

lamer's house.

**FRONT AND SPADINA 397**  
**FRONT ST. W., NO. 3611**



**ASKING PRICE**

\$475,000

**SELLING PRICE**

\$475,000

**TAXES**

\$2,638 (2011)

**DAYS ON THE MARKET**

22

**LISTING AGENT**

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


**The Action:** About two dozen buyers took a thorough in-person tour of this two-bedroom plus den suite in a roughly seven-year-old high-rise in the Concord CityPlace community by the Rogers Centre.

**What They Got:** In the upper section of one of two towers, known as Apex, this 935-square-foot suite has a modern feel with granite kitchen counters, dark wood flooring and walls of south-facing windows.

**The Agent's Take:** "The views were beautiful. It was a high floor unit facing south, so you could see all the way to the lake," says agent Boris Kholodov.

"It was a very practical layout with bedrooms on opposite sides of the unit and the den tucked away closer to the entrance, while the living/dining/cooking areas were located at the centre of the apartment."

**Prepared by BORIS KHOLODOV, Salesperson  
ROYAL LEPAGE/J & D DIVISION, BROKERAGE  
416-489-2121  
12/22/2011 2:30:54 PM**

	<b>397 Front St W 3611</b>	<b>Sold: \$475,000</b>
	Toronto, Ontario M5V3S1 Toronto C01 Waterfront Communities C1	<b>List: \$475,000</b>
	<b>Orig Price:</b> \$475,000 <b>Taxes:</b> \$2,638.45/2011      100 % List	
	<b>SPIS:</b> N 120-18-T <b>DOM:</b> 22 <b>Contract:</b> 9/22/2011 <b>Sold:</b> 10/14/2011	
Condo Apt	<b>#Shares%:</b>	<b>Rooms:</b> 5+1
Apartment	<b>Locker#:</b> C135	<b>Bedrooms:</b> 2+1
<b>Dir/Cross St:</b> Front & Spadina	<b>Level:</b> 31	<b>Washrooms:</b> 2
<b>Corp#:</b> TSCC/1517	<b>Unit#:</b> 5	2x4xMain
<b>Prop Mgmt:</b> Brookfield 416-883-9982		

**MLS#** C2203603      **PIN#:**

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y <b>Lndry Lev:</b>
<b>Basement:</b> None	<b>Maint:</b> \$579.59	<b>Exterior:</b> Brick
<b>Fireplace/ Stv:</b> N	<b>A/C:</b> Central Air	Concrete
<b>Heat:</b> Gas	<b>UFFI:</b>	<b>Gar/Park Sp:</b> Undergrnd/2
Forced Air	<b>Central Vac:</b>	<b>Park/Drive:</b> Undergrnd
<b>Apx Age:</b>	<b>Elevator:</b>	<b>Park Type:</b> Owned/
<b>Apx Sqft:</b> 900-999	<b>Retirement:</b>	<b>Park Spcs:</b> 2 #D101
<b>Exposure:</b> S	<b>Taxes Incl:</b> N <b>Water Incl:</b> Y	<b>Park \$/Mo:</b> \$54.36
<b>Assessment:</b>	<b>Heat Incl:</b> Y <b>Hydro Incl:</b> Y	<b>Prk Lgl Dsc:</b> Tsc 1438 D101
<b>Spec Desig:</b> Unknown	<b>Cable TV Incl:</b> Y <b>CAC Incl:</b> Y	1 Tandem Spot
<b>Phys Hdcap-Equip:</b>	<b>Bldg Insur Incl:</b> Y <b>Prkg Incl:</b> N	<b>Bldg Amen:</b> Guest Suites
	<b>Comm Elem Inc:</b> Y	Gym
		Indoor Pool
		Party/Meeting Room
		Sauna
		Visitor Parking

#	Room	Level	Dimensions (ft)			
1	Living	Main	11.75 x 11.75	Wood Floor	Open Concept	Overlook Water
2	Dining	Main	6.82 x 11.75	Wood Floor		
3	Kitchen	Main	7.41 x 7.58	Granite Counter	Open Concept	
4	Master	Main	11.32 x 9.84	Wood Floor	4 Pc Ensuite	
5	2nd Br	Main	9.74 x 11.91	Wood Floor		
6	Den	Main	7.51 x 8.01	Wood Floor		

Cityplace Lakeview Condo @ Apex. You Will Fall In Love With This Suite The Moment You Walk Through The Door! This Property Offers The Young Professional All The Essentials Of City Life: The Best Location, Excellent Amenities, A Great Open Layout With 2 Bedrooms + Den, Stunning High-Floor Views Of The Lake, Beautiful Finishes, Tandem Parking, Storage Locker And Much More! It Is In Move-In Condition: Immaculate And Tastefully Decorated.

The Size Of The Property Is About 935 Square Feet. All Appliances And Fixtures, As Well As Window Coverings, Are Included With This Sale And The Unit. Parking And Storage Locker Also Included.

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