

homes

An English-style city home offers everything from 11-foot ceilings to an elevator to a heated three-car garage, yet is Energy Star accredited

HOME OF THE WEEK

SOLD

WILSON



62 Burncrest Dr.
(Avenue Road and Wilson Avenue)
Asking price: \$549,000
Sold for: \$558,500
Taxes: \$3,456 (2008)
Bedrooms: 3
Bathrooms: 2
Time on the market: three days

bathroom and fixtures and a walkout from the master bedroom are highlights of the home.

Slate flooring in the foyer, crown moulding in the combination living and dining room, a breakfast bar in the renovated kitchen and a lower-level recreation room are other features.

The 40x115-foot lot has a stone front porch and a large back garden and patio. It's within walking distance of schools, shops, restaurants and transit.

Listing Broker: Slavens & Associates Real Estate (Donna Taylor and Darren Slavens)

RENO KITCHEN WITH BREAKFAST BAR

Many design features and attention to detail are evident throughout this three-bedroom, two-bathroom brick-and-stucco home.

Pot lights, hardwood floors, cornice mouldings, a designer

RICHMOND GARDENS



2 Downpatrick Cres.
(Islington Avenue and The Westway)
Asking price: \$559,900
Sold for: \$557,000
Taxes: \$4,112 (2008)
Bedrooms: 4+1
Bathrooms: 3
Time on the market: seven days

contributed to the amount of interest."

A separate foyer, a fireplace in the living room, crown moulding in the dining room and a walkout to a deck from the eat-in kitchen are features of the four-bedroom, three-bathroom brick home.

The four-level sidesplit home has honey hardwood floors, a gas fireplace in the recreation room, a three-piece bathroom in the laundry room and his-and-hers closets in the master suite. The bathrooms have been updated.

The 55x110-foot lot has a fully fenced and landscaped yard with a large deck, a gas barbecue hookup and perennial gardens.

Listing Broker: Royal LePage Real Estate Services (JoAnne Gludish)

NORTH YORK

757 Sheppard Ave. W., Ste. 13
(Bathurst Street and Sheppard Avenue)
Asking price: \$479,000
Sold for: \$471,000
Taxes: \$3,657 (2008)
Bedrooms: 3+2
Bathrooms: 4
Time on the market: eight days



MORE THAN \$30,000 IN UPGRADES

This Georgian-style townhouse offers more than 2,600 square feet and more than \$30,000 in upgrades, says listing agent Robert Greenberg.

Crown moulding and California shutters in the combination living and dining room, a walkout to a patio from the kitchen and a picture window in the second-floor family room are highlights of

the three-bedroom, four-bathroom home.

A three-piece ensuite bathroom and a wall-to-wall closet in the master suite and two bedrooms are third-floor features. An exercise room with mirrored walls and a fourth bedroom with a walkout to a patio are lower-level features.

The 13x135-foot lot has a detached one-car garage and a mutual driveway.

Listing Broker: Harvey Kalles Real Estate (Robert Greenberg)

This elegantly finished three-bedroom, five-bathroom home is part of the green building trend. The kitchen boasts energy-efficient appliances and low-flow fixtures. The house has R-22 insulation and a hot water recovery system.

FIVE-STAR HOTEL RATING

108 Poplar Plains Rd.
(Avenue Road and St. Clair Avenue)
Asking price: \$2.69-million
Taxes: n/a

By Connie Adair

Homes that are big, beautiful and energy efficient, too — it can be done, as luxury home builder Amedeo Barbini has shown in his latest project in the South Hill neighbourhood.

The two-storey brick-and-stone home at 108 Poplar Plains Rd. is fashioned after an English-style city home, with generous use of richly stained oak flooring and panelling, says listing agent Andrew Zimet of Chestnut Park Real Estate.

It offers everything from 11-foot ceilings to an elevator to a heated three-car garage, yet is Energy Star accredited, making it part of the green building trend that brings efficiency and luxury together.

"The green component of this Energy Star home ensures the buyer that the house has been built to rigorous heating and cooling, insulation and sound-proofing standards that are far above and beyond Ontario Building Code regulations," Mr. Zimet says. "These increased standards provide the buyer with a very high level of 'comfort value.'"

A moulded ceiling and a fireplace in the living room, halogen lighting in the sep-



arate dining room and a kitchen with energy-efficient appliances are features of the three-bedroom, five-bathroom home.

The main-floor family room has a fireplace, a built-in bookcase and a walkout to a patio.

A fireplace, a walk-in closet and a six-piece ensuite bathroom are features of the master suite. The two other bedrooms also have ensuite bathrooms. The lower-level recreation room has a two-piece bathroom and a walkout to the garden.

Heated floors, a heated kitchen counter, an entertainment system and camera security are other highlights.

The home has "elegant and regal finishes akin to a five-star hotel," says Mr. Zimet.

Green features include R-22 insulation, energy-efficient windows, a thermostat that calculates electrical use and windows designed to maximize natural light to reduce the amount of artificial lighting required.

A hot-water recovery system saves the heat from waste water while low-flow fixtures reduce the amount of water used in the kitchen and bathrooms.

"The home will appeal to a broad clientele, both empty nesters who don't want to [buy a] condo with no land,

and younger families who don't need or want a monster home," Mr. Zimet says.

The staggered front of this building was designed to increase the individuality of each house and to offer privacy from the neighbours.

"They are in fact detached houses, only joined at the basement level and built with each outside wall near the adjoining house but not touching above grade," Mr. Zimet says. "That way, your master bedroom wall does not touch your neighbour's."

The 27x149-foot lot is landscaped and features limestone walls and slate walkways.

National Post

FOR SALE

WEST TORONTO

88 Allanhurst Dr.
(Royal York Road and Eglinton Avenue)
Asking price: \$648,800
Taxes: \$3,867 (2008)
MLS: W1585146

CUSTOM DESIGN AND HARDWOOD FLOORS

"Generous room sizes," a custom design, plaster crown mouldings and hardwood floors are among the features of this four-bedroom, two-bathroom brick home on Allanhurst Drive, says listing agent Tansie Fenton.

Crown moulding, plaster ceilings and hardwood floors are features of the living and dining rooms. Other features include California shutters



and ceramic floors in the eat-in kitchen, a double closet in the master bedroom and a second kitchen on the lower level.

The 55x120-foot lot is close to James Gardens and Humber trails, schools, the TTC, shopping, churches and highways 401 and 427.

Listing Broker: Re/Max Realty Specialists (Tansie Fenton)

YORKVILLE

77 Avenue Rd., Ste. 212
(Avenue Road and Bloor Street)
Asking price: \$1.695-million
Taxes: \$9,764 (2008)
Monthly fee: \$2,714
MLS: C1566755

FEELS LIKE A LARGE BUNGALOW

A landscaped private terrace with a fence with tempered glass, planters and a pergola are highlights of this suite, says listing agent Elli Davis.

The 2,854-square-foot suite plus 495-sq.-ft. terrace is like a large bungalow, she says.

Pot lights in the living room, halogen lighting in the separate dining room, granite floors and counters in the eat-in kitchen and a walk-in closet and a six-piece



ensuite bathroom are other highlights.

The study has a built-in bookcase, the den has granite floors, the foyer has pot lights and the second bedroom has a walkout to a patio. The suite comes with two underground parking spaces.

Building amenities include a concierge, a rooftop deck and garden, visitor parking and a security guard.

Listing Broker: Royal LePage Real Estate Services (Elli Davis)