

## 3 Bedrm Dr. Phillips Condo (Next To YMCA) For Rent SEE

**407-641-5782**

7643 Sugar Bend Drive #7643  
Orlando, Florida 32819

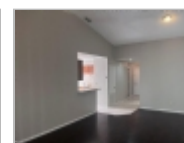
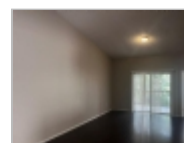
**Rent: \$2,150.00** **Size:** 1212 SqFt

**3 Beds 2 Baths Condo**

**Deposit:** \$2,250.00 USD  
**Application Fee:** \$79.00 USD

**Included Utilities:**  
Garbage

For more information:  
[www.thejaymyersteam.com](http://www.thejaymyersteam.com)



### Property Description

**\*\*\*It's easy to REQUEST A SHOWING RIGHT NOW, CLICK LINK\*\*\*:** [CLICK HERE](#)

**Once all adults have viewed this property** [APPLY HERE](#)

Orlando Realty & Property Management does business in accordance with the Fair Housing Act and does not discriminate on the basis of race, creed, religion, age, sex, familial status, marital status, disability, color, national origin, sexual orientation, lawful source of income, or actual or perceived status as a victim of domestic violence, dating violence or stalking or any other protected basis.

View all of our properties at <http://407rentals.com>  
WE SHOW PROPERTIES 7 DAYS A WEEK!

APPLICATION FREQUENTLY ASKED QUESTIONS: Typical approval requirements: Income of 3x the monthly rent; verifiable, satisfactory rental references; no evictions; no credit scores less than 500; a criminal background check. For complete details [CLICK HERE](#)

**\$SAVE MONEY ON APPLICATION FEES:** We recommend that you not fill out an application if any of the following apply to you: Evictions, Unpaid balances due to landlords, a Credit score below 500, insufficient income (Household income below 3 times monthly rent), Unsatisfactory rental references, un-discharged Bankruptcies. And Pets can also be a reason for denial. For Add'l Info [CLICK HERE](#)

**Pets:** OK (Dangerous Pets are not permitted, Pit Bulls, etc.)  
**AVAILABLE: NOW**

**\*\*\*HURRY THIS OFFER ENDS SOON. OFFER FOR QUALIFIED APPLICANTS ONLY (PLEASE VIEW OUR APPLICATION GUIDELINES AT OUR WEBSITE.). THIS OFFER IS BASED UPON A 12 MONTH LEASE BEING SIGNED WITHIN 3 DAYS OF THE INITIAL VIEW OF THE OF PROPERTY. OCCUPANCY OF PROPERTY AND COMMENCEMENT OF RENTAL AGREEMENT MUST BEGIN WITHIN 14 DAYS OF THE INITIAL VIEWING OF THE PROPERTY. THE RENT FOR THE FIRST 120 DAYS OF THE LEASE ON THIS PROPERTY IS \$2,150.00 PER MONTH. THE REMAINING TERMS OF THE LEASE SHALL BE BASED UPON THE ORIGINAL LISTED PRICE OF \$2,250.00 PER MONTH. THE TENANT MUST FULFILL THE ENTIRE LEASE, OR THE AMOUNT THAT WAS DISCOUNTED ON THE FIRST 120 DAYS WILL BE CHARGED AT THE TIME OF TERMINATION AS ADDITIONAL RENT. THE SECURITY DEPOSIT DUE WITH AN APPROVED APPLICATION IS \$2,250.00. OTHER FEES/DEPOSITS MAY APPLY.\*\*\***

Price: \$2,150.00/month



### Orlando Realty and Property Management

Office Location  
1906 Hillcrest Street ([map](#))  
Orlando, Florida 32803

**Orlando Realty and Property Management**  
**407-641-5782**



7643 Sugar Bend Dr., Unit #7643  
Orlando, Florida 32819  
Contact: Orlando Realty & Property Management  
To view a property call: 407-641-5782

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Subdivision: Sanctuary At Bay Hill  
Bedrooms: 3  
Bathrooms: 2  
Property Sub Type: Condo  
Square Ft: 1212  
Year Built: 1996

\*Priced Low, Call Now!  
\*1 Car Garage  
\*Screened In Patio  
\*Large Living Room  
\*Granite Countertops  
\*Eat In Kitchen  
\*Upgraded Kitchen  
\*Hardwood Flooring  
\*Tile Flooring  
\*COMMUNITY Is GATED  
\*COMMUNITY Pool  
\*COMMUNITY Park  
\*COMMUNITY Playground  
\*COMMUNITY Basketball Court  
\*Next To The Dr. Phillips YMCA  
\*JUST MINUTES To: Valencia  
\*JUST 20 MINUTES To: Downtown Orlando  
\*JUST 20 MINUTES To: The Airport  
\*CONVENIENT To: I-4 & 528  
\*JUST MINUTES To All Theme Parks  
\*CONVENIENT To: Major Roads, Shopping, & Schools  
\*CONVENIENT To: Restaurant Row  
\*CONVENIENT To: Dr. Phillips Elementary & High School  
\*All Kitchen Appliances INCLUDED  
\*Fridge INCLUDED  
\*Blinds INCLUDED  
\*Stainless Steel Appliances INCLUDED  
\*School info: <http://orlandoarealinks.info>  
\*SORRY, THIS OWNER IS NOT YET BEEN APPROVED TO ACCEPT SECTION 8 VOUCHERS.  
\*The deposit amount is based upon the application results.  
\*Pets: OK (Dangerous Pets are not permitted, Pit Bulls, etc.)  
\*AVAILABLE: NOW

DRIVING DIRECTIONS: From Sand Lake Road, turn into Dr. Phillips Blvd, left into the Sanctuary at Bay Hill (before Wallace Blvd), go through the gate to Sugar Bend Dr.

Each person, 18 years of age and over, MUST view the property in person PRIOR to submitting an application. An applicant cannot lease a property without viewing the property in person first (Application/Admin fees are NON-refundable even if an applicant does not view).

Once all adults have viewed this property, APPLY HERE: <https://www.407rentals.com/ApplyNow>

All required utilities must be converted into the tenant's name and must be ACTIVE and Turned ON at the commencement of the lease before tenant will obtain possession and receive keys. Sorry, there are NO EXCEPTIONS.

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## Restrictions

**Section 8:** Housing Assistance Not Accepted

**Date Available:** Immediately

**Dogs:** Dogs (ok)

**Cats:** Cats (ok)

**Smoking:** No Smoking