

Unsubsidized Apartment Housing Guide

This guidebook contains brief descriptions of unsubsidized apartment options in Broome County for older adults and those with a disability.



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Revised January 2024*

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BINGHAMTON AREA

50 Front Street

50 Front Street, Binghamton, NY 139058

Units	122 units; One and two bedroom apartments; 5 Story Building
Serves	18+
Rates	\$2,100-\$3,000
Utilities	Tenant pays electric; \$100 cable & Wi-Fi fee; \$25 trash fee
Waiting list	Varies - check with management.
Note	Brand new modern-luxury apartments. Washer & dryer in unit. No step entry, elevator access, wheelchair accessible. Pet spa.
Pets	2 pet limit subject to management approval. \$35 additional monthly fee.
Contact	Phone: (844)583-0858 Website: https://50frontapts.com/

AnSCO Lofts

16 Emma Street, Binghamton, NY 13905

Units	100 units: Studio, one, and two-bedroom
Serves	18 and older
Rates	\$1,130-\$2,145
Utilities	Water and trash included. Tenant pays for electric, internet, and cable.
Waiting list	Not available.
Note	Underground parking, elevator access, pet friendly community, smoke free, 24-hour fitness studio, business/printing center, 24-hour management/maintenance portal.
Pets	Up to two pets allowed, \$60/mo for one and \$70/mo for two. There are dog breed restrictions.
Contact	(855) 772-6726 Website: https://www.anscolofts.com/

Crandall Street Apartments

Crandall Street, Binghamton NY 13905

C/O First Ward Action Council, Inc.

167 Clinton Street. Binghamton, NY 13905

Units	24 Studio apartments
Serves	Any individual, no income limit. Rental application with proof of income required.
Rates	\$700
Utilities	Tenant pays utilities.
Waiting list	Check with management.
Note	Off-street resident parking (12 spots available), convenient to downtown Binghamton/grocery stores/restaurants/bus line/pharmacy, coin laundry on-site
Pets	Not allowed
Contact	Phone: 347-658-4489

Glenview Apartments

524 Castle Creek Road, Binghamton, NY 13901

Units	87 units: 1, 2, 3, 4 Bedrooms; 3 Stories
Serves	18+
Rates	\$850-\$1,325
Utilities	Water, trash & sewer included.
Waiting list	Not available.
Note	Country setting, 24-hour maintenance, high speed internet access.
Pets	Two pets maximum. \$450 one-time pet fee, plus additional \$25 monthly. Picnic areas, Community Newsletter
Contact	Phone: 607-648-7228 Website: https://www.rmcmgt.com/binghamton-ny-glenview-aps

Good Shepherd Fairview Home

80 Fairview Avenue, Binghamton, NY 13904

Units	40 Apartments: 1 and 2 bedroom apartments.
Serves	Individuals 62 and older.
Rates	Check with management for current rates. Private pay only.
Utilities	Includes heat, electric, air conditioning and cable TV.
Waiting list	Varies - check with management.
Note	Rental amounts include noontime meals and 2 hours of housekeeping per month. Off-street parking for tenants and visitors. Convenient to stores and pharmacy. All apartments have a full kitchen with electric stove and refrigerator. Monthly rate includes basic cable, electric, air conditioning, heat, state-of-the-art wellness center, transportation for shopping and medical appointments, emergency call bell, independent living liaison, religious services and programs, routine maintenance, mail service, social/therapeutic programs and events. Amenities include: laundry facilities, beauty salon, gift shop, & café. Social Director to coordinate facility and community events.
Pets	Cats are allowed and small dogs. There is a visiting pet program.
Contact	Admissions: (607) 724-2477 * Fax (607) 723-4724 e-mail addresses: hm@goodshepherdcommunities.org Website: www.goodshepherdcommunities.org

Legacy Bay Townhomes

436 Glenwood Road, Binghamton, NY 13905

Units	414 Units: One and two-bedroom apartments with step entry, two-bedroom apartments have stairs
Serves	18+
Rates	\$995-\$1195
Utilities	Rent includes water, trash, and sewer. Tenant pays for electric, gas.
Waiting list	Check with management
Note	Smoke-free apartments, on the bus line. Washer and dryer in unit
Pets	40 lb weight limit on one pet with additional \$45 monthly fee.
Contact	(607) 729-2432* Fax (607) 729-6947 Email: legacybay@stratford.com Website: https://legacybay.com/

The River House Apartment

38-42 Front Street, Binghamton, NY 13905

Units	60 units: 1, 2, 3 Bedrooms
Serves	Individuals 65 or older.
Rates	Check with management
Utilities	Water, trash, sewer, snow removal, high speed internet included.
Waiting list	Check with management
	Easy public transportation, 24-hour maintenance. No step entry and elevator access. Laundry room. Hair salon, massage therapist, doctor's office, reading room, security system. Recreation center, clubhouse, lounge, game room.
Pets	\$120 Dog & Cat deposit. Additional \$10 monthly fee. 25 lbs limit.
Contact	Phone: (607) 772-0456

United Methodist Homes –Manor House

Elizabeth Church Campus, 3 Manor Drive, Binghamton, NY 13905

Units	20 One-bedroom apartments 2 Two-bedroom apartments
Serves	Individuals 65 or older.
Rates	One-bedroom \$2,655/month for single occupancy, \$2,855 for double occupancy Two-bedroom \$2,740/month for single occupancy or \$2,940 for double occupancy
Utilities	All utilities included except telephone.
Waiting list	Check with management.
Note	Rate includes one meal a day, housekeeping, emergency call system, all appliances, garage, scheduled transportation, routine maintenance, basic cable TV, Wi-Fi, Chaplain services, mail service, relaxed leisure time recreation, mail services.
Pets	Small pets allowed.
Contact	Teresa Felter, Independent Living Admissions Program Director (607) 729-2305 * Fax (607) 729-2311, tfelter@umhwc.org Website: www.unitedmethodisthomes.org

United Methodist Homes - St. Louise Manor

Elizabeth Church Campus, 861 Front Street, Binghamton, NY 13905

Units	20 One-bedroom apartments and 2 Two-bedroom apartments
Serves	Individuals 65 or older.
Rates	One-bedroom (without dock access) is \$2,360 for single occupancy and \$2,660 for double occupancy. One bedroom with dock access is \$2,395 for single occupancy and \$2,695 for double occupancy. Two-bedroom, one bath is \$2,620 for single occupancy and \$2,920 for double occupancy. Two-bedroom, two bath is \$2645 for single occupancy and \$2,945 for double occupancy.

Utilities	All utilities included except telephone.
Waiting list	Available, complete application with management.
Note	Rate includes three meals a day, weekly housekeeping, emergency call system, microwave, refrigerator, laundry facilities, case management consultation, scheduled transportation, routine maintenance, basic cable TV, Wi-Fi, Chaplain services, relaxed leisure time recreation.
Pets	No pets allowed.
Contact	Teresa Felter, Independent Living Admissions Program Director (607) 729-2305 * Fax (607) 729-2311, tfelter@umhwc.org Website: www.unitedmethodisthomes.org

Endicott Area

Cambridge Square

421 Glendale Drive, Endicott, NY 13760

Units	42 One and two-bedrooms, 3 stories, some first-floor units have no step entry.
Serves	18 or older
Rates	Check with management.
Utilities	Parking available, walk-in closets, washer dryer in-unit, air conditioning.
Waiting list	Check with management
Pets	Check with management
Contact	Phone: (607)-203-9056

Graydon Apartments

307 East Main Street, Endicott, NY 13760

Units	Two-bedroom apartments, all units have steps
Serves	18 or older
Rates	Check with management.
Utilities	Resident pays utilities except water, sewer, and trash removal.
Waiting list	Check with management
Note	Easy access to transportation, shopping and entertainment. Units include air conditioning, dishwasher, storage and security system. Coin laundry on site.
Pets	Check with management
Contact	Phone: (607)-203-9056 Office hours: Monday through Friday, 8am to 4pm

Ideal Senior Living Center

508 High Avenue, Endicott, NY 13760

Units	One- and two-bedroom independent apartments												
Serves	65+												
Rates	<table> <thead> <tr> <th>Independent Apartments</th> <th>Rate/ Frequency</th> </tr> </thead> <tbody> <tr> <td>One-bedroom – One person</td> <td>\$1,895/ per month</td> </tr> <tr> <td>One-bedroom – Two people</td> <td>\$2,195/ per month</td> </tr> <tr> <td>Two-bedroom – One person</td> <td>\$2,454/ per month</td> </tr> <tr> <td>Two-bedroom – Two people</td> <td>\$2,754/ per month</td> </tr> <tr> <td>Low Income- determined by income per month</td> <td></td> </tr> </tbody> </table>	Independent Apartments	Rate/ Frequency	One-bedroom – One person	\$1,895/ per month	One-bedroom – Two people	\$2,195/ per month	Two-bedroom – One person	\$2,454/ per month	Two-bedroom – Two people	\$2,754/ per month	Low Income- determined by income per month	
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Low Income- determined by income per month													
Utilities	All utilities are included in rent (except telephone), as well as water, sewer, trash disposal. Tenants control their own heating and air conditioning.												
Waiting list	Varies - check with management.												
Note	Also, included in rent is basic cable TV, internet services, computer with public Wi-Fi, scheduled activities, one meal per day, monthly housekeeping, maintenance, transportation, emergency call system, geriatric clinic, campus security laundry and beauty/barber shop on site, secured entry, parking area, indoor mail delivery, community rooms.												
Pets	Check with management.												
Contact	Admissions (607) 786-7440, Fax (607) 786-7458												

Skye View Heights

Corner of E. Franklin St and Skye Island Dr, Endicott, NY

Units	6 One-bedroom/One-bath duplex; 48 Two-bedroom/Two-bath duplex
Serves	Individuals 55 or older – Upscale Independent Living
Rates	Private pay only. Homes range from \$1,750- \$2,150.00 per month. Minimum of 1-year lease and one-month security deposit required.
Utilities	Cable, phone, and internet included. Tenant pays gas and electric. Housing is in the Endicott Municipal Electric District. Plus, the tenant pays semi-annual water, sewer, refuse bill. Complete interior and exterior maintenance are included. 24-Hour maintenance service provided.
Waiting list	Varies. Check with management.
Note	Single level living. Stainless steel appliances. Washer and dryer in every unit. Single car attached garage. Central air conditioning. Patio. Smoke free. Convenient to restaurants, shopping, and pharmacies.
Pets	One small dog (up to 20lbs) or one cat per home; pet deposit required. \$25.00 monthly fee. All pets must be approved by landlord and tenant must sign a pet policy that provides rules of conduct for pets and pet owners.
Contact	American Horizons Group, LLC Office Address: 1550 Vestal Pkwy E, Vestal, NY 13850 Office: 607-444-3193 * Fax: 607-444-3163 Office Hours: Monday through Friday 9:00am – 4:00pm Website: www.skyeviewheights.com

Summit Chase Apartment

1 Jane Lacey Drive, Endicott, NY 13760

Units	304 units; 1, 2, and 3 bedrooms; Some are walk-ins, some are on 1 floor, please specify interest in application.
Serves	18+
Rates	\$895-\$1375
Utilities	Water, trash, sewer included.
Waiting list	Check with management.
Note	Washer & dryer in unit. High Speed Internet access. Maintenance & Property Manager on site (Monday-Friday, emergency line on weekends. Fitness Center, Pool & Tennis Court nearby
Pets	1 pet limit with \$45 additional monthly fee. Must be spayed/neutered.
Contact	Phone: (607) 754-6769; Fax: (607)786-7660 E-mail: summitchase@stratford.com Website: https://summitchaseapts.com/

Good Shepherd Village at Endwell

32 Village Drive, Endwell, NY 13760

Units	80 apartment homes and 74 cottage homes.
Serves	Individuals and couples 62 and older (the second resident may be 55 or older) may become residents of Good Shepherd Village. Residents pay a one-time entrance fee, 90% of which is refunded to you (or to your estate upon death) when you permanently vacate your cottage or apartment home. Prospective residents will be required to demonstrate their ability to qualify for residence at Good Shepherd Village.
Rates	Private pay only. There is a one-time entrance fee and a monthly fee. The monthly fee includes dining account credit per month to be used at any dining venue. Call for more information.
Utilities	Varies. Check with management.
Waiting list	Heat, electric, air conditioning, cable and internet.
Note	The following services are also included in the monthly service fee: all utilities including basic cable, except telephone, internet access, trash removal, snow removal, interior/exterior maintenance, flexible dining program, access to on-site wellness/fitness center and indoor swimming pool, necessary maintenance and repairs in the living unit, including appliance repair/replacement, twice monthly housekeeping, grounds maintenance and landscaping, emergency notification system, scheduled transportation to local shopping areas and physician offices, scheduled entertainment events, priority access to Good Shepherd Village at Endwell's assisted Living and Skilled Nursing Units on a fee-for-service basis
Pets	Pets are permitted subject to certain size restrictions; pet owners must sign a pet policy that provides rules of conduct for pets and pet owners.
Contact	Mary Kay McKinney Phone (607) 484-6104 Fax (607) 757-3101 Email address: mkmckinney@gsvillage.org ; Website: www.gsvillage.com

Johnson City Area

Century Sunrise Apartments

135-139 Baldwin Street, Johnson City, NY, 13790

Units	104 units with 1, 2 and 3 bedroom units
Serves	Tenants aged 18 and above.
Rates	One Bedroom: \$675 – \$821’ Two Bedrooms: \$758 – \$949 Three Bedrooms: \$844 – \$1069 Income limits apply and are reviewed each year. Check with management.
Utilities	Tenant pays gas, electric, and cable.
Waiting list	Check with the building manager, wait lists are expected.
Note	There is an on-site community room for tenant use; on-site laundry and retail space; off street parking; secure buildings.
Pets	Pet-friendly, with a weight restriction of 30 pounds, non-aggressive breeds only.
Contact	Michelle Roody - Community Manager (607) 296-4049 *Fax (607) 296-4068 Email: centurysunrise@tmo.com Website: www.centurysunrise.com

Indian Ridge Apartments

1025 Reynolds Road, Johnson City, NY 13790

Units	274 units: 3 stories-studios, 1-2 bedrooms, some furnished
Serves	18+
Rates	Check with management.
Utilities	Trash included
Waiting list	Check with management.
Note	Island Kitchen, dishwasher, laundry facility on site, balcony with storage, fitness center.
Pets	Pet deposit \$250 due at move in, \$35 monthly. Residents allowed either one dog and one cat or two cats maximum. 20 lb limit for dogs.
Contact	Phone: (607) 729-9641; Fax: (607) 729-6067 Website: https://www.indianridgeapts.com/

Lofts@JC

128 Grand Avenue, Johnson City, NY 13790

Units	24 units: 1, 2, 3 bedroom (ADA-Accessible units)
Serves	18 or older
Rates	\$1,900 - \$2,850 (prices vary based on package)
Utilities	Included with certain package, including WIFI, air conditioning.
Waiting list	Check with management.
Note	Island Kitchen, dishwasher, laundry facility in unit, balcony with storage, fitness center 24/7
Pets	Pet Friendly-must have shots, non-aggressive breeds only.
Contact	Phone: (347) 915-3560' Website: https://loftsatjc.com/apartments.php Email: info@loftsatjc.com

Reynolds Pointe Senior Apartments

1035 Anna Maria Drive, Johnson City, NY 13790

Units	125 units: 25 one-bedroom and 102 two-bedroom independent apartments.
Serves	Seniors 55 years of age and older.
Rates	1 Bedroom apartments -\$1,605; 2 Bedroom apartments- \$1,760
Utilities	Included heat and air conditioning, hot water, basic-extended cable, and internet. All utilities are included in the rent (electricity & heat), air conditioning and cable, each apartment has its own thermostat.
Waiting list	Check with rental office.
Note	Planned social and community functions, large community room, laundry rooms on each floor, emergency call systems, central air conditioning, patios/balconies, elevator, secure entry, fitness room, beauty salon, pet friendly. \$35 monthly fee.
Pets	Check with management.
Contact	Phone: (607) 237-0460

United Methodist Homes - Hilltop Campus

286 Deyo Hill Road, Johnson City, NY 13790

Units	76 two-bedroom town houses (Highlands); 16 two-bedroom apartments (Sunset Heights), 22 efficiency apartments, one- and two-bedroom suites and executive suites (Eastwood); 62 efficiency apartments, standard rooms and two room combinations (Eastside).
Serves	Individuals 65 or older.
Rates	Highlands: \$2,580 – \$2,695 per month (maintenance and monthly housekeeping included) Sunset Heights: \$1,325-\$2,320 per month (includes one meal per day and monthly housekeeping) Eastwood: \$2,105 per month (includes one meal a day and monthly housekeeping) Eastside: \$2,485-3,020 per month (includes three meals a day and weekly housekeeping)

Utilities	Includes all utilities except telephone.
Waiting list	Varies
Note	Housekeeping, emergency call system, case management consultation, personal laundry facilities, elegant dining room, scheduled transportation, routine maintenance, basic cable TV, Wi-fi available, Chaplain services, relaxed leisure time recreation, mail service and parking available. Additional services, such as the Wellness Center, are tailored to meet individual needs.
Pets	Small dogs or cats are allowed at Highlands and Sunset Heights only.
Contact	Teresa Felter, Independent Living Admissions Program Director (607) 729-2305 * Fax (607) 729-2311, tfelter@umhwc.org Website: www.unitedmethodisthomes.org

Kirkwood Area

Kirkview Apartments

23 Roberts Street, Kirkwood, NY 13795

Units	54 units; 2 Bedrooms, Some first floor units have no step entry.
Serves	18 or older
Rates	\$850
Utilities	Water, trash removal, sewer.
Waiting list	Check with management.
Note	On-site laundry facility. Air conditioning units in all apartments.
Pets	Additional rent and security deposit required for cats and dogs. Two pet limit.
Contact	(607) 648-7228 Website: https://www.rmcmgt.com/kirkview-apartments-kirkwood-ny

Vestal Area

Anthos at Vestal

200 Rano Blvd, Vestal, NY 13850

Units	121 units; 3 Stories, 2 bedroom; Many first floor units with one or two steps to get inside
Serves	18+
Rates	\$1,235-\$1325
Utilities	Contact management, changes to included utilities may change.
Waiting list	No waiting list currently – there are vacancies as of January 2024. However, waitlists often begin in late March as they fill up quickly
Pets	Allows cats, 2 pet limit with a pet deposit.
Contact	Anthos Properties Corporate Office 121 West Nyack Road Suite 23 Nanuet, NY 10954 Phone: Vestal-(607) 729-6174 Corporate-(845) 627-1600 Email: https://anthosproperties.com/property/anthos-at-vestal/#one

Brookdale Senior Living

1715 Castle Gardens Road, Vestal, NY 13850

Units	10 Studio Apartments; 61 One-bedroom apartments; 15 Two-bedroom apartments and 42 Keepsake Village Suites
Serves	Individuals 55 or older.
Rates	Varies due to actual needs, check with management.
Utilities	Varies- check with management.
Waiting list	Includes wifi, heat, electric, air conditioning, water and trash removal. Full kitchens in all apartments except suites; laundry facilities included.
Note	<p>Provides 4 levels of care:</p> <p>Independent Living: Continental breakfast lunch and evening meal, emergency call bell system and two safety checks daily, 24-hour staff available, and activities. Monthly housekeeping service, free scheduled transportation to shopping centers, doctor appointments, as well as activities in the community.</p> <p>Licensed Enriched Housing: Three meals a day, weekly laundry and housekeeping service, health care monitoring, assistance with bathing, dressing, monitoring of prescribed medication, emergency call bell system, safety checks daily and at night, and case management services.</p> <p>Plan of care specific to resident's needs.</p> <p>Keepsake Village Suites: Single suites with specialized care for individuals with Alzheimer's disease and/or related dementias. Also, 4 double occupancy room if needed. Three meals a day, laundry and housekeeping service, health care monitoring, assistance with bathing, dressing, monitoring of prescribed medication, private bathrooms and secure doors.</p> <p>Plan of care specific to resident's needs.</p> <p>Additional Services: Provides aide and nursing services to residents. Enhanced Assisted Living Residency license, and Special Needs Assisted Living residency license for aging in place prior to needing skilled nursing care.</p> <p>Plan of care specific to resident's needs.</p>
Pets	Check with management.
Contact	Admissions-Jami or George (607) 748-5700 * Fax (607) 748-1079; www.thehearth.net