



UF



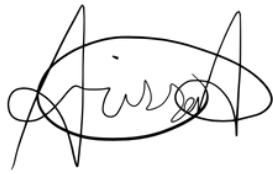
HOUSING GUIDE

2025

Dear Future Gator Docs,

Welcome to your housing guide! We created this resource to provide you with insight into where many UF medical students choose to live. We understand that finding the right home involves various factors, including proximity to campus, budget, amenities, and personal preferences. We hope this guide helps make your decision a little easier.

Best of luck on your journey, and welcome to the UF College of Medicine!

A handwritten signature in black ink, appearing to read 'Arissa', enclosed within a large, stylized, hand-drawn oval or loop.

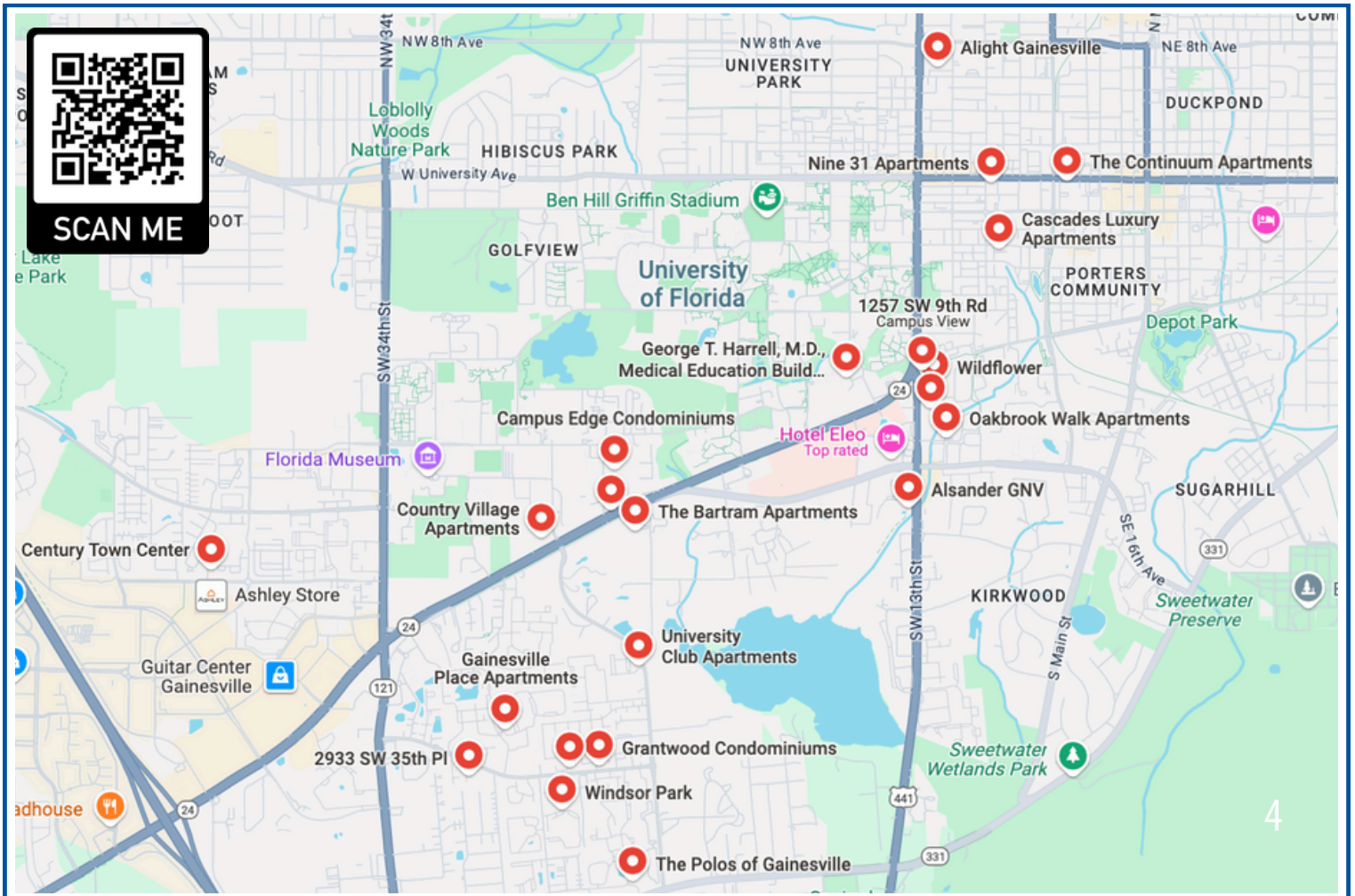
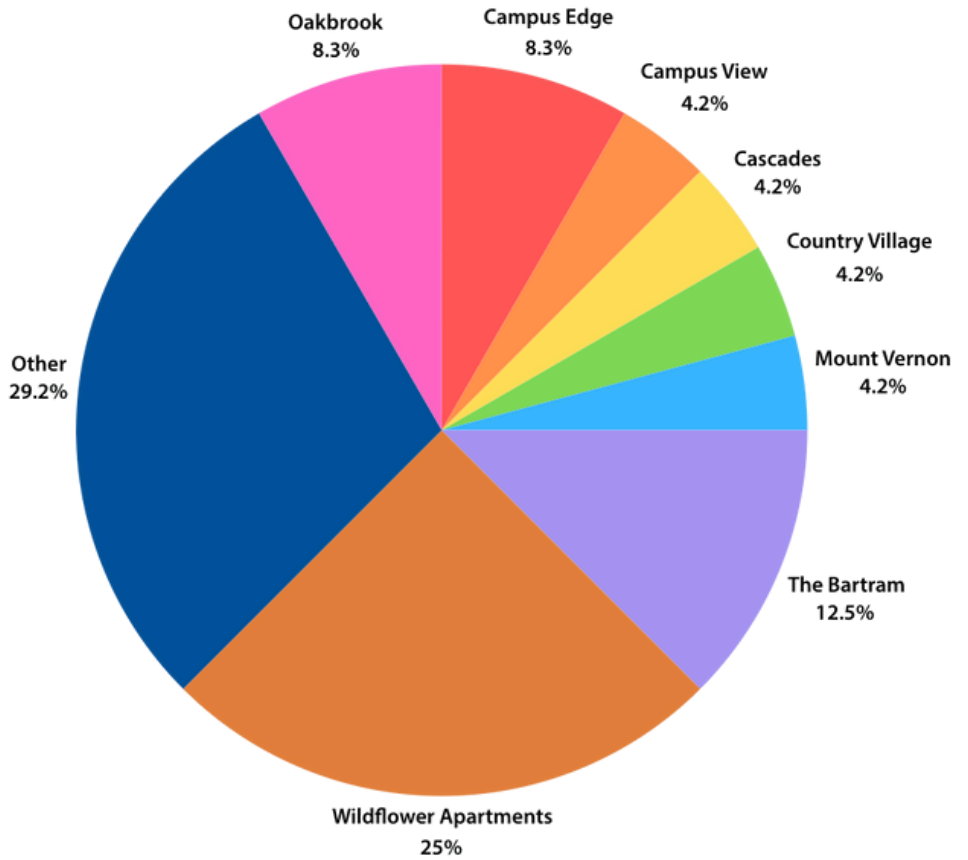
Arissa Adhikary
Class of 2028

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C/O 2028

Housing Survey Results





ALIGHT

Overall Experience: Good

Maintenance: Good

Average Monthly Rent: \$950/person (including parking)

Distance to UF COM: 5-15 min drive (traffic-dependent), 30 min walk, bus stop outside complex

Amenities: In-unit laundry, gym, pool, study area, picnic/hammock area, indoor garage parking

Different Apartment Sizes Offered: Yes

Features Included in Rent: Water, internet, pest control

Pets Allowed: Yes

Highlights: Organized and friendly administrative office, great amenities

Downsides: Traffic on 13th Street, undergraduate heavy, lack of refurbishment

ALSANDER

Overall Experience: Good

Maintenance: Good

Average Monthly Rent: \$1,750 (1-bed/1-bath)

Distance to UF COM: 10-15 min walk to HMEB, bus stop in front

Amenities: In-unit washer/dryer, gym, pool, clubhouse, dog park

Different Apartment Sizes Offered: Yes

Features Included in Rent: Water, Wi-Fi, and trash included; electricity and parking separate

Pets Allowed: Yes

Highlights: Newer complex, close to school, quick maintenance, safe environment

Downsides: Parking costs (125-75/month)

CAMPUS EDGE

Overall Experience: Excellent to Good

Maintenance: Excellent to Average

Monthly Rent: \$1,475 (2x2 condo)

Distance to UF COM: 25 min walk, 10 min bike, 5 min drive, multiple bus stops

Amenities: In-unit laundry, pool, clubhouse with study rooms, fitness center, free parking

Different Apartment Sizes Offered: Yes

Features Included in Rent: No

Pets Allowed: Yes

Highlights: Great location, quiet and safe neighborhood, close to SW Rec and UFCOM

Downsides: Outdated pool chairs and gym, property manager issues



CAMPUS VIEW

Overall Experience: Excellent to Good

Maintenance: Excellent to Good

Average Monthly Rent: 1,850(2BR/2BA), 800/person

Distance to UF COM: 10 min walk (near DNA bridge)

Amenities: In-unit laundry, 1 parking spot per unit (2 spots for 3 people)

Different Apartment Sizes Offered: Yes

Features Included in Rent: Pest control, internet, water

Pets Allowed: Varies (depending on unit owner)

Highlights: Quiet, affordable rent, 5-10 min walk to campus

Downsides: No outdoor space

CASCADES

Overall Experience: Excellent

Maintenance: Excellent to Good

Average Monthly Rent: \$1,704 (unit, including parking)

Distance to UF COM: 20 min walk, 2 min to bus stop

Amenities: In-unit laundry, rooftop, study rooms

Different Apartment Sizes Offered: Yes

Features Included in Rent: Internet included; water, electricity separate (\$60-80/month)

Pets Allowed: Yes

Highlights: Walking distance to UF COM, grocery stores, restaurants, Depot Park

Downsides: No gym or pool, parking costs extra (225–290/month), no guest parking

CENTURY TOWN CENTER

Overall Experience: Good

Maintenance: Good

Average Monthly Rent: \$1,800 (2BD/2BA)

Distance to UF COM: ~10 min, near bus stop

Amenities: In-unit laundry, 2-level gym, pool, clubhouse with events

Different Apartment Sizes Offered: Yes

Features Included in Rent: Sewer, mandatory monthly fee for valet trash and pest control

Pets Allowed: Yes (small dog park, pet fees apply)

Highlights: Close to restaurants, mall, lots of graduate students, updated finishings, spacious

Downsides: Not the cheapest, parking can be inconvenient, small bedrooms in some units



COUNTRY VILLAGE

Overall Experience: Excellent

Maintenance: Excellent

Average Monthly Rent: \$625/person (2-bedroom)

Distance to UF COM: 5 min drive to Garage 14, nearby bus stop

Amenities: In-unit laundry, pool, free parking (no decal needed)

Different Apartment Sizes Offered: Yes

Features Included in Rent: Internet, cable, water, gas (stovetop/oven), pest control

Pets Allowed: Yes

Highlights: Close to gym and Butler Plaza, responsive management, well-maintained property

Downsides: Bus stop across the street, not all units have in-unit washers/dryers

GAINESVILLE PLACE

Overall Experience: Good

Maintenance: Good

Monthly Rent: ~\$645/person

Distance to UF COM: 3.5 miles, excellent bus access

Amenities: In-unit laundry, gym, pool, clubhouse and courts, free parking (no garage)

Different Apartment Sizes Offered: Yes

Features Included in Rent: Internet, pest control

Pets Allowed: Yes

Highlights: Great amenities, excellent bus access, affordable

Downsides: None noted

GRANTWOOD

Overall Experience: Excellent

Maintenance: Excellent

Average Monthly Rent: Varies (privately owned townhouses)

Distance to UF COM: 7 min drive, bus nearby

Amenities: Parking (no pass or decal needed), gated, pool

Different Apartment Sizes Offered: No (all 2-bed, 2.5-bath)

Features Included in Rent: Depends on owner

Pets Allowed: Yes (owner preference)

Highlights: Quiet location, walking trail near cow pasture, plenty of parking

Downsides: Pool isn't great, no gym



ISABELLA PARK

Overall Experience: Excellent

Maintenance: Excellent

Average Monthly Rent: Varies (privately owned townhouses)

Distance to UF COM: 7 min drive, bus nearby

Amenities: Parking (no pass or decal needed), in-unit laundry, varies per owner

Different Apartment Sizes Offered: No (all 2-bed, 2.5-bath)

Features Included in Rent: Depends on owner

Pets Allowed: Yes

Highlights: Proximity to school, quiet location, friendly neighborhood cats

Downsides: HOA fee (\$270/month), no gym

MOUNT VERNON

Overall Experience: Good

Maintenance: Good

Monthly Rent: ~\$650-700/person (2-bed, 1.5-bath)

Distance to UF COM: 10-15 min drive, 20-25 min walk, near bus stop

Amenities: Laundry (not in-unit), pool, parking

Different Apartment Sizes Offered: Yes

Features Included in Rent: Internet and electric separate

Pets Allowed: Yes

Highlights: Spacious units, large kitchen, extra half bath, great for hosting

Downsides: Older building, no in-unit laundry, limited amenities

NINE31

Overall Experience: Good

Maintenance: Good

Monthly Rent: 1,300/person(2x2),1,059/person (5x5)

Distance to UF COM: 12 min bike ride, 7 min drive

Amenities: In-unit laundry, gym, pool, hot tub, yoga room, balcony with fireplaces, TVs, grills

Different Apartment Sizes Offered: Yes

Features Included in Rent: All utilities included (renter's insurance extra \$14)

Pets Allowed: Yes

Highlights: Sauna, steam room, great location between midtown and downtown

Downsides: Undergraduate-heavy, parking \$190/month, limited package pickup hours



OAKBROOK WALK

Overall Experience: Excellent to Good

Maintenance: Average to Excellent

Average Monthly Rent: ~\$950/person

Distance to UF COM: 10 min walk

Amenities: In-unit laundry, pool, basketball court, easy parking

Different Apartment Sizes Offered: No

Features Included in Rent: Utilities ~\$65 (water, Wi-Fi, electricity not included)

Pets Allowed: Yes (one-time pet fee)

Highlights: Close to hospitals, medical buildings, CVS, affordable, great maintenance

Downsides: No gym, small windows/balconies, location requires crossing main road

THE BARTRAM

Overall Experience: Excellent

Maintenance: Excellent

Average Monthly Rent: Varies (e.g., \$950 for 3-bedroom)

Distance to UF COM: 20 min walk / 5 min drive / bus stop out front

Amenities: In-unit laundry, gym, 2 pools, clubhouse, study rooms, printer,

Different Apartment Sizes Offered: Yes

Features Included in Rent: Internet (\$50/unit/month), pest control, free garage parking

Pets Allowed: Yes, dog park

Highlights: Well-maintained, mostly graduate students, spacious, occasional events/food trucks

Downsides: Price (but worth it), thin walls (noise travels easily)

THE CONTINUM

Overall Experience: Average

Maintenance: Average

Monthly Rent: \$1,250

Distance to UF COM: 1.1 miles, visible bus stop

Amenities: In-unit laundry, gym, pool, printing, garage parking (\$50/mo), community rooms

Different Apartment Sizes Offered: Yes

Features Included in Rent: Internet, water, cable, pest control

Pets Allowed: Yes, with dog park

Highlights: Proximity to downtown, quiet neighbors, pet-friendly

Downsides: Outdated furnishings, dirty common areas



THE LARK

Overall Experience: Good

Maintenance: Good

Monthly Rent: \$1,300/person (including parking)

Distance to UF COM: 12-15 min walk, bus stop nearby

Amenities: In-unit laundry, gym, pool, ping pong/pool tables, mini-bowling alley, study area

Different Apartment Sizes Offered: Yes

Features Included in Rent: Pest control, cable, internet

Pets Allowed: Yes

Highlights: Lots of study space, printer available

Downsides: Undergraduate-heavy, can get loud

THE POLOS

Overall Experience: Excellent

Maintenance: Excellent

Average Monthly Rent: \$1,200/month (1-bedroom)

Distance to UF COM: 10 min drive, next to bus stop

Amenities: In-unit laundry, gym, clubhouse, study room, free printing, resident/guest parking

Different Apartment Sizes Offered: Yes

Features Included in Rent: Pest control

Pets Allowed: Yes

Highlights: Quiet, family-friendly environment, basketball/tennis/sand volleyball courts, 2 pools

Downsides: Some units outdated

UNIVERSITY CLUB

Overall Experience: Excellent

Maintenance: Good

Monthly Rent: \$750/person (including utilities)

Distance to UF COM: 3 miles, bus stop outside complex

Amenities: In-unit laundry, gym, pool, parking

Different Apartment Sizes Offered: No (4x4 only)

Features Included in Rent: Utilities covered up to a limit (surplus charged, usually \$30-40 extra)

Pets Allowed: No

Highlights: Open floor plan, clean and convenient location (3 miles from campus & Butler Plaza)

Downsides: Limited guest parking (risk of towing/booting)



WILDFLOWER

Overall Experience: Excellent to Good

Maintenance: Average

Average Monthly Rent: 1,800(1–bedroom), 1,200/person for other units

Distance to UF COM: 10 min walk, bus stop near UFCOM

Amenities: In-unit laundry, gym, clubhouse, garage parking, coffee/juice station, printing

Different Apartment Sizes Offered: Yes

Features Included in Rent: Internet, cable, pest control, parking, 24/7 maintenance

Pets Allowed: Yes (additional fees apply), dog park

Highlights: Spacious, great amenities (pool, grills, study room, golf simulator), keyless entry

Downsides: Management issues, thin walls, old interiors, hospital noise, roach/mold concerns

WINDSOR PARK

Overall Experience: Good

Maintenance: Average

Monthly Rent: \$500/person

Distance to UF COM: 10 min drive, bus stop outside complex

Amenities: In-unit laundry, gym, pool, parking

Different Apartment Sizes Offered: Yes

Features Included in Rent: Pest control included; internet, water, electricity separate

Pets Allowed: Depends on unit

Highlights: Affordable rent, personal bathroom, updated appliances, granite countertops

Downsides: Older complex, high utilities, occasional roach issues

WOODS EDGE SOUTH

Overall Experience: Excellent

Maintenance: Excellent

Monthly Rent: \$1,400 (unit)

Distance to UF COM: 12-18 min bus ride, bus stop in front

Amenities: Depends on unit owner (e.g., in-unit laundry)

Different Apartment Sizes Offered: Yes

Features Included in Rent: HOA covers lawn service, trash, roof issues

Pets Allowed: Depends on unit

Highlights: Hardwood floors, close to bus stops, restaurants, and grocery stores

Downsides: None noted

