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# The Overlook 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 underground parking spaces.

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:**

**Buildings: 905, 811, 805, 709, 703, 605 & 603**

1<sup>st</sup> Floor - \$ per Month\*

2<sup>nd</sup> 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)

Rent subject to change

No Pets Allowed

**Included:**

- 1,340 Square Foot Apartment plus two indoor parking spaces
- Two bedrooms, two full bathrooms, kitchen, laundry room, dining and living room, private patio or balcony
- Range, refrigerator, dishwasher, microwave, washer and dryer
- Underground parking garage with two parking spaces for each apartment

**Maintenance:**

- Apartment and Building Maintenance
- Two full time uniformed 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

**Groundskeeping:**

- Shrubbery Care
- Lawn Care
- Snow Removal

**Safety Features:**

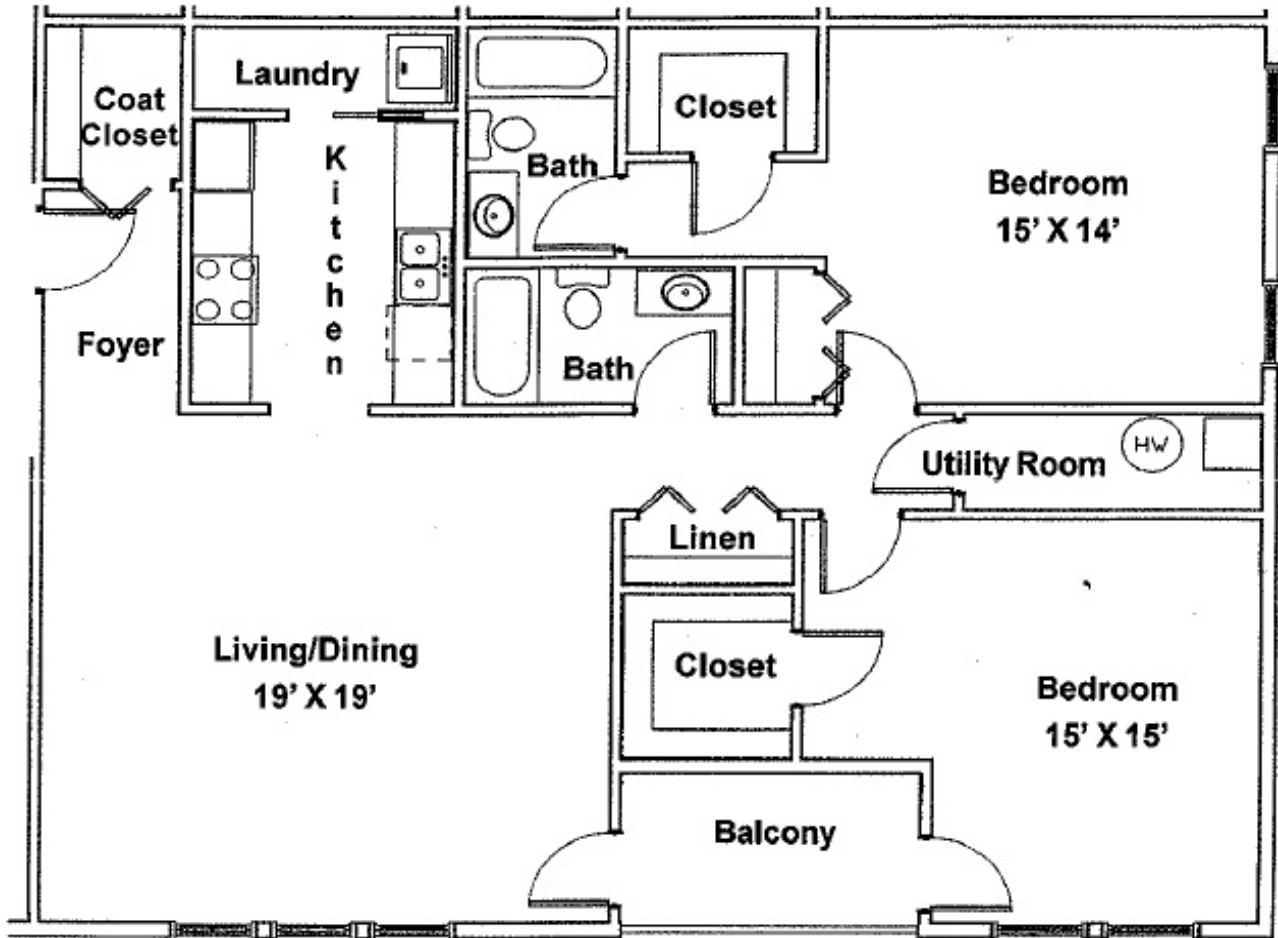
- Fire resistant building construction
- All walls fire resistant
- Fire alarm system
- Smoke detectors
- Positive Lock Foyer and Garage Door
- Deadbolt entrance lock
- Two remote control garage door operators for each apartment
- 24 Hour Common Area Lighting
- Street Lighting
- Borough Police Patrol
- Steel Front and Back Door

**General Interior:**

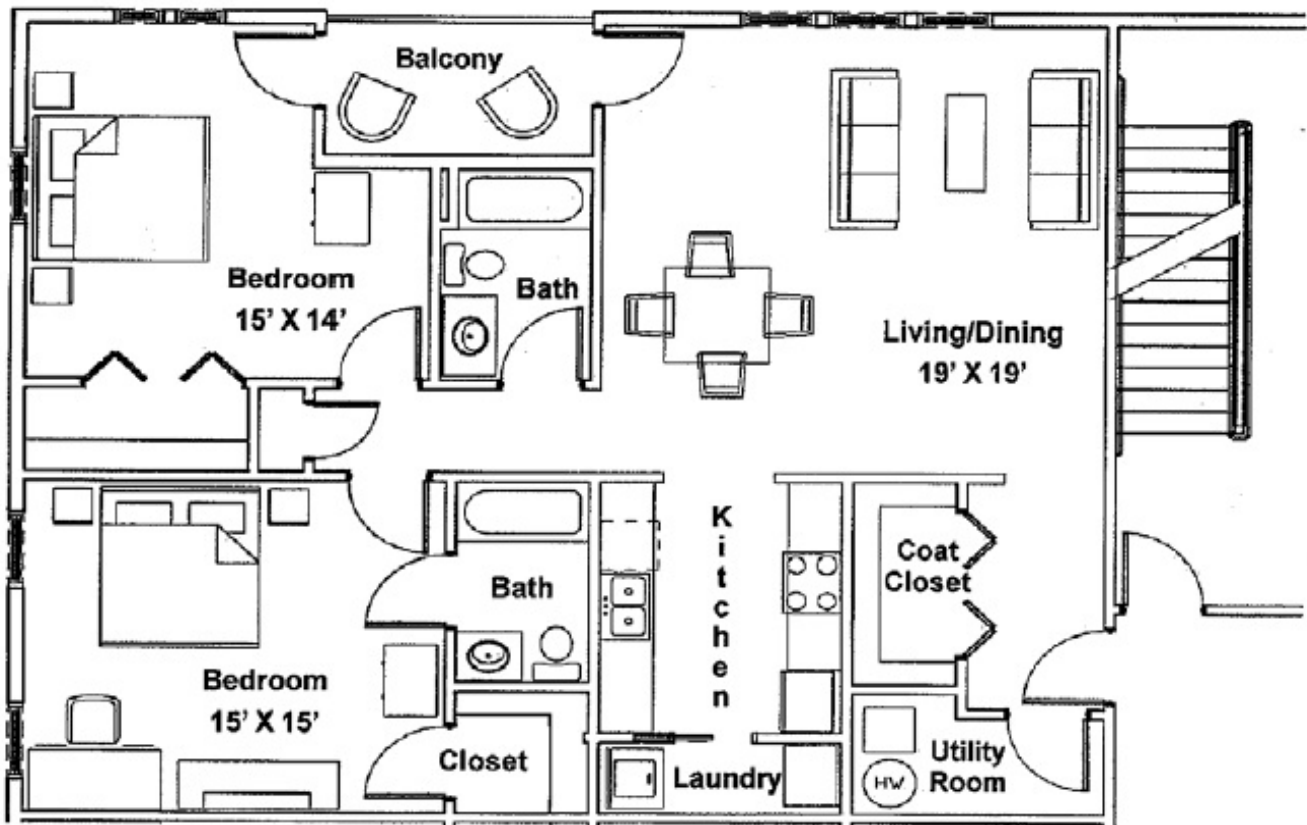
- Gas Heat
- Electric Hot Water Heater
- R-19 Wall Insulation
- R-38 Ceiling Insulation
- Insulated Common Walls
- Insulated Windows/Doors
- Coordinated Color Scheme
- Ample Closets
- Carpet
- Pre-wired Telephone and Cable

**\*Handicap Features Available**

Apartment Layout - Buildings: 603, 605, 703, 709, 805, 811



Apartment Layout - Building 905

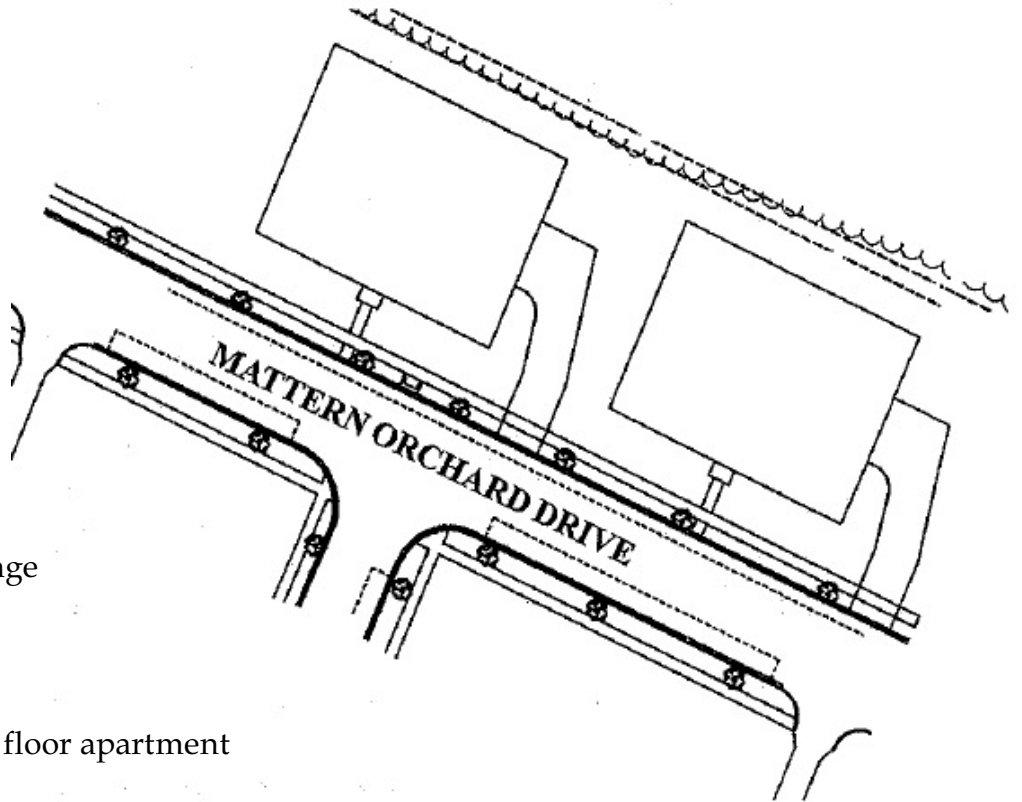


NOTE: Furniture is not included. Layout depicts possible placement of tenants furnishings only.

# Overlook Apartments

## General Exterior:

- Architecturally designed
- Energy efficient construction
- Near 5 acre Orchard Park
- By 2 acre Overlook Park
- Spectacular views
- Private balcony
- Underground parking garage
- Remote control door into garage
- Paved driveway into garage
- Enclosed stairway to garage
- No steps from street into first floor apartment



**L**ive 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