



**LUKE DALINDA**  
SALES REPRESENTATIVE  
for Palace Place, Newport Beach,  
& Grenadier Landing

**DAIVA DALINDA**  
BROKER  
for Grand Harbour,  
Waterford, & Waterview

# THE DALINDA REPORT

SINCE 1997

JANUARY 2011

**The Dalinda Report is a Monthly Review of Current Real Estate Market Trends**

**ROYAL LEPAGE**

**Royal LePage**  
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(The company-owned brokerage firm)

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**offer you MORE for LESS!**

\* This report article has been written by Luke Dalinda. All statistics have been provided by the Toronto Real Estate Board, Royal LePage, and The Dalinda Report. TM © The Dalinda Report. All rights reserved. The information that has been written herein has been obtained from sources that have been deemed reliable. There has been no reason to doubt its accuracy, but, regrettably, it cannot be guaranteed. Prices have been based on sales that have been recorded by the Toronto Real Estate Board. Remember, important factors that affect the value of a unit are view, upgrades, renovations, the extent of wear and tear, and the motivation of the seller.

This is not intended to solicit clients that are under contract with a brokerage. This report is sent out monthly. For regular delivery, send an email, with request, to [ldalinda@Dalinda.net](mailto:ldalinda@Dalinda.net). Please indicate print or electronic format preference. We respect your privacy. Your information will be kept under strict confidence and will only be used for having our report sent to you. If you wish to be removed from this mailing list, please have an email written and sent, with your request, to the following email address, [ldalinda@Dalinda.net](mailto:ldalinda@Dalinda.net). Please note that this report is also sent by the unaddressed ad mail service of Canada Post, over which we have no control.

**The 2010 rollercoaster delivers the third best year! - By Luke Dalinda**

TORONTO – Thursday, January 06, 2011

## 2010

The 2010 market had maintained the momentum from the 2009 market with continued record-setting sales for Toronto's real estate resale market, as the Toronto Real Estate Board had reported 86,170 sales of single-family dwellings in 2010.

Total sales had decreased by 1% from the 87,308 sales that had been recorded in 2009, and total sales had increased by 15.5% from the 74,552 sales that had been recorded in 2008, which had marked the third best year on record.

## The year-end average price had risen by 9%.

The year-end, January 1 to December 31, single-family dwelling cumulative average price for the Toronto area in 2010 had totaled \$431,463, which had risen by 9% from \$395,460 in 2009.

## December 2010

The month of December had proved a marked slowdown for Toronto's real estate resale market, which had resulted in declining sales, as the Toronto Real Estate Board had reported 4,395 sales of single-family dwellings in December 2010.

Total sales were down by 21% from the 5,541 sales that had been recorded in December 2009, and total sales had decreased by 32% from the 6,510 sales that had been recorded in November 2010.

## The December average price had increased by 5%.

The average price in December 2010 had decreased by 1% to \$433,946 from \$438,030 in November 2010. The December 2010 average price had increased by 5% from the December 2009 average price of \$411,931. The median had decreased to \$355,000 from \$366,000 in November 2010.

## Active listings had decreased by 29%.

The number of active listings in December 2010 had decreased by 29% to 11,245 from the 15,813 active listings in November 2010 and had increased by 9% from the 10,292 active listings in December 2009.

## The Humber Bay Shores average price had totaled \$299,403.

Condominium apartment sales in the W06 west district that represents Humber Bay Shores had increased to 36 sales in December 2010 from 35 sales in November 2010. The average condominium price in this district had totaled \$299,403 in December 2010, which had decreased by 19% from \$370,496 in November 2010, while the median price in December 2010 had equaled \$291,500, which had been down from \$318,000 in November 2010.

It is critical to note that the drop in the average price is best attributed to the bargain hunter demand for small condos in December, the slowest month of the year. Expect the average price to shoot back to at least \$350,000 next month.

## Perspective

The Bank of Canada's Financial System Review report for December 2010 had identified four major interconnected sources of risk to Canada's financial system, which were European sovereign debt, financial fragility associated with the weak global economic recovery, global imbalances, and the potential for

excessive risk-taking behavior arising from a prolonged period of exceptionally low interest rates in major advanced economies.

The difficulty of the European financial system was a key risk to Canada's economic prospects. The report had also cautioned against the global trade imbalances and the need for the United States to recover from the sub-prime crisis in a timely and sustained manner. President Obama's failure to restart the US economy, as had been evidenced by the 9.8% unemployment rate in October, had caused Canadian exports to suffer. As a result, it is difficult to see the Federal Reserve raising interest rates anytime soon.

**Benjamin Tal, CIBC World Markets Senior Economist**, had said, "I am almost positive the US Federal Reserve will not change rates until mid 2012."

Therefore, it is difficult to expect that the Bank of Canada would deviate from the US strategy on keeping interest rates fixed in the short term. The Canadian dollar has risen against the US dollar, which, for the most part, has been caused by increased commodity prices. The Bank of Canada will not be keen on increasing the value of the Canadian dollar while risking decreased demand for Canadian goods from US consumers by increasing interest rates. An increase in interest rates in relation to the US would lead to the strengthening of the Canadian dollar, which would further damage Canada's competitiveness internationally.

As a result, it is unlikely interest rates will increase anytime soon, which will bode well for the first half of the 2011 market.

**Phil Soper, president and CEO of Royal LePage**, had said, "We will likely see more price appreciation early in 2011, as some buyers complete transactions in advance of anticipated higher borrowing costs. 2011 is expected to unfold much like 2010, when close to 60 per cent of sales volume occurred in the first half of the year in anticipation of interest rate increases that never materialized. However, housing market activity in the first half of 2011 will be modestly closer to the norm, as last year's phenomenon was exacerbated by mid-year tightening of mortgage accessibility and the introduction of HST in Ontario and British Columbia."

"Like many Canadians, we anticipated an end to the ultra-low interest rate era before year-end 2010. Paradoxically, global economic weakness, particularly in the United States, allowed policy makers and financial institutions to keep borrowing costs low, resulting in a stronger Canadian housing market," Soper had added.

The average home price in Toronto has been forecast by the Toronto Real Estate Board to increase by 5% for 2011.

The  
**ORIGINAL**  
Humber Bay Shores  
Report





**PALACE PLACE**  
**1 Palace Pier Court**  
**38 Sales - 2010**

Unit	Square Feet	Current AVG Prices	Current AVG Prices PSF
01	1,985	\$ 731,000	\$369
01	2,836	\$1,150,000	\$405
02	1,204	\$ 460,000	\$382
02	1,186	\$ 444,000	\$375
03	1,985	\$ 810,000	\$408
03	2,028	\$ 859,000	\$423
04	790	\$ 350,000	\$443
04	833	\$ 349,900	\$420
05	1,228	\$ 490,000	\$400
05	1,491	\$ 545,000	\$365
06	1,985	\$ 735,000	\$371
06	2,028	\$ 725,000	\$357
07	788	\$ 280,000	\$355
07	833	\$ 329,900	\$396
08	1,223	\$ 397,500	\$325
08	1,201	\$ 400,000	\$333
09	1,388	\$ 475,000	\$342
10	1,388	\$ 405,000	\$292
10	1,395	\$ 430,000	\$308
11	1,106	\$ 372,000	\$337
12	813	\$ 320,000	\$394
<b>PENTHOUSES</b>			
PH01	2,437	\$ 900,000	\$370
PH02	1,642	\$ 625,000	\$380
PH03	2,437	\$1,250,000	\$512
PH04	1,955	\$ 655,000	\$335
PH05	2,437	N/A	N/A
PH06	1,633	N/A	N/A
PH07	2,437	\$1,070,000	\$430
PH08	1,550	N/A	N/A



**WATERFORD**  
**2083, 2087, 2095**  
**Lake Shore Boulevard W**  
**33 Sales - 2010**

<u>Building A - 2095 Lake Shore</u>			Current AVG Price	Current AVG Price PSF
Size	Unit	Floors		
2,853	01	1-3	N/A	N/A
2,686	01/15	4-8	\$1,599,000	\$595
2,864	02/16	1-8	\$1,460,000	\$510
2,020	03/17	1-8	\$1,100,000	\$544
1,585	04/18	1-8	\$ 899,000	\$567
1,201	05/19	1-3	\$ 659,000	\$549
2,133	05/19	4-8	\$1,060,000	\$497
953	06/20	1-3	\$ 430,000	\$451
4,500			\$2,250,000	\$500
<u>Building B - 2087 Lake Shore</u>				
750	01/07	2-14	\$319,000	\$425
750	01/05	15	\$340,000	\$453
595	02/06	1-14	\$285,000	\$478
595	04/NA	NA-15	N/A	N/A
682	03	1-14	\$318,000	\$466
1,144	04	1-14	\$439,000	\$384
965	05	1-14	\$378,888	\$393
<u>Building C - 2083 Lake Shore</u>				
750	08	1-17	\$334,000	\$445
595	09	1-17	\$273,000	\$458
965	10	1-16	\$413,000	\$428
1,144	11	1-16	\$445,000	\$389
682	12	1-16	\$320,100	\$469
656	13	1-16	\$317,500	\$484
712	14	1-17	\$305,000	\$429



**GRAND HARBOUR**  
**2285 Lake Shore Blvd W**  
**21 Sales - 2010**



**GRAND HARBOUR**  
**2287 Lake Shore Blvd W**  
**10 Sales - 2010**



**GRAND HARBOUR**  
**2289 Lake Shore Blvd W**  
**0 Sales - 2010**

Square Feet	Current AVG Price	Current AVG Price Per Square Foot
618	\$240,000	\$389
795	\$263,500	\$331
910	\$289,500	\$318
932	\$295,000	\$316
1,268	\$452,500	\$357
1,376	\$498,000	\$362
1,423	\$525,000	\$369
1,585	N/A	N/A
1,638	\$559,500	\$341
1,920	N/A	N/A
2,575	\$815,000	\$316
2,849	N/A	N/A
2,871	N/A	N/A

Square Feet	Current AVG Price	Current AVG Price Per Square Foot
700	\$ 247,000	\$353
817	\$ 260,000	\$318
919	\$ 298,000	\$324
932	\$ 348,500	\$374
1,156	\$ 330,000	\$285
1,219	\$ 419,000	\$343
1,371	\$ 427,500	\$311
1,467	\$ 500,000	\$341
1,538	\$ 525,000	\$342
1,618	\$ 569,900	\$352
1,812	\$ 760,000	\$419
3,300	\$1,425,000	\$431
1,600 Townhouse	\$ 370,000	\$231

Square Feet	Current AVG Price	Current AVG Price Per Square Foot
2,300	\$ 840,000	\$365
2,700	\$1,300,000	\$481





## GRENADIER LANDING

### 5 MARINE PARADE DRIVE

#### 29 Sales - 2010

Square Feet	Unit	Floors	Current AVG Price	Current AVG Price PSF
805	10	N/A	\$312,000	\$387
818	01/19	1	\$319,000	\$390
866	02/18	1	N/A	N/A
1,005	03/17	1	N/A	N/A
955	04/16	1	\$379,500	\$397
766	05/15	1	N/A	N/A
711	06/14/08/12	1	\$290,000	\$407
704	07/13/09/11	1	\$289,000	\$410
664	26/27	1	\$215,000	\$324
815	01/21	2	\$257,500	\$315
866	02/20	2	\$277,000	\$320
990	03/19	2	\$368,000	\$371
1,044	04/18	2	\$337,000	\$323
917	05/17	2	\$294,000	\$320
700	06/16/08/14	2	\$315,000	\$450
704	07/15/09/13	2	\$281,000	\$400
807	11	2-N/A	\$296,000	\$367
805	12	2-N/A	N/A	N/A
664	22/23	2	\$281,000	\$423
718	01/28	3-6	\$319,000	\$444
716	02/27	3-6	\$309,500	\$432
642	03/26	3-6	\$330,000	\$514
866(856-25)	04/25	3-(6)	\$373,000	\$430
990(983-24)	05/24	3-(6)	\$489,000	\$494
1,044	06/23	3-6	\$489,000	\$468
917	07/22	3-6	\$420,000	\$458
700	08/10/19/21	3-6	\$310,000	\$443
704(700-11)	09/20/18/11	3-(6)	\$310,000	\$440
805	12/17	3-6	\$312,600	\$388
681	13/16	3-6	\$225,000	\$330
1,188	14/15	3-6	\$457,500	\$385
664	29/30	3-6	\$284,000	\$427
718	01/16	7	N/A	N/A

Square Feet	Unit	Floors	Current AVG Price	Current AVG Price PSF
732	02/15	7	\$340,000	\$464
642	03/14	7	\$226,000	\$352
995	04/13	7	\$535,000	\$537
1,276	05/12	7	N/A	N/A
903	06/07/10/11	7	\$352,000	\$390
688	08/09	7	\$234,900	\$344
689	17/18	7	\$285,000	\$414
718	01/16	8-9	\$330,000	\$459
716	02/15	8-9	\$356,000	\$497
642	03/14	8-9	\$335,000	\$522
997	04/13	8-9	\$524,000	\$525
1,315	05/12	8-9	N/A	N/A
902	06/07/10/11	8-9	\$350,000	\$388
686	08/09	8-9	\$292,500	\$426
689	18/17	8-9	\$235,000	\$341
718	01/12	10-11	\$345,000	\$480
716	02/11	10-11	\$362,000	\$505
1,285	03/10	10-11	\$641,500	\$500
1,610	04/09	10-11	\$630,000	\$391
902	05/08	10-11	\$355,000	\$393
986	06/07	10-11	\$334,000	\$339
689	14/13	10-11	\$237,000	\$344
974	01/08	12	\$350,000	\$360
1,343	02/07	12	N/A	N/A
1,354	03/06	12	\$820,000	\$605
932	04/05	12	\$315,000	\$337
689	09/10	12	\$305,000	\$443
2,317	01/02 (special)		\$825,000	\$356
<u>Townhouses</u>				
1,945	20/25		\$825,000	\$424
2,119	21/24		N/A	N/A
2,268	22/23		\$825,900	\$364

## NEVIS\*

80-88 PALACE PIER COURT  
9 Sales - 2010

Square Feet	Floors	Unit	Current AVG Price	Current AVG Price PSF
530	5-15	08	\$223,000	\$420
675	1-4	1(04), (10)	\$180,000	\$267
650	5-15	07	\$262,500	\$403
705	3-4	01	N/A	N/A
725	2-4	06	\$250,000	\$345
815	1-4	1(05), (11)	\$285,700	\$350
780	5-15	09	\$318,000	\$407
830	2-11	2-4(07), 6-11(05)	\$320,000	\$385
915	2-11	2-4(08), 6-11(06)	\$296,500	\$324
955	1-4	1(06), 2-4(12)	\$320,000	\$335
960	1-11	01	\$339,000	\$353
995	2-11	02	\$310,000	\$312
1,005	5-11	03	\$420,000	\$418
1,030	5-11	04	\$385,000	\$374
1,160	3-4	04	\$319,000	\$275
1,160	2-4	05	\$324,000	\$279
1,155	12-15	04	\$338,900	\$294
1,300	2-4	09	\$350,000	\$269
1,370	2-N/A	04	N/A	N/A
1,295	12-15	01	\$372,500	\$288
1,365	12-15	03	\$510,000	\$373
1,385	12-15	02	\$475,000	\$343
<u>Villa</u>				
1,425	1-5	04	\$540,000	\$379
1,440	1-5	05	\$552,000	\$383
1,485	1-5	06	\$553,000	\$372
1,705	1-5	03	\$712,000	\$417
1,025	1-4	01	\$379,000	\$370
1,145	1-5	02	\$410,000	\$359

## PLAYERS CLUB\*

2067 LAKE SHORE BLVD W  
11 Sales - 2010

Square Feet	Unit	Floors	Current AVG Price	Current AVG Price PSF
620	01	4-9	\$244,500	\$394
762	04	3-5	\$280,000	\$367
955	09	3-11	\$330,000	\$345
760	05	2-N/A	\$275,000	\$361
1000	04	2-N/A	\$290,000	\$290
1085	02/08	2-9	\$340,000	\$314
1490	01	10-11	\$460,000	\$309
1730	02/03	10-11	\$580,000	\$335
865	04	10-11	N/A	N/A
900	06	3-5	\$314,000	\$349
900	03/07	1-9	\$320,000	\$355
1005(1000)	(04)04/05	(6)7-9	\$367,000	\$367
1185	05	4-5	\$353,900	\$299
870	05	6-N/A	N/A	N/A
1,743 (2-storey)	01	2-3	\$412,500	\$237
1,851	09	2-N/A	N/A	N/A
810	01	12-N/A	N/A	N/A
975	04	12-N/A	\$352,818	\$361
1,425	02/03	12-N/A	\$650,000	\$456
<u>Townhouses</u>				
<u>Square Feet</u>			<u>Average Price PSF</u>	
<u>All Townhouses</u>			<u>\$300</u>	
1,967				
1,877				
1,736				
1,579				
1,440				
1,554				
1,354				





## NEWPORT BEACH

### 2111 Lake Shore Boulevard West

### 14 Sales - 2010

### NUMBERS TO LEASE BY

The approximate average lease price for condominium residences in the Humber Bay Shores area is between \$2.00 and \$2.50 gross per square foot per month. Obviously, many factors are involved, so please contact us for an accurate evaluation.

#### UNDERSTANDING MARKET CONDITIONS

MARKET CONDITIONS	CHARACTERISTICS	IMPLICATIONS
<b>Buyer's Market:</b> The supply of homes on the market exceeds demand.	High inventory of homes. Few buyers compared to availability. Homes on the market longer. Prices tend to drop.	More time to look for a home. More negotiating leverage.
<b>Seller's Market:</b> The number of buyers wanting homes exceeds the supply or number of homes on the market.	Smaller inventory of homes. Many buyers. Homes sell quickly. Prices usually increase.	May have to pay more. Make decisions quickly. Conditional offers may be rejected.
<b>Balanced Market:</b> The number of homes on the market is equal to the demand or number of buyers.	Demand equals supply. Sellers accept reasonable offers. Homes sell within an acceptable time period. Prices generally stable.	More relaxed atmosphere. Reasonable number of homes to choose from.

#### North Tower

Square Feet	Unit	Floors	Current AVG Prices	Current AVG Price PSF
665 (672)	11	2-16	\$267,000	\$401 (397)
665 (672, 675-7thFLR)	01	2-7	\$205,000	\$308 (305)
680 (679)	10	2-7	\$260,000	\$382 (382)
695 (696)	07	3-7	\$298,000	\$428 (428)
815 (805 -2ndFLR, 801)	09	2-7	\$295,000	\$362 (368)
960 (962)	05	3-7	\$348,500	\$363 (362)
1,025 (1,028)	08	2-7	\$395,000	\$385 (384)
1,045 (1,045)	06	3-16	\$396,000	\$378 (378)
1,260 (1,261)	03	2-7	\$385,000	\$305 (305)
1,330 (1,323 -2ndFLR, 1,316)	02	2-7	\$329,500	\$247 (250)
1,190 (1,165)	09	8-16	\$310,000	\$260 (266)
1,280 (1,285)	08	8-16	\$406,000	\$317 (316)
1,575 (1,541)	02	8-16	\$422,500	\$268 (274)
1,580 (1,595)	03	8-16	\$507,000	\$320 (318)
850 (858)	03	1-N/A	N/A	N/A
1,255 (1,256)	05	1-2 (2-storey)	\$341,000	\$272 (272)
1,365 (1,366)	06	1-2 (2-storey)	\$360,000	\$263 (263)
1,475 (1,478)	07	1-2 (2-storey)	\$474,000	\$321 (320)
1,500 (1,496)	08	1-2 (2-storey)	N/A	N/A
1,225 (1,220)	09	17-18, LPH, PH	\$400,000	\$326 (327)
1,440 (1,595)	08	17-18, LPH, PH	\$506,000	\$351 (317)
1,795 (1,774)	02	17-18, LPH, PH	N/A	N/A
2,260 (2,264)	03	17-18, LPH, PH	\$750,000	\$332 (332)

#### South Tower

Square Feet	Unit	Floors	Current AVG Prices	Current AVG Price PSF
685 (692)	20	2-16	\$278,200	\$406 (402)
840 (830)	14	2-N/A	\$278,000	\$331 (334)
1,055 (1,032)	12	2-16	\$366,000	\$346 (354)
1,052	17	3-7	\$329,000	\$312
1,075 (1,071 -2ndFLR, 1,066)	19	2-7	\$310,000	\$289 (290)
1,400 (1,401)	18	2-7	\$380,000	\$271 (271)
1,045 (1,043)	16	3-16	\$365,000	\$350 (350)
1,610 (1,549 -7thFLR, 1,580)	15	3-16	\$675,000	\$419 (427)
1,625 (1,614 -3rd,5th,6th, 1,617 - 7th, 1,609)	14	3-16	\$555,000	\$341 (343)
1,240 (1,218)	18	8-16	\$395,000	\$319 (324)
1,310 (1,313 - 8thFLR, 1,316)	17	8-16	\$435,000	\$332 (331)
1,240 (1,256)	18	1-2 (2-storey)	\$380,000	\$306 (302)
1,340 (1,368)	19	1-2 (2-storey)	\$332,000	\$247 (242)
1,420 (1,430)	20	1-2 (2-storey)	\$340,000	\$239 (237)
1,425 (1,406)	21	1-2 (2-storey)	\$485,000	\$340 (344)
1,420 (1,394 - 17-LPH, 1,400 PH)	17	17-18, LPH, PH	N/A	N/A
1,845 (1,822 - 17-LPH, 2,086 PH)	18	17-18, LPH, PH	\$543,000	\$294 (298)
2,225 (2,195)	15	17-18, LPH, PH	\$835,000	\$375 (380)
2,275 (2,257)	19	17-18, LPH, PH	\$750,000	\$329 (332)
4,213 (3,983)	14	18-LPH (PH)	\$1,300,000	\$308 (326)
3,440	15	1-N/A	\$1,150,000	\$272 (288)
3,527	16	1-N/A		
709	22	1-N/A	\$253,000	\$357
704	12		\$214,000	\$304
<b>Townhouses</b>				
2,585 (2,595)			\$880,000	\$340 (340)
2,630 (2,637)			\$859,000	\$327 (326)
2,784			\$894,000	\$321
3,518				
3,557				
3,200			\$1,450,000	\$453

#### Regarding all Price Charts

Prices have been based on sales that have been recorded by the Toronto Real Estate Board. Remember, important factors that affect the value of a unit are view, upgrades, renovations, the extent of wear and tear, and the motivation of the seller. For an accurate evaluation, call today. The information that has been written herein has been obtained from sources that have been deemed reliable. There has been no reason to doubt its accuracy, but, regrettably, it cannot be guaranteed. Sizes have been based on builder's plans. PSF = Per Square Foot, N/A = Not Available, call for evaluation. For Newport Beach only, the square footage that has been noted without the brackets has been taken from what had been advertised by the Builder in winter 1999. The square footage that has been noted inside the brackets has been taken from what had been written in the Architect's final plans in June 1999, which has been, and is, the basis for maintenance fee calculation. Because both have been promoted in the market place, both have been written in the chart. The Dalinda Report has tracked, compiled, and written market data for Humber Bay Shores since 1997. For additional information, contact us at dalinda@Dalinda.net. This price chart report has been written by The Dalinda Report. All Price Charts are TM and ©, Luke Dalinda. All rights reserved.



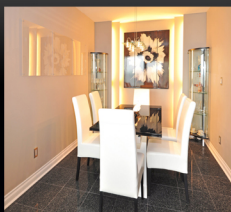
# FOR SALE

WATERVIEW, 58 Marine Parade Drive  
26 Sales - 2010



## 1 PALACE PIER COURT, PENTHOUSE SUITE 4508 \$599,900

This is a very rare opportunity for a flagship suite at Palace Place! Suite 4508 is a stylish, beautifully renovated condominium residence, with approximately 1,550 square feet of living space and enchanting views of the Humber River, Swansea Village, High Park, & more. Best price per SF!



## 1 PALACE PIER COURT, SUITE 2302 \$515,000

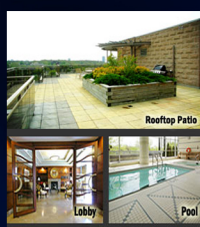
Suite 2302 is a stunning condominium residence, with approximately 1,204 square feet of living space and the best city skyline and water views. Suite 2302 has been completely renovated for the discerning buyer, who appreciates quality workmanship and sophisticated styling.



	Current Average Range
Bachelor	\$197,000 to \$222,500
1-Bedroom	\$236,000 to \$378,800
2-Bedroom	\$450,000 to \$755,000
Penthouse	\$800,000 +

Current Average Price Per Square Foot Range \$440 to \$500

## OLD MILL TERRACES - 2662 BLOOR ST. W.



### SALES

SOLD - 2662 BLOOR ST. W., SUITE 705\*\*  
SOLD - 2662 BLOOR ST. W., SUITE 408\*  
SOLD - 2662 BLOOR ST. W., SUITE 512\*  
SOLD - 2662 BLOOR ST. W., SUITE 1007\*



## PALACE PLACE, 1 PALACE PIER COURT, SUITE 3006

SUITE 3006 IS A MAGNIFICENT CONDOMINIUM RESIDENCE, WITH APPROXIMATELY 2,028 SQUARE FEET OF LIVING SPACE AND ENCHANTING VIEWS OF LAKE ONTARIO, THE CITY, AND THE HUMBER PARKLAND. 2 PARKING + 1 SUPER LOCKER. FOR SALE AT \$780,000.

## GET THE DEAL DONE!

We provide expert solutions that achieve your goals and get the deal done.

### UNEQUALED REAL ESTATE EXPERIENCE

- The Dalinda Team has achieved top 3% in Canada status since 2007, as per Royal LePage sales.
- The Dalinda Team's significant home business in Toronto West offers exclusive crossover opportunities for our condo clients. Home sellers often become condo buyers.

LUKE DALINDA'S

# 2010 PALACE PLACE SALES



1 PALACE PIER COURT, SUITE 309 \$418,000\*



1 PALACE PIER COURT, SUITE 2109 \$452,000\*



1 PALACE PIER COURT, SUITE 801 \$731,000\*



1 PALACE PIER COURT, SUITE 3806 \$707,000\*\*



1 PALACE PIER COURT, SUITE 4011 \$372,000\*



1 PALACE PIER COURT, SUITE 504 \$349,000\*\*\*\*



1 PALACE PIER COURT, SUITE 1405 \$490,000\*



1 PALACE PIER COURT, SUITE 3902 \$444,000\*



1 PALACE PIER COURT, SUITE 2401 \$725,900\*\*



1 PALACE PIER COURT, SUITE 1109 \$446,500\*\*



1 PALACE PIER COURT, SUITE 306 \$735,000\*



1 PALACE PIER COURT, SUITE 306 \$735,000\*

\* SELLER REP. \*\* BUYER REP \*\*\*\* BUYER & SELLER REP



LUKE DALINDA, Sales Representative  
LDALINDA@DALINDA.NET • 416.236.1871

Get the deal done with the #1 top selling sales representative at Palace Place!\*

\*Such achievement has been based on the number of sales to date in 2010 from TREB MLS data.  
\*This is not intended to solicit clients that are under contract with a brokerage.

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