

# CYPRESS GRAND

## APARTMENTS



### COMMUNITY FEATURES

- Newly redesigned clubhouse with lounge, game room, fireplace and WiFi
- 24-hour professional fitness studio with Precor® equipment
- Outdoor saltwater pool with sundeck, grills and WiFi
- Gated community
- Highly rated school district
- Business services available
- Screened picnic lanai
- Car care center
- Garage parking available
- Package concierge program
- Pet-friendly apartments, dogs and cats welcome
- Bark park
- Near downtown Tampa, Upper Tampa Bay Trail and Westfield Citrus Park Mall
- Ideally situated in Citrus Park area of Tampa near Westchase, Odessa, Safety Harbor, Lutz and Trinity
- Easy access to beaches via 589 expressway
- Scenic setting
- Valet trash service and recycling station
- 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 1397 sq. ft.
- Fully-equipped kitchens with granite countertops, stainless steel and black appliances with built-in microwaves
- Stainless steel sinks with disposals
- Breakfast bars
- Pantries
- Custom wood cabinetry
- Screened patios or balconies with ceiling fans
- Full-size, in-suite washers and dryers
- Private suite entries
- Wood-inspired flooring and plush carpet throughout
- Master bedrooms accommodate king size furniture
- Pre-wired for intrusion alarms
- Vaulted ceilings
- French doors
- Spacious dens
- Water views available
- Ceiling fans
- Cable, satellite, phone and high speed internet service available
- Newly renovated suites include:
  - » Quartz counter tops and trendy tiled kitchen backsplashes
  - » Stainless steel appliances with undermount kitchen sink
  - » Matte black fixtures and hardware
  - » Gray hardwood-inspired flooring

\*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: 12pm-5pm

### DEPOSITS & FEES

Application Fee	\$75 per person
Commitment Fee	\$175
Security Deposit	\$150 (with approved credit)
Corporate Application Fee	\$125

#### Monthly Fees:

Garage Rental	\$125/month
Fetch Package Service	\$15/month
Valet Waste Service	\$25/month

#### Pet Fees:

We welcome up to 2 indoor pets per apartment.

1 pet fee	\$400 (nonrefundable)
2 pets fee	\$600 (nonrefundable)
Monthly Pet Rent	\$20 per pet

#### Restricted Breeds:

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