

Leaside

Local Matters

**Market
Watch**

**VISIT:
Evergreen Brickworks**

**Green & Cool
Roof Incentives**

**LOCAL HIGHLIGHT:
Flowers Plus**



PRESENTED BY:

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Re/Max Ultimate Realty Inc., Brokerage*
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*Independently Owned & Operated

TREB
Regional Housing Market Tables

Toronto C09 (Rosedale/Moore Park)
FEBRUARY 2015

	Detached	Semi-Detached
Sales ¹	17	3
Dollar Volume ¹	\$43,191,000	\$4,040,000
Average Price ¹	\$2,540,647	\$1,346,667
Median Price ¹	\$2,625,000	\$1,459,000
New Listings ²	33	4
Active Listings ³	34	4
Average SP/LP ⁴	98%	103%
Average DOM ⁵	19	7

Toronto C11 (Leaside)
FEBRUARY 2015

	Detached	Semi-Detached
Sales ¹	6	4
Dollar Volume ¹	\$6,730,790	\$3,114,500
Average Price ¹	\$1,121,798	\$778,625
Median Price ¹	\$1,130,500	\$796,008
New Listings ²	16	3
Active Listings ³	11	-
Average SP/LP ⁴	110%	111%
Average DOM ⁵	6	7

¹ Sales, dollar volume, average sale prices and median sale prices are based on firm transactions entered into the TorontoMLS system between the first and last day of the month/period being reported.
² New listings entered into the TorontoMLS system between the first and last day of the month/period being reported.
³ Active listings at the end of the last day of the month/period being reported.
⁴ Ratio of the average selling price to the average listing price for firm transactions entered into the TorontoMLS system between the first and last day of the month/period being reported.
⁵ Average number of days on the market for firm transactions entered into the TorontoMLS system between the first and last day of the month/period being reported.
⁶ Past monthly and year-to-date figures are revised on a monthly basis.
 Stats are from TREB February 2015 Market Watch.
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Green & Cool Roof Incentives

Toronto is constantly offering incentive programs for homeowners to be more green.

If you're looking to improve your home and are also concerned about being environmentally friendly and saving money, there are always options. If your roof is aging and needing to be re-done, you might want to think about the city's Eco-Roof Incentive Program. Since 2009 it has aided in funding the installation of more than 100 green and cool roofs across the city.

So what's the difference between a green roof and a cool roof? A green roof is engineered to support vegetation for the purpose of water and energy conservation. A cool roof is created out of materials that effectively reflect the sun's rays and therefore reduce the buildup of heat. The

benefits of these alternative roofs are many. They reduce heat in the urban areas, requiring less energy and lowering the associated costs used to cool. They reduce storm-water runoff, which means fewer pollutants entering our ecosystem. They enhance biodiversity, improve air quality and add green beauty to our city.

Not to mention, the incentives the city is offering are pretty compelling. For the green roof, eligible projects receive \$75 per square metre, up to a maximum of \$100,000. Alternatively, cool roof projects receive \$2-5 per square metre, up to a maximum of \$50,000. Any residential, industrial, commercial or institutional buildings can apply. You could be part of making our city a greener more sustainable place and get cash from the city to do it!



Featured Property Listings



3 Noel Avenue
SOLD Bennington Heights Gem: Meticulously Maintained, Modernized. Professionally Landscaped 50' South Lot, Backyard Oasis with Pool And Spa, Open Concept Main Level. Offered for sale at \$2,099,000.



167 Valley Road
FOR SALE Builder's own custom home. 8,150 Sq. Ft., 5-Bdrm, 4 car garage, elevator, gym, golf simulator, in-ground pool. Perfect home for entertaining. Exclusive \$7,980,000



Lot in North Leaside
FOR SALE 30' x 135' Lot on Prime Street Available in North Leaside. Nearby homes selling for over \$2.4M. Contact me for Additional Details. Exclusive building opportunity offered for sale at \$1,299,900.



LOCAL HIGHLIGHT:
Christine Liao, owner of Flower Plus Inc.

Name: Christine Liao
Co-owner of Flower Plus Inc.



- 5 Things you don't know about me:**
1. This year will be our 30th anniversary.
 2. I started designing when I was 18 and I absolutely love it.
 3. We receive thousands of fresh flowers every week.
 4. Flowers are my passion; thus, I like to visit flower shops when I am abroad.
 5. Sometimes, our silk flowers have been watered - yes, they look that real!

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Flower Plus Inc.
 Since 1985, Flower Plus has been providing flowers to Toronto families, friends, loved ones and corporations.

Three Guiding principles: Designs | Inspiration | Distinction

Flower Plus is committed to designing distinct floral arrangements that inspire and delight the senses. Being a family owned and operated flower shop, we will only send out arrangements or custom orders when we are 100% satisfied with the quality, design and overall fit of our products. We treat your flowers and plants as if they were being sent to our loved ones or going into our own home.

Located on Bayview, south of Eglinton, Flower Plus has a large assortment of fresh flowers, silk flowers, vases/floral containers, and plants.



presents
GRILLING TIPS FROM GRILL BILL

Perfect Shrimps ...using our additive-free, "Grill Ready" Black Tiger Shrimps

1. Set the grill to medium heat
2. Wipe off excess marinade to prevent flare ups
3. Grill shrimps on both sides until they turn pink (Approx. 1.5-2 minutes per side depending on the size)
4. Do not overcook.
5. Garnish with grilled lemon and top with chopped parsley



Get Your Green on at Evergreen Brickworks

Looking for things to do in the city that happen year round and have something for the whole family? Evergreen Brickworks might be just what you are looking for.

Located in the Don Valley area on the Bayview extension, they are open year-round and always have new and interesting events happening. Named one of the top 10 geo-tourism destinations in the world by National Geographic, this place is a little gem for Torontonians.

This community environmental centre focuses on educating and inspiring people to live more sustainable lives. There is truly something for everyone here. They hold interactive workshops, community festivals and hands on educational programs centered around ecology, technology and design. Check out their website's "what's on" page to see upcoming events that might interest you.

But you don't need to wait for a special event. There is always something happening that will entertain. Their restaurant, Café Belong, boasts local, sustainable and organic food that is fast and fresh. They also do catering. There are local farmer's markets every Saturday (and Sunday during the summer).

Park and trails are perfect for hiking and checkout out the local wildlife. They have a clay works area and kilns on site so you can get your creative juices flowing and sculpt. There are edible gardens where you can bring home fresh planted herbs and other yummy organic edibles and so much more. Brickworks is truly a place where you can get back to nature in the heart of our bustling city.

Evergreen Brickworks is open year-round. Visit www.evergreen.ca for more info.

Evergreen Brickworks
550 Bayview Ave
Toronto, ON M4W 3X8



CONTACT ME FOR A COMPLIMENTARY HOME EVALUATION AND MARKETING PLAN



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YOUR REAL ESTATE CONNECTION.



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