

RICHMOND AND UNIVERSITY

168 SIMCOE ST., NO. 805

ASKING PRICE: \$325,000

SELLING PRICE: \$322,000

**PREVIOUS SELLING PRICE:
\$158,403 (2000)**

TAXES: \$2,169 (2009)

DAYS ON THE MARKET: 12

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

The most exceptional aspect of this one-bedroom suite lies upon its urban locale in the downtown core, says agent Boris Kholodov.

"The location was the biggest selling feature without a doubt," he says. "It's right in the middle of the Entertainment District, yet it's close to all the hospitals on University Avenue and within walking distance to the Financial District, Chinatown and Kensington Market."

Even Osgoode subway station is within steps of the roughly decade-old building,



though this 697-square-foot unit does come with the convenience of underground parking.

The interior boasts nine-foot high ceilings and original finishes, such as tile floors in the kitchen and carpeting in the master bedroom, central dining area and an open-concept

living room with a Juliet balcony.


"It was a standard unit for the building, except it has higher ceilings than most units in this building," adds Mr. Kholodov. "This type of unit is very good for somebody who wants to customize and live in a space of their

own."

Last of all, the unit is outfitted with a four-piece bathroom and kitchen and laundry appliances.

There is a monthly fee of \$411, which covers the cost of utilities and maintenance of amenities, such as a party room, gym and concierge.

**Prepared by BORIS KHOLODOV, Salesperson
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	168 Simcoe St 805		Sold: \$322,000
	Toronto, Ontario M5T1T1 C01 120-18-S		List: \$325,000
Orig Price: \$325,000		Taxes: \$2,169.01/2009	99 % List
SPIS: Y	DOM: 12	Contract: 4/9/2010	Sold: 4/21/2010
Condo Apt		#Shares%:	Rooms: 4
Apartment		Locker#: None	Bedrooms: 1
Dir/Cross St:	Richmond & University	Level: 7	Washrooms: 1
Corp#:	MTCC/1289	Unit#: 4	1x4xMain
Prop Mgmt:			
MLS# C1834537		PIN#:	
Kitchens: 1	Pets Perm: Restrict	Balcony: None	
Fam Rm: N	Locker: None	Ens Lndry: Y Lndry Lev:	
Basement: None	Maint: \$411.51	Exterior: Concrete	
Fireplace/ Stv: N	CAC: Y	Gar/Park Sp: Undergrnd/1	
Heat: Gas	UFFI:	Park/Drive: Undergrnd	
Forced Air	Central Vac:	Park Type: Owned/	
Apx Age:	Elevator:	Park Spcs: 1 #B20	
Apx Sqft: 500-699	Retirement:	Park \$/Mo:	
Exposure: E	Taxes Incl: N Water Incl: Y	Prk Lgl Dsc: Level B Unit 20	
Assessment:	Heat Incl: Y Hydro Incl: Y	Bldg Amen:	
Spec Desig: Unknown	Cable TV Incl: N CAC Incl: Y		
	Bldg Insur Incl: Y Prkg Incl: Y		
	Comm Elem Inc: Y		
# Room	Level	Dimensions (ft)	
1 Living	Main	9.97 x 18.24	Broadloom Juliette Balcony East View
2 Dining	Main	10.99 x 12.66	Broadloom
3 Kitchen	Main	6.00 x 8.01	Tile Floor B/I Appliances O/Looks Dining
4 Master	Main	8.99 x 12.99	Broadloom Closet Window
Live In Tridel's Q West In The Heart Of The Entertainment District! This Bright, Spacious And Airy One Bedroom Suite Is Approximately 697Sf And Features A Functional Open Concept Layout With A Separate Dining Area, Gorgeous High Ceilings, Juliette Balcony Off The Living Room, And Much More. Parking Included. Live Right In The Heart Of The City - Walk To Financial District, Harbourfront, Kensington Market, King West, Hospital Row And Chinatown. Fridge, Stove, Built-In Dishwasher, Washer, Dryer, All Existing Electric Light Fixtures, All Existing Window Coverings. Parking Included.			
Listing Contracted With: ROYAL LEPAGE/J & D DIVISION, BROKERAGE 416-489-2121			