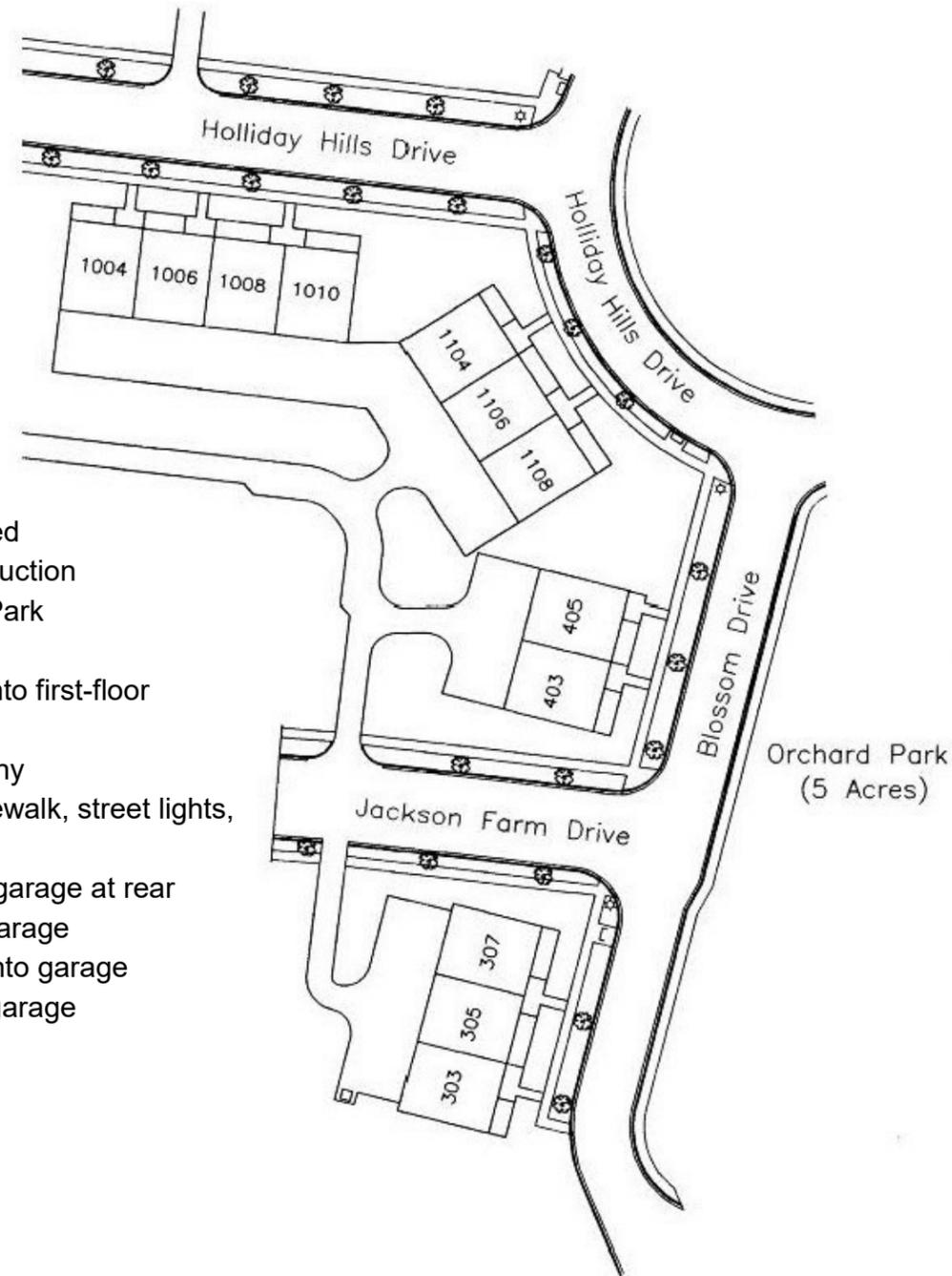


Orchard Park Apartments

Holliday Real Estate, LLC

123 Olde Farm Office Road
Duncansville, PA 16635

Tel: 814-695-1587
Fax: 814-695-7333
E-mail: jbirk1@hollidayrealestate.com
www.HollidayRealEstate.com



General Exterior:

- Architecturally designed
- Energy efficient construction
- By five acre Orchard Park
- Spectacular views
- No steps from street into first-floor apartment
- Private porch or balcony
- Streetscaped with sidewalk, street lights, trees, and benches
- Underground parking garage at rear
- Paved driveway into garage
- Remote control door into garage
- Enclosed stairway to garage



Orchard Park Apartments

Live in a carefree environment in unique Holliday Hills within the Borough of Hollidaysburg.

Without the demands of home maintenance, you are carefree to enjoy your lifestyle. Maintenance and groundskeeping are all included.

Your accommodations are near picturesque Orchard Park. The five-acre park is designed with picnic pavilion, tables, and benches overlooking Hollidaysburg.

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
www.hollidayrealestate.com

Rent:**Buildings 300 and 400**

1st Floor - \$*
 2nd Floor - \$*

Buildings 1100 and 1000

1st Floor - \$*
 2nd Floor - \$*

*Plus tenant pays: Electric: \$30 per month (estimate based on 12-month average)
 Natural Gas: \$40 per month (estimate based on 12-month average)

Rent subject to change

No Pets Allowed

Included:

- Two bedrooms, two full baths, kitchen, dining room, and living room
- Range, refrigerator, dishwasher, microwave, washer, and dryer
- Two garage spaces for parking and/or storage

Maintenance:

- Apartment and building maintenance
- Common Area Care
- Furnace and hot water heater service
- Fire and casualty insurance (on building, does not include contents)
- Water and sewer service
- Trash removal

Groundskeeping:

- Shrubbery care
- Lawn care
- Snow removal

Hollidaysburg Borough Services:

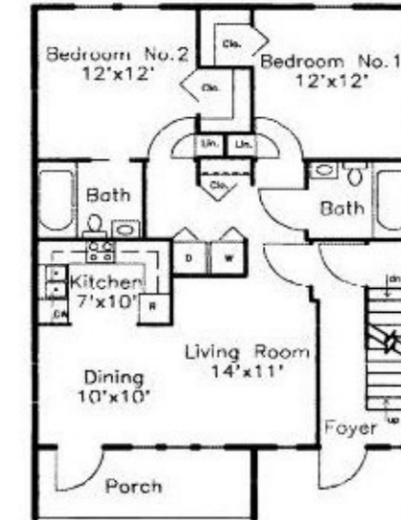
- Police protection
- Fire protection
- Street lights electric and maintenance
- Water and sewer service
- Park and open space maintenance
- Street and alley maintenance

Safety Features:

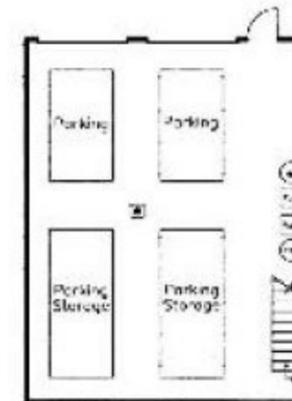
- 24-Hour common area lighting
- Street lighting
- Borough Police patrol
- Doorbell with intercom
- Steel front door and back door
- Positive lock foyer / garage door
- Deadbolt entrance lock
- All walls fire resistant
- Smoke detectors inter-wired
- Strobe light on building for 911 identification purposes



SECOND FLOOR PLAN



FIRST FLOOR PLAN



BASEMENT PLAN

General Interior:

- Central air conditioning
- Energy efficient
 - Gas heat
 - Gas hot water heater
 - R-19 wall insulation
 - R-38 ceiling insulation
 - Insulated common walls
 - Insulated windows/doors
- Coordinated color scheme
- Ample closets
- Carpet
- Prewired telephone and cable

Appliances:

- Refrigerator
- Dishwasher
- Gas oven and range
- Microwave with hood vent
- Washer
- Gas dryer

Baths:

- Tub/shower combinations
- Sinks with vanity
- Mirrors
- Exhaust fan/lights

Handicap Features Available

- Building 1000 first floor interior apartments are handicap accessible

Bedroom Size:

- Buildings #300 and #400 12'x12'
- Building #1100 12'x16'
- Building #1000 first floor end apartments 12'x16'
- Building #1000 second floor 12'x16'
- Building #1000 first floor interior apartments 12'x14'