

**ASKING PRICE**

\$345,000

**SELLING PRICE**

\$345,000

**PREVIOUS SELLING PRICE**

\$122,929 (1999)

**TAXES**

\$1,918 (2010)

**DAYS ON THE MARKET**

30

**LISTING AGENT**

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

**The Action:** Three offers were generated for this one-bedroom unit after roughly three dozen showings.


**What They Got:** In a high-rise building more than a decade old, this 11th-floor suite has a fairly standard design with ceramic tile covering the kitchen floors and broadloom padding the bedroom and open living and dining area with walkouts to a balcony.



- » The unit is equipped with a four-piece bathroom and six appliances, plus a locker and parking spot.
- » Utility costs are included in the monthly fee of \$318, as well as security services and upkeep of a common gym and recreation room.

**The Agent's Take:** "It's a one-bedroom unit - with parking - on Bay Street, and that is something that sells well these days," agent Boris Kholodov says.

**Prepared by BORIS KHOLODOV, Salesperson  
ROYAL LEPAGE/J & D DIVISION, BROKERAGE  
416-489-2121  
1/10/2011 11:15:27 AM**

	<b>889 Bay St 1102</b>		<b>Sold: \$345,000</b>
	Toronto, Ontario M5S3K5 C01 120-19-R		<b>List: \$345,000</b>
	<b>Orig Price:</b> \$345,000	<b>Taxes:</b> \$1,918/2010	100 % List
<b>SPIS:</b> N	<b>DOM:</b> 30	<b>Contract:</b> 8/23/2010	<b>Sold:</b> 9/22/2010
Condo Apt Apartment		<b>#Shares%:</b>	<b>Rooms:</b> 4
<b>Dir/Cross St:</b> Bay & Wellesley	<b>Locker#:</b> B156	<b>Level:</b> 11	<b>Bedrooms:</b> 1
<b>Corp#:</b> MTCC/1245	<b>Unit#:</b> 2		<b>Washrooms:</b> 1 1x4xMain
<b>Prop Mgmt:</b>			
<b>MLS#</b> C1941513		<b>PIN#:</b>	
<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> \$318.06	<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> Owned/	
<b>Apx Sqft:</b>	<b>Elevator:</b>	<b>Park Spcs:</b> 1 #B55	
<b>Exposure:</b> E	<b>Retirement:</b>	<b>Park \$/Mo:</b>	
<b>Assessment:</b>	<b>Taxes Incl:</b> N <b>Water Incl:</b> Y	<b>Prk Lgl Dsc:</b> Level B,Unit 55	
<b>Spec Desig:</b> Unknown	<b>Heat Incl:</b> Y <b>Hydro Incl:</b> Y	<b>Bldg Amen:</b> Exercise Room Recreation Room Security Guard Security System	
	<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		
<b># Room</b>	<b>Level</b>	<b>Dimensions (ft)</b>	
1 Living	Main	18.70 x 10.50	Broadloom Open Concept W/O To Balcony
2 Dining	Main	18.70 x 10.50	Broadloom Combined W/Living
3 Kitchen	Main	8.04 x 7.38	Ceramic Floor Breakfast Bar
4 Master	Main	14.37 x 8.86	Broadloom Large Closet W/O To Balcony
Opera Place! This Bright, Spacious And Airy 1 Bedrm Suite Features A Functional Open Concept Layout, 2 Walk-Outs To Spacious Open Balcony, Whirlpool Tub And Excellent Unobstructed Views. Great Building Excellent High Demand Location, Walk To Yorkville, U Of T, Ryerson, Ttc, Hospitals, Etc.! Parking And Locker Included.			
Fridge, Stove, Built-In Dishwasher, Microwave, Washer, Dryer, All Existing Electric Light Fixtures, All Existing Window Coverings.			
<b>Listing Contracted With:</b> ROYAL LEPAGE/J & D DIVISION, BROKERAGE 416-489-2121			