

JARVIS AND CARLTON

281 MUTUAL ST., NO. 2704

ASKING PRICE: \$299,900

SELLING PRICE: \$353,800

PREVIOUS SELLING PRICE:
\$214,567 (2005)

TAXES: \$1,739 (2009)

DAYS ON THE MARKET: five

LISTING AGENT: Boris Kholodov, Royal LePage Real Estate

Services Ltd., Johnston & Daniel Division

Agent Boris Kholodov says he expected to receive multiple offers on this one-bedroom corner suite based on its location within Radio City, which is a condominium community built on the grounds of CBC's former offices and studios near Allan Gardens.

"These are very popular buildings," he says. "In this



location close to Church and Wellesley, there aren't many new buildings with good quality finishes."

Plus, this 27th-floor unit has floor-to-ceiling windows and sliding balcony doors facing west. "The view is what sold the property," the agent says. "You can see the whole city."

Wood flooring runs throughout the entire unit, from the master suite to the open kitchen and combined


living and dining area.

Essentials include a full bathroom and laundry facilities.

The buyer also opted to add an extra \$30,000 to the offer price to purchase a parking spot.

The monthly fee of \$325 does not cover utilities, though it does go toward maintaining the amenities including a gym, recreation room and sauna, as well as guest suites and concierge.

**Prepared by BORIS KHOLODOV, Salesperson
ROYAL LEPAGE/J & D DIVISION, BROKERAGE
416-489-2121
1/10/2011 11:41:52 AM**

	281 Mutual St 2704	Sold: \$353,800																																										
	Toronto, Ontario M4Y1X6 C08 120-20-R	List: \$299,900																																										
Orig Price: \$299,900	Taxes: \$1,739.48/2009	118 % List																																										
SPIS: N	DOM: 5	Contract: 10/29/2009																																										
		Sold: 11/3/2009																																										
Condo Apt	#Shares%:	Rooms: 5																																										
Apartment	Locker#: None	Bedrooms: 1																																										
Dir/Cross St: Jarvis & Carlton	Level: 26	Washrooms: 1																																										
Corp#: TSCC/1698	Unit#: 04	1x4xMain																																										
Prop Mgmt: Wilson Blanchard Management 416-927-9665																																												
MLS# C1732825		PIN#:																																										
Kitchens: 1 Fam Rm: N Basement: None Fireplace/ Stv: N Heat: Gas Heat Pump Apx Age: Apx Sqft: Exposure: W Assessment: Spec Desig: Unknown	Pets Perm: Y Locker: None Maint: \$324.91 CAC: Y UFFI: Central Vac: Elevator: Retirement: Taxes Incl: N Water Incl: Y Heat Incl: N Hydro Incl: N Cable TV Incl: N CAC Incl: N Bldg Insur Incl: Y Prkg Incl: N Comm Elem Inc: Y	Balcony: Open Ens Lndry: Y Lndry Lev: Main Exterior: Concrete Gar/Park Sp: Undergrnd/1 Park/Drive: Undergrnd Park Type: Owned/ Park Spcs: 1 #A33 Park \$/Mo: Prk Lgl Dsc: \$30,000 Extra Bldg Amen: Concierge Exercise Room Guest Suites Gym Recreation Room Sauna																																										
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th colspan="2">Dimensions (ft)</th> <th colspan="2"></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Foyer</td> <td>Main</td> <td>10.01 x</td> <td>3.48</td> <td>Wood Floor</td> <td>Closet</td> </tr> <tr> <td>2</td> <td>Living</td> <td>Main</td> <td>17.16 x</td> <td>11.94</td> <td>Wood Floor</td> <td>Open Concept W/O To Balcony</td> </tr> <tr> <td>3</td> <td>Dining</td> <td>Main</td> <td>17.16 x</td> <td>11.94</td> <td>Wood Floor</td> <td>Combined W/Living</td> </tr> <tr> <td>4</td> <td>Kitchen</td> <td>Main</td> <td>8.69 x</td> <td>7.71</td> <td>Wood Floor</td> <td>Breakfast Bar O/Looks Dining</td> </tr> <tr> <td>5</td> <td>Master</td> <td>Main</td> <td>11.38 x</td> <td>9.02</td> <td>Wood Floor</td> <td>Large Closet West View</td> </tr> </tbody> </table>	#	Room	Level	Dimensions (ft)				1	Foyer	Main	10.01 x	3.48	Wood Floor	Closet	2	Living	Main	17.16 x	11.94	Wood Floor	Open Concept W/O To Balcony	3	Dining	Main	17.16 x	11.94	Wood Floor	Combined W/Living	4	Kitchen	Main	8.69 x	7.71	Wood Floor	Breakfast Bar O/Looks Dining	5	Master	Main	11.38 x	9.02	Wood Floor	Large Closet West View		
#	Room	Level	Dimensions (ft)																																									
1	Foyer	Main	10.01 x	3.48	Wood Floor	Closet																																						
2	Living	Main	17.16 x	11.94	Wood Floor	Open Concept W/O To Balcony																																						
3	Dining	Main	17.16 x	11.94	Wood Floor	Combined W/Living																																						
4	Kitchen	Main	8.69 x	7.71	Wood Floor	Breakfast Bar O/Looks Dining																																						
5	Master	Main	11.38 x	9.02	Wood Floor	Large Closet West View																																						
<p>High Floor @ Radio City! This Bright, Spacious And Airy Corner Suite With A Huge Sun Soaked Open Balcony Features Fabulous Unobstructed Views Of The City. Floor To Ceiling Windows Provide Plenty Of Natural Light. The Highly Sought After Open Concept Layout Is Ideal For Entertaining. Numerous Upgrades!</p> <p>Fridge, Stove, Built-In Dishwasher, Built-In Microwave, Washer, Dryer, Electric Light Fixtures, Window Coverings. List Price Doesn't Include Parking, Which May Be Sold Separately.</p>																																												
Listing Contracted With: ROYAL LEPAGE/J & D DIVISION, BROKERAGE 416-489-2121																																												