



Modern Toronto home fetches full price

Sydnia Yu

Special to The Globe and Mail

Published Thursday, Jun. 14 2012, 3:24 PM EDT

Last updated Thursday, Jun. 14 2012, 3:44 PM EDT

11 BARFIELD AVE., TORONTO

ASKING PRICE \$1.13-million

SELLING PRICE \$1.13-million

PREVIOUS SELLING PRICE \$425,000 (2010)

TAXES Not yet assessed

DAYS ON THE MARKET Six

LISTING AGENTS Julie Hughes and Michael Clarke, Keller Williams Advantage Realty

The Action: Just a few blocks from the East York Civic Centre and Toronto East General Hospital, this unique, custom-built house was on the radar of well over 120 interested parties and realtors at public and agent-only open houses, plus another 10 shoppers who requested private showings. On the day any offers were reviewed, two buyers returned, but only one met the full asking price.

What They Got: Rambod Nasrin of Upside Development – and former employ of condominium builder Tridel – essentially repla-ced a two-bedroom, post-war bungalow on a 31- by-110-foot lot with this modern two-storey house.

It boasts a new black brick and cedar façade, updated mechanics and roughly 2,500 square-feet of living space with an unconventional arrangement of windows, eight to 10-foot ceilings and hardwood floors throughout, including the lower-level bedroom and media room.

The main floor is open concept with a three-sided gas fireplace between the living and dining areas, stainless steel kitchen appliances, Caesarstone quartz counters and walnut island, plus a walkout to a tiered deck, shale black patio and private driveway.

A stylish floating staircase with a glass wall takes residents to the three bedrooms, including a master suite with a four-piece bathroom – one of three in the house – with heated tile floors.

The Agent's Take: “It was a perfect, contemporary home in an area that offers schools and [a sense of] community,” says agent Julie Hughes. “When the sellers did the renovations, there was nothing left undone, whether it was the quality of the lights hanging, the custom kitchen, right down to the surround sound system in the basement.”

While small backyards are typical in East York, this one was not after the garage was removed. “You usually have a garage and no backyard or a patch of grass, or you have a narrow backyard that you can't get much out of,” says Ms. Hughes. “This has a sitting area, a grass area and a deck not intruding on one another,” says Ms. Hughes.