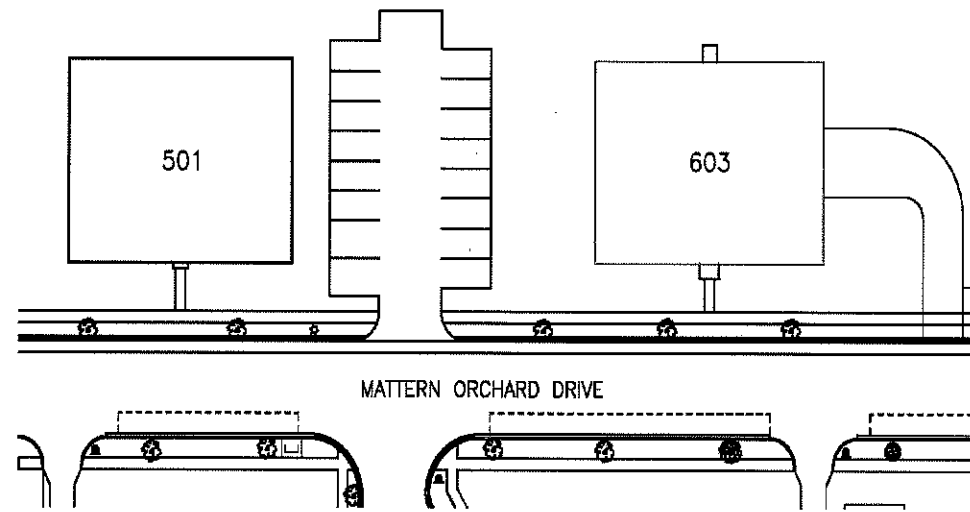


Overlook Apartments

Holliday Real Estate, LLC

316 Newry Street
Hollidaysburg, PA 16648

Tel: 814-695-1587
Fax: 814-695-7333
www.HollidayRealEstate.com



General Exterior:

- Architecturally designed
- Energy efficient construction
- Near 5 acre Orchard Park
- By 2 acre Overlook Park
- Spectacular views
- Private balcony
- Off street paved parking
- No steps from street into first floor apartment

Live in a self-contained neighborhood. A place with a historical flavor designed to encourage friendly contact. Well maintained and safe atmosphere. Enjoy individual privacy and style as desired. Stroll the charming traditional style lined sidewalks to parks and open spaces. Off-street parking and underground

wires help keep streets uncluttered. As a neighborhood within the Borough of Hollidaysburg, municipal services include (no condominium fees) street lights, police protection, fire protection, utilities, snow plowing, park and open space maintenance.

Streetscape

- Easy access
- Paved streets
- Concrete sidewalks
- Grass strip
- Street trees
- Concrete curb
- Underground wires
- Comfortable street benches
- Off-street parking
- Street signs
- Old fashion street lights

501 Mattern Orchard Drive Apartments

Live in a carefree environment and enjoy the spectacular views in unique Holliday Hills within the Borough of Hollidaysburg. Our new Overlook apartments are spacious, offering 1,340 Square Feet of living space plus two off street parking spaces (one with Carport).

Without the demands of home maintenance, you are carefree to enjoy your lifestyle. Maintenance and groundskeeping are all included.

Your accommodations are located near Orchard Park and Overlook Park. Orchard Park is a 5 acre park with trails, picnic pavilion, tables, and benches overlooking Hollidaysburg. The 2 acre Overlook Park has trails, benches and a play park in a preserved orchard setting.

Adding to your neighborhood is the traditional streetscape with sidewalks, trees, street lights, and benches.

Life in this environment and the traditional elegant living space will be enjoyable and carefree.

Rent:

Building 501

1st Floor - per Month*
2nd Floor - per Month *

*Plus tenant pays: Electric (estimated) \$50 per month
Natural Gas (estimated) \$65 per month
(Water/Sewer and trash removal are included in the rent)

Included:

- 1,340 Square Foot Apartment
- Two bedrooms, two full bathrooms, kitchen, laundry room, dining and living room, private patio or balcony
- Range, refrigerator, dishwasher, microwave, washer and dryer
- Off street parking with two parking spaces (one with Carport) for each apartment

Landlord Maintenance:

- Full time maintenance personnel
- Common Area Care
- Furnace and Hot Water Heater Care
- Fire and Casualty Insurance (on building, does not include contents)
- Hollidaysburg Water and Sewer Service
- Trash Removal

Hollidaysburg Borough Services:

- Police Protection
- Fire Protection
- Street Lights Electric and Maintenance
- Water and Sewer Service
- Park and Open Space Maintenance
- Street and Alley Maintenance

Safety Features:

- Fire resistant building construction
- Fire alarm system
- Smoke detectors
- Positive Lock Foyer Door
- Deadbolt apartment entrance lock

General Interior:

- Gas Heat
- Electric Hot Water Heater
- R-19 Wall Insulation
- R-38 Ceiling Insulation
- Insulated Common Walls
- Insulated Windows/Doors

Landlord Groundskeeping:

- Shrubbery Care
- Lawn Care
- Snow Removal

- 24 Hour Common Area Lighting
- Street Lighting
- Borough Police Patrol
- Steel Front and Back Door
- Fire sprinkler throughout building

- Coordinated Color Scheme
- Ample Closets
- Carpet
- Pre-wired Telephone and Cable

*Handicap Features Available

Apartment Layout - Building 501

