

**BAY AND WELLESLEY 44 ST. JOSEPH ST., NO. 2117**

**ASKING PRICE**

\$325,000

**SELLING PRICE**

\$315,000

**TAXES**

\$1,931 (2010)

**DAYS ON THE MARKET**

14

**LISTING AGENT**

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

**The Action:** There were two dozen showings for this condominium suite in the Polo Club complex downtown.

**What They Got:** The unit in a roughly 20-year-old property contains one bedroom with his and her closets, a four-piece bathroom, and an open living

and dining room with sliding doors to a solarium facing northwest.

» Laminate floors cover everywhere but the kitchen, which has tile floors and three out of five ensuite appliances.

» The monthly fee of \$417 covers all utility and cable costs.


» Common amenities include a gym, outdoor pool and recreation room, plus on-site security.

**The Agent's Take:** "Its proximity to the University of Toronto was certainly the biggest selling feature because the unit was on the market at a time when students and parents were still looking [for housing]," agent Boris Kholodov says.

"The maintenance fees are fair, not to mention many suites overlook the university grounds."



**Prepared by BORIS KHOLODOV, Salesperson  
ROYAL LEPAGE/J & D DIVISION, BROKERAGE  
416-489-2121  
1/10/2011 11:12:21 AM**

	<b>44 St Joseph St 2117</b>		<b>Sold: \$315,000</b>																																																								
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<b>Sold: 9/1/2010</b>																																																											
Condo Apt		<b>#Shares%:</b>	<b>Rooms: 4</b>																																																								
Apartment		<b>Locker#:</b>	<b>Bedrooms: 1+1</b>																																																								
<b>Dir/Cross St:</b> Bay & Wellesley		<b>Level: 18</b>	<b>Washrooms: 1</b>																																																								
<b>Corp#:</b> MTCC/794		<b>Unit#: 17</b>	1x4xMain																																																								
<b>Prop Mgmt:</b> Del Property Management 416-963-5151																																																											
<b>MLS#</b> C1938890		<b>PIN#:</b>																																																									
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None  <b>Fireplace/ Stv:</b> N <b>Heat:</b> Electric Forced Air  <b>Apx Age:</b> <b>Apx Sqft:</b> <b>Exposure:</b> Nw <b>Assessment:</b> <b>Spec Desig:</b> Unknown	<b>Pets Perm:</b> Restrict <b>Locker:</b> None <b>Maint:</b> \$416.84 <b>CAC:</b> Y <b>UFFI:</b> <b>Central Vac:</b> <b>Elevator:</b> <b>Retirement:</b> <b>Taxes Incl:</b> N <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> Y <b>Cable TV Incl:</b> Y <b>CAC Incl:</b> Y <b>Bldg Insur Incl:</b> Y <b>Prkg Incl:</b> N <b>Comm Elem Inc:</b> Y	<b>Balcony:</b> None <b>Ens Lndry:</b> Y <b>Lndry Lev:</b> <b>Exterior:</b> Brick  <b>Gar/Park Sp:</b> Undergrnd/0 <b>Park/Drive:</b> Undergrnd <b>Park Type:</b> None/ <b>Park Spcs:</b> 0 <b>Park \$/Mo:</b> <b>Prk Lgl Dsc:</b>  <b>Bldg Amen:</b> Exercise Room Outdoor Pool Recreation Room Sauna Security Guard Security System																																																									
<table border="1"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th colspan="2">Dimensions (ft)</th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Foyer</td> <td>Main</td> <td>9.84 x</td> <td>3.87</td> <td>Mirrored Closet</td> <td></td> <td></td> </tr> <tr> <td>2</td> <td>Living</td> <td>Main</td> <td>16.40 x</td> <td>10.89</td> <td>Laminate</td> <td>Open Concept</td> <td>West View</td> </tr> <tr> <td>3</td> <td>Dining</td> <td>Main</td> <td>16.40 x</td> <td>10.89</td> <td>Laminate</td> <td>Combined W/Living</td> <td></td> </tr> <tr> <td>4</td> <td>Kitchen</td> <td>Main</td> <td>5.91 x</td> <td>8.10</td> <td>Tile Floor</td> <td>Pass Through</td> <td>Breakfast Bar</td> </tr> <tr> <td>5</td> <td>Master</td> <td>Main</td> <td>10.93 x</td> <td>10.01</td> <td>Laminate</td> <td>His/Hers Closets</td> <td>West View</td> </tr> <tr> <td>6</td> <td>Solarium</td> <td>Main</td> <td>9.68 x</td> <td>8.04</td> <td>Laminate</td> <td>Sliding Doors</td> <td>West View</td> </tr> </tbody> </table>	#	Room	Level	Dimensions (ft)					1	Foyer	Main	9.84 x	3.87	Mirrored Closet			2	Living	Main	16.40 x	10.89	Laminate	Open Concept	West View	3	Dining	Main	16.40 x	10.89	Laminate	Combined W/Living		4	Kitchen	Main	5.91 x	8.10	Tile Floor	Pass Through	Breakfast Bar	5	Master	Main	10.93 x	10.01	Laminate	His/Hers Closets	West View	6	Solarium	Main	9.68 x	8.04	Laminate	Sliding Doors	West View	Bright And Airy Suite At Polo Club 2 With Beautiful Views Over The University Campus. Unbeatable Location: Walk To Yorkville, U Of T, Hospitals, Ttc And More. Suite In Good Condition. Functional Layout. Available For Immediate Occupancy . Fridge, Stove, Built-In Dishwasher, Washer, Dryer, All Existing Electric Light Fixures, All Existing Window Coverings. Seller Will Fix Glass Sliding Door And Complete Bathroom Caulking.		
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