

RENTALS

THREE BEDROOM APARTMENTS/HOUSES

2065 E. Lippincott St.....\$1,650+util (Water/Sewer, Gas/Electric)

Large totally renovated 3 bedroom home with 2 full baths. Enter into a spacious living room dining room with modern kitchen and all brand-new high end appliances (dishwasher, refrigerator, garbage disposal, microwave) granite counters and loads of kitchen cabinet space. First floor full ceramic tile bath; laundry room with washer and dryer and rear very private patio for evening cookouts. Second floor features three good size bedrooms with ample closet space and one full bath. Full, very clean basement for extra storage and brand new heat and central air conditioning unit. All flooring is beautifully refinished hardwood flooring. This is a top of the line, high end renovation with every attention made to every detail throughout the property. **Pets negotiable with deposit (at owner's discretion). No Smoking. Available NOW. By Appointment Only.**

TWO BEDROOM APARTMENTS

1716 Montrose St, 1st Fl.....\$1,395+util (Gas & Electric)

First floor two bedroom apartment in the Graduate Hospital area, located between 17th & 18th, one block south of Christian Street, walking distance to Center City, close to major shopping and transportation. Hardwood floors throughout the living room, nice kitchen and two good sized bedrooms with wall to wall carpeting and plenty of sunlight. Central air conditioning , washer and dryer in the unit and access to a large cemented backyard. **Available NOW. Pets negotiable with deposit (\$175 Cat/\$350 Dog). By Appointment Only.**

751 S 16th Street, 2nd Fl.....\$1,425+util (Gas & Electric)

Cozy two bedroom apartment (approx 700SF) located on 16th Street between Fitzwater and Catharine Streets. Hardwood floors throughout & lots of closet space. There is a ceramic tile bath, and an oak eat in kitchen with full size refrigerator, microwave and gas range. Central air conditioning and access to coin operated laundry facilities provided. Within walking distance to Center City & only two blocks from South and Broad Street for major shopping and transportation. **One cat OK with \$250 deposit. By Appointment Only. Available NOW.**

2209 South Street, 2/3rd Floor.....\$1,595+util (Gas & Electric)

Large (1100 sq ft) bi level two bedroom , one bath apartment located on South St between S 22nd & S 23rd St. Second floor features two bedrooms with good closets and brand new wall to wall carpeting. Third floor has a large living room with brand new hardwood floors ,ceramic tile bath, spacious kitchen (stove, refrigerator, dishwasher) with plenty of cabinets and access to private rear deck. Central air, sorry, no laundry. **Pets negotiable with deposit (2 pets max, \$350 deposit 1yo+). By Appointment Only. Available NOW.**

521 S 17th Street, Unit 3.....\$1,695+util (Gas & Electric)

Sun filled bi-level (2nd & 3rd fl) two bedroom apartment located in the heart of Graduate Hospital are on 17th & Lombard St. Second floor– full kitchen with range , dishwasher, refrigerator , large living room with hardwood floors. Two large bedrooms with hardwood floors and a ceramic tile bath on the third floor. Central air, washer & dryer in the unit, access to roof patio off 2nd floor. Located within walking distance to 3 grocery stores, gyms, Rittenhouse Square, Broad St subway line. **Pets negotiable with deposit. Available NOW.**

RENTALS

ONE BEDROOM APARTMENTS

521 S 17th Street, Unit 2.....\$1,225+util (Gas & Electric)
Bi-level (1st + 2nd fl)one bedroom apartment on 17th & Lombard St. First floor: kitchen with stove and refrigerator; living room with hardwood floors, laundry closet and access to a private rear yard. Second floor: large bedroom and a full bath. Central air, Pets negotiable with deposit. Located in the heart of Center City, within walking distance to 3 grocery stores, gyms, Rittenhouse Square, Broad St subway line. **Available NOW. Pets negotiable with deposit.**

933 S 10th Street, Apt 1.....\$1,450+util (Gas, Electric, Water)
Bright and sunny recently renovated one bedroom apartment with hardwood floors throughout, stylish kitchen with good cabinet space, granite counter tops and subway tile back splash, modern ceramic tile bath. Good size bedroom with access to back yard patio, full unfinished basement for additional storage. Central air, washer and dryer in the unit, good closet space. Amazing location, steps from Italian market, walking distance to Center City, all major shopping and transportation, across the street from a quaint city park. **Available NOW. By appointment only. Pets negotiable with deposit (\$175 cat/ \$350 dog. Must be at least 1 y/o)**

1606 South Street, 2nd Fl.....\$1,425+util (Electric)
This is a modern bi-level one bedroom apartment on 16th & South Street! Walking distance to Center City, Rittenhouse Square and all major shopping, entertainment and transportation. Hardwood floors throughout, large living room with a ceiling fan, brand new eat in kitchen with over-sized granite counter-tops, ceramic tile bathroom. Bedroom is on the lower level in the rear. This apartment also has central air-conditioning and a designated washer & dryer for the unit. **CAT OK with deposit (\$175, 1yo+). Available 10/15/20. By appointment only.**

STUDIO APARTMENTS

521 S 17th Street, Apt Unit 1.....\$1,050+util (Gas & Electric)
Cozy bi-level (basement + 1st floor) studio apartment in the heart of Graduate Hospital (17th & Lombard). First floor living/bedroom with hardwood floors and a full size bathroom. Spiral staircase leading into the lower (basement) level with a full kitchen (range, refrigerator, dishwasher) with ceramic tile floors and a large storage/laundry room. Located in the heart of Center City, within walking distance to 3 grocery stores, gyms, Rittenhouse Square, Broad St subway line. Central air. **CAT OK with deposit (\$175 1yo+). Available NOW.**

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.