

BLOOR AND MOUNT PLEASANT

300 BLOOR ST. EAST, NO. 2908

ASKING PRICE: \$399,900

SELLING PRICE: \$395,000

TAXES: \$2,424 (2008)

DAYS ON THE MARKET: 15

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

The central location of this two-bedroom suite in the relatively new high-rise called Belagio on Bloor was a major factor in bringing potential buyers through the door, according to agent Boris Kholodov.

"You can walk to Yorkville," he explains. "You're on the subway, you can [drive] uptown by Mount Pleasant Road, which is right there, and you can go downtown very easily [by car or subway] from there."

The suite itself has many attractive attributes, starting with large windows and a balcony overlooking the Rosedale Valley.

The two-bedroom unit is stylishly decorated: A custom brick wall accentuates the master suite, for instance, and the combined living and dining room features hardwood flooring and custom stone fin-



ishes around the gas fireplace and on some walls.

"It's a mix of modern and eclectic," Mr. Kholodov says of the overall effect. "It's colourful."

A breakfast bar and tile flooring highlight the kitchen space.


There is broadloom in both bedrooms. The master suite has access to one of the two full bathrooms in the unit.

The purchase price includes ensuite laundry facilities, a locker and parking spot.

The monthly fee of \$428 covers utilities and the maintenance of amenities - a gym, guest suites, party room and sauna.

There also is a concierge on site.

**Prepared by BORIS KHOLODOV, Salesperson
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	300 Bloor St E 2908	Sold: \$395,000
	Toronto, Ontario M4W3S2 C09 115-20-Q	List: \$399,900
	Orig Price: \$399,900 Taxes: \$2,423.54/2008	99 % List
	SPIS: N DOM: 15 Contract: 11/7/2008	Sold: 11/22/2008
Condo Apt	#Shares%:	Rooms: 6
Apartment	Locker#: D111	Bedrooms: 2
Dir/Cross St: Bloor & Mt Pleasant	Level: 24	Washrooms: 2
Corp#: TSCC/1483	Unit#: 07	1x4xMain, 1x3xMain
Prop Mgmt: Del Property Management 416-323-3399		

MLS# C1507146 **PIN#:**

Kitchens: 1	Pets Perm: Restrict	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y Lndry Lev: Main
Basement: None	Maint: \$428	Exterior: Concrete
Fireplace/ Stv: Y	CAC: Y	Gar/Park Sp: Undergrnd/1
Heat: Gas Forced Air	UFFI:	Park/Drive: Undergrnd
Apx Age:	Central Vac:	Park Type: Exclusive/
Apx Sqft:	Elevator:	Park Spcs: 1 #C57
Exposure: W	Retirement:	Park \$/Mo:
Assessment:	Taxes Incl: N Water Incl: Y	Prk Lgl Dsc:
Spec Desig: Unknown	Heat Incl: Y Hydro Incl: Y	Bldg Amen: Concierge
	Cable TV Incl: N CAC Incl: Y	Exercise Room
	Bldg Insur Incl: Y Prkg Incl: Y	Guest Suites
	Comm Elem Inc: Y	Gym
		Recreation Room
		Sauna

#	Room	Level	Dimensions (ft)			
1	Living	Main	21.59 x 10.01	Hardwood Floor	Gas Fireplace	W/O To Balcony
2	Dining	Main	21.59 x 10.01	Hardwood Floor	Combined W/Living	
3	Kitchen	Main	8.30 x 8.30	Tile Floor	Breakfast Bar	
4	Master	Main	10.01 x 13.91	Broadloom	4 Pc Ensuite	Mirrored Closet
5	2nd Br	Main	8.89 x 9.91	Broadloom	Closet	

Live In This Spectacular Condo, Boasting A Bird's Eye View Of Rosedale Valley, At The Award-Winning Bellagio On Bloor! This Property Presents Dramatic Eclectic And Modern Decor With Custom Wall-Finishings In Brick And Stone. The Layout Is Functional And Open, Offering A Living Area With Gas Fireplace, 2 Bedrooms, 2 Full Baths And An Open Balcony. Parking And Locker Included. Rosedale Beauty, Yorkville Convenience And Public Transport At Hand.

Fridge, Stove, Built-In Dishwasher, Microwave, Washer, Dryer, Broadloom And Hardwood Where Laid, Window Coverings. All Electric Light Fixtures Excluded.

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