

RENTALS

THREE & FOUR BEDROOM HOMES/APARTMENTS

2437 Christian St.....\$2,195+util (Electric, Gas)
Beautifully renovated three bedroom home in Graduate Hospital area within walking distance to UPENN, Center City, Rittenhouse Square, restaurants, gym, shopping. The first floor features a large open space the living room, dining room, and a kitchen with dishwasher and refrigerator. Good size bedrooms on second and third floors & original newly refinished wood floors throughout. Two full bathrooms with modern vanity cabinets & laundry room. Cemented basement for additional storage, private fenced in outdoor space with a roof deck! **Cat / Small dog under 20 pounds OK with deposit (\$175/cat; \$250 dog). By appointment only. Available NOW.**

2228 Christian Street, 2/3rd Fl.....\$1,950+util (Electric, Gas)
Freshly painted spacious bi-level **FOUR** bedroom, one and a half baths apartment (approx. 1800 SF) with central air, stunning refinished exposed brick, stylish ceiling fans, kitchen with solid cherry cabinets and granite counter tops, dishwasher and breakfast bar. Second floor has a large master bedroom with a half bath and ample closet space. The third floor features three very good sized bedrooms with brand new wall to wall carpeting and a full bath. Shared rear patio/garden with plant bed, coin operated laundry facilities in the building. Energy efficient gas heating and hot water system. Within walking distance to Center City, South Street, Filter and Rittenhouse Square, the University of Pennsylvania and Drexel. **Sorry, NO PETS. By Appointment Only. Available NOW.**

120 Kenilworth St.....\$3,150+util (Water, Electric, & Gas)
Meredith School District! Rarely offered large three story (approx. 2700 sq. ft.) 4 bedroom/ 3.5 bathroom home on a quiet tree lined street in Society Hill. Huge living room & formal dining room with hardwood floors, full kitchen with dishwasher and microwave. Ceiling fans, washer/ dryer and central air-conditioning! Exposed brick & original staircases- full basement & attic for additional storage. Tenants also have private access to a brick-lined fenced in back patio. **Pets negotiable with deposit. Available 09/09/17. By Appointment Only.**

TWO BEDROOM HOMES/APARTMENTS

1718 Montrose St, 2nd Fl.....\$1,365+util (Electric & Gas)
Cozy two bedroom apartment (approx. 750 sq. ft.) on the second floor in Graduate Hospital area, walking distance to Center City, UPENN, CHOP. Wall to wall carpeting in the bedrooms & hardwood oak floors in the living/dining area. Ceramic tile bathroom & solid oak kitchen with full size refrigerator and gas range. Gas forced air heat ,central air, washer and dryer. **Sorry, No Pets. By Appointment Only. Available 09/09/17.**

729 S. 16th St, 3rd Fl.....\$1,250+util (Electric & Gas)
Great location, newly renovated third floor two bedroom apartment (approx 700 sq ft) in Graduate Hospital area. Brand new kitchen with granite counter tops and garbage disposal; brand new ceramic tile bathroom with a shower stall, exposed brick, access to coin operated washer/ dryer in the basement. Central air conditioning. Walking distance to Center City, Rittenhouse Square, 3 blocks from Broad St subway line , within minutes from all major shopping and entertainment. **Available NOW. Cat or Dog OK/no deposit. By Appointment Only.**

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757 S. 16th St, 2nd Fl.....\$1,525+util (Electric & Gas)
Two bedroom apartment (800 sq ft) available in the Graduate Hospital Area. Spacious kitchen with plenty of cabinets and granite countertop & dishwasher, ceramic tile bathroom. Smaller living room with hardwood floors and two bedrooms with wall to wall carpeting. Central air-conditioning, good closet space, washer and dryer in the unit. Great location, within walking distance to Center City ,Broad Street Subway Line, UPENN and all major shopping and entertainment. **Available 08/22/17. Sorry, No Pets. By Appointment Only.** *new dishwasher, counter top, washer and dryer to be installed prior to move in.

TWO BEDROOM HOMES/APARTMENTS CONT'D

2710 S. St.....\$1,975+util (Water, Gas & Electric)
Prime location! Freshly painted two bedroom, two full baths home (approx 700 sq ft) located steps from South St Bridge and a brand new CHOP Research building. Hardwood floors, cozy living room with a wood burning fireplace, modern kitchen with granite counter tops and stainless steel appliances (fridge, range, dishwasher, microwave), quaint and private backyard patio. Each bedroom has a full modern bathroom and good size closet. Central air, washer and dryer in the basement. Walk to work, enjoy a beautiful Schuylkill River trail and amazing views of Center City, walking distance to grocery store, gyms and parks! **Pets negotiable with deposit. Available NOW. By appointment only!**

917 S. 20th St. Unit 1.....\$1,150+util (Electric & Gas)
Bright and sunny two bedroom apartment in Graduate Hospital Area . Central air-conditioning, ceramic tile bathroom, and hardwood floors throughout. Modern kitchen with plenty of cabinet space; good size bedrooms with good size closets. This is a great location, within walking distance to major shopping and public transportation. **Available 08/12/17. By appointment only. Cat OK with deposit(\$175).**

625 S. 17th St. 2Fl.....\$1,565+util (Electric & Gas)
Cozy two bedroom apartment in Graduate Hospital area, walking distance to Rittenhouse Square, Broad Street, all major shopping and entertainment. Living room with parquet floors and a wood burning fireplace , large full kitchen with ceramic tile flooring and a dining area. Two spacious bedrooms with wall to wall carpeting and plenty of closet space. Natural light throughout, washer and dryer in the unit, central air. **Available 08/18/17. By appointment only. Sorry, No Pets.**

2113 Kater St.....\$2,975+util (Water, Electric & Gas)
Spacious two bedroom home with a finished basement on a quiet street in the Graduate Hospital Area. Close to major shopping, & restaurants and within walking distance to Fidler & Rittenhouse Square, UPENN, CHOP. The first floor features an open floor plan living & dining room area with an ornamental fireplace, half bathroom and a spacious kitchen with a breakfast bar, granite counter-tops, double sink, dishwasher & pantry. The kitchen leads out to a nice landscaped rear patio with seating and a working grill. There is a finished basement with laminate flooring, high ceilings and a separate laundry room area. Two large bedrooms & a ceramic tile bath on the second floor with plenty of closet space (walk-in closet in the front bedroom). Hardwood floors throughout, central air-conditioning, accented walls & alarm system wired. **Available 09/09/17. By appointment only. Pets negotiable with deposit.**

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917 S. 20th St. Unit 2.....\$1,150+util (Electric, Gas)
Bright and sunny two bedroom apartment in Graduate Hospital Area . Central air-conditioning, ceramic tile bathroom, and hardwood floors throughout. Modern kitchen with plenty of cabinet space; good size bedrooms with good size closets. This is a great location, within walking distance to major shopping and public transportation. **Available 09/12/17. By appointment only. Cat OK with deposit (\$175).**

ONE BEDROOM APARTMENTS

757 S. 16th St. 3rd Fl.....\$1,645+util (Electric, Gas)
Beautiful, newly renovated one bedroom apartment (approx 800 sq ft) located on 16th Street between Catharine and Fitzwater Streets. Hardwood floors throughout, modern kitchen with plenty of cabinets, granite countertops and all appliances (stove, refrigerator, microwave, dishwasher and garbage disposal). Ceramic tile bathroom with new vanity, washer and dryer in the unit, central air and **private access to a large roof deck!** Great location, walking distance to UPENN, Center City, Brtoad St Subway line, within blocks from grocery stores, gym, all major shopping and entertainment. **Sorry, No Pets. By Appointment Only. Available NOW!**

744 S. 15th St, 1F.....\$925+util (Gas & Electric)
Junior one bedroom apartment with Konecto flooring, eat-in kitchen & 9+ foot ceilings. Shared yard and coin operated laundry in the basement. Great location, only minutes to Center City Philadelphia, walking distance to bars, restaurants, theaters and shopping. **One Cat OK with deposit (\$175). By Appointment Only. Available NOW!**

2110 South St., Unit B.....\$1,295+util (Electric)
This bi-level one bedroom condo is located on South Street! Lower basement level: small kitchen with ceramic tile backsplash and a breakfast bar, large living room with hardwood floors. Wide staircase leading to the upper level with a full bath, bedroom with sliding glass doors to rear patio. Common laundry in the building, central air. Within walking distance to UPENN, Drexel, Fidler & Rittenhouse Square, right across the street from City Fitness, walking distance to grocery store, coffee shops, bars & restaurants. **Available 08/12/17. Sorry, No Pets.**

STUDIO APARTMENTS

2047 Christia St, Apt. 2R.....\$849+util (Gas, Electric)
Modern studio apartment (350 sq ft) located on a tree lined street in Graduate Hospital area. Modern ceramic tile bathroom with shower stall, oak kitchen with pantry , ornamental fireplace, 52" ceiling fan, brand new LED light fixtures in kitchen and bathroom, Key West blinds. Great closet space, air conditioning and coin operated washer and dryer in the basement. Walking distance to UPENN, Rittenhouse Square, Center City. **Rent includes hot and cold water. Tenant pays gas & electric. Cat OK with deposit (\$150). By Appointment Only. Available NOW.**

RENTALS

STUDIO APARTMENTS CONT'D

2311 Christian St. Apt. 1F.....\$825+util (Electric, Gas)
Renovated bright and sunny first floor studio apartment (approx. 350 SF) with stylish refinished exposed brick, high ceilings, recessed lighting, wood floors, oak kitchen cabinets, dishwasher, air conditioning, terracotta ceramic tile bath and coin operated laundry on premises. Within walking distance to Center City, UPENN & close to shopping and public transportation. **One Cat OK w/Deposit (\$175). Available 09/05/17.**

734 S. 20th St. 2R.....\$825+util (Electric, Gas hot n cold water)
Bright and sunny second floor rear studio apartment (about 300 sq. ft) with brand new wall to wall carpeting, modern eat in kitchen and air conditioning located in Graduate Hospital, walking distance to Center City, Rittenhouse Square, shopping and public transportation. Tenants have access to coin operated laundry facilities in the building. **Rent includes hot & cold water. Available 09/05/17. By appointment only.**

***For all apartment showings, please contact Toffer Mihalka by phone or text at (215) 303-6704 or by email at Toffer@bestcityhomes.com ***

REQUIREMENT THREE MONTHS RENT REQUIRED TO MOVE IN: FIRST, LAST, SECURITY DEPOSIT. APPLICATION FEE IS \$35.00 AND IS NON-REFUNDABLE. WE CHECK YOUR CREDIT, RENTAL & EMPLOYMENT HISTORY. INCOME QUALIFICATIONS: YOUR MONTHLY GROSS INCOME SHOULD BE AT LEAST THREE TIMES THE AMOUNT OF MONTHLY RENT. UNLESS NOTED IN THE AD AS PET FRIENDLY REGRETFULLY OUR POLICY IS NO PETS ARE ALLOWED IN ANY OF OUR RENTALS.

SAMPLE LEASES ARE AVAILABLE UPON REQUEST PRIOR TO SUBMITTING AN APPLICATION.

ALL GAS HEAT UNITS REQUIRE PURCHASE OF THE PGW PARTS & LABOR PLAN WHICH RUNS APPROXIMATELY \$110/YEAR. MORE INFO ON THE PARTS & LABOR PLAN CAN BE FOUND BY VISITING www.pgworks.com.

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