

KING AND BATHURST

725 KING ST. WEST, NO. 1107

ASKING PRICE: \$275,000

SELLING PRICE: \$270,000

TAXES: \$1,492 (2007)

DAYS ON THE MARKET: 18

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

On the 11th floor of a tower in the Summit complex at King and Tecumseth streets, this one-bedroom suite is attractive both for its interior features – including a solarium that of-



fers great views – and its location.

One of three towers in the complex, it is situated in a vibrant area filled with shops, restaurants and bars.

The suite comes with parking, but frequent streetcar service is steps away.

The building was constructed 25 to 30 years ago, making



it among the oldest on the block. But it offers indoor and outdoor pools, a gym, squash courts, movie lounge, as well as a business centre and large courtyard.

Within the suite, there is a spacious living and dining room with a wood-burning fireplace and French doors. They open to the solarium,

whose floor-to-ceiling windows provide unobstructed views to the north and west. "It was a good city view," Mr. Kholodov says.


Laminate flooring covers most of the suite; tile is used in the kitchen, which has a pass through to the principal room, as well as an ensuite locker with built-in shelves.

There is a four-piece bathroom, but no ensuite laundry facilities, which is a minor drawback, Mr. Kholodov says.

The monthly maintenance fee of \$414 also covers water; an additional \$60 is charged to maintain the parking space.

There is security on site and pets are permitted.

**Prepared by BORIS KHOLODOV, Salesperson
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	725 King St W 1107	Sold: \$270,000
	Toronto, Ontario M5V2W9 C01 120-17-S	List: \$275,000
Orig Price: \$275,000	Taxes: \$1,492.48/2007	98 % List
SPIS:	DOM: 18	Contract: 2/18/2008
		Sold: 3/7/2008
Condo Apt	#Shares%:	Rooms: 4+1
Apartment	Locker#:	Bedrooms: 1+1
Dir/Cross St: King & Bathurst	Level: 11	Washrooms: 1
Corp#: MTCC/681	Unit#: 07	1x4
Prop Mgmt: Shelter Canadian Properties 416-703-5592		

MLS# : C1308615 **PIN#:**

Kitchens: 1	Pets Perm: Y	Balcony: None
Fam Rm: N	Locker: Ensuite	Ens Lndry: N Lndry Lev:
Basement: None	Maint: \$413.70	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:	Elevator:	Park Spcs: 1 #One
Exposure: Nw	Retirement:	Park \$/Mo: \$60
Assessment:	Taxes Incl: N Water Incl: Y	Prk Lgl Dsc:
Spec Desig: Unknown	Heat Incl: N Hydro Incl: N	Bldg Amen: Security Guard
	Cable TV Incl: N CAC Incl: N	Security System
	Bldg Insur Incl: Y Prkg Incl: N	Indoor Pool
	Comm Elem Inc: Y	Outdoor Pool
		Recreation Room
		Exercise Room

#	Room	Level	Dimensions (ft)			
1	Living	Main	18.70 x 11.81	Laminate	Fireplace	Open Concept
2	Dining	Main	18.70 x 11.81	Laminate	Combined W/Living	
3	Kitchen	Main	9.51 x 9.19	Tile Floor	Open Concept	O/Looks Dining
4	Master	Main	13.12 x 9.19	Laminate	Double Closet	
5	Solarium	Main	13.78 x 8.53	Laminate	Greenhouse Window	French Doors
6	Locker	Main	8.86 x 3.94	Tile Floor	B/I Shelves	

The Summit On King! This Bright, Spacious & Airy 1 Bedroom + Solarium Suite Features A Wood Burning Fireplace, A Panoramic North West Unobstructed View Of The City And A Functional Open Concept Layout. Incredible Facilites Including A Centre Courtyard, Movie Lounge & More!
Fridge, Stove, Built-In Dishwasher, Newer High Efficiency Air ConditioningFurnace, Electric Light Fixtures, Window Coverings.

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