

DONE DEALS »BY SYDNIA YU

Co-op-turned-condo in Chaplin Estates sells quickly

ASKING PRICE

\$419,000

SELLING PRICE

\$419,000

TAXES

\$2,422 (2014)

DAYS ON THE MARKET

Five

LISTING AGENT

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

The Action: This two-bedroom suite in one of the old low-rise buildings lining Oriole Parkway opened its doors to a dozen private showings and about two dozen open house attendees and quickly scored an offer for the list price.

What They Got: In 2011, a brick residence used as a co-op and rental property in the past was converted into 32 condominium suites, such as this 1,063-squarefoot unit with new quartz kitchen counters,



Fisher & Paykel appliances and modem bathroom, as well as a bedroom modified with built-ins to function as a walk-in dressing room. or office.

› Original hardwood floors and northeast-facing windows appear in every room, from the master suite to the living and dining areas.

› Monthly fees of \$575 cover water and heat. Residents can rent detached garages behind the building.

The Agent's Take: "It's a unique property - a 1929, three-storey brownstone - so it's a beautiful property very elegant, charming and glamor-

ous," agent Kimmé Myles says. "[Units] don't come on the market very often."

Each unit is also different, so this one's strength lies in its size and style. "The unit itself is just under 1,100 square feet and it has a nice combination of old classics and new modern," Ms. Myles says.

"You're overlooking a fantastic courtyard, so you've got trees in front of you and it's quiet. And the building is shaped like a U, so you see the opposite side of the building's brown brick and nice windows. It feels like you're in a house."

