

LEGACY | COOL SPRINGS

APARTMENTS



COMMUNITY FEATURES

- Ideally located near fine dining, shopping and entertainment
- Nationally ranked Williamson County school system
- Close proximity to Nashville and Nashville International Airport
- Direct access to 13 acres of scenic trailways, parks and the historic Carothers House
- Skydeck with outdoor lounge, fireplaces, TV and kitchen
- Heated knife-edge saltwater pool with sun shelves, cabanas, deck shower and water feature
- Impressive multi-story clubhouse with glass garage-style doors that open to outside
- Professional fitness studio with Matrix® equipment, Peloton® bikes, lockers and mini refrigerators
- Gaming lounge with flat screen TVs, virtual golf simulator with putting green, mini bowling, billiards, foosball table, card table and shuffle board
- Conference room and individual work pods
- Coffee bar and social kitchen with indoor/outdoor space
- Zen garden courtyard, walking path, fountains, waterfall brook and rain curtain
- Music studio and whiskey lounge
- Pet-friendly apartments with paw spa
- Outdoor entertaining spaces with projector screen and firepits
- Grill areas with bar and lounge seating
- Multi-level parking garage
- Bike storage
- Package delivery lockers
- Planned community activities
- 24-hour emergency maintenance
- Owner-managed, professional on-site management
- Online system for resident services

HOME FEATURES

- 1-, 2- and 3-bedroom apartments up to 1,855 sq. ft.
- Smart home technology
- Hardwood-inspired flooring throughout
- Fully-equipped kitchens with stainless steel appliances
- Quartz countertops in kitchens and baths
- White subway tile backsplashes
- Large undermount kitchen sinks
- 42" white cabinetry
- Matte black fixtures and hardware
- Wine refrigerators in kitchens
- Patios/balconies with storage
- Wraparound porches*
- Dens available in select suites*
- In-suite washers and dryers
- Dual vanities and framed mirrors in bathrooms
- Frameless walk-in showers with sleek subway tile
- Garden soaking tubs with curved shower rods
- Main bedrooms accommodate king size furniture
- California-style walk-in closets
- Designer light fixtures
- 9 ft. ceilings
- Ceiling fans
- Central heating and air conditioning
- Cable, satellite, phone and high-speed internet service available

*Features may vary by suite



615.249.1956 | LegacyCoolSprings.com
2000 Aureum Dr. | Franklin, TN 37067
legacycoolsprings@gciresidential.com



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QUALIFICATION INFORMATION

Applicants are approved based upon the favorable outcome of credit & rental screening. The monthly rental amount may not exceed 33% of the future resident's gross income. Applications that reflect eviction, landlord or utility collections may be declined. All applicants 18 and over will be screened for criminal history and may be declined if the applicant does not meet our criteria. This does not constitute a guarantee or representation that resident(s) or occupant(s) currently residing in our community have not been charged with or convicted of a crime. Along with other factors, our ability to verify this information is limited to the data provided by the applicant and the screening agency being utilized.

OFFICE HOURS:

Monday-Friday: 10am-6pm

Saturday: 10am-5pm

Sunday: 12pm-5pm

**Hours subject to change without notice.*

DEPOSITS & FEES

Application Fee	\$60 per person
Corporate Application Fee	\$125
Commitment Fee	\$200
Security Deposit	\$200 (with approved credit)
Valet Waste Service	\$30/month

Pet Fees:

We welcome up to two indoor pets per apartment.

1 pet \$350 (nonrefundable)

2 pets \$550 (nonrefundable)

Monthly Pet Rent \$25 per pet

Restricted Breeds:

Akita, American Staffordshire Terrier, Chow, Doberman, German Shepherd, Pit Bull, Rottweiler or any mix thereof.

Management reserves the right to refuse any pet regardless of size or breed. Information is subject to change without notice.



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