



3 NAVY WHARF CRT., NO. 609

.....
ASKING PRICE: \$299,900
.....

SELLING PRICE: \$317,000
.....

PREVIOUS SELLING PRICE:

\$223,500 (2007);

\$149,533 (2006)
.....

TAXES: \$1,836 (2009)
.....

DAYS ON THE MARKET: 16
.....

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

Small properties, such as this 660-square-foot suite have the power to attract a big crowd, says agent Boris Kholodov.


"The demand for entry-level ... units in newer buildings exceeds supply in today's market," says Mr. Kholodov.

"This suite was not special, but it just offered first-time buyers what they wanted, which is a simple, functional and inexpensive living arrangement."

Situated on the sixth floor of a high rise within a growing condominium community by the Rogers Centre, the suite was outfitted with ceramic floors in the kitchen and broadloom in remaining areas.

The monthly fee of \$403 pays for utilities and use of a 30,000-square-foot recreation centre.

**Prepared by BORIS KHOLODOV, Salesperson
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	3 Navy Wharf Crt 609		Sold: \$317,000
	Toronto, Ontario M5V3V1 C01 -18-T		List: \$299,900
Orig Price: \$299,900		Taxes: \$1,835.64/2009	106 % List
SPIS: N	DOM: 16	Contract: 12/22/2009	Sold: 1/7/2010
Condo Apt		#Shares%:	Rooms: 4+1
Apartment		Locker#: 202	Bedrooms: 1+1
Dir/Cross St: Spadina & Bremner		Level: 5	Washrooms: 1
Corp#: TSCC/1764		Unit#: 8	1x4xMain
Prop Mgmt:			

MLS# C1759802 **PIN#:**

Kitchens: 1	Pets Perm: Restrict	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y Lndry Lev:
Basement: None	Maint: \$403.34	Exterior: Concrete
Fireplace/ Stv: N	CAC: Y	Gar/Park Sp: Undergrnd/1
Heat: Gas Forced Air	UFFI:	Park/Drive: Undergrnd
Apx Age:	Central Vac:	Park Type: Owned/
Apx Sqft:	Elevator:	Park Spcs: 1 #3-19
Exposure: Se	Retirement:	Park \$/Mo:
Assessment:	Taxes Incl: N Water Incl: Y	Prk Lgl Dsc: Level C Unit 19
Spec Desig: Unknown	Heat Incl: Y Hydro Incl: Y	Bldg Amen:
	Cable TV Incl: N CAC Incl: Y	
	Bldg Insur Incl: Y Prkg Incl: Y	
	Comm Elem Inc: Y	

#	Room	Level	Dimensions (ft)		
1	Living	Main	10.24 x 12.76	Broadloom	Open Concept
2	Dining	Main	10.24 x 6.76	Broadloom	Combined W/Living
3	Kitchen	Main	7.51 x 6.76	Ceramic Floor	B/I Microwave
4	Master	Main	9.25 x 10.76	Broadloom	Closet
5	Den	Main	6.99 x 6.00	Broadloom	

Fabulous Cityplace. This Bright, Spacious And Airy 1 Bedroom + Den Suite Is Approximately 660 Square Feet + 35 Square Foot Balcony And Features A Sunny Southeast Exposure And Open Balcony. Incredible Amenities. Excellent Location. Parking And Locker Included.

Fridge, Stove, Built-In Microwave, Built-In Dishwasher, Stacked Washer/Dryer, All Electric Light Fixtures (Belonging To Vendor), Broadloom Where Laid, All Window Coverings (Belonging To Vendor).

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