

BY SYDNIA YU

## CHURCH AND DUNDAS

**155 DALHOUSIE ST., UNIT 904**

ASKING PRICE: \$559,900

SELLING PRICE: \$550,000

PREVIOUS SELLING PRICE: n/a

TAXES: \$3,131 (2009)

DAYS ON THE MARKET: 1

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

With more than 500 units in the Merchandise Building, many properties are often listed at the same time as others, which was the case for this two-bedroom loft.

But the competition hardly worried agent Boris Kholodov.

"[Units] come up regularly,

but a unit with renovations this extensive doesn't come up as often," he says. "This is probably the best I have seen with the best finishes and the best renovations."

Most of the changes in this loft, which is more than 1,200 square feet and situated in a former Sears warehouse built in the early 20th century, involved relocating the central kitchen to one corner of the space.

It was also outfitted with custom integrated stainless steel appliances, refinished concrete floors and built-in shelving that extends all along the 12-foot ceilings.

"It's definitely much more function and certainly much more attractive than before," Mr. Kholodov adds.

The open living and dining area retained its original exposed ductwork, as well as a



wall of windows and a gas fireplace, which is not available in most units, the agent says.

There are two full bathrooms, including the master ensuite, and laundry facilities. The monthly fee is \$614,

which covers heating costs. The locker and parking spot come with an extra maintenance fee.

Amenities include a gym, indoor pool and recreation room, as well as on-site security.

