



# OPTIMA @ CITYPLACE





# for your information...

Compact, bright and airy 1 bedroom plus den suite, featuring a very practical open-concept layout with walls of windows. Impeccably maintained and tastefully decorated. Many elegant upgrades. Extensive award-winning amenities and facilities. Excellent location, within walking distance to the financial district, King West, Harbourfront and Kensington market. Won't last!

The size of the property is about 607 square feet + balcony. When you enter, you feel the space immediately when standing in the discreet entrance area. The cooking, living and dining area is open and has access to the balcony.

The building offers many services and amenities, including a party room, a large indoor pool, whirlpool, steam room, exercise room, theatre, concierge, and much more.

The maintenance fee is \$427.04 per month, including electricity, heat, water, central air conditioning, building insurance, common elements and parking. A parking spot is included in the sale price. Total property tax levied for 2011 amounts to \$1,958.52.

All appliances and fixtures, as well as window coverings, are included with this sale and the unit.

This is an incredible offering and will not last on the market at this price.

For more information about this property, please do not hesitate to call or email the listing agent directly.



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**BORIS KHOLODOV**  
REAL ESTATE SALES REPRESENTATIVE  
ROYAL LEPAGE REAL ESTATE SERVICES LIMITED  
JOHNSTON AND DANIEL DIVISION, BROKERAGE

CHAIRMAN AWARD  
NUMBER 1 AGENT BY UNIT VOLUME

416.920.5888  
boris@royallepage.ca  
www.agentboris.com



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