

CHRISTIE AND BLOOR

134 CHRISTIE ST.

ASKING PRICE: \$375,000

SELLING PRICE: \$363,000

PREVIOUS SELLING PRICE:
\$335,502 (2005)

TAXES: \$1,886 (2006)

LOT SIZE: 12 by 137 feet

DAYS ON THE MARKET: 31

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

This two-storey, freehold townhouse has had the wiring, plumbing and furnace replaced, and renovations done to the eat-in kitchen.

In addition, it is situated just up the street from the subway, Christie Pits Park and Bloor Street amenities.

But what initially drew potential buyers was its price, according to agent Boris Kholodov.

"It is on Christie Street,



which is busy, but it is a very good place for someone who'd like to be close to everything and not have to pay a lot of money," he says.

"The smaller homes like this in the downtown area are in very high demand because people right now don't need space as much as they need location."

While it's only 12 feet wide, the three-bedroom townhouse is bright and spacious, with



lots of windows and a transom above the front door. "It's very open inside, so that's why it doesn't feel narrow," Mr. Kholodov says.


As examples, he cites the open staircase between the living and dining rooms, and the number of windows in the kitchen.

The latter has tile flooring while the rest of the house has hardwood flooring.

A laundry room that opens to the yard and a powder room round out this level. The main bathroom and the bedrooms are upstairs.

There is a detached garage and laneway in the back, "which is a big bonus," Mr. Kholodov says.

**Prepared by BORIS KHOLODOV, Salesperson
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	134 Christie St		Sold: \$363,000
	Toronto, Ontario M6G3B2 C02 114-16-Q		List: \$375,000
Orig Price: \$375,000		Taxes: \$1,886.05/2006	97 % List
SPIS:	DOM: 31	Contract: 4/13/2007	Sold: 5/14/2007
Att/Row/Twnhouse		Fronting On: W	Rooms: 7
2-Storey		Acreage:	Bedrooms: 3
Dir/Cross St: Bloor & Christie			Washrooms: 2
Lot: 12.5X137 Feet			1x4, 1x2
Lot Irreg:			
MLS# : C1113812		PIN#:	
Kitchens: 1	Exterior: Alum Siding	Zoning:	
Fam Rm: N	Brick	Cable TV:	Hydro:
Basement: Crawl Space	Drive: Lane	Gas:	Phone:
Fireplace/ Stv: N	GarType/ Spaces: Detached/1	Water: Municipal	
Heat: Gas	Parking Spaces: 1	Water Supply:	
Forced Air	UFFI:	Sewers: Sewers	
CAC: Y Central Vac:	Pool: None	Spec Desig: Unknown	
Apx Age:		Farm/Agr:	
Apx Sqft:		Waterfront:	
Assessment:		Retirement:	
Elevator:	Laundry Lev:		
# Room	Level	Dimensions (ft)	
1 Living	Main	16.24 x 11.35	Hardwood Floor Pot Lights 2 Pc Bath
2 Dining	Main	13.78 x 11.35	Hardwood Floor Open Concept Pot Lights
3 Kitchen	Main	14.93 x 9.84	Tile Floor Eat-In Kitchen Renovated
4 Laundry	Main	12.47 x 6.40	Tile Floor W/O To Yard
5 Master	2nd	11.48 x 10.73	Hardwood Floor Closet
6 2nd Br	2nd	11.48 x 8.53	Hardwood Floor Closet
7 3rd Br	2nd	10.17 x 9.84	Hardwood Floor
This Bright, Spacious And Airy 3 Bedroom Urban Home Is Minutes To The Subway. Completely Renovated, It Features A Functional Open Concept Layout With A Main Floor Powder Room, A Large Newer Eat-In Kitchen And Hardwood Flooring. Newer Wiring, Plumbing Windows, Furnace.			
Fridge, Stove, Dishwasher, Washer, Dryer, Cooling And Heating Systems + Equipment, Electric Light Fixtures, Window Coverings.			
Listing Contracted With: ROYAL LEPAGE/J & D DIVISION, BROKERAGE 416-489-2121			