

COMMUNITY FEATURES

Fully Equipped 24/7 Fitness Center Covered Rooftop Terrace with Panoramic Views Pet Friendly

Down Town Location Moments Away From Restaurants, Retail, Parks, & More

Enclosed Pet Area

Pet Washing Station

Pool Side Kitchen/BBQ & Cozy Seating w/ Fire Table

Professional Management & Maintenance

Club Room Lounge

Year-Round Pool & Spa

Poolside Recreation Area

Community Courtyard with Festival Lighting

Controlled Access Building

Climate-Controlled Storage Units Available

24/7 Package Lockers

Reserved Covered Parking

!Se Habla Espanol!

RentPlus - Credit Builder

The Guarantors Program

Controlled Bike Room W/ Service Area

Extra Storage

Walking Distance to Shops & Fine Dining

Close Proximity to Museums, Parks, & Golfing

APARTMENT FEATURES

Ceiling Fan

High Ceilings

Open-Concept Kitchens

Stainless-Steel Appliances

Oversized Granite Island Countertops

Premium Soft-Close Cabinets

Spacious Walk-in Closets

Plank Wood-Style Flooring

Plush Carpet

Washer/Dryer Included

Oversized Patio with Ceiling Fan (Select Homes)

High-Speed Fiber Optic Internet

Central Air/Heat

Short Term Lease Option Available





Studio -3 Bedrooms



1-2 Bathrooms



In-Unit Laundry



469-1,390 SQ. FT.













TUDIOS



THE SPRINGS - 504 SF

Discover Your Perfect Fit

BEDROOMS



THE BRINGHAM - 737 SF



THE HERITAGE 765 SF



THE WOODWARD - 800 SF



THE DIXIE 976 SF

EDROOMS



THE MAIN - 1,019 SF



THE ELECTRIC - 1,133 SF

DROOM



THE BLUFF - 1,304 SF

*All renderings & square footages are approximations. Floor plan sizes & finishes may vary.















Living Made Simple: Your Guide to Pricing & Fees

| FLOOR PLAN | SIZE (SQ. FT.) | MAX OCCUPANCY | RENTAL RATE (Rent Only) |
|-----------------|---------------------|---------------|-------------------------|
| STUDIO I 1 BATH | 469-505 SF | 2 OCCUPANTS | |
| 1 BED I 1 BATH | 737-976 SF | 2 OCCUPANTS | |
| 2 BED I 2 BATH | 1,019-1,333 SQ. FT. | 4 OCCUPANTS | |
| 3 BED I 2 BATH | 1,390 SQ. FT. | 6 OCCUPANTS | |

SPECIALS (IF APPLICABLE):

One-Time Fees:

| APPLICATION FEE: | \$55/Applicant |
|--------------------------------|--|
| ADMIN FEE (NON-REFUNDABLE): | . \$299 |
| SECURITY DEPOSIT (REFUNDABLE): | . \$500 OAC |
| PET FEE (OPTIONAL): | \$600/Pet (\$200 Refundable, \$400 Non-Refundable) |

Recurring Fees:

SMART HOME PACKAGE:\$120/mo

• Includes 1 GBPS Fiber Optic Internet & Smart Home Hardware & Software.

UTILITIES (BASED ON USAGE):

· Residents are responsible for setting up and maintaining electricity in their name to be paid directly to the service provider. Water, sewage, trash, CAM fees and pest control will be billed monthly in addition to rent. Rubs based on usage, sq. footage and total occupants.

PET RENT (OPTIONAL):\$55/Mo/Pet PARKING (OPTIONAL): \$50/mo Garage Parking **STORAGE (OPTIONAL):** \$15-65/mo

Renter's Insurance & Resident Indemnity Program

Residents are required to maintain renter's insurance with a minimum liability of \$100,000 in liability coverage. Otherwise, residents will be automatically enrolled in our Resident Indemnity Program, which provides building coverage for \$15 per month.

Background Check

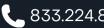
Applicants are subject to a background check and credit screening to validate qualification of residence. Based on the results, your application will be approved, denied, or approved with conditions.

P*ricing & availability subject to change without notice. See leasing agent for details.











^{*}Restrictions May Apply- Pricing and Specials Change Daily. Ask a team member for more details.