

BAY AND DUNDAS

633 BAY ST., NO. 802

ASKING PRICE: \$225,000

SELLING PRICE: \$225,000

**PREVIOUS SELLING PRICE:
\$178,000 (2002)**

TAXES: \$1,650 (2008)

DAYS ON THE MARKET: four

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

In a downtown high-rise building known as Horizon on Bay, this eighth-floor unit has a roughly 750-square-foot plan,

which is larger than newer condominiums in the same price range, agent Boris Kholodov says.

But another benefit of this one-bedroom plus solarium suite is the rental income it can generate for the buyer, he says. The previous owner earned \$1,400 a month from a tenant.

"It was a perfect investment property," Mr. Kholodov says. "It's close to hospitals and [the University of Toronto], so it's very easy to rent to students as well as resident doctors."

The unit was completed more than two decades ago, but the interior was recently improved with new hardwood floors throughout and new cabinetry, wine rack and appliances in the

kitchen. The kitchen also features tile floors like those in the four-piece bathroom and foyer.

"It's nicer than most other units in the building with the same layout," Mr. Kholodov says.


A wall was removed between the principal room and solarium, which has windows along the north wall, overlooking residences on Elm Street.

The master suite can be entered from French doors off the principal room or from sliding doors off the solarium.

The unit also comes with ensuite laundry. The monthly fee of \$309 covers utility costs and maintenance of amenities such as a gym, indoor pool, recreation room and sauna.



**Prepared by BORIS KHOLODOV, Salesperson
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	633 Bay St 802	Sold: \$225,000
	Toronto, Ontario M5G2G4 C01 120-19-S	List: \$225,000
Orig Price: \$225,000	Taxes: \$1,650/2008	100 % List
SPIS: N	DOM: 4	Contract: 1/15/2009
Sold: 1/19/2009		
Condo Apt	#Shares%:	Rooms: 5
Apartment	Locker#: None	Bedrooms: 1+1
Dir/Cross St: Bay & Dundas	Level: 8	Washrooms: 1
Corp#: MTCC/723	Unit#: 02	1x4xMain
Prop Mgmt: Horizon On Bay 416-340-8439		

MLS# C1540384 **PIN#:**

Kitchens: 1	Pets Perm: N	Balcony: None
Fam Rm: N	Locker: None	Ens Lndry: Y Lndry Lev: Main
Basement: None	Maint: \$309	Exterior: Brick
Fireplace/ Stv: N	CAC: Y	Gar/Park Sp: Undergrnd/0
Heat: Gas Radiant	UFFI:	Park/Drive: Undergrnd
Apx Age:	Central Vac:	Park Type: None/
Apx Sqft:	Elevator:	Park Spcs: 0
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: Exercise Room Indoor Pool Recreation Room Sauna Security Guard Security System
	Cable TV Incl: N CAC Incl: Y	
	Bldg Insur Incl: Y Prkg Incl: N	
	Comm Elem Inc: Y	

#	Room	Level	Dimensions (ft)			
1	Living	Main	17.39 x 11.32	Hardwood Floor	Open Concept	Window
2	Dining	Main	17.39 x 11.32	Hardwood Floor	Combined W/Living	
3	Kitchen	Main	7.55 x 6.89	Tile Floor	Renovated	
4	Master	Main	12.14 x 9.19	Hardwood Floor	Sliding Doors	French Doors
5	Solarium	Main	9.84 x 8.37	Hardwood Floor	Combined W/Living	

Take Advantage Of This Market! Buy At The Horizon On Bay At This Incredible Price! Great Investment! This Bright, Spacious And Airy Suite Suite Has Been Tastefully Renovated With Newer Hardwood Flooring, Newer Kitchen Cabinetry With Wine Rack, Newer Tiles In Bath+Foyer+Kitchen, And It Has Newer Appliances! Solarium Has Been Opened To Living Area. View Over Charming Elm Street Houses. This Will Sell Quickly.

Concept Ii Fridge, Ge Stove, Ge Dishwasher, Ge Microwave, Maytag Front Load Washer And Dryer, Window Blinds, Curtain Rod And Curtains In Bedroom, Existing Electric Light Fixtures.

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