

INDEPENDENT PLACE APARTMENTS 141 Holliday Hills Drive

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 handicap unit provides 1,020 square feet in a common setting.

Live in a carefree environment and enjoy the spectacular views in unique Holliday Hills within the Borough of Hollidaysburg.

Without the demands of home maintenance, you are carefree to enjoy your lifestyle. Maintenance and grounds keeping 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.



Rent: \$*

*Plus tenant pays: Electric (estimated) \$90 per month
(Water/Sewer and trash removal are included in the rent)

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

Included: One Bedroom, Den, Kitchen/Dining/Living Room, One Bath

Handicap Features:

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

Maintenance

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

Groundskeeping

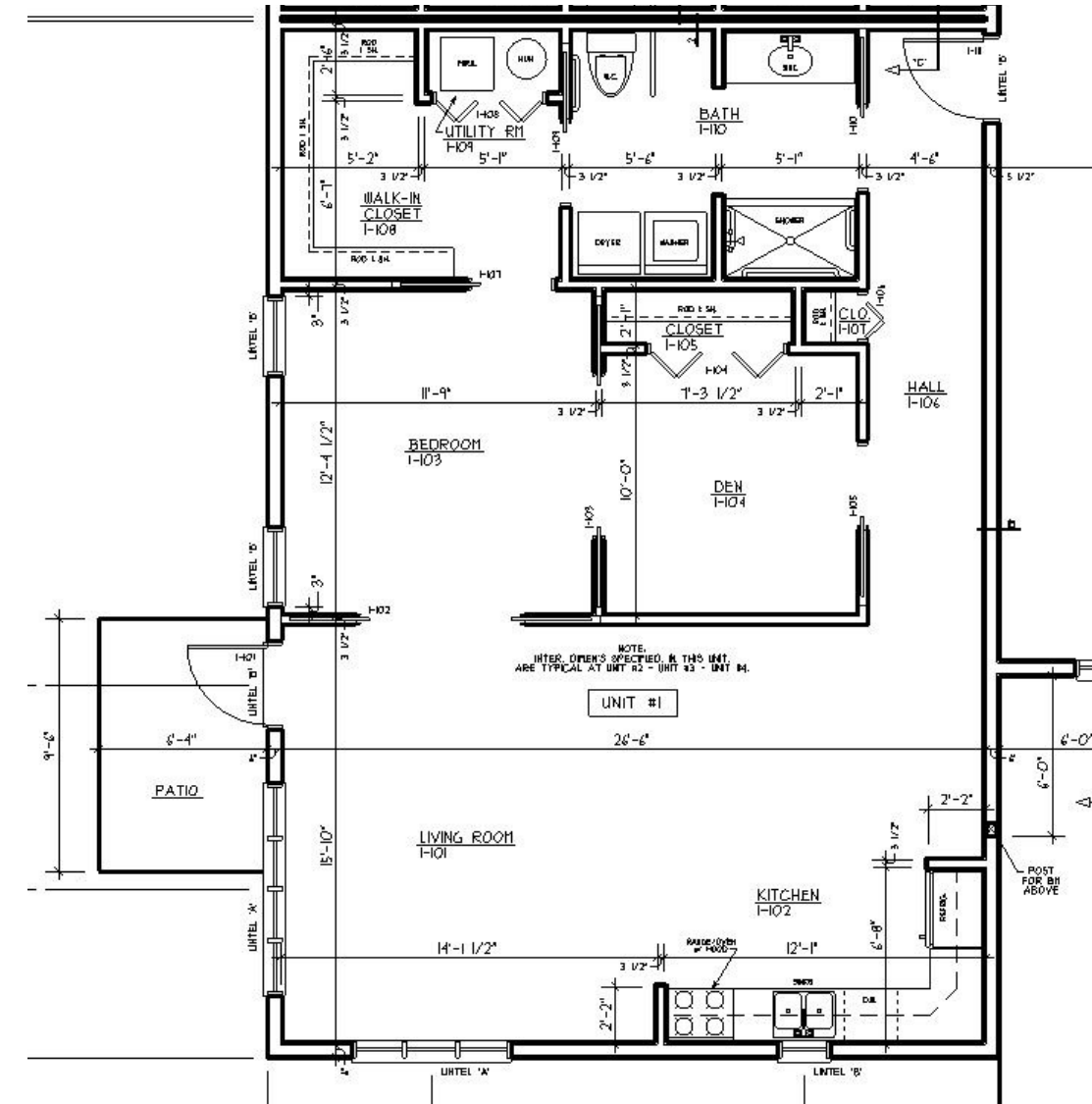
- Shrubbery care
- Lawn care
- Snow removal

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

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



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

Bath

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