



1 Bedford Rd 204 **List: \$3,500 For: Lease**
Toronto Ontario M5R 2B5
 Toronto C02 Annex Toronto
SPIS: N **Last Status:** NEW **DOM:** 7
 Condo Apt **Locker#:** **Rms:** 4+1
 Apartment **Locker Lev Unit:** P4 **Bedrooms:** 1+1
Unit#: 204 **Locker Unit#:** 103 **Washrooms:** 2
Corp#: TSCC / 2139 **Level:** 2 1x4xMain, 1x2xMain
Portion for Lease: **Portion Lease Comments:**
 Entire Property **Dir/Cross St:** Bedford/Bloor
Prop Mgmt: Crossbridge

MLS#: C8035926 **Contract Date:** 02/01/2024 **PIN#:** 761390924
Possession Date: 03/01/2024 **Possession Remarks:** TBA

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 700-799 Sqft Source: 713 Sq Ft As Per Builder's Floor Plan Exposure: S Phys Hdp-Eqp: Spec Desig: Unknown Lndry Acc: Ensuite Lndry Lev: Main	Pets Perm: Restrict Locker: Owned Maintenance: A/C: Central Air Central Vac: N UFFI: Elev/Lift: N Retirement: All Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y ComElem Inc: Y Energy Cert: N Cert Level: GreenPIS: N Pvt Ent: N Furnished: N	Balcony: Jlte Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Pk Spot1: 71 Park \$/Mo: Prk Lvl/Unit: P4 Bldg Amen: Concierge, Gym, Indoor Pool, Party/Meeting Room, Visitor Parking Prop Feat: Pets Allowed with Restrictions
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	20.67	x 10.07	Combined W/Dining
2	Dining	Main	20.67	x 10.07	Combined W/Living
3	Kitchen	Main	8.01	x 7.41	Open Concept
4	Prim Bdrm	Main	10.5	x 9.25	Ensuite Bath
5	Den	Main	9.25	x 6.99	Hardwood Floor

Client Remks: Fabulous south-facing one-bedroom plus den at exclusive One Bedford. Prime location, on second floor with 10-foot ceilings and steps from terrace, pool and gym. Spectacular views of Bloor St and Varsity Stadium. Two baths, and a den large enough to be used as a home office or guest bedroom if needed. Hardwood floors throughout, marble and granite baths and kitchen. Floor-to-ceiling south-facing windows with Juliette balcony . Building location is unbeatable! Directly across the street from the Bedford Rd subway, steps to U of T, shopping, Mink Mile!

Extras:
Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED416-925-9191