

FOR SALE



65 East Liberty Street

this unit is a steal! Don't miss the opportunity to view this 1 bedroom, 1 bathroom space with floor to ceiling views and a masterfully crafted floor-plan.

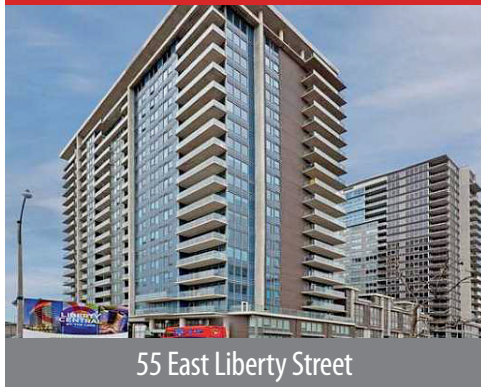
FOR SALE



59 East Liberty Street

Sunny north-facing bachelor unit features open-concept floor-plan and a short walk to every amenity you can think of. Includes parking and locker.

FOR SALE



55 East Liberty Street

Bright and open, double master split bedroom 1,100 sq. ft. unit with one of the hottest addresses in the city! **This won't last, call me today for details!**

HOW TO PREPARE FOR YOUR CONDO'S NEXT AGM

If you've ever thought about skipping your condo's annual general meeting, think again. Many AGMs allot time for a question period, which is an excellent opportunity for you, as a unit owner, to ask questions and share any ideas and concerns you have directly to the board.

So if you've decided to attend your condo's next AGM, how can you properly prepare so that you get the most out of the meeting? Here are some things you should do heading into your next session.

Read all the documents

Ahead of every general meeting, directors will typically send out a notice to all owners to inform

them of the upcoming meeting. This could be distributed in the form of a newsletter or an email, so keep an eye out for this announcement. Read the agenda, bylaws, financial statements, budgets, and any other information that has been included in the meeting notice. Bring these documents to the meeting in case additional copies are not available.

Send your questions in advance

Think about what topics you want to discuss and any questions you may have. It's a good idea to think about talking points throughout the year, even before a meeting has been called, so that you don't leave out any important issues. Ahead of the

meeting, write down your questions and submit it to the board. This will ensure that the chair will carve out enough time in the meeting to address your queries.

Settle any remaining dues

Before the general meeting, make sure you pay the corporation any contributions that you still owe, such as fees for common expenses. This will ensure that you'll still be able to vote during the meeting.

"If you're eligible to vote, educate yourself on who these directors are..."

Think about your vote

During most AGMs, a vote will be required to elect several board directors. If you're eligible to vote, educate yourself on who these directors are, what their qualifications are, and whether you are satisfied with their current governance. Read up on the candidates who are vying for the position, and ask yourself if you're interested in being a director yourself.

GRACE TAYLOR SALES REPRESENTATIVE

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THE LIBERTY VILLAGE REPORT

Living And Working In Liberty Village!

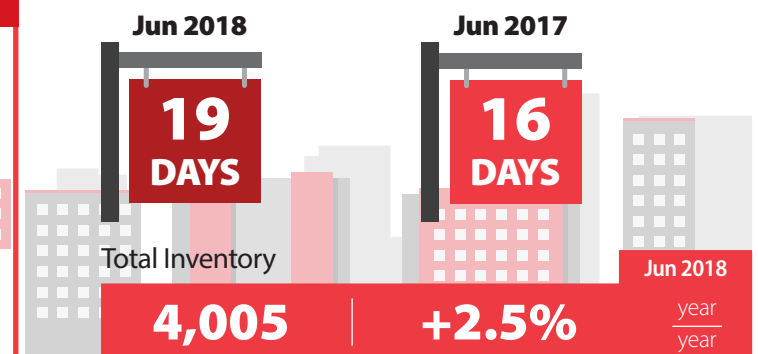
August 2018

GTA CONDO APARTMENT PRICES CONTINUE TO SHINE

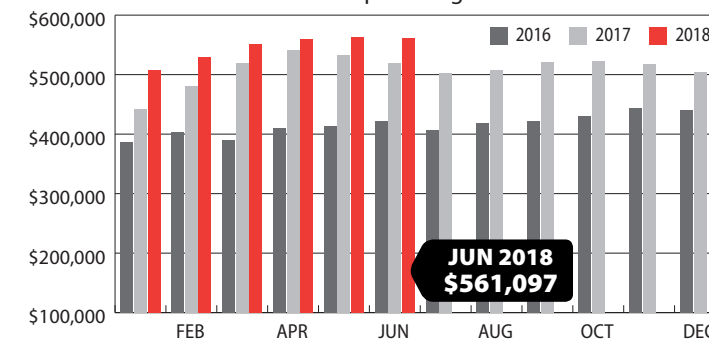
MARKET HIGHLIGHTS

- Average GTA condo apartment prices were up by 7.9% in June as compared to an increase of just 2.0% for the overall market
- Condo prices are up by a solid 7.2% on a year-to-date basis (Jan thru June) versus a 9.0% decline for the market as a whole
- Year-to-date condo segment share stands at 30%, up from 28% last year over same time period
- Days on market at 19 days is up just slightly from 16 days in June 2017

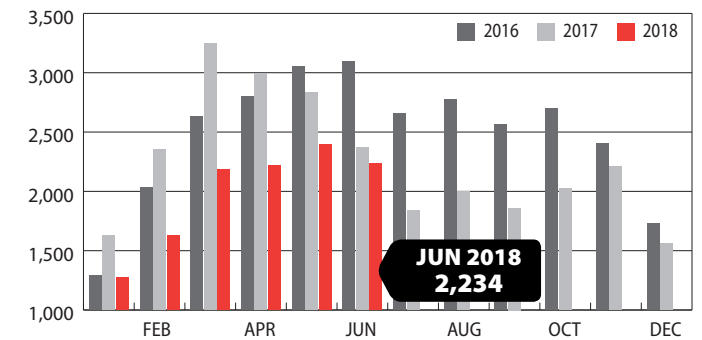
Condo Apt Average Days on Market



GTA Condo Apt Average Resale Price



GTA Condo Apt Resale Home Sales



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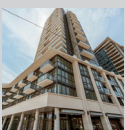










Message from Grace Taylor...

Is this the beginning of the end of bad elevators?

If you live in a condo, then you might be all too familiar with elevator breakdowns. It's frustrating, worrisome, and inconvenient. Luckily, this problem has not gone unnoticed. In May, the Access to Consumer Credit Reports and Elevator Availability Act received approval on a legislation that will standardize and enhance maintenance requirements in order to reduce elevator downtime. Meanwhile, the Technical Standards and Safety Authority (TSSA), which is in charge of ensuring that elevators are safe, will collect data on elevators that are down for more than 48 hours. This data will then be made public so potential buyers can inform themselves of a building's elevator situation. There are four companies that control the majority of elevators in Ontario: Otis, Schindler, Kone and ThyssenKrupp.

6 Month Liberty Village Condos Jan 1st 2018 - Jun 30th 2018 Market Watch – For more detailed statistics, visit www.LibertyVillageCondos.info!

	# sold	avg price	high price	days on market		# sold	avg price	high price	days on market		# sold	avg price	high price	days on market		# sold	avg price	high price	days on market				
	King West Condominiums - 65 East Liberty St less than 700 sq. ft.						Liberty Central By The Lake - 51 East Liberty St less than 700 sq. ft.						Battery Park at Liberty Village - 50 Lynn Williams St less than 700 sq. ft.						The Tower at King West - 125 Western Battery Rd less than 700 sq. ft.				
1 bed, 1 bath	1	550,000	550,000	5		1 bed, 1 bath	8	496,000	550,000	22		0 bed, 1 bath	4	358,350	380,000	4		1 bed, 1 bath	6	508,833	535,000	14	
						1 bed, 2 bath	3	555,333	585,000	11		1 bed, 1 bath	8	519,600	580,000	11		1 bed, 2 bath	12	590,138	620,000	12	
700-1000 sq. ft.					700-1000 sq. ft.					700-1000 sq. ft.					700-1000 sq. ft.					700-1000 sq. ft.			
1 bed, 2 bath	2	594,500	599,000	28		2 bed, 2 bath	5	633,560	698,000	15		2 bed, 1 bath	2	596,250	600,000	14		1 bed, 2 bath	2	615,000	620,000	11	
2 bed, 2 bath	2	614,000	618,000	14							2 bed, 2 bath	3	600,667	615,000	20		2 bed, 2 bath	1	700,000	700,000	8		
penthouses					1000-1400 sq. ft.					penthouses					1000-1400 sq. ft.					1000-1400 sq. ft.			
1000-1400 sq. ft.						2 bed, 2 bath	1	818,000	818,000	22		1000-1400 sq. ft.					2 bed, 2 bath	1	1,055,000	1,055,000	7		
2 bed, 2 bath	1	990,000	990,000	31							2 bed, 2 bath	1	987,000	987,000	15								
Total				6		Total				17		Total				18		Total				22	
				20						18						11						11	
	King West Condominiums - 75 East Liberty St less than 700 sq. ft.						Bliss - 55 East Liberty St less than 700 sq. ft.						Liberty on the Park - 69 Lynn Williams St less than 700 sq. ft.						Liberty Place - 150 East Liberty St less than 700 sq. ft.				
0 bed, 1 bath	2	443,500	472,000	25		0 bed, 1 bath	1	363,000	363,000	8		1 bed, 1 bath	2	422,500	426,000	10		0 bed, 1 bath	8	399,938	415,000	11	
1 bed, 1 bath	5	519,600	562,000	12		1 bed, 1 bath	8	530,750	601,000	12							1 bed, 1 bath	12	537,192	590,000	16		
700-1000 sq. ft.					700-1000 sq. ft.					700-1000 sq. ft.					700-1000 sq. ft.					700-1000 sq. ft.			
1 bed, 1 bath	2	574,500	599,000	12		1 bed, 2 bath	1	595,000	595,000	18							1 bed, 2 bath	4	641,250	680,000	22		
1 bed, 2 bath	2	575,000	575,000	38		2 bed, 2 bath	2	726,500	765,000	10							2 bed, 2 bath	1	668,000	668,000	8		
2 bed, 2 bath	5	639,200	718,000	20													1000-1400 sq. ft.						
1000-1400 sq. ft.					Total				12		Zip Condos & Lofts - 80 Western Battery Rd less than 700 sq. ft.					2 bed, 2 bath	1	910,000	910,000	8			
2 bed, 2 bath	2	924,500	980,000	14							0 bed, 1 bath	2	384,500	389,000	10		Total				28		
1400-2000 sq. ft.												1 bed, 1 bath	4	478,250	545,000	9							
2 bed, 2 bath	1	1,201,617	1,201,617	5							700-1000 sq. ft.					1 bed, 1 bath	1	625,000	625,000	7			
Total				19							1 bed, 2 bath	3	647,333	650,000	22	Total				15			
				18							2 bed, 1 bath	1	615,000	615,000	8								
											2 bed, 2 bath	5	714,123	751,113	16								
	King West Condominiums - 85 East Liberty St less than 700 sq. ft.						Liberty Towers - 59 East Liberty St less than 700 sq. ft.					Total				13	Liberty Market Lofts - 5 Hanna Ave less than 700 sq. ft.						
0 bed, 1 bath	1	450,000	450,000	1		1 bed, 1 bath	1	500,001	500,001	7						1 bed, 2 bath	9	548,389	589,000	12			
1 bed, 1 bath	8	523,250	581,000	6		700-1000 sq. ft.										700-1000 sq. ft.							
700-1000 sq. ft.					2 bed, 2 bath	2	785,000	800,000	6							1 bed, 2 bath	2	739,500	780,000	8			
1 bed, 2 bath	5	588,780	620,000	5		1000-1400 sq. ft.										2 bed, 2 bath	1	830,000	830,000	7			
2 bed, 2 bath	7	656,464	780,000	16		2 bed, 2 bath	2	897,500	905,000	7						1000-1400 sq. ft.							
Total				21							Total				16	2 bed, 2 bath	1	788,000	788,000	12			
				9							Vibe - 100 Western Battery Rd less than 700 sq. ft.					Total				13			
											1 bed, 1 bath	6	527,333	588,000	11								
											1 bed, 2 bath	1	625,000	625,000	13								
											700-1000 sq. ft.					Toy Factory Lofts - 43 Hanna Ave less than 700 sq. ft.							
											1 bed, 2 bath	1	643,000	643,000	12	1 bed, 1 bath	1	575,000	575,000	6			
											2 bed, 1 bath	1	627,400	627,400	7	700-1000 sq. ft.							
											2 bed, 2 bath	4	723,750	750,000	17	1 bed, 1 bath	5	765,500	825,000	17			
											Total				13	1000-1400 sq. ft.							
																2 bed, 2 bath	2	965,000	1,035,000	4			
																1400-2000 sq. ft.							
																2 bed, 2 bath	4	1,297,500	1,400,000	11			
																Total				12			
																				12			