

# WASHINGTON GARDENS



834 Washington Avenue, Carnegie, PA 15106 | p: 412-276-5544 | f: 412-279-3261  
Web: [www.washingtongardens.com](http://www.washingtongardens.com) | Office Hours: M-F 9 am to 5 pm or by appointment

## Surround yourself in the beauty of Washington Gardens' park-like setting

Your walk in the park will include vibrant flowers, mature trees, a sparkling swimming pool and picnic area with grills. Washington Gardens offers spectacular 1 and 2 bedroom floor plans situated just minutes to Downtown, the airport, I-279 and I-79. You couldn't ask for a more convenient location. Washington Gardens Apartments is the essence of comfortable living.



## FEATURES

### LIFESTYLE

- Convenient shopping, dining & entertainment at Robinson Town Centre, The Galleria & South Hills Village
- Minutes from Downtown & Pittsburgh International Airport
- Easy access to the best of Pittsburgh's hospitals, colleges & universities
- Mt. Washington & its spectacular views of the city are only moments away
- Enjoy our resident activities
- 24-hour emergency maintenance service
- On-site management that cares!

### RESIDENCE

- Spacious 1 & 2 bedroom floor plans
- Designer eat-in kitchen with charming window and pantry
- Refrigerators with icemakers
- Dishwashers & garbage disposals
- Self cleaning gas ovens in certain floor plans
- Formal dining area
- Fabulous walk-in closets
- Large windows with vertical blinds
- Individual climate control
- Plush carpet
- High speed internet & cable TV available
- Gas for heat & cooking, and rubbish removal included

### COMMUNITY

- Indoor & outdoor parking
- Guest suite for residents' visitors
- State-of-the-art fitness center
- Sparkling heated swimming pool
- Social room for entertaining your guests
- Laundry facilities on each floor
- Additional private storage
- Mobile post office
- Public transportation at door
- Visual identification entry system available

## FLOOR PLANS & STARTING RENTAL RATES

TYPE	SQUARE FEET*	RATES FROM
Studio	600 SF	<i>Call Today!</i>
1 Bedroom / 1 Bath	832 SF	
2 Bedroom / 1 Bath Garden Style	1,047 SF	
2 Bedroom / 1 Bath	1,047 SF	
2 Bedroom / 2 Bath	1,220 SF	

\*Floor plans and square feet are approximate.

## GENERAL DIRECTIONS

**FROM THE EAST:** Take I-376 West towards Pittsburgh. Take I-279 South towards airport. Travel I-279 South over Fort Pitt Bridge and through Fort Pitt Tunnels to I-279 South/Route 22/30 West. Take Carnegie/Heidelberg/Route 50 Exit. Bear left following Heidelberg ramp merging onto Lydia Street. Turn left onto Washington Avenue (Route 50). Washington Gardens is on your right.

**FROM THE WEST:** Take 279 North towards Pittsburgh. Take Carnegie /Heidelberg/ Route 50 Exit. Bear left following Heidelberg ramp merging onto Lydia Street. Turn left onto Washington Avenue (Route 50). Washington Gardens is on your right.

**FROM THE NORTH:** Take I-279 South towards Pittsburgh, follow signage toward Pittsburgh Airport. Follow signs across Fort Pitt Bridge, and through the Fort Pitt Tunnel continuing on I-279. Take Carnegie/Heidelberg/Route 50 Exit and bear left following Heidelberg ramp merging onto Lydia Street. Turn left onto Washington Avenue (Route 50). Washington Gardens is on your right.

**FROM THE SOUTH:** From the Liberty Tunnels take Route 51 North. Take I-279 South Exit towards airport. Take Carnegie/Heidelberg/Route 50 exit. Bear left following Heidelberg merging onto Lydia Street. Turn left onto Washington Avenue (Route 50). Washington Gardens is on your right.

**OPTIONAL DIRECTIONS FROM THE SOUTH:** Take I-79 to the Heidelberg/ Kirwan Heights Exit. At the end of the ramp get in the left hand lane at the stoplight. Make a left onto Route 50/ Washington Ave. Follow approximately 3.5 miles. Washington Gardens is on your left.