

KING AND SHAW

1000 KING ST. W., NO. 720

ASKING PRICE: \$325,000

SELLING PRICE: \$330,700

TAXES: \$1,855 (2009)

DAYS ON THE MARKET: 16

LISTING AGENT: Boris Kholodov, Royal LePage Real Estate Services Ltd., Johnston and Daniel Division

This one-bedroom, 578 sq. ft. suite cost the buyer a couple of thousand dollars more than the asking price, but agent Boris Kholodov still considers it a bargain.

"It's a very practical place for anyone who works downtown and is starting out," says Mr. Kholodov.

The eight-year-old residence only has a party room and gym since there are so many




local attractions, including restaurants, bars and cafes, as well as boutiques, bakeries and fitness outlets.

The suite has a fairly standard floor plan with a carpeted master bedroom and open living and dining area with laminate floors, large windows and a walkout to the balcony.

Other essentials include a four-piece bathroom, and kitchen and laundry appliances, plus a locker and parking spot.

**Prepared by BORIS KHOLODOV, Salesperson
ROYAL LEPAGE/J & D DIVISION, BROKERAGE
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	1000 King St W 720		Sold: \$330,700
	Toronto, Ontario M6R3N1 C01 119-16-S		List: \$325,000
Orig Price: \$325,000		Taxes: \$1,854.87/2009	102 % List
SPIS: N	DOM: 16	Contract: 1/13/2010	Sold: 1/29/2010
Condo Apt		#Shares%:	Rooms: 4
Loft		Locker#: 85	Bedrooms: 1
Dir/Cross St: King & Shaw		Level: 7	Washrooms: 1
Corp#: TSCC/1457		Unit#: 20	1x4xMain
Prop Mgmt: Goldview Property Management			
MLS# C1767868		PIN#:	
Kitchens: 1	Pets Perm: N	Balcony: Open	
Fam Rm: N	Locker: Exclusive	Ens Lndry: Y	Lndry Lev:
Basement: None	Maint: \$208.28	Exterior: Brick	
Fireplace/ Stv: N	CAC: Y	Gar/Park Sp: Undergrnd/1	
Heat: Gas Forced Air	UFFI:	Park/Drive: Undergrnd	
Apx Age:	Central Vac:	Park Type: Owned/	
Apx Sqft:	Elevator:	Park Spcs: 1 #A27	
Exposure: N	Retirement:	Park \$/Mo:	
Assessment:	Taxes Incl: N	Water Incl: Y	Prk Lgl Dsc:
Spec Desig: Unknown	Heat Incl: Y	Hydro Incl: Y	Bldg Amen:
	Cable TV Incl: N	CAC Incl: Y	
	Bldg Insur Incl: Y	Prkg Incl: Y	
	Comm Elem Inc: Y		
# Room	Level	Dimensions (ft)	
1 Foyer	Main	7.94 x 3.90	Large Closet
2 Living	Main	11.78 x 18.21	Laminate Open Concept W/O To Balcony
3 Dining	Main	11.78 x 18.21	Laminate Combined W/Living
4 Kitchen	Main	8.23 x 8.46	Laminate Open Concept Breakfast Bar
5 Master	Main	9.02 x 15.55	Broadloom 4 Pc Ensuite
6 Other	Main	5.02 x 9.58	North View
Simple Downtown Living! This Bright And Airy Condo In The Heart Of King West Offers You A Functional Layout, Low Maintenance Fees, Balcony, Unobstructed Views, Paking And Locker. It Is In Move-In Condition And Is Ready For You To Move In Very Soon!!! Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Electric Light Fixtures.			
Listing Contracted With: ROYAL LEPAGE/J & D DIVISION, BROKERAGE 416-489-2121			