

AVENUE ROAD AND LAWRENCE

379 ST. GERMAIN AVE.

ASKING PRICE: \$1,100,000

SELLING PRICE: \$1,187,500

TAXES: \$7,768 (2006)

LOT SIZE: 25 by 150 feet

DAYS ON THE MARKET: eight

LISTING AGENT: Boris Kholodov, Royal LePage Real Estate Services Ltd., Johnston and Daniel Division

Given the shortage of new homes in the neighbourhood around Avenue Road and Lawrence Avenue, agent Boris Kholodov says he wasn't surprised this three-year-old house sold for a premium of \$87,500.

Like other homes nearby,



this detached, two-storey residence has about 2,400 square feet of space, including the lower level.

The sellers made several cosmetic changes in the past few months, refinishing the pink

kitchen cabinetry in white and adding a fireplace in the master bedroom, which also has a walk-in closet and newly remodelled en suite bathroom.

The overall decor is neutral, and finishing touches include moulded ceilings and hardwood floors in the living and dining rooms.

"When it was first built, the quality of construction was very good. However, the choice of finishes inside were very poor," the agent says. The eat-in kitchen looks out on the family room, which is outfitted with a gas fireplace, and has a walkout to the deck.

The main bathroom – one of four – is upstairs with the three bedrooms. The basement has a fourth bedroom, and recreation room with a walkout.

There is a built-in garage and private driveway.

