

Leaside

# Local Matters



LOCAL HIGHLIGHT:

## Lit Espresso Bar

Re-think  
your fridge

Market  
Watch

5 Plants  
that are low  
maintenance  
& oxygenate  
the air



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**TREB**  
Regional Housing Market Tables

Toronto C09 (Rosedale/Moore Park)  
MAY 2015

	Detached	Semi-Detached
Sales <sup>1</sup>	25	4
Dollar Volume <sup>1</sup>	\$65,502,179	\$8,975,000
Average Price <sup>1</sup>	\$2,620,087	\$2,243,750
Median Price <sup>1</sup>	\$2,411,000	\$1,972,500
New Listings <sup>2</sup>	33	6
Active Listings <sup>3</sup>	29	5
Average SP/LP <sup>4</sup>	103%	100%
Average DOM <sup>5</sup>	14	15

Toronto C11 (Leaside)  
MAY 2015

	Detached	Semi-Detached
Sales <sup>1</sup>	27	2
Dollar Volume <sup>1</sup>	\$47,222,800	\$1,921,500
Average Price <sup>1</sup>	\$1,748,993	\$960,750
Median Price <sup>1</sup>	\$1,505,000	\$960,750
New Listings <sup>2</sup>	29	5
Active Listings <sup>3</sup>	15	3
Average SP/LP <sup>4</sup>	102%	118%
Average DOM <sup>5</sup>	15	2

<sup>1</sup> 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.  
<sup>2</sup> New listings entered into the TorontoMLS system between the first and last day of the month/period being reported.  
<sup>3</sup> Active listings at the end of the last day of the month/period being reported.  
<sup>4</sup> 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.  
<sup>5</sup> 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.  
<sup>6</sup> Past monthly and year-to-date figures are revised on a monthly basis.  
 Stats are from TREB May 2015 Market Watch.  
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# Re-think your fridge

**Fridges are quickly evolving away from being standalone units that are bulky and inconvenient. People are getting creative with their kitchen renovations and pulling out all the stops.**

One major trend is concealing fridges so that they blend in with surrounding cabinetry. People are also dividing cooling units into multi purpose point-of-use refrigeration. This means customizing their location and cooling needs for the ultimate level of convenience and style.

Imagine having a clear glass wine fridge to keep wines at the perfect temperature under your center island. Then having a produce fridge conveniently under your prep area ready to pull out fresh veggies during dinner prep.

While these are by no means a budget friendly alternative to traditional fridges, they are becoming a very sought after luxury finish. Depending on the brand and model you choose, these units typically sell for between \$3,000 – \$5,000. A pricey alternative, but if your renovation budget permits, these are a budding chef or busy mom's dream. ■



## Featured Property Listings



**14 Leacrest Road**  
**FOR SALE** Luxurious custom built in Leaside with outstanding attention to detail and craftsmanship. State of the art open concept kitchen, extensive millwork, marble foyer and twin skylights. Asking \$2,299,000



**17 Avondale Road**  
**SOLD\*** Multiple walk-outs & fire places. 3rd floor suite with walk-out to 22' South-facing deck. XL single detached garage. Minutes To Bloor/Yorkville/Trendy Rosedale. Easy access to DVP. Asking:\$2,850,000



**25 Scrivener Square #1101**  
**SOLD\*** Rare Offering. Features captivating panoramic views. Impeccable details & exceptional floor plan. Wall-wall & floor-ceiling windows, French doors opening to terraces. Asking:\$3,998,000



### LOCAL HIGHLIGHT: Lit Espresso Bar Nicole, Co-Owner of Lit

- 5 things you don't know about me:**
- 1 Joe and I are brother and sister, and together we own Lit Espresso Bar!
  - 2 Lit's name was created during a family car ride, when my dad asked Joe how he felt when he drank coffee he said he felt "lit"!
  - 3 Our father designs all of our stores for us, and our mother does all our paperwork and keeps us all in line! It's a family affair.
  - 4 Joe and I never have coffee or beans at our houses, guests are always confused when we can't offer them coffee at home considering how much we love what we do!
  - 5 We have some of the best staff in town, we hire people who love what they do, so it makes quality control really easy!

### Lit Espresso Bar

We work with people who are just as passionate about what they do as us. Like Vanessa from Holy Canolli, and Ashley from Glory hole doughnuts. We bake everything in-house. Natalie, our baker, is not trained—she is actually a journalist who just really loves baking for her family and friends. She heads our baking program at both our shops, creating new recipes daily! She specializes in vegan and Gluten-free and refined sugar-free products that actually taste good! We carry Glory hole doughnuts only on weekends! We own and operate Pig Iron Coffee Roasters as well!

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### IMPORTANT TIPS FROM GRILL BILL

- Freeze quickly. Defrost slowly.** Don't wait until meat is about to expire. Freeze it at its freshest point. Defrost meat by moving it to the fridge 1-2 days before cooking.
- Direct vs. indirect?** Answer: Both. Most meats are best cooked when seared direct and finished indirect. One exception are sausages. Cook indirect and sear at the end.
- Don't overcook shrimp.** Most people overcook shrimp in fear of undercooking them. Instead judge doneness by colour and trust they're done.
- Cook burgers at medium low heat.** Most people cook them on high heat and have to deal with flareups or a burnt burger with a raw middle.

\*Represented Buyer

## 5 Plants that are low maintenance and oxygenate the air

For city living, houseplants bring some much-needed vibrancy to our homes and help purify the air. With our busy lives most people want these benefits with very little maintenance. The plants below purify your air and ask for very little in return.

### Spider plant

Spider plants are not only easy to take care off, they fight off pollutants like benzene, formaldehyde and carbon monoxide. They are also small enough to be placed on a table, windowsill or hanging basket.

### Ficus Tree

While not the most powerful of the air purifying plants, ficus trees are still effective at removing toxins from the air. They bring a lot of beauty to a space but can get big so some pruning may be involved. If you have latex allergies, be sure to wear gloves.

### Peace Lily

This gorgeous flower is an excellent low-maintenance option for any home or apartment. They don't need a lot of space, light or warm temperatures and are very effective at purifying the air.

### Bamboo Palm

Breathe easy with bamboo palms. They are one of the most effective air purifying plants. When placed next to furniture, they filter out formaldehyde, which are common fumes from furniture. It is also known as one of the heavyweights for filtering our benzene and trichloroethylene.

### Aloe Vera

Aloe doubles as an air purifier and an at home health remedy. You can use it to soothe and heal scrapes, sunburns or skin irritations. At the same time it's effective at cleaning pollutants from the air. Note: if the leaves show brown spots, this means there is an excessive amount of chemicals in the air. ■



CONTACT ME FOR A COMPLIMENTARY HOME EVALUATION AND MARKETING PLAN



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