

DONE DEALS

YONGE AND CARLTON 7 CARLTON ST., NO. 1001

ASKING PRICE

\$299,900

SELLING PRICE

\$300,000

PREVIOUS SELLING PRICE

\$241,500 (2008); \$213,000 (2006);
\$223,900 (1992)

TAXES

\$1,568 (2011)

DAYS ON THE MARKET

15

LISTING AGENT

Boris Kholodov, Royal LePage
Real Estate Services Ltd., John-
ston and Daniel Division

The Action: About two dozen shoppers sought out private showings for this one-bedroom suite downtown. Two competing offers materialized, including one just slightly over the asking price.

What They Got: In a roughly 20-year-old high-rise is home to this 670-square-foot suite with large windows in the master bedroom and combined living and dining area off the kitchen.

- » Essentials include a four-piece bathroom, laundry facilities and kitchen appliances, as well as a storage locker.
- » There is a monthly fee of \$408




that incorporates the cost of utilities, concierge services and recreational amenities, such as the gym, party room and rooftop deck.

The Agent's Take: "The biggest selling features is the amount of space you get for the money," agent Boris Kholodov says. "The second biggest feature is that this building is right at Yonge and College with very convenient access to the subway and it's also centrally located within walking distance to Ryerson University and U of T."

**Prepared by BORIS KHOLODOV, Salesperson
ROYAL LEPAGE/J & D DIVISION, BROKERAGE**

416-489-2121

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	7 Carlton St 1001		Sold: \$300,000
	Toronto, Ontario M5B2M3 Toronto C08 Church-Yonge Corridor		List: \$299,900
Orig Price: \$299,900		Taxes: \$1,568/2011	100 % List
SPIS: N 120-19-R	DOM: 15	Contract: 8/25/2011	Sold: 9/9/2011
Condo Apt	#Shares%:	Rooms:	4
Apartment	Locker#: None	Bedrooms:	1
Dir/Cross St: Yonge & Carlton	Level: 9	Washrooms:	1
Corp#: MTCC/1025	Unit#: 1	1x4xMain	
Prop Mgmt: Brookfield Residential 416-581-0139			
MLS# C2182800		PIN#:	
Kitchens: 1	Pets Perm: N	Balcony: None	
Fam Rm: N	Locker: Ensuite	Ens Lndry: Y	Lndry Lev:
Basement: None	Maint: \$408.23	Exterior: Concrete	
Fireplace/ Stv: N	A/C: Central Air	Gar/Park Sp: Undergrnd/0	
Heat: Gas	UFFI:	Park/Drive: Undergrnd	
Forced Air	Central Vac:	Park Type: None/	
Apx Age:	Elevator:	Park Spcs: 0	
Apx Sqft: 600-699	Retirement:	Park \$/Mo:	
Exposure: Se	Taxes Incl: N	Prk Lgl Dsc:	
Assessment:	Water Incl: Y	Bldg Amen: Concierge	
Spec Desig: Unknown	Heat Incl: Y	Gym	
Phys Hdcap-Equip:	Hydro Incl: Y	Party/Meeting Room	
	Cable TV Incl: N	Rooftop Deck/Garden	
	CAC Incl: Y	Sauna	
	Bldg Insur Incl: Y	Security System	
	Comm Elem Inc: Y		
# Room	Level	Dimensions (ft)	
1 Living	Main	19.49 x 12.01	Broadloom Open Concept Sw View
2 Dining	Main	19.49 x 12.01	Broadloom Combined W/Living
3 Kitchen	Main	8.53 x 8.43	Tile Floor B/I Appliances O/Looks Dining
4 Master	Main	11.32 x 10.76	Broadloom Double Closet Window
Yonge & Carlton Condo. This Is Your Chance To Own A Condo In One Of The Best Locations In Toronto : Right On The Subway Line, Steps To Both Universities, All Hospitals, Dundas Square, Eaton Centre, Church Street Village, Bloor, And More! Best Of All This Apartment Is So Spacious And Is In A Very Well-Managed, Established Building Easily Accommodating A Practical City Dweller, This Property Can Also Serve As An Excellent Investment.			
The Layout Is Practical And Open, Featuring A Large Living Area. The Bedroom Is Also Spacious. The Building Is Rich In Amenities. The Maintenance Fee Is Very Fair. All Appliances, Blinds And Light Fixtures Are Included. Call Now!			
Listing Contracted With: ROYAL LEPAGE/J & D DIVISION, BROKERAGE 416-489-2121			