

INDEPENDENT PLACE HOMEOWNER UNITS

141 Holliday Hills Drive

January 31, 2016

Purchase Price: \$158,000

Association Fee: estimated \$130 per month



General Exterior

- Spectacular views
- Paved driveway
- No steps

Streetscape

- Old fashioned street lights
- Street trees
- Grass strip
- Comfortable street benches
- Concrete sidewalk
- Street signs
- Easy access
- Paved streets
- Concrete curb
- Underground wires
- On-street visitor parking

Neighborhood Parks

- Pavilion
- Picnic tables
- Fire rings
- Walking paths
- Children's play park
- Tennis court
- Basketball court
- Volleyball court

Building site

- Private patios
- Landscaped site
- Concrete walk entrance
- On site parking
- Mailbox

Independent Place is a four unit living complex that offers a sense of place and time, and most of all independence for persons with a handicap. This one bedroom, den, kitchen/dining/living room, one bath unit provides 1,020 square feet in a common setting.

Handicap Features:

- Building interior is handicap accessible
- Bathroom and kitchen are handicap accessible
- Site is handicap accessible
- Each unit has handicap parking space

Homeowners Association:

- Each Unit Owner is a member of the Homeowner Association



Association Maintenance

- Common area cleaning
- Building, fire and casualty insurance (does not include contents)
- Water and sewer service
- Trash removal

Association Groundskeeping

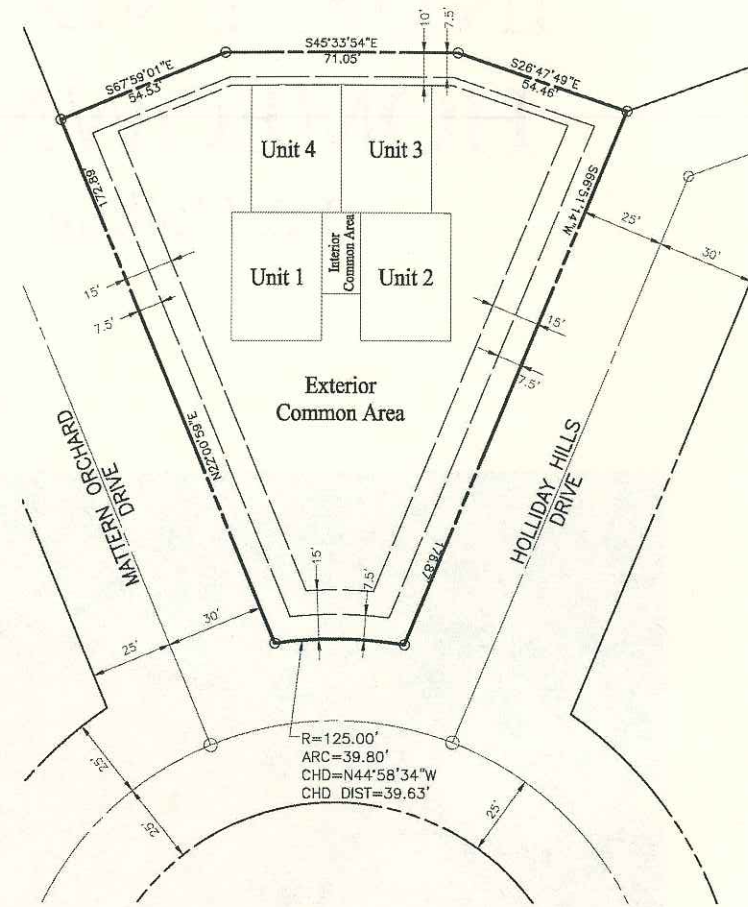
- Shrubbery care
- Lawn care
- Snow removal

Association Expenses/Homeowner Assessments

- Common maintenance
- Garbage collection
- Groundskeeping
- Water & Sewer
- Common electric
- Common insurance
- Common taxes
- Property management

Homeowners Expenses

- Unit maintenance
- Unit electric
- Unit insurance
- Unit taxes

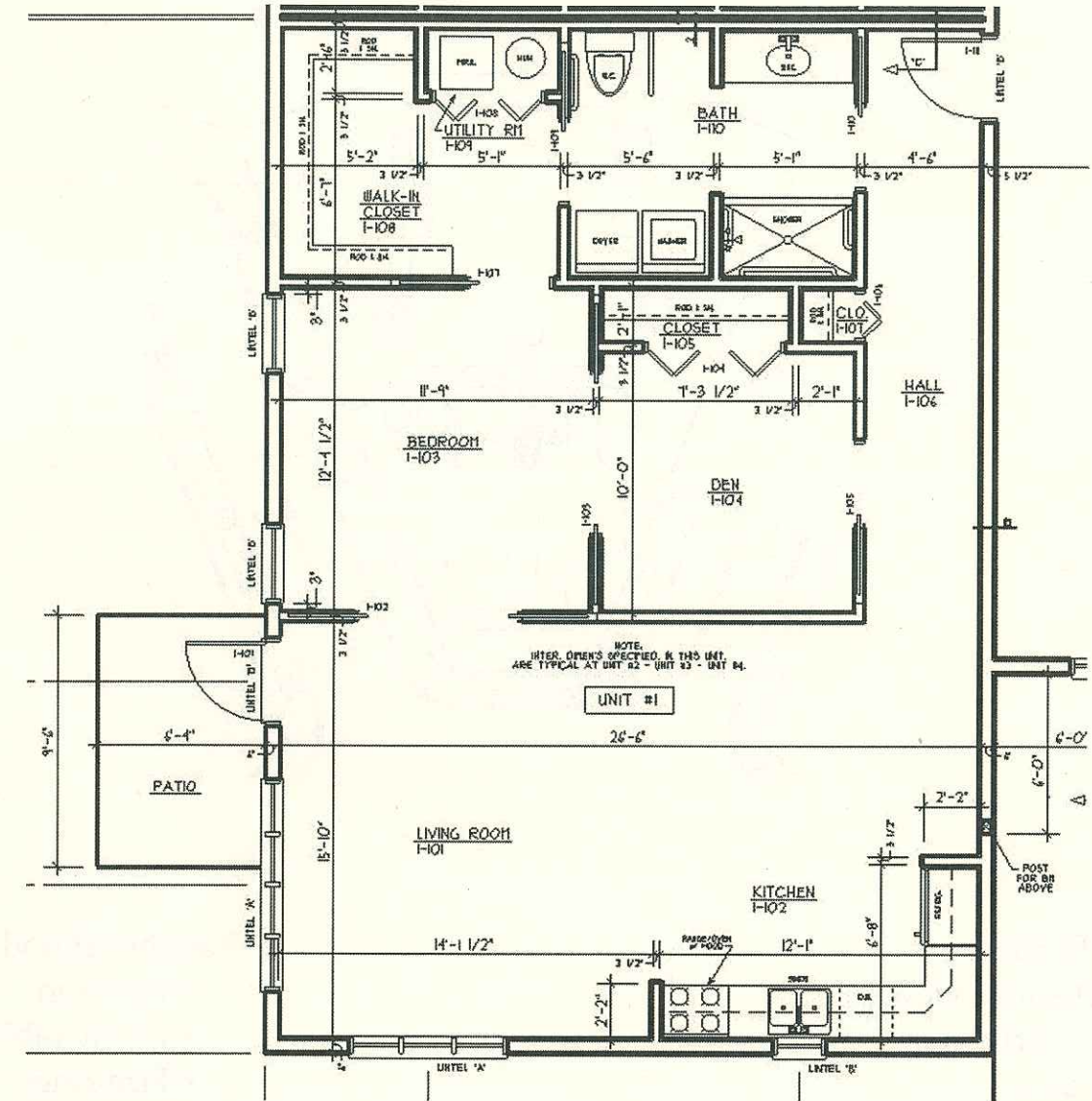


Borough Services

- Water and sewer service
- Park and open space maintenance
- Street and Alley maintenance
- Borough street lighting
- Borough police and fire protection

Safety Features

- Common area lighting
- Doorbell with intercom and remote access
- Steel front door
- Positive lock foyer
- Deadbolt entrance locks
- Smoke and carbon monoxide detectors interwired
- Fire sprinkler system



General Interior

- 1,020 square foot unit
- Bedroom, bath, kitchen/dining/living room
- Private patio
- Electric heat
- Electric hot water heater
- R-19 wall insulation
- R-38 ceiling insulation
- Insulated common walls
- Insulated windows/doors
- Coordinated color scheme
- Ample closets
- Carpet and vinyl floor covering
- Prewired telephone and cable

Kitchen

- Efficient design
- Bright and open
- Range, refrigerator, dishwasher, washer, dryer
- Designer cabinets
- Stainless steel sink

Baths

- Shower
- Sink with vanity and mirror
- Exhaust fan/heat/light
- Linen storage
- Accessories