

FOUR SEASONS

APARTMENTS



COMMUNITY FEATURES

- Premier luxury apartment community in Beachwood, Ohio
- Award winning Beachwood schools
- Walkability to Beachwood Place, Legacy Village, Acacia Metroparks, fine dining and entertainment
- 24-hour professional fitness studios
- Gated community with 24-hour surveillance
- Heated pool with trellis, sun shelf and cabanas
- Smoke-free environment
- Pet-friendly apartments, dogs and cats welcome
- Gated dog park
- Large, elegant party room with demonstration kitchen
- Furnished guest suites
- Heated indoor garages
- Garage attendants and car wash service available
- Outdoor dining terraces with fire pits, gazebo, stone serenity fountain and kitchens
- Tennis and pickleball courts
- Elevators
- Local owner-managed
- Quick access to major thoroughfares
- Professional on-site management
- 24-hour emergency maintenance
- Online resident services

EXCLUSIVE TO FOUR SEASONS 4:

- 24-hour professional fitness studio, Pilates/yoga zone, virtual training and Matrix® equipment
- Entertainment lounge with virtual golf simulator, bar, fireplace, billiards, gaming and wall mounted TVs
- Private entertaining deck overlooking immense waterscape
- Electric car charging stations
- eLounge with WiFi
- Package delivery lockers

HOME FEATURES

- Impressive 1-, 2- and 3-bedroom residences up to 2565 sq ft.
- Spacious, open floor plans
- Spectacular penthouse suites
- Intercom entry
- Contemporary, fully-equipped kitchens with refrigerators, dishwashers, stainless steel sinks with disposals, gas ranges and built-in microwaves
- Custom cabinetry
- Breakfast nooks
- Expansive closets with organizers
- Floor to ceiling windows
- Impressive baths
- Stackable in-suite washers and dryers in Four Seasons 1 and 2 (select suites)
- Full-size, in-suite washers and dryers in Four Seasons 3 and 4
- Large, private patios and balconies
- Additional storage available
- Central heating and air conditioning
- Phone, cable, satellite and high-speed internet service available

EXCLUSIVE TO FOUR SEASONS 4:

- Open concept chef's kitchens with glass tile backsplashes and 42" espresso-finish custom cabinetry
- Granite countertops in kitchens and bathrooms
- Hardwood-inspired flooring
- Kitchen islands with granite bartops
- GE stainless steel appliance packages
- Spa inspired baths with dual vanities, frameless showers and soaking tubs
- Spacious walk-in closets with customized shelving
- 6 and 8 ft. expansive windows
- 9 and 10 ft. ceilings
- Oversized, private patios or balconies

*Features may vary by suite.



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QUALIFICATION INFORMATION

Applicants are approved based upon the favorable outcome of credit & rental screening. The monthly rental amount may not exceed 33% of the future resident's gross income. Applications that reflect eviction, landlord or utility collections may be declined. All applicants over the age of 18 will be screened for criminal history and may be declined if the applicant does not meet our criteria. This does not constitute a guarantee or representation that resident(s) or occupant(s) currently residing in our community have not been charged with or convicted of a crime. Along with other factors our ability to verify this information is limited to the data provided by the applicant and the screening agency being utilized.

OFFICE HOURS:

Monday-Friday: 10am-6pm

Saturday: 10am-5pm

Sunday: Closed

**Hours subject to change without notice.*

DEPOSITS & FEES

Application Fee	\$50 per person
Corporate Application Fee	\$125
Security Deposit (Bldgs 1-3)	\$300 (with approved credit)
Security Deposit (Bldg 4)	\$500 (with approved credit)
Garage Space (Bldgs 1 & 2)	\$75/month
Garage Space (Bldgs 3 & 4)	\$125/month
Water, sewer, and trash disposal included in rent for buildings 1, 2 and 3.	

Pet Fees:

Dogs and cats welcome (up to 2 pets maximum)

Pet Fee \$300/pet (non-refundable)

Pet Rent \$50/month per pet

Restricted Breeds:

Staffordshire Terrier, Chow, Doberman, German Shepherd, Pit Bull, Rottweiler, Akita, American Staffordshire Terrier or any mix thereof.

Management reserves the right to refuse any pet regardless of size or breed. Information is subject to change without notice.



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