

SOLD



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NORTH TORONTO



540 Cranbrooke Ave.
(Avenue Road and Lawrence Avenue)
Asking price: \$1.349-million
Sold for: \$1.303-million
Taxes: \$9,957 (2008)
Bedrooms: 4+2
Bathrooms: 5
Time on the market: 12 days

HOUSE OFFERS GREAT VALUE

This executive home and 42x118-foot lot offer "great value in the neighbourhood," says listing agent Robert Greenberg.

The custom-built home has

a natural stone and precast stone façade and large principal rooms, he says.

Crown moulding and a dropped ceiling are features of the combination living and dining room. The study has french doors and the custom maple kitchen has a granite island, and a breakfast area

with a walkout to a deck. A gas fireplace is a highlight of the main-floor family room.

Other features include coffered and vaulted ceilings, a solid oak front door and halogen pot lights.

Listing Broker: Harvey Kalles Real Estate (Robert Greenberg and Andre Kutyan)

NORTH YORK



315 Senlac Rd.
(Yonge Street and Sheppard Avenue)
Asking price: \$1.21-million
Sold for: \$1.1-million
Taxes: n/a
Bedrooms: 4+1
Bathrooms: 5
Time on the market: 37 days

CUSTOM-BUILT WITH PRIVATE BACKYARD

This new custom-built home has four bedroom, five bathrooms, natural stone floors and marble counters in all of the bathrooms, says listing agent Asher Horowitz.

A centre island, pot lights

and a fireplace are features of the combination kitchen/family room. Other highlights include pot lights and hardwood floors in the living and dining rooms, and his and her closets and a five-piece ensuite bathroom in the master suite.

A staircase with wrought iron pickets, a skylight and crown mouldings are among the other features.

The finished lower level has a walkout to "a huge private backyard," says the agent. The stucco-and-stone home is on a 50x150-foot lot close to amenities.

Listing Broker: Realty Toronto (Asher Horowitz)

KING WEST



1 Shaw St., Ste. 1026
(King and Shaw streets)
Asking price: \$379,000
Sold for: \$365,000
Taxes: \$2,030 (2008)
Monthly fee: \$365
Bedrooms: 2
Bathrooms: 2
Time on the market: 12 days

CORNER UNIT WITH WINDOWS

Suite 1026 is a northwest corner unit with two bedrooms, two full bathrooms and large windows in the living area

and both bedrooms, says listing agent Marina Bolletta.

The balcony has wood flooring and a gas line for a barbecue. The kitchen has stainless steel appliances, including a gas stove. Floors are concrete in the living areas and ceramic in the washroom. Ceilings are nine feet high.

One underground parking space is included.

Building amenities include a gym, rooftop deck, security guard and recreation room.

Listing Broker: Urbanlife Realty (Marina Bolletta)

MARKHAM

19 Amberwood Crt.
(Highway 7 and Village Parkway)
Asking price: \$758,000
Sold for: \$758,000
Taxes: \$5,142 (2007)
Bedrooms: 4+2
Bathrooms: 4
Time on the market: three days

HOUSE HAS BEEN TOTALLY RENOVATED

Totally renovated in recent years, this home features hardwood flooring, granite counters in the eat-in kitchen, and a den and a family room on the main floor.

The sunken living room has

a cathedral ceiling, the formal dining room has a moulded ceiling and the kitchen has a walkout to a deck.

There's a gas fireplace in the family room, and a walk-in closet and a five-piece ensuite bathroom are features of the master suite.

The newly finished lower level has a three-piece bathroom, a recreation room, two bedrooms and halogen pot lights.

The 60x119-foot lot has an in-ground sprinkler system and the two-car garage has electric door openers.

Listing Broker: Sutton Group New Standard Realty (Betty Chark)



THE BEACH

1733 Queen St. E., Ste. 103
(Woodbine Avenue and Lake Shore Boulevard)
Asking price: \$275,000
Sold for: \$300,000
Taxes: \$2,039 (2008)
Monthly fee: \$327
Bedrooms: 1+1
Bathrooms: 1
Time on the market: 12 days

WEST-FACING PATIO OVERLOOKING PARK

Originally designed to offer commercial and retail space, the builder ended up converting the space because there was more interest in residential than commercial, says listing agent Sandra Pate. "Hence the high ceiling

height."

The one-bedroom, one-bathroom suite, built about six years ago, has an open-concept living and dining room with 10-foot ceilings, floor-to-ceiling windows and a walkout to a west-facing patio that overlooks Woodbine Park.

The kitchen has a breakfast bar, the master suite has a full wall of closets and there is an open-concept den.

The 620-sq.-ft. suite comes with one underground parking space at the elevator and a storage locker.

Building amenities include an exercise room, a party room with a terrace and visitors' parking.

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



NEWTONBROOK

137 Newton Dr.
(Bayview and Cummer avenues)
Asking price: \$649,000
Sold for: \$595,000
Taxes: \$4,298 (2007)
Bedrooms: 3+2
Bathrooms: 3
Time on the market: 44 days

IN-LAW SUITE

Two fireplaces, a separate side entrance to a lower-level in-law suite and hardwood floors are among the features of this three-bedroom, three-bathroom raised brick

bungalow, says listing agent Bill Thom. The 61x130-foot lot has an in-ground pool with a waterfall.

The living room has a stone fireplace, the combination kitchen/dining room has hardwood floors and the master bedroom has a two-piece ensuite bathroom.

The recreation room has a stone fireplace and a wet bar. A fourth bedroom on the lower level has a walkout to the yard and a panelled office has a built-in bookcase.

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



85 The Westway
(Royal York Road and Lawrence Avenue)
Asking price: \$399,900
Sold for: \$420,000
Taxes: \$3,093 (2008)
Bedrooms: 2+1
Bathrooms: 2
Time on the market: eight days

BUNGALOW

There were multiple offers to purchase this well-maintained, solid brick bungalow on a beautifully landscaped mature lot in Etobicoke, says listing agent Wendy Carroll. "The lot has a large deck, a

pond and a waterfall."

The pie-shaped 42x133-foot lot also has underground sprinklers, a garden shed and outdoor lighting.

The home is surrounded by new homes and the Weston Golf Club, she says.

Features of the two-bedroom, two-bathroom home include a living and dining room with hardwood floors, an eat-in kitchen and a sunroom with a walkout to a deck. The lower-level recreation room has a fireplace and a three-piece bathroom.

Listing Broker: Marketpoint Realty (Wendy Carroll)