

16 W College Avenue, Yardley, PA 19067

1340 sq ft | 3 bedrooms | 1 full bathroom | bonus living/workspace | fully furnished | private parking



Description: Welcome home to this beautiful twin in the heart of Yardley Boro, just steps from all that Main Street has to offer! This home has the perfect combination of vintage charm and sophistication with gorgeous refinished original pumpkin pine flooring that complements the neutral colors and new upgrades throughout. Spacious living and dining rooms, upgraded kitchen showcasing exposed wood beams, tile backsplash, and new appliances, updated full bathroom, 3 bedrooms and dedicated work/living space in the 3rd floor loft. Enjoy your morning coffee on the front patio or grilling on the back deck. The basement includes a washer/dryer and extra storage. Private parking for two cars. Video tour available upon request.

Location: Within steps of the the Dog Grooming School of Pennsylvania, many shops/restaurants Yardley Boro, canal path for walking/running/biking and local SEPTA train station. A quick drive gets you to I-295 for access to Philadelphia/Princeton/NYC and Trenton Train Station (NYC access) and Airport.

Home comes **fully furnished and includes:**

- **Utilities:** Water, electricity, heat, Verizon internet, YouTube TV, access to streaming apps
- **Kitchen:** cutlery and dishware, oven and gas burner stove, microwave, coffee maker, refrigerator, cooking basics, dishwasher, detergent, dish soap
- **Basement:** large washer and dryer, folding table, broom, additional storage space
- **Full bathroom:** tub and shower, towels, makeup towels, hair dryer, shampoo, conditioner, soap
- **Bedrooms:** 2 queen beds, 2 twin beds with linens and pillows. Clothes hangers, iron and board.
- **Safety:** Fire extinguisher, fire alarm system, carbon monoxide detectors, first aid kit
- **Outside:** Private deck with grill. Shared backyard and parking (2 vehicles for this rental)

Other details:

- **Smoking is strictly prohibited.**
- **Parties and loud music are strictly prohibited.** The home is a twin and shares a wall with the other side and is located in a quiet, family friendly neighborhood. We ask tenants to please be respectful.
- Pets are negotiable.

Rent: \$4,800/mo with 30+ day minimum lease term (can be split between multiple Dog School of PA students who are open to living together!)

Contact: Jonathan & Erica at 215-622-7332 or 1416wcollegeave@gmail.com – book directly and save the Airbnb booking costs! You can find our Airbnb listing at www.airbnb.com/h/16wcollegeaveyardley and a video tour of the home with this [Google Drive Link](#).

Living room with plenty of natural light, large couch, and TV.



Dining room

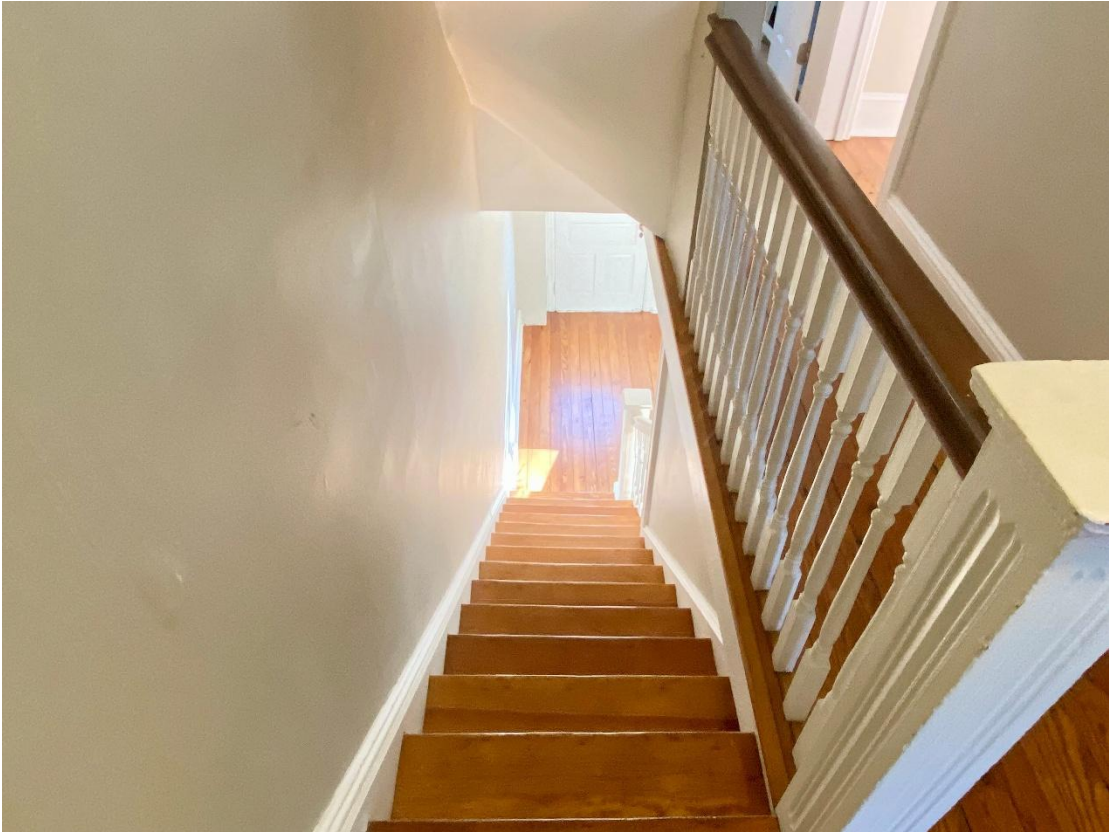


Kitchen with updated appliances, butcher block counters, and exposed wood beam ceilings.





Staircase to 2nd Floor



2nd Floor Hallway



Bedroom #1 – Queen



Bedroom #2 - Queen



Bedroom # 3 - Twins



Full Bathroom and Staircase in hallway up to 3rd floor living/workspace



Work/Living space in 3rd floor loft



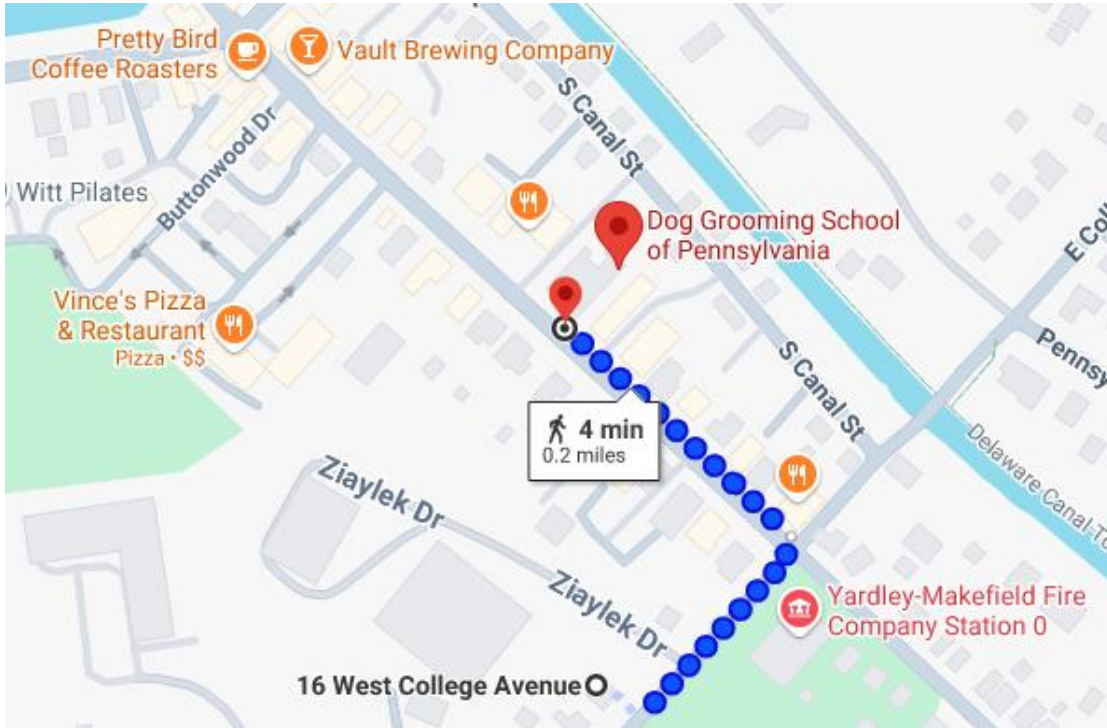
Front of house from W College Ave, driveway on left side of home



Back of house with private deck and shared yard and parking



Just a few minutes walk to the center of Main Street in Yardley Boro.



Close to I-295 for access to Philadelphia, Trenton Airport, and Princeton, the Trenton Train Station to reach NYC, and walking distance to the Yardley SEPTA train station to Philadelphia.

