

Condo roundup: authentic lofts a rare find

Trends. Metro takes a look at some hot and cool downtown living spaces: what they asked for, what they got, in four neighbourhoods

Get them while they're hot

Authentic "hard" loft spaces are difficult to find in Toronto, says Heikki Walden who runs the high-performance sales team of loft specialists at the Camber Walden Group. He says that loft conversions represent a mere five per cent of the total number of listings.

"So for example right now, we have 4,000 condo units for sale in Toronto and 200 of those are lofts."

Walden's team just sold a

loft on 27 Brock Ave., right on the edge of West Queen West.

The two-bedroom unit featured exposed brick, sand blasted wood, large south-facing windows and a private rooftop terrace. It was listed at \$499,000 and sold for \$81,000 over asking price.

The little bungalow that could

While not a condo per se, here's a prime example of Toronto's red hot housing market. A small bungalow in Leslieville,

just north of Queen Street, held an open house in January.

"After weeks of negative media reports on the state of the real estate market, we were cautious about how to price the home and what sort of reaction to expect so early into the new year," says Cameron Weir of Keller Williams Advantage Realty. "We had nearly 300 people come through our open house."

The owners of the 16,000 square foot, single-storey house

that listed for \$539,000, received eight offers and sold for \$100,000 over asking price.

An artful sale

Weir's team also recently sold a luxury suite at the X Condos on 110 Charles St. E., with an artful twist.

"After several months on the market, the listing agents needed to get creative to combat sluggish sales for million dollar condos," he said. They decided to partner up with a local art gallery to display unique and ultra-modern art that tied in beautifully with the tone of the building.

The 1,660 square foot corner suite was originally listed at \$1,049,000 and then reduced to \$999,000. Dozens of people came out and braved the bone-chilling cold, including many curious buyers. The day after the art gallery event, the suite finally sold for \$899,000.

Life at the (Tip) Top

Terry Szwec is a salesperson with Royal LePage Real Estate Services.

Lately he's finding more focused interest in high-end, luxury condo properties. He's listed the ultimate penthouse: a 2,000 square foot suite atop the Tip Top lofts at 637 Lake Shore Blvd., asking \$1,249,000.

They've received two offers so far, but haven't closed yet. Tip Top is an architectural gem; one of the finest examples of authentic art deco in the city. The conversion and restoration was performed on the old Tip Top Tailors warehouse on the Lake Shore.

With all the construction in Toronto, Szwec says it's rare to find a "forever view". The two-storey, two bedroom plus den suite boasts open concept rooms, 12-foot ceilings, full height windows and unobstructed city and lake views.



This 1,660 square foot corner suite at X Condos on 110 Charles St. E., has two bedrooms plus den and sold for \$899,000.

COURTESY KELLER WILLIAMS ADVANTAGE REALTY, BROKERAGE



CONDO TRENDS
Duncan McAllister
life@metronews.ca