

CHURCH AND WELLESLEY



70 ALEXANDER ST., NO. 707

ASKING PRICE: \$299,900

SELLING PRICE: \$293,500

PREVIOUS SELLING PRICE:
\$220,137 (2000)

TAXES: \$2,537 (2008)

DAYS ON THE MARKET: 19

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

This two-bedroom suite was a rare commodity as it was one of the very few spacious units available in a popular condominium building set amid the vibrant amenities and attractions of Church Wellesley Village, agent Boris Kholodov

says.


"It is over 1,000 square feet in a desirable building in the area," he says. "This is the building that's right in the middle of everything."

Completed in 2000 on the seventh floor of the boutique mid-rise, this unit features tile floors in the foyer and nearby kitchen, while broadloom cushions the living and dining area - which opens to a balcony - the bedrooms and a small solarium off the master suite.

The unit also has the added value of laundry appliances and two full bathrooms, plus an underground parking spot.

A monthly fee of \$682 covers hydro and heating costs, as well as the operation of facilities and services, from a recreation room and rooftop deck to on-site concierge and security.

**Prepared by BORIS KHOLODOV, Salesperson
ROYAL LEPAGE/J & D DIVISION, BROKERAGE
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1/10/2011 12:58:06 PM**

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|-----------------------------------------------------------------------------------|--------------------------------------|-------------------------------|---------------------------|
|  | 70 Alexander St 707 | | Sold: \$293,500 |
| | Toronto, Ontario M4Y1B4 C08 120-19-R | | List: \$299,900 |
| | Orig Price: \$299,900 | Taxes: \$2,537.28/2008 | 98 % List |
| | SPIS: N | DOM: 19 | Contract: 1/9/2009 |
| Sold: 1/28/2009 | | | |
| Condo Apt | #Shares%: | Rooms: 4 | |
| Apartment | Locker#: None | Bedrooms: 2 | |
| Dir/Cross St: Church & Wellesley | Level: 7 | Washrooms: 2 | |
| Corp#: MTCC/1329 | Unit#: 07 | 1x4xMain, 1x3xMain | |
| Prop Mgmt: The Alexis 416-413-1019 | | | |

MLS# C1536705 **PIN#:**

| | | |
|--------------------------------|-----------------------------------------------|---------------------------------------------------------------------------------------------------------|
| Kitchens: 1 | Pets Perm: Y | Balcony: Open |
| Fam Rm: N | Locker: None | Ens Lndry: Y Lndry Lev: Main |
| Basement: None | Maint: \$681.93 | 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: Exclusive/ |
| Apx Sqft: 900-1099 | Elevator: | Park Spcs: 1 #B20 |
| Exposure: E | Retirement: | Park \$/Mo: |
| Assessment: | Taxes Incl: N Water Incl: Y | Prk Lgl Dsc: |
| Spec Desig: Unknown | Heat Incl: Y Hydro Incl: Y | Bldg Amen: Bbqs Allowed Concierge Recreation Room Rooftop Deck/Garden Security Guard |
| | Cable TV Incl: N CAC Incl: Y | |
| | Bldg Insur Incl: Y Prkg Incl: Y | |
| | Comm Elem Inc: Y | |

| # | Room | Level | Dimensions (ft) | | | |
|---|---------|-------|-----------------|------------|---------------------|-------------------|
| 1 | Foyer | Main | 3.41 x 12.11 | Tile Floor | Large Closet | Mirrored Closet |
| 2 | Living | Main | 13.45 x 19.42 | Broadloom | Open Concept | W/O To Balcony |
| 3 | Dining | Main | 13.45 x 19.42 | Broadloom | Open Concept | Combined W/Living |
| 4 | Kitchen | Main | 8.10 x 6.99 | Tile Floor | Galley Kitchen | Breakfast Bar |
| 5 | Master | Main | 12.60 x 10.76 | Broadloom | Combined W/Solarium | W/O To Balcony |
| 6 | 2nd Br | Main | 12.50 x 8.17 | Broadloom | 3 Pc Bath | Sliding Doors |

Take Advantage Of This Market! Move To The Alexis, In Church Street Village, At This Unbeatable Price! Units Of Comparable Size Have Sold Close To 400K! This Well-Maintained Bright, Spacious And Airy 2 Bedroom Suite Offers Approximately 1000Sf Of Space In A Great Functional Layout With Two Full Baths And An Open Balcony With Walkouts From The Living Room And Master Bedroom. Yes, Parking Is Included!

Fridge, Stove, Built-In Dishwasher, Microwave, Washer, Dryer, All Window Coverings, Broadloom Where Laid, All Electric Light Fixtures. This Is A Great Opportunity - Tremendous Value - Estate Sale - Probate Has Been Granted - Ready To Close!

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