

WESTWOOD RESERVE

A P A R T M E N T S



COMMUNITY FEATURES

- Ideally situated in Citrus Park area of Tampa near Westchase, Odessa, Safety Harbor, Lutz and Trinity
- BRAND NEW clubhouse with lounge, kitchen, fireplace, TV, foosball and WiFi
- Professional fitness studio with Precor® equipment
- Executive business center with TV and WiFi
- Newly reimagined pool space with sunshelf
- Gated community with courtesy patrol
- Pet-friendly apartments
- Dog park
- Smoke-free community
- Scenic setting with lakes and fountains
- Garage parking
- Car care center
- Valet trash services and recycling station
- Top-rated schools
- Located near dining, shopping, entertainment and recreation
- Near downtown Tampa, Upper Tampa Bay Trail and Westfield Citrus Park Mall
- Easy access to beaches via 589 expressway
- Courtesy patrol
- 24-hour emergency maintenance
- Professional on-site management
- Online system for resident services
- Owner-managed
- Flexible lease terms available*
- Planned community activities

HOME FEATURES

- Spacious 1-, 2- and 3-bedroom apartments up to 1473 sq. ft.
- Area's largest suites
- Private suite entries
- Fully-equipped kitchens with refrigerators, electric ranges, built-in microwaves and dishwashes
- Granite countertops in kitchens and baths*
- Stainless steel sinks with disposal
- Custom kitchen cabinetry
- Brushed nickel hardware
- Breakfast bars
- Private patios, balconies or solariums
- Full-size, in-suite washers and dryers
- Hardwood-inspired flooring and plush carpet
- Main bedrooms accommodate king size furniture
- Oversized walk-in closets
- 9 ft. ceilings with ceiling fans
- Waterviews available
- Cable, phone and high speed internet service available
- Newly renovated suites include:
 - » Quartz countertops with stainless steel appliances
 - » 42" kitchen cabinets
 - » Undermount kitchen sink
 - » White subway tile kitchen backsplash
 - » Matte black faucets and hardware
 - » Wood-inspired flooring throughout

*Features may vary by suite.



813.819.9704 | WestWoodReserve.com
8801 Citrus Village Drive | Tampa, FL 33626
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APARTMENTS



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	\$75 per person
Admin Fee	\$300 (to secure apartment)
Security Deposit	\$350 (with approved credit)
Corporate Application Fee	\$125 (only applicable to corporate housing)

Required Monthly Fees:

Valet Trash Service	\$30/month
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Optional Monthly Fees:

Garage Rental	\$165/month
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Pet Fees:

We welcome up to two indoor pets per apartment.

1 Pet Fee	\$400 (nonrefundable)
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2 Pets Fee	\$600 (nonrefundable)
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Monthly Cat Rent	\$25/month per cat
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Monthly Dog Rent	\$25/month per dog
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Restricted Breeds:

Akita, American Staffordshire Terrier, Chow, Doberman, German Shepherd, Pit Bull, Rottweiler, 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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