



740 Eglinton Ave W 108
Toronto Ontario M5N 1C4

List: \$1,795 For: Lease

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:		Park \$/Mo:	
Apx Sqft:	0-499	All Incl:	Y	Prk Lvl/Unit:	
Sqft Source:	as per mpac	Heat Incl:	Y	Hydro Incl:	Y
Exposure:	S	Cable TV Incl:	Y	CAC Incl:	
Phys Hdp-Eqp:		Bldg Ins Incl:		Prkg Incl:	
Spec Desig:	Unknown	ComElem Inc:		Energy Cert:	
Survey Type:	None	Cert Level:		GreenPIS:	
Lndry Acc:	Coin Operated	Pvt Ent:	N	Furnished:	N
Lndry Lev:				Prop Feat:	Grnbelt/Conserv, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre

#	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
3	Dining	Main	19.82	x 10.5	Laminate
4	Br	Main	19.82	x 10.5	Laminate
5	Kitchen	Main	9.22	x 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