



\$1,195,000

PALACE PIER - 3 Bedrooms! TOTALLY RENOVATED!

Premium West wing with Panoramic, Unobstructed Lake views. 3,257 Sq. Ft., 2 Sol., 8 1/2' Ceilings. Completely renovated: 24"x12" Carrera marble tiles in the grand foyer, kitchen, dining & living/family rooms & hardwood floors in all bedrooms. Massive new gourmet kitchen with island has custom cabinetry, granite countertops & glass mosaic backsplash, top-of-the-line stainless steel appliances. Master bedroom has large walk-in & new 6 piece en-suite spa with 2 sinks, Jacuzzi & big shower. Bathrooms are tastefully renovated with marble & new fixtures. Huge Separate Laundry Room.



Scan the QR code below for more information!



SOCIAL NETWORKS



facebook.com/Ania.Baska.ReMax.Brokerage



twitter.com/aniabaska1



youtube.com/condoteam



linkedin.com/pub/ania-baska/11/926/8a0



\$419k

PALACE PIER - BEST VIEWS!

1,250 Sq Ft, 2 Bdrm, 2 Bath, Locker & Parking. Open balcony with beautiful lake and city views. Stainless steel appliances, hardwood floor in living room & bedrooms. Close to lake front trails, marinas and yacht clubs. Set on 9 acres of private, landscaped lake front land. Excellent value!



\$605k

PALACE PIER - CHIC RENO!

1,890 Sq. Ft., 2 bdrm, sol, 4 baths, 2 parks. Panoramic view of the City, High Park & Lake. State of the Art Reno w/best quality finishings. Modern 8 Piece Master En-Suite w/Jacuzzi. New Kitchen with Stainless Steel Appliances and Granite Counters. Marble Floors. Spectacular!



\$529k

GRENADIER LANDING -

1,188 Sq.Ft., 2 Bdrm, Den, 2 Bath W/Huge Balcony & Fireplace The Best South Lake Views & Lots Of Upgrades Including Maple Shaker Cabinets, Stainless Steel Appliances, Granite Countertop. 2 Renovated Baths W/Marble Floors, Glass Enclosed Shower. 2 Parking.



\$429k

PALACE PIER - LAKE VIEW!

1,550 sq ft 2 bed/2bath hardwood parquet and moldings, kitchen with black cupboards and porcelain floor. Renovated bathrooms. Excellent long-time tenant with lease through until June 2012 - ideal investment!



\$490k

PALACE PIER -

1,250 Sq. Ft., 2 Bdrm, 2 Bath, Balcony, Parking & Locker. Premium South-West Corner with the Best Unobstructed Lake Views! New Hardwood Floors Throughout, Stainless Steel Appliances and Granite Counters. Upgraded Bathrooms.



\$539k

MONTAGE -

950 Sq. Ft., 2 Bdrm + Den, 2 Bath., Parking, Locker & Balcony. Stunning Corner Unit with Panoramic Windows Featuring Spectacular Lake and City Views. Bright and Spacious Unit with Open Kitchen, Granite Counters, Stainless Steel Appliances and More!



Leased!

BEYOND THE SEA -

1 Bdrm w/Parking & Locker. Open kitchen w/white quartz countertops and stainless steel appliances. Engineered hardwood flooring, en-suite washer/dryer. 9' ceilings and large balcony. Brand new - never lived in! State of the art amenities, quick access to highways and TTC.



Rental

VILLAGE by HIGH PARK -

Stunning 1,055 Sq. Ft. Suite in this Brand New Condominium with 2 Bdrm, Den, 2 Bath and Huge Terrace! This South-East Corner Unit Features Rooftop Garden, Terrific Views of Downtown and Hardwood Floors Throughout. \$1,700/month

Get ANIA BASKA's Condo Team Working for YOU!

Top 1% in GTA Condo sales 2010

#1 Salesperson on the Waterfront
#1 in WEST TORONTO*

*According to 3rd party analysis of TREB MLS, by value of listings bought and sold in W06 and GTA in 2010



24/7 (416) 847-0920

416 503-2642

www.torontocondo.com
info@torontocondo.com

ANIA BASKA

Sales Representative, M.Eng.

RE/MAX Condos Plus
CORP. BROKERAGE
Independently Owned and Operated



2009



2009



2001 to 2010



2005

This is Not Intended to Solicit Properties Already Listed For Sale.

This is Not Intended to Solicit Properties Already Listed For Sale.



Top 1% in 2010 GTA Condo sales

No. **1** Salesperson on the Waterfront in **WEST TORONTO***
*According to 3rd party analysis of TREB MLS, by value of listings bought and sold in W06 and GTA in 2010

ANIA BASKA

Salesperson, M.Eng.

416.503.ANIA(2642)



FEBRUARY 2012

CONDO TEAM's Market Report:

Urbanation, the real estate market research firm that tracks the Toronto CMA's (Census Metropolitan Area) condominium market, has released the fourth quarter results. The Q4 results show 7,226 new sales – the highest for any Q4 on record – contributing to the record high of 28,190 for the 2011 year. Add those numbers to the 230,564 condominium apartments currently in the planning stage, and you get an idea of just how fast the Toronto condominium market is still moving.

The report paints a positive picture of the GTA's current condominium market, contrary to those who foresee a bubble burst with the arrival of record high inventory. Accompanying the report are the results of a survey conducted by Urbanation of industry experts and developers in the Toronto CMA. They are quick to downgrade the concern many are expressing over the percentage of foreign investment, however they are expressing concern over the rising cost of units, many of the experts believing 2011 saw a jump of 34% in price per square foot from 2010.

Despite a noted jump in price, Urbanation V.P. and editor Ben Myers remains positive, stating that we're still in a seller's market, and that strong demand exists for condominiums in areas that are starting to experience increased density. These results are far from painting the ominous picture many in the real estate and development community foresee; in looking towards 2012 industry experts remain positive, expecting continued growth and strong demand in the Toronto CMA.

(from UrbanToronto.ca)

Text "ANIA" to 123411 for information on Ania's current listings!

Bldg. List Price %LP DOM B+W P Approx SF Ex Maint.
Beyond the Sea - 15 Legion Road & 2240 Lake Shore Blvd W.
\$339,500 96 36 11 11 600-699 Se \$436.09
\$369,000 96 402 21 700-799 S \$482.35
iLoft - 155-185 Legion Road
\$274,900 98 771 11 600-699 Se \$369.55
\$277,000 98 65 1 11 600-699 Se \$376.22
\$335,000 97 57 11 21 800-899 Se \$474.27
\$276,000 96 54 1 11 700-799 W \$541.14
Players Club - 2067 Lake Shore Blvd W.
\$359,900 99 202 21 900-999 Se \$736.65
Waterford - 2083-95 Lake Shore Blvd W.
\$302,000 99 31 11 600-699 S \$520.94
\$277,900 97 64 1 11 600-699 S \$538.85
\$409,000 98 179 2 1 900-999 Sw \$726
Waterview Voyager - 2119-21 Lake Shore Blvd W.
\$336,800 98 116 11 21 700-799 E \$469
\$199,000 97 63 0 11 0-499 Sw \$225.16
\$335,000 94 162 2 1 800-899 Sw \$450.50
Marina Del Rey - 2261-69 Lake Shore Blvd W.
\$349,900 96 118 21 21 1000-1199 Ne \$689.74
\$379,900 95 104 2 1 1200-1399 Ne \$814.29
\$398,800 95 111 21 22 1000-1199 Sw \$785.13
\$349,000 96 77 2 1 1000-1199 Sw \$772.38
Grand Harbour - 2285-89 Lake Shore Blvd W.
\$239,900 104 2 1 11 800-899 Nw \$594.01
Waterview Explorer - 58 Marine Parade Drive
\$294,900 99 38 1 11 500-599 N \$412.46
\$319,000 95 64 1 11 600-699 Nw \$454.92
\$519,000 96 25 2 1 1000-1199 Se \$744
\$975,000 85 94 21 31 1600-1799 E \$1,157.53
Nevis - 80-88 Palace Pier Court
\$395,000 99 142 2 1 900-999 Se \$519.31

Market Report

Ania Baska - #1 Realtor on the Waterfront in West Toronto, recipient of Re/Max Hall of Fame Award and Re/Max Platinum Award every year since 2001.

To the left is a list of all the suites on the Waterfront in West Toronto sold through MLS in January 2012. This will give you an idea of the price you can expect for your suite. Naturally, there are many variables and your suite may be worth more.

MLS Sold Statistics for January 2012 in W06

Property Type	Active	Sales	Avg \$	Med \$	Min \$	Max \$	
Att/Row/Twnhouse	4	6	\$586,167	\$595,000	\$518,000	\$620,000	Month
		6	\$586,167	\$595,000	\$518,000	\$620,000	Year
Condo Apt	232	31	\$326,355	\$298,000	\$192,500	\$830,000	Month
		31	\$326,355	\$298,000	\$192,500	\$830,000	Year
Condo Townhouse	8	2	\$381,247	\$381,247	\$349,500	\$412,994	Month
		2	\$381,247	\$381,247	\$349,500	\$412,994	Year
Detached	34	16	\$528,300	\$551,850	\$307,000	\$750,000	Month
		16	\$528,300	\$551,850	\$307,000	\$750,000	Year
Semi-Detached	2	1	\$362,000	\$362,000	\$362,000	\$362,000	Month
		1	\$362,000	\$362,000	\$362,000	\$362,000	Year
District Total:	280	56					Month
		56					Year

SCAN
the code below with your smartphone for more information!



torontocondo.com

