

what it went for

\$2.352 MILLION

CONNIE ADAIR

Casa Loma
44 Wells Hill Ave. (St. Clair Avenue West and Bathurst Street)
Asking price: \$2.195 million
Sold for: \$2.352 million
Taxes: \$8,535 (2023)
Bedrooms: 3+1
Bathrooms: 3
Square footage: 1,961
Garage: 1
Parking: 2
Days on the market: 7

And just like that, this home sold to happy new homeowners," says listing agent Kaija Pitt, adding that it sold for over the asking price in seven days.

"There were over 2,000 website visits. We knew it would be busy, but we hadn't seen so many showings like this for a long time. We had 60 showings booked and more people through at the weekend open houses. We ended up with five interested parties and multiple offers resulting in a sale over the asking price."

The brick home was renovated by the owner, who retained its original charm, Pitt says. "One of the many things the owner did was to add herringbone hardwood floors throughout the main and second floor. This was brilliant and gives the home a warm and inviting vibe."

She says the house is "an absolute gem with timeless curb appeal" in the desirable Casa Loma neighbourhood.

Three bedrooms, three bathrooms and a second-

floor multi-purpose sun-room that could be converted into a fourth bedroom are highlights.

The renovated galley kitchen has stainless steel appliances, a farmhouse-style butler sink, a four-burner gas stove and oven and a built-in steam oven, which is a true baker's delight, Pitt says. A separate breakfast room/mud room is off the kitchen.

A walkout leads to a west-facing courtyard-like garden. The private driveway offers access to a one-car garage with a new copper roof plus tandem parking for two additional cars, she says.

Primary bedroom features include leaded glass windows, a large closet and a renovated three-piece ensuite bathroom. Pitt says the four-piece family bathroom is tastefully renovated.

"The lower level is a blank canvas with good ceiling height and is currently used as a workout space," she says. It also has a laundry room, storage room and a three-piece bathroom.

The 27x99-foot lot has an in-ground irrigation system. The property enjoys a prime location close to shops, restaurants, Forest Hill Village and the St. Clair West subway station. It's in the Hillcrest School District, Pitt says. "It's a nice 30-minute walk to Yorkville."

Nordheimer Ravine is nearby for walkers and joggers. It also offers a dog park.

Listing Broker: Sotheby's International Realty Canada (Kaija Pitt and Armin Yousefi)



\$2,442,500

CONNIE ADAIR

South Annex
268 Major St. (Bloor Street West and Spadina Avenue)
Asking price: \$2,599,000
Sold for: \$2,442,500
Taxes: \$8,315 (2023)
Bedrooms: 4
Bathrooms: 2
Square footage: 2,091
Garage: 2
Parking: 0
Days on the market: 8

Built in 1908, this brick home underwent a major renovation prior to 1992 by a previous owner. The renovation opened up the living and dining space, says listing agent Rosanne Agasee.

"Generally, (potential) buyers were families looking to get into the coveted Annex enclave. We had seven show-

ings in under a week and received an offer. There was a good deal of interest and the property sold fast."

The best interior features, she says, are the high ceilings and open space with large windows in the living and dining area. "There is a beautiful charm and elegance in this home that all the potential buyers commented on."

As for the kitchen, it retains its character. "It's reminiscent of the kitchen in the movie Moonstruck," Agasee says. "It has incredible light, particularly in the late afternoon when the sun is streaming in through the west-facing windows."

"Also, everyone who toured the house commented on the third-level primary bathroom. It has a claw foot tub set in front of a

bay window. It is the perfect retreat to decompress in at the end of a day."

The lower level offers an additional 788 square feet.

She describes the rear garden as "gorgeous. There is a deck for dining and a barbecue, as well as a lush garden with paving stones. It is west facing so it gets the lengthy summer light. It is entirely fenced in, so perfect for a dog as well as for privacy."

Another bonus of the 21x113-foot lot is its two-car detached garage with lane access.

Major Street is "one of the most desirable streets in the area and definitely has a warm community feeling," she says. It's close to the subway and Bloor Street.

Listing Broker: Forest Hill Real Estate Inc. (Rosanne Agasee)