


Prepared by **BORIS KHOLODOV, Salesperson**
ROYAL LEPAGE/J & D DIVISION, BROKERAGE

416-489-2121

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	21 Nelson St Lph15 Toronto, Ontario M5V1T8 C01 120-18-S Orig Price: \$365,000 Taxes: \$0/2010 SPIS: N DOM: 73 Contract: 11/5/2010 Sold: 1/17/2011 Sold: \$348,000 List: \$365,000 95 % List																																				
	Condo Apt 2-Storey Dir/Cross St: Simcoe & Adelaide Corp#: TSCC/2061 Prop Mgmt:	#Shares%: Locker#: Level: 12 Unit#: 15	Rooms: 3 Bedrooms: 1 Washrooms: 2 1x2xMain, 1x4x2nd																																		
MLS# C1989016 :		PIN#:																																			
Kitchens: 1 Fam Rm: N Basement: None Fireplace/ Stv: N Heat: Gas Forced Air Apx Age: Apx Sqft: 500-699 Exposure: N Assessment: Spec Desig: Unknown	Pets Perm: Restrict Locker: Ensuite Maint: \$346.65 CAC: Y 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: Y Comm Elem Inc: Y	Balcony: Open Ens Lndry: Y Lndry Lev: Exterior: Brick Gar/Park Sp: Undergrnd/2 Park/Drive: Undergrnd Park Type: Owned/ Park Spcs: 2 #13P3 Park \$/Mo: Prk Lgl Dsc: Tandem Spot Bldg Amen: Concierge Exercise Room Party/Meeting Room Rooftop Deck/Garden Visitor Parking																																			
<table border="1"> <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>10.83 x 10.50</td> <td>Open Concept</td> <td>Vaulted Ceiling</td> <td>W/O To Balcony</td> </tr> <tr> <td>2</td> <td>Dining</td> <td>Main</td> <td>10.83 x 10.50</td> <td>Hardwood Floor</td> <td>Open Concept</td> <td>Combined W/Living</td> </tr> <tr> <td>3</td> <td>Kitchen</td> <td>Main</td> <td>10.83 x 10.50</td> <td>Hardwood Floor</td> <td>Open Concept</td> <td>Stainless Steel Appl</td> </tr> <tr> <td>4</td> <td>Master</td> <td>2nd</td> <td>10.50 x 10.10</td> <td>Hardwood Floor</td> <td>4 Pc Ensuite</td> <td>W/I Closet</td> </tr> </tbody> </table>	#	Room	Level	Dimensions (ft)				1	Living	Main	10.83 x 10.50	Open Concept	Vaulted Ceiling	W/O To Balcony	2	Dining	Main	10.83 x 10.50	Hardwood Floor	Open Concept	Combined W/Living	3	Kitchen	Main	10.83 x 10.50	Hardwood Floor	Open Concept	Stainless Steel Appl	4	Master	2nd	10.50 x 10.10	Hardwood Floor	4 Pc Ensuite	W/I Closet	A Brand New 2 Storey Lower Penthouse Suite At Boutique Condominium, Across From The New Shangri-La Hotel! This Unit Offers Soaring 19 Foot Ceilings, A Wall Of Glass And A Spacious Open Balcony. Only The Finest Finishings. Main Level Features Open Living Area And Powder Room, Private Second Floor Accommodates Bedroom, Walk-In Closet And Ensuite Bath. Espresso Hardwood Floors, Excellent Storage Located Under The Stairs. Tandem Parking Space. Fridge, Stove, Built-In Dishwasher, Microwave, Washer, Dryer, All Existing Electric Light Fixtures, 4 Stainless Steel Appliances. Location Is Unbeatable: Walk To Financial District, King Street, Restaurants, Nightclubs, Hospitals, And Ttc	
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DONE DEALS

QUEEN AND UNIVERSITY 21 NELSON ST. LPH 15



ASKING PRICE

\$365,000

SELLING PRICE

\$348,000

TAXES

N/A

DAYS ON THE MARKET

73

LISTING AGENT

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

The Action: Agent Boris Kholodov arranged for 60 buyers to get a private showing of this two-storey, lower penthouse in the recently completed Boutique development downtown.

What They Got: This 12th-floor suite has a 606-square-foot plan designed and decorated with stainless steel kitchen appliances, espresso hardwood floors throughout, sliding balcony doors and a wall of 19-foot-tall windows in the open living and dining area.

- » The main floor has a powder room and storage beneath the stairs to a master suite with clear railings overlooking the principal room, a walk-in closet and a four-piece bathroom.
- » Heating and water costs are included in a monthly fee of \$347.
- » Two designated parking spots are on site, along with stylish recreational facilities, including a gym, party room and rooftop deck, pool and bar.

The Agent's Take: "Usually, two-storey units in this price range in the downtown area don't have a decent amount of living space," Mr. Kholodov says. "But this one has a larger living area."

Young professionals were also swayed by the proximity of banks and headquarters in the Financial District and restaurants, nightclubs and theatres in the Entertainment District.

"This location is really booming," Mr. Kholodov adds. "This building is right next to the Shangri-La hotel that's being built, so the value is certainly there [now] and the potential value is unlimited."