

## SUMMERHILL AND YONGE

25 SCRIVENER SQUARE, NO. 313

ASKING PRICE: \$425,000

SELLING PRICE: \$408,000

TAXES: \$2,361 (2006)

DAYS ON THE MARKET: 40

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

This two-bedroom suite is situated in one of two condominium buildings within the Thornwood complex, which is steps from Yonge Street, south of Summerhill Avenue.

Residents of the stylish new building have access to a private gym and recreation room, and additional amenities, including upscale shops and restaurants, are within easy walking distance.

"The building and the location are the best selling features of the property," real estate agent Boris Kholodov says.

Inside the 800-square-foot unit, there is hardwood flooring in the combined living room, dining area and kitchen. The space includes a centre island, large windows and sliding doors to a south-facing balcony.


The bedrooms feature broadloom; the master suite also has a private four-piece bathroom. A second bathroom and laundry facilities complete the suite.



"The place is not big ... [but] it's got everything that people need," Mr. Kholodov says.

There is a monthly fee of \$433 for water and heat. Parking is also included.

**Prepared by BORIS KHOLODOV, Salesperson  
ROYAL LEPAGE/J & D DIVISION, BROKERAGE  
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1/11/2011 1:47:04 PM**

	<b>25 Scrivener Sq 313</b>		<b>Sold: \$408,000</b>
	Toronto, Ontario M4W3Y6 C09 115-19-P		<b>List: \$425,000</b>
<b>Orig Price:</b> \$425,000		<b>Taxes:</b> \$2,301.48/2006	96 % List
<b>SPIS:</b>	<b>DOM:</b> 40	<b>Contract:</b> 5/24/2007	<b>Sold:</b> 7/3/2007
Condo Apt		<b>#Shares%:</b>	<b>Rooms:</b> 4
Apartment		<b>Locker#:</b> None	<b>Bedrooms:</b> 2
<b>Dir/Cross St:</b> Yonge & Summerhill	<b>Level:</b> 3	<b>Washrooms:</b> 2	
<b>Corp#:</b> TSCC/1614	<b>Unit#:</b> 13	1x4, 1x3	
<b>Prop Mgmt:</b> Brookfield Residential			
<b>MLS#</b> C1146383		<b>PIN#:</b>	
<b>Kitchens:</b> 1	<b>Pets Perm:</b> Y	<b>Balcony:</b> Open	
<b>Fam Rm:</b> N	<b>Locker:</b> None	<b>Ens Lndry:</b> Y	<b>Lndry Lev:</b>
<b>Basement:</b> None	<b>Maint:</b> \$433.11	<b>Exterior:</b> Concrete	
<b>Fireplace/ Stv:</b> N	<b>CAC:</b> Y	<b>Gar/Park Sp:</b> Undergrnd/1	
<b>Heat:</b> Gas	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd	
Heat Pump	<b>Central Vac:</b>	<b>Park Type:</b> Owned/	
<b>Apx Age:</b>	<b>Elevator:</b>	<b>Park Spcs:</b> 1 #B77	
<b>Apx Sqft:</b>	<b>Retirement:</b>	<b>Park \$/Mo:</b>	
<b>Exposure:</b> S	<b>Taxes Incl:</b> N	<b>Water Incl:</b> Y	<b>Prk Lgl Dsc:</b>
<b>Assessment:</b>	<b>Heat Incl:</b> Y	<b>Hydro Incl:</b> N	
<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>Bldg Amen:</b> Security Guard
	<b>Comm Elem Inc:</b> Y		Security System
			Recreation Room
			Exercise Room
			Gym
<b># Room</b>	<b>Level</b>	<b>Dimensions (ft)</b>	
1 Foyer	Main	7.38 x 5.74	Hardwood Floor
2 Living	Main	19.03 x 16.40	Hardwood Floor
3 Dining	Main	19.03 x 16.40	Hardwood Floor
4 Kitchen	Main	19.03 x 16.40	Hardwood Floor
5 Master	Main	9.84 x 9.51	Broadloom
6 2nd Br	Main	8.20 x 7.87	Broadloom
A Fantastic Suite At The Thornwood. A Functional Layout. Approximately 800Sf In This High-Demand Building Excellent Choice Of Finishes. Fabulous Summherhill Location: Walk To Everything! Parking Included.			
See Virtual Tour! Fridge, Stove, Built-In Dishwasher, Washer, Dryer, Hardwood And Broadloom Where Laid, Electric Light Fixtures And Window Coverings.			
<b>Listing Contracted With:</b> ROYAL LEPAGE/J & D DIVISION, BROKERAGE 416-489-2121			