

# Done Deals

## BLOOR AND MOUNT PLEASANT

300 BLOOR ST. E. NO. 709

ASKING PRICE: \$369,900

SELLING PRICE: \$360,000

PREVIOUS SELLING PRICE:  
\$287,000 (2003)

TAXES: \$2,166 (2007)

DAYS ON THE MARKET: 19

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

On the seventh floor of a 33-storey condominium on the northwest corner of Bloor Street and Mount Pleasant Road, this two-bedroom suite sold for \$360,000 after less than three weeks on the market.

"In this building - the Bel-



lagio - it's very difficult to find two bedroom [units] in this price range," agent Boris Kholodov says. "This represents a lot of value for a potential buyer."

Built less than five years ago - which makes the address even more desirable than older buildings nearby - the high rise has a unique


curvilinear shape that gives this suite southwestern views through large windows and from the balcony off the bedrooms.

Hardwood floors in the combined living and dining area stop at the marble flooring in the hallway and open kitchen, which has a breakfast bar.

The master bedroom has an en-suite four-piece bathroom, while a second full bathroom and laundry facilities are shared.

The unit also comes with a storage locker and parking. There is a monthly fee of \$389 for utilities and maintenance of the indoor pool, gym and recreation room.

**Prepared by BORIS KHOLODOV, Salesperson  
ROYAL LEPAGE/J & D DIVISION, BROKERAGE  
416-489-2121  
1/11/2011 1:41:06 PM**

	<b>300 Bloor St E 709</b>		<b>Sold: \$360,000</b>
	Toronto, Ontario M4W3S2 C09 115-20-Q		<b>List: \$369,900</b>
<b>Orig Price:</b> \$369,900		<b>Taxes:</b> \$2,166.22/2007	97 % List
<b>SPIS:</b>	<b>DOM:</b> 19	<b>Contract:</b> 7/16/2007	<b>Sold:</b> 8/4/2007
Condo Apt		<b>#Shares%:</b>	<b>Rooms:</b> 4
Apartment		<b>Locker#:</b> C151	<b>Bedrooms:</b> 2
<b>Dir/Cross St:</b> Bloor & Mt Pleasant		<b>Level:</b> 5	<b>Washrooms:</b> 2
<b>Corp#:</b> TSCC/1483		<b>Unit#:</b> 9	1x4, 1x3
<b>Prop Mgmt:</b>			
<b>MLS#</b> C1184213		<b>PIN#:</b>	
<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<b>Balcony:</b> Open	
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y <b>Lndry Lev:</b>	
<b>Basement:</b> None	<b>Maint:</b> \$388.69	<b>Exterior:</b> Concrete	
	<b>CAC:</b> Y		
<b>Fireplace/ Stv:</b> N	<b>UFFI:</b>	<b>Gar/Park Sp:</b> Undergrnd/1	
<b>Heat:</b> Gas	<b>Central Vac:</b>	<b>Park/Drive:</b> Undergrnd	
Forced Air	<b>Elevator:</b>	<b>Park Type:</b> Owned/	
<b>Apx Age:</b>	<b>Retirement:</b>	<b>Park Spcs:</b> 1 #D2	
<b>Apx Sqft:</b>	<b>Taxes Incl:</b> N <b>Water Incl:</b> Y	<b>Park \$/Mo:</b>	
<b>Exposure:</b> Sw	<b>Heat Incl:</b> Y <b>Hydro Incl:</b> Y	<b>Prk Lgl Dsc:</b>	
<b>Assessment:</b>	<b>Cable TV Incl:</b> N <b>CAC Incl:</b> Y		
<b>Spec Desig:</b> Unknown	<b>Bldg Insur Incl:</b> Y <b>Prkg Incl:</b> Y	<b>Bldg Amen:</b> Security Guard	
	<b>Comm Elem Inc:</b> Y	Security System	
		Indoor Pool	
		Recreation Room	
		Exercise Room	
		Sauna	
<b># Room</b>	<b>Level</b>	<b>Dimensions (ft)</b>	
1 Living	Main	16.99 x 11.25	Hardwood Floor Open Concept Sw View
2 Dining	Main	16.99 x 11.25	Hardwood Floor Combined W/Living
3 Kitchen	Main	7.74 x 8.01	Marble Floor Open Concept Breakfast Bar
4 Master	Main	15.75 x 8.99	Hardwood Floor 4 Pc Ensuite W/O To Balcony
5 2nd Br	Main	10.01 x 7.74	Hardwood Floor W/O To Balcony
The Bellagid This Bright, Spacious And Airy 2 Bedroom Suite Features Luxurious Interior Finishes, A Functional Layout And Spacious Open Balcony. Fabulous Location! Huge Storage Locker And Parking Included.			
See Virtual Tour! Fridge, Stove, Dishwasher, Built-In Microwave, Washer, Dryer, Electric Light Fixtures, Window Coverings.			
<b>Listing Contracted With:</b> ROYAL LEPAGE/J & D DIVISION, BROKERAGE 416-489-2121			