

## **America Street (#74-1) - West End - Providence**



### **Gorgeous Luxury 2 bedroom, 2 bath, central air, laundry, off street parking, and large deck**

This place is spectacular with lots of room and a great location. Walk to the heart of Federal Hill with great restaurants and shops.

#### **DESCRIPTION**

Wide open entertaining space with formal dining area, gorgeous large solid wood. White kitchen with stainless steel appliances including a 5 burner gas stove, French door refrigerator, dishwasher, disposal, built-in beverage cooler and a huge breakfast bar in beautiful granite.

The living room offers tall ceilings. Two full bathrooms with marble tiling around the tub and shower enclosures. Both have slate tiled floors.

Primary bedroom is huge with a large closet and en suite bathroom with walk-in shower and glass door. Gleaming hardwood floors finished in a light blond color, lockable storage in the basement and a large shared deck out back - perfect for summer relaxing and entertaining.

All of the mechanical systems are newly replaced, plumbing, electrical, and super-efficient forced hot air heat with Central A/C, the house has been completely insulated too.

It is spacious and in a great location in Providence. There is a nearby dog park and if you want to take a nice short walk, you can also get to all the great restaurants on Federal Hill. It is also close to public transportation and a few blocks from the highway for exploring the area, including day trips to the beach!

## **UNIT DETAILS**

|                               |                               |
|-------------------------------|-------------------------------|
| 2 bedrooms                    | Central air                   |
| Laundry in unit               | Off street parking            |
| Granite kitchen counters      | Stainless steel appliances    |
| Gas stove                     | Dishwasher                    |
| Garbage disposal              | Wood floors                   |
| Lockable storage in basement  | Forced hot air heat           |
| Electronic keyless door locks | Hardwired smoke alarm systems |
| 1st floor                     | 2 Bedrooms                    |

## **MOVE IN DETAILS**

- A one-month deposit and a minimum one-year lease is required.
- Excellent credit is a must.
- This is not student housing.
- This is a quiet, non-smoking property.
- The lease offers a discount of \$100 off your monthly rent when payment is received before noon on the first day of the month.

It is pet friendly but we cannot consider any aggressive animals or any animals on the homeowner's insurance policy's prohibited breeds list. Small pet fees apply: \$150 one-time non-refundable animal fee and \$15/animal/month animal rent.



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