

## DONE DEALS »BY SYDNIA YU

### Third time the charm for sale of Bloor West home

**ASKING PRICE**

\$1,090,000

**SELLING PRICE**

\$1,075,000

**PREVIOUS SELLING PRICE**

\$240,000 (1994)

**TAXES**

\$4,816 (2016)

**DAYS ON THE MARKET**

Two

**LISTING AGENT**

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

**The Action:** This 1½-sto-  
rey house appeared on  
the market in May just a  
few weeks after the pro-  
vincial housing changes  
were unveiled. Listed ini-  
tially at \$998,000, then at  
\$1.175-million, it received  
two offers, one of which  
subsequently fell apart and  
the other was rejected out-  
right. It was relisted again  
in June at an asking price  
of \$1.09-million and drew  
a swift and solid offer of  
\$1.075-million.

“The [new] rules affected  
buyers in a hugely psycho-  
logical way, so there was a  
bit of a lull at that time,”  
agent Kimmé Myles said.



“In hindsight, had my seller  
been ready to list in April, it  
would have been a different  
scenario, but thankfully he  
was realistic and understood  
the changing dynamics of the  
market. But I wasn’t going  
to let him give it away and  
ultimately, in the end, both  
he and I were happy ... and  
relieved.”

**What They Got:** An ar-  
chitect customized this  
1950s home on a 50-by-120-  
foot lot, so it is noticeably  
different from its neigh-  
bours. The kitchen is partly  
glass-enclosed and there are  
dark plank laminate floors  
throughout. There are two  
bedrooms above ground and  
a third in the lower level.

The main floor has a fairly  
standard layout with a front

living room, a rear dining  
space, with a back door to  
the fenced-in yard.

There’s also an attached  
garage.

**The Agent’s Take:** “The big  
selling point was the lot with  
its pretty trees and landscap-  
ing and also its position on  
the street. It stood out like a  
gem,” Ms. Myles said. “[Plus]  
we’re in an area that’s just a  
five-minute walk to the sub-  
way and about three minutes  
to a park.”

While many older homes are  
often razed, this one is in  
better shape. “It was owned  
by an architect, so the finish-  
es, attention to details and  
unique features, like drop  
ceilings ... made it very desir-  
able,” Ms. Myles said.

