

YONGE AND CARLTON 45 CARLTON ST., NO. 201

ASKING PRICE

\$425,000

SELLING PRICE

\$435,000

TAXES

\$2,654 (2010)

DAYS ON THE MARKET

Seven

LISTING AGENT

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

The Action: This 1,200-square-foot suite was booked for private showings by more than a dozen home shoppers, including two who presented bids to agent Boris Kholodov.

What They Got: On the upper level of the nearly 30-year-old Lexington high-rise, this renovated two-bedroom unit has a den, a solarium, an eat-in kitchen and a combined living and dining room with wall-to-wall windows



facing south.


- » Six months ago, the interior was redressed with ceramic and engineered bamboo floors, granite-topped island and counters, custom cabinetry and stainless steel appliances.
- » Rounding out the unit are two bathrooms, including a master ensuite, and laundry facilities, plus parking.

The Agent's Take: "This [apartment] was completely renovated, so it offered the space, and the high-quality finishings you'd find today in a newer building," agent Boris Kholodov said.

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

416-489-2121

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	45 Carlton St 2016		Sold: \$435,000
	Toronto, Ontario M5B2H9 C08 120-19-R		List: \$425,000
Orig Price: \$425,000		Taxes: \$2,653.68/2010	102 % List
SPIS: N	DOM: 7	Contract: 9/10/2010	Sold: 9/17/2010
Condo Apt		#Shares%:	Rooms: 6
Apartment		Locker#: None	Bedrooms: 2+2
Dir/Cross St: Yonge & Carlton		Level: 18	Washrooms: 2
Corp#: MTCC/565		Unit#: 15	1x4xMain, 1x3xMain
Prop Mgmt:			
MLS# C1952351		PIN#:	
Kitchens: 1	Pets Perm: Restrict	Balcony: None	
Fam Rm: N	Locker: None	Ens Lndry: Y	Lndry Lev:
Basement: None	Maint: \$692.29	Exterior: Brick	
Fireplace/Stv: N	CAC: Y	Gar/Park Sp: Undergrnd/1	
Heat: Gas Forced Air	UFFI:	Park/Drive: Undergrnd	
Apx Age:	Central Vac:	Park Type: Exclusive/	
Apx Sqft:	Elevator:	Park Spcs: 1 #109	
Exposure: S	Retirement:	Park \$/Mo:	
Assessment:	Taxes Incl: N Water Incl: Y	Prk Lgl	
Spec Desig: Unknown	Heat Incl: Y Hydro Incl: Y	Dsc:	
	Cable TV Incl: N CAC Incl: Y	Bldg Amen: Exercise Room	
	Bldg Insur Incl: Y Prkg Incl: Y	Gym	
	Comm Elem Inc: Y	Indoor Pool	
		Recreation Room	
		Sauna	
		Security Guard	
# Room	Level	Dimensions (ft)	
1 Living	Main	25.16 x 11.32	Hardwood Floor Open Concept South View
2 Dining	Main	25.16 x 11.32	Hardwood Floor Combined W/Living
3 Kitchen	Main	13.16 x 10.07	Ceramic Floor Breakfast Area
4 Master	Main	21.52 x 10.33	Hardwood Floor 4 Pc Ensuite
5 2nd Br	Main	10.17 x 8.01	Hardwood Floor Large Closet
6 Solarium	Main	10.50 x 6.00	Hardwood Floor
7 Den	Main	10.17 x 6.00	Hardwood Floor
Wow! A Completely Renovated Apartment Right At Yonge/Carlton! Over 1200Sf! It Features A Functional Open Concept Split-Bedroom Layout With 2 Bedrooms, A Solarium And A Den - All With Panoramic City And Lake Views. The Kitchen Offers A Centre Island, Pullouts For Spices And A Coffee Counter - All With Custom Cabinetry And Granite Counters. Location Is Unbeatable: Walk To Restaurants, Ttc, Ryerson, U Of T, And Bloor! Wont Last At This Price, See It Today!			
Stainless Steel Fridge, Stove, Built-In Dishwasher, Bosch Washer, Bosch Dryer, All Existing Electric Light Fixtures, Engineered Bamboo Floors.			
Listing Contracted With: ROYAL LEPAGE/J & D DIVISION, BROKERAGE 416-489-2121			