

Done Deals

BAY AND WELLESLEY

909 BAY ST., NO. 809

ASKING PRICE: \$349,900

SELLING PRICE: \$357,000

PREVIOUS SELLING PRICE:

\$203,800 (2003);

\$157,147 (2002)

TAXES: \$2,013 (2009)

DAYS ON THE MARKET: four

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

Four days after listing this one-bedroom suite, multiple offers were submitted from buyers eager to acquire a valuable piece of downtown real estate, says agent Boris Kholodov.

"It's located on the Bay Street corridor, between Wellesley and Bloor, which is in huge demand area for university students and parents who buy for their children going to U of T as well as Ryerson," says Mr. Kholodov.

In addition to campus grounds, this nearly decade old high rise, called Allegro, is conveniently located near by Wellesley subway station, shops, galleries and restaurants.

Bonus features within this




eightth-floor unit include a 650-square-foot plan designed with a formal foyer and walkouts to a balcony from the master bedroom and living and dining area.

The essentials consist of upgraded tile and hardwood floors, kitchen and laundry appliances and a four-piece bathroom, plus a storage closet, exterior locker and parking.

Each month, there is a fee of \$365, which covers heating and hydro costs, as well as upkeep of a gym, recreation room and security services.

"It's certainly one of the nicest buildings in that area," adds Mr. Kholodov. "It's been maintained well and also has maintenance fees that are not as high as other buildings."

**Prepared by BORIS KHOLODOV, Salesperson
ROYAL LEPAGE/J & D DIVISION, BROKERAGE
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	909 Bay St 809		Sold: \$357,000
	Toronto, Ontario M5S1Z9 C01 120-19-R		List: \$349,900
Orig Price: \$349,900		Taxes: \$2,013/2009	102 % List
SPIS: N	DOM: 4	Contract: 3/4/2010	Sold: 3/8/2010
Condo Apt Apartment		#Shares%:	Rooms: 4
Dir/Cross St: Bay & Wellesley	Locker#: B174	Level: 8	Bedrooms: 1
Corp#: MTCC/1424	Unit#: 9		Washrooms: 1 1x4xMain
Prop Mgmt:			
MLS# C1802319		PIN#:	
Kitchens: 1	Pets Perm: Restrict	Balcony: Open	
Fam Rm: N	Locker: Owned	Ens Lndry: Y Lndry Lev:	
Basement: None	Maint: \$364.55	Exterior: Concrete	
Fireplace/ Stv: N	CAC: Y	Gar/Park Sp: Undergrnd/1	
Heat: Gas Forced Air	UFFI:	Park/Drive: Undergrnd	
Apx Age:	Central Vac:	Park Type: Owned/	
Apx Sqft: 500-699	Elevator:	Park Spcs: 1 #A-57	
Exposure: E	Retirement:	Park \$/Mo:	
Assessment:	Taxes Incl: N Water Incl: Y	Prk Lgl Dsc:	
Spec Desig: Unknown	Heat Incl: Y Hydro Incl: Y	Bldg Amen: Exercise Room Recreation Room Security Guard Security System	
	Cable TV Incl: N CAC Incl: Y		
	Bldg Insur Incl: Y Prkg Incl: Y		
	Comm Elem Inc: Y		
# Room	Level	Dimensions (ft)	
1 Living	Main	19.68 x 9.97	Hardwood Floor Open Concept W/O To Balcony
2 Dining	Main	19.68 x 9.97	Hardwood Floor Combined W/Living
3 Kitchen	Main	7.97 x 4.00	Tile Floor
4 Master	Main	13.48 x 9.97	Hardwood Floor
<p>This Bright, Spacious And Airy Suite At The Allegro On Bay Is In Immaculate Condition. It Offers A Functional Layout With A Sense Of Entrance, Open Kitchen And Living Area, Large Open Balcony, Practical Laundry And Storage Closet, A Full Bath And A Spacious Bedroom. This Suite Features Many Upgrades, Including Gorgeous Hardwood Floors. Parking And Locker Included. Walk To U Of T, Bloor/Yorkville, Ryerson, Dundas Square And Steps To Ttc! See Virtual Tour!</p> <p>Fridge, Stove, Built-In Dishwasher, Washer, Dryer, Existing Electric Light Fixtures, Existing Window Coverings. Approx 650Sf +Large Balcony. Please Exclude Chandelier Over Kitchen Table And Bedroom Light Fixture.</p>			
Listing Contracted With: ROYAL LEPAGE/J & D DIVISION, BROKERAGE 416-489-2121			