

BY SYDNIA YU

KING AND BATHURST

701 KING ST. W., PH6

ASKING PRICE: \$325,000

SELLING PRICE: \$325,000

PREVIOUS SELLING PRICE:
\$148,000 (1997)

TAXES: \$2,173 (2009)

DAYS ON THE MARKET: 13

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

Though the interior of this penthouse corner suite was renovated to the specific needs and tastes of the previous owners, its spacious plan and scenic views had strong universal appeal, agent Boris Kholodov says.

Situated in one of the three towers within the established Summit community, the suite features a solarium off the master bedroom and a second solarium off the dining room.

"There are very many uses for solariums these days," the agent says. "It adds to the value of the property."

Windows face south and west provide unobstructed vistas and sunlit rooms, including the kitchen and a liv-



ing room with a wood-burning fireplace. "The suite faces the courtyard and at the same time you can see down to the lake," Mr. Kholodov adds.


The unit comes with a four-piece bathroom and underground parking.

Utility costs are not part of the monthly fee of \$451, which helps fund the upkeep of a recreation room, gym and squash courts, plus a theatre and indoor and outdoor pools.

"The amenities are infinite in these three buildings," Mr. Kholodov says. "This is quite elaborate compared to most older and newer buildings in the city."

King Street offers a range of features from restaurants and bars to parks and streetcars.

**Prepared by BORIS KHOLODOV, Salesperson
ROYAL LEPAGE/J & D DIVISION, BROKERAGE
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	701 King St W Ph6	Sold: \$325,000
	Toronto, Ontario M5V2W7 C01 120-17-S	List: \$325,000
Orig Price: \$325,000	Taxes: \$2,173.28/2009	100 % List
SPIS: N	DOM: 13	Contract: 3/12/2010
Sold: 3/25/2010		
Condo Apt	#Shares%:	Rooms: 6
Apartment	Locker#:	Bedrooms: 1+2
Dir/Cross St: King & Bathurst	Level: 13	Washrooms: 1
Corp#: MTCC/648	Unit#: 6	1x4xMain
Prop Mgmt: Shelter Canadian Properties 416-703-5592		

MLS# : C1809843 **PIN#:**

Kitchens: 1	Pets Perm: Restrict	Balcony: None
Fam Rm: N	Locker: None	Ens Lndry: N Lndry Lev:
Basement: None	Maint: \$450.61	Exterior: Brick
Fireplace/ Stv: Y	CAC: Y	Gar/Park Sp: Undergrnd/1
Heat: Electric Forced Air	UFFI:	Park/Drive: Undergrnd
Apx Age:	Central Vac:	Park Type: Exclusive/
Apx Sqft: 700-899	Elevator:	Park Spcs: 1 #A6
Exposure: Sw	Retirement:	Park \$/Mo:
Assessment:	Taxes Incl: N Water Incl: Y	Prk Lgl Dsc:
Spec Desig: Unknown	Heat Incl: N Hydro Incl: N	Bldg Amen: Exercise Room
	Cable TV Incl: N CAC Incl: N	Indoor Pool
	Bldg Insur Incl: Y Prkg Incl: Y	Outdoor Pool
	Comm Elem Inc: Y	Recreation Room
		Security Guard
		Security System

#	Room	Level	Dimensions (ft)		
1	Living	Main	13.48 x 11.75	South View	Fireplace
2	Dining	Main	12.01 x 7.25	Sw View	
3	Kitchen	Main	8.50 x 7.74	Window	
4	Master	Main	10.50 x 9.22	West View	
5	Solarium	Main	12.73 x 8.23	South View	
6	Solarium	Main	8.73 x 8.50	West View	

This Unique And Rare End Corner Penthouse Suite At The Summit Offers Beautiful South And West Views. It Is Bright, Spacious And Airy. This Property Is Priced To Sell To A Smart Buyer, Who Will Remodel And Open The Kitchen. Located In The Heart Of Booming King West, Walk To Restaurants, Entertainment, Etc. Parking Included. Possibilities Here Are Infinite - So Book Your Showing Immediately.

Fridge, Built-In Dishwasher, Microwave, All Existing Window Coverings, All Existing Electric Light Fixtures. When Renovatng Kitchen, Buyer Can Put In A Stove In Place Of Current Storage Closet.

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