

ADELAIDE AND CHURCH

**77 LOMBARD ST.,
TOWNHOUSE 102**

ASKING PRICE: \$399,900

SELLING PRICE: \$411,000

TAXES: \$3,150 (2008)

DAYS ON THE MARKET: three

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

Many properties take longer to sell in the current market, but this urban townhouse sparked a lot of interest among buyers once it was listed for less than \$400,000, agent Boris Kholodov says.

"There are people looking for good-priced inventory, so they're not going to overpay for anything," he says. "This is truly a unique place that attracted three people at once."



Located at the base of an eight-year-old, mid-rise building, the two-storey property combines the look and feel of a traditional townhouse and the conveniences of a condominium suite, Mr. Kholodov says.

There is a street-level entrance into the unit, plus a rear

door to the first floor of the building. There, the owner can use the gym and party room, and access a private locker and parking spot in the garage.

The unit has a 1,400-square-foot plan with two bedrooms upstairs, each with walk-in closets, and three bathrooms. "It offers a ton of space," Mr. Kholodov says.

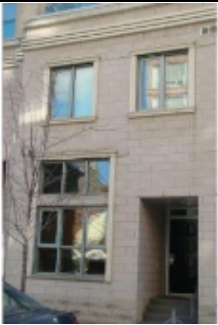
A sense of grandeur is enhanced with 17-foot ceilings on the main floor. "It's a very special property," the agent adds.

The living/dining room has shutters covering large casement windows and hardwood floors that flow into the open kitchen. The kitchen has track lights and a wall of cabinetry.

At the top of the stairs there is an open den and a main bathroom. The master suite has its own five-piece bathroom and access to a patio.

The monthly fee of \$656 includes heating and hydro costs.

**Prepared by BORIS KHOLODOV, Salesperson
ROYAL LEPAGE/J & D DIVISION, BROKERAGE
416-489-2121
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	77 Lombard St Th102		Sold: \$411,000
	Toronto, Ontario M5C1M2 C08 120-20-S		List: \$399,900
Orig Price: \$399,900		Taxes: \$3,149.72/2008	103 % List
SPIS: N	DOM: 3	Contract: 2/1/2009	Sold: 2/4/2009
Condo Townhouse		#Shares%:	Rooms: 6
2-Storey		Locker#: B27	Bedrooms: 2
Dir/Cross St: Adelaide & Church		Level: 1	Washrooms: 3
Corp#: MTCC/1354		Unit#: 2	1x2xMain, 1x5x2nd, 1x3x2nd
Prop Mgmt: Skywater Property Management			
MLS# : C1551071		PIN#:	
Kitchens: 1	Pets Perm: Y	Balcony: Terr	
Fam Rm: N	Locker: Owned	Ens Lndry: Y Lndry Lev:	
Basement: None	Maint: \$655.50	Exterior: Brick	
	CAC: Y		
Fireplace/ Stv: N	UFFI:	Gar/Park Sp: Undergrnd/1	
Heat: Gas	Central Vac:	Park/Drive: Undergrnd	
Forced Air	Elevator:	Park Type: Owned/	
Apx Age:	Retirement:	Park Spcs: 1	
Apx Sqft: 1300-1499	Taxes Incl: N Water Incl: Y	Park \$/Mo:	
Exposure: N	Heat Incl: Y Hydro Incl: Y	Prk Lgl Dsc: Level B Unit 20	
Assessment:	Cable TV Incl: N CAC Incl: Y		
Spec Desig: Unknown	Bldg Insur Incl: Y Prkg Incl: Y	Bldg Amen: Concierge	
	Comm Elem Inc: Y	Exercise Room	
		Party/Meeting Room	
		Security System	
		Visitor Parking	
# Room	Level	Dimensions (ft)	
1 Living	Main	12.01 x 12.01	Hardwood Floor Open Concept Casement Windows
2 Dining	Main	10.50 x 8.23	Hardwood Floor Ceiling Fan Combined W/Living
3 Kitchen	Main	14.99 x 8.76	Hardwood Floor Breakfast Bar Pantry
4 Master	2nd	14.99 x 14.50	5 Pc Ensuite W/I Closet W/O To Patio
5 2nd Br	2nd	16.50 x 11.52	W/I Closet Ceiling Fan Casement Windows
6 Den	2nd	10.99 x 8.01	Hardwood Floor Open Concept Open Stairs
London? New York? Toronto. A Unique Downtown Townhouse With Street Presence At This Incredible Buyer's Market Price. This Property Offers You Approximately 1400Sf Of Space, 17' Ceilings, Open Concept Main Floor With Gorgeous Kitchen And Powder Room And A Spacious Master Suite With A Terrace. Private Access By Rear Entrance To Concierge, Facilities, Parking And Storage At 77 Lombard. This Is A Rare Find And It Won't Last.			
Fridge, Stove, Built-In Dishwasher, Built-In Microwave, Washer, Dryer, All Electric Light Fixtures, All Track And Pot Lighting, Ceiling Fans, Shutters And Window Coverings, Closet Organizers. Exclude: 2nd Bedroom Entertainment Centre.			
Listing Contracted With: ROYAL LEPAGE/J & D DIVISION, BROKERAGE 416-489-2121			