

	740 Eglinton Ave W 108 Toronto Ontario M5N 1C4 Toronto C04 Forest Hill North Toronto		List: \$1,725 For: Lease																																					
	SPIS: N		Last Status: NEW																																					
	DOM: 0		Rms: 2																																					
	Locker#:		Bedrooms: 0																																					
Unit#: 8		Locker Lev Unit:		Washrooms: 1																																				
Corp#: TSCC / 2383		Locker Unit#:		1x4xMain																																				
Level: 1																																								
Portion for Lease: Entire Property																																								
Portion Lease Comments: Dir/Cross St: Eglinton & Bathurst Directions: Eglinton & Bathurst Prop Mgmt: Peer Property Management																																								
MLS#: C12436343 PIN#: 076383008 Possession Remarks: Immediate																																								
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Radiant / Gas Apx Age: 51-99 Year Built: 1953 Yr Built Source: MPAC Apx Sqft: 0-499 Sqft Source: 400 as per MPAC Exposure: S Phys Hdp-Eqp: Spec Desig: Unknown Survey Type: None Lndry Acc: Coin Operated Lndry Lev:		Pets Perm: Restrict Locker: None Maintenance: A/C: Wall Unit Central Vac: N UFFI: No Elev/Lift:		Retirement: N All Incl: Included In Lease: Cable TV, Heat, High Speed Internet Water Incl: Heat Incl: Y Cable TV Incl: Y Bldg Ins Incl: ComElem Inc: Cert Level: Pvt Ent: N																																				
		Hydro Incl: CAC Incl: Prkg Incl: Energy Cert: GreenPIS: Furnished: N		Balcony: None Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: None Drive: None Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Prop Feat: Grnbelt/Conserv, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre Interior Feat: Other Security Feat: Security System																																				
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Length (ft)</th> <th>Width (ft)</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Foyer</td> <td>Main</td> <td>14.67</td> <td>x 3.28</td> <td>Laminate</td> </tr> <tr> <td>2</td> <td>Living</td> <td>Main</td> <td>19.82</td> <td>x 10.5</td> <td>Laminate</td> </tr> <tr> <td>3</td> <td>Dining</td> <td>Main</td> <td>19.82</td> <td>x 10.5</td> <td>Laminate</td> </tr> <tr> <td>4</td> <td>Br</td> <td>Main</td> <td>19.82</td> <td>x 10.5</td> <td>Laminate</td> </tr> <tr> <td>5</td> <td>Kitchen</td> <td>Main</td> <td>9.22</td> <td>x 8.04</td> <td>Tile Floor</td> </tr> </tbody> </table>	#	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	<div style="display: flex; justify-content: space-between;"> <div> Closet Combined W/Living Combined W/Living </div> <div> Combined W/Dining </div> </div>			
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Client Remks: Bright, Spacious Studio in Prime Upper Forest Hill Heat, Water, Internet & Cable Included! Welcome to this sun-filled and open-concept studio, ideally located in the heart of UpperForest Hill! Perfect for students, young professionals, or couples seeking a quiet, clean, and convenient place to call home in a safe, well-managed building. This freshly painted unit features stylish laminate flooring, custom UV sunshade blinds, built-in closet organizers, and a separate kitchen with dining area. Enjoy generous natural light, a functional layout, and excellent in-suite storage. Window air conditioning included. Coin-operated laundry is located just steps away on the same floor for added convenience. Included in the lease: heat, water, high-speed fibre internet, and premium cable TV (200+channels including CRAVE, HBO, and STARZ). Hydro is extra. Parking available for rent (subject to availability), but the location is a commuters dream transit-friendly with direct access to TTC, Eglinton West Subway Station, and the upcoming Eglinton LRT (scheduled for Fall 2025, with a stop right at your doorstep!). Walk to nearby grocery stores, cafes, parks, and major universities. Please note: No dogs allowed as per building policy. Inclusions: Fridge, Stove, Range hood, All electric light fixtures, built-in shelves, blinds and closet organizers, A/C unit. Listing Contracted With: BOSLEY REAL ESTATE LTD. 416-530-1100																																								