



>> HOMES & CONDOS

> WHAT THEY GOT CONDOS



NIAGARA NEIGHBOURHOOD

Location: 775 King St. W., Unit 424, Bathurst St. and King St. W.
Asking price: \$560,000
Selling price: \$557,500
Previous selling price: N/A
Size: about 700 sq. ft.
Parking: one owned underground space, one owned locker
Maintenance fees: \$299.66 per month
Taxes: \$2,405 (2017)
Bedrooms: 1 plus 1
Bathrooms: 1
Sold: Dec. 3/17. **Closed:** Feb 6/18.

This two-storey one-bedroom downtown condo unit features a den. It sold for just under the listing price in about a month.

"This modern loft-style condo suite located on the trendy King St. W. is spacious and bright with premium finishes and an open-concept functional layout. It has a private balcony and a stunning two-storey floor-to-ceiling window wall. The building is also very well run, and it is steps to shopping, nightlife, fine cuisine, public transit, and to Stanley Park - a large park with an off-leash designated area. The unit comes with an underground parking space, and with easy access to the Gardiner Expressway it makes commuting out of the city very convenient," says listing agent Ira Jelinek.

Amenities in the building are a concierge, an exercise room, guest suites, a media room, a party/meeting room and a security guard.

Main level has: living room with laminate floor; dining room with laminate floor; kitchen with laminate floor, stainless steel appliances and granite counter.

Second floor has: bedroom with laminate floor, and double closet; den with laminate floor; four-piece bathroom.

Listing agent: Ira Jelinek, Harvey Kalles Real Estate Ltd., Brokerage 46-464-1022; agentira.com



ST. LAWRENCE, TORONTO

Location: 90 Sherbourne St., Unit 302, Richmond and Sherbourne Sts.
Asking price: \$899,000
Selling price: \$899,000
Previous selling price: \$751,000 (2015)
Size: about 1,308 sq. ft.
Parking: one owned underground space, one exclusive locker
Maintenance fees: \$852.29 per month
Taxes: \$3,880 (2017)
Bedrooms: 1 plus 2
Bathrooms: 2
Sold: Dec. 3/17. **Closed:** Jan. 11/18

On the market for only three days, this one bedroom condo loft unit with two dens, located steps from the St. Lawrence Market, sold for the full asking price.

"This is a rarely offered authentic loft conversion in one of the most popular buildings in the neighbourhood. With soaring 10.5-ft. ceilings and an open-concept layout, some of the suite features include exposed wood beams and original brick work and original hardwood floors throughout. One of the dens could easily be used as a second bedroom," says listing agent Andrew Harrild.

Nestled between Queen St. E. and King St. E., the building is a short walk to George Brown College, restaurants, banks, a grocery store, places of business, cafes and shops. There is a park nearby and a cinema, and the building has easy access to streetcar routes. Ryerson University and the Eaton Centre are about a 15 minute walk away or a short drive.

Building amenities include a rooftop deck/garden, a security system and visitor parking.

Unit has: living room with hardwood floor; dining room with hardwood floor; kitchen with granite counter and hardwood floor; master bedroom with wall-to-wall closet, hardwood floor and three-piece bathroom; den with sliding doors and hardwood floor; den with hardwood floor; four-piece bathroom.

Listing agent: Andrew Harrild, Property.ca Realty Inc., Brokerage; 416-583-1660 or 416.271.811; condos.ca
Compiled by Allison Harness from information that is publicly available. Send recent homes sales to sold-home@rogers.com. Not all submissions can be used.

> HOME OF THE WEEK

Penthouse perfect for affluent downsizers

Suite in heritage building financed by the Rockefellers offers luxurious amenities

ALLISON HARNES

SPECIAL TO THE STAR

Deer Park, Toronto

Location: 111 St. Clair Ave. W., PH 4, Avenue Rd. and St. Clair Ave. W.
Asking price: \$4,998,000
Size: about 3,450 sq. ft., plus 555-sq.-ft. terrace
Parking: two owned underground spaces, one owned locker
Maintenance fees: \$2,284.01 per month
Taxes: N/A (not assessed)
Bedrooms: 2
Bathrooms: 3

This spacious, luxury penthouse at the Residence at Imperial Plaza was created with affluent downsizers in mind. It has its own elevator and is in one of three buildings, along with 17 townhouses, that make up a master-planned community spanning more than 22 acres across the Toronto neighbourhoods of Deer Park, Spadina Village and Forest Hill.

With 10-foot ceilings, floor-to-ceiling windows with unobstructed city views, a state-of-the-art kitchen with European stainless-steel appliances and Caesarstone slab counters, plus sitting rooms in both bedrooms, a family room as well as an expansive terrace, this suite has ample space for comfortable living and entertaining.

"Sitting atop an escarpment, Imperial Plaza is a heritage building that was originally built in 1957 and financed by the Rockefellers, who spared no expense on this durable steel-framed building, clad with limestone and granite, with a stunning lobby with soaring ceilings, a golden mosaic and world-class artwork," says Joseph Feldman, director of development, Camrost Felcorp.

"We've seamlessly integrated retailers such as the LCBO and the Market by Longos into the building to provide a convenient lifestyle for residents. Residents also have access to their own dedicated entrance and gym, as well as access to the 20,000-square-foot amenity Imperial Club," Feldman says.

"This unit is designed with an expansive 40-foot, combined living-dining room and south-facing split bedrooms to offer the ultimate conveniences in condo living. Each bedroom has its own ensuite and walk-in closet.

"We worked with luxury furnishing company ELTE and interior designer Montana Labelle to give life to this modern space," he adds.

The building is a five-minute walk from the Yonge-St.-Clair intersection and a subway station, stores, restaurants and cafés, businesses and a library. Small and large parks are also within walking distance, as are schools.



JOHNSTON & DANIEL/ROYAL LEPAGE PHOTOS

Open-concept and flooded with natural light, the dining room is outfitted with a contemporary crystal chandelier, a wall of floor-to-ceiling windows, a hardwood floor, high baseboards and pot lights.



Spacious and modern, the living room contains a wall of floor-to-ceiling windows, a hardwood floor, high baseboards, pot lights and a gas fireplace.



Kitchen highlights include a large centre island/breakfast bar with modern pendant lights overhead, a double sink, cabinetry and Caesarstone countertops.

"Imperial Club offers some of the most extensive condo building amenities in the city," listing agent Kevin Crigger says. "Aside from the sheer volume of the space, the programming has been carefully planned. The club ranges from fitness facilities including a gym, a pool and squash courts to business requirements like a boardroom."

A private elevator for this penthouse unit opens to its private foyer with a natural-stone tile floor, a bench and a double closet.

The spacious living room contains a wall of floor-to-ceiling windows, a hardwood floor, high baseboards, pot lights and a gas fireplace flush with a natural-stone, floor-to-ceiling surround.

The open-concept dining room is outfitted with a stunning, contemporary crystal chandelier, a wall of floor-to-ceiling windows, a hardwood floor, high baseboards and pot lights.

Highlights of the kitchen include a large centre island/breakfast bar with modern pendant lights overhead, a double sink, cabinetry and Caesarstone countertops. Other features include a pullout, three-section garbage and recycling station, a large floor-to-ceiling window, a stone tile floor and high-end built-in stainless-steel appliances.

Adjoining the kitchen, the family room features a hardwood floor, two walls of floor-to-ceiling windows, pot lights and stairs leading up to the terrace.

The master bedroom suite is at the far end of the unit, opposite the living/dining room area. It has a hardwood floor, pot lights, a large wall of floor-to-ceiling windows, a sitting area and a large L-shaped walk-in closet/dressing room. It also has a five-piece ensuite with twin vanity sinks, a free-standing oval soaker tub, natural-stone tile and a frameless glass shower stall.

The second bedroom has a hardwood floor, a sitting room, pot lights, a walk-in closet and a three-piece bathroom.

There is a laundry room near the master bedroom, a powder room and a mechanical room off the foyer.

The terrace has connections for a natural-gas barbecue and garden hose.

The unit comes with a security keypad system, two parking spaces and a locker.

To have a look at this property contact listing broker Kevin Crigger, Johnston & Daniel, a division of Royal LePage R.E.S. Ltd., Brokerage, 416-489-2121; kevincrigger.com.

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Reimagining waterbeds for modern sleepers

Inventor planning revamp of once-popular mattress to attract millennial shoppers

ERIK LACITIS

THE SEATTLE TIMES

Millennials, the inventor of the waterbed has a message for you: You need a waterbed.

Charlie Hall, 71, is a millionaire because of waterbeds and some of the other 40 patents — including the Sun Shower solar-heated water bags for campers.

He's planning on the waterbed making a comeback this spring.

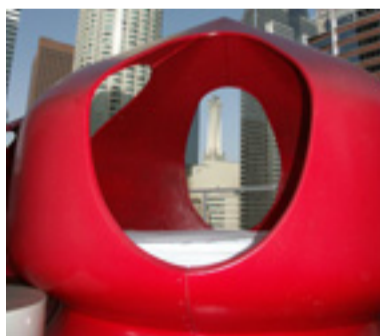
"I don't think a millennial has ever seen one," Hall says about the invention he debuted 50 years ago at a "Happy Happening" art show in San Francisco.

That first waterbed was called "The Pleasure Pit" because, as the oft-repeated sales pitch went in that groovy era: "Two things are better on a waterbed, and one of them is sleeping."

Working with a good friend of his from the waterbed days — Keith Koenig, president of the City Furniture chain in south Florida — he is about to test-market Waterbed 2018.

No more rigid frame that made them hard to get out of. Now there's foam around the edges. New materials suppress the wave action. Dual bladders allow each side of the bed to have its own temperature control.

Hall — who has two homes in California, another on the Bainbridge Is-



SUE PIGG/TORONTO STAR FILE PHOTO

The Standard hotel in L.A. offers guests the retro experience of waterbed pods at its rooftop pool.

land waterfront in Washington and a 55-foot cruiser where he enjoys the summer weather navigating around Washington's San Juan Islands — is an inveterate tinkerer.

But are we ready for Waterbeds 2.0?

Back in May 1970, Hall's waterbed was featured in a Playboy spread. "I remember we had to do the bed in velvet, I think maybe green velvet."

Subtlety was not part of the original waterbed ethos.

Some came in gargantuan, four-poster wooden frames — such as the 1976 "Jungle Bed."

It all began with Hall's graduate school thesis at San Francisco State University. "I talked to doctors, physical therapists, even some psychiatrists, trying to put together elements of comfort that work," he says.

After an initial (failed) attempt to



DEAN RUTZ/TRIBUNE NEWS SERVICE

Still an inveterate tinkerer at 71, Charlie Hall plans to test-market a new, improved model of the waterbed, which became a long-running fad after he introduced the first one 50 years ago in San Francisco.

mimic the effect of a whirlpool bath in a viscous starch-filled chair, Hall turned his attention to beds. He had the epiphany of using water inside a vinyl bladder, made for him by a company specializing in PVC.

Hall got an A on his thesis and the waterbed revolution was on. "We had a little shop in Sausalito and we would deliver them on top of a Rambler station wagon," he says. Celebrities began to notice the new fad.

"One of the Smothers Brothers bought one, and somebody in Jefferson Airplane bought one. I remember we delivered that one to a big Victorian house that was painted all black. Getting the bed in there was hell," he recalls.

In 1971 he was granted a U.S. patent for a "Liquid Support for Human Bodies," the waterbed. But that didn't deter copycats and it wouldn't be until 1991 that a jury awarded Hall

\$6 million in a patent-infringement lawsuit. The waterbed craze lasted for nearly 20 years.

A 1986 New York Times story quoted the Waterbed Manufacturers Association as saying they accounted for 12 to 15 per cent of the American bedding market, with \$1.9 billion (\$4.3 billion in today's dollars) in annual sales.

Then waterbeds practically disappeared.

"Probably bad marketing," says Hall. "It got to be price wars. Retailers were presenting \$99 specials and selling a very crappy product. It spiralled down from there."

Hall believes waterbeds changed the mattress industry. "Memory foam, pillowtop mattresses, all that stuff began to appear," he says.

"Look at the ads for the memory foams — they read like all waterbed ads."