

Buying first or selling first? Which is less stressful and makes more sense?



What happens if you find and buy your dream home before you've sold your current home? You may be faced with carrying two mortgages for a while. This can get expensive. You might also feel a bit pressured and accept less for your current house just to make the sale.

The other scenario is that you have a keen buyer for your existing home before you've found your new home. You may find yourself looking for a temporary home if convenient closing dates can't be arranged or worse, buy a house that you don't love because you're under pressure.

As much as either situation can actually work out, and the market situation at times might make the decision more obvious, the stress can be somewhat alleviated with this scenario.

Most buyers are concerned about the sale of their home and want to know exactly how much they will have for the purchase of their new home. If that is you, then I would suggest selling first with a long closing date (3 months). Not only do you know exactly how much you have to spend but you are also then able to make a 'firm' offer to purchase, which might allow you to get your new house at a more reasonable price. Finally, it will probably be the least stressful scenario for you and your family because you will have given yourself extra time to find a new home.

Yvonne O'Hara | Sales Representative | RE/MAX Unique Inc., Brokerage | 416.928.6833 | YvonneOHara.com • yohara@trebnet.com



FEATURED PROPERTY
99A Walmer Road

Two year old, luxury condo townhouse situated on Walmer Road in the heart of the Annex. Over \$100,000 of stunning upgrades. Two bedrooms, both with ensuite washrooms, nine foot ceilings, German engineered hardwood flooring throughout, kitchen with Granite island, stainless steel appliances combined with a family room and walk out to a terrace. Great home to entertain in. If you're looking to live downtown, this location offers the serenity of beautiful parks surrounded by streets lined with classic homes and a short walk to public transport, great schools and all the action that Bloor Street offers.

Come and take a look. You will love it!



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www.juliawesthome.com

Just AROUND THE CORNER

AUTUMN 2011
EAT SHOP & LIVE
ANNEX & LITTLE ITALY

INSIDE: The best of the season from your local shops plus home improvement & personal services
www.JustAroundtheCorner.ca

Kid friendly and grown up approved lunchbox ideas

With the summer over, parents are faced with the back to school challenge of finding healthy lunchbox meals their child will enjoy. Here are some ideas that will keep lunchboxes full of fun and nutrition and that will keep both you and your child satisfied.

Choose healthy ingredients

Many children love the taste and texture of white bread but many parents desire the added nutrition of whole wheat bread. A number of contemporary bakeries have created a solution to this challenge; white bread with the benefits of whole wheat bread. *COBS Bread*, for example, offers Higher Fibre bread that has the same yummy flavour and soft texture as their traditional white bread but with three times the fibre. *COBS'* breads are also baked from scratch daily with no added preservatives, sugar, dairy or eggs. Pairing this with fresh fruit and veggies as well as a source of protein and dairy will round out any lunchbox meal.

Make it fun

It's all about presentation! Include ingredients that allow your child to be creative; silly face sandwiches can be created with raisins, seeds, shredded carrot or cucumber slices. Add colour to their sandwiches;



vibrant green apple slices and bright red cranberry sauce make a turkey sandwich a feast for your child's eyes as well as their tummy.

Preparing healthy lunchbox meals is not hard but it does take extra thought and planning. Start by choosing the right ingredients and then get creative; you and your child will be pleasantly surprised! For more fun sandwich ideas, visit www.cobsbread.com.

COBS Bread • cobsbread.com
172 Baldwin St. | 416.977.5700
370 Bloor St. West | 416.924.9555

Get off the beaten path with *Intrepid Travel*

For 20 years, *Intrepid Travel* has been known for its imaginative, life-changing group trips to every corner of the world. Today, it's the largest adventure tour operator in the world, featuring over 100 countries accessible in different themes and levels of comfort.

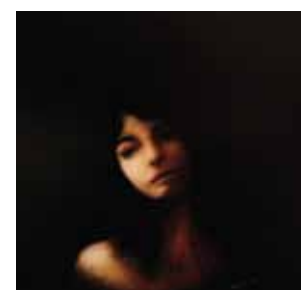
Intrepid travelers explore the world's most amazing places—from the back streets of Asia to the wilds of Africa, the colourful landscapes of Latin America, the delicacies of Europe, and the ancient cultures of Australasia.

Intrepid has an adventure store right here in the Annex. Staffed by four adventure specialists—each with a deep knowledge of international travel—the Toronto concept store represents the company's spirit for fun, affordable and sustainable travel.

Check the website for *Intrepid's* event nights. Held every Wednesday, events include activities like Spanish dancing, Indian cooking and travel talks.

Join *Intrepid* to discover real people, real cultures and incredible real life experiences along the way.

Intrepid Travel | 523 Bloor St. W. (east of Bathurst) | 416.531.1332 • IntrepidTravel.com



J. Szechynski
Thought of a moment



J. Szechynski, *In Mother's Care*

This autumn at *STUDIO VOGUE GALLERY*

STUDIO VOGUE GALLERY is pleased to present Jerzy Szechynski in his first Canadian Solo Exhibition: "The Intricacy of Simplicity—Through painting and poetry".

Born in Poland in 1969, Szechynski has been painting his entire life. His work, while reminiscent of the Dutch masters, is uniquely his own—a melange of passion inspired portraits reveal a tumultuous time. The works, coupled with poetic passages, lead the viewer to the depths of emotion...much of it dark. By contrast, the addition of select landscapes and abstractionist pieces shows the artist's journey to a different place along his 'road to self'. The exhibition is a symphony of self-discovery through painting and poetry, darkness and colour.

The exhibition runs Sept. 7 – 28, 2011; opening reception is Thurs., Sept. 8th from 6 to 8 pm. Visit www.studiovoguegallery.com for more details.

Visit *STUDIO VOGUE GALLERY*, mention *Just Around the Corner* and they will pay the HST on your next purchase or custom art commission. Hours: Wed. to Sat. 11-6; Tues. by appointment or chance.

STUDIO VOGUE GALLERY | 216 Avenue Rd. | 416.459.9809

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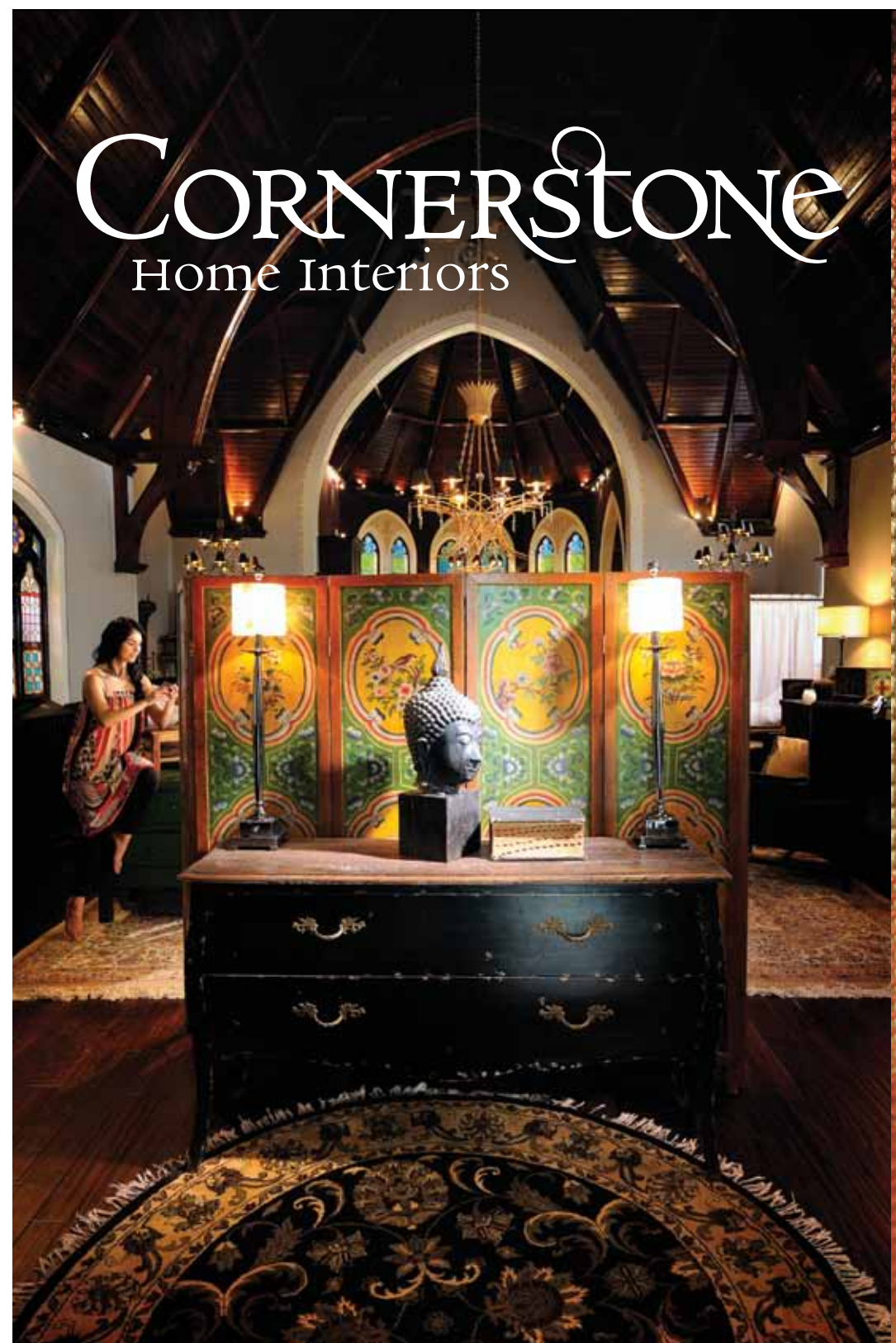


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Custom design solutions for your home from *Julia West*

Get design solutions for your home from *Julia West Home*. Everything from curtains and draperies, to letterboards, pillows, and even dog beds (your pooch deserves designer home furnishings, too!) are available in fantastic fabrics, designed by their in-house designers and custom made just for you.

Julia West's custom design service creates projects ranging from custom-made soft furnishings and individual furniture pieces, to whole room and whole home design build projects. Work directly with *Julia West* and the in-house design team for items perfect for you.

In the showroom you will find ready-made bed linen collections, trendy aprons, soft home furnishings and accessories like great throws and wonderful pillows such as the often requested Carpe Diem Pillow. *Julia West* is also famous for their trademark multi-functional furniture such as their hideaway desk. It's an end-table...then it's a desk.

Since 1998, *Julia West Home* has been bringing the best of past design traditions into the present. Well-known for furniture design and construction, free parking just south of their building makes visiting easy.

Visit and instantly update your decor for the season. Mention *Just Around the Corner* and they'll pay the tax on your next showroom purchase!

Julia West Home | 140 Kendal Avenue | 416.324.7500 • JuliaWestHome.com

Learn about your local shops

With six editions, distributed to 90,000 households, *Just Around the Corner* reminds you about your local shops and businesses every season. Sign up for our free e-newsletter for your chance to win great prizes from some of our participating businesses.

Visit our website to learn about shops in your favourite neighbourhoods, including Forest Hill, Rosedale, Yorkville, Bloor West Village, The Kingsway, Leaside, Davisville Village, Lawrence Park, The Annex, and Little Italy.

JustAroundtheCorner.ca

B.streets contemporary design mirrors neighbourhood chic

The new *B.streets* condo development promises to be as unique as the Bloor and Bathurst neighbourhood that surrounds it. Elegantly designed by Hariri Pontarini Architects, whose projects include the prestigious Schulich School of Business at York University and the Institute for Contemporary Culture at the ROM, *B.streets* condos adds glamour and sophistication to a lively, downtown neighbourhood. Principal architect David Pontarini expresses his excitement about the project, "What we've done is created an architectural structure that introduces a dynamic relationship between this new residential building and the storefronts on Bloor." Hariri Pontarini Architects delivers their characteristic creative vision to *B.streets*, one which brilliantly integrates the materiality of its urban context and the boldness of an adventurous design.

B.streets' architecture reflects a more modern vocabulary of shape and colour, inspired by European precedents. "I would describe it as playful, more relaxed, less formal," says Mr. Pontarini, "We really didn't want a static roofline, but rather a



whimsical silhouette that explores and replicates the rhythm of the smaller shops on Bloor Street." To this end, the 9-storey building is accented with irregular cubic modules on its front made even more dramatic by the colour-scheme of the structure as a whole. The top portion is a creamy light colour, while the bottom is grounded by a modern grey brick hue that is meant to mirror the masonry of the shops in the neighbourhood. Purchasers will appreciate the building's uniqueness most when selecting a unit—there are many different suite designs to choose from amongst the 195 units! Register now!

B.streets Condos | 416.53CONDO (416.532.6636) | bstreetscondos.com

B.yourself

When Patrick was 8 years old, his parents took him to the symphony and he fell instantly in love with the harp. His friends teased him, "Rock stars don't play the harp," they said. So Patrick tried the guitar, the piano, the trumpet and the bass. And then he returned to his first love, B.streets. Life happens here.™

REGISTER TODAY BSTREETSCONDOS.COM 416.53.CONDO [532.6636]

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Investing in a home renovation, no matter the size, is an important decision that will affect the value of your home as well as the quality of your life. *In House Home Improvement* does not take that decision lightly.



It has been a life long dream of Shaun Salikin to own his own business, and *IHHI* has been in operation since 2008. Shaun has been in the construction business since 2001, beginning as a tradesman for **Cityscape Developments** in the historic Distillery District. In 2003 he was hired by **Urban Innovations Custom Homes** where he was soon promoted to site supervisor, and then to project manager, where he oversaw new home construction, and existing home remodels and renovations.

The skills and experience Shaun gained led him to open his own renovation and home improvement business. Courtesy and craftsmanship are the foundation of *In House Home Improvement*.

Shaun works throughout the G.T.A., but he has a strong connection to The Annex, having lived in the area for many years. *IHHI* is licensed and certified in plumbing, electrical and HVAC. *IHHI* is fully insured. A full list of services is available at www.ihhi.ca.

Testimonial: I was referred to Shaun by a friend who highly recommended him. I called Shaun and he showed up the next day as promised to quote on what I wanted done. I told Shaun my budget and he came up with a very reasonable estimate. He also told me that the job would take two weeks.

The whole renovation took two weeks just as Shaun promised. Shaun consulted me on a daily basis on what he was doing and if we were going over budget. He also helped pick out paint colour, tiles and even picked out the ceiling lights.

I would highly recommend Shaun to anyone and will be using him again for further renovations. He and his crew did a fantastic job and cleaned up every day when it was time to leave. The renovations he did were amazing and I could never have imagined how beautiful the outcome would be. The best part was he came within very close to the budget.

Peter Doucette

In House Home Improvement | 416.545.9479 • ihhi.ca

Attention allergy-suffering contact lens wearers...

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The complete family of DAILIES® contact lenses is available at **Yonge Vision**.

At **Yonge Vision**, opticians Michelle Axler and Isaac Abenheim are committed to combining how well you see with how well you feel—they invite you to come in or call today to try DAILIES® AquaComfort Plus™ contact lenses for yourself.

Yonge Vision | 1881 Yonge Street | 416.932.9086 • YongeVision.com

Nilli Salonspa's specialized care gives you great hair

Summertime can wreak havoc on your hair. The sun, the wind, swimming and outdoor sports activities all take a toll. *Nilli Salonspa* provides specialized care for your hair, keeping it healthy, shiny and strong—all ingredients, along with Nilli's skilled hair cutting and colouring, for fabulous-every-day hair.



As a long-time Nilli client we can tell you that Nilli has given us the hair we've always dreamed of—hair that is shiny, healthy and easy to manage.

Nilli works with your own natural hair tendencies, for a cut that enhances your features and also fits your lifestyle. Her talent is creating haircuts so easy to maintain that, even when left to air dry, they fall naturally into place.

If you have short hair you'll especially appreciate Nilli's skill with the scissors—because while Nilli can cut any length/style of hair, she is a master when it comes to short hair styles.

Nilli is also a hair colour expert. She uses a different process for colouring and highlighting hair that actually conditions your hair and makes it healthier.

We're completely devoted to the Kérastase styling and product line used exclusively at the salon at all stages of your visit. We especially adore the Age Premium line that infuses our hair with body and suppleness.

Nilli Salonspa is now taking appointments on Saturdays and has late, extended evening hours for your convenience. Call for details.

A new season is a great time for a fresh new look. This autumn visit *Nilli Salonspa* for a **cut and highlights (and/or colour)** and save **20% off** your entire bill. **Offer expires November 15/11.**

Nilli Salonspa | 521 Eglinton Avenue West | 416.487.1762 • NilliSalonspa.com

Make an impression...photo mini-session fits any budget

Natural light photographer Holly Sisson is now offering headshot mini-sessions.



In today's social media and online world, having a great profile picture can make all the difference. Headshot mini-sessions take place at an outdoor or indoor location in downtown Toronto. For \$165 (includes HST) you get two headshots (web quality/resolution) with some photo retouching (e.g. colour correction and blemish removal—see website for full list of retouching services offered with this package). Images will be emailed within 24 hours of the shoot. Full corporate headshot packages are also available.



Holly is a Toronto-based natural light photographer. Other services and specialties include family photo sessions and photography parties. Holly also offers an iPhone photography workshop—the iPhone is the most popular camera on flicker and you can create some great images using the right photography apps. Visit www.hollysissonphotography.com for full details on all of Holly's services and packages.

Give yourself the gift of photography, contact *Holly Sisson Photography* today to book your photo session.

Holly Sisson Photography | HollySissonPhotography.com



A wolf in wolf's clothing.

It's the first fully fledged coupe to bare the C-Class name. Its road owning direct-injection performance engines get you there, but it's the aggressive AMG styling and panoramic sunroof that get you looks along the way. Visit Mercedes-Benz Downtown or mercedesbenzdowntown.ca to schedule a test drive.

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Total price of a new 2012 C-Class Coupe is \$42,405. Includes MSRP of \$39,900 plus Freight/PDI \$1,995, Dealer Admin Fee \$375, A/C levy fee \$100, EHF Tires, filters and batteries \$29.70, and OMVIC fee \$5. Taxes extra.

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