



October 28, 2009

Some of Nick & Christine's New Beach RECORDS for re-sale Listings sold

1. **Highest 2009 price** in New Beach :- \$1,275,000 on Lake Shore Blvd. [= 98% in 40 days, soon after 2 like homes sold for average 75% of original Asking prices in average 269 days]
2. **Highest-ever price** for the re-sale of : ...
 - a) a Glen Manor 4 Detached home :- \$1,168,000 (in 2008 – Sarah Ashbridge Ave).
[*Stop Press: another agent's upgraded Listing on Boardwalk Drive just sold for more*]
 - b) a Glen Manor 2 Detached home :- \$1,046,500 (in 2009 – Boardwalk Drive)
 - c) any Semi-Detached home in New Beach :- \$918,000 (in 2007 – Northern Dancer Blvd)
 - d) a non-end unit Daniels Town House :- \$791,000 (in 2008 – Sarah Ashbridge Ave)
 - e) a two-storey Daniels Town House :- \$774,000 (in 2008 – Joseph Duggan Road)
 - f) a 2 Bedroom Apt in 1733, 1765, 1797 or 1829 Queen St E :- \$474,900 (in 2009)
 - g) a 1 Bedroom Apt in 1733, 1765, 1797, 1829 or 1863 Queen St E :- \$308,000 (in 2009)
3. **Equal Highest-ever price** for the re-sale of :
a Detached home on Winners Circle (in 2007). [Matched by another agent in 2009]
4. a) **Equal 2nd** and b) **3rd Highest-ever prices** for any "Painted Lady" re-sale :
on Lake Shore Blvd (in 2007). [a) Matched on Woodbine Ave by another agent in 2009]

Some of Nick & Christine's Results for 2009 re-sale Listings Sold

1. **4 Detached** homes Sold on Lake Shore Blvd, Boardwalk Drive & Sarah Ashbridge Ave (2) in 40, 8, 7* & 20 days at 98%, 100% 103%* & 100% of Asking respectively. [* *Note: this sale actually 89% of original 2008 Asking. It had 195 days on market in 2008 recession.*]
2. **2 Semis** Sold on Boardwalk Dr & Winners Circ in 4 & 51 days at 99% & 96% respectively.
3. **2 Semis** Sold on Balsam & Beech Avenues in 5 & 2 days at 112% & 101% respectively.
4. **2 Condo Apts** Sold on Boardwalk Dr in 2 & 35 days at 98% & 97% respectively [*the latter got \$8000 more than its final 2008 Asking price, after 355 days UNsold by 2 other agents.*]
5. **3 Condo Apts** Sold on Queen St, in 8, 5 & 2 days at 100%, 106% & 100% respectively [*the last after another agent recommended us when he failed to sell it himself in 30 days.*]

Some of Nick & Christine's Results for 2009 Listings Purchased

1. **1 Detached home, 1 Condo Apt and 1 Condo Town House** in Central Toronto for \$2,950,000 (2.95 Million), \$620,000 and \$525,000 respectively.
2. **2 Detached** homes in the Old Beach for \$804,500 and \$900,000 respectively.

Are Nick & Sarah Ashbridge having an Affair ? (If so, Christine doesn't mind !)

In the 9 months May 2008 to Feb 2009 we listed and re-sold **six** homes on this Avenue. Their numbers were 58, 65, 80, 97, 104 and 110. Their total sales value exceeded **\$5,350,000**.

All statistics taken from TREB reports, except our one private sale on Sarah Ashbridge.

www.InTheBeach.com

Royal LePage Homeward Brokerage

1858 Queen Street East, Toronto

Independently Owned and Operated

416-698-2090 nick@inthebeach.com

(Just West of Woodbine, next to **Meat on the Beach**)

Not intended to solicit Sellers or Buyers currently under written contract with another Realtor * **NICK BOOTHBY - C. DeMerchant** Realtors/Salespersons

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Some Compliments from Clients

Fortunately I did find the Cadillac of agents -- in you !
I can hardly wait to do another deal with you.

[on card from a Registered Real Estate Salesperson]

We looked at the "inthebeach" website and wow our house looks absolutely amazing!

Really appreciate your feedback – very encouraging to know people like our house.

Thank Christine once again for her great work on the website and brochures!

Jane & Brian

I am very pleased with all the pictures. You do a fabulous job of doing that! I think it's a good representation of our condo!

Susan

I'm sorry I missed your call with the wonderful news! I am so pleased that this sale has worked out so well.

Charlotte

We just wanted to drop you a belated note to say how grateful we have been for your help with our sale in the Beach and purchase in Downtown.

Both transactions went very smoothly, but where there were bumps in the road you always took action to ensure everything stayed on course.

You have also been most pleasant to deal with and have gone out of your way to help in matters that we overlooked (e.g. the meter readings).

We will (and already have) recommend you to friends looking to buy or sell in the Beach or Downtown. And we will of course be in contact when it is time for us to move on again!

Andrew & Debbie

I was very impressed with the outstanding work Nick Boothby, his partner Christine De Merchant and Lainey Bonsell did on my behalf to sell my condo at 35 Boardwalk Dr.

Lainey did the staging ... She did an exceptional job with the help of Nick's pictures and accents.

Christine did a wonderful layout of the information sheet, with coloured photographs and Nick's detailed description of the condo and facilities. Her web-site is amazing and easy to navigate. Also the virtual tour provided a great presentation of the whole condo.

Nick was so helpful and pleasant and interesting to talk to.... I have recommended him to everyone I came in contact with at 35 Boardwalk.

Lucie

Hi Nick and Christine, Fantastic News !!!
Thank you both for all the help and advice and congratulations to you on a job very well done. There is a bottle of Tequila out there and we are going to nail it tonight !!

Johan and Colette (writing from Mexico)

[Just a "Thank You" card. But it contained two tickets to sit in the Royal Box of Toronto's Four Seasons Centre, for the Canadian Opera Company's season premiere of "La Boheme" !]

Jonathan & Shurla (purchasers)

OH MY GOD the house looks fab...does not even look the same...the photos are beautifully done!

And the overall look of the pictures, lamps, ornaments is also great..kudos to Lainey's staging.

Thanks to you and Christine for raking the gardens...they also look very clean and tidy.

Again let me say that everything looks wonderful..and we are more than pleased with what has been completed so far...

Of course we have the BEST in the biz looking after us !

Carol

I am stunned by the work you guys have done.

Thank you very very much,

Eugene

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