


Prepared by **BORIS KHOLODOV, Salesperson**  
**ROYAL LEPAGE/J & D DIVISION, BROKERAGE**

416-489-2121

3/25/2011 10:39:34 AM

	<b>77 Maitland PI 1209</b>		<b>Sold: \$360,000</b>
	Toronto, Ontario M4Y2V6 C08 120-20-R		<b>List: \$375,000</b>
<b>Orig Price:</b> \$375,000		<b>Taxes:</b> \$1,881.25/2010	96 % List
<b>SPIS:</b> N	<b>DOM:</b> 26	<b>Contract:</b> 12/8/2010	<b>Sold:</b> 1/3/2011
Condo Apt Apartment		<b>#Shares%:</b> <b>Locker#:</b>	<b>Rooms:</b> 5 <b>Bedrooms:</b> 2
<b>Dir/Cross St:</b> Jarvis & Wellesley	<b>Level:</b> 12	<b>Unit#:</b> 9	<b>Washrooms:</b> 2
<b>Corp#:</b> MTCC/678	<b>Prop Mgmt:</b> Brookfield Residential 416-923-7733		2x4xMain
<b>MLS#</b> C2006026		<b>PIN#:</b>	
<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<b>Balcony:</b> Open	
<b>Fam Rm:</b> N	<b>Locker:</b> Common	<b>Ens Lndry:</b> Y	<b>Lndry Lev:</b>
<b>Basement:</b> None	<b>Maint:</b> \$450.84	<b>Exterior:</b> Brick	
<b>Fireplace/ Stv:</b> N	<b>CAC:</b> Y	<b>Gar/Park Sp:</b> Undergrnd/1	
<b>Heat:</b> Gas 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> \$77	
<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> Y <b>Hydro Incl:</b> N	<b>Bldg Amen:</b> Exercise Room	
	<b>Cable TV Incl:</b> N <b>CAC Incl:</b> Y	Indoor Pool	
	<b>Bldg Insur Incl:</b> Y <b>Prkg Incl:</b> N	Recreation Room	
	<b>Comm Elem Inc:</b> Y	Sauna	
		Security Guard	
		Security System	
<b># Room</b>	<b>Level</b>	<b>Dimensions (ft)</b>	
1 Living	Main	15.75 x 15.42	Hardwood Floor Open Concept W/O To Balcony
2 Dining	Main	15.75 x 15.42	Hardwood Floor Combined W/Living
3 Kitchen	Main	9.84 x 7.81	Tile Floor Breakfast Bar
4 Master	Main	13.58 x 11.48	Hardwood Floor 4 Pc Ensuite Closet
5 2nd Br	Main	10.60 x 8.10	Hardwood Floor Double Closet
Welcome To Celebrity Place! This Stunning 2 Bedroom Condo Has Been Recently Renovated And Freshly Painted. Bright, Spacious And Airy, This Condo Features A Functional Open Concept Layout With Open Balcony. Excellent Building Facilities Which Include: Award Winning Gardens, 24Hr Concierge, And Extensive Recreation Room. Incredible Location: Walk To Subway, Shops And Restaurants.			
Fridge, Stove, Built-In Dishwasher, Hook Up For Washer And Dryer, All Existing Electric Light Fixtures, All Existing Window Coverings.			
<b>Listing Contracted With:</b> ROYAL LEPAGE/J & D DIVISION, BROKERAGE 416-489-2121			

**JARVIS AND WELLESLEY 77 MAITLAND PL. NO. 1209**

**ASKING PRICE**

\$375,000

**SELLING PRICE**

\$360,000

**TAXES**

\$1,881 (2010)

**DAYS ON THE MARKET**

26

**LISTING AGENT**

Boris Kholodov, Royal LePage  
Real Estate Services Ltd., John-  
ston and Daniel Division

**The Action:** About two dozen showing were arranged for this two-bedroom suite in the Celebrity Place community not far from Allan Gardens.

**What They Got:** On the 12th floor of a roughly 25-year-old highrise, this recently renovated unit features tile floors in the



kitchen and hardwood in the bedrooms and open living and dining area, which has a balcony.

» There are two bathrooms, including a master ensuite, and hookups for laundry machines.

» There is a monthly fee of \$451, which covers heat and water, plus \$77 to maintain its parking spot in the garage.

» Residents can utilize the gym, indoor pool and recreation room, in addition to award-winning gardens.

**The Agent's Take:** "Space is the most important feature buyers usually like in older buildings," says agent Boris Kholodov.

"The bathrooms and the kitchen were original but in good condition, the flooring was redone and there has been some other upgrades over the years, such as closet organizers."