

	<b>34B MCMURRICH St</b>		<b>List: \$4,200 For: Lease</b>
	<b>Toronto Ontario M5R2A2</b>		
	Toronto C02 Annex Toronto 115-19-P		
	<b>SPIS: N</b>	<b>Last Status: New</b>	<b>DOM: 0</b>
	Condo Townhouse	<b>Locker#:</b>	<b>Rms: 6</b>
	3-Storey	<b>Locker Lev Unit:</b>	<b>Bedrooms: 2</b>
	<b>Level: 1</b>	<b>Locker Unit#:</b>	<b>Washrooms: 2</b>
		<b>Unit#: 17</b>	2x4x2nd
		<b>Corp#: MTCC / 1474</b>	
	<b>Dir/Cross St: BAY &amp; DAVENPORT RD</b>		
	<b>Prop Mgmt: CROSSBRIDGE PROPERTY MANAGEMENT</b>		

<b>MLS#:</b>	<b>Sellers: TERRIMAR INVESTMENTS LIMITED</b>	<b>Contact After Exp: N</b>
<b>Holdover: 90</b>	<b>Possession: IMMEDIATE</b>	<b>Occup: Vacant</b>
<b>Bldg Name:</b>	<b>Status Cert:</b>	<b>PIN#:</b>
		<b>ARN#:</b>

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<b>Balcony:</b> Terr
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Exterior:</b> Brick
<b>Basement:</b> None	<b>Maintenance:</b>	<b>Gar/Gar Spcs:</b> Undergrnd / 1
<b>Fireplace/Stv:</b> Y	<b>A/C:</b> Central Air	<b>Park/Drive:</b> Undergrnd
<b>Heat:</b> Forced Air / Gas	<b>Centrl Vac:</b>	<b>Park Type:</b> Owned
<b>Apx Age:</b> 11-15	<b>UFFI:</b>	<b>Prk/Drv Spcs:</b> 1
<b>Apx Sqft:</b> 1400-1599	<b>Elev/Lift:</b> N <b>Retirement:</b>	<b>Tot Pk Spcs:</b> 1
<b>Sqft Source:</b> 1467 SF PER MPAC	<b>All Incl:</b> N <b>Water Incl:</b> Y	<b>Park \$/Mo:</b>
<b>Exposure:</b> E	<b>Heat Incl:</b> N <b>Hydro Incl:</b> N	<b>Prk Lvl/Unit:</b> LEVEL A/UNIT 15
<b>Spec Desig:</b> Unknown	<b>Cable TV Incl:</b> N <b>CAC Incl:</b> N	<b>Bldg Amen:</b> Concierge, Guest Suites,
<b>Lndry Acc:</b> Ensuite	<b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y	Gym, Party/Meeting Room, Visitor Parking
<b>Lndry Lev:</b> Upper	<b>ComElem Inc:</b> Y <b>Energy Cert:</b>	<b>Prop Feat:</b> Arts Centre, Library, Place of
<b>Phys Hdp-Eqp:</b>	<b>Pvt Ent:</b> Y	Worship, Public Transit
	<b>Furnished:</b> N	

#	Room	Level	Description
1	Living	Main	Gas Fireplace Hardwood Floor Combined w/Dining
2	Dining	Main	Large Window Pot Lights Open Concept
3	Kitchen	Main	Centre Island Stainless Steel Appl Granite Counter
4	Master	2nd	Hardwood Floor 4 Pc Ensuite Mirrored Closet
5	2nd Br	2nd	Large Window 4 Pc Bath Closet Organizers
6	Other	3rd	Balcony East View

**Client Remks:** Located Close to Rosedale, Yonge & Bloor, and Yorkville Amenities is this 2 bdrm 3 storey townhouse. This unit features open concept main living area, gas fireplace, hardwood floors, 9 ft ceilings, granite counters, s/s appliances, loads of closets, a Juliette balcony and a 3rd floor terrace. Close to 24hr Transit.

**Extras:** Included: S/S Kitchen Appliances (Fridge, Stove, Dishwasher, Microwave), Washer & Dryer, Closet Organizers, Master Bdrm Armoire. 1 Pkg & 1 Locker. Residents are able to enjoy amenities of 3 McAlpine incl 24 hr concierge, gym, & guest suites.

**Brkage Remks:** Attach Schedule B, Form 801, Credit Bureau, Rental Application, Employment Letter, and References to all Offers. Email questions to mail@jamiesarner.com. Dark Ikea Armour in master bedroom can stay or be removed as per tenants preference.

<b>Lease Term:</b> 1 Year	<b>App Req:</b> Y	<b>Emplymt Ltr:</b> Y	<b>Buy Option:</b> N
<b>Pymt Freq:</b> Monthly	<b>Dep Req:</b> Y	<b>Lease Agreemt:</b> Y	
<b>Pymt Method:</b> Cheque	<b>Ref Reqd:</b> Y	<b>Credit Ck:</b> Y	

PSR, BROKERAGE Ph: 416-588-3286 Fax: 416-588-6738  
 672 Dupont Street #101 Toronto M6G1Z6  
 JAMIE SARNER, Salesperson 416-388-2551

<b>Contract Date:</b> 4/23/2018	<b>Condition:</b>	<b>Ad:</b> Y
<b>Expiry Date:</b> 7/23/2018	<b>Cond Expiry:</b>	<b>Escape:</b>
<b>Last Update:</b> 4/23/2018	<b>CB Comm:</b> 1/2 MONTH RENT	<b>Original:</b> \$4,200