

The summer real estate market with Brad Cox



Summer 2011!

The election is behind us, the dollar is strong and the Toronto housing market is as healthy as ever.

In my opinion there continues to be a market imbalance—lots of buyers not enough sellers. Multiple offers are commonplace, as not

enough product is introduced in given areas. This creates pent up demand, line ups for properties and higher prices.

Great for sellers, trickier if you're looking to buy....

For help or if you have any question, send me an email or give me a ring.

FEATURED PROPERTIES



133 HELENDALE RD. — This is my first project with Joe Cornachia of Merin Developments. I've seen a few of his projects and they are beautiful. Joe and his team have very diverse style ranging from Ultra Modern to Classic Contemporary. The project on Helendale is a top up from the original bungalow. It has been blown out the back to add 15ft on all 4 levels. It's a deep lot and features 4 bedrooms, 4 bathrooms and 3400sf of living space. Helendale runs east west just a few blocks north west of Yonge and Eglinton. It's a fantastic neighborhood in a great school district. **Asking \$1.199mil**



22 FAIRVIEW AVENUE — We're almost complete on Fairview. It will be ready for a move in by June '11. This is a special house. Custom built in the true sense of the word, this house was literally gutted and rebuilt from the inside out by Ironwood Construction. Boasting 4000sf of living space and custom features and fixtures too long to list. 22 Fairview is located between Playter Estates and Riverdale on a quiet little street that was developed close to 100 years ago for executives and upper management employees of Bell Canada. **Asking \$2.1mil**

Brad Cox | 416.646.2010 | BradCox.ca • bradcox@rogers.com
Sales Representative | RE/MAX Unique Inc., Brokerage

Summer 2011 collection features classic and edgy shapes

The Oliver Peoples Summer 2011 Collection focuses on an exploration of love, chemistry and sexuality in contemporary society. It is inspired by early American Broadway and Vaudeville productions and features both classic and edgy lens shapes, retro detailing, thick, rounded plastic cuts and a variety of options for all wearers.

The consumer is a confident intellectual with a progressive sense of fashion, and appreciates discoverability and quality without sacrificing expressive style. Discreet branding means remaining recognizable only to those "in the know". Oliver Peoples is the choice of many Hollywood elite, framing the faces of well known celebrities.

Oliver Peoples is available at *Yonge Vision*, where opticians Michelle Axler and Isaac Abenheim are committed to combining how well you see with how well you look. Visit *Yonge Vision* to discover your new look today.

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

Speaking of Dogs—rescuing all breeds of dogs since 2001

Considering adopting a rescue dog? Perhaps you can't make the commitment but would like to help by caring for a dog short-term, in which case you might want to think about becoming a foster parent.

Speaking of Dogs Rescue, an all-breed rescue launched in 2001, is Toronto-based and always in recruit mode for responsible, caring people to become part of its foster parent team.

Dogs taken into the rescue come in all shapes, sizes and breed mixes, with the majority originating from shelters or puppy mills. More importantly, older dogs are welcomed at *Speaking of Dogs Rescue*; the senior citizens who have been abandoned through no fault of their own (often due to an owner passing) are often in need of a second leash on life.

Speaking of Dogs Rescue covers veterinary and medical attention, food and all the supplies needed for the dogs in foster care. Foster parents need to offer a safe environment along with heaping helpings of TLC; patience and understanding are also requirements. Fostering is a serious responsibility with unmatched rewards. It is a great option for people who travel south for the winter, have seasonal careers or even people who are considering adopting but would like to 'wade in' before making the plunge.

If you are interested, contact www.speakingofdogs.com for a foster package that is chock full of everything you need to know to get started! An application can be sent to you by emailing lorraine@speakingofdogs.com.

Visit *Speaking of Dogs* at **Woofstock** on Sat. June 11th & Sun. June 12th in the St. Lawrence Market Place. Get more info at www.woofstock.ca. They also need walkers and pledgers to support them in the Woofstock walkathon. Visit www.speakingofdogs.com to learn more.



WWW.OLIVERPEOPLES.COM REBECCA SCHWARTZ WEARS J GOLD DEVENDRA BANHART WEARS DADDY B

OLIVER PEOPLES

Get great easytime summer hair at Nilli Salonspa

It's summertime, a season known for easy living. Having great hair always makes life breezy and easy. It all starts with the cut. Nilli, of *Nilli Salonspa*, works with your natural hair tendencies, for a cut that enhances your features and also fits your lifestyle.

Nilli has been internationally recognized for her skill and creativity. Her talent is creating haircuts so easy to maintain that, even when left to air dry, they fall naturally into place. While Nilli can cut any length/style of hair, she is especially skilled at **short haircut** styles.

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 uses a different process for colouring and highlighting hair, that actually conditions your hair and makes it healthier. Plus, they use all Kérastase products for everything—from shampoo, to treatments, to finishing/styling products. We're completely devoted to the Kérastase styling and product line, especially the new Age Premium line—it infuses our hair with body and suppleness. *Nilli Salonspa* is also devoted to helping you learn how to make the most of your hair with educational seminars. Call salon to learn more.

Nilli Salonspa is now open Saturdays and has late, extended evening hours. Call for details.

This summer visit *Nilli Salonspa* for a **cut and highlights (and/or colour)** and save **20% off** your entire bill. Offer expires July 15/11.

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



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www.JustAroundtheCorner.ca

A gem in Davisville Village—Moksa's fountain of youth

You don't have to live in Hollywood to look like a star—*Moksa Day Spa* introduces **Intracutaneous Oxygen Facials**.

Using pressurized oxygen infused with hyaluronic acid, vitamins, green tea and aloe, these facials are your natural alternative to a face-lift—with no down time. Plus no use of painful needles to get rid of those fine lines and wrinkles.

A Rejuvenate Infusion Oxygen Facial is soothing, relaxing and suitable for all skin types. Your face will be smooth and clarified, nourished and hydrated. Skin looks rejuvenated, radiant and refreshed.

This treatment gives an instant transformation, making it perfect for all your upcoming big events this summer, especially for weddings (mother of the bride!), and the make-up and photography that is part of the special day.

Moksa's **Summer Skin Rejuvenation** package—to hydrate and plump with instant results—includes an oxygen facial and eyebrow shaping—a total value \$160 for only \$80 (a **50% discount!**).

Simply mention you read about this offer in *Just Around the Corner* to redeem *Moksa's Summer Skin Rejuvenation* package—because great skin is the perfect summer accessory! Offer expires August 30/11.

Moksa Day Spa also carries fabulous skin care and anti-aging products, including Dr. Renaud's renowned skin care line from France, and dermatologica skin care products from the U.S.



Moksa Day Spa | 320 Millwood Road | 416.486.6572 • MoksaDaySpa.ca

Low-VOC stain makes summer projects 'green'

Hitting the backyard deck with a new coat of stain is practically a rite of spring and summer. Making it a whole lot easier—and a lot "greener"—is ARBORCOAT, a super premium waterborne deck and siding stain from Benjamin Moore.

ARBORCOAT is powered by the same patented Genex waterborne colourant technology developed by Benjamin Moore over the past decade. It is a system that has dispelled every argument that performance is sacrificed or compromised by going "green."

ARBORCOAT is available at *Leaside Paint Centre* in a range of five opacities—Transparent, Semi Transparent and Protective Clear Coat, as options to allow the natural colour and texture of the wood to show through; and Semi Solid and Solid finishes for masking the wood grain while retaining the textural qualities. Semi Solid is available in 75 popular colours. Solid is available in any colour.

ARBORCOAT stains help repel damaging UV rays, are water and mildew resistant, and help prevent scuffing and the wear of constant foot traffic. When tinted, the low odor stains add no further VOCs to a low VOC count of less than 100 grams per liter.

All ARBORCOAT stains have been formulated for decks or siding; they are easy to apply with roller or spray plus back brush; and, re-coating can be rapidly completed, increasing productivity and bottom line results for a contractor. Clean up is also simple, using just soap and water—making harsh solvents unnecessary.



For your 'green' painting projects, *Leaside Paint* has zero-VOC Natura paint. Other low-VOC Benjamin Moore paints include premium Aura paint—a self-priming paint that never requires more than two-coats, no matter how dark the shade; and ben®, Benjamin Moore's newest premium paint that comes at a price to fit your budget.

Need a contractor for your paint or staining project? Visit www.leasidepaintcentre.com to choose from their roster of approved professional paint contractors. Using a Benjamin Moore recommended contractor ensures that you'll have Benjamin Moore paint on your walls, and that your job will be completed to your utmost satisfaction.

Leaside Paint Centre is open 7 days a week and offers plenty of customer parking in back.

Leaside Paint Centre
1525 Bayview Avenue (at Millwood)
416.489.7900 • LeasidePaintCentre.com

COBS Bread—redefining the burger

Traditionally, a burger has been defined as a meat patty topped with cheese, lettuce and tomato sandwiched between a standard white bun. In more recent years, burgers have transformed to become a key element in a gourmet summer meal. This summer, *COBS Bread* is exploring the evolution and redefinition of burgers and encourages you to do the same!

Whatever your take on the burger, *COBS Bread* has the bun for you. Going healthy? Try whole wheat, country grain, higher fibre low GI or new CHIA white and whole wheat buns. Staying on trend? Try slider buns which come in traditional, white and whole wheat varieties. Sticking to the classics? Try white or traditional buns.

If you want to explore your options, *COBS Bread* allows you to mix and match your buns to suit the most creative burger connoisseur.

What's more, the white, whole wheat, country grain and higher fibre low GI buns have no added sugar or preservatives so they are better for you and your family.

Once you've mastered your burger, you can share your creation for a chance to win a Napoleon Ultra



Chef Grill, Travel Q Portable Grill and other prizes. Simply take a photo of your burger featuring a *COBS Bread* bun then post the photo and your recipe to the *COBS Bread* Facebook page (facebook.com/cobsbread). The contest ends June 30th, so get cooking!

Visit www.cobsbread.com for full contest details.

COBS Bread • cobsbread.com
1539 Bayview Avenue | 416.322.0521

Let Sport Swap make this the best cycling summer ever

Summer in Toronto is the perfect setting for enjoying a bike ride. *Sport Swap* is your neighborhood bike expert. Let them gear you up for your best cycling summer ever.

Sport Swap's top picks for cycling in Toronto this summer:

Wild Betty's Cycling Club

Sport Swap is excited to be sponsoring this great organization devoted to getting women out on mountain bikes. Weekly rides take place every Tuesday for female riders of all abilities.

Bixi bike

The biggest bike news in Toronto this year. Already a hit in Montreal and Paris take advantage of the fleet of rental bikes available to zip around downtown.

Annual Becel Ride for Heart

Join 12,999 other riders on the DVP and Gardiner Expressway to raise money for Heart and Stroke Foundation. This year's event takes place Sunday June 5.

Pedestrian Sundays in Kensington Market

Kensington Market closes their streets to traffic the last Sunday of each month for a festive street party. Food, music and good vibes rule as two legs replace four wheels.

For *Sport Swap* everyday is a good day for a bike ride, whether eating up miles on a road bike or getting lost on a trail ride, smiles and two wheels are never far apart.



Sport Swap | 1541 Bayview Ave. | 416.481.7927 • SportSwap.com

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tridel.com or 416.485.1900



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Chiropractor comes to your home or office

Are you too busy looking after a career or family to look after your own health? Dr. Carl Hildebrand can help. He has been living and working as a chiropractor in Leaside since 1994.

Unlike traditional chiropractors, he doesn't work in an office. Instead, Dr. Hildebrand comes to you at your home or office. He travels with all necessary equipment to conduct a thorough assessment and provide treatment on the spot.

Dr. Hildebrand is a 'hands-on' practitioner that focuses on the treatment and preventative care of disorders related to the spine, pelvis, nervous system and joints. He also uses **laser therapy** to provide his patients with painless treatment that uses the body's own natural healing system to relieve pain, increase joint mobility, decrease swelling and

accelerate the healing of tissue. Exercises and advice are given to support and promote the healing process and to help prevent the recurrence of injuries.

People suffering from motor vehicle and workplace injuries, chronic pain conditions, repetitive strain & sports injuries, have benefited from Dr. Hildebrand's care.

To talk with Dr. Hildebrand, or to make an appointment, please call 416-871-6549.



Dr. Carl Hildebrand, Chiropractor | 416.871.6549

Photography sessions to fit any budget

Natural light photographer Holly Sisson captures you and your family as you really are—relaxed and at play at the local park, schoolyard, beach, or even your own backyard. She captures your family having fun together—everyone is happy and it shows on their faces.

Schedule a private session or you can host a **photography party**. Invite your friends and their families...every group has a turn with Holly. Photography parties are a perfect way to get fantastic family pictures, without the cost of a private session. Parties must have a minimum of three groups participating, cost \$250/per group, for which they get a 30 minute mini-photo-session and four digital images. The host of the party gets 40% off (\$150 vs. \$250), a 45 minute session and an extra digital image (total of five). For weekend parties add \$25/per group. Visit website for full details.

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

Holly Sisson Photography | HollySissonPhotography.com



Mortgages—Price vs. Flexibility

Everyone wants the best price or cheapest deal, but if you pay \$5 for a pair of shorts that wear out after 4 washes, was that really a better deal than the slightly pricier pair that would at least get you through the summer?

The same thing goes for mortgages. If you want flexibility, choice and perhaps lower penalty charges down the road, when life changes; then the lowest rate may not be your best option. The rates can still be excellent or very close, but think of the small difference as insurance on the future. Portability, refinance costs, early payout or pre-payment options, even locking your variable rate mortgage into a fixed rate can trigger different costs and not all lenders are going to treat you the same. As an independent Mortgage Agent Andrea Meynell, will listen to you to find out if you are

planning to pay down your mortgage faster, if you need the best option for switching to fixed in an upward trending market, or which lender gives the best options for porting a mortgage when your family is growing.

Andrea takes the time to understand your goals and gives solid advice to save you money.

Get Advice with Integrity. New Mortgage, Refinance or Renewal. Call Now for a free Consultation 416.486.1113.

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416.486.1113 • Great-Mortgage-Rates.ca



One Diane Kroe dress—11 different ways to wear it

Diane Kroe's Travel Collection is made up of unique designs, which combine to create many elegant outfits for day and evening.

The pieces are made from a luxurious jersey blend fabric, which is light weight and comfortable. Easy to care for as each style requires no ironing, making it a favourite for travel.

Each design comes in a variety of colours and prints with seasonal add-ons and accessories. The sizing is graded to flatter most body types and sizes.

Committed to the highest standards in design, fabric and workmanship, The Travel Collection offers innovative style, quality and value. It is designed and manufactured in Toronto, and original to the *Diane Kroe* label.

Pictured is the Resort Dress which can be 11 different ways as a dress, and two ways as a skirt—and it's also reversible, adding even more options. Visit and shop online at www.dianekroe.com to see more fun and functional *Diane Kroe* designs.

Diane Kroe | DianeKroe.com • dianekroe@rogers.com



Visit De La Mer on Bayview for all your seafood needs

Only serving good, fresh products from the best suppliers—*De La Mer* is located in the heart of Leaside on Bayview Avenue.

De La Mer always has great recipes to share with their customers. Here's another one of their favourites:

Citrus-Ginger Tuna Steaks

- 1/2 cup olive oil
- 1/4 cup white wine vinegar
- 2 tablespoons soy sauce
- 1 tablespoon lemon juice
- 1 tablespoon lime juice
- 2 garlic cloves, minced
- 1 tablespoon minced fresh ginger root
- 2 (8 ounce) tuna steaks



In a bowl, combine the first seven ingredients. Pour 1/2 cup marinade into a large resealable plastic bag; add tuna steaks. Seal bag and turn to coat; refrigerate for 2-4 hours. Cover and refrigerate remaining marinade.

Drain and discard marinade from tuna. Coat grill rack with nonstick cooking spray before starting grill. Grill tuna, uncovered, for 5-7 minutes on each side or until fish flakes easily with a fork. Serve with the reserved marinade. Enjoy!

Visit www.delamer.ca for more fish recipes.

De La Mer | 1543 Bayview Ave. | 647.350.3355 • DeLaMer.ca



What's on the menu this summer at Boland's Open Kitchen

Chris Boland, formerly of Tasting Rooms Restaurant, Trapper's Restaurant and Telfer's—opened his newest establishment on Mt. Pleasant Road last summer.

Offering a menu that is diverse, with a flair for both healthy and indulgent, *Boland's Open Kitchen* is like visiting Chris' home for dinner. Diners are always welcomed with complimentary hors d'oeuvres.

To start your meal, choose from appetizers which include roasted garlic soup, crab salad, seared veal liver, and roasted beet & goat cheese salad.

Next select from main course menu items such as roasted, de-boned Cornish Hen with jump fried mushrooms, fingerling potatoes & double-smoked bacon with natural jus & truffle oil. Other mains include west coast halibut with cauliflower puree, mushrooms & vin blanc; seared pickerel on shaved fennel salad with sherry and olive oil vinaigrette; and slow roasted NY steak with cast iron baked layered potatoes, roasted garlic & béarnaise.

Sides are \$6 and portion sizes are made for two to share, including jump fried shrimp, steamed asparagus, sweet potato puree, and seared button mushrooms.

Visit for dinner Tuesday–Saturday, closed Sundays & Mondays (always available for private functions).

Boland's Open Kitchen | 575 Mt. Pleasant Rd. | 416.482.2424 • BolandsOpenKitchen.com



Julia West Home helps you enjoy the great outdoors

Enjoy the great outdoors this season in style with home decor and accessories by *Julia West Home*.

Inside their large showroom is a wide selection of beautiful items, including table linens to complement your outdoor/garden dining. Also find bed linen lines, trendy aprons, soft home furnishings and accessories like great throws and wonderful pillows such as the often-requested Carpe Diem Pillow.

Julia West is famous for their trademark furniture such as their hideaway desk. It's an end-table... then it's a desk. And of course letterboards are available in dozens of designer fabrics, or made to order with your own fabric—they are perfect for keeping you organized.



Julia West's custom design service creates projects ranging from custom-made draperies or an armoire designed and made just for you, 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.

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

Visit, pick up a few new items for your home and cottage for summer, 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