

**FRONT AND YONGE**  
**16 YONGE ST., NO. 3406**



**ASKING PRICE**

\$369,900

**SELLING PRICE**

\$351,000

**TAXES**

\$2,388 (2010)

**DAYS ON THE MARKET**

26

**LISTING AGENT**

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

**The Action:** About 30 buyers reserved a time to see this one-bedroom plus den suite, which was initially listed for \$369,900. Not long after the price was reduced to \$350,000, two buyers made competing bids.

**What They Got:** On the 34th floor of a five-year-old highrise in the Pinnacle Centre community just north of the waterfront, about 750 square feet of space – indoors and outdoors – was allocated for this modern suite.


- » A carpeted living and dining area with a wall of windows and sliding balcony doors occupies nearly a third of the property, while the rest was filled out with an open den area, a kitchen stocked with appliances and a bedroom with access to one of two four-piece bathrooms.
- » There is a monthly fee of \$375, which covers utilities and upkeep of a gym, indoor pool and recreation room.
- » Parking is not included with the unit, but there are retail shops at street level, major transit hubs nearby and entertainment in all directions, from theatres to bars and restaurants.

**The Agent's Take:** "It's within walking distance to the financial core, as well as the island airport and Union Station, which makes not only the city, but other cities easily accessible from this location," says agent Boris Kholodov. "This is a complex that keeps growing, and as more buildings get erected, more amenities become available."

Perks of this particular suite relate to its size.

"This unit has a large living area, which is rare for newer condos today," adds Mr. Kholodov.

**Prepared by BORIS KHOLODOV, Salesperson  
ROYAL LEPAGE/J & D DIVISION, BROKERAGE  
416-489-2121  
9/13/2011 2:55:18 PM**

	<b>16 Yonge St 3406</b>		<b>Sold: \$351,000</b>
	Toronto, Ontario M5E1R4 Toronto C01 Waterfront Communities C1		<b>List: \$350,000</b>
	<b>Orig Price:</b> \$369,900	<b>Taxes:</b> \$2,387.90/2010	100 % List
	<b>SPIS:</b> N 120-19-T	<b>DOM:</b> 26	<b>Contract:</b> 5/6/2011
<b>Sold:</b> 6/1/2011			
Condo Apt		<b>#Shares%:</b>	<b>Rooms:</b> 5+1
Apartment		<b>Locker#:</b> None	<b>Bedrooms:</b> 1+1
<b>Dir/Cross St:</b> Yonge & Front		<b>Level:</b> 34	<b>Washrooms:</b> 2
<b>Corp#:</b> TCP/1788		<b>Unit#:</b> 06	2x4xMain
<b>Prop Mgmt:</b>			

**MLS#** C2100112 **PIN#:**  
:

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> None	<b>Ens Lndry:</b> Y <b>Lndry Lev:</b>
<b>Basement:</b> None	<b>Maint:</b> \$374.75	<b>Exterior:</b> Concrete
<b>Fireplace/ Stv:</b> N	<b>A/C:</b> Central Air	<b>Gar/Park Sp:</b> Undergrnd/0
<b>Heat:</b> Gas Forced Air	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd
<b>Apx Age:</b>	<b>Central Vac:</b>	<b>Park Type:</b> None/
<b>Apx Sqft:</b>	<b>Elevator:</b>	<b>Park Spcs:</b> 0
<b>Exposure:</b> E	<b>Retirement:</b>	<b>Park \$/Mo:</b>
<b>Assessment:</b>	<b>Taxes Incl:</b> N <b>Water Incl:</b> Y	<b>Prk Lgl Dsc:</b>
<b>Spec Desig:</b> Unknown	<b>Heat Incl:</b> Y <b>Hydro Incl:</b> Y	<b>Bldg Amen:</b> Exercise Room
<b>Phys Hdcap-Equip:</b>	<b>Cable TV Incl:</b> N <b>CAC Incl:</b> Y	Indoor Pool
	<b>Bldg Insur Incl:</b> Y <b>Prkg Incl:</b> N	Recreation Room
	<b>Comm Elem Inc:</b> Y	Sauna
		Security Guard
		Security System

#	Room	Level	Dimensions (ft)			
1	Living	Main	21.00 x 10.99	Broadloom	Open Concept	W/O To Balcony
2	Dining	Main	21.00 x 10.99	Broadloom	Combined W/Living	East View
3	Kitchen	Main	8.01 x 8.01	Tile Floor	Open Concept	Breakfast Bar
4	Master	Main	11.75 x 8.99	Broadloom	4 Pc Ensuite	East View
5	Den	Main	8.99 x 8.01	Broadloom		

High-Floor Condominium At The Pinnacle. This Property Will Delight Any City Dweller Easily Because It Offers Everything: A Large Living Area, A Spacious Bedroom With An Ensuite, A Den (Now Used As A Dining Area), A Second Full Bathroom, A Balcony, High Ceilings, A Beautiful Open Kitchen, And Much, Much More! Of Course, The Location Is Key: Walk To The Financial District, Union Station, Theatres, St Lawrence Market, The Lake, The Island Airport, And All Else!

Absolutely Impeccably Maintained By Current Owner - Only Used As Pied-A-Terre. Included: Fridge, Stove, Built-In Microwave, Built-In Dishwasher, Washer, Dryer, Light Fixtures, Window Coverings. Approximately 750Sf Including Balcony.

**Listing Contracted With:** ROYAL LEPAGE/J & D DIVISION, BROKERAGE 416-489-2121