

your
BEST MOVE

**FROM
THE
TEAM**

Summer Market Update

SEPTEMBER
in the city

**HEAPS
ESTRIN**
REAL ESTATE TEAM



FROM THE TEAM

Welcome to the September Edition of Your Best Move Newsletter

Fall is upon us and it's time for the kids to return to school. We trust that you have enjoyed the summer, however short it may feel some years. With August behind us, it's time for the busy season of life, and real estate. This edition of Your Best Move includes a selection of our upcoming listings and recent sales, along with a guide to what's happening around the city this month.

Our team is currently working on an impactful new look that will strengthen the marketing we provide clients. We want all of the materials to reflect our positive attitude and work ethic. There is a great selection of spectacular properties coming on the market shortly. With that said, the following months will be an exciting and busy time in residential real estate. We look forward to working tirelessly to ensure our clients are continuously pleased with their experience using our team.

We're also working towards expanding our vast network of national and international real estate relationships. Whether you are looking in your backyard or across the pond, our connections, wealth of knowledge and experience will help you buy or sell a home anywhere in the world. We specialize in central Toronto but can introduce you to agents of our caliber in other areas.

Our team has been recently accredited as a Certified Luxury Home Marketing Specialist (CLHMS). This designation assures clients that their agents have the knowledge, talent, experience and capacity required for a successful transaction.

Warm regards,

Cailey
Cailey and Team

We're a group of talented like-minded individuals with vast industry know-how, but don't just take our word for it. The following is a glowing testimonial from recent clients who thoroughly appreciated the level of attention & service:

" We recently sold two properties with the Heaps Estrin team. Although we have personal relationships with several other real estate agents, we went with Cailey and her team because they earned our business. We are so happy that we made that choice. Cailey won our business by demonstrating to us that she and her team could get us top dollar for our two homes. We were "sold" on Cailey's marketing strategy, professionalism, her team, and mostly by her amazing track record; the numbers speak for themselves. After selling both of our properties in record time, we are confident that we got the best exposure and result possible. Throughout the entire process, Cailey and the rest of the team were absolutely amazing. Their customer service was fantastic and they were there to help us every step of the way. During the whole process, we felt that we were the entire team's number one priority. If you have a property to buy or sell, I would highly recommend using Cailey and the Heaps Estrin Team. "

D. & L. Long.

Moore Park

What's not to love about this beautifully renovated abode located in Moore Park? Recently voted "The Best Neighbourhood in Toronto", this extensively landscaped home on Hudson Drive offers top schools and provides access to the ravine. The property bestows its owners with a rare 70-foot frontage, ample tableland and complete privacy. Offering numerous unique benefits in the perfect location, this house is a rare and special opportunity.



FEATURED LISTINGS

Lawrence Park



This incredible home on Pote Avenue is the quintessential blend of award winning architecture and design coupled with the perfect location. Redefining what a picturesque home looks like, this four-bedroom home designed by Peter Higgins offers it all. The seventy-foot frontage and double garage set this home apart. With impeccable design and finishes alongside plentiful natural light, this property is sure to impress.

September

IN THE CITY



TIFF (September 10th - 20th, 2015)



Back for its fortieth year, the Toronto International Film Festival never fails to dazzle and amaze. This star studded ten day party is a must attend event for cinephiles, and it gets bigger and better every year. The program features Oscar winning performances, the world's best short films, and an unlimited supply of compelling content. TIFF offers people a completely unique experience when the entire city turns into a giant red carpet. With all the best actors in the world roaming the streets, it's the right time to bump into your favourite celebrities and catch a few flicks!

Nuit Blanche (October 3rd)



The art event of the year takes place for the tenth time this fall, and should not be missed. Nuit Blanche (sleepless night) is a dusk until dawn cultural extravaganza. This year the event features more than seventy independent projects from the best and brightest in Toronto's thriving arts community. There are also four exhibitions produced by the city that never fail to impress. There's something for everyone on Nuit Blanche, including extended bar & transit hours.

Toronto Food & Wine Festival (September 18th - 20th)



Don't miss the inaugural festival celebrating all that is righteous in food and wine. You'll gorge and imbibe on everything Toronto has to offer. Meet and learn from some of the world's best chefs and sommeliers including Curtis Stone. Be sure to sign up for the tasting pavilion, where your palate will be sent on an exquisite cross-country field trip.

Pirate Ship Adventure (September - October 31st)



Yo Ho, Yo Ho, a pirate's life for me! This one is for the whole family, and it's bound to shiver your timbers. Pirate Life on Centre Island is an interactive family theatre & boat cruise adventure. Sail the open seas on the Island Rogue and search for sunken treasure. Leave dry land behind and step into the world of pirates, where every family member becomes part of the crew. The kids can dress up like pirates, shoot water cannons, and perhaps even walk the plank if they misbehave. Don't miss out on this incredible swashbuckling adventarrghh.

Blue Jays Baseball (September 18th - 27th)



In case you have been living under a rock, the Jays are on fire and have captivated the country. Pick up your tickets and see Toronto's team play a long stretch of home games before they head back out to finish up the season and prepare for the playoffs. There's cold beer, hot dogs and a loyal fan base ready to enjoy the game and cheer fervently along with you.

RECENT SALES



Allenby*



Bennington Heights*



Broadview



Davisville Village



Davisville Village*



Deer Park**



Deer Park*



Don Mills*



Hillcrest Village*



Humewood*



Lawrence Park



North Leaside*



North Toronto*



Playter Estates*



Queen West*



Roncesvalles*



Rosedale*



Rosedale*



South Leaside*



St. Lawrence Market*

*Represented Buyer **Represented Buyer & Seller

By The Numbers:

CENTRAL TORONTO

July 1st - August 31st



Detached
64 Units Sold

Low Sale Price: \$660,000 | High Sale Price: \$7,888,000

Average Sale Price: **\$1,807,683**

Average Days on Market: **36**

% Difference from List to Sale: **103%**



Semi-Detached
36 Units Sold

Low Sale Price: \$750,000 | High Sale Price: \$3,650,000

Average Sale Price: **\$1,378,694**

Average Days on Market: **23**

% Difference from List to Sale: **105%**



Condo
135 Units Sold

Low Sale Price: \$235,000 | High Sale Price: \$2,600,000

Average Sale Price: **\$601,572**

Average Days on Market: **29**

% Difference from List to Sale: **99%**

UPCOMING LISTINGS



Bedford Park



Bennington Heights



Lawrence Park



Moore Park



Moore Park



North Toronto



Riverdale



Rosedale



South Leaside

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