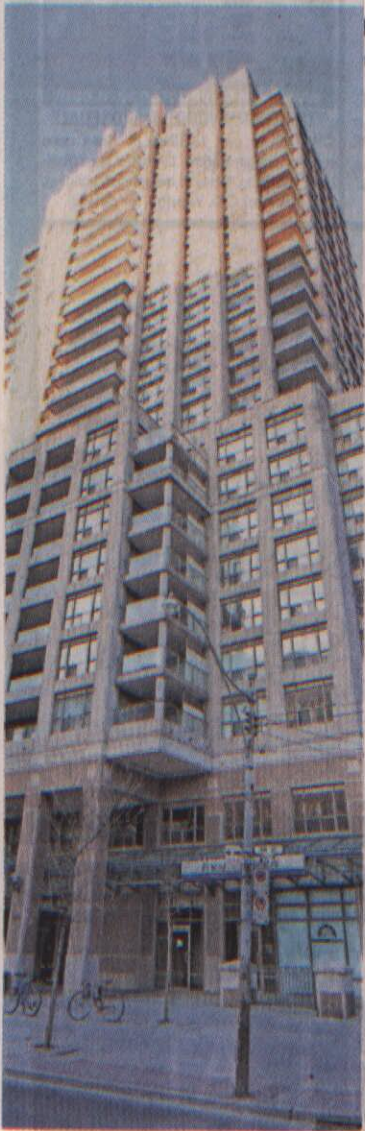


DONE DEALS » BY SYDNIA YU**BAY AND WELLESLEY**
909 BAY ST., NO. 607**ASKING PRICE**

\$425,000

SELLING PRICE

\$405,000

PREVIOUS SELLING PRICE\$273,000 (October, 2002);
\$204,046 (March, 2002)**TAXES**

\$2,619 (2011)

DAYS ON THE MARKET

10

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

The Action: About a dozen buyers surveyed this two-bedroom, corner suite in the Allegro residence downtown.

What They Got: On the sixth floor of a decade-old high-rise, this 848-square-foot suite was well maintained and its original finishes, from ceramic flooring in the kitchen to broadloom carpeting in the bedrooms, are still in good shape. The suite's assets include an entertaining area with a walkout to private outdoor space, two bathrooms and in-suite laundry facilities. There's also a locker and parking spot.

» Costs incorporated into the monthly fee of \$516 consist of utilities, concierge services and upkeep of the gym and recreation room.

The Agent's Take: "The biggest-selling feature is the location being within walking distance to the Wellesley subway station, Bloor Street shopping, as well as proximity to U of T," says agent Boris Kholodov.

"This unit has two full bathrooms, two bedrooms and an open living and dining area ... with a good-sized balcony, so it has all the essential features you'd expect in a two-bedroom condo along the Bay Street corridor."

**Prepared by BORIS KHOLODOV, Salesperson
 ROYAL LEPAGE/J & D DIVISION, BROKERAGE
 416-489-2121
 12/22/2011 2:50:49 PM**



909 Bay St 607 **Sold: \$405,000**
 Toronto, Ontario M5S1Z9 Toronto C01 Bay Street Corridor **List: \$425,000**
Orig Price: \$425,000 **Taxes:** \$2,618.62/2011 95 % List
SPIS: N 120-19-R **DOM:** 10 **Contract:** 10/17/2011 **Sold:** 10/27/2011

Condo Apt **#Shares%:** **Rooms:** 5
 Apartment **Locker#:** C190 **Bedrooms:** 2
Dir/Cross St: Bay & Wellesley **Level:** 6 **Washrooms:** 2
Corp#: mtcc/1234 **Unit#:** 7 1x4xMain,
 1x3xMain
Prop Mgmt: Del Property Managment 416-925-4673

MLS# C2221686 **PIN#:**
 :

Kitchens: 1	Pets Perm: N	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y Lndry Lev:
Basement: None	Maint: \$516.35	Exterior: Brick
Fireplace/ Stv: N	A/C: Central Air	Gar/Park Sp: Undergrnd/1
Heat: Gas Forced Air	UFFI:	Park/Drive: Undergrnd
Apx Age:	Central Vac:	Park Type: Owned/
Apx Sqft: 800-899	Elevator:	Park Spcs: 1 #C68
Exposure: E	Retirement:	Park \$/Mo:
Assessment:	Taxes Incl: N Water Incl: Y	Prk Lgl Dsc: Level C Unit 68
Spec Desig: Unknown	Heat Incl: Y Hydro Incl: Y	Bldg Amen: Exercise Room
Phys Hdcap-Equip:	Cable TV Incl: N CAC Incl: Y	Gym
	Bldg Insur Incl: Y Prkg Incl: Y	Recreation Room
	Comm Elem Inc: Y	Security Guard
		Security System

#	Room	Level	Dimensions (ft)			
1	Foyer	Main	8.86 x 3.28			
2	Living	Main	16.57 x 12.14	Broadloom	Open Concept	W/O To Balcony
3	Dining	Main	8.99 x 9.51	Broadloom		
4	Kitchen	Main	7.02 x 9.35	Ceramic Floor	Breakfast Bar	
5	Master	Main	11.48 x 15.06	Broadloom	3 Pc Ensuite	
6	2nd Br	Main	7.22 x 9.51	Broadloom		

2 Bedroom Suite At The Alegro On Bay. This Is A Corner Unit With A Balcony. 2 Full Bedrooms + 2 Full Baths. Very Practical Floor Plan With Separate Living Space, While The Kitchen Is Open To The Dining Area. All Original Finishings In Excellent Condition - Immaculately Maintained Unit. With Parking And Locker Included, This Is An Excellent Offering On The High Demand Bay Street Corridor And Won't Last Long.
 All Appliances Are Included, As Well As Window Blinds. Call For Your Appointment Today!

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