

Stately 4 bd/3 ba Home in Alhambra for Lease!!!

18333260620

507 N Almansor St
Alhambra, California 91801-2626

Rent: \$4,350.00 **Size: 2339 SqFt**

4 Beds 2 Baths Single Family House

Deposit: \$4,350.00 USD



Property Description

This elegant residence is located on one of Alhambra's finest streets, positioned to the north of Main Street, and is conveniently close to transportation, shops, and restaurants. Upon entering, you will be captivated by the exquisite hardwood floors and generously sized rooms throughout the entire house. The formal dining room seamlessly connects to a versatile space that can serve as a family room, den, office, or playroom, making it ideal for hosting gatherings. The spacious living room boasts a charming fireplace and abundant natural light. The backyard is divided into two sections one featuring a basketball hoop, and the other adorned with fruit trees. Upstairs, you will find three bedrooms along with a full bath and a 3/4 bath. Downstairs, a separate den with an attached 3/4 bath offers flexibility and could be utilized as a bedroom with an ensuite bathroom. Don't miss the opportunity to make this delightful home yours!

Yes, we are accepting applications NOW. All listings should be presumed available and are removed immediately after taking a deposit from an approved applicant.

Take advantage of our ONLINE APPLICATION PROCESS. You may submit your application online. We do not release information on the application activity and encourage you to apply if you are interested in this property.

SCHEDULE An Agent SHOWING and receive email confirmation & a reminder via text message. Approved applicants may schedule private appointments if unable to attend one of our scheduled showings.

Each adult that intends to live in the property (everyone 18 years or older) must fully complete a separate application and pay the \$50 application fee. SB 267 Alternate Option From Credit Reports for Housing Subsidies Where an applicant receives a government subsidy; it is unlawful to use a persons credit history as part of the application process without offering the applicant the option to provide lawful, verifiable alternative evidence of the applicants ability to pay the portion of the rent paid by the tenant. This could include, but is not limited to, government benefit payment, payment record, or bank statements. Where an applicant elects to provide alternative verification of ability to pay the rent Instead of allowing the landlord to run a credit report, the landlord shall provide the applicant time to provide the information and reasonably consider that information in lieu of credit history.

Approved applicants are given 24hrs (1 business day) to place their deposit in order to hold the property and set a move in date. Please be sure to schedule a viewing of the property either before or immediately after submitting an application to rent.

This property can only be held with a paid security deposit that guarantees the move in up to 14 Days from the approval date. If the property is not yet available for move-in, we require that the move-in date be within 14 Days of the expected availability date.

All HomeRiver Group residents are enrolled in the Resident Benefits Package (RBP) for \$49.95/month. This includes renters insurance, a move-in concierge service to make setting up your utilities and home services easier, \$1M identity protection, a top-tier resident rewards program, credit building with on-time rent payments, and HVAC air filter delivery (where

Property Frameworks
- Los Angeles/Oxnard

Office Location

18333260620



applicable). More details are available upon application.

DRE# 01032385

Patricia Parish

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This Property Accept State/Federal housing subsidy programs as a source of income
We Do Business in Accordance with State and Federal Fair Housing Laws. It is Illegal to
Discriminate Against Any Person Because of Race, Color, Religion, Sex, Handicap, Familial Status
or National Origin.

Pet guideline (\$50 Mo pet rent) : Must be approved prior to leasing

Lease terms: Month to Month

Utilities the tenant pays: Gas, electric, water, sewer, trash

Utilities Included: None

Yard Care: Owner

HOA disclosure: No

<https://www.insidemaps.com/app/walkthrough-v2/?projectId=TvllBQyqHA&env=production;>

Date Available: Immediately