

DONE DEALS

QUEENS QUAY AND YORK 260 QUEENS QUAY W., NO. 902

ASKING PRICE

\$349,900

SELLING PRICE

\$339,000

PREVIOUS SELLING PRICE

\$311,000 (2008); \$206,000 (2001); \$163,500 (1998)

TAXES

\$2,006 (2010)

DAYS ON THE MARKET

28

LISTING AGENT

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

The Action: More than 20 people booked showings of this one-bedroom-plus-solarium suite in the Harbour Point high-rise com-



plex by the waterfront.

What They Got: This roughly 25-year-old unit offers more than 850 square feet of living space with southwest views toward the lake, plus ensuite laundry machines, exterior locker and underground parking.

» Less than a decade ago, a previous owner renovated the four-piece bathroom and kitchen,


which has a window, built-in appliances and a peninsula with a breakfast bar. Limestone floors were also installed everywhere, from the master suite to the open solarium off the living and dining areas.

» There is a monthly fee of \$340 that covers water and cable costs, as well as security services and upkeep of a gym and recreation room.

The Agent's Take: "This unit is larger than most units in this price range facing the lake because the building is older," agent Boris Kholodov says.

"Many people liked that the apartment had limestone flooring throughout. It's something that's not found very often in Toronto, and it really makes you feel like you're somewhere in the Mediterranean."

Prepared by BORIS KHOLODOV, Salesperson
ROYAL LEPAGE/J & D DIVISION, BROKERAGE
416-489-2121
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	260 Queens Quay W 902 Sold: \$339,000																																				
	Toronto, Ontario M5J2N3 Toronto C01 Waterfront Communities C1 List: \$349,900																																				
	Orig Price: \$349,900 Taxes: \$2,005.83/2010 97 % List SPIS: N 120-18-T DOM: 28 Contract: 3/29/2011 Sold: 4/26/2011																																				
Condo Apt #Shares%: Rooms: 4 Apartment Locker#: One Bedrooms: 1+1 Dir/Cross St: York & Queens Quay Level: 8 Washrooms: 1 Corp#: MTCC/725 Unit#: 2 1x4xMain Prop Mgmt:																																					
MLS# C2068149 PIN#:																																					
Kitchens: 1 Fam Rm: N Basement: None Fireplace/ Stv: N Heat: Electric Heat Pump Apx Age: Apx Sqft: Exposure: Sw Assessment: Spec Desig: Unknown Phys Hdcap-Equip:	Pets Perm: Restrict Locker: Exclusive Maint: \$340 A/C: Central Air UFFI: Central Vac: Elevator: Retirement: Taxes Incl: N Water Incl: Y Heat Incl: N Hydro Incl: N Cable TV Incl: Y CAC Incl: N Bldg Insur Incl: Y Prkg Incl: N Comm Elem Inc: Y	Balcony: None Ens Lndry: Y Lndry Lev: Exterior: Concrete Gar/Park Sp: Undergrnd/1 Park/Drive: Undergrnd Park Type: Exclusive/ Park Spcs: 1 #155 Park \$/Mo: \$97.33 Prk Lgl Dsc: Bldg Amen: Exercise Room Recreation Room Sauna Security Guard Security System																																			
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Dimensions (ft)</th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Living</td> <td>Main</td> <td>23.03 x 17.52</td> <td>Limestone Flooring</td> <td>Open Concept</td> <td>Combined W/Solarium</td> </tr> <tr> <td>2</td> <td>Dining</td> <td>Main</td> <td>23.03 x 17.52</td> <td>Limestone Flooring</td> <td>Combined W/Living</td> <td>Picture Window</td> </tr> <tr> <td>3</td> <td>Kitchen</td> <td>Main</td> <td>9.65 x 9.74</td> <td>Limestone Flooring</td> <td>Breakfast Bar</td> <td>B/I Appliances</td> </tr> <tr> <td>4</td> <td>Master</td> <td>Main</td> <td>11.94 x 11.15</td> <td>Limestone Flooring</td> <td>Large Closet</td> <td></td> </tr> </tbody> </table>	#	Room	Level	Dimensions (ft)				1	Living	Main	23.03 x 17.52	Limestone Flooring	Open Concept	Combined W/Solarium	2	Dining	Main	23.03 x 17.52	Limestone Flooring	Combined W/Living	Picture Window	3	Kitchen	Main	9.65 x 9.74	Limestone Flooring	Breakfast Bar	B/I Appliances	4	Master	Main	11.94 x 11.15	Limestone Flooring	Large Closet		Stunning Lake Views And Beautiful Limestone Flooring Throughout This Bright, Spacious And Airy Suite Will Make You Feel Like You Are In The Mediterranean! The Windows Are Everywhere And The Views Are Sensational! Thousands Have Been Invested In A Complete Renovation, Including New Bathroom And Kitchen. The Space Is Totally Open, With Solarium Doors Removed. Parking And Locker. The Best Feature Is The Size - Not Small At All! Over 850Sf! Fridge, Stove, Built-In Dishwasher, Built-In Microwave, Washer, Dryer, Existing Electric Light Fixtures, Existing Window Coverings.	
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