ADELAIDE AND SHERBOURNE

330 ADELAIDE ST. EAST, NO. 502

ASKING PRICE: $349,900

SELLING PRICE: $337,000

TAXES: $2,387 (2007)

DAYS ON THE MARKET: 22

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

This roughly 1,000-square-foot, two-bedroom suite on the fifth floor of a new condominium on Adelaide Street is an affordably priced downtown home in a building that is big on basics, agent Boris Kholodov says.

"It's very difficult to find two-bedroom [units] that are 1,000 square feet or more [for] under $400,000," he says. "Most two-bedroom units are smaller, or more expensive."

The maintenance fee is relatively low at $324 a month since the building has a recreation room and gym, but no concierge, pool or tennis courts.

"A lot people don't even need these facilities, or never use them," Mr. Kholodov adds.

Situated on the south side of the building, the suite's split-bedroom floor plan – an open-concept principal room separates the bedrooms to increase privacy – is fairly typical. The master bedroom suite has a private four-piece bathroom, while a three-piece bathroom is shared.

There are hardwood floors throughout, even in the kitchen, where there are built-in appliances and a peninsula with a breakfast bar facing the combined living and dining area and the balcony.

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>
> Agent Boris Kholodov

The suite also is equipped with en suite laundry machines.

The purchase price includes a locker and parking. Heating and water are covered by the maintenance fee.

Prepared by BORIS KHOLODOV, Salesperson
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1/11/2011 1:31:47 PM

330 Adelaide St E 502 — **Sold: $337,000**

Toronto, Ontario M5A4S9 C08 120-20-S — **List:** $349,900

Orig Price: $349,900 **Taxes:** $2,387/2007 96 % List

SPIS: **DOM:** 22 **Contract:** 7/25/2007 **Sold:** 8/16/2007

Condo Apt
Apartment
Dir/Cross St: Adelaide/Sherbourne
Corp#: MTCC/1404
Prop Mgmt: Goldview Property Management

#Shares%:
Locker#: L92
Level: 5
Unit#: 2

Rooms: 4
Bedrooms: 2
Washrooms: 2
1x4, 1x3

MLS#: C1190084 **PIN#:**

Kitchens:	1	**Pets Perm:**	Y	**Balcony:**	Open
Fam Rm:	N	**Locker:**	Common	**Ens Lndry:**	Y **Lndry Lev:**
Basement:	None	**Maint:**	$323.99	**Exterior:**	Brick
		CAC:	Y		
Fireplace/ Stv:	N	**UFFI:**		**Gar/Park Sp:**	Undergrnd/1
		Central Vac:		**Park/Drive:**	Undergrnd
Heat:	Gas	**Elevator:**		**Park Type:**	Owned/
	Heat Pump	**Retirement:**		**Park Spcs:**	1 #A3
Apx Age:		**Taxes Incl:**	N **Water Incl:** Y	**Park $/Mo:**	
Apx Sqft:		**Heat Incl:**	Y **Hydro Incl:** N	**Prk Lgl Dsc:**	
Exposure:	S	**Cable TV Incl:**	N **CAC Incl:** Y		
Assessment:		**Bldg Insur Incl:**	Y **Prkg Incl:** Y	**Bldg Amen:**	Security System
Spec Desig:	Unknown	**Comm Elem Inc:**	Y		Recreation Room
					Exercise Room

#	Room	Level	Dimensions (ft)			
1	Living	Main	10.43 x 19.00	Hardwood Floor	Open Concept	W/O To Balcony
2	Dining	Main	10.43 x 19.00	Hardwood Floor	Combined W/Living	
3	Kitchen	Main	10.01 x 8.01	Hardwood Floor	Open Concept	B/I Appliances
4	Master	Main	8.99 x 13.58	Hardwood Floor	4 Pc Ensuite	
5	2nd Br	Main	10.01 x 10.93	Hardwood Floor		

This Bright, Spacious And Airy 2 Bedroom, 2 Bathroom Suite Is Approximately 1000 Square Feet And Features A Functional Open Concept, Split-Bedroom Layout And Open Balcony. Parking And Locker Included. Walk To St. Lawrence Market And King East Attractions.

See Virtual Tour! Fridge, Built-In Oven, Counter Cook Top, Built-In Dishwasher, Built-In Microwave, Washer, Dryer, Electric Light Fixtures And Window Coverings.

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

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