



FOR LEASE

DUPLEX

MLS# C13794030

# 1211 College Street BSMT, Toronto, ON M6H 1C1

Little Portugal, Toronto · M6H 1C1

C\$ 2,000/mo

|          |           |       |         |           |           |
|----------|-----------|-------|---------|-----------|-----------|
| 4        | 1         | 1,300 | 0       | —         | For Lease |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE      |

## ABOUT THIS PROPERTY

BEST PRICE & LOCATION LOCATION!! This Fully Renovated Duplex offers a Spacious 3+1 Bedroom, 1 Bathroom Lower-Level Rental in the Vibrant College St and Little Portugal area. With Bright, Large Rooms Throughout, this Home provides Ample Space for Comfortable Living, including a versatile Office/Living Space or an Extra Small 4th Bedroom ideal for Working from Home. Enjoy the Convenience of being just steps away from a Transit Stop and Local Schools. Utilities are shared at 33%, Making this an Affordable option in a Highly Sought-After Neighborhood.

### FEATURES

✓ Basement

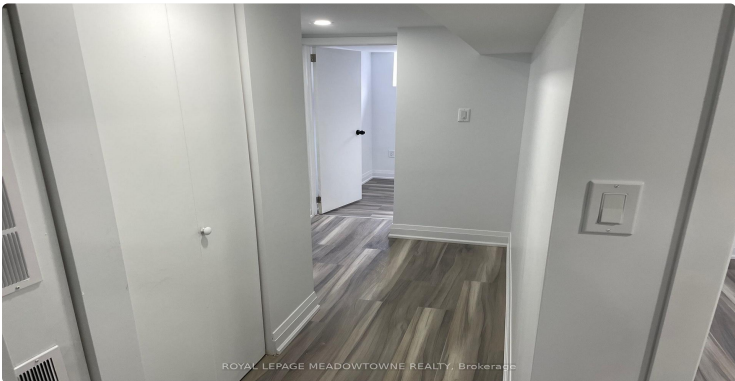
### PROPERTY DETAILS

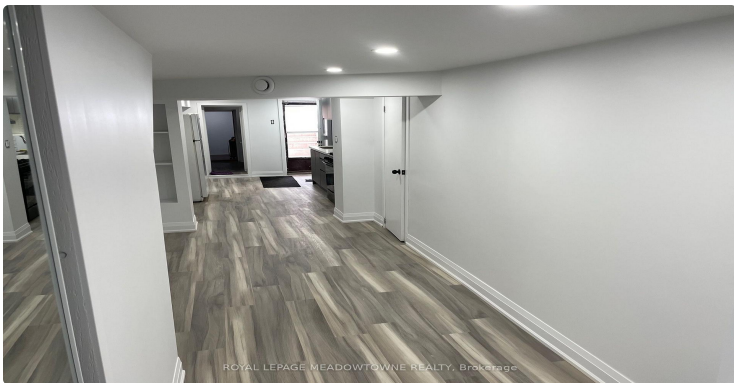
|                |                 |
|----------------|-----------------|
| PROPERTY TYPE  | Duplex          |
| LISTING STATUS | For Lease       |
| STYLE          | Apartment       |
| PROPERTY TYPE  | Duplex          |
| BASEMENT       | Finished        |
| FACING         | North           |
| AREA RANGE     | 1100-1500 sqft  |
| POSTAL CODE    | M6H 1C1         |
| NEIGHBOURHOOD  | Little Portugal |

## ROOM BREAKDOWN

| ROOM        | LEVEL    | DIMENSIONS | FEATURES                        |
|-------------|----------|------------|---------------------------------|
| Living Room | Main     | —          | Combined w/Dining, Open Concept |
| Kitchen     | Basement | —          | —                               |
| Bedroom     | Basement | —          | —                               |
| Bedroom 2   | Basement | —          | —                               |
| Bedroom 3   | Basement | —          | —                               |
| Bathroom    | Basement | —          | —                               |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

ROYAL LEPAGE MEADOWTOWNE REALTY

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