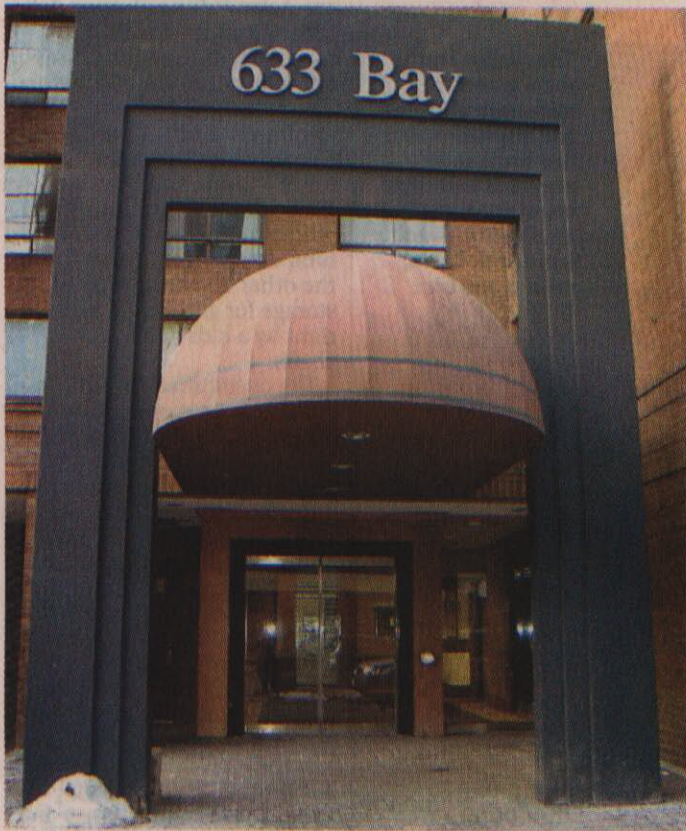


Done Deals

BAY AND DUNDAS



633 BAY ST., NO. 1022

ASKING PRICE: \$259,900

SELLING PRICE: \$250,000

**PREVIOUS SELLING PRICE:
\$190,000 (2003)**

TAXES: \$1,689 (2008)

DAYS ON THE MARKET: 31

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

This 647-square-foot unit is located in an older condominium building but it offers more space – not to mention private parking – for a lower price than many newer counterparts nearby, agent Boris Kholodov says.

A unit such as this one – with one bedroom and a solarium – selling at \$250,000 is rare on Bay Street, he adds.

Situated on the 10th floor of

the Horizon on Bay high-rise, built more than two decades ago, the suite features large windows in the solarium as well as in the adjacent living and dining room.

Within the past few years, new laminate flooring was installed in most areas and tile was laid in the kitchen, which also has new cabinetry and a pass-through to the dining space.


The condo includes a four-piece bathroom, ensuite laundry facilities and storage.

A monthly fee of \$333 covers utility costs and upkeep of common amenities including a gym, a pool, squash courts and a rooftop garden with a jogging track and barbecue stations.

Residents are steps from streetcar and subway lines, shops, restaurants and movie theatres. King and Bay streets and Yorkville are also within walking distance.

The unit is also close to hospitals and the University of Toronto, Mr. Kholodov adds.

**Prepared by BORIS KHOLODOV, Salesperson
ROYAL LEPAGE/J & D DIVISION, BROKERAGE
416-489-2121
1/10/2011 1:01:09 PM**

	633 Bay St 1022	Sold: \$250,000
	Toronto, Ontario M5G2G4 C01 120-19-S	List: \$259,900
	Orig Price: \$259,900 Taxes: \$1,688.60/2008 96 % List	
SPIS: N DOM: 31 Contract: 12/12/2008 Sold: 1/12/2009		
Condo Apt	#Shares%:	Rooms: 5
Apartment	Locker#: None	Bedrooms: 1+1
Dir/Cross St: Bay & Dundas	Level: 10	Washrooms: 1
Corp#: MTCC/723	Unit#: 17	1x4xMain
Prop Mgmt: Horizon On Bay 416-340-8439		

MLS# C1527819 **PIN#:**

Kitchens: 1	Pets Perm: N	Balcony: None
Fam Rm: N	Locker: Ensuite	Ens Lndry: Y Lndry Lev: Main
Basement: None	Maint: \$333	Exterior: Brick
Fireplace/ Stv: N	CAC: Y	Gar/Park Sp: Undergrnd/1
Heat: Gas Forced Air	UFFI:	Park/Drive: Undergrnd
Apx Age:	Central Vac:	Park Type: Owned/
Apx Sqft:	Elevator:	Park Spcs: 1 #C59
Exposure: N	Retirement:	Park \$/Mo:
Assessment:	Taxes Incl: N Water Incl: Y	Prk Lgl Dsc:
Spec Desig: Unknown	Heat Incl: Y Hydro Incl: Y	Bldg Amen:
	Cable TV Incl: N CAC Incl: Y	
	Bldg Insur Incl: Y Prkg Incl: Y	
	Comm Elem Inc: Y	

#	Room	Level	Dimensions (ft)			
1	Living	Main	17.49 x 11.32	Laminate	Open Concept	Window
2	Dining	Main	17.49 x 11.32	Laminate	Combined W/Living	
3	Kitchen	Main	7.48 x 6.82	Tile Floor	Updated	
4	Master	Main	12.17 x 9.15	Laminate	Large Closet	
5	Den	Main	9.81 x 8.40	Laminate	Window	

Take Advantage Of This Market! Unbelievable Price For A Condo With Parking At The Horizon On Bay! Comparables Have Sold In \$275K-\$300K Range! This Bright, Spacious And Airy 1 Bedroom + Den Suite Is Approximately 647 Square Feet And Has Been Recently Updated With New Flooring, Tiles And Kitchen Cabinets. Parking Is Included. Live On Bay Street, With The Financial District, Eaton Centre, Hospitals And U Of T Within Walking Distance. Won't Last!
Fridge, Stove, Built-In Dishwasher, Washer, Dryer, Broadloom Where Laid, All Electric Light Fixtures And Window Coverings.

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