

## Available for Lease! 2 bedroom, 1 bathroom Dormont Dup

**(412) 390-4858**

1401 Tolma Ave  
Pittsburgh, Pennsylvania  
15216-2033

**Rent: \$1,700.00** **Size:** 1500 SqFt

**2 Beds 1 Baths Single Family House**

**Deposit:** \$1,700.00 USD



### Property Description

The flooring in this property is stunning, with beautiful hardwood throughout and ceramic tile in the kitchen and bathroom. Each room is equipped with ceiling fans and newer central air conditioning for added comfort. Recessed lighting is installed throughout the home, creating a modern and well-lit atmosphere. The kitchen comes fully equipped, and the mantelpiece has been refaced to enhance its beauty. The living room features original stain glass windows, adding a touch of elegance. The master bedroom boasts a large walk-in closet, and there is an additional walk-in closet in the second bedroom. Conveniently, there is a washer/dryer in the unit, and a storage area is provided. The property also features a newer black fence and exterior lighting. It is located less than 0.10 miles from the 'T' (light rail transit), allowing for easy transportation. Additionally, residents can enjoy a short walk to the restaurants and businesses in Dormont and Mt. Lebanon. A detached garage with a garage door opener and key pad entry is included. Rent includes the convenience of lawncare, snow removal, water, waste/sewage, and the borough trash fee.

For Showings please contact: Charles Kelly 412-623-9486.

Tenants are responsible for electric, gas, internet/tv services, and renters insurance.

Please note that, once approved, we require that residents take possession of the property within 7 days. If the property is not yet available for move-in, we require that the move-in date be set to within 7 days of the expected availability date.

Pets Accepted (ONLY DOGS) on a case by case basis with approval and payment of applicable fees. \$300 non-refundable pet fee per pet, \$25 mo/rent and pet screening fee per pet prior to move-in. Breed restrictions apply. To review our Application Qualifying Criteria and Pet Guidelines prior to applying.

There is a \$75 application fee per applicant 18 years of age and older. A one-time non-refundable administrative fee of \$150.00.

All HomeRiver Group residents are enrolled in the Resident Benefits Package (RBP) for \$49.95/month. This includes renters insurance, a move-in concierge service to make setting up your utilities and home services easier, \$1M identity protection, a top-tier resident rewards program, credit building with on-time rent payments, and HVAC air filter delivery (where applicable). More details are available upon application.

Raising Awareness - HomeRiver Group does not advertise properties on Craigslist, Facebook Marketplace, LetGo, or other classified advertising websites. If you believe one of our properties has been listed on these sites by a scammer, please notify the listing agent.

### Coldwell Banker

Office Location

**Charles J Kelly**  
**(412) 390-4858**



\*All information is deemed reliable but not guaranteed and is subject to change.\*

<https://www.insidemaps.com/app/walkthrough-v2/?projectId=Ew2PcgaLjd&env=production;>

Restrictions

**Dogs:** Dogs (ok)

**Cats:** Cats (ok)

**Smoking:** No Smoking

Lease Details

12 Months

**Date Available:** Immediately