

**DONE DEALS** »BY SYDNIA YU

**Trinity Bellwoods rowhouse attracts nine bids**

**ASKING PRICE**

\$699,000

**SELLING PRICE**

\$905,000

**PREVIOUS SELLING PRICE**

\$150,500 (1996)

**TAXES**

\$4,382 (2016)

**DAYS ON THE MARKET**

Seven

**LISTING AGENT**

Kimmé Myles, Johnston and Daniel a Division of Royal LePage Real Estate Services Ltd., Brokerage

**The Action:** As one of few properties listed around Trinity Bellwoods Park early May, this two-storey rowhouse was filled with nearly 100 groups at the open house and another 50 dispersed throughout the week, which ended with a \$905,000 offer that trumped eight other bids.

**What They Got:** Just a few streets east of the popular 36-acre park, this three-bedroom house harmoniously displays original details from 1880 with modern conveniences added primarily between 2009 and 2016, from classic shutters and staircase banister to updated roofing, mechanics, plank



floors, bathroom and laundry facilities upstairs. Two dens flank the hallway to a central living and dining area and rear eat-in kitchen with an exit to a fenced 25-by-73-foot lot with a south-facing backyard and perennial gardens.

A shed and partially finished basement offer storage.

**The Agent's Take:** "This home is

extremely unique. First of all it's in an amazing neighbourhood – Trinity Bellwoods – so it's close to everything and you're literally steps to Queen Street West. Yet, this small little street has a row of historic row houses, so it's like you're in another era," agent Kimmé Myles says.

"This one in particular was double the width of all the others. Perhaps the owner who owned all the land around

there may have lived in it with his family."

Though the surroundings are urban, it preserves late 19th-century traits. "It had more of a farmhouse feel," Ms. Myles states. "Inside, it's huge and opens up to 10-foot ceilings and it had a great room with large picture windows that overlooked the garden, it was a real oasis."