

# HOME FOR SALE

UNIT #317

LIST PRICE  
\$179,000.00

SHARE PRICE  
\$171,252.00

UPGRADES VALUE  
\$8325.00



## FEATURES:

2 BR / 2 BA  
1275 SQ FT

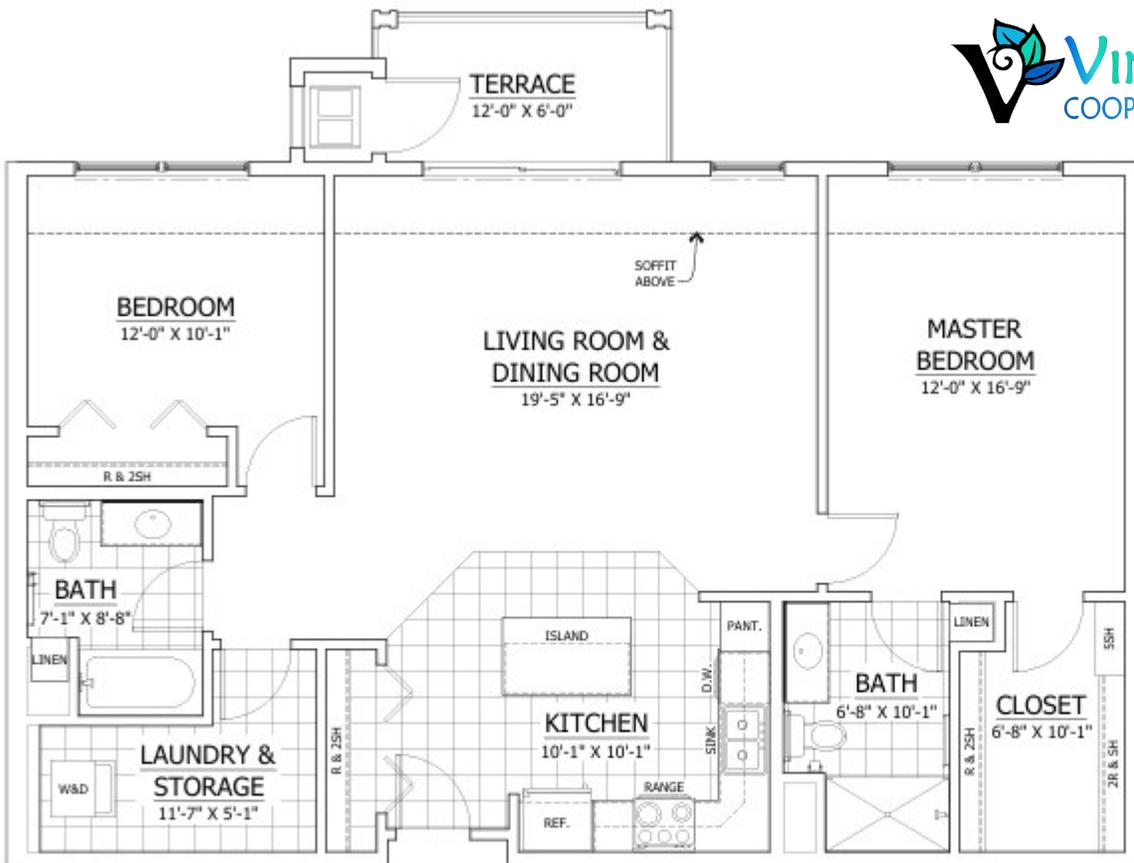
MONTHLY FEE \$1834

Monthly fee includes:  
Share of master mortgage, property taxes, reserves, internal/external maintenance, gas heat, water/sewer, garbage and recycling removal, cable, internet and underground garage parking.



## Common Areas/Community:

- Centrally located elevator
- Conveniently located refuse chute for each floor
- Convenient indoor mail for pick-up
- Fire-protection throughout the building with fire alarms, sprinkler system and strobes
- Library and coffee nook
- Vintage lounge with fireplace
- Great Room with serving kitchen, fireplace and outdoor patio
- Two guest suites available for rental
- Fully equipped fitness center, wood-working shop, Club Room with elegant pool table
- Raised garden plots available for individual use



### ELM SUITE 1,275 SF

2 Bedroom, 2 Bath

Note: Vaulted ceilings in living/dining area in 3rd floor units

8.27.24

