



**ASKING PRICE**

\$200,000

**SELLING PRICE**

\$225,000

**PREVIOUS SELLING PRICES**

\$140,000 (2003); \$95,000 (1998)

**TAXES**

\$1,163 (2010)

**DAYS ON THE MARKET**

Two

**LISTING AGENT**

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

**The Action:** In a high-rise several decades old, this studio suite was immediately seen by a dozen eager buyers, including two who made strong bids before the stated offer date.

**What They Got:** This 12th-floor unit has one bathroom, a kitchen and an open space along the windows that could be furnished with sleep, living and dining sets.


» There is a monthly fee of \$287, which includes cable and utility costs. Parking is rented for \$160 a month.

**The Agent's Take:** "It's common to get multiple offers for a property, which is so competitively priced and is located in such a central location," agent Boris Kholodov says. "You can walk to Yorkville and have very easy access to both Yonge and Bloor subway lines."

The appeal of this suite was also the rarity of one this small in the building, if not the city.

"The apartment was well decorated, exhibiting very efficient use of space," Mr. Kholodov says.

**Prepared by BORIS KHOLODOV, Salesperson  
 ROYAL LEPAGE/J & D DIVISION, BROKERAGE  
 416-489-2121  
 8/23/2011 2:13:28 PM**

	<b>914 Yonge St 1201</b>		<b>Sold: \$225,000</b>
	Toronto, Ontario M4W3C8 Toronto C02 Annex		<b>List: \$200,000</b>
<b>Orig Price:</b> \$200,000		<b>Taxes:</b> \$1,162.80/2010	113 % List
<b>SPIS:</b> N 115-19-Q	<b>DOM:</b> 2	<b>Contract:</b> 5/4/2011	<b>Sold:</b> 5/6/2011
Condo Apt	<b>#Shares%:</b>	<b>Rooms:</b>	3
Apartment	<b>Locker#:</b> One	<b>Bedrooms:</b>	0
<b>Dir/Cross St:</b> Yonge & Davenport	<b>Level:</b> 12	<b>Washrooms:</b>	1
<b>Corp#:</b> YCC/163	<b>Unit#:</b> 1	1x4xMain	
<b>Prop Mgmt:</b>			
<b>MLS#</b> C2096551		<b>PIN#:</b>	
<b>Kitchens:</b> 1	<b>Pets Perm:</b> Y	<b>Balcony:</b> None	
<b>Fam Rm:</b> N	<b>Locker:</b> Exclusive	<b>Ens Lndry:</b> N	<b>Lndry Lev:</b>
<b>Basement:</b> None	<b>Maint:</b> \$287.30	<b>Exterior:</b> Brick	
<b>Fireplace/ Stv:</b> Y	<b>A/C:</b> Central Air	Concrete	
<b>Heat:</b> Gas	<b>UFFI:</b>	<b>Gar/Park Sp:</b> Undergrnd/1	
Forced Air	<b>Central Vac:</b>	<b>Park/Drive:</b> Facilities	
<b>Apx Age:</b>	<b>Elevator:</b>	<b>Park Type:</b> Rental/	
<b>Apx Sqft:</b> 0-499	<b>Retirement:</b>	<b>Park Spcs:</b> 1	
<b>Exposure:</b> N	<b>Taxes Incl:</b> N	<b>Park \$/Mo:</b> \$160	
<b>Assessment:</b>	<b>Water Incl:</b> Y	<b>Prk Lgl Dsc:</b>	
<b>Spec Desig:</b> Unknown	<b>Heat Incl:</b> Y	<b>Hydro Incl:</b> Y	
<b>Phys Hdcap-Equip:</b>	<b>Cable TV Incl:</b> Y	<b>CAC Incl:</b> Y	
	<b>Bldg Insur Incl:</b> Y	<b>Prkg Incl:</b> N	
	<b>Comm Elem Inc:</b> Y	<b>Bldg Amen:</b>	
<b># Room</b>	<b>Level</b>	<b>Dimensions (ft)</b>	
1 Living	Main	14.11 x 9.84	Hardwood Floor Open Concept Window
2 Dining	Main	14.11 x 9.84	Hardwood Floor Combined W/Living
3 Kitchen	Main	8.53 x 6.56	
4 Br	Main	9.84 x 8.86	Hardwood Floor Combined W/Living Window
Sunny Studio On Yonge, Located Within Walking Distance To Rosedale Subway And Bloor. Imaculate. Functional Layout For Compact Living. Perfect For The Urban Professional First-Time Buyer. Carries Very Well With Low Maintenance Fees+Taxes And Today's Mortgage Rates. Very Pleasant Parquet Flooring, A Decade Old Kitchen And Bathroom + Many Windows With Views Of The City's Most Coveted Neighbourhoods.			
Fridge, Stove, Dishwasher, All Existing Electric Light Fixtures, All Existing Window Coverings.			
<b>Listing Contracted With:</b> ROYAL LEPAGE/J & D DIVISION, BROKERAGE 416-489-2121			