

# THE FLATS AT RIVERWOODS

*Where Location Meets Luxury Living*

## COMMUNITY FEATURES

- Year Round Heated Pool & Spa
- 24/7 High-End Fitness Center
- Yoga Room/ Virtual Fitness Classes
- Across From The Shops at Riverwoods
- Business Center with Conference Room
- Elevator
- Pet Washing Station
- Reservable Clubhouse & Social Center
- Controlled Access Underground Parking
- Poolside Cabanas
- Community Courtyard w/ Festival Lighting
- BBQ Grilling Stations
- Free 24-Hour Parcel Lockers
- On-Site Rentable Storage
- Media Cafe & Conference Room
- High Speed Fiber Internet
- Professional 24/7 Emergency Maintenance and Management
- RentPlus - Credit Builder
- EV Car Charging Stations
- Spruce - Cleaning & Chore Services
- Bike Wash/Repair Room
- Outdoor BBQ and Firepit Areas
- Pet Friendly Community

## APARTMENT FEATURES

- Smart Home Features
- 9ft Ceilings In Each Home
- Granite Island Countertops
- Stainless Steel Appliances
- Premium Soft-Close Cabinets
- Luxury Wood Vinyl Flooring
- Ceiling Fans in Living Rooms
- Plush Carpet In Bedrooms
- Walk-In Closets
- Deep Soaking Tubs
- Built-in Shelving
- Washer/Dryer Included in Every Home
- Large Private Patios
- Central Air/Heat
- Modern Open Floorplans
- Designer Backsplash
- Modified Apartments
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## FLOOR PLAN HIGHLIGHTS



Studio -  
3 Bedrooms



1-2 Bathrooms



In-Home  
Laundry



547- 1,255 SQ. FT.



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833.259.0278





# STUDIO



ESCALANTE: 547 - 578 SF



*Discover Your Perfect Fit*

# ONE BEDROOM



SNOW CANYON: 718 SF



TIMPANOGOS: 701-729 SF



BEAR LAKE: 786 SF



# TWO BEDROOM



BRYCE CANYON: 1,012-1,024 SF



ARCHES: 1,026 SF



CAPITOL REEF: 1,202 SF



CANYONLANDS: 1,255 SF

# THREE BEDROOM

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



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# Living Made Simple: Your Guide to Pricing & Fees

FLOOR PLAN	SIZE (SQ. FT.)	MAX OCCUPANCY	RENTAL RATE (Rent Only)
STUDIO   1 BATH	547-578 SF	2 OCCUPANTS	
1 BED   1 BATH	701-729 SF	2 OCCUPANTS	
2 BED   2 BATH	1051-1189 SQ. FT.	4 OCCUPANTS	
3 BED   2 BATH	1349 SQ. FT.	6 OCCUPANTS	

## SPECIALS (IF APPLICABLE):

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

## One-Time Fees:

APPLICATION FEE:	\$50 Per Applicant
ADMIN FEE (NON-REFUNDABLE):	\$399
SECURITY DEPOSIT (REFUNDABLE):	\$500 OAC
PET FEE (OPTIONAL):	\$600 Per Pet (\$200 Refundable, \$400 Non-Refundable)

## Recurring Fees:

MOVE IN COST ESTIMATE: \_\_\_\_\_

SMART HOME PACKAGE: .....\$135/mo

- Includes 1 GBPS 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. Rents based on usage, sq. footage and total occupants.

PET RENT (OPTIONAL): .....\$55/Mo/Per Pet Rent

- \*See Breed Restrictions on website.

PARKING (OPTIONAL): .....\$79/mo Garage Parking

OR .....\$35/mo Uncovered Parking/Per Vehicle

STORAGE (OPTIONAL): .....\$65/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 subject to change without notice. See leasing agent for details.*



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