant and James Street.

"Maclean's" magazine ranked Burlington as the number one city in Canada ranking in the top 25 per cent in six out of 10 categories and also this year's best place to raise a family.

The presentation centre is located at 2107 Old Lakeshore Road and is open Monday-Thursday 3 -7 p.m. and weekends 1 -5 p.m. Call 905 637-3885 or visit www.gallerycondominiums.ca or www.carriagegatehomes.com for more information.

ATHOME

What are the differences between real estate agents and brokers?



Real estate transactions often involve significant amounts of money. As a result, it's common for both buyers and sellers to enlist the services of a host of professionals with real estate experience.

Both buyers and sellers may work with real estate agents and/or real estate brokers en route to buying or selling their homes. Agents and brokers are not one and the same, and there are some important distinctions between the two.

Real estate agent

According to Realtor.com, real estate agents are professionally licensed individuals who can help both buyers and sellers. Agents also may help property owners rent their homes. The amount of training real estate agents need to earn their licenses varies by state. Once individuals finish their required training, they must take a written exam that tests their knowledge of federal real estate laws and general principles as well as the laws specific to the state in which they want to become licensed. Only after passing this exam do individuals become recognized real estate agents. Investopedia notes that achieving agent status is the starting point for most real estate professionals.

Real estate broker

Real estate brokers are those professionals who have continued their education past the agent level and obtained a broker's license.

Each state has its own requirements in regard to becoming a licensed broker, but education and examinations are necessary regardless of where a person lives.

Realtor.com notes that the extra coursework to earn a broker's license focuses on various topics, including ethics, contracts, taxes, and insurance. Agents may learn about these topics as well, but coursework for prospective brokers goes into more depth than it does at the agent level.

Brokers also will study and learn about legal issues in regard to real estate. The legal issues brokers may learn about include brokerage operations, real estate investments, construction, and property management. Requirements vary, but Realtor.com notes that brokers often must work as licensed real estate agents for no less than three years before they can earn their broker's license.

There is more than one type of real estate broker. Principal/designated brokers oversee all agents at a given firm and ensure the agents act in compliance with all real estate laws. Managing brokers tend to focus on the hiring and training of agents. Associate brokers have their broker's license but work directly under a managing broker.

Real estate agents and brokers can help buyers, sellers and investors successfully navigate real estate transactions, and each can serve their clients in different ways.

~ MC



GALLERY

CONDOS + LOFTS

Maclean's magazine ranked Burlington as Canada's #1 city to live in

A truly rare luxury residence in downtown Burlington is now under construction.

Spacious 1 and 2 bedroom luxury suites from the mid \$400s to over \$2 million

Gallery Condos + Lofts have a lot to celebrate. We are thrilled to announce Burlington's newest luxury address is now under construction. Experience a truly rare expression of luxury in a vibrant downtown location with occupancy in 2022.



GalleryCondominiums.ca


CARRIAGEGATE
home to new living

Presentation Centre

2107 Old Lakeshore Rd. Burlington

Monday - Thursday: 3:00 p.m. - 7:00 p.m. Saturday & Sunday: 1:00 p.m. - 5:00 p.m.
All other times by appointment 905.637.3885

Exclusive listing Brokerage Davies Condos Real Estate Brokerage. Illustrations are artist's concept.* Prices & specifications subject to change without notice. E.A.O.E.