

BY SYDNIA YU  
HISTORICAL PROPERTY SALES INFORMATION  
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## SPADINA AND KING

**270 WELLINGTON ST. WEST  
NO. 1020**

ASKING PRICE: \$579,000

SELLING PRICE: \$574,000

PREVIOUS SELLING PRICE:  
\$435,000 (2004)

TAXES: \$3,838 (2007)

DAYS ON THE MARKET: 15

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

On the 10th floor of a 12-storey condominium near Blue Jays Way, this two-bedroom, corner suite with a contemporary design and decor has an imposing 1,400-square feet of space.

"This is one of the largest units in the building," says agent Boris Kholodov. "It's a very good-looking property with a very good-looking view and a very cool layout."

Less than four years ago, the sellers opened the eat-in kitchen to the combined living and dining room, which has hardwood floors and floor-to-ceiling windows with unobstructed views to the north and west.

"It really brightened up the space," Mr. Kholodov says.

The kitchen, outfitted with stainless-steel appliances, is still clearly defined with tiled floors and a raised breakfast bar.

The smaller bedroom has a Murphy bed, while the master suite includes a walk-in closet and one of two four-piece bathrooms. There is broadloom in both bedrooms.

The unit comes with ensuite




laundry facilities, parking and a locker. There is a monthly fee of \$808 that covers utilities and use of the gym, indoor pool and a rooftop deck and garden, among other things.

Nearby, there are restaurants, theatres and event venues, such as the Rogers Centre and Air Canada Centre. Countless shops can also be found on King and Queen streets.

» For more Done Deals, see Page 17

**Prepared by BORIS KHOLODOV, Salesperson  
ROYAL LEPAGE/J & D DIVISION, BROKERAGE  
416-489-2121  
1/11/2011 1:23:51 PM**

	<b>270 Wellington St W 1020</b>		<b>Sold: \$574,000</b>
	Toronto, Ontario M5V3P5 C01 120-17-T		<b>List: \$579,000</b>
<b>Orig Price:</b> \$579,000		<b>Taxes:</b> \$3,837.80/2007	99 % List
<b>SPIS:</b> N	<b>DOM:</b> 15	<b>Contract:</b> 3/25/2008	<b>Sold:</b> 4/9/2008
Condo Apt		<b>#Shares%:</b>	<b>Rooms:</b> 6
Apartment		<b>Locker#:</b> C-62	<b>Bedrooms:</b> 2
<b>Dir/Cross St:</b> Wellington/Blue Jays		<b>Level:</b> 10	<b>Washrooms:</b> 2
<b>Corp#:</b> TSCP/1441		<b>Unit#:</b> 13	2x4xMain
<b>Prop Mgmt:</b>			
<b>MLS#</b> C1331496		<b>PIN#:</b>	
<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<b>Balcony:</b> Open	
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y <b>Lndry Lev:</b> Main	
<b>Basement:</b> None	<b>Maint:</b> \$807.76	<b>Exterior:</b> Concrete	
	<b>CAC:</b> Y		
<b>Fireplace/ Stv:</b> N	<b>UFFI:</b>	<b>Gar/Park Sp:</b> Undergrnd/1	
<b>Heat:</b> Gas	<b>Central Vac:</b>	<b>Park/Drive:</b> Undergrnd	
Forced Air	<b>Elevator:</b>	<b>Park Type:</b> Owned/	
<b>Apx Age:</b>	<b>Retirement:</b>	<b>Park Spcs:</b> 1 #A-43	
<b>Apx Sqft:</b> 1300-1499	<b>Taxes Incl:</b> N <b>Water Incl:</b> Y	<b>Park \$/Mo:</b>	
<b>Exposure:</b> Nw	<b>Heat Incl:</b> Y <b>Hydro Incl:</b> Y	<b>Prk Lgl Dsc:</b> Level A Unit 43	
<b>Assessment:</b>	<b>Cable TV Incl:</b> N <b>CAC Incl:</b> Y		
<b>Spec Desig:</b> Unknown	<b>Bldg Insur Incl:</b> Y <b>Prkg Incl:</b> Y	<b>Bldg Amen:</b> Concierge	
	<b>Comm Elem Inc:</b> Y	Exercise Room	
	Clear View	Indoor Pool	
	Park	Rooftop Deck/Garden	
	Public Transit	Security Guard	
		Security System	
<b># Room</b>	<b>Level</b>	<b>Dimensions (ft)</b>	
1 Living	Main	22.57 x 19.16	Hardwood Floor Open Concept Nw View
2 Dining	Main	22.57 x 19.16	Hardwood Floor Combined W/Living
3 Kitchen	Main	8.99 x 8.01	Renovated Granite Counter Open Concept
4 Breakfast	Main	8.60 x 8.01	Tile Floor Combined W/Kitchen W/O To Balcony
5 Master	Main	18.83 x 10.99	Broadloom 4 Pc Ensuite W/I Closet
6 2nd Br	Main	10.76 x 10.99	Broadloom B/I Closet West View
The Icon! This Incredible 2 Bedroom Corner Suite Is Approximately 1400 Square Feet And Features Floor To Ceiling Windows Offering A Stunning Unobstructed View Of The City, 2 Full Baths And An Open Concept Split Bedroom Design. Renovated Kitchen With Stainless Steel Appliances. Parking & Locker Included. Tridel Complex Offering A Vast Array Of Amenities. Unbeatable Location, Close To Underground Concourse Access (P.A.T.H.), Shops, Restaurants, Theatres			
Fridge, Stove, Built-In Dishwasher, Washer, Dryer, Broadloom & Hardwood Where Laid, Window Coverings, Electric Light Fixtures And Built-In Murphy Bed In 2nd Bedroom. Exclude: Dining Room Light, Fireplace, Wine Fridge & Fan In 2nd Bedroom.			
<b>Listing Contracted With:</b> ROYAL LEPAGE/J & D DIVISION, BROKERAGE 416-489-2121			