

Done Deals

YONGE AND CARLTON

25 CARLTON ST., NO. 605

ASKING PRICE: \$350,000

SELLING PRICE: \$372,800

**PREVIOUS SELLING PRICE:
\$230,634 (2008)**

TAXES: \$1,920 (2009)

DAYS ON THE MARKET: eight

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

As soon as agent Boris Kholodov listed this one-bedroom plus den suite for sale, it sparked a lot of activity amongst buyers anxious to move into the relatively new condominium complex.

"At the time this property was marketed, there weren't many other competing listings [in the building]," says Mr. Kholodov. "The maintenance fees are relatively low and the layouts are quite practical."

For instance, the monthly fee for this sixth floor unit is just \$420, which covers heat-



ing and water costs, as well as the upkeep of a gym, indoor pool and concierge services.

Furthermore, buyers like how close the highrise tower is to everything, ranging from universities, supermarkets and hospitals and theatres.

"The location is very good, right across from College Park and shopping at the corner at Yonge and Carlton," Mr. Kholodov adds.


Inside the suite, there are soaring nine-foot ceilings and

hardwood floors throughout, including a U-shaped kitchen and open living and dining area with full height windows and doors to a balcony facing a landscaped terrace on the roof of the building's podium.

"This unit was set up very well, it was nicely decorated and it had a very nice, quiet view," says Mr. Kholodov.

A four-piece bathroom and laundry machines complete the unit, which comes with parking.

**Prepared by BORIS KHOLODOV, Salesperson
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	25 Carlton St 605	Sold: \$372,800
	Toronto, Ontario M5B1L2 C08 120-19-R	List: \$350,000
Orig Price: \$350,000	Taxes: \$1,920/2009	107 % List
SPIS: N	DOM: 8	Contract: 4/19/2010
Sold: 4/27/2010		
Condo Apt	#Shares%:	Rooms: 3
Apartment	Locker#: None	Bedrooms: 1+1
Dir/Cross St: Yonge & Carlton	Level: 6	Washrooms: 1
Corp#: TSCC/1979	Unit#: 5	1x4xMain
Prop Mgmt: Simerra Property Management 647-350-2307		

MLS# : C1843613 **PIN#:**

Kitchens: 1	Pets Perm: Restrict	Balcony: Open
Fam Rm: N	Locker: None	Ens Lndry: Y Lndry Lev:
Basement: None	Maint: \$420.28	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: 0-5	Elevator:	Park Spcs: 1 #C4
Apx Sqft: 500-699	Retirement:	Park \$/Mo:
Exposure: Sw	Taxes Incl: N Water Incl: Y	Prk Lgl Dsc: Level C Unit 4
Assessment:	Heat Incl: Y Hydro Incl: N	Bldg Amen: Concierge
Spec Desig: Unknown	Cable TV Incl: N CAC Incl: Y	Guest Suites
	Bldg Insur Incl: Y Prkg Incl: Y	Gym
	Comm Elem Inc: Y	Indoor Pool
		Party/Meeting Room
		Rooftop Deck/Garden

#	Room	Level	Dimensions (ft)			
1	Living	Main	19.59 x 10.07	Hardwood Floor	Open Concept	W/O To Balcony
2	Dining	Main	19.59 x 10.07	Hardwood Floor	Combined W/Living	
3	Kitchen	Main	8.17 x 7.87	Hardwood Floor	Breakfast Bar	O/Looks Dining
4	Master	Main	11.15 x 9.58	Closet	4 Pc Bath	
5	Den	Main	8.10 x 7.91	Hardwood Floor		

Live Downtown, At The Met, Right On The Subway Line. Enjoy This Bright, Spacious And Airy 1 Bedroom + Den Suite With A Balcony, Overlooking Roof Gardens. It Offers 9' Ceilings, A Practical Open-Concept Layout, Numerous Upgrades And Tasteful Finishes Throughout. Beautifully Presented, This Property Is In Immaculate Condition - Ready For You To Move In! Unbeatable Location - Walk To Eaton Centre, Yorkville, Hospitals, Theatres, Ryerson & U Of T.
Fridge, Stove, Dishwasher, Microwave, Stacked Washer And Dryer, All Existing Electric Light Fixtures, All Existing Window Coverings. Parking Included.

Listing Contracted With: ROYAL LEPAGE/J & D DIVISION, BROKERAGE 416-489-2121