



Georgian Court Estates



Worry-Free, Affordable Living for Adults 62 and Over

Spacious Living...

Apartments feature:

- An average of 1000 square feet or more of living space
- Choice of 1 to 3 bedrooms
- Up to 2 baths per unit
- Most apartments have open or enclosed balcony or patio
- Indoor parking garage with elevators
- Laundry facilities on site with option for in-unit laundry
- Locked storage area for each apartment

Convenient Living...

Kitchens feature:

- Smooth top range
- Dishwasher
- Full-size refrigerator with bottom freezer

Worry-Free Living...

- Water, heat, air conditioning, trash removal, taxes & electrical utilities included
- Tenants pay own cable, phone & internet



Georgian Court Estates

**For more information,
or to schedule a tour,
*please call***

(315) 624-7117

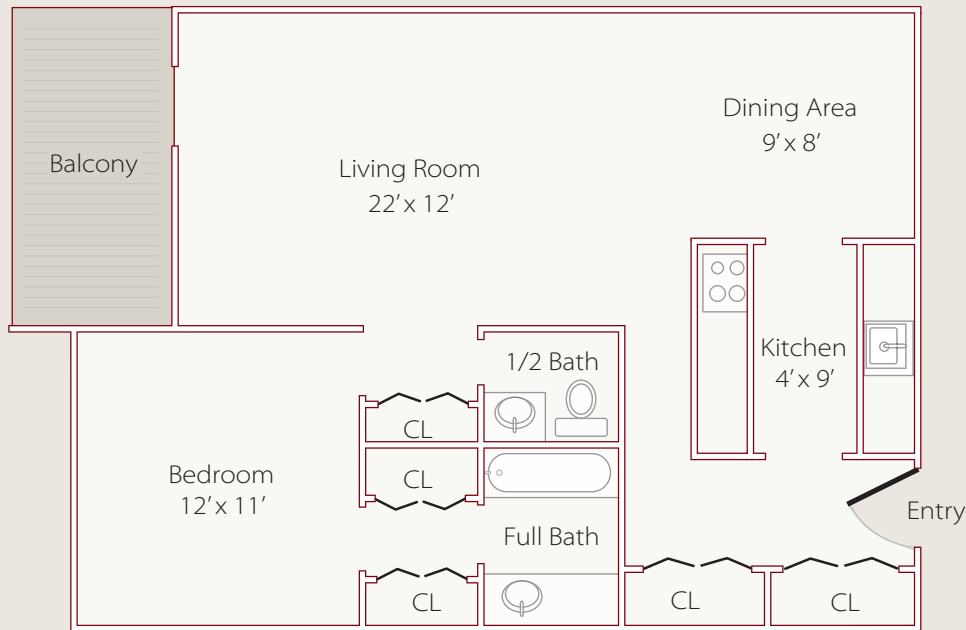
2410 Oneida Street
Utica, NY 13501

www.sitrin.com



Georgian Court Estates

One Bedroom, One Bath



One Full Bathroom, Balcony, Spacious Living Room

Available Apartments

- 2F** Faces Oneida Street, open balcony, fully renovated, access from right.
— \$1,150*/ Mo

* Washer/Dryer Available for additional fee

Additional Services & Features

Utilities:

- Heat, air conditioning, trash removal, taxes & electrical utilities included
- Tenants pay own cable, telephone & internet

Laundry Room:

- Coin operated washers and dryers located in lower level

Washer/Dryer Unit :

- Installed where connection is available; * \$50 per month (Units supplied and maintained by Georgian Court Estates)

Parking:

- Indoor, lower level parking available

Storage:

- Generous closet and storage available in apartments, additional locked storage available in lower level



Georgian Court Estates, 2410 Oneida Street, Utica, New York
Phone: 315.624.7117 • www.sitrin.com

SITRIN
The Help. The Hope. The Healing.



Georgian Court Estates

Two Bedroom, Two Baths



Two Full Bathrooms, Patio or Balcony, Spacious Living Room

Available Apartments

- 1C*** Faces brook, covered patio, partially renovated, access from right
— \$1,200* / Mo]
- 2B*** Faces Oneida Street, open balcony fully renovated, access from right
— \$1,575* / Mo
- 3L*** Faces courtyard, fully renovated, no balcony, access from left
— \$1,475* / Mo
- 3C*** Faces brook, covered balcony, fully renovated, access from right
— \$1,575* / Mo
- 3E*** Faces courtyard, covered patio, partially renovated, access from right
— \$1,300* / Mo
- 3G*** Faces brook, covered balcony, fully renovated, access from left
— \$1,575* / Mo

Additional Services & Features

Utilities:

- Heat, air conditioning, trash removal, taxes & electrical utilities included
- Tenants pay own cable, telephone & internet

Laundry Room:

- Coin operated washers and dryers located in lower level

* Washer/Dryer Unit :

- Installed at tenant request -additional \$50 per month (Units supplied and maintained by Georgian Court Estates)

Parking:

- Indoor, lower level parking available

Storage:

- Generous closet and storage available in apartments, additional locked storage available in lower level



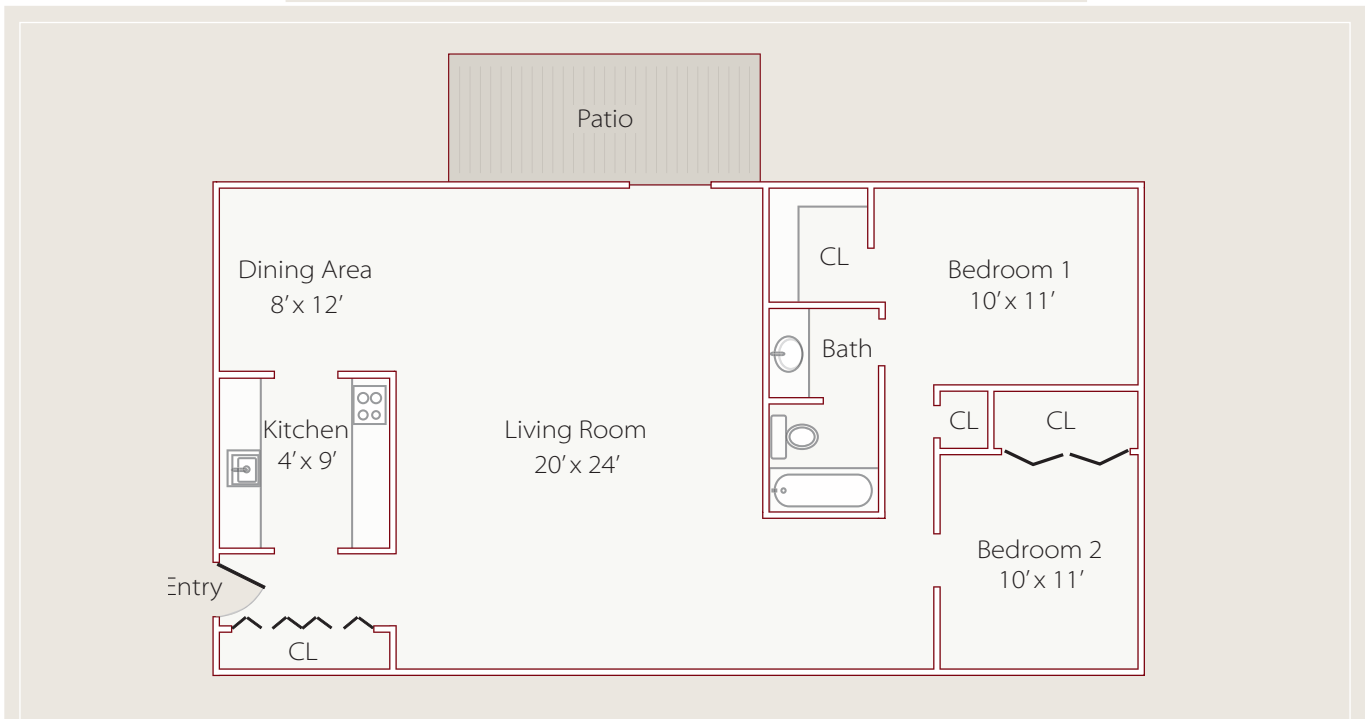
Georgian Court Estates, 2410 Oneida Street, Utica, New York
Phone: 315.624.7117 • www.sitrin.com

SITRIN
The Help. The Hope. The Healing.



Georgian Court Estates

Two Bedroom, One Bath



One Full Bathroom, Patio or Balcony, Spacious Living Room

Available Apartments

- 2J *** Open balcony, fully renovated, access from left
— \$1,380*/Mo

** Washer/Dryer Available for additional fee*

Additional Services & Features

Utilities:

- Heat, air conditioning, trash removal, taxes & electrical utilities included
- Tenants pay own cable, telephone & internet

Laundry Room:

- Coin operated washers and dryers located in lower level

Washer/Dryer Unit :

- Installed where connection is available; * \$50 per month (Units supplied and maintained by Georgian Court Estates)

Parking:

- Indoor, lower level parking available

Storage:

- Generous closet and storage available in apartments, additional locked storage available in lower level



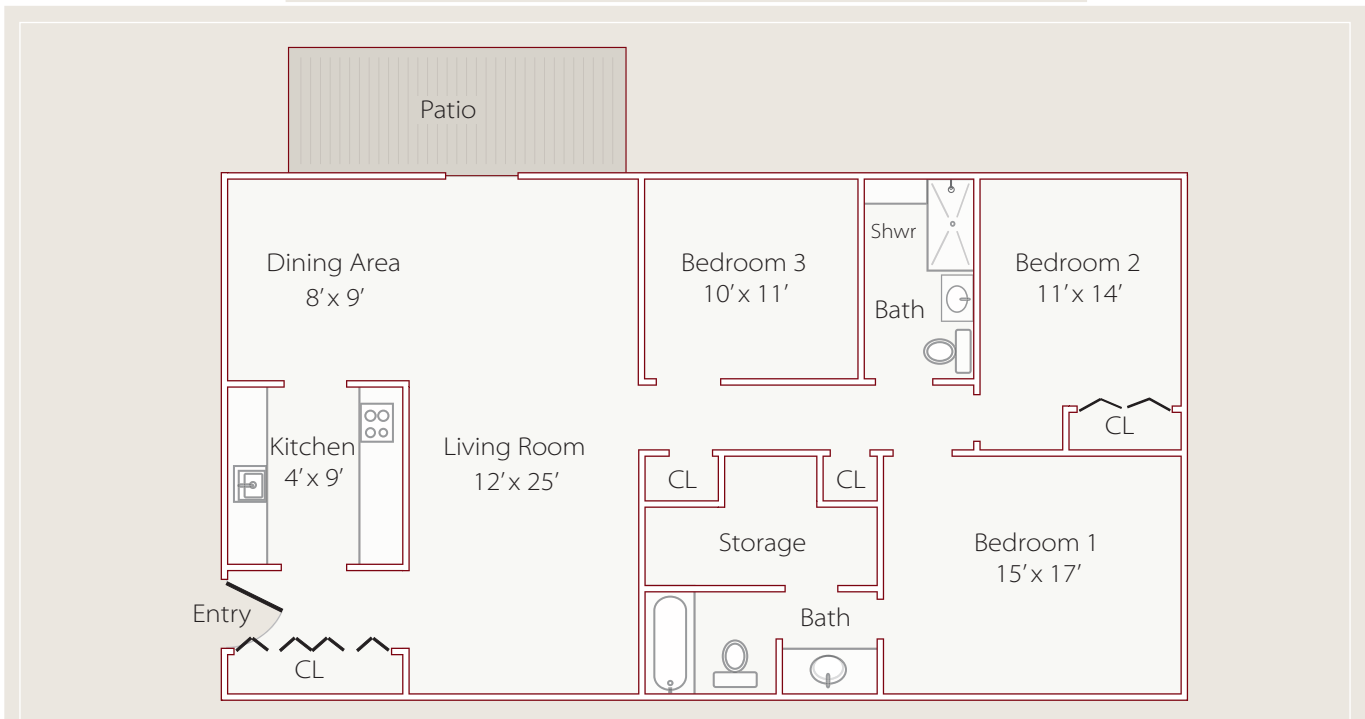
Georgian Court Estates, 2410 Oneida Street, Utica, New York
Phone: 315.624.7117 • www.sitrin.com

SITRIN
The Help. The Hope. The Healing.



Georgian Court Estates

Three Bedroom, Two Baths



Two Full Bathrooms, Balcony, Third Bedroom, Den or Office, Spacious Living Room

Available Apartments

1H* Faces brook, can be 3 bedroom, or leave as 2 bedrooms and enjoy a den, office, or spacious living area – under renovation, 1st occupant can assist in choosing color scheme, enter from left, covered balcony

— \$1,725*/Mo

3H* Faces brook, enter from left, partial renovation, covered balcony

— \$1,625*/Mo

Additional Services & Features

Utilities:

- Heat, air conditioning, trash removal, taxes & electrical utilities included
- Tenants pay own cable, telephone & internet

Laundry Room:

- Coin operated washers and dryers located in lower level

*Washer/Dryer Unit :

- Installed at tenant request -additional \$50 per month (Units supplied and maintained by Georgian Court Estates)

Parking:

- Indoor, lower level parking available

Storage:

- Generous closet and storage available in apartments, additional locked storage available in lower level



Georgian Court Estates, 2410 Oneida Street, Utica, New York
Phone: 315.624.7117 • www.sitrin.com

SITRIN
The Help. The Hope. The Healing.