

With new president at condominium association comes new initiatives

Most people think of a condominium association as a recent entity when, in fact, the Association of Condominium Managers was founded in 1977. It represents 2,100 condo corporations in Ontario (30% of residential condos) with management responsibility for 34%, or 170,000 units, representing half a million condo residents. There's been a shifting of the guard, and with it new initiatives: Chris Antipas,

THE HIGH-RISE BIZ

vice-president of ICC Property Management, has been elected president of the board with Dean McCabe (Brookfield Residential Services) elected to the position of vice-president. Mr. Antipas has an ambitious slate of initiatives for his 2009/2010 term, which involves both government

relations and expanding the base of registered condo managers in Ontario. "Revisions to the Condominium Act and the impact of the harmonized sales tax are a priority," said Mr. Antipas. He's also championing more enviro-friendly cleaning programs and retrofits, and planning to activate programs to reach out to condo communities outside the GTA. For more information, visit acmo.org. *National Post*

SOLD



RICHMOND HILL
LA Spruce Ave.
Major Mackenzie Drive and
Athurst Street)
Asking price: \$1.399-million
Sold for: \$1.385-million
Taxes: n/a
Bedrooms: 4+1
Bathrooms: 5
Time on the market: 175 days

Marble flooring in the foyer, a gas fireplace in the open-concept living room and a moulded ceiling in the dining room are features of the four-bedroom, five-bathroom home.

The main-floor library has a coffered ceiling and the kitchen/family room has a gas fireplace and a walkout to a deck.

The home is on a 45x241-ft. south lot in the South Richvale area of Richmond Hill, and walking distance to Yonge Street shops and restaurants. Listing Broker: Harvey Kalles Real Estate (Chaim Talpalar)

MARBLE FLOORING
A fusion of traditional, contemporary and modern design, this home has approximately 200 feet of living space, plus a finished lower level, says listing agent Chaim Talpalar.



NORTH TORONTO
17 Glengarry Ave. (Yonge Street and Lawrence Avenue)
Asking price: \$559,000
Sold for: \$528,000
Taxes: \$3,683 (2008)
Bedrooms: 3
Bathrooms: 1
Time on the market: seven days

university professor, had already purchased and wanted it sold quickly and inexpensively.

"We wanted to avoid an overstaged model home appearance. [Instead, the stager] pulled together a very trendy and affordable staging. Many people commented on how different and how down-to-earth the presentation was."

TRENDY STAGING

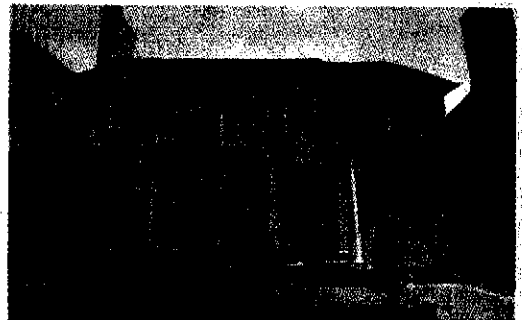
In the popular Yonge and Lawrence area, this house appeals to young professionals who can't afford the core area but want the schools and neighbourhood and to be able to walk to the subway, says listing agent Dawna Borg. "It was important to pick the right stager to assist with this home and hit that direct target market of buyers. The seller, a young, busy

The three-bedroom, one-bathroom brick home has refinished gumwood trim, a gutted and renovated bathroom, a finished lower-level recreation room and hardwood floors.

The 18x106-foot lot has a mutual driveway, a legal front parking pad and a landscaped backyard with a stone patio.

Listing Broker: Re/Max Premier (Dawna Borg)

FOR SALE



FOREST HILL
59 Hillholm Rd. (Avenue Road and Eglington Avenue)
Asking price: \$3.35-million
Taxes: \$23,788 (2008)
MLS: C1619641

professional-size range and hood, honed marble counters and a centre island in the eat-in kitchen are highlights.

A gas fireplace and a five-piece ensuite bathroom are in the master suite. The bedrooms all have ensuite bathrooms.

A stone fireplace in the recreation room and a walkout from the combination bedroom/games room, are lower-level features.

The 51x164-foot lot has a professionally landscaped garden, tiered stone terracing and koi pond.

Listing Broker: Chestnut Park Real Estate (Janet Lindsay)

PROVENCE STYLE

Built 11 years ago, this French chateau-theme home features cut stone on all four sides, says listing agent Janet Lindsay.

"Provence-style [features] include coffered ceilings, lovely millwork and wainscoting, hardwood on the main and second floors and french doors."

Crown moulding and a fireplace, a walkout from the family room to a patio and a

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POST HOMES

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