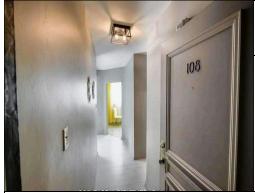
List: \$1.795 For: Lease



740 Eglinton Ave W 108 Toronto Ontario M5N 1C4

Toronto C04 Forest Hill North Toronto

SPIS: N Last Status: NEW DOM: 0

Condo Apt Locker#: Rms: 2

Apartment Locker Lev Unit: Bedrooms: 0

Unit#: 8 Locker Unit#: Washrooms: 1

Corp#: TSCC / 2383 Level: 1 1x4xMain

**Portion for Lease:** Entire Property

Portion Lease Comments:
Dir/Cross St: Eglinton & Bathurst
Directions: Eglinton & Bathurst
Prop Mgmt: Peer Property Management

MLS#: C12268825 PIN#: 076383008

Possession Remarks: Immediate

Kitchens:	1	Pets Perm:	Restrict		Balcony:	None	
Fam Rm:	N	Locker:	None		Exterior:	Brick	
Basement:	None	Maintenance:			Gar/Gar Spcs:	None / 0	
Fireplace/Stv:	N	A/C:	None		Park/Drive:	None	
Heat:	Radiant / Gas	Central Vac:	N		Park Type:	None	
Apx Age:	51-99	UFFI:	No		Park/Drv Spcs:	0 Tot Prk Spcs:	0
Year Built:	1953	Elev/Lift:	Retirement:	Ν	Park \$/Mo:	•	
Apx Sqft:	0-499	All Incl:	Y Water Incl:		Prk Lvl/Unit:		
Sqft Source:	as per mpac	Heat Incl:	Y Hydro Incl:	Υ	Bldg Amen:		
Exposure:	S	Cable TV Incl:	Y CAC Incl:		Prop Feat:		
Phys Hdp-Eqp:		Bldg Ins Incl:	Prkg Incl:		Grnbelt/Conserv, L	ibrary, Park, Pets All	owed
Spec Desig:	Unknown	ComElem Inc:	Energy Cert:		with Restrictions, F	Place Of Worship, Pu	blic
Survey Type:	None	Cert Level:	GreenPIS:		Transit, Rec Centre	2	
Lndry Acc:	Coin Operated	Pvt Ent:	N Furnished:	N			
Lndry Lev:							

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

Client Remks: Bright and spacious open-concept studio located in the heart of Upper Forest Hill perfect for students, singles or a couple looking for a clean, quiet, and convenient place to live. This sun-filled unit features a separate kitchen space with dining space, stylish laminate flooring, custom UV sunshade blinds, A/C and built-in closet organizers. Great ensuite storage space, plus coin-operated laundry just steps away on the same floor. Rent includes all utilities. The building has a contract with Bell for high-speed fibre internet and TV services ideal for studying or streaming - TV includes 200 channels, CRAVE, HBO, STARZ. Parking spots are available to rent (subject to availability), but the location is transit-friendly with easy access to universities, grocery stores, cafes, and parks. Front door access to the Eglinton LRT planned for the fall of 2025. Please note: the building has a no dog policy. A great, low-maintenance living space in a safe and well-managed building in great neighbourhood and location! Included In Lease: All Inclusive-Heat, Hydro, Water, Cable TV & Internet

Extras:

**Listing Contracted With:** BOSLEY REAL ESTATE LTD. 416-530-1100