

**BATHURST AND LAKESHORE 600 FLEET ST., NO. 1309**

**ASKING PRICE**

\$198,888

**SELLING PRICE**

\$201,000

**TAXES**

\$1,233 (2011)

**DAYS ON THE MARKET**

17

**LISTING AGENT**

Boris Kholodov, Royal LePage

Real Estate Services Ltd., Johnston and Daniel Division

**The Action:** There were about two dozen offers for this studio suite, which eventually sold to the better of two offers that were submitted.

**What They Got:** Within a three-year-old high-rise near Fort York, this 348-square-foot bachelor pad was finished with ceramic floors to define the



cooking area and hardwood in the open living and dining areas, which has a west-facing balcony.

» To perform daily chores easily, the unit was equipped with a four-piece bathroom and six appliances, including laundry machines, as well as a locker for storage.


» The monthly fee of \$211 incorporates the cost of water, heating and operation of recreation amenities, among

other things.

» The immediate neighbourhood is home to several waterfront parks, Harbourfront Centre, and new banks and shops, as well as the island airport.

**The Agent's Take:** "It's one of the smallest apartments in the city," says agent Boris Kholodov. "This is perfect for a young person or for someone who is very mobile. It's a great pied-a-terre."

**Prepared by BORIS KHOLODOV, Salesperson  
 ROYAL LEPAGE/J & D DIVISION, BROKERAGE  
 416-489-2121  
 9/13/2011 2:56:53 PM**

	<b>600 Fleet St 1309</b>	<b>Sold: \$201,000</b>
	Toronto, Ontario M5V1B7 Toronto C01 Niagara	<b>List: \$198,888</b>
<b>Orig Price:</b> \$198,888	<b>Taxes:</b> \$1,233/2011	101 % List
<b>SPIS:</b> N 120-17-T	<b>DOM:</b> 17	<b>Contract:</b> 5/28/2011
		<b>Sold:</b> 6/14/2011
Condo Apt	<b>#Shares%:</b>	<b>Rooms:</b> 1
Apartment	<b>Locker#:</b> C100	<b>Bedrooms:</b> 0
<b>Dir/Cross St:</b> Bathurst & Lakeshore	<b>Level:</b> 13	<b>Washrooms:</b> 1
<b>Corp#:</b> TSCC/1989	<b>Unit#:</b> 9	1x4xMain
<b>Prop Mgmt:</b>		

**MLS#** C2117622 **PIN#:**  
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<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> \$211	<b>Exterior:</b> Concrete
<b>Fireplace/ Stv:</b> N	<b>A/C:</b> Central Air	<b>Gar/Park Sp:</b> Undergrnd/0
<b>Heat:</b> Gas	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd
Forced Air	<b>Central Vac:</b>	<b>Park Type:</b> None/
<b>Apx Age:</b>	<b>Elevator:</b>	<b>Park Spcs:</b> 0
<b>Apx Sqft:</b>	<b>Retirement:</b>	<b>Park \$/Mo:</b>
<b>Exposure:</b> W	<b>Taxes Incl:</b> N <b>Water Incl:</b> Y	<b>Prk Lgl Dsc:</b>
<b>Assessment:</b>	<b>Heat Incl:</b> Y <b>Hydro Incl:</b> N	<b>Bldg Amen:</b>
<b>Spec Desig:</b> Unknown	<b>Cable TV Incl:</b> N <b>CAC Incl:</b> Y	
<b>Phys Hdcap-Equip:</b>	<b>Bldg Insur Incl:</b> Y <b>Prkg Incl:</b> N	
	<b>Comm Elem Inc:</b> Y	

#	Room	Level	Dimensions (ft)			
1	Living	Main	10.83 x 10.83	Hardwood Floor	Open Concept	W/O To Balcony
2	Dining	Main	10.83 x 10.83	Hardwood Floor	Combined W/Living	
3	Kitchen	Main	11.97 x 6.99	Ceramic Floor		

Bright, Spacious And Airy Bachelor Suite @ Malibu. Compact Functional Space With Excellent Finishes. Live Downtown, Pay Less Than Rent! Excellent Location - Walk To King West, Harbourfront, Streetcar, Etc.  
 Fridge, Stove, Built-In Dishwasher, Built-In Microwave, Washer, Dryer, All Existing Electric Light Fixtures, All Existing Window Coverings.

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