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**Prepared by ANTHONY TEODORO, Broker  
HOMELIFE/CIMERMAN REAL ESTATE LIMITED, BROKERAGE**

909 Bloor Street West, Toronto, ON M6H1L2  
416-534-1124  
6/7/2011



55 Bloor St E 903 \$1,950 For Lease  
Toronto, Ontario  
M4W1A9 C08 115-19-Q  
**SPIS:** N **Last Status:** New  
Condo Apt **Rooms:** 5  
Apartment **Locker#:** P3\* **Bedrooms:** 2  
**Dir/Cross** Bloor/Yonge **Level:** 8 **Washrooms:** 2  
**St:**  
**Corp#:** MTCC/1307 **Unit#:** 03 2x3xFlat  
**Property Mgmt:** Kindle Management Ltd 416-927-8031

**MLS#:** C2124942 **Seller:** Lorne Macdougall **Contact After Exp:** N **Occup:** Owner  
**Open House:** **From:** **To:** **DOM:** 1 **Holdover:** 90 **Possession:** July 1st, 2011  
**Open House Notes:** **PIN#:**

<p><b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None  <b>Fireplace/Stv:</b> N <b>Heat:</b> Gas Forced Air  <b>Apx Age:</b> <b>Apx Sqft:</b> <b>Exposure:</b> N  <b>Spec Desig:</b> Unknown</p>	<p><b>Pets Perm:</b> Restrict <b>Locker:</b> Owned <b>Maint:</b> <b>CAC:</b> Y <b>UFFI:</b> <b>Central Vac:</b> <b>Elevator:</b> <b>Retirement:</b> <b>All Incl:</b> N <b>Water Incl:</b> N <b>Heat Incl:</b> Y <b>Hydro Incl:</b> Y <b>Cable TV Incl:</b> Y <b>CAC Incl:</b> Y <b>Bldg Insur Incl:</b> Y <b>Prkg Incl:</b> Y</p>	<p><b>Balcony:</b> Open  <b>Exterior:</b> Brick Concrete <b>Gar/Park Sp:</b> Undergrnd/1 <b>Park/Drive:</b> Undergrnd <b>Park Type:</b> Owned/ <b>Park Spcs:</b> 1 <b>Park \$/Mo:</b> <b>Prk Lgl</b> <b>Dsc:</b> P3-60  <b>Bldg Amen:</b></p>
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	<b>incl.</b>	<b>incl.</b>
<b>Comm Elem Inc:</b>	Y	
<b>Priv. Entrance:</b>	N	
<b>Furnished:</b>	N	
<b>Laundry Acc:</b>	Ensuite	
<b>Laundry Lev:</b>	Main	

#Room	Level	Dimensions (m)			
1 Kitchen	Flat	2.90 x 2.10	Stainless Steel Appl	Granite Floor	Double Sink
2 Living	Flat	4.10 x 3.20	Wood Floor	Combined W/Dining	Open Concept
3 Dining	Flat	2.50 x 1.90	Wood Floor	Combined W/Living	Open Concept
4 Master	Flat	5.30 x 3.00	Mirrored Closet	3 Pc Ensuite	Juliette Balcony
5 2nd Br	Flat	2.90 x 2.10	Closet	French Doors	Wood Floor

**Remarks For Clients:** Immaculate Owner Occupied Unit.Pride Of Ownership.Upgrades Include:Engineered Oak Floor Thru-Out,S/S Kitchen Appliances,Full-Size Stacked Front Load Washer/Dryer,Halogen+Chandelier,Granite Floors+Kitchen Counters,2nd Bdrm Used As Den,1 Parking+1 Locker Included.Also Available Furnished For \$2,300/Month.'Signature On Bloor' W/Subway At Your Door,Close To All Amenities.Shows To Perfection, Chique Boutique New York Style Building - 24 Hr Concierge.

**Extras:** Fridge,Stove,B/I Dishwasher,B/I Range Hood,Microwave, Stack Washer/Dryer,Central Alarm, All Window Coverings,All Elf's,Wood Floors Thru-Out,Safe In Closet.Mirrored Closet In Master Bdrm,Granite Floors In Hall,Washroom+Kitchen,2Bd/2Bth.

**Remarks for Brokerages:** Lbx 4 Ez Showings,Tenants Pls Provide Rental App,Credit Check Report,Letter Of Employment,1st/Last Cert.Cheque Or Bank Draft,10 Post Dated Cheques Accepted,Tenant Insurance On Occupancy,No Smoking,No Pets,Pls Attach Schedule 'B' To All Offers,48 Hrs Irrev. Pls,Thank U 4 Showing!

<b>Lease Term:</b>	1 Year	<b>Application Required:</b>	Y	<b>Employment Letter:</b>	Y	<b>Buy Option:</b>	N
<b>Payment Frequency:</b>	Monthly	<b>Deposit Required:</b>	Y	<b>Lease Agreement:</b>	Y		
<b>Payment Method:</b>	Cheque	<b>Credit Check:</b>	Y	<b>References Required:</b>	Y		

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Appts:

<b>Contract Date:</b>	6/7/2011	<b>Condition:</b>		<b>Appis.</b>	<b>Ad:</b> Y
<b>Expiry Date:</b>	8/30/2011	<b>Cond Expiry:</b>			<b>Escape:</b>
<b>Last Update:</b>	6/7/2011	<b>CB Comm:</b>	1/2 Month + My Gratitude!		<b>Original \$:</b> \$1,950

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