

## A SELECTION OF OUR LISTINGS



### Lawrence Park **\$4,295,000**

Home of prominent architect & designer. Recently built with a modern flair while also respecting the architecture of the neighbourhood. Exquisite design and layout. South facing with an abundance of natural light. High ceilings throughout. Four generous bedrooms, spacious master suite with walkout to private deck, stunning rooftop terrace with outdoor kitchenette, generous lower level with walkout to south facing garden.



### Bennington Heights **\$3,600,000**

Breathtaking setting on the ravine. Beautifully renovated and spacious home with year-round views. Excellent floor plan featuring generous principal rooms, five bedrooms, finished lower level with walkout. Stunning pool with complete privacy - a true oasis. 3,855 sqft plus 2,125 sqft in lower level. Double driveway and separate garage. A very rare opportunity.



### Moore Park **\$2,495,000**

A great value for a renovated centre hall home in Toronto's top-rated neighbourhood. Fifty foot south lot. Features include: Renovated kitchen & bathrooms, hardwood floors, main floor family room & powder room, walkout to spacious sundeck off main floor. Choice of second or third floor master bedroom. Finished lower level with walkout to pool sized garden. Double garage. Steps to Toronto's top schools.



### 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, landscaped 187 foot lot, private drive and built-in garage.



### Lawrence Park **\$2,195,000**

Prime location on outstanding south lot. Character abounds in this five bedroom family home. Spacious principal rooms, hardwood floors, two fireplaces, kitchen with separate breakfast room, finished lower level. Opportunity to renovate to suit or rebuild. Excellent light, private garden, rare detached double garage. Walking distance to TTC, Cheltenham Park and excellent schools.



### Bennington Heights **\$1,895,000**

Superb location, very peaceful setting on the ravine. Spacious main floor includes family room and study. Enjoy this home just the way it is or renovate / rebuild to suit your needs. Impressive fifty foot frontage on traffic free street. Country living in the heart of the city. Private drive. Steps to ravine walking / biking trails, top schools, shops and Bayview Avenue. Easy access to downtown.



### Riverdale **\$995,000**

Enjoy this bright home in a prime Riverdale location just steps to Withrow Park. Features include: eat-in kitchen, main floor powder room, generous room sizes, high ceilings, exposed brick, two fireplaces, stunning stained glass. Great exterior space with a second floor deck, rooftop sundeck and lovely perennial garden. This charming home has a fantastic feel. Enjoy just the way it is or renovate to suit your needs. Parking.



### Davisville Village **\$899,000**

A stunning renovation in an extra wide Davisville semi. An absolute gem that has been very well thought out and designed. Open concept living space and outstanding natural light. Designer's own home - impeccable flow, good room proportions and thoughtful attention to detail. Tasteful finishes throughout. Great outdoor spaces and a finished basement. Fantastic location. Maurice Cody school district.

**HEAPS  
ESTRIN**  
REAL ESTATE TEAM

Cailey Heaps Estrin, Sales Representative

416.424.4900 | cailey@heapsestrin.com | www.HeapsEstrin.com

#1 in Toronto, #5 in Canada\*

\* Based on volume for Royal LePage

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*your*  
**BEST MOVE**

**FROM THE TEAM**  
Spring Market Update

ADVENTURES IN ONTARIO

*Wine Country*

**ON THE COVER**

Bennington Heights Beauty

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## FROM THE TEAM

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

At last, May is here bringing with it the warmer weather and longer days we've all been craving. Traditionally, the Victoria Day long weekend signals the unofficial start to summer in Southern Ontario and, bringing with it, a cooling of the market as families choose to spend their weekends outdoors enjoying more personal pursuits. That said, if April is any indication, this summer should be a busy one for the real estate market. In fact, last month, Toronto-area buyers set a new record for the month of April, purchasing an astounding 11,303 homes.

It is important to note that while sales are on the rise, the rate at which new listings have come onto the market has failed to keep up with demand. If this trend continues, buyers will continue to have limited selection, forcing them to either make compromises or alter their budget. Put simply, until we see an extended period where new listings outpace sales, price growth will remain strong.

So, just how high have prices risen this past year? The average sales price in April was up 10 percent year over year. That's consistent with what we've been seeing in 2015. However, if we look a little closer at the numbers and, in particular, at the MLS Home Price Index (HPI) Composite Benchmark, which measures the change in price of comparable homes, we see an increase of 8.4 percent year over year. This tells a slightly different story, suggesting that inflation is not quite as aggressive as the average price would suggest, but rather that more luxury homes have been trading hands and driving up the average.

With this in mind, we do expect a very active summer in the local real estate market, marked by increasing prices, quick transactions and limited supply. So, if you're thinking of making a move, please call us today and see how we can help you with any of your real estate needs. Of course, if you have any other questions about something you may have read here or would simply like to talk about the market, we are always available.

Warm regards,

Cailey and Team

## FEATURED PROPERTY

### Top to bottom renovation in Bennington Heights \$2,450,000

Open concept living space, thoughtfully designed with very high-end finishes. Four generous bedrooms, five bathrooms, custom built-ins throughout, finished lower level with heated floors, stunning landscaping. Ideally situated on a quiet street where children can play out front or walk out from garden to park. Very rare double garage. Conveniently located within walking distance to top schools, the ravine and shops.



### BY THE NUMBERS:

## CENTRAL TORONTO April 1<sup>st</sup> – May 1<sup>st</sup>, 2015

### Detached 123 Units Sold

Average Sale Price **\$1,938,026**

Low Sale Price \$782,500 | High Sale Price \$5,200,000

Average Days on Market **14**

% Difference from List to Sale **104%**

### Semi-Detached 44 Units Sold

Average Sale Price **\$1,230,395**

Low Sale Price \$720,000 | High Sale Price \$3,250,000

Average Days on Market **8**

% Difference from List to Sale **109%**

## ADVENTURES IN ONTARIO

# Wine Country

If you are a wine lover it is likely you have sipped the wines of Bordeaux, Burgundy, Napa Valley: these are to wine as Paris, Milan and New York are to fashion. Today you're as likely to find great wines from Chile, South Africa and Argentina. But Ontario? Unquestionably. Tuned-in sommeliers are proudly listing more VQA wines than ever. If you have not yet explored Ontario's wine country maybe it's time for a little adventure. Ontario wine country is infinitely more accessible and less expensive than a trip to Napa, and can be a regular outing. In no time you'll develop a connection with our local wineries and have personal stories to share with your friends over a special bottle.

There are four growing regions in Ontario, but it's best to start west around the lake to Canada's largest: the Niagara Peninsula. Technically speaking, the entire Peninsula is somewhat of a climatologic oddity that makes it a good place to grow grapes. Though on the same latitude as Mendocino and Tuscany, it's the combination of the deep waters of Lake Ontario and the Escarpment that makes it possible. Rising to over 575', the escarpment contains the moderating lake effect within the strip of land in between, reducing frost damage and allowing grapes to ripen reliably. Still, the most successful wines are made from cool-climate loving grapes like riesling, sauvignon blanc, chardonnay, cabernet franc and pinot noir. Being also slightly cooler than Mendocino in winter, reliable sub-zero temperatures make Ontario the world's leader for icewine.

In an hour you can be exploring wineries in Grimsby, Beamsville and Vineland, along the "Niagara Bench" sipping a pure, crisp riesling or elegant pinot noir. A first stop might be Peninsula Ridge where you may see proprietor Norman Beal, a former futures trader, driving his forklift as though he's been doing it all his life. Stop for lunch at the Kitchen House, where husband-wife team Ross and Wendy Midgley inspire with a near-religious devotion to what grows locally.

Enroute, visit our friends at  
**CAVE SPRINGS CELLARS**  
25 Years of Benchmark Wines

3836 Main Street, Jordan, Ontario, L0R 1S0  
www.cavespringcellars.com



Further east down Highway 8, turn right up Cherry Avenue. Part-way up the escarpment you'll see sheep grazing among the vines: this is Tawse Winery, where winemaker Paul Pender takes organic farming a step further in an ancient-turned-cutting edge method of farming called biodynamics. Blend ancient wisdom with banking CEO Morey Tawse's modern six-level, gravity-fed winery and it's no wonder the wines are so good. Further up the escarpment and you'll find yet another world: the rural, down-to-earth atmosphere at Henry of Pelham, the family estate of the Speck brothers.

Take the QEW past St. Catharines and exit when you see White Oaks Resort and Niagara College. Visit the French-style Château des Charmes and with any luck, Madame Bosc will greet you with her charming accent and show you into the tasting room. If you then follow Highway 55 towards quaint Niagara-on-the-Lake, you'll pass by a who's who of local vintners such as Southbrook and Stratus with its LEEDS-certified winery, or take the scenic Niagara Parkway along the river, the Silverado Trail of Niagara, and admire the old Manor House of Riverview Cellars, visit an original modern-era Ontario winery at Reif Estates and stop in to sample Derek Barnett's fine old vine cuvées at Lailey Vineyards.

But Ontario wine doesn't end in Niagara. The southwestern corner of the province holds Lake Erie North Shore and Pelee Island. These are Canada's most historic wine-growing regions; the first commercial winery opened on Pelee Island in the 1860s.

On the other side of Toronto towards Kingston, Prince Edward County is the latest area to be granted VQA grape-growing status. Though new, the region is promising. Just ask Norm Hardie, of Norman Hardie Wines, near the town of Hillier focusing on chardonnay and pinot noir; or Seaton McLean of Closson Chase Vineyards; or Lanny Huff of Huff Estates, whose family has been in Prince Edward County since 1820. From one winery in the early 1990s, there are now 30 operating in PEC.

This is just the tip of the iceberg. Ontario wine country is full of good wines, food and fascinating stories. For wine lovers, Ontario is truly yours to discover. We would love to hear about your favourite Ontario wineries.

## RECENT SALES



Leaside



Bedford Park



North Toronto



Bennington Heights



Lawrence Park



Governor's Bridge



Governor's Bridge



Moore Park

\* For statistical use only.