

## KING AND BATHURST

725 KING ST. W., NO. 913

ASKING PRICE: \$275,000

SELLING PRICE: \$271,000

PREVIOUS SELLING PRICE:  
\$215,000 (2005)

TAXES: \$1,881 (2008)

DAYS ON THE MARKET: 17

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

With real estate at a premium in the downtown core, it can be difficult to find spacious two-bedroom condos such as this corner suite listed by agent Boris Kholodov.

Located on the ninth floor of one of three high-rises in the Summit community at King and Tecumseth streets, the 860-square-foot residence contains an open principal room, a full bathroom, a den off the master bedroom and a solarium.

"It's in an older building, which is why it offers so much space for the money," Mr. Kholodov says.

Adding more value to the less than 30-year-old unit were recent upgrades, such as laminate floors throughout and a heat pump valued at about \$5,000.

However, the wood-burning fireplace in the living and dining area stole the show for



buyers. "They loved the fireplace," the agent says. "It's a rare feature now in condos, so it's very desirable."


The monthly condo fee is \$491. Parking can be rented for \$60 and a locker for \$15 a month.

Residents have use of recreational amenities such as an outdoor pool and courtyard.

Trendy boutiques, hip restaurants and bars, and performance art theatres nearby keep the area buzzing with activity.

"It's in a great, booming King West location," Mr. Kholodov says.

**Prepared by BORIS KHOLODOV, Salesperson  
ROYAL LEPAGE/J & D DIVISION, BROKERAGE  
416-489-2121  
1/10/2011 12:49:01 PM**

	<b>725 King St W 913</b>		<b>Sold: \$271,000</b>
	Toronto, Ontario M5V2W9 C01 120-17-S		<b>List: \$275,000</b>
<b>Orig Price:</b> \$275,000		<b>Taxes:</b> \$1,881.08/2008	99 % List
<b>SPIS:</b> N	<b>DOM:</b> 17	<b>Contract:</b> 4/26/2009	<b>Sold:</b> 5/13/2009
Condo Apt Apartment		<b>#Shares%:</b>	<b>Rooms:</b> 6
<b>Dir/Cross St:</b> King & Bathurst		<b>Locker#:</b> None	<b>Bedrooms:</b> 2+2
<b>Corp#:</b> mtcc/618		<b>Level:</b> 9	<b>Washrooms:</b> 1
<b>Prop Mgmt:</b>		<b>Unit#:</b> 13	1x4xMain
<b>MLS#</b> : C1609314		<b>PIN#:</b>	
<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<b>Balcony:</b> None	
<b>Fam Rm:</b> N	<b>Locker:</b> Ensuite	<b>Ens Lndry:</b> N <b>Lndry Lev:</b>	
<b>Basement:</b> None	<b>Maint:</b> \$490.99	<b>Exterior:</b> Brick	
<b>Fireplace/ Stv:</b> Y	<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> Rental/	
<b>Apx Sqft:</b>	<b>Elevator:</b>	<b>Park Spcs:</b> 1	
<b>Exposure:</b> Nw	<b>Retirement:</b>	<b>Park \$/Mo:</b> \$60	
<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> N <b>Hydro Incl:</b> N	<b>Bldg Amen:</b>	
	<b>Cable TV Incl:</b> N <b>CAC Incl:</b> N		
	<b>Bldg Insur Incl:</b> Y <b>Prkg Incl:</b> N		
	<b>Comm Elem Inc:</b> Y		
<b># Room</b>	<b>Level</b>	<b>Dimensions (ft)</b>	
1 Living	Main	18.83 x 9.74	Laminate
2 Dining	Main	18.83 x 9.74	Laminate
3 Kitchen	Main	8.50 x 7.51	Laminate
4 Master	Main	12.17 x 9.78	Laminate
5 2nd Br	Main	9.19 x 9.06	Laminate
6 Solarium	Main	11.75 x 6.53	Laminate
7 Den	Main	9.09 x 8.56	Laminate
			Open Concept
			Irregular Rm
			Window
			Nw View
			West View
			Sw View
			Combined W/Master
			Fireplace
			Combined W/Living
			Double Closet
			Double Closet
			Nw View
Wow! Enjoy The Woodburning Fireplace In This Beautiful 2 Bedroom + 2 Solarium Condo, Located In The Booming King West Village. This Bright, Spacious And Airy Corner Suite Features A Functional Layout And Numourous Recent Upgrades, Including Newer Flooring And Newer Heat Pump (\$5000 Just Paid). Excellent Value For This Price Level - Just Try To Find Another Nice 2 Bedroom Downtown For This Price! Locker Rented At \$15/Mo, Parking Can Be Rented At \$60/Mo. Fridge, Stove, Built-In Dishwasher, Electric Light Fixtures, Window Coverings.			
<b>Listing Contracted With:</b> ROYAL LEPAGE/J & D DIVISION, BROKERAGE 416-489-2121			