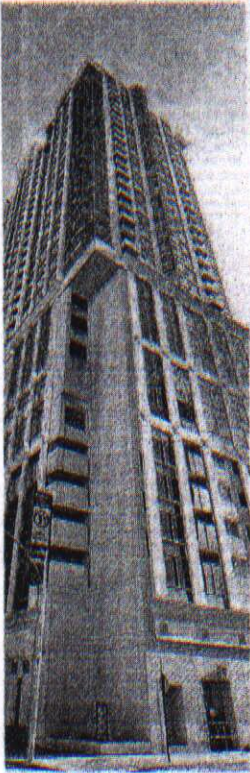


YONGE AND BLOOR



8 PARK RD., NO. 1908

ASKING PRICE: \$310,000

SELLING PRICE: \$296,500

**PREVIOUS SELLING PRICE:
\$154,384 (2003)**

TAXES: \$1,868 (2009)

DAYS ON THE MARKET: 34

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

This one-bedroom plus den suite has the benefit of a central address within a high-rise building just steps from the Yonge and Bloor intersection, says agent Boris Kholodov.

"It's close to Bloor Street shopping and restaurants, but it's also well located for those who want to take a stroll through Rosedale," he says. "It's a very interesting location that way."

Residents can even access amenities without heading outside, such as a GoodLife Fitness club, Hudson's Bay Centre and public-transit system. The building has direct access to the subway.

In addition, homeowners have exclusive use of common areas, including games, party and recreation rooms, a sky lobby and rooftop deck.


The 615-square-foot unit has a kitchen with oak cabinetry with glass inserts, granite backsplashes and ceramic tile floors.

Carpeting cushions the remaining rooms, from the open living and dining area to the den, which has a Juliet balcony.

Other essentials include a four-piece bathroom and ensuite laundry facilities.

Utilities are covered by the monthly fee of \$352.

**Prepared by BORIS KHOLODOV, Salesperson
ROYAL LEPAGE/J & D DIVISION, BROKERAGE
416-489-2121
1/10/2011 1:59:08 PM**

	8 Park Rd 1908	Sold: \$296,500
	Toronto, Ontario M4W3S5 C09 119-10-R	List: \$310,000
Orig Price: \$310,000	Taxes: \$1,867.70/2009	96 % List
SPIS: N	DOM: 34	Contract: 8/13/2009
		Sold: 9/16/2009
Condo Apt	#Shares%:	Rooms: 5
Apartment	Locker#: None	Bedrooms: 1+1
Dir/Cross St: Yonge & Bloor	Level: 11	Washrooms: 1
Corp#: TSCC/1525	Unit#: 07	1x4xMain
Prop Mgmt:		

MLS# : C1686408 **PIN#:**

Kitchens: 1 Fam Rm: N Basement: None Fireplace/ Stv: N Heat: Gas Forced Air Apx Age: 6-15 Apx Sqft: 500-699 Exposure: E Assessment: Spec Desig: Unknown	Pets Perm: Restrict Locker: None Maint: \$351.66 CAC: Y UFFI: Central Vac: Elevator: Retirement: Taxes Incl: N Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: N CAC Incl: Y Bldg Insur Incl: Y Prkg Incl: N Comm Elem Inc: Y Library Park Public Transit Rec Centre	Balcony: Open Ens Lndry: Y Lndry Lev: Main Exterior: Concrete Gar/Park Sp: Undergrnd/0 Park/Drive: Undergrnd Park Type: None/ Park Spcs: 0 Park \$/Mo: Prk Lgl Dsc: Bldg Amen: Concierge Games Room Party/Meeting Room Recreation Room Rooftop Deck/Garden Security Guard
---	---	--

#	Room	Level	Dimensions (ft)				
1	Living	Main	27.89 x	6.89	Broadloom	Open Concept	Window
2	Dining	Main	27.89 x	6.89	Broadloom	Combined W/Living	
3	Kitchen	Main	8.86 x	6.56	Ceramic Floor		
4	Master	Main	13.12 x	9.51	Broadloom	Double Closet	
5	Den	Main	7.87 x	6.69	Broadloom	W/O To Balcony	

8 Park Road @ Bloor/Yonge! This Spacious And Airy 1 Bedroom + Den Suite Is Approximately 615 Square Feet And Features A Juliette Balcony, Marble Finished Bathroom And Oak Kitchen Cabinetry With Glass Inserts And Granite Backsplash. Unobstructed East Exposure To Rosedale Ravine. Direct Access To Yonge/Bloor Subway, Bloor/Park Health Club, Steps To Yorkville, U Of T And More.
 Fridge, Stove, Microwave, Built-In Dishwasher, Washer, Dryer, Broadloom Where Laid, Window Coverings, Electric Light Fixtures.

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