

# SOLD



Set on a 25½-acre property, an 1830s post-and-beam log home on Blue Mountain is just minutes from the Osler ski lift

## BLUE MOUNTAIN



569703 Sixth Sideroad  
(Town of the Blue Mountains)  
Asking price: \$1.275-million  
Sold for: \$1.1-million  
Taxes: \$2,713 (2007)  
Bedrooms: 4  
Bathrooms: 2  
Time on the market: 36 days

### GREAT FAMILY RETREAT

This 1830s post-and-beam log home would be a great family retreat, says listing agent Sherry Rioux. It has a country kitchen with french tiled countertops, a dishwasher and a "sitting area where you can cozy up to the wood-stove."

There's a granite fireplace

in the separate living room, which is surrounded by windows and french doors that lead to a wrap-around porch. Other features include skylights, a heated marble foyer, a den/office with a cathedral ceiling and wide-plank pine floors. There's also a whirlpool tub, custom cabinetry, a master bedroom with a fireplace and a sitting area.

The 25½-acre property has outdoor living space that features a gazebo, an in-ground watering system and a fenced dog run.

The home is about 15 minutes to the Osler ski lifts, Ms. Rioux says.

Listing Broker: Clairwood Real Estate Corp. (Sherry Rioux)

## KING WEST



35 Massey St. (King Street and Strachan Avenue)  
Asking price: \$569,000  
Sold for: \$569,000  
Taxes: \$3,471 (2007)  
Monthly fee: \$191  
Bedrooms: 3  
Bathrooms: 3  
Time on the market: 13 days

### TOWNHOUSE WITH LOTS OF LIGHT

This sun-filled east/west exposure townhouse is in Massey Common, says listing agent Marina Bolletta.

The three-bedroom, three-bathroom townhouse has 1,810 square feet of living space and a 20x12-ft. deck. There's a combination living and dining room with a Juliet balcony and hardwood floors, a kitchen with ceramic floors and double doors, and a family room with a gas fireplace and a walkout to a deck.

The designer-owned home also has California shutters, built-in bookshelves and central vacuum and security systems.

Listing Broker: Urbanlife Realty Inc. (Marina Bolletta)

## FOREST HILL NORTH



753 Briar Hill Ave. (Bathurst Street and Eglinton Avenue)  
Asking price: \$1.779-million  
Sold for: \$1,757,500  
Taxes: \$7,699 (2007)  
Bedrooms: 5+1  
Bathrooms: 5  
Time on the market: two days

### TOTAL RENOVATION AND ADDITION

A total renovation and addition has just been completed on this centre-hall plan home in Forest Hill North.

The five-bedroom, five-bathroom brick and stucco home has more than 3,000 square feet of living space, plus a 1,378-sq.-ft. lower level.

Features include a living and dining room with hardwood floors and crown moulding, a main-floor family room with a coffered ceiling and a fireplace, and a kitchen with a breakfast area and a walkout to a deck.

There's a master bedroom with a walk-in closet and a five-piece ensuite bathroom, oak hardwood floors throughout and custom bathrooms.

The 51x110-ft. lot has a private driveway, a built-in one-car garage and parking for four cars. There's direct access from the garage to a mudroom.

Listing Broker: Slavens & Associates Real Estate Inc. (Darren Slavens and Daniel Pustil)

## ARMOUR HEIGHTS



42 Raeburn Ave. (Bathurst Street and Wilson Avenue)  
Asking price: \$629,900  
Sold for: \$625,000  
Sold for: \$139,250 (1993)  
Taxes: \$4,409 (2007)  
Bedrooms: 3  
Bathrooms: 2  
Time on the market: four days

### CLOSE TO PARKS

In the Armour Heights neighbourhood, this home is in a great location close to golf, skiing, transportation and parks, as well as shopping on Avenue Road, says listing agent Marty Wagman.

The three-bedroom, two-

bathroom brick home has a dining room with a walkout to a deck and a fenced garden with mature trees, he says.

There's a living room with a moulded ceiling and hardwood floors, an eat-in kitchen and a master bedroom with a four-piece ensuite bathroom. The lower-level family room has pot lights and a three-piece bathroom. There's also an office.

The 41x125-foot lot has a private driveway, a built-in one-car garage and parking for two cars.

Listing Broker: Forest Hill Real Estate Inc. (Marty Wagman)

## NORTH YORK



268 Maplehurst Ave. (Yonge Street and Sheppard Avenue)  
Asking price: \$450,000  
Sold for: \$465,000  
Sold for: \$346,500 (2005)  
Sold for: \$249,000 (2001)  
Sold for: \$180,000 (1996)  
Taxes: \$2,900 (2007)  
Bedrooms: 2+1  
Bathrooms: 2  
Time on the market: 17 days

### FIVE OFFERS

There were five offers to purchase this home, with potential buyers drawn by the location and the new construction on the street, says listing agent

Shirley Baum.

It's north of Sheppard between Yonge and Bayview, close to the subway, she says.

The two-bedroom, two-bathroom starter home has hardwood floors, cathedral ceilings and an open-concept lower level with a separate entrance. Other features include a kitchen with ceramic floors, a three-piece bathroom on the lower level and a workshop.

The 30x120-foot lot has a private driveway and a private fenced backyard.

Listing Broker: Re/Max Hallmark Realty Ltd. (Shirley Baum and Louis Baum)

## CABBAGETOWN

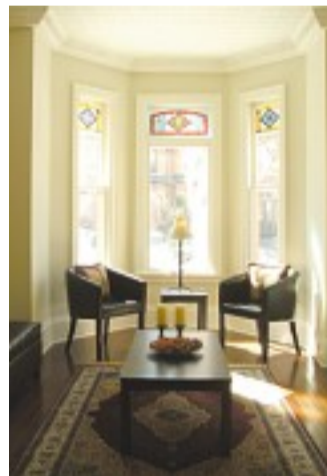
33 Metcalfe Ave. (Carlton and Parliament streets)  
Asking price: \$895,000  
Sold for: \$889,000  
Sold for: \$660,000 (2007)  
Sold for: \$555,000 (2005)  
Sold for: \$346,000 (1998)  
Taxes: \$4,520 (2007)  
Bedrooms: 3  
Bathrooms: 3  
Time on the market: 10 days

### VICTORIAN ELEMENTS AND MOD CONS

Much of this three-bedroom, three-bathroom home in the heart of Cabbagetown is intact, including tin 10-foot ceilings, ornate stained glass windows and doors and a coal-burning fireplace.

The house also has state-of-the-art mechanicals and "stylish touches," listing broker Brian Gray says.

The master bedroom has a clerestory window and a cath-



edral ceiling. The kitchen has six-inch cornice mouldings, granite counters and hardwood floors.

There's also a skylight, a second-floor laundry, a third-floor loft with a terrace and a 20x83-ft. landscaped lot. Listing Broker: Sotheby's International Realty Canada (Brian Gray)



31 Heatherton Way (Bathurst and Centre streets)  
Asking price: \$489,900  
Sold for: \$475,000  
Taxes: \$3,846 (2007)  
Bedrooms: 4  
Bathrooms: 3  
Time on the market: seven days

### DESIRABLE LOCATION

Near Bathurst and Centre, this home is in a desirable location close to a park, schools, shopping and the TTC, says listing agent Donna Seidman.

The four-bedroom, three-bathroom detached brick

home has a living and dining room with hardwood floors, an eat-in kitchen with a walkout to the yard and a main-floor family room with a fireplace.

Other features include a master bedroom with a walk-in closet and a four-piece ensuite bathroom, a central vacuum system and a self-cleaning oven.

The 32x108-foot lot has an attached one-car garage and an interlocking driveway, walkway and patio.

Listing Broker: Seidman Real Estate Limited (Donna Seidman)

Send submissions to Connie Adair, National Post (cadair@pathcom.com). Photos by agents. Historical property sales information provided by Teranet (teranet.ca)

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