

**YONGE AND WELLESLEY**

**555 YONGE ST., NO. 909**

**ASKING PRICE: \$269,900**

**SELLING PRICE: \$267,000**

**PREVIOUS SELLING PRICE:  
\$190,000 (2005)**

**TAXES: \$1,689 (2007)**

**DAYS ON THE MARKET: 12**

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

The list price of this two-bedroom suite at Yonge and Wellesley streets caught the attention of people with modest budgets looking to live downtown, according to agent Boris Kholodov.

“To get into the downtown market and be on Yonge Street or in a central area is very difficult these days because prices for even the smaller condos have gone way beyond what a professional, first-time buyer would normally be able to afford,” he says.

But this building, which is about 20 years old, “provides that opportunity for a person that is just starting out,” the agent adds.

The 812-square-foot unit has an open living and dining room with hardwood floors that were updated. The kitchen has a ceramic tile floor and a peninsula with a breakfast bar.

Both bedrooms are carpeted, and the master suite has pri-




vate access to a four-piece bathroom.

Also handy is a three-piece bathroom and ensuite laundry facilities, and a locker.

The monthly maintenance fee is \$621, which covers utility costs. Shared facilities include a gym, recreation room and sauna. A security guard is on site.

There is no parking but the Wellesley subway station is across the street.

**Prepared by BORIS KHOLODOV, Salesperson  
ROYAL LEPAGE/J & D DIVISION, BROKERAGE  
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1/11/2011 1:30:29 PM**

	<b>555 Yonge St 909</b>	<b>Sold: \$267,000</b>
	Toronto, Ontario M4Y1Y7 C08 120-19-R	<b>List: \$269,900</b>
<b>Orig Price:</b> \$269,900	<b>Taxes:</b> \$1,688.63/2007	99 % List
<b>SPIS:</b> N	<b>DOM:</b> 12	<b>Contract:</b> 3/27/2008
<b>Sold:</b> 4/8/2008		
Condo Apt	<b>#Shares%:</b>	<b>Rooms:</b> 4
Apartment	<b>Locker#:</b> One	<b>Bedrooms:</b> 2
<b>Dir/Cross St:</b> Yonge & Wellesley	<b>Level:</b> 9	<b>Washrooms:</b> 2
<b>Corp#:</b> MTCC/1127	<b>Unit#:</b> 9	1x4xMain, 1x3xMain
<b>Prop Mgmt:</b> Briarlane Property Management 1-800-834-5810		

**MLS#**  
: C1333382

**PIN#:**

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<b>Balcony:</b> None
<b>Fam Rm:</b> N	<b>Locker:</b> Exclusive	<b>Ens Lndry:</b> Y <b>Lndry Lev:</b> Main
<b>Basement:</b> None	<b>Maint:</b> \$620.98	<b>Exterior:</b> Concrete
<b>Fireplace/ Stv:</b> N	<b>CAC:</b> Y	<b>Gar/Park Sp:</b> Undergrnd/0
<b>Heat:</b> Gas Forced Air	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd
<b>Apx Age:</b>	<b>Central Vac:</b>	<b>Park Type:</b> None/
<b>Apx Sqft:</b>	<b>Elevator:</b>	<b>Park Spcs:</b> 0
<b>Exposure:</b> E	<b>Retirement:</b>	<b>Park \$/Mo:</b>
<b>Assessment:</b>	<b>Taxes Incl:</b> N <b>Water Incl:</b> Y	<b>Prk Lgl Dsc:</b>
<b>Spec Desig:</b> Unknown	<b>Heat Incl:</b> Y <b>Hydro Incl:</b> Y	<b>Bldg Amen:</b> Exercise Room Gym Recreation Room Sauna Security Guard Security System
	<b>Cable TV Incl:</b> N <b>CAC Incl:</b> Y	
	<b>Bldg Insur Incl:</b> Y <b>Prkg Incl:</b> N	
	<b>Comm Elem Inc:</b> Y	

#	Room	Level	Dimensions (ft)			
1	Living	Main	18.37 x 9.84	Hardwood Floor	Open Concept	East View
2	Dining	Main	18.37 x 9.84	Hardwood Floor	Combined W/Living	
3	Kitchen	Main	11.15 x 10.17	Ceramic Floor	Breakfast Bar	Track Lights
4	Master	Main	21.65 x 8.86	Broadloom	4 Pc Ensuite	Track Lights
5	2nd Br	Main	11.81 x 10.50	Broadloom		

Yonge And Wellesley! This Bright, Spacious And Airy 2 Bedroom Suite Is Approximately 812 Square Feet And Features A Functional Open Concept Layout With 2 Full Baths And An East View. Immaculate And Well Presented. Newer Flooring And Carpeting. Fridge, Stove, Built-In Dishwasher, Built-In Microwave, Washer, Dryer, Broadloom And Hardwood Where Laid, Window Coverings And Electric Light Fixtures. Exclude: 2 Hall Lights, Dining Room Light, And Living Room Light.

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