

Holliday Real Estate, LLC

316 Newry Street  
Hollidaysburg, PA 16648

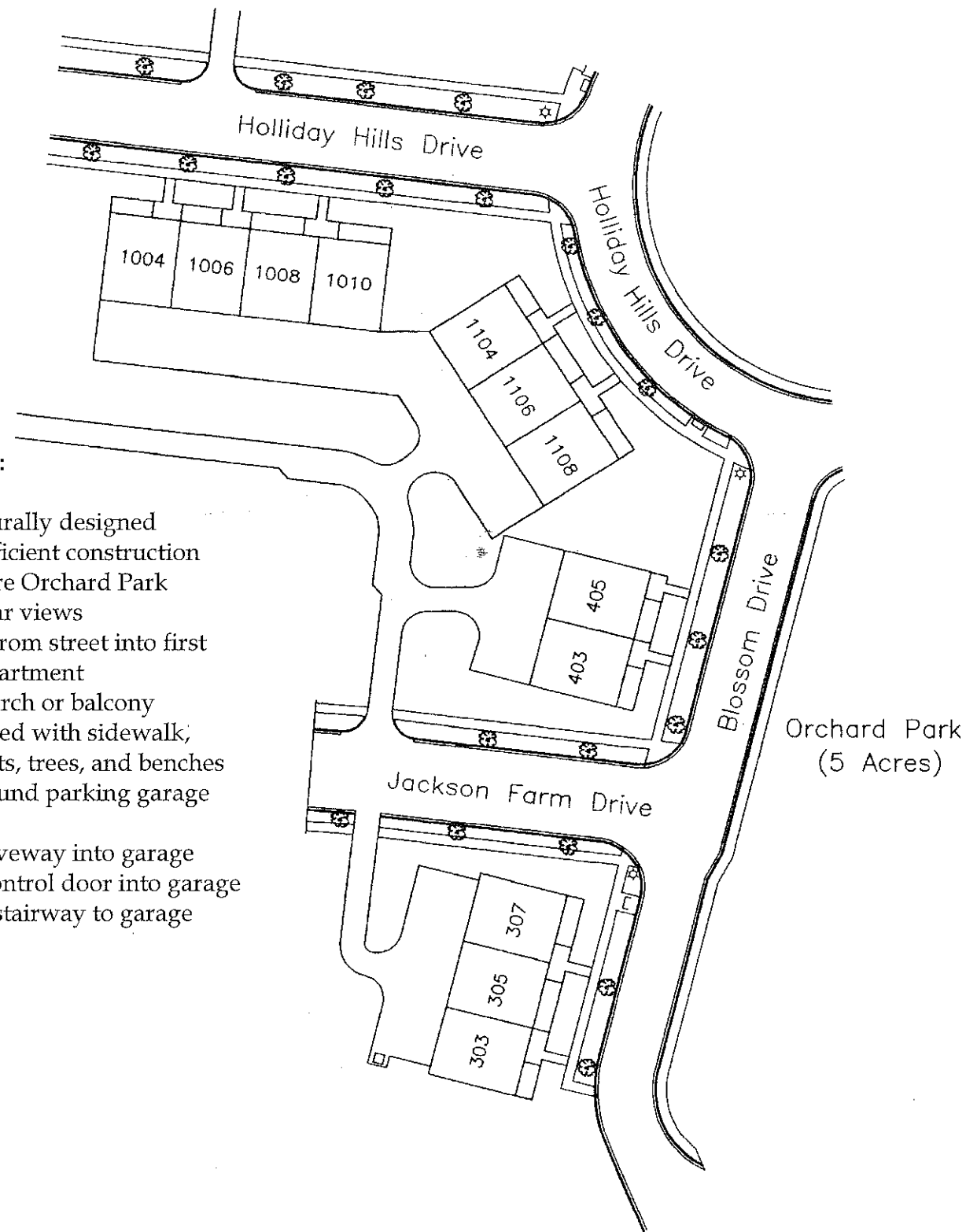
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# Orchard Park Apartments



## General Exterior:

- Architecturally designed
- Energy efficient construction
- By five acre Orchard Park
- Spectacular views
- No steps from street into first floor apartment
- Private porch or balcony
- Streetscaped with sidewalk, street lights, trees, and benches
- Underground parking garage at rear
- Paved driveway into garage
- Remote control door into garage
- Enclosed stairway to garage



Live in a carefree environment in unique Holliday Hills within the Borough of Hollidaysburg.

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

Your accommodations are near picturesque Orchard Park. The five acre park is designed with trails, picnic pavilion, tables, and benches overlooking Hollidaysburg.

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:**

Buildings #300 and #400	1 <sup>st</sup> Floor -	per Month *
	2 <sup>nd</sup> Floor -	per Month*
Building #1100 and #1000	1 <sup>st</sup> Floor -	per Month*
	2 <sup>nd</sup> Floor -	per Month *

\* Plus tenant pays: Electric (estimate based on 12 mo. average) \$ 30 per Month  
 Natural Gas (estimate based on 12 mo. average) \$40 per Month

Note: There are no condo or association fees.  
 No Pets Allowed

**Included:** Two Bedroom, Two Full Baths, Kitchen, Dining and Living Room  
 Range, Refrigerator, Dishwasher, Microwave, Washer and Dryer  
 Two Garage Spaces for Parking and/or Storage

**Maintenance:**

- Apartment and Building Maintenance
- Common Area Care
- Furnace and Hot Water Heater Service
- Fire and Casualty Insurance (on building, does not include contents)
- Water and Sewer Service
- Trash Removal

**Groundskeeping:**

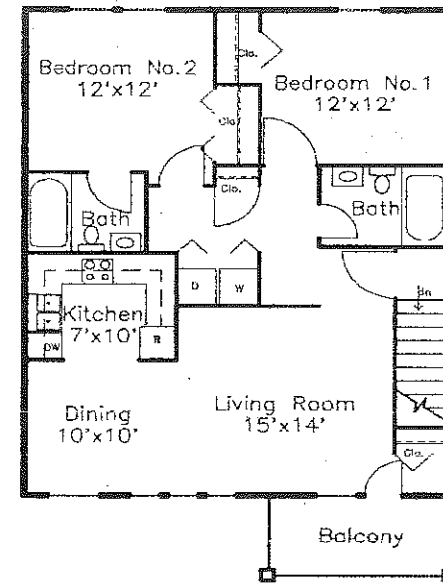
- Shrubbery Care
- Lawn Care
- Snow Removal

**Borough Services:**

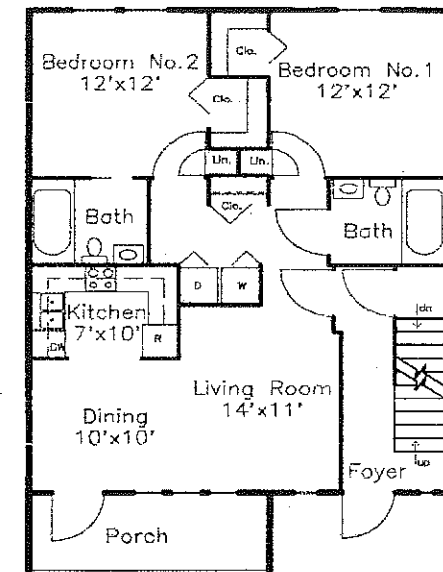
- Police Protection
- Fire Protection
- Street Lights Electric and Maintenance
- Water and Sewer Service
- Park and Open Space Maintenance
- Street and Alley Maintenance

**Safety Features:**

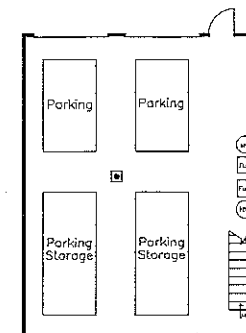
- 24 Hour Common Area Lighting
- Street Lighting
- Borough Police Patrol
- Doorbell With Intercom
- Steel Front and Back Door
- Positive Lock Foyer/Garage Door
- Deadbolt Entrance Locks
- All Walls Fire Resistant
- Smoke Detectors Interwired
- Strobe Light on Building for 911 Identification Purposes



**SECOND FLOOR PLAN**



**FIRST FLOOR PLAN**



**BASEMENT PLAN**

**General Interior:**

- Central Air Conditioning
- Energy Efficient
- Gas Heat
- Gas Hot Water Heater
- R-19 Wall Insulation
- R-38 Ceiling Insulation
- Insulated Common Walls
- Insulated Windows/Doors
- Coordinated Color Scheme
- Ample Closets
- Carpet
- Prewired Telephone and Cable

**Appliances:**

- Refrigerator
- Dishwasher
- Gas Oven and Range
- Microwave with Hood Vent
- Washer
- Gas Dryer

**Baths:**

- Tub/Shower Combinations
- Sinks with Vanity
- Mirrors
- Exhaust Fan/Lights

**Handicap Features Available**

- Building #1000 first floor interior apartments are handicap accessible

**\* Bedroom Size:**

Buildings #300 and #400	12'x12'
Building #1100	12'x16'
Building #1000 first floor end apartments	12'x16'
Building #1000 second floor	12'x16'
Building #1000 first floor interior apartments	12'x14'