

\$1,600 - 225 Southern Pecan Circle 203, WINTER GARDEN

MLS® #O6247516

\$1,600

1 Bedroom, 1.00 Bathroom, 942 sqft
Residential Lease

SOUTHERN PINES CONDOMINIUM,
WINTER GARDEN, FL

A must see!! Spacious 1/1 located in Winter Garden, just minutes from Fowlers Grove Shopping Center and the 429. Upgraded Kitchen and Bath with Granite counter tops and ceramic tile floors. Over-sized master bedroom with walk-in closet. Crown Molding in the main living area and an alcove off of the living room that can be used as an office or sitting area. Washer and dryer are present but in as/is condition. Gated Community with resort style amenities.

***Internet and Cable service are provided automatically through the HOA, the tenant does not have to "connect" the service but is required to pay the \$54.00 monthly cost of the internet and cable service. The cost of this service is subject to change based on the contract the HOA has with the service provider.

***Please also be advised, in addition to our application, Southern Pines HOA also has an application process with an additional application fee of \$100.00 per person (\$100.00 per married couple). Southern Pines HOA can take up to two weeks to approve your application. Also, per HOA, tenants are not allowed to have more than 2 vehicles. Do not apply if you have more than 2 vehicles. Your



application will be denied and application fees are non-refundable. No exceptions.

***Small pets allowed (2 pet max, 25lb weight limit strictly enforced by the HOA) with approval, additional pet fee per pet and additional security deposit per pet. There is also an additional \$30 pet application fee per pet. Please review our full pet policy here: <https://rentcare.petscreening.com/> The HOA also has pet requirements- the following is required by the HOA- Dog owners must provide Pet DNA, performed at management office - \$50 fee applies per dog. Current vet certificate required.

***Tenant must have Renter's Insurance, minimum \$100k liability coverage.

***Washer/dryer are present but in as/is condition and for tenant convenience only.

***RESIDENTS BENEFIT PACKAGE
Residents are enrolled in the Resident Benefits Package (RBP). There is an additional \$35.00 a month charge for this added to the advertised rent and is considered additional rent. RBP includes HVAC air filter delivery, utility concierge services making utility connection a breeze during your move-in, our best-in-class resident rewards program, and much more! More details upon application

Built in 2005

Essential Information

MLS® #	O6247516
Price	\$1,600
Sold Price	\$1,600
Sold Date	January 25th, 2025
Bedrooms	1

Bathrooms	1.00
Full Baths	1
Square Footage	942
Year Built	2005
Type	Residential Lease
Sub-Type	Condominium
Status	Leased

Community Information

Address	225 Southern Pecan Circle 203
Area	Winter Garden/Oakland
Subdivision	SOUTHERN PINES CONDOMINIUM
City	WINTER GARDEN
County	Orange
State	FL
Zip Code	34787

Amenities

Amenities	Basketball Court, Clubhouse, Fitness Center, Gated, Other, Playground, Pool, Racquetball, Spa/Hot Tub
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Interior

Interior Features	Ceiling Fan(s), Thermostat, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	2

School Information

Elementary	SunRidge Elementary
Middle	SunRidge Middle
High	West Orange High

Additional Information

Date Listed	October 4th, 2024
Days on Market	385

Listing Details

Listing Office	CT HOMES REALTY CORPORATION
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