



SIGN · ART · REAL ESTATE · EVERYTHING REGAL

KING & WEST



THE DEAL

Jeffrey Anderson's King West Know-How

KW: This is amazing! How big is this living room?

It's actually 66 feet long. I was originally looking at this one unit, which was in this southeast-facing corner. I loved the view because you're right in the tree-tops. In the summer it's like a wall of green. But it wasn't big enough. It was only 1,100 square feet and I was looking for something twice that size. And then the next-door unit became available, so I thought, what if I bought that one, too, and pulled down the load-bearing wall in between them to make this one big apartment? I've got windows here now in this one room that face south, east and west—it's an incredible view.

KW: You pulled down a load-bearing wall?

Yeah, it's on the fifth floor, so they let me take out 25 to 30 feet of it, not the whole thing, so I ended up with this one enormous space for hanging out, cooking and entertaining. Basically, with the two units, I ended up with two hallways, four bathrooms and two bedrooms to play with. Because of the sheer size of this space, I could expand the kitchen, which used to be a galley-style kitchen against one wall, into this open "L"-shaped kitchen with an oversized island, which I love for when friends come over. No matter what, everybody always wants to hang out at the kitchen island. And then, because I basically had two front hallways side by side to work with, I used some of the extra depth by the door to build a huge walk-in front hall closer.

THE LOWDOWN:

- » Two neighbouring 1,100 sq-ft south-facing units at 55 Stewart combined into one 2,200-sq-ft unit.
- » Bought in 2007, for a total cost of \$1 million.
- » Sold in January 2011 for \$1.35 million.
- » On the market for six months.

KW: Is this your first condo in the 'hood?

No, it's actually the fourth place I've bought and sold in the King West area. My original place, above the Foggy Dew on King, was around 4,000 square feet, and I bought it in 2003 for \$230,000. Another place, a 2,500-square-foot unit at 833 King, I bought purely as an investment for \$500,000 and sold for 20 percent more six months later. And then three years before I could move in here, I bought a 1,200-square-foot place at 60 Morrison just to tide me over until this one was finished. The neighbourhood has treated me well.

KW: Obviously you like the neighbourhood.

It's amazing how much the area has grown since I first moved here. After work you see these crowds of people all walking home along King Street. It's funny, because I've seen living here for years and now my office is right at King and Portland. And now here's everything you need within walking distance—except decent bread. Somebody smart should open a bakery.

KW: Where are you moving to?

My fiancé and I are moving just around the corner to 500 Wellington West. It's on the eighth floor, 2,500 square feet with a private elevator that goes right to the apartment. You can actually see my new place from here, it's part of that glass cube on the top. The views are just amazing. We've left everything open, even the bathtub, so when you're in the bath you have this crazy city view.

KW: When are you moving?

We have to be out of here at the end of June, but the new place won't be ready until September. I have a boat at Ontario Place, so I'm trying to convince my fiancé that it will be great to spend the summer living on the boat. So far I haven't been all that successful.

KW: Will your new place have a similar look?

Nope, we're starting completely from scratch. The guy who bought this place wants everything, right down to the dishes and bed linens, so I sold it to him completely furnished. They just want to move in with their toothbrushes and that's it. 🐾

Jeffrey Anderson is the VP of digital sales for CanSport, an online sports news portal.



The new owner plans to keep everything, down to the Eames chair and the elaborately framed take by a local artist on a Banksy. The custom sofa is from the Lifestyle Shop.

