

**Bachelor Apartment for Rent**  
Furnished or Semi-furnished  
Available August 1<sup>st</sup>

This bachelor apartment is on the main floor of a thoroughly modernized century townhouse, located on a quiet residential street within walking distance to Ryerson University. Although this is a small apartment it has a kitchenette and a full four-piece bathroom. *(Sorry, this building is strictly non-smoking!)*

**BEDSITTING ROOM**

Hardwood flooring  
Halogen track lighting (on a dimmer)  
Bay Window (window coverings provided)  
Electric baseboard heating (tenant-controlled, set-back thermostat)

**KITCHENETTE**

Ikea cabinets  
Appliances include a bar fridge, hot-plate, toaster oven and microwave oven.  
Under-counter lighting  
Single-handed faucet

**BATHROOM**

Vanity with single-handle faucet  
Full-sized tub with a pressure-balanced "no-scald" shower mixer.  
Electric baseboard heating (tenant-controlled, set-back thermostat)

**ADDITIONAL AMENITIES**

Small basement storage locker  
Coin-op laundry in basement  
Onsite parking available, \$55 per month extra  
Free visitor parking (subject to availability)

**TERMS AND CONDITIONS**

\$620 per month semi-furnished (no bed)  
\$645 per month fully furnished (with new futon)  
Rent includes all utilities (Ask about internet).  
Last month's deposit required

***For more information or to arrange a viewing contact Keith 416-698-8837 keith@gracesplaces.ca***