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THE DALINDA REPORT

SINCE 1997

JUNE 2010

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



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* 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. 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. Please note that this report is also sent by the unaddressed airmail service of Canada Post, over which we have no control.

Europe and the Bank of Canada inject fear and uncertainty to create a moderate Buyer's Market, but our strong market fundamentals will prevail. Now more than ever it takes a realtor with expertise and experience to turn uncertainty into your opportunity! - By Luke Dalinda

TORONTO – Tuesday, June 15, 2010

Total sales had decreased by 1% in May 2010.

The month of May had proved more balanced for Toronto's real estate resale market, which had resulted in slower paced sales, as the Toronto Real Estate Board had reported 9,470 sales of single-family dwellings in May 2010.

Total sales were down by 1% from the 9,589 sales that had been recorded in May 2009, and total sales had decreased by 12% from the 10,898 sales that had been recorded in April 2010.

The May 2010 average price had increased by 13% from May 2009.

The average price in May 2010 had increased by 2% to \$446,593 from \$437,600 in April 2010. The May 2010 average price had increased by 13% from the May 2009 price of \$395,609. The median, the point at which there are an equal number of sales above and below, had increased to \$376,750 from \$373,000 in April 2010. The year to date cumulative average price had been \$434,155, while the 2009 year-end cumulative average price had totaled \$395,460.

Active listings had increased by 18%.

The number of active listings in May 2010 had increased by 11% to 25,414 from the 22,951 active listings in April 2010 and had increased by 18% from the 21,524 active listings in May 2009.

The Humber Bay Shores average price had totaled \$340,897, down 14%.

Condominium apartment sales in the W06 west district that represents Humber Bay Shores had increased to 79 sales in May 2010 from 68 sales in April 2010. The average condominium price in this district had totaled \$340,897 in May 2010, which had decreased by 14% from \$397,121 in April 2010, while the median price in May 2010 had equaled \$297,500, which had been down from \$314,500 in April 2010. As for condo townhouses, there were 7 sales in this district in May 2010, which had averaged \$474,371.

Perspective

Europe and some minor interest rate increases by the Bank of Canada have injected fear and uncertainty into our market, which have contributed to the slower paced sales that we have been experiencing. The fact that Active Listings have shot up 18% over 2009 shows just how cautious buyers have become.

We have dropped from a strong seller's market to a moderate buyer's market where there is a higher inventory of homes, fewer buyers compared to availability, homes are on the market for longer periods, and prices tend to drop. This represents a fantastic opportunity for buyers. However, this window will not last long. Sellers can take comfort from the fact that Canada's solid economic fundamentals are moving us forward faster than any other G7 nation.

The Canadian economy had expanded by a staggering 6.1% Q/Q annualized in the first quarter of the year. The Canadian economy had added 25,000 jobs in May. The Bank of Canada had increased the overnight rate by 25 basis points to 0.50%, becoming the first G7 nation to hike interest rates since the start of the recession. The Bank of Canada is expected to continue its tightening cycle with a series of 25 basis point hikes, reaching 1.50% by the end of this year.

As more Canadians begin to realize that our stability and growth outshine the European doom and gloom, we will quickly return to a more balanced market where demand equals supply, sellers accept reasonable offers, homes sell within acceptable periods, and prices are stable.

Phil Soper, president and CEO of Royal LePage, had said, "The inevitable rise in interest rates coupled with home price appreciation will rein in demand as affordability erodes. Expect house prices to continue to rise, but the rate of appreciation should ebb steadily, month by month, throughout the remainder of the year, as balance returns to the industry."

The average home price in Toronto has been forecast to increase by 5% for 2010. (For more of our theories, please read our January 2010 and April 2010 reports, which are available at <http://dalinda.net/tbc/marketInfoDR.html>)



JUST IMAGINE...

**PALACE PLACE, 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 CHIC, 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. CALL LUKE DALINDA TODAY TO TOUR!



NEWPORT BEACH

2111 Lake Shore Boulevard West

3 Sales - 2nd Quarter 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
Buyer's Market: 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.
Seller's Market: 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.
Balanced Market: 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	\$253,500	\$381 (377)
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	\$237,000	\$290 (294)
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
Townhouses				
2,585 (2,595)			\$745,000	\$288 (287)
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@DalindaTeam.com. This price chart report has been written by The Dalinda Report. All Price Charts are TM and ©, Luke Dalinda. All rights reserved.



PALACE PLACE
1 Palace Pier Court
8 Sales - 2nd Quarter 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	\$ 710,000	\$357
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
PENTHOUSES			
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	\$ 508,500	\$328



WATERFORD
2083, 2087, 2095
Lake Shore Boulevard W
7 Sales - 2nd Quarter 2010

Building A - 2095 Lake Shore

Size	Unit	Floors	Current AVG Price	Current AVG Price PSF
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	\$ 990,000	\$490
1,585	04/18	1-8	N/A	N/A
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

Building B - 2087 Lake Shore

750	01/07	2-14	\$319,000	\$425
750	01/05	15	\$340,000	\$453
595	02/06	1-14	\$275,000	\$462
595	04/NA	NA-15	N/A	N/A
682	03	1-14	\$310,000	\$454
1,144	04	1-14	\$439,000	\$384
965	05	1-14	\$378,888	\$393

Building C - 2083 Lake Shore

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
10 Sales - 2nd Quarter 2010



GRAND HARBOUR
2287 Lake Shore Blvd W
3 Sales - 2nd Quarter 2010



GRAND HARBOUR
2289 Lake Shore Blvd W
0 Sales - 2nd Quarter 2010

Square Feet	Current AVG Price	Current AVG Price Per Square Foot
618	\$240,000	\$389
795	\$255,000	\$320
910	\$267,000	\$293
932	\$295,000	\$316
1,268	\$452,500	\$357
1,376	\$490,000	\$356
1,423	\$525,000	\$369
1,585	N/A	N/A
1,638	\$530,000	\$324
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	\$ 274,000	\$298
932	\$ 305,000	\$327
1,156	\$ 330,000	\$285
1,219	\$ 410,000	\$337
1,371	\$ 427,500	\$311
1,467	\$ 394,250	\$269
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

10 Sales - 2nd Quarter 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	\$315,500	\$491
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	N/A	N/A
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	\$276,000	\$384
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	\$282,000	\$393
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

1 Sale - 2nd Quarter 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	\$219,000	\$336
705	3-4	01	N/A	N/A
725	2-4	06	\$250,000	\$345
815	1-4	1(05), (11)	N/A	N/A
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)	\$315,000	\$330
960	1-11	01	\$339,000	\$353
995	2-11	02	\$310,000	\$312
1,005	5-11	03	\$382,500	\$380
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

4 Sales - 2nd Quarter 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	\$364,000	\$208
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				

WATERVIEW, 58 Marine Parade Drive
13 Sales - 1st Quarter 2010



GET THE DEAL DONE!
 We provide expert solutions that achieve your goals
 and get the deal done.
 Our recent sales and current listings have been noted below.



Statistics

Field	Count	Mean (Average)	Median	Mode	Low	High
List Price	17	\$437,329	\$329,900	n/a	\$224,900	\$969,000
Original Price	17	\$440,035	\$329,900	\$439,000	\$224,900	\$995,000
Sold Price	17	\$423,959	\$353,000	n/a	\$222,500	\$900,000
% List	17	98.18	98	99	93	107
Taxes	16	\$2,438	\$2,137	n/a	\$977.6	\$5,870.46
Bedrooms	16	1.4	1	1	1	2
Washrooms	17	1.6	1	1	1	3
Days On Market	17	30	19	18	6	101

(Calculations are performed excluding zero-values)



FOR SALE

PALACE PLACE, 1 PALACE PIER COURT, SUITE 3006

FEATURING THE MOST BEAUTIFUL HARDWOOD FLOORS, 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 BAY SHORES PARKLAND. \$769,000 - LUKE DALINDA 416.236.1871



FOR SALE

PALACE PLACE, 1 PALACE PIER COURT, SUITE 1405

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