

PEABODY  
PROFESSIONAL AND GRADUATE STUDENT HOUSING

A Guide for Students by Students



40

24

65

## Where do you live once you've become a Peabody student?

We asked the people most in the know—Peabody master's and doctoral program students—to share their opinions and advice. Here's what they had to say:

### Begin your search by looking at the following websites:

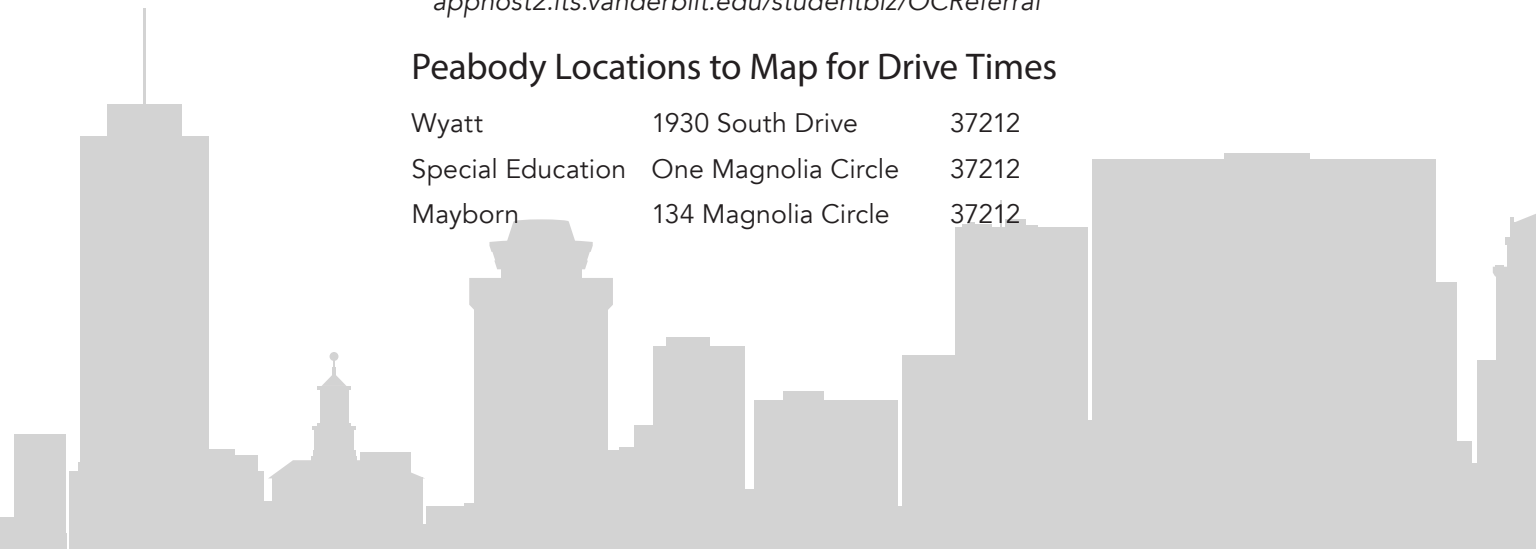
- [Apartment-finder.com](http://Apartment-finder.com)
- [Padmapper.com](http://Padmapper.com)
- [Zillow.com](http://Zillow.com)
- [Rent.com](http://Rent.com)
- [Apartments.com](http://Apartments.com)
- [Hotpads.com](http://Hotpads.com)

### Talk to your future or current classmates.

- Many students have found housing just by driving around areas of Nashville. Private renters often just post a sign outside their house with a phone number for availability.
- The Nashville Housing Facebook page often has a lot of options and is a place to post if you're looking for a roommate.
- Check the new Vanderbilt Classified ads for potential housing options: [vanderbilt.edu/classifieds/index.php](http://vanderbilt.edu/classifieds/index.php)
- Use the Vanderbilt off-campus referral service: [apphost2.its.vanderbilt.edu/studentbiz/OCReferral](http://apphost2.its.vanderbilt.edu/studentbiz/OCReferral)

### Peabody Locations to Map for Drive Times

|                   |                     |       |
|-------------------|---------------------|-------|
| Wyatt             | 1930 South Drive    | 37212 |
| Special Education | One Magnolia Circle | 37212 |
| Mayborn           | 134 Magnolia Circle | 37212 |



## Apartments Popular Among Vanderbilt Students:

### **Twenty & Grand**

*twentyandgrand.com*  
615-327-1377

### **Americana Apartments**

*americanaapartments.com*  
615-327-1532

### **Bristol on Broadway**

*bristolonbroadway.org*  
615-340-9960

### **Village at Vanderbilt**

*vandyapartments.com*  
615-800-6313

### **Hayes House Hillsboro Village Apartments**

*hayeshousehillsboro.com*  
615-383-5453

### **Grove Whitworth and Richland Apartments**

*ntsgrovewhitworth.com*  
615-269-5500



## Helpful Hints When Talking to Management

1. When landlords quote transit time to Vanderbilt, it may not reflect travel time to Peabody's campus (on 21st Ave S). It is worth mapping to see where the apartment is located in proximity to Peabody. Try the drive during peak traffic to make sure it's a good fit.
2. Ask about the age of the apartment and how recently it has been renovated.
3. Look up Google reviews of the apartment.
4. Avoid signing a lease before viewing the apartment. If you cannot make a visit before signing, try and reach out to current students or friends to see if they've lived there before, or are willing to check out the place in person for you.



**← BELLEVUE**

**DOWNTOWN/  
GERMANTOWN**

**EAST  
NASHVILLE**

**WEST  
END**

**MIDTOWN/  
MUSIC ROW**

**SYLVAN PARK/  
WEST NASHVILLE**

**HILLSBORO  
VILLAGE**

**GREEN  
HILLS**



Clarksville Pike

Metrocenter Blvd

W Trinity Ln

Dickerson Rd

Charlotte Ave

West End Blvd

21st Ave

18th Ave

Nolensville Rd

Murfreesboro Pike

Harding Rd

Franklin Pike

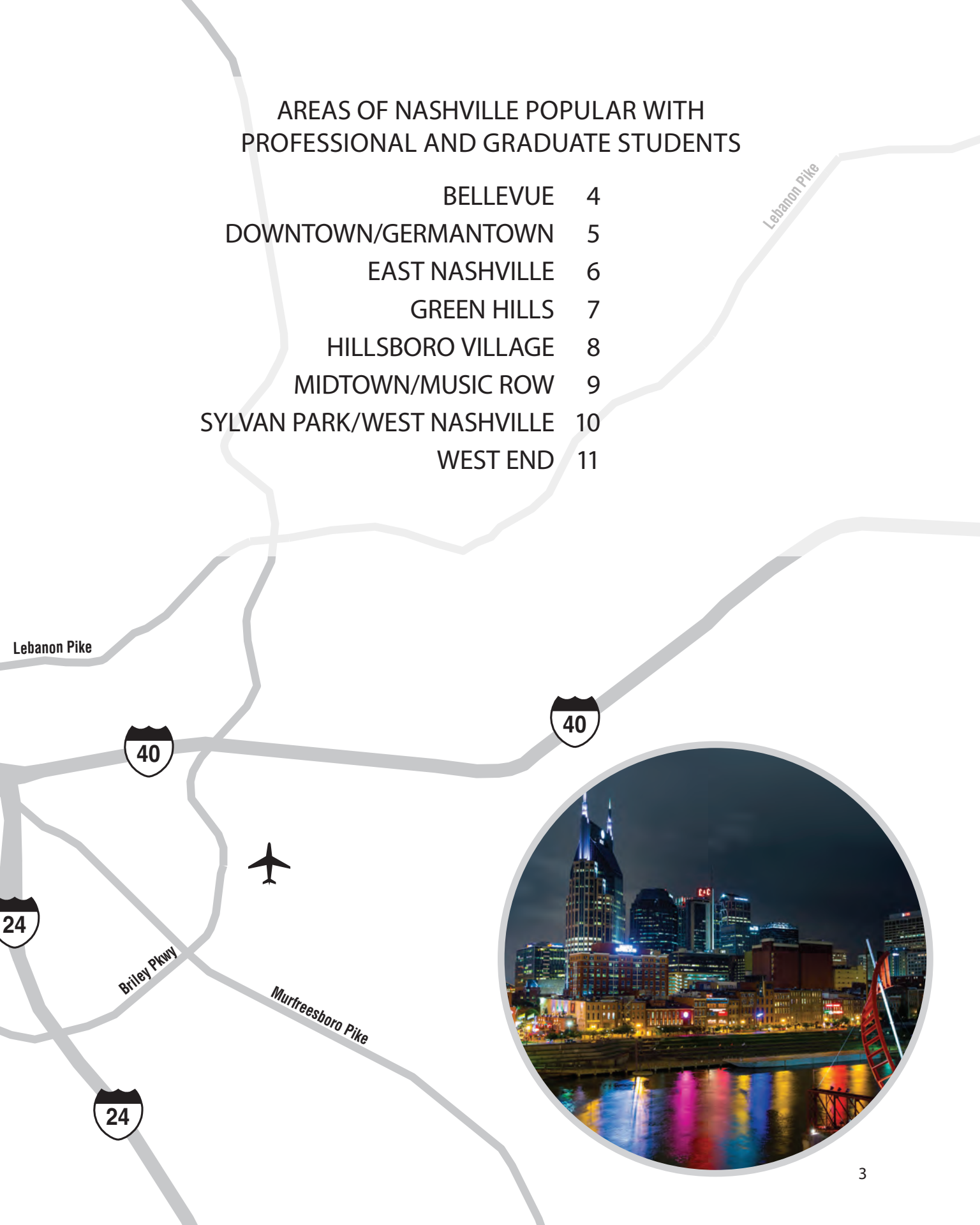
4th Ave

Thompson Ln

Hillsboro Rd

## AREAS OF NASHVILLE POPULAR WITH PROFESSIONAL AND GRADUATE STUDENTS

|                            |    |
|----------------------------|----|
| BELLEVUE                   | 4  |
| DOWNTOWN/GERMANTOWN        | 5  |
| EAST NASHVILLE             | 6  |
| GREEN HILLS                | 7  |
| HILLSBORO VILLAGE          | 8  |
| MIDTOWN/MUSIC ROW          | 9  |
| SYLVAN PARK/WEST NASHVILLE | 10 |
| WEST END                   | 11 |



# BELLEVUE

If you're a nature lover, Bellevue offers close proximity to the Warner Parks, which have miles of paved and unpaved trails for cycling, hiking, and walking. To live in Bellevue, you trade convenience for a great value. Your dollar will buy you much more space and comfort out here, but it will come at the price of living at least 20 minutes from school (more during heavier traffic, i.e. when you drive to class). Pools, tennis courts, washer/dryer in your apartment, and more are possible.

## Students recommend:

**Accent Bellevue**

**Waterford Place**

**Bellevue Apartments**

**Bellevue Heights Apartments**



## What Students Like

"The price. My roommate and I were looking for somewhere less expensive to live. We were okay with driving into work, so we chose Bellevue. We each pay a little over \$600 a month in rent."

"Safe neighborhood and our landlords are extremely nice."

"The complex is new and cheaper than most complexes in the area. There are lots of amenities available, events at the complex, spacious apartment sizes, safe area to live in, availability of stores and shopping (Walmart, Target, Best Buy, Bath and Body Works, etc.); It is also close to favorite food places (Chick-fil-a, Five Guys, Chipotle, Baskin Robbins, Starbucks)."

## What They Don't Like

"It is about a 20–25 minute drive to Vanderbilt (without traffic). If there is a wreck, it will take much longer to get to campus."



# DOWNTOWN/GERMANTOWN

## Nashville Guru says:

"Germantown is one of the oldest areas in Nashville with an awesome, eclectic vibe. Notable aspects of Germantown include brick sidewalks, ample street parking, and more greenery than your typical city neighborhood. The annual Nashville Oktoberfest is also a major attraction, when the entire city shows up for tours of the historic churches, German traditions, and live music."

"You can definitely walk everywhere in the vicinity of downtown and maybe to a few other neighborhoods such as SoBro, the Gulch, Demonbreun, and Midtown, but it is a bit of a hike to get to any other neighborhood. It's easy to grab a taxi, Uber, Lyft, B-Cycle, or bus ticket to check out the other neighborhoods, though. Expect more of a tourist scene downtown."

Read more at: [nashvilleguru.com/neighborhoods/germantown](http://nashvilleguru.com/neighborhoods/germantown)

## Students recommend:

**The Flats at Taylor Place**

**One Metro Center**

**Vista Germantown**

**Broadstone Germantown**

## What Students Like

"We love Germantown! There are so many neat restaurants, and it is not a far drive from Vanderbilt."

"The apartment complexes are brand new and beautiful!"

"The nightlife is awesome, and the community is very young and lively."

## What They Don't Like

"It is not all that diverse; Oktoberfest is a hot mess. It is when the entire neighborhood is taken over by tourists and festivities. With traffic, it can take a long time to get to school despite its close proximity. It can also be quite expensive."



# EAST NASHVILLE

## Nashville Guru says:

“East Nashville has everything you could need. East Nashville is probably Nashville’s most eccentric and liberal area, especially embraced by artists and musicians. The area has undergone extreme revitalization over the last decade, drawing a lot of attention to an assortment of newcomers who enjoy a laid-back community and culture.”

Read more at: [nashvilleguru.com/neighborhoods/east-nashville](http://nashvilleguru.com/neighborhoods/east-nashville)



## Students recommend:

**Amplify on Main**

**Convent Crossing**

**Stacks on Main**

**CityView Lofts**

They are currently building more apartment buildings as we write this, so it is worth looking online!

## What Students Like

“I like East Nashville because I’m a graduate student, in my mid-20s, and wanted to live in an area geared towards people my age.”

“We live in a house in East Nashville. We have two dogs, so we really needed our own space.”

“I like the community feel of East Nashville, and there are many restaurants and bars that are low-key and fun. The cost of rent is generally cheaper in East Nashville.”

## What They Don’t Like

“Commute is longer every day; prices have surged significantly.”



# GREEN HILLS

## Nashville Guru says:

"Green Hills is an area you can live in and not have to leave. You can't walk to any other area from Green Hills very easily, but you can walk around most of the Green Hills area.

This is one of the bigger areas in Nashville that has pretty much everything you need, from restaurants to grocery stores to clothing boutiques."

Read more here: [nashvilleguru.com/neighborhoods/green-hills/about](http://nashvilleguru.com/neighborhoods/green-hills/about)

## Students recommend:

**Georgetown Condominiums**

**Green Hills Manor Apartments**

**The Metropolitan**

**Blythewood Apartments**

**The Village Green Hills**

Many people rent homes in this area.

## What Students Like

"The schools that are available for my children here are excellent."

"There is easy bus transportation to campus, and I had an opportunity to buy rather than rent."

"We have a fenced-in backyard for a dog, good prices for rental, and a house that was large enough to accommodate four people comfortably."



## What They Don't Like

"Definitely not a neighborhood with many other young people. It is not walkable to very much other than the grocery store. Traffic is atrocious and can take 45 minutes to get to campus during rush hour."

# HILLSBORO VILLAGE

## Nashville Guru says:

"Hillsboro Village is urban, walkable, and has more housing options than other nearby neighborhoods. Hillsboro Village is located between Belmont University and Vanderbilt University. You will see a lot of college students, young adults, and families. Hillsboro Village tends to be more family friendly due to the amount of single-family homes available around the area. There is a large, urban park with a playground and tennis courts as well as sitting areas."

Read more here: [nashvilleguru.com/neighborhoods/hillsboro-village](http://nashvilleguru.com/neighborhoods/hillsboro-village)

## Students recommend:

**20 & Grand**

**1808 State Street**

**23 Hundred**

**The Villager**

**Convent Park Apartments**

**The Village at Vanderbilt**

**The Chardonnay**

**Goodwin Realty**

**Hayes House**

**Ashley Place**

**Le Ritz**



## What Students Like

"Walking distance to Peabody campus and Ingram Cancer Center where I work and study."

"Close to campus, food, shopping, gym (all within less than a mile); close to Green Hills Mall and Kroger; very safe; love the apartment and the room/space."

"I love living close to cute shops, coffee places, and great food. It is a plus that I can walk to Peabody very easily. It costs much more than living farther, but it is worth the extra rent!"

## What They Don't Like

"It can be loud. Sometimes we have problems with several undergraduates living in the building. It is also far from stores like Target/Walmart if you do not have a car."

# MIDTOWN/MUSIC ROW

## Nashville Guru says:

"Midtown is definitely a bar-hopping mecca, but also has some culinary treasures. There are over 30 bars and restaurants, with at least seven of the bars staying open until 3 a.m. The vibe in Midtown is a little more relaxed and less touristy. It's a popular area for locals that enjoy a vibrant night scene without mingling with the honky tonking visitors. As far as living, Midtown has a few condo buildings and several apartment complexes."

Read more here: [nashvilleguru.com/neighborhoods/midtown/about](http://nashvilleguru.com/neighborhoods/midtown/about)

## Students recommend:

**Note 16**

**Edge Midtown**

**Aspire Midtown**

**Elliston Place**

**Elliston 23**

**Artisan on 18th**

## What Students Like

"It is walking distance to Vanderbilt and a convenient location for social activities (shops, restaurants, bars)."

"They are brand new apartment complexes, well maintained."

"Depending on where you live, you can walk to school. Otherwise, it's a quick drive to Vandy."

## What They Don't Like

"There is a lot of construction nearby, and paired with the amount of undergraduates, there can be a lot of noise. Because all of the apartments are very new, it can be incredibly expensive."



# SYLVAN PARK/WEST NASHVILLE

## Nashville Guru says:

"Sylvan Park is so cool and has a great "know your neighbor" culture. People who live in Sylvan Park tend to be very involved in the community and are very supportive of their neighborhood businesses."

"West Nashville is one of the most historical places in the city. The extra drive is worth it, providing tons of great ethnic dining opportunities, new retail spots popping up, and lots of opportunities to enjoy the outdoors."

Learn more at: [nashvilleguru.com/neighborhoods/sylvan-park/about](http://nashvilleguru.com/neighborhoods/sylvan-park/about)

## Students recommend:

**46th and West**

**Views on the Cumberland**

**Richland Creek**

**Station 40**

**Skyview Apartments**

## What Students Like

"New apartment, better living condition, and good amenities."

"You can walk and run with your dog. There is lots of green space."

"While it is a bit farther from campus, it is close to everything that you need. The apartment complexes are new and close to so many green spaces."

## What They Don't Like

"I can't walk to Vanderbilt, so I had to purchase a Vandy parking pass, which added to the cost of my living."



# WEST END

## Nashville Guru says:

"West End is home to the biggest urban park in Nashville, Centennial Park, making it a great area for active city-goers. Located near downtown Nashville, Midtown, and Sylvan Park, West End is centrally located. The location makes it easy to get to other areas in no time. West End has several condos, apartment, and housing options."

Read more here: [nashvilleguru.com/neighborhoods/west-end/about](http://nashvilleguru.com/neighborhoods/west-end/about)

## Students recommend:

**Western Hills Apartments**

**Acklen**

**West End Living Apartments**

**The Lee Apartments**

**The Grove**

**Bristol West End**

## What Students Like

"Pet-friendly, nearby shopping, short travel time to Vanderbilt."

"Cheaper rent and a lot of space when you're near Sylvan Park."

"I chose this area because of its affordability, its distance to campus, its safety, and that they've allowed me to have a dog."

## What They Don't Like

"Some areas are close to the highway making it a bit noisy. Some apartments are dated, despite being a bit expensive. It is good to see them before you sign."





# OTHER HELPFUL INFO

## Living with Pets

It can be challenging to find housing that allows pets, both cats and dogs. When talking to management, consider the monthly pet fees that might occur as well as the initial pet deposit. Initial deposits can range from \$100–\$500 with a monthly pet fee of \$10–\$25.

## Utilities

Utilities range anywhere from \$75–\$150 including internet. Some apartments may require you to buy or rent a washer/dryer, some apartments and homes include their own units in the house, and some are included in the buildings. It is important to ask your landlord what the washer/dryer status is for your home:

To set up utilities, call:

- Nashville Electric 615-736-6900
- Nashville Water 615-862-4600

## Internet and Cable

The best promotions for internet and cable change monthly, and often the best deals are not during crucial move-in times. It might be worth setting up in advance or waiting a while until the prices come down.

To set up internet/cable, contact:

- Comcast Xfinity
- AT&T U-Verse

## Cost

Price varies depending on location, how many people you're living with, and the amenities your apartment or house has. According to a 2017 housing survey, 57% of students paid more than \$800 a month for their housing.

## Don't Have a Car?

That is okay! Vanderbilt University students are able to ride the bus for free with their student ID.







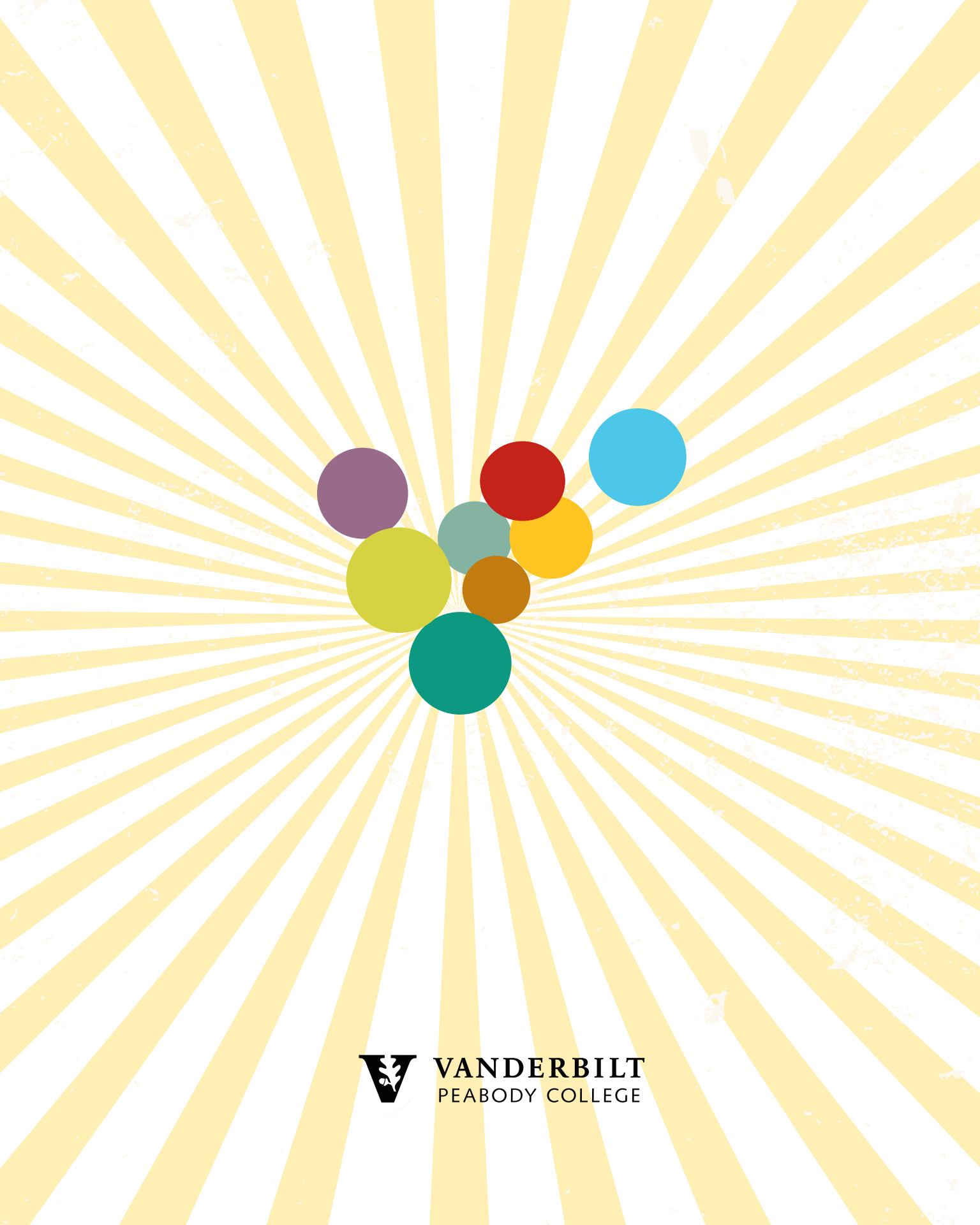
The Peabody Student Housing Guide was brought to you by the Peabody Office of Student Engagement and Well-Being. OSEW strives to offer a continuum of care for graduate and professional students during their years at Peabody. Through strategic programming, mentoring, and resource sharing, OSEW aims to advance your education and launch your career path.



In compliance with federal law, including the provisions of Title VII of the Civil Rights Act of 1964, Title IX of the Education Amendment of 1972, Sections 503 and 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act (ADA) of 1990, the ADA Amendments Act of 2008, Executive Order 11246, the Uniformed Services Employment and Reemployment Rights Act, as amended, and the Genetic Information Nondiscrimination Act of 2008, Vanderbilt University does not discriminate against individuals on the basis of their race, sex, religion, color, national or ethnic origin, age, disability, military service, or genetic information in its administration of educational policies, programs, or activities; admissions policies; scholarship and loan programs; athletic or other university-administered programs; or employment. In addition, the university does not discriminate against individuals on the basis of their sexual orientation, gender identity, or gender expression consistent with the university's nondiscrimination policy. Inquiries or complaints should be directed to the Equal Opportunity, Affirmative Action, and Disability Services Department, Baker Building, PMB 401809, 2301 Vanderbilt Place, Nashville, TN 37240-1809. Telephone (615) 322-4705 (V/TDD); Fax (615) 343-4969.



Vanderbilt®, Vanderbilt University®, V Oak Leaf Design®, Star V Design® and Anchor Down® are trademarks of The Vanderbilt University. © 2017 Vanderbilt University. All rights reserved. Produced by Vanderbilt University Creative Services and Vanderbilt Printing Services. Printed on paper with 10% post-consumer recycled content with ink made from renewable resources, as part of the university's commitment to environmental stewardship and natural resource protection. This publication is recyclable. Please recycle it. ♻️



**VANDERBILT**  
PEABODY COLLEGE