

YONGE AND BLOOR 30 HAYDEN ST., NO. 405

ASKING PRICE

\$299,900

SELLING PRICE

\$308,588

PREVIOUS SELLING PRICE

\$210,000 (2004); \$177,067 (2000)

TAXES

\$1,935 (2010)

DAYS ON THE MARKET

14

LISTING AGENT

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

The Action: On the fourth floor of a high-rise southeast of the busy Bloor and Yonge intersection, this two-bedroom suite was viewed by roughly 30 buyers.

What They Got: This more than decade-old unit was initially designed with one bedroom and a den, which was enclosed later on to create a second bedroom.

» Finishes are original, from the ceramic floors in the foyer and kitchen to the carpeting in the sleeping areas and combined living and dining room, which has a south-facing balcony.

» Other essential assets include a four-piece bathroom and kitchen and laundry machines.

» There is a monthly fee of \$504 that covers all utility costs and \$43 to maintain a parking spot in the garage.


The Agent's Take: "The biggest selling feature is the location," agent Boris Kholodov says. "The building is right at Yonge and Bloor with almost direct access to the subway."



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

416-489-2121

2/4/2011 11:09:34 AM

	30 Hayden St 405 Toronto, Ontario M4Y3B8 C08 115-19-Q		Sold: \$308,588 List: \$299,900																																										
	Orig Price: \$299,900	Taxes: \$1,935.23/2010	103 % List																																										
SPIS: N	DOM: 14	Contract: 11/15/2010	Sold: 11/29/2010																																										
Condo Apt Apartment Dir/Cross St: Yonge And Bloor Corp#: MTCC/1336 Prop Mgmt:	#Shares%: Locker#: 35 Level: 4 Unit#: 5	Rooms: 4 Bedrooms: 2 Washrooms: 1 1x4xMain																																											
MLS# C1994168 :		PIN#:																																											
Kitchens: 1 Fam Rm: N Basement: None Fireplace/ Stv: N Heat: Gas Forced Air Apx Age: Apx Sqft: 500-699 Exposure: S Assessment: Spec Desig: Unknown	Pets Perm: Restrict Locker: Owned Maint: \$503.91 CAC: Y UFFI: Central Vac: Elevator: Retirement: Taxes Incl: N Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: N CAC Incl: Y Bldg Insur Incl: Y Prkg Incl: Y Comm Elem Inc: Y	Balcony: Open Ens Lndry: Y Lndry Lev: Exterior: Concrete Gar/Park Sp: Undergrnd/1 Park/Drive: Undergrnd Park Type: Owned/ Park Spcs: 1 #18 Park \$/Mo: \$43.14 Prk Lgl Dsc: Level C Unit 18 Bldg Amen: Exercise Room Recreation Room Security Guard Security System																																											
<table border="1"> <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>23.46 x 10.99</td> <td>Broadloom</td> <td>Open Concept</td> <td>W/O To Balcony</td> </tr> <tr> <td>2</td> <td>Dining</td> <td>Main</td> <td>23.46 x 10.99</td> <td>Broadloom</td> <td>Combined W/Living</td> <td></td> </tr> <tr> <td>3</td> <td>Kitchen</td> <td>Main</td> <td>8.04 x 7.71</td> <td>Ceramic Floor</td> <td>O/Looks Living</td> <td></td> </tr> <tr> <td>4</td> <td>Master</td> <td>Main</td> <td>12.14 x 9.35</td> <td>Broadloom</td> <td>Large Closet</td> <td></td> </tr> <tr> <td>5</td> <td>Br</td> <td>Main</td> <td>9.51 x 8.53</td> <td>Broadloom</td> <td></td> <td></td> </tr> </tbody> </table>	#	Room	Level	Dimensions (ft)				1	Living	Main	23.46 x 10.99	Broadloom	Open Concept	W/O To Balcony	2	Dining	Main	23.46 x 10.99	Broadloom	Combined W/Living		3	Kitchen	Main	8.04 x 7.71	Ceramic Floor	O/Looks Living		4	Master	Main	12.14 x 9.35	Broadloom	Large Closet		5	Br	Main	9.51 x 8.53	Broadloom			Live At Yonge/Bloor With Everything At Your Doorstep! This Well-Maintained Suite Features A Functional Layout With An Open Concept Kitchen/Dining/Living Area + An Open Balcony. Location Is Key: So Many Amenities Within Walking Distance + Subway Access Next To Building Parking And Locker Included. Fridge, Stove, Built-In Dishwasher, Washer, Dryer, All Existing Electric Light Fixtures, All Existing Window Coverings, Broadloom Where Laid.		
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