

AVIA

Lofts on Liberty Ridge



PEG



Where Location Meets Quality Living

COMMUNITY AMENITIES

- Off-Leash Bark Park
- Relaxing Pool Area with Free Wi-Fi
- Indoor Lounge & Entertainment
- Package Lockers
- 24/7 Fitness Center & Yoga Room
- 24/7 Guest Laundry
- Sports Court
- Bike Parking
- Business Center & Conference Room
- Summer Kitchen with Grilling Station
- Non-Smoking Community
- Professional Management & 24 Hour Emergency Maintenance
- Resident Activities & Events
- Indoor Media Lounge with Coffee Bar

APARTMENT FEATURES

- *Upgrade Kitchens with Stainless Steel Appliances
- *Renovated Apartment with Designer Finishes
- Wood Style LVP Flooring
- *Loft Style Apartments
- Open Concept Floorplan
- Central Heating & Air
- *White Quartz Counters in Kitchen and Bath
- *Energy-Efficient Washer/Dryer

**In Select Units*

FLOOR PLAN HIGHLIGHTS



**Studios 1, & 2
Bedrooms**



1-2 Bathrooms



***In-Home
Laundry
Available**



500-800 SQ. FT.

Killer Rates.

Exceptional Service.



8365 Dix Ellis Trail
Jacksonville, FL 32256



AviaLibertyRidge.com



855.907.1147



Discover Your Perfect Fit

STUDIO

**STUDIO X 1 BATH
500 SF**



1-BEDROOM

**1 BED X 1 BATH
500 SF**



2-BEDROOM

**2 BED X 2 BATH LOFT
800 SF**



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



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Your Guide to Pricing & Fees

FLOOR PLAN	SIZE (SQ. FT.)	MAX OCCUPANCY	RENTAL RATE (Rent Only)
STUDIO A	500 SQ. FT.	3 OCCUPANTS	
1 BED 1 BATH	500 SQ. FT.	3 OCCUPANTS	
2 BED 2 BATH LOFT	800 SQ. FT.	4 OCCUPANTS	

SPECIALS (IF APPLICABLE):

**Restrictions May Apply- Pricing & Specials Change Daily. Ask a team member for more details.*

ONE-TIME FEES:

APPLICATION FEE: \$70/Applicant
 ADMIN FEE (NON-REFUNDABLE): \$225
 SECURITY DEPOSIT (REFUNDABLE): \$300-OAC *One Month's Rent on Conditional Approval
 PET FEE (NON-REFUNDABLE): \$300/Pet (2 pet maximum)

MOVE IN COST ESTIMATE:

RECURRING FEES:

INTERNET PACKAGE:

- Held in Resident's Name. Resident can select package & provider of either Spectrum or Verizon.

UTILITIES:

- Residents are not responsible for setting up and maintaining electricity in their name. Water, sewage, & trash will be billed monthly on top of rent based on usage using a third-party utility billing service. There is a \$25 one-time set up fee.

PET RENT: \$25/mo/pet (2 pet maximum)

- *See breed restrictions on website.

PARKING: FREE

PEST CONTROL: \$3/mo

RECURRING COST ESTIMATE:

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.

**Pricing & availability is subject to change at any time. For more information, speak with a leasing agent.*

