

Map These Properties

Prepared by ANTHONY TEODORO, Broker
HOMELIFE/CIMERMAN REAL ESTATE LIMITED, BROKERAGE
 909 Bloor Street West, Toronto, ON M6H1L2
 416-534-1124
 3/6/2011



251 Hallam St		Leased: \$2,200
Toronto, Ontario M6H1Y2 C02 114-15-P		List: \$2,200
		100 % List
SPIS: N	DOM: 4	Last Status: Lsd
Detached	Fronting On: S	Rooms: 8
2-Storey	Acreage:	Bedrooms: 4+1
Dir/Cross St: (E) Dufferin/ (N) Bloor		Washrooms: 2
Lot: 22.5X132 Feet Irreg:		1x5, 1x3
Prop Mgmt:		

MLS#: C2002555	Seller: Anteo Racco And Vincenza Racco	Contact After Exp: N	Holdover: 90
PIN#:			Occupancy: Partial

Kitchens: 1 Fam Rm: N Basement: Part Fin Sep Entrance Fireplace/Stv: N Heat: Gas Forced Air CAC: Y Central Vac: Apx Age: Apx Sqft: Addl Mo Fee: Elevator: Laundry Lev: Lower	Exterior: Brick Drive: Lane GarType/Spaces: Detached/1 Parking Spaces: 1 UFFI: Pool: None Park Cost/Mo: Parking Inc: Y Pvt Entrance: Y Laundry Acc: In Area	Gas: A Cable TV Util: A Hydro Util: A Water Util: Municipal Water Supply: Waterfront: Sewers: Sewers Spec Desig: Unknown Farm/Agr: CAC Inc: N Com Elem Inc: N All Inclusive: N	Phone: A Cable Inc: N Hydro Inc: N Water Inc: N Retirement: Furnished: Y Heat Inc: N
---	--	---	---

# Room	Level	Dimensions (m)			
1 Kitchen	Ground	4.50 x 4.10	Modern Kitchen	Family Size Kitchen	W/O To Yard
2 Dining	Ground	4.00 x 3.00	Hardwood Floor	Open Concept	Combined W/Dining

Room	Ground	Area	Size	Flooring	Open Concept	Combined W/Living
3 Living	Ground	4.00x	2.80	Hardwood Floor	Open Concept	Combined W/Living
4 Office	Ground	4.00x	5.60	Linoleum	Walk-Out	Sunken Room
5 Master	2nd	4.60x	3.90	Parquet Floor	W/O To Deck	Closet
6 2nd Br	2nd	4.20x	2.70	Closet	Parquet Floor	
7 3rd Br	2nd	3.60x	2.50	Parquet Floor	Closet	
8 4th Br	2nd	4.20x	3.90	Parquet Floor	Closet	

Remarks For Clients: 4 Bedroom Home For Lease, Includes A Store Front- Could Be Used For Office/Den/5th Bdrm. Can Be Leased Furnished Or Unfurnished Ample Storage Space. One Car Block Garage. Mostly Wood Floors, Fantastic Location, Close To Galleria And Dufferin Malls, Dufferin Subway And Ttc At Door, Schools, Parks, Minutes To Downtown Core. Spacious Home Ideal For Large Family, Complete Use Of Back Yard.

Extras: Use Of Fridge, Gas Stove, Washer, Dryer, Window Coverings. Tenants To Pay All Utilities, Landlord Pays Property Taxes And Building Insurance. Tenant Must Buy Insurance. Closets Will Be Finished.

Remarks for Brokerages: Lbx 4 Ez Showings, 1 Yr Lease, No Smokers, No Pets Pls, First And Last Month Rent, Plus 10 Post Dated Cheques, Pls Attach Schedule 'B', Cert. Cheque Or Bank Draft Upon Acceptance. Pls Include Credit Check, Rental App, Letter Of Employment And References With All Offers. Thank U 4 Showing!

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

List: HOMELIFE/CIMERMAN REAL ESTATE LIMITED, BROKERAGE 416-534-1124 **Fax:** 416-538-9304

ANTHONY TEODORO, Broker 416-534-1124

Co-Op: HOMELIFE ESTATES REALTY INC, BROKERAGE **CB Comm:** 1/2 Month +H.S.T

Carmelo Solarino, Salesperson

Contract Date:	12/2/2010	Leased Date:	12/6/2010	Leased Terms:	
Expiry Date:	4/30/2011	Closing Date:	1/1/2011	Original Price:	\$2,200
Last Update:	12/13/2010				

Toronto Real Estate Board (TREB) assumes no responsibility for the accuracy of any information shown. Copyright TREB 2011