


Chelsea Village
APARTMENTS & TOWNHOMES



Welcome
HOME

MORGAN PROPERTIES

Welcome HOME

Discover the comfort of a Morgan Properties home. Morgan Properties is the leader in distinctive apartments, exceptional service and matchless value. We provide superior housing options and outstanding property management service to residents across the country. Our apartments and townhomes have won awards from professional associations and accolades from our residents.

Experience the finest in apartment-style living. At Morgan Properties, our service goes beyond the ordinary. We work hard to deliver the quality and value you expect with the professionalism you deserve. Our dedication to excellence is unrivaled, and it shows in each of our unique properties. From pools to trails to 24/7 service, our properties have what you want where you want it. Located in some of the country's most sought-after areas, Morgan Properties' apartments afford residents local amenities and cultural attractions.

We are committed to providing our residents with prompt assistance and personalized attention. Every team member takes pride in demonstrating respect, politeness and service with a smile. We promise that you will be satisfied with your new apartment home or we will take action to make it right. You deserve an exceptional living experience. We offer you the opportunity to tell us how we're doing through online feedback forms, any time of the day or night. We love to hear from you and strive to make your apartment living experience the best it can be.

www.morgan-properties.com





APARTMENT FEATURES:

- Spacious 1, 2 & 3 bedroom garden apartments & 3 bedroom townhomes
- Upgraded kitchen with new appliances: microwave, maple cabinets, granite look countertops*
- Enhanced bathrooms with new vanity & stylish lighting*
- Your own washer & dryer for doing laundry at your convenience*
- New energy efficient windows
- Central air conditioning
- Ceiling fan
- Plush wall-to-wall carpeting
- Private patio or balcony
- Spacious closets
- Controlled entry on garden apartments

COMMUNITY FEATURES:

- 16 acres of beautiful landscaped grounds in Lancaster County
- Swimming pool with sundeck
- Basketball court
- Tennis court
- Playground
- Pets welcome
- On-site laundry care centers
- Conestoga Valley School District
- Short term leases available
- Convenient to great shopping & fine dining
- 24-hour emergency maintenance
- Professionally managed by Morgan Properties

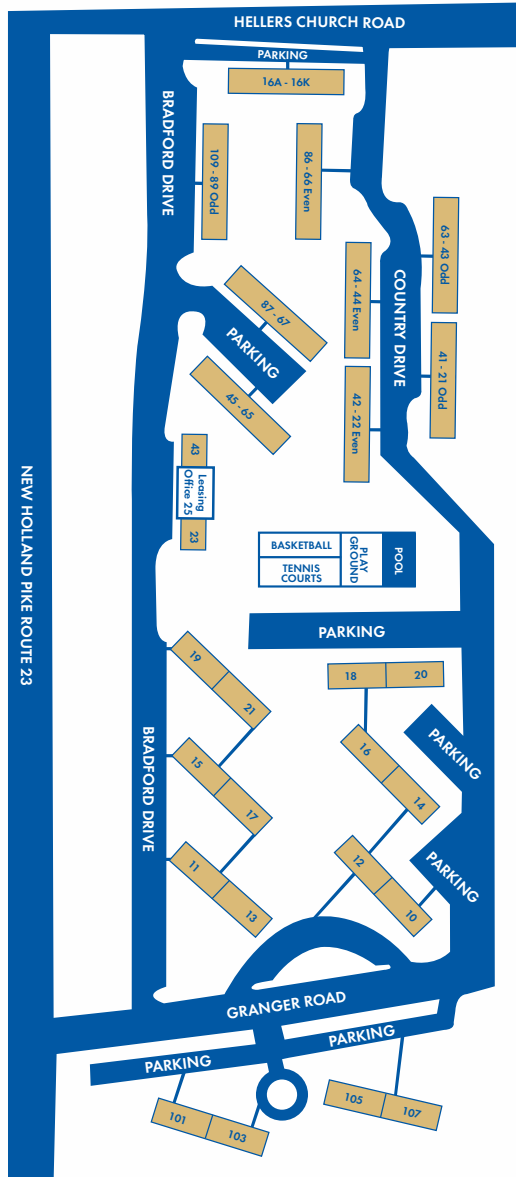


*In select apartment homes



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Welcome HOME

We know that moving into a new area can be difficult. To help, we are providing a convenient list of telephone numbers for services you may need. If we can assist you with any additional information, please call the Leasing Center at 717-656-2776.

IMPORTANT INFORMATION

• Telephone:	Frontier	717-355-7301	www.frontieronline.com
• Electricity:	PPL	800-342-5775	www.pplelectric.com
• Gas Company:	UGI	800-276-2722	www.ugi.com
• Cable TV:	Comcast	800-266-2278	www.comcast.com
• US Post Office:	US Postal Service	800-275-8777	www.usps.com
• Newspaper:	Lancaster New Era	717-291-8733	www.lancasteronline.com

IT WILL BE OUR PLEASURE TO HELP!

EMERGENCY INFORMATION

• Police:	East Lampeter Police Dept.	717-664-1180	
• Fire:	Bareville Fire Dept.	717-656-7554	
• Hospital:	Lancaster General Hospital	717-569-5109	www.lancastergeneral.org
	Ephrata Community Hospital	717-733-0311	www.ephraatahospital.org
	Heart of Lancaster	717-625-5000	www.heartoflancaster.com

SCHOOL INFORMATION

• Elementary:	Leola Elementary	717-656-2068	www.cvsd.k12.pa.us
• Middle:	Conestoga Valley Middle School	717-397-5231	www.cvsd.k12.pa.us
• High:	Conestoga Valley High School	717-397-5231	www.cvsd.k12.pa.us
• District Office:	Conestoga Valley	717-397-2421	www.cvsd.k12.pa.us

UNIVERSITIES & COLLEGES

• HACC Lancaster Campus	717-293-5000	www.hacc.edu
• Millersville University	717-872-3011	www.millersville.edu
• Franklin and Marshall College	717-291-3911	www.fandm.edu
• Thaddeus Stevens College of Technology	800-842-3832	www.stevenstech.org

TRANSPORTATION

• Yellow Cab Co. Inc.	717-397-8100	
• Expressions Limousine-Lancaster	717-556-5466	
• Amtrak	800-872-7245	www.amtrak.com
• Red Rose Transit	717-397-5613	www.redrosetransit.com

SHOPPING

• Tanger Factory Outlet	717-299-4355	www.tangeroutlet.com
• Rockvale Square Factory Outlet	717-293-9595	www.rockvalesquareoutlets.com
• Park City Center	717-299-0010	www.parkcitycenter.com

SPORTS & ENTERTAINMENT

• Clippers Magazine Stadium	717-509-4487	lancasterbarnstormers.com
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PLACES OF INTEREST

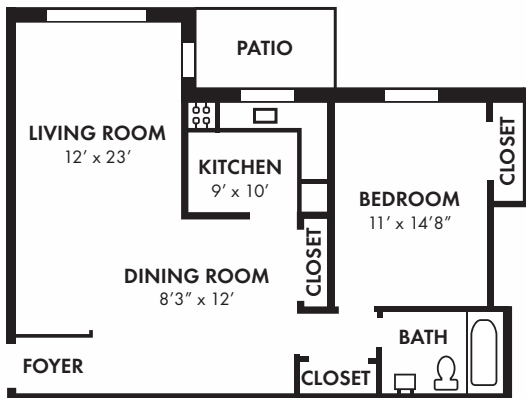
• Sight & Sound Theatres	800-377-1277	www.sight-sound.com
• Dutch Apple Dinner Theatre	717-898-1900	www.dutchapple.com
• Fulton Opera House	717-394-7133	www.thefulton.org
• American Music Theatre	800-648-4102	www.amtshows.com

**ONE BEDROOM / ONE BATH
GARDEN APARTMENT**

750 sq. ft.

Square Footage is approximate

\$ _____ Date _____

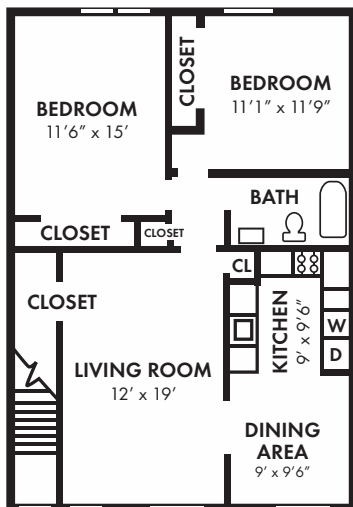


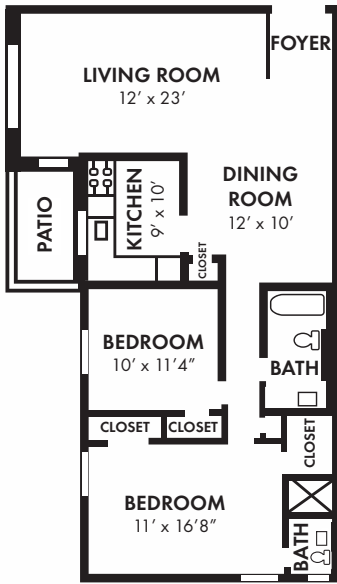
**TWO BEDROOM / ONE BATH
PRIVATE ENTRANCE**

900 sq. ft.

Square Footage is approximate

\$ _____ Date _____





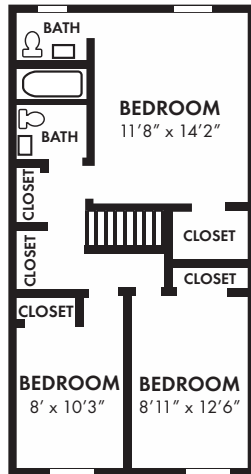
**TWO BEDROOM / TWO BATH
GARDEN APARTMENT**

990 sq. ft.
Square Footage is approximate

\$ _____ Date _____



FIRST FLOOR



SECOND FLOOR

**THREE BEDROOM / THREE BATH
PRIVATE ENTRANCE**

1122 sq. ft.
Square Footage is approximate

\$ _____ Date _____

Exceptional SERVICE

All team members of Morgan Properties are committed to providing Exceptional Service to our residents. Each team member signs an "Exceptional Service Pledge" to display this dedication to superior customer service.

- **Outstanding Service**

We are committed to providing our residents with prompt assistance and personalized attention. Every team member takes pride in demonstrating respect, politeness and service with a smile.

- **101 Point Checklist**

We're sure you'll be happy with your new apartment home because we check, inspect and perfect 101 areas of your home before you move in. We make sure that everything is clean, working properly and ready for an easy move-in day!

- **Satisfaction Guarantee**

We promise that you will be satisfied with your new apartment home or we will take action to make it right. You deserve an exceptional living experience.

- **Emergency Maintenance Service**

We are proud to offer emergency maintenance service 24 hours a day, 7 days a week. Yes, we will be there for you even on weekends and holidays.

- **Employment Transfer Option**

We will work with you when you are transferred. If you are transferred by your employer to a location that is 30 miles away or more, we will gladly release you from your lease.*

- **Smooth Move Program**

We will help you find your next Morgan Properties apartment. You can decide to move to an available apartment home at any other Morgan Properties' community, hassle free.*

- **Resident Referral Program**

We know that friends can make the best neighbors. As one of our residents, you can earn rent credit for referring family, friends and co-workers to your community or another Morgan Properties' community.

- **Resident Online Feedback**

We offer you the opportunity to tell us how we're doing through online feedback forms, any time of the day or night. We love to hear from you and strive to make your apartment living experience the best it can be.



* Certain terms and conditions apply – ask your leasing professional for details



ONLINE *Resident Services*

- ✓ PAY YOUR RENT ONLINE
- ✓ SUBMIT RESIDENT FEEDBACK
- ✓ SUBMIT MAINTENANCE REQUESTS
- ✓ UPDATE CONTACT INFORMATION
- ✓ UPDATE VEHICLE INFORMATION
- ✓ SEARCH LOCAL AREA
- ✓ SHOP FOR APPAREL
- ✓ READ COMMUNITY NEWS



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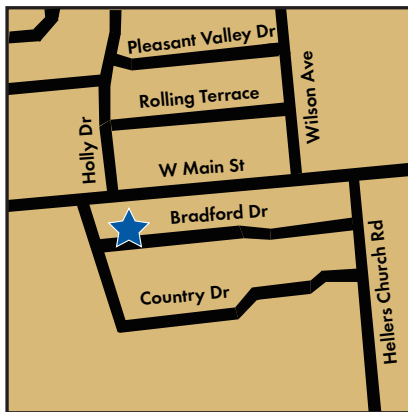
25 BRADFORD DRIVE
LEOLA, PA 17540

Phone: 717-656-2776

Fax: 717-656-3524

CORPORATE WEBSITE:
www.morgan-properties.com

PROPERTY EMAIL:
chelsealeasing@morgan-properties.com



DIRECTIONS:

Chelsea Village is located six miles East of Lancaster on Route 23 (The New Holland Pike), 15 minutes from the PA Turnpike. Exit 21 just off Route 222 South.

