

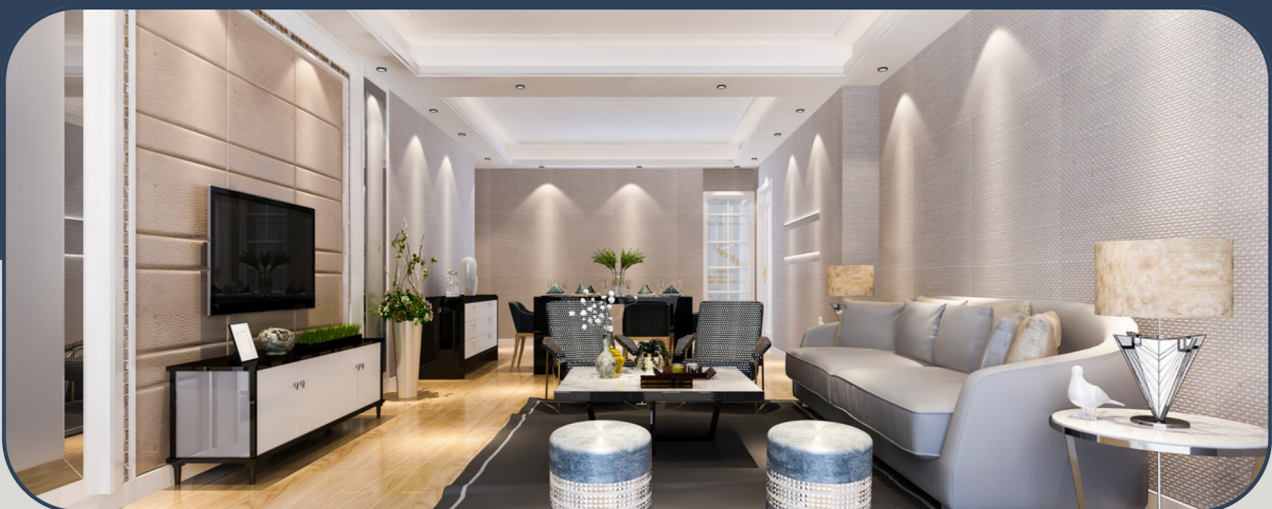


This is
your in-depth
property
evaluation for
1 Lasalle Blvd.



The basic info.

Neighbourhood	New Sudbury
Bedrooms	04
Bathrooms	03
Style	Two Storey
Year Built	2018
Square Footage	2752
Lot size	75' x 122'
Last Sale Date	2020



The three best features.



At only 5 years old, this property offers buyers the opportunity to afford newer construction without the headache of building.

Modern style, sophisticated finishes, and open, airy spaces highlight every aspect of this home. Immaculately maintained. Doesn't show any age at all.



Family-friendly neighbourhood with close access to public transportation, shopping, parks, and schools. Location is a huge plus here.

Potential drawbacks.



This property located near a busy intersection of Lasalle Blvd. At various times of day heavy traffic can be heard while relaxing outside. This may not be for everyone.



Neighbourhood trends.

List to Sale Price Ratio



Average Days to Sell

10

Homes Sold in last 90 Days

21

Average Sale Price Year to Date

\$623,211

This particular neighbourhood of New Sudbury is one of the city's most desirable destinations. Over the past two years, properties have frequently experienced multiple offer situations leading to sale prices well over list. We've seen the market in general cool off a bit, with average sale prices across the city dropping to about 96% of list price, so the strong 98% held by this area speaks volumes to its popularity.

Sellers should be able to push their list price upwards \$10-\$20,000 compared to similar homes in other areas of the city.

Opportunities.



The broken faucet in the upstairs bathroom should be repaired or replaced.



The home, while mostly new does show a bit of wear and tear, particularly the baseboards in the living room. I'd strongly recommend replacing these, if not for value, for the "showability" of the home.



Decluttering the childrens play area in the rec room would certainly increase the appeal. Some clean cardboard boxes in the garage rather than the cluttered (yet wonderful) "art wall" would probably help tidy up this area.



Man-caves or She-sheds are popular amongst those looking for your type of home. The extra shed in the back yard has little use. Perhaps with a \$5000 investment in flooring and wall covering, it could increase value and appeal by making it a more practical space.

Hidden Value.

- This home boasts speakers in every room. Not common in most properties in the area.
- The island in the kitchen features hidden storage, and two power outlets - convenience!
- The resin shingles are trendy, and are said to last longer than traditional asphalt.

Comparable Sales.



123 Fake St.

Bedrooms - 4 (0)

Bathrooms - 2 (-1)

Square Ft - 2501 (-251)

Lot Size - 50' x 100' (less)

Year Built - 1999 (-191)

List Price - \$749,900

Sale Price - \$775,000

Days to Sell - 7



479 House St

Bedrooms - 3 (-1)

Bathrooms - 3 (0)

Square Ft - 2620 (-132)

Lot Size - 55' x 112' (less)

Year Built - 2018 (0)

List Price - \$779,900

Sale Price - \$823,000

Days to Sell - 5



731 Realtor Rd

Bedrooms - 5 (+1)

Bathrooms - 4 (+1)

Square Ft - 3052 (+300)

Lot Size - 50' x 100' (less)

Year Built - 2021 (+3)

List Price - \$849,900

Sale Price - \$845,000

Days to Sell - 21

Recommended List Price
\$875,000

The Realtor.

After 17 years in real estate, I've seen it all, and gained a profound knowledge of what it takes to sell homes. I list, photograph, market, advertise and video each listing myself in order to be the sole point of contact for each client, which provides for a uniquely smooth transaction process.

In addition I am the manager of the largest brokerage in Sudbury, Re/Max Crown...a role that allows me to network your home in a way others just cannot. I'm also the 2023 president of the Sudbury Real Estate Board, and as such have a hardline to the pulse of everything happening in Sudbury Real Estate.

But most of all, I'm a hard worker, fully transparent, approachable and accessible. Values that go a long way in a real estate relationship!



The Office.

With over 100 agents, and 7+ admin staff, Re/Max Crown is by far the largest brokerage in Sudbury, giving you access to some of the city's most productive agents. In fact, despite holding less than 25% of the total amount of Realtors in the city, we sell about 1/3 of the homes in our market.

But it's more than just numbers. In addition to being highly successful, Re/Max Crown is also committed to the community, with a portion of every deal going to support local causes such as NEO Kids. A powerful office, with a powerful community presence.

RE/MAX[®]
Crown Realty (1989) Inc.,
Brokerage* Independently Owned And Operated

The Brand.

Well, let's throw out a few numbers, in 2022 Re/Max boasted...

- 3.4 Million clicks to remax.ca
- 1.8 Billion Total Media Impressions
- #1 Real Estate Brand in Customer Awareness
- #1 Real Estate Brand in Agent Productivity
- #1 Real Estate Brand in Customer Recommendation
- Largest Realtor[®] network in the Country

Enough said...

