

BLUE JAY AND WELLINGTON 250 WELLINGTON ST. W., NO. 1145**ASKING PRICE**

\$299,900

SELLING PRICE

\$289,500

TAXES

\$1,504 (2009)

DAYS ON THE MARKET

29

LISTING AGENT

Boris Kholodov, Royal LePage
Real Estate Services Ltd., John-
ston and Daniel Division

The Action: There were a couple dozen showings for this one-bedroom suite in a two-tower complex built about seven years ago.

What They Got: The 11th floor unit has a 572-square-foot plan with a carpeted bedroom, one bathroom, open kitchen and living and dining area with sliding balcony doors.


» The monthly fee of \$330 covers utilities and maintenance of amenities, like a gym, indoor pool and sauna. Security is also on site.

» Parking is not included, but the building is steps from streetcars, supermarkets, restaurants, clubs and theatres.

The Agent's Take: "The biggest selling feature was the location," says agent Boris Kholodov. "It's a short walk to King Street, the Entertainment District, Skydome and the Air Canada Centre, as well as easy streetcar access to everything else." The unit was finished with hardwood floors, granite counters and solid wood cabinetry.



**Prepared by BORIS KHOLODOV, Salesperson
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	250 Wellington St W 1145		Sold: \$289,500
	Toronto, Ontario M5V2V4 C01 120-18-S		List: \$299,900
Orig Price: \$299,900		Taxes: \$1,504.41/2009	97 % List
SPIS: N	DOM: 29	Contract: 5/19/2010	Sold: 6/17/2010
Condo Apt		#Shares%:	Rooms: 4
Apartment		Locker#: None	Bedrooms: 1
Dir/Cross St: Blue Jays & Wellington	Level: 11	Washrooms: 1	
Corp#: TSCC/1549	Unit#: 20	1x4xMain	
Prop Mgmt:			
MLS# C1873965		PIN#:	
Kitchens: 1	Pets Perm: Restrict	Balcony: Open	
Fam Rm: N	Locker: None	Ens Lndry: Y Lndry Lev:	
Basement: None	Maint: \$330.48	Exterior: Brick Front	
Fireplace/ Stv: N	CAC: Y	Concrete	
Heat: Gas	UFFI:	Gar/Park Sp: Undergrnd/0	
Forced Air	Central Vac:	Park/Drive: Undergrnd	
Apx Age:	Elevator:	Park Type: None/	
Apx Sqft: 500-699	Retirement:	Park Spcs: 0	
Exposure: N	Taxes Incl: N Water Incl: Y	Park \$/Mo:	
Assessment:	Heat Incl: Y Hydro Incl: Y	Prk Lgl Dsc:	
Spec Desig: Unknown	Cable TV Incl: N CAC Incl: Y	Bldg Amen: Exercise Room	
	Bldg Insur Incl: Y Prkg Incl: N	Gym	
	Comm Elem Inc: Y	Indoor Pool	
		Sauna	
		Security Guard	
		Security System	
# Room	Level	Dimensions (ft)	
1 Living	Main	16.34 x 9.48	Hardwood Floor Open Concept W/O To Balcony
2 Dining	Main	16.34 x 9.48	Hardwood Floor Combined W/Living
3 Kitchen	Main	7.68 x 9.58	Hardwood Floor Open Concept
4 Master	Main	11.97 x 7.97	Broadloom Closet
Live Downtown, In The Heart Of The Entertainment District! This Bright And Airy Suite At The Icon Is In Immaculate Condition, Boasts Premium Finishes, Is Beautifully Presented, And Offers You A Very Functional Open Concept Layout. Unbeatable Location, Within Walking Distance To Theatres, Restaurants, Nightclubs, Queen West, Kensington Market, Financial District, Harbourfront And Much More!			
Fridge, Stove, Built-In Dishwasher, Built-In Microwave, Washer, Dryer, All Existing Window Coverings, All Existing Electric Light Fixtures.			
Listing Contracted With: ROYAL LEPAGE/J & D DIVISION, BROKERAGE 416-489-2121			