



\$848,000

PALACE PIER - 3 Bedrooms! TOTALLY RENOVATED!

Magnificent 3257 Sq Ft Residence Features 3 Bdrms, 3 Baths, Formal Dining Rm, Den, 2, Solariums & Separate Laundry Rm. Tataly Reno'd Suite W/Gleaming Hardwood Floors Throughout, Designer Moldings & Wainscotting, 8.5' Ceilings. Ballroom Size Living Rm Has Space For 2 Sitting Areas, Dining Area & Grand Piano, & Has Panoramic Views Of City Skyline, Lake & High Park. Mstr Bdrm W/Breathtaking Lake View & Spa-Like 7Pc Marble Bath
(also available for lease 5,200/month)



Scan the QR code below for more information!



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\$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!



\$599k

PALACE PLACE -

1,491 Sq Ft., 1 Bdrm, Den, Solarium, 2 Bath, Parking. Renovated Suite with the best South-West Lake Views. New Modern Open Concept Kitchen with Black Appliances, Granite Counters & Floors. Gleaming Hardwood Throughout..



\$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.. Renovated bathrooms. Excellent long-time tenant with lease through until June 2012 - ideal investment!



SOLD!

PALACE PIER -

920 Sq. Ft., Huge One Bedroom With Open Balcony. Prestigious Building With 5 Star Amenities - 24 Hr Concierge, 24 Hr Excellent Security, Valet Parking For Residents And Guests, Health Club With Indoor Pool, 2 Squash Courts, & more!



LEASED!

BEYOND THE SEA -

584 Square Foot suite in brand new Beyond the Sea Phase II with parking & locker. Open kitchen with granite countertops & island, attractive tile backsplash and stainless steel appliances. Engineered hardwood flooring, en-suite washer/dryer. 9' ceilings and large balcony.



Rental

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. **\$1,350/mo.**



Rental

NEWPORT BEACH -

3 Bdrm + Den, 3 Bath, Gleaming Hardwood Floors Throughout. Crown Molding In Living/Dining Room. Kitchen W/Granite Countertops, Stainless Steel. **Unfurnished: \$4,800/mo. Semi-Furnished: \$5,000/mo. Furnished: \$6,500/mo.**

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



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ANIA BASKA

Sales Representative, M.Eng.



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

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ANIA BASKA

Salesperson, M.Eng.

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JANUARY 2012

CONDO TEAM's Market Report:

Now that the holiday season is behind us, we have begun to look forward to 2012. Many media sources have been publishing articles about the Toronto condominium market recently, and many of these make reference to predicted "bubbles" and "corrections." We think that these doomsday articles are over-sensationalized, and must be read with a careful eye.

The fundamentals that have underpinned the strong real estate market in Toronto have remained stable. First and foremost among these is the robust population growth experienced in the city. Toronto's growth rate according to statistics Canada stands at a rate of 1.9% annually, which will translate to over 45,000 more inhabitants this year, and more than 500,000 over the next decade. Furthermore, the rental market is experiencing historically low vacancy rates (approximately 1.4%!) ensuring that there will be no massive flood of vacant income properties on the market anytime soon.

Overall we believe that any changes in market values will be gradual, and are likely to have a larger effect on new development than on resale values. In a recent conference Shaun Hildebrand, a senior market analyst at the Canadian Mortgage and Housing Corporation, said that he believed any adjustment in condo values in the GTA would be moderate. While this might not be as sensational as some front page headlines in the newspaper, we think it is a much more prudent projection.

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

Market Report

Str.	List Price	%LP	DOM	B+W	P	Approx SF	Ex Maint.
Palace Pier – 2045 Lake Shore Blvd W.							
2045	\$235,000	93	431	11	900-999	Ne	\$832.12
Newport Beach – 2111 Lake Shore Blvd W.							
2111	\$375,000	102	222	21	1000-1199	W	\$616.40
Waterview Voyager – 2119-2121 Lake Shore Blvd W.							
2119	\$279,900	96	461	11	600-699	Sw	\$448.79
Beyond the Sea – 2230-2240 Lake Shore Blvd W./15 Legion Rd.							
2240	\$318,000	104	1711	11	600-699	S	\$361.52
Marina Del Rey – 2261-2269 Lake Shore Blvd W.							
2261	\$279,900	96	301	32	600-699	Se	\$456.25
2269	\$329,900	99	3011	21	900-999	Se	\$641.11
Grenadier Landing – 5 Marine Parade Dr.							
5	\$386,000	96	42	21	900-999	E	\$601.24
Waterview Explorer – 58 Marine Parade Dr.							
58	\$229,900	97	80	11	0-499	Ne	\$274.92
58	\$639,000	95	4821	21	1200-1399	S	\$800.97

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 December 2011. 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 December 2011 in W06

Property Type	Active	Sales	Avg \$	Med \$	Min \$	Max \$	
Att/Row/Twnhouse	7	2	\$515,250	\$515,250	\$492,500	\$538,000	Month
		66	\$555,681	\$536,500	\$226,000	\$1,515,000	Year
Condo Apt	198	39	\$325,008	\$307,000	\$183,000	\$626,210	Month
		510	\$357,778	\$317,500	\$155,000	\$1,235,000	Year
Condo Townhouse	4	1	\$539,500	\$539,500	\$539,500	\$539,500	Month
		71	\$476,900	\$410,000	\$305,000	\$1,510,000	Year
Detached	34	20	\$521,700	\$481,000	\$375,000	\$809,000	Month
		383	\$500,262	\$466,500	\$215,000	\$1,920,000	Year
Semi-Detached	3	3	\$442,333	\$409,500	\$402,500	\$515,000	Month
		63	\$458,473	\$442,000	\$265,000	\$725,000	Year
District Total:	246	65 Month					
		1,103 Year					

SCAN
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