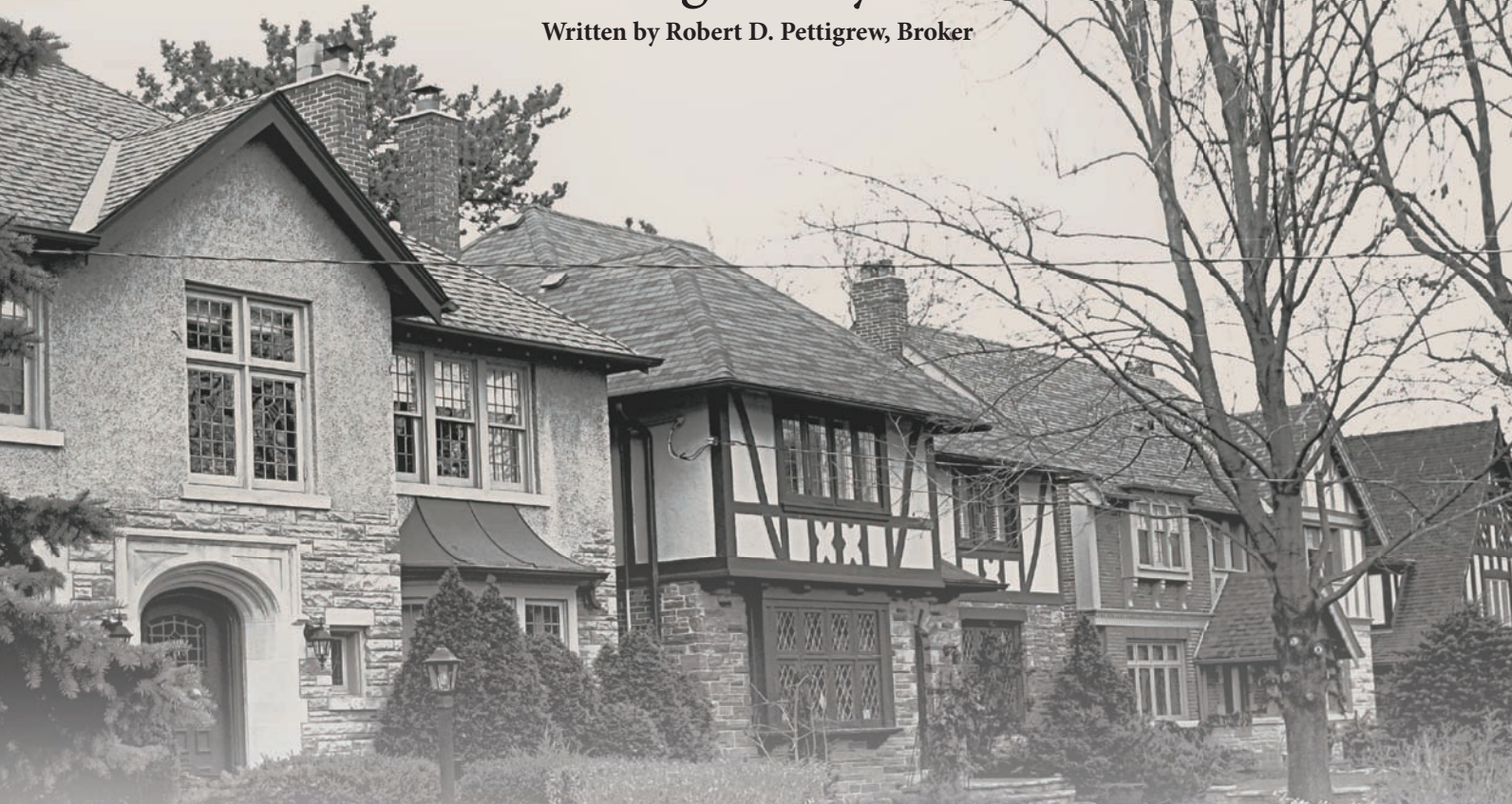


# KINGSWAY PARK

Sound investment through the years

Written by Robert D. Pettigrew, Broker



Few neighbourhoods in Toronto rival this enclave for pure charm, traditional architecture and sense of community. Residents can thank the legacy and vision of its original developer, Robert Home Smith, for the Olde English character of the neighbourhood. Since its beginnings in the early 1900's, families have coveted ownership of these distinctive homes and the years since, have seen dramatic increases in value. Unlike most modern subdivisions, each home is unique, no two identical homes were ever built. One can only admire all the distinctive architectural styles of the Old English, Tudor, Georgian Freestyle, American Colonial, Cottages and Manors designs that encompass the park. Home Smith & Company architects, included among others, such notable names as; T.G. Mueller, Wm Shaw, R.S. Hanks and N.L. Irwin.

The idyllic location of the community, bordering the Humber River Valley to the east, Bloor Street to the south, Fishers Lane and Hyland Ave to the north and Royal York Road on the west, comprised the original Kingsway Park portion, of the Humber Valley Surveys of 1924. Today, the added allure of extensive local amenities including fine dining, shopping, popular private and public schools and subway, attract buyers from around the corner and around the world. Originally, streetcar service to downtown Toronto, was planned to run along The Kingsway to the South Kingsway, connecting with Lakeshore, which is why these particular streets are wider than the others.

Residents appreciate the central proximity to both Pearson International airport and the downtown Financial District. Over the years the boundaries of what is now commonly known, as simply, The Kingsway, have expanded to include a much broader area, as owners of these properties were anxious to acquire the cache connected with the original Kingsway Park.

Building lots were originally offered for sale for the 'lofty' sum of \$20-\$40 per ft with prime ravine lots at \$50 per ft. A handsome sum in 1920. In today's market the same lots sell for approx. \$10,000 per ft to \$22,000 per ft and beyond. **The Pettigrew Estlick Team**, both specialist and leading realtors in the neighbourhood recently sold an English freestyle residence (circa 1934) in immaculate condition for \$1,205,000 on a 40 ft x 125 ft standard lot. Most of the homes have been modified, renovated and expanded, while numerous complete new builds now dot the mature tree-lined streets. At the time of publication, the park's highest recorded MLS sale price at the Toronto Real Estate Board to date in 2009, was \$4 Million for an Old English Manor on The Kingsway. In contrast, an English Cottage (1934) sold for just \$680,000.

Clearly, not only has R. Home Smith's dream survived, but prospered, making owning a home in Kingsway Park a sound long term investment.

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