

SPADINA AND FRONT



4K SPADINA AVE., NO. 727

ASKING PRICE: \$299,900

SELLING PRICE: \$305,900

PREVIOUS SELLING PRICE:

\$220,295 (2009)

TAXES: not yet assessed

DAYS ON THE MARKET: 14

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

In one of the newest highrise towers within the Concord CityPlace development near the Rogers Centre, this one-bedroom-plus-den suite promptly attracted two offers after it was listed for less than \$300,000.

"It went over asking price, which is quite common for condominiums in that price range in the downtown core," says agent Boris Kholodov. "It was very well presented, and

for a downtown unit in a new building, it was quite spacious."

Completed last year, the 755-square-foot suite contains a large principal room with upgraded laminate floors, kitchen facilities along one wall, floor-to-ceiling windows and sliding balcony doors.

Broadloom cushions the enclosed den and bedroom, which has a private four-piece bathroom. A powder room, ensuite laundry and a storage locker are added benefits.

The monthly fee is relatively low at \$320, which includes heating costs and maintenance of a gym, indoor pool, party room and rooftop deck, as well as guest suites and concierge.

"People think that the amenities are a great selling feature for the Concord CityPlace complex," says Mr. Kholodov. "Because there are so many suites within the complex... people have the privilege to share a vast array of amenities between buildings at a cost that is almost unnoticeable."

**Prepared by BORIS KHOLODOV, Salesperson
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	4K Spadina Ave 727	Sold: \$305,900
	Toronto, Ontario M5V3Y6 C01 --	List: \$299,900
	Orig Price: \$299,900 Taxes: \$0/2009 102 % List	
SPIS: N DOM: 14 Contract: 3/18/2010 Sold: 4/1/2010		
Condo Apt	#Shares%:	Rooms: 4+1
Apartment	Locker#: 1Tba	Bedrooms: 1+1
Dir/Cross St: Spadina & Front	Level: 6	Washrooms: 2
Corp#: TSCC/2009	Unit#: 23	1x4xMain, 1x2xMain
Prop Mgmt: Andrejs Property Management 416-623-7570		

MLS# : C1814457 **PIN#:**

Kitchens: 1	Pets Perm: Restrict	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y Lndry Lev:
Basement: None	Maint: \$319.96	Exterior: Concrete
Fireplace/ Stv: N	CAC: Y	Gar/Park Sp: Undergrnd/0
Heat: Gas Forced Air	UFFI:	Park/Drive: Undergrnd
Apx Age: 0-5	Central Vac:	Park Type: None/
Apx Sqft: 700-899	Elevator:	Park Spcs: 0
Exposure: W	Retirement:	Park \$/Mo:
Assessment:	Taxes Incl: N Water Incl: Y	Prk Lgl Dsc:
Spec Desig: Unknown	Heat Incl: Y Hydro Incl: N	Bldg Amen: Concierge
	Cable TV Incl: N CAC Incl: Y	Exercise Room
	Bldg Insur Incl: Y Prkg Incl: N	Guest Suites
	Comm Elem Inc: Y	Indoor Pool
		Party/Meeting Room
		Rooftop Deck/Garden

#	Room	Level	Dimensions (ft)			
1	Living	Main	12.40 x 9.84	Laminate	Open Concept	W/O To Balcony
2	Dining	Main	11.81 x 7.87	Laminate	Combined W/Living	
3	Kitchen	Main	11.81 x 3.94	Modern Kitchen	Open Concept	B/I Appliances
4	Master	Main	9.84 x 8.86	Broadloom	4 Pc Ensuite	West View
5	Den	Main	9.84 x 8.86	Broadloom	Sliding Doors	

Neo At Cityplace! This Bright, Spacious And Airy Suite Offers A Functional Layout With An Open Living Area, A Large Den, A Bedroom With An Ensuite, A Powder Room And A Spacious Balcony. The Property Is In Immaculate Condition And Is Beautifully Presented. It Measures Approximately 755Sf And Features Many Tasteful Upgrades. Excellent Location: Walk To Entertainment District, Harbourfront, Kensington Market, Financial Core, Etc. Extensive Facilities.
Fridge, Stove, Built-In Dishwasher, Built-In Microwave/Hood Fan, Washer, Dryer, All Existing Electric Light Fixtures, All Existing Window Coverings. Storage Locker Included.

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