

# ESSENTIAL CONDO MARKET INFO

## TORONTOSBESTCONDOS.COM



**LUKE DALINDA**  
SALES REPRESENTATIVE

**DAIVA DALINDA**  
BROKER

# THE DALINDA REPORT



**SEPTEMBER 2007**

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

**ROYAL LEPAGE**

**Royal LePage**

**Real Estate Services Ltd., Brokerage**  
(The company-owned brokerage firm)

**3031 Bloor St. W**

**Toronto, ON M8X 1C5**

**Tel. 416.236.1871**

**Fax 416.239.5493**

**ldalinda@DalindaTeam.com**

**ddalinda@DalindaTeam.com**

### PRACTICE AREAS:

Humber Bay Shores  
Kingsway

### DAIVA DALINDA

For: Palace Place  
Grand Harbour  
Palace Pier

**ddalinda@DalindaTeam.com**  
tel. 416.236.1871

### LUKE DALINDA

For: Newport Beach  
Waterford  
Grenadier Landing  
Players Club  
Nevis  
Waterview

**ldalinda@DalindaTeam.com**  
tel. 416.236.1871

\* 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, regretfully, it cannot be guaranteed.

This is not intended to solicit clients that are under contract with a broker. This report is sent out monthly. For regular delivery, send an email with request to [dalinda@DalindaTeam.com](mailto:dalinda@DalindaTeam.com). 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.

## The Fall Market Kicks Off Strong Thanks to the Record-Smashing Summer of 2007

TORONTO – September 14, 2007

### ► Total sales had risen by 15%.

The month of August had shattered all records for Toronto's real estate resale market, which had resulted in continued record-setting sales, as the Toronto Real Estate Board had reported 8,059 sales of single-family dwellings in August 2007.

Total sales were up by 15% from the 6,976 sales that had been recorded in August 2006, and total sales had decreased by 10% from the 8,912 sales that had been recorded in July 2007.

### ► The average price had increased by 7% over last year.

The average price in August 2007 had decreased marginally by 1% to \$361,890 from \$366,012 in July 2007. The August 2007 average price had increased by 7% over the August 2006 average price of \$338,192. The median, the point at which there are an equal number of sales above and below, had decreased to \$312,000 from \$315,000 in July 2007. The year to date cumulative average price had been \$371,022, while the 2006 year-end cumulative average price had totaled \$351,941.

"The summer of 2007 has been hands-down the most active holiday season for the resale market in the history of the Toronto Real Estate Board," Donald Bentley, the Toronto Real Estate Board president, had said.

### ► Active listings had decreased by 20%.

The number of active listings in August 2007 had decreased to 19,145 from the 20,694 active listings in July 2007 and had decreased by 20% from the 24,031 active listings in August 2006.

### ► The Toronto West average price had equaled \$343,493 in August 2007.

The 28 west districts had totaled 3,057 sales (8,059 in total) and had averaged \$343,493. The year-end average price for Toronto's West Districts for 2006 had totaled \$331,340.

### ► The Humber Bay Shores average price had increased by 16% to \$359,016.

Condominium apartment sales in the W06 west district that represents Humber Bay Shores had decreased to 55 sales in August 2007 from 62 sales in July 2007. The average condominium price in this district had totaled \$359,016 in August 2007, which had increased by 16% from \$301,930 in July 2007, while the median price in August 2007 had

equaled \$276,000, which had been up from \$270,500 in July 2007. As for condo townhouses, there were 6 sales in this district in August 2007, which had averaged \$404,158.

### Perspective

Canada's real estate resale market had performed exceptionally well thanks to the strong momentum from the solid second quarter.

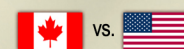
Phil Soper, president and CEO of Royal LePage, had said, "The momentum from the year's extraordinary start spilled into the second quarter, compounding typically busy spring market activity and stimulating solid price appreciations in almost all regions of the country. These conditions will certainly be an impetus characterizing Canada's real estate market through to year's end."

"We continue to expect areas of aggressive price appreciation in the west, and modest, mid-single digit price increases in Central and Atlantic Canada," Soper had added.

According to Royal LePage, a robust second quarter of 2007, characterized by record-breaking activity and rising average house prices, had been experienced in Toronto's resale market. The better than expected second quarter for Toronto had been defined by intense demand that had just been met by inventory levels. For many detached homes, multiple offer situations had occurred frequently, resulting in decreased average listing periods from this time last year.

For Toronto's housing market, the overall condominium market had remained a bright spot, as the average condominium price for the second quarter of 2007 had increased by 7.1% to \$274,262 from \$256,178 in the second quarter of 2006. The overall average price for a standard 2-storey had increased by 9% to \$517,659 from \$474,766 in the second quarter of 2006. The overall average price for a standard detached bungalow had increased by 6% to \$398,647 from \$376,223 in the second quarter of 2006.

"The local resale market is as healthy as it has ever been. While the last decade has seen five record-breaking years, and a good possibility of a sixth in 2007, year-over-year price increases have remained in the single digits. This kind of activity is sustainable for a long time," Bentley had noted.



**Continued inside...**





**PALACE PLACE**  
**1 Palace Pier Court**  
**25 Sales - 2<sup>nd</sup> and 3<sup>rd</sup> Quarters 2007**

Unit	Square Feet	Current AVG Prices	Current AVG Prices PSF
01	1,985	\$ 710,000	\$357
01	2,836	\$1,105,000	\$389
02	1,204	\$ 460,000	\$382
02	1,186	\$ 430,000	\$362
03	1,985	\$ 810,000	\$408
03	2,028	\$ 859,000	\$423
04	790	\$ 288,800	\$365
04	833	\$ 288,000	\$345
05	1,228	\$ 425,000	\$346
05	1,491	\$ 479,500	\$321
06	1,985	\$ 615,000	\$310
06	2,028	\$ 712,000	\$351
07	788	\$ 218,900	\$278
07	833	\$ 221,000	\$265
08	1,223	\$ 347,000	\$283
08	1,201	\$ 368,000	\$306
09	1,388	\$ 422,000	\$304
10	1,388	\$ 340,000	\$245
10	1,395	\$ 348,000	\$250
11	1,106	\$ 320,000	\$290
12	813	\$ 260,000	\$319
<b>PENTHOUSES</b>			
PH01	2,437	\$ 900,000	\$370
PH02	1,642	\$ 625,000	\$380
PH03	2,437	N/A	N/A
PH04	1,955	\$ 645,000	\$330
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**  
**19 Sales - 2<sup>nd</sup> and 3<sup>rd</sup> Quarters 2007**

<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	\$1,258,000	\$470
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	\$ 539,000	\$450
2,133	05/19	4-8	\$1,050,000	\$492
953	06/20	1-3	N/A	N/A
4,500			\$2,250,000	\$500
<u>Building B - 2087 Lake Shore</u>				
750	01/07	2-14	\$284,000	\$378
750	01/05	15	\$340,000	\$453
595	02/06	1-14	\$269,000	\$452
595	04/NA	NA-15	N/A	N/A
682	03	1-14	\$269,900	\$395
1,144	04	1-14	\$355,000	\$311
965	05	1-14	\$345,000	\$358
<u>Building C - 2083 Lake Shore</u>				
750	08	1-17	\$300,000	\$400
595	09	1-17	\$226,000	\$380
965	10	1-16	\$413,000	\$428
1,144	11	1-16	\$421,000	\$369
682	12	1-16	\$262,000	\$384
656	13	1-16	\$258,000	\$393
712	14	1-17	\$233,000	\$327



**GRAND HARBOUR**  
**2285 Lake Shore Boulevard W**  
**18 Sales - 2<sup>nd</sup> and 3<sup>rd</sup> Quarters 2007**

Square Feet	Current AVG Price	Current AVG Price Per Square Foot
618	\$220,000	\$355
795	\$219,000	\$275
910	\$261,000	\$286
932	\$295,000	\$316
1,268	\$437,500	\$345
1,376	\$470,000	\$342
1,423	\$523,000	\$367
1,585	N/A	N/A
1,638	480,000	\$293
1,920	N/A	N/A
2,575	\$815,000	\$316
2,849	N/A	N/A
2,871	N/A	N/A



**GRAND HARBOUR**  
**2287 Lake Shore Boulevard W**  
**11 Sales - 2<sup>nd</sup> and 3<sup>rd</sup> Quarters 2007**

Square Feet	Current AVG Price	Current AVG Price Per Square Foot
700	\$215,000	\$308
817	\$220,100	\$269
919	\$229,000	\$240
932	\$305,000	\$327
1,156	\$330,000	\$285
1,219	\$360,000	\$295
1,371	\$427,500	\$311
1,467	\$394,250	\$269
1,538	\$475,000	\$308
1,618	\$450,000	\$278
1,912	\$670,100	\$350
3,300	\$1,425,000	\$431



**GRAND HARBOUR**  
**2289 Lake Shore Boulevard W**  
**5 Sales - 2<sup>nd</sup> and 3<sup>rd</sup> Quarters 2007**

**\$308 Per Square Foot**





## GRENADIER LANDING

### 5 MARINE PARADE DRIVE

#### 19 Sales - 2<sup>nd</sup> and 3<sup>rd</sup> Quarters 2007

Square Feet	Unit	Floors	Current AVG Price	Current AVG Price PSF
805	10	N/A	\$262,000	\$325
818	01/19	1	\$258,000	\$315
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	\$231,000	\$325
704	07/13/09/11	1	\$237,000	\$336
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	\$232,000	\$331
704	07/15/09/13	2	\$236,000	\$335
807	11	2-N/A	N/A	N/A
805	12	2-N/A	N/A	N/A
664	22/23	2	N/A	N/A
718	01/28	3-6	\$239,000	\$333
716	02/27	3-6	\$258,000	\$360
642	03/26	3-6	\$271,000	\$422
866(856-25)	04/25	3-(6)	\$294,000	\$340
990(983-24)	05/24	3-(6)	\$425,000	\$430
1,044	06/23	3-6	\$432,500	\$414
917	07/22	3-6	\$338,000	\$368
700	08/10/19/21	3-6	\$255,000	\$364
704(700-11)	09/20/18/11	3-(6)	\$276,000	\$392
805	12/17	3-6	\$283,000	\$351
681	13/16	3-6	\$225,000	\$330
1,188	14/15	3-6	\$349,500	\$295
664	29/30	3-6	\$239,000	\$360
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	N/A	N/A
1,276	05/12	7	N/A	N/A
903	06/07/10/11	7	\$271,000	\$300
688	08/09	7	\$234,900	\$344
689	17/18	7	\$216,000	\$314
718	01/16	8-9	\$245,000	\$342
716	02/15	8-9	\$252,000	\$352
642	03/14	8-9	N/A	N/A
997	04/13	8-9	N/A	N/A
1,315	05/12	8-9	N/A	N/A
902	06/07/10/11	8-9	\$315,000	\$350
686	08/09	8-9	\$256,000	\$373
689	18/17	8-9	\$235,000	\$341
718	01/12	10-11	\$257,000	\$357
716	02/11	10-11	\$255,000	\$356
1,285	03/10	10-11	\$641,500	\$500
1,610	04/09	10-11	N/A	N/A
902	05/08	10-11	\$311,000	\$344
986	06/07	10-11	\$315,000	\$320
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	\$670,000	\$494
932	04/05	12	\$315,000	\$337
689	09/10	12	\$240,000	\$348
2,317	01/02 (special)		\$825,000	\$356
<u>Townhouses</u>				
1,945	20/25		N/A	N/A
2,119	21/24		N/A	N/A
2,268	22/23		\$825,900	\$364

## NEVIS\*

### 80-88 PALACE PIER COURT

#### 12 Sales - 2<sup>nd</sup> and 3<sup>rd</sup> Quarters 2007

Square Feet	Floors	Unit	Current AVG Price	Current AVG Price PSF
530	5-15	08	\$188,500	\$355
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	\$212,000	\$292
815	1-4	1(05), (11)	N/A	N/A
780	5-15	09	\$270,000	\$346
830	2-11	2-4(07), 6-11(05)	\$297,500	\$352
915	2-11	2-4(08), 6-11(06)	\$291,000	\$318
955	1-4	1(06), 2-4(12)	\$282,000	\$295
960	1-11	01	\$337,000	\$351
995	2-11	02	\$310,000	\$312
1,005	5-11	03	\$355,000	\$353
1,030	5-11	04	\$305,000	\$296
1,160	3-4	04	\$319,000	\$275
1,160	2-4	05	\$315,000	\$271
1,155	12-15	04	\$338,900	\$294
1,300	2-4	09	\$332,500	\$255
1,370	2-N/A	04	N/A	N/A
1,295	12-15	01	\$372,500	\$288
1,365	12-15	03	\$480,000	\$351
1,385	12-15	02	\$430,000	\$311
<u>Villa</u>				
1,425	1-5	04	\$540,000	\$379
1,440	1-5	05	\$515,000	\$358
1,485	1-5	06	\$553,000	\$372
1,705	1-5	03	\$690,000	\$404
1,025	1-4	01	\$340,000	\$331
1,145	1-5	02	\$410,000	\$359

## PLAYERS CLUB\*

### 2067 LAKE SHORE BLVD W

#### 5 Sales - 2<sup>nd</sup> and 3<sup>rd</sup> Quarters 2007

Square Feet	Unit	Floors	Current AVG Price	Current AVG Price PSF
620	01	4-9	\$201,000	\$324
762	04	3-5	\$240,000	\$315
955	09	3-11	\$330,000	\$345
760	05	2-N/A	\$275,000	\$361
1000	04	2-N/A	N/A	N/A
1085	02/08	2-9	\$340,000	\$314
1490	01	10-11	\$367,000	\$246
1730	02/03	10-11	\$540,000	\$312
865	04	10-11	N/A	N/A
900	06	3-5	\$231,000	\$257
900	03/07	1-9	\$257,000	\$285
1005(1000)	(04)04/05	(6)7-9	\$367,000	\$367
1185	05	4-5	N/A	N/A
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	\$635,000	\$445
<u>Townhouses</u>				
<u>Square Feet</u>			<u>Average Price PSF</u>	
<u>All Townhouses</u>			<u>\$285</u>	
1,967				
1,877				
1,736				
1,579				
1,440				
1,554				
1,354				





## NEWPORT BEACH

### 2111 Lake Shore Boulevard West

### 17 Sales - 2<sup>nd</sup> and 3<sup>rd</sup> Quarters 2007

### 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	\$215,000	\$323 (319)
665 (672, 675-7thFLR)	01	2-7	\$205,000	\$308 (305)
680 (679)	10	2-7	\$212,900	\$313 (313)
695 (696)	07	3-7	\$205,000	\$294 (294)
815 (805 -2ndFLR, 801)	09	2-7	\$237,000	\$290 (294)
960 (962)	05	3-7	\$308,000	\$321 (320)
1,025 (1,028)	08	2-7	\$300,000	\$292 (291)
1,045 (1,045)	06	3-16	\$323,500	\$310 (310)
1,260 (1,261)	03	2-7	\$360,000	\$285 (285)
1,330 (1,323 -2ndFLR, 1,316)	02	2-7	\$329,500	\$247 (250)
1,190 (1,165)	09	8-16	\$309,000	\$259 (265)
1,280 (1,285)	08	8-16	\$330,000	\$257 (256)
1,575 (1,541)	02	8-16	\$422,500	\$268 (274)
1,580 (1,595)	03	8-16	\$403,000	\$255 (252)
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)	\$322,500	\$218 (218)
1,500 (1,496)	08	1-2 (2-storey)	N/A	N/A
1,225 (1,220)	09	17-18, LPH, PH	\$360,000	\$293 (295)
1,440 (1,595)	08	17-18, LPH, PH	\$430,000	\$298 (269)
1,795 (1,774)	02	17-18, LPH, PH	N/A	N/A
2,260 (2,264)	03	17-18, LPH, PH	N/A	N/A

#### South Tower

Square Feet	Unit	Floors	Current AVG Prices	Current AVG Price PSF
685 (692)	20	2-16	\$269,000	\$392 (388)
840 (830)	14	2-N/A	\$224,000	\$266 (269)
1,055 (1,032)	12	2-16	\$302,500	\$286 (293)
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	\$360,000	\$257 (257)
1,045 (1,043)	16	3-16	\$365,000	\$350 (350)
1,610 (1,549 -7thFLR, 1,580)	15	3-16	\$573,000	\$355 (362)
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	\$335,000	\$270 (275)
1,310 (1,313 - 8thFLR, 1,316)	17	8-16	\$425,000	\$324 (323)
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)	\$367,500	\$257 (261)
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	\$207,000	\$291
704	12		\$183,500	\$260
<b>Townhouses</b>				
2,585 (2,595)			\$690,000	\$267 (265)
2,630 (2,637)			\$699,000	\$265 (265)
2,784			\$720,000	\$258
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.





## BUY ME!

**THE OLD MILL TERRACES - 2662 Bloor Street West, Suite 1007, 1,167 SF**

The Old Mill Terraces development is a luxurious condominium residence that has been built near the Humber River and the historic Old Mill. To tour this opportunity, call Daiva Dalinda at 416 236 1871, or send an email to [ddalinda@DalindaTeam.com](mailto:ddalinda@DalindaTeam.com)

## GET THE DEAL DONE!

**We provide expert solutions that achieve your goals and get the deal done.  
Our recent sales and leases have been noted below.**

**\*Vendor Rep. \*\*Purchaser Rep. \*\*\*\*Vendor and Purchaser Rep.**

### SOLD

**PALACE PLACE**  
1 Palace Pier Court  
Suite 4110 \*

### SOLD

**PALACE PLACE**  
1 Palace Pier Court  
Suite 3710 \*

### SOLD

**PALACE PLACE**  
1 Palace Pier Court  
"05" Suite \*\*

### LEASED

**PALACE PLACE**  
1 Palace Pier Court  
Suite 3010 \*

### SOLD

**GRAND HARBOUR**  
2285 Lake Shore B W  
Suite 307 \*

### SOLD

**GRAND HARBOUR**  
2287 Lake Shore B W  
Suite 1202 \*

### SOLD

**GRAND HARBOUR**  
2285 Lake Shore B W  
1,371 SF Suite \*\*

### LEASED

**GRAND HARBOUR**  
2285 Lake Shore B W  
Suite 807 \*\*

### SOLD

**NEWPORT BEACH**  
2111 Lake Shore B W  
South Tower "16" Suite \*

### SOLD

**PALACE PLACE**  
1 Palace Pier Court  
Suite 603 \*

### SOLD

**GRAND HARBOUR**  
2289 Lake Shore B W  
Townhouse 134 \*\*\*\*



## PARTNER



**Ian R. Baird, CFP, Manager**  
Residential Mortgages

**TD Canada Trust**  
2972 Bloor Street W  
tel. 416.892.3796  
email [ian.baird@td.com](mailto:ian.baird@td.com)



*Currently, we have buyers looking for opportunities at Palace Place, Newport Beach, and Waterford.*

*If you are considering a move, please call us first. 416.236.1871  
[dalinda@DalindaTeam.com](mailto:dalinda@DalindaTeam.com)*