


Prepared by **BORIS KHOLODOV, Salesperson**
ROYAL LEPAGE/J & D DIVISION, BROKERAGE

416-489-2121
4/8/2011 4:50:04 PM

	155 Dalhousie St 905		Sold: \$316,000	
	Toronto, Ontario M5B2P7 C08 120-20-S		List: \$315,000	
Orig Price: \$315,000		Taxes: \$1,856.33/2010		100 % List
SPIS: N		DOM: 36		Contract: 11/12/2010 Sold: 12/18/2010
Condo Apt		#Shares%:		Rooms: 4
Loft		Locker#: 78		Bedrooms: 1
Dir/Cross St: Dundas And Church		Level: 11		Washrooms: 2
Corp#: MTCC/1247		Unit#: 5		2x2xMain
Prop Mgmt:				
MLS# C1992789		PIN#:		
Kitchens: 1	Pets Perm: Y	Balcony: None		
Fam Rm: N	Locker: Owned	Ens Lndry: Y Lndry Lev:		
Basement: None	Maint: \$319.59	Exterior: Brick		
	CAC: Y	Concrete		
Fireplace/ Stv: N	UFFI:	Gar/Park Sp: Undergrnd/1		
Heat: Gas	Central Vac:	Park/Drive: Undergrnd		
Heat Pump	Elevator:	Park Type: Owned/		
Apx Age:	Retirement:	Park Spcs: 1 #4-19		
Apx Sqft:	Taxes Incl: N Water Incl: Y	Park \$/Mo: \$54.41		
Exposure: W	Heat Incl: N Hydro Incl: N	Prk Lgl Dsc: Level 4 Unit 19		
Assessment:	Cable TV Incl: N CAC Incl: N			
Spec Desig: Unknown	Bldg Insur Incl: Y Prkg Incl: N	Bldg Amen: Exercise Room		
	Comm Elem Inc: Y	Indoor Pool		
		Outdoor Pool		
		Recreation Room		
		Security Guard		
		Security System		
# Room	Level	Dimensions (ft)		
1 Living	Main	19.85 x	10.83	Cork Floor Open Concept West View
2 Dining	Main	19.85 x	10.83	Cork Floor Combined W/Living
3 Kitchen	Main	19.85 x	10.83	Cork Floor Combined W/Dining
4 Master	Main	10.50 x	8.83	Broadloom W/W Closet
Welcome To The Award Winning Merchandise Building This Stunning 1 Bedroom Loft Is Approximately 627 Square Feet And Features A Functional Open Concept Layout, 12 Foot Ceilings And 9 Foot Windows Offering A Spectacular West View. Excellent Location: Walk To Eaton Centre, Ryerson, U Of T, Financial District, Church Street Village, St Lawrence Market, Ttc And More. Parking And Locker Included.				
Fridge, Convection Oven, Hood/Fan, Built-In Microwave, Dishwasher, Washer, Dryer, All Existing Electric Light Fixtures, All Existing Window Coverings.				
Listing Contracted With: ROYAL LEPAGE/J & D DIVISION, BROKERAGE 416-489-2121				

DUNDAS AND CHURCH 155 DALHOUSIE ST., NO. 905

ASKING PRICE

\$315,000

SELLING PRICE

\$316,000

PREVIOUS SELLING PRICE

\$183,000 (2001); \$115,333 (1999)

TAXES

\$1,856 (2010)

DAYS ON THE MARKET

One

LISTING AGENT

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

The Action: This one-bedroom loft on one of the upper floors of the Merchandise Building downtown had a dozen showings and scored two competing offers.

What They Got: Situated in an authentic loft conversion project – originally built as a warehouse for Sears in the early 20th century – this 627-square-foot unit features 12-foot ceilings, exposed ductwork and nine-foot windows facing west.

» Cork flooring runs throughout



the long and narrow kitchen, living and dining areas, while broadloom carpeting was laid in the master bedroom.

» The loft features ensuite laundry machines and a pair of two-piece bathrooms that can be combined into a full bathroom when the pocket doors between them are separated.

» There is a fee of \$320 each month to maintain areas like the recreation room, gym and indoor and outdoor pools, plus \$54 for its parking spot and \$6 for its locker.

The Agent's Take: "This has perhaps the nicest interior I've seen in a unit this size," agent Boris Kholodov says. "It had a great view, low maintenance fees, a parking space and a locker."