

Central Gardens Grand Apartments

CONVENIENT RESORT LIVING

An upscale new rental community located
in the heart of Palm Beach Gardens, Florida

www.CentralGardensGrand.com

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SCHOTTENSTEIN
REAL ESTATE GROUP
Live Your Dream



Brand New Central Gardens Grand is an upscale high end rental community in Palm Beach Gardens, FL. The superb location is near the corner of Central Blvd. and Hood Rd. North of PGA Blvd. and south of Donald Ross. There are one, two and three bedroom apartments with elevator access to all floors. Central Gardens Grand offers eight unique floor plans with a first floor parking garage above ground featuring reserved spaces. Top amenities and features include a 13,000 sq. ft. clubhouse, putting green, heated resort style pool, hot tub, 24 hr. fitness center, lounges, card rooms, billiard room, fire pit, dog park, juice bar, business room, free clubhouse WiFi, stainless steel appliances, granite countertops and much more!

Central Gardens Grand offers an exclusive satisfaction warranty guarantee, favorable pet policies, short term leasing options, and all of the leases automatically go to month to month after the initial term is up, which gives you complete flexibility!

Come visit our spectacular unique new rental community and experience "Convenient Resort Living."



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Community Site Map



Color Code Key:

- Iconic
- Elite
- Grandeur
- Pinnacle
- Regent
- Medalist
- Champion
- Bravo

Key

- | | | | | | |
|---|-------------------------------|---|--------------------------|---|-------------------|
| 1 | Office/Clubhouse/Amenities | 4 | Patio/Entertainment Area | 7 | Enclosed Dog Park |
| 2 | Mail/Community Services | 5 | Putting Green | 8 | Pond w/ Fountain |
| 3 | Pool/Hot Tub Deck/Firepit/Bar | 6 | Lawn | 9 | Nature Preserve |

Site Map



Points of Interest

- Mandel JCC
- Donald Ross Village
- Juno Beach
- Joseph R. Russo Athletic Complex
- Palm Beach Gardens
- Downtown at Gardens
- PGA National
- City Hall
- Legacy Place

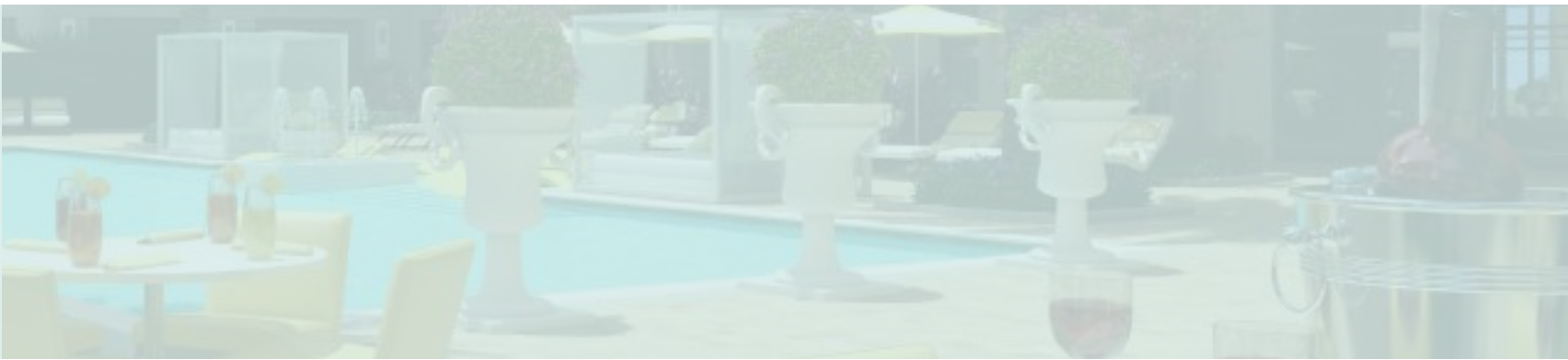


Energy Green Building Features

- Hurricane insulated vinyl windows per code
- Full wall pack insulation with vapor barrier between adjoining units
- Energy foam applied to prevent air infiltration and heat loss
- Quality lighting including energy saving bulbs
- Poured concrete floors
- R-30 ceiling insulation and batts
- Aluminum adjustable threshold—thermal break and sill sealer
- Electric furnace, heat pump system, and high tech thermostat

Warranty-Guarantee

We are extremely confident in our ability to satisfy you. If you feel that for any reason we are not complying with the lease or meeting your expectations, please provide us with a certified written notice specifying the condition. A meeting will be held in your rental home to discuss any such notice received by the landlord. If the stated condition is correctable and not remedied within a reasonable time period, then you have the option to terminate the lease without penalty.



Community Features

- Satisfaction Warranty-Guarantee
- Flexible leasing options including pets, short term or long term leases, and job transfer options
- 24-hour emergency services
- Local ownership and management
- Regular furnace filter replacement and service to mechanical systems
- Debris removed from property on a regular basis by on-site groundskeeper
- Complimentary removal of moving boxes
- Kantech telephone entry system for security
- Community cell phone and WiFi booster systems
- State-of-art communication system for first responders installed in buildings and garages
- Regular newsletter from property
- Site office open daily
- Community updates on Facebook and social media



Amenities

Resort Living



First Floor
Parking Garage



13,000 sq ft
Clubhouse



24 Hour
Fitness Center
w/ Yoga Room



Elevator Access



(3) Card Rooms



Resort-Style Pool,
Firepit, Grill and
Hot Tub



Lounge To
Outdoor Sun Deck



Billiard Room
Game Room



Business Room



Putting Green



Dog Park



Granite Countertops
and Stainless
Steel Appliances





Our Core Philosophy

1

Build honest, open relationships with residents, customers, contractors, related parties and the public.

2

Diligently strive to reinforce the resident's trust in us and their decision to contract with our companies.

3

Always remember that where someone lives is one of the most important parts of their life.

4

Understand that all of our personnel and associates are paid by and work at the service of the resident.

5

Implement management decisions based upon personal respect for and empathy as required toward each resident.

6

Every day, our entire team are partners in helping others live their "American Dream."

The Schottenstein Real Estate Group, for more than 40 years through various affiliated entities, has developed, built, marketed and managed excellent rental communities throughout the Midwest and Southeast USA.

Named the 2006, 2010 and 2012 Developer of the Year by Building Industry Association (BIA), the Schottenstein Real Estate Group is respected as one of the leaders in the Ohio Real Estate Industry and recently ranked #1 Real Estate Developer by Columbus Business First & Columbus CEO Magazine. We are dedicated to creating exceptional communities for living, working, shopping and entertainment.

Additional Awards

Numerous Project and Community Awards by Various Group Associations

Better Homes and Gardens Decade Awards

Columbus City Beautiful Awards

A.I. Architect Design & Planning Award

Columbus Apartment Association Tributes Awards of Distinction

Business First "The List" # Rental Communities



All renderings, models, and brochures are intended for display only and are subject to change without notice.

Developer of the Year

Only 3-Time Winner
by Building Industry
Association

#1 Real Estate Developer

by Columbus Business
First & Columbus
CEO Magazine

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