

Leaside

Local Matters

Market Watch

LOCAL EVENT: Electric Island

Motion Sensor Faucets— Fad or Here to Stay?

LOCAL HIGHLIGHT: cupcakes by heather & lori the original cupcakes bakery



PRESENTED BY:

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*Independently Owned & Operated

TREB
Regional Housing Market Tables

Toronto C09 (Rosedale/Moore Park)
APRIL 2015

	Detached	Semi-Detached
Sales ¹	18	2
Dollar Volume ¹	\$42,766,271	\$4,120,000
Average Price ¹	\$2,375,904	\$2,060,000
Median Price ¹	\$2,264,000	\$2,060,000
New Listings ²	35	4
Active Listings ³	35	7
Average SP/LP ⁴	100%	102%
Average DOM ⁵	17	7

Toronto C11 (Leaside)
APRIL 2015

	Detached	Semi-Detached
Sales ¹	16	8
Dollar Volume ¹	\$21,655,500	\$7,336,887
Average Price ¹	\$1,353,469	\$917,111
Median Price ¹	\$1,341,000	\$845,000
New Listings ²	26	6
Active Listings ³	19	1
Average SP/LP ⁴	105%	108%
Average DOM ⁵	8	9

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 April 2015 Market Watch.
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Motion Sensor Faucets— Fad or Here to Stay?

When motion sensor faucets came out everyone was lining up to get them in their kitchens.

I mean, it seems like a no brainer right? Eliminating the need to touch the faucet after cutting chicken breasts. The convenience of just waiving your hand under the faucet to quickly wash your hands during dinner prep. And for those eco-conscious individuals it's a big water saver. So albeit a little more pricey – prices starting at around \$400 – it seems like a must have for any homeowner.

There is some controversy however.

Scientists are saying these hands-free faucets are not necessarily more hygienic. Apparently there is more than 3 times as much Legionella bacteria in hands free faucets. The likely culprits are the complex motion sensor and valve components. They create more surface areas and hiding spots for bacteria to grow then their manual predecessors. There are also problems with models turning on at inappropriate times. The good news is that they're making design improvements to eliminate these problems. So perhaps the next generation of hands free models will be the solution to cleaner, more hygienic cooking! ●



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



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. Asking \$7,980,000



80 Yorkville Avenue Ph 1
FOR SALE 5600 Sq. ft., full story penthouse w/ valet parking & direct elevator access, elegantly finished with impeccable attention to detail throughout. Asking \$12,900,000



LOCAL HIGHLIGHT: Jodi Thompson



cupcakes by heather & lori ✿ the original cupcakes bakery

- 5 things you don't know about me:**
- 1 I live all the way in Keswick, Ontario and commute to Leaside every day
 - 2 I'm happily married and have 2 Bulldogs at home
 - 3 I'm an Ontario Licensed Hairstylist
 - 4 I Desperately want to do a ton of travelling... Eventually!
 - 5 I love yoga and practise several times a week.

proud owner since March 2014 and love to have customers, new or returning into the store and hear all about your favourites! We don't just do cupcakes! Not only are our cupcakes moist and incredible, we also do cakes, custom cakes, weddings, cake pops and cookies! Just send us a picture of a cake you have in mind and we get excited to re-create it for you!

Cupcakes at Leaside is the first Bakery in Ontario franchised out by Cupcakes by Heather and Lori in British Columbia. They are infamous from the TV show The Cupcake Girls which was on air for 3 years. I have been the

cupcakes by heather & lori
the original cupcakes bakery
85 Laird Drive, Unit 4A, Leaside Village
leaside@originalcupcakes.com
www.originalcupcakes.com

Electric Island May 18th -Sept 7th

Looking for something to do on your long weekends in the summer? Why not check out Electric Island. This is the 3rd consecutive year that this fun outdoor summer event will be held. On the last day of each long weekend starting May 18th there will be concerts and live performers on Toronto Island. Jump on the ferry at 9 Queens Quay West and spend the day on the island having a picnic and enjoying the show with friends and family. Make sure to pack plenty of food and bevies!

Visit electricisland.to for the 2015 program and to buy your tickets.

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COME AND GET IT

presents
TIPS FOR A RELAXING COTTAGE WEEKEND

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Pick up free 6 pack of Amsterdam beer
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Turn on some music and fire up the grill!

62 Laird Drive 416-467-GRILL (4745) www.grilltime.ca

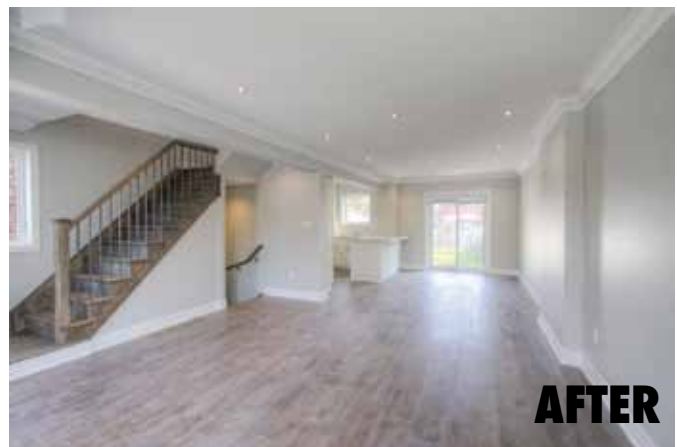
SNEAK PEEK AT YOUR NEIGHBOUR'S RENO

Here is what **Toronto Argonaut Jeff Keeping** has to say about his recent renovation on Donlea Dr.

“Peter and the Atlas Construction team have completely changed our view as to how attainable it is to create an open concept space. Through Atlas’s clever and insightful design recommendations we now have a family friendly space that is perfect for entertaining. The team’s guidance throughout the entire process made the experience really enjoyable and put our minds at ease. We are set to save up to 30% on our heating and cooling costs because of the new insulation and high efficiency systems they installed. The high standard of their workmanship went above and beyond our expectations. We couldn’t be happier with the final product and would recommend Peter and the team in a heartbeat.”



BEFORE



AFTER



Call us for your next project:
416.671.7217

Consultations are always no obligation.

To see more pictures of the renovation visit:
www.atlasconstructionltd.com

CONTACT ME FOR A COMPLIMENTARY HOME EVALUATION AND MARKETING PLAN



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