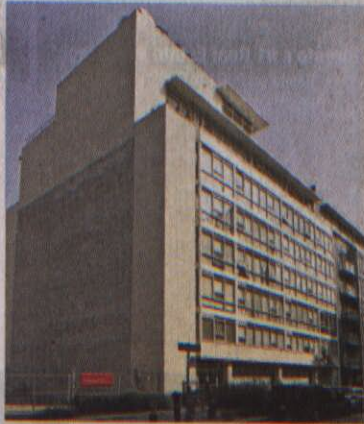


KING AND BATHURST
32 STEWART ST., NO. 209



ASKING PRICE

\$269,900

SELLING PRICE

\$262,000

TAXES

\$1,570 (2010)

DAYS ON THE MARKET

15

LISTING AGENT

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


The Action: A few dozen show-
ings were co-ordinated for this
loft-style suite in a modern mid-
rise in the vibrant King West
community.

What They Got: This second-
floor suite has the bare essentials
within roughly 500-square-feet of
living space, including one bed-
room, one bathroom and six ap-
pliances.

- » Interior finishes consist of
hardwood floors in the open
kitchen, living and dining
space, as well as a sliding bed-
room door and exposed ceil-
ings and ductwork.
- » The monthly fee is \$297, plus
heat and hydro.
- » Parking is not included, but
there are streetcars, restaurants
and bars nearby, in addition to
theatres, galleries and Queen
Street shops.

The Agent's Take: "The location
and the price were the biggest
selling features of this unit,"
agent Boris Kholodov says. "It's
likely the smallest unit in the
building, therefore it was one of
the more affordable ones."

**Prepared by BORIS KHOLODOV, Salesperson
ROYAL LEPAGE/J & D DIVISION, BROKERAGE
416-489-2121
1/10/2011 11:16:38 AM**

	32 Stewart St 209		Sold: \$262,000
	Toronto, Ontario M5V1H6 C01 120-17-S		List: \$269,900
Orig Price: \$269,900		Taxes: \$1,569.78/2010	97 % List
SPIS: N	DOM: 15	Contract: 9/7/2010	Sold: 9/22/2010
Condo Apt		#Shares%:	Rooms: 4
Loft		Locker#: None	Bedrooms: 1
Dir/Cross St: King & Bathurst		Level: 2	Washrooms: 1
Corp#: TSCC/1609		Unit#: 09	1x3xMain
Prop Mgmt: Manorcrest Management Ltd. 416-512-6142			
MLS# C1949284		PIN#:	
Kitchens: 1	Pets Perm: Y	Balcony: None	
Fam Rm: N	Locker: None	Ens Lndry: Y Lndry Lev:	
Basement: None	Maint: \$296.53	Exterior: Brick	
	CAC: Y	Concrete	
Fireplace/ Stv: N	UFFI:	Gar/Park Sp: Surface/0	
Heat: Gas	Central Vac:	Park/Drive: Surface	
Forced Air	Elevator:	Park Type: None/	
Apx Age:	Retirement:	Park Spcs: 0	
Apx Sqft: 500-699	Taxes Incl: N Water Incl: Y	Park \$/Mo:	
Exposure: S	Heat Incl: N Hydro Incl: N	Prk Lgl Dsc:	
Assessment:	Cable TV Incl: N CAC Incl: N	Bldg Amen:	
Spec Desig: Unknown	Bldg Insur Incl: Y Prkg Incl: N		
	Comm Elem Inc: Y		
# Room	Level	Dimensions (ft)	
1 Living	Main	10.99 x 14.34	Hardwood Floor Open Concept South View
2 Dining	Main	10.99 x 14.34	Hardwood Floor Combined W/Living
3 Kitchen	Main	10.99 x 14.34	Hardwood Floor Open Concept
4 Master	Main	7.68 x 11.58	Hardwood Floor Closet
This Loft-Style Suite In Prime King West Is The Place For The True Urbanite To Call Home. The Unit Is In Immaculate Condition And Offers A Functional Layout With All The Essentials For A True City Dweller. Maintenance Fees Are Low In This Quality Modernist Building The Location Is Unbeatable: Walk To Everything, Take The Streetcar, The City Is At Your Fingertips! This Is An Excellent Listing And It Will Not Sit On The Market For Long.			
Fridge, Gas Stove, Built-In Dishwasher, Microwave, Washer, Dryer, All Existing Window Coverings, All Existing Electric Light Fixtures.			
Listing Contracted With: ROYAL LEPAGE/J & D DIVISION, BROKERAGE 416-489-2121			