

YONGE AND BLOOR

18 YORKVILLE AVE., NO. 412

ASKING PRICE: \$599,900

SELLING PRICE: \$572,000

PREVIOUS SELLING PRICE:
\$365,000 (2007)

TAXES: \$2,746 (2007)

DAYS ON THE MARKET: 57

LISTING AGENT: Boris Kholodov, Royal LePage Real Estate

Services Ltd., Johnston and Daniel Division

Within a three-year-old high-rise at the corner of Yonge Street and Yorkville Avenue, this one-bedroom suite with a den sold for 56.7 per cent more than it did just last year.

One of the likely factors behind that is its location just steps to high-end shops, restaurants and galleries, agent Boris Kholodov explains.

"It's an extremely, high-de-

mand location in a high-demand building," he says. "Because of the Four Seasons [development] going up next door ... the values in the building have improved dramatically."

In addition, the unit has 916 square feet of space inside and 160 square feet on a balcony. "There are lot [of other units in the building] under 600 square feet," Mr. Kholodov says. "Other balconies you can't even stand on."



Situated on the fourth floor, the unit also includes nine-foot ceilings, upgraded lighting and upscale finishes such as granite, CaesarStone and slate.

The open-concept living and dining room has dark hardwood flooring, which extends into the kitchen, as well as large windows and sliding doors to the west-facing balcony.


"It [overlooks] the nice courtyard in front of the building," Mr. Kholodov adds.

The master suite, with a walk-in closet and full bathroom, also opens to the balcony.

A powder room and laundry machines are located off the foyer.

Included with the unit is a wide parking spot next to the elevator. A monthly fee of \$480 covers concierge and security services, and the maintenance of common areas, such as the gym, recreation room and guest suites.

**Prepared by BORIS KHOLODOV, Salesperson
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	18 Yorkville Ave 412		Sold: \$572,000
	Toronto, Ontario M4W1L4 C02 115-19-Q		List: \$599,900
Orig Price: \$599,900		Taxes: \$2,746.16/2007	95 % List
SPIS: N	DOM: 57	Contract: 5/13/2008	Sold: 7/9/2008
Condo Apt Apartment		#Shares%:	Rooms: 4
Dir/Cross St: Yonge & Yorkville		Locker#: 4-20	Bedrooms: 1+1
Corp#: TSCC/1724		Level: 4	Washrooms: 2
Prop Mgmt:		Unit#: 12	1x4xMain, 1x2xMain
MLS# C1375544		PIN#:	
Kitchens: 1 Fam Rm: N Basement: None Fireplace/ Stv: N Heat: Gas Forced Air Apx Age: Apx Sqft: Exposure: W Assessment: Spec Desig: Unknown	Pets Perm: Restrict Locker: Owned Maint: \$479.98 CAC: Y UFFI: Central Vac: Elevator: Retirement: Taxes Incl: N Water Incl: Y Heat Incl: N Hydro Incl: N Cable TV Incl: N CAC Incl: N Bldg Insur Incl: Y Prkg Incl: Y Comm Elem Inc: Y Library Park Public Transit	Balcony: Open Ens Lndry: Y Lndry Lev: Main Exterior: Concrete Gar/Park Sp: Undergrnd/1 Park/Drive: Undergrnd Park Type: Owned/ Park Spcs: 1 Park \$/Mo: Prk Lgl Dsc: Level C Unit 4 Bldg Amen: Concierge Exercise Room Guest Suites Recreation Room Security Guard Visitor Parking	
# Room	Level	Dimensions (ft)	
1 Living	Main	18.54 x 11.97	Hardwood Floor Open Concept W/O To Balcony
2 Dining	Main	18.54 x 11.97	Hardwood Floor Combined W/Living
3 Kitchen	Main	10.66 x 9.02	Hardwood Floor B/I Appliances Open Concept
4 Master	Main	11.81 x 9.02	Hardwood Floor 4 Pc Ensuite W/I Closet
5 Den	Main	9.51 x 9.51	Hardwood Floor
6 Other	Main	23.62 x 7.05	
<p>Rare Offering At 18 Yorkville! Luxurious And Spacious End Unit(916Sf)Featuring A Spectacular Terrace (160Sf) With 2 Walk Outs. West View Overlooking Beautiful Courtyard And Historic Yorkville Library.Desirable Layout With Spacious Foyer And Powder Room. Numerous Tasteful Upgrades Throughout. Double Width Parking Space Directly Next To Elevator.</p> <p>Stainless Steel Appliances:Ge Profile Fridge& Stove,Bosch Dishwasher,Lg Microwave& Range Hood.Washer,Dryer.9Ft Flat Ceilings,Granite,Ceasar Stone,Slate,Upgraded Lights,Upgraded Bathroom & Kitchen Fixtures,Rich Dark Hardwood Floors, And More</p>			
Listing Contracted With: ROYAL LEPAGE/J & D DIVISION, BROKERAGE 416-489-2121			