

Done Deals Toronto

Front and Blue Jays Way

Sydnia Yui

From Friday's Globe and Mail

Published Friday, Jul. 16, 2010 12:55PM EDT

Last updated Friday, Jul. 16, 2010 1:51PM EDT

397 Front St. W., sub-penthouse 7, Toronto

Asking price: \$799,900

Selling price: \$670,000

Previous selling price: \$516,783 (2003)

Taxes: \$4,419 (2009)

Days on the market: 87

Listing agent: Boris Kholodov, Royal LePage Real Estate Services Ltd., Johnston and Daniel Division

For months, the price tag of \$799,900 kept buyers away from this rare two-bedroom-plus-den corner suite on the sub-penthouse level of a 36-storey high-rise downtown.

But as soon as the asking price was reduced by \$100,000, a buyer promptly began negotiations with agent Boris Kholodov.

"It's one of the nicest units in [Concord] CityPlace, and it is definitely one of the biggest in the complex," he says. "Most of the units tend to be one-bedroom or smaller two-bedroom suites."

Floor-to-ceiling windows allow sunlight to brighten the 1,632-square-foot suite, which has a central kitchen overlooking a living room and a dining area with sliding doors to one of two balconies.

"It offers premium views and a very large living area," Mr. Kholodov says. "It's a very nice unit for someone who likes to entertain."

The unit also offers a lot of privacy, with the bedrooms located on opposite ends. Both have large private bathrooms, though the master suite also has a walk-in closet and access to a second balcony.

The den is also enclosed with French doors, and there is a third bathroom, which "is not common, especially not in this Concord CityPlace complex," Mr. Kholodov explains.

For easy cleanup, there are hardwood floors in most areas and ceramic tile flooring in the kitchen, as well as en suite laundry.


A locker and two parking spots are also reserved for this unit. All utility and cable costs are included in a monthly fee of \$956.

In addition, residents share the use of a gym, indoor pool and sauna, plus a recreation room.

Prepared by **BORIS KHOLODOV, Salesperson**
ROYAL LEPAGE/J & D DIVISION, BROKERAGE

416-489-2121

1/19/2011 11:46:05 AM

	397 Front St W Sph7		Sold: \$670,000	
	Toronto, Ontario M5V3S1 C01 120-18-T		List: \$699,900	
Orig Price: \$799,900		Taxes: \$4,419.22/2009		96 % List
SPIS: N	DOM: 87	Contract: 1/26/2010	Sold: 4/23/2010	
Condo Apt	#Shares%:	Rooms: 5+1		
Apartment	Locker#: A94	Bedrooms: 2+1		
Dir/Cross St: Front & Blue Jays	Level: 35	Washrooms: 3		
Corp#: TSCC/1517	Unit#: 3	1x5xMain, 1x4xMain, 1x2xMain		
Prop Mgmt: Brookfield Residential Services 416-883-9982				
MLS# C1775941		PIN#:		
Kitchens: 1	Pets Perm: Restrict	Balcony: Open		
Fam Rm: N	Locker: Owned	Ens Lndry: Y Lndry Lev:		
Basement: None	Maint: \$955.61	Exterior: Brick		
Fireplace/ Stv: N	CAC: Y	Gar/Park Sp: Undergrnd/2		
Heat: Gas Forced Air	UFFI:	Park/Drive: Undergrnd		
Apx Age:	Central Vac:	Park Type: Owned/ Owned		
Apx Sqft: 1500-2000	Elevator:	Park Spcs: 2 #A70, #A71		
Exposure: Se	Retirement:	Park \$/Mo:		
Assessment:	Taxes Incl: N Water Incl: Y	Prk Lgl Dsc: Level A Unit 70 Level A Unit 71		
Spec Desig: Unknown	Heat Incl: Y Hydro Incl: Y	Bldg Amen: Exercise Room Indoor Pool Recreation Room Sauna Security Guard Security System		
Assessment:	Cable TV Incl: Y CAC Incl: Y			
	Bldg Insur Incl: Y Prkg Incl: Y			
	Comm Elem Inc: Y			
# Room	Level	Dimensions (ft)		
1 Living	Main	14.99 x 13.16	Hardwood Floor	Open Concept West View
2 Dining	Main	14.93 x 8.66	Hardwood Floor	W/O To Balcony South View
3 Kitchen	Main	10.01 x 8.01	Modern Kitchen	Open Concept Ceramic Floor
4 Master	Main	12.66 x 12.01	W/I Closet	5 Pc Bath W/O To Balcony
5 2nd Br	Main	11.68 x 12.99	Closet	3 Pc Bath South View
6 Den	Main	8.83 x 10.76	French Doors	Separate Rm
<p>Incredible Deal! \$100,000 Price Reduction. Best Value In Cityplace! This Very Special Sub-Penthouse In Cityplace Offers You About 1632 Square Feet Of Space Plus 2 Spacious Balconies, With Commanding West And South Views. Large Open Concept Dining/Living/Kitchen Area Is Ideal For Entertainment Very Private, With Bedrooms With Own Ensuites At Opposite Corners. High Ceilings, Great Use Of Indoor+Outdoor Space. 2 Parking Spaces!!</p> <p>Fridge, Stove, Built-In Microwave/Hood Fan, Built-In Dishwasher, Stacked Washer And Dryer, All Electric Light Fixtures, Window Coverings. Do Not Miss This Excellent Offering - A Special Suite, Offering Amazing Value. See Virtual Tour.</p>				
Listing Contracted With: ROYAL LEPAGE/J & D DIVISION, BROKERAGE 416-489-2121				