

FEATURED LISTING

Rare Offering in Moore Park

\$2,500,000



A rare offering in Toronto's most sought-after neighbourhood. 75 foot frontage on the Moore Park ravine. A very special four bedroom home where character abounds – full height leaded windows, hardwood floors, cove ceiling, wainscoting, wood-burning fireplace, renovated kitchen and bathrooms, mechanically updated – so much to offer. Two main floor bedrooms and a main floor library. Breathtaking ravine views from virtually every room. Good outdoor space. Very rare double garage.



Unsurpassed Design, Prime Location **\$4,200,000**

Exquisite new home in Lawrence Park within walking distance of Yonge Street. Sophisticated design that exceeds anything you have seen. French white oak floors, custom kitchen with European feel, spacious kitchen/family room overlooks the terrace and garden, large main floor mudroom, five bedrooms including luxurious master suite with walk-in closet and stunning ensuite bathroom. Very bright lower level. A rare opportunity.



Spacious & Bright in Governor's Bridge **\$2,075,000**

Well located on the ravine in Governor's Bridge. This renovated, five bedroom home is ideal for a family. Abundance of natural light. Rear addition allows for a large kitchen/family room with walkout to peaceful garden. Bathrooms updated throughout, master suite with walk-in closet and renovated ensuite bathroom. Second floor laundry, third floor retreat with sundeck. Mudroom entrance and finished lower level. Highly desirable Bennington Heights School District.



New Construction in Sherwood Park

Exceptional layout and level of finish in this midtown home. Rare three storey with approximately 3750 square feet of living space. Features include designer kitchen with top of the line appliances, wired for Crestron home automation, choice of second or third floor master suite, four full bedrooms plus guest suite in lower level, landscaped 187 foot lot, private drive and built-in garage. Walk to the city's best schools, great shops, restaurants, parks and TTC. Price available upon request.



Bennington Heights Bungalow **\$1,175,000**

Beautifully renovated bungalow in Bennington Heights. The perfect layout for entertaining and everyday living. Three bedrooms on main floor; renovated bathrooms including steam shower in lower level, updated kitchen, fabulous guest suite and spacious recreation room with wood-burning fireplace. Private drive. Enjoy this special home just the way it is or rebuild/top up to suit your needs. Steps to the ravine, highly coveted Bennington Heights School, TTC and shops on Bayview Avenue.

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#1 in Toronto for Royal LePage Real Estate Services Limited

Sales Representatives



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BEST MOVE

FROM THE TEAM

Market Update

HISTORIC WONDERS OF TORONTO

Exploring some of Toronto's past through architecture

ON THE COVER

Rare offering in Moore Park

BROUGHT TO YOU BY

Heather & Cailey

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REAL ESTATE SERVICES



FROM THE TEAM

Welcome to the April edition of the *Your Best Move* newsletter.

It's April (at last), spring is in the air and after being cooped up all winter long, it's time to push open the windows and doors, welcome the sun and enjoy some much needed fresh air. It's also a great time to tackle everyone's favourite chore and annual ritual – the spring clean. Whether you plan to focus on the prime targets like kitchens, bathrooms, windows and carpets, or are planning something more intensive like painting and brick repair, we have a few suggestions to help you on your way. It's always advisable to work from top down and from inside to out to avoid creating a mess in an area you've just cleaned. Spring is also an ideal time to replace the batteries in smoke and carbon monoxide detectors and examine the fire extinguisher.

Of course, reducing clutter is a big part of the experience. If you've got more than your share, or just want to support a good cause, why not consider participating in the Royal LePage Shelter Foundation's 7th Annual Garage Sale for Shelter? The funds raised are for a good cause, supporting women and children across Canada, and it's lots of fun for the family and community. This year's event takes place May 9th in the parking lot at 1391 Bayview Avenue. If you'd like to participate, please call 416-424-4900 for details.

Spring is also an historically busy time in the real estate market. 2015 is already off to a busy start with strong sales. In Toronto, the average sale price of a single detached family home topped the \$1 million mark in February. Historically low lending rates are keeping the cost of ownership more manageable. If you are looking for a home or considering selling your home, have questions about the market or something you've seen in our newsletter, please call us today. We'd love to speak with you.

Warm regards,

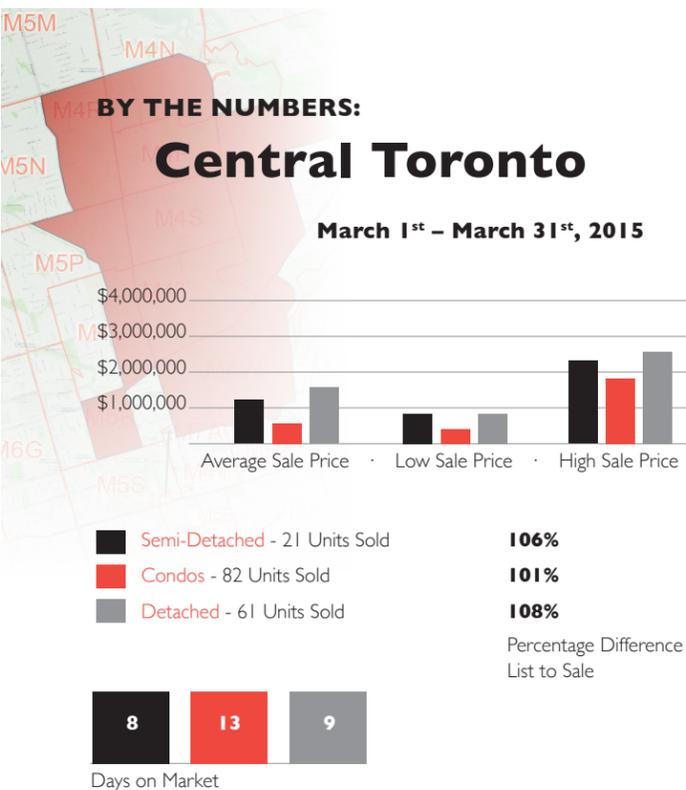
Cailey and Team

SAVE THE DATE: MAY 9TH



GREAT DEALS FOR A GREAT CAUSE MAY 9TH - 8AM - 2PM

A fun charity event in support of the Royal LePage Shelter Foundation. Restoring hope for more than 30,000 women and children across Canada and in our community each year. Presented by Royal LePage Real Estate Services Ltd., Brokerage.



JUST LISTED



A Gem in North Toronto
\$950,000

#1 IN TORONTO*

Bright corner home where light, charm and character abound. Renovated kitchen with heated floors, main floor family room, new second floor bathroom and guest room in lower level. This special home can be enjoyed as is or renovate/rebuild to suit your needs. Great location on a quiet crescent within easy access of shops, restaurants, the subway and downtown.

COMING SOON



Artist's Home in Parkdale



Renovated at Yonge & Davisville

* For statistical use only.

* For Royal LePage Real Estate Services Limited



HISTORIC WONDERS OF TORONTO

Toronto is a city of neighbourhoods, and while we lead busy lives, often rushing with little time to see our surroundings, these neighbourhoods adjust and transform. Though the physical landscape of Toronto has undergone many changes over the decades, some history remains interspersed among the streetscapes or incorporated into new buildings.

Here are some examples:

1. The First Mount Sinai Hospital, 100 Yorkville Avenue (now Teatro Verde)

Yorkville has been transformed over the last two centuries from a tollgate village, to a hippie haven, to an upscale neighbourhood with luxury condominiums, yet remnants of the past remain. 100 Yorkville began as a private house, built in 1871 of local yellow brick with typical Victorian gables. In the 1880s, Jewish immigration flourished in Toronto with newcomers arriving from Europe. They settled in Toronto, but if they needed medical attention they would be seen by unfamiliar people who did not speak their language. Sadly, hospitals in the city would not allow Jewish doctors to practice so a group of women formed the Ezras Noshim Society in 1913 to raise funds for a Jewish hospital. By 1922, they had raised enough money to buy 100 Yorkville and opened a 20-bed hospital. In 1934 a modern 2-storey wing was added. By 1953, the second Mount Sinai Hospital was built on University Avenue, undergoing significant expansion in 1973. 100 Yorkville was designated an historical site in 1985. Condominium and retail development has since occurred, but it has retained and incorporated the original façade of the building into the new structure. When walking by the building, one can still see the Star of David motif on the top of the two pilasters on either side of the door of the old hospital.

2. St. James Anglican Cathedral, King & Church Streets

On the northeast corner of King and Church stands a large, elegant English Gothic Revival church. This Cathedral marks the site of almost 200 years of continuous religious buildings since Loyalists established the original congregation after immigrating to York following the American Revolution. The first building was begun in 1803. By 1832, the wooden structure was replaced by a larger stone one, which was destroyed by fire in 1839. The building that replaced it was destroyed by fire in 1849 and replaced in 1853 by the present building of yellow brick designed by prominent architect, William Cumberland. In 1939, a cleric named John Strachan rose to become the first Bishop in the newly created City of Toronto. The Cathedral and its neighbouring park have remained a vital part of the downtown cityscape.

3. Consumer's Gas Building, 239 Front St. East (now Canadian Opera Company)

The first gas lights in Toronto were lit in 1841. The building on the corner of Berkeley and Front, in the Distillery District, was constructed in the late 1880s as part of the Consumer's Gas works which once covered over 10 acres. It is an impressive example of a late Victorian industrial building with simple embellishments on architectural facades. There are rounded arches, fancy brickwork in the openings, carved limestone details, stone-capped piers and a steeped gable roof. Gas was generated by distilling coal brought across Lake Ontario from Pennsylvania and unloaded from boats a block to the south. This continued until 1950, when a huge deposit of natural gas was discovered in Alberta and natural gas arrived in Toronto by pipeline, making gasworks redundant. The buildings were sold to Greenspoon Brothers for demolition, but fortunately, Mr. Greenspoon became interested in their historical significance and decided to restore and renovate. After the gasworks closed, it became home to Dalton's Cherries and later the Canadian Opera Company.

Toronto has a rich past that can still be shared through the many historic structures that have been preserved for all to see. The next time you put on your walking shoes and venture into the city, try to take note of the historic buildings. We would love to hear which ones are your favourite.

RECENT SALES



Sherwood Park



Rosedale



Davisville Village



Bennington Heights



Moore Park



Deer Park



Forest Hill



Chaplin Estates