

# ***SAN ANTONIO LIVING*** **NEIGHBORHOOD AND** **APARTMENT REVIEWS**

**Here is a list of neighborhoods and/or areas that other students recommend.**

**The Villas at Northgate.** Babcock and Hamilton Wolfe. It is a gated community that has town homes. Most are 3 bed 2.5 bath. Safe neighborhood and only about a 5 minute drive from campus. Many UTHSCSA/medical people live here

**Rockwell Village.** Rockwell Village is certainly a safe place. It's a gated community that already has plenty of students living there. It's about 15 minutes to school during rush hour, 5 minutes otherwise, and it is within walking distance if necessary. Its negatives include a gate that sometimes doesn't listen to your remote (you need to punch in your key manually) and that it does not have some amenities found in apartment complexes like a pool or workout area.

**Wurzbach and Newcome.** Safe neighborhood though some intense drivers despite speed bumps. Pros: lots of space/large kitchen, with private retreat and backyard. Cons: Not as easy to get maintenance (or at least feel guilty asking), not as much control over utilities especially since most houses in the area are old/not as well insulated/up to code.

**Summerwood,** a new subdivision with houses still being built. It is a gated community near Medical and Babcock.

**Wurzbach between Babcock and Evers** Safe neighborhood. I own. Pros: park in a garage, have a dog, host parties, and don't hear neighbors' noise, study at home comfortably. Cons: pay your own electricity, water, cable, yard upkeep on top of rent.

**Lochwood Estates** (~4 mi northwest). It's a small neighborhood (one circle of houses). Pros: Very quiet, safe. Mostly older couples. Not too many kids. I have a sizeable backyard, so it's nice for my two dogs. It's also a big, nice house (esp for a student). Close to HEB (<1 mi). Access to both Bandera and 410 via Eckhert, I-10 via Huebner, and 410 via Babcock. Cons: Maintenance and setting up a house. There are a lot of things you have to take care of in the beginning that take time. Also very expensive up front. The area isn't well-lit at night, so it can be a bit creepy--especially with the deer. Tips: I would've picked a smaller house if it were my money. Get roommates. I like having my own place to go home, but it takes time and money to maintain. I like the area I live in, but it is farther away.

**Hidden Cypress** Disclaimer: I'm married and we have 3 (soon to be 4) kids, so my situation and my pros/cons may differ from most med students. I rent a 3BR home (I think most houses in our neighborhood are 2-4BR). It's on Heubner, very close to the intersection of Huebner & Babcock, about 7 min from school. Pros: Very quiet, safe and nice. Great location (close to UTHSCSA/Rhodes elementary school (which is a really good school BTW)/grocery stores/churches/drug stores/redbox/mechanics/gas stations/etc). The houses are decent size (good sized BRs, big DR/LRs) and have yards big enough for kids to play in but not too big to take care of with minimal time. Cons: more expensive b/c of the good location/nicer housing.

**Woodridge** (own) Very safe, not gated, about 10-15 minute drive to campus, easy access to I10, great for families

**Oakland Heights** off Vance Jackson/DeZavala. I like it a lot because of the safety of the area and close proximity to the Rim, Fiesta Trails, and Huebner Oaks

**Olmos Park Terrace** VERY safe neighborhood (east of San Pedro only), very quiet, nice neighbors. Able to remodel and get money back if I ever sell! Great house prices if you have the money for a down payment...mortgage is less than 1100 a month for 3 bedroom, 2 bath.

**Villas of Oakcrest** Small, gated cul-de-sac of townhomes off of Wurzbach and Babcock. Very safe. Neighborhood is mostly older couples, but there are a few UTHSCSA students/medical personnel living there as well. All homes have small yards.

#### **A word about owning a home from a current MS1:**

**Pros:** The extra interest from a mortgage does not create a greater loss than paying rent. Most obviously, this is because you would be presumably paying both with the same student loans or other money source (working spouse). Other pros include customizing any way you want and offering rooms for rent to fellow students or other vagrants.

**Cons:** Make sure you include closing costs on a mortgage. The mortgage process can also be difficult (You won't get a mortgage if you're buying on your own and using student loans to pay monthly payment! You'll need to find a way around this that isn't mortgage fraud.) Other cons include having to do/pay for your own repairs and any hassles involved in selling or renting your house after your four years.

## Apartment Reviews

For more apartments near UTHSCSA, 7703 Floyd Curl Drive, San Antonio, TX 78229  
Go to: <http://www.forrent.com/search-apartments-by-zip.php> For the Students who gave a ranking, 10 is the best possible ranking on a 1 to 10 scale. Prices are subject to change.

### **Abbey at Medical Center 210-441-7098**

5460 Rowley Rd, San Antonio, TX 78240

Website: <http://www.wellingtonstatesapartments.com/>

Rent: 1B from \$619, 2B from \$799

Distance to school: 5-10 minutes

Gated: No

Parking: Good

Pool: Yes

Pets: Yes w/ deposit

Workout facility: Yes

Review #1: Amenities- Stackable washer/dryer in the Ashton floor plan only, connections in others; built-in bookcases, fireplaces, walk-in closet, newly remodeled, ceiling fan in all bedrooms, 2 pools, 24 hr fitness center. Discount for UTHSCSA students. Quiet, great management and maintenance staff.

### **Bella Madera Apartments 888-686-5618**

2914 Olmos Creek Drive, San Antonio, TX 78230

Distance from UTHSCSA: 6.1 miles, about 15-20 minutes

Website: <http://www.myhgmc.com/apartments/san-antonio-apartments/shavano-park-apartments/bella-madera-apartments/home>

Rent: \$685 1B

Pets: Yes

Pool: Yes

Parking: Yes. Covered and Garages available for a fee

Review #1: Gated complex includes gym and beautiful pool. Very safe neighborhood. Good Location. Discounts on deposits available for UTHSCSA students, also ask for move-in specials.

### **Boardwalk at Med Center 866-288-4049**

7838 Huebner Rd., San Antonio, TX 78240

Distance from UTHSCSA: 3.5 miles (10 min drive)

Website: <http://www.boardwalkmedcenter.com/>

Rent: \$820 1B Trash fee + water usage add roughly 20 bucks a month.

Pets: Yes (\$400)

Pool: Yes

Parking: Awesome, always plenty of spots available and friends can stay overnight without worrying about being towed. \$25 month for covered parking; or more for a garage unit.

Student discount: 3% off the rent, above includes discount

### **Boulder Creek Apt Homes 888-300-1656**

12330 Vance Jackson Road, San Antonio, TX 78230

Website: <http://www.bouldercreekluxuryapts.com>

Rent: 2 Bed/ 2 Bath 1200 a month, students receive 3% discount

Distance from UTHSCSA: 4-5 Miles, however hard commute with traffic

Parking: Good

Pets allowed: Yes, with monthly fee and partially refundable deposit

Pool: 2 very nice pools, 1 hot tub

### **Broadstone on Medical Apts 210-614-1928**

4900 Medical Drive, San Antonio, TX 78229

Distance from UTHSCSA: 15 min walk to GCCRI

Website: <http://www.broadstoneliving.com/MEDICAL/medical.html>

Rent: 1B \$599-677, 2B \$780-845

Parking: No covered parking, gated community, not assigned spaces, but there are plenty of places to park.

Gated: yes

Pets allowed: yes, with extra fee. Weight limit is 50lb for dogs, and certain breeds aren't allowed.

Pool: yes, one open year-round

Review #1: Pros: Good price for an apartment that comes with a washer and dryer. Maintenance has been quick (same day as I put in the request) and did correct the problems in the 9 months that I've lived here. Fireplace. Spacious.

Cons: No real pantry or much storage space inside the apartment. There is shelving space above the washer and dryer, but I keep my laundry detergent and miscellaneous items there. I had to buy an extra shelf for food. The linen closet has the water heater in there and there is a storage closet on the patio. An older complex.

Review #2: These are old apartments so make sure there is no mold in the AC vents, everything else is good, you wouldn't have to worry about parking on campus b/c you can easily walk to school. Student's ranking: 7

Review #3: It is an ideal location, the environment is good, and managers are nice. Student's ranking: 8.5

Review #4: Really dirty apartments, extremely rude staff, far from the main campus, not suited for students who do not have a car. The bus stops are very far from the apartment building, roaches are common, very poor maintenance, very expensive for what you get. Student's ranking: 3

Review #5: I park on the street for easier access to Wurzbach Street. The complex is older than several other complexes in the area. The management and service staff are nice and helpful, however if you want a modern apartment, this is not the place for you. My building is pretty quiet and the neighbors seem friendly. Utility costs are pretty low, which is great. Student's ranking: 7

Review #6: While not fancy, these apartments are good for the money and distance from school. The staff is easy to work with and there are more parking spots than residents. Security is good and I have had no pest issues. One main selling point for this place is that dryer and washer are included. Pets require an additional security deposit and monthly fee on top of rent. Yearly rent increase is around \$20. It may not be as nice as some other close complexes, but it works for a grad student on a budget. Overall, good place to live.

Review #7: Good: washer and dryer in apartment, available guest parking, close to campus (especially Greehey). Bad: roaches, clogged pipes, washer, dishwasher, and water heater have all broken down in less than 1 yr. small apartments with very limited storage/closet space, mold issues, they don't allow reptile pets (ridiculous).

Review #8: Great place to live. Within walking distance to the school and also has its own laundry machine!!!

### **Carlyle Place Apartments 866-636-6331**

1751 Babcock Rd, San Antonio, TX 78229

Distance from UTHSCSA: 0.6 miles (Babcock & Louis Pasteur intersection)

Website: <http://venterralliving.com/carlyleplace/about>

Rent: 1B \$959-1029, 2B \$1,069-1179

Parking: Great – reserved covered parking

Pets allowed: Yes

Pool: Yes

Fitness Center: with TV 24/7

Maintenance Service: 24 hours

Comments:

Gated community with video monitoring. Outstanding office staff and maintenance. Often same day maintenance, if requested early enough and first time fixed. Working alarm system included in rent for every unit, monitoring is extra. Covered parking is an add'l \$20/mo. Well lit complex. Professional pest control visits are free upon request. Provide scented doggy bags throughout the grounds. Units can include W+D. No laundry facility on site. Courtesy officer is available in case of emergencies or suspicious activity. Quiet, the walls are not paper thin and cannot hear your neighbors. Free installation of any internet/phone/cable service with TWC if you schedule through leasing office for first-time TWC customers. You can realistically get your refundable deposit back. No renters insurance required. Student discount available.

#### **Four Seasons Apartments 210-824-0691**

1779 Nacogdoches Rd, San Antonio, TX 78209

Distance from UTHSCSA: 20 min drive

Website: <http://www.apartmentratings.com/rate/TX-San-Antonio-Four-Seasons-Apartments.html>

Rent: \$756 - all bills paid (including cable) for 2 bedroom, 2 baths, 2-story apartment

Pets: No

Parking: Free covered parking

Pool: Yes

Review #1: Great place to live in a very safe community. The apartments are quite nice on the inside. Manager is very nice. WAITLIST to get in, since it is a popular community at a GREAT price.

#### **The Landmark at Medical Center Apts 210-775-1681**

7207 Snowden Rd, San Antonio TX 78240

Website: <http://www.apartmenthomeliving.com/apartment-finder/The-Landmark-at-Medical-Center-San-Antonio-TX-78240-199042.pdf>

Rent: \$625 and up

Distance to UTHSCSA: 5-10 minutes

Parking: Good

Pets: Yes

Pool: Indoor

Review #1: You could choose an apartment that looks only into woods and there are deer that come right up and graze right in front of my window on the regular. It's quiet. Indoor heated pool, outdoor pool, 24 hr gym facility. Close to everything that you'd likely need. A number of dental and medical students live in Chapel Ridge as well. I only recommend living on the side of Chapel ridge that I do. They have another set of buildings that is sandwiched by Snowden Rd and Wurzbach Rd. and there have been some major issues there. I've not had a problem on my side (off Snowden, next to some lovely woods) at all.

#### **Deer Oaks Apartments 210-616-0725**

7230 Wurzbach Road, San Antonio, TX 78240

Distance from UTHSCSA: 5 min drive, 20 min walking distance

Website: <http://www.forrent.com/apartment-community-profile/1008863.php>

Rent: 1B \$555; 2B \$809-855

Pets: Yes, with \$350 deposit but there's no additional monthly pet rent

Pool: Yes and two lighted tennis courts

Gated: No

Parking: Big parking space

Review #1: Management is good.

Review #2: The management and maintenance staff are great; they're very friendly, responsive, and quick! The complex is fairly quiet and has a pretty good pool. The apartments aren't the newest, but they're still in fine shape, and everything works well. My only complaint is the water heater in the smaller apartments isn't very big so you can't take long showers. I haven't had any problems with vandalism/break-ins, though supposedly there was one break-in during April (management distributed a flyer to tell us about the break-in and provided safety tips). The area is well lit and I've always felt safe. All apartments have a washer/ dryer hook-up, but the on-site laundry area isn't bad either and it's never busy. The complex is clean and the trees/landscaping make it look pretty. In general there are nicer/fancier apartments out there but this place is great for the price, especially considering the close proximity to campus. Student's ranking: 8

Review #3: Proximity is great. The cheapest apartments are very small but worth the price. The place is a little older so it's not as fancy/nice or up to date as some others but it's not bad. Maintenance is great! They always come immediately and are always able to fix any issue. The pool usually isn't very busy. The complex overall is very quiet. I've never had a problem with crime either (break-ins, etc...) though supposedly there have been break-ins or vandalism in the area (management sends out a letter anytime something happens). The laundry facility is small but nice and rarely used (and all apartments have a W/D connection). Overall, not a bad place to live; I've lived here for 3 years and will be renewing my lease again.

#### **La Mirage 210-696-6700**

8050 Oakdell Way, San Antonio, TX 78240

Distance from UTHSCSA: 1.8 miles

Website: [http://www.lamirageapt.net/La\\_Mirage\\_Apartments/Home.html](http://www.lamirageapt.net/La_Mirage_Apartments/Home.html)

Rent: 1B \$680-744; 2B \$850-980

Pets: Yes

Pool: Yes Other amenities: Has jogging path, playground, picnic areas with BBQ grills

Parking: Covered and detached garage available

Courtesy patrol available

Review #1: Would have a higher ranking (8.5 or 9) but the pools are a little dated and there are a lot of tenants who don't clean after their pets. Student's ranking: 7

#### **Medical Center Apartments 210-692-6200**

5055 Von Scheele Drive, San Antonio, TX 78229

Distance from UTHSCSA: 15-20min walking, but can take the shuttle in every 20min. 5min walking to CCRI campus.

Website: <http://www.umovefree.com/Apartment/medical-center-apartments-san-antonio-tx/>

Rent: 1B \$707-774; 2B \$902-1128; 3B \$1,024

Pets allowed: Yes

Pool: Yes

Parking: Included. Covered parking available for extra. Has gated access.

Review #1: I recommend Medical Center Apts because of its proximity to campus. The apartment complex is well-managed and I plan to stay here for another year.

Review #2: The apt is not very big, but the view outside is pretty good. The most inconvenient I think is there is only one place to throw away the trash.

Review #3: The rooms are clean, no bugs (at least I don't find it). The manage stuffs are nice.

They usually come soon when you schedule the maintenance. Cons: Some of the room are noisy because the AC.

Review #4: It's an ok place to live in, it is very convenient distance wise, especially if you are walking to the university and don't have a car, but if you have a car and distance is not an issue you probably can find better places at lower costs!

#### **Oaks of Northgate Apts 210-690-8396**

8000 Oakdell Way, San Antonio, TX 78240 (off Babcock near Wurzbach)

Website: <http://www.sandalwoodmgt.com/us/property/residential/oaks-of-northgate/>

Rent: 1B from \$580; 2B from \$685

Pets: Yes w/ deposit

Distance to school: 10 minutes depending on traffic

Gated: Yes

Parking: Yes

Review #1: Intrusion Alarm (standard)

#### **The Preserve at Fredericksburg 877-258-2116**

10422 Huebner Rd., San Antonio, TX 78240

Website: [www.preserveyourlifestyle.com](http://www.preserveyourlifestyle.com)

Rent: 1-2 Bedrooms \$900-\$1700

Distance to school: 2.2 miles

Gated:

Parking: Resident parking only. Visitor parking located outside on sidewalk

Pool: Very nice pool with large hot tub

Pets: Yes, very dog friendly. Two dedicated leash free dog parks and walking trail.

Student discount: No discounts for students but provide USAA discounts.

Review #1: The GOOD: Very nice apartment with amazing landscaping, pool, club house, walking trail and gym. Out of the numerous places I've lived in the past, this is the only apartment that really dedicates itself to landscaping and overall atmosphere of the complex. The interior includes granite countertops, washer and dryer included, carpeted rooms, laminate wood in the kitchen, nice appliances, and everything is energy efficient. They also provide catered dinners for the residents at least once a month. They have a computer/conference room that is 24/7 and is a nice place to study or print lots of papers for free. They have a bicycle rental so if you're brave enough, can wander outside of the complex on a bike. The Flying Saucer is also 2 miles away.

The BAD: Pretentious residents with first world problems that you can easily hear outside or indoors due to the thin walls in certain parts of the apartment. Constant reminder that you're a poor graduate student when you see multiple Mercedes, BMWs, and Porches driving around.

The UGLY: Rent and monthly fees are really expensive!! (Rent starts at \$900 for a 1 bedroom and only goes up from there, valet trash pickup is an additional \$35 and cable is required and costs \$45). Luckily the apartments are energy efficient (double pane windows, programmable thermostat which you can control remotely on the computer) so the cost of electricity and water is not very high. This is not within the budget of a lone graduate student and will require a roommate/spouse/partner.

#### **Promontory Pointe 877-258-8423**

4114 Medical Drive, San Antonio, Texas 78229

Distance from UTHSCSA: 1 mile

Website: <http://www.promontoryapts.net>

Rent: \$800

Pets: Yes

Pool: Yes

Parking: Yes, covered  
Student discount: Yes  
Review #1: Great place, but expensive.

#### **Riverstone Apartments 210-348-5450**

8711 Cinnamon Creek Drive, San Antonio, TX 78240

Distance from UTHSCSA: 1.3 miles

Website: <http://www.churchillforge.com/about-us?type=search&apartment=23>

Rent: \$560 for 473 sq.ft with a stackable washer and dryer included (as of October 2012)

Pets: Yes

Pool: Yes

Parking: Fair

Student discount: No

Review #1: Good: I like the sense of community I feel at my apartment complex. My neighbors are nice. Every month or so, the leasing staff tries to have some sort of party or event to encourage residents to get to know their neighbors. The leasing staff is very friendly and helpful (they bake fresh cookies everyday that's freely available for the residents to take). Based on personal experience, the staff does everything they can do resolve any issues in a timely manner (like within 24 hours). I feel safe walking at night (9pm) from UTHSCSA all the way to my apartment. From what I see, there are a lot of students (college, medical, etc.) that live near my unit but there are families that live throughout the entire complex.

Not-So-Good: Lately, one of my neighbors has been too noisy. She's calmed down a bit due to complaints. One thing that I can say is that the leasing staff enforces their noise ordinance policy. Each resident gets three warnings and after that, they will ask you to leave (and you will still have to pay rent until your lease is up even though you are no longer physically in the unit). They have asked one of my neighbors to leave already.

#### **Saddle Ridge Apartments 210-694-4100**

5711 North Knoll, San Antonio, Texas 78240

Distance from UTHSCSA: 2.1 miles from UTHSCSA main campus; 1.4 miles from Lot 17

Website: <http://www.thesaddleridgeapartments.com/>

Rent: 1B \$595-\$739; 2B \$716-\$839; 3B \$789-\$1,049

Pool: Yes; 3ft-6ft Also has fitness center

Parking: free parking, covered parking (\$ extra), and detached garage parking (\$ extra), gated access.

Comments: Pros-- The apartments look decent on the outside compared to other apartments in this price range and in the area. The staff are super nice. The neighbors are pretty nice and quiet. There are many children here, which I love seeing, and they often walk across the street to play on the playground at Rhodes elementary school. These apartments are right across the street from Rhodes elementary school. There's a small fitness center and business center. There are washer and dryer connections in the unit. If you don't have a washer and dryer, you can rent one through their affiliates. The units have crown-molding. I also LOVE the fact that your guests don't have to walk through your bedroom to get to your bathroom. There's an access gate and there's only one-way in and out of the apartment complex.

Cons-- Being so close to an elementary school, traffic can be an issue in the mornings. I highly recommend either paying extra for the covered or garage parking or be willing to walk a ways back to your apartment as parking is a HUGE issue for me (I tend to get home late). Although I love the maintenance staff, they are a bit shorthanded and it takes them a while to respond to non-emergency work orders. I wish my unit had more storage in kitchen. The parking layout is a bit awkward. Oh! Also, these apartments fill up quickly so apply early! Otherwise, I think it's a

great buy!

**San Antonio Station Apts 210-614-3679**

7458 Louis Pasteur Dr, San Antonio, TX 78229

Distance from UTHSCSA: 5 mins by walk

Website: <http://www.sastation.com/>

Rent: Efficiency \$580, 1B from \$625, 2B \$699 & \$769.

Utilities: Gas, water, sewer & recycling are included in rent payment. Tenant pays for electricity. A priority waiting list is available (apprx 10 on current list). The holding deposit becomes your security deposit for the apartment.

Pool: Yes. Also has a small work-out gym.

Pets: Yes

Parking: Great

Gated: no

Review #1: Great location (the closest apartment to campus!!!), great price, TV/game room, and good office management. This place is pretty good. The good thing about it is that they have pretty good management, they fix things pretty fast (doesn't mean a lot of things are broken although it's an old apartment complex). The apartment is so close to school and the medical center area is a very safe area. The bad thing I don't like about this apartment is that the manager sometimes gets into the apartment without letting you know, which makes me a little uncomfortable.

Review #2: Best maintenance, cheapest, friendly apartment manager, they provide clean apartments, closest to school. Student's ranking: 10

Review #3: This place is very close to the school. I actually walk every day and did not even purchase parking when I got here. The residents are mostly students and everyone is very nice. This place is a perfect example of "you get what you pay for" so everything is a little old and the walls are extremely thin. That being said, it is cheap and worth it to me. I recommend it.

Review #4: Kind people in the office, less noisy and quiet, but a bit expensive compared to other apts that are a bit distance from the school.

Review #5: This is a nice place to live, especially for graduate students. During the first year, the course INTD 5000, Track Core courses except Aging course are all on main campus, it is quite near walking to main campus. From main campus you could take free school shuttle to go around to other campus, for example STRF, if your rotation lab is there. Shuttle runs from 8 am to 6 pm. Maintenance is good. Once my bath tub peeled off, I ask them to help me fix it. It took them an afternoon to finish the repair and it was all good except the smell.

Review #6: Close to the main campus and the conveniently located- just across the street.

**Sienna Ridge Apts 210-641-9900**

5903 Babcock Rd, San Antonio, TX 78240

Website: <http://www.siennaridgeapartments.com/>

Rent: 1B from \$845-915, 2B-2B from \$1115-\$1315, 3B-2B from \$1380-\$1465

Distance to school: 5-15 minutes depending on traffic

Gated: Yes

Parking: Good

Attached garages for 1 & 2 cars with automatic door opener are available

Pets: Yes w/ deposit

Review #1: Population is a handful of students, some families, and a lot of older folks. One great feature is that everything in this community is one level, so there are no apartments on top of you. I like the quiet and feel safe here. The people who work here are very friendly and professional and courteous. They won't tow visitors' cars here, unlike certain other complexes.

There's no pool or workout room.

#### **Ventana Apartment Homes 210-558-6911**

11020 Huebner Oaks, San Antonio, TX 78230

Distance from UTHSCSA: 10 minutes Take Huebner Road to Fredericksburg Road

Website: <http://ventana-aps.com/home.asp>

Rent: 1B \$765-\$960, 2B \$960-\$1135, 3B \$1,345-\$1,360

Pets allowed: Yes! Lots of neighbors with dogs.

Pool: 2 pools because it is a large complex. Has fitness center.

Parking: more than plenty of spaces & covered parking & gated access.

Convenient to shopping centers and restaurants & within walking distance.

Review #1: I really enjoy living there because it is across from the AMC movie theater, Flying Saucer, tons of food and shops as well. I never have to travel more than 10 minutes for anything I need. My apartment is very large 900 sq. ft. with a front and back patio.

#### **Villas at Medical Center 210-558-0404**

5623 Hamilton Wolfe, San Antonio Texas 78240

Distance from UTHSCSA: 2 miles from campus

Websites: <http://www.circlepix.com/tour/Nitro/loadingPage.htm?tourId=566552>

<http://www.apartments.com/summary.aspx?page=summary&property=102203.30&HideBackResults=T&prvpg=9&pdriveit=0&pdrivefrm=1#MenuItem>

Rent: 1B \$851-\$1196, 2B \$945-\$1182, 3B \$1,495

Property is shown by appointment.

Pets allowed: Yes

Pool: Yes, it is well-maintained. Has 24/7 fitness center.

Parking: Parking is great. It is a gated community and there are a lot of available spaces for parking. If you do have visitors, you have to go to the front office to get them a parking pass.

Comments: Maintenance is great. It is about a 4 year old property. The staff is somewhat welcoming but they do get things done in a timely manner.

#### **Villas at Oak Hills 210-340-0226**

7314 Oak Manor Dr., San Antonio, TX 78229

Distance from UTHSCSA: Across the street from campus & less than 10 minutes walking to campus

Website: <http://www.forrent.com/apartment-community-profile/1009077.php>

Rent: 1B \$585, 2B \$725, 3B \$950

Pets allowed: Yes

Pool: Yes, but no gym

Parking: Free parking lot

Gated: no

Review #1: Pretty close to campus which is really convenient. Actually it's not really new or updated though. Student's ranking: 7

Review #2: I personally like this place, it's better for a couple or the whole family to rent since they didn't charge the rent based on people, allocated gas and water fee is calculated by sq.ft you rent.

#### **Villas of St. Moritz 210-615-8329**

Address: 7221 Lamb Rd, San Antonio TX 78240

Distance from UTHSCSA: 1.5 miles

Website: <http://www.forrent.com/apartment-community-profile/1008781.php?cmp=CAC-Homes>

Rent: 1B \$585-\$645, 2B \$699-\$759

Pets allowed: Yes

Pool: Yes Also has tennis and basketball courts and fitness center.

Parking: Yes – covered. Access Gates: Yes.

Comments: I think this apartment complex is one of the less expensive ones and yet still close enough to the Main Campus (about a 20 min walk or 10 min drive). The staff is very friendly and helpful! When something is wrong, I go to them and they take care of the issue within a day. I find that there's always parking available, and most of them are covered parking (which you do not have to pay extra for!) There are a lot of families with kids in this neighborhood, so if you do live downstairs you might have issues with your neighbors upstairs especially if they have little kids. My only real problem is that the kitchen does not have an actual vent, so when I am cooking the smell always ends up lingering in my place for a while.

Overall, I think it is a good place to live! The unit is fairly spacious, the views are nice, and it is a gated community. It is a five min drive (or 15 min walk) to the STRF so when I am running experiments that require me to go back to lab in the middle of the night it is not a big deal.

### **Walnut Hills 210-616-0140**

2626 Babcock Road, San Antonio, TX 78229

Distance from UTHSCSA: 1.5 miles, about 1 mile to Lot 17 (where most students park; the school's free shuttle service can take you to main campus from this lot.)

Website: <http://www.walnuthillapts.com/>

Rent: 1B \$499-\$619, 2B \$689-\$749, 3B \$969

Pets Allowed: Yes

Pool: Yes – 2. and two tennis courts & a fitness center.

Parking: Good

Gated: No

Review #1: One of the few apartment places which have water and garbage pick-up free of charge and also have direct deposit rent pay (there is a small discount if you enroll in direct pay). The apartment complex is old but not bad if you're looking to save money. It's a 15 minute walk to school for the people who don't own a car. The management is not bad either and they usually fix things pretty fast. All-in-all a good bargain for graduate students who are looking for cheap, but livable apartment (there is no cheaper rent place in the 3 mile radius). Student's ranking: 7

Review #2: This apartment complex is a nice place to live. It is one of the few places that have a cheaper monthly rent, and it's not too far from campus (usually a 15 minute walk to campus). The rent fee covers garbage and water utilities. The downside is that management is slow in fixing any problems in the apartment. However, it's worth renewing the lease. Student's ranking: 7

### **Windridge Apartments 210-614-3343**

2502 Babcock Road, San Antonio TX 78229

Website:

[http://www.apartmentwiz.com/san\\_antonio\\_apartments/specials/medical\\_center\\_san\\_antonio\\_apartments/windridge.php](http://www.apartmentwiz.com/san_antonio_apartments/specials/medical_center_san_antonio_apartments/windridge.php)

Distance to school: 3 minutes driving; 15-20 minutes walking

Rent: 1B \$499-\$589, 2B \$649-\$789

Gourmet Coffee Bar: Yes

Pets: Yes

Parking: On Site Gated: No

Pool: Yes and 2 tennis courts.

Workout facility: No

Review #1: Washer/dryer in select units only, pool, staff is friendly and accommodating; friendly tenants, thin walls, Babcock Street is very busy all times of days, thus traffic noise. Currently updating exterior of facility. Safety from "outsiders" a concern – across the street "Fast Eddies".

**Whispering Creek Villas 210-641-7798**

5303 Hamilton Wolfe Road, San Antonio, TX 78229

Distance from UTHSCSA: 1.5 miles

Website: <http://www.whisperingcreekvillas.com/>

Rent: \$830-\$950 1B/1B; \$1100-\$1200 2B/2B

Pets: Yes w/deposit

Pool: Yes

Parking: Yes. (covered parking \$45/mo, garage for \$75/mo)

Student discount: Available

Review #1: It's a fairly secluded and quiet place due to its apartments existing in a slight virtual depression in the earth and considerable arboreal development, and while pricy (and apparently getting considerably pricier than even a year ago due to acquisition by a different RE group) does offer decently sized rooms.

Maintenance is a little iffy -- reporting paperwork is perfectly usable and response time is measured in days, but what should have been a simple job of replacing a shower handle's screw ended up involving a complicated adapter that completely altered functionality, to give an example. On the flip side, no more than a single cockroach in the time I've lived here (probably luck). Apparently there is pest control weekly; have never used it.

Has a common area with fairly small workout room, and a computer-containing business center, as well as a television-containing lounge during business hours. Positively, the center's wifi works now. Negatively, none of these rooms are currently available 24 hours a day despite having locks specifically installed for that possibility, though the doors may be opened past closing hours (to 10pm or so, after which entry is impossible).

One has a personal mailbox near the front office, outside the gated region. This system of receiving mail (with large packages going to the front office) works well so far. There had previously been an outgoing mailbox, but it had been broken into on multiple occasions, so this has not been replaced -- no obvious outgoing mail from the apartment, in other words.

Review #2: Also has a basketball court, sauna, outdoor spa, gym, outdoor grilling and picnic area, etc. What I really like about this apartment complex is that they have regular events and get together (game nights/casino nights/pool parties). There is also a fantastic trail right outside the complex for running. A very good experience living here!

Review #3: The management here is great. They are all women, very friendly, and respond to requests quickly. There are online maintenance requests and online rent payment. Rent is due the first 3 days of the month before it is late. Maintenance is quick and employees are friendly. Front office is open 7 days a week, there is a 6am-11pm workout room and sauna, and business center with PC and Mac access, with scanner, copier, and free faxing. The property is very large. There is a beautiful brand new outdoor kitchen with gas grill, sink, refrigerator, and tables. There is plenty of space for pets and I see many people there walking medium to large dogs. There is also a basketball court. There is a door to door trash pick-up service 5 days a week, and a self-service recycling bin. All apartments come with a programmable alarm system, washer & dryer. Top floors have vaulted ceilings and fireplaces. I haven't had any bug issues, they send pest control around regularly. The property is kept very clean, and all the residents are very friendly as well.

I highly recommend this apartment complex. Most people here are affiliated with UTHSCSA and it feels very safe. Management is always coming up with community events such as game night,

pizza parties, and they've just introduced a rewards point system. There are often additional small events like Taco Tuesday, when they hand out free breakfast to residents leaving for work in the morning. We've had a Happy Hour where they've handed out free beer for residents coming home. Often, they will have Marco's pizza send someone over to sell pizzas for \$5 at the front gate.

I am very satisfied with this apartment complex. It's so close to the Greehey campus that I have walked home on several occasions. It's far enough away to avoid the traffic of UTHSCSA, but definitely close enough to bike.

#### **Wolfe Run Apartments 210-699-6030**

8602 Cinnamon Creek Drive, San Antonio, TX

Distance from UTHSCSA: 2 miles

Website: <http://www.wolferunapts.com/>

Rent: \$700 1B/1B cable included

Pets: Cats and dogs, with a fee. \$200-\$300.

Pool: Yes

Parking: Covered for residents, plenty of uncovered for guests.

Student discount: Make sure you ask.

Review #1: I really like living here, and I plan on renewing my lease. There has been construction going on outside the complex for most of this year, but besides that the area is really quiet.

They have 3 basic floor plans based on how many you want to live with - I chose to live here because I wanted to live alone in a safer-feeling environment than most of the other places I found. Full size washer/dryer are included, as is valet trash/recycling pick up. The apartment also comes with an alarm system.

The other reason I went with this complex over others is that I really liked the staff and they had solid reviews from the past as well. The appliances and buildings are typically a little older, but whenever I have had a complaint it has been addressed within the week.

There is an "office" and a small workout room that are open 24/7, but I don't really use them.

There is also a bus stop going both directions (to and from the university), but I discovered it takes about the same amount of time to walk as it takes to drive (thanks to where I park on campus).

#### **The Vintage Apts. 210-949-2900**

7733 Louis Pasteur Drive, San Antonio, TX 78229

Website: <http://www.mynewplace.com/apartment/the-vintage-san-antonio-tx-5y00g8913431>

Distance to school: 6-10 minutes walking – 1 block from UTHSCSA

Rent: Studio \$822, 1B \$779-\$1,100, 2B \$1,051-\$1,542, 3B \$1738-1,830.

Pets: Yes

Gated: Yes

Parking: Excellent (free parking garage)

Pool: Yes and a fitness center.

Review #1: Very safe (guard & cameras), calm, welcoming environment. Valet trash service.

Washer/dryer connections. Management is good. Don't want to live on the shopping center side--Club Antro plays music loud into the night and it is clearly heard on that side.

Review #2: If you have the money to spare, this is the best place to live. It is extremely close to campus (I bike 5 minutes through Methodist hospital and I'm on campus), there's a great parking garage that is ideal for the summertime and moving in (there are walkways on every floor).

Office staff are extremely friendly and prompt with service. Only downside is that rent does not include internet, washer/dryer, and the valet trash service is a mandatory extra fee. Student's

ranking: 8

**Wellington Estates 210-615-7539**

6623 Callaghan Road, San Antonio, TX 78229 (Babcock & Callaghan)

Apartments and Townhomes

Distance: 1 mile from UTHSCSA campus

Website: <http://www.wellingtonestatesapartments.com/>

Rent: Studio \$499, 1B \$579-\$639, 2B \$670-\$795, 3B \$859-\$1,329.

Pets allowed: Yes

Pool: 2 pools and has a fitness center

Parking: 1 designated covered parking spot

Maintenance Service: 24 hours

Review #1: As a student this was the best bargain (price/sq feet) I could find. My unit doesn't have laundry in it so I use the 2 in complex laundry mat rooms. My utilities and electric was always under \$50/month. I loved how much extra money I got to save. Short drive to campus. Definitely recommend it. I didn't know any other students in my complex though. Felt safe. No vandalism ever seen and no ghetto scary people. When I signed a 12 month lease, I got 1 month free in addition to the \$10/month discount. A little older complex (70s) but I wouldn't change complex because of how cheap the rent is compared to the other complexes around. (I'm moving out to buy a house, which is affordable with our stipend pay alone, which I would also recommend, I didn't need a co-signer).

**LOOKING FOR A ROOMMATE, PLACE TO LIVE, OR CURRENT HOUSING REVIEWS?**

Check out the Student Life – Housing page!

<http://students.uthscsa.edu/studentlife/2013/04/housing-list/>

**ROOMS FOR RENT:**

<http://studentservices.uthscsa.edu/pdf/StLifeHousing/RoommatesRoomsforRent.pdf>