

what it went for

\$2.503 MILLION

CONNIE ADAIR

The Blue Mountains
117 Aspen Way
(The Blue Mountains)
Asking price: \$1.989 million
Sold for: \$2.503 million
Taxes: 6,596 (2021)
Bedrooms: 4+2
Bathrooms: 3+1
Square footage: 2,714
Garage: 2
Parking: 6
Days on the market: 7

The new owners of 117 Aspen Way have been trying to buy a house for two years, says listing agent Karen Willison. “Finally they have a place to call home. (They) will be living here full time and (their kids will be) enrolled in our schools.”

It was the location, condition, design and layout of the four-bedroom, three-bathroom custom-built home that caught the attention of potential buyers. “The beautiful natural setting is near the base of Alpine and Craigleith skiing and the escarpment, and is on the school bus route,” she says.

The home, built in 2008, attracted 42 showings. Willison says an open house was attended by 22 groups and three agents, with COVID restrictions in place. A pre-inspection report was available.

There were eight offers.

Buyers came mostly from city and towns to the south but in this case, the buyers

had already sold in the city (most buyers are selling first in order to get what they want and to be able to compete), she says. “They were renting here so the kids could be in school while they found a new place.”

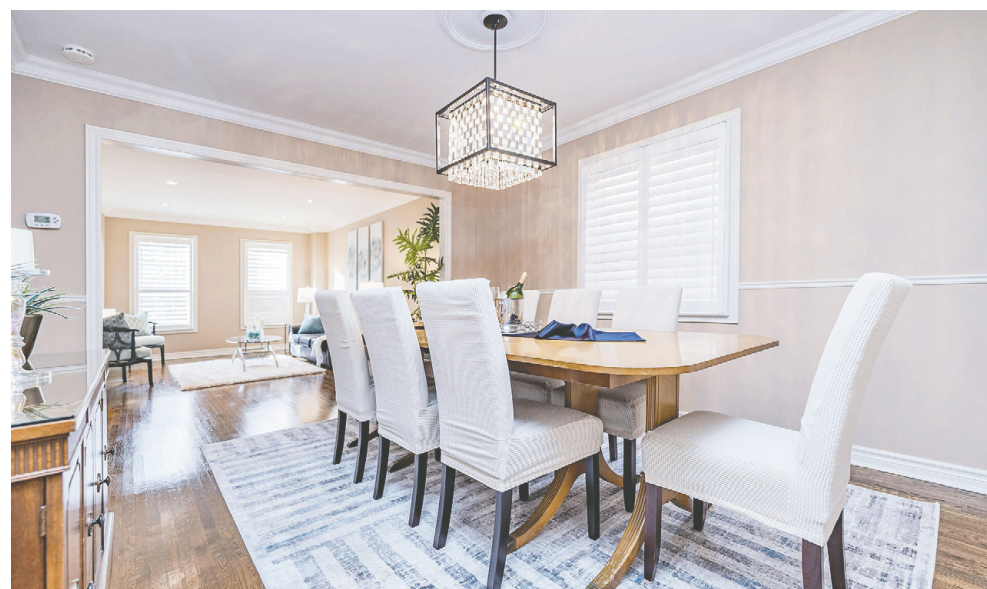
The main floor has a two-storey stone gas fireplace, large windows and views of perennial gardens and a forest. There is a window-filled television/sitting area and a fireside lounging spot. A country kitchen, a Muskoka room and a covered front porch are other gathering spots. Lower-level highlights include two large bedrooms, a full bathroom, a sauna, a recreation room and a games room.

There is a two-car attached garage and room for six cars to park on the driveway.

The 81x175-foot irregular property is close to a beach, golf, a hospital and trails, and is in the Bluewater District School Board area.

“The seller has been the only owner and was one of the first in the neighbourhood. Her son, Rob Saley, is an accomplished artist. Buyers were in awe of his artwork (when they toured the home). Rob Saley is one of seven artists that Scotia-McLeod supported and (referred to) as the ‘New Group of Seven.’”

Listing Broker: Royal LePage Locations North (Karen Willison) Selling Broker: Royal LePage Locations North (Mike Kearns)



\$1,955,000

CONNIE ADAIR

Vaughan
39 Newport Sq. (Bathurst Street and Highway 407)
Asking price: \$1.899 million
Sold for: \$1.955 million
Taxes: \$7,221 (2021)
Bedrooms: 4
Bathrooms: 3
Square footage: 3,231
Garage: 2
Parking: 2
Days on the market: 6

“The market is very strong in this area (Flamingo). Luxurious homes from \$3 million to \$8 million are just a few streets away and smaller three- or four-bedroom homes under 3,000 square feet have recently sold in the \$1.5-million range,” says listing agent Sarah Maged. “So a listing under \$1.9 million for a 3,000-plus-square-foot home on a child-friendly

court was strategically positioned in a ‘sweet spot’ of the local market.”

There were a lot of showings and three offers between the first night and second day, despite the published offer date the following week. However the sellers decided to wait until the set offer date. “They bought this home in 2010 and they wanted the multiple offer-type experience in the structured way we planned ... not offers submitted randomly ahead of our planned offer date.”

The four-bedroom, three-bathroom brick home appealed to young families “trying to get into the upscale Flamingo neighbourhood.

This house was built in 1987 and offers 3,231 square feet above ground, plus 1,691 square feet of unfinished lower-level space.

The best features of the house include a main-floor office, an eat-in kitchen with a walkout to a deck and a main-floor family room. Other highlights include pot lights, wainscoting, mouldings, a renovated powder room, granite counters, stainless steel appliances and a limestone fireplace.

The 50x111-foot lot has a private double driveway and an attached two-car garage.

It’s about 10 homes down from a park, close to a great public school and across the street from a high school/community centre/hockey rink/theatre, says co-listing agent Ian Maged. It’s also close to highways 7 and 407, Promenade Mall, the Vaughan Transit Hub and Uplands Golf and Ski Club.

Listing Broker: Sutton Group Admiral Realty Inc. (Sarah Maged and Ian Maged)