


Prepared by **BORIS KHOLODOV, Salesperson**
ROYAL LEPAGE/J & D DIVISION, BROKERAGE

416-489-2121

3/21/2011 2:42:13 PM

	3 Duplex Ave 109		Sold: \$325,000
	Toronto, Ontario M2M4G6 C07 103-20-C		List: \$325,000
Orig Price: \$325,000		Taxes: \$2,246.70/2010	100 % List
SPIS: N	DOM: 12	Contract: 11/18/2010	Sold: 11/30/2010
Condo Apt 3-Storey	#Shares%:	Rooms: 6	
Dir/Cross St: Yonge & Finch	Locker#: 109	Bedrooms: 3	
Corp#: MTCC/788	Level: 2	Washrooms: 3	
Prop Mgmt: Wilson Blanchard 416-642-2807	Unit#: 12	1x2xMain, 1x4x2nd, 1x5x3rd	

MLS# C1996035
:

PIN#:

Kitchens: 1	Pets Perm: N	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y Lndry Lev:
Basement: None	Maint: \$1,262.30	Exterior: Brick
Fireplace/ Stv: Y	CAC: Y	Gar/Park Sp: Undergrnd/2
Heat: Gas Water	UFFI:	Park/Drive: Undergrnd
Apx Age:	Central Vac:	Park Type: Exclusive/ Exclusive
Apx Sqft: 2000-2500	Elevator:	Park Spcs: 2 #109, #109
Exposure: W	Retirement:	Park \$/Mo: \$107.18
Assessment:	Taxes Incl: N Water Incl: Y	Prk Lgl Dsc:
Spec Desig: Unknown	Heat Incl: Y Hydro Incl: N	Bldg Amen:
	Cable TV Incl: N CAC Incl: N	
	Bldg Insur Incl: Y Prkg Incl: N	
	Comm Elem Inc: Y	

#	Room	Level	Dimensions (ft)			
1	Living	Main	20.28 x 20.18	Broadloom	Fireplace	W/O To Balcony
2	Dining	Main	20.28 x 20.18	Broadloom	Open Concept	Combined W/Living
3	Kitchen	Main	7.58 x 10.24	Tile Floor	Illuminated Ceiling	
4	Breakfast	Main	10.01 x 8.23	Tile Floor		
5	2nd Br	2nd	19.85 x 13.42	Broadloom	W/W Closet	4 Pc Bath
6	3rd Br	2nd	17.59 x 11.58	Broadloom	W/W Closet	
7	Master	3rd	15.75 x 20.83	5 Pc Ensuite	W/I Closet	W/O To Balcony

Welcome To 3 Duplex Avenue! Very Exclusive, Only 30 Residences. This Stunning, Rarely Offered 3 Bedroom Suite Is Approximately 2059 Square Feet And Features Spacious Principal Rooms, A Fireplace In The Living/Dining Room, 2 Spacious Open Balconies And A Functional Open Concept Layout. Large Storage Locker, Approximately 4'X8'. Two Underground Parking Spaces. Direct Subway Access. Incredible Value!

Fridge, Stainless Steel Stove, Dishwasher, Microwave, Washer, Dryer, All Existing Electric Light Fixtures, All Existing Window Coverings

Listing Contracted With: ROYAL LEPAGE/J & D DIVISION, BROKERAGE 416-489-2121

DONE DEALS » BY SYDNIA YU**YONGE AND FINCH 3 DUPLEX AVE., NO. 109****ASKING PRICE**

\$325,000

SELLING PRICE

\$325,000

PREVIOUS SELLING PRICE

\$244,900 (1988)

TAXES

\$2,247 (2010)

DAYS ON THE MARKET

12

LISTING AGENT

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

The Action: Two offers were generated after a dozen buyers visited this three-storey unit, which is tucked within one of the oldest condominiums in the city, agent Boris Kholodov says.

What They Got: Roughly 35 years ago, this mid-rise was built with just 30 units, including this 2,059-square-foot suite, which has one of the largest plans with three bedrooms, three bath-



rooms and an open principal room.

- » The main area for entertaining takes place on the main floor, which has an eat-in kitchen and a fireside living and dining area with access to one of two balconies.
- » The main bathroom and two bedrooms with wall-to-wall closets are on the second floor. The master suite occupies the level above with a walk-in closet, five-piece bathroom and sliding balcony doors.
- » The unit comes with stainless steel appliances, laundry machines and a storage locker.
- » The monthly fee is \$1,262,

which includes heating costs, plus \$107 towards upkeep of its two parking spots.

The Agent's Take: "What this offers is size ... [which is] much more suitable for family living than the condos built nowadays," says Mr. Kholodov, who also recognizes that its age entails higher monthly fees than newer counterparts.

"But considering this property is laid out more like a house, to maintain a home in that area of that size, it probably costs more over [the] long term than what it costs in maintenance fees for this unit."