

## QUEEN AND JARVIS

189 QUEEN ST. E., NO. 1

ASKING PRICE: \$699,900

SELLING PRICE: \$672,500

PREVIOUS SELLING PRICE:  
\$608,000 (2006); \$366,631  
(2003)

TAXES: \$3,705 (2009)

DAYS ON THE MARKET: 14

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

Within the Boiler Factory Lofts, across from Moss Park, this two-bedroom suite is the epitome of one-of-a-kind residences with everything from a two-storey layout to an original safe for valuables.

"People want to buy something that no one else has and this property provides them with an opportunity to do that," says agent Boris Kholodov.

"There isn't anything like this in Toronto."

The street-level loft is one of only 11 live/work units within the Victorian structure, which was initially a boiler factory in the late 1800s and later used as a showroom and warehouse for Waddington's auction house.

"It's a very small building, very unique," says Mr. Kholodov.

"As much of the original fea-



tures ... as possible were preserved in the conversion process."

For instance, this unit features natural clay brick, high ceilings, wood posts and beams.

"It has all the features of a real hard loft, including a bank vault on the lower level," says Mr. Kholodov. "It would make a very good wine cellar that would house about 800 bottles."

Off the building's main corridor, there is an entrance to an open entertaining space with wood floors, extra large windows and kitchen facilities along one wall.

Directly below, there is an open office area and two carpeted bedrooms, including a master suite with a walk-in closet and access to one of two full bathrooms.

"It is a natural property for a live/work arrangement," says Mr. Kholodov.

"Even in lofts that are very open, you do want to keep the sleeping area separate."

Additional luxuries include en suite laundry facilities, a surface parking and exclusive use of a rooftop terrace.

The monthly fee is \$693, plus hydro and heating.

**Prepared by BORIS KHOLODOV, Salesperson  
ROYAL LEPAGE/J & D DIVISION, BROKERAGE  
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1/10/2011 11:19:08 AM**

	<b>189 Queen St E 1</b>		<b>Sold: \$672,500</b>
	Toronto, Ontario M5A1S2 C08 120-20-S		<b>List: \$699,900</b>
<b>Orig Price:</b> \$699,900		<b>Taxes:</b> \$3,705.47/2009	96 % List
<b>SPIS:</b> N	<b>DOM:</b> 14	<b>Contract:</b> 4/12/2010	<b>Sold:</b> 4/26/2010
Condo Apt		<b>#Shares%:</b>	<b>Rooms:</b> 5
Loft		<b>Locker#:</b> None	<b>Bedrooms:</b> 2
<b>Dir/Cross St:</b> Queen & Jarvis		<b>Level:</b> 1	<b>Washrooms:</b> 2
<b>Corp#:</b> TSCC/1539		<b>Unit#:</b> 1	1x5, 1x3
<b>Prop Mgmt:</b>			
<b>MLS#</b> C1837347		<b>PIN#:</b>	
<b>Kitchens:</b> 1	<b>Pets Perm:</b> Y	<b>Balcony:</b> None	
<b>Fam Rm:</b> N	<b>Locker:</b> Ensuite	<b>Ens Lndry:</b> Y <b>Lndry Lev:</b>	
<b>Basement:</b> None	<b>Maint:</b> \$692.98	<b>Exterior:</b> Brick	
<b>Fireplace/ Stv:</b> N	<b>CAC:</b> Y	<b>Gar/Park Sp:</b> Surface/1	
<b>Heat:</b> Gas	<b>UFFI:</b>	<b>Park/Drive:</b> Surface	
Forced Air	<b>Central Vac:</b>	<b>Park Type:</b> Owned/	
<b>Apx Age:</b>	<b>Elevator:</b>	<b>Park Spcs:</b> 1 #9	
<b>Apx Sqft:</b> 2000-2500	<b>Retirement:</b>	<b>Park \$/Mo:</b>	
<b>Exposure:</b> N	<b>Taxes Incl:</b> N <b>Water Incl:</b> Y	<b>Prk Lgl Dsc:</b> Level 1 Unit 9	
<b>Assessment:</b>	<b>Heat Incl:</b> N <b>Hydro Incl:</b> N	<b>Bldg Amen:</b>	
<b>Spec Desig:</b> Unknown	<b>Cable TV Incl:</b> N <b>CAC Incl:</b> N		
	<b>Bldg Insur Incl:</b> Y <b>Prkg Incl:</b> Y		
	<b>Comm Elem Inc:</b> Y		
<b># Room</b>	<b>Level</b>	<b>Dimensions (ft)</b>	
1 Living	Main	54.26 x 12.50	Wood Floor Open Concept
2 Dining	Main	54.26 x 12.50	Wood Floor Open Concept
3 Kitchen	Main	23.65 x 6.99	Wood Floor Modern Kitchen Centre Island
4 Master	Lower	19.65 x 10.24	Broadloom 3 Pc Ensuite W/I Closet
5 2nd Br	Lower	10.66 x 9.25	Broadloom Closet
6 Office	Lower	8.99 x 8.76	Open Concept
7 Common Rm	Lower	32.81 x 9.19	Open Stairs
Boiler Factory On Queen East! Real Tribeca Feel: Huge Street Level Hard Loft In This Intimate 11-Unit Conversion. Very Authentic, Characterized By Original Exposed Natural Clay Brick, High Ceilings, Wood Posts And Beams + An Original Functioning Bank Vault Within The Unit. Thoughtfully Designed Layout. Living Space On Ground Floor And Private Work And Sleep Spaces On Lower Level, This Is The Loft For The True Loft Enthusiast. Very Rare For The Toronto Market. See Virtual Tour. Unit Also Has Exclusive Use To The Private Roof Top Terrace. Parking Deeded. Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Light Fixtures.			
<b>Listing Contracted With:</b> ROYAL LEPAGE/J & D DIVISION, BROKERAGE 416-489-2121			