

CHURCH AND ADELAIDE

55 LOMBARD ST., NO. 414

ASKING PRICE: \$339,900

SELLING PRICE: \$337,500

PREVIOUS SELLING PRICE:
\$311,000 (2008)

TAXES: \$2,169 (2009)

DAYS ON THE MARKET: 15

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

Newer condominiums offer far less living space for a higher price than older counterparts such as this one-bedroom-plus-den suite at The Bentley residence near St. James Cathedral, says Boris Kholodov.

Built more than 25 years ago, the fourth-floor condominium offers 1,000-square-feet of liv-




ing space. "One thousand feet for a one-bedroom condo is almost unheard of in the downtown area," says Mr. Kholodov.

Another rare highlight is the wood-burning fireplace in the living and dining area. "In many new condos, this is not a feature that is available," says Mr. Kholodov.

Newer updates include herringbone parquet floors throughout and ceramic flooring in the kitchen, which was also remodelled with new cabinetry and pantry about three years ago.

Heating, but not hydro, is covered by the monthly fee of \$610.

**Prepared by BORIS KHOLODOV, Salesperson
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	55 Lombard St 414	Sold: \$337,500
	Toronto, Ontario M5C2R7 C08 120-20-S	List: \$339,900
	Orig Price: \$339,900 Taxes: \$2,169/2009 99 % List	
SPIS: N DOM: 15 Contract: 11/30/2009 Sold: 12/15/2009		
Condo Apt Apartment	#Shares%:	Rooms: 4+1
Dir/Cross St: Church & Adelaide	Locker#: One	Bedrooms: 1+1
Corp#: MTCC/596	Level: 4	Washrooms: 2
Prop Mgmt:	Unit#: 14	1x2xMain, 1x4xMain

MLS# : C1750435 **PIN#:**

Kitchens: 1	Pets Perm: N	Balcony: None
Fam Rm: N	Locker: Owned	Ens Lndry: Y Lndry Lev: Main
Basement: None	Maint: \$610.24	Exterior: Brick
Fireplace/ Stv: Y	CAC: Y	Gar/Park Sp: Undergrnd/1
Heat: Other Heat Pump	UFFI:	Park/Drive: Undergrnd
Apx Age: 16-30	Central Vac:	Park Type: Owned/
Apx Sqft: 900-1099	Elevator:	Park Spcs: 1 #One
Exposure: N	Retirement:	Park \$/Mo:
Assessment:	Taxes Incl: N Water Incl: Y	Prk Lgl Dsc:
Spec Desig: Unknown	Heat Incl: Y Hydro Incl: N	Bldg Amen: Bbqs Allowed Concierge Outdoor Pool Party/Meeting Room Rooftop Deck/Garden Visitor Parking
	Cable TV Incl: Y CAC Incl: Y	
	Bldg Insur Incl: Y Prkg Incl: Y	
	Comm Elem Inc: Y	

#	Room	Level	Dimensions (ft)			
1	Living	Main	21.36 x 13.62	Open Concept	Fireplace	Parquet Floor
2	Dining	Main	21.36 x 13.62	Open Concept	Fireplace	Parquet Floor
3	Kitchen	Main	10.47 x 11.84	B/I Appliances	Breakfast Bar	Ceramic Floor
4	Master	Main	20.31 x 9.91	Parquet Floor	Walk-Thru	4 Pc Ensuite
5	Den	Main	12.66 x 12.27	Open Concept	Closet	2 Pc Bath

A Spacious Condo In Toronto? Yes, It Is Possible! This Spacious Suite Is Approximately 1000Sf And Offers A Large Open Principal Space Featuring Newer Herringbone Parquet Flooring And A Rarely Offered Wood Burning Fireplace. A Spacious Remodelled Kitchen With A Large Pantry/Laundry And An Airy Master Suite. Freshly Painted. The Space Is Bright And Open, Yet There Is A Zoned In Den And Entrance Area With A Powder Room. Beautifully Updated. Excellent Location.
Bosh Dishwasher, Frigidaire Gallery Stove, G.E. Refrigerator, Whirlpool Washer+Dryer, All Light Fixs, All Window Cvgs(California Shutters & Real Silk Draperies). Visit The Award Winning Rooftop Garden W/Outdr Pool. Some Furniture Negotiable

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