

## DONE DEALS »BY SYDNIA YU

### Painting and staging helps draw pre-emptive offer for Leaside condo

**ASKING PRICE**  
\$889,000

**SELLING PRICE:**  
\$960,000

**PREVIOUS SELLING PRICES:**  
\$336,516 (1992)

**TAXES:**  
\$3,177 (2018)

**DAYS ON THE MARKET:**  
One

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

**The Action:** Agent Kimmé Myles suspected buyers would be impressed by the condition of this three-bedroom suite at Bayview Walk – all but its rust coloured walls. So she recommended a series of cosmetic changes. The transformation was such a hit, one of the first five visitors logged an offer within 24 hours in mid-October.

“We painted the whole unit and staged it, which made a world of difference,” Ms. Myles said. “During the agents open house, I had an agent come through with a client and we had an offer that night.”

**What they got:** At the



northeastern corner of a 26-year-old building, this 1,250-square-foot suite has refinished hardwood floors, a gas fireplace and a large balcony off the open living and dining room.

There is an eat-in kitchen with ceramic floors, two bathrooms and laundry machines, as well as a locker and two-car parking.

Monthly fees of \$996 cover water and heating, as well as upkeep of a gym and party room.

**The agent's take:** “It’s a unique unit because it’s large, and it also has a massive 650-square-foot balcony,” Ms. Myles said. “[Plus] a lot of the units in the building have fireplaces, but not all of them do.”

