

||| QUEENS QUAY AND BATHURST

600 Queens Quay West

Penthouse No. 11

Asking price: \$269,900

Selling price: \$264,500

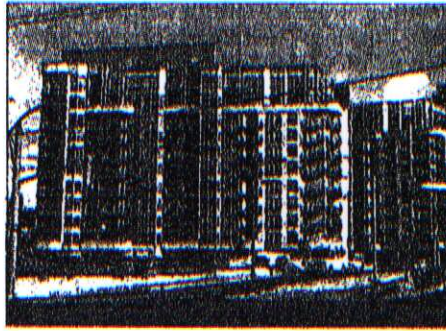
Taxes: \$2,894 (2005)

Days on the market: 50

This penthouse on the top floor of an 11-storey condominium offers about 850 square feet of living space, with one bedroom, a den and a solarium.

"That kind of an arrangement in this price range is very rare," agent Boris Kholodov says. "Not a lot of people want that many rooms in this small a space," he adds, "but if you do need it, then it's very good because there's nowhere else you can find it [at that price]."

The layout is ideal for someone who



works from home or, in the case of the previous tenants, a couple with a baby, Mr. Kholodov says.

Sliding doors separate the living and dining room from the solarium, which

has access to a balcony with views to the west.

The nearly nine- by nine-foot den could double as a second bedroom.


Most areas have hardwood floors, except the kitchen, which has a ceramic floor along with a breakfast bar. There is a four-piece bathroom and five appliances, including a washer and dryer.

The unit comes with a locker and underground parking. There is a monthly fee of \$433 for utilities, building security and the use of the gym and sauna.

Nearby amenities include the Waterfront Trail just across the street, lakeside parks and gardens, the Rogers Centre, and shops and restaurants.

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

**Prepared by BORIS KHOLODOV, Salesperson
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1/11/2011 1:39:33 PM**

	600 Queens Quay W Ph 11		Sold: \$264,500
	Toronto, Ontario M5V3M3 C01 120-18-T		List: \$269,900
Orig Price: \$269,900		Taxes: \$2,894.28/2005	98 % List
SPIS:	DOM: 50	Contract: 8/17/2006	Sold: 10/6/2006
Condo Apt		#Shares%:	Rooms: 6
Apartment		Locker#: C94	Bedrooms: 2+1
Dir/Cross St: Queens Quay/Bathurst	Level: 11	Washrooms: 1	
Corp#: MTCC/1298	Unit#: 10	1x4	
Prop Mgmt: Icon Property Management (416-596-1641)			
MLS# C969118		PIN#:	
Kitchens: 1	Pets Perm: Restrict	Balcony: Open	
Fam Rm: N	Locker: Owned	Ens Lndry: Y Lndry Lev:	
Basement: None	Maint: \$432.99	Exterior: Concrete	
Fireplace/ Stv: N	CAC: Y	Gar/Park Sp: Undergrnd/1	
Heat: Gas	UFFI:	Park/Drive: Undergrnd	
Forced Air	Central Vac:	Park Type: Owned/	
Apx Age:	Elevator:	Park Spcs: 1 #C64	
Apx Sqft:	Retirement:	Park \$/Mo:	
Exposure: W	Taxes Incl: N Water Incl: Y	Prk Lgl Dsc:	
Assessment:	Heat Incl: Y Hydro Incl: Y	Bldg Amen: Security Guard	
Spec Desig: Unknown	Cable TV Incl: N CAC Incl: Y	Security System	
	Bldg Insur Incl: Y Prkg Incl: Y	Recreation Room	
	Comm Elem Inc: Y	Exercise Room	
		Sauna	
# Room	Level	Dimensions (ft)	
1 Living	Main	11.91 x 6.99	Hardwood Floor Open Concept West View
2 Dining	Main	11.91 x 6.99	Hardwood Floor Combined W/Living
3 Kitchen	Main	8.01 x 8.01	Ceramic Floor Open Concept Breakfast Bar
4 Master	Main	12.30 x 9.91	Hardwood Floor
5 2nd Br	Main	8.99 x 8.99	Hardwood Floor
6 Solarium	Main	10.99 x 6.99	Hardwood Floor W/O To Balcony
Wow! This Bright, Spacious And Airy 1 Bedroom + Large Den + Large Solarium + Balcony Suite Is Unbeatable Value! Den Big Enough To Be Used As Spacious Bedroom! Great Layout, Convenient Location, Excellent Building Unit Is In Good Shape. Parking And Locker Included!			
Fridge, Stove, Dishwasher, Washer, Dryer, Hardwood Where Laid, Electric Light Fixtures, Window Coverings.			
Listing Contracted With: ROYAL LEPAGE/J & D DIVISION, BROKERAGE 416-489-2121			