

	152 Simpson Ave		Lease: \$4,500 For: Lease
	Toronto Ontario M4K1A3		
	Toronto E01 North Riverdale Toronto 120-22-R		
SPIS: N		Last Status: New	DOM: 0
Detached		Front On: N	Rms: 8
3-Storey		Acre:	Bedrooms: 4
Lot:			Washrooms: 3
Irreg:			1x2xMain, 1x5x2nd, 1x4x3rd
Prop Mgmt:			
Dir/Cross St: Gerrard And Logan			

MLS#: e4027851	Sellers: John Giffen	Contact After Exp: N
Holdover: 90	Possession: Apr 1, 2018	Occup: Tenant
		PIN#:
		ARN#:

Kitchens: 1	Exterior: Brick	Gas:	Phone:
Fam Rm: Y	Drive: None	Cable TV Util:	Cable Inc: N
Basement: None	Gar/Gar Spcs: None / 0	Hydro Util:	Hydro Inc: N
Fireplace/Stv: Y	Drive Pk Spcs: 0	Water:	Municipal Water Inc: N
Heat: Forced Air / Gas	Tot Pk Spcs: 0	Water Supply:	
A/C: Central Air	UFFI:	Sewers:	Sewers
Central Vac: Y	Pool: None	Spec Desig:	Unknown
Apx Age:	Park Cost/Mo:	Farm/Agr:	
Apx Sqft:	Parking Inc: N	Furnished:	N
POTL:	Pvt Entrance: Y	CAC Inc:	N Heat Inc: N
Elevator:	Lndry Acc: Ensuite	Com Elem Inc:	Y
Lndry Lev: Upper	Energy Cert:	All Inclusive:	N
Phys Hdcap-Eqp:	Cert Level:		
Waterfront:	GreenPIS:		
Retirement:	Prop Feat: Library, Park, Public		
	Transit, School		

#	Room	Level	Length (m)	Width (m)	Description
1	Living	Main	7.19	x 3.08	Fireplace
2	Dining	Main	7.19	x 3.08	Hardwood Floor
3	Kitchen	Main	6.05	x 4.3	B/I Bookcase
4	Family	Main	6.05	x 4.3	Renovated
5	Master	2nd	5.02	x 3.11	Centre Island
6	2nd Br	2nd	5.02	x 3.1	O/Looks Backyard
7	3rd Br	3rd	5.02	x 4.29	Gas Fireplace
8	4th Br	3rd	5.02	x 3.87	Ensuite Bath
					W/O To Deck
					Bay Window
					Combined W/Sitting
					4 Pc Bath
					Juliette Balcony
					Vaulted Ceiling
					Skylight
					Juliette Balcony
					Vaulted Ceiling

Client Remks: Main, Second And Third Floors Of Bright, Beautifully Renovated Riverdale Home. Fireplace In Living Room & Master Bedroom, Granite Counter In Kitchen. Near Withrow Avenue Public School. A Short Walk To Pape And Chester Subway Stations. Exercise In Withrow Park, Shop The Danforth, Grab A Coffee At The Riverdale Perk Cafe - The Best Of Riverdale Is At Your Door.

Extras: Refrigerator, Stove Top, B/I Oven, Dishwasher Washer, Dryer.

Brkage Remks: 1 - 3 Year Lease. Lockbox For Easy Showing. Do Not Disturb Tenant In Basement Apartment. Attach Schedule B And Completed Rental Application Form To All Offers.

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

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 CATHERINE RUSSELL, Salesperson 416-925-9191

Contract Date: 1/24/2018	Condition:	Ad: N
Expiry Date: 4/23/2018	Cond Expiry:	Escape:
Last Update: 1/24/2018	CB Comm: 1/2 Month's Rent	Original: \$4,500