

DONE DEALS »BY SYDNIA YU

Location key selling point for large midtown Bayview condo

ASKING PRICE

\$565,000

SELLING PRICE

\$575,000

PREVIOUS SELLING PRICES

\$330,000 (2005): \$291,547 (1992)

TAXES

\$2,932 (2016)

DAYS ON THE MARKET

Three

LISTING AGENT

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

The Action: This two-bedroom-plus-den suite at Bayview Walk was subject to 10 showings and an agents-only open house within the first three days on the market. The absence of alternatives nearby likely pushed one buyer to fast track an offer with \$10,000 extra to sweeten the deal.

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Also enclosed is a den and two full bathrooms, the larger of which is in the master, along with a walk-in closet.

Laundry machines, a locker and parking are part of the unit, along with

monthly fees of \$825 for water, heating and upkeep of the gym, rooftop deck, and party room.

The Agent's Take: "The location is what sells it – the fact it's on the new Metrolinx Eglinton Crosstown LRT and there's a Whole Foods going in north of there – it's a great location," agent Kimmé Myles says.

"[In addition] a lot of condo buyers are

well aware that units in older buildings are larger and more bang for your buck."

This unit had even more advantages over its counterparts. "It had beautiful, west-facing, unobstructed sunset views and a nice balcony," Ms. Myles notes.

"It's one of the few buildings that has gas fireplaces, so that was another strong selling feature."