

# RENTALS

## **FOUR BEDROOM HOME**

**120 Kenilworth St.....\$2,750+util (Water, Gas, Electric)**

Located in the heart of Society Hill this four bedroom/ 3.5 bathroom home (2700 sq ft) is just perfect. Spacious bedrooms, original details throughout the house, exposed brick, hardwood floors, washer and dryer, central air, full unfinished basement and attic for additional storage/craft room. Huge living room, dining room and a full kitchen with all appliances (gas range, refrigerator, dishwasher, microwave) and your own rear brick patio/garden. Close to all major shopping and transportation, Penn's Landing, Spruce Street Harbor park, Headhouse Square for farmer/flea markets, Whole Foods and South St bar/restaurant scene. This is one of the best walking/biking neighborhoods, Meredith School catchment. **Pets negotiable with deposit. Available 06/15/22. By Appointment Only.**

## **TWO BEDROOM HOMES/APARTMENTS**

**1718 Montrose St, 1<sup>st</sup> Fl.....\$1,595+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. Large living room with hardwood floors, nice kitchen and two good sized bedrooms with brand new carpeting and plenty of sunlight. Central air conditioning, washer and dryer, access to a large cemented backyard. **Pets negotiable with deposit (\$175 cat/ \$350 dog). By Appointment Only. Available 07/10/22.**

**757 S 16<sup>th</sup> St, 2<sup>nd</sup> Fl.....\$1,595+util (Gas, Electric)**

Two bedroom apartment (800 sq ft) available in the Graduate Hospital Area. Beautiful updated kitchen with granite countertops and all appliances ( range, refrigerator, dishwasher, microwave, garbage disposal). Spacious ceramic tile bathroom with brand new vanity, hardwood floors throughout the unit. Central air-conditioning, good closet space, washer and dryer. Great location, within walking distance to Center City, Broad Street Subway Line, UPENN and all major shopping and entertainment. **Available 07/10/22. Pets negotiable with deposit (Cat \$175/Small/medium dog \$350). By Appointment Only.**

**4154 W. Girard Ave, 3F.....\$950+util (Gas, Electric)**

Located in the Park Side section of West Philadelphia. This 2-bedroom apartment is situated on the 3rd floor in a 3 story walk up, 5-unit boutique building. Easy access to mass transit, SEPTA route 15 and 40 trolley/bus stop less than 1 block away; 5 blocks from the SEPTA Centennial Village regional rail line, placing you in center city Philadelphia in minutes. 7 blocks from the Philadelphia Zoo, 9 blocks from route 76, one block from Fairmount Park, and one block from Microsoft's School of the Future. Close proximity to Drexel and the University of Pennsylvania. This modern, 2-bedroom apartment is freshly painted, professionally cleaned, and ready for immediate move in. Features include laminate wood flooring throughout, modern kitchen with oak cabinets, gas stove, refrigerator, energy efficient double glass thermal pane windows, gas forced air heater with electric back up baseboard heaters in every room that can be used if desired. The Living room has large inwall air conditioning unit, and the master bedroom has a deep double wide closet. in addition to several additional closets throughout the rest of the apartment. **By appointment only. One cat OK (no deposit); No Dogs. By appointment only. Available NOW. To schedule a time to see this property, please email Mr. Moore at rick@bestcityhomes.com or text at 215-480-1733 (cell)**

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## ONE BEDROOM APARTMENTS

**1844 Memphis St......\$1,495+util (Gas, Electric, Water)**

Nicely renovated one-bedroom classic Philadelphia townhouse located on a wonderful block in Fishtown. Features include an upgraded kitchen with new shaker style kitchen cabinets, trendy black granite countertops, new dishwasher, built in microwave and garbage disposal. small private first floor side patio/yard and recessed lighting throughout the first floor. The basement is fully cemented and unfinished with a new washer and dryer. Nicely refinished oak steps leading from the first floor to the second floor opening up into a light filled bedroom with recessed lighting, a separate work at home area and brand-new bathroom with shower. Beautiful engineered wood floors throughout the property highlight this exquisitely redone home. **Cat OK with deposit (\$175, spayed/neutered, 1yo+) 1 Dog Negotiable. Available NOW. By appointment only.**

**1358 South Street, Apt 2R......\$1,325+util (Gas, Electric)**

Modern one bedroom apartment (450 sq ft) with hardwood floors throughout , ceramic tile bathroom, kitchen with dishwasher, microwave , stove and refrigerator. Ceiling fans , good closet space, washer and dryer in the unit. This is a great location, in the heart of the city, blocks away from City Hall, steps away from Broad St subway, all major shopping and entertainment. **One cat okay with \$175 deposit. By appointment only. Available 06/10/22.**

**4021 W. Girard Ave, 1<sup>st</sup> FL......\$895+util (Gas, Electric)**

Available for immediate occupancy, great location near the Philadelphia Zoo, 1 block from the Microsoft School, one block from the Septa bus and Trolley line and walking distance to the new Centennial Regional Rail stop that place you in Center City in minutes. This very affordable first floor one bedroom apartment has been freshly painted, professionally cleaned and ready for move in. Additional features include wood laminate flooring, a galley kitchen with stove, new refrigerator and bath with shower stall. **Available NOW. Maximum occupancy is 2 people. One cat OK (no deposit), sorry NO DOGS. By appointment only. To schedule a time to see this property, please email Mr. Moore at [rick@bestcityhomes.com](mailto:rick@bestcityhomes.com) or text at 215-480-1733 (cell)**

**731 S 16<sup>th</sup> St, Apt 3F.....\$1,095+util (Gas, Electric)**

Bright and sunny junior one bedroom apartment in Graduate Hospital area. Walking distance to all major shopping and entertainment, Rittenhouse Square, bars and restaurants, Broad St Subway line. Allure flooring in the living room, wall to wall carpeting in the bedroom, window air conditioner, ceramic tile bathroom with a shower stall. Access to coin operated laundry next door. **Cat OK with deposit (\$175). Available 07/01/22. By appointment only.**

# RENTALS

## ONE BEDROOM APARTMENTS

**750 S 16<sup>th</sup> St, Unit D (3R).....\$1,225+util (Gas, Electric)**

Junior one bedroom apartment within walking distance to Center City, Rittenhouse Square & Broad Street subway. Central air conditioning, an eat in kitchen with full size appliances, large living room with plenty of light, ceramic tile bathroom & mahogany Konecto wood flooring throughout. Tenants have access to coin operated laundry in the basement. **CAT OK with deposit (\$175). By appointment only. Available 07/10/22.**

**1608 South St, 2<sup>nd</sup> Fl.....\$1,495+util (Electric)**

This spacious one bedroom apartment (800 sq ft) is located in the heart of Graduate Hospital. Walk everywhere, steps away from Broad St subway, shopping , entertainment, walking distance to Rittenhouse Square, City Hall , UArts. Hardwood floors throughout, ceramic tile bathroom, kitchen with plenty of cabinets, electric stove and dishwasher. Washer and dryer in the unit, central air. **Cat OK with deposit (\$150). By Appointment Only. Available 07/10/22.**

**617 South St, 2<sup>nd</sup> Fl.....\$1,495+util (Gas, Electric)**

This is a large one bedroom apartment with hardwood floors throughout, central air conditioning, washer and dryer in the unit. The kitchen has granite counter tops & plenty of cabinet space, a dishwasher will be installed prior to move in. A bright and sunny living room also has working wood burning fireplace. This is a great location on South Street, close to shopping, entertainment and public transportation, Whole Foods, Penns Landing, Headhouse Square! **One cat OK with \$175 deposit. Available 07/10/22. By appointment only.**

**723 S 7<sup>th</sup> St, 2<sup>nd</sup> Fl.....\$1,295+util (Gas, Electric)**

Nice one bedroom apartment on a tree lined street in Queen Village ( Between Bainbridge St & Fitzwater St) , walking distance to all major shopping and entertainment. Wall to wall carpeting in the bedroom, nice pergo floors in the living room and kitchen. Small deck off the living room, ceramic tile bathroom with new vanity, updated kitchen with stove and refrigerator, central air. **Sorry, No Pets. By Appointment Only. Available 07/10/22.**

# RENTALS

## STUDIO APARTMENTS

**1100 N. 41<sup>st</sup> St, Apt 3R.....\$795+util (Electric)**

Available for immediate occupancy, great location near the Philadelphia Zoo, 2 blocks from the Microsoft School, one block from the Septa bus and Trolley line and walking distance to the new Centennial Regional Rail stop that place you in Center City in minutes. This very affordable bright and sunny studio apartment has been freshly painted, professionally cleaned and ready for move in. Additional features include wood laminate flooring, eat in kitchen/living room with stove and refrigerator kitchen with stove, new refrigerator, and bath with shower utilities and all safe and clean electric . **Available NOW. Maximum occupancy is one person. One cat OK (no deposit), sorry NO DOGS. Viewed by appointment only. To schedule a time to see this property, please email Mr. Moore at [rick@bestcityhomes.com](mailto:rick@bestcityhomes.com) or text at 215-480-1733 (cell)**

**2047 Christian St, Apt 2F.....\$1,175+util (Gas, Electric)**

Bright and sunny studio apartment (approx. 450 sq ft) located on a beautiful tree lined street in the heart of Graduate Hospital area, within walking/biking distance to Center City , South Street, UPENN, Rittenhouse Square and all major shopping and entertainment. The apartment features hardwood floors, brand new european style ceramic tile kitchen with granite counter tops and all appliances (brand new stove, refrigerator, microwave, dishwasher, garbage disposal); brand new ceramic tile built in shower with brand new frame less shower doors. The apartment has energy efficient windows, KeyWest window blinds, high efficiency radiator heating system and brand new air conditioning. The building has a coin operated washer and dryer in the basement. **One Cat OK (no deposit), one small dog (under 25lb) OK with non refundable Pet Fee(\$250). Rent includes hot and cold water. By Appointment only. Available 07/01/22.**

**2311 Christian St, Apt 2R.....\$925+util (Gas, Electric)**

Recently renovated studio apartment (approx. 300SF) with nice kitchen, terra cotta ceramic tile bath with original refinished antique claw foot soaking tub. Air conditioning, energy efficient thermal pane windows, cable/ internet ready, Konecto floors, and coin operated laundry on premises. **One cat OK with deposit (\$175.00). Available 07/01/22. By appointment only.**

**REQUIREMENT** THREE MONTHS RENT REQUIRED TO MOVE IN: FIRST, LAST, SECURITY DEPOSIT. APPLICATION FEE IS \$50.00 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 \$120/YEAR. MORE INFO ON THE PARTS & LABOR PLAN CAN BE FOUND BY VISITING [www.pgworks.com](http://www.pgworks.com).