

# Paying the Price

Unless you've got unlimited resources, buying a house in Toronto means making sacrifices. Whether you bend on location, size or the ever-covetable parking spot, here's a rundown of what you can get between **\$500,000** and **\$2 million**

BY SIMONE OLIVERO



# What you can get for... \$500,000

Option #1

## East York Fixer-Upper

310 Lumsden Ave.,  
Woodbine-Lumsden

**This is a real estate unicorn:** a detached brick house, in a central location, for a half mil, that's not condemned. And even better, it's attractive but still has room for upgrades. There's a fenced-in backyard, a basement with income unit potential and a quaint front porch for cottagey curb appeal. It's ideal for a young family, with three bedrooms and a 15 minute walk from Parkside Elementary (there's even a skate park close by). The only downside: it's 800 square feet. However, the upstairs loft has been converted into a master bedroom with an ensuite, ensuring parents get a little privacy. Nearby parks and Greektown will easily fill weekends.

**The specs:** A three-bedroom, three-bathroom detached home with basement suite  
**List price:** \$489,900  
**Sale price:** \$530,000  
**Parking:** One-car detached garage  
**Interior size:** 800 square feet  
**Lot size:** 32 by 100 feet  
**Realtor:** Melanie Wilson, Real Estate Homeward, Brokerage



Reno Potential



Option #2

## Junction Triangle Semi

412 Symington Ave.,  
Pellam Park

**It's only a matter of time** before the Junction Triangle gives way to exploding property values. This semi-detached on a quiet street between Davenport and Dupont anticipates the shifting market with attractive updates like hardwood throughout the main floor and an upgraded kitchen with granite countertops and stainless steel appliances. The basement is a refinished studio apartment, which helps with the mortgage. It's also in the catchment for great schools like École élémentaire Charles-Sauriol and Oakwood Collegiate Institute.

**The specs:** A three-bedroom, two-bathroom semi with basement apartment  
**List price:** \$499,000  
**Sale price:** \$520,000  
**Parking:** None  
**Interior size:** 1,123 square feet  
**Lot size:** 16.7 by 130 feet  
**Realtor:** Irene Kaushansky, Keller Williams Neighbourhood Realty, Brokerage



PHOTOGRAPHS COURTESY OF MELANIE WILSON

PHOTOGRAPHS COURTESY OF IRENE KAUSHANSKY/KELLER WILLIAMS NEIGHBOURHOOD REALTY

# What you can get for... \$800,000

Option #1

## A Reno'd Roncey Duplex

66 Lansdowne Ave.,  
Roncesvalles

For the owner of this house, directions are as simple as "I live in the house with the bright green door." But that's not the only selling point. This three-storey Victorian is divided into two spacious apartments (both are large enough that the rental income they generate will offset mortgage payments), and a recent ground floor makeover added contemporary details like whimsical custom sliding barn doors, ash hardwood flooring, new stainless steel appliances and quartz countertops. Original features run throughout both units, including century-old baseboards and plaster mouldings. The house is located in trendy Roncesvalles, a quick walk from the hottest restaurant strip in the city.

**The specs:** A three-bedroom, two-bathroom semi-detached duplex  
**List price:** \$769,900  
**Parking:** None  
**Interior size:** 1,500 square feet  
**Lot size:** 17.5 by 137 feet  
**Realtor:** Leonard Fridman, The Condo Store Realty Inc.



Ideal for Singles



Best Commute

Option #2

## A Family Home in the East End

128 Hopedale Ave.,  
Pape Village

The micro-neighbourhood of Todmorden Village, in East York, has been popular since before Confederation. It's surrounded by the lush ravines of the Don River's green belt and has access to the DVP, TTC and the Don River Valley Trails. This detached three-bedroom house on the neighbourhood's western edge has middling curb appeal, but the interior is renovated with granite kitchen countertops, stainless steel appliances, and heated hardwood and marble floors throughout the main floor. The postage stamp-size backyard backs onto the Don River valley and overlooks the canopy of trees. There's also a plethora of French-language schooling options nearby: Petite Maison, Broad View French Montessori and École Georges-Étienne-Cartier.

**The specs:** A three-bedroom, two-bathroom detached home  
**List price:** \$779,900  
**Parking:** One-car parking on shared driveway  
**Interior size:** 1,300 square feet  
**Lot size:** 25 by 115 feet  
**Realtor:** Geoff Fraser, Progressive Home Realty Inc.



PHOTOGRAPHS COURTESY OF LEONARD FRIDMAN  
 PHOTOGRAPHS BY WEST BLUE STUDIO, COURTESY OF GEOFF FRASER

# What you can get for...\$1 million

Option #1

## Dufferin Grove Detached

270 Havelock St.,  
Dufferin Grove

This Victorian brick house has great bones—large bedrooms, glass-paned French doors, high ceilings, walk-in pantry, bay windows, leaded glass transoms—but needs a little TLC. The floors are a patchwork of hardwood, tile and outdated parquet, and the basement walls are an eyesore of sponge paint. But there's no quibbling with the location: the tiny backyard is made irrelevant by the 5.3-hectare splendour of Dufferin Grove around the corner, bursting with playgrounds, skating rinks, a dog park, year-round farmers' markets, outdoor wood-burning pizza ovens and even public Wi-Fi. Perfect for when a spouse or child chews up all the broadband playing Call of Duty.

**The specs:** A three-bedroom, three-bathroom detached home with potential basement apartment  
**List price:** \$1,090,000  
**Sale price:** \$1,090,000  
**Parking:** Two-car detached garage  
**Interior size:** 2,200 square feet  
**Lot size:** 22.5 by 132.5 feet  
**Realtor:** Kate Watson, Bosley Real Estate Ltd., Brokerage



Quirky Details



PHOTOGRAPHS COURTESY OF KATE WATSON/BOSLEY REAL ESTATE

Option #2

## A Spacious New Build in Etobicoke

1 Allerton Rd.,  
Islington

Diehard downtowners may see a move out of pre-amalgamation Toronto as an admission of defeat. However, when a four-bedroom new build can be had at this price, it's a coup, especially when it's on the western reaches of the subway line. There's an open-concept kitchen with stainless steel appliances and quartz countertops, and the bathrooms are finished with Calacatta marble tiles, heated floors and a soaker tub. Though you'll be missing out on the late-night scene, there's something to be said for the Kingsway's shops (try Bake Sale's addictive mini-cupcakes) and the muralled charms of the Village of Islington.

**The specs:** A four-bedroom, four-bathroom detached home  
**List price:** \$1,185,000  
**Parking:** Garage with private drive  
**Interior size:** 2,400 square feet  
**Lot size:** 50 by 109 feet  
**Realtor:** Niels and Doris R. Christensen, RE/MAX Professionals Inc., Brokerage



More Space



PHOTOGRAPHS COURTESY OF DORIS CHRISTENSEN / RE/MAX

# What you can get for...\$2 million

Option #1

## An Uptown Mod Box

66 St. Germain Ave.,  
Bedford Park

In a tony neighbourhood known for stately Tudors and Georgians, this modernist house makes a loud statement. The chef's kitchen is fitted with Sub-Zero and Wolf appliances, and filled with light thanks to 21-foot ceilings capped with a skylight. The master suite takes up the third floor, and has a wall of floor-to-ceiling windows and a private rooftop terrace with a treetop view. The house's modular style, with its hard edges and flat planes, are softened by warm touches like reclaimed wood beams, multi-tonal hardwood and a wall-mounted gas fireplace in the living room.

**The specs:** A four-bedroom, five-bathroom detached home  
**List price:** \$2,049,000  
**Sale price:** \$1,995,000  
**Parking:** Two spaces on parking pad  
**Interior size:** 3,400 square feet  
**Lot size:** 25 by 150 feet  
**Realtor:** Mike Donia, RE/MAX Realty Specialists Inc., Brokerage



Best Design

PHOTOGRAPHS COURTESY OF MIKE DONIA / RE/MAX

Option #2

## An Eccentric Edwardian

153 Admiral Rd.,  
Annex

The Annex is the ultimate in bourgeois bohemian. There's U of T to the south, Yorkville to the east and, at its core, eccentric Old Toronto charm. This house is a mix of all three. Traditional leaded glass windows and decorative plaster ceiling medallions are offset by outlandish touches like gold wallpaper in the bathroom, and a scullery-style kitchen with an old-new mix of china cabinets, top-of-the-line stainless steel appliances and a butler's pantry. Extras include a dressing room with custom closets, a 1,200-bottle climate-controlled wine cellar, and a backyard with an outdoor kitchen, bar, tree house and trellis.

**The specs:** A four-bedroom, four-bathroom semi-detached Edwardian  
**List price:** \$1,929,000  
**Sale price:** \$1,850,000  
**Parking:** Two spaces on private drive  
**Interior size:** 2,885 square feet  
**Lot size:** 32.3 by 103.6 feet  
**Realtor:** Susan Wainstock, Sage Real Estate Limited, Brokerage



Best Location



PHOTOGRAPHS COURTESY OF DOWNTOWN PHOTOS