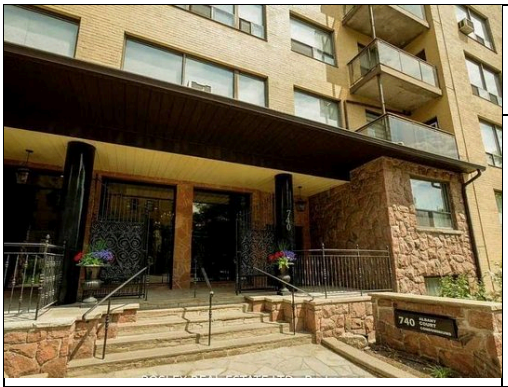


740 Eglinton Ave W 108 **List: $1,665 For:** Lease
Toronto Ontario M5N 1C4
Toronto C04 Forest Hill North Toronto **Last Status: PC**
SPIS: No **DOM:** 44

Condo Apt **Locker#:** **Rms:** 2
Apartment **Locker Lev Unit:** **Bedrooms:** 0
Unit#: 8 **Locker Unit#:** **Washrooms:** 1
Corp#: TSCC / 2383 **Level:** 1 1x4xFlat
Portion for Lease:
Entire Property
Portion Lease Comments:
Dir/Cross St: Eglinton & Bathurst
Directions: Eglinton & Bathurst
Prop Mgmt: Peer Property Management

MLS#: C13809232 **PIN#:** 076383008
Possession Remarks: November

Kitchens:	1	**Pets Perm:**	Yes-with Restrictions	**Balcony:**	None
Fam Rm:	N	**Locker:**	None	**Exterior:**	Brick
Basement:	None	**Maintenance:**		**Garage:**	No
Fireplace/Stv:	N	**A/C:**	None	**Gar/Gar Spcs:**	None / 0
Heat:	Water / Gas	**Central Vac:**	No	**Drive:**	None
Apx Age:	51-99	**UFFI:**	No	**Park Type:**	None
Year Built:	1953	**Elev/Lift:**	**Retirement:** N	**Park/Drv Spcs:**	0 **Tot Prk Spcs:** 0
Yr Built Source:	MPAC	**All Incl:**		**Park $/Mo:**	
Apx Sqft:	0-499	**Included In Lease:**	Building Maintenance,Building Insurance,Cable TV,Heat,High Speed Internet	**Prk Lvl/Unit:**	
Sqft Source:	400 as per MPAC			**Bldg Amen:**	
Exposure:	S	**Water Incl:**		**Prop Feat:**	Grnbelt/Conserv, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Private Entrance, Public Transit, Rec Centre
Phys Hdp-Eqp:		**Heat Incl:**	Y **Hydro Incl:**		
Spec Desig:	Unknown	**Cable TV Incl:**	Y **CAC Incl:**		
Survey Type:	None	**Bldg Ins Incl:**	Y **Prkg Incl:**	**Interior Feat:**	Other
Lndry Acc:	Coin Operated	**ComElem Inc:**	**Energy Cert:**	**Security Feat:**	Security System
Lndry Lev:	Lower	**Cert Level:**	**GreenPIS:**		
		Pvt Ent:	Y **Furnished:** N		

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Foyer	Main	14.67	x	3.28	Laminate		
2	Living	Main	19.82	x	10.5	Laminate	Closet	Combined W/Dining
3	Dining	Main	19.82	x	10.5	Laminate	Combined W/Living	
4	Br	Main	19.82	x	10.5	Laminate	Combined W/Living	
5	Kitchen	Main	9.22	x	8.04	Tile Floor		

Client Remks: Bright & Spacious Studio In Prime Upper Forest Hill! This Sun-Filled Suite Offers A Smart, Functional Layout With A Separate Kitchen & Dining Area, Stylish Laminate Flooring, Custom UV Sunshade Blinds, Built-In Closet Organizers & Excellent Storage Throughout. Freshly Painted & Move-In Ready With Window A/C Included. Coin-Operated Laundry Conveniently Located On The Same Floor. Exceptional Value With Heat, Water, High-Speed Fibre Internet & Premium Cable TV With 200+ Channels Including CRAVE, HBO & STARZ All Included In The Lease! Hydro Extra. Parking Available For Rent, Subject To Availability. Fantastic Location With Easy Access To TTC, Eglinton West Subway Station & The Eglinton LRT, Plus Shops, Grocery Stores, Cafes, Parks & Everyday Amenities Nearby. A Bright, Comfortable & Convenient Place To Call Home In A Quiet, Well-Managed Building. No Dogs Permitted As Per Building Policy.
Inclusions: Fridge, Stove, range hood, all electric light fixtures, built-in shelves, blinds and closet organizers, A/C unit.
Exclusions: None

Listing Contracted With: BOSLEY REAL ESTATE LTD. **Ph:**

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