

## YONGE AND DAVENPORT

942 YONGE ST., NO. 910

ASKING PRICE: \$319,900

SELLING PRICE: \$308,800

PREVIOUS SELLING PRICE:  
\$247,000 (2007)

TAXES: \$1,689 (2007)

DAYS ON THE MARKET: 91

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

In the high-rise condominium building at 942 Yonge St., just outside of Yorkville, sales of units have been affected by overall market conditions. This one-bedroom suite on the ninth floor didn't attract a buyer for more than three months, agent Boris Kholodov says.

That belies the unit's features and location.

It's situated in a prime area, near the subway and other amenities in Yorkville and Summerhill.

"It's a two-minute walk from everything, but it's in a quiet spot," Mr. Kholodov notes.




The layout of the unit is fairly standard for the roughly 15-year-old building, starting with its combined living and dining area that gets plenty of light from picture windows that face northwest.

But the previous owner also upgraded the unit by installing dark hardwood flooring throughout and remodelling the kitchen, which now has stainless-steel appliances, marble floors and a granite countertop and breakfast bar.

Rounding out the suite is a four-piece bathroom with a whirlpool tub, as well as a laundry room.

Underground parking is included. A monthly fee of \$321 covers the cost of utilities and maintenance of amenities such as a gym, recreation room and sauna. Concierge and security services are also provided.

**Prepared by BORIS KHOLODOV, Salesperson  
ROYAL LEPAGE/J & D DIVISION, BROKERAGE  
416-489-2121  
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	<b>942 Yonge St 910</b>		<b>Sold: \$308,800</b>
	Toronto, Ontario M4W3S8 C02 115-19-P		<b>List: \$319,900</b>
<b>Orig Price:</b> \$330,000		<b>Taxes:</b> \$1,688.63/2007	97 % List
<b>SPIS:</b> N	<b>DOM:</b> 91	<b>Contract:</b> 5/20/2008	<b>Sold:</b> 8/19/2008
Condo Apt Apartment		<b>#Shares%:</b>	<b>Rooms:</b> 4
<b>Dir/Cross St:</b> Yonge & Bloor		<b>Locker#:</b> None	<b>Bedrooms:</b> 1
<b>Corp#:</b> MTCC/1019		<b>Level:</b> 9	<b>Washrooms:</b> 1
<b>Prop Mgmt:</b>		<b>Unit#:</b> 10	1x4xMain
<b>MLS#</b> C1380221		<b>PIN#:</b>	
<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<b>Balcony:</b> None	
<b>Fam Rm:</b> N	<b>Locker:</b> None	<b>Ens Lndry:</b> Y	<b>Lndry Lev:</b> Main
<b>Basement:</b> None	<b>Maint:</b> \$321.24	<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> Exclusive/	
<b>Apx Sqft:</b>	<b>Elevator:</b>	<b>Park Spcs:</b> 1 #2/99	
<b>Exposure:</b> N	<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>	
<b>Spec Desig:</b> Unknown	<b>Heat Incl:</b> Y <b>Hydro Incl:</b> Y	<b>Bldg Amen:</b> Concierge	
	<b>Cable TV Incl:</b> N <b>CAC Incl:</b> Y	Exercise Room	
	<b>Bldg Insur Incl:</b> Y <b>Prkg Incl:</b> Y	Recreation Room	
	<b>Comm Elem Inc:</b> Y	Sauna	
	Public Transit	Security Guard	
	Rec Centre	Security System	
<b># Room</b>	<b>Level</b>	<b>Dimensions (ft)</b>	
1 Living	Main	12.50 x 12.01	Hardwood Floor Picture Window Nw View
2 Dining	Main	12.50 x 12.01	Hardwood Floor Open Concept Combined W/Living
3 Kitchen	Main	6.99 x 7.51	Marble Floor Granite Counter Breakfast Bar
4 Master	Main	12.24 x 10.50	Hardwood Floor Closet Picture Window
The Award Winning Memphis! This Upgraded One Bedroom Suite Features Hardwood Floors, Stainless Steel Appliances And Granite Countertops. Functional Open Concept Layout. Incredible Location. One Parking Space. This Suite Has It All. Stainless Steel Fridge, Stainless Steel Stove, Built-In Dishwasher, Washer, Dryer, Jacuzzi, Upgraded Exhaust Fan, Window Coverings, Hardwood Where Laid, Electric Light Fixtures.			
<b>Listing Contracted With:</b> ROYAL LEPAGE/J & D DIVISION, BROKERAGE 416-489-2121			