

BY SYDNIA YU

Historical property sales information provided by Teranet (www.teranet.ca)

|||| YONGE AND ST. CLAIR

39 Gormley Ave.
Asking price: \$1,495,000
Selling price: \$1,495,000
Taxes: not yet assessed
Days on the market: six

Near Yonge Street and St. Clair Avenue, the Deer Park neighbourhood consists mostly of older detached and semi-detached homes, agent Boris Kholodov says.

So when this recently built detached residence with four bedrooms and five bathrooms was put on the market, it wasn't a surprise that it sold within a week for the full asking price.

"We do have high-end product . . . but there aren't that many detached new houses," he says. "It's quite a rare find for the area."

With 2,350 square feet of space (not including the finished lower level), the house showcases everything from hardwood floors and wainscoting to heated

floors in the master bedroom's en suite bathroom.

"Everything is of the finest quality," Mr. Kholodov says. "There are virtually no drawbacks."

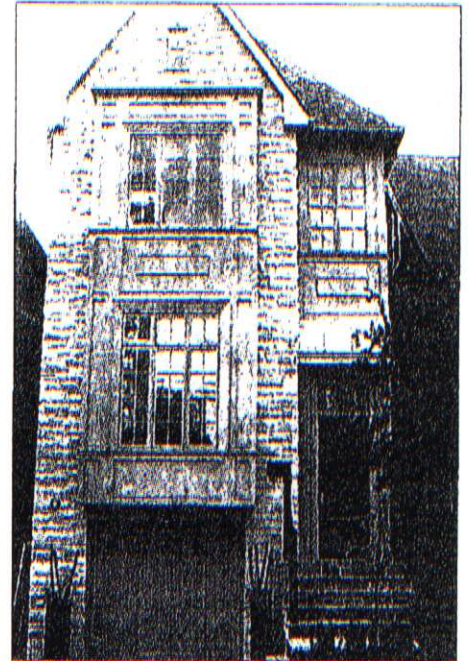
The main floor features a combined living and dining room with a gas fireplace, while the kitchen overlooks the rear family room and private deck.

Three of five bathrooms are located on the second floor. That includes the main bathroom and a three-piece en suite in the second-largest bedroom.

The basement, which has a fifth bedroom and a recreation room with a full bathroom and walkout to the yard, could be used as nanny quarters.


The home is also equipped with alarm, sprinkler and central vacuum systems, plus garage door openers.

Listing agent: Boris Kholodov, Royal LePage Real Estate Services Ltd., Johnston and Daniel Division



ROYAL LEPAGE REAL ESTATE, JOHNSTON AND DANIEL

**Prepared by BORIS KHOLODOV, Salesperson
ROYAL LEPAGE/J & D DIVISION, BROKERAGE
416-489-2121
1/11/2011 1:37:43 PM**

	39 Gormley Ave		Sold: \$ 1,495,000
	Toronto, Ontario M4V1Y9 C03 115-19-M		List: \$1,495,000
	Orig Price: \$1,495,000	Taxes: \$0/2006	100 % List
SPIS:	DOM: 6	Contract: 10/26/2006	Sold: 11/1/2006
Detached	Fronting On: S	Rooms: 9+1	
2-Storey	Acreage:	Bedrooms: 4+1	
Dir/Cross St: Yonge & St. Clair		Washrooms: 5	
Lot: 25X122 Feet		1x5, 2x4, 1x3, 1x2	
Lot Irreg:			
MLS# C1016654		PIN#:	
Kitchens: 1		Exterior: Stone	Zoning:
Fam Rm: Y		Stucco/Plaster	Cable TV: Hydro:
Basement: Fin W/O		Drive: Private	Gas: Phone:
		GarType/ Built-In/1	Water: Municipal
Fireplace/ Y		Spaces:	Water
Stv:		Parking Spaces: 2	Supply:
Heat: Gas		UFFI: No	Sewers: Sewers
Forced Air		Pool: None	Spec Desig: Unknown
CAC: Y Central Vac:			Farm/Agr:
Apx Age: New			Waterfront:
Apx Sqft: 2000-2500			Retirement:
Assessment:			
Elevator:	Laundry Lev:		
# Room	Level	Dimensions (ft)	
1 Living	Main	13.62 x 13.39	Hardwood Floor Crown Moulding Gas Fireplace
2 Dining	Main	13.58 x 14.83	Hardwood Floor Combined W/Living Wainscotting
3 Kitchen	Main	10.01 x 8.89	Hardwood Floor
4 Family	Main	24.41 x 20.51	Hardwood Floor Open Concept W/O To Deck
5 Master	2Nd	17.16 x 14.11	Hardwood Floor 6 Pc Ensuite His/Hers Closets
6 2nd Br	2Nd	11.12 x 19.03	Hardwood Floor 3 Pc Ensuite B/I Shelves
7 3rd Br	2Nd	10.50 x 8.79	Hardwood Floor B/I Shelves Closet
8 4th Br	2Nd	12.57 x 9.91	Hardwood Floor B/I Shelves Closet
9 Rec	Lower	13.84 x 19.49	Broadloom W/O To Yard 4 Pc Bath
Elegant And Tasteful New Deer Park Home. Peter Higgins Architect. Attention To Every Detail And Luxurious Finishes. All The Bells And Whistles: Beautiful Custom Kitchen By Domani, Hardwood Throughout, Wainscotting, Mouldings, Granite, Marble, Heated Floors, And Much More!			
Sub-Zero Fridge, Wolf Stove, Bosch Dishwasher, Alarm System, Lawn Sprinkler System, Central Vacuum System, Humidifier, Air Cleaner, Light Fixtures, Heating And Cooling Systems + Equipment, Garage Door Opener, All Mirrors.			
Listing Contracted With: ROYAL LEPAGE/J & D DIVISION, BROKERAGE 416-489-2121			