

FRONT AND SPADINA

381 FRONT ST. W., NO. SPH2

ASKING PRICE: \$475,000

SELLING PRICE: \$490,000

PREVIOUS SELLING PRICE:

\$360,000 (2006);

\$286,466 (2003)

TAXES: \$2,378 (2009)

DAYS ON THE MARKET: 18

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

This two-bedroom-plus-den corner suite is among one of the larger units in a downtown high rise predominantly designed with one-bedroom layouts, says agent Boris Kholodov.

As if the size of the 1,050-square-foot suite wasn't enough to catch the attention of move-up buyers, its location on the 27th floor - just below the penthouse level - was also a surefire hit.

"This property was on a high floor, so it had a great view," says Mr. Kholodov of the seven-year-old suite. "The living area was beautiful because it was very open and it was on the corner of the building with floor-to-ceiling windows."

The interior was also stylishly finished with sliding bal-



cony doors off the principal room and hardwood floors in the den and second bedroom.

The kitchen was outfitted with limestone floors, glass backsplashes and stainless-steel appliances.

Carpeting cushions the master bedroom, which contains one of two four-piece bathrooms.

Ensuite laundry facilities, parking and a locker are convenient extras included with the unit.


Last of all, utilities and cable costs are covered by a monthly fee of \$596. "The maintenance fees are all-in-

clusive and it's very affordable for a unit this size," adds Mr. Kholodov.

This building - like others in the same development - contains several fitness facilities, such as a gym, indoor pool and basketball court, as well as a recreation room. "[Concord] CityPlace is generally very rich in amenities," says Mr. Kholodov.

Popular shops, restaurants and cultural attractions are also spread throughout the Fashion and Entertainment districts, Harbourfront Centre and Kensington Market nearby.

**Prepared by BORIS KHOLODOV, Salesperson
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	381 Front St W Sph2	Sold: \$490,000
	Toronto, Ontario M5V3R8 C01 120-18-T	List: \$475,000
Orig Price: \$475,000	Taxes: \$2,378.43/2009	103 % List
SPIS: N	DOM: 18	Contract: 2/25/2010
Sold: 3/15/2010		
Condo Apt	#Shares%:	Rooms: 6
Apartment	Locker#: B167	Bedrooms: 2+1
Dir/Cross St: Front & Spadina	Level: 27	Washrooms: 2
Corp#: TSCC/1517	Unit#: 13	2x4xMain
Prop Mgmt: Brookfield 416-883-9982		

MLS# C1797329 **PIN#:**

Kitchens: 1 Fam Rm: N Basement: None Fireplace/ Stv: N Heat: Gas Forced Air Apx Age: Apx Sqft: 900-1099 Exposure: Nw Assessment: Spec Desig: Unknown	Pets Perm: Restrict Locker: Owned Maint: \$595.70 CAC: Y UFFI: Central Vac: Elevator: Retirement: Taxes Incl: N Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: Y CAC Incl: Y Bldg Insur Incl: Y Prkg Incl: Y Comm Elem Inc: Y	Balcony: Open Ens Lndry: Y Lndry Lev: Exterior: Concrete Gar/Park Sp: Undergrnd/1 Park/Drive: Undergrnd Park Type: Owned/ Park Spcs: 1 #A39 Park \$/Mo: Prk Lgl Dsc: Level A,Unit 39 Bldg Amen: Exercise Room Gym Indoor Pool Recreation Room Security Guard Security System
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# Room	Level	Dimensions (ft)			
1 Foyer	Main	x	Ceramic Floor	Closet	
2 Living	Main	17.42 x 10.93	Hardwood Floor	Open Concept	W/O To Balcony
3 Dining	Main	9.58 x 7.41	Hardwood Floor	Combined W/Living	
4 Kitchen	Main	10.04 x 8.01	Limestone Flooring	Modern Kitchen	
5 Master	Main	12.34 x 9.28	Broadloom	4 Pc Ensuite	Double Closet
6 2nd Br	Main	10.83 x 10.01	Hardwood Floor	Large Closet	North View
7 Den	Main	7.74 x 7.91	Hardwood Floor		

This Very Special Sub-Penthouse Corner Suite At Cityplace Offers You Approximately 1050Sf Of Beautifully Presented Modern Space With High Ceilings And Panoramic City Views. The Functional Layout Incorporates A Large Living Area, 2 Bedrooms, A Den, 2 Full Baths And An Open Balcony. Great Location On Front Street West: Walk To The Fashion And Entertainment Districts, Harbourfront, Kensington Market, Financial Core And Much More! Parking And Locker.

Stainless Steel: Fridge, Stove, Built-In Dishwasher And Microwave/Exhaust, Washer, Dryer, Glass Backsplas In Kitchen, All Existing Electric Light Fixtures, All Existing Window Coverings, Broadloom Where Laid. See Virtual Tour

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