

x0024789 3br (11002 USD)



Location **Missouri**
<https://www.genclassifieds.com/x-372547-z>

-----Great Location - Bicycle Everywhere You Need-----

-----3 Bedrooms, 1 Bath, Perfect for Small Family or Med/Grad Students-----

_____2nd Floor Apartment in a Rehabbed Brick, Two Family (2 Unit Building)_____



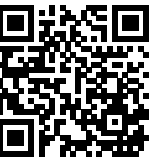
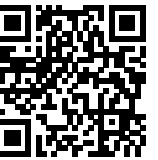



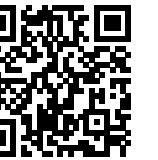
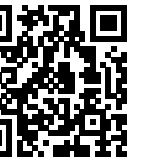
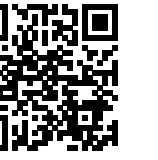
_____Great Location * Many Features_____

*****Special deposit and application terms for grad/med students

AVAILABILITY: The current tenants are leaving late May, early June.

-WALKING DISTANCE TO FOREST PARK! (Read about the park below) Former tenant bicycled daily to the Barnes Hospital complex. *Eight minutes by bicycle to the Washington University campus.* Walking distance to the Delmar Loop and Central West End (entertainment, funky shops, restaurants), three MetroLink (light rail) stations, Washington University shuttle bus, city bus lines are all close.

Located between Delmar Boulevard and Forest Park Parkway

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- ^ Gas stove
 - ^ Dishwasher
 - ^ Disposal
 - ^ 2 year old refrigerator
 - ^ Stainless steel double bowl sink
 - ^ NEW ENLARGED MODERN BATHROOM with modern bathtub, sink, floor, & vanity.
 - ^ Use the big dining room as an office?
 - ^ One very large bedroom with a bay window, one medium sized bedroom, one small bedroom/studio.

- Ceiling fans in several rooms
- Modern light fixtures throughout
- Carpet & tile throughout
- Mini-blinds provided

-*- Privacy-fenced back yard for barbecue, listening to Cardinals baseball, etc. A huge old tree provides shade.

-*- Porch overlooking the back yard. You can barbecue there, too.

- Smoke alarms
- CO2 Monitor
- Steam radiator heat, window a/c units

- Shared washer and dryer included. These are residential machines, not coin operated! (no quarters. no trips to the "Suds 'N Duds".)

- Easy parking in front and a parking pad in back
- Wired for cable

- ^ Recycling included
- ^ Water service, included
- ^ Sewer service, included
- ^ Trash service, included

---*Application SPECIAL: The application fee WILL BE RETURNED as a credit against the 2nd month's rent (\$60 limit).

-^Rate: \$789, monthly

-Deposit: \$700, Reduced to \$200 for full time Grad/Med students.

-Pets okay with a reasonable deposit. No aggressive or high-strung guys. Thank you very much.

-Application Fee(s) \$20 per adult or married couple, fee waived for full time Grad/Med students

No Section 8

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Contact John via the CL email. PLEASE ALLOW UP TO 48 HOURS FOR A REPLY.
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FOREST PARK

Visible from the Washington University campus Forest Park is a half mile away. If you are not familiar with the park it is one of the largest city parks in the country and went through a major renovation recently for the Lewis & Clark Exhibitions and Worlds Fair Centennial celebration.

There is lots of green space and even some woods. There is a world class zoo, a planetarium, jogging and bicycling trails. The municipal opera has an open-air amphitheater that presents Broadway-type shows during the summer.

If you play tennis, there are two tennis clubs as well as a golf course. The Missouri Historical Society is very active and hosts various events throughout the year at its museum/library/exhibition center.

The Art Museum just added a new wing.

Baseball fields, combination ice skating & rollerblading rink, handball courts, the list goes on...