



774 Gladstone Ave		Lease: \$4,850 For: Lease	
Toronto Ontario M6H 3J6			
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto			
SPIS: No		Pay Freq: Monthly	
Semi-Detached		Fronting On: W	
Link:		Acreage:	
2-Storey		Lot: 18.92 x 131 Feet	
Portion for Lease:		Irreg:	
Entire Property		Rms: 7 + 2	
Prop Mgmt:		Bedrooms: 3 + 1	
Dir/Cross St: Hallam and Dufferin		Washrooms: 2	
Directions: Hallam and Dufferin		1x4x2nd, 1x3xBsmt	
		Portion Lease Comments:	

MLS#: W13571474	Contract: 07/16/2026	Lse Term: 1 Year	PIN#: 212900097
Possession Remarks: September 1, 2026			

Kitchens: 1	Exterior: Brick	Gas:	Phone:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV Util:	Cable Inc:
Basement: Finished	Drive: Lane	Hydro Util:	Hydro Inc:
Fireplace/Stv: N	Drive Prk Spcs: 1	Water:	Municipal
Heat: Forced Air / Gas	Tot Pk Spcs: 1	Water Inc:	
A/C: Central Air	UFFI:	Water Supply Type:	
Central Vac: No	Pool: None	Sewers: Sewers	
Apx Age: 100+	Park Cost/Mo:	Spec Desig: Unknown	
Year Built: 1910	Parking Inc: Y	Survey Type: None	
Yr Built Source: MPAC	Pvt Entrance: Y	Farm/Agr:	Furnished: N
Apx Sqft: 1100-1500	Prop Feat: Ensuite Laundry, Fenced	Waterfront:	
Roof: Asphalt Shingle	Yard, Library, Park, Private Entrance,	Retirement: N	
Foundation: Concrete	Public Transit, School	CAC Inc:	Heat Inc:
POTL:	Interior Feat: Other	Com Elem Inc:	
POTL Mo Fee:		All Inclusive:	
Elev/Lift: No		Included In Lease: Parking	
Lndry Acc: Ensuite			
Lndy Lev:			
Phys Hdp-Eqp: No			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.58	x 10.83	Hardwood Floor	Closed Fireplace	
2	Dining	Main	12.99	x 10.01	Hardwood Floor		
3	Kitchen	Main	15.32	x 10.93	Tile Floor	Renovated	W/O To Garden
4	Br	2nd	14.99	x 11.32	Hardwood Floor	Closet	
5	Br	2nd	10.83	x 9.68	Hardwood Floor	Closet	
6	Br	2nd	10.99	x 9.25	Hardwood Floor		
7	Sunroom	2nd	10.6	x 10.6	Broadloom		

Client Remks: Fabulous Renovated 2-Storey Semi In The Heart Of Dovercourt Village! Located Directly Across From Dovercourt Public School And Close To Dovercourt Park, Transit And Everything This Great Neighbourhood Has To Offer. The Home Features A Beautiful Renovated Kitchen With Stainless Steel Appliances, 3 Spacious Bedrooms-One With A Lovely Sunroom-And 2 Full Bathrooms. The Dug-Down, High Basement Adds Amazing Extra Living Space With A Large Family/Media Room, 3-Piece Bath And Laundry Area. Enjoy The Great Backyard, Detached Garage And Parking For 1 Car. A Beautiful Family Home In An Amazing Location! Tenant Responsible For Hydro, Heat And Water.							
Inclusions: Fridge, Stove, Built-in Dishwasher, Microwave, Stacked washer and dryer, Hot water tank, light fixtures and remote garage door opener.							
Listing Contracted With: BOSLEY REAL ESTATE LTD. Ph: 416-530-1100							