

# Done Deals

## YONGE AND CARLTON

CARLTON ST., NO. 1612

ASKING PRICE: \$375,000

ORIGINAL PRICE: \$370,000

TAXES: \$2,422 (2007)

LIVING SPACE: nearly 1,100 square feet

DAYS ON THE MARKET: 100

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

Near the top of a high-rise at Yonge and Carlton streets, this corner suite on the 16th floor sold fairly quickly after its price was reduced to \$375,000 from \$399,000.

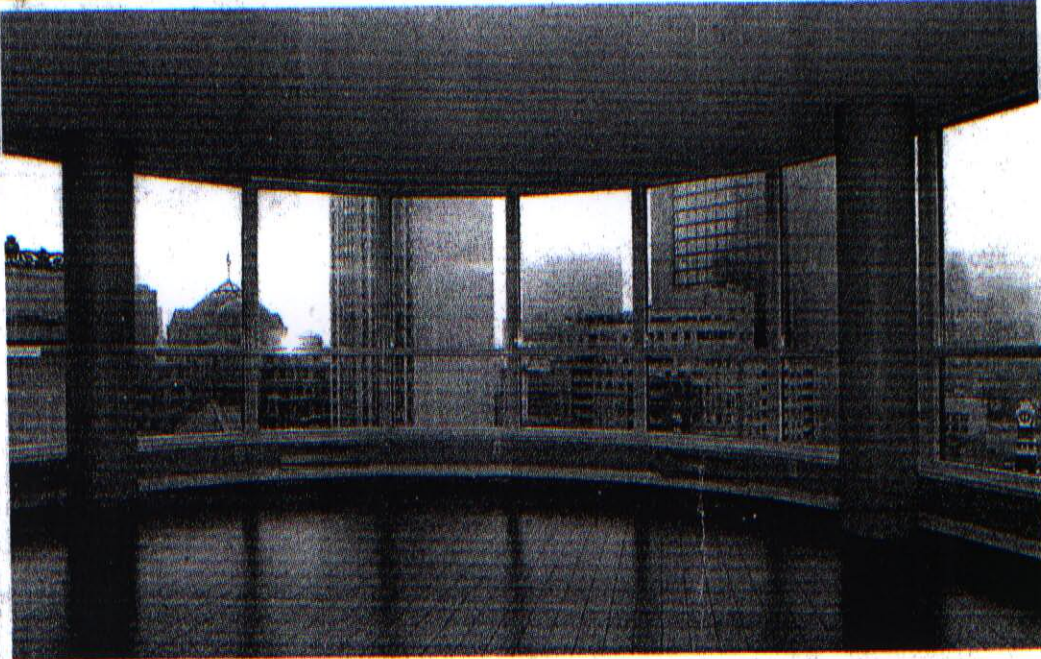
But it's not uncommon for older condominiums to remain on the market longer than newer ones, agent Boris Kholodov explains. This building is 17 years old.

"People are attracted to the new, but some people do appreciate the older buildings because, usually, for less money, you get more space."

The two-bedroom suite has an open living and dining area with laminate flooring and windows that run nearly floor to ceiling, and follow the curve of the building.

"It had a great view of the Yonge and College intersection," Mr. Kholodov says. "It was very bright and very inspiring."

The kitchen, which opens to the principal room, has a raised bar, tile flooring and



track lighting.

The master suite has broadloom, like the other bedroom, and a private four-piece bathroom.

There also is a three-piece

shared bathroom as well as laundry facilities.


A monthly fee of \$602 covers utilities and the upkeep of common amenities, such as a gym, sauna and recreation

room.

A security guard is also on site. A locker and parking are located downstairs.

The subway is just steps away.

**Prepared by BORIS KHOLODOV, Salesperson  
ROYAL LEPAGE/J & D DIVISION, BROKERAGE  
416-489-2121  
1/11/2011 1:19:24 PM**

	<b>7 Carlton St 1612</b>		<b>Sold: \$370,000</b>
	Toronto, Ontario M5B2M3 C08 120-19-R		<b>List: \$375,000</b>
<b>Orig Price:</b> \$399,900		<b>Taxes:</b> \$2,422.08/2007	99 % List
<b>SPIS:</b>	<b>DOM:</b> 100	<b>Contract:</b> 10/16/2007	<b>Sold:</b> 1/24/2008
Condo Apt		<b>#Shares%:</b>	<b>Rooms:</b> 5
Apartment		<b>Locker#:</b> A198	<b>Bedrooms:</b> 2
<b>Dir/Cross St:</b> Yonge & Carlton	<b>Level:</b> 14	<b>Washrooms:</b> 2	
<b>Corp#:</b> MTCC/1025	<b>Unit#:</b> 12	1x4, 1x3	
<b>Prop Mgmt:</b> The Ellington 416-581-0139			
<b>MLS#</b> C1245308		<b>PIN#:</b>	
<b>Kitchens:</b> 1	<b>Pets Perm:</b> N	<b>Balcony:</b> None	
<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> \$602	<b>Exterior:</b> Concrete	
<b>Fireplace/ Stv:</b> N	<b>CAC:</b> Y	<b>Gar/Park Sp:</b> Undergrnd/1	
<b>Heat:</b> Electric Forced Air	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd	
<b>Apx Age:</b>	<b>Central Vac:</b>	<b>Park Type:</b> Owned/	
<b>Apx Sqft:</b>	<b>Elevator:</b>	<b>Park Spcs:</b> 1 #D30	
<b>Exposure:</b> Nw	<b>Retirement:</b>	<b>Park \$/Mo:</b>	
<b>Assessment:</b>	<b>Taxes Incl:</b> N <b>Water Incl:</b> Y	<b>Prk Lgl Dsc:</b>	
<b>Spec Desig:</b> Unknown	<b>Heat Incl:</b> Y <b>Hydro Incl:</b> Y	<b>Bldg Amen:</b> Security Guard	
	<b>Cable TV Incl:</b> N <b>CAC Incl:</b> Y	Recreation Room	
	<b>Bldg Insur Incl:</b> Y <b>Prkg Incl:</b> Y	Exercise Room	
	<b>Comm Elem Inc:</b> Y	Sauna	
		Gym	
<b># Room</b>	<b>Level</b>	<b>Dimensions (ft)</b>	
1 Living	Main	21.33 x 14.11	Laminate Open Concept Nw View
2 Dining	Main	9.02 x 11.48	Laminate Combined W/Living
3 Kitchen	Main	8.63 x 7.55	Tile Floor Track Lights
4 Master	Main	13.94 x 9.02	Broadloom 4 Pc Ensuite Separate Shower
5 2nd Br	Main	11.97 x 9.84	Broadloom Mirrored Closet
The Ellington This Bright, Spacious And Airy 2 Bedroom Suite Is Approximately 1,090 Square Feet And Features Gorgeous Floor To Ceiling Windows Providing Plenty Of Natural Light And A Panoramic North West View Of The City. Excellent Layout. Fabulous Location.			
Fridge, Stove, Built-In Dishwasher, Washer, Dryer, Broadloom Where Laid, Electric Light Fixtures, Window Coverings.			
<b>Listing Contracted With:</b> ROYAL LEPAGE/J & D DIVISION, BROKERAGE 416-489-2121			