

The Overlook Apartments

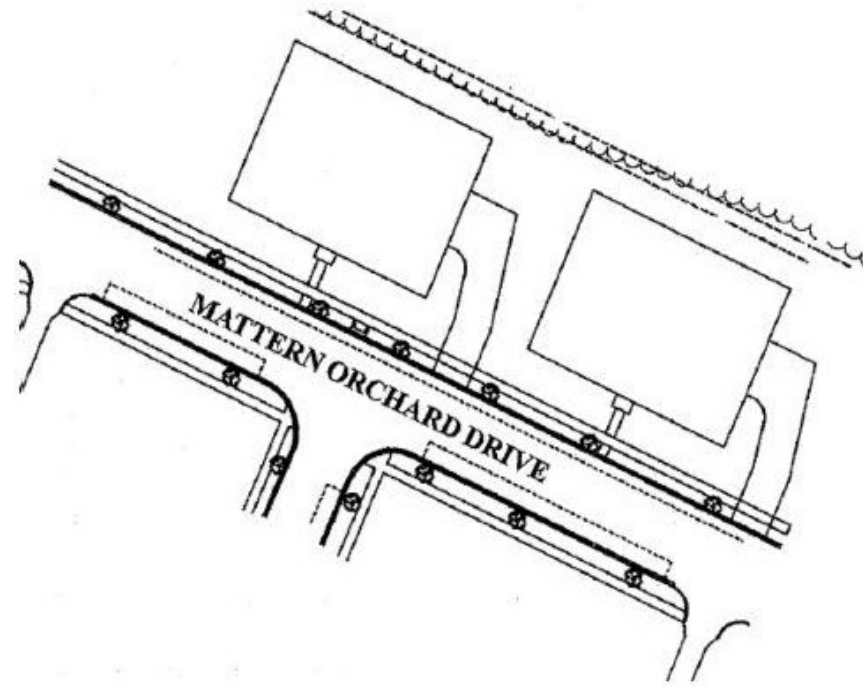
Holliday Real Estate, LLC

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Duncansville, PA 16635

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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



Live in a self-contained neighbor-hood. 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



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 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:

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

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 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

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

Hollidaysburg Borough Services:

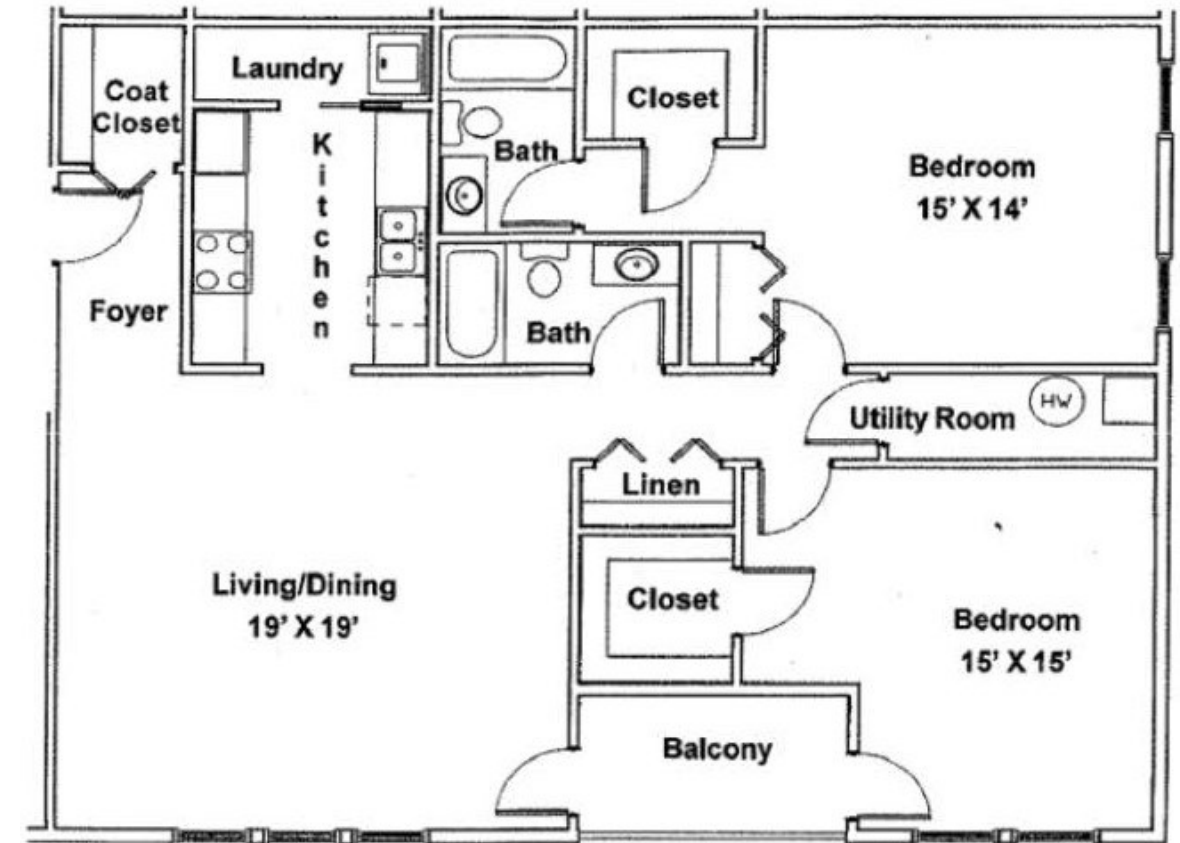
- Police Protection
- Fire Protection
- Street Lights Electric and Maintenance
- Water and Sewer Service
- Park and Open Space Maintenance
- Street and Alley Maintenance

*Handicap Features Available

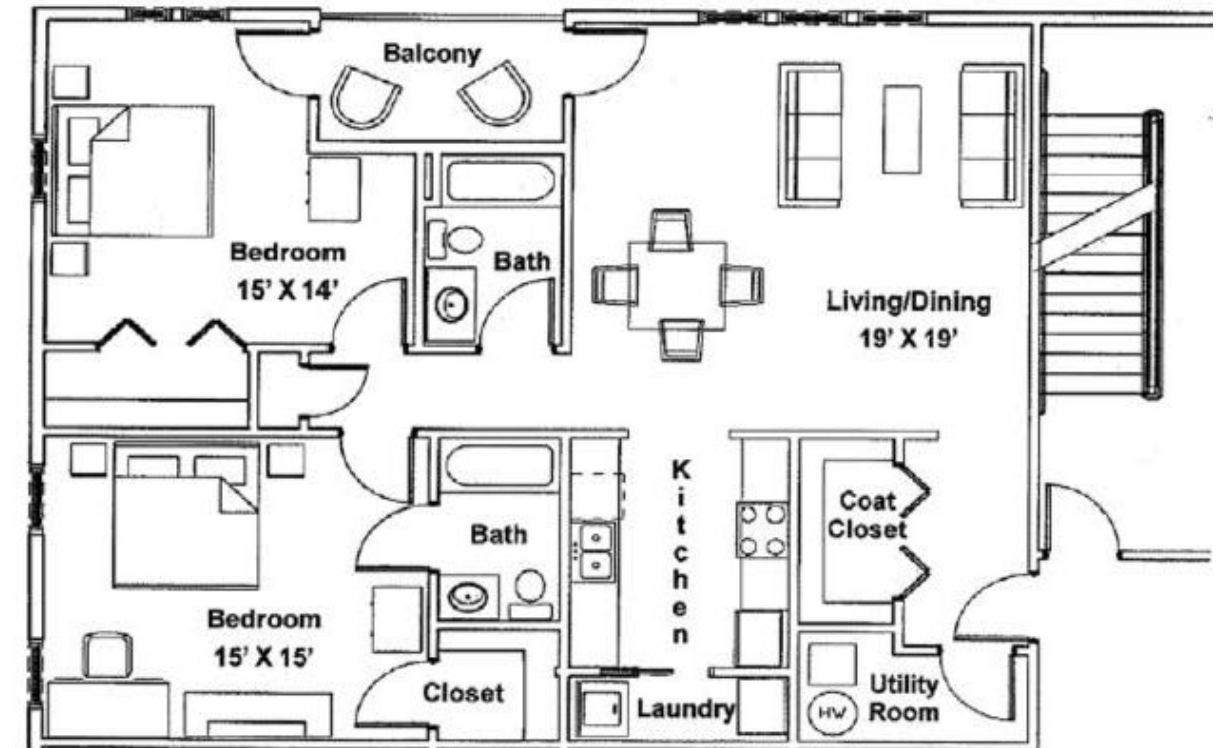
General Interior:

- 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

Apartment Layout—Buildings 603, 605, 703, 709, 805, 811



Apartment Layout—Building 905



NOTE: Furniture is not included. Layout depicts possible placement of tenant's furnishings only.