Your Guide to Tallahassee Living!

*Recommended by Student Ambassadors*
Amenities:
Swimming Pool
Clubhouse
Business Center
On-site Maintenance
TV Lounge
Fitness Center
On the Free-Fare Bus Zone
On the FSU Shuttle Route
Walk to Eateries, Stores, Banks, and other Retail
Sand Volleyball Court
Air Conditioner
Dishwasher
Refrigerator
Individual Leases
Furnished Apartments Available
All-Inclusive
Dryer
Washer
Internet
Cable
Pets allowed (subject to restrictions)

Approximate Rates:
2/2 – $515, $575
3/2 – $455, $505 (Master Bedroom)
      $405, $455 (Other Bedrooms)
*Unfurnished, Furnished*
Arbor View Luxury Apartments
2750 Old St Augustine Rd
Tallahassee, FL 32301
(877)-462-5020
www.arborproperties.com/arbor-view-fl-tallahassee-fl

Community Amenities:
Sparkling pool with sundeck
Elegant clubhouse
Car care center
24 hour fitness center
Professional onsite management
Great service
Video Guardian surveillance
Bark Park
Pond with walking trail
Pets allowed

Interior Amenities:
Huge 1, 2, and 3 Bedroom floor plans
Individual alarms
Crown molding and/or vaulted ceilings
Washer/ Dryer connections
Fully equipped kitchen with microwave
Wood burning fireplaces
Private patio/balcony
Great closet space

Approximate Rates:
1/1 – $839
2/2 – $939
3/2 – $1069
Augustine Club  
2001 Old St. Augustine Road  
Tallahassee, FL 32301  
(850) 877-5726  
www.augustineclubapartments.com

**Community Amenities:**
Located next to Hilaman Park Community Golf Course  
24/7 Fitness Center  
Business Center  
Lighted Tennis Court  
On-site Clothes Care Facility  
Sparkling Pool and whirlpool  
Air Conditioned Indoor Racquetball Court  
Sundeck

**Interior Amenities:**
Spacious 1, 2, and 3 Bedroom Apartment Homes  
Washer and Dryer Connections  
Fireplaces in select apartment homes  
Vaulted Ceilings in select apartment homes  
Walk-in Closets in select apartment homes  
Extra Storage on Each Patio and Balcony  
Entertainment Islands in select apartment homes  
Pristine Golf Course Views in select apartment homes

**Additional Information:**
- Built in microwave  
- Pets are allowed with a deposit  
- There is a ton of parking available  
- They have a great maintenance staff

**Approximate Rates:**
- 1/1 = $730 - $770  
- 2/2 = $848 - $945  
- 3/2 = $1005 - $1060
Blairstone at Governor’s Square
501 South Blairstone Road
Tallahassee, FL  32301
(850) 656-2299
www.blairstoneatgovernorssquare.com

Community Features:
- Clubhouse and Party Facility
- Two Relaxing Pools, One with Lap Lanes
- Two Spas
- Recycling
- Lighted Tennis Court
- Full Size Basketball Court and Sand Volleyball
- Fitness Center
- Business Center
- Picnic and BBQ Grill Areas
- Car Care Center
- Two 24 Hour On-site Laundry Facilities
- 24 Hour Emergency Resident Service
- Pets allowed (with a $250)

Interior Amenities:
- Spacious 1, 2 or 3-bedroom floor plans
- Spacious Interiors and Closets
- Wood burning Fireplace (upstairs)
- Vaulted Ceilings (upstairs)
- Screened Patio/Balcony with Ceiling Fan
- Ceramic Tile Foyer
- Superior Grade Carpet
- Breakfast Bar with Recessed Lighting
- Separate Pantry with Washer and Dryer Connections
- Private Outdoor Storage*
- Jacuzzi Bath*
  *select apartment homes

Approximate Rates:
- 1/1 - $830 - $900
- 2/2 - $835 - $955
- 2/2 Den - $1035 - $1070
- 3/2 - $1075 - $1120

Don’t forget to ask about their FSU discount!
Capital Walk Apartments
850 Capital Walk Drive
Tallahassee, FL 32303
(850) 576-7368 (Call or Text)
www.capitalwalkapartments.com

Community Amenities:
- Gated Community
- Tropical Swimming Pool
- Heated Spa
- 24 Hour Fitness Center
- Weight Room
- Aerobic / Exercise Room
- Barbeque & Picnic Areas
- Tot Lot
- Pet Friendly (w/ deposit)
- Bark Park
- Clubhouse w/ Media Center
- Executive Business Center
- Free Wireless Internet in Media Room & Poolside
- Car Wash Area
- 24 Hour Laundry Facilities
- Boat & RV Parking
- Star Metro Bus Stop

Interior Amenities:
- Spacious Floor Plans with 9 ft. ceilings
- California Style Island Kitchen
- G.E. Hotpoint Black Appliances
- Washer / Dryer connections (Rentals available)
- Walk-in Closets and Walk-in Showers
- Ceiling Fans
- Private Patios with Preserved Views
- Private Garage Rental w/ Remote
- Available Fire Sprinkler System
- 24 Hour Maintenance
- Furnished Corporate Units
- Optional Smoke Free Buildings
- Short Term Leases Available
- Split floor plans
- Panty and linen closets

Approximate rates:
1/1 = $879 - $889
2/2 = $949 - $959
3/2 = $1099
Catalyst FSU
631 W Madison Street
Tallahassee, FL 32304
(850) 577-1101
www.catalystfsu.com

Community Amenities:
Two Level Fitness Center
Roof top Sunrise Deck
Resort Pool w/ Courtyard, Cabanas, and Waterfall
Catalyst Lounge w/ gaming area and TV’s
Reserved garage parking
24/7 Study lounges on each floor
Business center
Controlled access & retail amenities
Cyber Café

Interior Amenities:
Fully furnished, Spacious 1, 2, 3 or 4 bedroom options
42” HD TV in every unit
Washer and dryer
Walk-In closets
Vaulted ceilings (in certain units)
15’ ceilings (in certain units)
Granite-like countertops
Gourmet Kitchens
Expansive living areas
Private bathroom for each bedroom
Individual electronic key controls
Pool views (in certain units)
Ceiling Fans
Breakfast bars

Additional Information:
Rates are per person
Parking:
$25 (General)
$35 (Reserved)
Electric is not included

Approximate Rates:
1/1 — $1175
2/2 — $799
3/3 — $755
4/4 — $755
Collegewood Apartments
434 W. Jefferson Street
Tallahassee, FL 32301
(850) 224-5611
www.phoenix-south.com/collegewood.php

Amenities:
One Bed / One Bath
550 Square ft.
Free Water & Sewage
Pest Control
Basic Cable
Full Kitchen with Garbage Disposal
Sparkling Pool
NEW Laundry Facility
Reserved Parking for Residents
On-Site Management
24-Hour Emergency Maintenance

Approximate Rates:
1/1 = $645
Application fee = $45
Security deposit = $300
Pet Fee = $30
Note: if pet is spayed/neutered pet fee: $15
Delaney Park at Southwood
3550 Esplanade Way
Tallahassee, FL 32311
(850) 878 - 9909
www.delaneyparkatsouthwood.com

Amenities:
Located in scenic Tallahassee
Delaney Park is nestled in the
Southwood golf community
Surrounded by majestic oaks, sparkling
lakes, walking trails and activities
Peaceful gated community
Unique one, two and three-bedroom
floor plans
Dark wood cabinets
Full size washers and dryers
Bay windows and energy efficient
appliances
Pet friendly
Movie Theatre

24/7 Fitness center
Online rent
Valet trash
Outdoor BBQ/kitchen
Sauna
Indoor Basketball Court
Jacuzzi
Beach-style pool entry
Car care center
Garages available for rent
Business center with free printing
Conference room (available for
reservations)
Free coffee/lemonade everyday

Approximates Rates:
1/1 = $790 - $1522
2/2 = $980 - $1900
3/2 = $1323 - $2329

Lofts available in 1/1 and 2/2
Florida Towers
472 W. Jefferson St.
Tallahassee, Fl 32301
(850)224-5611
http://www.phoenix-south.com/florida_towers.php

Amenities
One Bedroom / One Bath
700 Square ft.
Free Water & Sewage, Pest Control, Wireless Internet
Full Kitchen with Garbage Disposal
Sparkling Pool
NEW Laundry Facility
Reserved Parking for Residents
On-Site Management
24-Hour Emergency Maintenance
Full kitchen w/ garbage disposal & dishwasher
Central heat and air

Additional Information:
One Bedroom / One Bath
700 Square ft.
Pet Friendly
Close walk to school

Approximate Rates
$775/ month
*this includes Water, Sewage, Pest Control, Wireless Internet, and Parking.
The Lofts on Gaines
833 West Gaines Street, Suite 105
Tallahassee, FL 32304
(850) 385-7368
www.385rent.com/property/the_lofts_on_gaines-street

Amenities:
New Construction Loft Style Units as of 2012
Ikea kitchen with stainless steel appliances
10’ ceilings with 12’x8’ patio doors
Private balconies overlooking Doak Campbell stadium
Private parking
Elevators to all floors
Accent tiles in all bathrooms
Upgrade lighting package
Washer and dryer
Water, sewer and pest control
Loft units in 4th floor
Awesome view of intramural field and Doak Campbell stadium
Immediate access to College town

Approximate Rates:
2/2 – $1450 - $1650
2nd and 3rd floors (960 sq. ft.): $1450
4th floor (1200 sq. ft.): $1650
ONYX Apartments
444 W College Avenue
Tallahassee, FL 32301
(850)200-0837
www.onyxapartments.com

Community Amenities:
Two Residential Lobbies
Two Courtyards
High-End Swimming Pool
JumboTron
Hot Tub
Tanning Beds
Massage Room
Sauna
Fitness Center with Cardio Equipment and Weight, Crossfit Training
Individual Study Areas and a Study Lounge
Club and Game Room
Theater
Coffee Lounge
Onsite Management
Retail on Ground Floor

Interior Amenities:
All units come fully furnished*
Electronic Unit Entry Doors
Granite Countertops
Stainless Steel Appliances
Garbage Disposals
Ceiling Fans
Euro Style Cabinetry
50” Flat Screen T.V.’s in Every Living Room
50” Flat Screen Smart T.V.’s in the Penthouse Units
Glass Shower/Tub Doors
Shower Head with Blue Tooth Music Capability
Hardwood Style Floors
In-Unit Washer/Dryers
Modern, Designer Living Room Furniture
No pets

Approximate Rates:

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*All rates are per room
*Includes internet, cable, trash & pest control
The Paddock Club
1900 Centre Point Boulevard
Tallahassee, FL  32308
(850) 878-6600 or (866) 374-4116
paddockclubtallahassee.maac.com or tpctallahassee.com

Community Amenities:
- Secluded 26-acre community
  surrounded by 100-year old oak trees and
  wandering nature trails
- Olympic-size lap pool with sun deck, -
  Heated outdoor whirlpool spa
- Athletic center
- Wolff tanning bed
- Controlled access gates
- Convenient assigned resident parking
- Lighted tennis courts, Playground
  - Open Arms facility
  - Pet friendly
  - Maximum 2 pets per apartment w/ $400 fee (may be adjusted based on pet weight)
  - Bark park on-site

Interior Amenities:
Spacious 1, 2 or 3-bedroom floor plans!
Elegant design features such as fireplaces and adjoining patio/balcony
Gourmet kitchen with Jenn-Aire grill, 18 cu ft. refrigerator with icemaker, serving bar, and
  large pantry
Full-size washer/dryer connections
Screened private patio or balcony
Spa-like bathrooms with whirlpool garden tubs, double lavatories, and separate shower

*All amenities not available in all units*

Approximate Rates:
Application fee = $65
Processing Fee = $150
Security Deposit = $300
1/1 = $843 - $1208
2/1 = $948 - $1448
2/2 = $948 - $1378
3/2 = $1213 - $1808

*All residents are required to obtain and keep current renters insurance policy*
Polo’s on Park
2626 East Park Avenue
Tallahassee, FL  32301
(850) 309-7667
www.polosonpark.com

**Community Features:**
- Two Sparkling Pools
- Lighted tennis and basketball courts
- Business Center with free Wi-Fi
- Garages in Phase II
- Nature Trails
- Fitness Center with Free Weights
- Indoor Racquetball Court
- Planned Resident Activities
- Pet friendly (with deposit)
- Limited access gates

**Interior Amenities: Information:**
- Intrusion alarm
- Spacious 1, 2 or 3-bedroom floor plans
- Spacious master bedrooms
- Open floor plans
- Spacious closets
- Patios and Balconies
- Bathroom for each bedroom
- Top floors with 16” vaulted ceilings
- W/D Connections in All Floor Plans

**Additional Information:**
- Access to great Hiking Trails!
- Some units have W/D already connected.

**Approximate Rates:**
- 1/1 = $799 - $844 with $150 deposit
- 2/2 = $966 - $1011 with $250 deposit
- 3/3 = $1199 with $350 deposit
The Preserve
1560 San Luis Rd
Tallahassee, FL 32304
(850) 513-1300
www.thepreserveapt.com

Community Amenities:
- Pet Friendly/Pet Park
- Gated entry
- Forest setting
- Beach entry pool with spa style hot tub
- Stand up and lay down tanning beds
- Sand volleyball
- Business center with computers/printers
- 24-hour fitness center
- Complimentary roommate matching
- Front and back townhome entrance

Interior Amenities:
- 3 bedrooms, 3.5 bath, Individual leases
- Mini fridge and kitchenette in each bedroom
- Bedroom deadbolt with key
- Direct Utility Billing
- Furniture packages available

Approximate Rates:
3/3.5 = $469 per bedroom (unfurnished)

**Includes cable, internet, pest control $ 24-hour maintenance**
Rattler Point
1550 Melvin Street
Tallahassee, FL 32301
(850) 412-0000
www.offcampusfamu.com/rattler-point

Amenities:
Open floor plans
Fully furnished with living and bedroom furniture
Individual leases
Each bedroom has private bathroom
Individual lock/key
4th half bathroom on the first floor for guests
Cable and Internet
Air conditioning
Fully Equipped Kitchen
Walk-in closets
Balcony, deck, patio
Laundry room / hookups
Heat - electric
Laundry room
Newly paved parking
Storage units

Approximate rates:
3/3.5 Conventional – $1440
3/3.5 Conventional – $505
*Online rent payment available
Stadium Centre  
799 W Gaines Street  
Tallahassee, FL 32304  
(850) 583-4445  
www.stadiumcentre.com

**Community Amenities:**  
-2 Resort Style Pools with Cabanas  
-¼ Mile from Florida State University’s Campus  
-Next to Doak S. Campbell Stadium  
-Retail Shopping  
-Large Green Space with Performance Stage  
-Spacious Outdoor Grilling Area  
-Convenient Private Study Rooms  
-Indoor Club Room with Cyber Café  
-2 Story State of the Art Fitness Center  

-Academic center with free printing  
-On-site parking  
-Card-controlled access  
-Outdoor Sand Volleyball Courts  
-Game Room (Darts, Ping Pong Tables, Pool Table)

**Interior Amenities:**  
-Spacious 1,2, or 4 bedrooms available  
-Individual Leases  
-Modern Furniture Package  
-43” Flat Screen HDTV in Living Room  
-Granite Countertops  
-Stainless steel appliances  
-Energy-Efficient Appliances  
-Hardwood Style Flooring  
-Individually Keyed Bedroom Doors  
-Washer & Dryer in each apartment

**Approximate Rates:**

**A - The Axis**
- 4/4 = $769 - $779

**B - The Block**
- Efficiency = $1089  
  - 1/1 = $1099  
  - 2/2 = $799 per person per month  
  - 4/4 = $759 per person per month

**C - Court**
- Studio A/B = $1069  
  - 1/1 = $1079  
  - 2/2 = $859  
  - 3/3 = $829  
  - 4/4 = $749 - $769

**D - Deck**
- Efficiency = $1089  
  - 1/1 = $1099  
  - 2/2 = $779 - $799
Community Amenities:
- Close to FSU Campus
- Adjacent to downtown restaurants, Florida Capitol and Supreme Court buildings, etc.
- Four level carded entry parking deck with elevator access
- Parking spaces available for rent
- 24-hour fitness center featuring cardio and weight training equipment
- Conference room comprised of approximately 1400 sq. ft. of lavish meeting space

Interior Amenities:
- Studio style, 1, 2, and 3-bedroom w/ floor plans ranging from 379-495 sq. ft.
- Wired and wireless internet throughout the building
- All units include Comcast cable
- All Utilities included
- Fully furnished units
- Large kitchen with marble countertops, appliances (including microwave)

Approximate Rates*
Studio/1 - $1650, $1430
1/1.5 - $1925, $1705
2/2 - $2420, $2200
3/2 - $2640, $2530

*Rates are per month for 6 month lease, 12 month lease*
Community Amenities:
- 2 Swimming Pool Oases with Free Wi-Fi
- Brand New 24-Hour Fitness Center
- Business Center/ Internet Café
- Pet Friendly with Off Leash Dog Park (No Size Restrictions, Some Breed Restrictions)
- Tons of Parking
- On-Site Management Team
- 24-Hour Emergency Maintenance
- Electronic Payment Options

Interior Amenities:
- New Kitchens with Breakfast Bars
- New Bathrooms
- New Stainless Steel Microwave
- New Modern Light Fixtures
- Washer/Dryer Appliances
- 6 Unique Floor Plans to Choose From
- Huge Walk-in Closets
- Mini Blinds in All Windows
- Screened-In Patios and balconies
- New Vinyl Wood Floors and Carpet

Approximate Rates:
- 1/1 = $720 - $760
- 2/1 = $870+
- 2/2 = $915+
- 3/2 = $1030+
- 4/2.5 = $1200+
Tanglewood Apartments
1600 Pullen Road
Tallahassee, FL  32303
(850) 386-1030
www.tanglewoodapartments.net

Community Amenities:
24 Hours Fitness Center
8:30am-5:30pm Business Center
Swimming pool with grilling deck
Car wash station
Free DVD rentals
24-hour emergency maintenance
Pet friendly (some breed restrictions)
Professional management
Leasing office is a free Wi-Fi hot spot

Interior Amenities:
Remodeled apartments
Washer/dryer in all units
Fully equipped kitchens
Private patio/balcony
Central heating and air conditioning
Ceiling fans in select units
Generous closets and storage
Spacious bedrooms
Vertical and mini-blinds
Cable ready
Includes water/sewer
Monthly pest control

Approximate Rates:
1/1 – $725
2/1 – $745 - $770
2/2 – $799

5% Discount for state employees!
University Club Townhomes
228 Dixie Drive
Tallahassee, FL 32304
(850) 309-0100
www.americancampus.com

Community Amenities:
Pet Friendly
Individual leases
Roommate matching available
24-hour fitness center
24-hour computer center
Billiards table
Barbeque grills
Sand volleyball court
Swimming pool with sun deck
Parking included
Bike racks
Car wash station
Valet trash service
Gated community
Card-controlled access
On-site management, maintenance, community assistant staff and residence life staff
Courtesy patrol officer and After hours on-call staff

Interior Amenities:
Unique townhome floor plans
Private bedrooms and Private bathrooms
Leather-style sectional sofa
Full-sized washer and dryer
Ceiling fans
Coffee and end table
Entertainment center
Dining table with chairs
Full-sized kitchen
Full-sized refrigerator with ice maker
Electric oven/range
Dishwasher, Microwave and Garbage disposal
Individually locking bedroom doors
Cable TV and Internet Utilities Included
Full-sized beds, Study desk and chair, Nightstand and Dresser

Approximate Rates:
2/2.5 = $669
4/4 = $524
Includes Utilities
University House at the Retreat
2636 Mission Road
Tallahassee, FL 32304
(850) 597-9783
http://republic-tallahassee.com/

Community Amenities:
Located near FSU, TCC, and FAMU
Strength Center with weight room open 24 hours/day
Swimming Area with swim-up movie screen, tanning ledge and grilling stations
Indoor virtual Golf Simulator
Game rooms with flat screen TVs, pool tables and iPod docking stations
Full-size Basketball and Beach Volleyball Court
Expansive Green space with Dog Park
Free-use Tanning Beds by appointment
Social events
24-hour study room with printing

Interior Amenities:
Living areas with 9’ ceilings
Spacious floor plans – available fully-furnished or unfurnished
Large, private bedrooms, each with their own bathroom suites
Gourmet kitchens with stainless steel appliances, granite countertops and extensive cabinet space
Full-size washer/dryer included in all homes
Front porches and back patios with private access
Back decks and patios, perfect for grilling
Resilient hardwood-style flooring in living room, dining room and kitchen areas

Approximate Rates:
Cottage
2/2.5 – $795
3/3 – $650
4/4 – $595 - $635
4/4.5 – $615 - $640
5/5 – $580 - $600
5/5.5 – $600

Townhome
4/4 – $529 - $549
Venetian Villas Apartments
235 South Ocala Road
Tallahassee, FL 32304
(850) 580-0060
www.venetianvillasapts.com

Amenities:
Walking distance to FSU’s campus
Close to FAMU and TCC
Huge 4/4 apartments
Modern Appliances
24-hour fitness center
Pool with hammocks and cabanas
24-hour computer lab
Clubhouse with game room
Pest Control
Cable with HBO included
High Speed Internet included
Furnished Apartments
Granite Countertops
Upgraded Cabinetry
Pool View Available
Large Balcony

Approximate Rates:
All 4/4
Classic- $485/$525 Furnished
Deluxe- $490/$530 Furnished
Renovated- $495/$535 Furnished
Townhouse- $490/$530 Furnished
Amenities:
- Air Conditioning
- Dishwasher
- Washer / Dryer
- Unfurnished Available
- High Speed Internet Available
- Pool
- Whirlpool(s)
- Sundeck(s)
- Clubhouse
- Business Center
- Guest Room(s)
- Package Receiving
- Wheelchair Access
- Free Weights
- Volleyball Court(s)
- Basketball Court(s)
- Fitness Center: Free
- On-Site Management
- On-Site Maintenance
- Controlled Access

Approximate Rates:
- 1/1 – $995
- 2/2 – $1275
- 3/3 – $1500
Other Leasing offices in Tallahassee

385Rent  
833 W. Gaines Street #105  
Tallahassee, FL 32304  
(850) 385 – RENT  
www.385rent.com

Benchmark Real Estate Services  
820 East Park Avenue, Building A.  
Tallahassee, FL  32301  
(850) 224-6275  
www.bpmrentals.com

Cascade Property Services  
310 Blount Street  
No. 211  
Tallahassee, FL  32301  
www.cascademanagement.propertyware.com

Coastal Property Services, Inc.  
506 North Monroe Street  
Tallahassee, FL  32301  
(850) 402-9000  
www.cpservices.net

Community Property Management  
PO Box 14019  
Tallahassee, FL  32317  
(850) 385-0094  
http://cpm.homesandland.com

Leparulo Properties  
724 West Madison Street  
Tallahassee, FL 32304  
(850) 224-7368  
www.walkingtoschool.com

SouthGroup Management, Inc.  
250 John Knox Road  
Suite 6  
Tallahassee, FL  32303  
(850) 702-5000  
www.southgroupapartments.com