

## **For Rent: 113 Birdwood Court**

1230 sq. ft. 3 bedroom 2 ½ bath duplex located in a small quaint neighborhood 5 minute walk to McIntire Plaza/Cville Coffee and less than 10 minute drive to UVA Medical Center or UVA Campus.

The home has two floors with new carpet and bathroom vinyl upstairs and hardwood floors down stairs. The kitchen has stainless steel appliances and the laundry room has newer front loading washer and dryer. There is a 12 x 12 screened in porch off the dining area and the living room has a wood burning fireplace.

There is a 12 x 10 locked storage building in the back yard and large community green space across the street. The home has off street parking and yard maintenance is included in the rent.

Available April 30<sup>th</sup>, \$1700/mon with first month's rent as a deposit. Pets considered on an individual basis with a fee.



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