

SOLD



The size and location of the lot, plus a new 8,600-square-foot home, are among the reasons it commanded top dollar

LAWRENCE PARK



25 Sunnydene Cres. (Bayview Avenue and Blythwood Road)
Asking price: \$4.495-million
Sold for: \$4.475-million
Sold for: \$1.575-million (2005)
Taxes: n/a
Bedrooms: 5+1
Bathrooms: 7
Time on the market: 40 days

The five-bedroom, seven-bathroom brick-and-stone home was built by Jurij Sennecke of Divine Homes, with interior design by his wife, Candice Olsen, host of TV's *Divine Design*.

The two-storey home is built on a south hill, so the back of the house expands to a third walkout garden level, Ms. Howell says.

Features of the home include a living room with a brick fireplace, a dining room with a gas fireplace and a kitchen with a walkout to a deck. There's a main-floor family room and library, both with built-in shelves and gas fireplaces. The lower-level family room and combination recreation/exercise room both have walkouts to the garden.

The lot has a private driveway, a built-in three-car garage and parking for seven cars.

Listing Broker: Buyer Broker Realty Inc. (Trelawny Howell)

HIGHEST PRICE SALE IN LAWRENCE PARK

Twenty-five Sunnydene sold for the highest price in Lawrence Park to date, says listing agent Trelawny Howell. The buyer got a good deal. The house was originally listed for \$205,000 more and had just been reduced before an open house, where the buyer saw the home, she says.

The size and location of the lot — a 76x242-foot ravine lot on a crescent — plus a new 8,600-sq.-ft. home are among the reasons it commanded top dollar, she says.

MARKHAM



25 Mintleaf Gate (16th Avenue and Highway 48)
Asking price: \$489,800
Sold for: \$480,000
Taxes: \$4,398 (2007)
Bedrooms: 4
Bathrooms: 3
Time on the market: nine days

yard. There's a main-floor family room with a fireplace and a laundry room with access to the two-car attached garage.

The master suite has a walk-in closet and a five-piece ensuite bathroom with a separate shower.

The lower level is unfinished but has a roughed-in three-piece bathroom.

Features include central air and vacuum systems, an electric garage door opener, a built-in dishwasher and a security system.

The 56x98-ft. lot has a private double driveway and a private backyard.

Listing Broker: Prudential Achievers Realty (Sophia Tan)

MARKHAM VILLAGE DETACHED HOME

This Markham Village home, built about 13 years ago, has about 3,110 square feet of living space that includes an open-concept living room, a formal dining room with french doors and an eat-in kitchen with a walkout to the

FOREST HILL



626 Briar Hill Ave. (Chaplin Crescent and Bathurst Street)
Asking price: \$999,900
Sold for: \$1.065-million
Taxes: \$8,076 (2007)
Bedrooms: 4
Bathrooms: 4
Time on the market: eight days

OPPORTUNITY TO RENOVATE

This centre-hall plan home is on a 50x125-foot lot in Upper Forest Hill, says listing agent Richard Sherman.

The four-bedroom, four-bathroom brick home has a living room with hardwood

floors, a dining room with a moulded ceiling and an eat-in kitchen with a walkout to the yard. There's also a main-floor den with a walkout.

Other features include a master suite with a wall-to-wall closet and a three-piece ensuite bathroom, a recreation room, a main-floor powder room and a laundry room.

The house offers a "wonderful opportunity to renovate on a great block," Mr. Sherman says. The property has an attached one-car garage, a private driveway and parking for three cars.

Listing Broker: Slavens & Associates Real Estate Inc. (Richard Sherman)

KING WEST



96 Strachan Ave., Ste. 623 (King Street and Strachan Avenue)
Asking price: \$326,900
Sold for: \$327,000
Taxes: \$2,107 (2007)
Monthly fee: \$319
Bedrooms: 2
Bathrooms: 2
Time on the market: 30 days

water hookups.

The two-bedroom, two-bathroom townhouse has an open-concept living/dining room and a kitchen with hardwood floors and a built-in dishwasher and microwave. It also has one parking space.

Thousands have been spent on upgrades, says listing agent Marina Bolletta.

The neighbourhood offers amenities, as well as the TTC at your doorstep, she says. It's also within walking distance of the waterfront and Queen Street West.

Listing Broker: Urbanlife Realty Inc. (Marina Bolletta)

ROOFTOP TERRACE WITH BARBECUE

Suite 623 offers almost 900 square feet of living space, plus a 215-sq.-ft. rooftop terrace with barbecue and

RIVERDALE

123 Strathcona Ave., Ste. 29 (Danforth and Jones avenues)
Asking price: \$279,900
Sold for: \$270,000
Taxes: \$1,936
Monthly fee: \$312
Bedrooms: 3
Bathrooms: 1
Time on the market: 44 days

CONDO COMPLEX CLOSE TO SUBWAY

This 30-suite condo townhouse complex offers affordable downtown living, says listing agent Sandra Pate.

The three-bedroom, one-bathroom suite has a "light

and bright south-facing patio, terrific storage, an eat-in kitchen and an underground parking space with direct access to the suite. It has two courtyards and has been recently extensively retrofitted," she says.

Features of the suite include a foyer with a closet and ceramic floors, an eat-in kitchen that overlooks a patio and a living room with sliding doors to a garden. There is a bedroom with a double closet, a third-floor master suite with a double closet and a laundry room.

The complex is about a five-minute walk from the Donlands subway and is



close to shops and services on the Danforth.

Listing Broker: Royal LePage J&D Division (Sandra Pate)

48 Steeles Ave. E. (Yonge Street and Steeles Avenue)
Asking price: \$539,900
Sold for: \$540,000
Sold for: \$265,000 (2002)
Sold for: \$238,000 (2000)
Taxes: \$3,327 (2007)
Bedrooms: 3
Bathrooms: 2
Time on the market: 17 days

WORK AT HOME

Recently renovated, this home has a new stucco exterior and a main-floor family room addition with a walkout to the yard.

The three-bedroom, two-bathroom bungalow is ideal for a home-based business, says listing agent Bill Thom.

MARKHAM



It has a separate entrance to the lower-level unit. The lot is zoned for 25% commercial and has a driveway with enough pavement for parking and three-point turns, he says.

There's a combination living and dining room with parquet flooring, a master bedroom with a four-piece

bathroom and a kitchen with a built-in dishwasher. There is a second kitchen, a recreation room and a bathroom on the lower level.

The 50x140-foot lot has a private driveway and an attached one-car garage.

Listing Broker: Re/Max Realtron Realty Inc. (Bill Thom)

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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