



<b>740 Eglinton Ave W 108</b> <b>Toronto Ontario M5N 1C4</b> Toronto C04 Forest Hill North Toronto		<b>List: \$1,850 For: Lease</b>
<b>SPIS:</b> N	<b>Last Status:</b> NEW	<b>DOM:</b> 0
Condo Apt Apartment <b>Unit#:</b> 8 <b>Corp#:</b> TSCC / 2383 <b>Portion for Lease:</b> Entire Property	<b>Locker#:</b> <b>Locker Lev Unit:</b> <b>Locker Unit#:</b> <b>Level:</b> 1	<b>Rms:</b> 2 <b>Bedrooms:</b> 0 <b>Washrooms:</b> 1 1x4xMain
<b>Portion Lease Comments:</b> <b>Dir/Cross St:</b> Eglinton & Bathurst <b>Prop Mgmt:</b> Peer Property Management		

<b>MLS#:</b> C12226554	<b>PIN#:</b> 076383008
<b>Possession Remarks:</b> Immediate	

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

<b>Client Remks:</b> Bright and spacious open-concept studio located in the heart of Upper Forest Hill perfect for students looking for a clean, quiet, and convenient place to live. This sun-filled unit features stylish laminate flooring, custom UV sunshade blinds, and built-in closet organizers for smart storage. Great ensuite storage space, plus coin-operated laundry just steps away on the same floor. Rent includes all utilities, plus high-speed Fibre internet and TV service ideal for studying or streaming - TV includes 200 channels, CRAVE, HBO. Tenant is responsible for Bell equipment and any fees for extra channels or upgraded services. 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. Please note: the building has a no dog policy. A great, low-maintenance living space in a safe and well-managed building just move in and focus on your studies!					
<b>Extras:</b>					
<b>Listing Contracted With:</b> BOSLEY REAL ESTATE LTD.416-530-1100					