



11 THORNCLIFFE PARK REPORT

MARCH 2019

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For detailed Leaside Park statistics:
www.11ThorncliffePark.info

Leaside Park Market Watch

Latest 6 Month Recap of Solds – Aug 1, 2018 - Jan 31, 2019

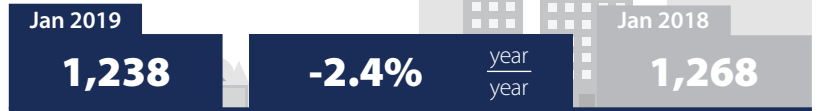
Model	Approx. sq. ft.	# Sold	Avg. Price
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11 Thorncliffe Park Drive

Sutherland	601	-	-
MacRae	743	-	-
Seton	760	-	-
Millwood	800	-	-
Burgess	808	-	-
Rutherglen	890	-	-
Airdrie	893	-	-
Parkhurst	912	1	\$410,000
Astor	922	-	-
Bessborough	955	-	-
Nealson	955	1	\$410,000
Leacrest	1,270	-	-
1 Bedroom w/Balcony		-	-

CONDO APARTMENT PRICE GROWTH CONTINUES TO OUTPACE THE MARKET IN EARLY 2019

Condo Apt Resale Home Sales



MARKET HIGHLIGHTS

- Condo apartment prices were up by a solid 7.9% in January, as compared to just 1.7% for the market as a whole
- Condo apartment MLS® Home Price Index was also up by 8.0% versus last year, as compared to just 2.7% on a composite basis
- That said, condo apartment sales volume growth (-2.4%) lagged the overall market (+0.6%) in January

Condo Apt Average Resale Price

+7.9% year / year

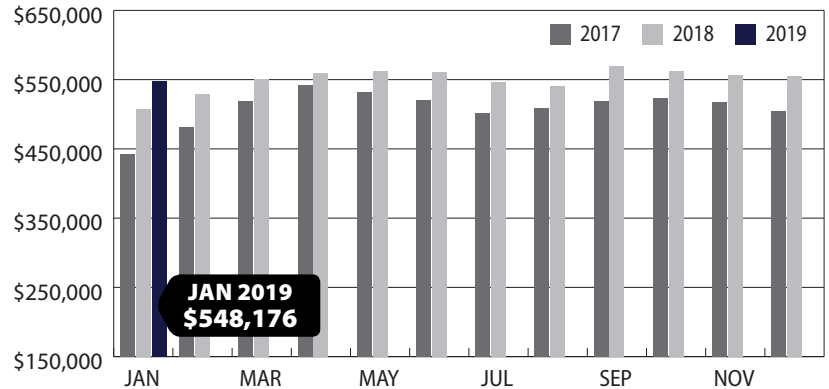
Jan 2019

\$548,176

Jan 2018

\$508,041

GTA Condo Apt Average Resale Price



Message from Bethany J. Bliley...



Are you considering a move this spring? The truth is multiple offers are still happening! The right representation and marketing in place is critical! Times are changing! It's easy and stress free if you make the right call! It doesn't cost you any more and you will save yourself a bundle... guaranteed! It's a "win-win"! No gimmicks... no headaches!

For those of you who may be acting as a power of attorney or executor for a suite in 11, don't delay the sale because "there is stuff to do". You can't be in two places at once! Don't lose valuable time and money making sure it's all done. Call me ... I can help with this too! Maintenance fees and property taxes cost you every month the suite sits vacant.

Make a difference... Make someone smile today!

"I want to"

www.sellmycondofore.com



62 suites personally
SOLD at
 11 Thorncliffe!

Bethany J. Bliley
 Sales Representative

Direct: (416) **618.7414**

Office: (416) **921.1112**

ROYAL LEPAGE

CONDOS

JUST SOLD!



Multiple Offers ... AGAIN!

This owner is smiling! Parkhurst model sold with multiple offers! End unit with 2 bedrooms, 2 bathrooms, and hardwood floors. Fast closing! If the money matters to you ... call me today!

WANT SOME...

**COLD
HARD
CASH**

Curious About How Much?

No need to take your chances at the casino! Considering a move? Do you own a 1 bedroom or 1 bedroom + den? Curious about the value of your suite? In search of a suite ASAP... top dollar paid!

WHAT EXACTLY DOES A PROPERTY MANAGER DO?

We all know that most condos have a property manager. But not everyone knows what the role entails. In a nutshell, their job is to make sure the condo runs like a well-oiled machine. They do this by working closely with the condo board to detect problems before they arise. They manage the board's budget and financial statements, and they settle any conflicts related to the rules of the community. Here are some other important responsibilities of a property manager that you might not have known.

They carry out policies set by the condo board

Condo boards are responsible for setting and approving policies and procedures. The property manager is responsible for making sure those policies get implemented. For example, if the board has decided that at least three quotes should be obtained before awarding a contract to a supplier, the property manager must ensure that this procedure is followed.

They perform property inspections

Property managers are one of the first people to uncover a maintenance

or repair issue. They'll make sure the building's system equipment such as fire alarms and fan coils are in good working order. If inspections are taking place inside individual units, it's the manager's job to give residents advance notice of a suite inspection. If repairs are required, property managers will sometimes be present to monitor the performance of the contractors.

They collect maintenance fees owed to the corporation

Any money that is owed to the condo corporation must be collected, and it's typically the property manager's job to collect those funds, whether it's monthly maintenance fees, payments for the use of condo amenities and services, or payments for new keys, fobs, air filters, and anything else that the building makes available for purchase.

They select suppliers

Any contractors that are hired to work on the property, whether they're landscapers, insurance experts, cleaners, etc., are selected by the property manager and ultimately approved by the condo board.

www.11ThorncliffePark.info for the rest of your newsletter...



Bethany J. Bliley
Sales Representative

I have helped **62** condo owners sell their suites for top dollar in **11 Thorncliffe...** Can I help you?

SM Social Marketer / Torontocondogal

ROYAL LEPAGE PRESIDENT'S GOLD AWARD 1998, 2001
ROYAL LEPAGE MASTER SALES AWARD 1996, 2014, 2017
ROYAL LEPAGE SALES ACHIEVEMENT AWARD 1990, 1997, 1999, 2000

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If the \$ Matters... Call Me!

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