

ASKING PRICE

\$275,000

SELLING PRICE

\$275,000

TAXES

\$1,350 (2010)

DAYS ON THE MARKET

20

LISTING AGENT

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

The Action: There were about a dozen showings for this one-bedroom plus solarium suite.

What They Got: This 505-square-foot suite in Liberties on Bay was given a modern makeover with new marble and tile floors in the bathroom and kitchen respectively, as well as wood floors in the remaining rooms, from the bedroom to the open living and dining area.

» South-facing windows allow sunlight to flood the interiors, especially the solarium, which has access to the balcony.

» There is a monthly fee of \$410,



including heat, hydro and cable costs. Residents have access to a gym, indoor pool and recreation room.


» The unit comes with kitchen and laundry machines, but not parking. There are subway stations, however, just a few blocks away in every direction, in addition to restaurants, shops and major cultural attractions.

The Agent's Take: "The biggest selling feature ... was the combination of location, condition of the property and the price," agent Boris Kholodov says. Furthermore, this unit, like others on the same floor, has a bonus feature. "The sixth-floor units have balconies," the agent adds.

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

416-489-2121

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	44 Gerrard St W 608		Sold: \$275,000																																										
	Toronto, Ontario M5G2K2 Toronto C01 Bay Street Corridor		List: \$275,000																																										
Orig Price: \$275,000		Taxes: \$1,349.68/2010	100 % List																																										
SPIS: N 120-19-R	DOM: 20	Contract: 4/13/2011	Sold: 5/3/2011																																										
Condo Apt Apartment Dir/Cross St: Bay And Gerrard Corp#: MTCC/907 Prop Mgmt:		#Shares%: Locker#: None Level: 6 Unit#: 8	Rooms: 4 Bedrooms: 1+1 Washrooms: 1 1x4xMain																																										
MLS# C2080707 :		PIN#:																																											
Kitchens: 1 Fam Rm: N Basement: None Fireplace/ Stv: N Heat: Gas Forced Air Apx Age: Apx Sqft: 500-699 Exposure: S Assessment: Spec Desig: Unknown Phys Hdcap-Equip:	Pets Perm: Restrict Locker: None Maint: \$409.66 A/C: Central Air 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: N Comm Elem Inc: Y	Balcony: Open Ens Lndry: Y Lndry Lev: Exterior: Concrete Gar/Park Sp: Undergrnd/0 Park/Drive: Undergrnd Park Type: None/ Park Spcs: 0 Park \$/Mo: Prk Lgl Dsc: Bldg Amen: Exercise Room Indoor Pool Recreation Room Sauna Security Guard Security System																																											
<table border="1"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Dimensions (ft)</th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Living</td> <td>Main</td> <td>11.65 x 14.01</td> <td>Wood Floor</td> <td>Open Concept</td> <td>South View</td> </tr> <tr> <td>2</td> <td>Dining</td> <td></td> <td>11.65 x 14.01</td> <td>Wood Floor</td> <td>Combined W/Living</td> <td></td> </tr> <tr> <td>3</td> <td>Kitchen</td> <td></td> <td>8.20 x 6.56</td> <td>Tile Floor</td> <td></td> <td></td> </tr> <tr> <td>4</td> <td>Master</td> <td></td> <td>8.20 x 8.17</td> <td>Wood Floor</td> <td></td> <td></td> </tr> <tr> <td>5</td> <td>Solarium</td> <td></td> <td>8.20 x 4.99</td> <td>Wood Floor</td> <td>W/O To Balcony</td> <td></td> </tr> </tbody> </table>	#	Room	Level	Dimensions (ft)				1	Living	Main	11.65 x 14.01	Wood Floor	Open Concept	South View	2	Dining		11.65 x 14.01	Wood Floor	Combined W/Living		3	Kitchen		8.20 x 6.56	Tile Floor			4	Master		8.20 x 8.17	Wood Floor			5	Solarium		8.20 x 4.99	Wood Floor	W/O To Balcony		A Stunning Compact Condo In The Liberties On Bay. This Affordable Property Has Everything The Urban First Time Buyer Wants: An Open Living/Dining Area, A Working Kitchen, A Comfortable Bedroom, A Bright Solarium, A Totally Renovated Bathroom And A Large Terrace ! The Condo Is In Impeccable Condition And Has Had Numerous Updates, Including New Flooring And A Brand New Bathroom With Marble Floors. Buy Now - This Property Won't Last At This Price Level. Fridge, Stove, Built-In Dishwasher, Washer, Dryer, All Existing Electric Light Fixtures, All Existing Window Blinds.		
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