

# SQUIRREL HILL VICTORIAN RENOVATED, TREE-TOP VIEWS

LOCATION: 5858 BURCHFIELD AVE, 3<sup>RD</sup> FLOOR

- WALK TO SQUIRREL HILL SHOPS, BUS STOP
- EASY ACCESS TO PARKWAY & THE WATERFRONT
- QUIET, WIDE RESIDENTIAL STREET
- BETWEEN MURRAY AND SHADY

## THIRD FLOOR APARTMENT:

- 1 LARGE BEDROOM W/NEW CARPET, VERY LARGE CLOSET W/MIRRORED DOORS, 2<sup>ND</sup> SMALLER CLOSET, CEILING FAN
- CONTEMPORARY KITCHEN (ALL-NEW) – CABINETS, GRANITE COUNTERTOPS, STAINLESS STEEL SINK W/DISPOSAL, SOLID-SURFACE RANGE W/SELF-CLEANING OVEN, RANGE HOOD, D/W, REFRIGERATOR
- SMALL DINING AREA IN KITCHEN, PLUS BAR-HEIGHT COUNTERTOP
- FULL BATH (ALL-NEW) – CERAMIC TILE, 42” VANITY, WASHER & DRYER
- LIVING ROOM W/ CHERRY LAMINATE FLOOR, CEILING FAN
- WASHER/DRYER LOCATED IN THE APARTMENT
- ELECTRIC HEAT W/SEPARATE THERMOSTATS FOR BEDROOM, LIVING AREAS
- NEW ELECTRICAL & PLUMBING
- BASEMENT STORAGE
- DETACHED GARAGE OPTION (1 CAR: \$65, 2 CARS: \$100)

## RATE:

\$675/MO (INCLUDES WATER); 1-YEAR LEASE; AVAIL JUNE 2006.  
PLEASE NO SMOKERS, NO PETS.

## CONTACT:

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