

YONGE AND DAVENPORT

914 YONGE ST., NO. 2001

ASKING PRICE: \$275,000

SELLING PRICE: \$270,000

**PREVIOUS SELLING PRICE:
\$213,000 (2003)**

TAXES: \$1,859 (2007)

DAYS ON THE MARKET: five

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

On the top floor of a 20-storey building on Yonge Street, north of Davenport Road, this roughly 850-square-foot penthouse priced in the high \$200,000s was a rare find, according to agent Boris Kholodov.

"It offers space, views and location," he says.

"All of these features are very appealing to today's buyers because in this price range, it's very difficult to find an apart-



ment in this location. And if you do, it's likely not going to be big and it's not going to have these views."

There are unobstructed sightlines over the Rosedale



Valley from a series of windows or the balcony off the combined living and dining room.

"This unit has wonderful east views," Mr. Kholodov notes.


Parquet flooring is featured everywhere except for the kitchen, where there are ceramic floors and backsplashes.

The unit contains one bedroom, a four-piece bathroom, as well as an ensuite laundry and locker.

Another locker and parking are located downstairs.

A monthly fee of \$331 covers utilities, a fairly low amount reflecting the fact that the building has no recreational amenities.

**Prepared by BORIS KHOLODOV, Salesperson
ROYAL LEPAGE/J & D DIVISION, BROKERAGE
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1/11/2011 1:48:16 PM**

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|---|--------------------------------------|---------------------------------|--|
|  | 914 Yonge St 2001 | | Sold: \$270,000 |
| | Toronto, Ontario M4W3C8 C02 115-19-Q | | List: \$275,000 |
| Orig Price: \$275,000 | | Taxes: \$1,859.20/2007 | 98 % List |
| SPIS: N | DOM: 5 | Contract: 2/29/2008 | Sold: 3/5/2008 |
| Condo Apt | | #Shares%: | Rooms: 4 |
| Apartment | | Locker#: 2001 | Bedrooms: 1 |
| Dir/Cross St: Yonge & Yorkville | | Level: 19 | Washrooms: 1 |
| Corp#: YCC/163 | | Unit#: 01 | 1x4 |
| Prop Mgmt: | | | |
| MLS# C1316172 | | PIN#: | |
| Kitchens: 1 | Pets Perm: Restrict | Balcony: Open | |
| Fam Rm: N | Locker: Ensuite+Common | Ens Lndry: Y | Lndry Lev: Main |
| Basement: None | Maint: \$330.64 | Exterior: Brick | |
| Fireplace/ Stv: N | CAC: Y | Gar/Park Sp: Undergrnd/1 | |
| Heat: Gas Forced Air | UFFI: | Park/Drive: Undergrnd | |
| Apx Age: | Central Vac: | Park Type: Rental/ | |
| Apx Sqft: | Elevator: | Park Spcs: 1 #One | |
| Exposure: E | Retirement: | Park \$/Mo: \$140 | |
| Assessment: | Taxes Incl: N | Water Incl: Y | Prk Lgl Dsc: |
| Spec Desig: Unknown | Heat Incl: Y | Hydro Incl: Y | Bldg Amen: Security System |
| | Cable TV Incl: Y | CAC Incl: Y | |
| | Bldg Insur Incl: Y | Prkg Incl: N | |
| | Comm Elem Inc: Y | | |
| # Room | Level | Dimensions (ft) | |
| 1 Foyer | Main | 7.28 x 7.91 | Parquet Floor |
| 2 Living | Main | 12.01 x 13.88 | Parquet Floor Open Concept W/O To Balcony |
| 3 Dining | Main | 6.89 x 13.88 | Parquet Floor Combined W/Living |
| 4 Kitchen | Main | 5.97 x 10.30 | Ceramic Floor Ceramic Back Splash Pass Through |
| 5 Master | Main | 13.88 x 11.09 | Parquet Floor Double Closet East View |
| 6 Laundry | Main | 5.48 x 9.97 | Parquet Floor |
| Fabulous Location! This Bright, Spacious And Airy Penthouse Suite Is Approximately 850 Square Feet And Feat's Floor To Ceiling Glass Doors To Open Balcony Offering An Unbstructed MillionDollar View Of Rosedale Valley. Low Condo Fees. Live At Yonge And Bloor For Less! | | | |
| Fridge, Stove, Dishwasher, Range Hood, Washer, Dryer, Electric Light Fixtures, Custom Blinds And Drapes, Closet Organizers, Extra Built-In Closet In Master Bedroom. | | | |
| Listing Contracted With: ROYAL LEPAGE/J & D DIVISION, BROKERAGE 416-489-2121 | | | |