



Tansie & Gordon Real Estate Report

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- For Sale: 80 Esther Lorrie
- For Sale 610 Hacket Rd, Amherstberg Ont.
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FOR SALE

29 Moutray Street



Welcome To 29 Moutray Street.

Only \$1,195,000.00

- A Gem in the Heart Of Brockton Village That Blends Modern Design With Timeless Charm!
- Stylishly Renovated 2+1 Bedrooms.
- 2 Bathrooms
- Vaulted Ceilings
- Skylights
- Engineered Hardwood Floors
- Custom Designed Entertainer's Chef Kitchen With Canadian Made Cabinetry & Quartz Countertops.
- Charming Front Verandah Overlooking A Landscaped Perennial Garden.
- Custom Closets
- Keyless Entry Doors
- Energy Efficient LED Lighting
- Smart Dimmers
- Upgraded 200 Amp Service
- Abundant Storage
- Flexible Basement That Offers Extra Living Space, A Home Office Or An Income Potential Suite & A Walk-Out Entrance.
- Private Backyard That Features An Inviting Deck Perfect For Summer BBQ's & Weekend Lounging.
- Unique Laneway Access To Detached 1 Car Garage With Artist Painted Murals.

EXTRAS:

- LG Dark Stainless Steel Package Includes: Stove, Fridge, Range Hood, Built-In Dishwasher, Microwave.
- Washer, Dryer.

- Window Blinds/Coverings.
- Electric Light Fixtures.
- Tankless Water Heater (Owned).
- Heated Floors & Towel Warmer.

Everything You Need Is Steps Away To:

- Ossington's Trendy Bars, Restaurants, Bakeries & Cozy Cafés On Dundas St.
- Dufferin Mall, Boutiques & Shops.
- West End YMCA.
- Dufferin Station & College And Dundas Streetcar Routes.
- Move In And Enjoy The Best Of City Living With A Touch Of Artistic Flair!

FOR SALE

80 Esther Lorrie Drive

Suite 301



Welcome To 80 Esther Lorrie Drive!

Only \$488,888.00

- Resort-Like Amenities With A Luxurious Party Room & Rooftop Lounge.
- Stunning Venue For Entertainment And Relaxation.
- Fitness Gym, Indoor Pool, 24hr Concierge.
- Enjoy The Stars On The Wrap Around Rooftop Terrace While BBQing.
- Conveniently Located Minutes Away From Major Highways 401 And 427, TTC At Door, Close To GO Transit, Pearson Airport, Etobicoke General Hospital, Excellent Schools, Places Of Worship, Shopping, Humber River And Ravine Trails.
- One Parking Spot And One Locker Is Included.
- Move In And Enjoy!!
-
- Includes Existing: Fridge, Stove, Built-In Dishwasher, Built-In Microwave, Washer, Dryer, All Electric Light Fixtures, All Window Coverings.

FOR SALE

610 HACKET ROAD, AMHERSTBURG ONT.



610 HACKET ROAD AMHERSTBURG ONT.

ONLY \$759,000.00

- Fully loaded, spacious (2+1+3) bedrooms, 3 bathrooms, 1255 sq ft. main floor, (2400 sq ft of finished area) bungalow with finished basement in fast growing town of Amherstburg near Windsor.
- Featuring contemporary modern finishes, master ensuite bath with euro shower , double vanity, closet, tray ceilings in master bdrm, main floor

laundry, open concept layout with kitchen facing living , dining area, good size 2nd bedroom, LED recessed lights in kitchen, quartz countertops, brushed nickel colored hardware and lever handles, large baseboards, ceramics in foyer and bathroom, hardwood flooring elsewhere, central air conditioning, on demand water heater, HRV (heat recovery system, 200 A service, covered front and rear porch, full brick exterior & much more.

- Minutes from shopping, short drive to Hwy 401.
- Live in style, in this quite growing town.
- Located in the "Kingsbridge"neighbourhood, 7 min to Walmart, Sobeys, Canadian Tire, restaurants, 2 min to riverfront, 25 min to Windsor.
- Quaint town ideal living for retirees, or young working professionals, families.

MARKET OUTLOOK & CONSUMER INTENTIONS

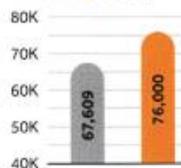


There will be 76,000 home sales in the Greater Toronto Area (GTA) in 2025, under TRREB's baseline scenario. Lower borrowing costs will see more homebuyers moving off the sidelines. However, the uptick in transactions could be muted somewhat by the impact of trade disputes on the broader economy and consumer confidence.



Sales Outlook

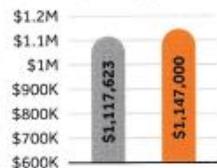
● 2024 ● 2025(F)



Source: Toronto Regional Real Estate Board (TRREB)

Average Price Outlook

● 2024 ● 2025(F)



A well-supplied market will keep average annual home price growth at the rate of inflation over the course of the year. Expect the average selling price to increase moderately to \$1,147,000 – a 2.6 per cent increase compared to 2024. Price growth will be more evident in the single-family market segments, including detached and semi-detached houses and townhouses.

LOWER BORROWING COSTS WILL RESULT IN INCREASED SALES

The story for the 2024 housing market was high borrowing costs and finally interest rate relief. By the end of 2024 we benefitted from cumulative Bank of Canada rate cuts of 175 basis points, including two back-to-back 50 basis point cuts, as concerns about stagnant economic growth per capita prompted more aggressive action on the part of the Bank.

FAST FACT

The average household income in the GTA is currently estimated to be \$155,000.



\$155,000

Source: TRREB Estimates Based on Stats Canada and BoC Data

~ Seasonal Musing ~

*“Spring is proof that there is beauty in
new beginnings”*

~ unknown ~



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www.tansieandgordon.com



We Take The Time To Work With You To Achieve Maximum Results

Whether you are buying or selling a home, we are here to assist you and your family with all your real estate needs.

Please feel free to call us with any questions.

We look forward to speaking with you.

www.tansieandgordon.com

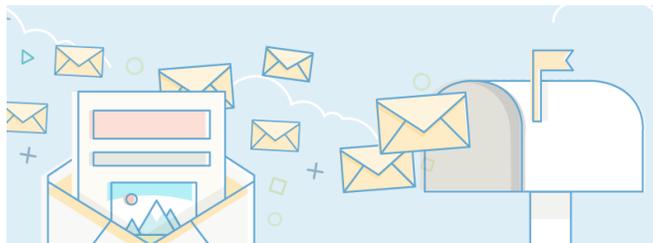
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