

← One Boynton Apartments 🔍 ✕

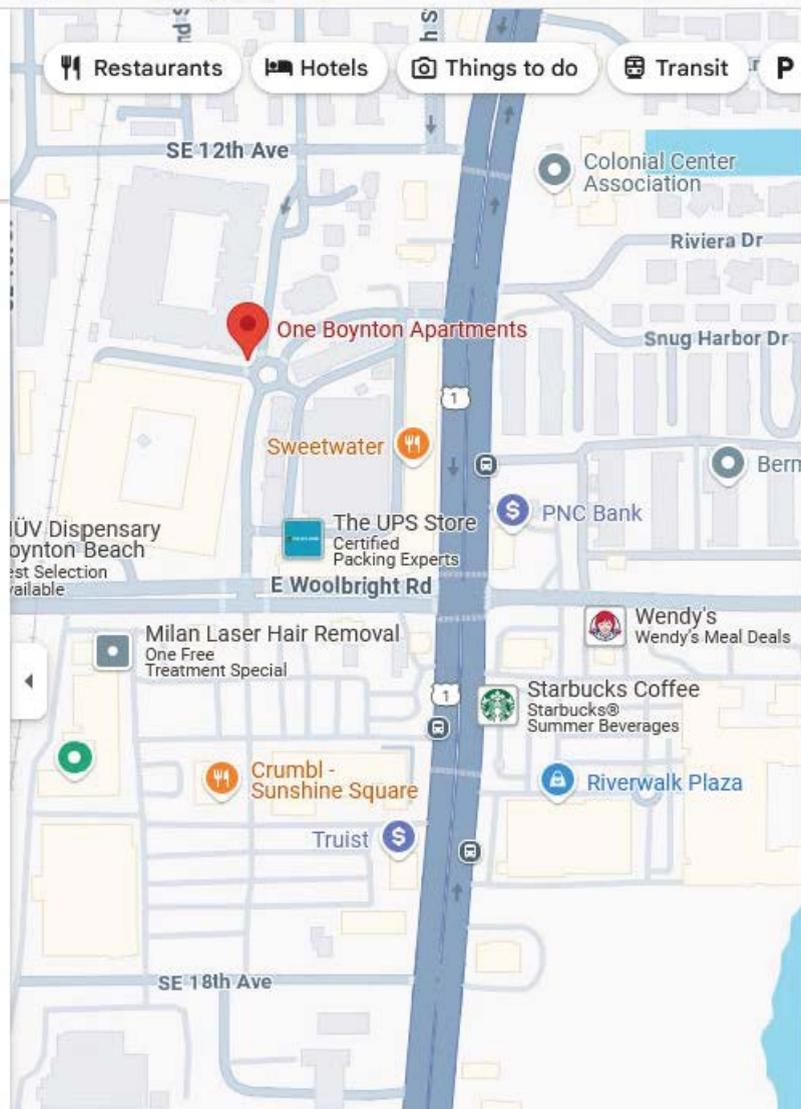
Overview Reviews About

 **Ellen Min**
11 reviews · 1 photo

★★★★★ a year ago

Stay away, do NOT live here - the worst apartment complex anyone has ever dealt with. All of these 5 star reviews have to be from people who were incentivized when they took tours or first moved in - definitely not reflective of what one boynton is actually like. Nothing about this place is luxurious - it's quite honestly a joke that they market themselves as luxury. The staff is absolutely unprofessional and rude, especially YELITZA.

They will try to charge you for everything. For example they charged my sister and her roommate \$30 because the ceiling fans were not clean. CEILING FANS SERIOUSLY? But also we cleaned EVERYTHING (including the ceiling fans), wiped down everything, vacuumed, and sanitized because we knew the apartment would try to do something ridiculous like this... yet they still find an "issue" to charge us with. And this is also after they told us during the move out walk through that there would be NO charges... but now magically there is a charge. On top of that, some friends who moved out similar to us did not clean their fans and they didn't have this ceiling fan charge... completely ridiculous.



← One Boynton Apartments 🔍 ✕

Overview

Reviews

About



jim zambataro

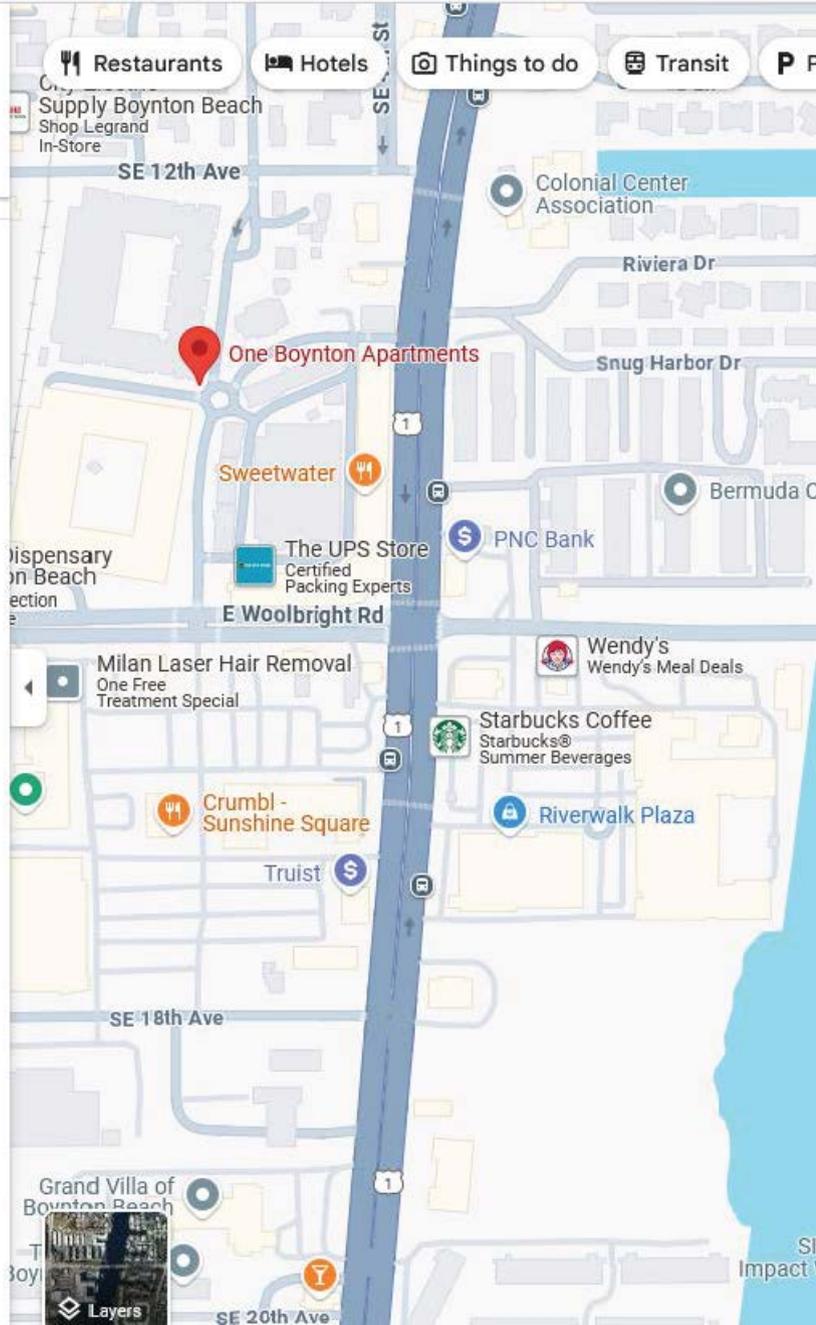
Local Guide · 10 reviews

★★★★★ 5 months ago

"AVOID THIS PLACE AT ALL COSTS!" I can't stress this enough. One Boynton is a complete disaster when it comes to management. **The level of negligence is simply astounding.** It's like they thrive on chaos and filth. Trash litters the hallways, and maintenance requests go unanswered. **When I moved in, I dutifully reported all the imperfections and damages in my apartment, only to be met with empty promises and no action.** **Now, as I'm moving out, they have the audacity to try and charge me for those very damages I brought to their attention.**

And let's not forget about **their little "immunity band" gimmick.** **They give you a cheap rubber bracelet, calling it an immunity band, as if it grants you special privileges.** **But if you forget to return it when you leave, they have the nerve to slap you with a \$100 charge.** I mean, come on! Those things probably cost them a few cents to make. It's nothing more than a shameless money grab.

The lack of basic maintenance is equally appalling. It took them a whopping eight months to paint a measly 1 ft. square by the main elevator when the paint started peeling off. It's an eyesore and a constant embarrassment. And don't even get me started on the elevators themselves. They seem to break down every few months, leaving residents like me, who live on the fifth floor, to endure the nightmare of hauling heavy groceries or other belongings up the stairs.



← Amelia at Westshore 🔍 ✕

Overview **Reviews** About

KT
2 reviews

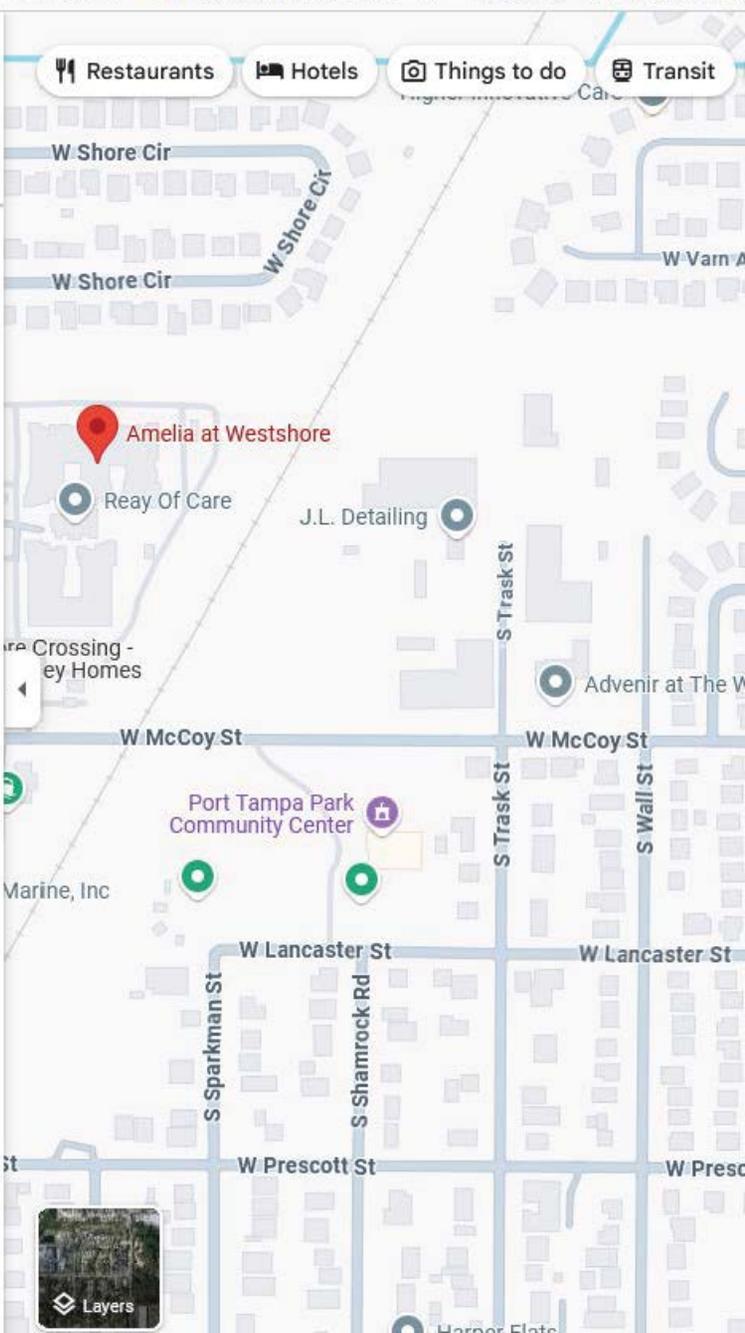
★★★☆☆ 3 years ago

First of all, I liked this place overall. I felt safe, the management was always sweet and they had a great pool and gym. However, I do have many complaints. **First, the trash system is ridiculous** if you're going to implement this system where you pick up the trash every night, do it right! **SO many times I have been left with my trash outside (once for days) for a small tear or "wrong trash bag" in the bin.** **Good thing you pay 30\$ for this service.** The hallways STUNK because they were so horrible at getting the trash. Noisy neighbors was an issue, I complained about our upstairs neighbors and nothing was ever done. Lastly, don't expect that cute little 250\$ deposit you put down to do anything. **They will up charge you close to 1000 dollars to "fix" your damages that are normal wear and tear.** They are scammers!!! Attorney is involved because this is just unheard of.

👍 10 🔄 Share

Response from the owner 3 years ago

Hello Kate, thank you for the review. We appreciate you bringing this to our attention. Your concerns are being forwarded to the Community Director. Please know this is not the standard to which we hold ourselves and we apologize for any inconvenience. Please feel free to call or stop by our office at your earliest convenience to discuss this matter.



1 star

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LaRhonda P.

Four Corners, FL

@ 0 1 0



Feb 14, 2025

Sorry, I will not be able to compliment the move out process nor the ROACHES AND SILVERFISH. We left our apartment immaculate and wish we would have took a video because the company Range Water/Apex Posner Park hired "Regen" suddenly found a crack on a soap dish in the shower which was not there when we left. We patched up any screw/nail holes we made, but we received a bill for \$648 for soap dish and drywall. Which absorbed our deposit and we had to send more money. We also had an ongoing problem with roaches and silver fish, despite several trips from pest control. We could not get out of there fast enough.



Apex Posner Park Apartments

Overview **Reviews** About

Tory O'Brien
5 reviews

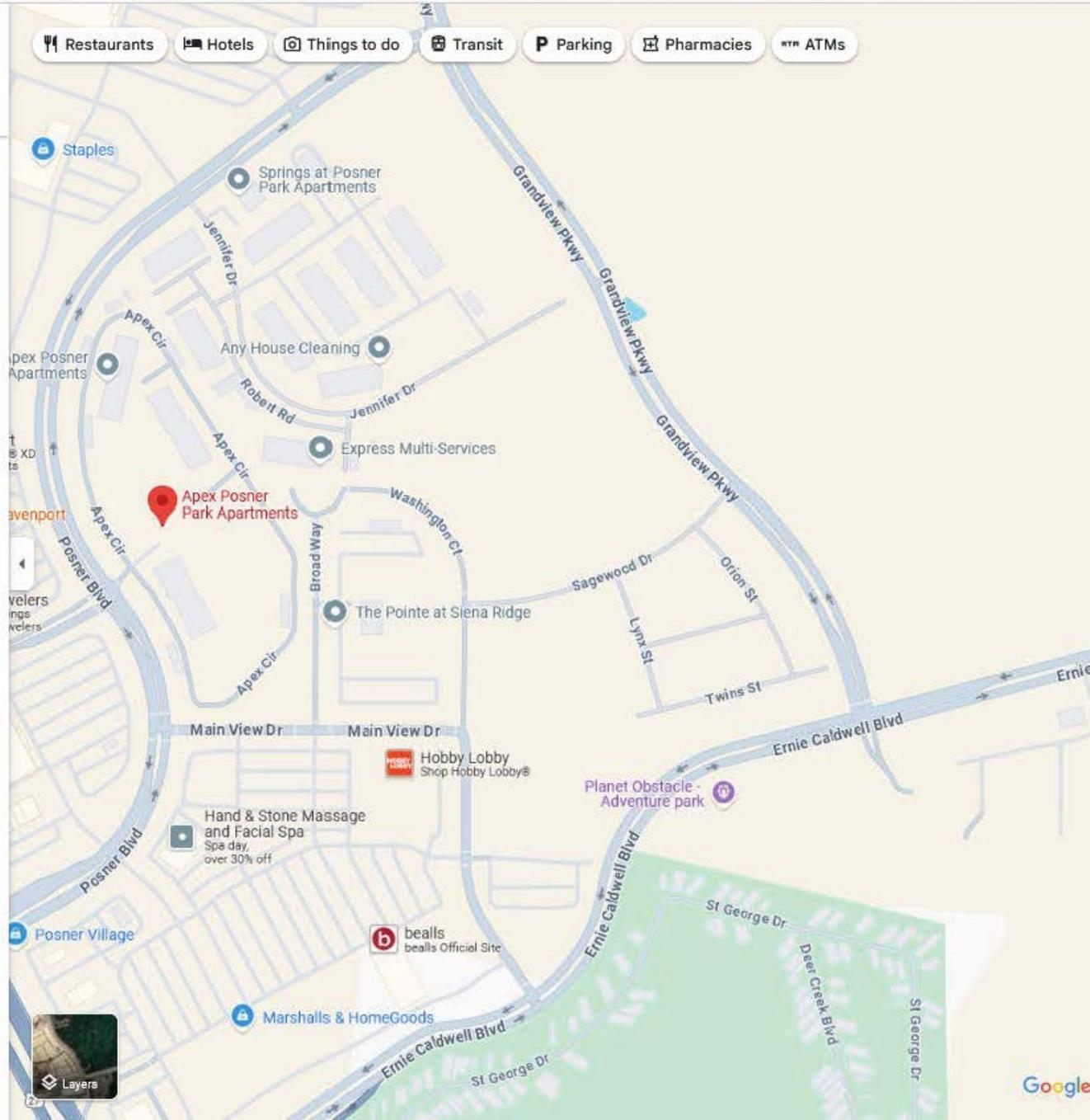
☆☆☆☆☆ Edited a week ago **NEW**

Edit: Unfortunately this place has gone so downhill in such a short time. It seems the new management does not care about the upkeep of this apartment complex. Both gates at the front have been down for weeks, if not months. The doors to our building have been unlocked for weeks, not once have I seen anyone working to fix these things. The elevator was down for over a week, completely unacceptable when you have residents with disabilities living here. They supposedly schedule food trucks and events and then the day of always say they have to reschedule. No more fun resident events in the clubhouse. The coffee machine in the clubhouse often is not working. The interior hallways used to be cleaned multiple times a week, now they never are. This complex is still new, it's such a shame it feels so shabby now. (The only reason there are so many recent glowing reviews is because they had a raffle for a TV and you had to write a review to be entered).

Original: A great community, it's always a pleasure dealing with both the leasing office staff as well as maintenance. The apartments are clean, spacious and bright, and the grounds are beautiful! An overall lovely place to call home.

Like Share

Response from the owner Edited 4 days ago
Tory, while we are glad you were once pleased with your spacious home, we are disappointed to know your satisfaction has diminished. We work hard to address needs promptly and appreciate your feedback on areas we can improve. We have noted your feelings about the amenities and community events, and we invite you to email us at cmapexposnerpark@liverangewater.com so we can discuss this further. Thank you in advance for



← Apex Posner Park Apartments 🔍 ✕

🍴 Restaurants 🏨 Hotels 📷 Things to do 🚇 Transit 🅅 Parking 🏪 Pharmacies

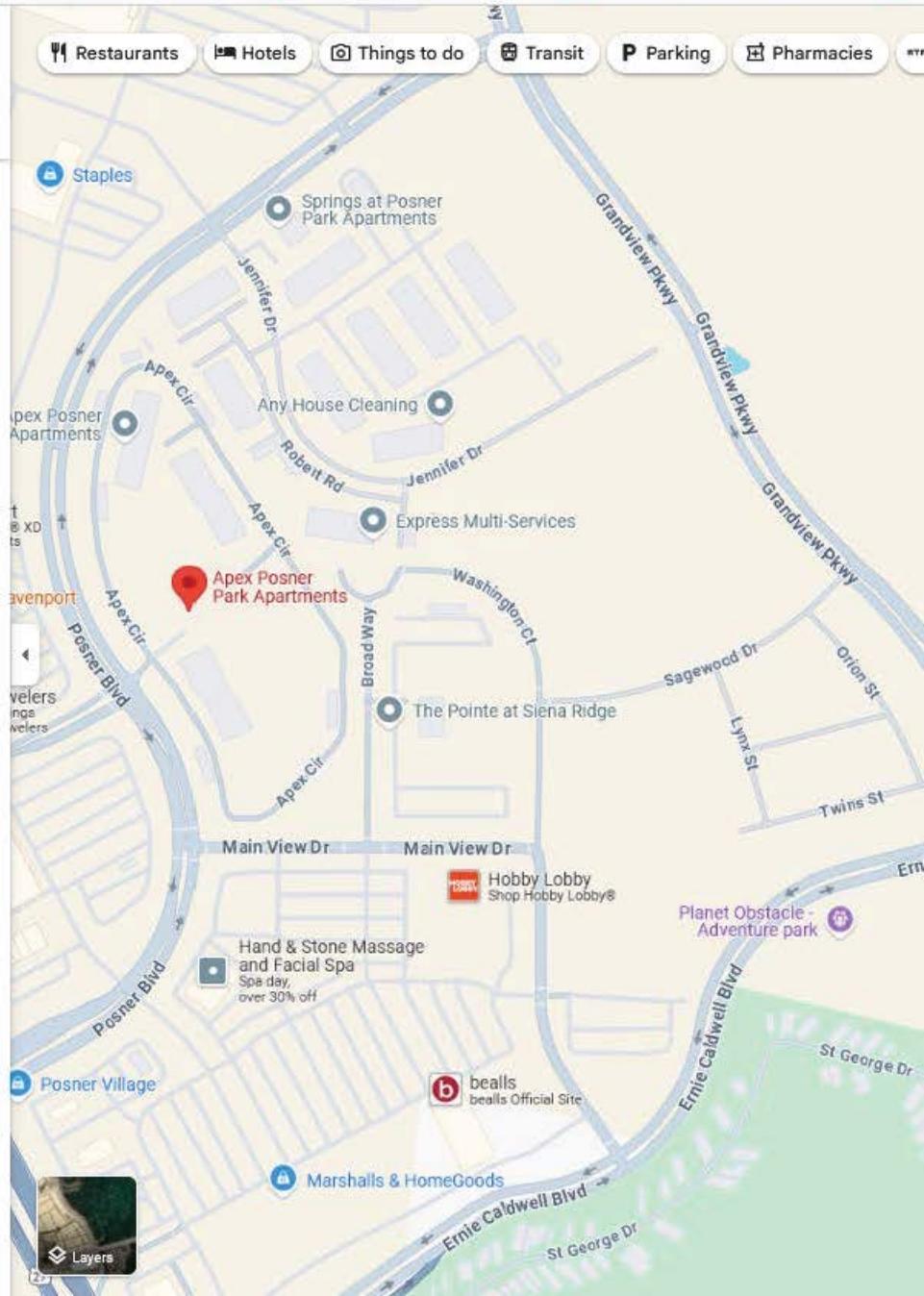
Overview Reviews About

M Mathew Lee
8 reviews · 1 photo

★★★★☆ Edited 3 months ago

The complex and amenities are gorgeous, and the staff are all amazing and so friendly!

EDIT- We have lived here for over 2 years now. When we first moved in, the staff were amazing. Traci the manager, and Rachel the leasing agent were always so kind and helpful. Harry and his Maintenance team always kept every part of the complex very clean and spotless. Since about a year ago, there is a whole entire new staff all the way from management to maintenance. Since the overtake of the new staff, this place has gone SO downhill. It seems as they just let anyone live here now, and it seems their only priority is to fill every unit they have here. People just leave trash everywhere, let their pets urinate in the indoor carpeted hallways, and it takes MULTIPLE calls, complaints and endless emails to get anything done about it. When we first moved in, they have a beautiful clubhouse that was open 24/7, which was a big selling point for us to live here in the first place. After new management took over, they now close the clubhouse and pool at 9pm. I work till 9pm from home, so now I can no longer enjoy the amenities that we pay for and originally signed our lease based heavily off the amenities. The manager Annette is very stand offish, and not very personable. Jonathan in the leasing office always just gives attitude and cockiness with anything, and when have called in for things to be done in the past, never gets done when I project issues. The only reason why there are so many good reviews of this place is because they BRIBE all the residents to leave 5-star reviews to win something (for example right now is a huge tv). It's just very sad how this place has become from when we first moved in February 2023. 100% would not recommend this place, there are so many other places in the immediate area that is much nicer for the same price range. We will not be renewing here.



Aria Bradenton

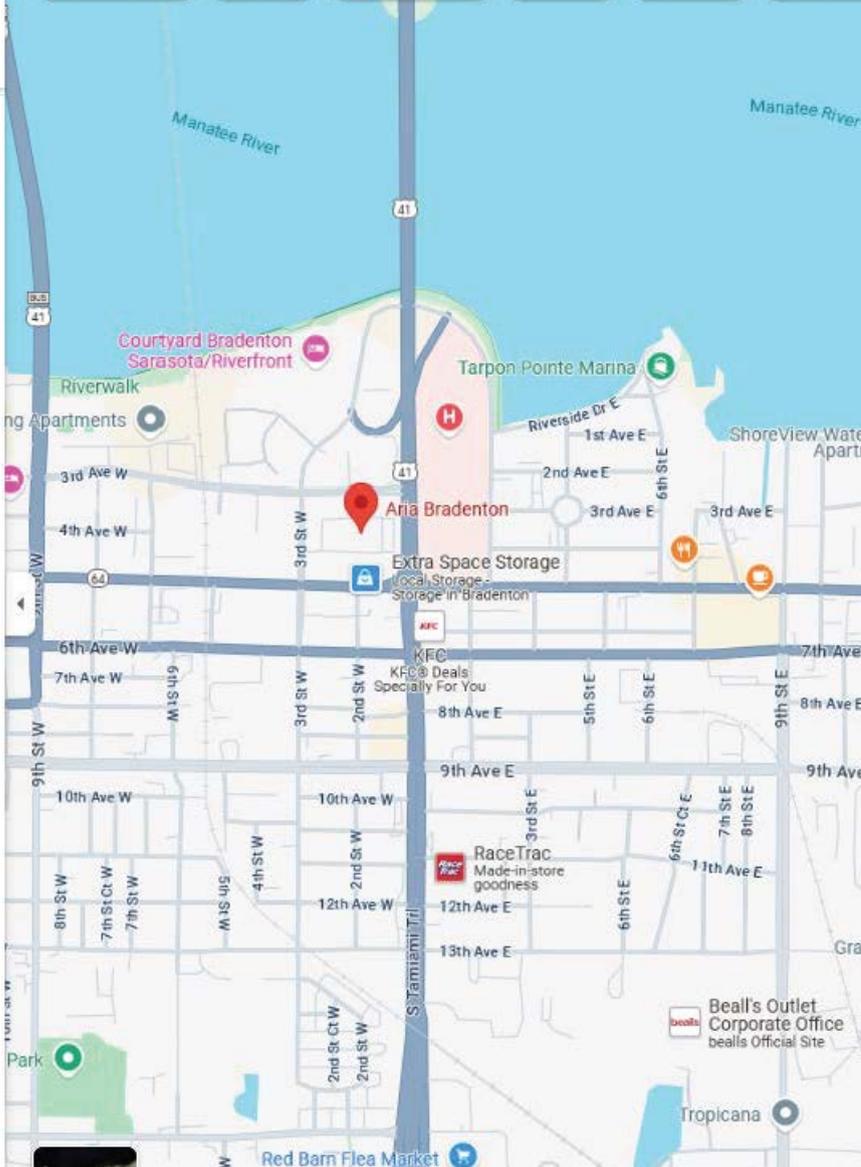
Overview Reviews About

Sarah Tedesco
8 reviews

3 months ago

This complex has the most deceiving marketing of any place we have ever lived. This is not "luxury living" by any stretch of the imagination, though it is charged that way. There is a nice pool area (though it's unusable half the year because it isn't heated). But that is all that is going well. Our apartment has been infested with drain flies and cockroaches since we moved in and the building hasn't done anything to help fix the issue. They continue to just send pest control that does the same thing (obviously the same treatment isn't working). When you go to talk to the front desk ladies they ignore you or say something nice to brush you off and get you to leave. I was promised the giant palm tree that has taken over our living room window and blocks ALL light coming in the apartment as well as causes and bug and dirt problem bringing debris in to the air conditioning unit closet it touches in our porch, would be trimmed over 6 months ago. It has yet to be done. I've reported SEVERE noise complaints, nothing was done about it. One of the worst things about living here is that none of the residents follow any of the rules. Everywhere smells of dog urine, people smoke on their balconies and at the pool, People's dogs are off leash and have attacked my baby stroller when the elevator door opens and we're trying to get out. And then it's hilarious cause I'll go just try to say something in the office and they'll have a CLOSED sign up. We've been here just about a year and a half now and the manager has changed 3 times. Clearly there isn't something going right and it's become a DISGUSTING place to live. I will add that they have monthly giveaways where if you submit a positive review on Google or social media, they will give away prizes. This is such a gross marketing tactic. It's untruthful and I think that's the worst part.

Restaurants Hotels Things to do Transit Parking Pharmacy



Aria Bradenton

Overview Reviews About

ciliana jean
Local Guide · 26 reviews

★ ★ ★ ★ ★ a year ago

- Overrated
- Over Priced
- Rarely answer their phone during business hours.
- The only LUXURY that Aria give care into is the Club house and the pool.
- Stay Away !!!!!!
- Moving out was a rip off. We complied to the best of our ability and not only did we not receive our deposit but we also got charged an extra 1000+ dollars for simple items. That apartment was as clean and clear as ever, with the exception of about 4 items.

I've seen tenants leave behind a complete mess for them to clean up. Our goal was to not do as we seen done before us.

And STILL A TOTAL OF 3000 was charged to us which was a complete robbery.

The staff gets paid to hang around, gossip and pretty much do nothing. It's a cake job for them and it shows.

I bet this company could save more money on their bottom line if they ran slim and fired a good handful of employees.

they are dressed up, on their phone, prancing around the office barely doing anything. It all a facade.

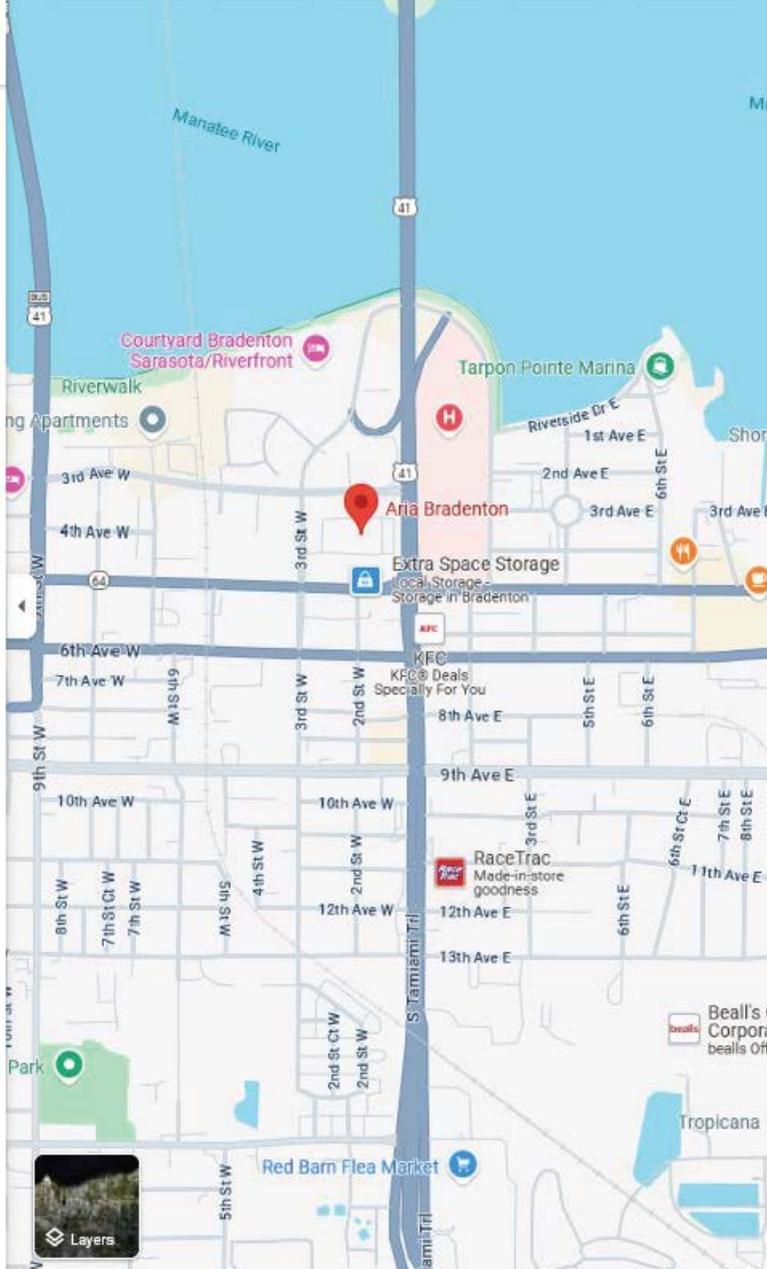
No one really works hard. Their attitude sucks once you are a tenant and go down there and need something.

Not eager to help! But very eager to get you out their face.

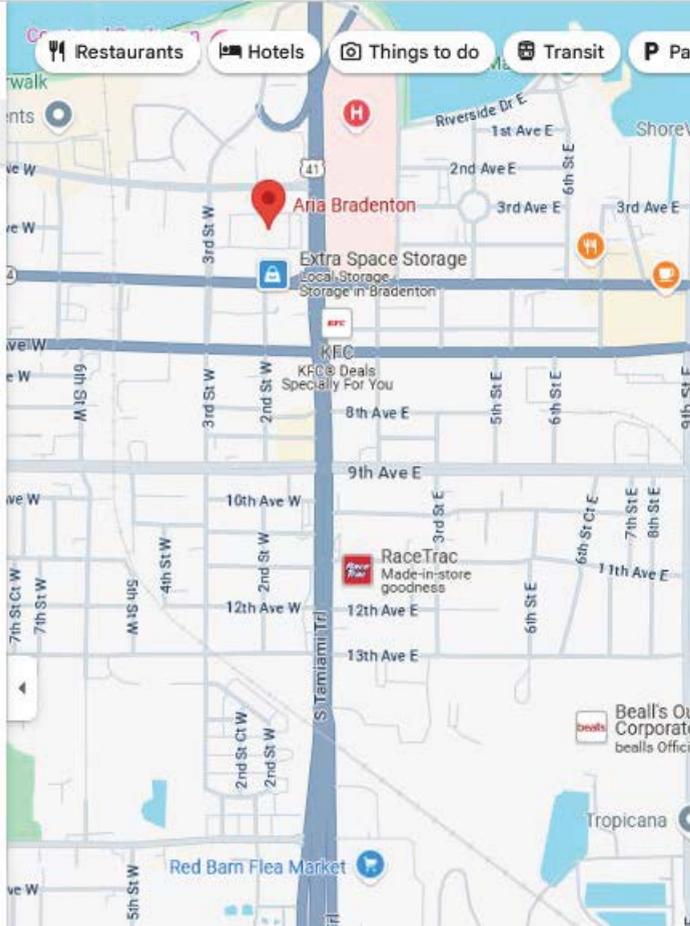
Not trying to be mean but this was MY EXPERIENCE!!

I never understood why they can never answer their

Restaurants Hotels Things to do Transit Parking



Aria Bradenton



Overview

Reviews

About

Jason Grainger
2 reviews

★ ★ ★ ★ ★ 2 years ago

Fraud alert!!! Do not rent at this place. Management is rude and incompetent. They will also rip you off. They tried to scam us for \$950 after putting in the required 60 day notice to vacate. They lied and tried to charge us for additional fees and damage as well, despite having proof otherwise. You will need to take legal action against them. Worst. Apartment. Complex. Ever

15 Share

Response from the owner 2 years ago

Jason,
Thanks for bringing this concern to our attention. It is our goal to treat everyone, residents, and guests with the utmost respect. We strive for continual improvement and welcome your feedback, so we apologize for any issues you've experienced with us and are sorry to hear that you found our team to be unprofessional. We would like to make things right, so please stop by the office or contact us at (941) 462-2475 so we can address your specific needs. Thank you - Aria Bradenton

Ascend Oakpointe Apartment

Overview **Reviews** About

Rush Ceph Local Guide · 30 reviews · 16 photos

11 months ago

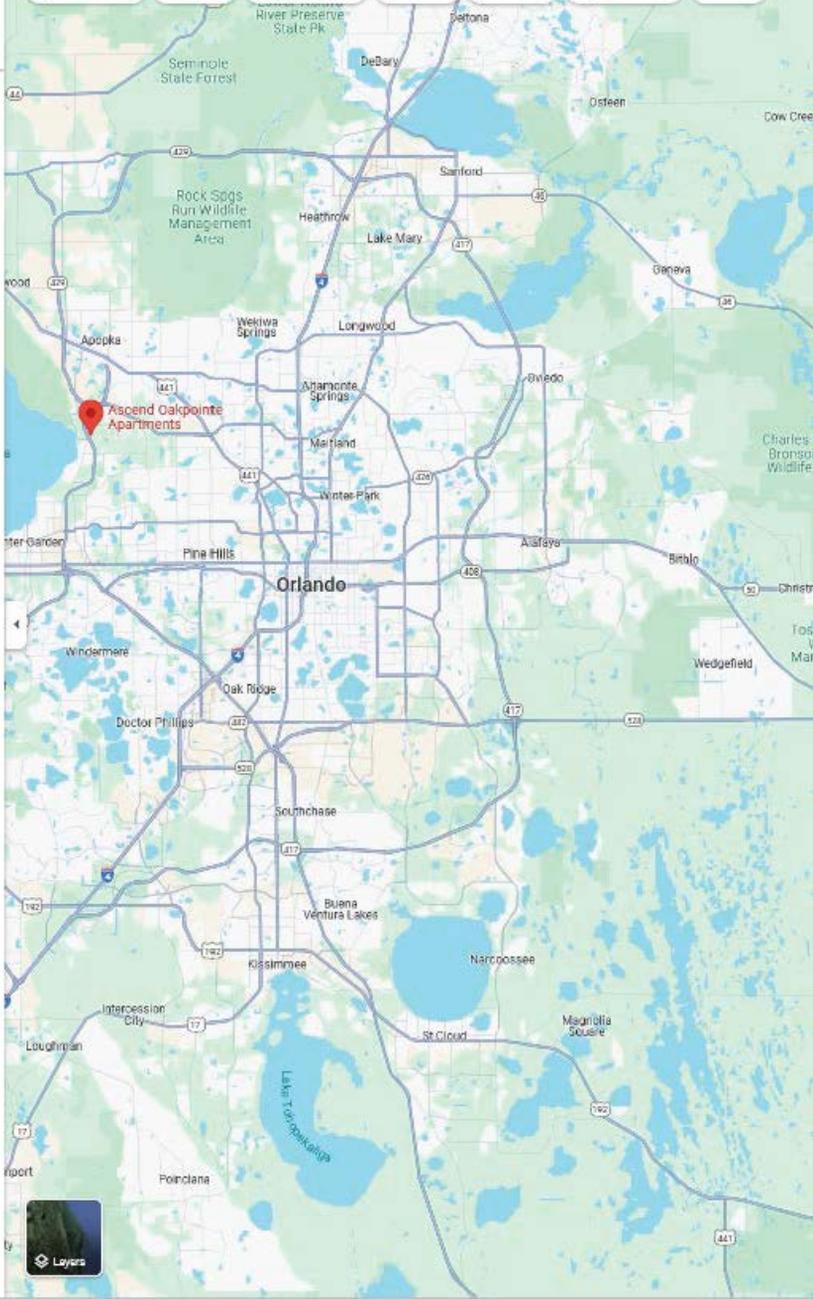
BAIT AND SWITCH, RENTER BEWARE. I had a very dishonest, uncomfortable and disrespectful leasing experience with Austin. I found a particular unit on the website at a lower price. I called in and was told the unit was unavailable because interested parties were just approved and it will take 24hrs for the website to update. Three days later the unit was still available online and I drove over to the office to confirm. It indeed was available.

I did the tour with Austin and was specifically told the unit qualified for two months free. I needed to start the lease on the 25th of July in order to get the August free. Pay for September, and October would then be free. I applied for the unit immediately. When I received the lease docs it showed one month was free. I called into office to inquire about it but Austin was not there. The lady who answered offered to help and I inquired about what was written in the lease. She informed me my unit only qualified for one month free.

I told her that was contrary to what I was told. She immediately gaslit me and told me I was CONFUSED about a situation in which she was not present. Apparently she then sent an email to Austin about our conversation and by the time he returned to work he was switching up what he had told me. He stated that he recalled telling me several times about the one month free as the unit is on another special. I am very positive he didn't, as I asked several times on the tour about how to get the two months free. He recalled me questioning him about other units and me being hesitant about the 3rd floor. This is not true, as I was only interested in that unit because it was the cheapest one left. Their website has a map with all the available units and the prices. I came specifically for that unit and had no interest in renting the others. I knew before I got there that it was on the 3rd floor. I took my self on an unassisted tour and was ready to apply and he volunteered to show me the actual unit. I then did the assisted tour with him.

I went into the office to discuss it with the manager but he was stuck in a meeting and I had to leave. I then spoke to Austin personally trying to figure out where the miscommunication happened. I was very calm and respectful while speaking to him and he was rude. During this conversation he randomly says " WE HAVE CAUGHT ON TO YOU, AND WE KNOW YOU'RE BEHIND HAVING PEOPLE CALLING IN TO ASK ABOUT CONCESSIONS". I said "I DID WHAT???" Then he immediately switches to, he got an email about my call from his coworker, as if I'm not allowed to speak to someone else while he's not at work. He acted as though I misheard him accusing me of having people calling their phone. It was so strange and rude. I'm not

Restaurants Hotels Things to do Transit Parking Pharmacies ATMs



Burano Hunter's Creek

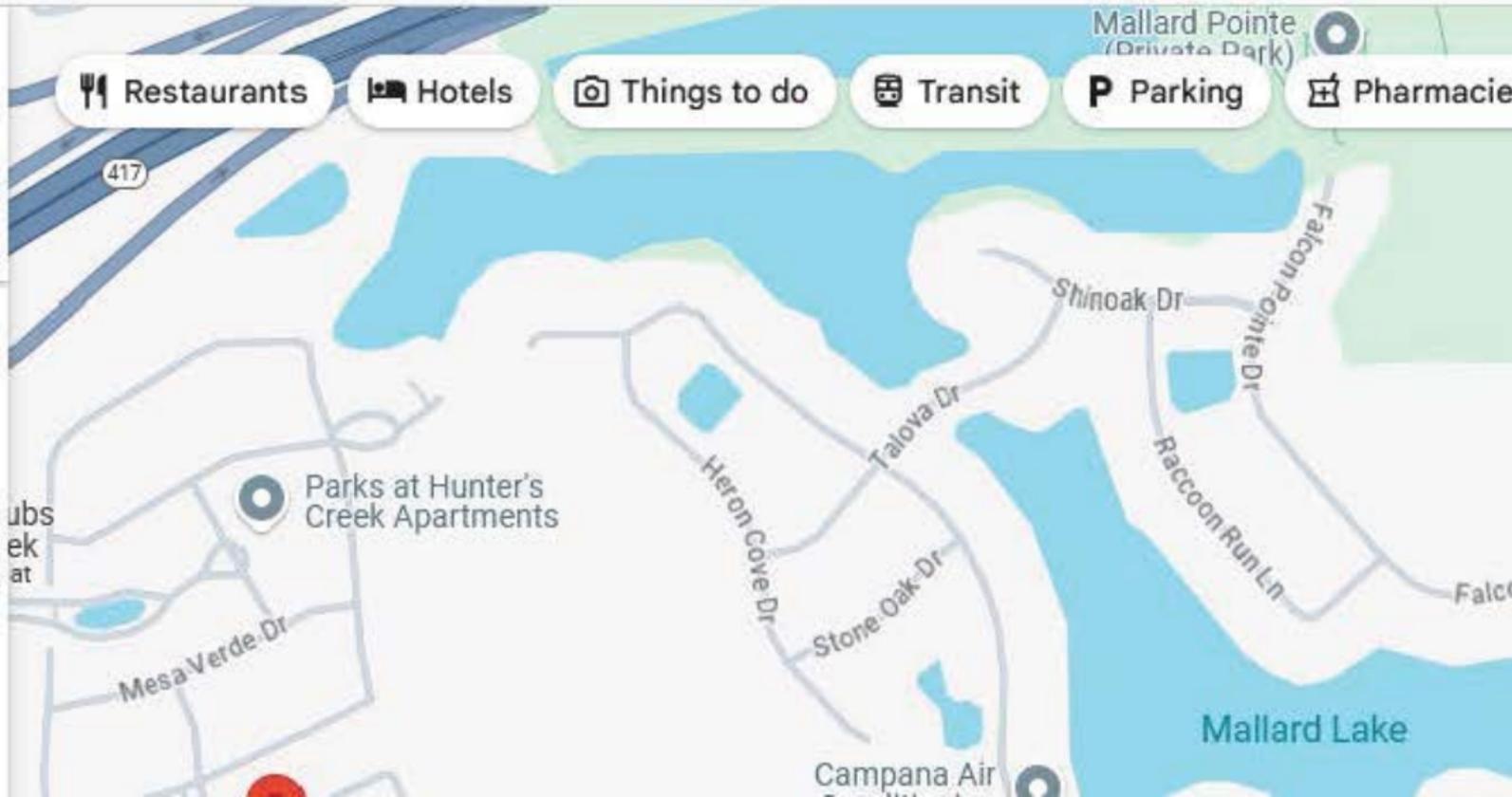
Overview **Reviews** About

M Michael Harper
4 reviews

★☆☆☆☆ Edited a year ago

I wouldn't trust a place who ask random people to go on their page and put 5 stars and comment to make it seem like you have a lot of good reviews. If they ask me to lie on their page, what else are they lying about?

3 likes Share



← Doral View 🔍 ✕

Overview Reviews About

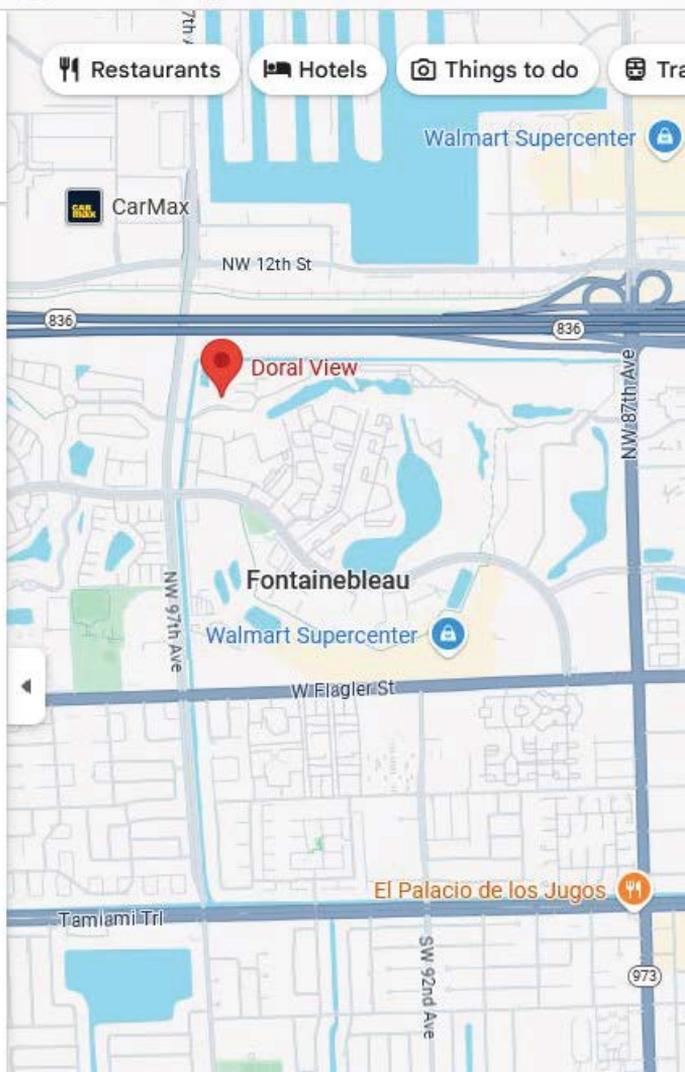
 david connerth
Local Guide · 141 reviews · 75 photos

★★★★☆ 8 months ago

Overall the property was nice but the manager is terrible to deal with. **Refused to give me back my deposit because I returned the gym fob 1 day after I moved.** They said the account was closed. After multiple emails and me going in person they gave me my deposit back. **I had to threaten going to the better business bureau.** Shady practices

👍 1 🔄 Share

Response from the owner 8 months ago
We regret to hear about your experience with the management at Doral View. Our goal is to maintain clear and transparent processes to ensure all our residents are satisfied and comfortable. We apologize for any inconvenience you experienced, and we appreciate your feedback as it helps us improve our services. Should you wish to discuss this matter further, please do not hesitate to reach out to us at 305-507-9696 or via email at cmdoral@liverangewater.com. Thank you, Doral View.



← Doral View 🔍 ✕

Overview Reviews About

cmdoral@liverangewater.com or (305) 507-9696.
Thank you, Doral View.

 **Makenzie J**
Local Guide · 13 reviews · 8 photos

★★★★☆ 2 years ago

The worst apartment EVER. Please stay away. Paying for parking and getting towed then having to pay \$300 as a paying resident is insanity. Especially when there are guests parking on residential parking and on curbs. The parking situation is horrendous especially at night on the weekdays. The rules only apply to some people according to management when there are issues in the complex. **They charged our entire deposit with scams, \$1000 out of a \$6000 deposit.** Please don't rent here. This place is ridiculous and apparently this has been an issue for others as well. **Rent will have random charges.** Overall a disappointing experience and the leasing office does nothing.



Doral View

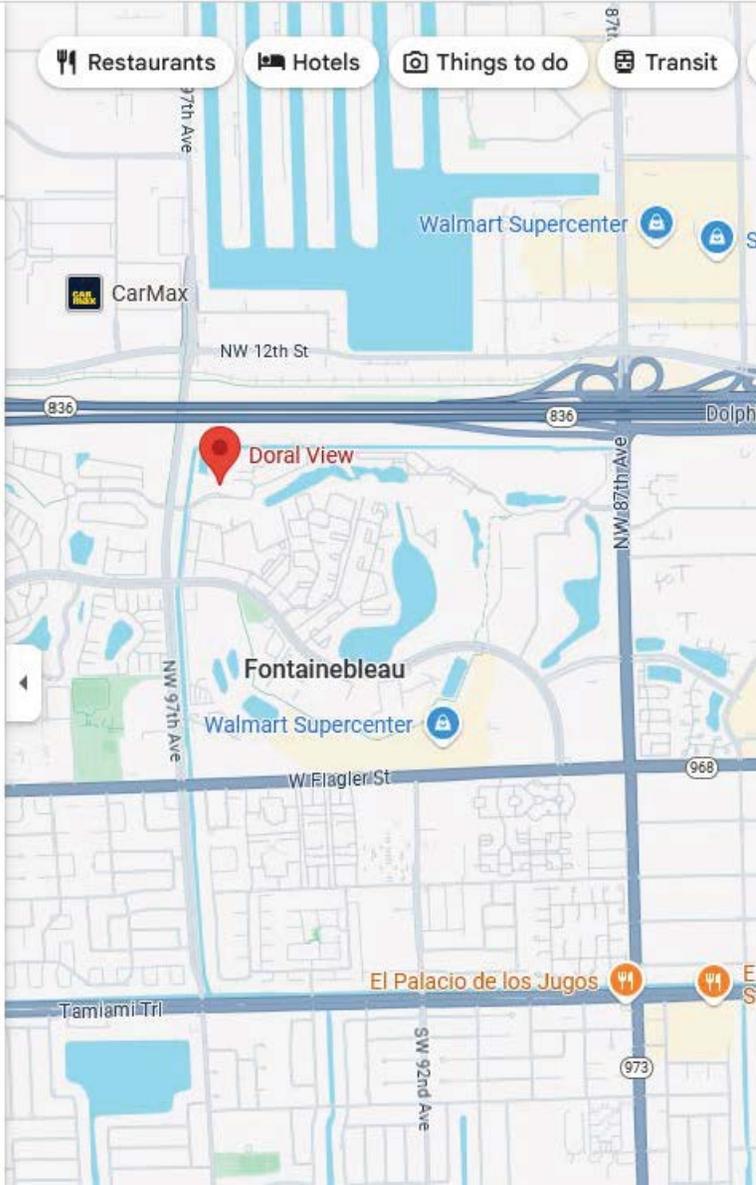
Overview Reviews About



Hannah Arndt
3 reviews

★☆☆☆☆ 3 years ago

We loved this place when we initially moved in when it was called TOWN. The management was amazing and Maintenance was great. Once Greystar took over and they became Doral View everything went down hill. Management is absolutely awful. The gates NEVER work so there is no security to the community and to be honest the drive around security guards are pointless. They do nothing. **Parking is also I huge problem.** People will park wherever they want, blocking people in or congesting the roads and nothing is ever done about it. Management will send out TONS of emails saying they will start towing, but I have never once seen an actual tow truck on the property. You can never get in touch with management and when you do everything is always your fault or they make it difficult to resolve anything. Be careful when signing your lease because they weasel their way into taking every last penny from you. They are the hardest to deal with and care about nothing but your money. **We recently moved out and are now charging us \$540 to replace the carpets that weren't replaced when we moved in.** I can't tell you enough do not lease with these people. They will make your life nothing but miserable. The only thing great about this place is Maintenance they do a great job.



← Doral View 🔍 ✕

Overview **Reviews** About

 **Carlos Beltran**
3 reviews · 5 photos

★★★★★ 8 months ago

Living in this apartment complex in Miami has been one of the worst experiences I've ever had. From the moment we moved in, the apartment was in terrible condition—dirty, with mold, rusty appliances, and cockroaches everywhere. When we brought these issues to management, they couldn't have cared less. The staff at the leasing office were dismissive and unhelpful.

Things only got worse. One night, one of our car tires was slashed. We reported it to the office with the police present, but the management shrugged it off, saying there were no security cameras and nothing they could do. Despite the presence of "security personnel," their main job seemed to be calling the tow truck and rudely kicking people out of the amenities if they stayed a minute past closing time.

On top of that, the internet provider they force you to use is terrible—constant outages and slow speeds.

Overall, it was a nightmare living here. If you're considering moving in, think twice. This is not a place where you'd want to bring your family. To make matters worse, they charged us \$1,500 for a so-called "deep clean" when we moved out, even though we left the apartment clean and in good condition.

Please, save yourself the headache and look elsewhere!



Irving Place North Rocky Point

Overview **Reviews** About

Like Share

Chad Martin
2 reviews · 1 photo

★ ★ ★ ★ ★ Edited 9 months ago

It came to my attention that my Review was not showing publicly, keep in mind this was in 2022.

I lived at Irving Place for 13 months between 2021 and 22. In moving out, I requested a formal walkthrough of the apartment being done to ensure there would be no further charges, as I extensively cleaned this apartment so that the hand over condition was immaculate.

Maureen (property manager at the time) walked through the apartment with me and confirmed that everything looked good and that there would just be a standard cleaning fee. Something told me to take a video of the entire apartment for my records to ensure that everything was in good standing, but I trusted Maureen to be above board.

Stupid me for taking her word on it, I followed up with her via email TWICE to confirm that everything looked good as discussed in our walkthrough and I never got a response.

Here I am now in a different state and debt collectors are calling me for charges Irving wants to collect on "damages" inclusive of paint and a carpet fee, on top of a cleaning fee. They never forwarded me any documents prior to this ending up in collections, to which I had to request the collections agency send me the documents.

The invoices have plenty discrepancies and lack of proof or reason for these charges and they go against the walkthrough that I did with the Property Manager. There's also a Move Out condition walk sheet in the included documents. FUNNY! Where was this during our walkthrough?

The debt collection agency (National Credit Systems) also has zero interest in working out the details of the documents, they just want to be paid.

The sad thing is I suspected this sort of malicious scam from this property following Maureen's lack of official documentation from my request for a FORMAL WALKTHROUGH.

Irving Place is a glorified dormitory building and I would not suggest it to anyone. Also for residents who live there, please secure the proper documentation from them before this happens to you.



Irving Place North Rocky Point

Overview **Reviews** About

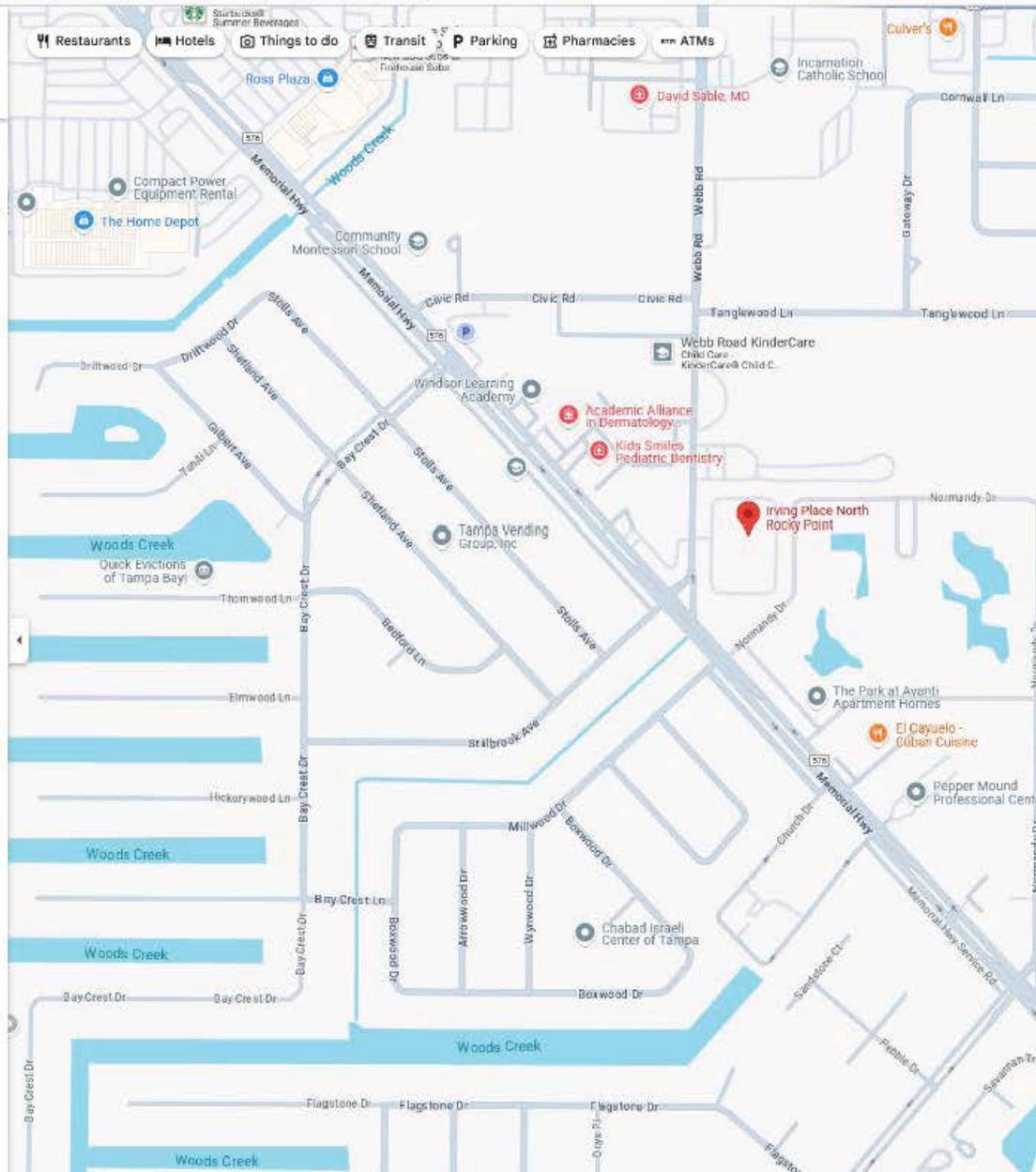
Larry Goodwyn 1 review

★★★★★ 2 years ago

I was a resident at Irving Place for 15 mos. On my move out day, Maureen (the property manager) asked for my forwarding address and I provided her with my complete forwarding address. I didn't receive any further communication from Maureen until after I received a call from a debt collector about 3 mos later. I had always been on time with my rent payment and Maureen had both my cell number as well as my email address in addition to my complete forwarding address. The debt collector said I had an outstanding balance of \$587. I immediately called Maureen and asked her why I had an outstanding balance and why it had been referred to a collection agency. She indicated that she had sent me a letter, but that it was returned due an incomplete address. Maureen had failed to include my new apartment number, instead of calling or emailing me, she just sent it to a collection company. Since that time, Maureen has refused to return my phone calls and has never sent a detailed list of the charges as I requested and she promised to provide. I told her that the whole thing was nothing but a scam because the carpet never needed replacing anyway. A few months before I moved out, Maureen had also told me that initial deposits are a credit used as a security fee so money put and are never returned. This is another indication that management routinely tries to take advantage of residents and tenants. After numerous failed attempts to make up with Maureen, I have been calling the district manager, as well as Vice President, they have at least 119 cases with me. They have been informed that a lawsuit is on the way!!!

8 Share

Response from the owner 2 years ago
 Larry, thank you for taking a moment to voice your concerns. It was a pleasure having you as a resident and we were truly sorry to see you go. Our team apologizes for any miscommunication that occurred regarding your move-out. Our team always strives to be transparent with residents regarding potential fees. Ultimately, charges are dependent upon the condition of the items in your home after move-out. If you have any further questions about your account or move-out statement, please reach out to our team at (813) 249-6999 or irvingplacemgr@lincolnapts.com and we'd be happy to assist. We wish you all the best!



← Irving Place North Rocky Point 🔍 ✕

Overview

Reviews

About



Lee Al-Atraqchi

4 reviews

★ ★ ★ ★ ★ 2 years ago

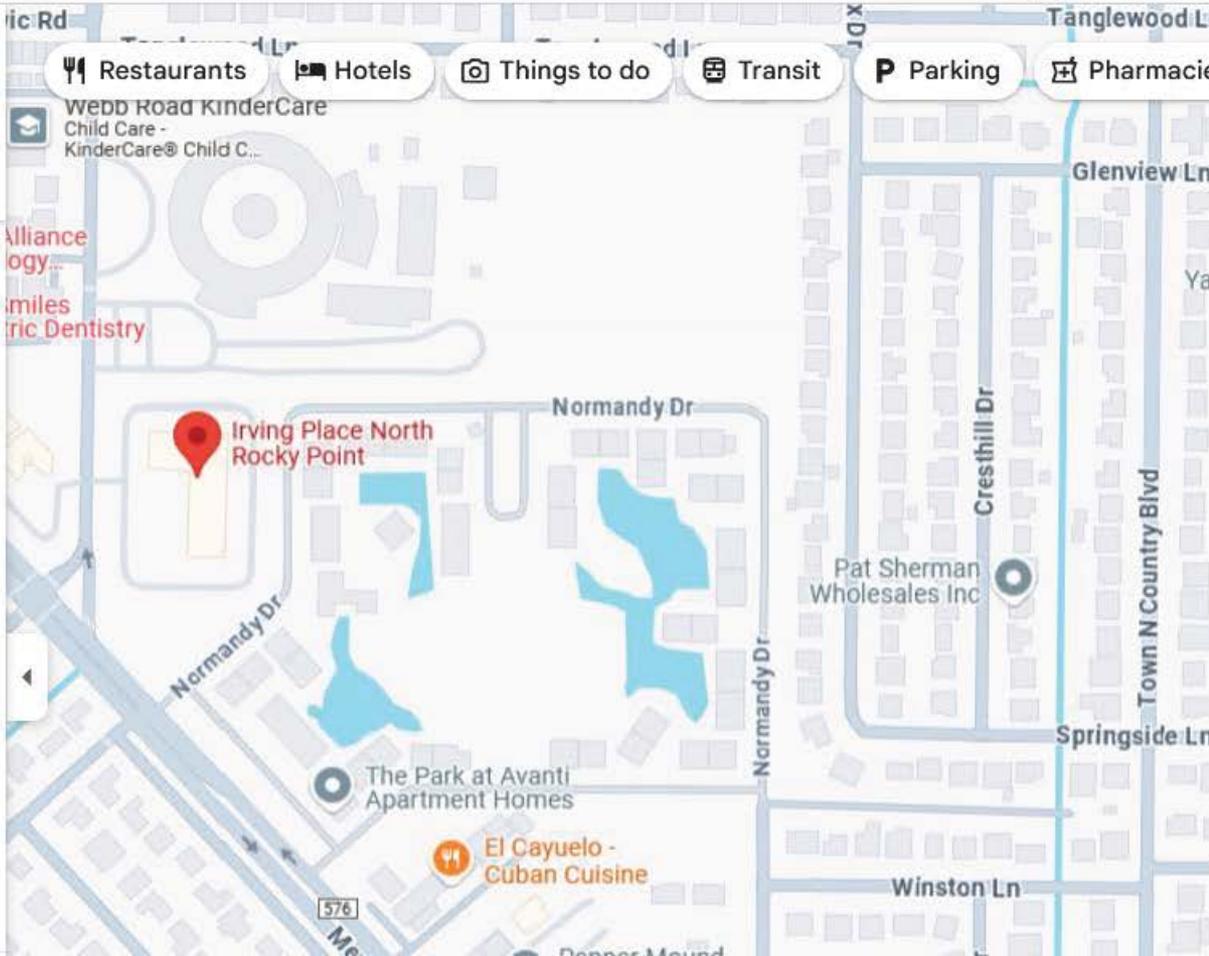
As another former resident wrote — I received a debt for \$440 6 months after moving out. I was not notified of this "debt".. & only found out when I did a credit check on myself. I requested receipts & photos, as we left our apartment in nearly perfect condition, & received no response from Maureen.

👍 3

🔗 Share

Response from the owner 2 years ago

Hi Lee, would you please reach out to us at (813) 592-7062 so we can gather some more details about your experience? Thank you for your feedback.



← Irving Place North Rocky Point 🔍 ✕

Overview Reviews About



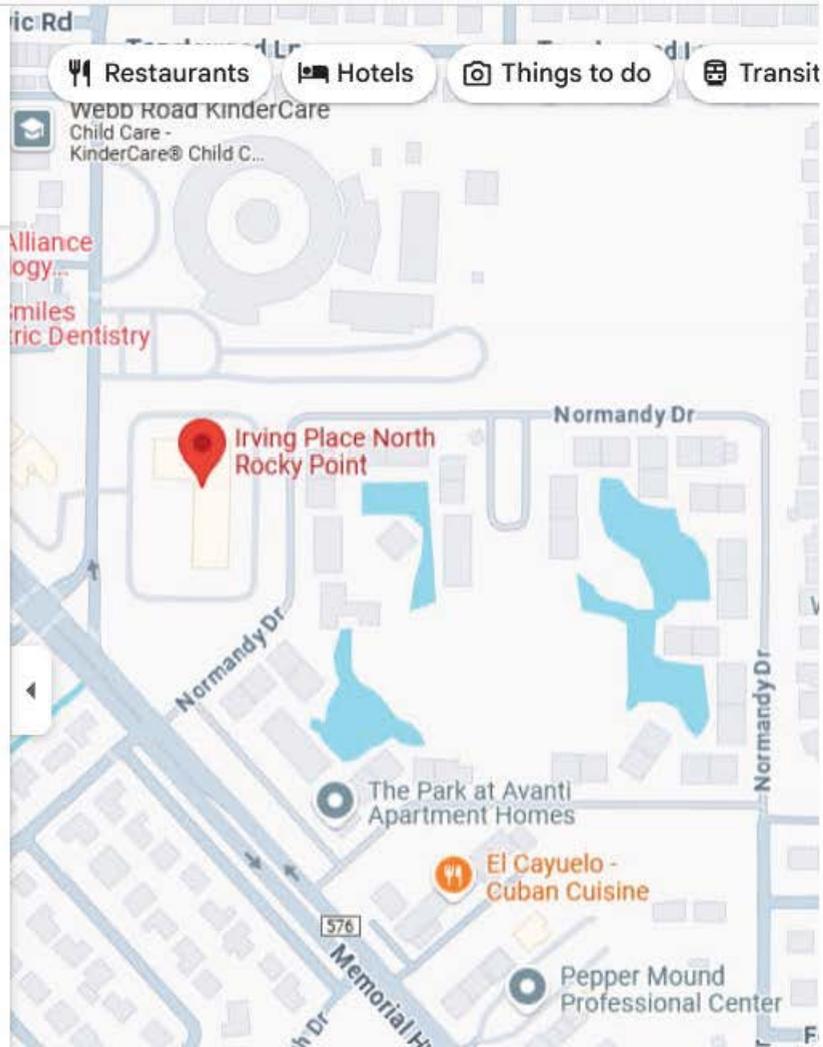
Karla Dominguez
6 reviews

★★★★★ Edited a year ago

Living there is just convenient. The rent is very expensive. People leave garbage everywhere and management can't control it. Gate is always broken. Smell like pot all the time. Office opens about 15 hours per week, and when you moved out, they'll send you to collections for any reason, regardless of who you are and how you made your payments. I lived there 26 months with no late payments or complains, and they found a way. I'm pretty disappoint it.

👍 2 🔄 Share

Response from the owner 3 years ago
Karla, we're pleased to receive this 5-star feedback! Thanks for sharing your experiences with us at Irving Point North Rocky Point!



Lake Maggiore Apartments

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Mar. 19, 2025

Parking nightmare

I am extremely disappointed with this apartment complex. The parking situation is absolutely terrible. First, there's not nearly enough parking for the number of units. They recently got rid of the reserved parking spaces, which were already paid for, making the situation even worse. Now, every resident is limited to just one car per unit, which is completely unrealistic for families or anyone with multiple vehicles. On top of that, there are only 25 guest parking spots, which is laughable considering how many people live here. It's nearly impossible to find a parking spot for visitors, and it's incredibly frustrating. The management really needs to rethink their parking policies because this is a huge inconvenience for everyone. Avoid this place if you have a car!

Property Manager at Lake Maggiore Apartments Responded To This Review

We are truly sorry to hear about the challenges you've encountered during your time at Lake Maggiore Apartments. Your feedback is invaluable, and we deeply regret any frustration caused. We are committed to fostering a community where all residents feel valued and heard. If you have specific concerns or suggestions, we encourage you to reach out to us directly at cmlakemaggiore@liverangewater.com. Your satisfaction is important to us, and we are here to assist in any way we can.

Lake Maggiore Apartments

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May 8, 2025

Highway robbery at its finest

If I could leave 0 stars I would. This apartment complex started off looking perfect — nice buildings, advertised amenities, and a pet friendly community (which is very important to us as we have 2 dogs). But once we committed, it all went downhill. The day before we were set to move in (from out of state, after selling our house), we had to call the office ourselves just to be told our apartment wasn't even ready. No one had bothered to tell us. After pushing, they did let us choose another unit, but that's beside the point — the lack of communication was unacceptable and stressful during a major move. This should have been our first red flag. When we arrived, we learned the advertised amenities weren't even finished. No heads up, no honesty — just another disappointment. Then came multiple AC issues right at the start of summer. It would shut off constantly in a brand-new building. No urgency, no lasting fix (still shuts off). Their fix? Poor some bleach every now and then to clean out the line. In the winter, we discovered mold in the living room. Their solution? Bleach and paint. Mind you we're on the 3rd floor too. Had to throw out our entire couch and our insurance company couldn't reach the leasing office. They never returned there call. When we asked to break our lease, they refused. They claimed we kept the unit too warm and blamed us, saying it was likely a faulty thermostat — which they never replaced, even after promising to. Now, they're taking away parking for units with two licensed drivers and only allowing one parking spot for each apartment. Mind you there are 2-3 bedroom apartments in the community, not just 1 bed, 1 bathroom. We pay a premium to live here, and the service and treatment we've received is beyond disappointing. If you want to pay luxury prices for ongoing issues, poor management, and a complex that cares more about profits than residents, this is your place. I wish I could say otherwise, but I'm counting down the days until my lease ends.

Property Manager at Lake Maggiore Apartments Responded To This Review

We appreciate your feedback and your early enthusiasm for our community. We are eager to address any concerns that have impacted your satisfaction, so please contact us at cmlakemaggiore@liverangewater.com when you have a moment.

New At Yelp P.
 Pembroke Pines, FL
 0 1 0

Mar 19, 2022

First to Review

First let me say, I have never written a yelp review before. I do read yelp reviews but never felt the necessity to write a review until now. When I researched Residences of Monterra Commons there were no reviews due to it being new construction. However, I feel an obligation to warn others... stay away from this apartment complex. If I could give 0 stars I would. I wish someone had warned me. Aside from the AC and washing machine not working properly, and no maintenance to fix it on the weekend, not having the security they represented due to the security gates not being completed for several more months, the most egregious issue is the WATER. Please beware they have contaminants in the water.

The water smells of rotten eggs. I was told this happened to other units as well, which makes one wonder why they keep allowing it to occur when they are fully aware of the issue. The solution is to run the water for a couple of hours (on your water bill) to get rid of the sulfur, rotten egg smell. However, in my case that didn't fix the problem so I was told nothing they can do until Monday..

This occurred over over the weekend so no maintenance was available as they insisted I had water so it wasn't an emergency. Having water that smells of rotten eggs and suggesting against all health and safety standards that it's acceptable to recommend drinking it or bathing in it is unconscionable and reminiscent of what occurred in Flint Michigan. I recommend to stay away from this place

The alternative is to use bottled water for everything as there is NO WATER. I've taken a sample and will have it tested to see what contaminants are in it. But the leasing office is aware of this issue and does nothing to help despite the fact there are safe drinking water laws.

This complex is knowingly engaging in unsafe health risks to its tenants and all I can say is beware. I wouldn't want any other person to go through what I've had to endure. The stench of the water permeates the apt and is so pungent the smell alone could make you sick. Please do not allow them to convince you that it's ok to drink or bathe in this water.

If you consider moving in, make sure you insist they run the water for you in the kitchen and bathroom and see for yourself how putrid the smell is. I wish another tenant that went through this prior to me had written a yelp review and I too would have stayed far away.

There were a lot of other issues and red flags with this complex to be weary of but none compare to the water issue. An apt complex willing to risk the health and safety of its tenants with contaminated water is so beyond egregious, there are no words. To think any decent human being could allow that to occur and not attend to it immediately, leaves me speechless, except to warn anyone thinking of moving in..... DONT.

Helpful 7 Thanks 1 Love this 2 Oh no 1

Oleg F.
 Hollywood, FL
 0 1 0

Nov 1, 2022

The treatment of seniors, who deserve greater respect, is disappointing. I do not recommend this community. The monthly fees are unclear and do not detail all the additional charges. The lack of education and humility toward the elderly residents is a true lack of respect that cannot be tolerated. I regret the day we chose this community for my elderly mother, a cancer patient. I do not recommend it at all.

Reach out to other businesses

This provider has not enabled messaging on Yelp, but you can still request information from other businesses like them.

Start request

monterraseniorliving.com

(754) 229-2056

Get Directions

3991 NW 82nd Ave Pembroke Pines, FL 33024

Suggest an edit



Verify this business for free

People searched for Apartments 4,724 times last month within 15 miles of this business.

Verify this business

Explore benefits

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Metropolitan
 3.2 (33 reviews)
 11.1 miles

The Residences at Monterra C

David Lundberg Local Guide · 157 reviews · 832 photos

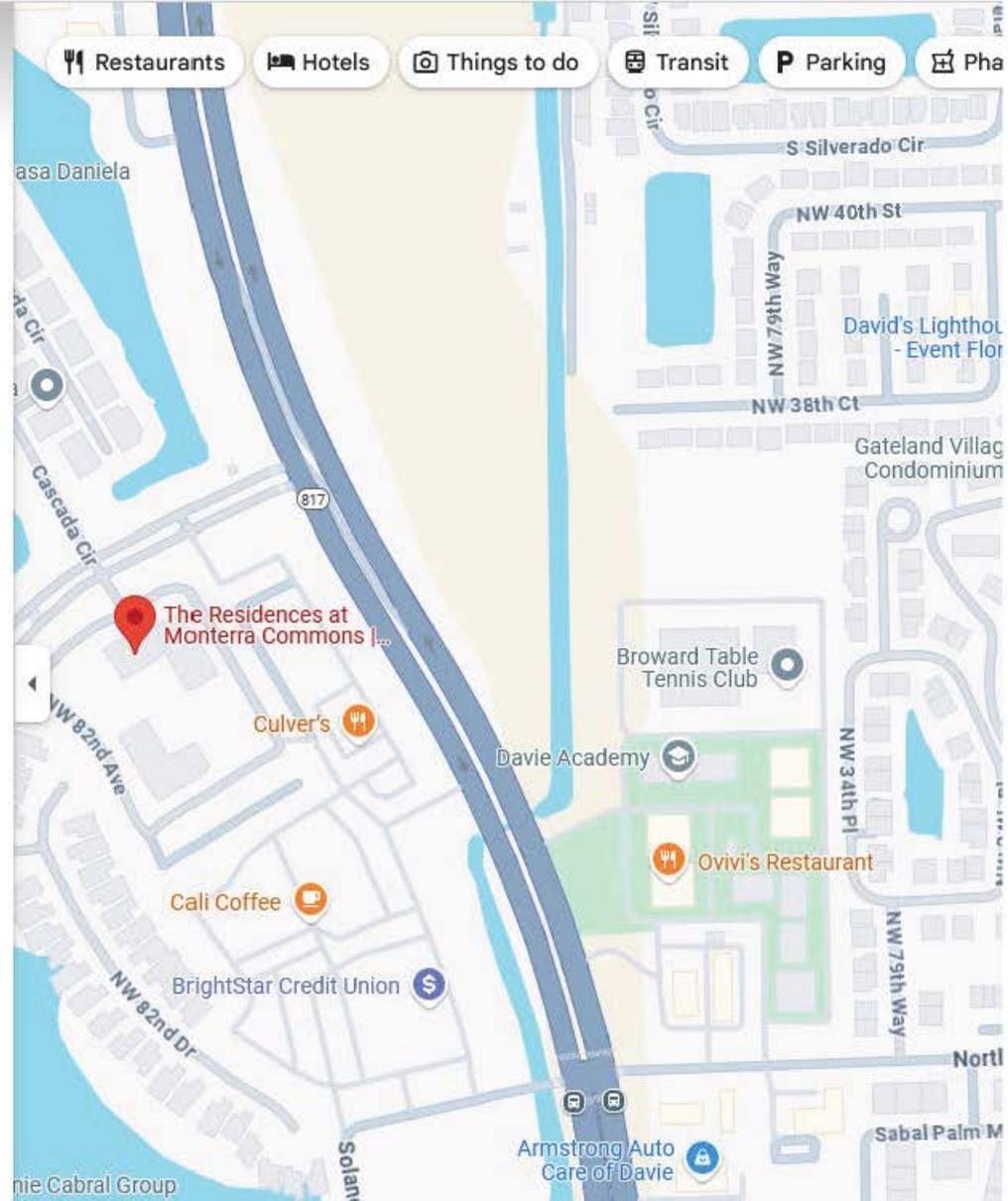
Edited 2 weeks ago NEW

I had been a resident at Monterra Commons for two years. When I first moved in, I was impressed—the apartment was well-appointed and seemed like a great place to live. However, over time, several issues became clear that I feel prospective renters should be aware of.

The rent is very high, and for that price, you'd expect more flexibility and better treatment. Instead, the property enforces an excessive number of rules that don't align with the premium pricing. On top of that, they nickel and dime residents for a variety of charges —some of which feel unreasonable. For example, we were asked to repaint the apartment upon move-out, which is uncommon and costly.

If you ever need to cancel your lease early, be prepared to face steep penalties. if you don't sign an addendum in the office, they can hold you try to hold you responsible for the full lease term—something that doesn't sit right and feels like a way to trap tenants financially. They don't offer the addendum in the app, even though you can renew your lease there

In summary, while the apartments may look nice on the surface, there are too many hidden costs and rigid policies. I strongly recommend thoroughly reviewing the lease terms and asking detailed questions before committing to live he





Justin C.

Tampa Bay, FL

@ 0 + 1 0



★☆☆☆☆ Jun 4, 2024

staff was nice, dont get me started with the 3rd party leasing system though, it's an 85 dollar scam to apply. They claim there not accepting co signers but still makes the co signer pay the application fee of 85 dollars. Keep this in mind too I can easily make the payments to live there without a co signer. Stay away or get scammed 85 dollars for their application fee, that's basically your two options when it comes to this apartment complex



Helpful 1



Thanks 0



Love this 0



Oh no 1

Preserve At Zephyr Ridge

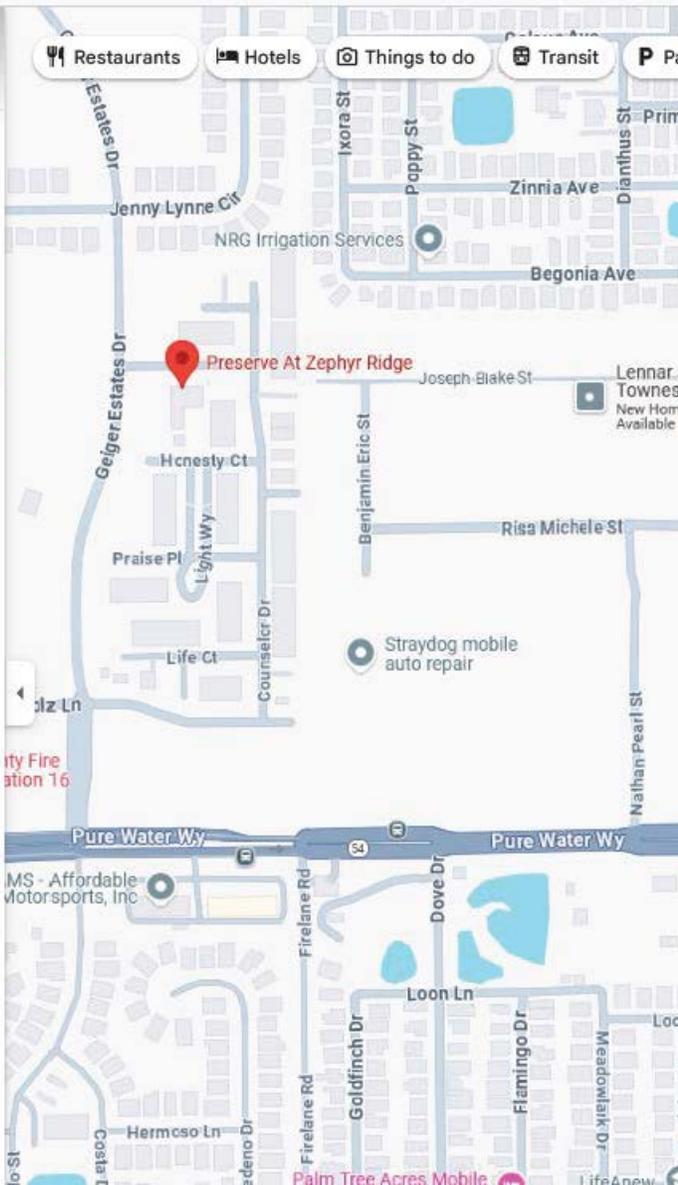
F Fer Mnd
1 review

★ ★ ★ ★ ★ a month ago

Then I will talk about my very bad experience when ending this contract. I finished my rent on March 24th, they issued the refund of my deposit after 2 days, at least they sent me a receipt. deposit which I did not agree with since they took money from me for cleaning when I left that apartment cleaner than when I received it and I have videos that prove it, it arrived the first week of May, I asked about my deposit and they told me it would arrive from May 8th to 22nd, which it still is and it has not arrived already 2 months have passed, I write emails to no one answers my questions, I call by phone no one answers, I come when I finish work they close 20 minutes early and I come at 2 in the afternoon and I have to wait for them to eat for them to answer the concern that they themselves created. My personal Gmail account was apparently blocked because I can't leave any more reviews from there, and thank goodness I have this secondary one. Even though my deposit isn't fair because of the cleaning money they took without reason, I want what's on that paper, it's my money, I don't want to wait any longer.

Like Share

Response from the owner a month ago
 Thank you for reaching out as our former resident. We are here to assist you, and we will be happy to look into your refund and answer any pending questions you have related to your move-out. Please contact us at cmpreservezephyr@liverangewater.com if this remains unresolved. We wish you all the best in your new home.



Rowan Pointe | Luxury Apartm

Overview Reviews About

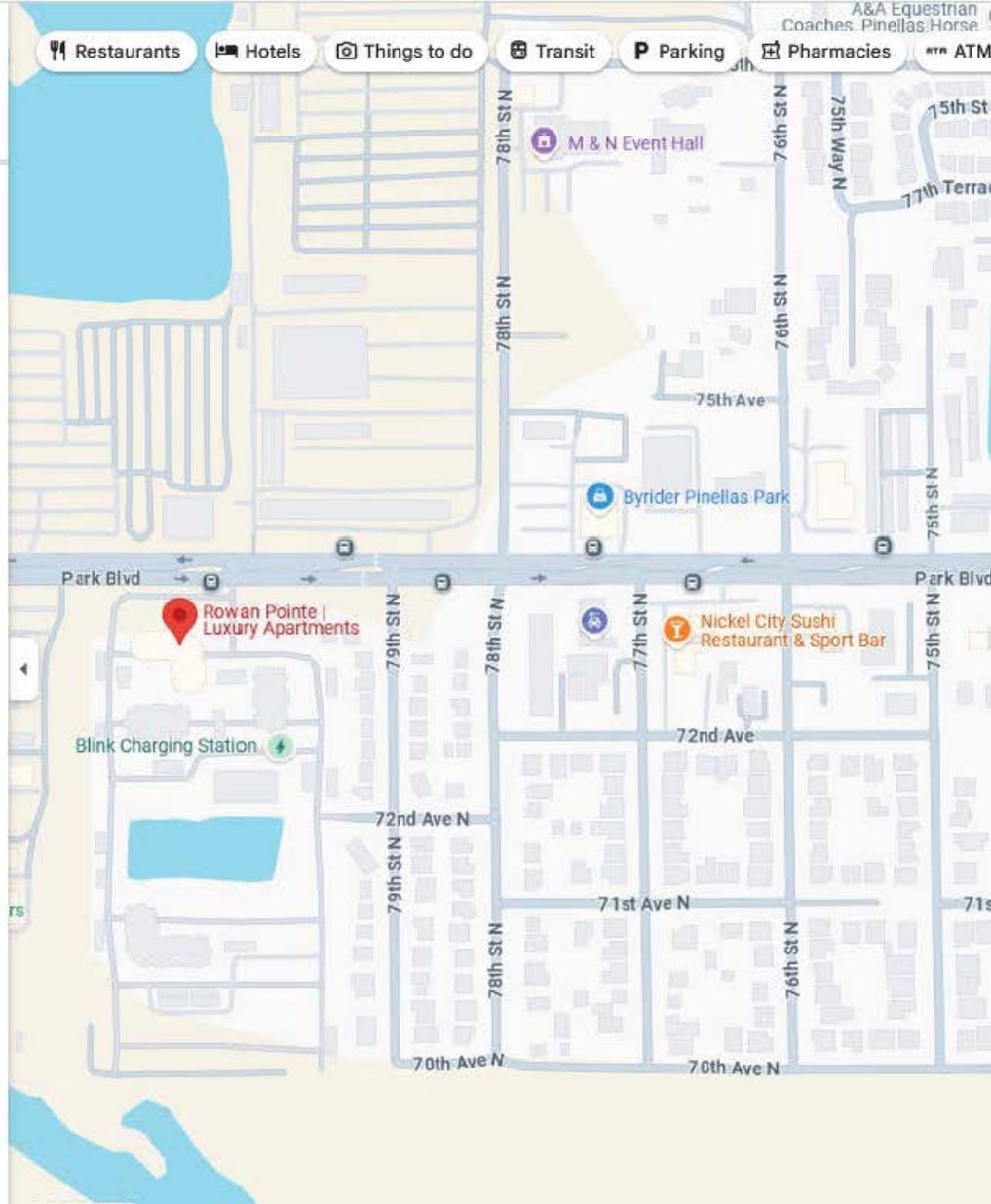
Jessica Rogofsky
10 reviews · 4 photos

★★★★★ 3 months ago

By far the worst apartment complex ever. So unbelievably unorganized and so unprofessional. I moved out May 2024, it's almost May 2025 and I still have yet to receive my security deposit. They said they couldn't deposit it directly in my bank account for many different reasons; first excuse was their website is being weird, second reason was they got a new system, and third reason was because they checks come from corporate and require them to be sent that way. The first time they sent the check, they didn't put down the apartment number of my new apartment on the check. Then after that, they said they had to check to make sure it was never cashed. Once they saw it wasn't cashed (which took months of ME calling to get an answer about this and should just be easy to look up) they said they would send another one asap. This was 3 months ago and I still haven't received it. Called again to ask where it was and IT WAS NEVER SENT. Majority of the time they don't even answer the phone when you call and the manager is always coincidentally in a meeting when I call. Don't believe all the 5 stars you see, it's just the manager trying to incentivize residents for dumb raffles.

Like Share

Response from the owner 2 months ago
Thank you for sharing your experience as a former resident, Jessica. We regret that this matter has taken longer than expected and are committed to resolving it to your satisfaction. Please get in touch with us at cmrowanpointe@liverangewater.com if we can be of further assistance.



Rowan Pointe | Luxury Apartm [Search] [Close]

Overview **Reviews** About

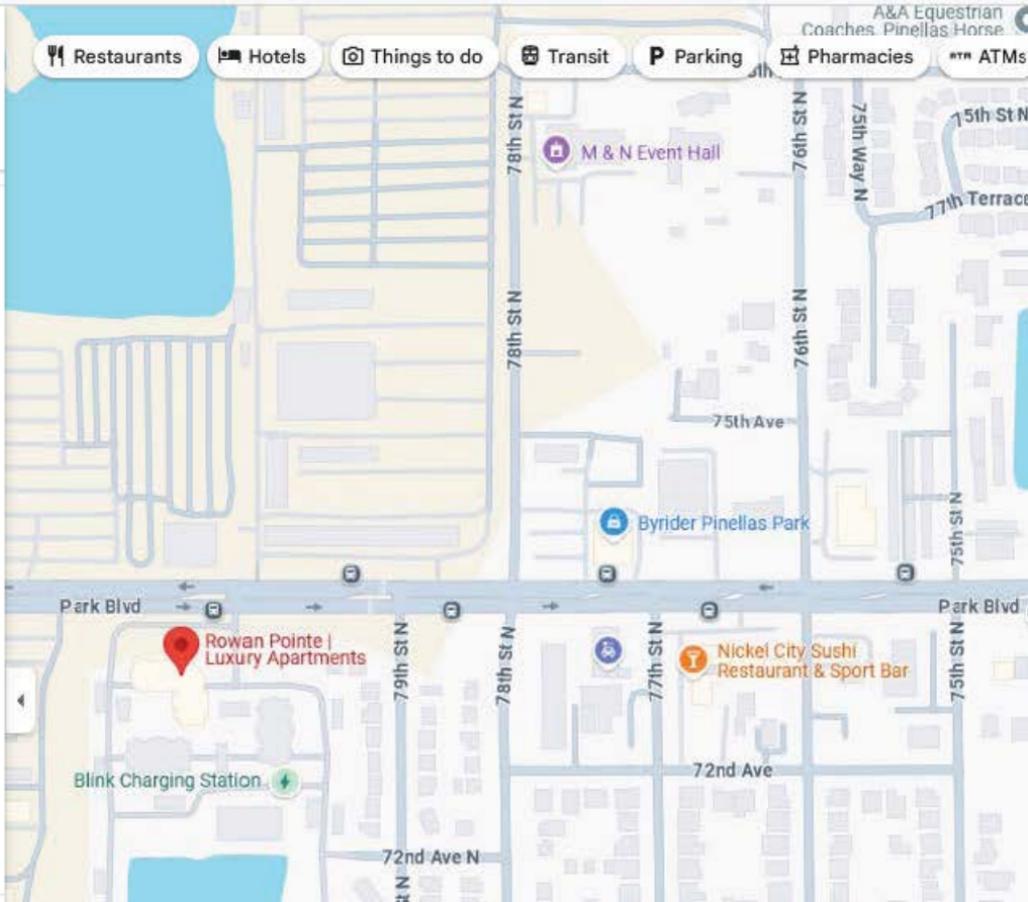
Greg "Beachbum"
10 reviews

★★★★☆ 3 months ago

staff is really friendly and not a bad place to be live but a lot of room for improvement in terms of maintenance. The community grounds are filthy and landscape is not clean. Dog wash closed for months, and dog park is a wreck. Gates are always broken. Exit only gate wide open with cars flying in an exit only direction. Very dangerous. Grills have mice running around inside of them. Place has not been the same since RangeWater took over

1 [Share]

Response from the owner 3 months ago
Greg, we value your feedback and are continually seeking ways to elevate the comfort of our residents. Thank you for sharing these observations about our groundskeeping, dog park, gates, and other matters. We welcome the opportunity to ... [More](#)



Rowan Pointe | Luxury Apartm [Search] [Close]

Overview Reviews About

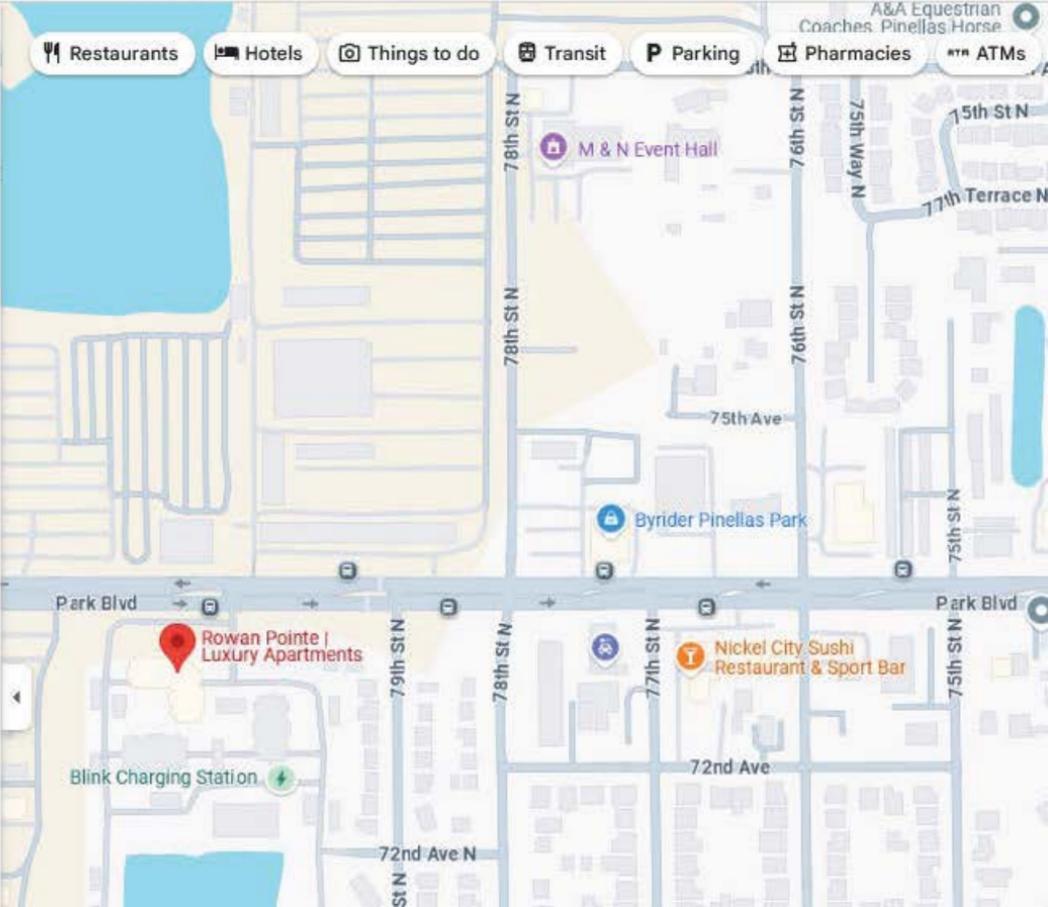
D Deitra Heard (Mrs. Heard 2022)
3 reviews

★ ★ ★ ★ ★ a month ago

We lived there for four months while our home was being repaired due to Helene. We had a horrible move out experience. We were charged for bogus damages and inflated billing fees. I understand paying the terminations fees, but another \$500 for miscellaneous charges. Management didn't help. Dog poop is EVERYWHERE, parking is a nightmare, and the gates have been broken for weeks. Very disappointing experience. Avoid Rowan Pointe.

👍 1 Share

Response from the owner a month ago
Deitra, thank you for sharing your move-out experience. We take great care to uphold the terms of our leases, including move-out charges, and would be glad to review with you any questions you have. Please reach out to us at residentrelations@liverangewater.com for direct assistance.



← apartments at Santa Rosa Beach 🔍 ✕

Overview **Reviews** About

J John Thompson
1 review · 1 photo

★☆☆☆☆ a year ago
Living here is dangerous. Last weekend someone was TRAPPED inside the elevator.

The property manager lied to me months ago about new elevator inspection certificates (see 8/23 date in photo - now 6+ months expired). Does anyone on site care about resident safety or preventative maintenance? If inspections were done, why does it take 6+ months to post new certificates?

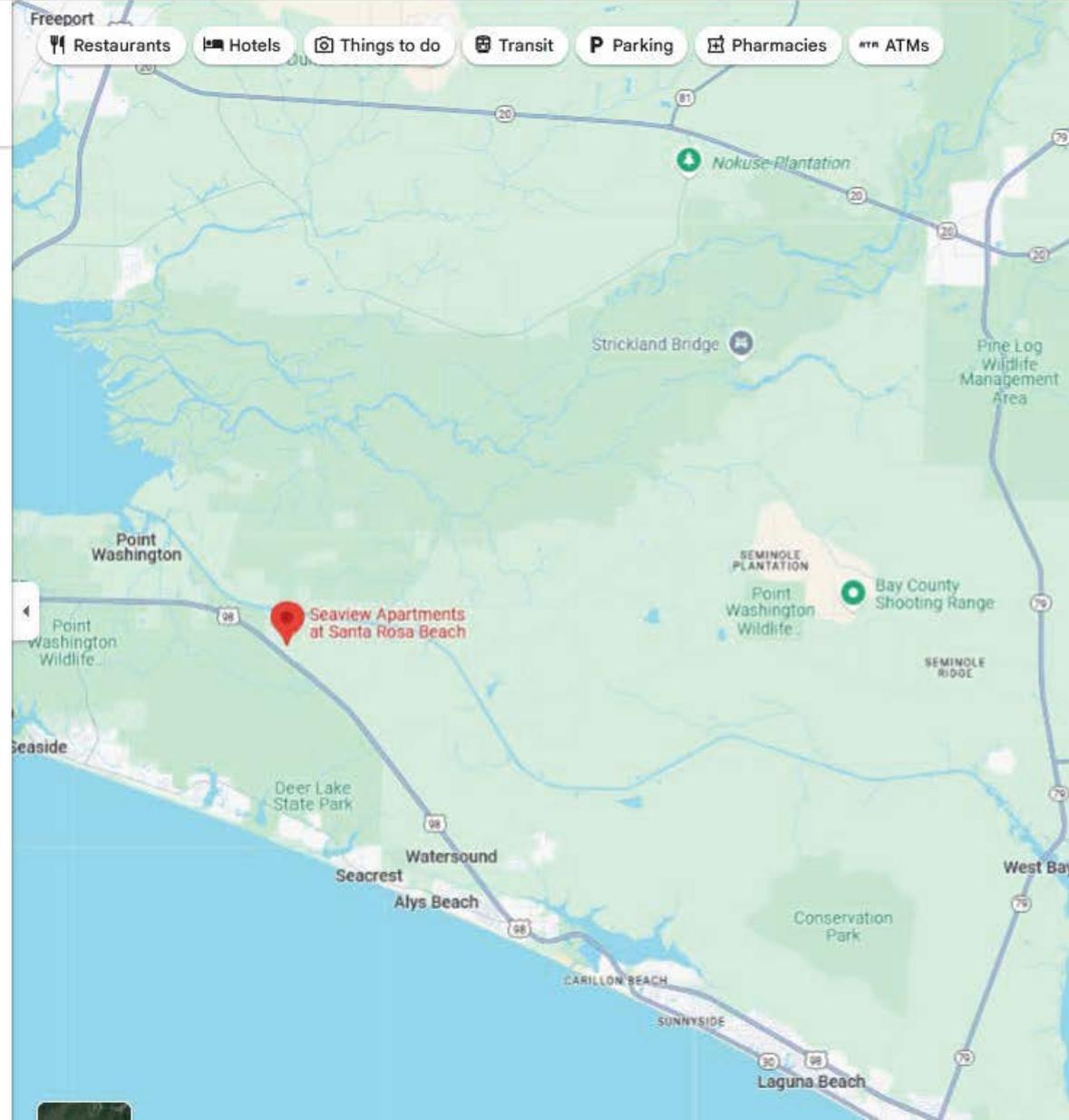
I'm not sure what's worse - the lie if no inspection was completed at all, or the blatant laziness to literally walk 50 feet and post if it was. Maybe now that someone was TRAPPED steps will be taken to prevent it from happening again.

It's refreshing to finally start seeing honest reviews here as opposed to residents being bribed in hopes of winning \$500 for a 5 star review (yes they actively solicit and email residents to do so).

Everything that you read re: mis-management, horrific upkeep, and disgusting conditions is true.

After living here and seeing the steady decline over the past few years, this is by no means the "upscale" property the Arium / Seaview website would want you to believe.

Lastly, if you need any further evidence of how little the onsite PM and APM care about residents, read the canned and insensitive replies to other resident concerns that are posted.



Search bar: artments at Santa Rosa Beach

Overview **Reviews** About

to provide a pleasant and ... More

Leslie Murry
Local Guide · 15 reviews · 2 photos

★ ★ ★ ★ ★ Edited a year ago

I am adding to my review. I had electrical issues in my apartment which they told me nothing was wrong. They had a certified electrician come check. I tried to show the office video proof that something was wrong. They refused to look at the video's because a certified electrician had already been there. Also there is a mold issue. I did a mold test and have pictures attached to show what mold grew within 48 hours.

The best thing I can say about the property is that I feel safe living here.

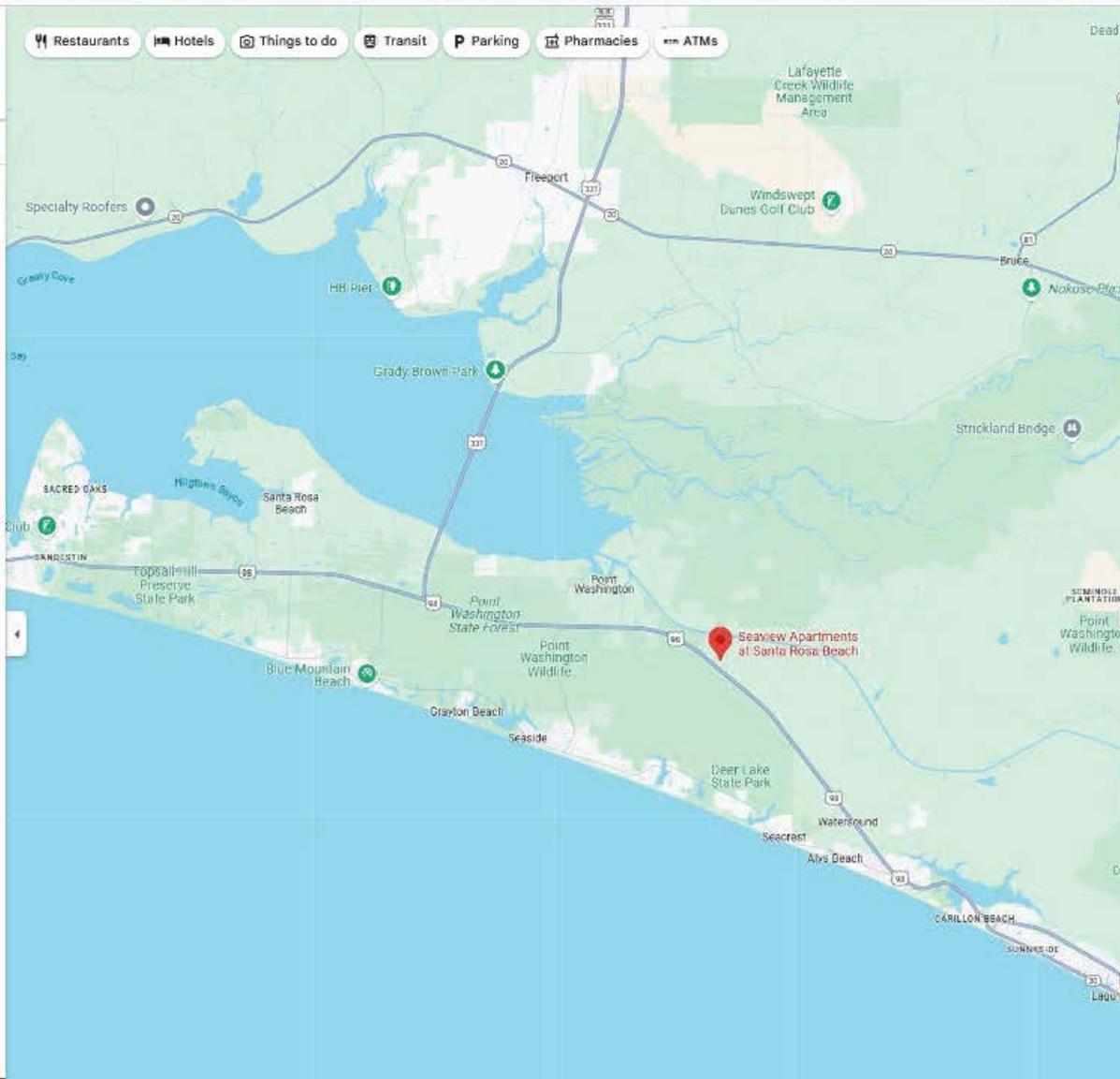
- *There is a lack of communication from the office.
- *There is a giant husky that lives on the first floor and I am on the 3rd floor that barks all the time.
- *The people above me stomp all the time they have knocked pictures off my wall and made the ceiling fan unbalanced.

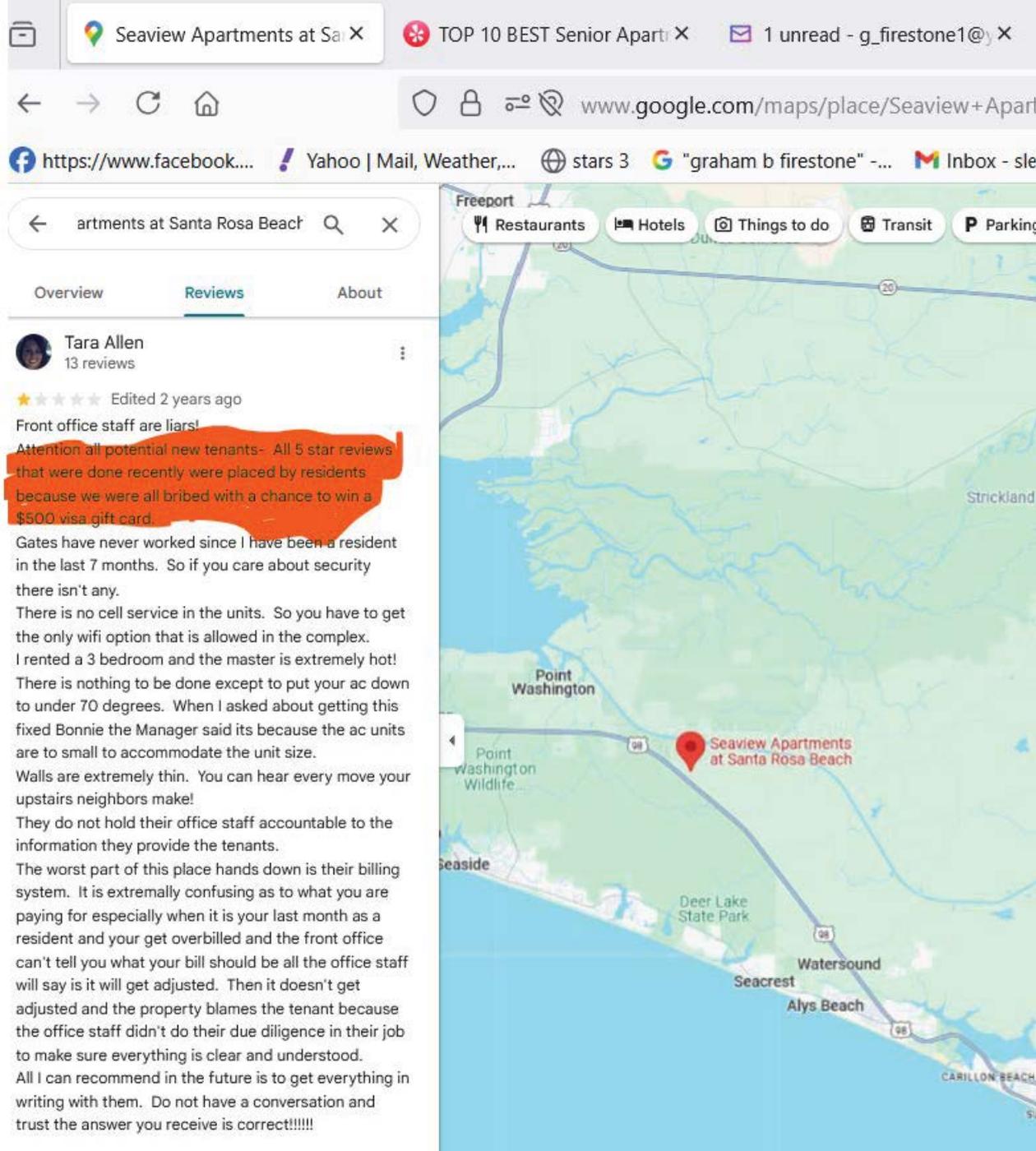
***Valet trash is great when they pick up**
*When the new billing company took over, we were billed for various amounts for the trash compactor because the last company did not bill it correctly. Why is that the fault of the residents? The office staff should have realized that after the first month, it was not charged. They should have also sent a letter or email explaining the extra charges and that they would be charged over the next six months.

*We were given a letter saying we must not have garbage cans out after 9:00 AM and on the weekends, or we will be fined. We have one apartment on my floor that stacks its trash outside continuously on weekends. I cant wait for summer when it starts attracting flies.

*I felt like I was bullied into renewing my lease in December, or my rent would go, so high I could not afford it. You cannot secure a place to live four months before your lease is to be renewed.

The only reason I gave a good review before was because they were offering free rent for one month for leaving a 5 star review and with the price of rent you would lie if you could win a free months rent. We were never told who won.





Tara Allen 13 reviews

Edited 2 years ago

Front office staff are liars! Attention all potential new tenants- All 5 star reviews that were done recently were placed by residents because we were all bribed with a chance to win a \$500 visa gift card.

Gates have never worked since I have been a resident in the last 7 months. So if you care about security there isn't any.

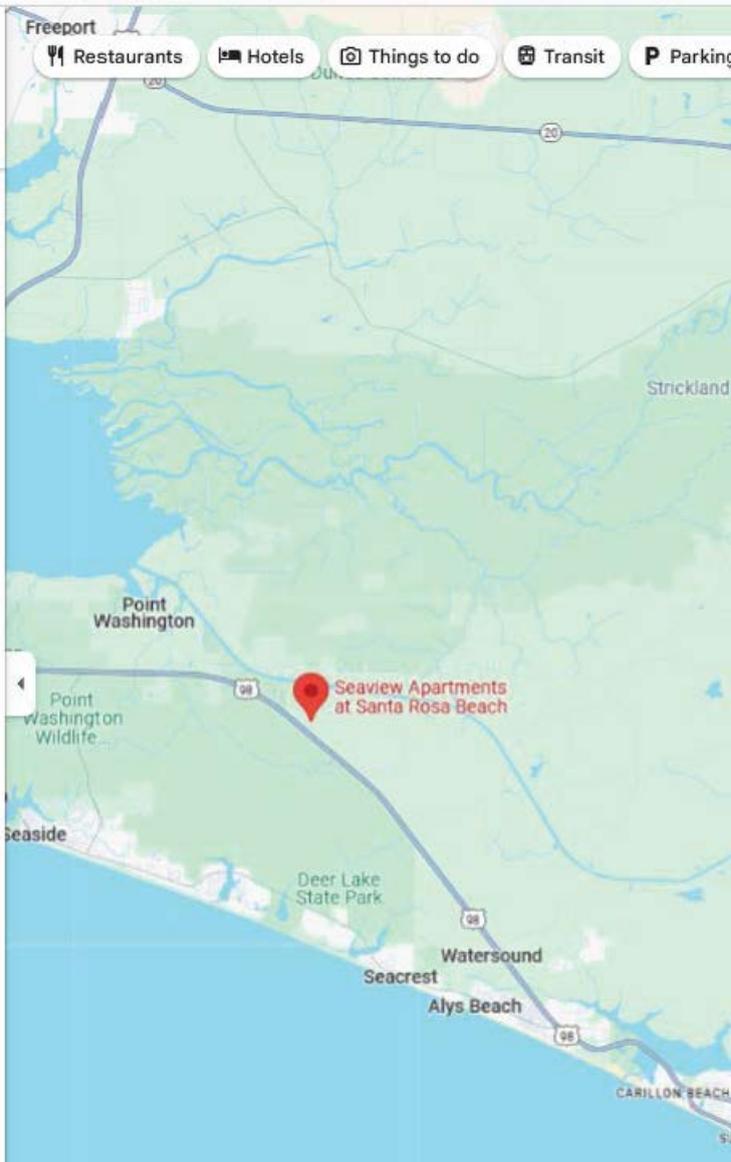
There is no cell service in the units. So you have to get the only wifi option that is allowed in the complex.

I rented a 3 bedroom and the master is extremely hot! There is nothing to be done except to put your ac down to under 70 degrees. When I asked about getting this fixed Bonnie the Manager said its because the ac units are so small to accommodate the unit size.

Walls are extremely thin. You can hear every move your upstairs neighbors make!

They do not hold their office staff accountable to the information they provide the tenants.

The worst part of this place hands down is their billing system. It is extremely confusing as to what you are paying for especially when it is your last month as a resident and your get overbilled and the front office can't tell you what your bill should be all the office staff will say is it will get adjusted. Then it doesn't get adjusted and the property blames the tenant because the office staff didn't do their due diligence in their job to make sure everything is clear and understood. All I can recommend in the future is to get everything in writing with them. Do not have a conversation and trust the answer you receive is correct!!!!!!



← apartments at Santa Rosa Beach 🔍 ✕

Overview Reviews About

T Trey Hogan
2 reviews

★☆☆☆☆ 7 months ago

Don't not live here. They left me with an apartment riddled with mold for months with no solution, money back, nothing. When i moved out they charged me for anything they possibly could and i left my unit in great condition. Management is unhelpful, the maintenance team is incompetent. Do not live here.

👍 Like ↗ Share

Response from the owner 7 months ago
We regret to hear about the issues you faced during your time at Seaview Apartments at Santa Rosa Beach, Trey. We understand your concerns and appreciate you bringing them to our attention. We strive to provide excellent living conditions and customer service, and it sounds like we did not meet these expectations in your case. Please reach out to us at seaviewapartments@liverangewater.com or 850-806-2163 so we can discuss your concerns further. We value your feedback and are committed to improving. Thank you, Seaview Apartments at Santa Rosa Beach.



← Seven41 Winter Park 🔍 ✕

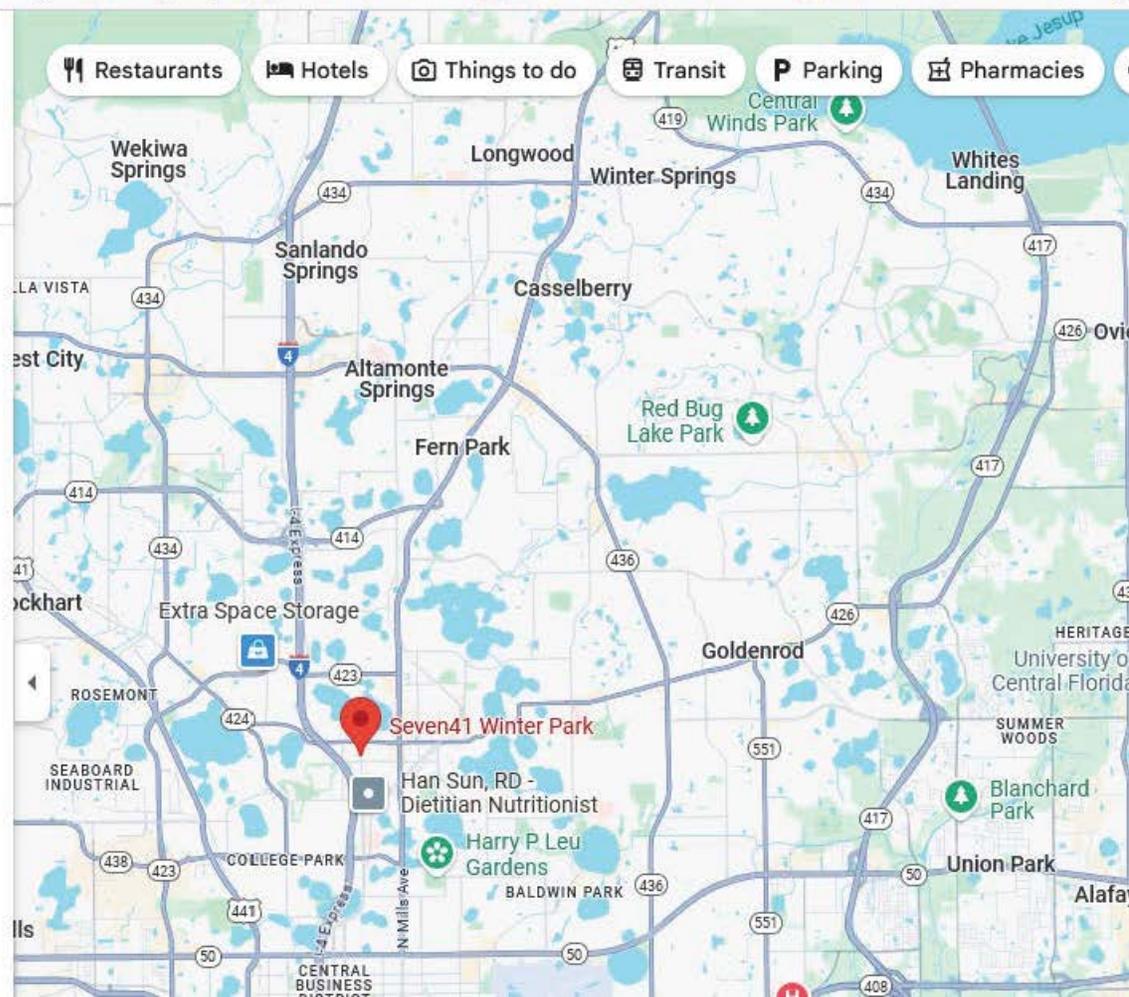
Overview Reviews About

 Samuel Geaney-Moore
3 reviews

★☆☆☆☆ Edited a year ago

Edit as of 1/22/24: Will Seven41 Winter Park ever pay me back my security deposit? The company responded below to my review, saying they take this seriously and asking me to email them. I emailed them again at the email provided, and another week has gone by with no response.

We moved out of the building in May of 2023 and the company never returned our security deposit. Florida law says that it must be returned within 15 days, and the renter must be notified of any deductions within 30 days, neither of which occurred. We reached out repeatedly beginning on October 26th, and were informed in writing on December 14th that the check was recut on November 10th and sent to our correct address. They said they would check on it and get back to us. They did not get back to us, and we still have not received a check.



Solaris Key

Overview

Reviews

About



Jessica McCreary

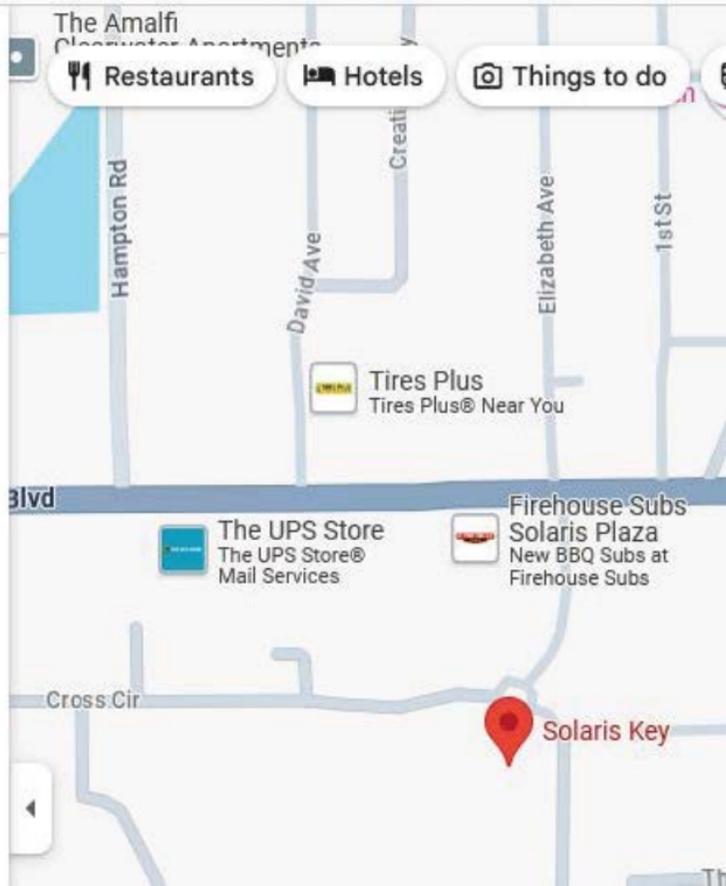
18 reviews

★☆☆☆☆ 2 years ago

I moved out in August after living at Solaris for 2 years. When I moved out, I handed the office my keys and the move out form with my new address on it. Never heard anything until today, I received a collections notice for \$175. I'm beyond upset, as I never received mail, or even a phone call, regarding why I wouldn't be receiving any deposit back (let alone OWE money). This is going to my attorney.

16

Share





Sherrie H.

Virginia Beach, VA

@ 3 📷 33 🗨️ 46



Jan 12, 2024

If I could give it a zero or negative stars I would. The management is rude and disrespectful. If you make a complaint they blacklist your file. Make sure your apt is immaculate at move out and you have no mold in it like we found in ours. The mold was making me sick and we finally had to move! Then they decided to charge us after being there for almost 9 years for the carpet replacement and a refrigerator door, but couldn't supply photos of that. To top it off, they never sent out a bill for this, we found out when they sent us to COLLECTIONS! They are the epitome of pathetic. You can't reach the owner company, Rangewater in GA as they send you right back to Cj and Matt. When you bring up concerns of mold, the maintenance men pull out their Google translator and tell you it's because you burn candles. I do not burn candles but I do use glad plug in's so if that's creating black stuff in my vents, I don't know what to say. We asked if the vents could be cleaned and Cj said at our expense. Stanley Steamer refused to do it as they stated the hvac system was too difficult to maneuver through, but if we really wanted them to do it they would charge approx 2k out of OUR pocket. Needless to say we didn't do that because it's not our property. The algae on the windows, I called and spoke to Matt about this and they told me I would have to hire a company with a cherry picking truck and pay out of pocket because they do not clean windows! We were on the 4th floor and the windows did not pull in to be cleaned. One of the window went bad(springs) and the maintenance man had to replace them so I was able to clean at least ONE of the bedroom windows. So if you really want to move there, use caution.. the only plus is they have elevators in some buildings but not all.

Solaris Key

Overview **Reviews** About

Quyên Hồng 1 review

★☆☆☆☆ a week ago NEW
READ before signing the lease!!!

TLDR: You will lose your deposit and more if you rent here!

I lived at Solaris for two years, and overall, it was a decent experience. The maintenance team was prompt and efficient, and staff members were always helpful and friendly. The location and amenities were convenient, making it a good choice for students.

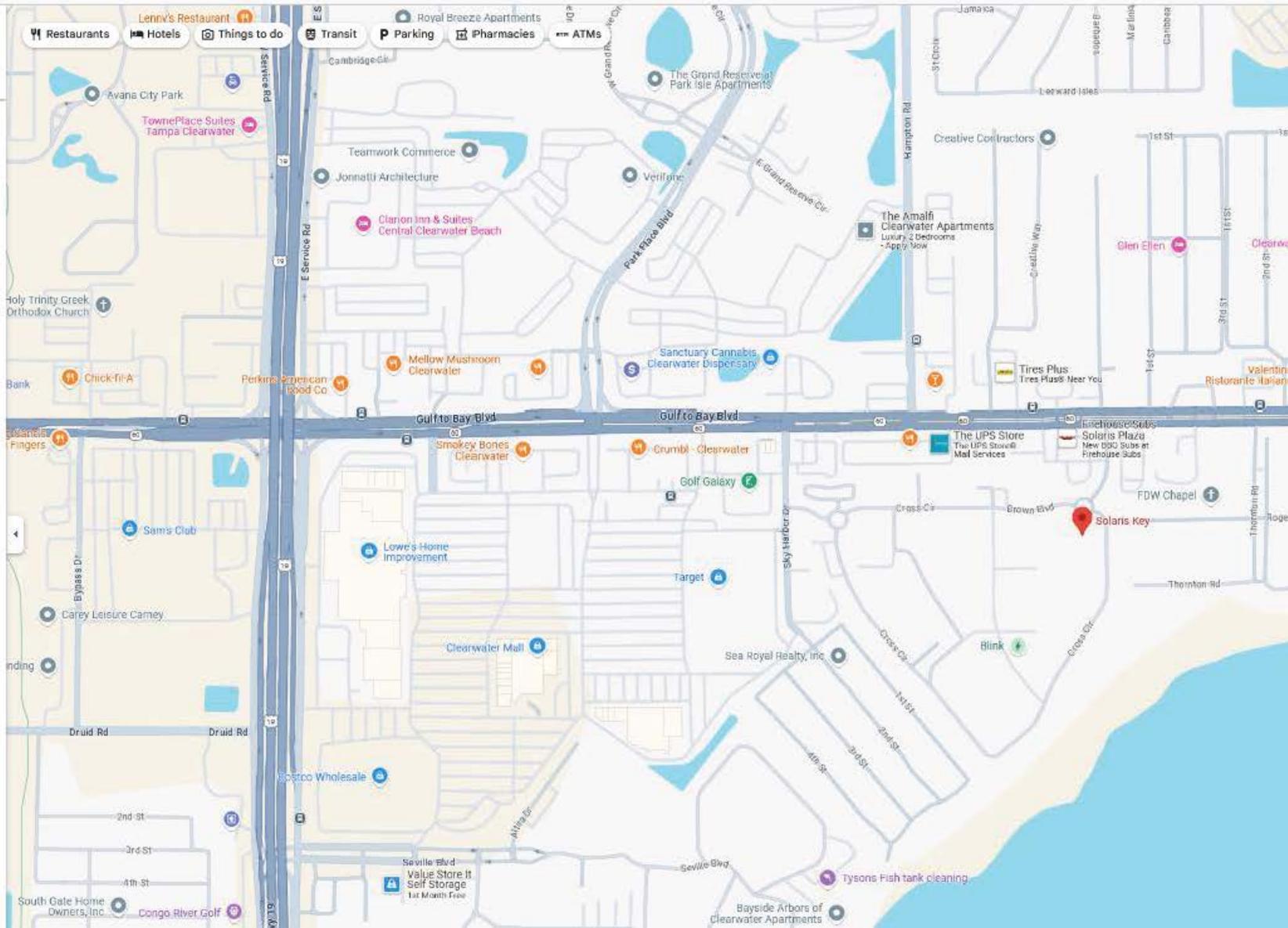
However, I was very disappointed with the move-out fees. Despite leaving the apartment in good condition— with no actual damage to the flooring, only stains (which we had removed before)—I was charged \$3500 for flooring replacement. Per the email replied to my dispute email, he also used the word "stains". Many of my classmates who also lived at Solaris had similar issues with excessive move-out fees for carpets, painting, and flooring.

I've talked with many students from NOVA and it seems like that they will try to retain renter's deposit by adding bogus fees without a phone call or emails of explanation.

While I initially would have recommended Solaris for its convenience and helpful staff, the unfair charges at move-out make me hesitant to do so now. Future residents should carefully document the apartment's condition before moving in and be prepared for potential disputes over fees when leaving.

Like Share

Response from the owner a week ago
Thank you for taking the time to share your experience with us, Quyên. We are happy to see that you have been satisfied over the last two years with our hardworking team and wonderful amenities. We appreciate you reaching out about your move-out experience, and we would like to talk with you in further detail about the specifics of your apartment home and final account statement. At your earliest convenience, please reach out to us at cmsolaris@liverangewater.com. We look forward to connecting with you!



Solaris Key

Overview **Reviews** About

Ryan Walsh
3 reviews

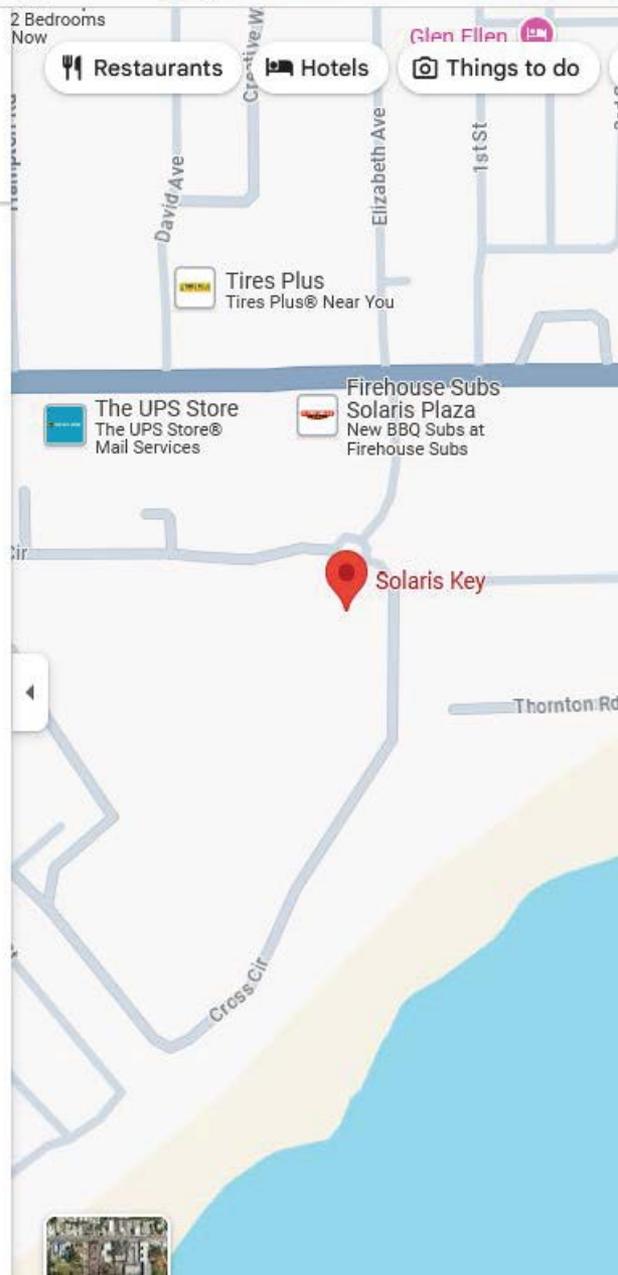
★☆☆☆☆ a year ago

Lived in Solaris Key for more than 3 years and for the most part it was a very pleasant experience - so long as you didn't expect a working gate, working gym equipment, or your security deposit back.

For current residents, just wait until move-out. You're going to get hit with charges you've never even heard of. Use your stove? \$320 for any scratches to the glass. Put up a fridge magnet? \$380 if it leaves a mark. They will charge you to replace fridge doors and glass stovetop ranges that are nearly a decade old already. It's clear what's happening here - a lovely kitchen remodel on your dime. Check the last few 1-star reviews here and you'll see a pattern emerge. I guess the over \$900 in rent increases since we moved in 3 years ago didn't quite cover their costs. God knows it didn't go toward any new amenities or quality of life increases.

Word of advice to the management office - when a resident calls for questions about the charges, don't hang up on them. To any prospective residents, there's a lovely looking apartment complex going up right next door on Gulf to Bay. I suggest you start your search there.

You already know what you're going to get with Solaris Key.



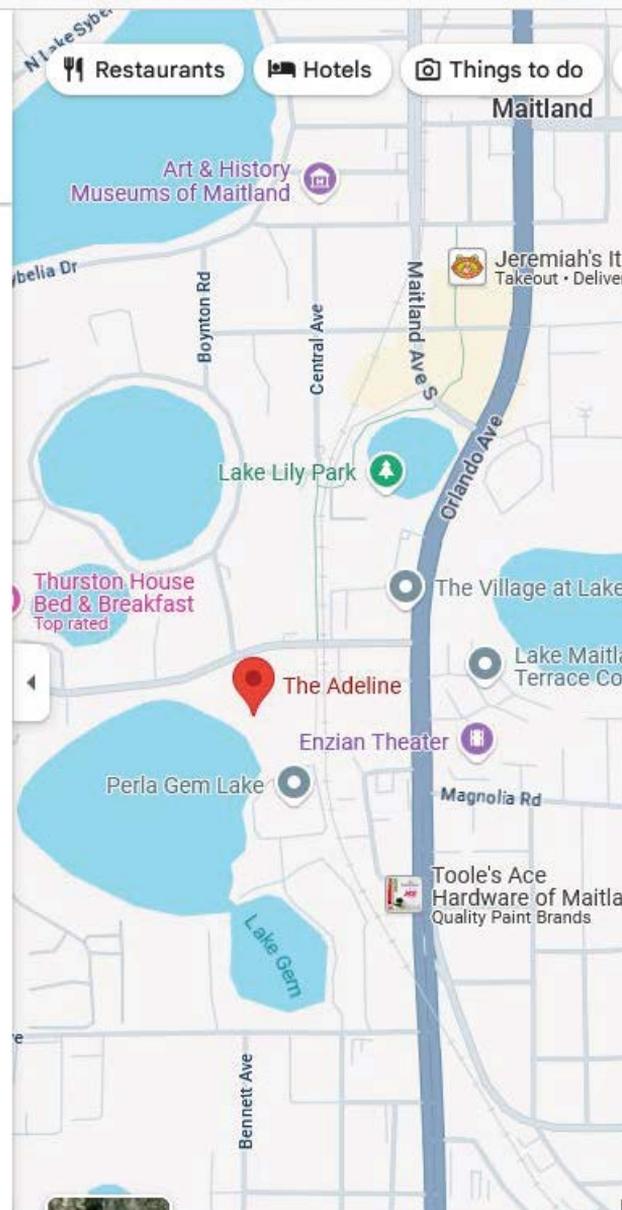
← The Adeline 🔍 ✕

Overview Reviews About

A Austin Bolduc
4 reviews

★ ★ ★ ★ ★ 6 months ago

They use predatory tactics when it comes to moving out. I was a resident for 4.5 years before moving out. At which point charges upon charges were added to my resident portal. When i sought clarification via email and phone they were non-response. I left a total of 4-5 total voicemails and send 2-3 emails that Niqan or any other property management staff never responded to. Ok place to live, walls are thin and you will hear your neighbors, and the management team loves to blast emails at the very last second about events and will send you 2-3 emails/month that rent is due on the first, but wont respond to miscellaneous charges on your account. They also won't send you a notice to collect against your deposit via certified mail as required to do so by Florida Statute Title VI, Chapter 83, Section 49, Sub section 3 (a). The build quality of the units is cheap, designed as luxury. The water is hard and your dishwasher will grow mold incessantly. The cabinet knobs are cheap and will never come clean. There are far better options with a more competent property management team with a better value in the area. As long as you don't care that you're living in a "Luxury" apartment with builder grade trim, carpet, cabinets and flooring, and them going non-responsive then this is the PERFECT place for YOU!



The Adeline

Overview **Reviews** About

7 reviews · 2 photos

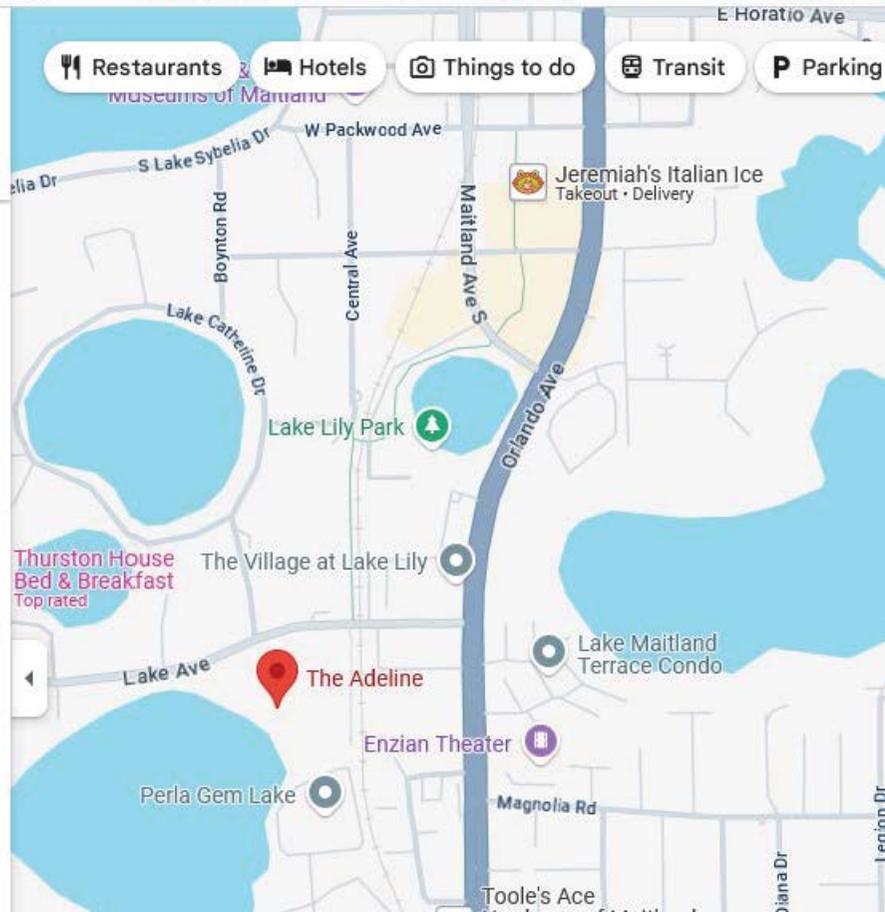
★☆☆☆☆ a year ago

Lived at The Adeline for 2 years: 2021-2023

After the new management took over, the place is a disaster.

- Hallways are always dirty and no one cares.
- Staff is extremely rude and annoying to work with for anything you may possibly need.
- There is no elevator, so after some time it gets pretty old going up and down the stairs.
- Walls super thin, you'll hear anything if you have an upstairs neighbor (gladly we were on the 3rd floor, but still).
- Good luck trying to get your initial deposit back - it's been ~5 months since we moved out and nothing. Left the place spotless and got nickled and dimed.

Overall, do yourself a favor and keep looking, this place is extremely overpriced and not worth it!



The Debra Metrowest

Overview

Reviews

About

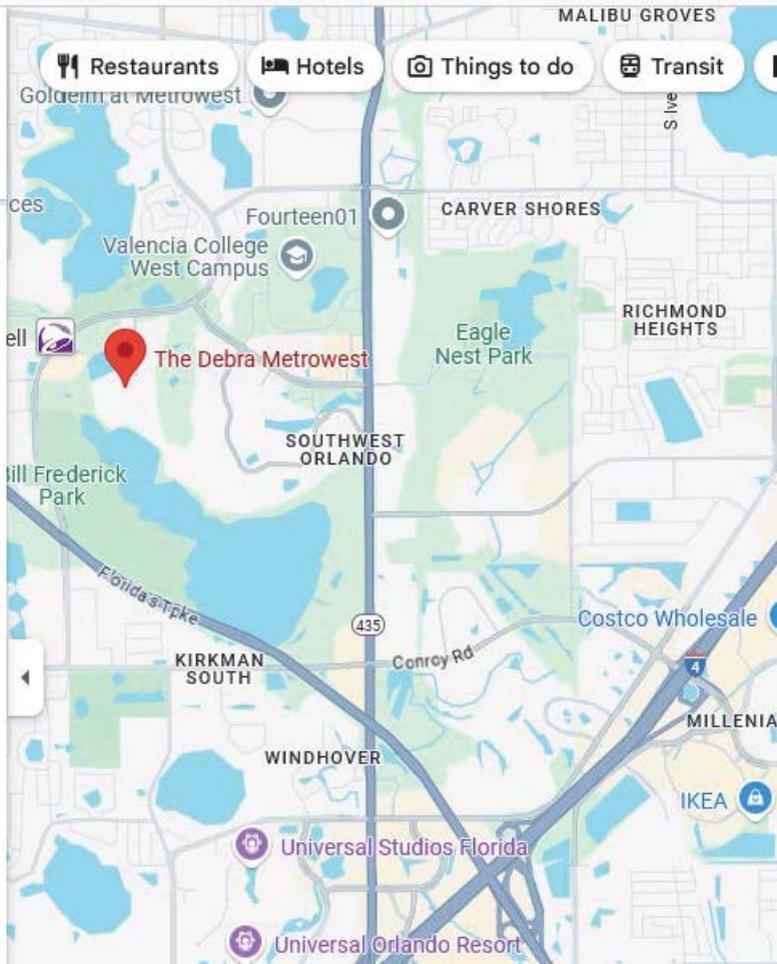


ByDesign929

15 reviews · 1 photo

★★★★☆ Edited a year ago

I used to be very happy living out here until the last three weeks I have contacted maintenance I have contacted management I have left several messages I have put in maintenance request regarding a smoke alarm detector that has been chirping for over three weeks and no one will come out to fix it no one has called me to even say that they have scheduled someone to come out and fix it at this point I am very disappointed with the staff and I really don't think I will be renewing my lease. I am adding to my review because others need to be forewarned. I moved out with no damage to the carpet and management claims the carpet had to be replaced and are charging me for. I have lived on my own for over 30 years and have never been charged for normal wear and tear of carpet. Please be sure to take pictures of your place prior to moving.



The Gray NoHo Apartments

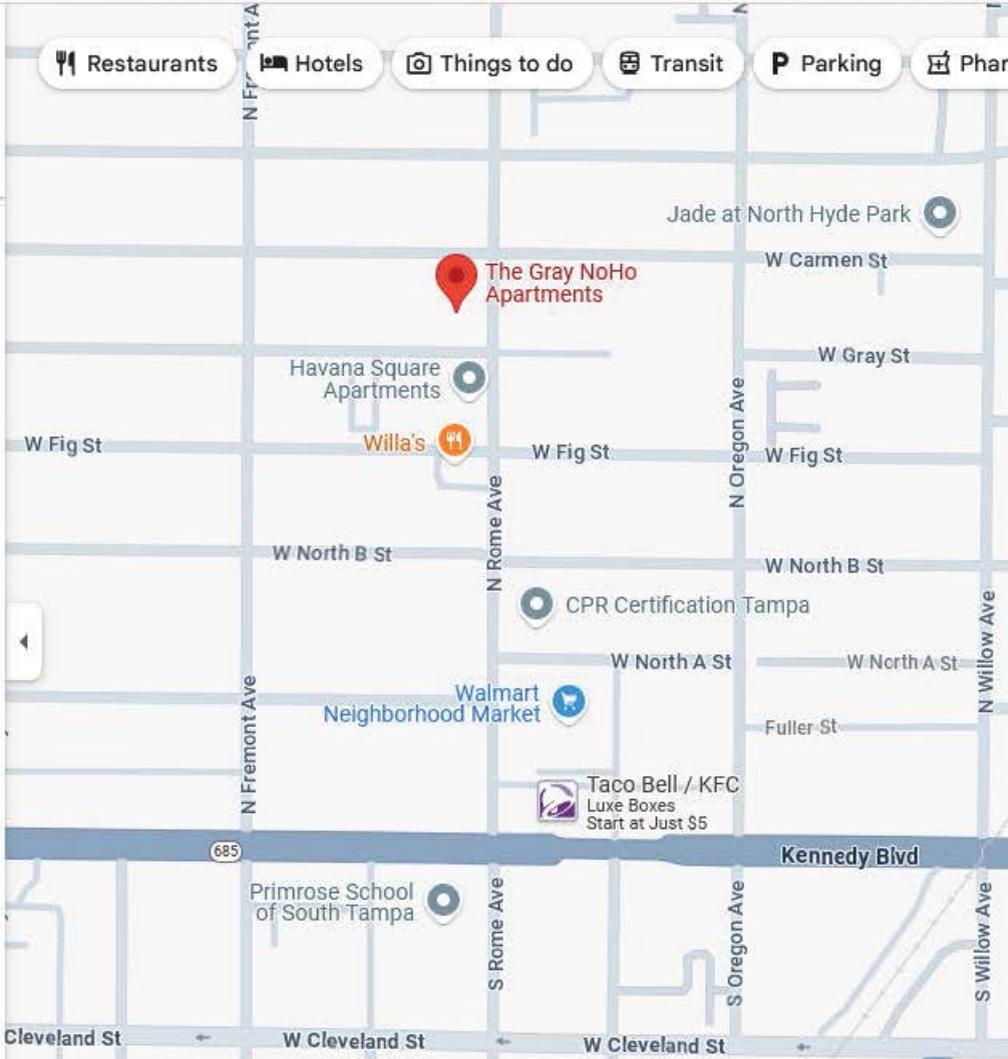
Overview Reviews About

R Rachel Fenton
10 reviews

★★★★★ a year ago

Not a terrible place to live. Good location, close to downtown. I lived there two years. Interesting mix of adults, college kids and what appears to be apartment led airbnb hosting. The garage door is broken almost weekly, the gates into the building are often broken as well. There were a few car break ins (in our 'gated garage') while I lived there as well. The tow truck company towed my visitors car which was parked in the proper allocated spot. I never had these issues but friends in the bottom floors had flooding issues with heavy rain, and several had bug issues as well. Both of my options for renewal came with pretty high rent increases for a 2x2, 2400 initially to 2700, with my last renewal offer at 3000\$. **Be warned: move out fees are atrocious. They nickel and dime for every single thing and charge exorbitant amounts of money for things that I know should not cost that much. I have never had a problem with this anywhere I have lived before.**

Also they bribe residents with gift cards if they leave the building a 5 star review so I wouldn't believe them.



The Henry Sanford | Luxury Apts

Overview | **Reviews** | About

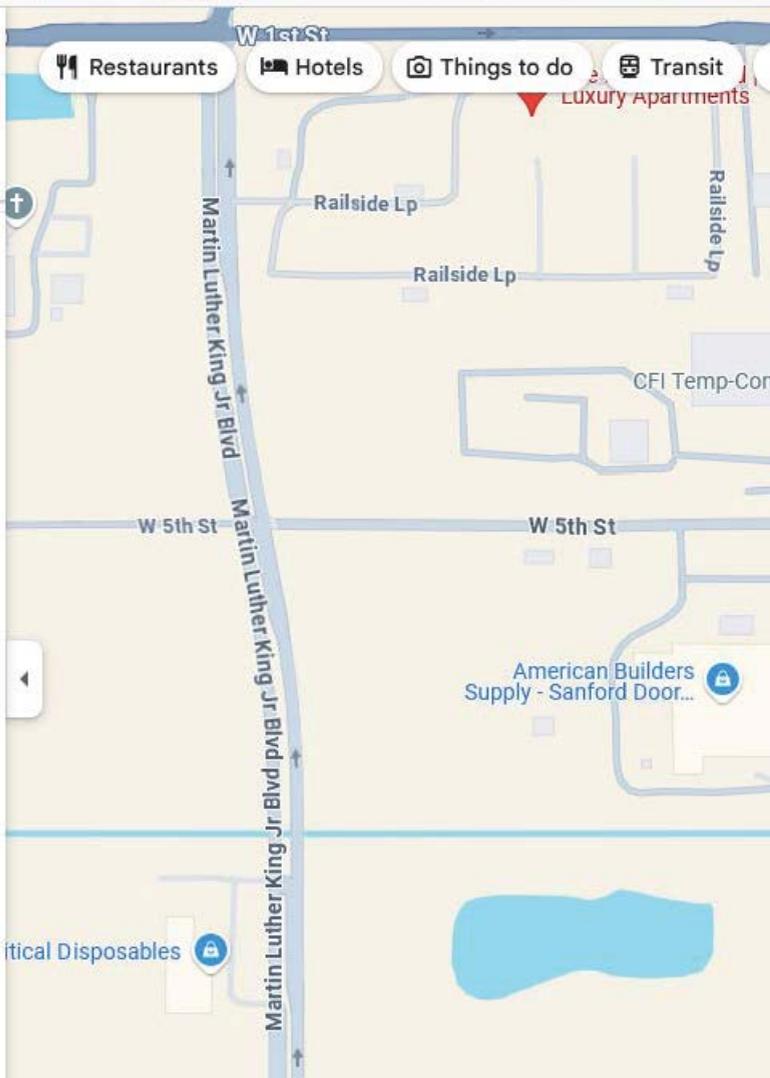
C Casey Gruetzmacher
1 review

★☆☆☆☆ a week ago **NEW**

Lived there for almost 2 years, was going great till move out period. Was told I'd have a check mailed to me refunded what was left over of my security deposit. It has now been over 3 months since my move out date and no check received. Called the office to no help other than "we mailed it so we've done what we can", parent company in Georgia essentially gave the same response. Wouldn't be writing a review normally but when it comes to 600+ dollars and 0 help it causes one to write and leave a review

Like Share

Response from the owner 11 hours ago
Casey, thank you for taking the time to share your feedback about the return of your deposit. While we have no control over the mail service, we would be glad to speak with you about this at cmthehenryflorida@liverangewater.com. Please reach out at your convenience for further assistance.



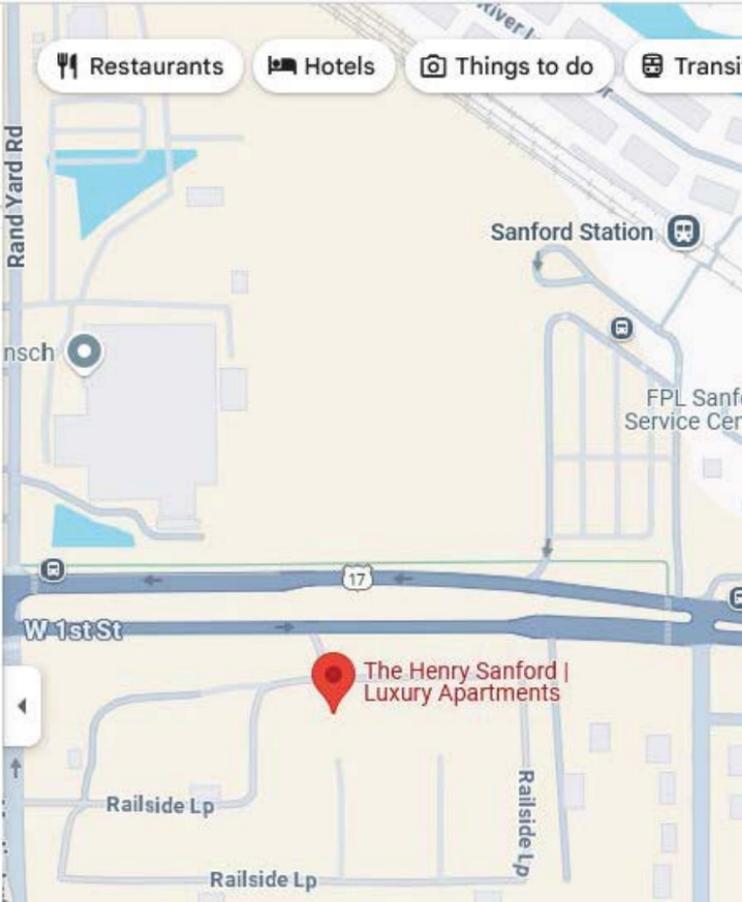
The Henry Sanford | Luxury Apts

Overview **Reviews** About

Angela Satisfying
Local Guide · 14 reviews · 1 photo

★☆☆☆☆ 2 years ago

Make sure you have a perfect background credit and all. I was told as long as we meet income requirements we will be fine. I asked over and over because our credit isn't the best but not horrible. Paid the 400\$ to get declined with no explanation and now have to wait for weeks to get "admin fee" back. They are just trying to get as much money because they're brand new apts. very disappointed and deff telling anyone I can to beware before applying because we make over 3x the rent. I was flat out lied to it's not just income requirement. I also had to call to find out a status no information at all was provided. Good thing I called not got business practice and stop lying to people just to make money off application fees.





The Henry Sanford | Luxury A

Overview

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Shakira Thomas

6 reviews

★ ★ ★ ★ ★ 2 years ago

Please please don't apply here they will steal your money !!! They took 400 for me after they stated that all applications and administration fees were going to be waived and then as soon as I get denied for the small reason they denied me even though my credit was good and I make good money they decided to keep all funds and planning on giving the refunded amount of 250 when I originally gave them 400 even after trusting the statement they made on waiving the fees. Please if you can't afford losing money DON'T APPLY here!! And also they won't give this 250 back until 30-45 business days which is Absolutely ridiculous! Don't waste your time !



The Rosery

Overview Reviews About

a alexis harmony
5 reviews

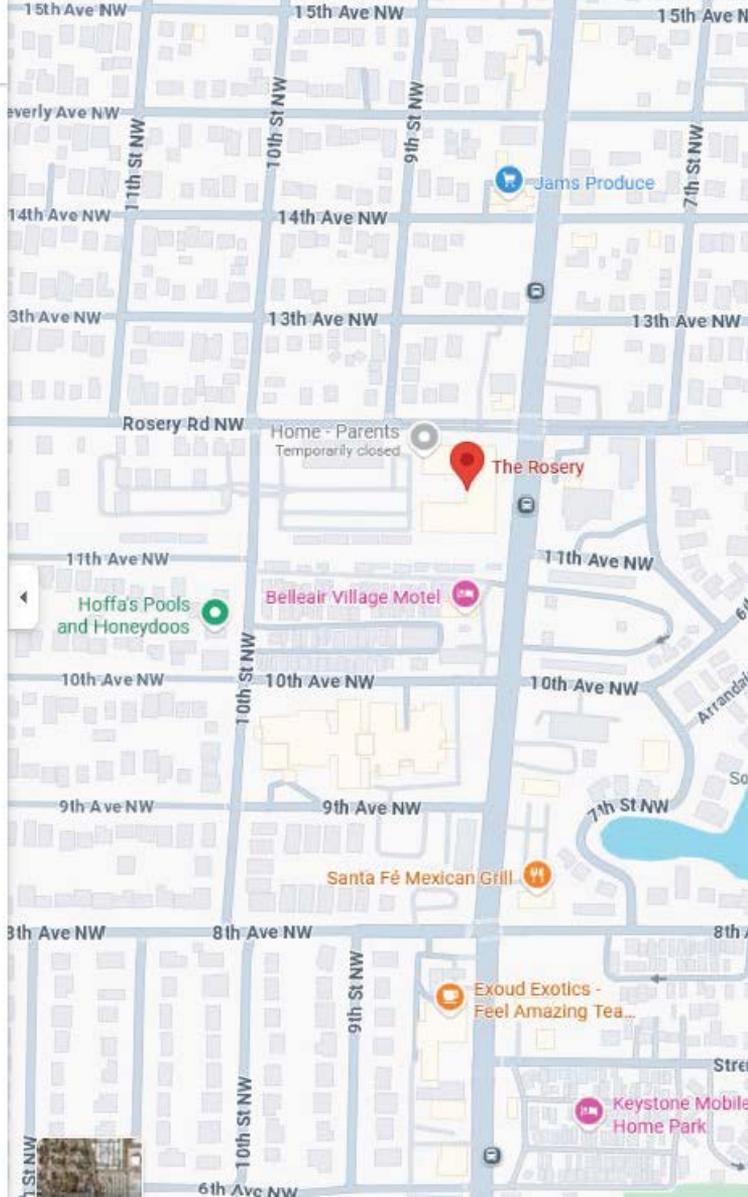
★★★★★ 11 months ago

Living at this apartment complex has been an incredibly disappointing experience. The neighbors are loud and disrespectful, with children running around unsupervised. The management set up a random dumpster for larger items, leading to daily rummaging and unauthorized dumping, turning the area into a mess. The amenities are unusable due to the overpowering smell of disinfectant in the buildings, including the gym. It's clear they use cheap cleaning products or overdo it with deodorizers. Maintenance is slow and unresponsive; when my AC broke, it took days to get a response. The appliances are low-quality and problematic—my dishwasher doesn't even dry the dishes. After someone hit the gate, it took months to repair, and racial slurs in the mail room were covered with cardboard for a week instead of being properly addressed. I've had packages stolen from the mail room, and management is unhelpful in resolving these issues. The hallways are often littered with animal waste and trash, creating an unsanitary environment. Despite all these issues, the complex demands exorbitant rent for what they claim is "luxury" living while constantly increasing fees. If you want to pay premium prices for a ghetto experience, this is the place for you.

1 Share

Response from the owner 11 months ago
We regret to hear about your experience, Alexis. We are committed to ensuring a comfortable and enjoyable living environment for all our residents. We take your concerns seriously and we would like to discuss them further with you. Please reach out to us at cmrosery@liverangewater.com or 813-606-7766. Thank you, The Rosery.

Restaurants Hotels Things to do Transit Parking



The Rosery

Overview

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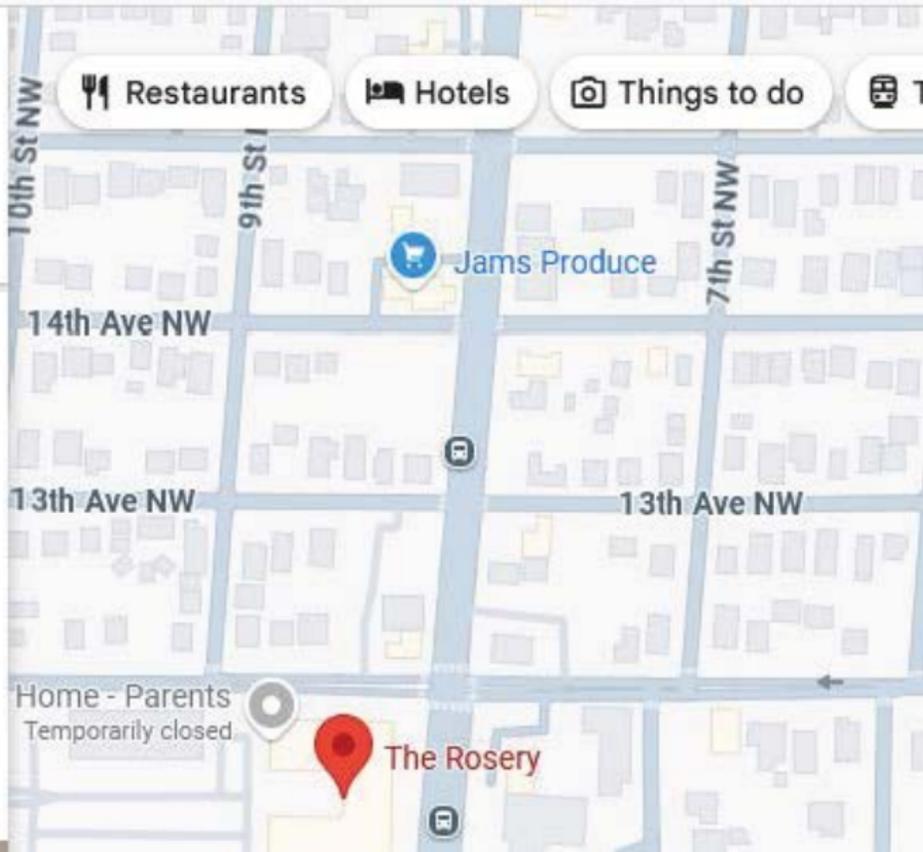


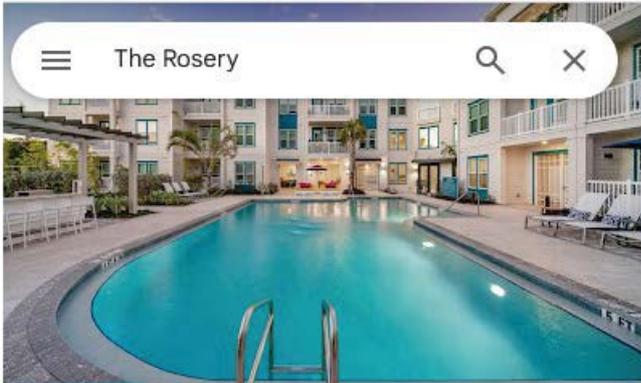
Tyler Cousino

7 reviews · 4 photos

★☆☆☆☆ a year ago

They were nice for a few months but now are completely disgusting. The hallways are full of trash and liquid from trash. There is frequent animal waste in the hallways. Only move here if you love disgusting neighbors and no disciplinary action taken by management to stop the behavior.





The Rosery

4.7 ★★★★★ (355)

Apartment complex ·

Overview

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Directions



Save



Nearby



Send to phone



Share

✓ Dogs allowed >



811 Rosery Rd NW, Largo, FL 33770



Open · Closes 6 PM ▾



theroseryapts.com



theroseryapts.com



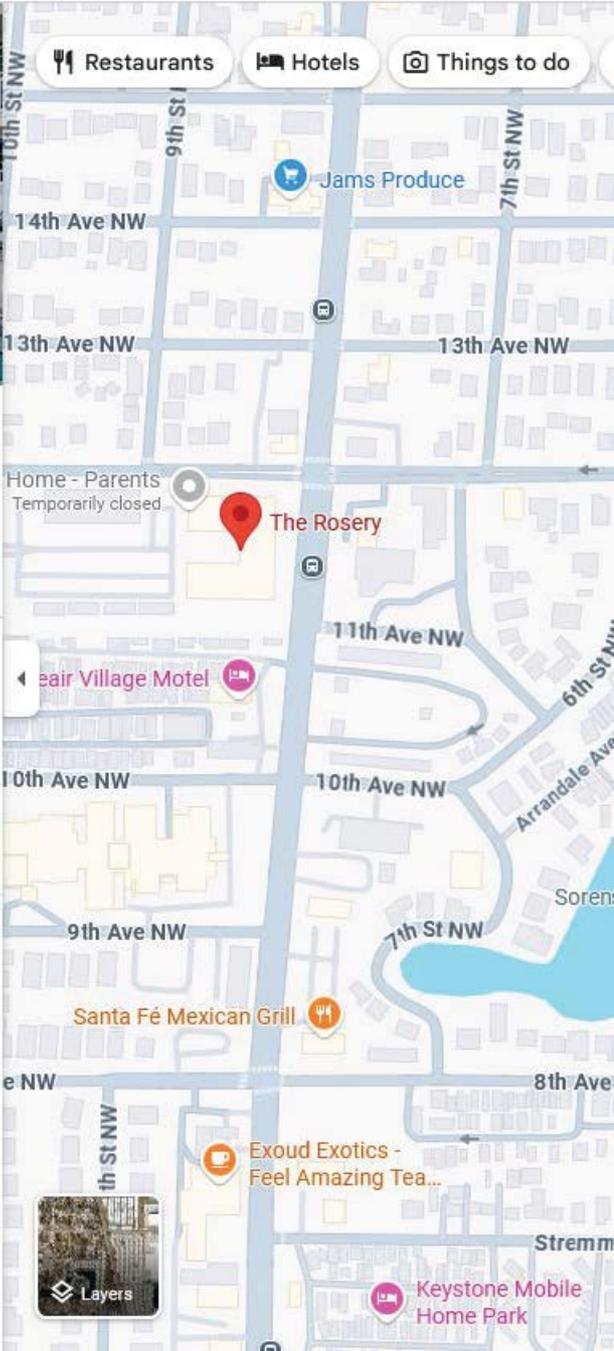
(727) 618-0032



W6G3+W9 Largo, Florida



Your Maps activity



The Rosery

Overview

Reviews

Pricing

eIQ

Amenities

Leasing

Management

Education

Q&A

Updated Review



dzineit@gmail.com

Resident • 2022 - 2024

★★★★☆ 3.2

10/16/2024

poor management

During my one year there, the refrigerator/ice maker never worked adequately from April 18, 2023, to 6/1/24. -The washer/dryer also never worked adequately; it took a long time to wet/damp finished clothes, so I took my laundry to a commercial laundromat. -The kitchen sink leaked from 05/05/2023 to 10/24/2023, and the wood below rotted. I had a blower going in the apartment for one month to dry out the wood and electric outlets after you made repairs. I finished 12/07/2023. -The bathroom light socket was broken, and I repaired it myself after waiting six weeks for maintenance to come and fix it. -The director is Phony and maliciously violated. I also received a letter from you with a picture of a bathtub that was filthy with mold, informing me I violated the Conditions of Apartment/Housekeeping. That picture is NOT from my apartment, as I have a walk-in shower/NO TUB. I emailed on 3/20/2024 and attached a picture of my shower. - Mold my apartment, I didnt sleep my apartment my apartment 14 days, Mold 8/24/24 to 9/7/24 terminate a lease and move Why would I do a new lease for one year? I'm high blood and stressed out, have a stroke and heart attack, and do not have an anxious relaxed mind and body without an apartment at The Rosery.

[Helpful](#) [Report](#)

Property Manager Response

11/19/2024

We truly appreciate your feedback and are sorry to hear about the challenges you've faced. We understand your concerns, and we apologize for any inconvenience caused. We strive to provide a comfortable living environment for our residents and we're disappointed to hear that this was not your experience. We would welcome the opportunity to discuss these concerns further and work towards a resolution. Please reach out to us directly at cmrosery@liverangewater.com or 727-509-8460. Thank you, The Rosery.

The Rosery

Overview **Reviews** About

Nate Thibault
Local Guide · 11 reviews · 5 photos

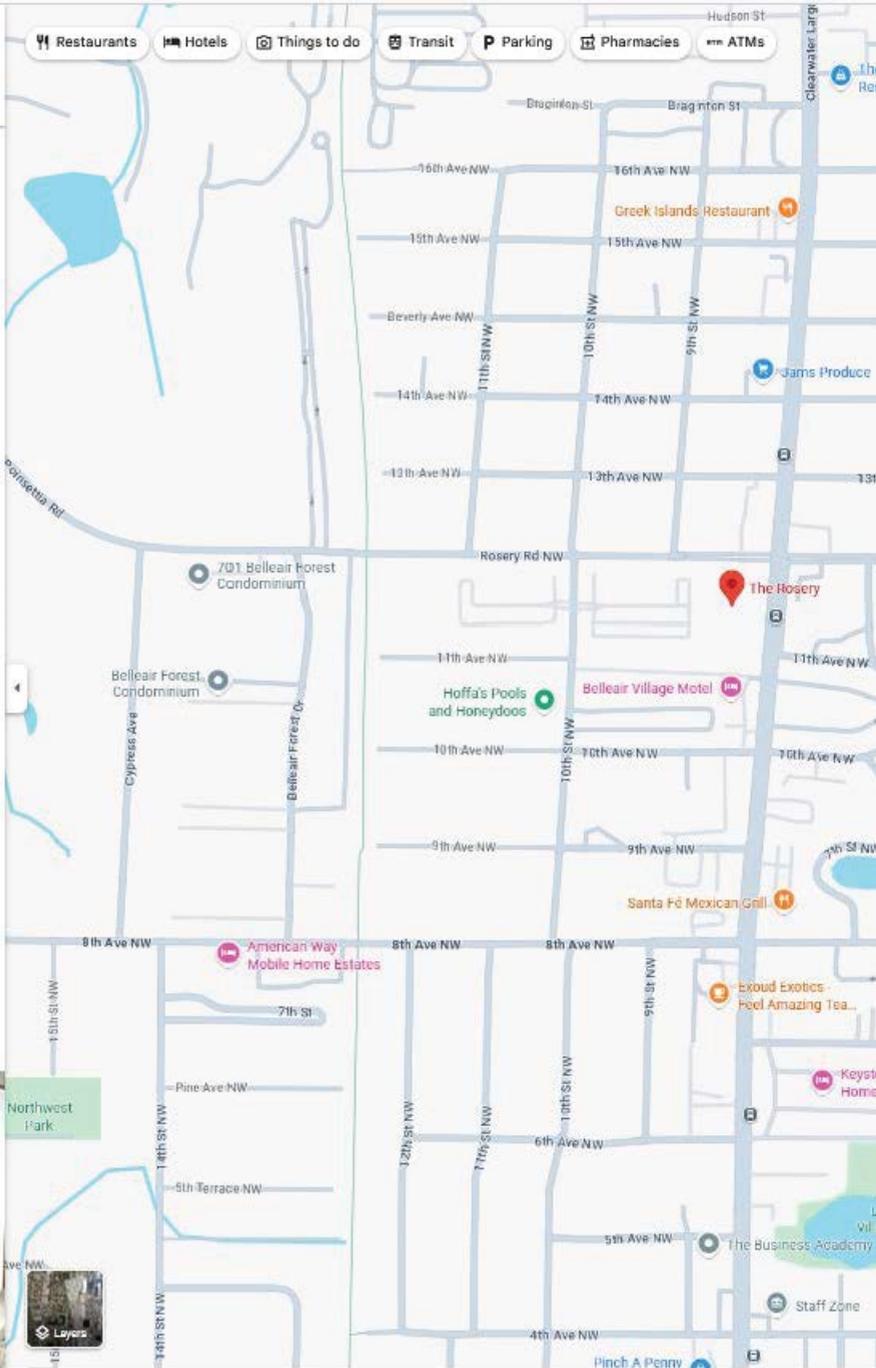
★ ★ ★ ★ ★ a year ago

You want the real truth about this place? They discriminate and here is your proof. After putting in a bunch of maintenance tickets to address ongoing property wide issues (if you live here - you know!) I was given a notice of non-renewal. Paid my rent on time every month, but they discriminate if you ask maintenance to actually do their job. This is because the community director Alyssa is an extremely spiteful person. So if you are looking for stability in your life this is absolutely not the place for you they will kick you out 2 weeks after Christmas. I gave them multiple opportunities to provide a reason for non-renewal and they failed to provide a reason whatsoever, leaving the window wide open for speculation. They had no legal reason to put on file that is why, they simply tell you "we are exercising our right" which is a nice way of saying we are discriminating but cannot actually say it.

The real true reason this place has so many 5 star reviews is because they BEG you to leave them a review based on your tour. If there was a way of filtering just the actual residents reviews you would see later. They know this which is why they put QR codes all over the place begging you to leave a review for a free bottle of water. Its morally wrong and they should be ashamed of themselves.

I moved across the street to Grand Oaks, its cheaper, bigger, has an elevator, they do not charge you for valet trash, they do not charge you common area electric fees to light their own parking lot, the AC system is way way better and more efficient including your hot water. Hallways are wider, cleaner, and an overall better layout. you pay \$90 a month for amenities at The Rosery plus all their petty fees to make up for their own financial losses.

If I can save even 1 person from making a terrible life decision by signing a lease here my time is well spent. You have been thoroughly warned. Best of luck!



The Rosery

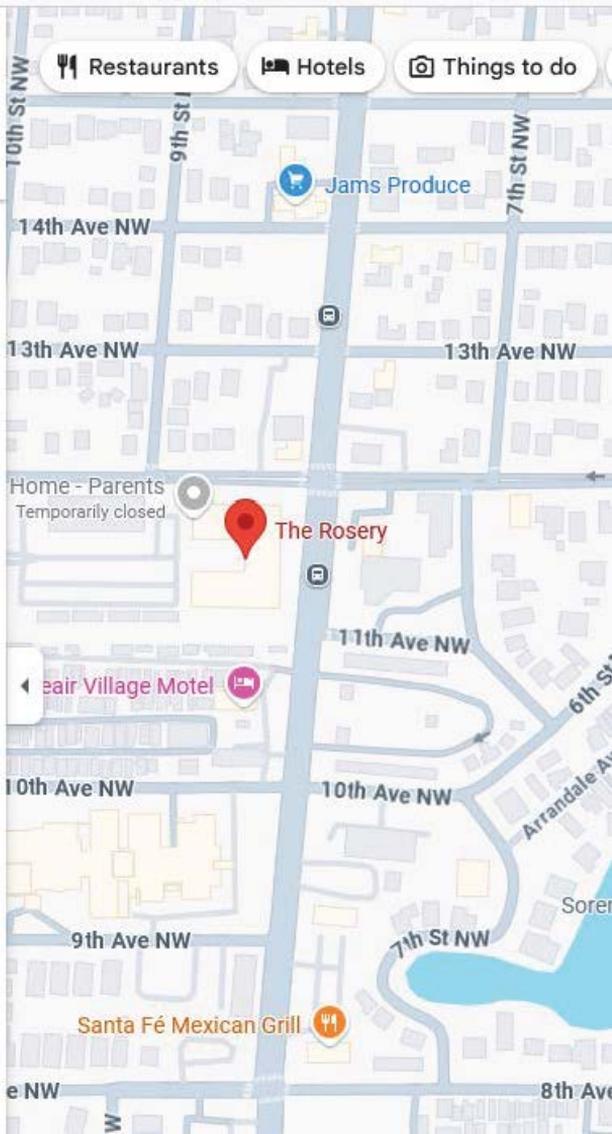
Overview Reviews About



Kait March
8 reviews

★☆☆☆☆ a year ago

I lived at the Rosery from 05/2022 till 5/2023. We worked with Marcus when applying and moving in he was great. But after he transferred to another location the whole complex went downhill. They call this a "luxury" apartment but make you pay \$15 for the electricity in the common areas every month and no elevators or sense of security. The gates were broken all the time and kids from the trailer parks would crawl under the gates into the pool area or pester you to let them in. We told the leasing office about the unattended minors sneaking in but they did nothing about it. The area is not safe drug houses across the street and the hallways are open so anyone can enter the building at anytime. Definitely don't expect your security deposit back even if you don't damage the unit at all. They charged a fee to paint to walls for \$355 and carpet cleaning for \$579. We were looking to potentially renew but they were offering new applicants our unit for \$300 less than what they offered us which doesn't make much sense. The leasing office doesn't like to respond to emails so good luck getting ahold of anyone. Avoid this place you'll thank me later..



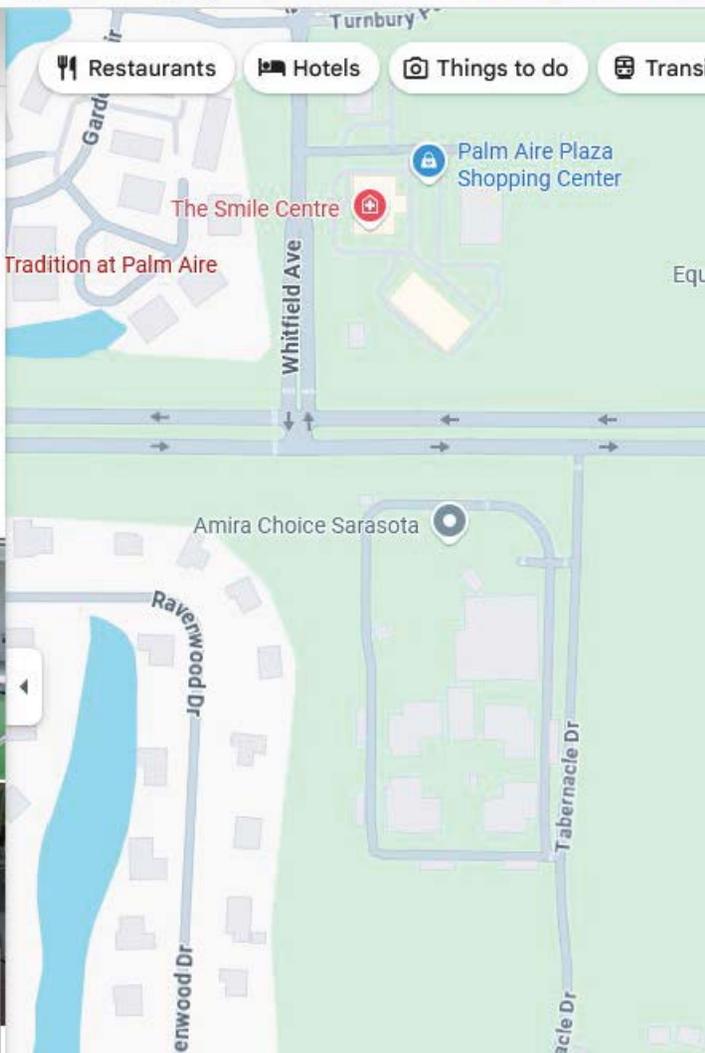
Apartment.

Tradition at Palm Aire

Tammy Trask
2 reviews · 6 photos

★☆☆☆☆ a year ago

It's been over 60 days and I still haven't received my deposit money back. I received a letter in the mail stating I would receive full refund within 30 days. When I try to call, the recording just says "enter remote access code" or the call ends completely. When we lived there, the pool was green and hot tub was filled with almost brown water a majority of the time we lived there.



Tradition at Palm Aire

Overview Reviews About

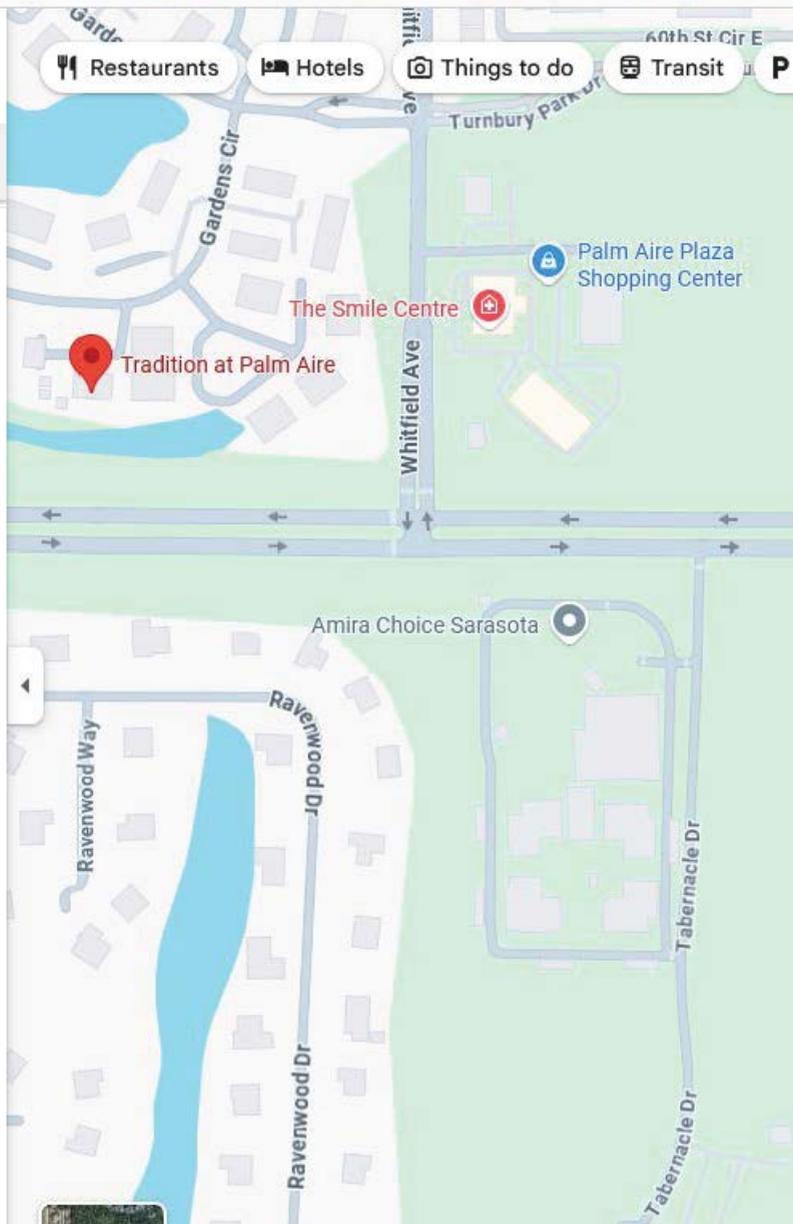
Katelyn Matikonis
2 reviews

★ ★ ★ ★ ★ a year ago

DO NOT rent with this apartment complex. If I could give them 0 stars I would. The management is untrustworthy and unreliable. Upon move-in I went without a working washer for 4 months. It wasn't until I constantly bothered the leasing office, that they replaced it. Among many other issues like this, I moved out in June. Coming up on 7 months later and they still haven't returned my security deposit. I have constantly been on the phone with their leasing office listening to claims that they have sent the check but it never arrives and they are unable to provide any evidence of it being sent. They never return my calls or answer my emails, It has truly been a nightmare.

7 Share

Response from the owner a year ago
We're sorry to hear about your frustration. However, our records of the situation in question differ from your description. Please reach out to us at cdpalmaire@liverangewater.com or (941) 932-8370 at your earliest convenience so we can discuss this directly and work together toward improving your time with us. Thank you, Tradition at Palm Aire Apartments.



Tradition at Palm Aire

Overview **Reviews** About



Monica Wells

12 reviews · 1 photo

★★★★★ Edited 6 months ago

WARNING EVERYONE- I gave an application fee and canceled the application less than 10 hours later. After almost 2 months I do not have my application fee of almost \$400 back and I'm being charged a MOVE OUT FEE FOR A PLACE I NEVER LIVED OR WANTED TO!

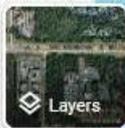
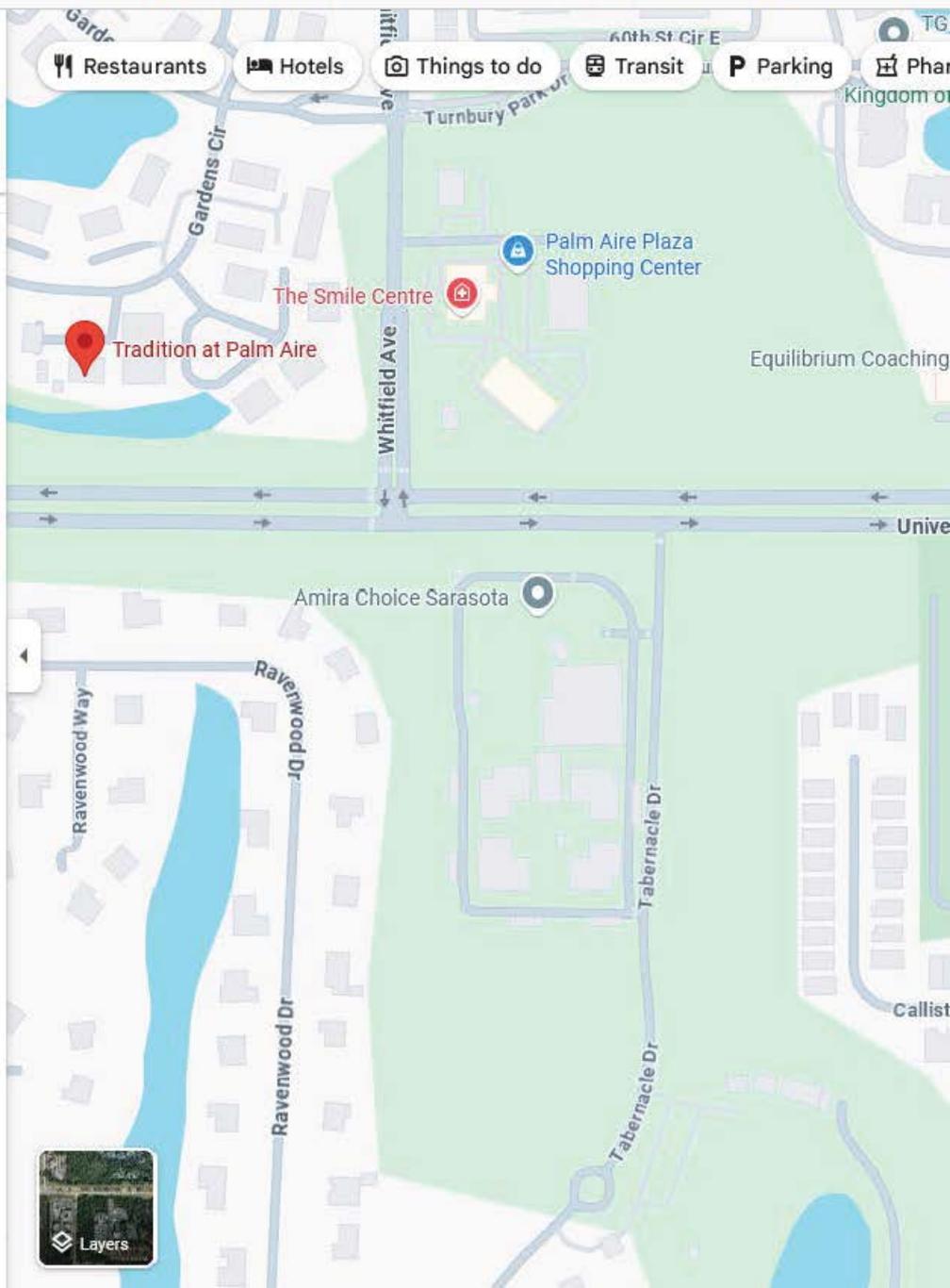
I called them after 45 days asking where my reimbursement was - it was supposed to be there after 30. Alexis at the front desk just told me there's an "error" no explanation just an error - and "I'm unruly because somebody else did this and its not HER PROBLEM! SO How dare you have a problem ?!" - well....-\$400 later

Hey guess what? Now I am being charged a MOVE OUT FEE.!? I applied for this place and I regretted it in less than 10 hours and now I have a move out fee so if you don't want to have a nightmare, don't live here or attempt to!

AVOID ALEXIS AT ALL COSTS -

THEY ARE NOW SENDING A COLLECTION NOTICE OF MOVE OUT FEE - never lived here never even saw the property 😡

And to Traditions of Palm Aire your generic response is unaccepted. I tried to reach out to you on 17 different occasions but because I have a Google review, that's



← Tradition at Palm Aire 🔍 ✕

Overview Reviews About

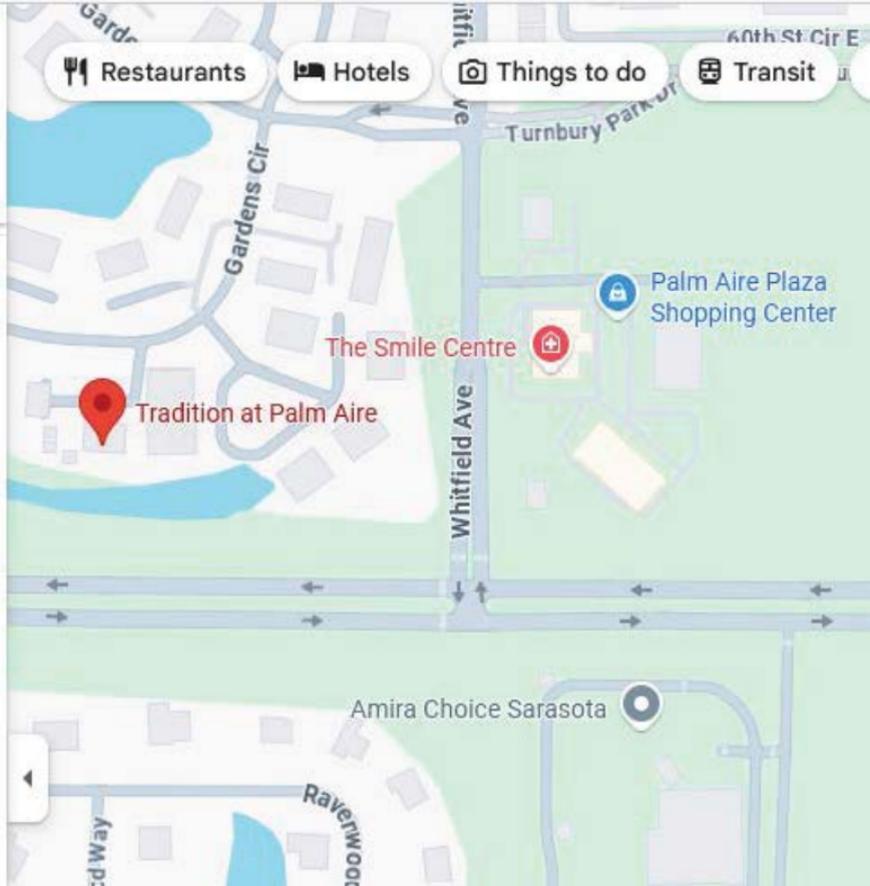


Valeria Veloza

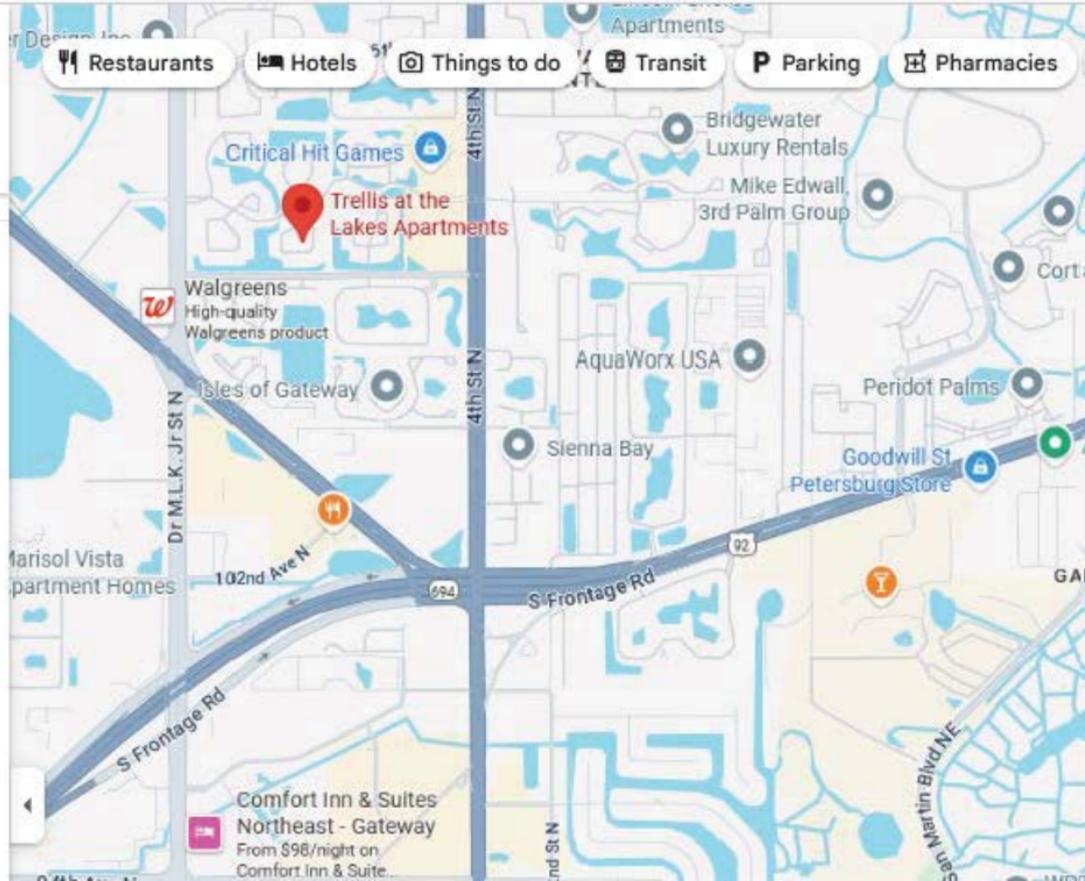
1 review

★☆☆☆☆ Edited 5 months ago

I don't know what they are playing at this place, but they refuse to send my refund. IT IS NOT FAIR THAT THEY PLAY LIKE THAT WITH PEOPLE'S MONEY. From the beginning I sent my correct address to Ms. ALIYAH via email, I have sent it to her more than once, I have contacted her more than 10 times and her response is "I will not solve it. Contact my assistant" that is, they have my money and now it is me who must pressure them to do their job and I as a customer must find solutions. Someone please explain this lack of ethics to me. I need my money back.



Trellis at the Lakes Apartment



Overview Reviews About



Kim Heater

Local Guide · 77 reviews · 27 photos

★ ★ ★ ★ ★ a year ago

Just wanted to let everyone know how shady this place is. Went with a few friends of mine to look at an apartment. Originally looked at a 1BR. Gave all financial documents, 75.00 X 3 application fee and 200.00 admin fee after we were told we were income qualified. AFTER we paid we were told we could not put 3 in a 1BR and we had to switch to a 2BR but still income qualified. Days later called to find out about move in date and was notified that we were NOT income qualified. Was NEVER told that they take the 6mths of income and divide by 6. Now we have to start all over and we have to be out of our places by the end of the month. They said that we can not get our 200.00 back for 30 days, what a joke!! Be aware before you rent from this place because they lie to get your money!!

← Trellis at the Lakes Apartment 🔍 ✕

Overview Reviews About

L Luis Arroyo
15 reviews · 1 photo

★★★★★ 7 months ago

I regret living here. The only reason there are positive reviews is that management incentivizes residents by offering prizes in exchange for good reviews. While the staff is friendly, they are ineffective at resolving issues.

The community is poorly maintained—it's dirty, valet trash service is inconsistent despite being a paid amenity, and parking is a nightmare due to overgrown landscaping taking up spaces. Worst of all, there is a strong smell of rotten eggs outside, likely from recycled water, and it's so overpowering that it seeps into the units.

To make matters worse, the leasing office rarely answers calls, making it nearly impossible to get assistance. Save yourself the hassle and look elsewhere.

Trellis at the Lakes Apartments ⋮

A Aly R

Photo - Nov 2021



Trellis at the Lakes Apartment

Overview Reviews About

Ali I
Local Guide · 23 reviews · 12 photos

★ ★ ★ ★ ★ a month ago

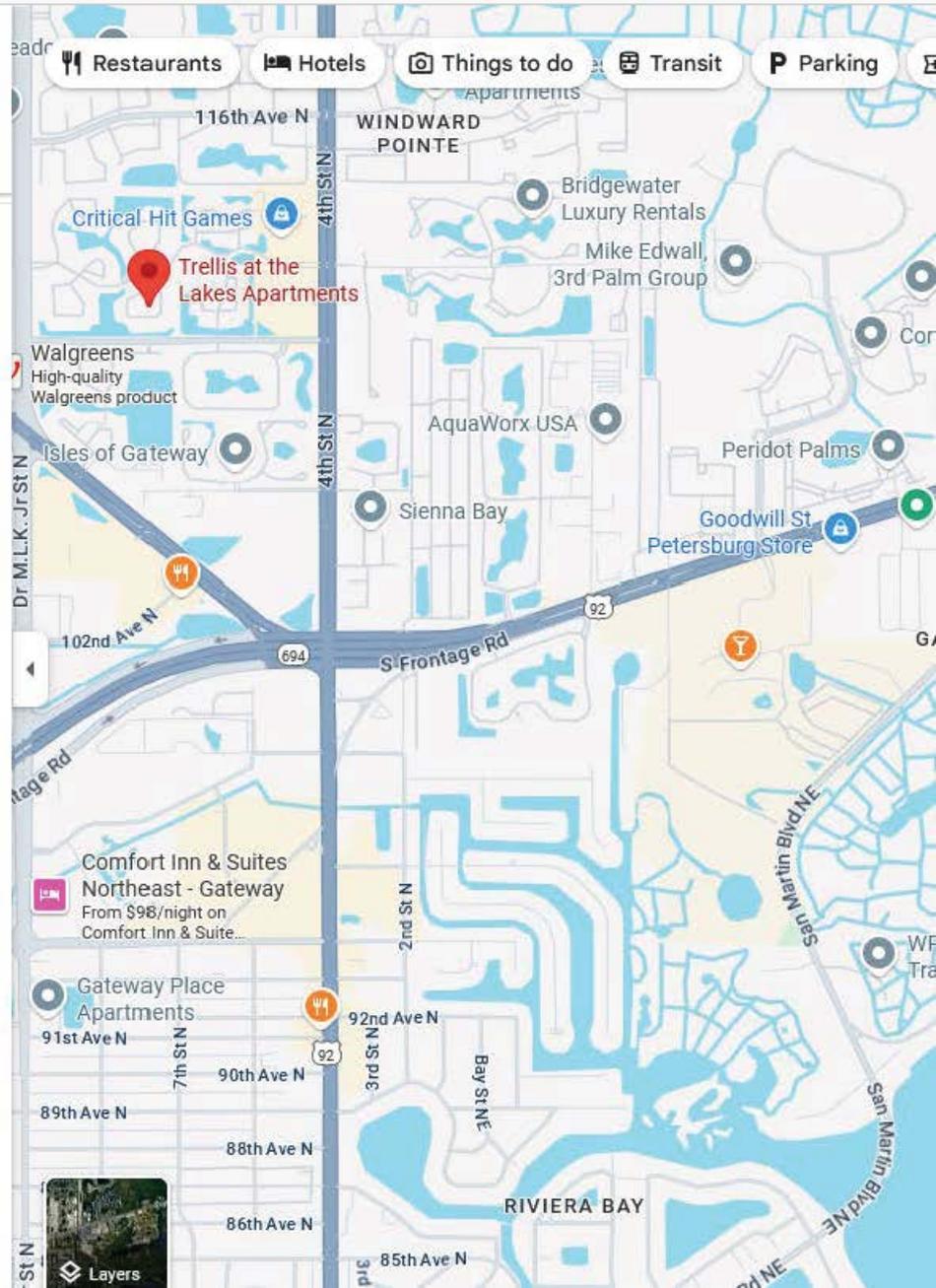
FRAUD ALERT!

My husband and I applied for a specific unit that we were told was available for subleasing. After applying we were charged 3x for the application fees totaling over \$200. Days later, we were notified by the office management that they have changed their minds and the current tenant was being denied their right to sublease their unit to us, due to reasons not justified in the leasing contract or any other written documentation.

My husband and I were told we would receive a refund for our application fees, and that there would be a check mailed to us from GA. It has been three months, and we have received no refund check.

THIS IS FRAUDULENT ACTIVITY. We were prompted to fill out a modified application for a specific unit that was NOT available for subleasing according to their terms or for leasing at all, as the current leaseholders were STILL ON THE LEASE.

We have tried several times to follow-up with Trellis by leaving voicemails and sending emails which have all gone unanswered. We have escalated the matter to the Property Management company Range Water, and still have not received a response.



← Trellis at the Lakes Apartment 🔍 ✕

Overview Reviews About

S Staci Beal
5 reviews

★★★★★ 2 months ago

I applied for an apartment at the end of February and paid the \$275 application fee. I didn't hear anything from them. I called numerous times, left more than one voicemail on one of the numerous phone numbers they have (they all lead to the same place from what I discovered) and emailed numerous times. Didn't hear back from them once. Decided to go to a different apartment complex. Two weeks later, I get an email saying they needed more information. I told them to cancel my application and refund my fee since they didn't do anything with my application. They agreed to the refund, said it was issued on March 27th and I should have it within 30 days (paper check being mailed from GA). Still no refund and they are back to not responding to me.

I have submitted a complaint with BBB (as I told them I would do in one of my ignored emails).

Do yourself a favor and keep looking. There are better managed apartments to choose from within the same cost range.

**I'm waiting for the auto response from them to this review telling me they would love to resolve this and to call [insert number] or email [insert email]. I would if I thought they would actually respond and do their jobs!

