

LIVING • IN • ROCHESTER 2016

A BRIEF HOUSING GUIDE FOR GRADUATE STUDENTS

Housing in Rochester is diverse, abundant and inexpensive. Use this guide to discover vibrant neighborhoods and ideas on where to look both in University sponsored housing and popular apartment complexes. Rochester is also a great place to consider buying a home.

University-Sponsored Housing Options

Goler House

- 13 story high-rise complex adjacent to Strong Hospital (URMC)
- 2 minute walk to the hospital and 10 minute walk to campus
- Extremely popular among medical students and also grad students
- Large, clean, well kept-can be rented furnished or unfurnished
- Parking at Whipple Park (24/7 shuttle service to/from parking)
- University bus service

University Park Apartments

- Most affordable university housing option
- 8 minute walk to campus
- Communal environment
- Parking space right outside the building
- University bus service
- Some complain that it's outdated with thin walls

Whipple Park Apartments

- 2-bedroom apartments and 3-bedroom townhouses
- Tucked away in secluded park-like atmosphere
- Landscaped gardens, a community garden and playgrounds
- Family friendly (most students are married with kids)
- Basements suitable for storage only
- Driving distance from Strong Hospital & campus

Popular neighborhoods with Housing for Rent in the City of Rochester

Tip: Since Rochester gets cold in the winter and some older houses have poor insulation, it's best to check out the average utility bill for the property before you agree to lease it

White Coat District/Strong Neighborhood

- Popular housing option for medical residents and grad students
- Short walk to hospital and campus as well as University's newly built "College Town" with restaurants, bars, ice cream shops, Barnes & Noble etc.
- Single family homes shared between 3-4 people or converted into 2 separate apartments
- Approx \$400-\$700/month

South Wedge

- Slightly older neighborhood making a comeback
- Single family homes shared between 3-5 people or converted to apartments
- A variety of shopping & dining, festivals, small food markets
- Driving distance (2 miles) to campus and the hospital
- Spacious yards and plenty of greenery
- 1BR- approx \$500-\$800/month | 2BR - approx \$600-\$800/month



Cornhill Neighborhood

- Prides itself on being one of the oldest neighborhoods in the City with historic architecture, class & iconic festivals
- Houses, apartments and single family homes
- 1BR- approx \$500-\$800/month, studio apartments often cheaper | 2BR- approx \$600-\$900/month
- 1 mile from medical center, (biking, not walking distance)
- Many coffee shops, restaurants and night clubs
- Culturally and ethnically diverse neighborhood inclusive of the LGBTQ community
- Popular with young professionals

The Neighborhood of the Arts (East Ave & University Ave)

- Charming, character-rich homes, some of which have been converted to multiple apartments. Elegant & reasonably priced
- High concentration of art galleries & museums
- The center of Rochester's LGBTQ community
- Longer commute (4 miles/10-15 min drive)
- Many of these homes are historically protected and not well insulated which can make for cold winters/high heating bills

A BRIEF HOUSING GUIDE FOR GRADUATE STUDENTS CONTINUED

Park Ave & Goodman Area

- Undoubtedly the most popular neighborhood in the City, although some students shy away from the higher rents
- Beautiful urban neighborhood full of tree-lined streets, restaurants, shops, festivals and other cultural attractions
- Driving distance (3 miles) from campus and hospital
- Rents vary widely

A Note About "Downtown Rochester"

Downtown Rochester is primarily a business district with engaging activities like the hockey arena, soccer stadium, coffee shops, and bars. Very few graduate students live downtown due to the lack of a UR busing line, traffic, and distance from campus. Although downtown living areas are being revitalized, it is not highly recommended for graduate living.

Popular Apartment Complexes (for those who wish to avoid the housing hunt) These tried and true apartment complexes shelter graduate students year after year. They are all within 2 miles and a 5-10 minute drive from campus.

Apartment Complex		Club at Lac de Ville	
Website		http://www.clubproperties.net/	
Address		1111 Lac de Ville Blvd.	
Phone/ Contact		585-244-2050	
Estimated Cost	Studio	X	
	One bedroom	\$910 - \$930/month	
	Two bedroom	\$1095 - \$1115/month	
Amenities	Air conditioning	Included	
	Heating	Included	
	Hot water	Included	
	Laundry	On site	
	Cable+Internet	Not included	
	Fitness Center and Spa	Included	
	Pool	None	
Other	Distance from Campus	2.7 miles	
	UR Busing Line	None near	
	Pet Policy	No pets allowed	
	Nieghborhood	Brighton	
	Additional notes	Garage parking available	

Apartment Complex		Elmwood Manor	
Website		http://elmwoodmanor.net/	
Address		1400 Elmwood Ave	
Phone/ Contact		585-271-8740	
Estimated Cost	Studio	\$735/month	
	One bedroom	\$785 - \$835/month	
	Two bedroom	\$905 - \$935/month	
Amenities	Air conditioning	In townhouse	
	Heating	Included	
	Hot water	Included	
	Laundry	On site	
	Cable+Internet	Not included	
	Fitness Center and Spa	None	
	Pool	None	
Other	Distance from Campus	1.6 miles	
	UR Busing Line	None near	
	Pet Policy	None	
	Additional notes	Near Highland Park	

Apartment Complex		1600 Elmwood Avenue	
Website		http://www.1600elmwoodavenue.com/	
Address		1600 Elmwood Ave.	
Phone/ Contact		585-473-2544	
Estimated Cost	Studio	\$1015/month	
	One bedroom	\$1115/month	
	Two bedroom	\$1245/month	
Amenities	Air conditioning	Included	
	Heating	Included	
	Hot water	Included	
	Laundry	On site	
	Cable+Internet	Not included	
	Fitness Center and Spa	Included	
	Pool	Included	
Other	Distance from Campus	2.2 miles	
	UR Busing Line	None near	
	Pet Policy	Required pet deposit	
	Nieghborhood	Brighton	
	Additional notes	Apartments with balconies	

Apartment Complex		Imperial South	
Website		http://elmwoodmanor.net/	
Address		1577 Elmwood Avenue	
Phone/ Contact		585-271-8770	
Estimated Cost	Studio	\$750/month	
	One bedroom	\$850/month	
	Two bedroom	\$990/month	
Amenities	Air conditioning	Included	
	Heating	Included	
	Hot water	Included	
	Laundry	On site	
	Cable+Internet	Not included	
	Fitness Center and Spa	None	
	Pool	None	
Other	Distance from Campus	2 miles	
	UR Busing Line	None near	
	Pet Policy	Required pet deposit	
	Nieghborhood	Brighton	
	Additional notes	Near Highland Park	

Apartment Complex		Rustic Village Apartments	
Website		http://www.rusticvillageapartments.com/	
Address		999 E. Henrietta Rd.	
Phone/ Contact		585-424-4380	
Estimated Cost	Studio	X	
	One bedroom	\$885/month	
	Two bedroom	\$950/month	
Amenities	Air conditioning	Included	
	Heating	Included	
	Hot water	Included	
	Laundry	On site	
	Cable+Internet	Included	
	Fitness Center and Spa	Included	
	Pool	Two pools	
Other	Distance from Campus	3.2 miles	
	UR Busing Line	Yes	
	Pet Policy	Required pet deposit	
	Nieghborhood	Near many grocers, restaurants, diners	
	Additional notes	Tennis, basketball, volleyball courts	

-Tips for buying a home-

Buying a home in Rochester can be even cheaper than renting. Plus there's the benefit of having a yard, garage, more space and the liberty to have pets. You can even lower your rent by renting a room to a fellow student. However, if you go that route you may need to assume some extra responsibilities as landlord. Houses in the White Coat District are in high demand being so close to Campus and the hospital. Many students move here after their first year after realizing how convenient it is. The resale value is also excellent. Do some searching on your own but also ask locals for recommendations for a good real estate agent. When you do find the perfect home, act fast as many properties go quickly.