


|  |                                    |                                 |
|--|------------------------------------|---------------------------------|
|  | <b>483 Dupont St 204</b>           | <b>List: \$4,000 For: Lease</b> |
|  | <b>Toronto Ontario M6G1Y6</b>      |                                 |
|  | Toronto C02 Annex Toronto 115-17-P |                                 |
| <b>SPIS:</b> N   | <b>Last Status:</b> New            | <b>DOM:</b> 0                   |
| Condo Apt  | <b>Locker#:</b>                    | <b>Rms:</b> 5                   |
| 3-Storey   | <b>Locker Lev Unit:</b>            | <b>Bedrooms:</b> 1 + 1          |
| <b>Level:</b> 2  | <b>Locker Unit#:</b>               | <b>Washrooms:</b> 2             |
|  | <b>Unit#:</b> 4                    | 1x2xMain, 1x5x2nd               |
|  | <b>Corp#:</b> TSCC / 2244          |                                 |
| <b>Dir/Cross St:</b> Bathurst And Dupont   |                                    |                                 |
| <b>Prop Mgmt:</b> 360 Property Managers  |                                    |                                 |

**MLS#:** C4240472      **Sellers:** Daughters Holdings Inc      **Contact After Exp:** N  
**Holdover:** 1      **Possession:** Immediate/Tbd      **Occup:** Vacant      **Status Cert:**  
**Bldg Name:**      **PIN#:**      **ARN#:**

|  |   |                                      |
|--|---|--------------------------------------|
| <b>Kitchens:</b> 1                         | <b>Pets Perm:</b> Restrict                  | <b>Balcony:</b> Terr                 |
| <b>Fam Rm:</b> N                           | <b>Locker:</b> None                         | <b>Exterior:</b> Brick               |
| <b>Basement:</b> None                      | <b>Maintenance:</b>                         | <b>Gar/Gar Spcs:</b> Undergrnd / 1.0 |
| <b>Fireplace/Stv:</b> N                    | <b>A/C:</b> Central Air                     | <b>Park/Drive:</b> Undergrnd         |
| <b>Heat:</b> Heat Pump / Gas               | <b>Centrl Vac:</b> N                        | <b>Park Type:</b> Owned              |
| <b>Apx Age:</b> 6-10                       | <b>UFFI:</b>                                | <b>Prk/Drv Spcs:</b> 1               |
| <b>Apx Sqft:</b> 1200-1399                 | <b>Elev/Lift:</b> N <b>Retirement:</b>      | <b>Tot Pk Spcs:</b> 1.0              |
| <b>Sqft Source:</b> 1218 Sf Per Real Floor | <b>All Incl:</b> N <b>Water Incl:</b> Y     | <b>Park \$/Mo:</b>                   |
| <b>Plans</b>                               | <b>Heat Incl:</b> Y <b>Hydro Incl:</b> N    | <b>Prk Lvl/Unit:</b>                 |
| <b>Exposure:</b> N                         | <b>Cable TV Incl:</b> N <b>CAC Incl:</b> Y  | <b>Bldg Amen:</b> Bbqs Allowed       |
| <b>Spec Desig:</b> Unknown                 | <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y | <b>Prop Feat:</b> Public Transit     |
| <b>Lndry Acc:</b> Ensuite                  | <b>ComElem Inc:</b> Y <b>Energy Cert:</b>   |                                      |
| <b>Lndry Lev:</b> Upper                    | <b>Pvt Ent:</b> Y                           |                                      |
| <b>Phys Hdp-Eqp:</b>                       | <b>Furnished:</b> Part                      |                                      |

| # | Room    | Level | Length (m) | Width (m) | Description  |
|---|---------|-------|------------|-----------|--|
| 1 | Foyer   | Main  | 4.60       | x 1.12    | 2 Pc Bath      Hardwood Floor                            |
| 2 | Living  | Main  | 4.55       | x 3.35    | Hardwood Floor      W/O To Balcony      Large Window     |
| 3 | Dining  | Main  | 3.48       | x 2.21    | Hardwood Floor      Open Concept      Combined W/Kitchen |
| 4 | Kitchen | Main  | 3.48       | x 2.31    | Stainless Steel Appl      Stone Counter      B/I Shelves |
| 5 | Master  | 2nd   | 4.52       | x 3.05    | 5 Pc Ensuite      W/O To Balcony      B/I Shelves        |
| 6 | Office  | 3rd   | 2.39       | x 1.88    | Large Closet      W/O To Balcony                         |
| 7 | Other   | Main  | 4.98       | x 1.52    | Balcony      North View      Wood Floor                  |
| 8 | Other   | 2nd   | 4.98       | x 1.55    | Balcony      North View      Wood Floor                  |
| 9 | Other   | 3rd   | 4.83       | x 3.99    | Balcony      Natural Finish      Wood Floor              |

**Client Remks:** Centrally Located In The Annex Is This 3 Floor 1+1 Bdrm 1218Sf Condo Townhouse. Features 11' Interior Ceilings, Open Concept Mail Fir Living Area, 2 Large Balconies And Furnished Terrace -- An Entertainers Dream. Residents Are Close To Summerhill, Yorkville & Yonge/Bloor Amenities. Close To Parks And Transit.

**Extras:** Existing Kitchen Appliances (Fridge, Stove, B/I Dishwasher), Washer/Dryer, All Existing Elf's, All Existing Window Coverings, Bbq, Patio Furniture, 1 Parking Spot.

**Brkage Remks:** Attach Form 801, Sched B, Registrant's Disclosure, Emp Letter, Credit Bureau, Rental App To All Offers. Ontario Standard Lease To Be Signed Upon Acceptance. Email Qns Or Offers To Mail@Jamiesarner.Com.

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

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> 9/07/2018 | <b>Condition:</b>                       | <b>Ad:</b> Y             |
| <b>Expiry Date:</b> 1/07/2019   | <b>Cond Expiry:</b>                     | <b>Escape:</b>           |
| <b>Last Update:</b> 9/07/2018   | <b>CB Comm:</b> 1/2 Month Rent Plus Hst | <b>Original:</b> \$4,000 |