

17 Gregory Ave Adjustments

Target Property: 17 Gregory Ave

- **List Price:** \$819,000
- **Bedrooms:** 3
- **Bathrooms:** 4 (1x2-piece, 3x4-piece)
- **Lot Size:** 24.77 x 90.55 ft
- **Square Footage:** 1,100–1,500 sq. ft.
- **Features:**
 - End-unit townhome in the Blue Fairway community.
 - Open-concept main floor with vaulted ceilings, gas fireplace, and hardwood floors.
 - Chef-inspired kitchen with quartz countertops, stainless steel appliances, and pot lights.
 - Finished basement with a large recreation room, oversized windows, and a 4-piece bathroom.
 - Backyard with a 300+ sq. ft. deck, privacy louvers, and a gas BBQ hookup.
 - Monthly POTL fee: \$166.24 (includes access to fitness facility, outdoor pool, and visitor parking).
 - Built within the last 5 years.

Comparable Properties and Adjustments

1. 11 Gregory Ave

- **Sold Price:** \$680,000 (Sold on 02/22/2024)
- **Bedrooms:** 3
- **Bathrooms:** 3
- **Lot Size:** 19.59 x 90.55 ft
- **Features:**
 - Freehold townhome (no POTL fees).
 - Smaller lot width compared to 17 Gregory Ave.
 - No finished basement.
 - Similar age and location.
- **Adjustments:**
 - **+\$30,000** for finished basement at 17 Gregory Ave.
 - **+\$10,000** for larger lot width.
 - **+\$15,000** for upgraded kitchen and backyard deck at 17 Gregory Ave.
 - **-\$5,000** for POTL fees at 17 Gregory Ave.
- **Adjusted Value: \$730,000**

2. 32 Gregory Ave

- **Sold Price:** \$688,888 (Sold on 05/31/2024)
- **Bedrooms:** 2
- **Bathrooms:** 3
- **Lot Size:** 19.69 x 90.38 ft
- **Features:**
 - Freehold townhome with POTL fees (\$137.26/month).
 - Smaller lot width and one less bedroom compared to 17 Gregory Ave.
 - No finished basement.
 - Similar age and location.
- **Adjustments:**
 - **+ \$50,000** for an additional bedroom at 17 Gregory Ave.
 - **+ \$30,000** for finished basement.
 - **+ \$10,000** for larger lot width.
 - **+ \$15,000** for upgraded kitchen and backyard deck.
 - **- \$5,000** for higher POTL fees at 17 Gregory Ave.
- **Adjusted Value:** \$788,888

3. 39 Gregory Ave

- **List Price:** \$695,000 (Active)
- **Bedrooms:** 2
- **Bathrooms:** 3
- **Lot Size:** 19.69 x 90.55 ft
- **Features:**
 - Freehold townhome with POTL fees (\$166.24/month).
 - Smaller lot width and one less bedroom compared to 17 Gregory Ave.
 - No finished basement.
 - Similar age and location.
- **Adjustments:**
 - **+ \$50,000** for an additional bedroom at 17 Gregory Ave.
 - **+ \$30,000** for finished basement.
 - **+ \$10,000** for larger lot width.
 - **+ \$15,000** for upgraded kitchen and backyard deck.
- **Adjusted Value:** \$800,000

4. 1 Kennedy Ave

- **Sold Price:** \$762,500 (Sold on 09/19/2024)
- **Bedrooms:** 4
- **Bathrooms:** 4
- **Lot Size:** 30.12 ft frontage (larger than 17 Gregory Ave).
- **Features:**
 - End-unit townhome with a finished basement.
 - Larger lot and one additional bedroom compared to 17 Gregory Ave.
 - Similar age and location.
- **Adjustments:**
 - - **\$50,000** for one less bedroom at 17 Gregory Ave.
 - - **\$10,000** for smaller lot width.
 - + **\$15,000** for upgraded kitchen and backyard deck at 17 Gregory Ave.
- **Adjusted Value:** \$717,500

5. 43 Carpenter St

- **Sold Price:** \$840,000 (Sold on 10/12/2024)
- **Bedrooms:** 5
- **Bathrooms:** 4
- **Lot Size:** 76.18 ft frontage (significantly larger than 17 Gregory Ave).
- **Features:**
 - End-unit townhome with a finished basement.
 - Larger lot and two additional bedrooms compared to 17 Gregory Ave.
 - Similar age and location.
- **Adjustments:**
 - - **\$75,000** for two fewer bedrooms at 17 Gregory Ave.
 - - **\$20,000** for significantly smaller lot width.
 - + **\$15,000** for upgraded kitchen and backyard deck at 17 Gregory Ave.
- **Adjusted Value:** \$760,000

Market Value Estimate for 17 Gregory Ave

Based on the comparable properties and adjustments, the estimated market value of **17 Gregory Ave** is approximately **\$790,000–\$810,000**. This range reflects its upgraded features, finished basement, and desirable location in the Blue Fairway community.