

Rental Guide

 EQUAL HOUSING OPPORTUNITY

OF THE TRI-STATE AREA

Summer 2013 - Volume 15, Number 3

A Guide to Apartments, Townhouses & Commercial Properties

FREE



Downtown Condos - For Sale or Lease
Owner Financing Available



Cover Information

Page 14



Add to your
Mobile Phone

www.homeswvohky.com

Scan with
Smart Phone



Are You Seeking A Friendly Community to Call “Home”? We Invite You to Enjoy the Comfort of GARDEN PARK...



- 1 & 2 Bedroom Apartments • Townhomes
- Studio Apartments • Homes
- Corporate Apartments • Furnished & Unfurnished

**Call For Your Personal Tour to
Reserve the Perfect Property
That Meets Your Needs.**

304.736.RENT (7368)

Rental Office Located at:

500 Garden Lane, Huntington, WV 25705

Office Hours:
(Extended Thru Summer)

Monday 9 AM - 7 PM
Tuesday-Friday 9 AM - 6 PM
Saturday 9 AM - 2 PM

www.gardenparkrentals.com

info@gardenparkrentals.com

youtube.com search: gardenpark.mov

- Warm & Friendly Staff
- Washer & Dryer Connections
- Off-Street Parking
- Minutes to Rt. 60 & I-64
- Fitness Center

- Pet Friendly (some restrictions)
- Laundry Facilities
- Garages (some units)
- Professionally Managed
- 24 Hour Maintenance
- Custom/Flexible Leases



Like us on
Facebook



Susan De Vries, Broker

**When You're Choosing A Home
Look For The Best Value**

✓ LOCATION

✓ QUALITY

✓ RATE

EQUALS BEST VALUE



GREENTREE APARTMENTS



**3555 US Rt. 60 East
1,000' from Huntington Mall**



**304-529-3902
MUBuffalo@aol.com**



www.GreentreeWV.com



PALACE PROPERTIES, LLC

Jeremy Adams

Huntington Office: **304-522-0293**

Beautiful One and Two Bedroom Condo's

Website: PalaceProperties.managebuilding.com

**All Properties Within Walking Distance to
Marshall University and St. Mary's Hospital**



Wexford



Kensington



Buckingham



Windsor

- *All Electric*
- *Pool & Fitness Center*
- *Front Loading Washer/Dryer*
- *Ceramic Tile Kitchen & Bath*
- *Crown Moulding*
- *Off-Street Parking*
- *Fire Alarm / Sprinkler System*
- *Security System*
- *Free WiFi*
- *Prices Starting @ \$545/Mo*



Nottingham



Wexford



Wellington





Garden park

CORPORATE APARTMENTS

"We offer energy efficient living in comfortable surroundings. Our level of service is unequalled in the area, and we are confident we can match your requirements with one of our properties."

- | | |
|--|---|
| <input type="checkbox"/> Located in East Pea Ridge | <input type="checkbox"/> Mini-Blinds |
| <input type="checkbox"/> Everything Furnished: | <input type="checkbox"/> Cable TV & DVD |
| <input type="checkbox"/> Kitchen & Linens | <input type="checkbox"/> Ample Off Street Parking |
| <input type="checkbox"/> One Bedroom | <input type="checkbox"/> Internet Available |
| <input type="checkbox"/> Queen Size Beds | <input type="checkbox"/> All Utilities Paid |
| <input type="checkbox"/> Home-like Decor | <input type="checkbox"/> Close to I-64 & Route 60 |

We are confident you will find our newly furnished corporate apartments ideal whether you are in the midst of relocating or working on a special project. A home-like atmosphere at an affordable price. Short and long term leases available.



**(304) 736-RENT
(7368)**

www.gardenparkrentals.com

youtube.com search for gardenpark.mov

Other Rentals Available: 1 and 2 Bedroom Apartments, Furnished Corporate Apartments, Studio Apartments, Townhomes & Homes. Custom & Flexible Leases. Rents from \$495 to \$1,595

Now Leasing!



Seneca Ridge
TOWNHOMES

Community

- * Wooded views
- * Distinctive architectural theme
- * Assigned off-street parking
- * Easy access to I-64, Route 60 and Route 10
- * 5 unique floor plans from which to choose
- * 2 and 3 bedrooms offered
- * Huntington High School, Beverly Hills and Hite Saunders School District
- * Minutes from Cabell Huntington and St. Mary's Hospitals

Unit

- * Private backyard
- * Washer/Dryer
- * Walkout basements to walkout patio
- * Soundproof construction
- * First floor master bedroom units available
- * Wall to wall carpet
- * Most units have 2.5 bathrooms
- * Full kitchen (range, dishwasher, refrigerator, microwave, disposal)
- * Energy efficient heat pumps

304-399-3400

www.senecaridgetownhomes.com



Weekly Rates Starting at \$139.00

Monthly Rates Starting at

\$500.00

AMENITIES INCLUDE:

- All utilities, cable & internet included free of charge
- We are smoker and pet friendly
- Kid friendly • Secure Entry
- 4 miles from Ashland, KY
- 7 miles from Huntington, WV

We have something for everyone!!

- Large outdoor pool
- Poolside patio w/grilling stations
- Basketball court / Badminton - Volleyball Court
- Free WIFI lounge with computers
- Free WIFI throughout building
- Full & Self Service Guest laundry

**Bring this Coupon in & Receive
10% OFF our nightly rate or
\$10 OFF your first weekly rental or
\$25 off your first monthly rental.**

740.377.2786

countryheartsouthpoint@hotmail.com

70 Private Road, 302, South Point, Ohio

TSRG RG7/13

luxury living



At Royal Oaks, our goal is to offer you unrivaled expertise, dedicated service and the most luxurious housing in the Tri-State area. The key to our success is simple – we are committed to first class service and results that will exceed your expectations. In doing so we offer to you various amenities and features at Royal Oaks that are the nicest in the area, such as:

- Fitness center with TVs
- Game room that includes kitchenette area, 42" plasma screen TV, pool table, other games
- Swimming pool with tables and lounge chairs
- Dog walking park
- Basketball courts/recreational area

For more information:

304.733.0021 | www.royaloaksatpearidge.com
9 Pyramid Drive | Huntington, WV | 25705



ROYAL OAKS
at Pea Ridge



THE HAMLETS

112 HAMLET LANE, HUNTINGTON, WV

THE HAMLETS: LOCATED JUST OUTSIDE THE CITY LIMITS IN THE ALTIZER AREA.

304-529-1400

304-751-0220

- FULLY EQUIPPED KITCHEN WITH DISHWASHER
- DISPOSAL
- WASHER AND DRYER
- OUTSIDE STORAGE SHED
- FIRST FLOOR POWDER ROOM
- AMPLE PARKING
- 24 HOUR EMERGENCY MAINTENANCE
- ONSITE MANAGEMENT



THE PARKS

100 PARK CIRCLE, HUNTINGTON, WV

THE PARKS: LOCATED JUST OFF MADISON & PARK AVENUES IN WEST HUNTINGTON

304-429-2900

304-751-0220

INCOME RESTRICTIONS APPLY.

MAXIMUM INCOME PER PERSONS IN HOUSEHOLD:

TWO	\$24,420
THREE	\$27,480
FOUR	\$30,480



P O Box 2256
HUNTINGTON, WV 25723

304 525-8977
800 760-6171



EQUAL HOUSING
OPPORTUNITY

Welcome to your home away from home.

Located within walking distance of Marshall University's campus and Downtown, University Living has what you're looking for. Whether it's a place with lots of space or a cozy apartment for one, we're here to offer you the perfect home away from home that is uniquely you.



University
Living

www.universityliving.net

info@universityliving.net

(304) 412-3987

48-HOUR LOOK + LEASE SPECIAL

SAVE \$100

WITH ZERO DEPOSIT




+ GET A \$50 GIFT CARD



close to campus + sand volleyball court + private bedrooms + individual leases + resort-style amenities + fitness center + fully furnished

APPLY ONLINE TODAY @ VILLAGEONSIXTH.COM
 304.522.8700 • 2101 SIXTH AVENUE

Fees subject to change. While supplies last. See office for details.



DOLEN APARTMENTS

Houses & Duplexes Available

No
Pets

638-7777



Pepper Tree
 1 BR, Kitchen Furnished, Central Heat
 Wall AC, Patio. 650 Sq.Ft. Off-Street Parking.
 Laundry Facility on Site. \$480/Mo. +
 \$400 Security Deposit.



605 5th Street West
 2 BR, WD Hookup in Bsmt., Off-Street Parking,
 Storage in Basement, Central Heat/Air,
 Kitchen Furnished.
 \$550/Mo. + \$500 Security Deposit.



2512 Fifth Avenue
 2,000 Sq. Ft. Show Room & Office Area
 With Brand New A/C Unit. Completely Remodeled.
 \$2,000/Mo. + \$2,000 Security Deposit



Fountain Square Apartments
321 & 323 Fifth Ave.
 1 BR, All Electric, Water Paid, Kitchen Furnished,
 Off-Street Parking, \$465/Mo. + \$400 Security
 Deposit. Plus Electric. No Pets.



1010 Eighth St.
 1 BR, 600 Sq.Ft., Furnished Kitchen, W/D
 Hookup, All Electric, Off-Street Parking
 \$475/Mo. + \$400 Security Deposit



915 Eleventh Avenue
 1 Bedroom, All Electric, New Furnished Kitchen,
 Off-street Parking.
 \$475/Mo. + \$400 Security Deposit. 1 Year Lease

Hyde Real Estate Cornerstone Real Estate

304-638-9013

Minutes From I-64 East End Huntington

2 or 3 BR Luxury Townhouses (Some New)

3 & 4 BR Houses

- Furnished Kitchens
- Central Heat & Air Conditioning
- Washer & Dryer Hookups
- Garage or Family Room
- Balcony or Patio
- Maintenance Free Living

Townhouse Price Range: \$750 to \$975

3 & 4 BR Houses: \$975 and up

Rents Subject to Change

Currently in the process of
building new town houses in the
East Huntington area.

No Pets

www.huntingtonwvrentals.com



**REAL
PROPERTY
MANAGEMENT™**
VALLEY

Local Expertise
National Standards

304-757-3200

Call Today To Learn More

3744 Teays Valley Road, Suite 208, Hurricane, WV 25526



Single Family Homes



Maybe you never planned on being a landlord, but--- you've been unable to sell your home, had to relocate for a job or inherited a new property.
We can help.

Whatever your situation, we are prepared to help. We know the local rental market and have 25 years of experience in saving you both time and money as we help you avoid costly mistakes, comply with complex legal requirements and improve cash flow.

Multiple Homes



Your investment portfolio is growing, yet your expense, time and stress level are growing too. Whether all local or spread across several states, RPM can simplify everything & save money.

- Comprehensive Marketing & Advertising Program
- Rigorous Credit, Income & Criminal Screening
- Complete Eviction & Possession Services
- Maintenance Coordination
- Routine Inspections
- Online Reporting
- Rent Collection

Multi-Family Management



Whether you own one duplex or several apartment complexes, you have 2 very specific goals-- to keep each unit consistently filled with reliable tenants and keep that rental income rolling in.

We specialize in smaller apartment complexes up to 125 units. We offer...

- Production & execution of all lease agreements, contracts, addendums
- Online rent payment options & maintenance requests for tenants
- Quick disbursements • 24/7 Maintenance & emergency services • Much More...

Institutionally-Owned/REO



You may be local, but your investment properties are not. Our scalable model can easily absorb accounts of more than 10,000 units, providing you the power to oversee them.

- 24/7 Comprehensive Reporting on line to track occupancy rates, rents, costs, etc
- Centralized accounting - Avoid costly mistakes, minimize inefficiencies
- Experience in implementing the ProTAFE law
- Professional, full-service REO Tenant servicing

Property Management Made Simple

www.RPMValley.com

The best in off campus living

Varsity Place offers the best variety in off campus living with 30 properties to choose from immediately around campus and the surrounding Huntington area. With prime locations, affordable apartments, ample parking for all residents, and a full time local property management team dedicated to you, it's easy to see why students love living at Varsity Place.

Email us at dtarter@myvarsityplace.com, call **304-697-5381**, or stop by our Information Center at 613 20th Street.



620 15th Street



1510 7th Avenue



Varsity Place
—Off-Campus College Living

Life off the sidelines

Varsity Marshall Location Info

2445 1st Avenue
Winwood III

2449 1st Avenue
Winwood II

1356 3rd Avenue

1424 3rd Avenue
Executive House

2476 3rd Avenue
Winwood I

2950 5th Avenue
Huntington House

1325 6th Avenue
Building A

1505 6th Avenue
The Castle

1509 6th Avenue

1513 6th Avenue

1517 6th Avenue
Building C

1671 & 1675 6th Avenue
Apple Grove

1679 6th Avenue
Ryan Arms

1849 Buffington Ave.

612 9th Avenue
Hunt

1510 7th Avenue
Building B

1540 7th Avenue
Building D

1842 7th Avenue

1846 7th Avenue

1902 7th Avenue

1914 7th Avenue

1028 8th Street
Park Lane

620 15th Street
Castle Arms

637 15th Street
Building E

623 17th Street

624 17th Street

626 17th Street

611 20th Street
Townhouse Apartments

626-630 20th Street
20th Street Apartments

myvarsityplace.com



MELODY T. FARMS, INC.

(304) 522-2560

(304) 736-9595 after 5:00

Only Minutes from Huntington Mall and I-64

Luxury 2 BR Apartments

2 & 3 BR Townhouses

3 BR Homes

- Kitchens Furnished
- Central Air Conditioning
- Pets Accepted
- All Electric

Majority With Washer & Dryer Hookups and
Some With Fireplaces, Garages and Much More

For more information call us here at

Melody T Farms!

Visit us on the internet:

www.melodytfarms.com

Getting Tired?

You know what it's like. Finding new tenants, dealing with your existing tenants, repair this, replace that ... it can really eat up some time. It can go on and on. Doesn't it seem like the phone rings with something else at just the wrong time?

We can help. We're experts in the business of renting and managing residential real estate. We know how to get good tenants at good prices. We do it every day.

Want to know more? Get in touch with us. We're ready to talk about how we can help you.

Pancake Property Services

Excellence in Property Management and Rentals

304-522-8365

empancake@aol.com

PC Pancake, Broker



Big Green Properties

**Available:
Houses and
Apartments**

1-3 bedrooms



All of our apartments are freshly painted, sparkling clean and most are within walking distance to the Marshall University Campus.

A full-time staff & maintenance crew are available 24 hours, 7 days a week.



Many apartments offering:

- HW Floors & Ceramic Tile
- Ceiling Fans
- Self-cleaning Oven
- Dishwasher
- Stackable Washer/Dryer
- Alarm System
- Off-street Parking
- Swimming Pool Access



**Full
Exercise
Facility,
Pool &
Computer
Lab**

For more information, please call or text 304.399.RENT (7368), stop by our office located at 1919 6th Avenue, or visit our website at: biggreenproperties.net

304.399.RENT

www.biggreenproperties.net





1 - 2 - 3 BEDROOM LUXURY APARTMENTS

304-733-3838

www.WaterfordVillage.info
Now Accepting Applications



**NEW CONSTRUCTION
IN BARBOURSVILLE**

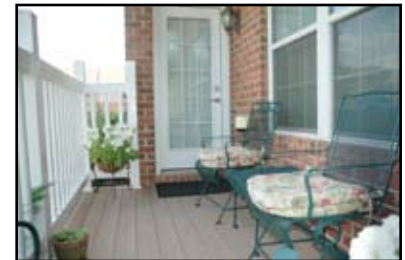


FULLY EQUIPPED KITCHEN

Each apartment has large rooms, walk-in closets, fire-place, granite vanity tops, 6" sound separation with firewall between each unit, washer and dryer furnished & much, much more!



MODERN BATHROOMS



7'x12' BALCONY

Community Features



Entertainment Room

- 50" Plasma TV
- Surround Sound Stereo
- View Overlooking Pool



Kitchen

- Fully Equipped
- Gourmet Kitchen
- Granite Counter Tops



Resort Style Pool



Club House

Fitness Center

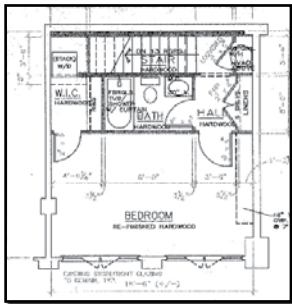
- Nautilus Weight Equipment
- Pre Cor Elliptical
- Life Cycle Bikes
- Star Trac Treadmills



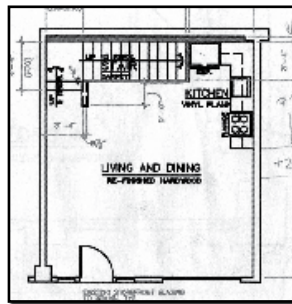


26 BRAND NEW Downtown Apartments Lease to Own (Owner Financing Available)

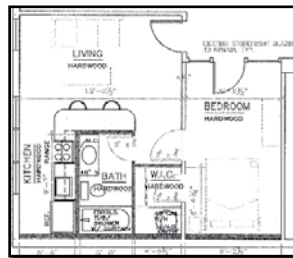
**One and Two Story
Townhouse Style Floor Plans
~ Ready This Fall ~
Pre-leasing Now. Choose Your Colors**



Typical Mezzanine
2 Level Unit

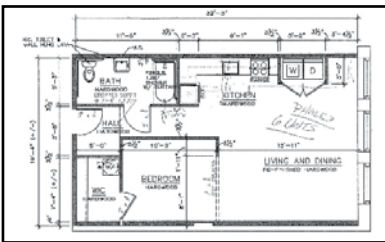


Typical 1st Floor
2 Level Unit

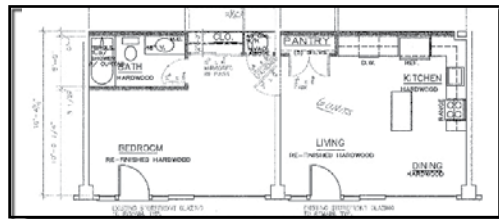


Unit 210

Plans subject to change



Typical 3rd Floor
1 Level Unit



Typical 2nd Floor
1 Level Unit



*Walk to
Pullman Square,
Restaurants, Movies*

Amenities:

- Storage Space Available
- Fitness Center On Site
- On Site Deli/Store
- Office/Conference Room Available For Owners
- Guest Apartment Available For Visitors

**26 New Apartments
In the Heart of
Downtown Huntington**



* 945 4th Ave., Huntington, WV

Call 304-399-1300



Hood Realty Co. 304-522-6252

522 7th Street, Huntington, WV
J.E. Hood, Broker

1, 2, 3 & 4 BR Units
Other Locations Also Available



918 6th St.



902 11th Ave.



1200 Kanawha Terrace



632-34 10th Ave.



729 11th Ave.



536 6th Ave.



Timberlake Dr. Condos



414 11th Street



40 W. 7th Ave.



602 10th Ave.



835 9th Ave.



839 9th Ave.



1357 Park Street



6030 E. Pea Ridge Rd.



246 6th Ave.



6032 E. Pea Ridge Rd.



422 W. 9th Ave.



1034 7th St.



542 6th Ave.



524 7th St.

www.hoodrealtycompany.com



Best of the Tri-State



Call Us First!



Westmoreland Estates

2930 - 2950 Auburn Road ~ Near VA Medical Center ~ 1 & 2 Bedrooms ~ Spacious & Luxurious

◀ **East Pea Ridge Area** ▶



Timberwoods II Apartments

5940 Mahood Drive

◀ **Near Ritter Park Area** ▶



Southwood Apartments

738 - 11th Avenue

◀ **A Brisk Walk from Ritter Park** ▶



Chesterfield Apartments

1020 - 11th Avenue

◀ **East Pea Ridge Area** ▶



Curry Avenue Apartments

6200 Curry Avenue

We have full time
staff & maintenance
on call 24 hours.

Our professional staff
will be pleased to
show you any of our
great locations.



J. Roger Smith Enterprises

304-525-3055 ~ 304-522-4126

www.tristateapartments.com

Prices range from
\$450 to \$900.

For more information
please call or stop by
our office located at
1253 Third Avenue
Huntington, WV.



With A Variety of Apartments... We Have One Just For YOU!