

ASKING PRICE

\$299,900

SELLING PRICE

\$295,000

TAXES

\$2,308 (2010)

DAYS ON THE MARKET

29

LISTING AGENT

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

The Action: About 60 to 70
buyers made appointments to



view this one-bedroom corner suite in a relatively new high-rise tower just north of the waterfront.

What They Got: This 675-square-foot suite was designed with an open concept kitchen, living and dining area with 11-foot ceilings, wood floors and wraparound windows.


- » Essentials include a four-piece bathroom and six appliances.
- » There is a monthly fee of \$301, plus hydro. Building amenities consist of a gym, indoor pool and tennis court, as well as a party room.
- » Parking is not included, but the

building is steps from streetcars, Union Station and the island airport, along with the St. Lawrence Market, Financial District and Harbourfront Centre.

The Agent's Take: "The Pinnacle complex has many units and most of them are priced higher, but this is on the second floor, which some people find not so desirable, but it has high ceilings and certainly offered the right amount of space for the money," agent Boris Kholodov says.

"If this unit were up on the 20th floor, then it would probably go from \$325,000 to \$350,000."

**Prepared by BORIS KHOLODOV, Salesperson
ROYAL LEPAGE/J & D DIVISION, BROKERAGE
416-489-2121
8/22/2011 4:30:46 PM**

	18 Harbour St 203 Sold: \$295,000																																				
	Toronto, Ontario M5J2Z6 Toronto C01 Waterfront Communities C1 List: \$299,900																																				
	Orig Price: \$299,900 Taxes: \$2,308.27/2010 98 % List																																				
SPIS: N - - DOM: 29 Contract: 4/1/2011 Sold: 4/30/2011																																					
Condo Apt #Shares%: Rooms: 4 Apartment Locker#: None Bedrooms: 1 Dir/Cross St: Yonge & Harbour Level: 2 Washrooms: 1 Corp#: TSCC/2030 Unit#: 3 1x4xMain Prop Mgmt:																																					
MLS# C2071628 PIN#:																																					
Kitchens: 1 Fam Rm: N Basement: None Fireplace/ Stv: N Heat: Gas Forced Air Apx Age: Apx Sqft: 500-699 Exposure: Nw Assessment: Spec Desig: Unknown Phys Hdcap-Equip:	Pets Perm: Restrict Locker: None Maint: \$300.99 A/C: Central Air UFFI: Central Vac: Elevator: Retirement: Taxes Incl: N Water Incl: Y Heat Incl: Y Hydro Incl: N Cable TV Incl: N CAC Incl: Y Bldg Insur Incl: Y Prkg Incl: N Comm Elem Inc: Y	Balcony: None Ens Lndry: Y Lndry Lev: Exterior: Concrete Gar/Park Sp: Undergrnd/0 Park/Drive: Undergrnd Park Type: None/ Park Spcs: 0 Park \$/Mo: Prk Lgl Dsc: Bldg Amen: Exercise Room Indoor Pool Party/Meeting Room Sauna Security Guard Tennis Court																																			
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Dimensions (ft)</th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Living</td> <td>Main</td> <td>9.42 x 7.32</td> <td>Wood Floor</td> <td>Cathedral Ceiling</td> <td>Large Window</td> </tr> <tr> <td>2</td> <td>Dining</td> <td>Main</td> <td>9.91 x 7.32</td> <td>Wood Floor</td> <td>Combined W/Living</td> <td>Large Window</td> </tr> <tr> <td>3</td> <td>Kitchen</td> <td>Main</td> <td>16.31 x 6.79</td> <td>Wood Floor</td> <td>Open Concept</td> <td></td> </tr> <tr> <td>4</td> <td>Master</td> <td>Main</td> <td>12.60 x 12.60</td> <td>Broadloom</td> <td>Cathedral Ceiling</td> <td>Large Closet</td> </tr> </tbody> </table>			#	Room	Level	Dimensions (ft)				1	Living	Main	9.42 x 7.32	Wood Floor	Cathedral Ceiling	Large Window	2	Dining	Main	9.91 x 7.32	Wood Floor	Combined W/Living	Large Window	3	Kitchen	Main	16.31 x 6.79	Wood Floor	Open Concept		4	Master	Main	12.60 x 12.60	Broadloom	Cathedral Ceiling	Large Closet
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Rarely Offered! This Bright, Spacious And Airy 1 Bedroom Corner Suite Is Approximately 675 Square Feet And Features A One Of A Kind Layout With 11 Foot Ceilings And Large Wrap Around Windows In The Living/Dining Area, Overlooking The Foot Of Yonge Street, Lakeshore Boulevard, And The City! Truly An Urban Home! Excellent Location; Walk To Acc, Union Station, St. Lawrence Market, Financial District, Waterfront +++ Fridge, Flat Top Stove, Built-In Dishwasher, Microwave With Exhaust Fan, Washer, Dryer, All Existing Electric Light Fixtures, All Existing Window Coverings. Everything Almost New - Barely Used! Numerous Upgrades.																																					
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