

BAY AND DUNDAS



38 ELM ST., NO. 3401

ASKING PRICE: \$320,000

SELLING PRICE: \$310,000

TAXES: \$1,840 (2009)

DAYS ON THE MARKET: 31

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

It's difficult to get an unobstructed view in properties along Bay Street, but this one-bedroom suite had the advantage of being situated on the 34th floor of a condominium just north of Dundas Street, says agent Boris Kholodov.


"It offers the best views available in condos on the Bay Street Corridor," he says.

"Most of the views are blocked by buildings, whereas in this case you overlook all the other buildings that are in front of you."

The roughly 750-square-foot unit features hardwood floors in the living and dining area, and marble flooring in the open kitchen. "It was very nicely decorated," adds Mr. Kholodov. Other essentials include a four-piece bathroom and laundry machines, plus an exterior locker.

The monthly fee of \$411 covers utility costs. Parking is not included, though many amenities are within walking distance, including the subway, the financial district, hospitals and university campuses.

**Prepared by BORIS KHOLODOV, Salesperson  
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	<b>38 Elm St 3401</b>		<b>Sold: \$310,000</b>
	Toronto, Ontario M5G2K5 C01 109-19-J		<b>List: \$320,000</b>
<b>Orig Price:</b> \$320,000		<b>Taxes:</b> \$1,839.92/2009	97 % List
<b>SPIS:</b> N	<b>DOM:</b> 31	<b>Contract:</b> 6/15/2009	<b>Sold:</b> 7/16/2009
Condo Apt		<b>#Shares%:</b>	<b>Rooms:</b> 4
Apartment		<b>Locker#:</b> 30	<b>Bedrooms:</b> 1
<b>Dir/Cross St:</b> Bay And Dundas		<b>Level:</b> 33	<b>Washrooms:</b> 1
<b>Corp#:</b> MTCC/933		<b>Unit#:</b> 02	1x4xMain
<b>Prop Mgmt:</b>			
<b>MLS#</b> C1645843		<b>PIN#:</b>	
<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<b>Balcony:</b> None	
<b>Fam Rm:</b> N	<b>Locker:</b> Exclusive	<b>Ens Lndry:</b> Y <b>Lndry Lev:</b> Main	
<b>Basement:</b> None	<b>Maint:</b> \$411.11	<b>Exterior:</b> Concrete	
<b>Fireplace/ Stv:</b> N	<b>CAC:</b> Y	<b>Gar/Park Sp:</b> Undergrnd/0	
<b>Heat:</b> Gas	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd	
Forced Air	<b>Central Vac:</b>	<b>Park Type:</b> None/	
<b>Apx Age:</b>	<b>Elevator:</b>	<b>Park Spcs:</b> 0	
<b>Apx Sqft:</b>	<b>Retirement:</b>	<b>Park \$/Mo:</b>	
<b>Exposure:</b> Nw	<b>Taxes Incl:</b> N <b>Water Incl:</b> Y	<b>Prk Lgl Dsc:</b>	
<b>Assessment:</b>	<b>Heat Incl:</b> Y <b>Hydro Incl:</b> Y	<b>Bldg Amen:</b>	
<b>Spec Desig:</b> Unknown	<b>Cable TV Incl:</b> N <b>CAC Incl:</b> Y		
	<b>Bldg Insur Incl:</b> Y <b>Prkg Incl:</b> N		
	<b>Comm Elem Inc:</b> Y		
<b># Room</b>	<b>Level</b>	<b>Dimensions (ft)</b>	
1 Living	Main	21.65 x 12.01	Hardwood Floor Combined W/Dining Window
2 Dining	Main	21.65 x 12.01	Hardwood Floor Combined W/Living
3 Kitchen	Main	7.55 x 6.89	Marble Floor Modern Kitchen O/Looks Dining
4 Master	Main	13.12 x 10.99	4 Pc Bath Closet
The View From This Beautifully Presented Suite At The Minto Plaza Is Simply Outstanding. This Property Offers A Healthy Amount Of Space, An Unbeatable Location, And Inspiring Exposure. Tasteful Finishes. Many Upgrades. Functional Layout. Exclusive Locker Included.			
Fridge, Stove, Dishwasher, Washer, Dryer, Electric Light Fixtures, Window Coverings.			
<b>Listing Contracted With:</b> ROYAL LEPAGE/J & D DIVISION, BROKERAGE 416-489-2121			