

SOLD



Grand principal rooms and a custom kitchen are among the features of the three-bedroom, three-bathroom brick home

CHAPLIN ESTATES



56 Elmsthorpe Ave. (Avenue Road and Eglinton Avenue)
 Asking price: \$995,000
 Sold for: \$940,000
 Sold for: \$732,000 (2003)
 Sold for: \$465,000 (1997)
 Taxes: \$6,635 (2007)
 Bedrooms: 3+1
 Bathrooms: 3
 Time on the market: 55 days

COMBO ROOM

A mix of modern comfort and traditional charm come together in this brick family home in Chaplin Estates, says listing agent Michael Cheung. Grand principal rooms, a custom kitchen, hardwood floors and traditional wall fin-

ishes are among the features of the three-bedroom, three-bathroom house.

The living room has a fireplace, the dining room has french doors and wainscoting, and the renovated kitchen has a breakfast area and granite counters. The family room has french doors,

a fireplace and a walkout to the garden. The master suite and sitting room overlook the garden.

The 35x124-foot lot has parking for two cars and is close to the subway, belt line, parks and schools.
 Listing Broker: Sultan Realty (Michael Cheung)

NORTH YORK



130B Finch Ave. W. (Yonge Street and Finch Avenue)
 Lease price: \$2,300/month
 Leased for: \$2,300/month
 Bedrooms: 3
 Bathrooms: 3
 Time on the market: 18 days

CONVENIENT LOCATION

This property is within walking distance of the subway and Yonge Street amenities. The three-bedroom, three-bathroom luxury townhouse

has an open-concept dining room, a walkout to a deck from the living room, and a centre island and granite counters in the kitchen.

The master bedroom, with a walk-in closet and five-piece ensuite bathroom, shares the second floor with one bedroom. The third bedroom occupies the third floor.

Other highlights include hardwood floors throughout, upgraded light fixtures, nine-foot ceilings and a second-floor laundry.

Listing Broker: Realty Toronto (Asher Horowitz)

KING WEST

1005 King St. W. Ste. 925 (King and Shaw streets)
 Asking price: \$386,000
 Sold for: \$378,000
 Taxes: \$2,231 (2008)
 Monthly fee: \$482
 Bedrooms: 2+1
 Bathrooms: 2
 Time on the market: 35 days

Features of the suite include a walkout to a balcony from the combination living and dining room, stainless steel appliances and a centre island in the kitchen, and three-piece and four-piece bathrooms.

The 850-square-foot suite has an ensuite laundry and comes with one underground parking space.

Building amenities include a gym, party room, rooftop deck, visitors' parking and a security guard. "The panoramic rooftop terrace has city and lake views," Ms. Bolletta says.
 Listing Broker: Urbanlife Realty (Marina Bolletta)



SOUTH-FACING PENTHOUSE

This south-facing penthouse, in the second phase of the DNA building, has two bedrooms, plus a den/separate dining room, says listing agent Marina Bolletta.

THORNHILL

20 Bevshire Cir. (Clark Avenue and Bathurst Street)
 Asking price: \$859,900
 Sold for: \$800,000
 Sold for: \$222,900 (1986)
 Taxes: \$5,328 (2008)
 Bedrooms: 4+1
 Bathrooms: 3
 Time on the market: 70 days



space, including a combination living and dining room, a main-floor family room and a second-floor den.

The master suite has a sitting room with a walk-in closet, a five-piece ensuite bathroom and skylight. The powder room has granite floors.

The 49x100-ft. property has been professionally landscaped and has underground sprinklers.
 Listing Broker: Seidman Real Estate (Donna Seidman)

PROFESSIONALLY DECORATED HOME

With stainless steel appliances and a centre island in the gourmet kitchen, wood floors and a fireplace in the kitchen, and a professional decor, this house is like a model home, says listing agent Donna Seidman.

The four-bedroom, three-bathroom brick home has 3,400 square feet of living

VAUGHAN

69 Rejane Cres. (Bathurst and Centre streets)
 Asking price: \$369,000
 Sold for: \$355,000
 Sold for: \$270,000 (2004)
 Sold for: \$185,000 (1996)
 Taxes: \$3,082 (2008)
 Bedrooms: 3+1
 Bathrooms: 3
 Time on the market: six days



and a powder room.

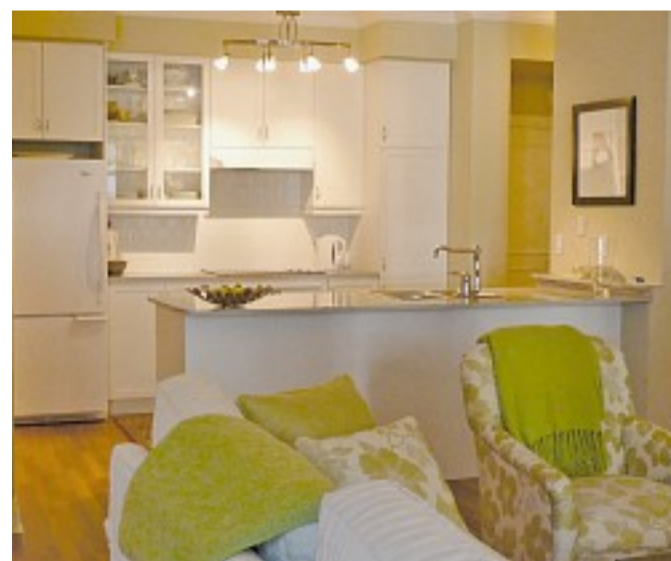
The combination living and dining room of the three-bedroom, three-bathroom brick home has laminate flooring. The renovated eat-in kitchen has a walkout and the master bedroom has his-and-hers closets.

The 21x118-foot lot is within one bus ride of the Finch subway and York University, Mr. Horowitz says.
 Listing Broker: Realty Toronto (Asher Horowitz)

RECENT IMPROVEMENTS

Being able to just move in because a lot of improvements have already been made is a bonus for buyers. Recent improvements include new windows and flooring, an oak banister and paint, says listing agent Asher Horowitz. Last year, improvements included a roof, electric panel, doors

MIDTOWN



25 Scrivener Sq., Ste. 502 (Yonge Street and Shaftesbury Avenue)
 Asking price: \$778,000
 Sold for: \$825,000
 Taxes: \$3,990 (2008)
 Monthly fee: \$750
 Bedrooms: 2+1
 Bathrooms: 2
 Time on the market: two days

BALCONY OVERLOOKS COURTYARD

The dining room of this two-bedroom, two-bathroom suite can accommodate a table for eight, plus a grand piano, says listing agent Susan Bandler.

The open-concept living and dining room has crown moulding, dark hardwood

floors and a walkout to a 20-foot balcony overlooking a landscaped courtyard and the heritage Summerhill liquor store, she says.

The suite has high ceilings and crown mouldings throughout, french doors in a separate den and a granite breakfast bar in the kitchen.

Other highlights include a five-piece ensuite bathroom in the master bedroom, a second bedroom with a walkout to a balcony and an ensuite laundry. The suite comes with one underground parking spot.

An exercise room, guest suites, gym and a security guard are among the building features.

Listing Broker: Chestnut Park Real Estate (Susan Bandler)

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

HARVEY KALLES

NINA CASTLE
Sales Representative
O: 416-441-2888
C: 416-543-4833
castle.n@rogers.com

FERNE SHERKIN-LANGER
Broker
O: 416-441-2888
C: 416-844-5704
fslanger@rogers.com

TORONTOHOME RELOCATION SERVICES

<p>496 OLD ORCHARD GROVE Newly Listed Refreshingly Beautiful! Its all done! Map # 124</p>	<p>76 MASON BOULEVARD - All Dressed Up and Ready to Go. Come and See by Appointment Only. Map # 125</p>	<p>174 ROE AVE Imagine Homes most recent creation! Stroll to Starbucks and Avenue Road Shopping. Map # 126</p>	<p>255 HOMEWOOD AVE Great family neighbourhood with everything you need! Excellent south facing lot. Map # 127</p>	<p>29 LAUDERDALE AVE Almost half an acre, over 7000 square feet of inspired space. Map # 128</p>	<p>2 NEPTUNE AVE #402 If you are over 65- this 2bed 2bath unit is the one for you! Map #130</p>
<p>43 RIDLEY BOULEVARD Go Green with Aspen Green's latest masterpiece. Amazing schools and wonderful home steps to Yonge Street. By appointment only. Map #131</p>	<p>219 JOICEY BOULEVARD Infinity homes does it again! Open Sat/Sun 2-4:30 Map # 129</p>	<p>147 BROOKE AVE The best schools, architecturally inspired and ready to go. By appointment only. Map # 132</p>			