

DONE DEAL BY: SYDNIA YU

Large terrace boosts of small condo

ASKING PRICE

\$499,000

SELLING PRICE

\$525,000

PREVIOUS SELLING PRICE

\$215,000 (2006)

TAXES

\$2,105 (2020)

DAYS ON THE MARKET

12

LISTING AGENT

Kimmé Myles, Sotheby's International Realty Canada

The Action: In July, great lengths were taken to declutter, paint and redecorate the interior of this one-bedroom unit, however, little needed to be done to enhance its best asset outside.

"When I did the Facebook Live open house, a guy on a higher floor yelled out 'best balcony in the building!' so it was perfect because it really was the selling feature," agent Kimmé Myles said.

"We were priced on the lower side – because the unit has an original kitchen and bath – so we knew the buyer would do some work, but ... we weren't going to settle for the list price. So, we negotiated to a nice, decent price."

What they got: On the third floor of an 18-year-old building, this 623-square-foot suite has a contemporary, open concept living and dining area and a U-shaped kitchen, as



well as a bedroom with access to the terrace.

Monthly fees of \$639 cover utilities, 24-hour concierge and shared fitness and party facilities.

The agent's take: "I knew the condo market was strong, particularly for this unit because it's so unique. It's got a 212-square-foot terrace on a mezzanine level, so it's one of two or three with this type of terrace," Ms. Myles said.

"Especially now with COVID, people want outdoor space.

"Because it's in an older building, you're getting larger square footage than standard one-bedrooms you see now," Ms. Myles said.

"It's an unbeatable location at Yonge and Eglinton. Not only do you have the subway there, you also have the LRT ready shortly."

