

RENTALS

THREE BEDROOM HOMES/APARTMENTS

1002 S 20TH Street, 2/3rd Fl.....\$2,695+util (Electric)
Beautiful bi-level three bedroom, two bath apartment on 20th & Carpenter St. Hardwood floors, recessed lighting throughout, phone & cable wired. Second floor features open floor space with living room, kitchen & dining area, one bedroom and a full bath. Beautiful kitchen with granite countertops and modern appliances. Ceramic tile bathroom with spacious shower stall. Master bedroom and third bedroom are located on the third floor with an extra bath & laundry room with washer and dryer. Central Heating/Cooling. **By Appointment Only. Available NOW. CAT OK with deposit (\$250), sorry No Dogs.**

TWO BEDROOM HOMES/APARTMENTS

1516 Clearview St.....\$1,395+util (Gas, Electric, Water)
Beautifully maintained large two story two-bedroom home in Ogontz section of Philadelphia, close to all major shopping and public transportation, Einstein Medical Center, right off Broad Street. Located on a nice block with landscaped front lawn, driveway parking and one car garage in the back. First floor features living room, dining room with air conditioning unit and kitchen with stove and refrigerator. Second floor has two good size bedrooms with closet space and a full ceramic tile bath. Full freshly painted basement with half bath, washer & dryer; hardwood floors throughout. **Available 08/15/22. Sorry, No pets. By appointment only.**

1100 N. 41st Street, Apt 3F.....\$850+util (Electric)
Clean, decent and affordable apartments are here. Light filled (500 sq ft) 1 bedroom w/den apartment in Parkside, located on 41st St & Poplar St, just 2 blocks away from Girard Ave, close to all major public transportation. Laminate wood flooring, modern kitchen, bath, air conditioning, good closet space, solid oak kitchen cabinets, energy efficient windows and great views of center city Philadelphia from your bedroom window. Clean and safe, all electric (heat, hot water and cooking). Great location, only 5 blocks from the Philadelphia zoo, close to all major trains and bus routes and I-76. **Maximum occupancy is 2 people. By appointment only. Available NOW. One spayed/neutered cat with no deposit (vet certification required that cat is up to date on all shots.), No Dogs. By appointment only. To schedule a time to see this property, please email Mr. Moore at rick@bestcityhomes.com or text at 267-977-8205(cell)**

1716 Montrose St, 3rd FL).....\$1,875+util (Gas, Electric, +Water \$50/month)
Rarely offered updated two-bedroom apartment on the third floor with a private deck with breathtaking views of Center City! This apartment has a solid oak kitchen with full-size stainless-steel refrigerator and gas range. Living/dining room combo has hardwood oak floors, two spacious bedrooms with wall to wall carpeting and a ceramic tile bathroom. This unit has central air, and washer/dryer combo in the unit! Amazing location, walk/bike everywhere, close to multiple grocery stores, gyms, restaurants, public transportation. **Sorry, No Pets. No Smoking. Available 08/20/22.**

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ONE BEDROOM APARTMENTS

4021 W. Girard Ave, 1st FL.....\$850+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 or text at 215-480-1733 (cell)**

416 Knorr Street, 1st Fl.....\$1,095+util (Gas, Electric)
Nice first floor one bedroom apartment (approx 600 sq ft) on a quiet one way street in the Lawncrest section of Philadelphia. Living room with plenty of sunlight, ceiling fan and an ornamental fireplace, formal dining room, a nice sized bedroom and ceramic tile bathroom. Kitchen with brand new cabinets, full sized refrigerator and stove; beautifully refinished hardwood floors throughout, sole access to cemented basement with washer & dryer. Large shared back yard, air conditioning (1 unit). Just 20 minutes from Center City Philadelphia by car and easy access to public transportation. **Cat OK w/ \$250 deposit (must be 1yo+). Available NOW. By appointment.**

750 S 16th St, Unit B (2R).....\$1,150+util (Gas, Electric, +Water \$40/month)
Junior one bedroom apartment (400 sq.ft) within walking distance to Center City, Rittenhouse Square & Broad Street subway. Eat in kitchen with full size appliances and brand new stove, large living room with plenty of light, ceramic tile bathroom & hardwood floors throughout. Central air, coin operated laundry facilities in the building. **By appointment only. One cat OK with deposit (\$250). Available 09/05/22**

4021 W. Girard Ave, Apt 2F.....\$825+util (Gas, Electric)
Recently updated second floor one bedroom apartment located in a four-unit apartment building just six blocks from the Philadelphia Zoo. This corner building with windows that face both South and east is loading with natural sunlight with amenities not seen with units of this size, location or price. Highlights include laminate wood flooring, air conditioning, good closet space, Ceramic tile bath with tub and solid oak kitchen cabinets. Great location seven blocks from I-76 and right across the street from the SEPTA 15 and 40. Four blocks from the Centennial Village rail line places you in Center City in Minutes. **Available 09/01/22. Maximum occupancy is 2 people. One spayed/neutered cat with no deposit (vet certification required that cat is up to date on all shots.), No Dogs. By appointment only. To schedule a time to see this property, please email Mr. Moore at rick@bestcityhomes.com or text at 267-977-8205(cell)**

STUDIO APARTMENTS

4021 W. Girard Ave, Unit A+Garage.....\$950+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. First floor renovated office with full kitchen, bath, wood floors, high ceilings, recessed lighting, air conditioning, loft and garage. **Available NOW. By appointment only. To schedule a time to see this property, please email Mr. Moore at rick@bestcityhomes.com or text at 215-480-1733 (cell)**

Best City Homes, Inc.
2216 South Street
Phone: 215-545-1144
www.bestcityhomes.com

08/10/22

RENTALS

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.