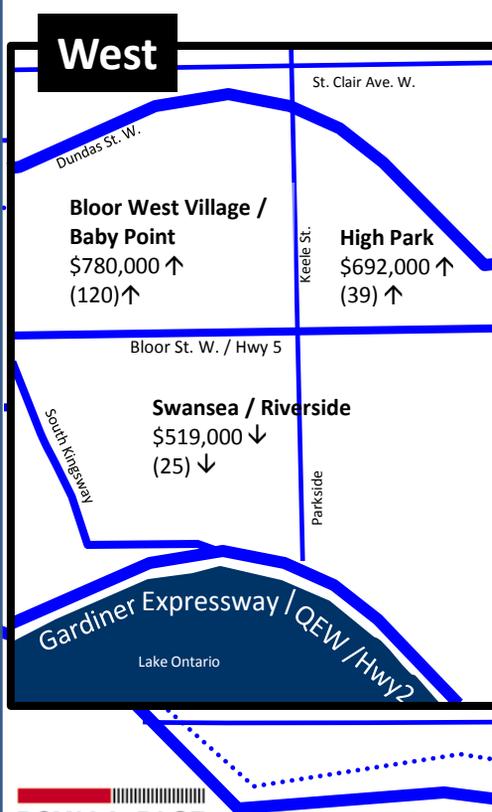
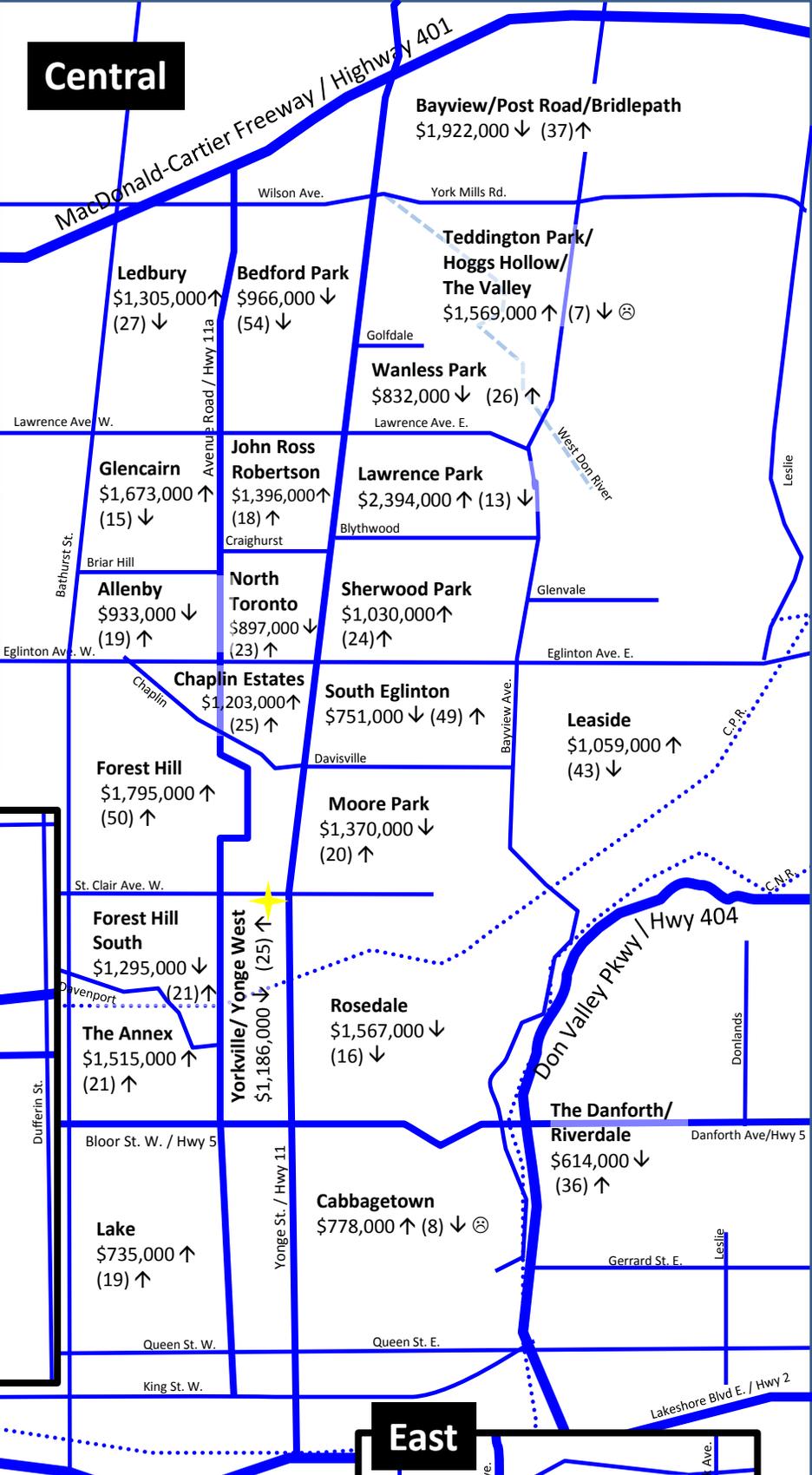


**Average Freehold House Prices**  
 (select Toronto neighbourhoods)  
**April 1, 2010 to June 30, 2010**

**Legend**  
 \$ = Average House Price  
 () = Volume of Houses Sold  
 ↑ = Change from previous quarter  
 ⊕ = Insufficient Sales  
 (Average not necessarily accurate. Please contact us for details.)  
 ✦ = Central Toronto Branch



This map shows average selling prices for specific neighbourhoods. Figures are based upon Toronto Real Estate Board Multiple Listing Service© statistics, and are simply an indication of trends. They should not be applied to a specific home or situation. If you wish to know changes and trends for your neighbourhood or street, please call Barbara or Imre at your convenience. Stay tuned for more.  
**Royal LePage Real Estate Services Ltd., Broker**



**BARBARA ARMSTRONG**  
&  
**IMRE NAGY**

*Our strategic services have proven for hundreds of buyers and sellers to be essential at accomplishing their financial goals and aspirations. Contact us today for efficient and practical help.*

## Summer 2010 – How to beat the heat

2010 has already proven to be the hottest in centuries. When you get your latest electric bill, you might find yourself hot around the collar as well! We have some great solutions, from the simple to the complex. And remember that these solutions add direct value to your property.

### Landscaping – easy and beautiful

A monoculture lawn is not only boring, but is not ecologically friendly at all. With some simple planning and investment you can add phenomenal appeal and enjoyment to your home. Cooling tricks include: limestone flagstones interspaced with moss as a natural heat-sink; trees, trees, trees; low-maintenance and low-water native plantings. If you don't have the space, a simple arbour with vines will produce ample shade while being the envy of your neighbours.

### Water – refreshing on many levels

Be careful about installing pools and hot-tubs. If not planned properly, they can actually detract from the value of your home. However ponds, fountains and other water-features - even simple ones - can be dramatic and have a cooling effect in the area around it.

### Green Energy – run your A/C and make money at the same time

It is now easy for the average homeowner to produce renewable energy, sell it to the government and buy it back at a lower rate. A solar PV system, installed on a suitable roof, costs about \$30,000, and pays for itself within 11 years, on a contract guaranteed by the province. A Geothermal ground loop heat pump heats in the winter and cools in the summer for around \$35,000 in a system that can last lifetimes. These systems will not only keep you cool but will prove to be an amazing investment.

**We are committed to the highest level of professional service for you – guaranteed!**

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## Neighbourhood Profile: High Park

It is not just the 400 acres of Carolinian forest, the ponds, the oak savannah, the Shakespeare in the Park, the gardens, the restaurants, or even the amateur sports scene (rinks, pitches, diamonds, trails, and Grenadier Pond) that makes this area so popular. It is the wildlife that is the draw. Although it is Toronto's largest haven for dog lovers, there are also regular coyote sightings and birds galore in the ancient trees lining the streets. The draw has always been the young singles in the apartments and the young families in the classic old homes. It may not have the high-rise glamour of Yonge Street but High Park balances affordability with natural class.

