



## Sharswood Crossing Phase 3 Now Leasing!



**JOIN US FOR AN OPEN HOUSE, EVERY TUESDAY AND THURSDAY IN MAY FROM 5 - 7 PM & SATURDAY, MAY 16TH FROM 10 AM - 2 PM.**

**Receive a \$500 gift card if moved in by 5/15 and a \$250 gift card if moved in by 6/1.**

Sharswood Crossing Phase 3 is a mixed-income community offering brand-new 1-, 2-, 3-, and 4-bedroom apartment homes. These homes are thoughtfully designed to offer the space, comfort, and value hardworking households need—at rental rates that fit your budget. Conveniently located on Ridge Avenue in North Philadelphia, Sharswood Crossing Phase 3 offers easy access to public transportation, schools, parks, medical centers, and everyday services. At Sharswood 3, you'll find a vibrant neighborhood where quality housing meets everyday convenience. With on-site amenities, local connections, and a welcoming community, Sharswood Crossing Phase 3 is a place you can truly call home.

### COMMUNITY AMENITIES:

- Inviting community room with resident lounge
- Laundry room (multifamily building)
- Fitness center (multifamily building)
- Professionally landscaped grounds
- UFAS units available
- On-site professional management team
- Service oriented maintenance with 24-hour emergency call service
- All prospective new residents receive in depth and standardized credit, criminal, and landlord background screening through a third-party reporting agency

### RESIDENCE FEATURES:

- Sleek, modern kitchen with electric range and time-saving dishwasher
- Convenient in-unit washer and dryer available in select apartments
- Generously sized closets for all your storage needs
- Stylish ceramic-tiled bathrooms for a clean, polished look
- Central air conditioning for year-round comfort

**¡Se habla español! Our bilingual team is ready to help you find your perfect home. Don't wait—homes are filling fast! Call today to schedule your personal tour and secure your new apartment home. This is your chance to live in a beautiful, affordable home in a connected and welcoming community.**

Scan here:



### Contact Us Today:

Sharswood Crossing  
2000 Ridge Avenue, Philadelphia, PA 19121  
P: 267.824.4049 | F: 215.701.0912

SharswoodCrossing.com | Sharswood3@pennrose.com  
Monday- Friday: 8:30 a.m.- 5:00 p.m.

**PENNRose**  
Bricks & Mortar | Heart & Soul



## PROGRAMS AND ELIGIBILITY

Program requirements are specific to the property and individual unit. Eligibility for programs depends on several factors including: the number of people in the household, the total annual household income, credit and criminal background screening, and other criteria. Sharswood Crossing offers the following rent programs: LIHTC/PBV/HOME.

## INCOME LIMITATIONS & RENTS - PART 1, 2, & 3

(Effective 5/2026 and subject to change)

Unit Size	% AMI	Monthly Rent	Household Size	Qualifying Household Maximum Income	
1 Bedroom	50%	\$1,023	1 person	\$36,000 - \$41,800	
			2 people	\$36,000 - \$47,800	
	60%	\$1,247	1 person	\$42,754 - \$50,160	
			2 people	\$42,754 - \$57,360	
	Market	\$1,426	1 person	Income Minimum: \$48,891	
			2 people	Income Minimum: \$48,891	
2 Bedroom	50%	\$1,219 - \$1,254	2 people	\$42,994 - \$47,800	
			3 people	\$42,994 - \$53,750	
			4 people	\$42,994 - \$59,700	
	60%	\$1,469	2 people	\$50,709 - \$57,360	
			3 people	\$50,709 - \$64,500	
			4 people	\$50,709 - \$71,640	
	Market	\$1,693	2 - 4 people	Income Minimum: \$58,045	
	3 Bedroom	60%	\$1,707	3 people	\$58,526 - \$64,500
				4 people	\$58,526 - \$71,640
5 people				\$58,526 - \$77,400	
6 people				\$58,526 - \$83,160	