

DONE DEAL BY: SYDNIA YU

**Stylish downtown
Toronto condo has no
visitors for weeks,
rebounds with
under-asking offer**

ASKING PRICE

\$549,000 (November 2020)

SELLING PRICE

\$540,000 (December 2020)

TAXES

\$1,973 (2020)

DAYS ON THE MARKET

21

LISTING AGENT

Kimmé Myles, Sotheby's
International Realty Canada

The Action: This one-bedroom unit at the Mozo building had a recent makeover, but not a single person asked to see it two weeks after its launch. The third week was markedly different with a flurry of visitors and a solid \$540,000 bid.

“There were a lot of listings that were on the market for 89 or 59 days, so we did quite well in terms of time on market and price, but I had faith in what we were dealing with,” agent Kimmé Myles said.

“It showed beautifully, and it was gorgeous, but there was a lot of inventory and buyers were certainly taking their sweet time.”

What they got: This 614-square-foot suite had a loft-like design, with an exposed concrete ceiling and an open principal room with a wall of windows



and sliding doors to a Juliet balcony.

The four-piece bathroom was recently remodeled and laminate plank flooring was laid throughout. A quartz-topped kitchen island, tile backsplashes and high-end appliances were also installed.

Monthly fees of \$344 cover the cost of water, heating and concierge service, as well as use of the gym and party room.

The agent's take: “[The seller] had done everything to the nines,” Ms. Myles said.

“[Plus], you could look out and see heritage buildings, like St. James Cathedral, so it is a great area. And you could walk to the King East Design District, St. Lawrence Market or further east to the Distillery or west to the Eaton Centre.”

