



**1080 Bay St 4802** **List: \$6,500 For: Lease**  
**Toronto Ontario M5S 0A5**  
 Toronto C01 Bay Street Corridor Toronto  
**SPIS:** N **Last Status:** NEW **DOM:** 0  
 Condo Apt **Locker#:** 389 **Rms:** 5 + 1  
 Apartment **Locker Lev Unit:** P2 **Bedrooms:** 2 + 1  
**Unit#:** 02 **Locker Unit#:** 388 **Washrooms:** 2  
**Corp#:** TSCC / 2525 **Level:** 47 1x4xMain, 1x3xMain  
**Portion for Lease:**  
 Entire Property  
**Portion Lease Comments:**  
**Dir/Cross St:** Bay/Bloor  
**Prop Mgmt:** Shelter Canadian Properties, 647 346 3277

**MLS#:** C8317144 **Contract Date:** 05/08/2024 **PIN#:**  
**Possession Date:** 06/15/2024

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Exterior:</b> Concrete
<b>Basement:</b> None	<b>Maintenance:</b>	<b>Gar/Gar Spcs:</b> Underground / 2
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Park/Drive:</b> Undergrnd
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b>	<b>Park Type:</b> Owned / Owned
<b>Apx Age:</b> 6-10	<b>UFFI:</b>	<b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 2
<b>Apx Sqft:</b> 1400-1599	<b>Elev/Lift:</b> N <b>Retirement:</b>	<b>Pk Spot1:</b> 57 <b>Pk Spot2:</b> 58
<b>Sqft Source:</b> Builder	<b>All Incl:</b> Y <b>Water Incl:</b> Y	<b>Park \$/Mo:</b>
<b>Exposure:</b> Sw	<b>Heat Incl:</b> Y <b>Hydro Incl:</b> Y	<b>Prk Lvl/Unit:</b> P2 / P2
<b>Phys Hdp-Eqp:</b>	<b>Cable TV Incl:</b> Y <b>CAC Incl:</b> Y	<b>Bldg Amen:</b>
<b>Spec Desig:</b> Unknown	<b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y	Concierge, Gym, Party/Meeting Room, Rooftop
<b>Lndry Acc:</b>	<b>ComElem Inc:</b> Y <b>Energy Cert:</b>	Deck/Garden, Visitor Parking
<b>Lndry Lev:</b> Main	<b>Cert Level:</b> Y <b>GreenPIS:</b>	<b>Prop Feat:</b>
	<b>Pvt Ent:</b> N <b>Furnished:</b> N	Pets Allowed with Restrictions

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.65	x 14.34	Open Concept	W/O To Balcony	Hardwood Floor
2	Dining	Main	15.22	x 13.32	Open Concept	Combined W/Kitchen	Window Flr To Ceil
3	Kitchen	Main	15.22	x 13.32	Open Concept	Combined W/Dining	Centre Island
4	Prim Bdrm	Main	14.07	x 9.74	W/I Closet	4 Pc Ensuite	W/O To Balcony
5	2nd Br	Main	11.09	x 9.65	W/O To Balcony	3 Pc Bath	Closet
6	Den	Main	13.25	x 11.09	W/O To Balcony	Hardwood Floor	

**Client Remks:** Fabulous southwest corner 2-bedroom plus at U Condos. Panoramic unobstructed views of U of T campus, downtown and lake. Building has incredible amenities including rooftop deck. Open concept living with hardwood floors, quartz counters, upgraded finishes, and 10-foot ceilings. Perfectly located, steps to TTC, U of T, Bloor St shopping, downtown.

**Extras:** Two parking spots: B57 & B58,two lockers: B388 and B389.

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