

# Phinns Housing

SALT SPRINGS  
NEIGHBORHOOD

LE MOYNE  
Greatness meets Goodness®

# Live in a Phins House. Feel Completely at Home.

When you move into a Phins House at Le Moyne, you're not stepping away from the campus community; you're expanding how you experience it. You gain more space, more independence, and plenty of room to grow, all while staying connected to the people and places that make the Heights feel like home.

You'll find yourself in the Salt Springs neighborhood, a vibrant, diverse community on the east side of Syracuse. You'll be invited to neighborhood barbecues and potlucks; the local coffee shop staff will remember your order; and campus will always be a short walk or drive away. It's a chance to shape your own routine and settle into a space that feels like yours while still being part of a friendly, caring community that wants you to thrive.

## What Every Home Offers You.

Every Phins House comes with the essentials you need to live comfortably and confidently. No matter which space feels right for you, you can count on:

- College maintenance support
- Lawn care and snow removal (because Syracuse winters are very real)
- Standard kitchen appliances ready for your go-to meals and late-night study snacks
- Free laundry
- Private bedrooms, giving you personal space when you need it
- Safe, well-kept neighborhoods close to campus
- 24/7 access to Campus Security
- 11 or 12 month terms
- A responsive, friendly team committed to making your living experience smooth and worry-free

You focus on your classes, your friends, and the experiences that will shape your future. We'll make sure your home supports you every step of the way.

## Let's Connect

If you'd like to learn more, explore openings, or take a closer look at what Phins living can offer you, we're here to help.

Email: [info@phinsmgmt.org](mailto:info@phinsmgmt.org)

Phone: (315) 445 - 4614

Website: [lemoyne.edu](http://lemoyne.edu)

Reach out anytime — we're happy to answer your questions and help you find the place that feels right.



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## 1. Where are Phins Houses located?

Every house is within a half-mile of Le Moyne's campus, in safe, walkable, residential areas.

## 2. Who lives in Phins Housing?

Le Moyne undergraduate and graduate students. We reserve three to five houses for graduate students each year.

## 3. What types of homes are available?

Most Phins Houses are 3–6 bedroom homes with single bedrooms, shared living spaces, full kitchens, and on-site laundry.

## 4. How much does it cost?

Monthly rent starts at \$895. A \$700 refundable security deposit is required. Parking permits cost \$250 for the year.

## 5. What's included in the rent?

Rent includes utilities (gas, electric, water, trash), maintenance, lawn care, snow plowing, and laundry. Residents pay for WiFi and Internet.

## 6. How long is the housing term?

Phins Houses offer 11- or 12-month agreements. Homes remain open during academic breaks.

## 7. What happens if I go abroad or take a leave of absence?

You will need to submit a license agreement release request. Requests are reviewed on a case-by-case basis by a committee.

## 8. Is the housing furnished?

Homes include major appliances but are not furnished.

## 9. Do I get to pick my roommates?

Yes. Undergraduates need to apply in groups. Graduate students can apply individually or in groups.

## 10. How is safety handled?

Residents have 24/7 access to Campus Security, with regular neighborhood patrols and support year-round, including academic breaks.

## 11. How do I report problems or issues?

Maintenance requests can be submitted online, and a responsive property management team is available.

## 12. Do I need to attend any meetings?

Yes. Students need to meet 1:1 with the property manager at the beginning of the year, and are strongly encouraged to attend the neighborhood BBQ in late August. At least one member of each house should attend each community meeting. There are usually 3-4 meetings a year.

## 13. How do I learn more or apply?

To explore availability, schedule a tour, or ask questions, contact Phins Management at [info@phinsmgmt.org](mailto:info@phinsmgmt.org) or (315) 445-4614.

110 Phillips Rd.



Bedrooms

Features

- 3 bedrooms
- 1.5 bathrooms
- 1,078 sq ft
- 3 parking spaces
- Large common areas
- Located across the street from Harrison Hall



Shared Spaces

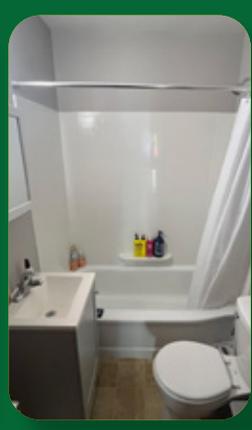
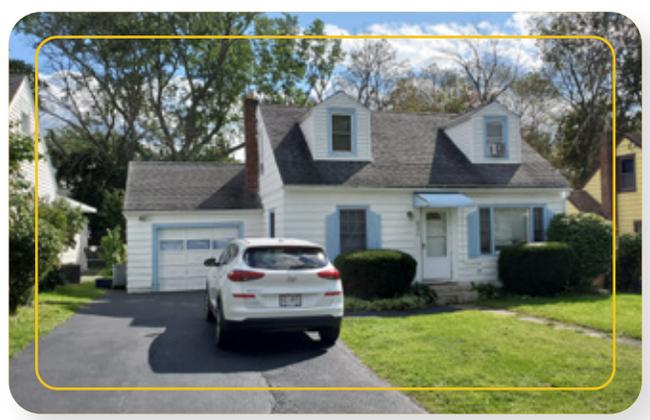
254 Fayette Blvd.



Bedrooms

Features

- 3 bedrooms
- 1 bathrooms
- 1,100 sq ft
- Ample parking
- Fenced in yard
- Remodeled bathroom
- ½ mile walk to the library



Shared Spaces

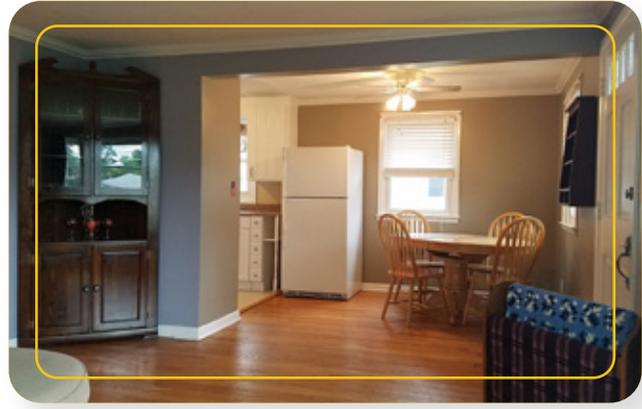
1606 Salt Springs Rd.



Bedrooms

Features

- 3 bedrooms
- 1 bathrooms
- 988 sq ft
- 2 parking spaces
- Across the street from the Le Moyne Townhouses



Shared Spaces

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1419 Salt Springs Rd. Syracuse, NY 13214 | [www.lemoyne.edu](http://www.lemoyne.edu) | (315) 445-4614