

what it went for

\$3.175 MILLION

CONNIE ADAIR

Stonegate-Queensway
14 Edgemoor Rd. (Royal York
Road and The Queensway)
Asking price: \$3.28 million
Sold for: \$3.175 million
Taxes: \$10,700 (2023)
Bedrooms: 4+2
Bathrooms: 5
Square footage: 3,000
Garage: 1
Parking: 3
Days on the market: 14

“There was a lot of interest, with nearly a showing every day for the first week we hit the market,” says listing agent Cali Bajer. “This house sold firm within two weeks of being listed and set a new price benchmark in the area for the previous 14 months.”

It appealed to a “diverse group of buyers both within and outside of the Etobicoke area,” Bajer says. “The neighbourhood is a high attraction due to the proximity to the best of what Etobicoke has to offer including top-rated public and private schools.”

She says the best interior feature of the four-bedroom, five-bathroom home is its ceiling height. “Because of the relatively flat roof, the skylights extended all the way to the top of the house and bring in so much natural light. The basement even has amazing height to it.”

The concrete house, built less than five years ago, offers about 3,000 square feet of above-ground living space. “This was a complete

rebuild,” Bajer says.

What makes this house stand out is its modern black-and-gold kitchen, which gives the home an elegance everyone adores, she says.

The kitchen/living room has a gas fireplace and a walkout to a patio. The dining/family room overlooks the front yard.

Primary suite features include his-and-her closets and a five-piece ensuite bathroom.

Each family bedroom has its own ensuite bathroom. The lower level has heated floors and a library with glass doors.

“The backyard has mature pine trees, which create a natural privacy barrier for the owners to enjoy their backyard and pool,” Bajer says.

The 41x133-foot property is in Stonegate, an established pocket of Etobicoke. “It is very transitional. Old homes being torn down and new homes are being built. The demand is very high for this neighbourhood as you are right off of The Queensway, which is continuing to be built up.”

“Transportation is made easy with highways and public transit all around. Proximity to the city is a big attraction for buyers.”

Stonegate offers a sense of community because of the number of schools and community centres in the area, she says.

Listing Broker: Hammond International Properties Ltd. (Cali Bajer)



\$2.6 million

CONNIE ADAIR

Leaside
24 Douglas Cres. (Bayview
and Moore avenues)
Asking price: \$2.449 million
Sold for: \$2.6 million
Taxes: \$9,015 (2023)
Bedrooms: 4+1
Bathrooms: 3
Square footage: 1,800
Garage: 1
Parking: 2
Days on the market: 1

“We had a high level of interest right off the bat as the price point and location in Governor’s Bridge are very appealing,” says listing agent Armin Yousefi.

It attracted “families interested in establishing roots in an affluent, secluded neighbourhood with excellent public school catchments and close proximity to some of the most prominent

private schools. The location of this house is absolutely brilliant as it is literally a 10-minute drive to the downtown core and situated next to several ravines and trails. It’s also close to shops and local business in South Leaside and North Rosedale.”

Co-listing agent Megan Whyte says the best feature of the 122x40-foot lot is its location on a quiet street in a tight-knit community. “This home has been owned by the same family since 1963. They had beautifully cared for and maintained it throughout the years and there is a real sense of pride of ownership that is evident throughout.”

The home was built in 1949 and has just more than 1,800 square feet of living space. “It is solid as far as the structure and mechanical components are concerned,” Yousefi says. “The buyers plan to do a major

renovation to modernize its interior features and will do their best to preserve its original character, charm and warmth.”

The property features an expansive private back garden and an attached one-car garage.

Most of the original homes in Governor’s Bridge are being extensively renovated or demolished and replaced with new luxury homes.

The area has very low turnover, Whyte says. “People tend to stay for a long time.”

“This was a very happy home for its current owners and the buyers are super excited to be moving into the neighbourhood,” Yousefi says.

Listing Broker: Sotheby’s International Realty Canada (Armin Yousefi and Megan Whyte)