

what it went for

\$3.025 MILLION

CONNIE ADAIR

Kleinburg
46 Rainbows End
(Hwy. 27 and Kirby Road)
Asking price: \$2.988 million
Sold for: \$3.025 million
Taxes: \$13,827 (2019)
Bedrooms: 4+1
Bathrooms: 7
Square footage: 5,232
Garage: 3
Parking: 5
Days on the market: 94

More than \$350,000 was spent to landscape this 71x150-foot property on a quiet street in Kleinburg, says listing agent Alfredo DiGenova.

In times when people are looking for special outdoor spaces, this fits the bill. It features a 34-foot salt water pool, landscape lighting all around, a whirlpool tub and flagstone laid on a poured concrete base (not dirt). A chandelier, a wall-mounted television and a gas fireplace make the custom natural stone cabana a luxurious place to chill.

For outdoor cooking, there's a custom-built outdoor kitchen with a polished stone counter, a gas barbecue, an undermount fridge, a stainless steel sink and two gas burners. It even has warming drawers.

Lush landscaping ensures privacy. Two custom pergolas, an outdoor shower with massage jets and a two-piece bathroom with ceramic floors complete the backyard offerings.

DiGenova says the buyers are moving from Toronto and wanted a large lot for entertaining.

More than \$400,000 was

spent on interior upgrades of the 5,232-square-foot home and 2,578-square-foot professionally finished lower level.

The open-concept foyer has a chandelier, granite flooring with marble inlay, wainscoting and moulded ceilings. "It's very inviting, like walking into a hotel lobby," he says.

The brick-and-stone home was built in 2010 by Wycliffe Country Estates. It has four bedrooms and seven bathrooms. The main bedroom suite has a walk-in closet and a five-piece ensuite bathroom with a soaker tub and a seamless glass shower stall. The other bedrooms also have walk-in closets and private ensuite bathrooms. DiGenova says, "The buyers purchased an empty shell and custom finished everything."

A breakfast area, a pantry and a walkout to the backyard are kitchen features. The living and dining rooms have crown moulding and the main-floor family room has a stone fireplace and a coffered ceiling. There is also a main-floor den.

Lower-level features include a bedroom and a recreation room with a wet bar.

The three-car garage has extra height to accommodate car lifts.

"Purchasing this home is a huge deal for the buyers (empty nesters who are downsizing)," DiGenova says. "They're very proud of their purchase. There were competing offers. It was listed at \$2.988 and sold for \$3.025 million."

Listing Broker: ReMax Premier Inc. (Alfredo DiGenova)



\$2.575 million

CONNIE ADAIR

Casa Loma
39 Wells Hill Ave.
(St. Clair Avenue West and Bathurst Street)
Asking price: \$2.698 million
Sold for: \$2.575 million
Taxes: \$8,594 (2020)
Bedrooms: 5+1
Bathrooms: 4
Square footage: 2,810
Garage: 0
Parking: 1
Days on the market: 19

"We had a steady stream of showings. It wasn't crazy but there were lots of questions and I found that the buyers were really interested in the land and wanted outdoor space," says listing agent Kaija Pitt.

The 36x101-foot property has a "courtyard back garden" surrounded by trees and enjoys a location in the

Casa Loma neighbourhood. It's close to amenities, a ravine, schools, Forest Hill Village and the subway.

Despite the interest, there was only one offer, which Pitt says "was a bit surprising."

In addition to the location, the size of the house (2,810 square feet) and the curb appeal were among the many highlights.

"I would say the best feature is a toss up between the front veranda and the fireplaces," she says. "The front veranda is covered and set back from the street so you can sit outside even in the rain and it feels very private. There are two wood-burning fireplaces. They aren't very common any more in the city."

Improvements to the 1915 brick home include updated wiring, interior and exterior

paint, stone work in the back garden and a newly paved driveway. New windows flood the house with natural light.

The living room has french doors and the separate dining room has leaded glass. The kitchen/breakfast area has a walkout to the deck. The main floor also has a sunroom.

A sitting area and a four-piece ensuite bathroom are features of the main bedroom suite. There are three bedrooms on the second floor and two on the third. An additional bedroom, three-piece bathroom and kitchen area are on the lower level.

"The amount of storage in the house is incredible and it has large walk-in closets," Pitt says.

Listing Broker: Chestnut Park Real Estate Ltd. (Kaija Pitt)