



JOHNSTON & DANIEL

||| QUEENS QUAY AND YORK

228 Queens Quay West, No. 1902

Asking price: \$349,900

Selling price: \$345,000

Previous selling price:

\$325,804 (2003)

Taxes: \$2,824 (2006)

Days on the market: 40

Windows are plentiful in this two-bedroom corner suite on the 19th floor of a waterfront condominium. Residents of the 908-square-foot unit can look north to the CN Tower and east to Lake Ontario, and from the balcony off the principal room, they have views to the south.

While the selling price was slightly less than what was listed, the figure still reflects a premium people are often willing to pay for good views. As a comparison in this case, agent Boris Kholodov points to a similar unit six floors below that was listed at around the same time for \$325,000, and later reduced to \$319,000 before being sold at an undisclosed price.

"There's a big difference in the prices of properties in the same buildings depending on the view," he says. "The [purchasers] bought this one because the difference in the height . . . was important."

Flooring in the principal room is hardwood, while the bedrooms feature broadloom. There are two four-piece bathrooms, one of which is the master bedroom's en suite.


The open kitchen has marble flooring, as well as stainless-steel appliances, granite countertops and a breakfast bar. There also is a stacked washer and dryer in the unit.

Underground parking is included in the price. Streetcar service, shops, restaurants, and cultural attractions such as the Harbourfront Centre are nearby.

The monthly fee of \$466 covers utilities and building amenities, such as an indoor pool and gym.

Listing agent: Boris Kholodov, Royal LePage Real Estate Services Ltd., Johnston & Daniel Division

**Prepared by BORIS KHOLODOV, Salesperson
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	228 Queens Quay W 1902		Sold: \$345,000
	Toronto, Ontario M5J1B5 C01 120-19-T		List: \$349,900
Orig Price: \$349,900		Taxes: \$2,824.92/2006	99 % List
SPIS:	DOM: 40	Contract: 1/12/2007	Sold: 2/21/2007
Condo Apt		#Shares%:	Rooms: 7
Apartment		Locker#: None	Bedrooms: 2
Dir/Cross St: York & Queens Quay	Level: 160	Washrooms: 2	
Corp#: TSCC/1536	Unit#: 2	2x4	
Prop Mgmt: Brookfield Residential			
MLS# C1052232		PIN#:	
Kitchens: 1	Pets Perm: Restrict	Balcony: Open	
Fam Rm: N	Locker: None	Ens Lndry: Y Lndry Lev:	
Basement: None	Maint: \$466	Exterior: Concrete	
Fireplace/ Stv: N	CAC: Y	Gar/Park Sp: Undergrnd/1	
Heat: Gas	UFFI:	Park/Drive: Undergrnd	
Forced Air	Central Vac:	Park Type: Owned/	
Apx Age:	Elevator:	Park Spcs: 1 #P3-5	
Apx Sqft:	Retirement:	Park \$/Mo:	
Exposure: Se	Taxes Incl: N Water Incl: Y	Prk Lgl Dsc:	
Assessment:	Heat Incl: Y Hydro Incl: Y	Bldg Amen: Security Guard	
Spec Desig: Unknown	Cable TV Incl: N CAC Incl: Y	Security System	
	Bldg Insur Incl: Y Prkg Incl: Y	Indoor Pool	
	Comm Elem Inc: Y	Recreation Room	
		Exercise Room	
# Room	Level	Dimensions (ft)	
1 Foyer	Main	7.81 x 6.59	Marble Floor Stucco Ceiling North View
2 Living	Main	18.80 x 14.99	Hardwood Floor Se View W/O To Balcony
3 Dining	Main	18.80 x 14.99	Hardwood Floor Combined W/Living
4 Kitchen	Main	7.41 x 10.99	Marble Floor B/I Appliances Breakfast Bar
5 Master	Main	10.01 x 8.40	Broadloom 4 Pc Ensuite Nw View
6 2nd Br	Main	10.10 x 13.12	Broadloom North View Closet
7 Other	Main	8.10 x 5.51	Broadloom Closet
The Riviera! Prime Waterfront Location! This Bright, Spacious, Airy & Incredibly Luxurious 2 Bedroom Suite Is Approx 908 Sf And Offers Panoramic Lake & City Views. Well Maintained Building With Rec Centre & Indoor Pool. Steps To Harbour, Shops & Dining. Parking Included			
Stainless Steel (Fridge, Stove, Buil In Dishwasher, & Microwave), Stacked Washer/Dryer, Hardwood, Marble And Broadloom Where Laid, Granite Counters In Kitchen, Electric Light Fixtures And Window Coverings. Open Balcony Facing The Lake.			
Listing Contracted With: ROYAL LEPAGE/J & D DIVISION, BROKERAGE 416-489-2121			