

Toronto West

CONDOMINIUM REPORT

MARCH, 2012



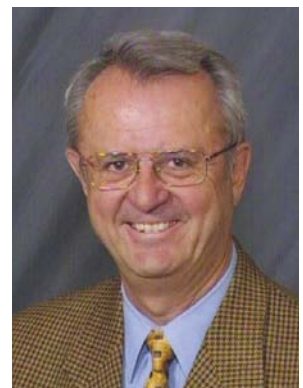
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Toronto, Ontario M8X 1C5



John Slidders
BROKER

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March, 2012

Dear Client,

Re: Toronto West Condominium Report

Enclosed is a report on 2 bedroom condominiums in Toronto West. The buildings are primarily in Etobicoke. The 12 condos in the report represent a cross section of buildings by price and location and is intended to give current owners and potential buyers an overview of the market.

In summary:

- Average sale prices range from \$270,000. to \$675,000.
- Average suite sizes range from 838 square feet to 1867 square feet.
- Sale prices per square foot range from \$202.00 to \$642.00.
- Maintenance or Condo Fees range from \$404.00 to \$1522.00 per month.

For additional information on buildings in the GTA that do not appear in this report or on 1 bedroom condominiums, please contact me at:

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Yours truly,



John Slidders

Broker

Royal LePage Real Estate Services Ltd. Brokerage

Existing Condominiums



KINGSWAY CONDOMINIUMS
2855 BLOOR ST. W



NUVO 2
25 VIKING LANE



101 SUBWAY CRESCENT



MARINA DEL RAY
2267 LAKE SHORE BOULEVARD



THE JAMES CLUB
1135 ROYAL YORK ROAD



THE MASTERS
284-300 MILL ROAD

Existing Condominiums



BARCLAY TERRACE
1300-1320 ISLINGTON AVENUE



PORT ROYAL PLACE
5-15 MICHAEL POWER PLACE



KENSINGTON I AND II
10 – 12 OLD MILL TRAIL



2000-2010 ISLINGTON AVENUE

New Condominiums



TWO OLD MILL



PARC NUVO
DUNDAS & KIPLING

RANKED BY AVERAGE SALE PRICE IN 2011

(ROUNDED TO NEAREST '000)

Area (Average)

1. 101 Subway Crescent	\$270,000	1050 sq. ft.
2. Port Royal Place	\$293,000	838 sq. ft.
5 – 15 Michael Power Place.....		
3. The Masters	\$330,000	1059 sq. ft.
284 – 300 Mill Road.....		
4. Nuvo 2.....	\$336,000	833 sq. ft.
25 Viking Lane		
5. 2000-2010.....	\$377,000	1867 sq. ft.
Islington Avenue (+ den)		
6. Barclay Terrace	\$391,000	1167 sq. ft.
1300 – 1320 Islington Avenue		
7. Marina Del Ray	\$415,000	1159 sq. ft.
2267 Lake Shore Boulevard		
8. Parc Nuvo		
Dundas and Kipling		
Occupancy 2012.....	\$447,000	960 sq. ft.
9. The James Club	\$509,000	1074 sq. ft.
1135 Royal York Road		
10. Kingsway Condominiums		
2855 Bloor Street West (+ den)	\$571,000	1199 sq. ft.
11. Two Old Mill	\$596,000	928 sq. ft.
(Occupancy Fall 2014)		
12. Kensington I and II.....	\$675,000	1326 sq. ft.
10 – 12 Old Mill Trail		

AVERAGE SALE PRICE PER SQ. FT. (PSF)

1. 2000 -2010 Islington Avenue(+ den)	\$202.00
2. 101 Subway Crescent	\$257.00
3. The Masters..... 284 – 300 Mill Road	\$312.00
4. Barclay Terrace	\$335.00
1300 – 1320 Islington Avenue	
5. Port Royal Place	\$350.00
5- 15 Michael Power Place	
6. Marina Del Ray	\$358.00
2267 Lake Shore Boulevard	
7. Nuvo 2.....	\$404.00
25 Viking Lane	
8. Parc Nuvo	\$466.00
Dundas and Kipling Occupancy 2012	
9. The James Club	\$474.00
1135 Royal York Road	
10. Kingsway Condominiums	\$476.00
2855 Bloor Street West (+den)	
11. Kensington I and II	\$509.00
10 – 12 Old Mill Trail	
12. Two Old Mill	\$642.00
(Occupancy Fall 2014)	

MONTHLY MAINTENANCE FEES

1. Nuvo 2..... \$404.00 - \$458.00
25 Viking Lane
2. Two Old Mill* \$416.00 - \$514.00
(Occupancy Fall 2014)
3. Parc Nuvo* \$417.00 - \$504.00
Dundas and Kipling
2012 Occupancy
4. The James Club \$437.00 - \$707.00
1135 Royal York Road
5. Barclay Terrace \$444.00 - \$668.00
1300 -1320 Islington Avenue
6. Port Royal Place \$446.00 - \$547.00
5 – 15 Michael Power Place
7. The Masters..... \$563.00 - \$696.00
284 – 300 Mill Road
8. 101 Subway Crescent \$595.00 - \$745.00
9. Kingsway Condominiums \$679.00 - \$827.00
2855 Bloor Street West (+den)
10. Kensington I and II \$737.00 - \$994.00
10 – 12 Old Mill Trail
11. Marina Del Ray \$685.00 - \$830.00
2267 Lake Shore Boulevard
12. 2000 -2010 \$970.00 - \$1522.00
Islington Avenue (+den)

*Individual metering of electricity, heating, cooling and hot water. Excludes parking and locker maintenance fees

NOTES:

The data in this study should be read in conjunction with the following notes and chart:

1. **Sale Prices** are based on condominiums listed and sold through the Toronto Real Estate Board Multiple Listing Service (MLS) for the 10 existing condominiums in the study. Sale prices are based on price lists for the 2 condominiums under construction.
2. The calculation of **Average Sale Price Per Sq. Ft.** is based on the area of each condominium. The area is not based on a standard method of measurement. Square Foot areas were derived from several sources:
 - Floor Plans
 - MLS data on each listing
 - Property Management Companies
 - A formula based on dividing the **Monthly Maintenance Fee (Condo Fee)** by the maintenance cost per sq. ft.
3. Expenses such as utilities, cable television and other operating costs may not be included in the **Monthly Maintenance Fee**. The method of calculation varies for each building. Condominium buyers should review the costs that are included and budget for those expenses that are excluded.
4. The data in this study is believed to be accurate but all information should be independently verified. Royal LePage assumes no responsibility for the information contained herein.

For additional information on buildings in the GTA that do not appear in this report or on 1 bedroom condominiums, please contact me at:

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Column1	Column2	Column3	Column4	Column5
Name	Sale Price Range	Area Range Square Feet	Balcony	Comment
101 Subway Crescent	\$254,000 - \$286,900	992 - 1204	No	16 Sales in 2011
The Masters				
284 - 300 Mill Road	\$ 255,000 - \$ 389,900	895 - 1130	Yes	18 Sales in 2011
5-15 Michael Power Place				
Dundas and Kipling	\$265,000 - \$323,000	795 - 1000	Yes	28 Sales in 2011
2000 - 2010				
Islington Avenue (+den)	\$309,000 - \$465,000	1525 - 2444	Yes	16 Sales in 2011
Barclay Terrace				
1300 - 1320 Islington Avenue	\$310,000 - \$465,000	938 - 1396	Varies	14 Sales in 2011
Nuvo 2				
25 Viking Lane	\$318,000 - \$361,000	807 - 861	Yes	13 Sales in 2011
Marina Del Ray				
2267 Lake Shore Blvd.	\$366,000 - \$532,000	1054 - 1276	No	7 Sales in 2011
The James Club				
1135 Royal York Road	\$375,000 - \$640,000	870 - 1359	Yes	6 Sales in 2011
Parc Nuvo				
Dundas and Kipling	\$418,000 - \$463,000	873 - 1050	Yes	Occupancy 2012
Kingsway Condominiums				
2855 Bloor Street West (+den)	\$512,000 - \$615,500	1095 - 1280	Yes	6 Sales in 2011
Two Old Mill	\$528,000 - \$652,000	815 - 1008	Yes	Occupancy Fall 2014
Kensington I and II	\$670,000 - \$680,000	1302 - 1350	Yes	2 Sales in 2011
10 - 12 Old Mill Trail				