

## RENTALS

### TWO BEDROOM HOUSE/APARTMENT

**2106 E. Lippincott St.....\$1,295+util (Gas/Electric/Water/Sewer, \$100 Maintenance Deductible)**

An exquisitely restored two-bedroom townhouse situated in Kensington/Port Richmond, near Frankford Ave & Allegheny Ave. This charming, restored town home boasts a welcoming living room, a formal dining room with beautifully restored pumpkin pine floors, a new kitchen, and a well-appointed half bath with an exit to a good-sized rear yard. Moving on to the second floor, you will find two elegantly designed bedrooms and a stylish, newly renovated ceramic bath and refinished wood flooring. The basement is clean, well lit, partially finished with a washer and dryer. Notable additional features of this property include LED lighting and energy-efficient ceiling fans in every room. This home has all new electrical wiring and a new heater. Conveniently located within minutes from all major shopping (Walmart, ShopRite, Lowe's) and transportation (Allegheny Station, I-95). **Sorry, No PETS. No Smoking. Available NOW. By Appointment Only.** To schedule a time to see this property, please contact **Richard Moore** at 215-480-1733 or email [rick@bestcityhomes.com](mailto:rick@bestcityhomes.com).

**2211 Montrose Street.....\$2,300+util (Gas/Electric/Water/Sewer)**

Coming soon! Charming two-bedroom one bath home in Graduate Hospital area located on a quaint street, steps away from Julian Abele Park. Amazing location, close to two grocery stores, gyms, coffee shops, bars, restaurants, UPENN, walk/bike everywhere! Open floor plan throughout the first floor. Enter thru foyer into a living room with faux fireplace and a ceiling fan. Kitchen with plenty of cabinets, granite countertops and track lighting. Separate dining area with exposed brick wall, plenty of pantry shelving and sliding glass doors leading to a private fenced in patio. Second floor features two bedrooms and a full bath. Bright and sunny master bedroom with exposed brick feature and nice closet space; second smaller bedroom and a full ceramic tile bath. Wood plank ceiling throughout the house make it feel cozy. Central air, full cemented basement with washer and dryer and plenty of storage. **Available 04/01/24. Pets negotiable at owner's discretion. Tenant pays all utilities (water/sewer, gas, electric). By appointment only.**

**1401 N. 75<sup>th</sup> St, Unit A.....\$1,295+util (Gas/Electric)**

Amazing location, beautiful and spacious (750 sq. ft.) two bedroom/one bath first floor apartment in Overbrook Park/University City. Hardwood floors throughout, full kitchen with all stainless-steel appliances (gas range, refrigerator, dishwasher, garbage disposal, microwave). Ceramic tile bathroom, central air, washer & dryer in the building. Easy street parking, close to all major shopping and public transportation, minutes from City Ave, Morris Park. **Available NOW. No Smoking. No Pets. By appointment only.**

**917 S. 20<sup>th</sup> Street, Unit 1.....\$1,450+util (Gas/Electric)**

Bright and sunny two bedroom apartment on a second floor in Graduate Hospital Area, above Southside Pizza. Central air-conditioning, ceramic tile bathroom, and hardwood floors throughout. Modern kitchen with plenty of cabinet space; Spacious bedrooms with good size closets. This is a great location, walk/bike everywhere, within walking distance to two grocery stores, bars, restaurants, gyms. **Available NOW. By appointment only. Cat OK with deposit(1yo+, spayed/neutered, \$250 pet deposit).**

## RENTALS

### ONE BEDROOM WITH DEN APARTMENTS

**1002 S. 20<sup>th</sup> St, 1<sup>st</sup> Fl.....\$1,695+util (Electric)**

Rarely offered spacious bi-level **one bedroom and den** apartment (950 sq ft) located in Graduate Hospital area, within walking/biking distance to Center City, UPENN, South Street and all major shopping, entertainment and transportation. Hardwood floors throughout the first floor featuring an open floor plan living room, eat in kitchen with dishwasher and garbage disposal (all appliances are electric), large ceramic tile bathroom with a shower stall and a bedroom with French doors leading into a small patio. Finished basement with wall to wall carpeting with laundry room, den/office and half bath. Central air, plenty of closet space, recessed lighting, cable wired. **Available NOW. By appointment only. Pets negotiable with deposit (1yo+; spayed/neutered, Cat \$250/ Dog\$375).**

**713 S. 3<sup>rd</sup> Street, 2nd Fl.....\$1,625+util (Gas, Electric)**

Amazing location! Rarely offered one bedroom and den second floor unit in the heart of Queen Village. Nice kitchen with granite countertop and all appliances (electric stove, refrigerator, dishwasher, microwave, garbage disposal). Large, sunlit living room with wall to wall carpeting and exposed brick; ceramic tile bathroom. Both the den/office and bedroom have wall to wall carpeting and plenty of closet space. Central air, washer and dryer in the unit. Walk/bike everywhere! Within steps from the most hip restaurant/shopping scene in Queen Village, Headhouse square, walking distance to Penns Landing. **Available 06/10/24. By appointment only. Cat OK with deposit (\$250, 1yo+).**

### ONE BEDROOM APARTMENTS

**1632 Montrose St, 2nd Fl.....\$1,195+util (Gas, Electric, Water \$40/month)**

Nice one bedroom apartment (600 sq ft) in Gradual Hospital area, located on a nice and quiet street, within walking distance to major shopping and transportation, walk/bike everywhere. Modern kitchen with oak cabinets, all ceramic tile floors, central air. **Pets negotiable with deposit (\$250 /Cat, \$350/Dog, 1yo+). Available 05/01/24. By appointment only.**

**1511 Catharine St, 1st Fl.....\$1,175+util (Gas, Electric, Water \$40/month)**

This spacious first floor one bedroom apartment is located in the Graduate Hospital Area. Walk/bike everywhere, a few blocks away from Broad St subway line, walking distance to Center City, Nice kitchen with plenty of cabinet space, ceramic tile floor throughout, central air & ceiling fans. Washer and dryer in unit. **Pets negotiable with deposit (\$250 /Cat, \$350/Dog, 1yo+). Available 05/07/24. By appointment only.**

**723 S. 7th Street, 2nd Fl.....\$1,395+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 06/10/24.**

## RENTALS

### ONE BEDROOM APARTMENTS

**4102 W. Girard Ave Apt 1R.....\$850+util (Gas/Electric, \$75 maintenance deductible)**

West Philadelphia (Parkside) near the Philadelphia Zoo very clean and well-maintained one bedroom apartment features new kitchen updated stove and refrigerator, freshly painted walls, hardwood floors, air conditioning, and a private rear yard. A coin-operated washer and dryer are available in the basement. The apartment is located on the first floor of a quiet six-unit building and has its own yard. Convenient to both the Septa route 15 Trolley and route 40 bus stop which is right in front of the building, providing easy access to Center City within minutes. **Available NOW. Maximum occupancy is 2 people. One cat OK (spayed/neutered, 1yo+). No dogs. By appointment only.** To schedule a time to see this property, please contact **Richard Moore** at (215) 480-1733 or email [rick@bestcityhomes.com](mailto:rick@bestcityhomes.com)

### STUDIO APARTMENTS

**1100 N. 41st St, Apt 2R.....\$795+util (Electric, \$75 maintenance deductible)**

Located near the Philadelphia Zoo very affordable, modern sunny studio apartment (approx. 400 sq. ft) with solid oak kitchen with brand new refrigerator, wood laminate flooring throughout, great closet space, freshly painted. Located in a corner building, one block from 41st & Girard, close to all major shopping, coin operated laundry a block away. Convenient to public transportation, one block from Septa 15 & 40 lines, 5 blocks to Centennial Village and 7 blocks to Phila Zoo. First month rent + two months security to move in. **Maximum occupancy is 1 person. One cat OK (no deposit); No Dogs. By appointment only. Available 05/01/24. 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)**

**734 S 20th St, Apt 3Fl.....\$1,095+util (Gas, Electric, \$75 maintenance deductible)**

Renovated light filled corner studio apartment (500 sq. ft.) located in the heart of the Graduate Hospital Area just two blocks south of 20th and South Street on 20th Street. Hardwood floors, ceramic tile kitchen and bath, walk in closet, air conditioning, gas cooking, energy efficient, gas radiator heat, high energy efficient windows, all wired for FIOS. Coin operated washer and dryer on premises, walking distance to Rittenhouse square, Filter square, Center City, University of Pennsylvania, City Fitness, CrossFit, The Side Car Café, CHICK's, Starbucks and many more bars and trendy downtown restaurants. Rent includes hot and cold water. **Available 04/01/24. By appointment only. One cat OK, no deposit. Sorry, no dogs**

TO MOVE IN: FIRST, LAST, SECURITY DEPOSIT. APPLICATION FEE IS \$55.00 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).