

# what it went for

## \$865 THOUSAND

CONNIE ADAIR

Humber Summit  
93 Primula Cres. (Islington  
and Steeles avenues)  
Asking price: \$799,000  
Sold for: \$865,000  
Taxes: \$3,285 (2023)  
Bedrooms: 3+1  
Bathrooms: 2  
Square footage: 1,150  
Garage: 1  
Parking: 2  
Days on the market: 3

Thirty-one booked showings, two open houses and six offers in three days — this was a “very unusual” sale, says listing agent Dawna Borg.

She says three other homes on the street that were original inside all sold under list and were on the market for between nine and 33 days.

Ninety-three Primula, a brick semi-detached raised bungalow, was sold by the estate trustees, she says.

“The house had been let go and needed a lot of TLC but it was a 38x104-foot corner lot, which was attractive. The estate trustee freshened the house with some paint, cleaned up the grounds, did some work inside and did a major declutter. It was pre-

sented as a clean slate and it was priced below market value.”

Buyers could then make a decision based on the amount of work it required, she says. “We also had a pre-inspection to let potential buyers know what the status of the home was so there would be no surprises.”

The 1,150-square-foot home “has decent-sized bedrooms and an open-concept living and dining room, a full basement for a second family (with two separate entrances) and it is on a large lot,” Borg says.

“The offers came in very quickly and it sold on the third day after it was listed.”

She says the best exterior feature is a large balcony off the living room. An oversized driveway, a covered terrace at the back and a large side yard are other exterior highlights.

The area has many original owners and many children of the original families are moving back to the neighbourhood, Borg says. “It is one of the best areas for affordability and most of the homes have basement rental opportunities.”

*Listing Broker: ReMax Premier Inc. (Dawna Borg)*



## \$2.7 million

CONNIE ADAIR

Deer Park  
15 Gormley Ave. (Yonge  
Street and St. Clair Avenue)  
Asking price: \$2.798 million  
Sold for: \$2.7 million  
Taxes: \$11,027 (2023)  
Bedrooms: 3+1  
Bathrooms: 4  
Square footage: 2,289  
Garage: 0  
Parking: 2  
Days on the market: 4

Four parties were considering this house and three of them ended up putting in an offer, says listing agent Kaija Pitt.

“Buyers out there are very particular and will only put in an offer if they are getting a really good deal,” she says.

“We had steady interest through the weekend open houses, but not very many showings were booked during the week.

“We ended up receiving two offers after we reduced the listing price; however,

the price offered was not accepted. We ended up reducing the asking price again and then a couple who had been through the house several times put in a winning offer.”

The brick home has more than 3,400-plus square feet of living space on four levels. The best interior feature, Pitt says, is the main-floor open-concept space that includes a chef’s kitchen with an oversized island and bar seating, a dining room with a walkout to a back deck and a living room with a gas fireplace and bay windows.

The best exterior feature is the rooftop patio.

“It’s not what you would typically find in a home in central Toronto,” she says. The 32x82-foot lot has no backyard.

“The main floor has two walkouts to a back deck and the second floor has another walkout to a larger deck. The rooftop patio has a built-in barbecue, a bar fridge and a sink. It’s the perfect place to

escape and entertain family and friends.”

The whole house was renovated before the current buyer moved in around 2009, Pitt says.

When they toured the house, the agents and buyers commented on the millwork throughout the home, the “amazing kitchen with tons of storage and they liked that the house is low maintenance,” she says.

Some potential buyers had issues with the smaller size of the second and third bedrooms, although she says each has a good-sized closet. The lack of a garage (although to have two legal front parking pads is “pretty incredible”) was another concern.

She says, “The Deer Park neighbourhood is always a favourite spot for families as it’s close to Yonge and St. Clair and Yonge and Davisville conveniences.”

*Listing Broker: Sotheby’s International Realty Canada (Kaija Pitt, Armin Yousefi)*