



THE GLOBE AND MAIL 

SYDNIA YU

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DONE DEALS TORONTO

High rise makeover boosts suite values

ISLINGTON AND BLOOR 1 ABERFOYLE CRES., NO. 2302

ASKING PRICE

\$525,000

SELLING PRICE

\$535,000

TAXES

\$3,800 (2010)

DAYS ON THE MARKET

Four

LISTING AGENT

Myron Dylensky, Royal LePage
Real Estate Services Ltd.

The Action: Last spring, a two-bedroom plus solarium suite sold for \$485,000 in the popular Kingsway on-the-Park condominium community across from Thomas Riley Park.

When agent Myron Dylensky listed an identical model as an estate sale late last year – after a \$1-million makeover was done to the roughly 20-year-old high-rise – it was purchased for \$535,000 by one of three buyers who submitted an offer.

What They Got: This 1,626-square-foot suite is in original condition with principal rooms separating the bedrooms, which



both have access to one of two four-piece bathrooms.

» The unit has ample room for a living room, an open dining area and a solarium with a Juliet balcony, as well as a formal foyer, breakfast area in the kitchen and a large laundry room.

» Last spring, door trims, baseboards, carpeting, wallpaper and lighting were upgraded in the common areas of building, which has a gym, indoor salt-water heated pool and tennis court, plus a self-serve car wash area, guest suites and 24-hour security on site.

» The building also offers direct access to the subway, shops and restaurants.

The Agent's Take: "One Aberfoyle is a good example of how a relatively small investment per suite owner, that is about \$3,500 per suite ... can result in a big payback," Mr. Dylensky says. "In the current market, when a property is popular – such as One Aberfoyle – not even the condition of probate and the potential long delays that it could cause prevented this unit from selling at a record price."