



# **Property Summary**





The historic Campbell Court building was remodeled in 2008.

Relax in the large courtyard, complete with a grilling space, or enjoy its easily walkable location to JMU and downtown Harrisonburg!

#### **Unit Features**

- Studios, 1 Bedrooms, 2 Bedrooms
- Energy Star Stainless Steel appliances
- 2 Entrances to apartments

#### Safety Features

- Deadbolt on entrances
- Secure key FOB access

#### **Additional Features**

- Trash collection •
- \*\*\*Pet friendly
- Party-free atmosphere •

## Transportation & Parking

- Go to HDPT.com for Bus Routes •
- Off-Street permit protected parking lots



Live in luxury when you choose Charleston Townes. With a fitness center, pool and hot tub, beach volleyball court, dog park, and basketball court...you'll never run out of ways to relax after classes.

#### **Unit Features**

- 4 Bedroom, 4.5 Bathroom furnished homes
- Energy Star Stainless Steel appliances
- Private deck

# Safety Features

- Deadbolt on front door; Locks on bedroom doors

# **Transportation & Parking**

- Go to HDPT.com for Bus Routes
- Surveillance cameras & after-hours patrol officers Off-Street permit protected parking lots

#### **Additional Features**

- 42" Flat Screen TV
  - \*\*\*Pet friendly
- Granite countertops

Interested? Schedule a showing! Email CharlestonTownes@MatchboxRealty.com, or call (540) 705-0656 today!



City Exchange, built in 1908, was a production facility converted into lofts and flats in 2006. These units are packed with features, including original brick walls, bamboo or stained concrete floors and built-in surround sound wiring.

#### **Unit Features**

**Historic Building** 

- 1 Bedroom, 2 Bedroom flats & lofts
- In-unit washer and dryer
- Stainless Steel appliances and granite countertops

#### Safety Features

- Key FOB access, Video-entry sytem
- Deadbolt on front door; Exterior cameras

#### **Additional Features**

- Private deck / patio
  - \*\*\*Pet friendly
- Walking distance to JMU

# **Transportation & Parking**

- Go to HDPT.com for Bus Routes
- Off-Street permit protected parking lots



Devon Lane Townhomes, just a block from JMU, feature spacious bedrooms, two full living rooms, a fully equipped kitchen, laundry room and plenty of room to spread out!

Devon Lane, not just a townhouse; a lifestyle.

#### **Unit Features**

- 3 Bedrooms, 3.5 Bathrooms
- On-site laundry
- Oversized or walk-in closets

#### Safety Features

- Deadbolt on front door
- Privacy locks on bedroom doors

#### **Additional Features**

- 2 Entrances
- Large, full Kitchen •

#### **Transportation & Parking**

- Go to HDPT.com for Bus Routes
- Off-Street permit protected parking lots



Quiet comfort is what you're choosing when you live in Dogwood Communities. Dogwood Commons, Dogwood Courtyard, and Dogwood Townhomes each sport unique features that you are sure to enjoy.

#### **Unit Features**

- 1 Bedroom, 1 Bathroom (Dogwood Commons)
- 1 Bedroom, 1 Bathroom (Dogwood Courtyard)
- 2 Bedroom, 1 Bathroom (Dogwood Townhomes)

#### Safety Features

- Deadbolt on entrances
- Exterior cameras (Dogwood Commons)

# **Additional Features**

- Full-sized washers and dryers •
- Dogwood Townhomes feature hardwood floors & semi-finished basement

## Transportation & Parking

- Go to HDPT.com for Bus Routes •
- Off-Street permit protected parking lots •

Interested? Schedule a showing! Email DogwoodCommunities@MatchboxRealty.com, or call (540) 434-5150 ext 100 today!



The Downtown Houses offer all there is to love about downtown living with added independence. There are a variety of houses, each with unique benefits to enjoy.

#### **Unit Features**

- Variety of houses to choose from
- Layouts are different in every house
- Several houses with multiple kitchens

#### Safety Features

- Deadbolt on front door
- Privacy locks on bedroom doors



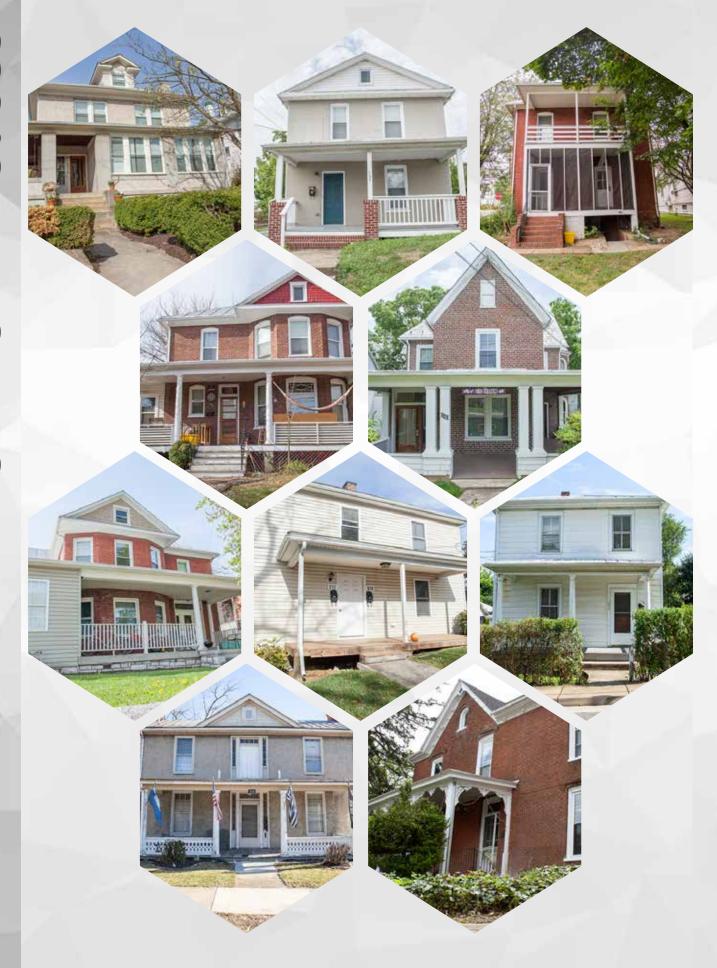
Each of these units have unique policies surrounding policies like pets, utilities, and upkeep. All of our houses are within a short walking distance to several HDPT Bus stops, and many offer off-street parking.

#### **Additional Features**

- Trash collection from dumpsters
- \*\*\*Pet friendly
- Large groups welcome!!

#### **Transportation & Parking**

- Go to HDPT.com for Bus Routes
- Off-Street parking varies by property





The Glenside Townhomes, located on Devon Lane, offer three floors of comfortable living. These townhomes are near Sentara Park, campus, and shopping. Each home sports a full kitchen, laundry room, and spacious common areas.

#### **Unit Features**

- 3 Bedroom, 3.5 Bathroom
- Furnished bedrooms with full-size beds
- Internet and trash collection included

#### Safety Features

- Deadbolt on entrances; Locks on bedroom doors
- Surveillance cameras & after-hours patrol officers

#### **Additional Features**

- Oversized closets in each room
  - 2 Entrances
  - Convenient to Campus •

# **Transportation & Parking**

- Go to HDPT.com for bus routes •
- Off-Street permit protected parking lots



The Historic Ice House building now breathes new life as a collection of remodeled living and commercial space. Close to campus, with gorgeous industrial apartments, and retail spaces, this is an incredible downtown asset for you to enjoy.

#### **Unit Features**

- Studios and 1 Bedroom, 1 Bathroom units
- Full kitchen
- Internet and trash chute included

## **Safety Features**

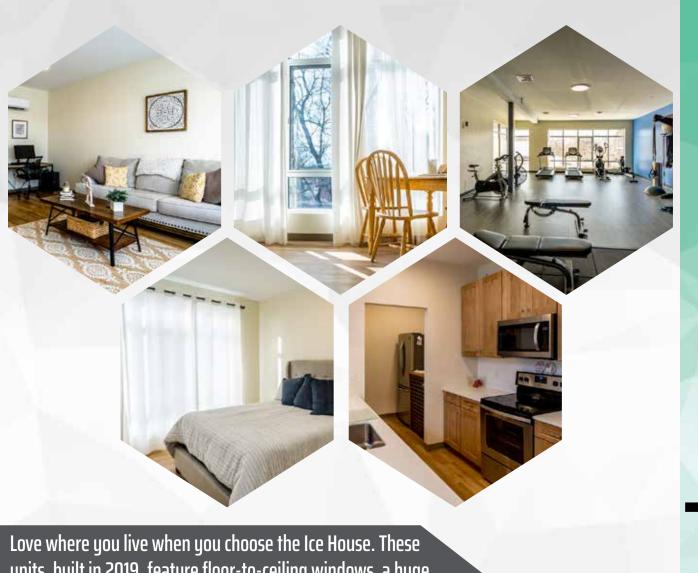
- Deadbolt on front door
- Key FOB access; Video entry; Surveillance cameras

#### **Additional Features**

- Restaurants, Cafes, and Shops on first Ffoor
  - \*\*\*Pet friendly
  - In-unit washer and druer

# **Transportation & Parking**

- Go to HDPT.com for Bus Routes
  - Downtown Parking •



Love where you live when you choose the Ice House. These units, built in 2019, feature floor-to-ceiling windows, a huge gym, stainless steel appliances, and quartz countertops. These units offer the opportunity to live life to the fullest!

#### **Unit Features**

- Studio, 1 Bedroom, 2 Bedroom apartments
- 1 Bathroom, 1.5 Bathroom, 2 Bathroom
- Internet and trash chute included

#### Safety Features

- Deadbolt on front door
- Key FOB access; Video entry; Surveillance cameras

#### **Additional Features**

- On-site gym •
- \*\*\*Pet friendly
  - Draperies •

#### Transportation & Parking

- Go to HDPT.com for Bus Routes
  - Downtown Parking •

House South Apartments



The Keezell Flats, located in the heart of Downtown, feature beautiful full kitchens, hardwood floors and a community rooftop patio for residents to enjoy. This historic building is also home to Cats Cradle, the Yellow Button, and Lola's Delicatessen.

#### **Unit Features**

- Studio Lofts, 1 Bedroom, 2 Bedrooms
- Full kitchen and in-unit washer and dryer
- Internet and trash chute included

#### Safety Features

- Deadbolt on entrances
- FOB access, Video entry; Surveillance cameras

#### **Additional Features**

- On-site bike storage •
- Energy Star Stainless Steel appliances
  - Granite countertops

#### Transportation & Parking

- Go to HDPT.com for Bus Routes
  - Downtown Parking •

# Little Red House



The"Little Red House" has been revitalized from a historical cigar factory to a dazzling set of apartments. You'll love its central location downtown and how close it is to everything including JMU, the Farmer's Market, and lots of great retail options.

#### **Unit Features**

- 1 Bedroom, 2 Bedroom, Private outdoor space
- 1 Bathroom, 2 Bathroom
- Full kitchen with granite countertops

#### Safety Features

- Deadbolt on entrances
- Privacy locks on bedroom doors

#### **Additional Features**

- In-unit washer and dryer
  - \*\*\*Pet friendly
  - Internet included •

# **Transportation & Parking**

- Go to HDPT.com for Bus Routes
  - Permit parking •



The historic Livery building now is home to gorgeous apartments and lofts, as well as Bella Luna Wood Fired Pizza.

Located downtown just one block from Court Square, these units are nearby retail options and campus.

#### **Unit Features**

- Studio & 1 Bedroom units
- Skylights and/or solar tubes
- In-unit washer and dryer

## Safety Features

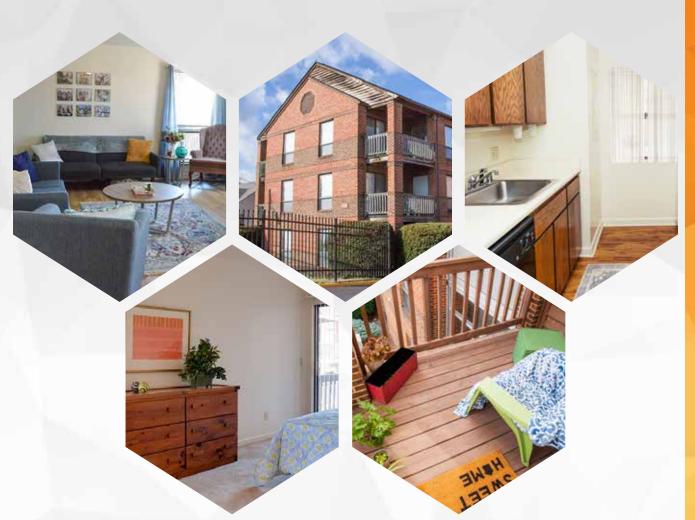
- Deadbolt on entrances
- FOB entrance with video access
- Surveillance cameras throughout building interior

#### **Additional Features**

- Internet & trash included •
- Full kitchen with colorful Big Chill refrigerator
  - Original brick walls

# Transportation & Parking

- Go to HDPT.com for Bus Routes
  - Downtown Parking •



Madison Gardens, located on South Main Street, features private balconies for each bedroom and off-street permit parking. These beautiful units are close to campus, while also giving you space and privacy to relax.

#### **Unit Features**

- 3 Bedroom, 2 Bathroom furnished units
- Internet included
- Private outdoor space for EACH BEDROOM

#### Safety Features

- Deadbolt on front door
- Exterior cameras

#### **Additional Features**

- Furnished units
- In-unit washer and dryer •
- Trash collection from dumpsters & recycling

#### Transportation & Parking

- Go to HDPT.com for Bus Routes •
- Off-Street permit protected parking lots



Take a break from the business of life when you choose Madison Manor. This community includes an off-leash dog park, as well as a basketball court, and a picnic area with grills. With 2 and 3 Bedroom options, you can live life at your own pace.

#### **Unit Features**

- 2 Bedroom, 3 Bedroom units
- 2 Bathroom
- Washer and dryer available in-unit or on premises

# **Safety Features**

- Deadbolt on entrances
- Privacy locks on most bedroom doors

#### **Additional Features**

- Trash collection at on-site dumpsters
  - \*\*\*Pet friendly

#### **Transportation & Parking**

- Go to HDPT.com for Bus Routes
- Off-Street permit protected parking lots

Let the light in when you live at Metro. These units feature huge windows, gorgeous refinished historic hardwood flooring, and an amazing location in the heart of downtown Harrisonburg.

#### **Unit Features**

- 1 Bedroom, 2 Bedroom, 1 Bathroom
- In-unit washer and dryer
- Internet and trash included

#### Safety Features

- Deadbolt on front door
- FOB access and video entru

#### **Additional Features**

- 14 Units total, 4 newly remodeled in 2019 •
- Surveillance cameras throughout property
  - Draperies •

# Transportation & Parking

- Go to HDPT.com for Bus Routes
- Off-Street permit protected parking lots •



When you choose Mountain View Heights, you're choosing comfort and convenience. Enjoy staying in with an outdoor pavilion and grilling space, or going out as these 4 bedroom apartments are nearby campus, dining, shopping, and groceries.

#### **Unit Features**

- 4 Bedrooms, 4 Bathroom furnished apartments
- 50" TV with Roku
- Internet included

#### **Safety Features**

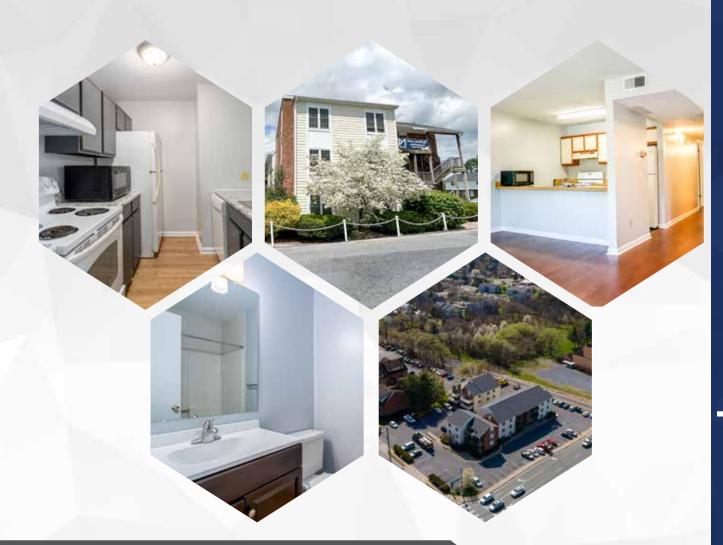
- Deadbolt on entrances
- Exterior cameras

#### **Additional Features**

- Trash collection from dumpsters
  - In-unit washer and dryer •
  - Walking distance to JMU •

#### **Transportation & Parking**

- Go to HDPT.com for Bus Routes
- Off-Street permit protected parking lots



When you choose Port & Main Apartments, you are choosing a walking commute of one minute to JMU, the opportunity to live with lots of friends, and an incredible value for a high quality living environment.

#### **Unit Features**

- 2 Bedrooms, 3 Bedrooms, 5 Bedrooms
- On-site laundry
- Balcony / Patio

#### Safety Features

- Deadbolt on front door
- Privacy locks on bedroom doors

#### **Additional Features**

- Water, Electricty, Internet & Trash INCLUDED!
  - Large Groups Welcome!!
    - \*\*\*Pet friendly •

# **Transportation & Parking**

- Go to HDPT.com for Bus Routes •
- Off-Street permit protected parking lots •



Location is everything! The Row at Memorial Hall is located steps away from Greenberrys and JMU's Memorial Hall. These three bedroom, two bathroom apartment units are ideally situated for student housing within walking distance of campus and downtown.

#### **Unit Features**

- 3 Bedrooms
- 2 Bathrooms
- Full kitchen

#### Safety Features

- Deadbolt on Front Door
- Exterior Lighting

#### **Additional Features**

- Close to campus •
- \*\*\*Pet friendly
- Trash collection from dumpsters

#### **Transportation & Parking**

- Go to HDPT.com for Bus Routes
  - Permit parking lots •



Urban Exchange combines the best of green living, comfort, and an exciting environment. These gorgeous units feature wood flooring, access to a green roof courtyard and walk, stainless steel appliances, and a prime downtown location.

#### **Unit Features**

- Studio, 1 Bedroom, 2 Bedroom, 3 Bedroom, Lofts
- 1 Bathroom, 2 Bathroom, 3 Bathroom
- Internet & trash included

#### Safety Features

- Deadbolt on Front Door
- FOB entrance with video entry system

#### **Additional Features**

- Granite countertops •
- Gym, Apex, Study Lounge, Restaurants
  - \*\*\*Pet friendly

# **Transportation & Parking**

- Go to HDPT.com for Bus Routes
  - Permit parking lots •
  - Gated interior parking garage •



The historic Walton Hotel now houses gorgeous apartments.

These units feature stainless steel appliances, hardwood floors throughout, and beautiful remodeled kitchens and bathrooms.

The first floor houses The Golden Pony, a local restaurant and bar.

#### **Unit Features**

- 2 Bedroom, 2 Bathroom
- Custom cabinetry
- In-unit washer and dryer

#### **Additional Features**

- Internet included
  - \*\*\*Pet friendly
- Downtown location makes commuting to campus easy •

#### **Safety Features**

- Deadbolt on front door
- FOB Access; Exterior surveillance cameras

# **Transportation & Parking**

- Go to HDPT.com for Bus Routes
- Off-Street permit protected parking lots



Call (540) 434-5150 + the property extention to set up an appointment for a showing or for help with additional questions.

Click here to email our Main Office.

#### How do I take a look at an available property?

We are always happy to show prospective residents our available homes during office hours by setting up an appointment with one of our Leasing Agents. Please give us a call at 540.434.5150 during normal business hours (M-F 9:00AM-5:00PM). An appointment may be scheduled to view our occupied properties by contacting our office as well. Please note that every attempt will be made to work with your schedule, but the current residents must be notified and given sufficient notice, typically 24 hours, that their home will be shown. You will need to show a valid Photo ID prior to leaving the office with one of our Leasing Agents.

#### What is the first step in leasing a property?

Once you have visited a property and you are ready to lease, anyone 18+ must fill out an application at <a href="https://www.MatchboxRealty.com">www.MatchboxRealty.com</a>. There will be a fee listed on the website to apply. After you have completed the application, contact our office to be matched with the appropriate Portfolio Manager.

#### What is the difference between a Joint Lease and an Individual Lease?

In a Joint Account all people listed as a Tenant are equally and severally liable for performance of the lease and will be held liable for all payments due or damage to a property. In an Individual Account the individual is only liable for performance of their share of the lease and will only be held liable for their share of the payments but will still be jointly responsible for damage to the property, as we do not know who is ultimately responsible for damage in a shared home.

# I am a student, or don't have enough income to qualify for a property. Can I still lease one of your properties?

Yes, however you will be required to secure a suitable person to guarantee the Lease.

#### What factors do you use in determining if my application is approved?

First and foremost, we operate in strict compliance with all Fair Housing Laws and guidelines. After receiving an application we investigate rental/ownership history, credit report, and verify all sources of funds.

#### How long does it take to process my application?

Typically, once we have all pertinent information required we can fully process your application within 1 to 2 business days.

#### After my application is approved, what do I do next?

We will contact you as soon as possible to let you know that you have been approved. You should then immediately schedule a lease signing appointment with one of our Leasing Agents to secure your new housing. Once contacted, the Lease must be completed by all parties and all security deposits/fees paid within three (3) business days.





# matchbox

people + property



people + property

#### AND, LOVE WHERE YOU LIVE!

Here are some of the many places to eat, study, work, and enjoy life in Downtown Harrisonburg!



#### Coffee Hound Coffee Shop

64 S Mason St, Harrisonburg, VA 22801



#### **Benny Sorrentino's Pizza**

64 S Mason St, Harrisonburg, VA 22801



#### Three Notch'd Brewing Co.

241 E Market St, Harrisonburg, VA 22801



#### **Rocktown Kitchen**

217 S Liberty St #101, Harrisonburg, VA 22801



#### **Merge Coffee Company**

425 N Main St, Harrisonburg, VA 22802



#### The Golden Pony

181 N Main St, Harrisonburg, VA 22802



217 S Liberty St #105, Harrisonburg, VA 22801



#### **Black Sheep Coffee**

217 S Liberty St #104b, Harrisonburg, VA 22801



#### **BoBoKo Indonesian Cafe**

217 S Liberty St #102, Harrisonburg, VA 22801



#### **Bella Luna Wood-Fired Pizza**

80 W Water St, Harrisonburg, VA 22801



#### **Local Chop & Grill House**

56 W Gay St, Harrisonburg, VA 22802



#### Lola's Delicatessen

122 S Main St St #103, Harrisonburg, VA 22801



#### For Additional Questions and Support:

www.MatchboxRealty.com | Info@MatchboxRealty.com 202 N Liberty St. Suite 101, Harrisonburg, Va 22802 P: 540.434.5150 | F: 540.434.3634

