

# THE ALLURE/BERWICK REPORT

THE COPPOLA GROUP REAL ESTATE NEWSLETTER

July 2018



## THE ALLURE/BERWICK REPORT

### MARKET WATCH

For detailed Allure/Berwick statistics:  
[www.60Berwick.ca](http://www.60Berwick.ca) & [www.23Glebe.ca](http://www.23Glebe.ca)

Latest 6 Month Recap of Solds – Dec 1, 2017 - May 31, 2018

**23 Glebe Rd W (Allure Condos)**  
 less than 700 sq. ft.

	# sold	avg price	high price	avg d.o.m
2 bed, 2 bath	1	600,000	600,000	4

**700-1000 sq. ft.**

2 bed, 2 bath	4	756,875	800,000	23
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**Total**

5 19

**60 Berwick Ave (The Berwick)**

less than 700 sq. ft.

0 bed, 1 bath	1	431,800	431,800	19
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1 bed, 1 bath	4	521,000	549,000	10
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**700-1000 sq. ft.**

2 bed, 2 bath	1	749,900	749,900	2
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**Total**

6 10

**Focused On Selling and Leasing  
 Condos In Your Building**

## CONDO APARTMENT PRICES REMAIN GTA MARKET BRIGHT SPOT

Condo Apt Average Resale Price



### MARKET HIGHLIGHTS

- Average GTA condo apartment prices were up by 5.7% in May; and are up by 7.0% on a year-to-date (Jan thru May) basis
- By contrast, overall market prices were down by 6.6% in May; and also down by 10.9% on a year-to-date basis
- Days on market at 19 days is up significantly from just 12 days in May 2017

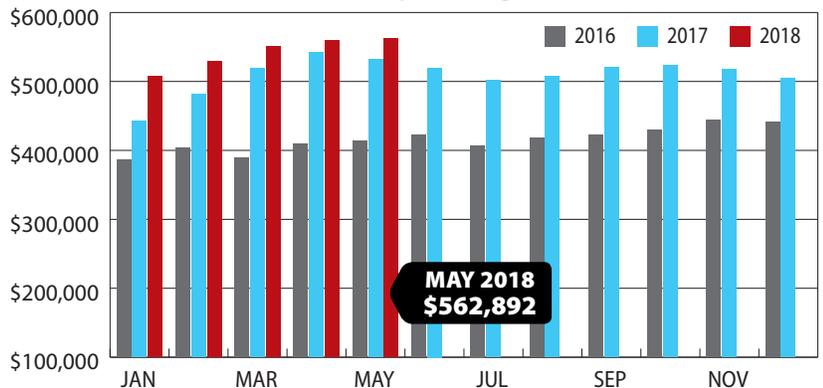
Condo Apt Average Days on Market



Total Inventory



### GTA Condo Apt Average Resale Price



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## Message from Andrew & Scott...

### New condo rules facilitate installation of electric vehicle charging systems

While condo owners have faced difficulties powering their electric vehicles in the past, recent changes implemented by the Ministers of Transport, Environment and Climate Change will make it easier for residents to charge their vehicles. As of May 1, 2018, condo boards cannot reject an owner's application to install an electric vehicle charging system so long as certain conditions are met. Boards are also required to respond to applications within 60 days of receipt. "The transportation sector contributes the most greenhouse gas pollution in the province, so actions that encourage the use of low-carbon vehicles help move us towards a healthier, cleaner future," says Chris Ballard, Minister of the Environment and Climate Change.



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FEATURED PROPERTIES



AVAILABLE

Yonge And Summerhil

A detached 3-storey duplex on a quiet cul-de-sac with modern charm and old style character. 3 light-filled bedrooms with spacious closets. Living room features a fireplace and hardwood floors. **\$2,995,000.**



AVAILABLE

Bathurst And Davenport

Multi-residential 5-floor + penthouse building with 25-suite apartments. Extensive renovations have just been completed with the result that all units, except for one, are of new condo quality. **\$12,500,000.**



AVAILABLE

Casa Loma - For Lease

2 bedroom furnished home with an open-concept kitchen featuring a large centre island. Living room with walk-out to balcony and custom fireplace. The master bedroom has 2 walk-in closets, ensuite and balcony. **\$6,500.**

Condo repairs: who is responsible for what?

If there's a dent in your main door or there's rust on your balcony railing, who is responsible for those repairs? It can be confusing for condo owners to know what their responsibilities are and what are those of the corporation. After all, one of the perks of living in a condo is that there are generally fewer issues to deal with. Still, lines can get easily blurred when it comes to maintenance and repairs so here is some additional information on who is responsible for what.

Responsibilities of the owner

As a general rule, condo owners must take care of any problems that arise within the confines of their unit. That includes everything inside the boundaries of the walls, ceiling, and floor. When it comes to balcony enclosures, which are considered limited common property, standard bylaws in provinces like Ontario and B.C. state that corporations must carry out repairs to the balconies. However, it's

important to check your corporation's declaration as bylaws could have been amended to shift the responsibility to the owner.

Responsibilities of the corporation

Corporations are responsible for areas that are situated outside of individual units. That includes hallways, elevators, lobbies, parking garages, gyms, garbage chutes, mechanical systems, and outdoor amenities such as terraces and swimming pools. They're also in charge of landscaping, snow removal, and any limited common property that forms part of the building's exterior. This includes private balconies, unless the corporation's bylaws state otherwise.

Entry doors, windows, and front door locks may all be connected to the individual units, but the corporation is obligated to handle any repairs that are needed to these elements since they are considered common property.

*"lines can get easily blurred when it comes to maintenance and repairs"*



Each building has its own individual bylaws. Be sure to check your declaration to see what obligations you have when it comes to maintaining and repairing your unit.

[www.60Berwick.ca](http://www.60Berwick.ca) & [www.23Glebe.ca](http://www.23Glebe.ca) for the rest of your newsletter...



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