

KING AND JARVIS

168 KING ST. EAST, NO. 1602

ASKING PRICE: \$449,900

SELLING PRICE: \$445,000

PREVIOUS SELLING PRICE:
\$376,000 (2006)

TAXES: \$2,677 (2006)

DAYS ON THE MARKET: 52

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

A penthouse suite like this one on the 16th floor of the King George Square condominium – with its bright interiors and panoramic views of the city – doesn't come on the market that often.

Potential buyers who looked at the two-bedroom, corner unit were “pleasantly surprised,” agent Boris Kholodov says, noting that cosmetic changes were made in the past year.

“The previous owners put in some upgrades and had it very nicely decorated, which helped sell the property,” Mr. Kholodov adds.

“Over all, it was a really nice package.”

The kitchen best illustrates the point, with its new ceramic tile countertops, wood flooring throughout and several glass-front cabinets.

A curved peninsula faces the combined living and dining space, which has sliding doors to the balcony.

The master bedroom has a Juliette balcony and a four-



It was a really nice package.

Agent Boris Kholodov

piece en suite bathroom. A three-piece bathroom and en suite laundry facilities also are included in the suite.


There is a locker downstairs, as well as underground parking.

A monthly fee of \$568 covers

water and the upkeep of amenities, such as a gym and recreation room.

The building is “increasingly popular” because of its proximity to trendy restaurants and furniture shops, Mr. Kholodov adds.

**Prepared by BORIS KHOLODOV, Salesperson
ROYAL LEPAGE/J & D DIVISION, BROKERAGE
416-489-2121
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	168 King St E 1602		Sold: \$445,000
	Toronto, Ontario M5A1J3 C08 120-20-S		List: \$449,900
Orig Price: \$475,000		Taxes: \$2,676.76/2006	99 % List
SPIS:	DOM: 52	Contract: 5/12/2007	Sold: 7/3/2007
Condo Apt		#Shares%:	Rooms: 5
Apartment		Locker#: L26	Bedrooms: 2
Dir/Cross St: King & Jarvis		Level: 15	Washrooms: 2
Corp#: MTCC/1330		Unit#: 02	1x4, 1x3
Prop Mgmt: Comsec Property Management 416-368-0390			
MLS# C1140450		PIN#:	
Kitchens: 1	Pets Perm: Y	Balcony: Open	
Fam Rm: N	Locker: Exclusive	Ens Lndry: Y Lndry Lev:	
Basement: None	Maint: \$567.87	Exterior: Brick	
	CAC: Y	Concrete	
Fireplace/ Stv: N	UFFI:	Gar/Park Sp: Undergrnd/1	
Heat: Electric	Central Vac:	Park/Drive: Undergrnd	
Heat Pump	Elevator:	Park Type: Owned/	
Apx Age:	Retirement:	Park Spcs: 1 #D-9	
Apx Sqft:	Taxes Incl: N Water Incl: Y	Park \$/Mo:	
Exposure: Ne	Heat Incl: N Hydro Incl: N	Prk Lgl Dsc:	
Assessment:	Cable TV Incl: N CAC Incl: N	Bldg Amen: Security Guard Security System Recreation Room Exercise Room Sauna	
Spec Desig: Unknown	Bldg Insur Incl: Y Prkg Incl: Y		
	Comm Elem Inc: Y		
# Room	Level	Dimensions (ft)	
1 Living	Main	19.36 x 12.47	Wood Floor Open Concept W/O To Balcony
2 Dining	Main	19.36 x 12.47	Wood Floor Combined W/Living Irregular Rm
3 Kitchen	Main	10.83 x 8.20	Wood Floor Open Concept Ceramic Back Splash
4 Master	Main	11.48 x 10.66	Wood Floor 4 Pc Ensuite Juliette Balcony
5 2nd Br	Main	11.81 x 8.04	Wood Floor Double Closet
View! View! View! This Bright And Spacious 2 Bedroom + 2 Bath Penthouse Corner Suite At The King George Square Has Fantastic Panoramic Views! Functional Layout. Upgrades Include New Flooring, Ugraded Kitchen Counter, Refinished Balcony, Custom Closets, Custom Blinds + More!!			
Very Well Priced. Shows Very Well! Buy Now: Another One Like This May Not Come Up For Years! See Virtual Tour! Incl: Fridge, Stove, Built-In Dishwasher, Microwave/Hood Fan, Washer, Dryer, Electric Light Fixtures, Blinds.			
Listing Contracted With: ROYAL LEPAGE/J & D DIVISION, BROKERAGE 416-489-2121			