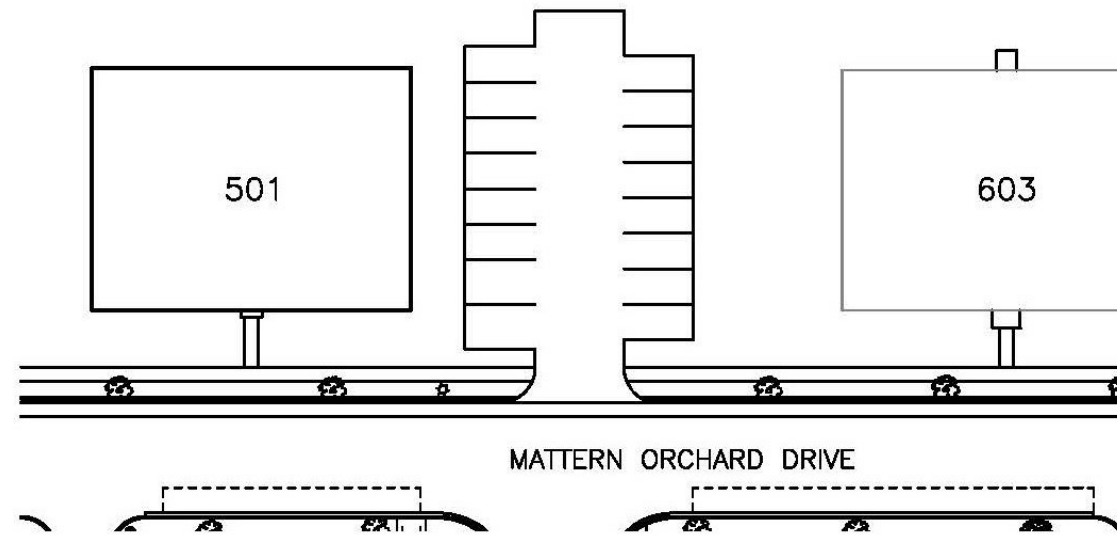


501 Mattern Orchard Drive Apartments

Holliday Real Estate, LLC

123 Olde Farm Office Road
Duncansville, PA 16635

Tel: 814-695-1587
Fax: 814-695-7333
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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

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

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.



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 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.

123 Olde Farm Office Road, Duncansville, PA 16635

814-695-1587

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Rent:

Building: 501

1st Floor - \$*

2nd Floor - \$*

*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 SF 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

Landlord Groundskeeping:

- Shrubbery care
- Lawn care
- Snow removal

Safety Features:

- Fire resistant building construction
- Fire alarm system
- Smoke detectors
- Positive lock foyer
- Deadbolt apartment entrance lock
- 24-Hour common area lighting
- Street lighting
- Borough Police patrol
- Steel front and back door
- Fire sprinkler throughout building

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

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—Building 501

