

# Jacksonville Housing

*Recommendations from Current Residents*

## Riverside

- 220 Riverside:
  - Large apartment complex. Lots of amenities: nice pool, BBQs, small gym, free coffee. Covered garage parking. Close to WCH and UF Health, next to I-95 and I-10.
  - Monthly rent: \$1,533 - 3,603.
  - [220 Riverside Luxury Apartments for Rent in Jacksonville, FL | MAA \(maac.com\)](#)
- The Brookly Riverside Apartments:
  - Large apartment complex. Pool. Secure outdoor parking. Close to WCH and UF Health, next to I-95 and I-10.
  - Monthly rent: \$1,405 - 3,632.
  - [Modern Luxury Apartments in Jacksonville | Brooklyn Riverside \(thebrooklynriverside.com\)](#)
- Bell Riverside:
  - Apartment complex on water front. Pool. On the river. Across the street from Publix and other restaurants (Tijuana Flats, Smoothie King, Einstein Bagels, etc.) Close to 5-points aka downtown Riverside. Close to WCH and UF Health.
  - Monthly rent: \$1,809 - 6,019.
  - [Luxury Apartments in Jacksonville | Bell Riverside](#)
- Vista Brooklyn:
  - Large apartment complex. Lots of amenities: rooftop pool and lounge, BBQs, meditation room, fitness center, pet friendly. Covered garage parking. Close to WCH and UF Health, next to I-95 and I-10.
  - Monthly rent: \$1,366 – 4,812.
  - [Brooklyn Apartments Jacksonville | Vista Brooklyn](#)

## Avondale

- I rent a 2-bed 1-bath home built in the 1920's with a large backyard. Historic area of Jacksonville, many older homes to buy. It's very safe, lots of people out walking, nearby park with a playground. There is a very small "downtown" which is basically 1 street of restaurants and shops. We love this area! It's ~10 minutes from UF and WCH, but can take longer if it's during school drop off/pick up time.
- Website with some apartments available for rent:
  - [Avondale Apartments for Rent - Jacksonville, FL - 28 Rentals | Apartments.com](#)

## San Marco

- The Strand
  - Large high-rise apartment complex. Rooftop pool. Gym. Garage parking. Very close to WCH.
  - Monthly rent: \$1,665 – 2,778.
  - [The Strand - Apartments in Jacksonville, FL | Apartments.com](#)
- Broadstone Riverhouse
  - Apartment complex. Lots of amenities: pool, gym, lounge, dog wash station. Covered and gated parking. On the river with access to the river walk. Close to WCH and UF Health.
  - Monthly rent: \$1,410 – 2,842.
  - [Jacksonville Apartments | Broadstone River House](#)
- SoBA Apartments
  - Apartment complex. Lots of amenities: pool, game area, gym, lounge, dog wash station. Covered and gated parking. Close to WCH and UF Health.
  - \$1,285 – 2,463.
  - [SoBA Apartments | Downtown Jacksonville Apartments \(robbinspropertyllc.com\)](#)
- The Exchange
  - Apartment complex. Smart home technology, keyless entry, pool, dog park, digital lounge, indoor and outdoor social areas. Very close to WCH.
  - \$1,350 – 2,590.
  - [The Exchange | Luxury Apartments Jacksonville, FL \(theexchangejacksonville.com\)](#)

- San Marco Promenade
  - Apartment complex. Granite countertops, stainless steel appliances, washer & dryer included in each apartment home, keyless entry. Health club with pool view, social lounge. Walking distance to San Marco. Close to WCH.
  - \$1,350 – 2,795
  - [San Marco Promenade | Luxury Apartments Jacksonville, FL \(livesanmarcopromenade.com\)](http://livesanmarcopromenade.com)
- Eastborough
  - Apartment complex. Pool, club house, dog park and pet spa, outdoor kitchen and fireplace.
  - \$1,350 – 2,795.
  - [Eastborough | Apartments Downtown Jacksonville, FL \(eastboroughjax.com\)](http://eastboroughjax.com)
- The Southerly At Southbank
  - Apartment complex. Pool. Gym.
  - PRO: Great for residents who may not have a car yet as it is right next to WCH.
  - CON: Can be on the pricier side.
  - \$1,299 – 1,688.
  - [The Southerly at Southbank | Jacksonville Luxury Apartments \(thesoutherlysouthbank.com\)](http://thesoutherlysouthbank.com)

## St. Johns Town Center

- The Uptown at St Johns: Luxury Apartments [The Uptown at St. Johns | Luxury Jacksonville, FL Apartments \(uptownjacksonville.com\)](http://uptownjacksonville.com)
  - In the middle of Town Center, able to walk to just about anything in Town Center
  - Options from studios to 2BED/2BR
  - Gated parking, with optional garage (at extra charge)
  - Pool, wifi available in common area, business center with free printing 24/7, luxury one safe package room
  - Quieter than one might expect being in Town Center
  - 24/7 maintenance, very nice and understanding front desk staff
  - Staff host a monthly get together with tenants, catered food from local restaurants in the common area room or at the actual restaurants

- CONS: busy during holiday time being in Town Center, although I don't think the traffic is too bad being from NY, but that is one potential downside from November-January
  - ~20min drive to WCH and UF Health, could be up to ~30 with traffic
- Georgetown Townhouses
- I bought this property - it is a 3bedroom, 3.5bath with attached 1-2 car garage. Pretty new development in general. My particular unit was completely renovated a year ago.
  - Gated community, pool, and gym. You get fobs for the gate. Quiet community. Weird amount of feral (but nice/cute) cats.
  - HOA fees are average for FL. But I will say that the actual committee is super active and meets all the time, which I guess is a good thing. The management company (Leland Management) is a reputable company and I'm surprisingly happy with them.
  - Top Golf is right in front of me - it would take me 5 minutes to walk there. Indoor skydiving is also right next to TopGolf.
  - Right behind Publix and there's a walking path from my townhouse complex to Target my back. Close to all the chain restaurants (pro and con), Costco, swanky mall.
  - It's right at the beginning of the Town center which is nice between everything is there, but you're not necessarily having to go through all the town center traffic
  - It's right off the intersection of 295 and JTB and right next to the WCH/Baptist Towncenter stand alone ED
  - Without traffic ~15 min to WCH, ~20 min to UF Shands, and ~10-15 min from Mayo (for peds neuro people). With traffic ~30 min to all.
  - The biggest con for me is that none of the residents (from any program) really goes out in that area. Most people hang out in Riverside and the Beaches. Town center isn't far from those places, but Lyft and Uber are unnecessarily expensive. It doesn't have any uniqueness to it since it's just surrounded by all the chains. No good coffee shop to work/study at either. There is a starbucks with drive thru right across from me though.
  - The biggest pro is the location to all the hospitals, the projected resale value, and Town Center is a good area with most the things you would want.

## Southside

- Area with Houses or Condos available for purchase or rent
- I bought a Condo for my family and I because we didn't want to rent, and we didn't want a yard. We live at the corner of JTB (202) and Hodges. Great area, great schools, commute is easy. It is about 15-20 minutes before rush hour, and 30mins max with traffic.
- Sola South Lux Apartments (Southside/Deerwood area).
  - This is a large apartment complex as well. Spacious, nice amenities including pool, BBQ's, nice clubhouse, valet trash, gym and free coffee. Has a dog park for anyone with pets. Pros: great location, short drive to WCH (10-12 minutes without traffic, max 18-20 in peak traffic) and UF (15 minutes without traffic, 25 minutes max with traffic). Also has a referral system so you can get some discounts that way too! Cons: pricey for the area- some other apartment complexes are a bit more reasonable. It can be loud on the weekends, but typically don't have any issues. Some buildings (not mine) are backed up to JTB and can hear car traffic
  - \$1,326 – 2,207.
  - [SOLA South Lux Apartments - Apartment Living in Jacksonville, FL \(solaluxapts.com\)](http://solaluxapts.com)
- The Loree apartments off JTB Blvd
  - Nice new apartments, quiet, reasonable price
  - Close to I95, 10-20 min drive to Wolfson/UF Health depending on traffic
  - Close to Town Center with access to lots of shop and restaurants
  - [Luxury Apartments in Jacksonville, FL | The Loree \(theloreeapartments.com\)](http://theloreeapartments.com)
- Coventry Park Lux Apartments
  - 3 min drive to I95 (10 min drive to WCH and 15-20 min drive to UF)
  - Quiet area
  - Pool, gym, basketball court available for use
  - Multiple options available (1 br/bath, 2+ br/bath etc)
  - 24 hr maintenance service available
  - Free parking with optional garage parking for an additional fee
  - CONS: Can't walk anywhere (i.e too far from St. John's town center, no nearby parks)
  - \$1,267 – 4,973.
  - [South Jacksonville Apartments for Rent | Coventry Park \(coventryparkliving.com\)](http://coventryparkliving.com)

## Mandarin

- In my opinion, the best place for purchasing a house (not necessarily for renting though) and an area for families. It is far enough away from downtown Jacksonville, but close enough that transit to the hospital won't eat up too much time. Depending on the area, you can easily access the highways and are in a central location between downtown, Orange Park, and St. Johns. This provides you multiple route options available if for example there is an accident or bad traffic on one of the major roadways and if you plan on traveling to Orlando or Tampa to visit family often you are already about 30 minutes south of downtown Orlando, which may save you up to an hour round-trip. The only drawback to the transit is night shifts when sign out is 6pm (because traffic into downtown gets heavy) and I have to leave about 20 minutes earlier in the morning than usual on clinic/elective days when I need to report at a later time because traffic is heavier. Traffic south from downtown only adds an extra 5-10 minutes - a worthwhile compromise for the location and what the surrounding area has to offer. One other drawback is that it is far from the beach (about 30-40 minutes) if that's something you are interested in frequenting often.

## The Beach

- Drive is about 20 minutes without traffic. Great option if you don't mind living a little further away. Great for beach days, bike riding, restaurants, bars.

## Arlington

- Strongly consider avoiding the area: nice houses in certain areas, but lots of crime in other areas, and also very far from any clinics or rotations in South Jacksonville

## Tips for Renting

- [Stay Sojo Corporate Housing | Furnished Corporate Housing](#)
  - A New Standard of On-the-Go Living: "On-the-go-living should be as easy as booking your flights" Our Mission is to provide you with the freedom to live, work and explore without all the hassle that signing a long-term lease requires. With furnished living options available across Jacksonville and the U.S., you can Stay Sojo wherever you go. Flexible bookings allow you to experience all the comforts of home while you explore more of what the world has to offer. New experiences are at the tip of your fingers. Luxury housing at a fair price for the traveling professional is what we do best.

- Please contact Shannon Greeley at [sgreeley@staysojo.com](mailto:sgreeley@staysojo.com), 407-619-8236, or [reservations@staysojo.com](mailto:reservations@staysojo.com) to receive viable options for your review.
- Prolandlords.com - site to look for renting options
- Finding a house to rent that fit our desires (3 bed, 2 bath, built in the last ~30 years, decent looking neighborhood) was somewhat difficult to find. I checked multiple sites every day and if you didn't jump on it instantly, it would be gone within 2-3 days.

## Tips for Buying

- Realtors
  - Mike Hicks: 904-874-0709 (Premier Realty Group). Mike was awesome and spent days driving us around to find the place we wanted. He worked to get everything secured and done as quickly as possible. Very knowledgeable of the area. Has worked with residents in the past. (Jeff).
  - Mike Hicks: I also know Mike well; I met him after I moved to Jacksonville. He is trustworthy and good realtor (Brett)
  - Suzan Rogalski: 904-742-3045 (RE/MAX The Rogo Team). I worked with Suzan who has been in the business locally for years - she knows the area and market well. She would send many options to us through an Internet Portal to review, but favorited several of them for us based on what we told her we were looking for and her recommendations for area and housing resell. Once we picked out a few options, we visited Jacksonville and she toured us around town to look at each one. We had no business getting our dream-house so quickly and for such a low price below asking price, but she definitely knew how to use the home inspection to find problems we could use at the bargaining table to lower closing costs or lower the asking price. Great negotiator, thorough, trustworthy, and always available! We became friends and she still keeps in contact with us to see how we are doing. (Brett)
  - Brittany Wiggs: 904-463-4499 (Cindy Gavin Team) . Brittany was excellent. She typically will text back instantly and conducts a wide search for any home you are looking for. Has experience with residents. Good at negotiating and will even facetime video a tour of houses for you to save on travel expenses. (Doug)
  - Yvonne Roberts: 904 - 521-4844. Keller Williams. Lives out at the Beach, but knows all of Jacksonville. Very nice and hard working. Many years of experience in Realty in Jacksonville.

- Sonya Prescott (904) 606-8930. She knows all of Jacksonville and will literally be working to find you a place/negotiating on your behalf 24/7. She's very honest and she ended up getting in good with the sellers of my place and that actually helped me with bringing down the price. I had worked with a couple real estate agents before her and it was such a struggle for them to understand what I wanted. Sonya understood what I wanted within an hour of talking to me. I also bought my place from afar and she was great about video chatting me in to tour places and taking fantastic pictures and videos so that I could really get a sense of the places that I was looking at. (Priya)
- Home Inspectors:
  - Affordable Home Inspections, Lawrence Storniolo, 904-742-3345. He did a great job, very thorough and reasonable price. Caught many little and major problems that kept both of us from buying bad older homes (Rachel and Doug)
  - Make sure to get pest inspection (and chimney inspection if applicable) as well as general home inspector - Suzan Rogalski [realtor] has very dependable and affordable teams she works with (Brett)
- Loans - Physician Loans (Zero Down, No PMI)
  - Suntrust (now Truist): Very experienced doing loans for Residents and are familiar with that we can afford. Will work with you to get approved. (Will not do zero down for condos)
  - Fifth-Third: Will do physician loans and will work with you to get qualified and close on your house. Will do Zero down, and no PMI for Condos
- Consider looking for a house that is 3 bedroom, 2 bath (even if it seems big for your needs) because it makes it a more attractive option for families during re-sell (even during difficult times where the market is slow).

## Rental Option from WCH Pharmacist Nisha

Hello! I'm a pharmacist at Wolfson Children's Hospital and I'm looking to rent out my 3.5/2.5 bath townhouse if anyone is interested. It is on Gate Parkway and Belfort near Tinseltown. The actual physical address is 4193 Studio Park Ave, Jacksonville, FL 32216 if you want to look at the exact location. Looking to rent for 1800 a month.

This is a 2 story townhome with hardwood floors, stainless steel appliances, all bedrooms are upstairs and there is room downstairs that we converted to a game room but could very well be an office space. The half bath is downstairs. Also has a 2 car garage and is an end unit/corner lot (so only attached on one side). I've been the only owner.



I can email pictures if interested. Let me know if you are interested or have any questions. We are looking to move out the first weekend of June so will be available then. Thank you,  
Nisha Waltermeyer (nisharx08@gmail.com)