

Done Deals

RICHMOND AND SHERBOURNE

**311 RICHMOND ST. EAST
NO. 607**

ASKING PRICE: \$175,000

SELLING PRICE: \$171,000

PREVIOUS SELLING PRICE:
\$130,000 (2004)

TAXES: \$1,164 (2008)

DAYS ON THE MARKET: 35

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

This downtown suite measures roughly 300 square feet – one of the smallest units agent Boris Kholodov says he has sold.

But he points out that the size is basically the norm for – and maybe larger than – condominiums in other parts of the world, including Britain, where the buyer is migrating from.



While small, it has everything a person needs, according to Mr. Kholodov. Since the unit doesn't include parking, however, it would be better suited to someone who works close by, he adds.

On the sixth floor of a mid-rise building completed in 2001, the suite has an open layout with a breakfast bar separating the kitchen from the living area. Floor-to-ceiling windows have sunny eastern exposures.

There are hardwood floors throughout, a four-piece bathroom and a mirrored closet in the foyer.


The kitchen and a laundry space are equipped with appliances.

A locker elsewhere in the building provides additional storage space.

The monthly maintenance fee is \$177, which includes heating and water.

Shops, restaurants and public transit are easily accessible.

**Prepared by BORIS KHOLODOV, Salesperson
ROYAL LEPAGE/J & D DIVISION, BROKERAGE
416-489-2121
1/10/2011 12:59:53 PM**

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|---|--------------------------------------|---------------------------------|--------------------------|
|  | 311 Richmond St E 607 | | Sold: \$171,000 |
| | Toronto, Ontario M5A4S8 C08 120-20-S | | List: \$175,000 |
| Orig Price: \$175,000 | | Taxes: \$1,163.65/2008 | 98 % List |
| SPIS: N | DOM: 35 | Contract: 10/28/2008 | Sold: 12/2/2008 |
| Condo Apt | | #Shares%: | Rooms: 2 |
| Apartment | | Locker#: L61A | Bedrooms: 0 |
| Dir/Cross St: Richmond & Sherbourne | Level: 6 | Washrooms: 1 | |
| Corp#: MTCC/1403 | Unit#: 07 | 1x4xMain | |
| Prop Mgmt: Goldview Property Management 416-630-1234 | | | |
| MLS# C1499948 | | PIN#: | |
| Kitchens: 1 | Pets Perm: Restrict | Balcony: None | |
| Fam Rm: N | Locker: Exclusive | Ens Lndry: Y | Lndry Lev: Main |
| Basement: None | Maint: \$176.80 | Exterior: Brick | |
| Fireplace/ Stv: N | CAC: Y | Gar/Park Sp: Undergrnd/0 | |
| Heat: Gas Forced Air | UFFI: | Park/Drive: None | |
| Apx Age: | Central Vac: | Park Type: None/ | |
| Apx Sqft: 0-499 | Elevator: | Park Spcs: 0 | |
| Exposure: E | Retirement: | Park \$/Mo: | |
| 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: Y | |
| | Bldg Insur Incl: Y | Prkg Incl: N | |
| | Comm Elem Inc: Y | | |
| # Room | Level | Dimensions (ft) | |
| 1 Living | Main | 16.01 x 9.91 | Wood Floor Open Concept |
| 2 Kitchen | Main | 8.01 x 6.99 | Wood Floor Breakfast Bar |
| Spectacular Studio In The Heart Of The City. Floor To Ceiling Windows. Wonderful Wood Floors Throughout. Beautifully Decorated. Perfect Space For A Single Or Busy Downtown Professional. | | | |
| Fridge, Stovetop, Built-In Oven, Built-In Dishwasher, Built-In Microwave, Washer, Dryer, All Window Coverings, All Electric Light Fixtures. | | | |
| Listing Contracted With: ROYAL LEPAGE/J & D DIVISION, BROKERAGE 416-489-2121 | | | |