

436 Romeo Road 312 Rochester, MI

See Listing Report
inside for details!
MLS# 20251053033

BED BATH (FULL/HALF)

2 1.0

SQ. FT. ACREAGE

817 0.0

COUNTY

Oakland

SCHOOL DISTRICT

Rochester

TAXES (WINTER/SUMMER)

(/)

YEAR BUILT

1964

GARAGE

1 Assigned Space

STYLE

Ranch

WATER

Public (Municipal)

BASEMENT

Common, Unfinished

HEATING / COOLING

Baseboard, Hot Water, Natural Gas

Ceiling Fan(s), Wall Unit(s)



Don't Make A Move Without ME!!

DON'T MAKE A MOVE WITHOUT stopping by for a visit to this totally remodeled -entry level- 2 bedroom ranch condo offered for LEASE. Features include updated kitchen with subway tile backsplash and stainless steel appliances. Updated bath with new fixtures, tub surround and ceramic tile floor. Spacious living room, kitchen, both with beautiful luxury vinyl flooring. Newer carpet in both bedrooms. Stay cool and comfortable w/newer wall unit a/c units. In unit newer stackable washer & dryer. Updated light fixtures. Tastefully painted throughout. Many updates and improvements completed within the last two years. Private storage provided in the large community basement. This unit has the largest lockable storage of them all. Excellent location across from Howlett Park and just minutes away from all that beautiful downtown Rochester has to offer. Gas, water, snow removal, lawn and exterior maintenance are included in the association fee. Association fee paid by landlord.



Leading
REAL ESTATE COMPANIES
OF THE WORLD



Caron Koteles Riha

☎ 248-379-6651



✉ caron@caronkoteles.com



www.caronkoteles.com



436 Romeo Road 312
Rochester, MI

\$1,400

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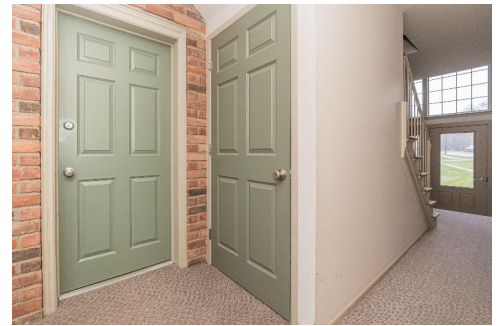
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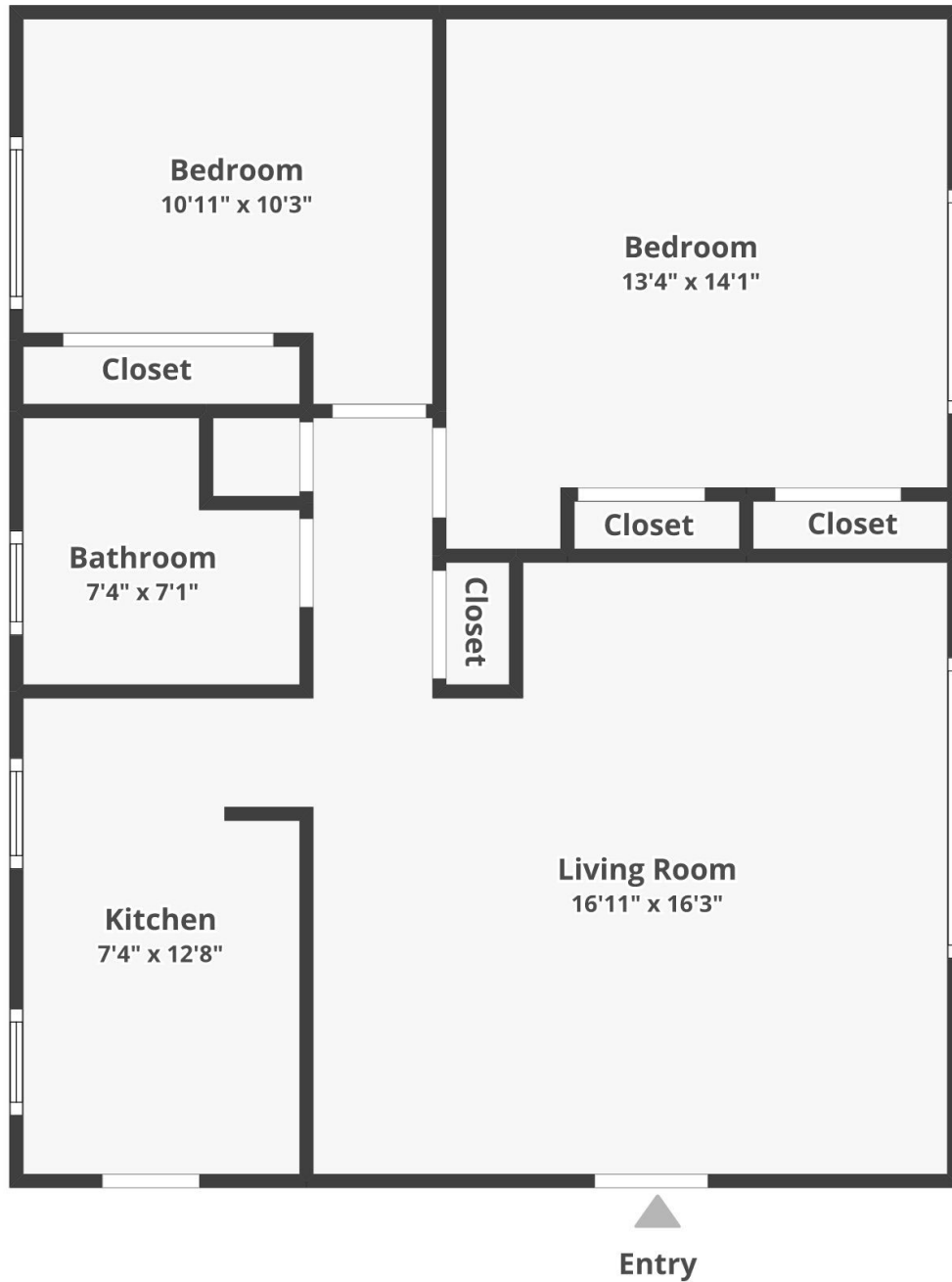
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436 Romeo Road Unit#312, Rochester 48307-1664

MLS#: **20251053033**
County: **Oakland**
Status: **Coming Soon**
Activation Date: **11/15/2025**

Area: **02152 - Rochester**
School D: **Rochester**

Trans Type: **Lease**

LP: **\$1,400**
OLP: **\$1,400**

Coming Soon - 11/15/2025

Location Information

Prop Type: **Condominium**
City: **Rochester**
Mailing City: **Rochester**
Side of Street: **S**
Location: **Parkdale / Rochester Road**
Directions: **Rochester Road to Romeo Road East**

Square Footage

Est Fin Abv Gr: **817**
Est Fin Lower:
Est Tot Lower:
Est Tot Finished: **817**

Waterfront Information

Water Name:
Water Facilities:
Water Features:
Water Front Feet:

Garage: **No**
Tot Grg Sp: **0.0**
Grg Sz: **No Garage**
Grg Dim:
Grg Feat: **1 Assigned Space**

Layout

Rooms: **8**
Beds: **2**
Baths: **1.0**

Lot Information

Acreage:
Lot Dim:
Rd Front Ft:

Arch Style: **Ranch**
Arch Level: **1 Story**

General Information

Year Built: **1964**
Year Remod: **2022**
Possession: **Rental Agreement**

Recent CH: **11/11/2025 : Coming Soon : ->CS**

Lease Information

Application Fee: **\$0.00**
Terms Offrd: **Lease**
Lease Length: **12 Months, 13-24 Months, 25-36 Months**
Rent Includes: **Association Fee, Water/Sewer, Snow Removal, Trash Collection, Water, Yard Maintenance**
Tenant Amen: **Maintenance On-Site, Laundry In-Unit**
Spec Policies:
Rent Spree: [RentSpree Online Rental App](#)

Security Deposit: **2,100.00**
Lease Type: **Apartments, Condominium**
Parking: **Assigned**

Additional Fees: **\$300.00**
Smoking Allowed: **No**

Features

Pets Allowed: **Call**
Foundation: **Basement**
Basement: **Unfinished, Common**
Exterior Feat: **Grounds Maintenance, Lighting**
Exterior: **Brick**
Porch Type:
Appliances: **Dishwasher, Disposal, Dryer, Free-Standing Electric Range, Free-Standing Refrigerator, Microwave, Washer**
Interior Feat: **Cable Available, Circuit Breakers, Entrance Foyer, Programmable Thermostat, Furnished - No**
Heat & Fuel: **Natural Gas, Baseboard, Hot Water**
Wtr Htr Fuel: **Natural Gas**
Water Source: **Public (Municipal)**

Entry Location: **Ground Level w/Steps**
Fndtn Mtrls: **Poured**

Construct Feat:
Roof Mtrls: **Asphalt**
Cooling: **Ceiling Fan(s), Wall Unit(s)**
Road Frontage: **Paved, Pub. Sidewalk**
Sewer: **Sewer (Sewer-Sanitary)**

Room Information

Room	Level	Dimensions	Flooring	Room	Level	Dimensions	Flooring
Bath - Full	First/Entry	8 x 7	Ceramic	Bedroom	First/Entry	12 x 9	Carpet
Bedroom - Primary	First/Entry	13 x 13	Carpet	Breakfast Nook/Room	First/Entry	5 x 5	Luxury Vinyl Tile/I
Dining Room	First/Entry	13 x 6	Luxury Vinyl Tile/I	Kitchen	First/Entry	8 x 10	Luxury Vinyl Tile/I
Living Room	First/Entry	16 x 11	Luxury Vinyl Tile/I	Other	Basement	8 x 24	Concrete
Other	Basement	25 x 32	Concrete				

Legal/Tax/Financial

Property ID: **1511330013**
Ownership: **Standard (Private)**
SEV: Taxable Value:
Legal Desc: **T3N, R11E, SEC 11 OAKLAND COUNTY CONDOMINIUM PLAN NO 1729 ROCHESTER VILLAGE CONDO UNIT 13, BLDG A L 35285 P 222 4-8-05 FR 327-001**
Subdivision: **ROCHESTER VILLAGE CONDO**
Terms Offered: **Lease**

Short Sale: **No**
Occupant: **Tenant**
Existing Lease: **No**
Home Warranty:

Listing Exemptions:

Homeowner Association Information

Assoc Fee Amt: **338**
Fee Frequency: **Monthly**
Fee Includes: **Gas, Water**
Working Capital:
Association Contact\Website:
Association Phone\Email: **586-739-6001**

Listing Office

List Office: **Real Estate One-Rochester**

Remarks

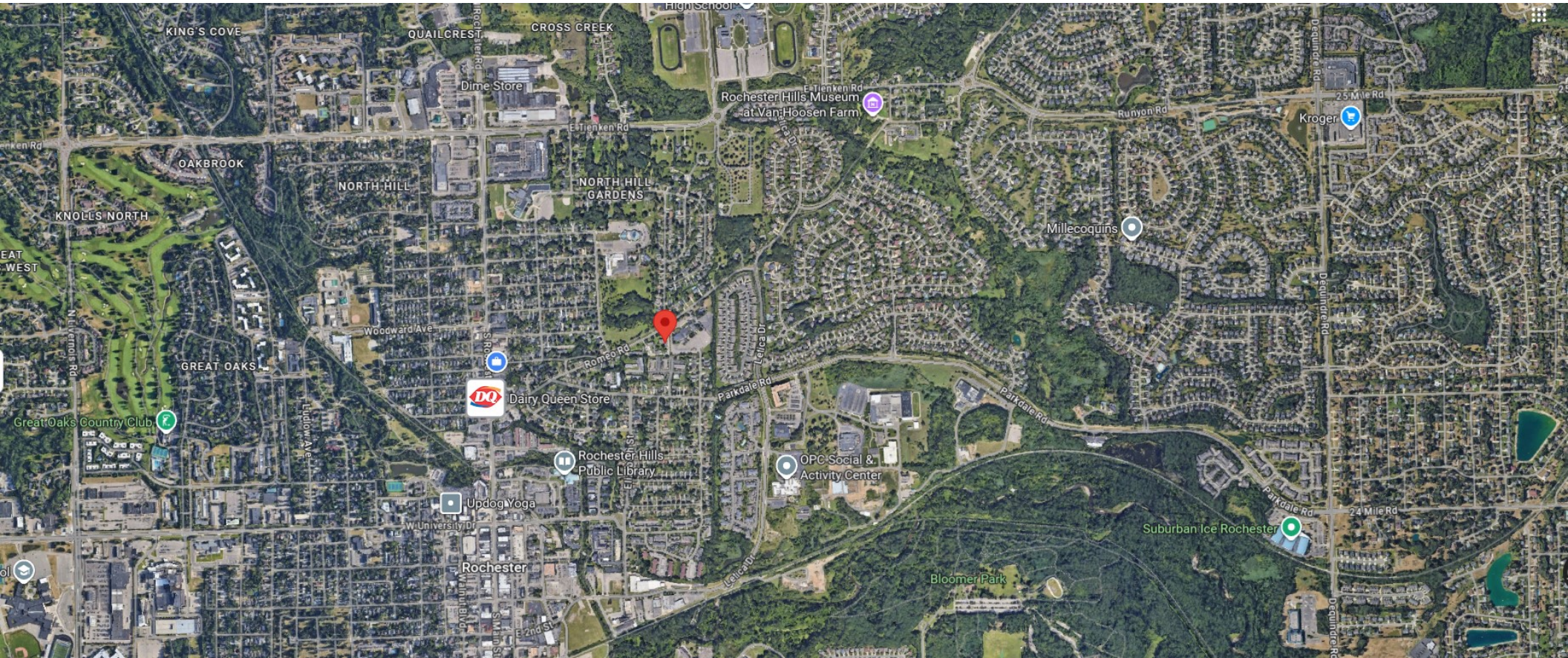
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Sold Information

Sold Price:
Sold Date:
Financing:

Notices and Disclaimers

1. Through this platform, users MUST NOT IN ANY WAY: (i) make offers of broker compensation; (ii) disclose broker compensation; (iii) represent brokerage services are free or available at no cost unless no financial compensation from any source will be received; or (iv) make any concession limited to or conditioned on the retention of or payment to another broker or representative. ANY DISCOVERED VIOLATION OF THE FOREGOING SHOULD BE IMMEDIATELY REPORTED BY THE DISCOVERING PARTY TO REALCOMP II LTD FOR APPROPRIATE ACTION.
2. Broker commissions are not set by law and are fully negotiable.





436 ROMEO ROAD, ROCHESTER, MI 48307

AREA REPORT



VERY CONVENIENT

This home is in a **very convenient** area. Some daily errands in this location **require a car** and most major services are within **1** mile.



MEDICAL



CLEANERS



ATM



GAS



GYM



0.3
MILES

0.3
MILES

0.3
MILES

0.4
MILES

0.4
MILES



MOVIE THEATER



GROCERIES



COFFEE



PHARMACY

3.2
MILES

0.6
MILES

0.5
MILES

0.5
MILES



ListReports

DISCLAIMER: The information in this report is from third-party sources and its accuracy cannot be guaranteed.



436 ROMEO ROAD, ROCHESTER, MI 48307

OUTDOOR REPORT



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

	PARK ROCHESTER PLAY	0.6 MILES
	DOG PARK ELIZABETH PARK	0.6 MILES
	GOLF COURSE GREAT OAKS COUNTRY CLUB	1.1 MILES
	LAKE TOMMY'S LAKE	9 MILES





436 ROMEO ROAD, ROCHESTER, MI 48307

FOOD REPORT



NEIGHBORHOOD EATS

This home is located near **66** moderately priced restaurants and has an **average** variety of cuisines.

78



WITHIN 5 MILES

\$

44

\$\$

22

\$\$\$

5

\$\$\$\$

1

GOOD EATS BY CATEGORY

AMERICAN	21
PIZZA	12
FAST FOOD	9
MEXICAN	7
INTERNATIONAL	6
ASIAN	5
BARS	4
ITALIAN	3
SEAFOOD	3
OTHER	6



436 ROMEO ROAD, ROCHESTER, MI 48307

SCHOOL REPORT



SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also **8** private schools within **5** miles.

PK-5

NORTH HILL
ELEMENTARY SCHOOL
ASSIGNED

9
RATING

6-8

HART MIDDLE SCHOOL
ASSIGNED

9
RATING

9-12

STONEY CREEK HIGH
SCHOOL
ASSIGNED

10
RATING





LEAD-BASED PAINT LANDLORD'S DISCLOSURE FORM

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

I. Landlord's Disclosure (initial)

- (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):**
- ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

- ☐ Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the landlord (check one below):**
- ☐ Landlord has provided the tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

- ☐ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Landlord certifies that to the best of his/her knowledge, the Landlord's statements above are true and accurate.

Date: 11/10/2025 | 15:34 EST

Landlord
DocuSigned by:

Lokesh Tiwari

Lokesh Tiwari

DocuSigned by:

Joshi Kalpana

Joshi Kalpana

Date: 11/10/2025 | 15:36 EST

II. Agent's Acknowledgment (initial)

(Initial) Agent has informed the landlord of the landlord's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Agent certifies that to the best of his/her knowledge, the Agent's statement above is true and accurate.

Date: 11/10/2025 | 15:26 EST

Agent
Signed by:

Caron Koteles Riha

Caron Koteles Riha

III. Tenant's Acknowledgment (initial)

- _____ (a) Tenant has received copies of all information listed above.
- _____ (b) Tenant has received the federally approved pamphlet *Protect Your Family From Lead In Your Home*.

Tenant certifies to the best of his/her knowledge, the Tenant's statements above are true and accurate.

Tenant(s)

Date: _____

Date: _____

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