

# Buying /Selling

We have an array of services that can cater to your buying and selling needs. Our professionalism is what sets us apart from others.



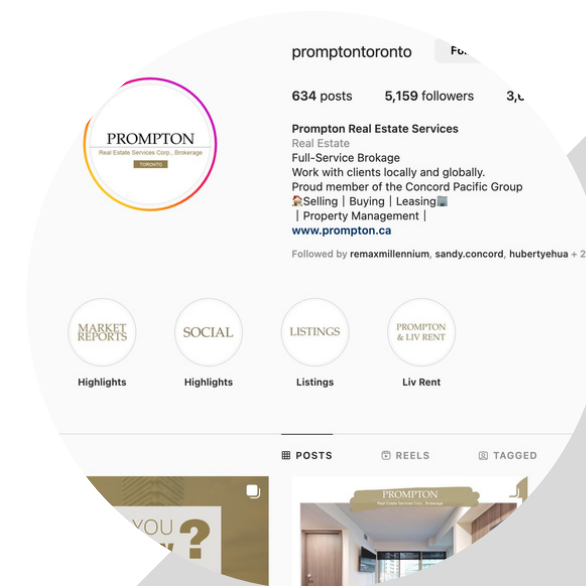
**Comparative Market Analysis**



**Staging**



**Feature Sheet**



**Social Media**



**Viewing Tour**

# Comparative Market Analysis








Comparative Market Analysis

"THIS COMPARATIVE MARKET ANALYSIS HAS BEEN CREATED BY A LICENSED REAL ESTATE BROKER OR SALES AGENT. IT HAS NOT BEEN PERFORMED IN ACCORDANCE WITH THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE (USPAP) THAT APPLY TO LICENSED OR CERTIFIED REAL ESTATE APPRAISERS WHEN THEY FORMULATE PROFESSIONAL OPINIONS OF REAL ESTATE VALUES UPON WHICH THEIR CLIENTS INTEND TO RELY WHEN SELLING OR ACQUIRING THE SUBJECT PROPERTIES, OR WHEN ACCEPTING THE PROPERTIES AS COLLATERAL FOR A MORTGAGE LOAN. THIS ANALYSIS IS NOT INTENDED TO BE A REAL ESTATE APPRAISAL AND SHOULD NOT BE RELIED UPON AS SUCH, OR USED FOR ANY PURPOSE FOR WHICH A REAL ESTATE APPRAISAL PREPARED BY A LICENSED OR CERTIFIED REAL ESTATE APPRAISER IS REQUIRED."



Researched and prepared by

Subject Property

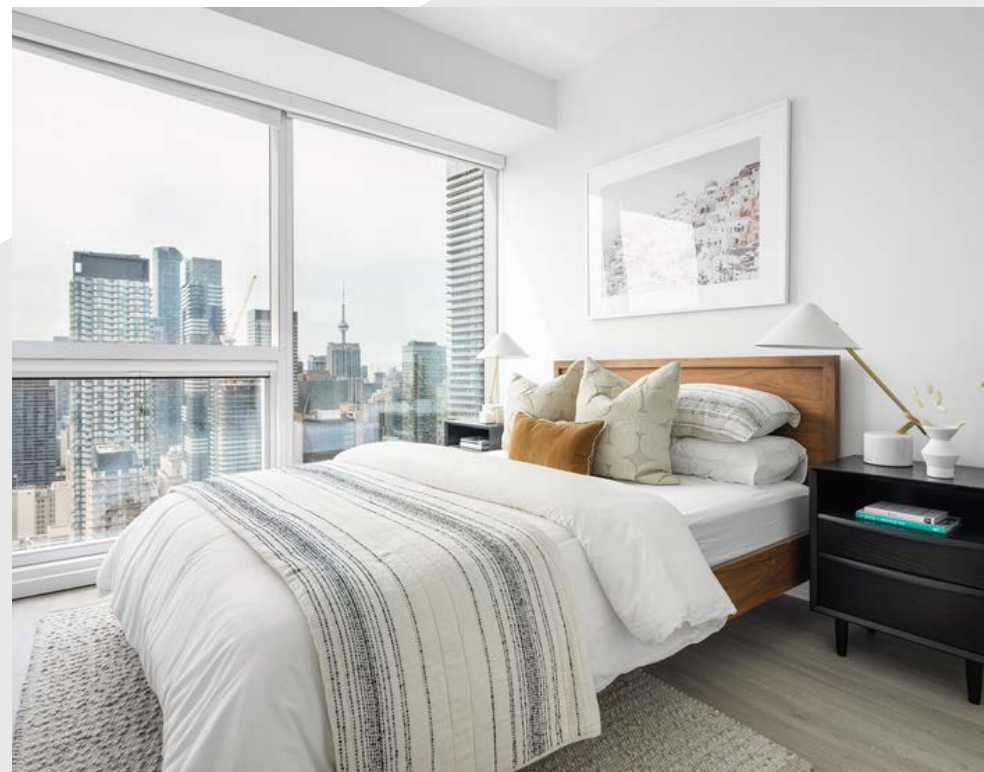
COMPARATIVE MARKET ANALYSIS					
	47 Sheridan Road	25 Chiles Avenue	32 Duke Street	23 Chiles Avenue	1 Plymouth Circle
					
Status	U	U	C	C	C
List Price	\$445,000	\$585,000	\$424,900	\$457,500	\$550,000
List \$ SqFt	\$263	\$245	\$265	\$290	\$276
Sold Price			\$403,000	\$450,000	\$546,000
Sold \$ SqFt			\$251	\$285	\$274
Contract Date	06/27/20	06/08/20	06/11/20	08/10/19	02/17/20
Settled Date			07/21/20	10/15/19	03/17/20
DOM	2	8	126	42	3
Subdiv	Kenilworth	Kenilworth	Kenilworth	Kenilworth	Kenilworth
Year Built	1955	1941	1953	1951	1954
Appx Acres	0.28	0.25	0.28	0.16	0.28
Total SqFt	1690	2391	1604	1578	1990
Type	1 Story Basement	2 Story	1 Story Basement	1 Story	1 Story
Style	Ranch	Cape Cod	Ranch	Cottage, Ranch	Ranch
Exterior					
Bedrooms	3	3	3	2	3
Full Baths	2	2	2	2	2
Half Baths	0	0	0	0	0
Heat/Cool	Central Air	Central Air	Central Air	Gas Hot Air	Central Air
Heat/Cool	Gas Hot Air	Gas Hot Air	Gas Hot Air	Gas Water Heater	Gas Hot Air
Fireplace	Living Room	Gas Logs	Gas Logs	Bonus Room	Living Room
Parking	Garage - 1 Car	Attached Garage	Driveway	None	None
Parking		Driveway	Garage - 1 Car		
Driveway	Gravel	Asphalt	Asphalt	Gravel	Gravel
Foundation	Basement Inside	Crawl Space	Basement	Crawl Space	Block
Flooring	Tile	Tile	Tile	Tile	Tile
Flooring	Wood	Wood	Wood	Wood	Wood
Flooring					
Laundry	Basement	Main	Basement	Main	Main
Int Feat		Attic Other	Basement Shop		
Int Feat					
Ext Feat	Fenced Yard	Attic Walk-In	Garage Shop	Fenced Yard	
Ext Feat	Fenced	Fenced Yard		Fenced	
Ext Feat					
Water/Sewer	City Water	City Water	City Water	City Water	City Water
Water/Sewer	City Sewer	City Sewer	City Sewer	City Sewer	City Sewer

\*sample report.



# Professional Photos/Home Staging

PROMPTON REAL ESTATE SERVICES CORP., BROKERAGE



\*sample photos.



# Feature Sheet

PROMPTON

Real Estate Services Corp., Brokerage

BRAND NEW SUITES

FOR SALE

THE

GL+UCESTER

ON YORGE

3 GLOUCESTER STREET

Residents of The Gloucester are afforded the utmost convenience in transportation, thanks to a direct underground path from your lobby to the Wellesley subway station. Prada and Hermès, here. Pusateri's and Holt Renfrew, there. And you, a mere minute from it all. The epicentre of Toronto's hottest shops and stops are just one subway stop north of you. The Gloucester's idyllic location attends to your every whim so you can do it all, and so much more.

SUITES FEATURES

BUILDING AMENITIES

9' smooth ceilings in principal living areas ...

High quality flooring throughout ...

Capped ceiling outlet in dining area ...

quartz countertops ...

stainless steel integrated appliances ...

Built-in closet organization system ...

Roller-shade window coverings ...

full-sized washer and dryer ...

Elegant suite doors ...

... 24-hour concierge

... Outdoor swimming pool

... Touchless Building Entry

... Elevator E-Calling Technology

... Theatre room, GYM, Library,Lounge

... Bacteria and Virus Mitigation Technology

... Coffee bar, Guest suites, Meeting room

E-mail or call us for information on floorplans, pricing, and availability!

Agent's Name

contact info

Prompton Real Estate Services Corp., Brokerage

357 Front Street West, Toronto, Ontario, Canada M5V 3S8

Phone: 416-883-3888 Fax: 416-883-3887 E-mail: info@prompton.ca Web: prompton.ca

PROMPTON

Real Estate Services Corp., Brokerage

SUITE FEATURES



Integrated appliances



9- foot smooth ceilings



Bathroom with Premium finishes



Built-in closet organization system



premium fixtures



sliding doors

Prompton Real Estate Services Corp., Brokerage

Downtown Office: 357 Front Street West, Toronto, Ontario, Canada M5V 3S8

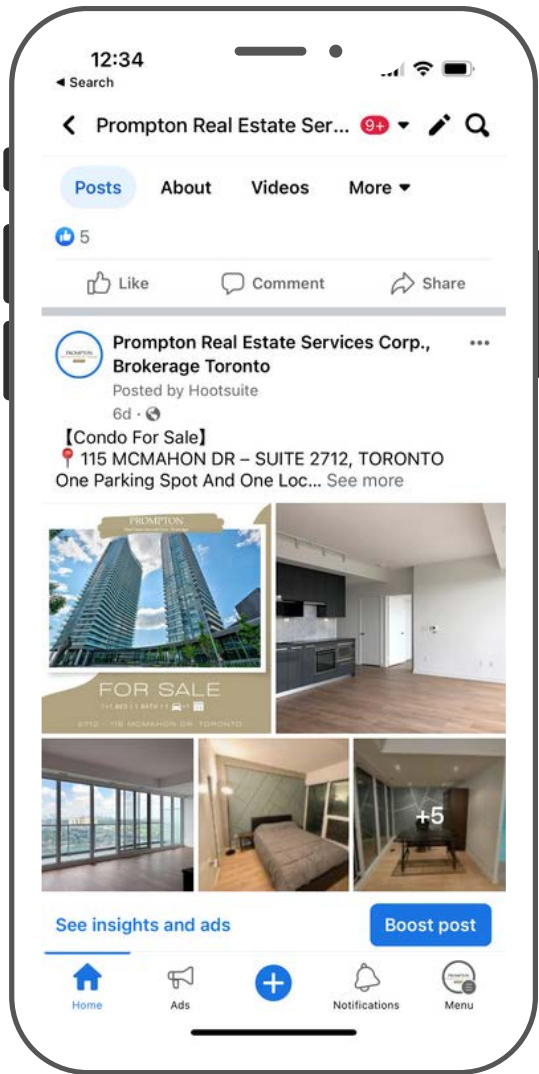
North York Branch:1 Singer Court, Toronto, Ontario, Canada M2K 0B6

Phone: 416-883-3888 Fax: 416-883-3887 E-mail: info@prompton.ca Web: prompton.ca

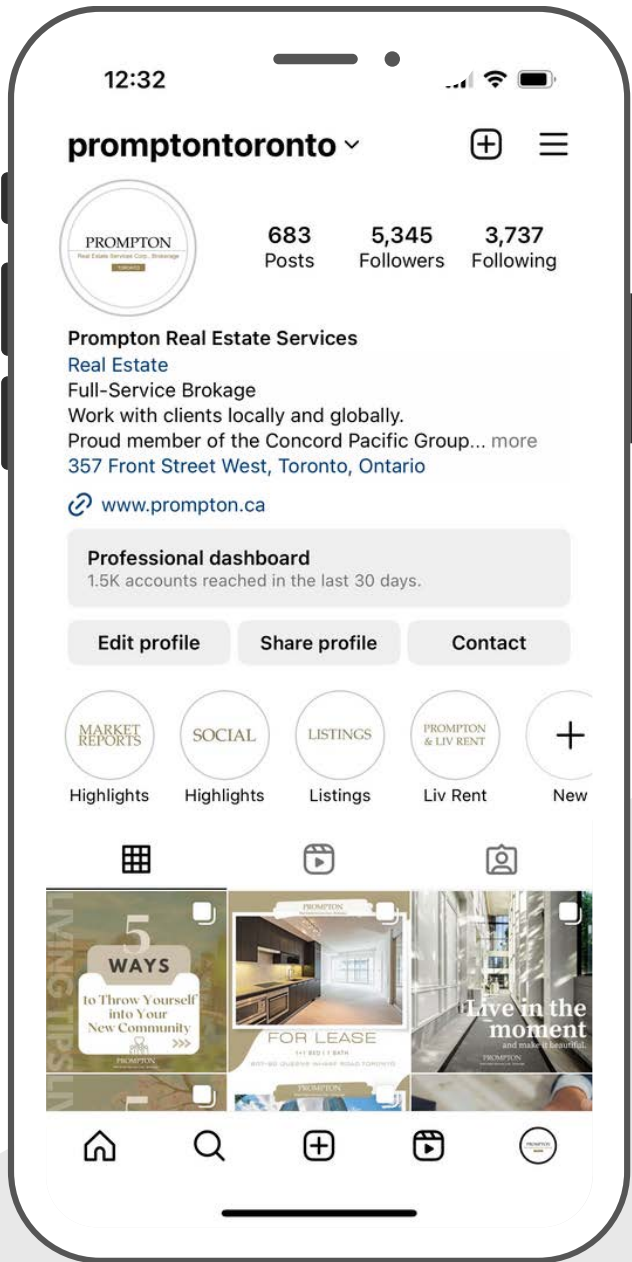
\*Sample flyers.



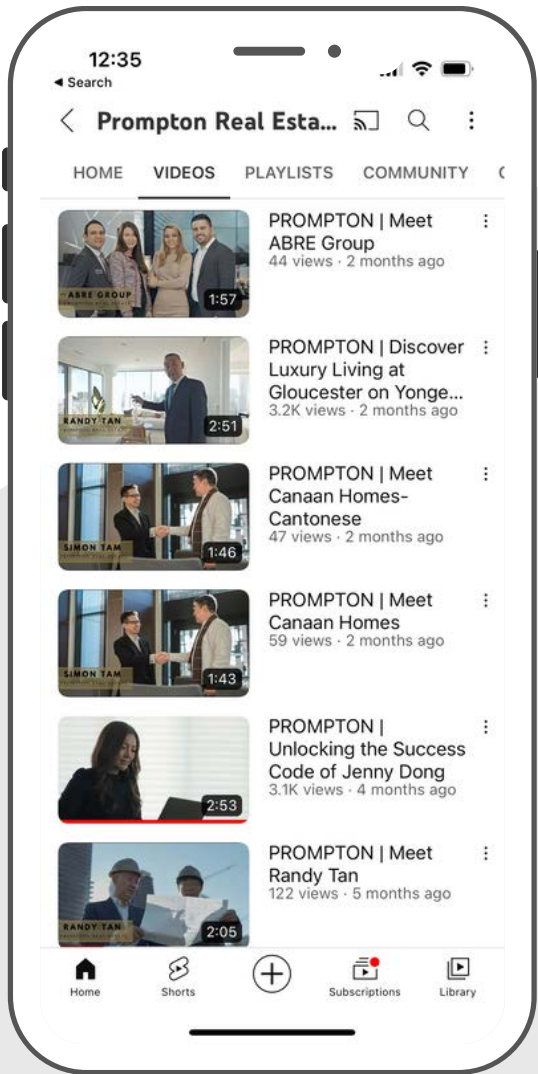
# Social Media Tools



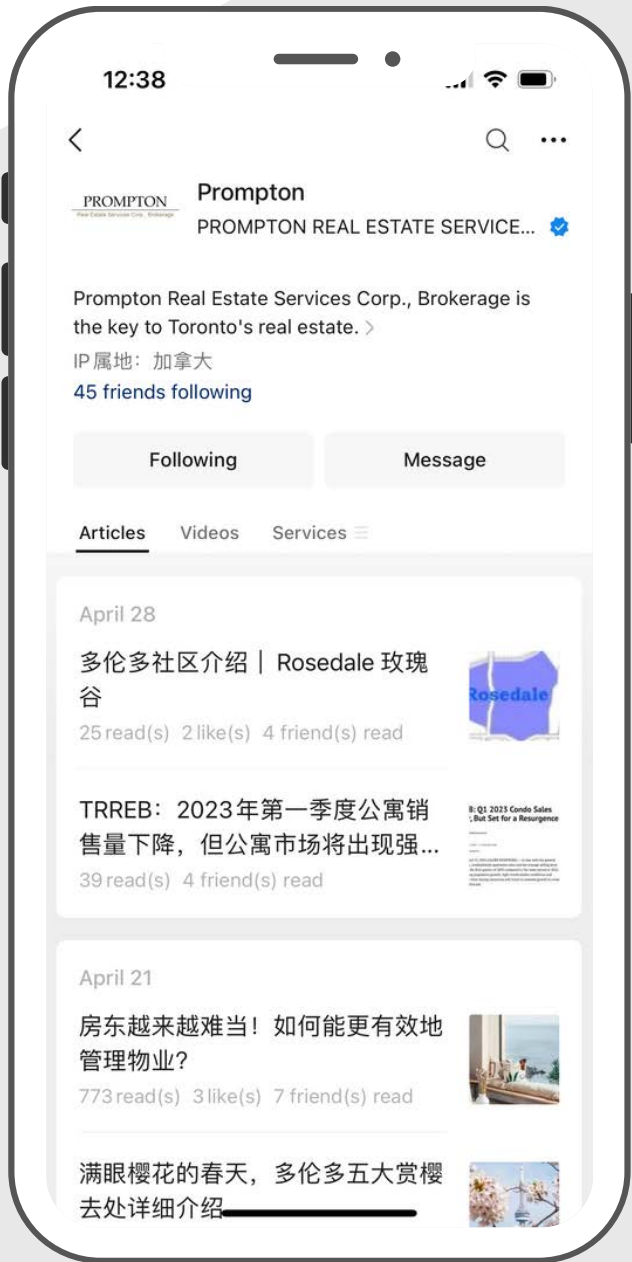
Facebook



Instagram



YouTube

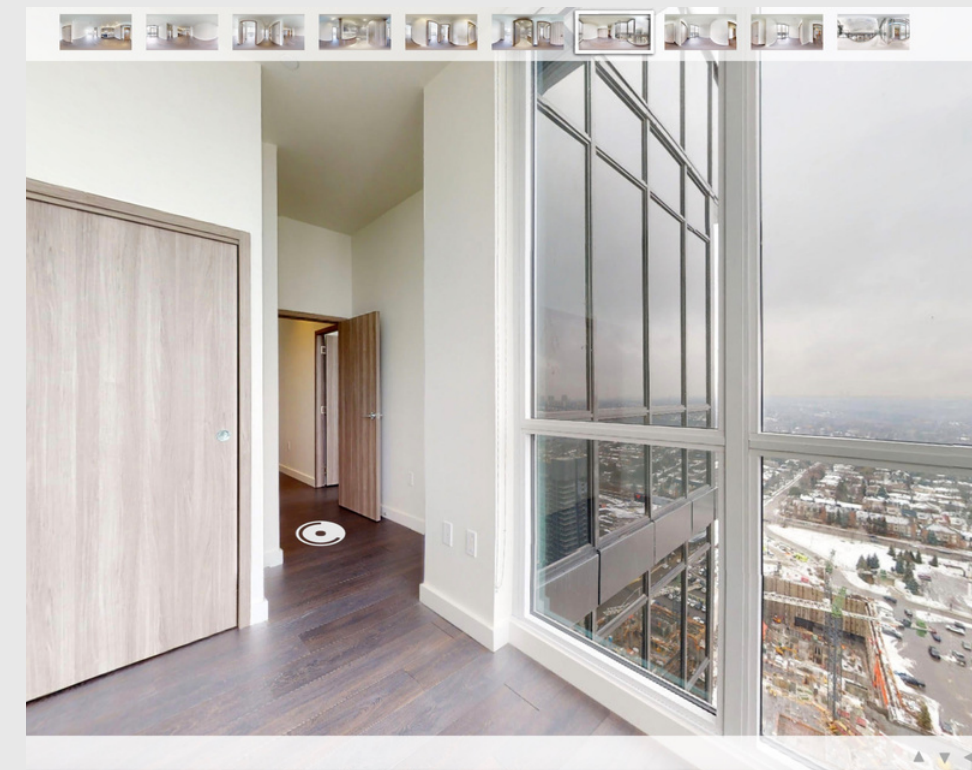
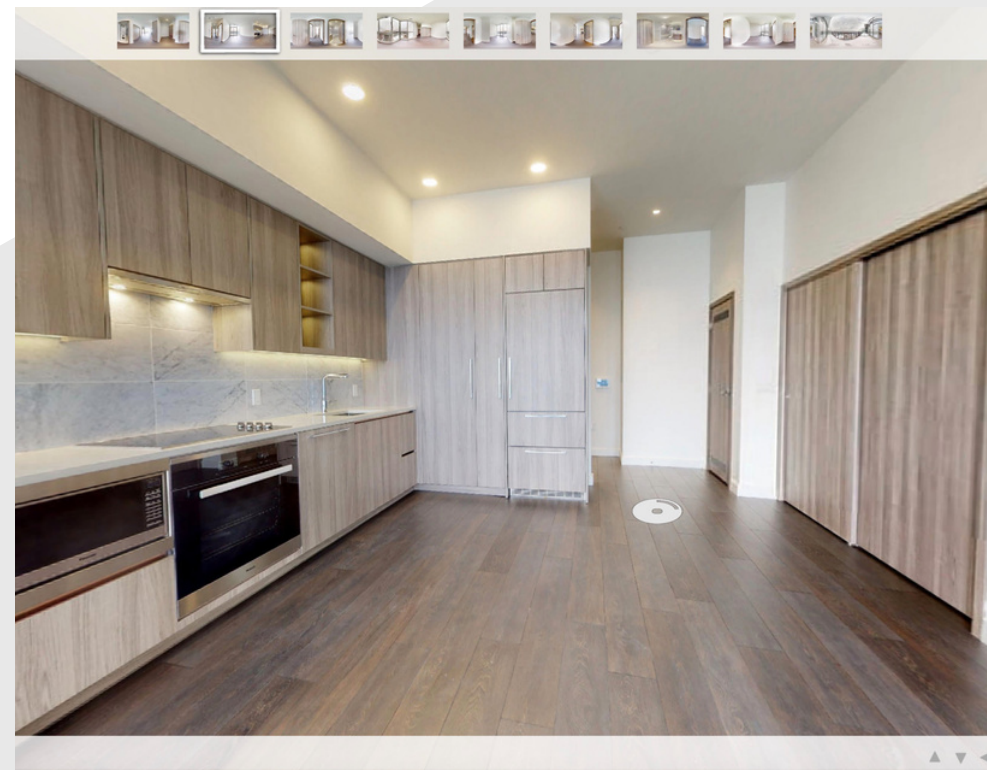


WeChat

\*Sample social media posting.



# Viewing Tour Open Houses/Virtual Tours



\*sample tours .