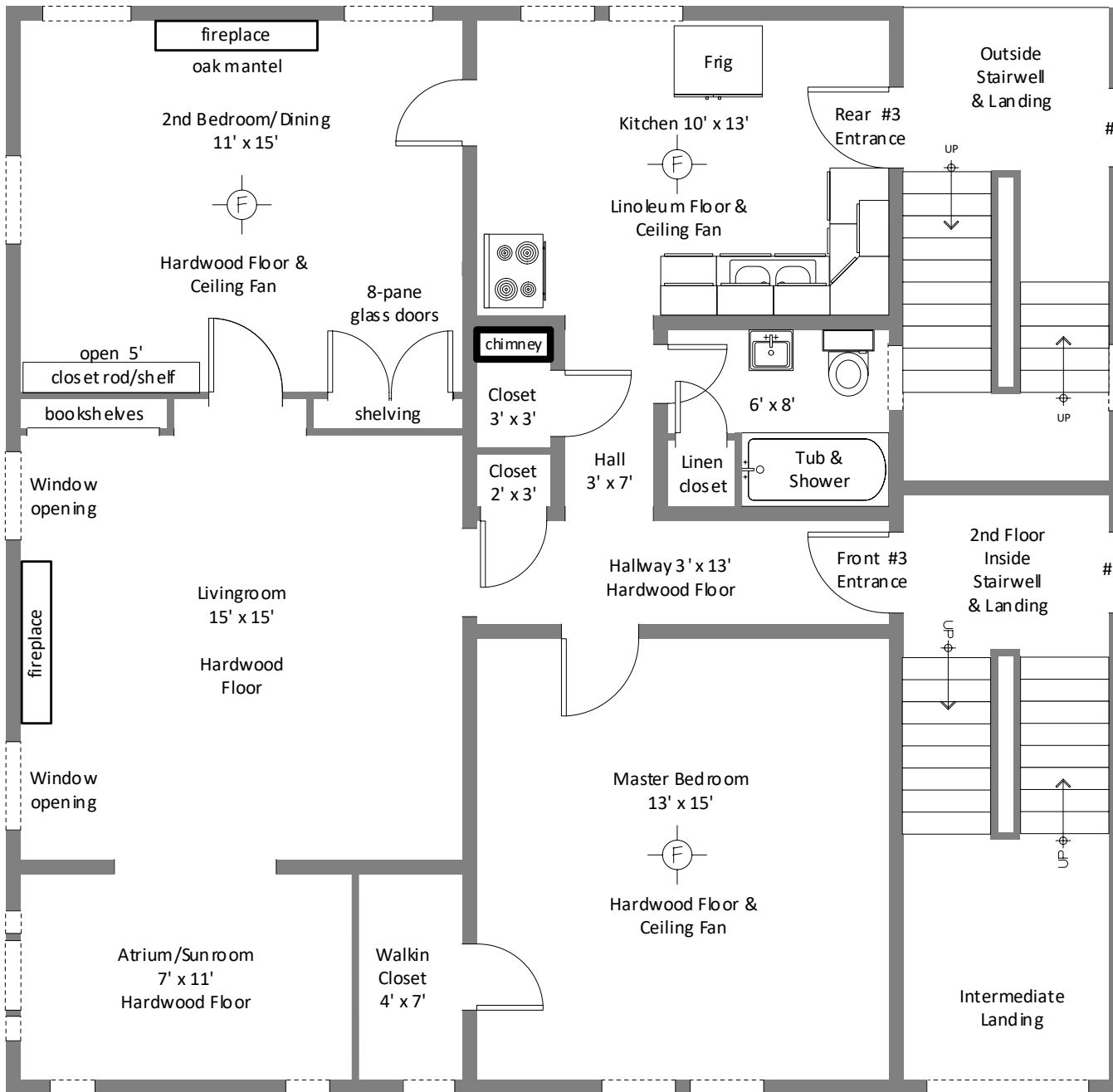


**48-3**

10/5/2022

e:\...\Floor Plans\flr3\_48.pub



**Features:**

- front/rear entrances and stairwells
- front security entrance - intercom/remote lock release
- refinished golden oak hardwood flooring
- walls painted in off-white color
- natural wood birch doors
- 15 windows (fully repaired), storms/screens
- Utilities included: central radiator hot water heat
- Utilities NOT included: electric, water/sewer, gas
- bathroom: linen closet; sink, linoleum floor
- full tub/shower with tiled walls
- your own 40 gal hot water tank
- 2 fireplaces, 1 with oak mantel, (decorative only)
- built-in living room bookshelves
- built-in shelving, glass doors (2nd bedroom)
- 3 paddle ceiling fans (both bedrooms, kitchen)
- eat-in kitchen (refinished, countertop)
- linoleum floor, natural maple wood cabinets,
- side-by-side stainless frig/freezer
- 4 burner full size stainless gas stove
- double bowl stainless kitchen sink
- stainless microwave available
- carpeted front stairwell, oak banister
- master bedroom with walk-in closet
- 2nd bedroom with open closet and armoire
- hallway overcoat closet
- building has coin-op laundry
- cable TV/Internet ready (Comcast or Verizon FIOS)
- window AC rentals available (extra \$)
- 61C PAT bus stop 1 block away
- owner operated/maintained (owned >30 years)

**Information:**

Apt #3 - 2<sup>nd</sup> Floor apt. in 3 story, 5 unit apt. bldg  
 Squirrel Hill, Pittsburgh, PA 15217

Monthly: \$call\$ + electric + H<sub>2</sub>O/sewer + gas  
 (2 person rate, \$150 per extra person)

available: 12/1/2022 (lease through 7/31/2023)

call owner: Norman Ovick

phone: 412.963.6424 (home)  
 412.657.7212 (cell - preferred contact)

email: alders1@verizon.net

web: www.alderonapts.com/483u