

# DONE DEALS

**PORT HOPE 39 PINE ST. S.**

**ASKING PRICE**

\$689,900

**SELLING PRICE**

\$510,000

**TAXES**

\$4,520 (2010)

**DAYS ON THE MARKET**

83

**LISTING AGENT**

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

**The Action:** Like many properties in a small town more than an hour east of Toronto, this renovated and restored 1.5-storey residence was on the market a couple time before it sold, says agent Boris Kholodov. A deal was signed some time after the list price was reduced from \$689,900 to \$585,000.



**What They Got:** The design-savvy sellers of this over century-old coach house gave it a major cosmetic and mechanical makeover by bringing in everything from

imported finishes and vintage pieces to central vacuum and high-efficiency heating and cooling systems.

» There is a main-floor bedroom, living room and custom kitchen

and dining area with beamed ceilings, cherry wood cabinetry and Carrara marble counters and backsplashes, plus two garden doors.

» One of two bathrooms is up-


stairs amid two bedrooms and a family room with a gas fireplace surrounded by Arrabescato marble and sky-lit cathedral ceilings with exposed wood beams.

» The 130- by 118-foot lot was professionally landscaped with perennial gardens and an award-winning circular driveway.

**The Agent's Take:** "This is a very unique home in the area," Mr. Kholodov says. "Its combination of modern design and the roughness of the original structure, which was a coach house circa 1847, attracted many buyers to this property." Buyers also appreciated no detail was overlooked. "The owners invested in designer bathroom fixtures, sand cast bronze hardware on doors and professional closet organizers with sandblasted sliding doors," Mr. Kholodov notes.

**Prepared by BORIS KHOLODOV, Salesperson  
ROYAL LEPAGE/J & D DIVISION, BROKERAGE**

**416-489-2121  
8/23/2011 2:33:39 PM**

	<b>39 Pine St S</b>	<b>Sold: \$510,000</b>
	Port Hope, Ontario L1A3E6 Northumberland Port Hope	<b>List: \$585,000</b>
<b>Orig Price:</b> \$689,900	<b>Taxes:</b> \$4,520/2010	87 % List
<b>SPIS:</b> N Port Hope 900-11-J	<b>DOM:</b> 83	<b>Contract:</b> 2/18/2011
<b>Sold:</b> 5/12/2011		
Detached	<b>Fronting On:</b> E	<b>Rooms:</b> 6
1 1/2 Storey	<b>Acreage:</b>	<b>Bedrooms:</b> 3
<b>Dir/Cross St:</b> Walton & Augsta		<b>Washrooms:</b> 2
<b>Lot:</b> 130X118 Feet		1x5, 1x4
<b>Lot Irreg:</b> Irregular - See Survey		

<b>MLS#</b> X2040251	<b>PIN#:</b>
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<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> None  <b>Fireplace/ Stv:</b> Y <b>Heat:</b> Gas Forced Air <b>A/C:</b> Central Air <b>Central Vac:</b> Y <b>Apx Age:</b> 100+ <b>Apx Sqft:</b> 3500-5000 <b>Assessment:</b>  <b>Elevator:</b> <b>Laundry Lev:</b> Main <b>Phys Hdcap-Equip:</b>	<b>Exterior:</b> Brick Metal/Side <b>Drive:</b> Circular <b>GarType/ Spaces:</b> None/0 <b>Parking Spaces:</b> 5 <b>UFFI:</b> <b>Pool:</b> None Wooded/Treed	<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewers:</b> Sewers <b>Spec Desig:</b> Heritage <b>Farm/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b>
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#	Room	Level	Dimensions (ft)			
1	Dining	Main	26.34 x 20.34	Open Concept	W/O To Garden	Wood Floor
2	Living	Main	26.34 x 17.16	Separate Rm	Side Door	Wood Floor
3	Kitchen	Main	26.34 x 20.34	Modern Kitchen	Centre Island	Combined W/Dining
4	Br	Main	14.01 x 12.83	B/I Closet	3 Pc Bath	Wood Floor
5	Family	2nd	27.43 x 23.65	Gas Fireplace	Cathedral Ceiling	Skylight
6	Master	2nd	27.43 x 16.99	Wood Floor	B/I Closet	Skylight
7	Br	2nd	15.75 x 10.99	Sliding Doors	Wood Floor	B/I Closet
8	Bathroom	2nd	x	5 Pc Bath	B/I Vanity	Marble Floor

This Original Coach House (Circa 1847) In Historic Port Hope Has Undergone A Complete Restoration And Offers A Spectacular Juxtaposition Of Modern Design Set Against The Roughness Of The Original Structure. Just An Hour Away From Toronto, This Serene Architectural Gem Presents A Functional Living Space With All Latest Amenities: Custom Kitchen In Cherry Wood And Carrara Marble, A Large Fireplace Made Of Arrabescato Marble Slabs, Dornbracht Bathroom Fixtures Sand Cast Bronze Hardware On Doors, Custom Professional Closet Organizers With Sandblasted Sliding Doors, Custom Modern Sliding Barn Doors, A Magnificent Combination Of New Pine Plank Flooring, Oak Flooring And Original Planks + Much More!

**Listing Contracted With: ROYAL LEPAGE/J & D DIVISION, BROKERAGE 416-489-2121**