

**88 BROADWAY AVE.,  
UNIT 2002**

**ASKING PRICE: \$775,000**

**SELLING PRICE:  
\$751,000**

**PREVIOUS SELLING PRICE:  
\$597,009 (2009)**

**TAXES: \$4,869 (2009)**

**DAYS ON THE MARKET: 22**

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

This corner penthouse possesses many attributes buyers want in a midtown high-rise,



from its secluded setting to its spacious layout inside and out, agent Boris Kholodov says.

“For the amount of space and the location, this was very good value,” he says.

The relatively new 20-storey tower is situated amid single-family homes in a residential neighbourhood.

“It’s also on a quiet street, unlike many condominium buildings,” the agent says.

“Yet it still offers proximity to Yonge Street and Yonge and Eglinton shopping.”

The 1,500-square-foot suite was designed in the southeast corner of the building with two bedrooms and a den, plus two balconies.

“It’s one of the largest units in the building and it has very

nice outdoor spaces,” Mr. Kholodov says.


One balcony is entered through the living and dining area, which features hardwood floors, while the other is accessible from the master suite, which contains two walk-in closets and one of two four-piece bathrooms.

The second bedroom has a walk-in closet, and the eat-in kitchen is outfitted with ceramic floors, track lights and built-in appliances.

The unit comes with laundry machines, a locker and two parking spots.

Heating and water costs are covered by the monthly fee of \$787, as well as the maintenance of a gym and indoor pool. Concierge is also on site.

**Prepared by BORIS KHOLODOV, Salesperson  
ROYAL LEPAGE/J & D DIVISION, BROKERAGE  
416-489-2121  
1/10/2011 11:36:21 AM**

	<b>88 Broadway Ave 2002</b>	<b>Sold: \$751,000</b>
	Toronto, Ontario M4P1T4 C10 115-20-L	<b>List: \$775,000</b>
	<b>Orig Price:</b> \$775,000 <b>Taxes:</b> \$4,869.12/2009      97 % List	
<b>SPIS:</b> N <b>DOM:</b> 22 <b>Contract:</b> 4/19/2010 <b>Sold:</b> 5/11/2010		
<b>Condo Apt</b>	<b>#Shares%:</b>	<b>Rooms:</b> 5
<b>Apartment</b>	<b>Locker#:</b> A69	<b>Bedrooms:</b> 2+1
<b>Dir/Cross St:</b> Yonge & Eglinton	<b>Level:</b> 20	<b>Washrooms:</b> 2
<b>Corp#:</b> TSCC/1997	<b>Unit#:</b> 2	2x4xMain
<b>Prop Mgmt:</b> Simerra Property Management		

**MLS#** : C1843521      **PIN#:**

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y <b>Lndry Lev:</b>
<b>Basement:</b> None	<b>Maint:</b> \$787.35	<b>Exterior:</b> Concrete
<b>Fireplace/ Stv:</b> N	<b>CAC:</b> Y	<b>Gar/Park Sp:</b> Undergrnd/2
<b>Heat:</b> Gas	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd
Forced Air	<b>Central Vac:</b>	<b>Park Type:</b> Owned/ Owned
<b>Apx Age:</b> 0-5	<b>Elevator:</b>	<b>Park Spcs:</b> 2 #A15, #A16
<b>Apx Sqft:</b> 1300-1499	<b>Retirement:</b>	<b>Park \$/Mo:</b>
<b>Exposure:</b> Se	<b>Taxes Incl:</b> N <b>Water Incl:</b> Y	<b>Prk Lgl Dsc:</b> Level A Unit 15 Level A Unit 16
<b>Assessment:</b>	<b>Heat Incl:</b> Y <b>Hydro Incl:</b> N	<b>Bldg Amen:</b> Concierge Exercise Room Indoor Pool
<b>Spec Desig:</b> Unknown	<b>Cable TV Incl:</b> N <b>CAC Incl:</b> Y	
	<b>Bldg Insur Incl:</b> Y <b>Prkg Incl:</b> Y	
	<b>Comm Elem Inc:</b> Y	

#	Room	Level	Dimensions (ft)			
1	Living	Main	21.92 x 15.16	Hardwood Floor	Open Concept	W/O To Balcony
2	Dining	Main	21.92 x 15.16	Hardwood Floor	Combined W/Living	
3	Kitchen	Main	8.83 x 8.07	Ceramic Floor	B/I Appliances	Track Lights
4	Breakfast	Main	10.01 x 8.07	Ceramic Floor		
5	Master	Main	12.60 x 18.41	His/Hers Closets	4 Pc Ensuite	W/O To Balcony
6	2nd Br	Main	13.75 x 10.60	4 Pc Bath	W/I Closet	
7	Den	Main	10.93 x 9.32	Hardwood Floor		

Gorgeous Corner Penthouse, Measuring Almost 1500 Square Feet. This Property Offers Luxury Finishes And A Functional Split Bedroom Layout. Stunning Floor-To-Ceiling Windows Offering Plenty Of Natural Light And Beautiful Unobstructed Views. Open Kitchen With Breakfast Area. Large Den. Spacious Living Area. Big Master Bedroom With 2 Walk-In Closets And Walk Out To Balcony. Great Location! A Must See

Fridge, Self-Cleaning Range, Built-In Dishwasher, Over The Range Microwave With Range Hood, Washer, Dryer, All Existing Electric Light Fixtures (Not Belonging To Tenant).

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