

2018

# Johnson School Housing Guide



Reviews and guide from 200+  
Johnson students

## **Destination Johnson Guide to Ithaca Housing**

**Hello from your Destination Johnson Housing Chairs!**

**We polled the Johnson community about their current housing in Ithaca, and data from the responses are used in this guide. Additionally, we've provided some tips and general information about living in Ithaca.**

**When reviewing this guide, please note that comments and costs per property are only associated with the 213 results from the survey (i.e., they may not be exhaustive, they may not reflect what will happen during the next academic year, etc.). All respondent comments are included.**

**We hope you find this guide to be a useful resource and wish you all the best in your housing search process!**

**Best regards,  
Lindsey Staley and Chandni Prasad**

### **Properties Profiled<sup>1</sup>**

<b>Collegetown</b>	<b>Commons/Downtown</b>	<b>Other</b>
Collegetown Plaza (p.22)	Center Ithaca (p.9)	Summerhill & Plaza East (East Hill) (p.17)
Collegetown Terrace (CTT) (p.10)	Cayuga Place Apartments (p.8)	Westview (Cayuga Heights) (p.15)
Coal Yard (p.13)	Lofts @ Six Mile Creek (p.19)	Hasbrouck Apartments (North Campus) (p.18)
Fairview (p.14)		Northwood (Airport / Northeast) (p.16)
		University Park (Northeast) (p.20)
		Gun Hill (West Campus) (p.21)

<sup>1</sup> Other properties and options listed following the Property Profile Section.

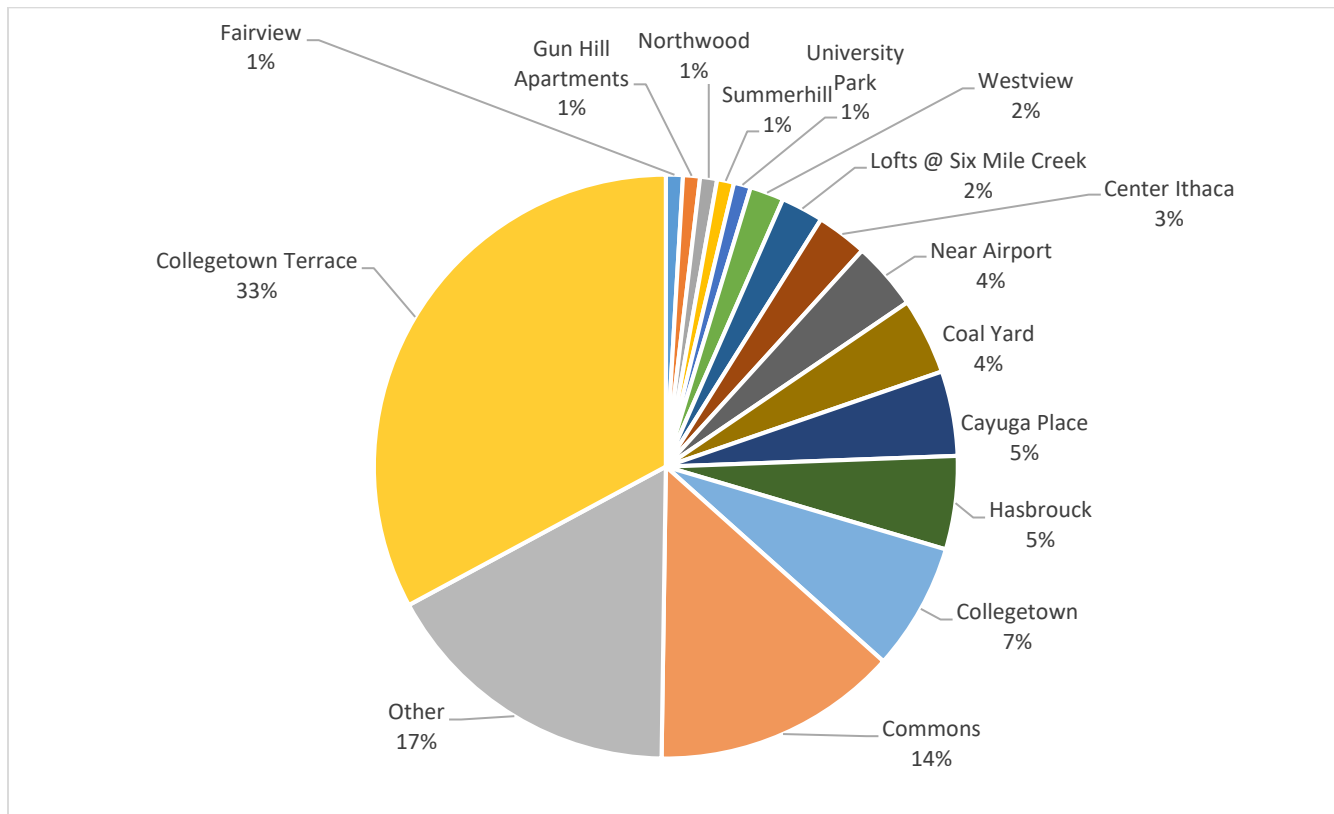
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# Facts & Figures

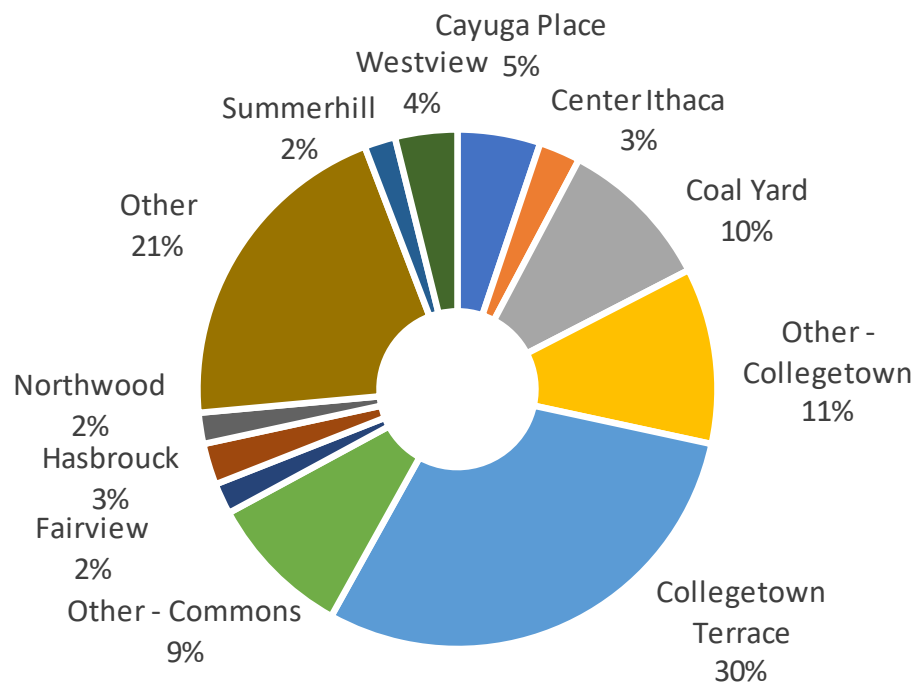


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## 2018 Survey Where Johnson Students Live



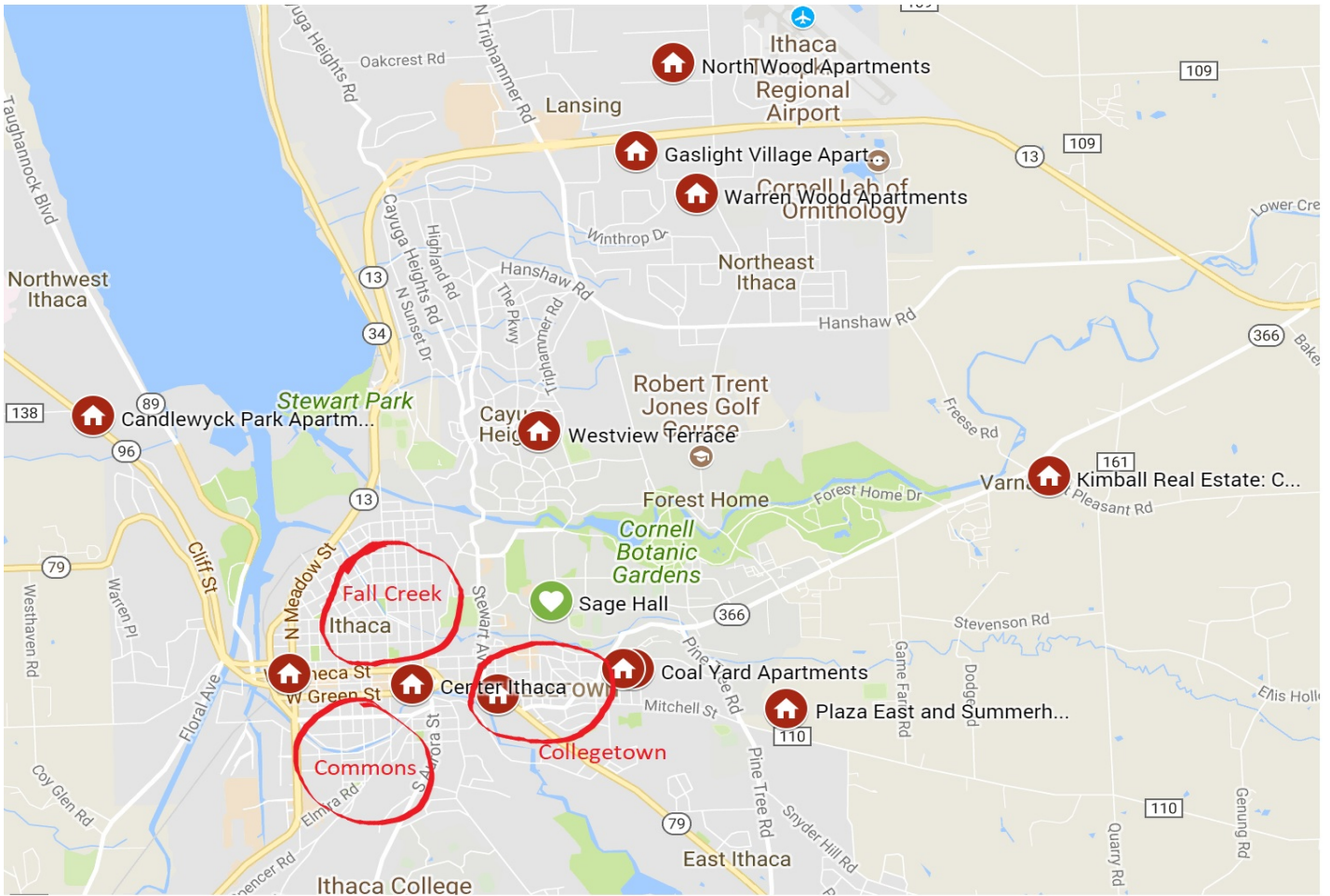
## 2017 Survey Where Johnson Students Live



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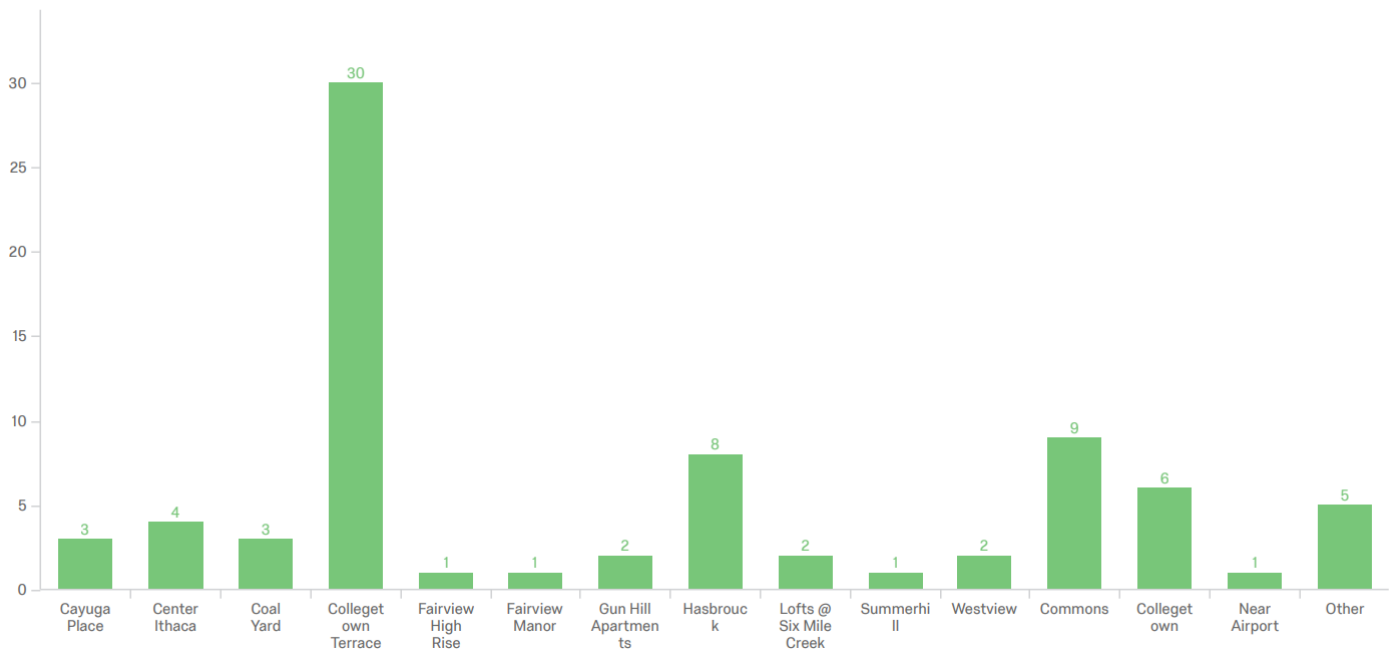
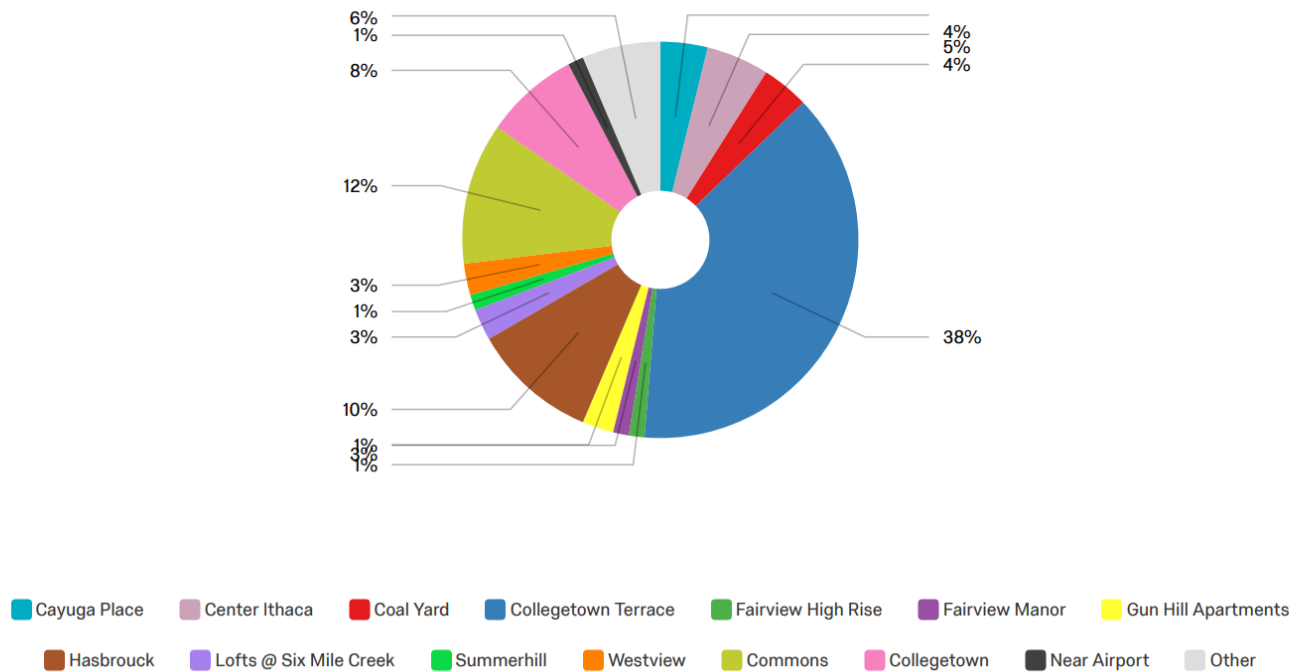


## Map of Locations



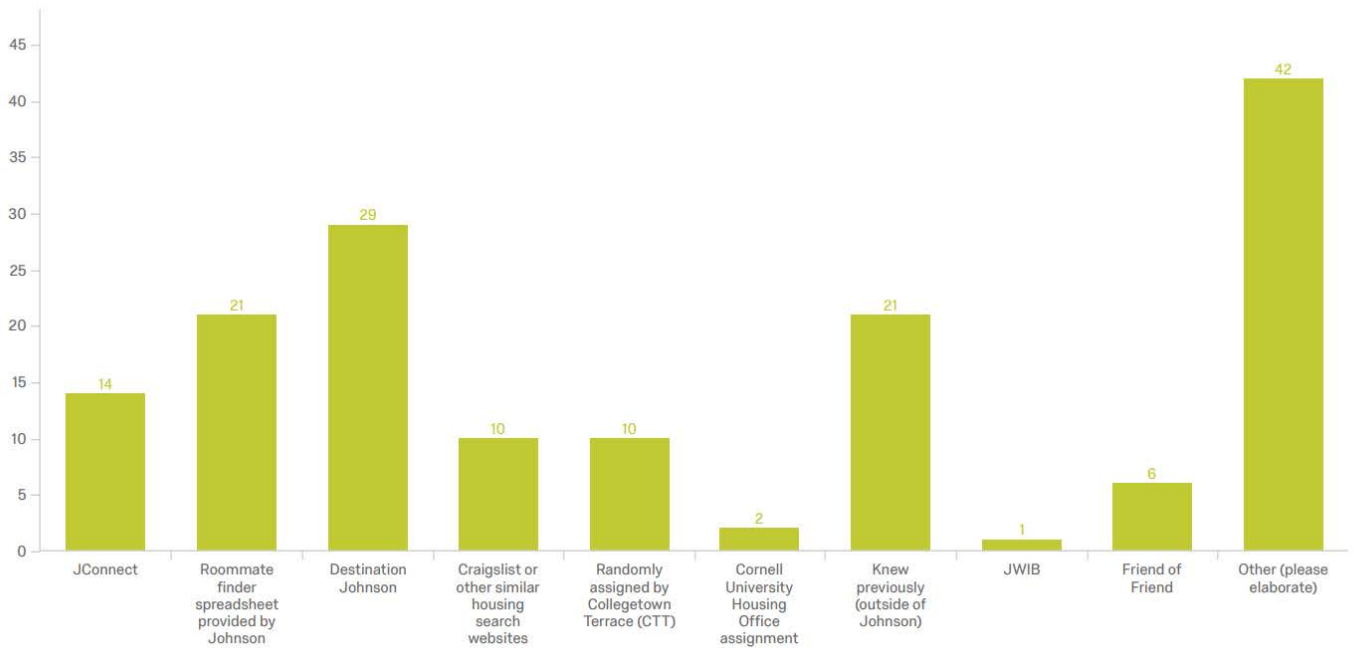
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## Where International students live



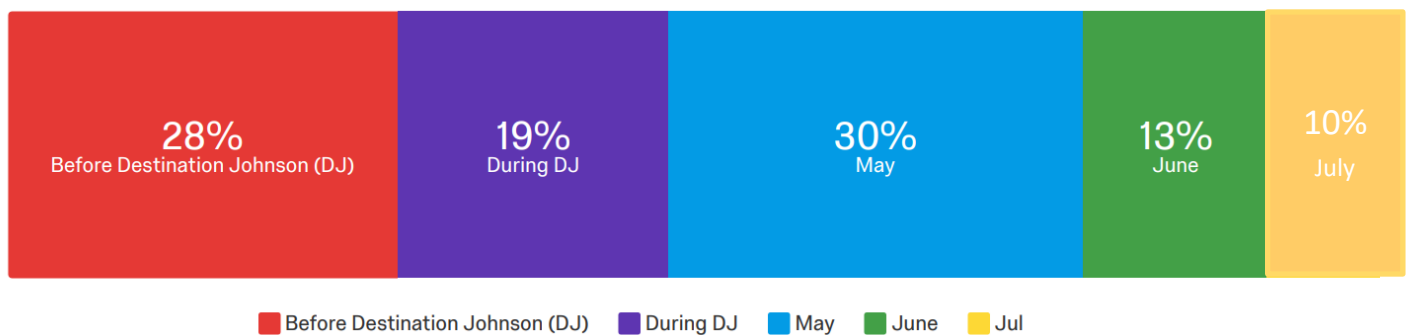
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## How the incoming students found their roommates



\*A majority of the “knew previously” and “other” responses have “roommates” that are their partner/significant other.

## When the incoming students signed the lease for the year



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# Property Profiles



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# Cayuga Place Apartments

## Location:

131 East Green Street, Ithaca, NY  
14850

<http://www.cayugaplace.com>

## Contacts:

Carol Ann Brust

607-277-6961

[cab@cspmanagement.com](mailto:cab@cspmanagement.com)

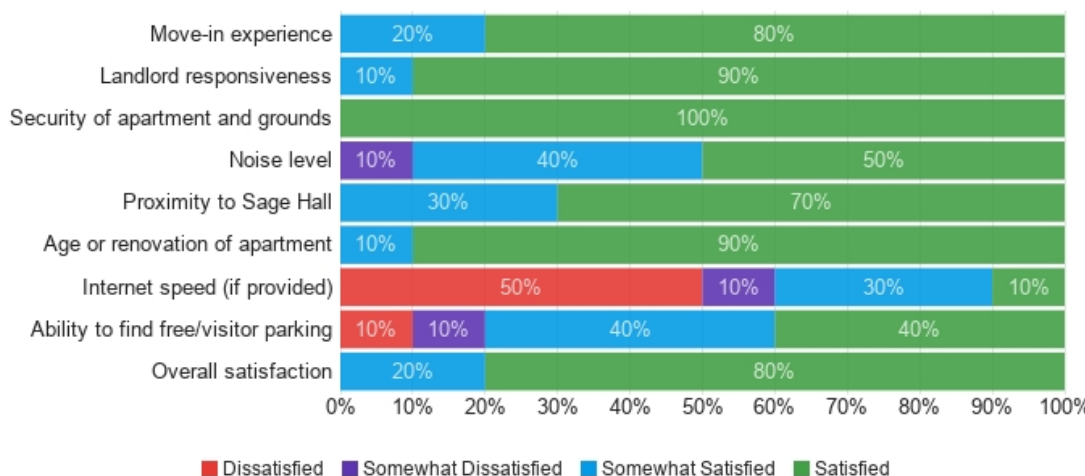


## Getting to Sage:

Driving	5-10 minutes
Bus	5-15 minutes
Walking	15-25 minutes

Types of Units	Monthly Rent
Studio	\$930 – \$1,185
One Bedroom	\$1,200 – \$1,300
Two Bedrooms	\$1,550 – \$2,050

## Our Survey Says (N=8):



- ☒ Pets (\$500 refundable deposit and monthly fee of \$50 per pet – max. 2 – with approval)
- ☒ Laundry in-unit (some units) and on premise
- ☒ Dishwasher in apartments
- ☒ Parking near the property - additional pay required (\$ 65.00-\$ 75.00)

## Rent includes:

- |   |   |
|---|---|
| <input type="checkbox"/> Internet             | <input type="checkbox"/> Electricity      |
| <input type="checkbox"/> Cable (TV)           | <input checked="" type="checkbox"/> A/C   |
| <input checked="" type="checkbox"/> Hot Water | <input checked="" type="checkbox"/> Trash |
| <input checked="" type="checkbox"/> Gas       | <input type="checkbox"/> Furniture        |

## Comments:

- This place is the absolute best value for your money. It is far nicer, larger, and more convenient than CTT and less expensive.
- Internet is terrible, but aside it is much more convenient than Collegetown Terrace because of the bus stop directly in front of the apt and proximity to shops in the commons.
- Internet quality at Cayuga Place is quite poor, but they are supposed to be upgrading it soon. Overall, low noise, but right next to things in the Commons. Landlord is pretty responsive, but they close early.
- Move-in was smooth, except the apartment was not as clean as it should be, and we had to ask the property manager to clean the carpet again after move-in. Some minor maintenance issues arose during the time we have lived here, but they were resolved fairly quickly. Distance-wise, Cayuga Place isn't the closest to Sage, but Sage-bound buses run quite often, and there are also many Johnson classmates who live here, so getting to and from school has never been an issue.
- Slow internet speeds at times.
- The bus stop is right outside of the building, runs frequently, and gets you to Collegetown in 5 minutes and Sage Hall in less than 10.
- Quiet area with convenient bus stop right outside.
- The area offers quite possibly the best combination of all different factors. I would definitely recommend living here unless you are on a very tight budget.
- There is a public parking garage next door and bus stop right below.

# Center Ithaca

## Location:

171 E State St, Ithaca, NY, 14850

<http://www.centerithaca.com/>

## Contacts:

Robert Abele

607-327-0946

[rabele@travishyde.com](mailto:rabele@travishyde.com)

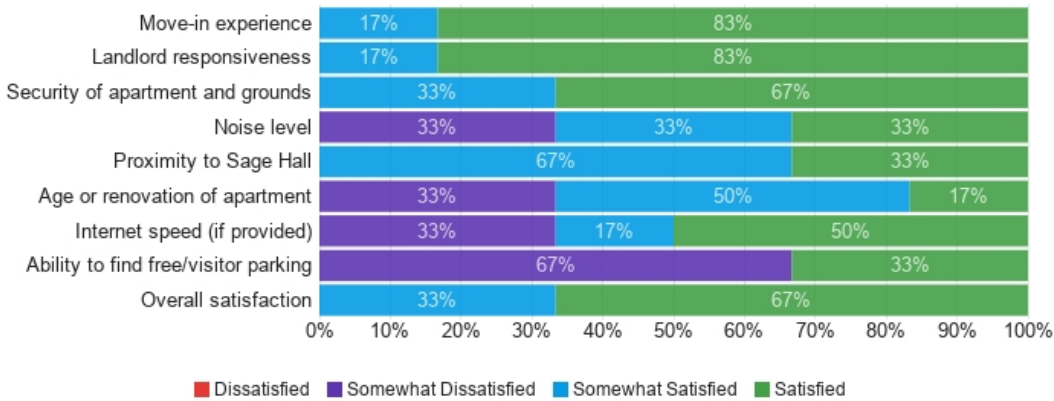


## Getting to Sage:

Driving	10 minutes
Bus	10-20 minutes
Walking	20-35 minutes

Types of Units	Monthly Rent
Studio	\$850 – \$966
Loft	\$991 – \$1,053
One Bedroom	\$1,053 – \$1,153
Two Bedrooms	\$1,378 – \$1,506

## Our Survey Says (N=6):



- ☐ Pets
- ☒ Laundry on premises
- ☒ Dishwasher in apartments
- ☒ Covered parking on premises for an additional fee
- ☒ Free gym on premise

## Rent includes:

- ☒ Internet (\$15/month)
- ☐ Cable TV
- ☒ Water
- ☐ Gas (N/A electric stoves)
- ☐ Electricity
- ☐ Heat
- ☒ A/C
- ☐ Trash (\$85/year)
- ☐ Furnishing – available for \$50/month (\$75 for 2br)

## Comments:

- Management office is super responsive, and the maintenance staff is great. The building is a little on the older side but everything works fine and the apartment was clean when I moved in. The location is really convenient, right downtown and 2 mins away from two different bus stops. The only time I have to think about getting to/from campus is on Sundays when the buses are infrequent. I have a 1-bedroom by myself and the rent is much cheaper than people living with roommates at CTT. I can take the bus to Wegman's/Tops or sometimes I'll do Ithaca Carshare or get a ride with someone. If you don't mind living in an older place and like being downtown, I would highly recommend Center Ithaca.
- Very convenient place: management office is always on the line, food and beverages on the first floor.
- Old building but security is fine, HVAC works, and Wifi is very strong (and cheap at \$180 for a year).
- No ready-cart system to bring up stuff like CTT, elevator tends to be in maintenance.
- The complex would be fine for a coupe but not for kids.
- Parking fee is 700\$ for a year. The garage is next to the complex.
- Parking lot connected to building. Charges \$100 / month but have free parking on weekends.
- Great neighborhood to get food, transit bus easy, paid parking available for cheap.
- The only other critique I can think of is that the management office is only open during business hours so if you are gone during the day you might not be able to pick up your packages for a few days. They deliver them to your apartment every Friday.
- Free gym membership, responsive staff, great location, useful to have food court in building.
- Great value for money.

# Collegetown Terrace (CTT)

## Location:

106/112/113/120 Valentine,  
109 S. Quarry, and 703-915 E.  
State Streets, Ithaca, NY 14850

<http://www.collegetownterraceithaca.com>

## Contacts:

Patty Hollister

607-277-1234

pattyh@ithacastudentapartments.com

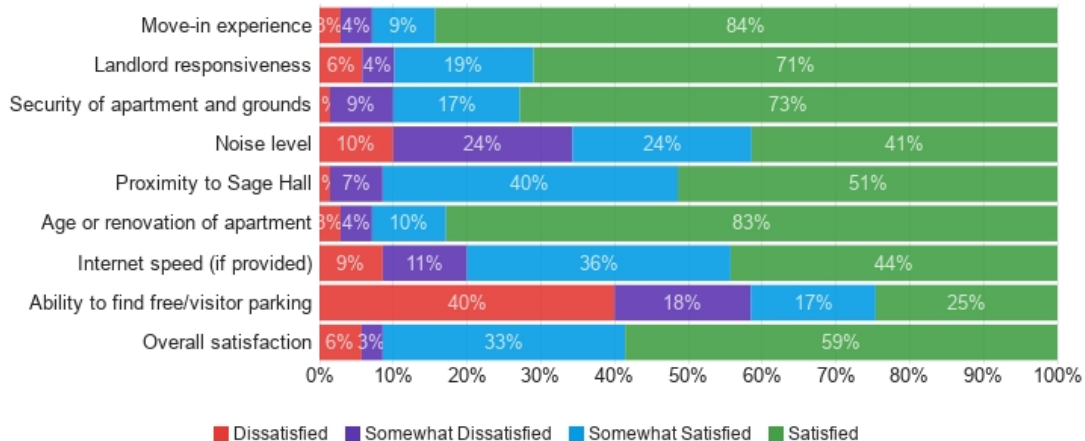


## Getting to Sage:

Driving	3-10 minutes
Bus	5-12 minutes
Walking	12-25 min uphill
Free Shuttle to campus	5-12 min Weekdays AM - Every 10 min. PM - Hourly

Types of Units	Monthly Rent
Private Room	\$975 – \$1,075
Studio	\$1,050 – \$1,560
One Bedroom	\$1,570 – \$1,860
Two Bedrooms	\$1,920 – \$2,490
3 Bedrooms	\$3,045 – \$3,345

## Our Survey Says (N=70):



- ☐ Pets
- ☒ Laundry in unit and on premise
- ☒ Dishwasher in apartments
- ☒ Covered parking on premises for fee
- ☒ Free gym on premise

- Rent includes:
- ☒ A/C
  - ☒ Internet
  - ☒ Cable TV
  - ☒ Water
  - ☐ Electricity
  - ☒ Heat
  - ☒ Furnishing
  - ☒ Parking – for an additional fee
  - ☐ Trash

## Comments:

- Comes furnished, washer & dryer in-unit, gym access included, sends staff to fix things same day, shuttle to Sage, Internet works most of the time (streaming while browsing the Internet).
- My move in experience was easy, but I did not have that much stuff, and did not have any furniture because the apartment was already furnished. I do not have a car on campus, but I rented a car when I moved here and was able to park it overnight in my building's parking lot.
- The building has elevators and had little trolley carts for us that we could use to move our stuff.
- Overall, I haven't had many issues. The main thing that comes up is the internet goes out sometimes, but this is often because of the cable company and is out of CTT's hands. They also told me they are working to make the internet better.
- The rents are expensive, but there are the added benefits of the security of a new building, covered parking, study rooms, in-unit laundry, a gym, and shuttle to campus.
- Caters to most of your MBA needs; shuttle to campus throughout the day, multiple gyms, proximity to campus and the Commons. Can feel like living in the dorms, landlord isn't always the most responsive to issues. Also it's expensive.
- Landlords can be jerks. I live in an older building so I pay much lower rent (\$885/mo). Parking is expensive (\$900/yr). Location is convenient and complex feels secure.
- Easy move-in experience. Fully furnished. Very low hassle.
- Be extra careful if moving in after office hours. Take the emergency contact numbers and send reminders to the office to have your key ready for you.

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- CTT is quite expensive, the internet cuts out a lot, but it is very convenient.
- Move in was pretty quick and easy. Landlord has been responsive to maintenance requests. Walls are thin which means you hear your neighbors. Internet goes down once a month for a full day. Fire alarms in some buildings go off once a month as well. Shuttle to Sage is very convenient.
- There is a shuttle which makes a huge difference for early morning in the winter.
- Very responsive in fixing issues with appliances.
- For me CTT offers a great location between Collegetown/Campus and the Commons and so it is very convenient. Additionally the shuttle makes getting up to campus in bad weather much easier. Plus the gym is a nice perk. It is on the expensive side but you do get a lot for the money.
- Thin walls, noisy sometimes, unstable internet sometimes.
- Walls are very thin, to the point where you can smell what your neighbors (including above and below) are cooking and/or smoking. Also, they allow smoking inside like it's 1994. Finishings are cheap but fine as they are very new relative to most housing in Ithaca.
- This is the place to go if you are feeling lazy and do not want to look around. It is convenient, nothing more. You can get a better bang for your buck by living elsewhere. I would highly recommend living somewhere else.
- For me CTT is the worst place to live in Ithaca, people that work for CTT are terrible. The service is horrible, you are obligated to rent the apartment for 13 months when you need it for less time, they show the apartment to other potential customers whenever they want, they don't allow you to sublet the apartment if it is needed and the prices are much higher than in other places. I don't recommend this place at all.
- Management responsiveness is quick for work order items. There are times when internet speed is slow, and it takes a couple days to get it fixed. The walls are thin, so you are able to hear everything inside and outside of your apartment. Shuttle to Sage and back is very convenient, and multiple indoor gyms is a plus as well. Heat is included in rent price.
- The maintenance team is very responsive if any problem occurs in the apartment.
- My move-in experience was smooth, and I've always had maintenance requests dealt with the same day, or the following day, even for less urgent things like changing lightbulbs.
- The landlords do not enforce any of the rules. The security is a joke. Anyone can get into the buildings. Rent is so high and the walls are paper thin. You can hear tenants below and above you closing cabinets and wardrobes. People sleep in the common areas and the landlords offer no assistance in maintaining the standard of a graduate living facility. Landlord is not flexible with move in/out dates.
- CTT is perfect in all respects. They are friendly, have been responsive to any/all issues I've had. The quality of the buildings and facilities are phenomenal.
- Everything is fine about CTT, it is just way too expensive.
- When my washing machine broke, they replaced it the very next day.
- In short, the management at Collegetown Terrace know that they are the only game in town in regards to a newer complex within walking distance to Sage. You get a decent apartment and some amenities, but because there is no direct competition, they know they don't have to treat their customers well.
- Annoying keys (half physical, half tech) that are always messed up/slow. Fire alarm goes off all the time. Expensive.
- Depending on how big a family is, I'm not sure I would recommend CTT, but for couples it is certainly fine.
- Good for couples, not good for families. Pay to park, but it is all covered, NO visitor parking though.
- Fine for couples, not for families.
- Very easy if coming from far away without much furniture.
- Parking fee is a bit expensive and you may have to walk a long distance to get to your car.
- Most of the class seems to live here or in the area, it's helpful when doing assignments together.
- Great place to live first year if you want a social, convenient experience (but can also be quiet if you prefer).
- Fine for couples, not good for families. It's like a privately owned dorm for graduate (and some undergraduate) students.
- This is not a place for children if you have them.
- The contract that CTT has I don't know if it is legally allowed. For example, they obligate you to pay for weeks that you are not there, you are not allowed to sublet the apartment, they don't want to pass the key to a friend if you are not in Ithaca and they show the apartment to other potential customers on the day they want, not allowing you to have privacy.
- A lot of Johnson people live here, so be expecting to party hop within CTT. Do not recommend for families that have kids. It's a social scene at CTT.

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- Most students are Johnson or Law School students. It's great because sometimes you can meet with your team in the study rooms at CTT and not have to go to Sage or Breazzano.
- Only good for people with cars if you pay for their parking, which was \$900 for the year - street parking is difficult to come by in this neighborhood!
- Maybe if you get a one bedroom and pay 1770 a month otherwise your roommates hear everything. Neighbors will hear you as well.
- They have a garage, and buses to Sage for people without cars. Abundant bus routes that run to this area.
- I don't have a car so hard to tell but there always seems to be ample available parking.
- Landlord management is very professional.
- It is the most convenient place to live, has a gym, and is relatively nice. It is just expensive.
- I am not happy at all with the customer service from CTT, they do not like to help when there is an issue and the contract is abusive.
- Don't know any families there, children would likely be seen as a nuisance by your neighbors. Very dorm like feeling.
- CTT is easy and comfortable.
- CTT is furnished but they will remove any of the furnishings if you prefer to bring your own.
- I've personally soured on the place after two years and couldn't enthusiastically recommend it.
- For the location and what I get, it's a very good deal. It's nice being close to so many Johnson students.
- Transportation HUB for TCAT and closer to all services that I use.
- CTT is the easy choice. It's more expensive than it should be for Ithaca but it is a good choice.
- A plurality of Johnson students live in CTT. While it is far from ideal, it gets the job done relatively painlessly and you will live near many of your friends.
- It is functional.
- You will find places cheaper than CTT to live with much better conditions, thus, I strongly don't recommend the place to live.
- Furnished for no extra cost, and study rooms in the building are great for meetings and just to hang out.
- Shuttle to Sage is very convenient.
- The place is very clean, well-maintained, secure.
- Mostly grad population which makes the residence very quiet overall.
- If you are willing to pay for it and appreciate the amenities provided, CTT is a great place to live!
- CTT is overpriced and the buildings are of low quality.
- Strongly advise landlord to be more flexible with move in/out dates (considering beginning and end of MBA)
- The Internet is terrible.
- Says it's a graduate dorm, but there are some undergrads who are often noisy.
- CTT is very easy, comfortable, and it's been fun to have so many Johnson neighbors.
- CTT was a default option for me because I didn't have time/energy to look around. It's tolerable but I recommend shopping around first.



# Coal Yard

## Location:

143 Maple Avenue, Ithaca NY  
14850

<http://www.beerproperties.com/>

## Contacts:

Amy Martin

607-273-5929

beerprops@beerproperties.com

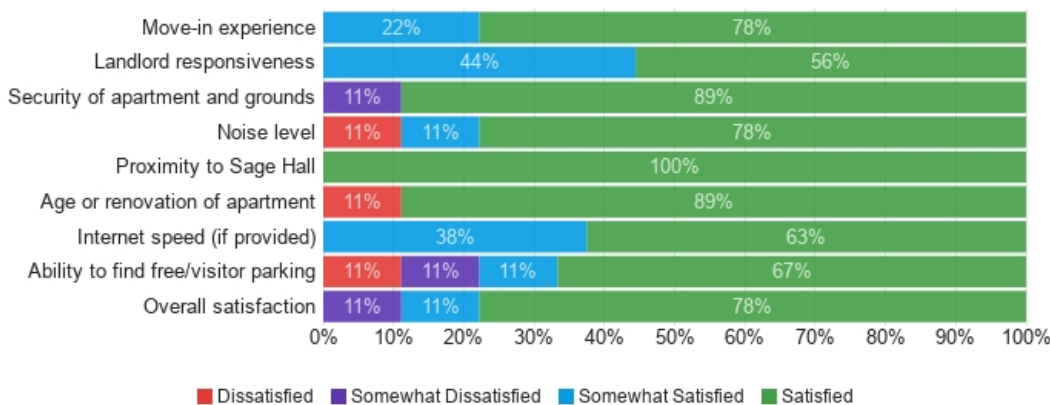


## Getting to Sage:

Driving	3-5 minutes
Bus	12 minutes
Walking	12-20 minutes (flat)

Types of Units	Monthly Rent
One Bedroom	\$1,620 – \$1,800
Two Bedrooms	\$2,025 – \$2,620
Three Bedrooms	\$3,045 – \$3,380

## Our Survey Says (N=9):



- ☐ Pets
- ☒ Laundry in unit
- ☒ Dishwashers, fridges, gas ranges
- ☒ Rooftop patio
- ☒ Common patio/backyard
- ☒ Outside parking; garage available

## Rent includes:

- ☒ Internet
- ☐ Cable (TV)
- ☒ Hot Water
- ☒ Gas
- ☐ Electricity
- ☒ Trash
- ☒ A/C
- ☒ Furnishing (+\$25-\$50/month)
- ☐ Parking (\$1,400/year for covered; \$500-700/year for uncovered)

## Comments:

- Landlord is a little slow via email.
- The landlord is very responsive. Whenever we had issues with appliances they immediately came in and didn't hesitate to change them for newer ones.
- Very quiet building.
- The apartments at Coal Yard feel like real homes rather than glorified dorm rooms.
- Good for couples, probably not families.
- Better for couples than families.
- Coal Yard will be overpriced once Maplewood Apartments opens.
- Imperative to have your own bathroom.

Several Individuals are moving next year, below are the reasons why:

- To have a gym in the same building complex.
- Maplewood Apartments are opening up next to Coal Yard and will be much cheaper, brand new and have a gym on the premises.
- Price, no gym.
- Noise level sucks terribly. Can hear roommate using the toilet.

# Fairview Manor / Townhouses / High Rise

## Location:

Manor: 518 Dryden Road,  
Ithaca, NY, 14850  
Townhouses/High Rise: 100  
Fairview Square

[http://www.dawnhomes.com/  
Fairview](http://www.dawnhomes.com/Fairview)

## Contacts:

Ronelle Thornton  
607-272-3420

[RWilliams@dawnhomes.com](mailto:RWilliams@dawnhomes.com)

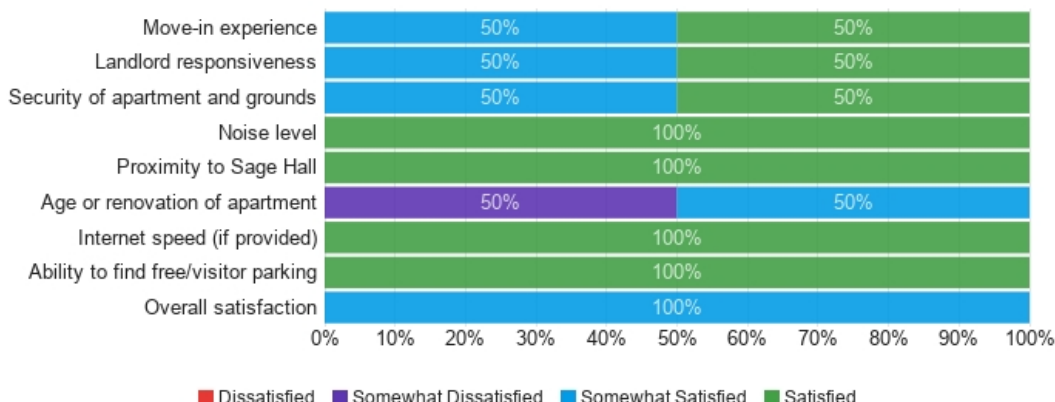


## Getting to Sage:

Driving	N/A
Bus	N/A
Walking	12-15 minutes

Types of Units	Monthly Rent
Studio	\$1,115 +
One Bedroom	\$1,240 +
Two Bedrooms	\$1,715 +
Two Bedroom Townhouse	\$1,721 +
Three Bedroom Townhouse	\$2,045 +

## Our Survey Says (N=2):



- ☒ Pets allowed for a fee
- ☒ Laundry on premises
- ☒ Outdoor patio with tables
- ☒ Lounge with computer, printer and internet access
- ☒ Parking on premises

Rent includes:	<input checked="" type="checkbox"/> A/C
<input checked="" type="checkbox"/> Internet	<input checked="" type="checkbox"/> Trash
<input checked="" type="checkbox"/> Cable (TV)	<input type="checkbox"/> Furniture – additional fee
<input checked="" type="checkbox"/> Hot Water	<input type="checkbox"/> Parking – additional fee
<input checked="" type="checkbox"/> Gas	
<input checked="" type="checkbox"/> Electricity	

## Comments:

- The move in experience was smooth. The complex is 15 mins walk to Sage on a flat track that makes it very easy to commute to Sage. The apartment is a bit old and there is no gym.
- It is an old building and the heater doesn't work properly, but other than that Fairview Manor is a good place to stay.

One individual indicated that they were moving next year to "find a better room."

# Westview

## Location:

400 Triphammer Rd., and  
8 Country Club Rd, Ithaca, NY  
14850

<http://www.travishyde.com/itaca/westview-terrace/>  
<http://www.travishyde.com/itaca/westview/>

## Contacts:

Robert Abele

607-327-0946

[rabele@travishyde.com](mailto:rabele@travishyde.com)



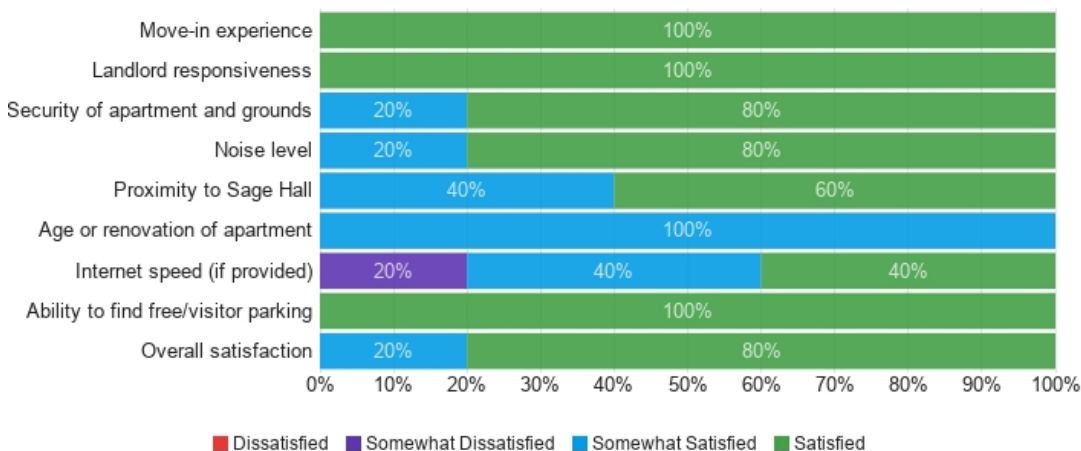
## Getting to Sage:

Driving	3-7 minutes
Bus	5-10 minutes
Walking	15-20 minutes

## Types of Units Monthly Rent

Studio	\$1,060
One Bedroom	\$1,205 – \$1,340
Two Bedrooms	\$1,360 – \$1,595
3Bedrooms	\$2,060

## Our Survey Says (N=5):



- ☒ Pets allowed for an additional fee
- ☒ Westview has laundry on premises; Westview Terrace has laundry in apartments
- ☒ Dishwasher in apartments
- ☒ Patio/Backyard/Porch available (some units)
- ☒ Parking on premises and free

- Rent includes:
- ☒ Internet
  - ☐ Cable (TV)
  - ☒ Hot Water
  - ☒ Gas
  - ☐ Electricity
  - ☐ Trash
  - ☐ Furniture – additional cost
  - ☒ Parking

## Comments:

- The challenges are weekends when you try to come to Sage without a car. Not all bus routes are on service.
- Landlord is quick to respond with any maintenance requests. Internet is provided by complex for no additional cost and has great speed.
- There is plenty of space for BBQ, children to play, free parking and there is a school near-by.
- The community is more general graduate student oriented than strictly Johnson students, but it creates a great environment for getting to know people outside of the program.
- Landlord is on top of everything.
- Huge apartment with fireplace and very large shared yard outside with grills.

# Northwood

## Location:

700 Warren Rd, Ithaca - NY  
14850

<http://www.northwoodithaca.com/>

## Contacts:

Lauren Gaffney

607-257-4037

lgaffney@solomonorg.com

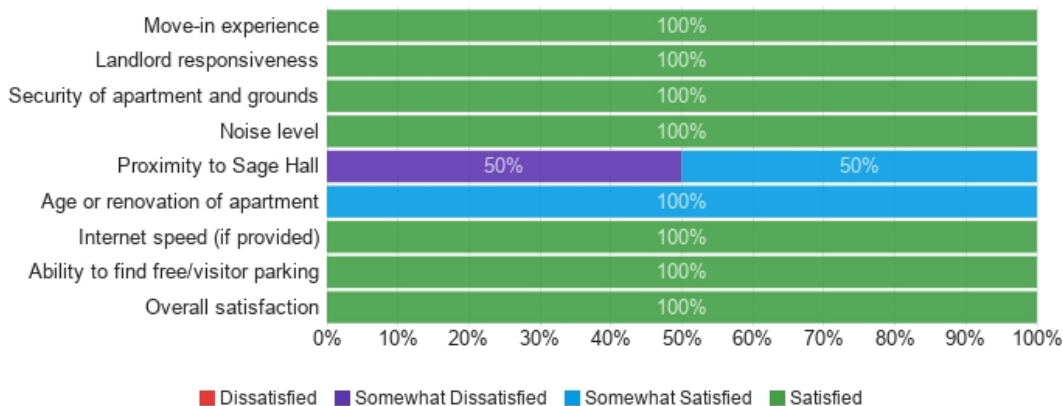


## Getting to Sage:

Driving	12 minutes
Bus	20 minutes
Walking	N/A

Types of Units	Monthly Rent
One Bedroom	\$960 – \$1,325
Two Bedrooms	\$1,295 – \$1,480
3 Bedrooms	\$1,625 – \$1,870

## Our Survey Says (N=2):



- ☒ Pets allowed for a one-time \$50.00 fee
- ☒ Laundry on premises but not in unit
- ☒ Dishwasher in apartments
- ☒ Balcony
- ☒ Covered and uncovered parking on premises
- ☒ Gym Facility
- ☒ Extra storage in building

- Rent includes:
- ☐ Internet
  - ☐ Cable (TV)
  - ☒ Hot Water
  - ☒ Gas
  - ☐ Electricity
  - ☐ Trash
  - ☐ Furniture
  - ☐ Parking

## Comments:

- I love everything about Northwood except the frequency of the buses to campus - they mostly only come/leave once an hour.
- The only poor thing is that the bus to Sage runs hourly most of the time, and half hourly only for 3-4 hours every day.
- A great place if you have a car - you can drive to school or take the bus, which comes right into the complex.
- Northwood is best if you have a car. The apartments can be large or small, but it is definitely more affordable. There are quite a lot of Johnson people living here, but since it is a large community, you probably won't be next-door neighbors.
- It's walking distance to the airport. With a car, it takes 5 minutes to get to the mall, 15 minutes to get to Wegmans.



# Summerhill & Plaza East

222 Summerhill Drive, Ithaca - NY 14850

<http://www.ithacahome.com/>



## Contacts:

Lisa Bonniwell

607-327-0622

[rentals@ithacahome.com](mailto:rentals@ithacahome.com)

## Getting to Sage:

Driving	5-10 minutes (incl. walk from lot)
Bus	15 minutes
Walking	25 minutes

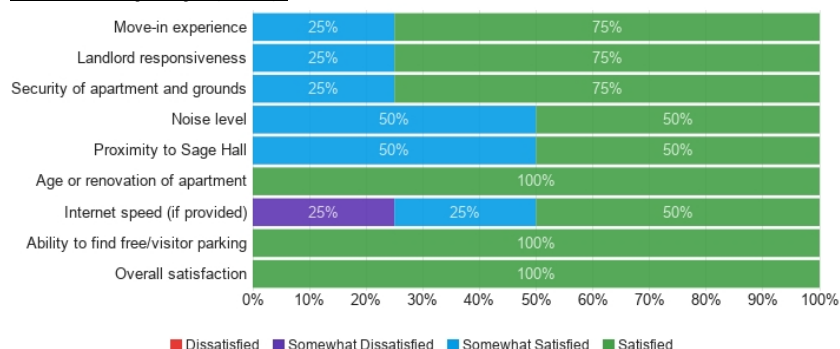
- ☒ Pets allowed - 1st pet no charge, each additional pet \$25 monthly, add. \$25 monthly if over 50 pounds
- ☒ Dishwasher in apartments
- ☒ Gas fireplace
- ☒ Private deck
- ☒ Laundry on premises - \$90 for in unit washer/dryer
- ☒ Covered parking on premises - \$150/month garage

Types of Units	Monthly Rent
Two Bedrooms	\$1,395 – \$1,420
Three Bedrooms	\$1,705 – \$1,930

Rent includes:

- ☒ A/C
- ☐ Internet
- ☐ Cable (TV)
- ☐ Hot Water
- ☐ Gas
- ☐ Electricity
- ☐ Trash
- ☐ Furnishing
- ☐ Parking

## Our Survey Says (N=4):



## Comments:

**Summerhill - No comments provided in 2018. 2017 comments below.**

- Highly recommend this for Johnson couples or Johnson families who don't desire to be in the main hubbub of campus life/night life.
- Apartment is clean, warm, large enough for 2 adults and baby, and landlord/handyman fix any problems same business day.
- Large enough for family; big outdoor space/yard for kids; friendly neighbors; currently 4 Johnson families living here.
- Walkable to grocery store, pharmacy, bank, bagel shop.
- Construction of apartment feels cheaply done, thus we hear all movement of upstairs neighbors.
- Off schedule bus routes not as convenient, in which case car is ideal.
- The TCAT bus is regular during business hours, but spotty on weekends and holidays.

## Plaza East – Comments from 2018

- Very quiet complex, with a mix of grad and PhD students, as well as elderly couples. Perfect for a couple or family who want a quiet neighborhood. Not for party people.



# Hasbrouck Apartments

## Location:

120 Pleasant Grove Road,  
Ithaca, NY

<http://living.sas.cornell.edu/liv/e/wheretolive/gradhousing/hasbrouck/index.cfm>

## Contacts:

(607) 255-5368

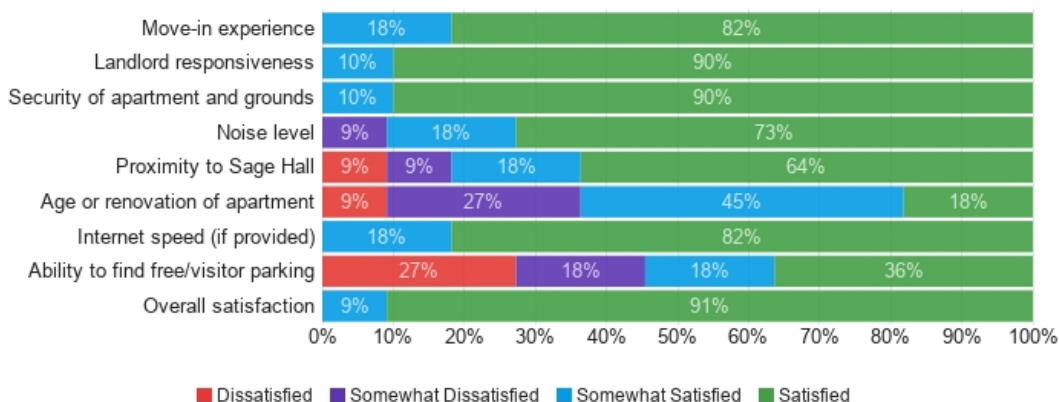
[housing@cornell.edu](mailto:housing@cornell.edu)



## Getting to Sage:

Driving	5-7 minutes
Bus	7-20 minutes
Walking	15-30 minutes
Types of Units	Monthly Rent
Studio	\$1,060
One Bedroom	\$1,110 – \$1,175
Regular 2br	\$1,185
2br Townhouse	\$1,160 – \$1,210
Single in 2br townhouse	\$485 - \$725

## Our Survey Says (N=11):



- ☐ Pets allowed
- ☒ Laundry on premises (outside apartments)
- ☐ Dishwasher in apartments
- ☒ Patio/Backyard/Porch available (some units)
- ☒ Uncovered parking on premises

- Rent includes:
- ☒ Internet
  - ☐ Cable (TV)
  - ☒ Hot Water
  - ☒ Gas
  - ☒ Electricity
  - ☒ Trash
  - ☐ Furnishing – additional cost
  - ☐ Parking - additional (\$65/month)

## Comments:

- Rent fee for one bedroom and two bedrooms are almost same, so I recommend to prospective students coming with their family. If you are single, I recommend living near commons. Quiet and nature-friendly environment, but no elevator and no laundry inside the room.
- Laying in the outer perimeter of Cornell, it is a bit far from campus or 20 minutes by walk. Fortunately, there is no giant slope either direction. The wifi has been recently renovated so the speed is really impressive, with 100Mbps both download and upload. The downside is Cornell puts a monthly limit of 20G total cap per month, including when you are on campus (Sage) using your cell phone or laptop, so you probably don't want to cloud a lot of photos, video, etc. Community center opens between 8am and 7pm in business days, conveniently signing your parcel and letters. Laundry can be accessed around the clock. All bills are included which is a huge pro! No need to worry electricity and gas. Ok, now downside. There is literally nothing around. Not any grocery. You need to go to Collegetown 7-11 which is the closest grocery. Otherwise please plan to spend one hour round trip to the superstore.
- Keep in mind that Hasbrouck is considered "on-campus" therefore there is no free parking. Parking is strictly regulated. I guess guest parking for one hour or two without using that so-called mobile parking payment system might not be caught but I do see Cornell staff patrolling the parking lot for any unregistered vehicle.
- During peak hours there is a bus to Sage every 10 min. After 7pm it changes to every 30 min and every 60 min on weekends.
- Hasbrouck is part of Cornell campus. All the move in details are managed by campus housing. They are responsive and someone is always around during business hours. GCAs are on call during off-time hours.
- A great thing about Hasbrouck is that you can have a storage contract during summer in which you pay around 1/3 of the rent and your apartment stays closed during the period. Better for couples or families.
- School bus stops at the community center. Playground in the community and there are a lot of kids at all different ages!
- It's great for families with kids and also great if you need public transport. There is a lot of support for families with children (programming, other parents, etc.).

# Lofts @ Six Mile Creek

## Location:

Lofts @ Six Mile Creek, 217 S  
Cayuga St, Ithaca, NY  
<https://www.ithacalofts.com/>

## Contacts:

Carol Ann Brust  
607-277-6961  
[cab@cspmanagement.com](mailto:cab@cspmanagement.com)

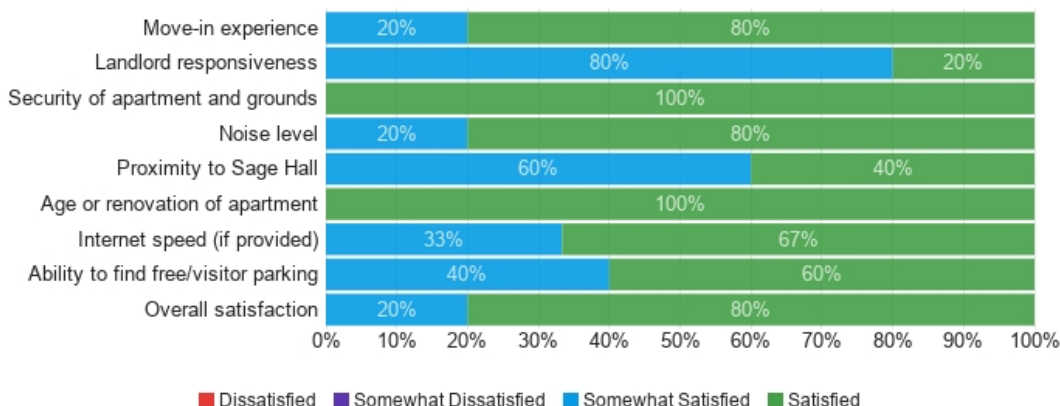


## Getting to Sage:

Driving	8-10 minutes
Bus	10-20 minutes
Walking	20-30 minutes

Types of Units	Monthly Rent
Studio	\$1220
Studio +	\$1460
One Bedroom	\$2160- \$2355
Two Bedrooms	\$2095 – \$2655

## Our Survey Says (N=5):



- ☒ Laundry in apartments
- ☒ Pets allowed, max 2 (pet fee \$500, refundable)
- ☐ Dishwasher in apartments
- ☒ Patio/Backyard/Porch available (some units)
- ☒ Covered parking on premises

## Rent includes:

- ☒ Internet
- ☐ Cable (TV)
- ☒ Hot Water
- ☒ Gas
- ☒ Electricity
- ☒ Trash
- ☒ Furnishing
- ☒ Parking

## Comments:

- Landlord is fairly responsive, but we did have one issue of getting our guest bathroom repainted after a leak in the roof that took about 3-4 weeks.
- Great new apartments with big windows that let it natural light. Most of the residents are graduate level students, professionals working in Ithaca or professors, so the noise level is nonexistent. Great views of Six-Mile Creek and a bus stop one minute away from our entrance, it is a 7 minute bus ride to Sage Hall.
- \$70/month for parking but free parking on the weekend.
- The management company changed their policy about pit bulls half way through our lease without informing us. This lack of communication is most likely illegal, and we are considering legal action. We wouldn't have re-signed with them if we had known, and we may be suing them. Granted this is specific to our situation, and if you don't have a dog you'll be ok.
- It's not that it's bad for families, but it's small and so there's not really a lot of space for bigger kids. Infants to toddlers may be ok.
- Great location near the commons and 2 minutes away from bus stop with multiple busses that go to Sage and other areas of Cornell.
- The building is new, all the finishes are high end and prices are very reasonable. Parking garage is covered and connected to the building!

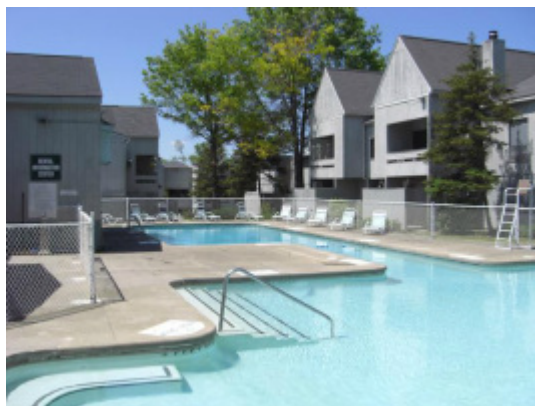
# University Park

## Location:

87 Uptown Road, Ithaca, NY  
<http://www.kimballrentals.com/university-park-apartments.html>

## Contacts:

Justin Kimball  
 607-257-3300  
[Upark.ithaca@gmail.com](mailto:Upark.ithaca@gmail.com)

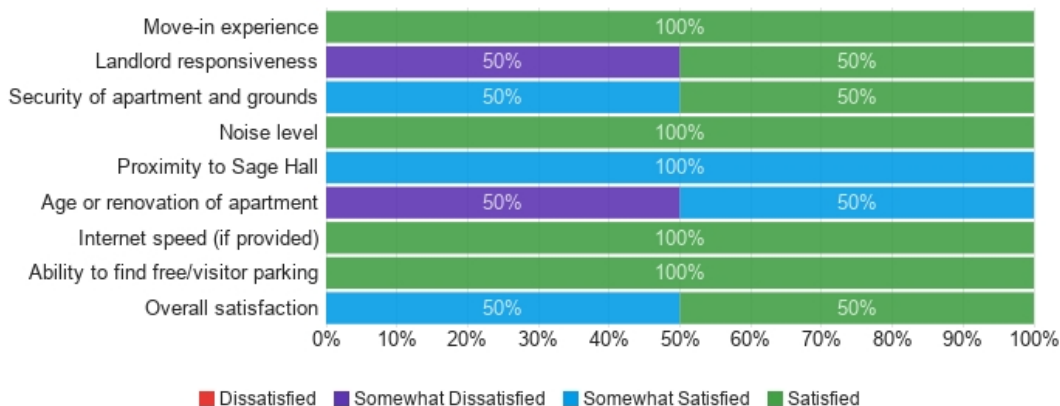


## Getting to Sage:

Driving	7 minutes
Bus	15 minutes
Walking	N/A

Types of Units	Monthly Rent
One Bedroom	\$1,050 - \$1,200
One Bedroom Luxury	\$1,150 - \$1,275
Two Bedrooms	\$1,250 - \$1,500

## Our Survey Says (N=2):



- ☒ Laundry on premises (outside apartments)
- ☒ Cats allowed (\$300 deposit)
- ☐ Dishwasher in apartments
- ☒ Patio/Backyard/Porch available (some units)
- ☒ Uncovered parking on premises

## Rent includes:

- ☒ Internet
- ☒ Cable
- ☒ Hot Water
- ☒ Gas
- ☒ Electricity
- ☒ Trash
- ☒ Furnishing
- ☒ Free Parking

## Comments:

- This is a tough market for renters. The place is fine given the circumstances.
- Plenty of open parking so moving in is not an issue. It's also very easy to have visitors.
- Good if you need extra space like we did. On the bus line. There are a few Johnson students at University Park/north of campus by the mall/airport.
- It's quiet. You live with actual working people instead of students.
- It's a good place to live if you are looking for a buffer from campus. Tops Supermarket, BJ's, State Wine Store, Target, Best Buy, Dick's and several other stores are less than a 5 minute drive at the mall. It takes less than 10 mins to drive to campus and 10 minutes to walk to Sage from the parking lot. All in commute time including walking on campus is ~15 minutes.

# Gun Hill Apartments

## Location:

210 Lake Street, Ithaca, NY

<https://www.morgancommunities.com/apartments/ny/ithaca/gun-hill-residences/>

## Contacts:

607-229-1044



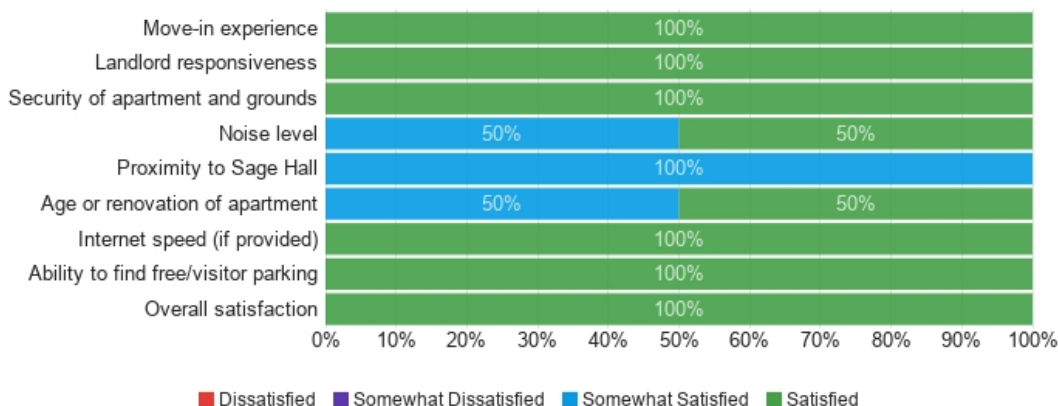
## Getting to Sage:

Driving	5 minutes
Bus	10 minutes
Walking	20 minutes
Shuttle	5-15 minutes

## Types of Units Monthly Rent

Studio	Call for price
One Bedroom	Call for price
Two Bedrooms	Call for price
Three Bedrooms	Call for price

## Our Survey Says (N=2):



- ☒ Laundry on premises (outside apartments)
- ☒ Pets allowed (Pet fee \$250 per pet)
- ☒ Dishwasher in apartment
- ☒ Fitness Center
- ☒ Parking on premises

- Rent includes:
- ☒ Internet
  - ☒ Cable
  - ☒ Shuttle to Campus
  - ☒ Hot Water
  - ☒ Gas
  - ☒ Electricity
  - ☒ Trash fee (\$130)
  - ☒ Furnishing
  - ☒ Parking - additional pay required (\$425 per month)

## Comments:

- It is quiet and homey. Landlord is quite responsive and genuinely cares for you.
- There is a concierge shuttle to take you wherever you need to go.



# Collegetown Plaza

## Location:

111 Dryden Road, Ithaca, NY

<http://ithacarenting.com/collegetown-apartments/>

## Contacts:

Lisa Everts

607-272-3000

collegetown@ithacarenting.com



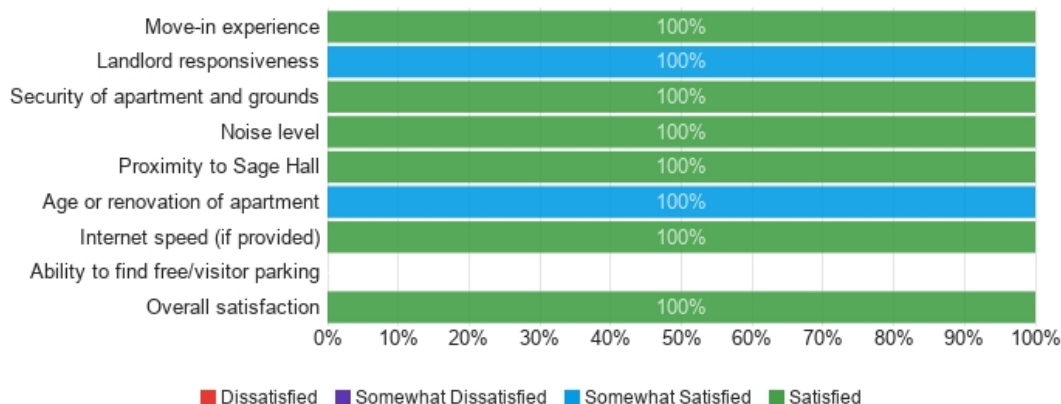
## Getting to Sage:

Driving	N/A
Bus	N/A
Walking	5 minutes

## Types of Units Monthly Rent

Studio	\$1195
One Bedroom	\$1585
Two Bedrooms	\$1135
Four Bedrooms	\$960
Six bedrooms	\$935

## Our Survey Says (N=1):



- ☒ Laundry on premises (outside apartments)
- ☐ Dishwasher in apartments (some do)
- ☒ Parking on premises

## Rent includes:

- ☒ Internet
- ☐ Cable (TV)
- ☒ Hot Water
- ☒ Gas
- ☒ Electricity
- ☒ Trash
- ☒ Furnishing
- ☒ Parking - additional pay required

## Comments:

- I am subletting from an undergrad that is on a leave of absence. This complex (like all of Collegetown proper) is geared toward upperclassmen in undergrad.
- I only needed to be here for the Spring semester, and highly recommend subletting within Collegetown itself if you can find a lease that works for you. I was initially concerned about living in a building with mostly undergrads, but my neighbors are super quiet. I doubt that most One-Year MBAs could live in this building because the leases run from late July - July, but would highly recommend it.



## The Commons/Downtown



<http://www.downtownithaca.com/>

The Commons is at the heart of downtown Ithaca. It is a vibrant area and is where many local events take place. Living here, or in the surrounding several blocks (also part of downtown), you will be close to many shops, restaurants, and bars. Johnson night life often occurs on The Commons in addition to in Collegetown. The highest concentration of restaurants is in this area.

There is a wide variety of housing available in this area including smaller apartment complexes, apartments in houses, and single family homes for rent. Rent tends to be cheaper than Collegetown.

**Apartment in a House / Single Family Home** : N = 10, Approx. 10 different properties

**Apartment Complexes** : (N = 1 unless otherwise noted)

140 Seneca Way: N = 3

Gateway Commons: N = 3

306 East State Street: N = 3

304 East State Street

Lansing West

Ivy Building

Cayuga Apartments

110 North Aurora Street

City View Terrace

Colonial Building

111 South Cayuga Street

Mia Apartments

Iacovelli Properties

## Collegetown



As its name suggests, Collegetown is located adjacent to campus and within walking distance to Sage Hall, and contains much of the school's nightlife. This area also has casual restaurants and several shops.

**Apartment in a House / Single Family Home** : N = 10, multiple MBA's live in approx. 5 different houses in the area

As undergraduates typically lock up their houses in Collegetown in October of the prior year, there is very limited supply of houses or apartments in houses within Collegetown. If you are in the Two-Year MBA program, it may be easier to wait until second-year and sign for a house with your new friends in the fall of your first-year.

That being said, you could always get lucky!

The best way to search for these houses is to either drive around and look for signs on the houses or go on Craigslist. Beware, the houses that are still available by the time MBA's have committed to school are often very run down. If you're willing to put in a little elbow grease though, you might end up just fine!

## Other Housing Options

There are many other housing options available in Ithaca. These can be significantly better options for yourself, your family, or a group of classmates than the popular apartment complexes already discussed in this guide.

In general, the Ithaca housing market thrives off of renting private homes (many of which are rented to groups of students as a unit, or rented to individuals by floor or by room). Their prices tend to be much cheaper than those found in many of the apartment complexes, but usually price is a function of distance to campus. There are also several newer apartment complexes (as noted on the previous pages); older apartment complexes tend to be comparable in price to apartments in houses and full houses.

Many students rent an apartment in a house, either by themselves as a studio or one-bedroom, or with other roommates. One-bedrooms in houses often have private entrances. These rental options are often inexpensive, spacious, and in older homes (although many are renovated; renovated apartments are, naturally, more expensive).

### Recommended search engines:

- Yorango - Built by Cornellians, for Cornellians, Yorango, launched by Adam Kirsch, MBA '16, simplifies rental from search to signing to sublet. Start by checking out the [homepage](http://www.yorango.com) – [www.yorango.com](http://www.yorango.com), and logging in with Facebook or your NetID, then message landlords and tenants to find the lease or sublet that works for you. Yorango partner landlords also allow tenants to sign their lease, pay their rent and submit maintenance requests through Yorango. Moving out? Post your sublet on Yorango and find a subtenant in a snap. More features are being developed every day, making Yorango a one-stop shop for renting. To date, over 3,000 Cornellians have used Yorango.
- Craigslist - <http://ithaca.craigslist.org/>
  - To stay close to campus, look for keywords such as: Cornell, Fall Creek, Commons, Collegetown, and several street names such as: Dryden, Seneca, Aurora, Quarry, Stewart, Buffalo, Eddy
- Perch'n - <https://perchn.com/search-for-housing/cornell-university/>
  - New search engine for the Ithaca area, but a popular service in other college towns.

Several '18 MBAs have indicated that their houses or apartments in a house were still available to be rented as of publishing (April 14, 2018). Contact information for the landlord (where available) and house location are listed below.

- 112 W Buffalo Street – Landlord: PPM Homes, [www.ppmhomes.com](http://www.ppmhomes.com), 607-272-1765
- 118 Schuyler Place #1 – Landlord: Tim Terpening, Lake Street Apartments - [tterpen@stny.rr.com](mailto:tterpen@stny.rr.com)
- 103 Spring Lane – Contact: Peter O'Keefe (MBA '18) [pwo3@cornell.edu](mailto:pwo3@cornell.edu) for more details & landlord contact
- 110 N Aurora Street, Apt. 1 - CSP Management
- 204 Cornell St. – Contact Alicia Flanagan (MBA'18) 617-671-5160 or [ajf247@cornell.edu](mailto:ajf247@cornell.edu) for more details & landlord contact
- 202 University Ave. - Landlord: [Peter.penniman@gmail.com](mailto:Peter.penniman@gmail.com)

**Other Apartment Complexes** (not profiled and not on The Commons/Downtown or in Collegetown):

- Thurston Court (Cornell Housing, North Campus)
- Boiceville Cottages – Brooktondale, NY [www.boicevillecottages.com](http://www.boicevillecottages.com)
  - You get an entire home (and dogs are welcome) for the price of a shared bedroom in CTT.
  - I failed to note that I needed to set up my electricity (as in, have it turned on) and have my pilot light lit before moving in so we didn't have electricity/hot water for a few days. There is also no cell service out there, so without internet it was challenging to contact necessary parties to turn these things on.
- Maplewood (Collegetown)
  - A number of students from the Two-Year Class of 2019 are moving to this new complex that is expected to open in late August 2018. Currently, the property is fully rented; however, this could be an opportunity for leasing in 2019.
- The Meadows Townhomes – 100 Graham Rd. <https://themeadowsithaca.com>
  - The management is good at taking care of things and responds within a timely manner.
  - There is a small playground in the complex as well as a tennis courts, so places to go outside and play with kids. Lots of other kids in the complex. Very close to Northeast Pediatrics office and Ithaca OBGYN office. It's nice to be a little further away from campus/downtown and not have to worry about traffic and parking. Has more of a family feel than a student housing feel, though I'm sure many tenants are students.
  - All units here are 2 level town homes so there are stairs. But we like having living space separate from private bedrooms upstairs when entertaining.
- Warren Wood Apartments - 600 Warren Road, Landlord: 607-257-5200
- Village Solar (Near Airport)
  - They only rent to professional students and adults so no undergrads. On a bus route but the bus only runs three times in the morning and twice in the afternoon. No other bus route nearby unless you park by the mall.
  - They are sold as "sound proof" but that's not the case. We can clearly hear our upstairs and next door neighbors. Plus dogs barking outside are audible.
  - The landlord and maintenance are hit or miss. Sometimes they will be over and fixing an issue within an hour; other times it will take weeks. There are a lot of people with dogs here and they treat the common areas like a dog park. Many of the neighbors are very noisy. All the units have hard floors, so if someone lives above you their walking around is very loud.
- Lakeside Vista (South Hill)
  - Lakeside Vista is perfectly amenable if one doesn't mind a half-hour walk to campus (a bridge links South Hill and East Hill, so the incline isn't as unmanageable as it could be), and is priced pretty reasonably relative to other offerings in the area.
  - While the property managers have recently switched to charging by the "room" for the two-bedroom townhomes, you can rent a given townhome altogether, which gives you a second floor with two bedrooms and a bathroom, a first floor with a decent living space, weird transitional kitchen and living space, and a kitchen, and a basement with ample storage space and a washer and dryer, which is always nice. It's also just up the hill from South Hill Elementary, which I guess would be a benefit for folks with kids in that age bracket.
  - I guess it's also worth noting that for some reason, the landlords began renting out dedicated parking in some covered garages on the premises, but didn't really make all of the tenants privy to this arrangement, so this is something that's probably available/could be asked about if that's a desired setup. Also, there are some undergrads from Ithaca College also using this housing, but this usually doesn't have too much of an impact outside of making parking the weekend of the Cortaca game a nightmare (but that shouldn't be a problem for the next school year with the game being held at SUNY Cortland).

### Specific & Unique Opportunities:

Several students have notified us of unique or specific housing opportunities that may be available to the Class of 2020. These opportunities are described below.

- A graduating MBA 2018 owns a beautiful home right next to the SPCA (Hanshaw Road). She is interested in renting the carriage house apartment to a Johnson student.
  - Please reach out to Lauren Dowler ([led78@cornell.edu](mailto:led78@cornell.edu)) for more information and photos.
- Free Housing Opportunity for Incoming Graduate Students: The Kappa Kappa Gamma sorority on Cornell's campus is looking for a live-in House Director. The position includes free housing (10 minute walk to campus), a monthly stipend, free meals, and free parking. Please email Erica Coren (ILR '10, MBA '18) for more information at [ejc44@cornell.edu](mailto:ejc44@cornell.edu).
  - Requirements: Kappa is looking for one female student or a couple with at least one female partner. Responsibilities include managing employees and the live-in Kappa sisters as well as overseeing the operations of the house. Related experience is encouraged.
- A group of graduating MBA 2018's will be vacating their 5 bedroom Collegetown house (921 E. State Street – next to CTT). The house next door was also available as of publishing. Previously, rent was \$2765 / month.
  - Our landlords loved having MBA tenants and would be interested in having more, and asked us to help them with that.
  - For more information, please contact MBA 2018, James Godbout ([jg2229@cornell.edu](mailto:jg2229@cornell.edu))
- If you are looking for a summer rental or need a place to stay before your lease starts, current students have listed their apartments and houses for rent in this google doc. Please contact the students individually if you are interested.
  - [https://docs.google.com/spreadsheets/d/1x\\_XcM7HOQTDj5-dKiWTF0kR32lco6eB6nK8KGc7FzX8/edit?usp=sharing](https://docs.google.com/spreadsheets/d/1x_XcM7HOQTDj5-dKiWTF0kR32lco6eB6nK8KGc7FzX8/edit?usp=sharing)