

# Real Estate

special advertising section

**Focus on Rental Housing**  
**Joshua House, Philadelphia**

## City convenience, quiet living at Joshua House

By Bob Bannar  
Hollister Publication Services

With its architecturally styled pitched roofs, park-like sculptured garden setting, and tree- and curbside-lighting, Joshua House seems like it would be more at home in a quiet suburban neighborhood. Yet there it sits in Philadelphia's Greater Northeast, offering all the conveniences of city living. Joshua House apartments are close to shopping and entertainment at the many malls along the Roosevelt Boulevard. Several local shops and stores are also set throughout the friendly neighborhood.

That convenient, suburban-like setting was all it took to capture Cathy Lyons' heart when she was apartment hunting in September 1999. After just one year in a Delaware County apartment, she asked

her son to help find her a new home.

"A friend told him to look in Northeast Philadelphia. Joshua House was the first place he saw, and he fell in love with it. When he took me there, I liked it, too," says Lyons. "It's convenient to everything — buses, the church, shopping. And if you have anything that goes wrong, they are right there. I told my son, you can't take me away from here. The people are so nice. It's a wonderful place. I love it here. I never want to move."

Joshua House apartments are spacious and well appointed, with separate kitchens, and living and dining room areas. The extensive list of amenities includes plush wall-to-wall carpeting; ceiling fans with lights; closets with mirrored sliding doors; central air conditioning; and modern picture-framed windows, storm windows and window treatments throughout. The European-style kitchens feature dishwashers and garbage disposals.

Each apartment is secured with a limited-access intercom entry system. Each building features laundry facilities that utilize a convenient card system. On-site, off-



**The one-, two- and three-bedroom apartments at Joshua House are spacious and well appointed.**

street parking is also provided.

The Joshua House fitness center, which has been newly renovated, is open to residents at no additional cost.

Cynthia Carter and her young son moved into Joshua House a little over a year ago. "I found it through the Lindy Property website," Carter says. "When I saw the sample apartment, I liked the way it was set up. The apartment was nice and the rent is reasonable, especially for all it offers."

Joshua House is owned and managed by Lindy Property Management Company, Inc., which is now in its third generation of family ownership. Lindy's properties are found in over 30 communities throughout Philadelphia, Bucks, Montgomery, Chester and Atlantic Counties.

And while Joshua House may be only one of the company's many properties, it holds a special meaning for Phillip Lindy, who purchased the community in 1985. He quickly renamed it Joshua House to celebrate the birth of his grandson, Joshua, born that same year. And he's been treating them both with care ever since.

**Apartment features at Joshua House include wall-to-wall carpeting and separate living and dining areas.**



## The Details

**Name:** Joshua House

**Address:** 2607 Welsh Road, Philadelphia, PA 19114

**Landmark:** Tiffany's Diner (at Welsh & the Boulevard)

**Phone:** 215-677-1765

**Website:** www.lindyproperty.com

**Type of Housing:** One- to three-bedroom apartments

**Number of Units:** 312

**Rent Range:** \$650 to \$1,250

**Management:** Lindy Property Management Company, Inc.

**Amenities:** Fitness center, fully equipped kitchens with dishwashers and microwave ovens, oversized closets, on-site off-street parking

**Pets:** Cats and dogs under 30 pounds with \$25 monthly fee

**Shopping:** Shopping centers within walking distance

**Public Transportation:** SEPTA Bus Routes 88, 14 and 20 are within walking distance. The R7 Torresdale Train Station is nearby. Route 1, the Pennsylvania Turnpike and I-95 are easily accessible.

**Directions:** From I-95, take the Academy Road exit. Turn left at the second light (Willits Road). After approximately seven blocks, Willits becomes Welsh Road. Joshua House is on the right.

From Route 1 North, take Route 1/Roosevelt Boulevard to Welsh Road and turn right. Joshua House is three blocks ahead on the left.

From Route 1 South, take Roosevelt Boulevard to Welsh Road and turn left. Joshua House is three blocks ahead on the left.

From the Pennsylvania Turnpike, take the Philadelphia exit. Take Route 1 South to Welsh Road and turn left. Joshua House is three blocks ahead on the left, approximately seven miles from the turnpike.

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