

BLOOR AND JARVIS



99 HAYDEN ST., NO. 801

ASKING PRICE: \$375,000

SELLING PRICE: \$362,000

PREVIOUS SELLING PRICE:

\$200,000 (2001); \$190,500 (2000); \$141,057 (1999)

TAXES: \$1,942 (2009)

DAYS ON THE MARKET: 38

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

This 785-square-foot suite has a premium downtown address situated in a boutique building on a quiet street just steps from all the action on a major street nearby, says agent Boris Kholodov.


"It's just one block south of Bloor, and everyone wants to be on Bloor," he says. "It's walking distance to Yorkville, the subway and everything people want to be close to."

As for the specific perks of this over decade-old unit, it offered a two-bedroom and two-bathroom plan for under \$400,000. "The price is more affordable than what you would expect for a similar size unit in a newer building," says Mr. Kholodov. For entertaining, there is an open living and dining area with large windows and sliding glass door to a balcony overlooking a courtyard to the south. "When you're in the apartment, you feel like you're in a quiet and peaceful place," says Mr. Kholodov.

Finishes are original, including laminate floors in the principal room, ceramic tile in the kitchen, and broadloom in the bedrooms. "A lot of people are looking for something they can customize," says Mr. Kholodov. Last of all, the unit comes with en suite laundry machines, parking and a locker, as well as a monthly fee of \$399. Heating and hydro are extra.

Shared amenities consist of a gym and party room.

**Prepared by BORIS KHOLODOV, Salesperson
ROYAL LEPAGE/J & D DIVISION, BROKERAGE
416-489-2121
1/10/2011 11:17:52 AM**

	99 Hayden St 801		Sold: \$362,000
	Toronto, Ontario M4Y3B4 C08 115-20-Q		List: \$375,000
Orig Price: \$375,000		Taxes: \$1,942.33/2009	97 % List
SPIS: N	DOM: 38	Contract: 2/22/2010	Sold: 4/1/2010
Condo Apt	#Shares%:	Rooms:	5
Apartment	Locker#: 13	Bedrooms:	2
Dir/Cross St: Bloor & Church	Level: 7	Washrooms:	2
Corp#: MTCC/1257	Unit#: 1	1x4xMain,	
Prop Mgmt:		1x2xMain	
MLS# C1794544		PIN#:	
Kitchens: 1	Pets Perm: Y	Balcony: Open	
Fam Rm: N	Locker: Owned	Ens Lndry: Y	Lndry Lev:
Basement: None	Maint: \$399.31	Exterior: Concrete	
Fireplace/ Stv: N	CAC: Y	Gar/Park Sp: Undergrnd/1	
Heat: Gas	UFFI:	Park/Drive: Undergrnd	
Forced Air	Central Vac:	Park Type: Exclusive/	
Apx Age:	Elevator:	Park Spcs: 1 #P3-4	
Apx Sqft:	Retirement:	Park \$/Mo:	
Exposure: S	Taxes Incl: N Water Incl: Y	Prk Lgl Dsc:	
Assessment:	Heat Incl: N Hydro Incl: N	Bldg Amen: Exercise Room	
Spec Desig: Unknown	Cable TV Incl: N CAC Incl: N	Party/Meeting Room	
	Bldg Insur Incl: Y Prkg Incl: Y		
	Comm Elem Inc: Y		
# Room	Level	Dimensions (ft)	
1 Living	Main	15.75 x 15.42	Laminate Open Concept W/O To Balcony
2 Dining	Main	15.75 x 15.42	Laminate Combined W/Living
3 Kitchen	Main	8.50 x 8.20	Ceramic Floor
4 Master	Main	11.97 x 9.19	Broadloom Large Closet
5 2nd Br	Main	8.99 x 9.19	Broadloom Double Closet
Live On Bloor! This Suite In A Boutique Building Located On A Quiet Street Just South Of Bloor Offers You A Functional Layout With A Pleasant Living Area, 2 Bedrooms, One Full Bathroom + A Powder Room, A Spacious Open Balcony, Quiet And Peaceful South Courtyard Views, Parking, Locker And Much More! Enjoy Downtown Living At Its Best: Easy Access To Ttc, Walk To Yorkville, Hospitals, Ryerson, U Of T, Church Street Village. What Else Could You Possible Want?			
Fridge, Stove, Built-In Dishwasher, Washer, Dryer, Existing Window Coverings, Existing Electric Light Fixtures, Broadloom Where Laid.			
Listing Contracted With: ROYAL LEPAGE/J & D DIVISION, BROKERAGE 416-489-2121			