

**CHURCH AND QUEEN 50 LOMBARD ST., PH 3**

**ASKING PRICE**

\$598,000

**SELLING PRICE**

\$577,000

**TAXES**

\$3,468 (2010)

**DAYS ON**

**THE MARKET**

114

**LISTING AGENT**

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

**The Action:** A couple dozen buyers arranged a private appointment to see this large, reconfigured one-bedroom-plus-den corner penthouse downtown.

**What They Got:** Located on the 27th floor of an 18-year-old high-rise, this 1,124-square-foot unit was originally built with two bedrooms and a den, which was removed four years ago to create a larger living and dining area.

» The two full bathrooms were



stylishly renovated, as well as the kitchen, which features stainless steel appliances, limestone floors and a breakfast bar.

- » The interior is brightly lit with a wide south-facing balcony off the principal room and windows throughout, including the master suite in the southeast corner and the den in the southwest corner.
- » The monthly fee of \$1,046 covers heating costs and upkeep of common areas, like the gym, party room and rooftop deck.
- » The unit comes with ensuite laundry machines, storage locker and underground parking.


**The Agent's Take:** "It's for someone who is looking for a larger apartment with views toward multiple directions and extensive windows," says agent Boris Kholodov.

"It's about double the size of an average property in the building, and it's also on the top floor with windows facing south, east and west."

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

416-489-2121

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	<b>50 Lombard St Ph3</b>		<b>Sold: \$577,000</b>
	Toronto, Ontario M5C2X4 C08 120-19-S		<b>List: \$598,000</b>
<b>Orig Price:</b> \$598,000		<b>Taxes:</b> \$3,467.64/2010	96 % List
<b>SPIS:</b> N	<b>DOM:</b> 114	<b>Contract:</b> 11/29/2010	<b>Sold:</b> 3/23/2011
Condo Apt	<b>#Shares%:</b>	<b>Rooms:</b>	5
Apartment	<b>Locker#:</b> 36B	<b>Bedrooms:</b>	1+1
<b>Dir/Cross St:</b> Church & Lombard	<b>Level:</b> 27	<b>Washrooms:</b>	2
<b>Corp#:</b> MTCC/1058	<b>Unit#:</b> 2	1x4xMain,	
<b>Prop Mgmt:</b>		1x3xMain	
<b>MLS#</b> C2000652		<b>PIN#:</b>	
<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> \$1,045.75	<b>Exterior:</b> Concrete	
<b>Fireplace/ Stv:</b> N	<b>CAC:</b> Y	<b>Gar/Park Sp:</b> Undergrnd/1	
<b>Heat:</b> Other	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd	
Forced Air	<b>Central Vac:</b>	<b>Park Type:</b> Owned/	
<b>Apx Age:</b>	<b>Elevator:</b>	<b>Park Spcs:</b> 1 #22B	
<b>Apx Sqft:</b> 1100-1299	<b>Retirement:</b>	<b>Park \$/Mo:</b>	
<b>Exposure:</b> S	<b>Taxes Incl:</b> N <b>Water Incl:</b> Y	<b>Prk Lgl Dsc:</b> Level B, Unit 2	
<b>Assessment:</b>	<b>Heat Incl:</b> Y <b>Hydro Incl:</b> N	<b>Bldg Amen:</b> Bbqs Allowed	
<b>Spec Desig:</b> Unknown	<b>Cable TV Incl:</b> N <b>CAC Incl:</b> Y	Concierge	
	<b>Bldg Insur Incl:</b> Y <b>Prkg Incl:</b> Y	Exercise Room	
	<b>Comm Elem Inc:</b> Y	Party/Meeting Room	
		Rooftop Deck/Garden	
		Visitor Parking	
<b># Room</b>	<b>Level</b>	<b>Dimensions (ft)</b>	
1 Living	Main	14.99 x 16.99	Laminate Open Concept W/O To Balcony
2 Dining	Main	11.52 x 11.52	Laminate Combined W/Living South View
3 Kitchen	Main	8.50 x 7.61	Limestone Flooring Window Renovated
4 Master	Main	14.99 x 11.52	Laminate W/W Closet Se View
5 2nd Br	Main	11.52 x 9.51	Laminate Sw View
Finally A Downtown Penthouse With Beautiful Panoramic 180 Degree South, East And West Views! Feel The Space! Truly Unique: 2 Sunny Corners Of Windows, Long South Facing Balcony, Extra Large Open Living/Dining/Kitchen Area. The Property Was Completely Renovated In 2007 With The Layout Modified (Originally 2 Bedrooms + Den). A Gorgeous Kitchen, Renovated Bathrooms, Newer Flooring And Much More! Last But Not Least: Location Is Unbeatable!			
Stainless Steel Frigidaire Fridge, Stainless Steel Frigidaire Stove, Stainless Steel Magic Chef Microwave, Stainless Steel Frigidaire Dishwasher, Kenmore Front Load Washer, Kenmore Dryer, Existing Electric Light Fixtures & Window Coverings			
<b>Listing Contracted With:</b> ROYAL LEPAGE/J & D DIVISION, BROKERAGE 416-489-2121			