

# LEGACY | GATEWAY

APARTMENTS



## COMMUNITY FEATURES

- Upscale gated community near fine dining, shopping, recreation, entertainment and renowned golf courses
- Heated saltwater pool with sun shelves, cabanas, swim lane and WiFi
- Impressive multi-story clubhouse with WiFi
- Partially shaded rooftop terrace with TVs, kitchen and bar
- Gaming lounge with pool table and shuffle board
- 24-hour professional fitness studio with virtual training
- Rock climbing wall
- Virtual golf simulator with putting green
- Mini bowling
- Juice Bar & Market
- Conference room
- Outdoor lounge and entertaining areas
- Pet-friendly community, dogs and cats welcome
- Paw spa and bark park
- Tot lot
- Smoke-free environment
- Private lake with walking trail
- Garage parking
- Package delivery lockers
- Elevators
- Valet trash services
- Additional attached storage available
- 24-hour emergency maintenance
- Professional on-site management
- Online system for resident services
- Planned community activities
- Owner-managed

## HOME FEATURES

- 1-, 2- & 3-bedroom apartments and carriage homes up to 1509 sq. ft.
- Fully-equipped kitchens with smooth-top electric ranges, self-cleaning ovens, side-by-side refrigerators, built-in microwaves and dishwashers
- Quartz countertops in kitchens and baths
- Large undermount kitchen sinks
- Trendy tile backsplashes in kitchens
- Stainless steel appliance packages
- 42" kitchen wall cabinets
- Designer light fixtures
- 9½ ft. ceilings
- Hardwood-inspired flooring throughout
- In-suite washers and dryers
- California-style walk-in closets
- Frameless walk-in showers with designer tile
- Garden soaking tubs with curved shower rods
- Dual vanities and framed mirrors in bathrooms
- Significant natural light in every suite
- Patios/balconies with storage\*
- Ceiling fans
- Central heating and air conditioning
- Cable, satellite, phone & high-speed internet service available

\*Features may vary by suite



239.237.3493 | [LegacyGateway.com](http://LegacyGateway.com)  
10900 Legacy Gateway Circle | Fort Myers, FL 33913  
[legacygateway@gciresidential.com](mailto:legacygateway@gciresidential.com)



# LEGACY | GATEWAY

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 18 and over 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
Corporate Application Fee	\$125
Commitment Fee	\$200
Security Deposit	\$350 (with approved credit)
Storage Rental	\$40/month
Garage Rental	\$225/month - detached \$250/month - attached

### Pet Fees:

We welcome up to two indoor pets per apartment.	
1 pet	\$250 (nonrefundable)
2 pets	\$500 (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.*



239.237.3493 | [LegacyGateway.com](http://LegacyGateway.com)  
10900 Legacy Gateway Circle | Fort Myers, FL 33913  
[legacygateway@gciresidential.com](mailto:legacygateway@gciresidential.com)



0122