# what it went for

## $2.975 MILLION

CONNIE ADAIR

Forest Hill
18 Browside Ave. (Old Forest Hill and Spadina roads)
Asking price: $2.898 million
Sold: $2.975 million
Taxes: $11,280 (2023)
Bedrooms: 4
Bathrooms: 3
Square footage: 2,050
Garage: 1
Parking: 2
Days on the market: 1

Forest Hill South is very popular but hard to get into as the house values are high, says listing agent Kaija Pitt. "This home offers a good entry point into the neighbourhood. Forest Hill Public School is at the end of the quiet tucked-away street. We knew this was a special home in a desirable neighbourhood and felt it would work best to list around the current market value."

She says when the house was listed for sale there was a "flurry of showings. The home sold over asking with one offer. It sold in less than 12 hours to the perfect buyer who will most likely enjoy this home as much as the sellers have."

Pitt says, "The location and house are really appealing. The home is a good size for a young family and even downsizers who want to stay in the Forest Hill area."

The four-bedroom, three-bathroom brick residence has amazing curb appeal, she says. "It's a beautiful classic Georgian home with a centre-hall plan. I just love the spacious living room with windows to the west and to the east, lovely built-in bookshelves and decorative wood-burning fireplace."

Wainscotting in the foyer, crown moulding in the dining room and built-in shelves and a walkout to the yard from the mud room are features.

The kitchen has a custom counter. His-and-her closets and a four-piece ensuite bathroom are highlights of the primary bedroom suite. A recreation room with a fireplace is on the lower level.

"There is an obvious pride of ownership that shows. What's so perfect about this home is the owners found a way to keep the original charm and character throughout. They painted and updated the kitchen and bathrooms."

The 2,050-square-foot residence is on a 50x69-foot lot with a one-car attached garage and a driveway with parking for two cars. Pitt says the property is on the west side of the street "so there is tons of natural light throughout."

It's close to Forest Hill Village, Upper Canada College, the Kay Gardiner Beltline and Cedarvale Ravine as well as the area's many restaurants, services and other amenities.

*Listing Broker: Sotheby's International Realty Canada (Kaija Pitt)*

## $3.5 million

CONNIE ADAIR

St. Andrew-Windfields
5 Covelstone Rd. (Bayview Avenue and York Mills Road)
Asking price: $3 million
Sold for: $3.5 million
Taxes: $15,204 (2023)
Bedrooms: 4+2
Bathrooms: 3
Square footage: 2,352
Garage: 2
Parking: 6
Days on the market: 21

The first time offered for sale, this property attracted lots of interest. It was a 50-50 split between people who want to rebuild and those who want to renovate the large bungalow, says listing agent Frank Leo. "The new owners are going to rebuild."

The 96x148-foot property attracted several showings a day and sold in 21 days for 117 per cent of the asking price. It's particularly desirable because of its location in St. Andrew and on a dead-end street. As well, all of the other homes on the street have been rebuilt and replaced with larger multi-million dollar mansions, he says.

Another highlight is that it's beside York Mills Collegiate so it has open space on one side.

This 2,352-square-foot ranch bungalow was built in 1959. It has been well maintained but is mostly in original condition, he says. The kitchen was updated.

"It was an estate sale. They were the original owners among the first to buy in the area."

There is a built-in two-car garage and parking for six cars on the driveway. It's close to Highway 401, access to downtown, restaurants and top-ranked schools.

St. Andrews has a community feeling but Leo says, "The community has changed over the years and the sense of community starts to be more separated as different walks of life move in and don't have as much in common."

On certain streets, all of the original homes have been replaced, while on other roads there are only a few new homes, he says. "In this area the lot sizes are all large and that's what has led to the large portion of them having been redeveloped into larger homes."

*Listing Broker: ReMax West Realty Ltd. (Frank Leo)*

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