

YONGE AND LAWRENCE

18 WANLESS AVE., NO. 314

ASKING PRICE: \$449,900

SELLING PRICE: \$411,000

**PREVIOUS SELLING PRICE:
\$271,000 (2004)**

TAXES: \$2,481 (2009)

DAYS ON THE MARKET: 81

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

For more than two months, winter festivities and bad weather were the main factors that kept buyers away from this two-bedroom suite, which is a rare find in Lawrence Park, says listing agent Boris Kholodov.

"There are many houses in that area but not enough condos, in my opinion," he says. "Maybe three or four [units] get sold annually. There is a very low turnover in the building."

Residents enjoy the proximity to restaurants, shops and

supermarkets along Yonge Street, as well as a community centre, places of worship and schools.

"This place is right at Yonge and Lawrence, so it's on the subway line with very easy access to everything," says Mr. Kholodov.

The suite was conveniently designed with the front door by the kitchen.

The kitchen has a U-shaped work area stocked with four appliances and a clear view of a living and dining area finished with sliding balcony

doors and wood floors that flow into the bedrooms.


The master suite has a walk-in closet and direct access to one of two full bathrooms.

The unit also has the benefit of ensuite laundry facilities, a locker and parking. "It offers a lot to someone who wants to be in a condo in a quieter, more residential area," says Mr. Kholodov.

Each month, a fee of \$356 covers heating costs and use of amenities, such as the gym and party room.



**Prepared by BORIS KHOLODOV, Salesperson
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1/10/2011 2:00:08 PM**

	18 Wanless Ave 314		Sold: \$411,000
	Toronto, Ontario M4N1V6 C10 109-20-J		List: \$425,000
	Orig Price: \$449,900	Taxes: \$2,481/2009	97 % List
SPIS: N	DOM: 81	Contract: 11/6/2009	Sold: 1/26/2010
Condo Apt	#Shares%:	Rooms:	4
Apartment	Locker#: 48	Bedrooms:	2
Dir/Cross St: Yonge & Lawrence	Level: 2	Washrooms:	2
Corp#: MTCC/1389	Unit#: 14	1x4xMain,	
Prop Mgmt:		1x3xMain	

MLS# C1737728 **PIN#:**

Kitchens: 1	Pets Perm: Restrict	Balcony: Open
Fam Rm: N	Locker: Exclusive	Ens Lndry: Y Lndry Lev:
Basement: None	Maint: \$355.67	Exterior: Brick
Fireplace/ Stv: N	CAC: Y	Gar/Park Sp: Undergrnd/1
Heat: Gas Forced Air	UFFI:	Park/Drive: Undergrnd
Apx Age:	Central Vac:	Park Type: Owned/
Apx Sqft:	Elevator:	Park Spcs: 1 #B5
Exposure: Ne	Retirement:	Park \$/Mo:
Assessment:	Taxes Incl: N Water Incl: Y	Prk Lgl Dsc: Level B Unit 5
Spec Desig: Unknown	Heat Incl: Y Hydro Incl: N	Bldg Amen:
	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	18.96 x 10.99	Wood Floor	Open Concept	W/O To Balcony
2	Dining	Main	18.96 x 10.99	Wood Floor	Combined W/Living	
3	Kitchen	Main	8.07 x 8.04	Modern Kitchen	Breakfast Bar	Open Concept
4	Master	Main	11.97 x 8.92	Wood Floor	4 Pc Ensuite	W/I Closet
5	2nd Br	Main	9.94 x 8.92	Wood Floor	3 Pc Bath	Closet

A Rarely Available 2 Bedroom + 2 Full Bath Suite At This Boutique Low-Rise Building Right At Yonge/Lawrence! This Bright, Spacious And Airy Property Is In Excellent Condition And Offers A Functional Open-Concept Floor Plan Allowing A Great Flow Of Space, Upgraded Finishes, Parking, Storage Locker And Much, Much More! Unbeatable Location: Supermarket, Subway, Restaurants, Excellent Schools And All Services Within Short Walking Distance!
Fridge, Stove, Built-In Dishwasher, Microwave, Washer, Dryer, Electric Light Fixtures, Window Coverings.

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