

DONE DEAL BY: SYDNIA YU

Moore Park home catches tail of the market in \$3.6-million deal

ASKING PRICE

\$3.595-million (May 2021)

SELLING PRICE

\$3.6-million (June 2021)

TAXES

\$13,116 (2021)

DAYS ON THE MARKET

22

LISTING AGENT

Kimmé Myles, Sotheby's International Realty Canada

The Action: This nearly hundred-year-old house had a strong turnout with 20 showings within 24 hours. One buyer had their pre-emptive offer waved off, but they came back to negotiate a \$3.6-million deal after the presentation date.

"I was confident we would do well on offer night based on the initial reaction, but after three days, things calmed down a lot," said agent Kimmé Myles.

"It was just when the market started changing because people were thinking about summer and cottages."

Those circumstances – coupled with new, larger options in the vicinity – made this sale hard-earned. "It showed beautifully, but it does need a lot of work," Ms. Myles said.

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The agent's take: "It's a really special house with beautiful original gumwood inside, and a fabulous lot with beautiful trees, like copper beech, which you don't see very often," said Ms. Myles.

