

YONGE AND DUNDAS


**210 VICTORIA ST.
LOWER PENTHOUSE NO. 11**

ASKING PRICE: \$369,900

SELLING PRICE: \$350,000

TAXES: not yet assessed

DAYS ON THE MARKET: 51

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

CO-OP AGENTS: Boris Kholodov and Eleonora Segal, Royal LePage Real Estate Services Ltd., Johnston and Daniel Division

Agent Boris Kholodov has sold hundreds of condominium suites, but this 730-square-foot corner unit on the 31st floor of the Pantages Tower is one he won't forget.

"This unit has the best views I've ever seen in a residential property," he says. "You can see everything from Yorkville down to the lake."

The open-concept living and dining room, with laminate



floors, is separated from the cooking area by an island.

"You can see the outside from everywhere," Mr. Kholodov adds. "Even the kitchen has floor-to-ceiling windows."

Rounding out the residence is a powder room, en suite laundry facilities, and a master bedroom with a five-piece bathroom.


Parking is included. A monthly fee of \$471 covers utilities and maintenance of a gym and recreation room.

Residents can also use a-la-carte services and facilities in the boutique hotel and spa situated on the lower levels of the high-rise. "This is a concept that is relatively new for the city, but is certainly being introduced rapidly," Mr. Kholodov says. "But people seem to be receptive."

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

416-489-2121

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	210 Victoria St Lph11		Sold: \$350,000
	Toronto, Ontario M5B2R3 C08 119-9-T		List: \$369,900
Orig Price: \$369,900		Taxes: \$0/2007	95 % List
SPIS:	DOM: 51	Contract: 7/4/2007	Sold: 8/24/2007
Condo Apt Apartment		#Shares%:	Rooms: 4
Dir/Cross St: Yonge & Dundas		Locker#: None	Bedrooms: 1
Corp#: TCP/1611		Level: 31	Washrooms: 2
Prop Mgmt:		Unit#: 1	1x5, 1x2
MLS# C1175834		PIN#:	
Kitchens: 1	Pets Perm: Y	Balcony: None	
Fam Rm: N	Locker: None	Ens Lndry: Y	Lndry Lev:
Basement: None	Maint: \$470.79	Exterior: Concrete	
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 #C38	
Exposure: Nw	Retirement:	Park \$/Mo:	
Assessment:	Taxes Incl: N Water Incl: Y	Prk Lgl Dsc:	
Spec Desig: Unknown	Heat Incl: Y Hydro Incl: Y	Bldg Amen: Security Guard	
	Cable TV Incl: N CAC Incl: Y	Security System	
	Bldg Insur Incl: Y Prkg Incl: Y	Recreation Room	
	Comm Elem Inc: Y	Exercise Room	
# Room	Level	Dimensions (ft)	
1 Living	Main	17.32 x 13.68	Laminate Open Concept Window
2 Dining	Main	17.32 x 13.68	Laminate Combined W/Living Window
3 Kitchen	Main	12.99 x 6.66	Modern Kitchen Centre Island Window
4 Master	Main	13.75 x 11.09	5 Pc Ensuite Large Closet Window
Possibly The Best Residential View In Toronto In The Luxurious Pantages. This Is A Unique Property, Very Rarely Available. Bright, Spacious And Airy, This 1 Bedroom Corner Suite Is Stylish And Boasts Floor To Ceiling Windows. Absolutely Stunning. Parking Included!			
See Virtual Tour. Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Electric Light Fixtures.			
Listing Contracted With: ROYAL LEPAGE/J & D DIVISION, BROKERAGE 416-489-2121			