

BY SYDNIA YU

Historical property sales information provided by Teranet ([www.teranet.ca](http://www.teranet.ca))

## ||| BLOOR AND AVENUE ROAD

175 Cumberland St., No. 1406

Asking price: \$499,900

Selling price: \$480,000

Taxes: \$4,143 (2006)

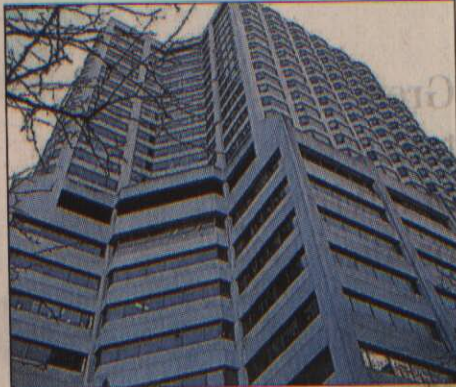
Days on the market: 74

This luxury one-bedroom condominium in Yorkville spent 2½ months on the market for three basic reasons: The high-rise is about 20 years old, the monthly maintenance fee is just under \$900, and parking was not included, agent Boris Kholodov says.

The good thing about the 1,260-square-foot unit is that it has "a very functional layout," he adds, and "is very big for the price and for the area."

Located in the Renaissance Plaza next to the Four Seasons Hotel, the home has an eat-in kitchen adjoining the combined living and dining room, which features wall-to-wall windows. "It's very good for entertaining, and it's got a fantastic view," Mr. Kholodov adds. "It overlooks the [Royal Ontario Museum]."

There is broadloom in the principal room and the master bedroom, which measures 12 by 19 feet and features a walk-in closet and four-piece en suite



JOHNSTON AND DANIEL


bathroom. The unit also includes a powder room off the foyer and an en suite laundry.

Residents have the use of an indoor pool, gym and squash court. There also is concierge service and valet parking. Spots cost \$250 a month.

The subway, designer boutiques, restaurants and cultural attractions are nearby. There also are retail shops within the building.

*Listing agent: Boris Kholodov, Royal LePage Real Estate Services Ltd., Johnston and Daniel Division*

**Prepared by BORIS KHOLODOV, Salesperson  
ROYAL LEPAGE/J & D DIVISION, BROKERAGE  
416-489-2121  
1/11/2011 1:03:18 PM**

	<b>175 Cumberland St 1406</b>		<b>Sold: \$480,000</b>
	Toronto, Ontario M5R3M9 C02 115-19-Q		<b>List: \$499,900</b>
<b>Orig Price:</b> \$539,000		<b>Taxes:</b> \$4,143.82/2006	96 % List
<b>SPIS:</b>	<b>DOM:</b> 74	<b>Contract:</b> 10/30/2006	<b>Sold:</b> 1/12/2007
Condo Apt	<b>#Shares%:</b>	<b>Rooms:</b>	5
Apartment	<b>Locker#:</b> None	<b>Bedrooms:</b>	1
<b>Dir/Cross St:</b> Bloor & Avenue Rd	<b>Level:</b> 4	<b>Washrooms:</b>	2
<b>Corp#:</b> MTCP/626	<b>Unit#:</b> 6		1x4, 1x2
<b>Prop Mgmt:</b>			
<b>MLS#</b> C1019098		<b>PIN#:</b>	
<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<b>Balcony:</b> None	
<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> \$898.62	<b>Exterior:</b> Concrete	
<b>Fireplace/ Stv:</b> N	<b>CAC:</b> Y	<b>Gar/Park Sp:</b> Undergrnd/0	
<b>Heat:</b> Gas	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd	
Forced Air	<b>Central Vac:</b>	<b>Park Type:</b> Rental/	
<b>Apx Age:</b>	<b>Elevator:</b>	<b>Park Spcs:</b> 0	
<b>Apx Sqft:</b>	<b>Retirement:</b>	<b>Park \$/Mo:</b> \$250	
<b>Exposure:</b> W	<b>Taxes Incl:</b> N	<b>Prk Lgl Dsc:</b>	
<b>Assessment:</b>	<b>Water Incl:</b> Y	<b>Bldg Amen:</b> Security Guard	
<b>Spec Desig:</b> Unknown	<b>Heat Incl:</b> N	Indoor Pool	
	<b>Cable TV Incl:</b> N	Exercise Room	
	<b>CAC Incl:</b> N	Sauna	
	<b>Bldg Insur Incl:</b> Y	Squash/Racquet Court	
	<b>Prkg Incl:</b> N		
	<b>Comm Elem Inc:</b> Y		
<b># Room</b>	<b>Level</b>	<b>Dimensions (ft)</b>	
1 Foyer	Main	6.73 x 3.77	2 Pc Bath Granite Floor
2 Living	Main	20.31 x 14.60	Broadloom Open Concept West View
3 Dining	Main	12.99 x 9.28	Broadloom Combined W/Living
4 Kitchen	Main	15.32 x 13.12	Tile Floor Eat-In Kitchen Window
5 Master	Main	19.68 x 12.20	Broadloom 4 Pc Ensuite W/I Closet
Renaissance Plaza! This Bright, Spacious And Airy Suite Features Approx 1260 Square Feet Of Designer Decorated Luxurious Space And Beautiful South And West Views. Incredible Amenities. One Of The Most Exclusive Buildings In The City Fridge, Cooktop, Wall Oven, Dishwasher, Microwave, Washer, Dryer, All Blinds, Electric Light Fixtures (Exclude: Dining Room And Kitchen), Broadloom Where Laid.			
<b>Listing Contracted With:</b> ROYAL LEPAGE/J & D DIVISION, BROKERAGE 416-489-2121			